



STAFF REPORT

MEETING DATE: January 26, 2023

TITLE:

Consider action to approve a replat of the Lone Star Storage Subdivision Reserve Tract to be called the Pearl River Preliminary Plat, being 75.140 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:

Site Address: Northeast Corner of SH 71 and FM 969 (Attachment 2)
Total Acreage: 75.140 acres
Legal Description: 75.140 acres out of the Nancy Blakey Survey
Property Owner/Agent: Spencer Harkness/PRC 02 Bastrop, LLC
Existing Use: Vacant/Undeveloped
Existing Zoning: P4 Mix and P5 Core
Character District: Cattleman's
Future Land Use: Transitional Residential and General Commercial

BACKGROUND:

The applicant has submitted an application for a Preliminary Plat for 75.140 acres of the Lone Star Storage Subdivision Reserve 75.140 (Attachment 1). The development is proposed to be a mix of two Place Types P4 – Mix, and P5 – Core base zoning districts, with PCS – Civic Space to be determined at the final plat. Currently, Lot 11 has been identified to be dedicated as Civic Space, with the drainage to be maintained by the developer.

Traffic Impact and Streets

The development is required to provide streets every 330 feet to create the building block grid. The applicant is showing four public streets (two north-south, two east-west) that are proposed to be dedicated streets. They are also showing several private street/access drives and two pedestrian walkways that approximate the 330-foot Building Block dimensions to meet the grid requirement. Due to Texas Department of Transportation spacing requirements, the development will be limited on the number of streets/driveways that can connect to FM 969 and SH 71. The layout is in compliance with the approved Zoning Concept Scheme.

A traffic impact analysis (TIA) for the development is not required by the City as the development is complying with the Master Transportation Plan and meeting the Building Block grid requirement

for Traditional Neighborhood Development, which complies with the Cattleman's Character District.

Utilities

The property is within the Aqua Water service territory. The City of Bastrop has an agreement through which water service (domestic and fire) can be provided by the City of Bastrop when the City is also providing wastewater. Water line extensions within the development will be provided by the developer from the existing water line south of State Highway 71 which connects to the City's access point to Aqua's system. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. A Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

Wastewater collection and treatment will also be provided by the City of Bastrop with wastewater line extensions the existing line on the north side of SH 71 at the southeast corner of the tract provided by the developer. Wastewater improvements were included in the approved Preliminary Infrastructure Plan.

Drainage

The natural drainage basins for this area will drain into an onsite detention pond (Lot 11). The drainage plan is using the updated rainfall totals of Atlas 14. The site shows conveyance and detention would occur on the east side of the property, where the current drainage flows. The maximum impervious cover allowed in Place Type 4 is 70% and Place Type 5 is 80%. A Preliminary Drainage Plan has been reviewed and approved by the City Engineer.

POLICY EXPLANATION:

Preliminary Plats are reviewed and approved by the Planning & Zoning Commission.

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – General Commercial and Transitional Residential:

The General Commercial character area supports local and regional businesses that rely on heavy traffic volumes and the visibility that is associated with being located near major roadways. General Commercial developments typically involve varying development intensities, from smaller locally owned shops to big box retailers. These areas are predominantly auto-oriented, with large accessory parking areas. While General Commercial development will continue to be auto-oriented, improved street-side and parking lot landscaping, buffers, appropriately designed and scaled signage, bicycle and pedestrian accommodations, higher quality building materials, and access management techniques (e.g., limited access points and inter-parcel connectivity) will help to improve overall development quality and appearance.

The Transitional Residential character area is for lands to be developed with higher densities and a variety of housing types. The character area supports high density single-family detached, single-family attached (duplexes, triplexes, townhouses) and multifamily (apartments), and institutional residential uses such as nursing homes and assisted living facilities. Variation in form, scale, and density is allowed but appropriate transitions must be provided between land uses. In some cases, Transitional Residential uses may be included as part of a larger planned development within areas otherwise designated as Neighborhood Residential. Likewise, Transitional Residential character areas may also include associated amenities such as parks, trails, open spaces, and public uses such as schools, fire stations, and more.

This plat complies with the Future Land Use Plan, which shows as General Commercial along SH 71 and Transitional Residential along Blakey Lane. The plat proposes a mixed-use development, with a mix of multifamily residential, office, medical, hotel, restaurant, and retail shopping in a master planned development with an emphasis on connectivity and walkability.

Objective 2.1.1: Implement a community growth program that maximized the use of existing City infrastructure.

This development will connect and extend existing wastewater along SH 71 and connect to the existing City line served by Aqua Water to the south of SH 71.

Objective 2.4.1: Invest in wastewater system expansion in areas that promote infill and contiguous development.

The existing capacity and lines of the wastewater system adjacent to the property will be utilized and extended with this development.

Goal 4.1.1 Provide a greater diversity of housing options in Bastrop while protecting the character of the City's existing neighborhoods.

This development will provide additional multifamily housing that will be nearby to retail, office, and other commercial development, for both employment and services.

Local Government Code

Sec. 212.002. Rules.

After a public hearing on the matter, the governing body of a municipality may adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

Bastrop adopted subdivision regulations in 1981. The B³ Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

Section 212.004 Plat Required

(a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared.

The applicant has proposed subdividing an undeveloped 75.140 acre lot. The plat shows the intent to provide a mix of multifamily housing with commercial that will provide retail, restaurant, office, and hotel building forms. The site utilizes the existing streets and highways bounding on four sides, while providing an internal grid of public streets and private drives and pedestrian walkways providing multiple routes for vehicular and pedestrian traffic throughout the development. There are large properties (Valverde and the Colony) within a half-mile radius of the development that will be served by the

commercial development, while the multifamily housing within the development will provide housing opportunities for Bastrop while providing services within walking distance for the residents.

Sec. 212.010. Standards for Approval

- (a) The municipal authority responsible for approving plats shall approve a plat if:
- (1) it conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

The preliminary plat conforms to the Future Land Use Plan, which is designated General Commercial and Transitional Residential for this area.

- (2) it conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;

A Preliminary Drainage Plan and Preliminary Infrastructure Plan have been reviewed and approved by the City Engineer to ensure that the Public Improvements can be designed for utility extension.

- (3) a bond required under Section 212.0106, if applicable, is filed with the municipality; and

A fiscal guarantee will be provided for the construction and maintenance of the street improvements before any final plats can be recorded.

- (4) it conforms to any rules adopted under Section 212.002.

The preliminary plat complies with the requirements of the adopted B³ Code.

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Drainage Plan, Preliminary Infrastructure Preliminary Plat, Public Improvement Plan, and a Final Plat.

- Section 1.3.002 Preliminary Plat

The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on December 15, 2022.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on January 19, 2023.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Preliminary Plat for Pearl River for compliance with subdivision standards on January 19, 2023 and deemed the plat administratively complete. The Director of Planning recommends approval.

RECOMMENDATION:

Consider action to approve a replat of the Lone Star Storage Subdivision Reserve Tract to be called the Pearl River Preliminary Plat, being 75.140 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: Pearl River Preliminary Plat
- Attachment 1: Location Map

