



Planning & Zoning Commission Agenda
Bastrop City Hall City Council Chambers
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8840

October 26, 2017 at 6:00 P.M.

City of Bastrop Planning & Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the Planning Department at (512) 332-8840. You may also write to 1311 Chestnut Street, 78602, email plan@cityofbastrop.org or call through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Bastrop reserves the right to reconvene, recess, or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

1. CALL TO ORDER

2. CITIZEN COMMENTS

Comments will be heard from the audience on any topic not listed on the agenda, not to exceed three (3) minutes in length. To address the Commission, please submit a fully completed request card to the Commission Secretary prior to the beginning of the meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Commission cannot discuss issues raised or make any decision at this time. Issues may be referred to City Staff for research and possible future action.

To address the Commission concerning any item on the agenda, please submit a fully completed request card to the Commission Secretary prior to the consideration of that item.

3. WORKSHOP SESSION

A. Presentation on drainage.

B. Presentation on the Subdivision Ordinance update.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Consider action to approve meeting minutes from the August 31, 2017 and October 19, 2017 Planning and Zoning Commission Meetings.
- B. Public Hearing and consider action to recommend approval of an ordinance to expand the Form-Based Code boundary and rezone 0.398 acres of the Bastrop Town Tract Abstract 11 and 2.046 acres of Building Block 112 East of Waters Street, from C-2, Commercial 2 to CMU, Commercial Mixed Use Character Zone in the Form-Based Code, located at the northeast corner of SH 95 and Chestnut Street, in the Bastrop city limits, and forward to the next City Council meeting. (Item pulled by applicant)
- C. Consider action to recommend approval of a Preliminary Plat for 90.93 acres of the Bastrop Town Tract Abstract 11, to be known as Piney Creek Bend Subdivision, located to the west of Carter Street, between Riverwood Drive and Reids Bend, in the Bastrop city limits and forward to the next City Council meeting.
- D. Public Hearing and consider action to recommend approval of a Replat of Bastrop-Chapa Subdivision, Lot 2 into two residential lots, located at 2300 Pecan Street in the Bastrop city limits and forward to the next City Council meeting.
- E. Consider action to amend the Planning and Zoning Commission meeting dates for November and December due to the holiday schedule.

5. DIRECTOR OF PLANNING & DEVELOPMENT UPDATES

- A. Direction from the Planning and Zoning Commission on any items to be included on future agendas.
- B. November 9TH Boards and Commssions Appreciation Banquet.
- C. City Work Plan and Rosenberg's Rules of Order.

6. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website www.cityofbastrop.org, and said Notice was posted on the following date and time 10/20/17 @ 11:21p and remained posted for at least two hours after said meeting was convened.



Vivianne Nicole Hamilton, Commission Secretary

Planning and Zoning Commission

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, August 31, 2017 at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. Call to order

Lisa Patterson called the meeting to order at 6:00 p.m.

Lisa Patterson	Present
Debbie Moore	Present
Patrick Connell	Present
Dianna Rose	Present
Cynthia Meyer	Present
Alyssa Halle-Schramm	Absent
Matthew Lassen	Present
Sue Ann Fruge	Absent
Richard Gartman	Present

2. Staff and board reports.

A. Introduction of Interim Planning Director Dave Gattis

Dave Gattis introduced himself to the Planning and Zoning Commission.

3. Citizen comments *(During this time, persons may address the Planning and Zoning Commission on any issue not otherwise listed on this Agenda. Please observe the time limit of three (3) minutes for general citizen comments. In accordance with the State of Texas Open Meeting Act, the Commission may not comment, deliberate or take action on such citizen comments/statements during this meeting, except as authorized by Section 551.042, Texas Government Code.)*

There were no citizens comments.

4. Items for individual consideration

A. Meeting Minutes from the July 27, 2017 Planning and Zoning Commission Meeting.

Debbie Moore made a motion to approve the July 27, 2017 Meeting Minutes. Richard Gartman seconded the motion and the motion carried unanimously. Cynthia Meyer and Matt Lassen abstained from the motion.

B. Consider action to recommend approval of the Pecan Park, Section 6B Preliminary Plat located south of the extension of Childers Drive, located within the city limits of Bastrop, Texas, being 14.00 acres out of the Mozea Rousseau Survey, Abstract 56, and forward to the next available City Council meeting.

Staff presented from the information given to the Planning and Zoning Commissioners in the packet.

Discussion commenced between Staff and the Commission.

Debbie Moore made motion to recommend approval of the Pecan Park, Section 6B Preliminary Plat located south of the extension of Childers Drive, located within the city limits of Bastrop, Texas, being 14.00 acres out of the Mozea Rousseau Survey, Abstract 56, and forward to the next available City Council meeting. Diana Rose seconded the motion and the motion carried unanimously. Patrick Connell abstained from the motion.

C. Consider action to recommend approval of The Colony MUD 1A, Section 2 Preliminary Plat located west of FM 969 and north of the future extension of Sam Houston Drive, being 23.689 acres out of the Jose Manuel Bangs Survey, and forward to the next available City Council meeting.

Staff presented from the information given to the Planning and Zoning Commissioners in the packet.

Discussion commenced between the Commission, Staff and the public in regards to the proposed drainage for the Colony MUD 1A, Section 2.

Patrick Connell made a motion to recommend approval of The Colony MUD 1A, Section 2 Preliminary Plat located west of FM 969 and north of the future extension of Sam Houston Drive, being 23.689 acres out of the Jose Manuel Bangs Survey, and forward to the next available City Council meeting. Richard Gartman seconded the motion and the motion carried unanimously.

5. Director of Planning and Development update

A. Update regarding an award received from the American Planning Association for the Comprehensive Plan.

B. Direction from the Planning and Zoning Commission on any items to be included on future agendas.

Wesley Brandon spoke to the Commission about the American Planning Association award the Planning and Development Department had received for the Comprehensive Plan.

The Planning and Zoning Commission asked Staff for a workshop session at the next Planning and Zoning meeting to discuss drainage.

6. Adjourn

Patrick Connell made a motion to adjourn at 6:37 p.m.. Debbie Moore seconded the motion, and the motion carried unanimously.

Lisa Patterson, Chair

Debbie Moore, Vice Chair

Planning and Zoning Commission

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, October 19, 2017 at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. Call to order

Debbie Moore called the meeting to order at 6:00 p.m.

Lisa Patterson	Absent
Debbie Moore	Present
Patrick Connell	Present
Dianna Rose	Present
Cynthia Meyer	Present
Alyssa Halle-Schramm	Absent
Matthew Lassen	Present
Sue Ann Fruge	Present
Richard Gartman	Present

2. CITIZEN COMMENTS

There were no citizens comments.

3. Items for individual consideration

- A. Public Hearing and consider action to recommend approval of a Conditional Use Permit (CUP) for Hunter's Crossing Subdivision, Section 2-A, Lot 2 to allow for an Indoor Commercial Amusement use in an approximately 2,200 square foot shopping center suite, located at 201 Hunter's Crossing Boulevard, Suite 14, and forward to the October 24, 2017 City Council meeting.**

Staff presented from the information given to the Planning and Zoning Commissioners in the packet.

Discussion commenced between Staff and the Commission. The Commission asked if parking was adequate for the site. Staff reported there is enough parking on site to accommodate this use.

Patrick Connell made motion to recommend approval of a Conditional Use Permit (CUP) for Hunter's Crossing Subdivision, Section 2-A, Lot 2 to allow for an Indoor Commercial Amusement use in an approximately 2,200 square foot shopping center suite, located at 201 Hunter's Crossing Boulevard, Suite 14, and forward to the October 24, 2017 City Council meeting. Richard Gartman abstained from the motion.

4. ADJOURNMENT

Patrick Connell made a motion to adjourn at 6:11 p.m.. Cynthia Meyer seconded the motion, and the motion carried unanimously.

Lisa Patterson, Chair

Debbie Moore, Vice Chair

DRAFT

PLANNING & ZONING COMMISSION

STAFF REPORT



MEETING DATE: October 26, 2017

ITEM: 4B

TITLE:

Public Hearing and consider action to recommend approval of an ordinance to expand the Form-Based Code boundary and rezone 0.398 acres of the Bastrop Town Tract Abstract 11 and 2.046 acres of Building Block 112 East of Waters Street, from C-2, Commercial 2 to CMU, Commercial Mixed Use Character Zone in the Form-Based Code, located at the northeast corner of SH 95 and Chestnut Street, in the Bastrop city limits, and forward to the next City Council meeting.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director

ITEM DETAILS:

The applicant has pulled this item.

PLANNING & ZONING COMMISSION

STAFF REPORT



MEETING DATE: October 26, 2017

ITEM: 4C

TITLE:

Consider action to recommend approval of a Preliminary Plat for 90.93 acres of the Bastrop Town Tract Abstract 11, to be known as Piney Creek Bend Subdivision, located to the west of Carter Street, between Riverwood Drive and Reids Bend, in the Bastrop city limits, and forward to the next available City Council meeting.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director

ITEM DETAILS:

Site Address: West of Carter Street, between Riverwood Drive and Reids Bend (Attachment 3)
Total Acreage: 90.93 acres
Legal Description: 90.93 acres in Bastrop Town Tract, Abstract 11

Property Owner: Ron Healy/Waymaker Ventures
Agent Contact: Nick Sandlin, PE, Binkley and Barfield

Existing Use: Vacant/Undeveloped
Existing Zoning: Piney Creek Bend Planned Development
Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted a new Preliminary Plat for the Piney Creek Bend Subdivision. The plat is creating 170 single-family detached lots, one open space/drainage lot, and 52.794 acres of parkland (Attachment 4). The proposed single-family lots follow the lot standards adopted in the Planned Development.

Lot Standard	Number of Lots	Minimum Dimensions (feet)	Lot Size (square feet)
Urban 5	67	50 ft. by 110 ft.	6,000
Suburban 6	103	60 ft. by 120 ft.	7,200

The subdivision will have 7.91 acres of right-of-way that will be dedicated with seven new residential (50' ROW) streets that serve the subdivision and an additional 2.23 feet on the west side of the Carter Street (existing ROW 55.55'). **Why 2023?**

Traffic Impact and Streets

A traffic impact analysis (TIA) was submitted as part of the 2015 planned development process, and assumed that 190 lots would be developed. Per the subdivision ordinance, a TIA must be updated if more than 12 months passes before the development is initiated. Because the current proposal includes only 170 lots, and no major developments have occurred in the area since the TIA was prepared, an updated TIA is not necessary.

The proposed development will provide two (2) street connections located at Linden Street and Juniper Street. All proposed interior streets are classified as local streets with a 26' minimum pavement width, and meet the City's requirements for block width, length, and alignment.

Utilities

The development will connect to the existing water and wastewater lines along Carter Street. New water lines, wastewater lines, and a new wastewater lift station will be installed to serve the lots within the development. All water lines will be required to provide adequate fire protection facilities, such as appropriate line sizes and fire hydrants. Bastrop Power & Light will provide electrical service to the property.

Drainage

The proposed development is located adjacent to the eastern bank of Piney Creek, a major waterway that contains a watershed of approximately 38 square miles. All construction within the development will be required to mitigate any adverse impacts to the creek, as well as protect homes and infrastructure within the development from flood damages.

The proposed drainage system will be designed with a sufficient capacity to route flows from a 100-year design storm to Piney Creek, which ultimately drains into the Colorado River. Due to the property's close proximity to the river, stormwater detention is not necessary, and could potentially cause a greater risk of flooding damages. During the construction plan phase, measures will be identified and required to address bank erosion and stabilization concerns.

Special flood hazard areas (SFHA) are located along the western boundary of the proposed development, which appear to affect several proposed building lots. In order to ensure homes and other infrastructure are properly protected from flooding, these areas must be filled and developed in accordance with City of Bastrop and FEMA standards. Additional information has been submitted by the applicant to determine the required finish floor elevations of the homes within the development.

PUBLIC NOTIFICATION:

Notifications were mailed to 41 adjacent property owners on October 10, 2017 (Attachment 2). At the time of this report, no comments have been received.

POLICY EXPLANATION:

Preliminary Plats are reviewed by the Planning & Zoning Commission and a recommendation is provided. The plat and P&Z report are then forwarded to City Council for final approval. Further policy explanation is included in Attachment 1.

STAFF RECOMMENDATION:

Consider action to recommend approval of a Preliminary Plat for 90.93 acres of the Bastrop Town Tract Abstract 11, to be known as Piney Creek Bend Subdivision, located to the west of Carter Street, between Riverwood Drive and Reids Bend, in the Bastrop city limits, and forward to the next available City Council meeting.

ATTACHMENTS:

- Attachment 1: Policy Explanation
- Attachment 2: Surrounding Property Notification
- Attachment 3: Location Map
- Attachment 4: Preliminary Plat

POLICY EXPLANATION:

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 preliminary plat complies with the Future Land Use Plan. The plat includes 170 single-family lots that will provide single-family detached units. A 52.794-acre public park is proposed, which is along Piney Creek and is currently shown to be largely in the floodplain. The developer is in the process of studying the waterway and getting a Conditional Letter of Map Revision from FEMA that would reduce the amount of land in the floodplain.

- Objective 2.4.1: Invest in waste water system expansion in areas that promote infill and contiguous development.

This development is within the City's wastewater service area and is vacant land immediately adjacent to existing development. This subdivision connects to existing wastewater lines and continues the system in an efficient manner

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

The Piney Creek Bend Subdivision provides two lot size, 6,000 square feet and 7,200 square feet. The smallest single-family residential zone, SF-7, in the Zoning Ordinance requires the minimum lot size to be 7,000 square feet. This subdivision provides additional lot variety for city, while offering a modest increase in density from the City's Zoning Ordinance.

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 Code of Ordinances, Chapter 10 – Subdivisions outlines the 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 90.93-acre tract into 170 single-family lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to the City upon their completion.

- Sec. 212.010. Standards for Approval

- (a) The municipal authority responsible for approving plats shall approve a plat if:

Attachment 1

- (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 Neighborhood 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;

The plat conforms to the adopted Transportation Master Plan. A Traffic Impact Analysis was performed with the rezoning Planned Development. Additional right-of-way is being dedicated along Carter Street, to comply with the development's contribution to a 60 feet ROW. The plat also conforms with the Capital Improvement Plan and will install public extensions of the water and wastewater infrastructure.

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

Before the Final Plat can be approved, the City Engineer must approve the Public Improvement Construction Plan. Required improvements and bonds will be furnished before the recordation of the Final Plat.

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

The preliminary plat complies with the requirements of the adopted Subdivision Ordinance.

Code of Ordinances Chapter 10 – Subdivisions

· Section 4.10 – Standard Procedure – Preliminary Plat

4.10.1. The subdivider shall submit a preliminary plat of the entire area being subdivided. Prior to the plat being placed before the Commission for consideration, the plat must be accepted as administratively complete by the Director of Planning and Development. A plat that contains the detailed information set forth in paragraphs 4.10.1 and 4.10.2 is considered administratively complete.

Planning and Engineering staff have reviewed the Piney Creek Bend Preliminary Plat for compliance with subdivision and utility standards and have deemed the plat administratively complete.



**Notice of Pending Subdivision Approval
City of Bastrop
Planning & Zoning Commission
And City Council**

Dear Property Owner:

The **Planning & Zoning Commission** will hold a meeting on **October 26, 2017 at 6:00 p.m.** and the **City Council** will hold a meeting **Tuesday, November 14, 2017 at 6:30 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas** to consider action to approve a Preliminary Plat for 90.93 acres of the Bastrop Town Tract Abstract 11, to be known as Piney Creek Bend Subdivision, located to the west of Carter Street, between Riverwood Drive and Reids Bend, in the Bastrop city limits.

Owner/Applicant: Ron Healy/Waymaker Ventures

Address: 1900 Carter Street, Bastrop, TX 78602

Legal Description: Bastrop Town Tract Abstract 11, Acres 90.93

Number of Lots: 170 residential lots

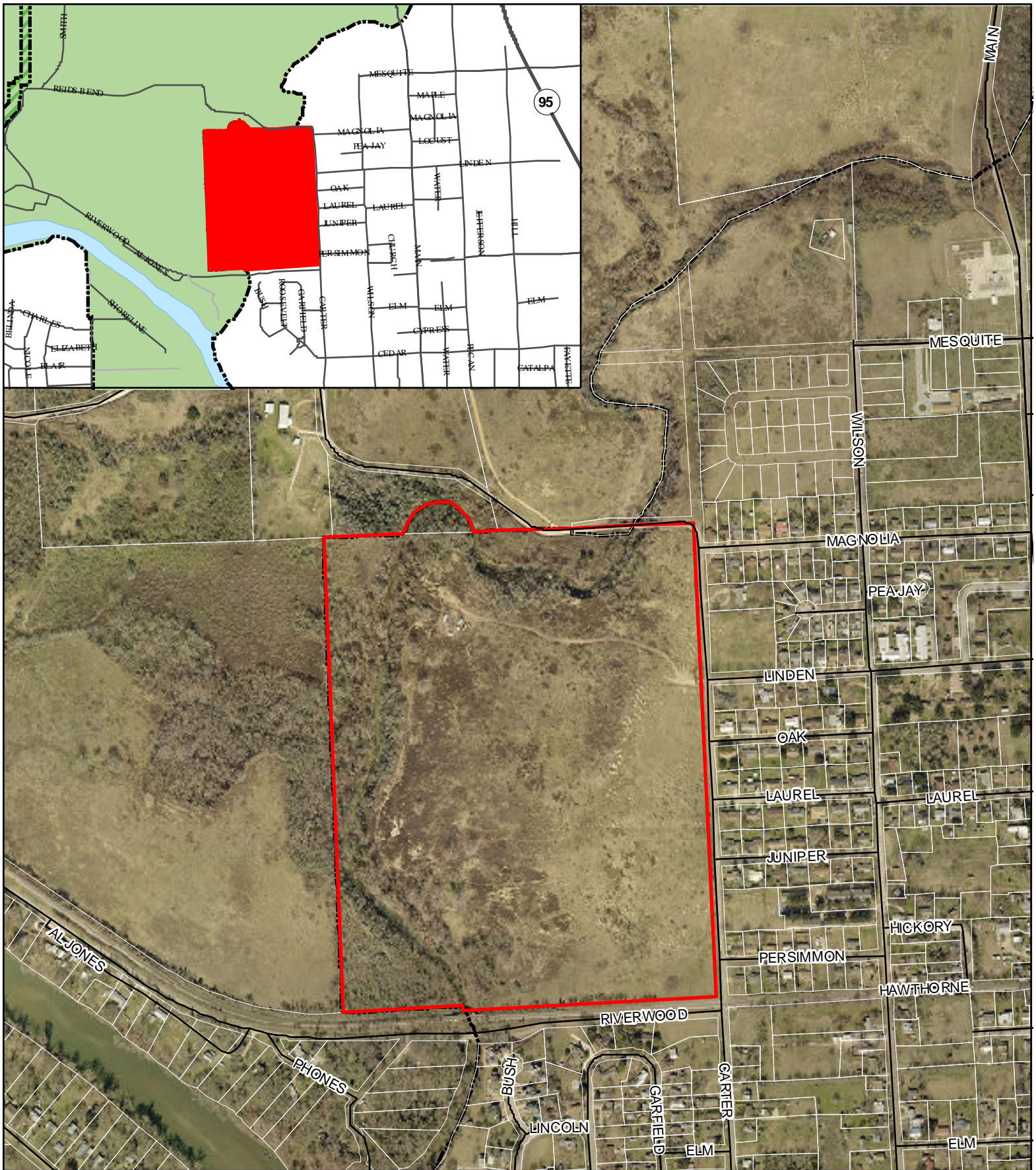
The site location map and preliminary plat is attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances Subdivision Regulations.

Property owners wishing to subdivide land must follow the rules within the City Subdivision Regulations, which can be read online at:

https://library.municode.com/tx/bastrop/codes/code_of_ordinances?nodeId=CH10SU

For more information on this project, you can contact the Planning & Development offices at (512) 332-8840, plan@cityofbastrop.org, or visit the office at 1311 Chestnut Street, Bastrop, Texas.



1 inch = 600 feet

Attachment 3 Location Map Preliminary Plat Piney Creek Bend Planned Development



The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.

Date: 10/4/2017

DEVELOPER/OWNER:
JAMIE DOUGHERTY
WAYMAKER VANTURES, LLC
3310 N CAPITAL OF TEXAS HIGHWAY,

ENGINEER:
BINKLEY & BARFIELD, INC.
2401 DOUBLE CREEK DR., STE 200
ROUND ROCK, TEXAS 78664
(512)994-2237
CONTACT: NICHOLAS SANDLIN, P.E.

LAND SURVEYOR:
SURVTEX
600 W. WHITESTONE BLVD.
CEDAR PARK, TEXAS 78613
(512)249-8875

PINEY CREEK BEND

PRELIMINARY PLAT

ADDRESS: 1900 CARTER ST

BASTROP, TEXAS 78602

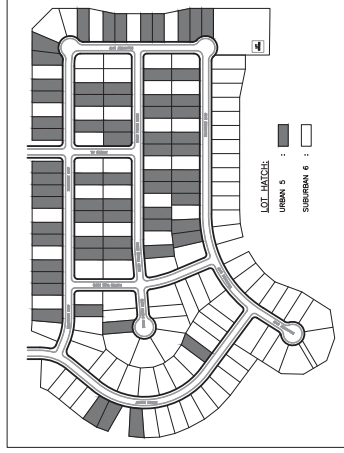
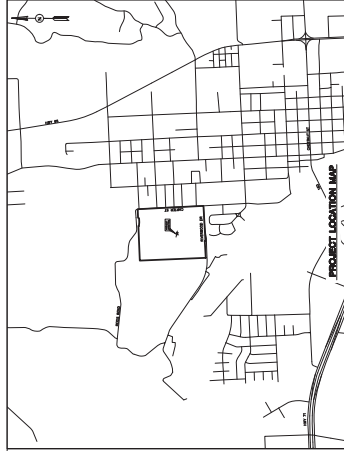
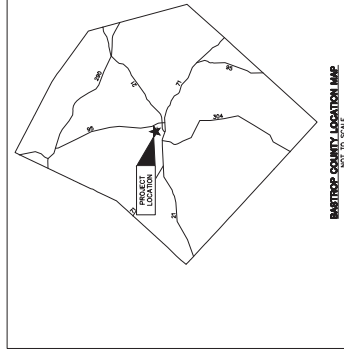


Binkley & Barfield, Inc.

consulting engineers Texas Registration Number F-257
2401 DOUBLE CREEK DR., STE 200, ROUND ROCK, TEXAS 78664

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	PRELIMINARY PLAT
3	PRELIMINARY PLAT
4	UTILITIES PLAN
5	STORM SEWER PLAN
6	EXISTING DRAINAGE AREA MAP
7	PROPOSED DRAINAGE AREA MAP
8	PROPOSED DRAINAGE AREA CALCS



LOT SUMMARY:
URBAN 5
SUBURBAN 6
TOTAL SF

FLOODPLAIN INFORMATION:
A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF ZONE A (100 YEAR) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 48021C0355E, DATED JANUARY 19, 2008

UTILITIES:
WATER: CITY OF BASTROP
WASTEWATER: CITY OF BASTROP
GAS: CENTROPENT ENERGY
ELECTRIC: CITY OF BASTROP
TELEPHONE: SOUTHWESTERN BELL TELEPHONE
CABLE: TIME WARNER CABLE

ZONING:
RD ZONING (ORDINANCE NO. 2014-07)

ZONING:
RD-ZONING (ORDINANCE NO. 2018-02)

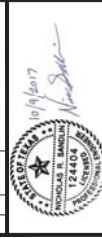
[illegible]

THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED BY THE CITY OF BASTROP.
ALL CONSTRUCTION ON THE SUBJECT SITE MUST BE CONSTRUCTED CONSISTENT WITH THESE PLANS.

APPROVED BY:

CITY OF BASTROP PLANNING AND DEVELOPMENT	DATE
PLANNING AND ZONING COMMISSION APPROVAL	DATE
CITY COUNCIL APPROVAL	DATE

*APPROVAL OF THESE PLANS BY THE CITY OF BASTROP INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENT ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

[illegible]

**Binkley
& Barfield, Inc.**
consulting engineers
7000 Gessner Road, Suite 100
Houston, Texas 77030
(713) 861-1100

COVER SHEET

PINEY CREEK BEND
SUBDIVISION

CASE: _____			SHEET 1 OF 8			
DATE: _____						
<table><tr><td>DRAWN BY</td><td>AJ</td></tr><tr><td>DESIGNED BY</td><td>AJ</td></tr></table>	DRAWN BY	AJ		DESIGNED BY	AJ	
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PLANNING & ZONING COMMISSION

STAFF REPORT



MEETING DATE: October 26, 2017

ITEM: 4D

TITLE:

Public Hearing and consider action to recommend approval of a Replat of Bastrop-Chapa Subdivision, Lot 2 into two residential lots, located at 2300 Pecan Street in the Bastrop city limits and forward to the next City Council meeting.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director

ITEM DETAILS:

Site Address: 2300 Pecan Street (Attachment 3)
Total Acreage: 0.405 acres
Legal Description: Bastrop-Chapa Subdivision, Lot 2

Property Owner: Austin Area Builders/David McKenzie
Agent Contact: DeAnna Brooks, Olson Surveying

Existing Use: One single-family residential structure
Existing Zoning: Single-Family Residential 7, SF-7
Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted to replat the existing lot into two single-family residential detached lots. The Bastrop-Chapa Subdivision was created through the Minor Plat process in 2010, which created two residential lots. The existing Lot 2 is 17,772 square feet in size. The new lots, 2A and 2B, will be 7,797 and 9,975 square feet (Attachment 4). A house is currently under construction facing Pecan Street. The structure under development will meet all required setbacks and easements after the subdivision.

Streets

No additional right-of-way dedication is required, but a five foot Pedestrian Access Easement is proposed to accommodate a sidewalk on the north side of Magnolia Street.

Utilities

Existing water, wastewater and electric improvements are available for the additional lot.

Drainage

There are no additional public drainage requirements from the additional lot. Run-off created by the new houses will be considered during the building permit review to ensure no neighboring lots are affected.

PUBLIC NOTIFICATION:

Notifications were mailed to 16 adjacent property owners on October 10, 2017 (Attachment 2). At the time of this report, no comments have been received.

POLICY EXPLANATION:

Replats of subdivisions that create additional lots and have residential restrictions are required to hold a public hearing to consider the replat. The Planning & Zoning Commission reviews the request and provides a recommended action. The plat and P&Z report are then forwarded to City Council for final approval. Further policy explanation is included in Attachment 1.

STAFF RECOMMENDATION:

Hold Public Hearing and consider action to recommend approval of a Replat of Bastrop-Chapa Subdivision, Lot 2 into two residential lots, located at 2300 Pecan Street in the Bastrop city limits and forward to the next City Council meeting.

ATTACHMENTS:

- Attachment 1: Policy Explanation
- Attachment 2: Surrounding Property Notification
- Attachment 3: Location Map
- Attachment 4: Preliminary Plat

POLICY EXPLANATION:

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 preliminary plat complies with the Future Land Use Plan. The plat includes two single-family lot that will provide single-family detached units. A parkland dedication fee-in-lieu will be required for the additional lot.

- Objective 2.4.1: Invest in waste water system expansion in areas that promote infill and contiguous development.

This development is within the City's wastewater service area and is adjacent to existing development. This replat provides for infill development within an area that has existing capacity.

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

This replat provides two lots that are above the minimum lot size. The smallest single-family residential zone, SF-7, in the Zoning Ordinance requires the minimum lot size to be 7,000 square feet.

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 Code of Ordinances, Chapter 10 – Subdivisions outlines the requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

- Sec. 212.014. Replatting without Vacating Preceding Plat.

A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

- (1) is signed and acknowledged by only the owners of the property being replatted;
- (2) is approved, after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard, by the municipal authority responsible for approving plats; and
- (3) does not attempt to amend or remove any covenants or restrictions.

The proposed replat meets all of the requirements above.

- 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 Neighborhood Residential for this area.

Attachment 1

- (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 conforms to the adopted Transportation Master Plan. The additional lot will not create an additional traffic burden to the current infrastructure. A Pedestrian Access Easement is provided on the north side of Magnolia to accommodate the sidewalk construction.

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

No bond is required as no new public infrastructure is required. The required sidewalk will be built during construction of the house or a fee-in-lieu will be provided.

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

The replat complies with the requirements of the adopted Subdivision Ordinance.

Code of Ordinances Chapter 10 – Subdivisions

· Section 4.10 – Standard Procedure – Preliminary Plat

4.10.1. The subdivider shall submit a preliminary plat of the entire area being subdivided. Prior to the plat being placed before the Commission for consideration, the plat must be accepted as administratively complete by the Director of Planning and Development. A plat that contains the detailed information set forth in paragraphs 4.10.1 and 4.10.2 is considered administratively complete.

Planning and Engineering staff have reviewed the Bastrop-Chapa Subdivision Lot 2A and Lot 2B, a Replat of Bastrop-Chapa Subdivision Lot 2 for compliance with subdivision and utility standards and have deemed the plat administratively complete.



**Notice of Pending Subdivision Approval
City of Bastrop
Planning & Zoning Commission
And City Council**

Dear Property Owner:

The **Planning & Zoning Commission** will conduct a public hearing on **October 26, 2017 at 6:00 p.m.** and the **City Council** will conduct a public hearing **Tuesday, November 14, 2017 at 6:30 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas** to consider action to approve the Replat of Bastrop-Chapa Subdivision, Lot 2 into two residential lots, located at 2300 Pecan Street in the Bastrop city limits.

Owner/Applicant: Austin Area Home Builders- David McKenzie

Address: 2300 Pecan Street, Bastrop, TX 78602

Legal Description: Bastrop-Chapa, Lot 2, Acres 0.4054

Number of Lots: 2 residential lots

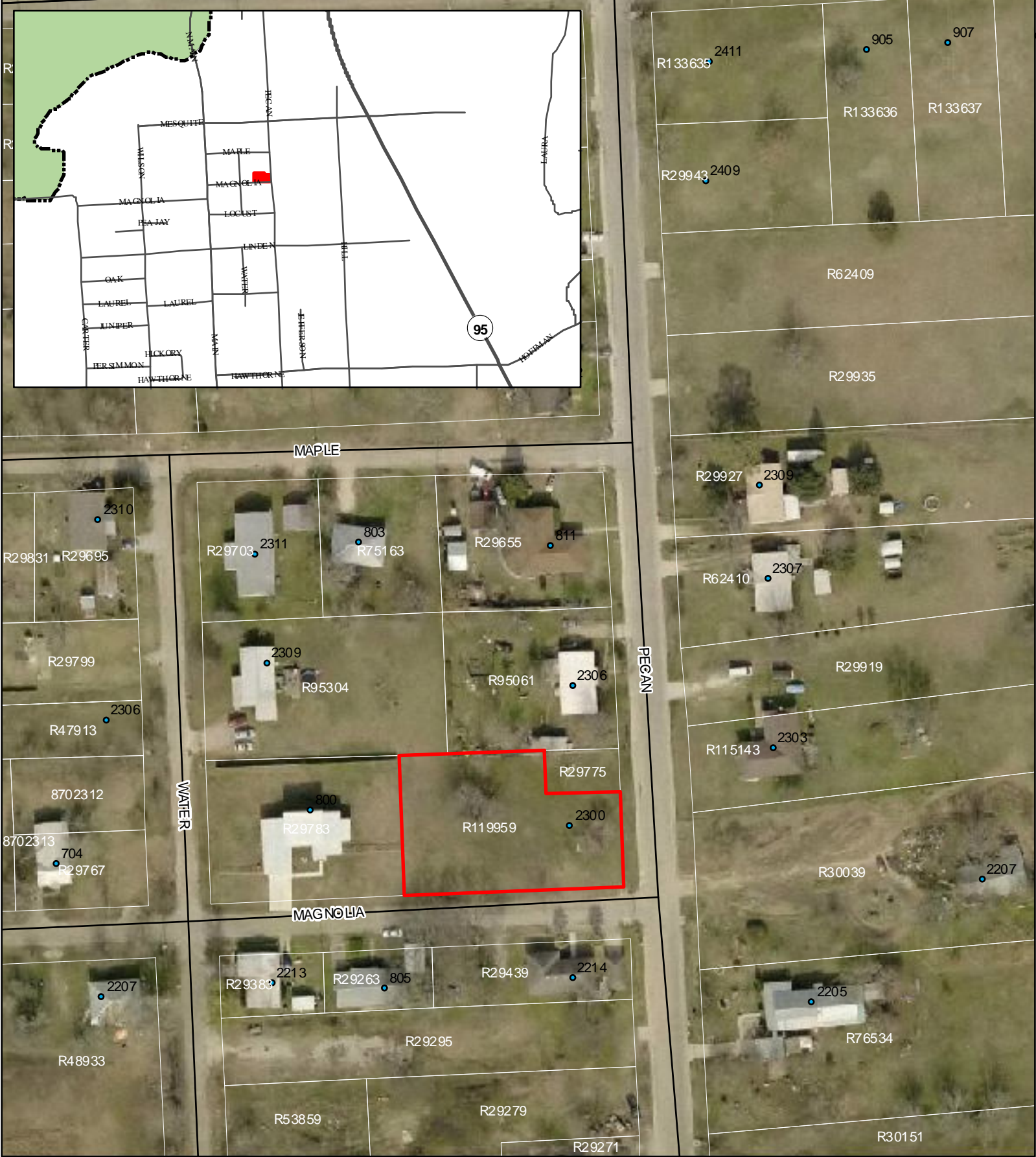
The site location map and Re-plat is attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances Subdivision Regulations.

Property owners wishing to subdivide land must follow the rules within the City Subdivision Regulations, which can be read online at:

https://library.municode.com/tx/bastrop/codes/code_of_ordinances?nodeId=CH10SU

For more information on this project, you can contact the Planning & Development offices at (512) 332-8840, plan@cityofbastrop.org, or visit the office at 1311 Chestnut Street, Bastrop, Texas.



PLANNING & ZONING COMMISSION

STAFF REPORT



MEETING DATE: October 26, 2017

ITEM: 4E

TITLE:

Consider action to amend the Planning and Zoning Commission meeting dates for November and December due to the holiday schedule.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director

ITEM DETAILS:

The regular meeting dates are November 30 and December 28. We have several applications that will need to be reviewed for the November 30 schedule. The December 28 meeting could be moved to a later date or cancelled if no applications are received by the deadline.