

City of Bastrop Agenda Information Sheet:



Planning and Zoning Commission Meeting Date:
PP16-02

March 31, 2016
Agenda Item No. 5

Project Description:

Preliminary Plat for Woodrun Subdivision, Section Two, Phase I, II, III and IV being +/-84.897 acres out of the Stephen F. Austin Survey Abstract No. 3 within Area A the City of Bastrop, Texas, One Mile Extra Territorial Jurisdiction (ETJ).

Item Summary:

Owner/Applicant: Sidney E. Lanier, Woodrun Development Company
Location: East of Smith Road, (CR 418)
Utilities: Aqua Water, Bluebonnet Electric and Individual On-Site Septic
Residential Lots: Sixty-two (62)

Background:

City Council granted a variance to the Subdivision Ordinance, Chapter 10, Rural Subdivision Design Requirements Section 6.110.4 Lot Size, to allow the lots to be a minimum of one (1) acre in size within Sections 2 and 3 of Woodrun Subdivision.

Section 6.110.4 Lot Size

Rural Subdivision shall be designed to provide an average lot size of two (2) acres excluding streets and public lots or tracts with a minimum area of one (1) acre per each lot located outside the boundary of flood plain or drainage easements. In no case can more than fifteen (15) percent of the total number of lots in the rural subdivision be less than one and one-half (1.5) acres each.

(Ordinance 2000-33 adopted 9/26/00)

Woodrun Subdivision, Section 1 was platted and developed in accordance with Bastrop County Subdivision requirements. Section 1 was platted in 1998 and consists of 47 single family residential lots with a minimum lot size of 1 acre. Sections 2 and 3 were included in a master development plan prepared at that time. The subdivision plat for Section 1 and the master development plan was in accordance with Bastrop County requirements using the 1 acre minimum lot size.

The subdivision is now located within the 1 mile Extra Territorial Jurisdiction (ETJ). Per the City's Inter-local agreement with Bastrop County the remainder of the tract, Section 2 and 3, must be platted in accordance with the City of Bastrop Subdivision requirements.

The developer is proposing to develop raw land within Woodrun Section 2 in four phases. The ultimate build-out of Section 2 will consist of sixty-two (62) residential lots, along with supporting roadway and utility infrastructure.

Basis of Support:

Staff supports the request for approval of the Preliminary Plat. City staff has reviewed the Preliminary Plat and determined that it appears to conform to the applicable City of Bastrop Subdivision regulations.

Special Considerations: None.

Comments: Twenty-two (22) surrounding property owner notifications were mailed March 7, 2016. At this time we have received two (2) responses in favor.

Staff Recommendation:

Staff recommends approval of the Preliminary Plat for Woodrun Subdivision, Section Two, Phase I, II, III and IV being +/-84.897 acres out of the Stephen F. Austin Survey Abstract No. 3 within Area A the City of Bastrop, Texas, One Mile Extra Territorial Jurisdiction (ETJ).

City Contact:

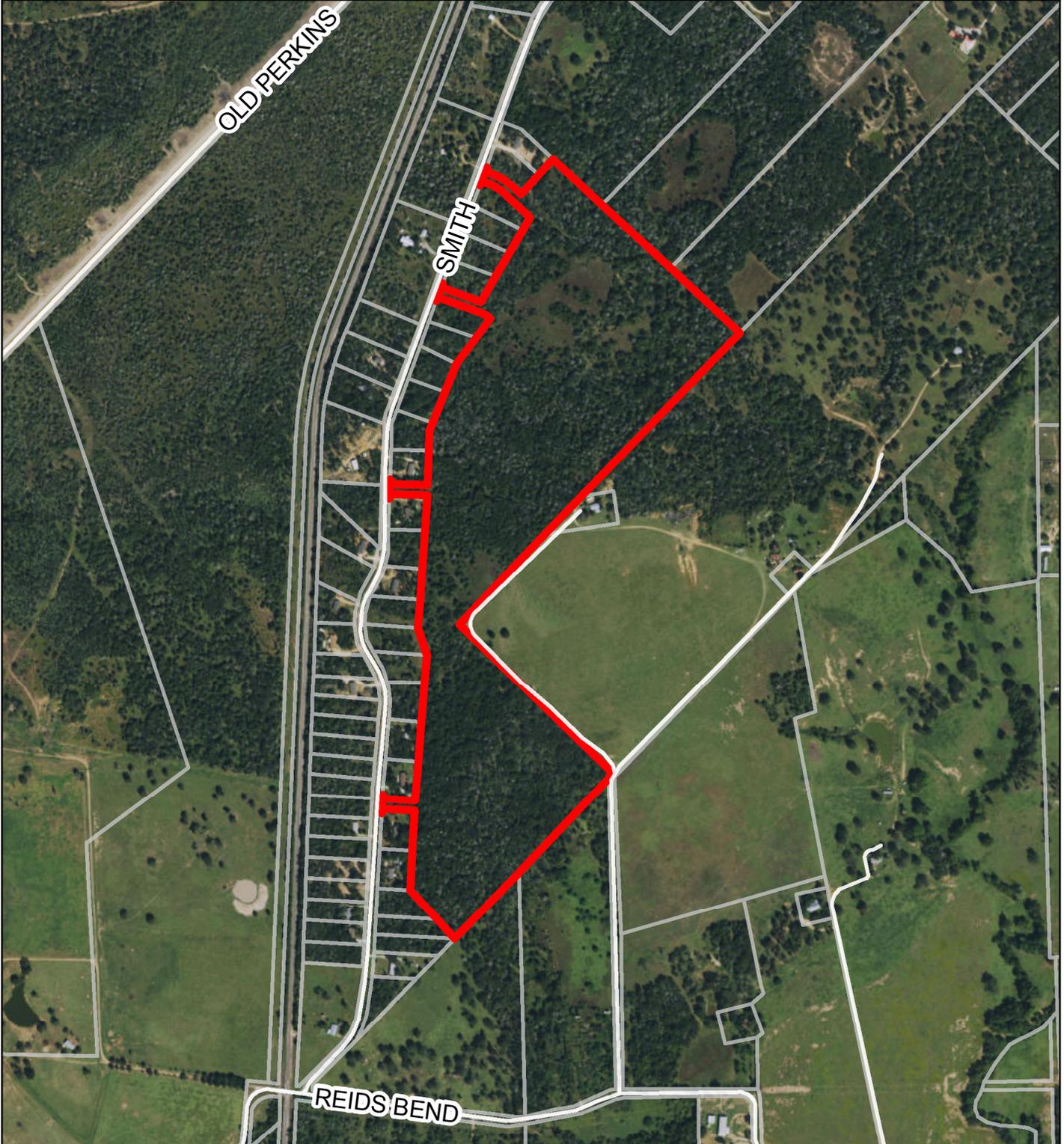
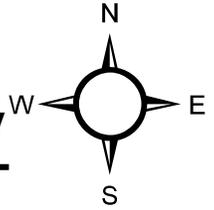
Melissa McCollum, Director of Planning and Development
Wesley Brandon, PE, City Engineer

Attachments:

Location map, Preliminary Plat and property owner response



Woodrun Subdivision Phase Two, Phase I, II, II, and IV Property Location Map



Legend

 Woodrun Subdivision

X

PROPERTY OWNER'S RESPONSE

As a property owner within 200': (please check one)

- I am in favor of the request.
- I am opposed to the request.
- I have no objection to the request

Property Owner Name: JOSEPH A PERCE

Property Address: R 35936

Phone (optional): 512-864-3777

Mailing Address: 4105 VENADA TRAIL
GEORGETOWN, TX 78628

Email (optional): _____

Property Owner's Signature: Joseph A Perce

Comments: (Optional)

THE WOODRUN SUBDIVISION WOULD PROVIDE SIGNIFICANT
ECONOMIC BENEFIT TO THE CITY OF BASTROP

Please provide reply to: Planning and Development Department
City of Bastrop, P.O. Box 427, Bastrop, Texas 78602 or via fax (512) 332-8829
Planning and Development office phone number (512) 332-8840

Preliminary Plat – Woodrun Subdivision, Section Two – mailed 3/7/2016

RECEIVED
MAR 21 2016
By [Signature]

0-1
X

PROPERTY OWNER'S RESPONSE

As a property owner within 200': (please check one)

- I am in favor of the request.
- I am opposed to the request.
- I have no objection to the request

Property Owner Name: TIM BAUGHMAN

Property Address: 219 SMITH

Phone (optional): _____

Mailing Address: 201 HUNTER'S CROSSING BLVD STE 10-224 Email (optional): _____

Property Owner's Signature: Tim Baughman

Comments: (Optional)

Please provide reply to: Planning and Development Department
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RECEIVED
MAR 16 2016
By MM