



STAFF REPORT

MEETING DATE: September 28, 2023

TITLE:

Consider action to approve Burleson Crossing East Preliminary Plat, being 19.81 acres situated in the Nancy Blakey Survey, Abstract No. 98, located on the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas, as shown in Attachment 1.

STAFF REPRESENTATIVE:

Doug Haggerty – Senior Planner, Development Services

ITEM DETAILS:

Site Address: Northeast corner of State Highway 71 and Edward Burleson Drive
 Total Acreage: 19.81 acres
 Acreage Rezoned: 19.81 acres
 Legal Description: 19.81 acres out of the Nancy Blakey Survey, Abstract No. 98

Property Owner: BRP East, L.P.
 Agent Contact: Steve Durham

Existing Use: Vacant/Undeveloped
 Existing Zoning: Planned Development District, P5 Core Base Zoning
 Character District: Cattleman's
 Future Land Use: General Commercial

BACKGROUND:

The applicant has successfully been granted a Planned Development District which included the original list of warrants previously applied for. Before the Planning and Zoning Commission today is the Preliminary Plat for the Burleson Crossing East development.

Infrastructure	Available (Y/N)	Proposed
Water	Y	Line Extensions
Wastewater	Y	Line Extensions
Drainage	Y	Storm sewer, detention pond
Transportation	Y	Extension, private drive, widening
Parks and Open Space	N	

Drainage

Stormwater runoff generated within the property will be routed onsite to one central location for detention and a storm sewer connection to the detention pond to the west in the Burluson Crossing development. A Preliminary Drainage Plan has been reviewed and approved by the City Engineer. The maximum impervious cover stated in the PDD is no more than 85%.

Utilities

Wastewater and water service (domestic and fire) will be provided by the City of Bastrop via line extensions from existing infrastructure located on Edward Burluson Street. These lines will be designed according to the City’s construction standards, as well as the Texas Commission on Environmental Quality’s (TCEQ) requirements.

Electric service provided by Bluebonnet Electric.

Gas will be provided by CenterPoint Energy / Entex.

Traffic Impact and Streets

This Preliminary Plat creates a private drive, includes Right of Way dedication for widening Edward Burluson and an extension of Blakey Lane eastward. A private drive resembling a typical city street will run through the heart of the development, leading to Wagon Wheel Circle. Access to the development will primarily be provided via entry points located off Edward Burluson. Additionally, on the eastern flank, there will be a coordinated connection to the SH 71 service road, extending northward towards Blakey Lane, with collaboration undertaken in conjunction with TxDOT. The street ROW’s meet the 55.5’ width requirement. The street design will follow the B3 Code, Section 7.3 for design and layout. A Traffic Impact Analysis has been conducted and completed by LJA Engineering for the development. We anticipate two easements along the private drive that will encompass a water line and storm sewer.

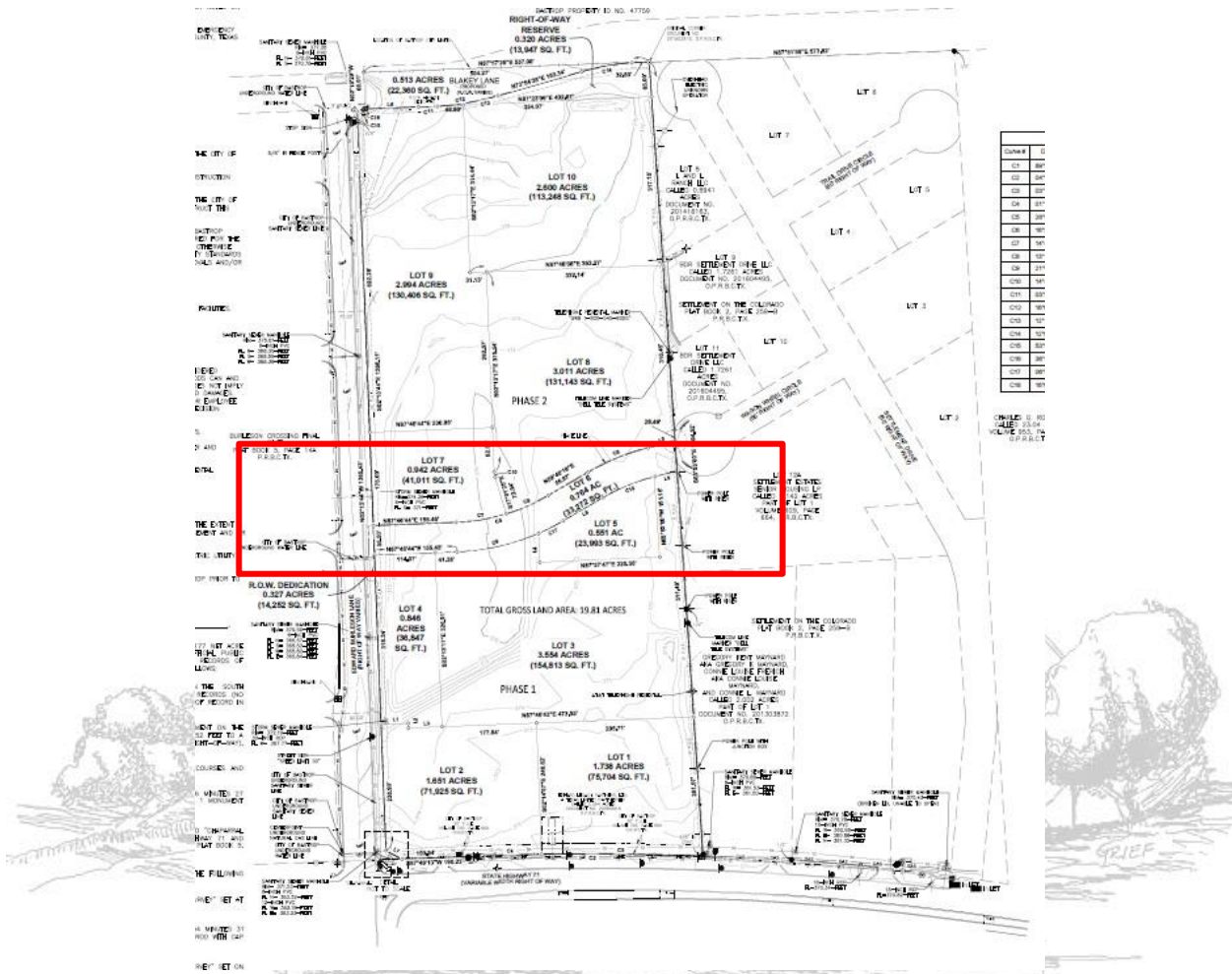
TABLE 1- RAW SITE TRIP GENERATION ESTIMATE

Land Use (ITE Code)	Units/ 1000 Sq Ft	24 Hr Trips	AM Peak			PM Peak		
			IN	OUT	TOTAL	IN	OUT	TOTAL
Commercial (>150k) (820)	175	10433	147	90	237	405	439	844
High-Turnover Restaurant (932)	25	2680	132	107	239	138	88	226
TOTAL		13113	279	197	476	543	527	1070

CHANGES TO APPROVED ZONING CONCEPT SCHEME:

There were two major amendments to the originally approved plan.

The first is the change of Wagon Wheel to a private street. It will function as a public street, have sidewalks, landscaping, and lighting; however, it will be maintained by the developer. The City attorney has crafted the proper verbiage in the agreement in relation to the PDD.



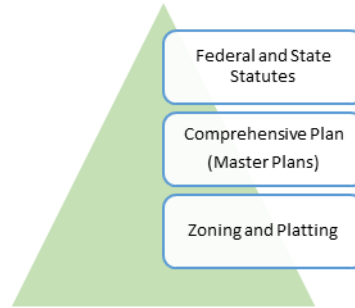
The second change occurs on the north of the property along Blakey Lane. The property had right of way dedication along the pack portion of the property. However, this configuration would require the daycare property and other property to be demolished because of the street build. Instead, we have reconfigured the ROW dedication to allow the transition into the neighboring property. The prior configuration is kept for a short duration in a "street reserve" meaning if, by some possibility, the street can cut through the neighboring property as previously designed, the city will be able to do that. If not, after a period of three years, the property owner has the right to seek the property to be reverted to the owner.



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POLICY EXPLANATION:



Texas 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). The B³ Code replaced Bastrop Code of Ordinances Chapter 10, which previously addressed subdivision requirements.

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 tract into ten commercial lots.

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 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 traffic impact analysis (TIA) for the overall development of the ten-lot Burluson Crossing East has been previously approved by the City and TXDOT and the plat is consistent with the recommendations of that analysis.

(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 infrastructure improvements before any final plats can be recorded.

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

The plat complies with the requirements of the Settlement Agreement and Bastrop Code of Ordinances Chapter 10 – Subdivision in effect at the time of the Preliminary Plat submittal. This was established in a 2023 Settlement Agreement.

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 Plan, Preliminary Plat, Public Improvement Plan, Public Improvement Plan Agreement 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 May 18, 2023.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on August 8, 2023.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Preliminary Plat for Burluson Crossing East for compliance with subdivision and utility standards and deemed the plat administratively complete. Planning staff recommends approval.

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – 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.

Representative land uses that are appropriate in General Commercial include General Retail Sales, Food Service, Medical or Health Care Facilities, and Professional Offices which are what is anticipated for Burluson Crossing East.

RECOMMENDATION:

Staff recommends to approve Burleson Crossing East Preliminary Plat, being 19.81 acres situated in the Nancy Blakey Survey, Abstract No. 98, located on the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas, as shown in Attachment 1.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Burleson Crossing East Preliminary Plat

