

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 Rosenburg'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 10/20/17/20 and remained posted for at least two hours after said meeting was convened.

Vivianna 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

Debbie Moore, Vice Chair

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



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	Minimum	Lot Size
	Lots	Dimensions (feet)	(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.

Attachment 2

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

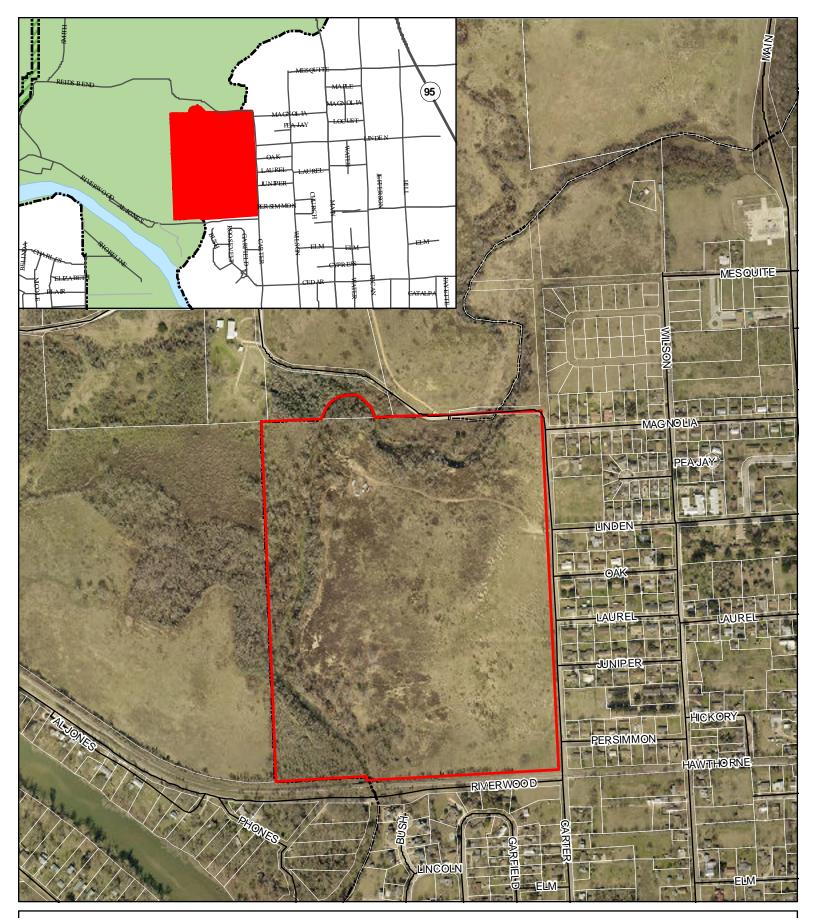
The site location map and preliminary plat is attached for reference.

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=CH1 0SU

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.





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 dassification, or other dassification set forth in local, state, or federal regulatory processes. The City of Bastrop, or any of its employees, do not make any warrarty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefullness of any such information, nor does it represent that its use would rot infringe upon privately owned rights.

JAMIE DOUGHERTY WAYNAKER WATURES, LLC 3310 N CAPITAL OF TEXAS HIGHWAY, SUITE 202 AUSTIN, TX 78746

ENGINEES:
BINCLY & BARRELD INC.
2401 DOUBLE CREEK DR. STE 200
ROUND ROCK, TEXAS 79864
(012)984-2237
CONTACT: NGROLAS SARGLIN, P.E.

LAND SURVEYOR:

SURVIEX 600 W. WHITESTONE BLVD. CEDAR PARK, TEXAS 78613 (512)249-8875

PINEY CREEK BEND

PRELIMINARY PLAT

ADDRESS: 1900 CARTER ST BASTROP, TEXAS 78602

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PRELIMINARY PLAT
PRELIMINARY PLAT
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STORM SEWER PLAN

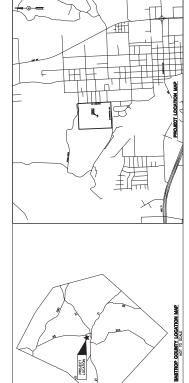
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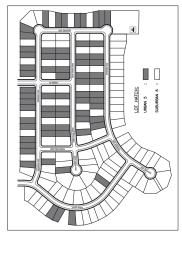
COVER SHEET



Binkley & Barfield, Inc. consuling engineers Texas Registration Number F-257 2401 DOUBLE CREEK DR., STE 200, ROUND ROCK, TEXAS 78664







67 LOTS 103 LOTS 170 LOTS LOT SUMMARY: URBAN 5 SUBURBAN 6 TOTAL SF

FLOODPLAIN INFORMATION:
A PORTION OF THIS THEAT IS WITHIN THE BOUNDARES OF ZONE A
(100 YEAR) PER THE FEDERAL EMERGINCY MANAGEMENT ACBNCY FLOOD
NISHBANCE FAITE MAP 4602100355E, DATED JANUARY 19, 2006

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ZONING: PD-ZONING (ORDINANCE NO 2016-02)

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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:

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

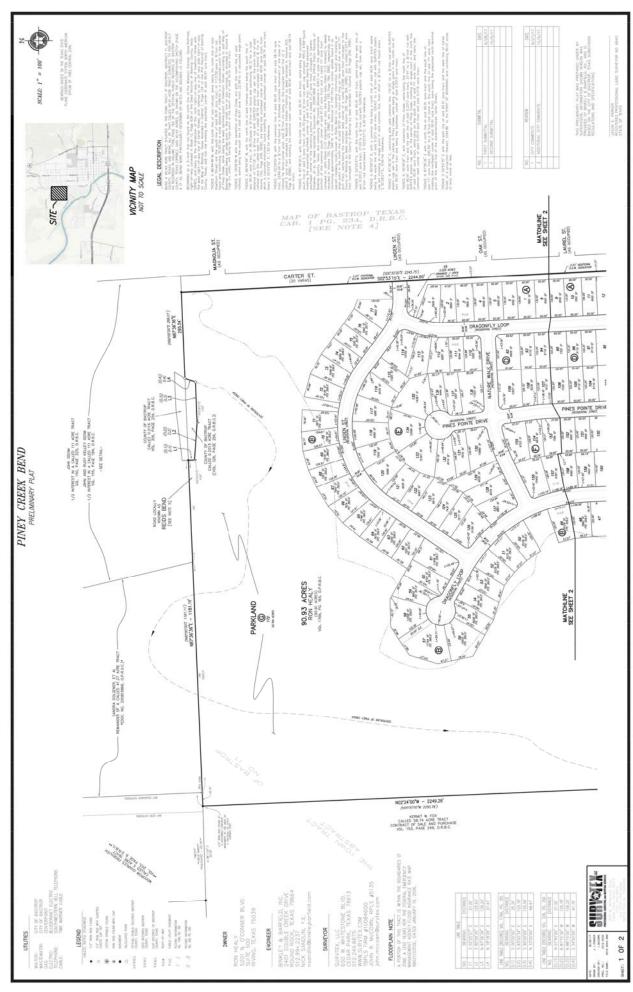
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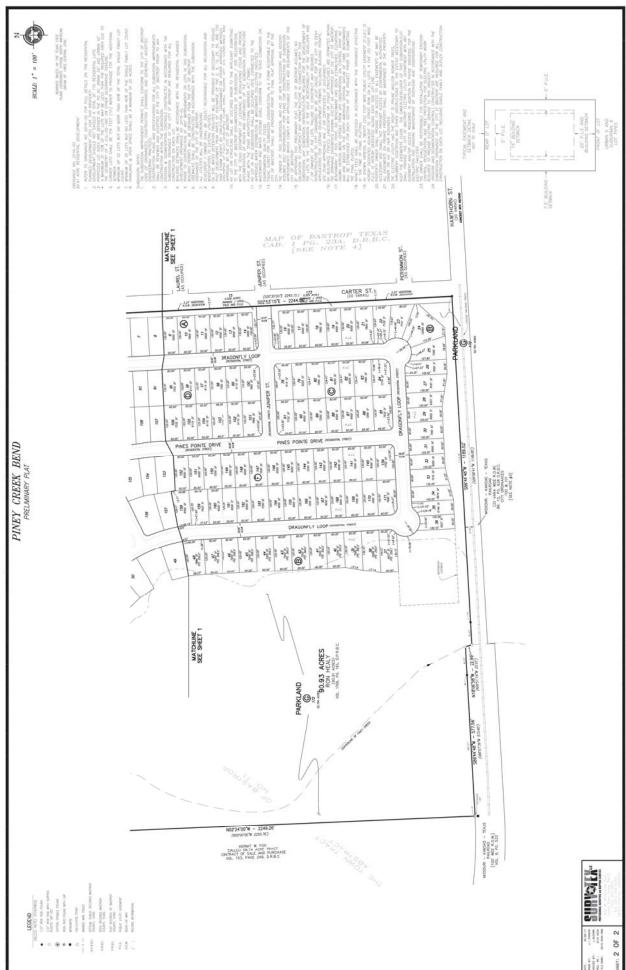
CITY COUNCIL APPROVA

DATE

WAPPROVAL OF THESE PLANS BY THE CITY OF BANSTROP INDICATES CAMPLIANCE WITH APPLICABLE CITY REGULATIONS CHILY, APPROVAL BY OTHER CONFRAMENT ENTHIES MAY BE REQUIRED. PRICE TO THE START OF CONSTRUCTION, THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL, APPROVALS MY BE RECESSERY.







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.

<u>Drainage</u>

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.

Attachment 2

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

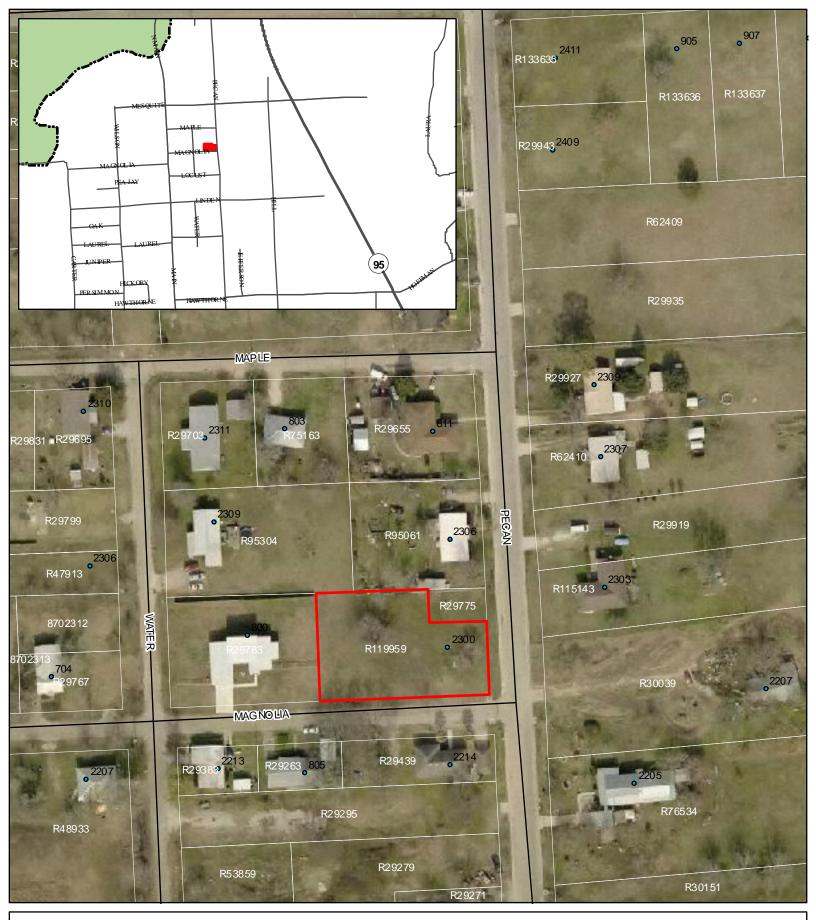
The site location map and Re-plat is attached for reference.

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=CH1 0SU

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.

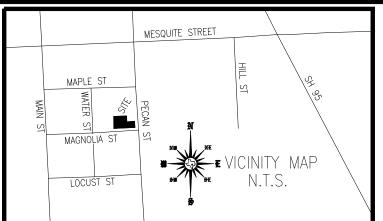




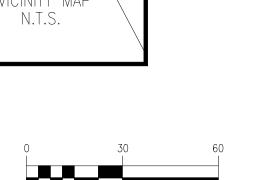
Attachment 3 Location Map Bastrop Chappa Lot 2

Date: 9/29/2017

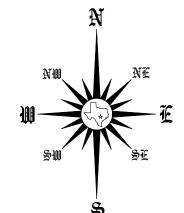
The accuracy and precision of this cartographic data is limited and should be used for information planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an 'official' verification of zoning, land use dassification, or other dassification set forth in local, state, or lederal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warrarty of merchantability and fitness for particular purpose, or assumes any legall 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.



BASTROP-CHAPA LOTS 2A & 2B a Replat of Bastrop-Chapa Lot 2

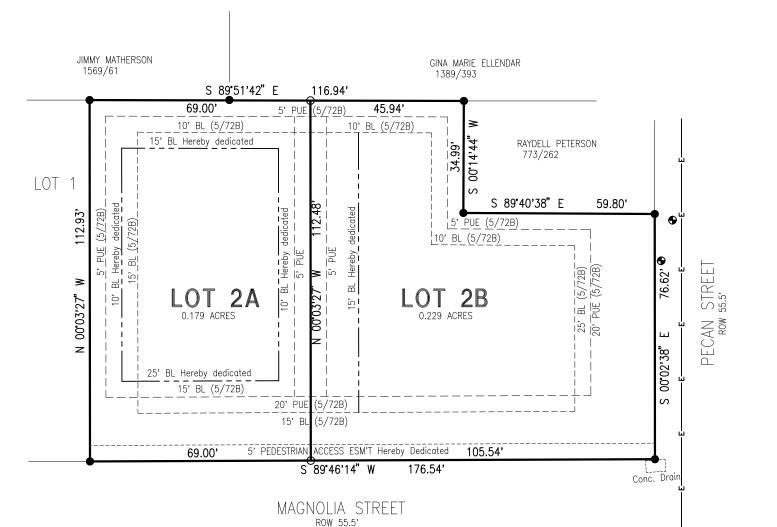


SCALE: 1" = 30'



LEGEND

- ☐ IRON ROD SET
 ☐ IRON ROD FOUND
 ☐ WATER METER
- -X- FENCE LINE
 -E- ELECTRIC LINE
 BOUNDARY LINE
- EASEMENT ABBREVIATIONS
 BL BUILDING LINE
 PUE PUBLIC UTILITY EASEMENT
 RESTRICTIONS: 5/72B BCPR
- CITY OF BASTROP ZONING SINGLE FAMILY RESIDENTIAL-7



STATE OF TEXAS \{\}
COUNTY OF BASTROP \{\}

I, ROSE PIETSCH, COUNTY CLERK FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY

OFFICE ON THE _____DAY OF _____, 201__, A.D. AT 201__, A.D., AT ____O'CLOCK __M.,

IN THE PLAT RECORDS OF SAID COUNTY IN PLAT CABINET ____, PAGE _____. FILED FOR RECORD

ON THE ____, DAY OF _____, 201__, A.D.

ROSE PIETSCH COUNTY CLERK BASTROP COUNTY, TEXAS

STATE OF TEXAS {}

COUNTY OF BASTROP \{\}

I, MICHAEL D. OLSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON—THE—GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF BASTROP COUNTY TEXAS.

DATE:

MICHAEL D. OLSON
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 5386
711 WATER STREET
BASTROP, TEXAS 78602
512-321-5476

BEING Lot 2, Bastrop-Chapa, a subdivision in the City of Bastrop, Bastrop County, Texas, as recorded in Plat Cabinet 5, Page 72B, Bastrop County Plat Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows: BEGINNING at a 1/2 inch iron rod found at the intersection of the west line of Pecan Street, a 55.55 foot street with the north line of Magnolia Street, a 55.55 foot street, according to the plat of the City of Bastrop as recorded in Plat Cabinet 1, Page 23A, Bastrop County Plat Records, for the southeast corner of Lot 2.

THENCE with the north line of Magnolia Street and south line of Lot 2, S 89 deg. 46 min. 14 sec. W, 176.54 feet to a 1/2 inch iron rod found at the southwest corner of Lot 2 and southeast corner of Lot

THENCE with the east line of Lot 1 and west line of Lot 2, N 00 deg. 03 min. 27 sec. W, 112.93 feet to a 1/2 inch iron rod found, the northwest corner of Lot 2, the northeast corner of Lot 1, in the south line of the Jimmy Matherson tract, recorded in Vol. 1569, Page 61, Bastrop County Official Public Records.

THENCE with the north line of Lot 2 and south line of the Matherson tract and the Gina Marie Ellendar tract as recorded in Vol. 1389, Page 393, Bastrop County Official Public Records, S 89 deg. 51 min. 42 sec. E, 116.94 feet to a 1/2 inch iron rod found at the northwest corner of the Raydell Peterson tract as recorded in Vol. 773, Page 622, Bastrop County Official Records.

THENCE with the upper east line of Lot 2 and west line of the Peterson tract, S 00 deg. 14 min. 44 sec. W, 34.99 feet to a 1/2 inch iron rod found at the southwest corner of the Peterson tract, for the interior corner of Lot 2.

THENCE with the lower north line of Lot 2 and south line of the Peterson tract, S 89 deg. 40 min. 38 sec. E, 59.80 feet to a ? inch iron rod found in the west line of Pecan Street, the southeast corner of the Peterson tract for the lower northeast corner of Lot 2.

THENCE with the lower east line of Lot 2 and west line of Pecan Street, S 00 deg. 02 min. 38 sec. E, 76.62 feet to the POINT OF

BEGINNING.

1. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, BASTROP-CHAPA, RECORDED IN PLAT CABINET 5, PAGE 72B, PLAT RECORDS, BASTROP COUNTY, TEXAS, SHALL APPLY TO THIS PLAT.

2. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

3. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

4. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP

5. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY MULTI-FAMILY OR NON-RESIDENTIAL CONSTRUCTION. (CITY LIMITS ONLY)

6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

7. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.

8. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.

9. ELECTRIC SERVICE IS PROVIDED BY BASTROP POWER & LIGHT.

10. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.

12. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO APPLICABLE TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REGULATIONS.

13. APPROVED UNDER ORDINANCE #2017-13 REGARDING IMPACT FEE ASSESSMENT TO BE COLLECTED PRIOR TO BUILDING PERMIT ISSUANCE.

14. DEVELOPER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.

15. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48021C0215E FOR BASTROP CO., EFFECTIVE 01/19/2006, COMMUNITY # 480022 AND IS IN ZONE 'X'.

16. IT IS THE RESPONSIBILITY OF EACH BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE STRUCTURE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.

17. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.

18. BLANKET TEMPORARY ACCESS AND CONSTRUCTION EASEMENT DOCUMENT #_____ HAS BEEN PROVIDED FOR CONSTRUCTION ACCESS.

19. AS SHOWN HEREON, A TWENTY (20) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE.

20. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

21. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.

22. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

23. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF BASTROP ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES.

24. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.

25. BUILDING SETBACKS NOT SHOWN SHALL BE IN ACCORDANCE WITH CITY OF BASTROP ZONING ORDINANCE. (CITY LIMITS ONLY)

STATE OF TEXAS}{
COUNTY OF BASTROP}}

KNOW ALL MEN BY THESE PRESENTS:

THAT AUSTIN AREA BUILDERS, LLC., ACTING BY AND THROUGH DAVID McKENZIE, PRESIDENT, BEING THE OWNER OF LOT 2, BASTROP-CHAPA, A SUBDIVISION RECORDED IN PLAT CABINET 5, PAGE 72B, IN THE CITY OF BASTROP, AND AS CONVEYED TO ME BY DEED RECORDED IN DOCUMENT #201707751, OFFICIAL RECORDS OF BASTROP TEXAS, DO HEREBY AMEND SAID TRACT IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS:

Bastrop-Chapa Lots 2A & 2B, a Replat of Bastrop-Chapa Lot 2

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS THE ____ DAY OF ____, 201__,

DAVID McKENZIE, PRESIDENT AUSTIN AREA BUILDERS, LLC 208 OLD POTATO RD PAIGE, TEXAS 78659

STATE OF TEXAS }{
COUNTY OF BASTROP }{

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID McKENZIE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 201__,

NOTARY PUBLIC IN AND FOR
THE THIRT I BELIE III THIS TOTAL
THE STATE OF TEXAS

SEAL

PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS \{ COUNTY OF BASTROP \{\}

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, NOBLE CAPITAL SERVICING, LLC, BEING THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENT AND ROADS SHOWN HEREON. TO BE KNOWN AS:

Bastrop—Chapa Lots 2A & 2B, a Replat of Bastrop—Chapa Lot 2

WITNESS MY HAND THIS THE ____ DAY OF ____, 201___,

GRADY E. COLLINS, MANGER
NOBLE CAPITAL SERVICING, LLC
8200 N. MOPAC EXPY. #320

STATE OF TEXAS }{
COUNTY OF BASTROP }}

AUSTIN, TEXAS 78759

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GRADY E. COLLINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 201__,

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	

SEAL

PRINTED NAME OF NOTARY / EXPIRES

APPROVED:

APPROVED THIS DAY_____ OF _____ BY THE CITY COUNCIL OF BASTROP, TEXAS.

CONNIE B. SCHROEDER, MAYOR CITY SECRETARY,
CITY OF BASTROP, TEXAS

OLSON SURVEYING, 06.26.17, D-F 376-1S

Of

ATTEST:

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.