



STAFF REPORT

MEETING DATE: September 28, 2023

TITLE:

Consider action to approve, the West Bastrop Village, Phase 1, Section 2 Preliminary Plat, consisting of 72.446 acres out of the Nancy Blakey Survey A-98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Attachment 2.

STAFF REPRESENTATIVE:

Doug Haggerty – Senior Planner, Development Services

ITEM DETAILS:

Site Address:	West of F.M. 20 (Attachment 1)
Total Acreage:	72.446 acres
Legal Description:	72.446 acres of the Nancy Blakey Survey A-98
Property Owner:	West Bastrop Village, Ltd./Myra Goepp
Agent:	Carlson, Brigrance & Doering, Inc./ Matt Synatschk, Taunia Halcomb
Existing Use:	Vacant
Existing Place Type Zoning:	None – ETJ
Character District:	None – ETJ
Development Agreement:	West Bastrop Planned Development Agreement, August 11, 2006
Future Land Use:	Neighborhood Residential

BACKGROUND/HISTORY:

The West Bastrop Village Development is a Municipal Utility District that was started in 2006. The City approved the Consent Agreement for the creation of the MUD and approved a Planned Development Agreement in August 2006. The Development Agreement contains development regulations, a controlling land use plan and master plan for 348.048 acres of land located to the southwest of the Bastrop city limits (Attachment 1). The development contains a master plan to include 1,200 residential units (mix of densities and types), 125,000 square feet of commercial space, 15.3 acres of civic space and 75 acres of open space (public and private).

The City has been working with the developer to establish a utility agreement so the City can serve wholesale water and wastewater to the development. Now that that agreement is in place, they are moving forward with the another phase of the development with the West Bastrop Village, Phase 1, Section 2 Preliminary Plat.

The section contains 118 single-family residential lots, averaging 35-feet to 60-feet wide, which will have alley access for parking. There are three reserve lots along F.M. 20, which are future commercial lots, and there is one reserve lot north of Adelton BLVD. This plat has the main entry off F.M. 20 with Adelton Boulevard, seven connectors for the residential lots and three alleyways.

Infrastructure	Available (Y/N)	Proposed
Water	Y	MUD (City)
Wastewater	Y	MUD (City)
Drainage	Y	Onsite
Transportation	Y	7 new streets, 3 alleyways
Reserve / Open Space	Y	22.578 acres

Utilities

Water service will be provided by the City via the 16” main. This area is served by the West Bastrop Village MUD for stormwater, wastewater, and Bluebonnet Electric within the development. Gas service will be provided by Center Point Energy. The City of Bastrop will serve wholesale water and wastewater service to the MUD.

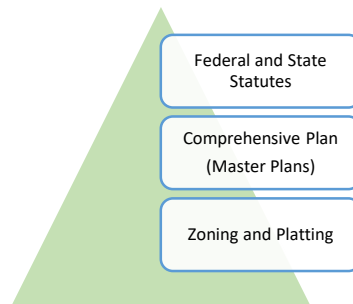
Streets

The subdivision will connect directly to F.M. 20 at Adelton Boulevard. The remainder of the streets are located internally to the subdivision with two paved lanes totaling 28 feet face to face and standard 6 inch curb and gutter. All infrastructure required for public roads, drainage, or other public infrastructure will be maintained by the MUD or HOA until a time that it may be accepted by a governmental entity.

Drainage

A Preliminary Drainage Plan was approved February 1, 2022 by the City Engineer. The drainage for this subdivision will convey to the drainage pond on the west and north side of the property.

POLICY EXPLANATION:



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).

- 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 plat conforms to the Future Land Use Plan, which is designated as Neighborhood Residential.

- (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;

The plat will dedicate 7,509 linear feet of right-of-way with a gridded street pattern and alley loaded lots. The development will install water and wastewater lines from within the development and connect to existing utilities along F.M. 20.

- (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 and the approved West Bastrop Village Planned Development Agreement.

Compliance with 2036 Comprehensive Plan:

- Future Land Use Plan - Neighborhood Residential: The Neighborhood Residential character area is for single-family residential subdivision development, 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 Neighborhood Residential in this area, providing residential lots with walkable access to neighborhood commercial areas.

B³ Code - Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

The Development Review Committee has reviewed the West Bastrop Village Phase 1, Section 2, Preliminary Plat for compliance with subdivision and utility standards. A Preliminary Drainage Plan and Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

RECOMMENDATION:

Staff recommends approval the West Bastrop Village, Phase 1, Section 2 Preliminary Plat, consisting of 72.446 acres out of the Nancy Blakey Survey A-98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Attachment 2.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: West Bastrop Village Phase 1 Section 2 Prelim Plat