

Planning & Zoning Commission Meeting Agenda
City Council Chambers
1311 Chestnut Street
Bastrop, TX 78602



This meeting will be live streamed on the City of Bastrop Facebook Page

(www.facebook.com/bastropTX) and broadcast on Spectrum channel 10 and AT&T U-verse channel 99. A recording of the meeting will also be available within 72 hours after the meeting on the City's YouTube channel (Bastrop TX Network) and in the Agendas & Minutes section of the City website (www.cityofbastrop.org).

June 7, 2022 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 Commission Secretary at (512) 332-8840 or write 1311 Chestnut Street, 78602, or by calling 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

1A. Introduction of new Commissioner Judah Ross.

2. CITIZEN COMMENTS

At this time, comments will be taken from the audience on any topic.

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. Instead, city Commissions are limited to making a statement of specific information or a recitation of existing policy in response to the inquiry. Issues may be referred to the Staff Liaison for research and possible future action.

It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Commission to allow a member of the public to slur the performance, honesty, and/or integrity of the Commission, as a body or any member or members of the Commission, individually or collectively, nor any members of the city's staff. Accordingly, profane, insulting, or threatening language directed toward the Commission and/or any person in the Commission's presence will not be tolerated.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the April 28, 2022 Planning and Zoning Commission Regular Meeting
- 3B. Hold public hearing and consider action to approve Lot 2-565-A, Block 5, Replat of Lot 2-565, Block 5, Tahitian Village Unit 2 & Lot 29, Block 2, Pine Forest Phase III, Amended Plat of Lot 9, being 1.438 acres out of Lot 2-565, Block 5, Tahitian Village Unit 2, and Lot 29, Block 2, Pine Forest Phase III, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3C. Hold public hearing and consider action to approve Replat of Lot 1, Lot 2, and Lot 3 of Washington Subdivision No. 2 being 2.771 acres out of Washington Subdivision No. 2, located north of Mesquite Street, within the City Limits of Bastrop, Texas, as shown in Exhibit A.
- 3D. Consider action to approve Valverde Section 1 Preliminary Plat, being 87.260 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3E. Consider action to approve Bastrop Colorado Bend, Phase 1 Preliminary Plat, being 312.591 acres out of Stephen F. Austin Survey, Abstract Number 2, located west of Lovers Lane, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3F. Consider action to approve The Colony MUD 1B Amended Preliminary Plat, being 12.000 acres out of Jose Manuel Bangs Survey, Number 5 (out of the total 155.959 for The Colony MUD 1B Preliminary Plat), located south of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3G. Consider action to approve The Colony MUD 1C, Section 6 Final Plat, being 24.391 acres out of Jose Manuel Bangs Survey, Number 5, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3H. Consider action to approve The Colony MUD 1C, Section 7 Final Plat, being 55.846 acres out of Jose Manuel Bangs Survey, Number 5, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3I. Consider action to approve Bastrop Grove, Section 3, Lot 8 Final Plat being 1.146 acres out of Nancy Blakey Survey, Abstract Number 98, located south of State Highway 71, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

4. UPDATES

- 4A. Update on recent City Council actions regarding Planning Department items.
- 4B. Building and Planning Department Monthly Projects Volume Report.
- 4C. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

5. 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: Wednesday, June 1, 2022 at 12:45 p.m. and remained posted for at least two hours after said meeting was convened.



Nicole Peterson, Planning Technician



STAFF REPORT

MEETING DATE: June 7, 2022

AGENDA ITEM: 3A

TITLE:

Consider action to approve meeting minutes from the April 28, 2022 meeting of the Planning & Zoning Commission.

STAFF REPRESENTATIVE:

Nicole Peterson, Planning Technician

ATTACHMENTS:

Meeting Minutes



Planning and Zoning Commission

April 28, 2022

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, April 28, 2022 at 6:00 p.m. in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

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

Debbie Moore	Present
Cynthia Meyer	Present
Matt Lassen	Absent
Cheryl Lee	Present
Greg Sherry	Present
Ishmael Harris	Present
Pablo Serna	Present
Carrie Caylor	Absent
Scott Long	Absent

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the March 31, 2022 Planning and Zoning Commission Regular Meeting.

Cheryl Lee made a motion to approve the March 31, 2022 meeting minutes. Cynthia Meyer seconded the motion and the motion carried unanimously.

- 3B. Consider action to approve River Crest Place Preliminary Plat, being 48.74 acres out of Jose Manual Bangs Survey Abstract No. 5, located at 1001 FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Allison Land presented to Commissioners the River Crest Place Preliminary Plat, being 48.74 acres out of Jose Manual Bangs Survey Abstract No. 5, located at 1001 FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Discussion commenced between Staff and Commissioners over the following topics:

1. Will there be a future traffic sign at this location? They are dedicating Right-of-Way and future road connection.
2. Are there extra measures being done to take care of flooding? Yes, they have completed a preliminary drainage plan.
3. What precautions are in place with the river and eroding? The houses along the river are being built up, and there is 12 acres of parkland that is adjacent to the river.
4. Are there any stipulations with fire mitigation? Fire mitigation as a city is being addressed. The Fire Chief is re-evaluating this again, however this particular property does not have any trees on it.

Planning and Zoning Commission

April 28, 2022

Meeting Minutes

Cheryl Lee made a motion to approve the River Crest Place Preliminary Plat, being 48.74 acres out of Jose Manual Bangs Survey Abstract No. 5, located at 1001 FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Ishmael Harris seconded the motion and the motion carried unanimously.

4. UPDATES

- 4A. Work session to discuss upcoming Bastrop Building Block (B³) Code Amendments to adopt subdivision standards in the Extraterritorial Jurisdiction.

Jennifer Bills presented to Commissioners the Bastrop Building Block (B³) Code Amendments to adopt subdivision standards in the Extraterritorial Jurisdiction.

1. Subdivision Authority
2. City of Bastrop Subdivision Regulations
3. Proposed Code Amendments – General
4. Proposed Code Amendments – ETJ
5. Street Design and Arrangement
6. Street Arrangement/Connection
7. Street Network Connection
8. Parkland Dedication
9. Heritage Tree Protection

Discussion commenced between Staff and Commissioners over the following topics:

1. Can you give us a general idea where the ETJ ends? Area B ends close to the Shell gas station and McDonalds on Highway 71, Area A ends by Pope Bend Road and Cedar Creek High School and the one mile ETJ is right before the Colony.
2. The Austin 5-mile ETJ is expanding, will it overlap, or does it stop? It will overlap into the gaps that need to be filled. Any areas that are already a part of our ETJ, will stay with the city and anything that is not will be considered Austin.
3. Can they decide which ETJ they would like to be apart of? Yes, they can.
4. How does that work with the new legislation on the river? Most of annexation will be voluntary.
5. When a property is in Bastrop but half of it is in the 5-mile ETJ, who is responsible for that property? Its whoever has the most percentage of land.
6. Is the property owner responsible to have it accessed? We have maps in GIS and usually evaluate it that way.
7. Does the County have authority in Tahitian? Yes, those are 100% in the County.
8. How is the fee determined? The fee is per lot.
9. In the ETJ, zoning standards don't apply? No, we can specify build to lines.
10. Is 2 ft above elevation a FEMA rule? No, this is a City and County rule.

5. UPDATES

- 5A. Picture of the Planning and Zoning Commission.

Jennifer Bills informed Commissioners they would need a group photo before June for the Boards Banquet.

Planning and Zoning Commission

April 28, 2022

Meeting Minutes

5B. Update on recent City Council actions regarding Planning Department items.

Jennifer Bills presented to Commissioners the recent City Council actions regarding Planning Department items. The City Council approved the amendment to banner signs with the exception that they cannot exceed the limit in size.

5C. Building and Planning Department Monthly Projects Volume Report.

Jennifer Bills presented the Building and Planning Department Monthly Projects to commissioners.

5D. Reminder of Impact Fee Advisory Committee meeting May 26, 2022.

Jennifer Bills informed Commissioners the Impact Fee Advisory Committee meeting will be held on May 25 at 6:00 p.m. followed by the Planning and Zoning Commission meeting at 6:30 p.m.

5E. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

6. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 6:44 p.m. Ishmael Harris seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair



STAFF REPORT

MEETING DATE: June 7, 2022

AGENDA ITEM: 3B

TITLE:

Hold public hearing and consider action to approve Lot 2-565-A, Block 5, Replat of Lot 2-565, Block 5, Tahitian Village Unit 2 & Lot 29, Block 2, Pine Forest Phase III, Amended Plat of Lot 9, being 1.438 acres out of Lot 2-565, Block 5, Tahitian Village Unit 2, and Lot 29, Block 2, Pine Forest Phase III, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:

Site Address: R37868 and R40927 (Attachment 1)
Total Acreage: 1.438 acres
Legal Description: Lot 2-565, Block 5, Tahitian Village Unit 2, and Lot 29, Block 2, Pine Forest Phase III
Property Owners: James E Kloesel III
Agent Contact: Rachel Hartzler, Highland Development and Engineering Co LLC
Existing Use: Residential
Existing Zoning: None, Extraterritorial Jurisdiction
Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

Traffic Impact and Streets

The two existing lots have existing driveways onto Kipahulu Drive and Pine Crest Drive.

Utilities

Water service (domestic and fire) is currently provided by Bastrop County WCID #2.. Wastewater service is provided by Bastrop County WCID #2.

Drainage

Drainage for Tahitian Village Unit 2 and Pine Forest Phase III is handled by open ditches along the streets.

POLICY EXPLANATION:

Replats with residential restrictions are reviewed and approved by the Planning & Zoning Commission. This subdivision has residential deed restrictions.

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. Although individual developments may exhibit common features including home size, lot size, setbacks, impervious surface coverage, etc., the character area supports variations of these spatial and aesthetics characteristics, subject to appropriate transitions in form, scale, and density between blocks or adjacent developments. In some instances, transitions between developments and adjacent character areas may include higher density housing types or neighborhood oriented commercial uses of limited scale.

This plat complies with the Future Land Use Plan, which shows Neighborhood Residential in this area. The plat proposes one large residential lot, being 1.438 acres.

Objective 2.1.2: Exercise greater influence on development patterns and character in the Bastrop ETJ.

The City of Bastrop has flexible requirements for subdivisions in the ETJ. This plat does not substantially change the existing development pattern of the area.

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

These lots are part of two different residential subdivision. The topography of the area can necessitate the combination of multiple lots into one to have appropriate developable area.

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).

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 combining a two lots into a 1.438-acre residential lot. Public improvements (streets, water, wastewater) are already in place for a single lot

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 replat 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;

Extension of roads and associated utilities were not required.

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

A fiscal guarantee is not applicable.

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

The plat complies with the requirements of the adopted B³ Code and Texas Local Government Code.

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 by the municipal authority responsible for approving plats; and
- (3) does not attempt to amend or remove any covenants or restrictions.

The replat meets all these conditions, pending P&Z Commission approval.

Sec. 212.015. Additional Requirements for Certain Replats.

(a) In addition to compliance with Section 212.014, a replat without vacation of the preceding plat must conform to the requirements of this section if:

- (1) during the preceding five years, any of the area to be replatted was limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot; or
- (2) any lot in the preceding plat was limited by deed restrictions to residential use for not more than two residential units per lot.

The subdivision has residential deed restrictions.

(f) If a proposed replat described by Subsection (a) does not require a variance or exception, the municipality shall, not later than the 15th day after the date the replat is approved, provide written notice by mail of the approval of the replat to each owner of a lot in the original subdivision that is within 200 feet of the lots to be replatted according to the most recent municipality or county tax roll. This subsection does not apply to a

proposed replat if the municipal planning commission or the governing body of the municipality holds a public hearing and gives notice of the hearing in the manner provided by Subsection (b).

A variance or exception is not required. A notice will be mailed to surrounding property owners in accordance with this section after approval.

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat. This re-subdivision is fewer than four lots, is revising two lots with two separate recorded subdivision, and did not require public infrastructure, classifying it as a replat under the Texas Local Government Code.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the replat for compliance with subdivision and utility standards on April 28, 2022 and deemed the plat administratively complete. The Director of Planning recommends approval.

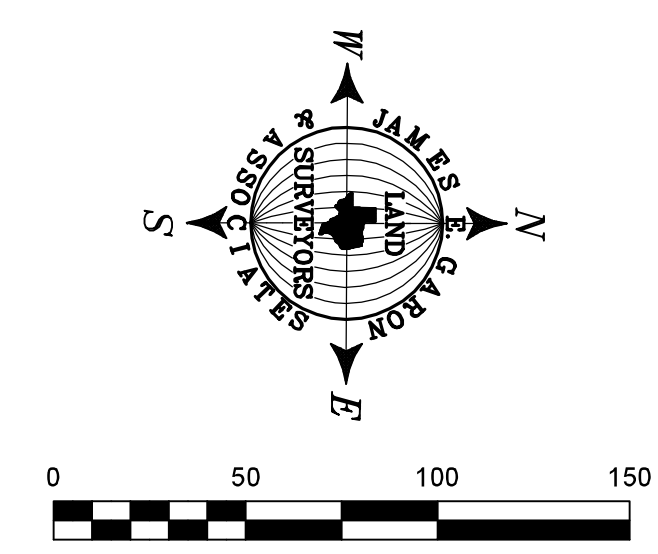
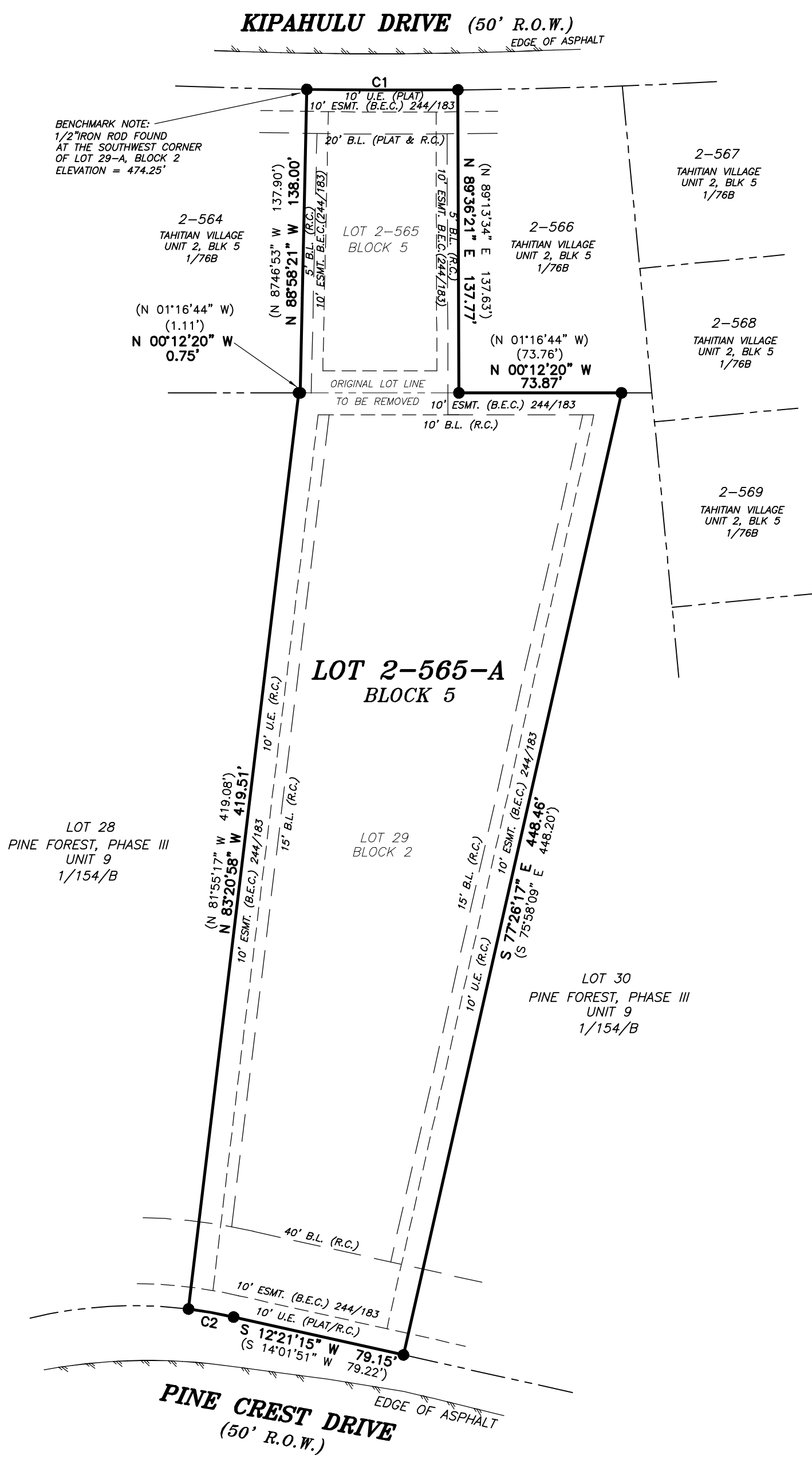
RECOMMENDATION:

Hold public hearing and consider action to approve Lot 2-565-A, Block 5, Replat of Lot 2-565, Block 5, Tahitian Village Unit 2 & Lot 29, Block 2, Pine Forest Phase III, Amended Plat of Lot 9, being 1.438 acres out of Lot 2-565, Block 5, Tahitian Village Unit 2, and Lot 29, Block 2, Pine Forest Phase III, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: Lot 2-565-A, Block 5, Replat of Lot 2-565, Block 5, Tahitian Village Unit 2 & Lot 29, Block 2, Pine Forest Phase III, Amended Plat of Lot 9
- Attachment 1: Location Map

LOT 2-565-A, BLOCK 5, REPLAT OF LOT 2-565, BLOCK 5, TAHITIAN VILLAGE UNIT 2 & LOT 29, BLOCK 2, PINE FOREST PHASE III, AMENDED PLAT OF UNIT 9



SCALE: 1" = 50'
BEARINGS SHOWN ARE GRID NORTH BASED ON GPS OBSERVATIONS FOR TEXAS STATE PLANE COORDINATE SYSTEM "CENTRAL ZONE" NAD83.

- LEGEND**
- 1/2" REBAR FOUND (UNLESS NOTED)
 - U.E. UTILITY EASEMENT
 - B.L. BUILDING LINE
 - (R.C.) RESTRICTIVE COVENANTS
 - (B.E.C.) BLUEBONNET ELECTRIC COOPERATIVE
 - (BRG-DIST.) RECORD CALL

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2725.00'	68.71'	68.71'	N 00°02'37" W	11°26'41"
C2	200.00'	20.84'	20.83'	S 09°54'22" W	5°58'15"

APPROVED THIS _____ DAY OF _____, 2022, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED: _____ ATTEST: _____
PLANNING & ZONING COMMISSION CHAIRPERSON CITY SECRETARY

FLOOD PLAIN NOTE:
NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE OF FLOODING AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0360E, EFFECTIVE JANUARY 19, 2006 FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 481193.

FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE COMMISSIONERS COURT DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE THEREUNDER.

EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.

STATE OF TEXAS }
COUNTY OF BASTROP }
KNOW ALL MEN BY THESE PRESENTS
THAT I, JAMES E. GARON, 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 THE CITY OF BASTROP, TEXAS.

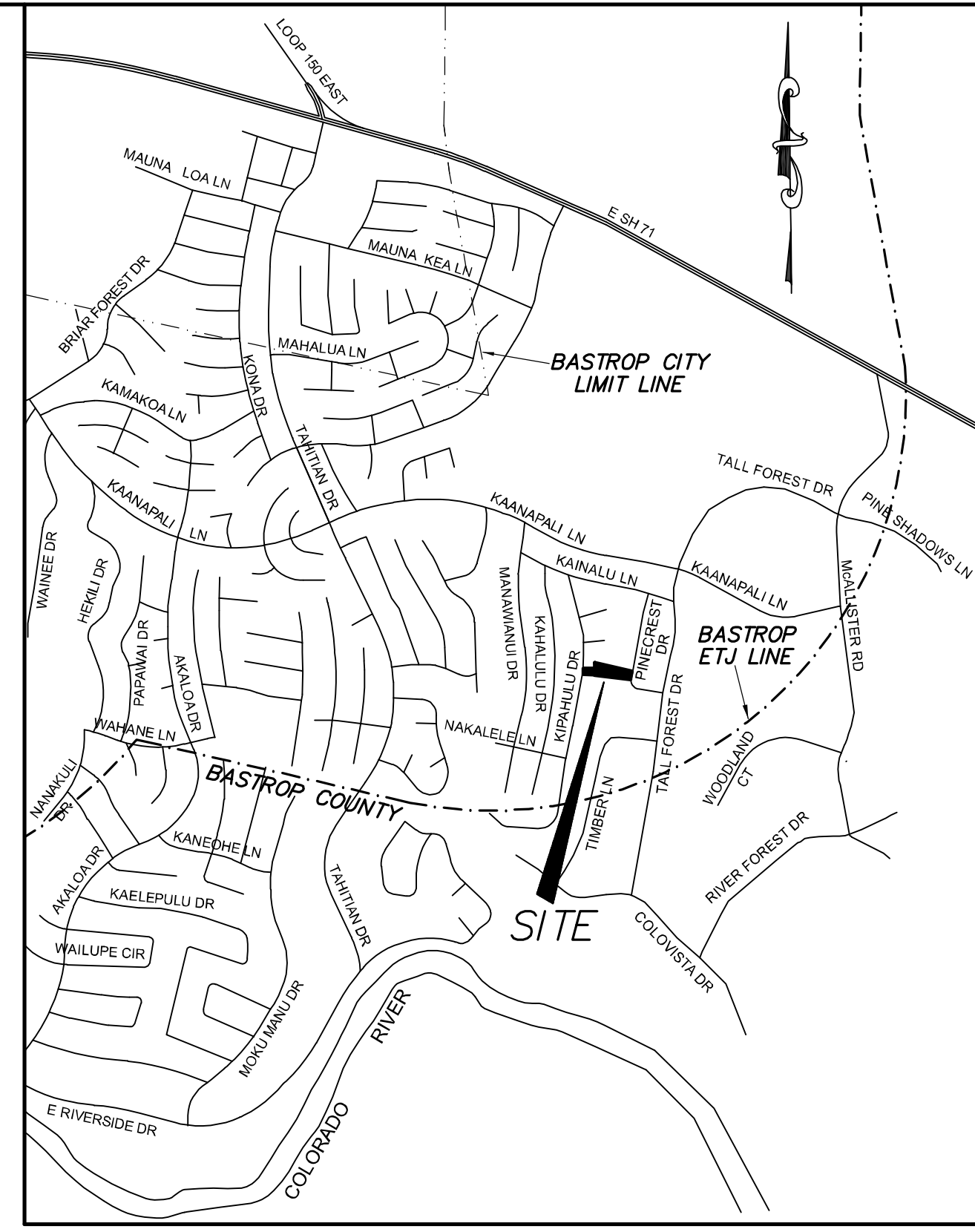
JAMES E. GARON DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 4303
FIRM REG. #10058400
185 McALLISTER ROAD, BASTROP, TEXAS 78602
PH: 512-303-4185 FAX 512-321-2107
JAMESGARON.COM

STATE OF TEXAS }
COUNTY OF BASTROP }
KNOW ALL MEN BY THESE PRESENTS
I, RACHEL D. HARTZLER, P.E., DO HEREBY CERTIFY THAT THE STREET AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS OF BASTROP COUNTY, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS, AS SHOWN HEREON.

RACHEL D. HARTZLER, P.E. DATE _____
PROFESSIONAL ENGINEER NO. 117344
FIRM REG. #F-20368
185 McALLISTER ROAD
BASTROP, TEXAS 78602
512-303-4185

UTILITY SERVICE PROVIDERS:
WATER SERVICE IS PROVIDED BY: BASTROP COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 2
WASTEWATER SERVICE IS PROVIDED BY: BASTROP COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 2
ELECTRIC SERVICE IS PROVIDED BY: BLUEBONNET ELECTRIC COOPERATIVE

- PLAT NOTES:**
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS FROM THE PREVIOUS SUBDIVISIONS TAHITIAN VILLAGE UNIT 2, PLAT CABINET NO. 1, PAGE 76B, PLAT RECORDS OF BASTROP COUNTY, TEXAS AND PINE FOREST PHASE III, AMENDING PLAT OF UNIT 9 AS RECORDED IN CABINET NO. 1, PAGE 154B, PLAT RECORDS BASTROP COUNTY, TEXAS.
 - RESERVATIONS AND RESTRICTIONS OF TAHITIAN VILLAGE UNIT 2 AND PINE FOREST PHASE III, AMENDING PLAT OF UNIT 9 ARE RECORDED IN VOLUME 273, PAGE 63, DEED RECORDS BASTROP COUNTY, TEXAS.
 - ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE RIGHT-OF-WAY. THE DEVELOPER AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF DRIVEWAYS IN ACCORDANCE WITH BASTROP COUNTY SPECIFICATIONS, WHICH MAY INCLUDE CULVERT PIPE INSTALLATION.
 - PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
 - 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.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
 - WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
 - ALL UTILITIES WILL BE UNDERGROUND.
 - IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
 - DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
 - TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
 - AS SHOWN HEREON, A TEN (10) FOOT WIDE UTILITY EASEMENT (U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A TEN (10) FOOT WIDE U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
 - PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
 - NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
 - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
 - NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
 - EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
 - 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.
 - A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
 - ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
 - UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
 - THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY OR VOLUNTARY ETJ OF THE CITY OF BASTROP.
 - BENCHMARK USED: 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 26-B, BLOCK 2, ELEVATION = 474.25'. MONUMENT DATA, LORA HARN STATION 150A NORTHING STP: 10009683.7948, EASTING STP: 3267664.322, ELEVATION = 500.66'



SUMMARY
NO. OF BLOCKS = 1
NO. OF LOTS = 1
ACRES = 1.438 ACRES
LAND USE - RESIDENTIAL

OWNER:
James E. Kloesel, III
9220 Beechnut Drive
Austin, TX 78748
512-644-6834

ENGINEER:
James E. Garon & Associates, Inc.
Reg. #F-20368
Rachel D. Hartzler
License #117344
185 McAllister Road
Bastrop, Texas 78602
512-303-4185

SURVEYOR:
James E. Garon & Associates, Inc.
James E. Garon, R.P.L.S.
Firm Reg. #10058400
185 McAllister Rd.
Bastrop, Texas 78602
512-303-4185

LEGAL DESCRIPTION:
LOT 2-565, BLOCK 5, TAHITIAN VILLAGE UNIT 2, PLAT CABINET NO. 1, PAGE 76B, PLAT RECORDS OF BASTROP COUNTY, TEXAS AND LOT 29, BLOCK 2, PINE FOREST PHASE III, AMENDED PLAT OF UNIT 9, PLAT CABINET NO. 1, PAGE 154B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

CONSERVATION SUBDIVISION NOTES:
THIS PROJECT IS LOCATED WITHIN THE AREA OF "KNOWN AND POTENTIAL HABITAT" OF THE ENDANGERED HOUSTON TOAD AS DETERMINED BY THE U.S. FISH AND WILDLIFE SERVICE, AS AUTHORIZED UNDER BASTROP COUNTY'S FEDERAL FISH AND WILDLIFE-ISSUED ENDANGERED SPECIES - INCIDENTAL TAKE PERMIT NUMBER TE-113500-0. PROPERTY OWNERS SHOULD CONTACT THE LOST PINES HABITAT CONSERVATION PLAN (LPHCP) ADMINISTRATOR AT THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT ACTIVITY.
SINCE NO FURTHER FRAGMENTATION OF POTENTIAL HOUSTON TOAD HABITAT OCCURS FROM THIS SUBDIVISION, IT HAS NO EFFECT TO THE LPHCP.

STATE OF TEXAS }
COUNTY OF BASTROP }
I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2022, A.D., AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____, PAGE _____
FILED FOR RECORD ON THE _____ DAY OF _____, 2022, A.D.

DEPUTY _____ KRISTA BARTSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

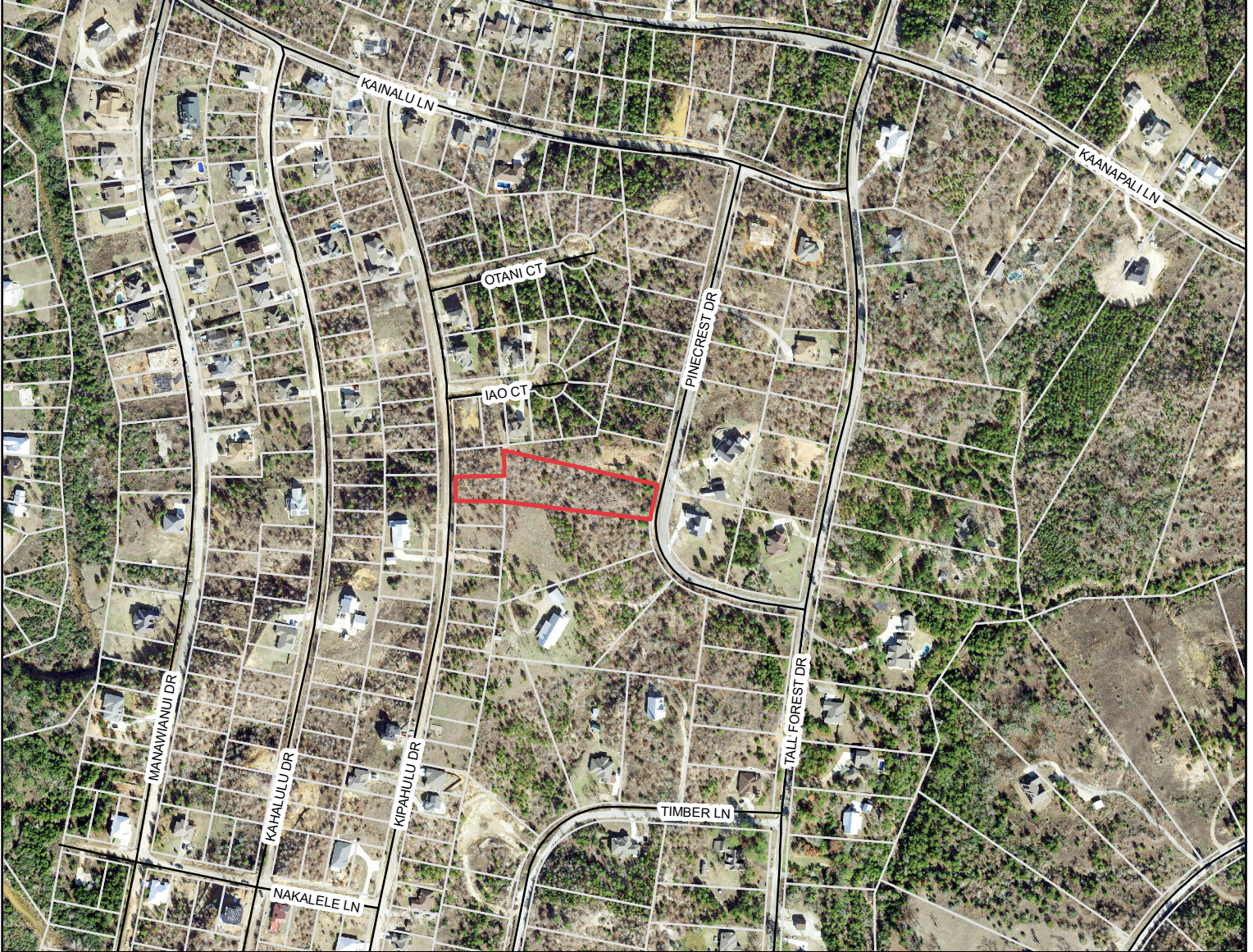
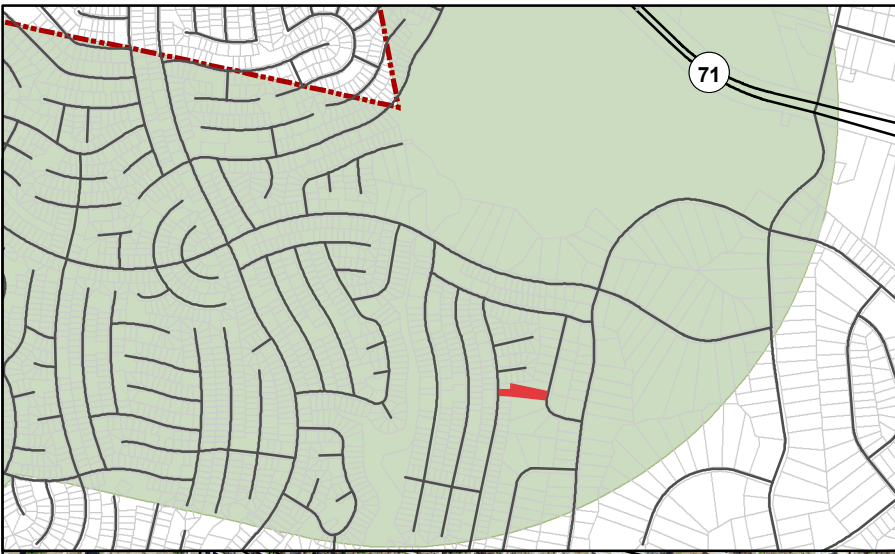
**LOT 2-565-A, BLOCK 5, REPLAT OF LOT 2-565,
BLOCK 5, TAHITIAN VILLAGE UNIT 2 &
LOT 29, BLOCK 2, PINE FOREST PHASE III,
AMENDED PLAT OF UNIT 9**

FIELD BOOK: B-578/57, B-564/38 & B-673/2
FILE: Server\Co\Bastrop\Sub\Tahitian Village\Unit 2\Block 5\86921-Plat\86921-Prot.dwg

JAMES E. GARON & ASSOC.
LAND SURVEYORS & CIVIL ENGINEERS
Firm Reg. #10058400 & F-20368
185 McAllister Road
Bastrop, Texas 78602
(512) 303-4185
jgaron@austin.rr.com
www.jamesegaron.com

SURVEY DATE:	DECEMBER 20, 2021
DRAWN:	DECEMBER 28, 2021
REVISED:	FEBRUARY 23, 2022
REVISED:	FEBRUARY 28, 2022
REVISED:	

Attachment 1 Location Map



Replat Tahitian Village Unit 2, Block 5, Lot 2-565 & Pine Forest Phase III, Block 2, Lot 29



1 inch = 448 feet



Date: 5/19/2022

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.



STAFF REPORT

MEETING DATE: June 7, 2022

AGENDA ITEM: 3C

TITLE:

Hold public hearing and consider action to approve Replat of Lot 1, Lot 2, and Lot 3 of Washington Subdivision No. 2 being 2.771 acres out of Washington Subdivision No. 2, located north of Mesquite Street, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:

Site Address: 1006, 1008 Mesquite Street and 2502 Hill Street (Attachment 1)

Total Acreage: 2.771 acres

Legal Description: Washington Subdivision No. 2

Property Owners: Brian Washington, Jr., Amethyst Washington, Brian Washington, Sr., Brandon Washington, and Colbie Zigal

Agent Contact: Brynda Fowler, Steubing LLC

Existing Use: Residential and undeveloped commercial lot

Existing Zoning: P-3 Neighborhood and P-5 Core

Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted an application to replat Lot 1, Lot 2, and Lot 3 of Washington Subdivision No. 2 (Exhibit A). During the development of the property, the two houses were not placed correctly and were built over lot lines. The lot lines and corresponding public utility easements and building lines will also be moved to bring the lots and buildings into compliance. Lots 1 and 2 are both zoned Place Type 3 – Neighborhood, while Lot 3 is zoned Place Type 5 – Core. By re-arranging the lots, the zoning districts do not line up with the individual lots and will have to be resolved with further development.

Traffic Impact and Streets

The two existing residential lots share an existing driveway onto Mesquite Street. Lot 3 will take access off the unopened Hill Street right-of-way and the owner will have to build the improvements for the street.

Utilities

Water service (domestic and fire) is currently provided by the City of Bastrop. Wastewater service is provided by the City of Bastrop.

Drainage

Lot 1 has previously completed a Final Drainage Plan for grading work that was done the disturbed more than 10,000 square feet of area. The other residential lot drains to Mesquite Street. Lot 3 is zoned for commercial use, so any development will be required to complete a Final Drainage Plan and Site Development Plan.

POLICY EXPLANATION:

Replats with residential restrictions are reviewed and approved by the Planning & Zoning Commission. This subdivision has residential restrictions.

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. Although individual developments may exhibit common features including home size, lot size, setbacks, impervious surface coverage, etc., the character area supports variations of these spatial and aesthetics characteristics, subject to appropriate transitions in form, scale, and density between blocks or adjacent developments. In some instances, transitions between developments and adjacent character areas may include higher density housing types or neighborhood oriented commercial uses of limited scale.

This plat complies with the Future Land Use Plan, which shows Neighborhood Residential in this area. The commercial lot was zoned prior to the Comprehensive Plan adoption.

Objective 2.1.2: Exercise greater influence on development patterns and character in the Bastrop ETJ.

The development pattern is not being changed with the realignment of the lots.

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).

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 lot previously went through the subdivision process to make three lots. The replat process is defined plat type in Texas Local Government Code when revising/changing lots in an already recorded subdivision.

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 replat conforms to the Future Land Use Plan.

- (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;

Extension of roads and associated utilities are not required for this replat.

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

A fiscal guarantee is not applicable.

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

The plat complies with the requirements of the adopted B³ Code and Texas Local Government Code.

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 by the municipal authority responsible for approving plats; and
- (3) does not attempt to amend or remove any covenants or restrictions.

The replat meets all these conditions, pending P&Z Commission approval.

Sec. 212.015. Additional Requirements for Certain Replats.

(a) In addition to compliance with Section 212.014, a replat without vacation of the preceding plat must conform to the requirements of this section if:

- (1) during the preceding five years, any of the area to be replatted was limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot; or
- (2) any lot in the preceding plat was limited by deed restrictions to residential use for not more than two residential units per lot.

In the last five years, the property was zoned in a classification for residential use.

(f) If a proposed replat described by Subsection (a) does not require a variance or exception, the municipality shall, not later than the 15th day after the date the replat is

approved, provide written notice by mail of the approval of the replat to each owner of a lot in the original subdivision that is within 200 feet of the lots to be replatted according to the most recent municipality or county tax roll. This subsection does not apply to a proposed replat if the municipal planning commission or the governing body of the municipality holds a public hearing and gives notice of the hearing in the manner provided by Subsection (b).

A variance or exception is not required. A notice will be mailed to surrounding property owners in compliance with this section.

B³ Code – Chapter 1: Subdivisions

· Section 1.3.001 Standard Procedure - Platting

The lot previously went through the subdivision process to make three lots. The replat process is defined plat type in Texas Local Government Code when revising/changing lots in an already recorded subdivision.

· Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the replat for compliance with subdivision and utility standards on May 13, 2022 and deemed the plat administratively complete. The Director of Planning recommends approval.

RECOMMENDATION:

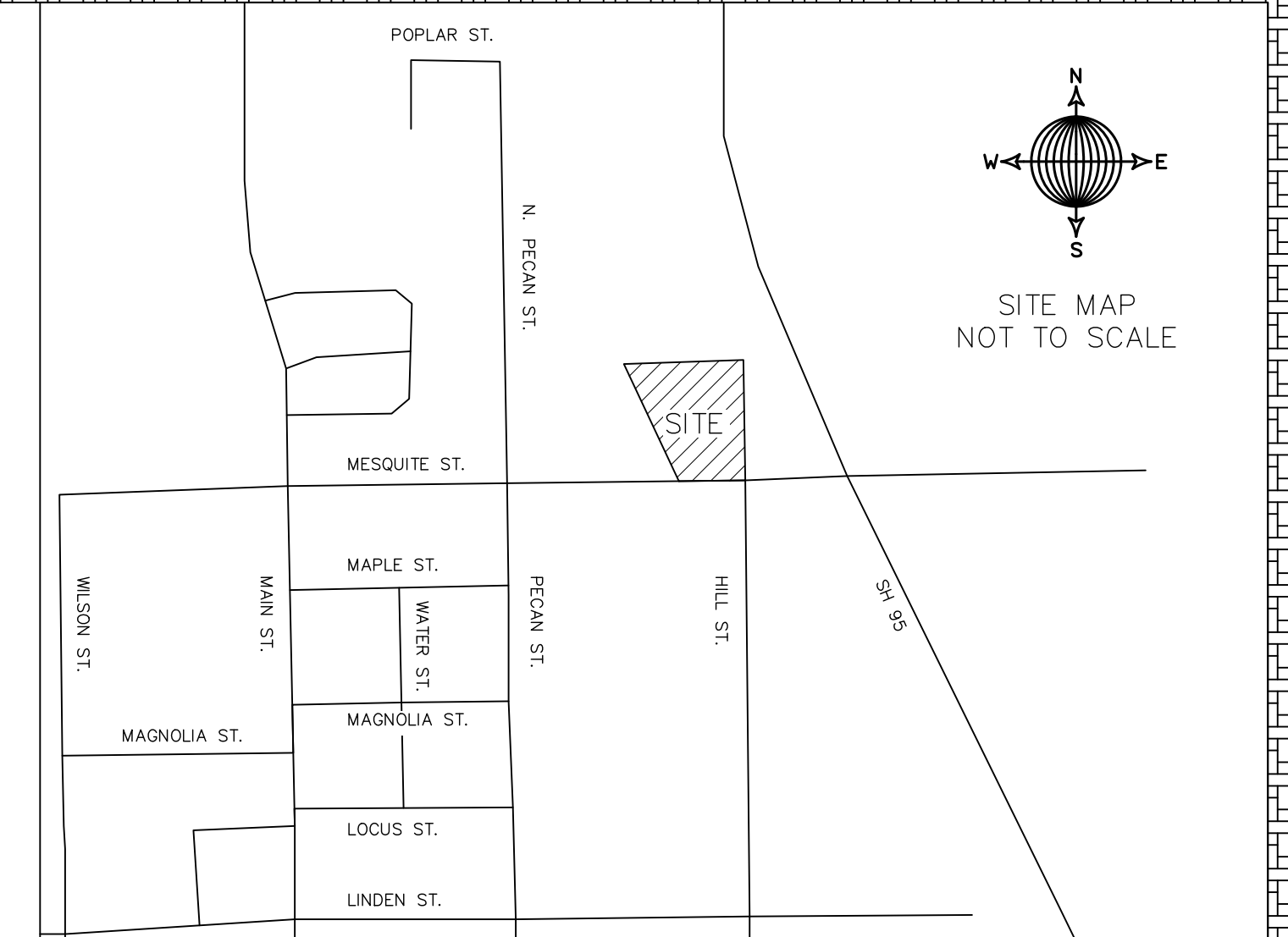
Hold public hearing and consider action to approve Replat of Lot 1, Lot 2, and Lot 3 of Washington Subdivision No. 2 being 2.771 acres out of Washington Subdivision No. 2, located north of Mesquite Street, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: Replat of Lot 1, Lot 2, and Lot 3 of Washington Subdivision No. 2
- Attachment 1: Location Map

STATE OF TEXAS }
COUNTY OF BASTROP }
KNOW ALL MEN BY THESE PRESENTS THAT WE, BRIAN WASHINGTON JR. AND AMETHYST K. WASHINGTON, BRANDON WASHINGTON AND COLBIE ZIGAL, AND BRIAN S. WASHINGTON SR., THE OWNERS OF LOT 1, LOT 2 AND LOT 3 RESPECTIVELY OF, WASHINGTON NO. 2, A SUBDIVISION IN BASTROP COUNTY, TEXAS RECORDED IN PLAT CABINET 5, PAGE 194A, AND AS DESCRIBED TO US IN THAT CERTAIN GENERAL WARRANTY DEED AS RECORDED IN DOC. # 202104882, OFFICIAL PUBLIC RECORDS BASTROP COUNTY TEXAS, THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOC. # 201604924, OFFICIAL PUBLIC RECORDS BASTROP COUNTY TEXAS, AND THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOC. # 201508642, OFFICIAL PUBLIC RECORDS BASTROP COUNTY TEXAS, DO HEREBY REPLAT SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

REPLAT OF LOT 1, LOT 2 AND LOT 3 OF,
WASHINGTON NO. 2, A SUBDIVISION IN BASTROP
COUNTY TEXAS



REPLAT OF LOT 1, LOT 2 AND LOT 3 OF, WASHINGTON NO. 2, A SUBDIVISION IN BASTROP COUNTY TEXAS.
AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.
WITNESS MY HAND ON THIS THE _____ DAY OF _____, 2022, A.D.

BRIAN WASHINGTON JR - OWNER LOT 1
1006 MESQUITE STREET
BASTROP, TEXAS 78602
AMETHYST K. WASHINGTON - OWNER LOT 1
1006 MESQUITE STREET
BASTROP, TEXAS 78602

STATE OF TEXAS }
COUNTY OF BASTROP }
BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN WASHINGTON JR. AND AMETHYST K. WASHINGTON, OWNERS OF LOT 1, WASHINGTON NO. 2, 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 _____ DAY OF _____, 2022, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME OF NOTARY / EXPIRES

BRANDON WASHINGTON - OWNER LOT 2
1008 MESQUITE STREET
BASTROP, TEXAS 78602
COLBIE ZIGAL - OWNER LOT 2
1008 MESQUITE STREET
BASTROP, TEXAS 78602

STATE OF TEXAS }
COUNTY OF BASTROP }
BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANDON WASHINGTON AND COLBIE ZIGAL, OWNERS OF LOT 2, WASHINGTON NO. 2, 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 _____ DAY OF _____, 2022, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME OF NOTARY / EXPIRES

BRIAN S. WASHINGTON SR. - OWNER LOT 3
2408 HILL STREET
BASTROP, TEXAS 78602

STATE OF TEXAS }
COUNTY OF BASTROP }
BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN S. WASHINGTON, OWNER OF LOT 3, WASHINGTON NO. 2, 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 _____ DAY OF _____, 2021, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS }
COUNTY OF BASTROP }
I, KRISTA BARTSCH, COUNTY CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2022, A.D. AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____ PAGE _____ FILED FOR RECORD ON THE _____ DAY OF _____, 2022, A.D.

DEPUTY
KRISTA BARTSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

STATE OF TEXAS }
COUNTY OF BASTROP }
ADMINISTRATIVELY APPROVED AND ACCEPTED BY THE CITY OF BASTROP THIS _____ DAY OF _____, 2022, A.D.

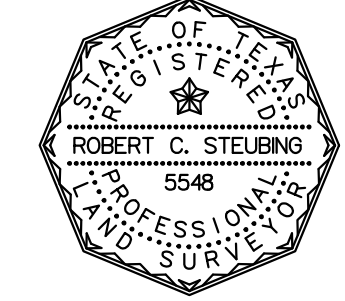
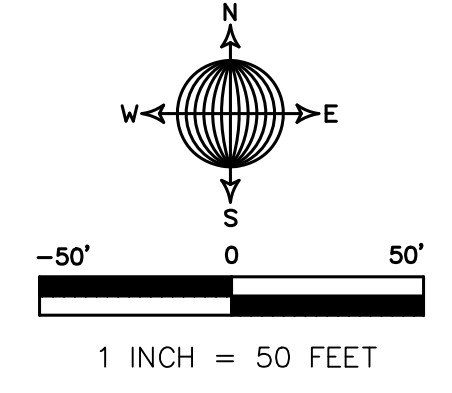
APPROVED:
CITY MANAGER
DIRECTOR OF PLANNING
ATTEST:
CITY SECRETARY

STATE OF TEXAS }
COUNTY OF BASTROP }
KNOW ALL MEN BY THESE PRESENTS I, ROBERT STEUBING, R.P.L.S., 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 HEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
ROBERT C. STEUBING REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5548
525 TAHITIAN DRIVE Professional Engineers and Land Surveyor Firm No. 10194596
BASTROP, TEXAS

L1	S86°12'47"W	100.09'
L2	S86°04'24"W	75.64'
L3	S86°21'02"W	63.47'
L4	S27°39'56"E	136.90'
L5	S 2°10'50"E	105.89'
L6	N72°45'04"E	24.00'
L7	N54°46'24"E	40.39'
L8	S89°16'33"E	40.20'
L9	N 3°35'13"W	145.82'

TOTAL ACREAGE : 2.771 ACRES FOUND
LOT 1 = 1.201 ACRES
LOT 2 = 0.577 ACRES
LOT 3 = 0.987 ACRES

- LEGEND
- 1/2" IRON ROD FOUND ○
 - YELLOW CAPPED IRON ROD FOUND RPLS # 1753 ●
 - PROPERTY CORNER FOUND AS NOTED ●
 - CAPPED IRON ROD SET ●
 - POWER POLE ○
 - WATER METER ○
 - SEWER CLEAN OUT ○
 - CONCRETE ○
 - ASPHALT ○
 - COVERED AREA ○
 - OVERHEAD UTILITY LINE ○
 - FENCE LINE ○
 - DEED RECORDS BASTROP COUNTY TEXAS DRBCT
 - OFFICIAL PUBLIC RECORDS BASTROP COUNTY TEXAS OPRBCT
 - POINT OF BEGINNING P.O.B.



PROPERTY ADDRESS:
1008 MESQUITE STREET
BASTROP, TEXAS 78602

Gene Arthur Brown Jr.
Assumption Special Warranty Deed
0905/159 DRBCT
Called 6.739 Acres of Land

Katriela L. Harrison
Special Warranty Deed
Doc. # 200416794 OPRBCT
Called 1.451 Acre Tract

Gene Arthur Brown Jr.
Warranty Deed with Vendor's Lien
0926/450 DRBCT
Called 4.243 Acres of Land

PLAT NOTES:
THE BENCHMARKS USED ID PID: BM0433, NATIONAL GEODETIC SURVEY, ELEVATION: 364.75' (NAVD 88)

WATER SERVICE IS PROVIDED BY: CITY OF BASTROP
WASTEWATER SERVICE IS PROVIDED BY: CITY OF BASTROP
ELECTRIC SERVICE IS PROVIDED BY: BASTROP POWER & LIGHT

1. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
2. 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.
3. NO RESEARCH WAS PERFORMED BY THE UNDERSIGNED REGARDING EASEMENTS, BUILDING LINES OR CONDITIONS OF RECORD. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
5. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
6. ALL NEW UTILITIES WILL BE UNDERGROUND.
7. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
8. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
9. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
10. AS SHOWN HEREON, A TWENTY (20') FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A (5') FIVE FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND A FIVE (5') FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE REAR LOT LINE.
11. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
12. 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.
13. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
14. NO LOT OR STRUCTURE SHALL BE SUBMITTED TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OR SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
15. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
16. 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.
17. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
18. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
19. BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
20. ANY PUBLIC 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 SUCH PROVIDERS WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF PUBLIC UTILITIES.
21. LINE EXTENSION FEES ARE REQUIRED TO BE ASSESSED AT THE TIME OF PLATTING. PROVIDE ELECTRIC LOAD CALCULATIONS, NUMBER OF SERVICES, OR PLANS FOR REVIEW.
22. PAVED BASIS, GRID NORTH, LAMBERT CONFORMAL PROJECTION, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, 4203, NAD83
23. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, WASHINGTON NO. 2, RECORDED IN PLAT CABINET 5, PAGE 194A, PLAT RECORDS BASTROP COUNTY, TEXAS, SHALL APPLY TO THIS PLAT.
24. CONTOURS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND NOT TO BE USED, VIEWED OR RELIED UPON FOR CONSTRUCTION PURPOSE OR CALCULATIONS OF ANY KIND. CONTOURS DERIVED FROM LIDAR DATA PER TEXAS NATURAL RESOURCES INFORMATION SYSTEM WEBSITE. [HTTPS://TNRIS.ORG](https://tnris.org)

STATE OF TEXAS }
COUNTY OF BASTROP }
APPROVED THIS _____ DAY OF _____, 2022, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

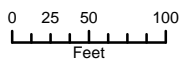
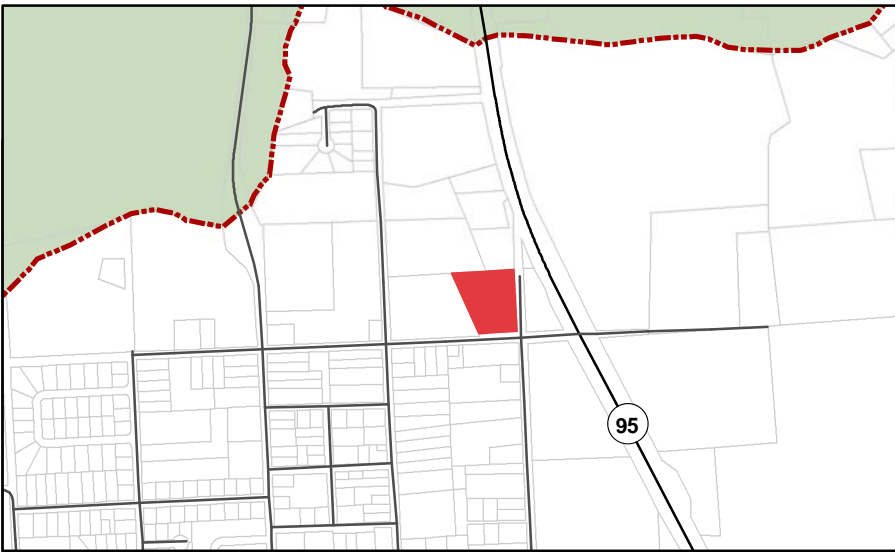
APPROVED:
PLANNING & ZONING COMMISSION CHAIRPERSON
ATTEST:
CITY SECRETARY

FLOOD PLAIN NOTE:
NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL FLOOD AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0215E, EFFECTIVE JANUARY 19, 2006, FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 481193.

FLOOD WARNING:
THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF BASTROP OR BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY OF BASTROP DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP, BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM THE RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.

EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, MULTI-FAMILY AND DUPLEX CONSTRUCTION.
FLOODPLAIN ADMINISTRATOR NOTE:
BASED ON THE REPRESENTATIONS OF THE SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID SURVEYOR, IT IS DETERMINED THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE FLOOD DAMAGE PREVENTION ORDER FOR BASTROP COUNTY.

Attachment 1 Location Map



Replat Washington Subdivision No. 2

1 inch = 125 feet

Date: 5/19/2022

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.





STAFF REPORT

MEETING DATE: June 7, 2022

AGENDA ITEM: 3D

TITLE:

Consider action to approve Valverde Section 1 Preliminary Plat, being 87.260 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:

Site Address: West of FM 969 (Attachment 1)
Total Acreage: 87.260 acres
Legal Description: 87.260 acres of the Nancy Blakey Survey, Abstract Number 98
Property Owner: Continental Homes of Texas, LP
Agent Contact: Pablo H. Martinez, BGE, Inc.
Existing Use: Vacant/Undeveloped
Existing Zoning: None. Extra-Territorial Jurisdiction
Adopted Plan: Valverde Development Agreement, Approved July 13, 2021
Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted an application for a Preliminary Plat for Valverde Section 1 (Exhibit A). The plat includes 352 residential lots and 28 non-residential lots (Attachment 1). The table below breaks down the number of lots by size.

LOT COUNT		
	NO. OF LOTS	PERCENT
32' LOTS	153	40.26%
43' LOTS	128	33.68%
45' LOTS	53	13.95%
50' LOTS	18	4.74%
OS/DE	28	7.37%
TOTAL	380	100%

The proposed lots follow the standards adopted in the Viridian Development Agreement. The developer intends to submit this first section in phases as three final plats.

Traffic Impact and Streets

The Preliminary Plat proposes an 80 foot ROW, major multimodal street that provides the main access for this section from FM 969. Street G will connect to George Neggan Lane that stubs out from the Colony MUD development to the north. On the south side, Streets A, C, K and L will provide stub outs for future connections to the property south of Valverde for future development. All streets and alleys are proposed to be publicly dedicated. Sidewalks will also be built within the development along the public streets.

A traffic impact analysis (TIA) for the development is not required by the City as the development is complying with the Master Transportation Plan and meeting the grid requirements for ETJ developments. A TIA is being conducted as a requirement of the Texas Department of Transportation to address impacts on FM 969. The TIA is pending and the approval from TxDOT will be required before Final Plat.

Utilities

Water service (domestic and fire) will be provided by the City of Bastrop via water line extensions provided by the developer from the existing water tank on the south side of SH 71. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. A Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

Wastewater collection and treatment will also be provided by the City of Bastrop via a new lift station shown in Block B Lot 1 and wastewater line extensions along FM 969 provided by the developer to the existing line at FM 969 and SH 71. Wastewater improvements were included in the approved Preliminary Infrastructure Plan.

Drainage

The natural drainage basins for this area drain north. Stormwater runoff generated Section 1 will be routed via storm sewer to two detention ponds in the north part of this section Both ponds will then discharge at pre-developed rates to the north. The drainage plan is using the updated rainfall totals of Atlas 14. Additionally, the lots will include maximum impervious coverage limits as defined in the Development Agreement, that are reflected in the system capacity. A Preliminary Drainage Plan has been reviewed and approved by the City Engineer.

POLICY EXPLANATION:

Preliminary Plats are reviewed and approved by the Planning & Zoning Commission.

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. The plat proposes residential lots.

Objective 2.1.2: Exercise greater influence on development patterns and character in the Bastrop ETJ.

The City of Bastrop has a Development Agreement with the Valverde that allows the city to agree to specific land uses and development standards, even though the development

is not within the city limits. This allows the city to ensure the quality of development and future sustainability.

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

Through the Development Agreement, the Valverde development includes follows the intent of the B³ Code forms for residential and commercial lot standards. The development agreement allows for a mix of residential house forms, including ranch house, villa, house, duplex, triplex, fourplex, courtyard house, courtyard apartments, row house and apartments.

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).

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 87.260-acre tract into 352 residential lots and 28 non-residential lots. Utility improvements within the subdivision (water, and wastewater will be dedicated to the City of Bastrop upon their completion. Once the final plat is recorded, the sections can be annexed and the public streets and drainage will be dedicated to the City at that time.

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.

(2) it conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial

jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;

A Preliminary Drainage Plan and Preliminary Infrastructure Plan have been reviewed and approved by the City Engineer to ensure that the Public Improvements can be designed for utility extension. The development is following the adopted Master Transportation Plan for street layout and connects. A Traffic Impact Analysis is under review with TxDOT to address impacts of the development on the highway system.

- (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 Viridian Development Agreement.

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.

- Section 1.3.002 Preliminary Plat

The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on December 16, 2021.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on January 21, 2022.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Preliminary Plat for Valverde Section 1 for compliance with subdivision and development agreement standards on May 4, 2022 and deemed the plat administratively complete. The Director of Planning recommends approval.

RECOMMENDATION:

Consider action to approve Valverde Section 1 Preliminary Plat, being 87.260 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: Valverde Section 1 Preliminary Plat
- Attachment 1: Location Map
- Attachment 2: Viridian Concept Plan

BENCHMARK

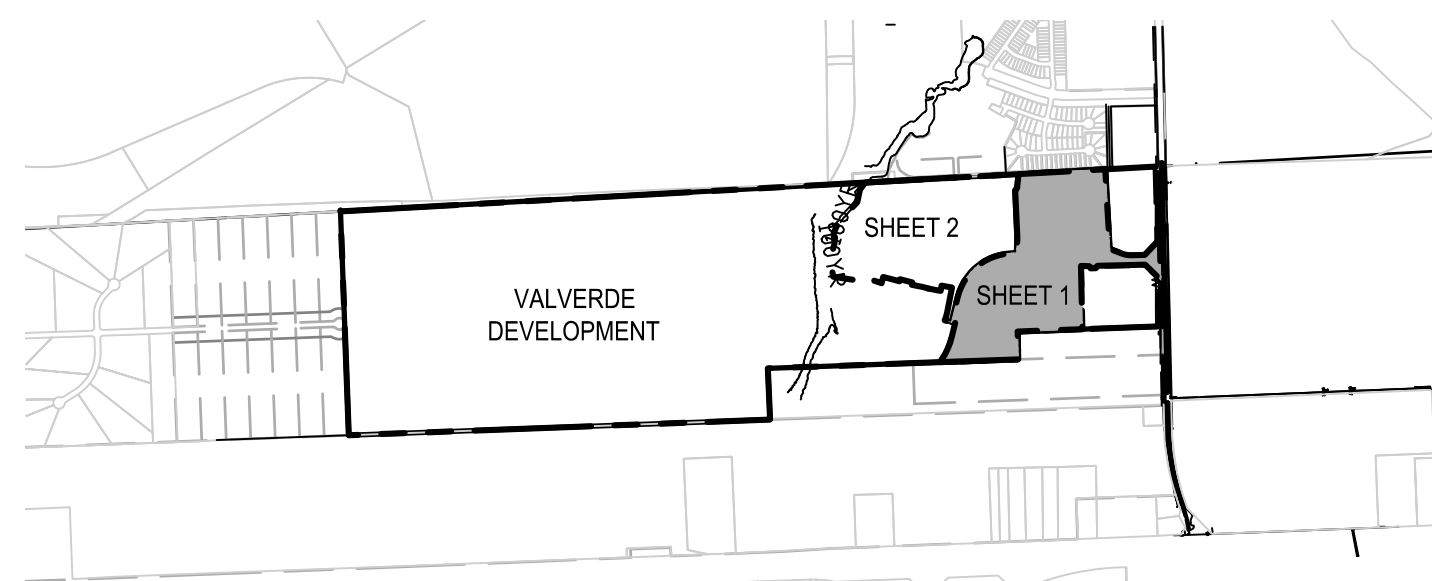
- T.B.M."1" IS A MAG NAIL SET S 06° 38' 04" E, 217.4' FROM THE NE CORNER OF THE REMAINDER OF CALLED 410.599 ACRE TRACT (SUBJECT TRACT), AS SHOW HEREON. ELEV. 407.65' NAVD 88
- T.B.M."2" IS A CHISELED BOX IN CONCRETE HEADWALL MAG NAIL SET +/- 1,700' EAST OF THE INTERSECTION OF F.M. 969 AND THE TEXAS 71 FRONTAGE ROAD, AS SHOW HEREON. ELEV. 387.29' NAVD 88

LOT/SITE AREA INFORMATION

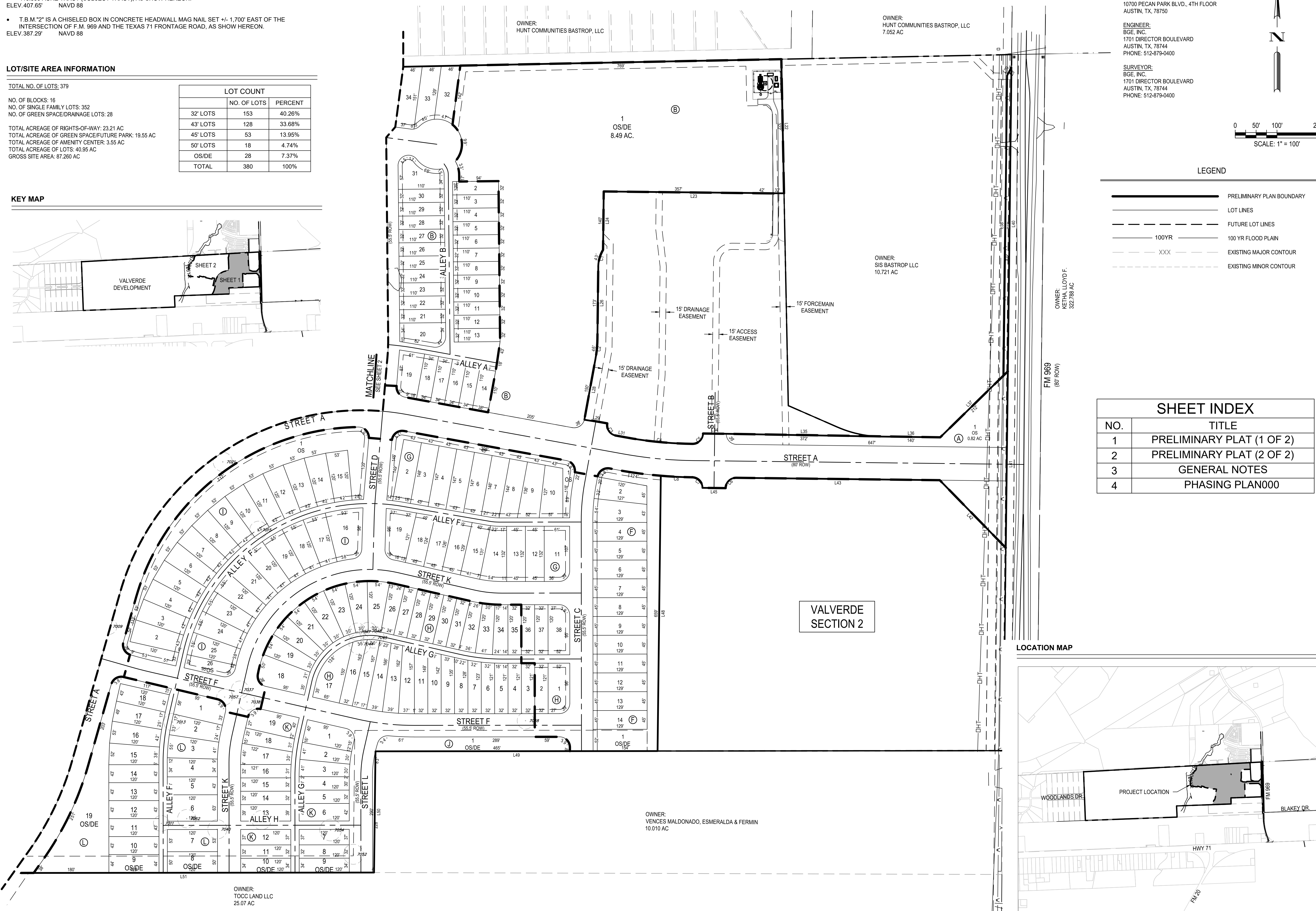
TOTAL NO. OF LOTS: 379
 NO. OF BLOCKS: 16
 NO. OF SINGLE FAMILY LOTS: 352
 NO. OF GREEN SPACE/DRAINAGE LOTS: 28
 TOTAL ACREAGE OF RIGHTS-OF-WAY: 23.21 AC
 TOTAL ACREAGE OF GREEN SPACE/FUTURE PARK: 19.55 AC
 TOTAL ACREAGE OF AMENITY CENTER: 3.55 AC
 TOTAL ACREAGE OF LOTS: 40.95 AC
 GROSS SITE AREA: 87.260 AC

LOT COUNT		
	NO. OF LOTS	PERCENT
32' LOTS	153	40.26%
43' LOTS	128	33.68%
45' LOTS	53	13.95%
50' LOTS	18	4.74%
OS/DE	28	7.37%
TOTAL	380	100%

KEY MAP



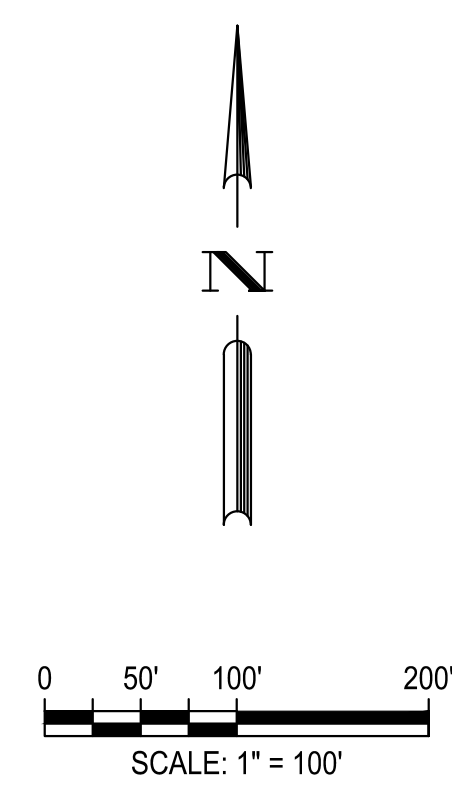
**VALVERDE, SECTION 1
PRELIMINARY PLAT**



OWNER:
CONTINENTAL HOMES OF TEXAS, LP
10700 PECAN PARK BLVD., 4TH FLOOR
AUSTIN, TX, 78750

ENGINEER:
BGE, INC.
1701 DIRECTOR BOULEVARD
AUSTIN, TX, 78744
PHONE: 512-879-0400

SURVEYOR:
BGE, INC.
1701 DIRECTOR BOULEVARD
AUSTIN, TX, 78744
PHONE: 512-879-0400

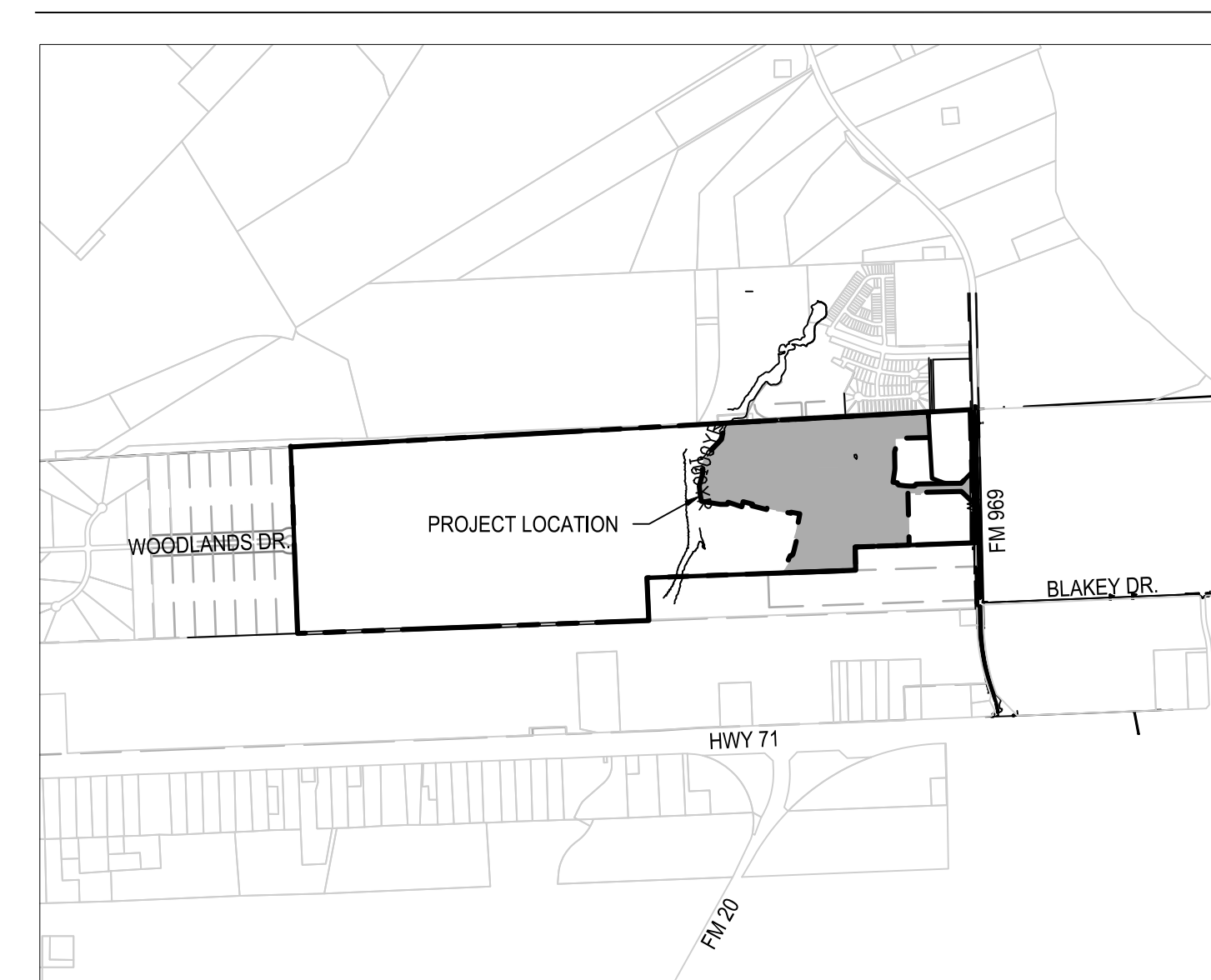


LEGEND

- PRELIMINARY PLAN BOUNDARY
- LOT LINES
- FUTURE LOT LINES
- 100YR 100 YR FLOOD PLAIN
- XXX EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

SHEET INDEX	
NO.	TITLE
1	PRELIMINARY PLAT (1 OF 2)
2	PRELIMINARY PLAT (2 OF 2)
3	GENERAL NOTES
4	PHASING PLAN000

LOCATION MAP



DATE	APR
DESCRIPTION	
REV	
DESIGNED BY:	
REVIEWED BY:	
DRAWN BY:	

BGE, INC.
1701 Director Blvd., Suite 1000
AUSTIN, TX 78744
TYPE Registration No. F-1046
TEL. 512.879.0400 www.bgeinc.com

**VALVERDE
PRELIMINARY PLAT
PRELIMINARY PLAT (1 OF 2)**

SHEET
1 OF 4

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VALVERDE, SECTION 1

PRELIMINARY PLAT

OWNER:
HUNT COMMUNITIES BASTROP, LLC

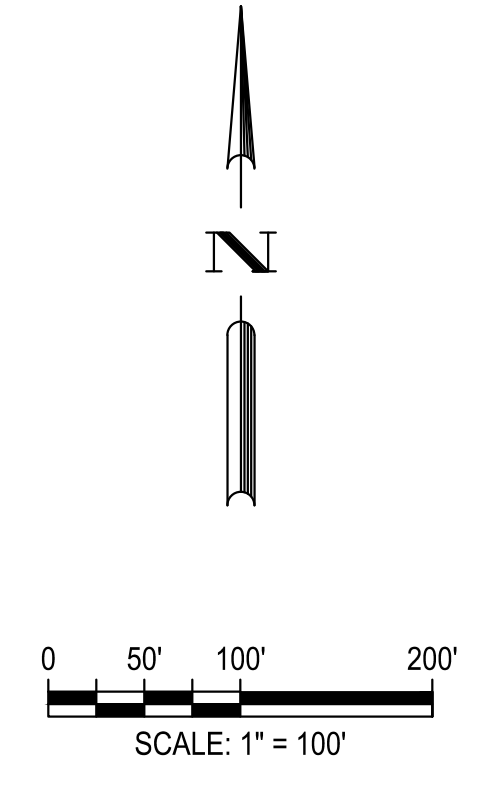
OWNER:
HUNT COMMUNITIES BASTROP, LLC

OWNER:
CONTINENTAL HOMES OF TEXAS, LP
399.878 AC

OWNER:
CONTINENTAL HOMES OF TEXAS, LP
399.878 AC

OWNER:
BELLAMONT LLC
25.071 AC

OWNER:
TOCC LAND LLC
25.07 AC

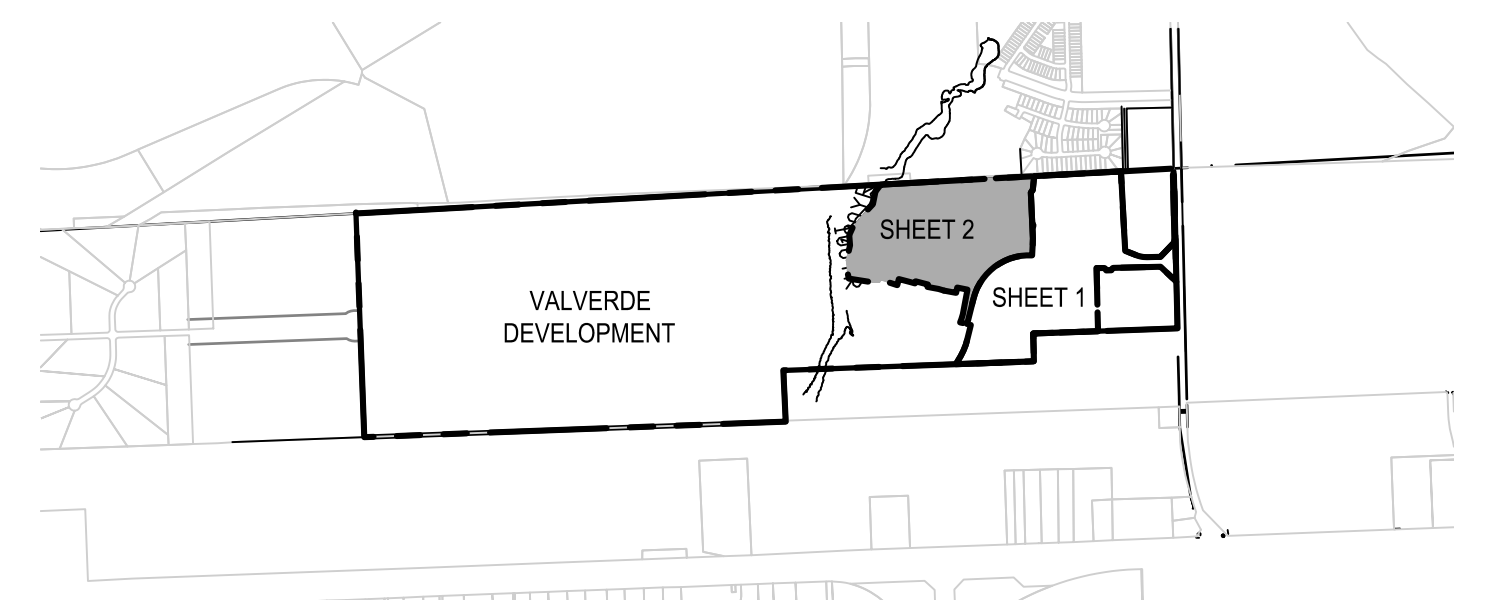


VALVERDE
SECTION 2

1
AMENITY CENTER
3.55 AC.

VALVERDE
SECTION 2

KEY MAP



LEGEND

- PRELIMINARY PLAN BOUNDARY
- LOT LINES
- FUTURE LOT LINES
- 100YR 100 YR FLOOD PLAIN
- XXX EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

C:\Users\spadilla\OneDrive\BGE\Bastrop\Valverde\Section 1\303_CADD\01_SHTS\PRELIMINARY PLAT.dwg Layout: 2 PRELIMINARY PLAN (2 OF 2) Plot: 4/1/2022 3:24:04 PM

<p>VALVERDE PRELIMINARY PLAT</p> <p>PRELIMINARY PLAT (2 OF 2)</p>	<p>DATE: APR</p> <p>DESCRIPTION:</p>
<p>DESIGNED BY:</p> <p>REVIEWED BY:</p> <p>DRAWN BY:</p>	<p>REV</p>
<p>BGE, INC. 1701 Directors Blvd., Suite 1000 AUSTIN, TX 78744 TYPE Registration No. F-1046 TEL: 512.679.9460 www.bgeinc.com</p>	
<p>SHEET 2 OF 4</p>	

APPROVED BY

OWNER'S SIGNATURE BLOCK:

AS OWNER OF THIS PROPERTY, I PROMISE TO DEVELOP AND MAINTAIN THIS PROPERTY AS DESCRIBED BY THIS PLAN.

CONTINENTAL HOMES OF TEXAS, LP (OWNER'S AUTHORIZED AGENT) 05/06/2022

THAT I, JUAN MARTINEZ, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, TEXAS AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR THE DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

JUAN MARTINEZ, P.E. LICENSED PROFESSIONAL ENGINEER NO. 106158 DATE: 5/6/22



BGE, INC. 1701 DIRECTORS BLVD, SUITE 1000 AUSTIN, TEXAS 78744

APPROVED THIS DAY OF 20__ A.D BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP COUNTY, TEXAS.

APPROVED:

ATTEST:

PLANNING & ZONING COMMISSION CHAIRPERSON

CITY SECRETARY

GENERAL NOTES:

- 1. THIS SUBDIVISION CONTAINS 92.305 ACRES IN 400 SINGLE FAMILY RESIDENTIAL LOTS, 48 TOWN HOMES LOTS, 1 AMENITY CENTER LOT, AND 28 OPEN SPACE LOTS.
2. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD-83. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COMBINED SCALE FACTOR: 0.9999899509
3. THIS TRACT IS LOCATED WITHIN THE COLORADO RIVER WATERSHED. NO PORTION OF THIS TRACT IS LOCATED WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 48021C0355E, BASTROP COUNTY, TEXAS, DATED: JANUARY 19, 2008.
4. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
5. 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.
6. ALL UTILITIES WILL BE PLACED UNDERGROUND.
7. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
8. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
9. 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.
10. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
11. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
12. 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.
13. BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
14. 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)
15. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
16. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
17. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
18. ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.
19. GAS SERVICE IS PROVIDED BY CENTERPOINT ENERGY.
20. CABLE SERVICE IS PROVIDED BY TIME WARNER CABLE.
21. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
22. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY).
23. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
24. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
25. ALL EASEMENTS OF RECORD AS INDICATED ON THE

MOST RECENT TITLE RUN (DATED: 15 NOVEMBER 2018, CONDUCTED BY BASTROP ABSTRACT COMPANY) FOR THIS PROPERTY ARE SHOWN ON THIS PLAT.

- 26. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
27. AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
28. PROPERTY OWNER SHALL PROVIDE FOR ACCESS FOR ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
29. 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, OR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES.
30. 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.
31. BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
32. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP.
33. ALL SIGNS SHALL COMPLY WITH THE BASTROP SIGN ORDINANCE.
34. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
35. 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.
36. THE PLAT WILL COMPLY WITH THE REQUIREMENTS OF THE VIRIDIAN DEVELOPMENT AGREEMENT.
37. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT WHEN LOCATED WITHIN BASTROP COUNTY'S REVIEW JURISDICTION. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE) SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
38. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
39. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP, AT THE TIME OF PLATTING.
40. THE 20' WIDE ALLEYS SHALL BE MARKED ON BOTH SIDES AS FIRE LANE - NO PARKING.
41. ROADWAYS WITH MORE THAN 26' OF PAVING FACE OF CURB TO FACE OF CURB BUT LESS THAN 32' OF PAVING FACE OF CURB TO FACE OF CURB SHALL BE MARKED ON ONE SIDE OF THE ROADWAY AS FIRE LANE - NO PARKING. MARKING SHALL CONFORM WITH CITY OF BASTROP FIRE LANE MARKING DETAIL.

STREET STANDARDS CHART table with columns: STREET NAME, R.O.W. WIDTH, STREET LENGTH, CURB AND GUTTER. Rows include STREET A through STREET P and ALLEY A through ALLEY P.

Line Table table with columns: Line #, Length, Direction. Rows L66 through L40.

Line Table table with columns: Line #, Length, Direction. Rows L39 through L15.

Line Table table with columns: Line #, Length, Direction. Rows L14 through L1.

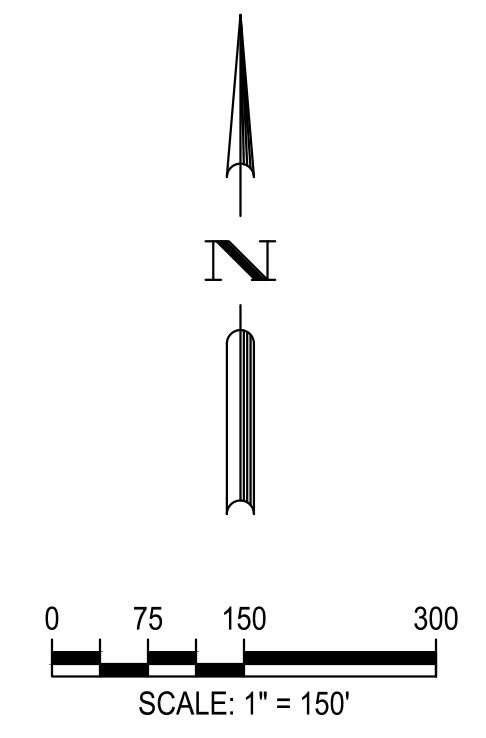
CURVE DATA (LOT LINES) table with columns: NUMBER, RADIUS, DELTA ANGLE, ARC DISTANCE, CHORD BEARING, CHORD DISTANCE. Rows C1 through C12.

Vertical sidebar containing: DATE, DESCRIPTION, REV, DESIGNED BY, REVIEWED BY, DRAWN BY, BGE logo, BGE, INC. contact info, VALVERDE PRELIMINARY PLAT, GENERAL NOTES, and a second professional engineer seal for Juan P. Martinez.

C:\Users\jmartinez\OneDrive\BGENE\Communities\8225-00-Bastrop_Prelim\Viridian_Preliminary\Plat-Phase 1-3003_CADD\01_SHTS\PRELIMINARY PLAT.dwg Layout: 3 GENERAL NOTES Plotted: 5/6/2022 4:20:59 PM

VALVERDE, SECTION 1

PRELIMINARY PLAT



C:\Users\spadilla\OneDrive\BGE\BGE\Horton\Valverde\Pre\Phase 1-3\03_CADD\01_SHTS\PRELIMINARY PLAT.dwg Layout: 4 PHASING PLAN Plotted: 4/1/2022 3:24:09 PM

REV	DESCRIPTION	DATE	APR

DESIGNED BY:
REVIEWED BY:
DRAWN BY:



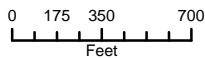
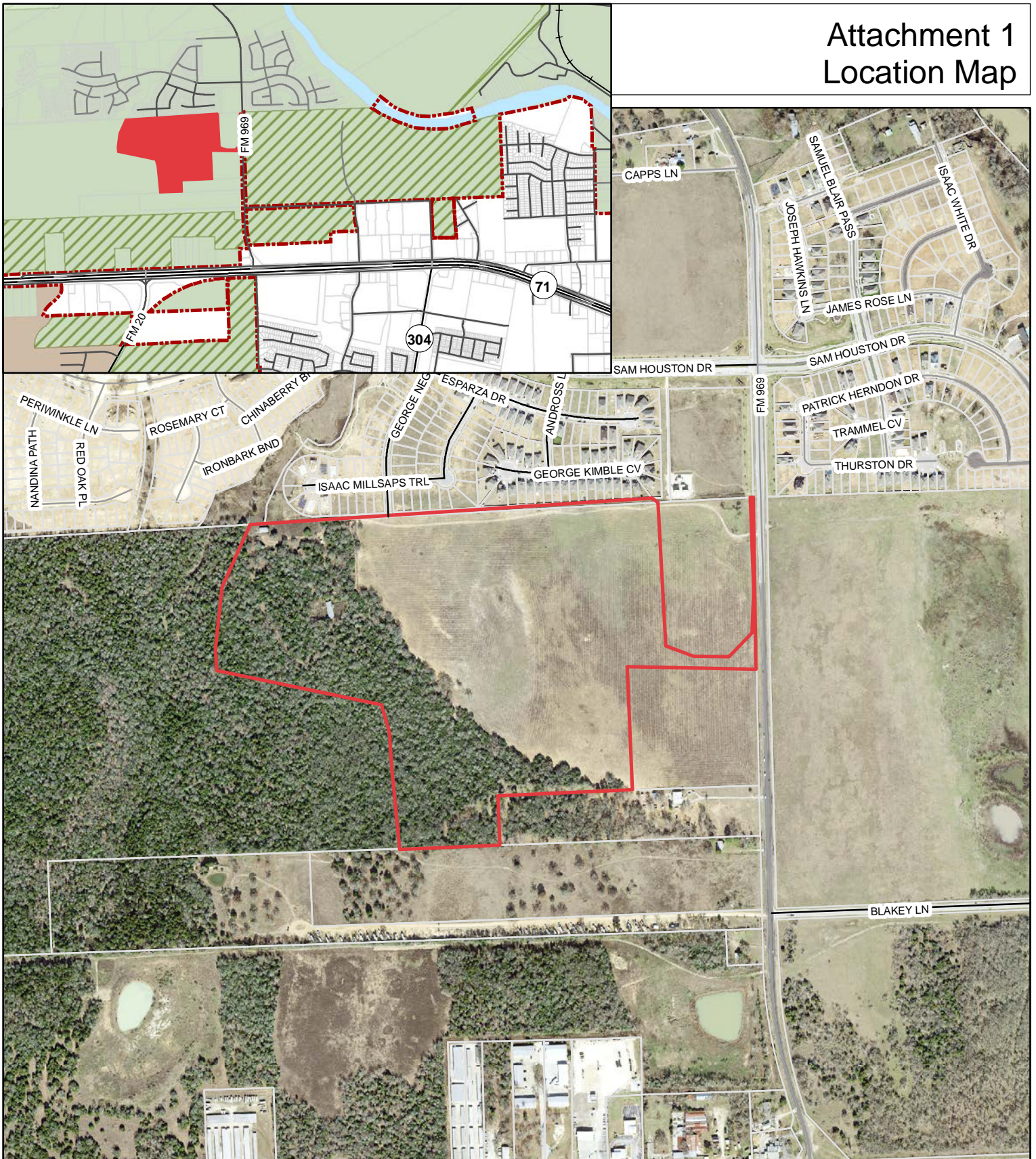
BGE, INC.
1701 Directors Blvd., Suite 1000
AUSTIN, TX 78744
TYPE Registration No. F-1046
TEL: 512.979.9460 www.bgeinc.com

VALVERDE
PRELIMINARY PLAT
PHASING PLAN

5/8/22

SHEET
4 OF 4

Attachment 1 Location Map



Preliminary Plat Valverde Section 1

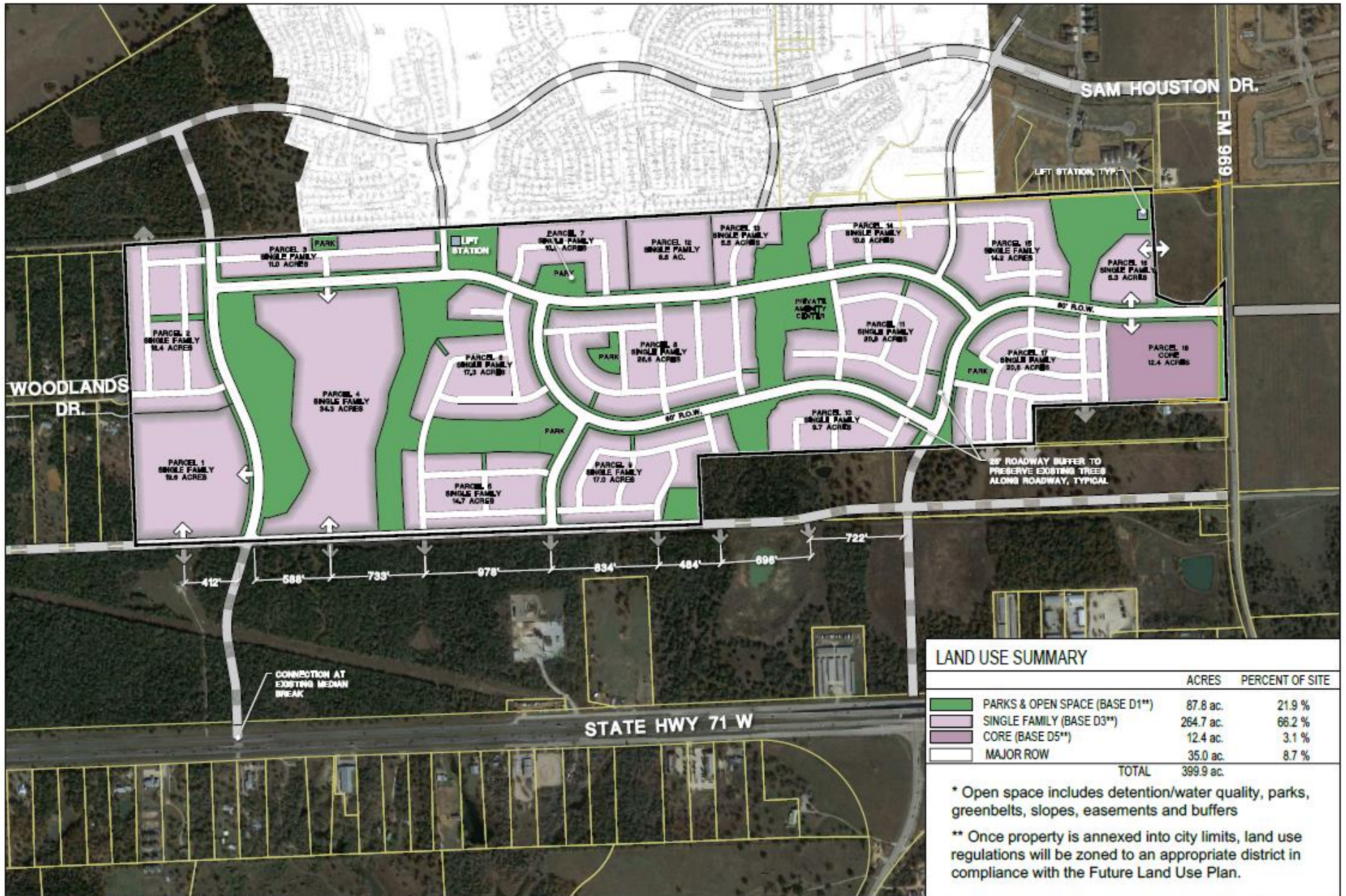
1 inch = 750 feet

Date: 5/19/2022

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.



SEC 1.1.004 DEVELOPMENT TYPE MAP



LAND USE SUMMARY		
	ACRES	PERCENT OF SITE
■ PARKS & OPEN SPACE (BASE D1**)	87.8 ac.	21.9 %
■ SINGLE FAMILY (BASE D3**)	264.7 ac.	66.2 %
■ CORE (BASE D5**)	12.4 ac.	3.1 %
■ MAJOR ROW	35.0 ac.	8.7 %
TOTAL	399.9 ac.	

* Open space includes detention/water quality, parks, greenbelts, slopes, easements and buffers
 ** Once property is annexed into city limits, land use regulations will be zoned to an appropriate district in compliance with the Future Land Use Plan.

NOTE: ROADWAY ALIGNMENTS ARE CONCEPTUAL IN NATURE AND MAY BE ADJUSTED WITH FUTURE PLATTING AND CONSTRUCTION DOCUMENTS



STAFF REPORT

MEETING DATE: June 7, 2022

AGENDA ITEM: 3E

TITLE:

Consider action to approve Bastrop Colorado Bend, Phase 1 Preliminary Plat, being 312.591 acres out of Stephen F. Austin Survey, Abstract Number 2, located west of Lovers Lane, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:

Site Address: West of Lovers Lane (Attachment 1)
Total Acreage: 312.591 acres
Legal Description: 312.591 acres of the Stephen F. Austin Bangs Survey, Abstract Number 2
Property Owner: Alton Butler/Bastrop Colorado Bend, LLC
Agent Contact: Brendan McEntee, Carlson, Brigrance, and Doering, Inc.
Existing Use: Vacant/Undeveloped
Existing Zoning: None. Extra-Territorial Jurisdiction
Adopted Plan: Colorado Bend LLC Development Agreement, Approved June 22, 2021
Future Land Use: Rural Residential (pending amendment at City Council for Industry)

BACKGROUND/HISTORY:

The applicant has submitted an application for a Preliminary Plat for Bastrop Colorado Bend, Phase 1 (Exhibit A). The plat includes one commercial lot (Attachment 1). The proposed commercial lot follows the concept plan adopted in the Development Agreement.

Traffic Impact and Streets

The Preliminary Plat proposes to add additional right-of-way to the existing Lover Lane to provide for half of the required 80 feet for a multimodal street as shown on the Master Transportation Plan. A new 55.5-foot right-of-way, labeled East-West Perimeter Road, is proposed parallel to the southern property boundary and intersect with Lovers Lane.

A traffic impact analysis (TIA) for the development is under review. Off-site improvements to mitigate future traffic impacts are being considered, but none of the improvements will affect this portion of the development. The TIA must be approved prior to approving the Final Plat.

Utilities

Water service (domestic and fire) will be provided by the City of Bastrop via water line extensions provided by the developer on Lovers Lane. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. A Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

Wastewater collection and treatment will also be provided by the City of Bastrop. The developer will install wastewater line extension from the existing near Technology Drive. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. Wastewater improvements were included in the approved Preliminary Infrastructure Plan.

Drainage

Stormwater runoff generated within the property will be detained on site in a series of detention areas prior to discharge into the Colorado River to the west to ensure no adverse impact to the river. The drainage plan is using the updated rainfall totals of Atlas 14. A Preliminary Drainage Plan has been reviewed and approved by the City Engineer.

POLICY EXPLANATION:

Preliminary Plats are reviewed and approved by the Planning & Zoning Commission.

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan - Rural Residential: The Rural Residential character area is for lands that are, and will continue to be, sparsely populated and largely undeveloped. Primarily found on the City's periphery, this area is characterized by large lot single-family residences, as well as agriculture, ranching, silviculture, and natural landscape.

Pending Amendment to Industry:

The Industry character area supports light industrial, and warehousing and distribution, land uses. Activities within this character area include the assembly, production, and storage of finished products, and may require industrialized buildings of substantial size, as well as areas for outdoor storage.

This plat will comply with the Future Land Use Plan, once the amendment is processed, which will be Industry in this area. The plat is in compliance with the approved Concept Plan and Informational Land Plan approved on June 22, 2021 in the Development Agreement.

Objective 2.1.2: Exercise greater influence on development patterns and character in the Bastrop ETJ.

The City of Bastrop has a Development Agreement that requires the property to annex and develop in accordance with the agreement. This allows the city to ensure the quality of development and future sustainability.

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).

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 312.591-acre tract into 1 commercial lot. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to City of Bastrop upon their completion.

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 Colorado Bend LLC Development Agreement, as approved by the City Council on June 22, 2021.

- (2) it conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;

A traffic impact analysis (TIA) for the development is under review. Off-site improvements to mitigate future traffic impacts are being considered, but none of the improvements will affect this portion of the development. The TIA must be approved prior to approving the Final Plat. A Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer for the utility feasibility that will be further designed in the Public Improvement Plans.

- (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 Colorado Bend LLC Development Agreement.

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.

- Section 1.3.002 Preliminary Plat

The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on March 25, 2022.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on May 5, 2022.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Preliminary Plat for Bastrop Colorado Bend, Phase 1 for compliance with subdivision and utility standards on May 6, 2022 and deemed the plat administratively complete. The Planning Director recommends approval.

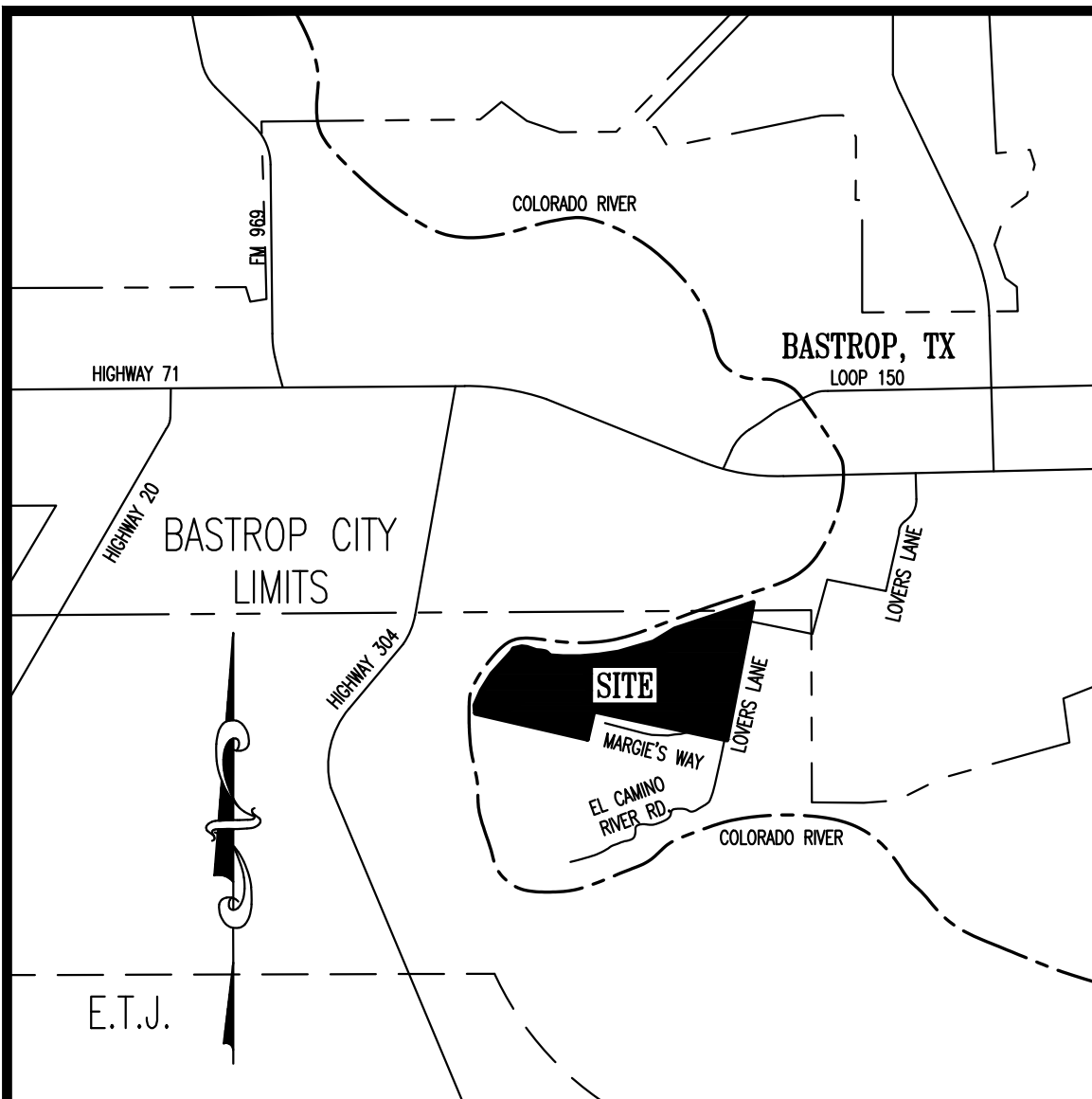
RECOMMENDATION:

Consider action to approve Bastrop Colorado Bend, Phase 1 Preliminary Plat, being 312.591 acres out of Stephen F. Austin Survey, Abstract Number 2, located west of Lovers Lane, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: Bastrop Colorado Bend, Phase 1 Preliminary Plat
- Attachment 1: Location Map
- Attachment 2: Development Agreement Concept Plan and Informational Land Plan

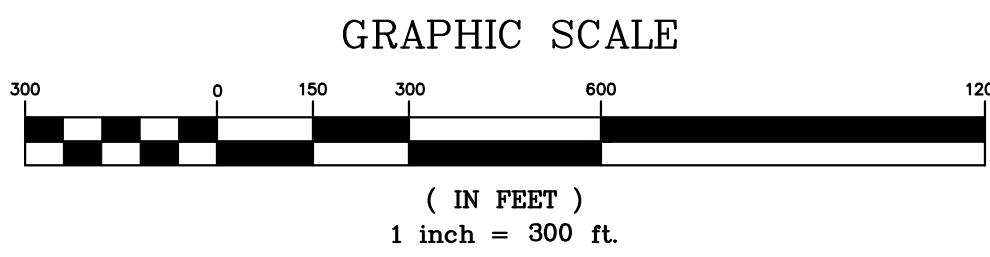
BASTROP COLORADO BEND PHASE 1 PRELIMINARY PLAT



LOCATION MAP
(N.T.S.)

SCALE: 1:300

- LEGEND**
- 1/2" IRON ROD SET
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - △ CALCULATED POINT



JODIE RHODES
(48.891 ACRES)
VOL. 2112, PG. 380

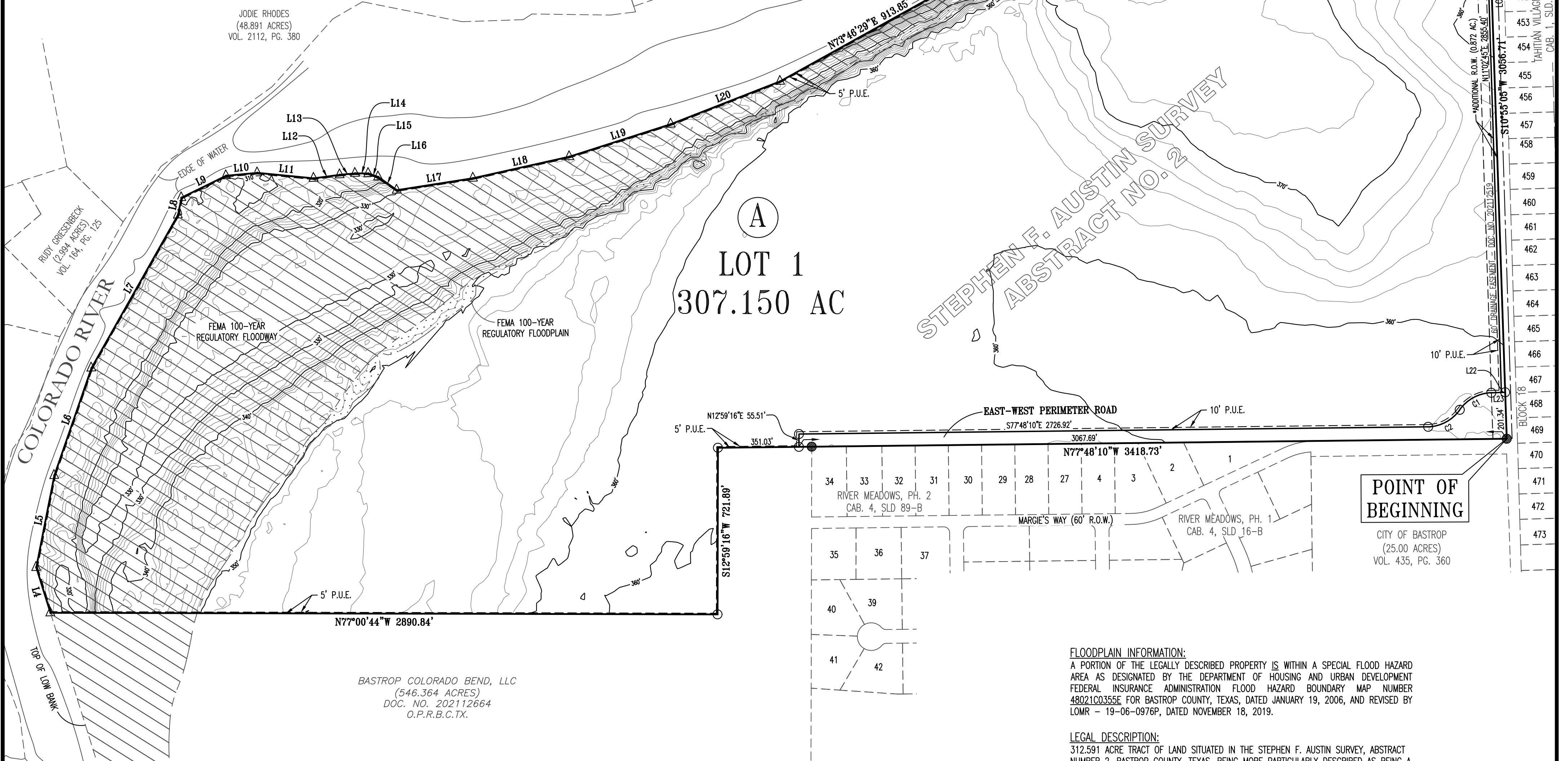
RUDY GREGORICH
(1.04 ACRES)
VOL. 184, PG. 125

LOT 96, BLOCK K
PECAN PARK, SECTION 2
CAB. 7, SLD. 29-A

RIVER BEND AT PECAN PARK
COMMUNITY ASSOCIATION
(17.224 ACRES)
DOC. NO. 201914231

LYNN OUALLINE
(4.555 ACRES)
VOL. 770, PG. 328

JAMES & CINDY
MULLER
(5.008 ACRES)
VOL. 2336, PG. 69



A
LOT 1
307.150 AC

POINT OF BEGINNING
CITY OF BASTROP
(25.00 ACRES)
VOL. 435, PG. 360

BASTROP COLORADO BEND, LLC
(546.364 ACRES)
DOC. NO. 202112664
O.P.R.B.C.TX.

FLOODPLAIN INFORMATION:

A PORTION OF THE LEGALLY DESCRIBED PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NUMBER 48021C0355E FOR BASTROP COUNTY, TEXAS, DATED JANUARY 19, 2006, AND REVISED BY LOMR - 19-06-0976P, DATED NOVEMBER 18, 2019.

LEGAL DESCRIPTION:

312.591 ACRE TRACT OF LAND SITUATED IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 2, BASTROP COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 551.957 ACRE TRACT OF LAND CONVEYED TO BASTROP 552, LLLP, IN VOLUME 1694, PAGE 31, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

UTILITIES:

WATER: CITY OF BASTROP
WASTEWATER: CITY OF BASTROP
GAS: CENTERPOINT ENERGY
ELECTRIC: BLUEBONNET ELECTRIC
TELEPHONE: AT&T
CABLE: SPECTRUM

LINEAR FOOTAGE OF RIGHT-OF-WAY				
EAST-WEST PERIMETER ROAD	55.50 R.O.W.	3,068 FT	4,569 AC	LOCAL
*LOVERS LANE ADD. R.O.W.	R.O.W. VARIES	2,855 FT	0.872 AC	
TOTAL		5,923 FT	5,441 AC.	

*AS OUTLINED IN THE DEVELOPMENT & ANNEXATION AGREEMENT.

DATE: APRIL 22, 2022
OWNER: ALTON BUTLER
BASTROP COLORADO BEND, LLC.
12224 MONTAGUE ST.
PACOMA, CALIFORNIA 91331

ENGINEER & SURVEYOR:
BRENDAN P. McENTEE, P.E. NO. 96200 AND
STEPHEN R. LAWRENCE, R.P.L.S. NO. 6352
CARLSON, BRIGANCE & DOERING, INC.
12129 N. FM 620, STE. 600
AUSTIN, TEXAS 78750
(512) 280-5160 PHONE
(512) 280-5165 FAX

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	DELTA
C1	161.19	175.00	S74°31'52"W	155.55	86.82 52°46'26"
C2	161.19	175.00	N74°31'52"E	155.55	86.82 52°46'26"

Line Table		
Line #	Direction	Length
L4	N04°27'12"W	205.83
L5	N23°56'49"E	405.92
L6	N31°55'03"E	492.65
L7	N42°19'52"E	761.71
L8	N24°20'02"E	76.48
L9	N76°42'21"E	215.54
L10	S82°26'37"E	136.05
L11	S71°34'16"E	245.56
L12	S84°53'14"E	113.77
L13	S82°27'35"E	66.95
L14	S76°43'02"E	57.36
L15	S57°42'57"E	45.23
L16	S41°47'14"E	98.85

Line Table		
Line #	Direction	Length
L17	S86°03'31"E	334.43
L18	S89°43'45"E	427.61
L19	N85°04'35"E	461.81
L20	N81°27'34"E	508.87
L21	S107°27'05"W	465.77
L22	N79°04'55"W	16.49
L23	S79°04'55"E	60.00
L24	N89°46'39"W	56.91
L25	N78°57'15"W	10.12

TOTAL ACREAGE: 312.591 ACRES
SURVEY: STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 2
COMMERCIAL LOTS: 1 TOTAL: 307.150 ACRES
NO. OF BLOCKS: 1
R.O.W.: 1 TOTAL: 5.441 ACRES

BENCHMARK:
TBM-1:
3" LCRA ALUMINUM DISK
N: 10,014,712.67
E: 3,239,449.66
ELEV.: 365.68'
(NAVD88)

CONTOURS FROM TOPO SURVEY DATED DECEMBER 13, 2021

REV.	DESCRIPTION	DATE

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.
FIRM ID #E3791 REG. # 10024900
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH-J: \AC3D\5363\SURVEY\5363 PRELIMINARY PLAT

BASTROP COLORADO BEND PHASE 1 PRELIMINARY PLAT

GENERAL NOTES:

1. THE BENCHMARK USED IS LORA MONUMENT # A688 - 3" LORA ALUMINUM DISK FOUND IN THE EAST RIGHT-OF-WAY LINE OF SH 304, BEING +/- 800' NORTH OF THE INTERSECTION OF HUNTERS POINT DRIVE AND SH 304. N: 10014712.67 E: 3239449.66 ELEV. = 385.68' (NAVD83)
2. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED DECEMBER 28, 2020, TITLE COMMITMENT CFF# T-141384 CONDUCTED BY: TITLE RESOURCES GUARANTY COMPANY, ARE SHOWN ON THIS PRELIMINARY PLAT.
3. ALL SUBDIVISION IMPROVEMENT PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
4. 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.
5. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
6. BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
7. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
8. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP.
9. ALL NEW UTILITIES WILL BE UNDERGROUND.
10. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
11. ON-SITE STORM WATER DETENTION FACILITIES MAY BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 5, 10, 25, 50, AND 100-YEAR STORM EVENTS BY STRUCTURAL CONTAINMENT OR OTHER APPROVED METHODS. DISCHARGE OF FULLY DEVELOPED FLOWS SHALL REQUIRE OFF SITE CONVEYANCE AND APPROVAL BY THE CITY OF BASTROP.
12. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
13. WATER AND WASTEWATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
14. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH ORDINANCE EFFECTIVE AT THE TIME OF PLANTING AND THE ANNEXATION AND DEVELOPMENT AGREEMENT APPROVED BY THE BASTROP CITY COUNCIL ON JUNE 22, 2021.
15. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP.
16. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO FINAL PLAT APPROVAL BY THE CITY.
17. 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.
18. BY APPROVING THIS PRELIMINARY PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
19. 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.
20. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
21. FLOOD WARNINGS: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT THE LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
22. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF SITE WATER, WASTEWATER, AND DRAINAGE IMPROVEMENTS.
23. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
24. AS SHOWN HEREON A TEN (10) 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 AND REAR LOT LINE.
25. ALL TRAFFIC-RELATED WORK MUST COMPLY WITH THE RECOMMENDATIONS CONTAINED IN THE TRAFFIC IMPACT ANALYSIS RELATED TO THIS PROJECT AS APPROVED BY THE CITY OF BASTROP.
26. DESIGN ELEMENTS SHOWN ON THE PRELIMINARY PLAN ARE SUBJECT TO REVISION DURING SUBSEQUENT APPROVAL PROCESS (E.G. CONSTRUCTION PLANS, FINAL PLAT, ETC.) THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND/OR APPROVALS AS REQUIRED BY OTHER REGULATORY AGENCIES FOR DEVELOPMENT OF THE PROJECT.
27. 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.
28. THE DEVELOPMENT IS SUBJECT TO THE TERMS OUTLINED IN THE DEVELOPMENT AND ANNEXATION AGREEMENT APPROVED BY THE BASTROP CITY COUNCIL ON JUNE 22, 2021.

STATE OF TEXAS §
COUNTY OF BASTROP § KNOW ALL MEN BY THESE PRESENTS:

THAT, BASTROP COLORADO BEND, LLC, BEING THE OWNER OF THAT CERTAIN 546.364 ACRE TRACT OF LAND AS CONVEYED TO BASTROP COLORADO BEND, LLC BY DEED RECORDED IN DOCUMENT NUMBER 202112664, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 2, SITUATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 312.591 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"BASTROP COLORADO BEND PHASE 1 PRELIMINARY PLAT"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS 16th DAY OF May, 2022, A.D.

Alton Butler

ALTON BUTLER
BASTROP COLORADO BEND, LLC.
12224 MONTAGUE ST.
PACOMA, CALIFORNIA 91331

APPROVED ON THIS _____ DAY OF _____, 20____ A.D., BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP.

APPROVED: _____ ATTEST: _____

PLANNING & ZONING COMMISSION
CHAIRPERSON

CITY SECRETARY

FIELD NOTES

ALL OF THAT CERTAIN 312.591 ACRE TRACT OF LAND SITUATED IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 2, BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 546.364 ACRE TRACT OF LAND CONVEYED TO BASTROP COLORADO BEND, LLC BY DEED RECORDED IN DOCUMENT NUMBER 202112664, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.T.X.); MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF MARGIE'S WAY (60' R.O.W.) AND THE WEST RIGHT-OF-WAY LINE OF LOVERS LANE (R.O.W. VARIES) MONUMENTING AN EASTERN CORNER OF THE ABOVE REFERENCED 546.364 ACRE TRACT FOR AN EASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG A SOUTHERN LINE OF SAID 546.364 ACRE TRACT, THE NORTH LINE OF RIVER MEADOWS, PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 4, SLIDE 16-B, PLAT RECORDS OF BASTROP COUNTY, TEXAS (P.R.B.C.T.X.) AND THE NORTH LINE OF RIVER MEADOWS, PHASE 2 ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 4, SLIDE 89-B, P.R.B.C.T.X., AND ACROSS SAID 546.364 ACRE TRACT, N77°48'10"W PASSING AT A DISTANCE OF 3012.19 FEET A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID RIVER MEADOWS, PHASE 2, AND CONTINUING ON FOR A TOTAL DISTANCE OF 3418.73 FEET, FOR AN INSIDE CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, CONTINUING ACROSS SAID 546.364 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4:

- 1) S12°59'16"W A DISTANCE OF 721.89 FEET TO A CALCULATED POINT FOR A CORNER AND;
- 2) N77°00'44"W A DISTANCE OF 2890.84 FEET TO A CALCULATED POINT ON THE TOP OF LOW BANK OF THE COLORADO RIVER, FOR A WESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE COMMON LINE OF SAID 546.364 ACRE TRACT AND SAID TOP OF LOW BANK OF THE COLORADO RIVER, THE FOLLOWING TWENTY-ONE (21) COURSES AND DISTANCES, NUMBERED 1 THROUGH 21:

- 1) N04°27'12"W A DISTANCE OF 205.83 FEET TO A CALCULATED POINT FOR A CORNER;
- 2) N23°56'49"E A DISTANCE OF 405.92 FEET TO A CALCULATED POINT FOR A CORNER;
- 3) N31°55'03"E A DISTANCE OF 492.65 FEET TO A CALCULATED POINT FOR A CORNER;
- 4) N42°19'52"E A DISTANCE OF 761.71 FEET TO A CALCULATED POINT FOR A CORNER;
- 5) N24°20'02"E A DISTANCE OF 76.48 FEET TO A CALCULATED POINT FOR A CORNER;
- 6) N76°42'21"E A DISTANCE OF 215.54 FEET TO A CALCULATED POINT FOR A CORNER;
- 7) S82°26'37"E A DISTANCE OF 136.05 FEET TO A CALCULATED POINT FOR A CORNER;
- 8) S71°34'16"E A DISTANCE OF 245.56 FEET TO A CALCULATED POINT FOR A CORNER;
- 9) S84°53'14"E A DISTANCE OF 113.77 FEET TO A CALCULATED POINT FOR A CORNER;
- 10) S82°27'35"E A DISTANCE OF 66.95 FEET TO A CALCULATED POINT FOR A CORNER;
- 11) S76°43'02"E A DISTANCE OF 57.36 FEET TO A CALCULATED POINT FOR A CORNER;
- 12) S57°42'57"E A DISTANCE OF 45.23 FEET TO A CALCULATED POINT FOR A CORNER;
- 13) S41°47'14"E A DISTANCE OF 98.85 FEET TO A CALCULATED POINT FOR A CORNER;
- 14) S86°03'31"E A DISTANCE OF 334.43 FEET TO A CALCULATED POINT FOR A CORNER;
- 15) S89°43'45"E A DISTANCE OF 427.61 FEET TO A CALCULATED POINT FOR A CORNER;
- 16) N85°04'35"E A DISTANCE OF 461.81 FEET TO A CALCULATED POINT FOR A CORNER;
- 17) N81°27'34"E A DISTANCE OF 508.87 FEET TO A CALCULATED POINT FOR A CORNER;
- 18) N73°46'29"E A DISTANCE OF 913.85 FEET TO A CALCULATED POINT FOR A CORNER;
- 19) N58°31'45"E A DISTANCE OF 629.23 FEET TO A CALCULATED POINT FOR A CORNER;
- 20) N71°38'34"E A DISTANCE OF 1234.21 FEET TO A CALCULATED POINT FOR A CORNER, AND;
- 21) N07°58'40"E A DISTANCE OF 849.49 FEET TO A CALCULATED POINT AT THE NORTHEAST CORNER OF SAID 546.364 ACRE TRACT, SAME BEING AT THE APPARENT NORTHWEST CORNER OF A CALLED 5.098 ACRE TRACT OF LAND CONVEYED TO JAMES MIKULENKA AND CINDY MIKULENKA BY DEED RECORDED IN VOLUME 2336, PAGE 69, O.P.R.B.C.T.X., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ALONG THE COMMON LINE OF SAID 5.098 ACRE TRACT AND SAID 546.364 ACRE TRACT, S10°27'05"W, PASSING AT A DISTANCE OF 100.00 FEET A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 465.77 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHERN RIGHT-OF-WAY LINE OF SAID LOVERS LANE MONUMENTING THE SOUTHWEST CORNER OF SAID 5.098 ACRE TRACT, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE COMMON LINE OF SAID 546.364 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF LOVERS LANE, S10°55'05"W A DISTANCE OF 3056.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 312.591 ACRES OF LAND.

STATE OF TEXAS §
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

I, BRENDAN P. McENTEE, P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN HEREON.

ENGINEERING BY: *Brendan P. McEntee* DATE 5/16/2022
BRENDAN P. McENTEE, P.E. NO. 96200
CARLSON, BRIGANCE & DOERING, INC.
12129 N. FM 620, STE. 600
AUSTIN, TEXAS 78750
bmcntee@cbsdeng.com



STATE OF TEXAS §
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

THAT I, STEPHEN R. LAWRENCE, 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 THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

SURVEYED BY: *Stephen R. Lawrence* DATE 5/16/2022
STEPHEN R. LAWRENCE, R.P.L.S. #6352
CARLSON, BRIGANCE & DOERING, INC.
12129 N. FM 620, STE. 600
AUSTIN, TEXAS 78750
stephen@cbsdeng.com



SHEET NO. 2 OF 2

Carlson, Brigance & Doering, Inc.

FIRM ID #E3791 REG. # 10024900

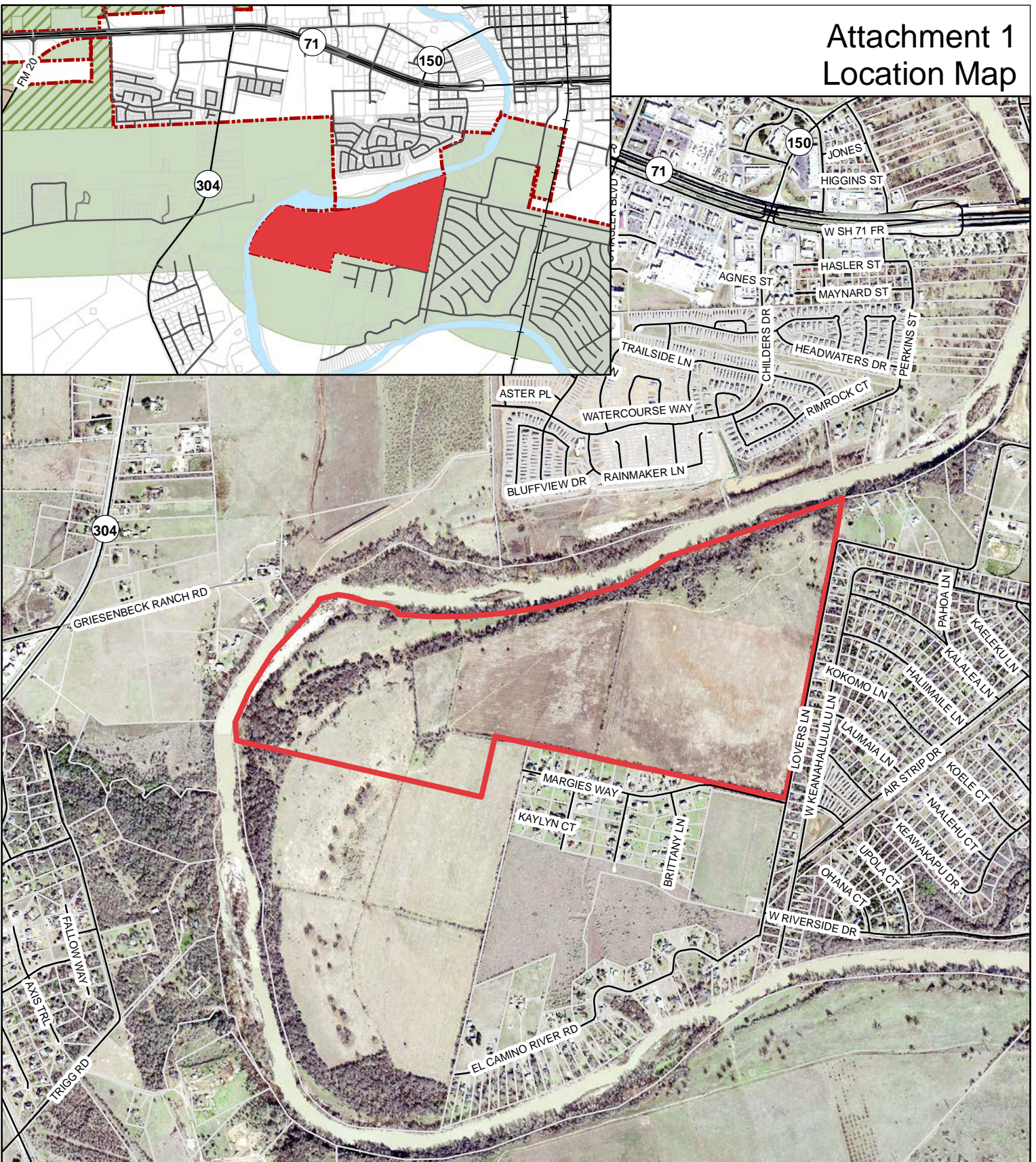
Civil Engineering Surveying

5501 West William Cannon Austin, Texas 78749

Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH-J:\AC3D\5363\SURVEY\5363 PRELIMINARY PLAT

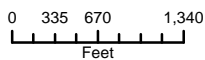
Attachment 1 Location Map



Date: 5/19/2022

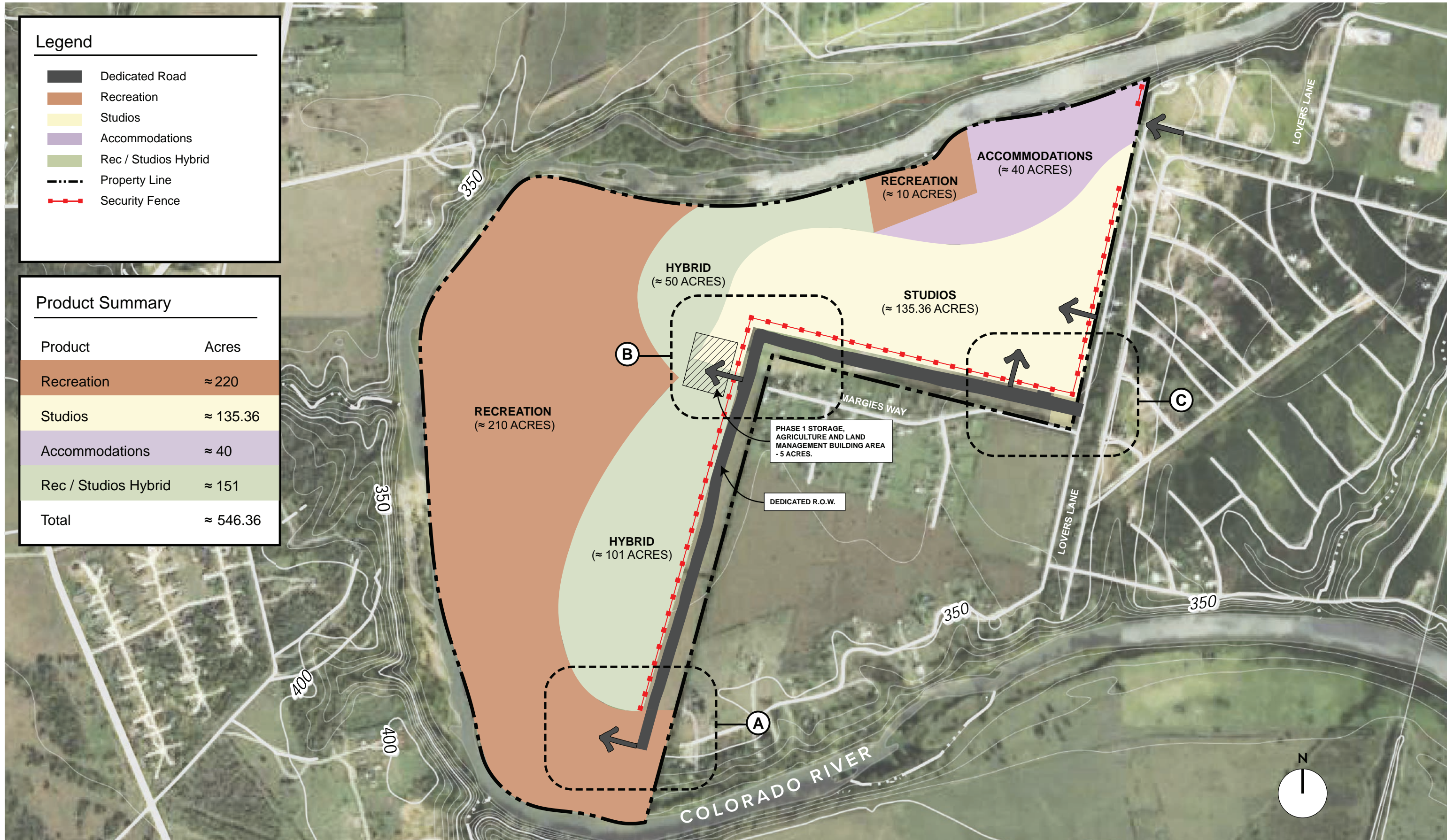
Preliminary Plat Bastrop Colorado Bend

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.



1 inch = 1,500 feet





Legend

- 1 ENTRY GATE
- 2 ACCOMMODATIONS
 - 2.1) Modern Rentals
 - 2.2) Working Accommodations
 - 2.3) Future Motor Home Coach Parking
 - 2.4) Campground
- 3 SOUND STAGES
- 4 WAREHOUSES
- 5 OFFICES
- 6 FLEX PAD
- 7 CLUB HOUSE
- 8 GOLF COURSE
- 9 CONCERT VENUE
- 10 EMERGENCY SERVICES / COMMISSARY
- 11 SERVICES / ACCOMMODATIONS
- 12 BEACH
- 13 HARBOR
- 14 RANCH
- 15 NATURE CONSERVATION
- 16 WATER TOWER
- 17 BACK LOT MOVIE SETS
 - 17.1) Wisteria Lane
 - 17.2) Middle East St
 - 17.3) NY Street
 - 17.4) Western Town
 - 17.5) Lake
 - 17.6) Blue Wall with Pool
 - 17.7) Green Wall
- 18 AGRICULTURE & LAND MGMNT AREA
- P PARKING
- NEW LANDSCAPING





STAFF REPORT

MEETING DATE: June 7, 2022

AGENDA ITEM: 3F

TITLE:

Consider action to approve The Colony MUD 1B Amended Preliminary Plat, being 12.000 acres out of Jose Manuel Bangs Survey, Number 5 (out of the total 155.959 for The Colony MUD 1B Preliminary Plat), located south of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:

Site Address: West of FM 969 and at the west extension of Sam Houston Boulevard (Attachment 1)

Total Acreage: 12.000 acres

Legal Description: 12.000 acres of the Jose Manuel Bangs Survey, Abstract 5

Property Owner: Rick Neff/Hunt Communities Bastrop, L.L.C.

Agent Contact: Crystal Clemons, Carlson, Brigance, and Doering, Inc.

Existing Use: Vacant/Undeveloped

Existing Zoning: None. Extra-Territorial Jurisdiction, The Colony MUD

Adopted Plan: Fourth Amendment to the Colony MUD Consent Agreement, Approved November 5, 2020

Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted an application for a Amended Preliminary Plat for The Colony MUD 1B (Exhibit A). The plat includes 1 non-residential lot (Exhibit A) that will be a future school site. The adopted in the Consent Agreement, as amended, contains five non-residential lot standards.

Traffic Impact and Streets

The Preliminary Plat proposes to extend Sam Houston Drive, an arterial street, westward from its intersection with FM 969, which will provide the main access into the development. Local streets connecting to Sam Houston Drive will serve the proposed residential lots and provide access into the Colony neighborhoods to the north and south of the road. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system. The revision of this section removes proposed local connector roads to make this area one lot.

A traffic impact analysis (TIA) for the overall development of The Colony MUD has been previously approved by the City. The original TIA contemplated the school site in the northern arm of the development, but as minor change to the Concept Plan for the relocation the plat is consistent

with the numbers for the impact to the existing roadways. Improvements along FM 969 have been completed with previous sections, and provisions for a future traffic signal will also be provided. If the Concept Plan is revised to include new sites which were not previously study, a new TIA may be required.

Utilities

Water service (domestic and fire) will be provided by The Colony MUD via water line extensions from existing infrastructure located on Sam Houston Dr. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. A Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

Wastewater collection and treatment will also be provided by The Colony MUD. Wastewater improvements were included in the approved Preliminary Infrastructure Plan.

Drainage

Stormwater runoff generated will flow into a detention pond in the eastern portion of the section. The pond discharges at pre-developed rates to the north. The drainage plan is using the updated rainfall totals of Atlas 14. Additionally, the residential lots will include maximum impervious coverage limit that is reflected in the system capacity. A Preliminary Drainage Plan has been reviewed and approved by the City Engineer.

POLICY EXPLANATION:

Preliminary Plats are reviewed and approved by the Planning & Zoning Commission.

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. The plat proposes a public school use, which is an associated use for residential.

Objective 2.1.2: Exercise greater influence on development patterns and character in the Bastrop ETJ.

The City of Bastrop has a Consent Agreement with the Colony Municipal Utility District that allows the city to agree to specific land uses and development standards, even though the development is not within the city limits. This allows the city to ensure the quality of development and future sustainability.

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

Through the Consent Agreement, The Colony MUD development includes four different single-family lot standards, two multi-family standards and five non-residential lot standards.

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).

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 revising the previously approved Preliminary Plat (Attachment 2) to remove 50 residential lots from the Colony MUD 1B and replace with one non-residential lot. Utility improvements within the subdivision (drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion and streets will be dedicated to Bastrop County, after completion and the maintenance period.

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.

- (2) it conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;

A traffic impact analysis (TIA) for the overall development of The Colony Subdivision has been previously approved by the City, and the plat is consistent with the recommendations of that analysis. Improvements along FM 969 were built with the previous section and included items such as turning and deceleration lanes. Provisions for a future traffic signal have been required by the Texas Department of Transportation.

- (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, drainage, and utility 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 Consent Agreement.

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.

- Section 1.3.002 Preliminary Plat

The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on October 22, 2021.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on November 5, 2021.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Amended Preliminary Plat for The Colony MUD 1B for compliance with subdivision and utility standards on May 13, 2022 and deemed the plat administratively complete. The Director of Planning recommends approval.

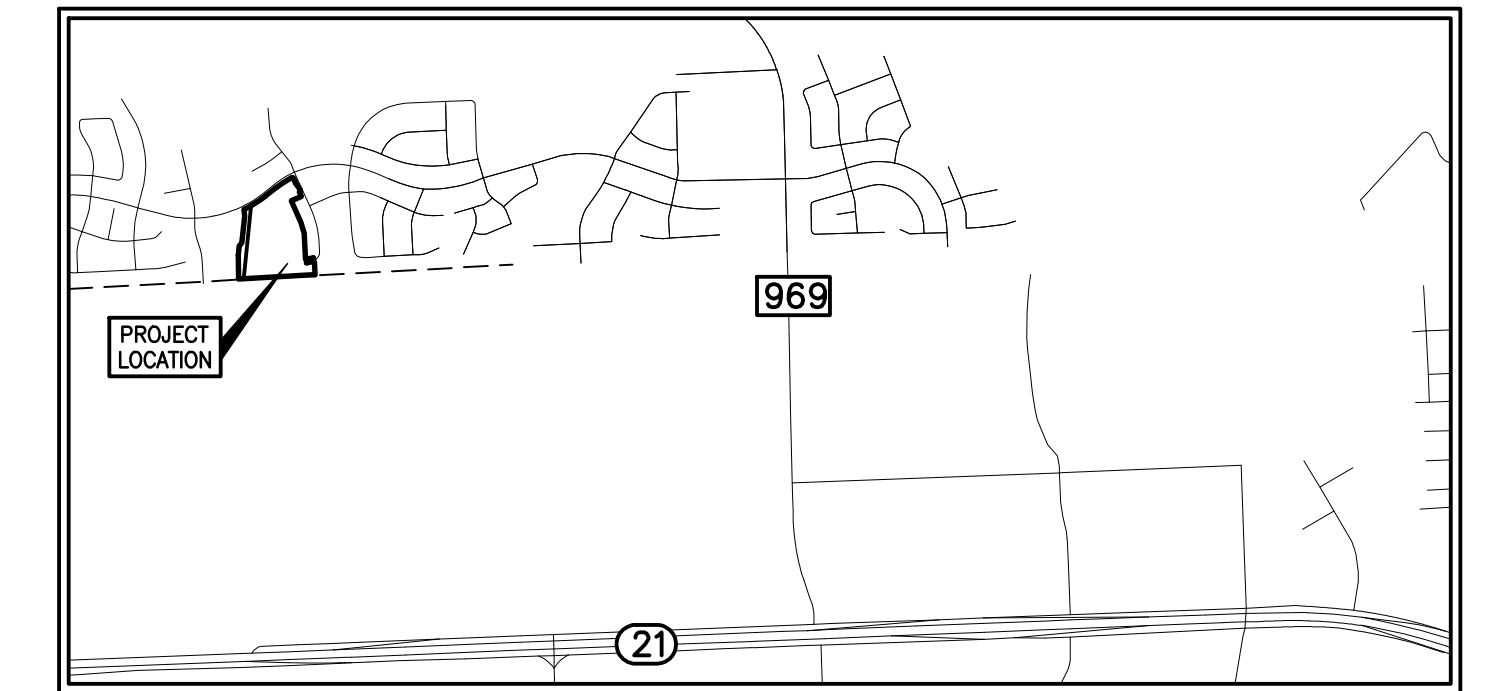
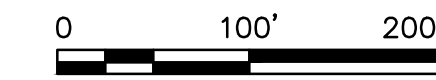
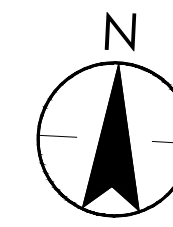
RECOMMENDATION:

Consider action to approve The Colony MUD 1B Amended Preliminary Plat, being 12.000 acres out of Jose Manuel Bangs Survey, Number 5 (out of the total 155.959 for The Colony MUD 1B Preliminary Plat), located south of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: The Colony MUD 1B Amended Preliminary Plat
- Attachment 1: Location Map
- Attachment 2: The Colony MUD Land Use Plan

PRELIMINARY PLAT OF
THE COLONY MUD 1B



VICINITY MAP
SCALE: N.T.S.

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET WITH YELLOW CAP MARKED "STANTEC" (UNLESS NOTED)
- - - EXISTING CONTOURS
- AC. ACRE
- ROW RIGHT OF WAY

DATE: February 7, 2022

OWNER:
CONTACT:
BASTROP INDEPENDENT SCHOOL DISTRICT
906 FARM ST
BASTROP, TEXAS 78602
PHONE: (512) 772-7100

ENGINEER & SURVEYOR:
RYAN WHITTLE, P.E. &
JOHN BILNOSKI, R.P.L.S.
STANTEC
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723-3544
(512) 328-0011

NUMBER OF LOTS: 1
TOTAL ACREAGE: 12.00 ACRES
NUMBER OF BLOCKS: 1
RIGHT-OF-WAY ACREAGE: 0.00 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY

BENCHMARKS:

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL AND ADDITIONALLY REFERENCED TO THE NATIONAL GEODETIC SURVEY (NGS) GEOID MODEL 12A.

BENCHMARK: CP 107 - PK NAIL WITH STANTEC CONTROL WASHER SET AT THE SOUTHEAST CORNER OF INLET, SOUTHSIDE OF HACKBERRY LANE AT INTERSECTION OF NANDINA PATH AND HACKBERRY LANE. ELEVATION=426.63' (NOT SHOWN)

TBM 100: CENTER OF STAR ON STORM SEWER MANHOLE, +/-100' NORTH OF HAUL ROAD, +/-120' WEST AND +/-145' NORTH OF SOUTHEAST CORNER OF SITE, AT OR NEAR CENTERLINE TERMINUS OF PROPOSED SHAGBARK TRAIL. ELEV=426.41' (AS SHOWN)

TBM 101: T-POST WITH PUNCH FOUND AT OR NEAR THE NORTH LINE OF HAUL ROAD, +/-20' NORTH, NORTHEAST OF SOUTHWEST CORNER OF SITE. ELEV=436.06'(AS SHOWN) "CBD" CALLED=436.27' FOUND=436.17'

TBM 102: 5/8" IRON ROD WITH ORANGE CAP SET ON NORTH SIDE OF HAUL ROAD, +/-440 WEST OF SOUTHWEST CORNER OF SITE. ELEV=433.46'(AS SHOWN)

STATE OF TEXAS
COUNTY OF BASTROP

I, RYAN WHITTLE, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, TEXAS AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

LICENSED PROFESSIONAL ENGINEER DATE
RYAN WHITTLE, P.E.
TEXAS REGISTRATION NO. 125857

STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS

THAT I, JOHN T. BILNOSKI, 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 THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED ON AS A FINAL SURVEY DOCUMENT

REGISTERED PROFESSIONAL LAND SURVEYOR DATE
JOHN T. BILNOSKI, RPLS
TEXAS REGISTRATION NO. 4498



PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	176.70'	1235.00'	8°11'51"	176.55'	N56° 17' 51.66"E
C2	165.53'	965.00'	9°49'41"	165.32'	N58° 02' 13.15"E
C3	24.43'	15.00'	93°19'08"	21.82'	S70° 23' 22.43"E
C4	12.05'	61.00'	111°19'07"	12.03'	S29° 23' 21.77"E
C5	7.70'	38.00'	111°19'07"	7.69'	S29° 23' 21.77"E
C6	23.56'	15.00'	90°00'00"	21.21'	S21° 16' 11.74"W
C7	29.07'	475.00'	3°30'23"	29.06'	S64° 31' 00.39"W
C8	76.37'	325.00'	13°27'46"	76.19'	N80° 05' 32.05"E

PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L1	S23°43'48"E	42.63'
L2	S35°02'55"E	66.52'
L3	S23°43'48"E	11.69'
L4	S23°43'48"E	50.00'
L5	N86°49'25"E	16.07'



Stantec Consulting Services Inc. TBPELS # F-6324
1905 Aldrich Street Suite 300 TBPELS # 10194230
Austin TX 78723-3544
Tel: (512) 328-0011
www.stantec.com

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PRELIMINARY PLAT OF
THE COLONY MUD 1B

GENERAL NOTES:

1. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
2. 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.
3. 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 A NEW PRELIMINARY PLAT MAY NEED TO BE SUBMITTED AND APPROVED, AT THE OWNER'S SOLE EXPENSE, IF THE PRELIMINARY PLANS CHANGE SUBSTANTIALLY.
4. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF N. BASTROP ARE REQUIRED FOR CONSTRUCTION ON EACH LOT.
5. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSENT AGREEMENT FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENT.
6. THE CITY WILL PERFORM A FINAL INSPECTION OF THE INFRASTRUCTURE THAT WILL BE DEDICATED TO THE SUBDIVISION.
7. BY APPROVING THIS PRELIMINARY PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
8. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
9. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (DLR) AND PROVIDING DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
10. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
11. WATER IS PROVIDED BY THE COLONY MUD 1B.
12. WASTEWATER SERVICE IS PROVIDED BY THE COLONY MUD 1B.
13. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC.
14. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
15. CABLE SERVICE IS PROVIDED BY SPECTRUM.
16. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
17. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
18. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: SEPTEMBER 27, 2021 CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT OF NO. 4210005827 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS AMENDED PLAT.
19. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
20. AN OWNER'S ASSOCIATION AND OR MUD IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
21. A STORMWATER MANAGEMENT PLAN WILL BE PROVIDED PRIOR TO FINAL ACCEPTANCE.
22. PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
23. ALL NEW UTILITIES WILL BE UNDERGROUND.
24. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
25. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
26. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE EASEMENT FOR CONSTRUCTION, OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUITS, DRAINAGE PIPES AND NATURAL GAS LINES.
27. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
28. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY OR VOLUNTARY ETJ OF THE CITY OF BASTROP.
29. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
30. AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE (REQUIRED WIDTH ADJACENT TO ROW IN BP&L SERVICE AREA SUBJECT TO BP&L FINAL APPROVAL).
31. ANY PUBLIC 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 SUCH PROVIDERS WITH ANY EASEMENT AND OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF PUBLIC UTILITIES.
32. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.

FIELD NOTES

A 12,000 ACRE OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY ABSTRACT 5, SITUATED IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, LLC BY DEED OF RECORD IN 201617588 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 12,000 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2-INCH IRON ROD WITH "CBD ROW" CAP FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF HACKBERRY LANE (SOT R.O.W.), BEING THE NORTHERLY LINE OF LOT 1, BLOCK "B", COLONY MUD 1B, SECTION 3, A SUBDIVISION OF RECORD IN CABINET 7, PAGES 87-1 & 87-B OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, S71°31'41"W, LEAVING THE SOUTHERLY LINE OF HACKBERRY LANE, OVER AND ACROSS SAID BLOCK "B", COLONY MUD 1B, SECTION 3, A DISTANCE OF 455.07 FEET TO A POINT AT THE COMMON SOUTHERLY CORNER OF SAID BLOCK "B", COLONY MUD 1B, SECTION 3 AND BLOCK "B", PROPOSED COLONY MUD 1B, SECTION 5;

THENCE, S86°49'25"W, LEAVING SAID COMMON CORNER, ALONG THE SOUTHERLY LINE OF SAID PROPOSED BLOCK "B", PROPOSED COLONY MUD 1B, SECTION 5, A DISTANCE OF 253.78 FEET TO A POINT IN THE WESTERLY LINE OF SAID BLOCK "B", PROPOSED COLONY MUD 1B, SECTION 5 FOR THE POINT OF BEGINNING AND SOUTHEASTERLY CORNER HEREOF;

THENCE, LEAVING THE WESTERLY LINE OF SAID BLOCK "B", PROPOSED COLONY MUD 1B, SECTION 5, OVER AND ACROSS SAID 1258.002-ACRE TRACT, FOR THE SOUTHERLY AND WESTERLY LINES HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S86°49'25"W, A DISTANCE OF 751.12 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR THE SOUTHWESTERLY CORNER HEREOF;
- 2) N05°41'01"E, A DISTANCE OF 760.34 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE CURVING SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED SAM HOUSTON DRIVE (R.O.W. VARIES), FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, ALONG THE SOUTHERLY LINE OF PROPOSED SAM HOUSTON DRIVE, CONTINUING OVER AND ACROSS SAID 1258.002-ACRE TRACT, FOR THE NORTHERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1235.00 FEET, A CENTRAL ANGLE OF 8°11'51", AN ARC LENGTH OF 176.70 FEET, AND A CHORD WHICH BEARS, N56°17'52"E, A DISTANCE OF 176.55 FEET TO A 60D NAIL FOUND FOR THE END OF SAID CURVE;
- 2) N52°11'56"E, A DISTANCE OF 177.35 FEET TO A 60D NAIL FOUND AT THE POINT OF CURVATURE OF NON-TANGENT CURVE TO THE RIGHT;
- 3) ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 9°49'41", AN ARC LENGTH OF 165.53 FEET, AND A CHORD WHICH BEARS, N58°02'13"E, A DISTANCE OF 165.32 FEET TO A 60D NAIL FOUND AT THE INTERSECTION OF THE SOUTHERLY LINE OF PROPOSED SAM HOUSTON DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF SHAGBARK TRAIL, BEING THE WESTERLY LINE OF SAID PROPOSED COLONY MUD 1B, SECTION 5, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, ALONG THE WESTERLY LINE OF SAID PROPOSED COLONY MUD 1B, SECTION 5, IN PART ALONG THE WESTERLY LINE OF SHAGBARK TRAIL, CONTINUING OVER AND ACROSS SAID 1258.002-ACRE TRACT, FOR THE EASTERLY LINE HEREOF, THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES:

- 1) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 93°19'08", AN ARC LENGTH OF 24.43 FEET, AND A CHORD WHICH BEARS, S70°23'22"E, A DISTANCE OF 21.82 FEET TO A 60D NAIL FOUND AT THE POINT OF TANGENCY OF SAID CURVE;
- 2) S23°43'48"E, A DISTANCE OF 42.63 FEET TO A 60D NAIL FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
- 3) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 11°19'07", AN ARC LENGTH OF 12.05 FEET, AND A CHORD WHICH BEARS, S29°23'22"E, A DISTANCE OF 12.03 FEET TO A 60D NAIL FOUND AT THE POINT OF TANGENCY OF SAID CURVE;
- 4) S35°02'55"E, A DISTANCE OF 66.52 FEET TO A 60D NAIL FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- 5) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 39.00 FEET, A CENTRAL ANGLE OF 11°19'07", AN ARC LENGTH OF 7.70 FEET, AND A CHORD WHICH BEARS, S29°23'22"E, A DISTANCE OF 7.69 FEET TO A 60D NAIL FOUND AT THE POINT OF TANGENCY OF SAID CURVE;
- 6) S23°43'48"E, A DISTANCE OF 11.69 FEET TO A 60D NAIL FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- 7) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, AND A CHORD WHICH BEARS, S21°16'12"W, A DISTANCE OF 21.21 FEET TO A 60D NAIL FOUND AT THE POINT OF TANGENCY OF SAID CURVE;
- 8) S23°43'48"E, A DISTANCE OF 50.00 FEET TO A 60D NAIL FOUND AT AN ANGLE POINT;
- 9) S66°16'12"W, A DISTANCE OF 82.21 FEET TO A 60D NAIL FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
- 10) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 3°30'23", AN ARC LENGTH OF 29.07 FEET, AND A CHORD WHICH BEARS, S64°31'00"W, A DISTANCE OF 29.06 FEET TO A 60D NAIL FOUND AT THE POINT OF TANGENCY OF SAID CURVE;
- 11) S23°43'48"E, A DISTANCE OF 247.32 FEET TO A 60D NAIL FOUND AT AN ANGLE POINT;
- 12) S15°56'15"E, A DISTANCE OF 115.56 FEET TO A 60D NAIL FOUND AT AN ANGLE POINT;
- 13) S03°00'39"E, A DISTANCE OF 317.52 FEET TO A 60D NAIL FOUND AT AN ANGLE POINT;
- 14) S23°43'48"E, A DISTANCE OF 50.00 FEET TO A 60D NAIL FOUND AT AN ANGLE POINT;
- 15) N86°49'25"E, A DISTANCE OF 16.07 FEET TO A 60D NAIL FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
- 16) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 13°27'46", AN ARC LENGTH OF 76.37 FEET, AND A CHORD WHICH BEARS, N80°05'32"E, A DISTANCE OF 76.19 FEET TO A 60D NAIL FOUND AT THE POINT OF TANGENCY OF SAID CURVE;
- 17) S03°10'35"E, A DISTANCE OF 128.93 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 12,000 ACRE (522,722 SQUARE FEET) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL

STATE OF TEXAS
COUNTY OF BASTROP

I, RYAN WHITTLE, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLETES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, TEXAS AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

LICENSED PROFESSIONAL ENGINEER DATE
RYAN WHITTLE, P.E.
TEXAS REGISTRATION NO. 125857

STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS

THAT I, JOHN T. BILNOSKI, 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 THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED ON AS A FINAL SURVEY DOCUMENT

REGISTERED PROFESSIONAL LAND SURVEYOR DATE
JOHN T. BILNOSKI, RPLS
TEXAS REGISTRATION NO. 4498

STATE OF TEXAS
BASTROP COUNTY

APPROVED THIS DAY _____ OF _____, 2021 A.D., BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS.

APPROVED:

ATTEST:

MAYOR, CONNIE SCHROEDER

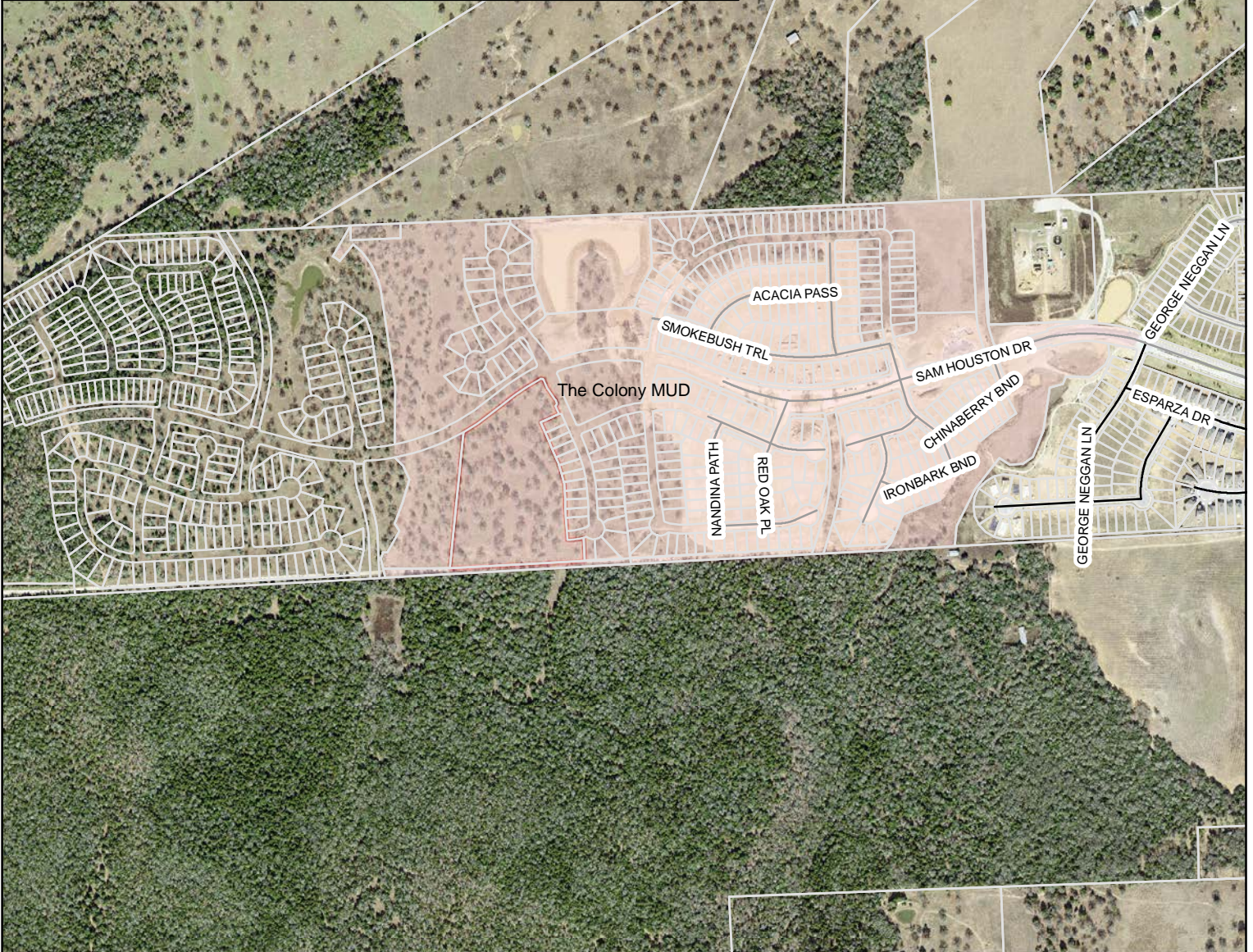
CITY SECRETARY



Stantec Consulting Services Inc. TBPCLS # F-6324
1905 Aldrich Street Suite 300 TBPCLS # 10194230
Austin TX 78723-3544
Tel: (512) 328-0011
www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Attachment 1 Location Map



1 inch = 875 feet

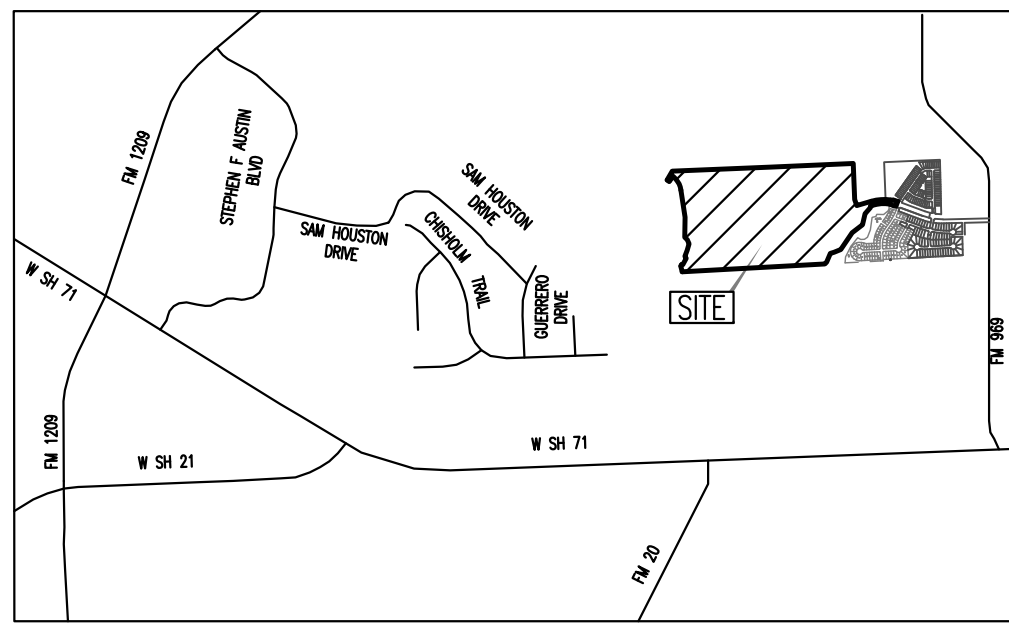
Date: 5/19/2022

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.



Exhibit A

THE PRELIMINARY PLAT OF THE COLONY MUD 1B



ROBERT & KATHLEEN HAYKOST
50.06 ACRES
VOL. 575, PG. 509

SAMUEL E. HARKINS
39.925 ACRES
DOC. NO. 201714100

SAMUEL E. HARKINS
39.925 ACRES
DOC. NO. 201714100

DATE: JUNE 21, 2019

OWNER:
RICK NEFF
HUNT COMMUNITIES BASTROP, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
4401 N. MESA STREET
EL PASO, TEXAS 79902
PHONE: (915) 298-4226

ENGINEER & SURVEYOR:
ARON V. THOMSON, R.P.L.S. AND
DOUGLAS R. RUMMEL, JR., P.E.
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5169
(512) 280-5165 fax

TOTAL ACREAGE: 155.959 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY, A-5

LANDSCAPE, P.U.E. LOTS:	10	TOTAL: 4.631 ACRES
RESIDENTIAL LOTS:	370	TOTAL: 67.648 ACRES
OPEN SPACE, DRAINAGE & L.S.E. LOTS:	4	TOTAL: 46.797 ACRES
PARK, OPEN SPACE & L.S.E. LOTS:	1	TOTAL: 2.826 ACRES
AMENITY CENTER LOT:	2	TOTAL: 6.030 ACRES
NO. OF BLOCKS:	15	
R.O.W.:		TOTAL: 28.027 ACRES

F.E.M.A. MAP NO. 48021C0195E, 48021C0355E, & 48021C0215E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

LINEAR FOOTAGE OF RIGHT-OF-WAY

ROAD NAME	R.O.W. VARIES	LOCAL	4,352 FT
SAM HOUSTON DRIVE	VARIES	LOCAL	4,352 FT
PLUMBAGO LOOP	50' R.O.W.	LOCAL	2,503 FT
ACACIA PASS	50' R.O.W.	LOCAL	793 FT
SMOKEBRUSH TRAIL	50' R.O.W.	LOCAL	1,336 FT
FORSYTHIA TRAIL	50' R.O.W.	LOCAL	664 FT
HORSETAIL COVE	50' R.O.W.	LOCAL	98 FT
ROCKROSE COVE	50' R.O.W.	LOCAL	447 FT
BOTTLEBRUSH COVE	50' R.O.W.	LOCAL	668 FT
SHAGBARK TRAIL	50' R.O.W.	LOCAL	934 FT
FIREBUSH LOOP	50' R.O.W.	LOCAL	1,641 FT
PAMPAS PATH	50' R.O.W.	LOCAL	595 FT
PERIWINKLE LANE	50' R.O.W.	LOCAL	1,410 FT
HACKBERRY LANE	50' R.O.W.	LOCAL	1,772 FT
NANDINA PATH	50' R.O.W.	LOCAL	593 FT
RED OAK PLACE	50' R.O.W.	LOCAL	751 FT
BURROS TAIL PASS	60' R.O.W.	LOCAL	913 FT
IRON BARK BEND	50' R.O.W.	LOCAL	999 FT
SWEETGUM COVE	50' R.O.W.	LOCAL	457 FT
ROSEMARY COURT	50' R.O.W.	LOCAL	374 FT
CHINABERRY BEND	50' R.O.W.	LOCAL	671 FT
TOTAL			21,971 FT

HUNT COMMUNITIES BASTROP, LLC.
(1258.002 ACRES)
DOC. NO. 201617588

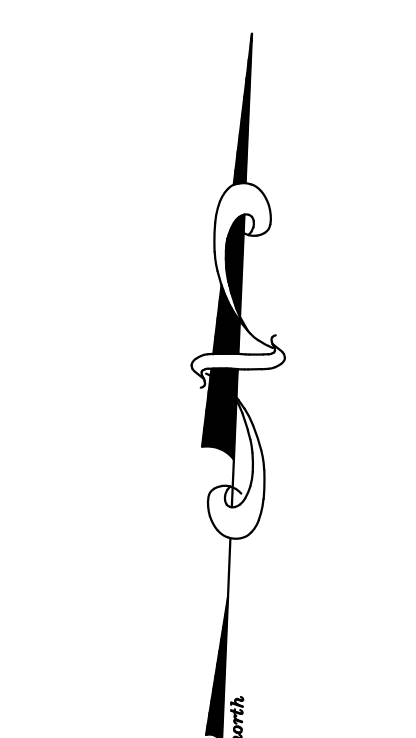
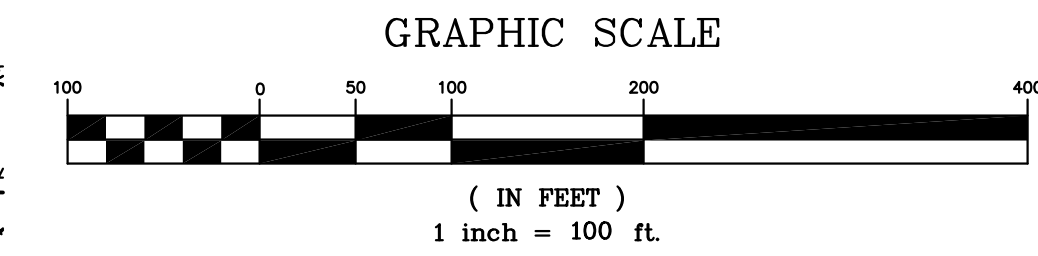
HUNT COMMUNITIES BASTROP, LLC.
(1258.002 ACRES)
DOC. NO. 201617588

WASTEWATER
FORCEMAIN ESMT.
(4.715 ACRES)
DOC. NO. 201511798

HUNT COMMUNITIES BASTROP, LLC.
REMANDER OF 1258.002 ACRES
DOC. NO. 201617588

31 THE WOODLANDS
CAB. 2, PG. 350A

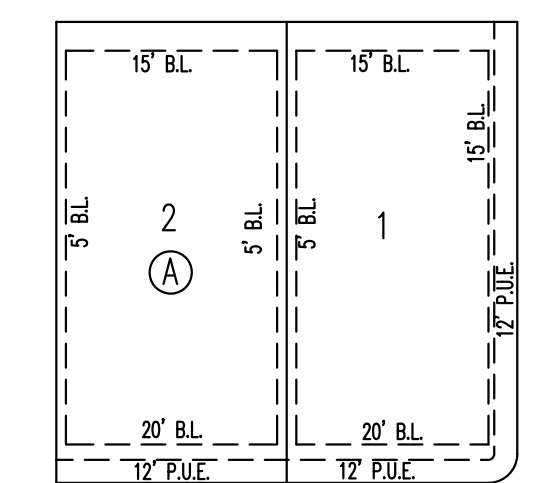
32



SCALE: 1" = 100'

LEGEND

- 1/2" CAPPED IRON ROD SET
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ② LOT NUMBER
- Ⓜ BLOCK DESIGNATION
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- - - APPROXIMATE FEMA 100 YEAR FLOODPLAIN



SHEET NO. 1 OF 4

Carlson, Brigance & Doering, Inc.
FIRM ID #13791 REG. # 10024900

Civil Engineering 5501 West William Cannon Austin, Texas 78749
Surveying 5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165



STAFF REPORT

MEETING DATE: June 7, 2022

AGENDA ITEM: 3G

TITLE:

Consider action to approve The Colony MUD 1C, Section 6 Final Plat, being 24.391 acres out of Jose Manuel Bangs Survey, Number 5, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:

Site Address:	West of FM 969 (Attachment 1)
Total Acreage:	24.391 acres
Legal Description:	24.391 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner:	Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact:	Matt Synatschk, Carlson, Brigrance, and Doering, Inc.
Existing Use:	Vacant/Undeveloped
Existing Zoning:	None. Statutory Extra-Territorial Jurisdiction
Adopted Plan:	Third Amendment to the Colony MUD Consent Agreement, Approved March 4, 2020
Future Land Use:	Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted an application for a Final Plat for The Colony MUD 1C Section 6 (Exhibit A). The plat includes 91 residential lots and 3 non-residential lots (Attachment 1). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

Traffic Impact and Streets

The Final Plat proposes to extend Coletto Trail, a local street, which intersects Sam Houston Drive provides the main access into the development and provides a connection to Section 7 on the west. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system.

A traffic impact analysis (TIA) for the overall development of The Colony MUD has been previously approved by the City, and the plat is consistent with the numbers for the impact to the existing roadways. Improvements along FM 969 have been completed with previous sections, and provisions for a future traffic signal will also be provided.

This portion of Sam Houston Drive will remain un gated. The developer has the option to gate the individual neighborhoods off Sam Houston Drive within this section.

Utilities

Water service (domestic and fire) will be provided by The Colony MUD via water line extensions from existing infrastructure located near FM 969. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. A Public Improvement Plan has been reviewed and approved by the City Engineer.

Wastewater collection and treatment will also be provided by The Colony MUD. Wastewater improvements were included in the approved Public Improvement Plan.

Drainage

Stormwater runoff generated within the western portion of the property will be routed to a detention pond to the west. The remainder of the stormwater runoff within the property will be routed through an underground storm sewer network, which will then flow into a detention pond east of the section. Both ponds will then discharge at pre-developed rates to the north. The drainage plan is using the updated rainfall totals of Atlas 14. Additionally, the residential lots will include maximum impervious coverage limit that is reflected in the system capacity. A Final Drainage Plan has been reviewed and approved by the City Engineer.

POLICY EXPLANATION:

Final Plats are reviewed and approved by the Planning & Zoning Commission.

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. The plat proposes residential lots.

Objective 2.1.2: Exercise greater influence on development patterns and character in the Bastrop ETJ.

The City of Bastrop has a Consent Agreement with the Colony Municipal Utility District that allows the city to agree to specific land uses and development standards, even though the development is not within the city limits. This allows the city to ensure the quality of development and future sustainability.

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

Through the Consent Agreement, The Colony MUD development includes four different single-family lot standards and two multi-family standards.

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).

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 24.391-acre tract into 91 residential lots and 3 non-residential lots. Utility improvements within the subdivision (drainage, water, wastewater) will be dedicated to The Colony Municipal Utility District upon their completion.

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 final 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;

A traffic impact analysis (TIA) for the overall development of The Colony Subdivision has been previously approved by the City, and the plat is consistent with the recommendations of that analysis. Improvements along FM 969 were built with the previous section and included items such as turning and deceleration lanes. Provisions for a future traffic signal have been required by the Texas Department of Transportation.

- (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 final plat complies with the requirements of the adopted B³ Code and Consent Agreement.

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

Any subdivision requiring the extension of public infrastructure or of more than four lots requires the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.

- Section 1.3.002 Preliminary Plat

The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on November 12, 2021.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on July 23, 2021.

The Preliminary Plat was approved by the Planning & Zoning Commission on October 28, 2021.

- Section 1.3.002 Final Plat

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on February 11, 2022.

The Public Improvement Plans for the feasibility of the construction of the subdivision improvements were approved by the City Engineer on February 7, 2021.

The Public Improvement Plan Agreement to ensure the performance of the installation and provide a maintenance period for the subdivision improvements was approved by City Council on April 12, 2022.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Final Plat for The Colony MUD 1C, Section 6 for compliance with subdivision and utility standards on May 6, 2022 and deemed the plat administratively complete. The Director of Planning recommends approval.

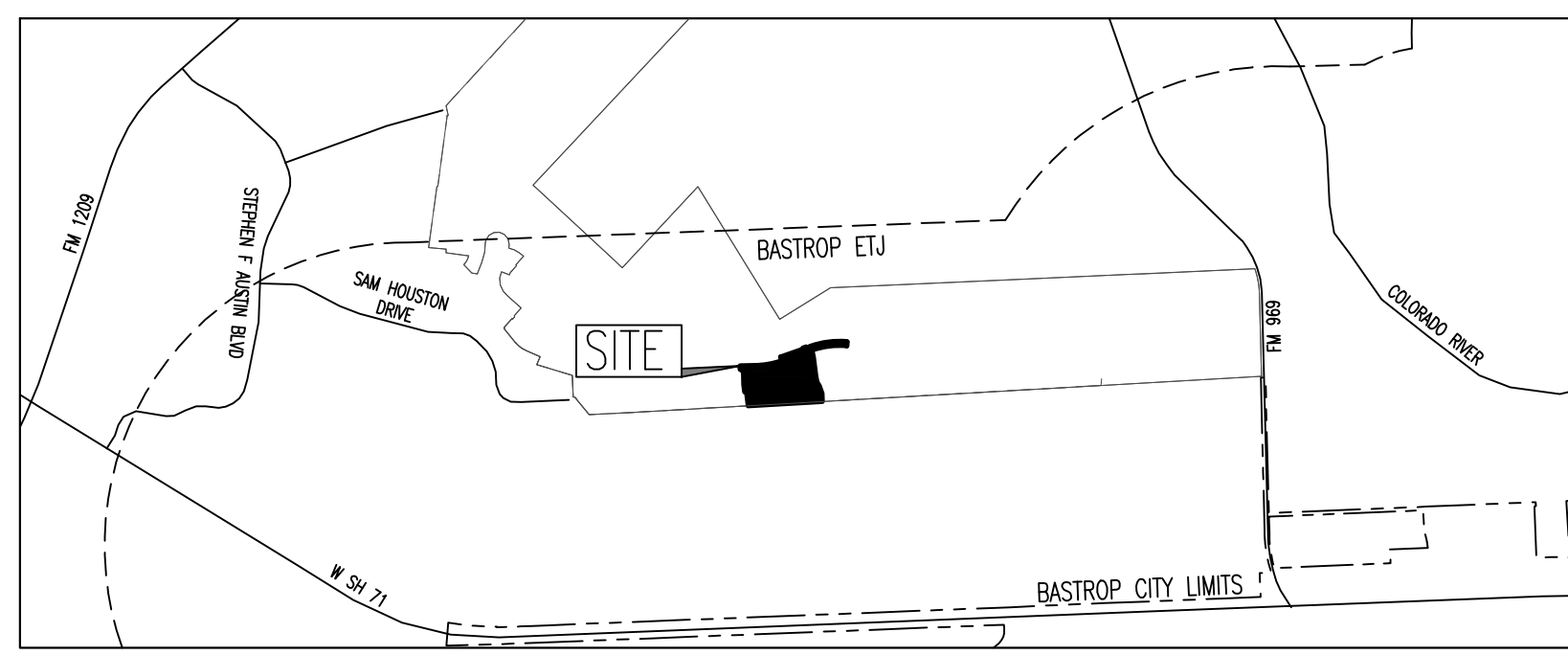
RECOMMENDATION:

Consider action to approve The Colony MUD 1C, Section 6 Final Plat, being 24.391 acres out of Jose Manuel Bangs Survey, Number 5, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

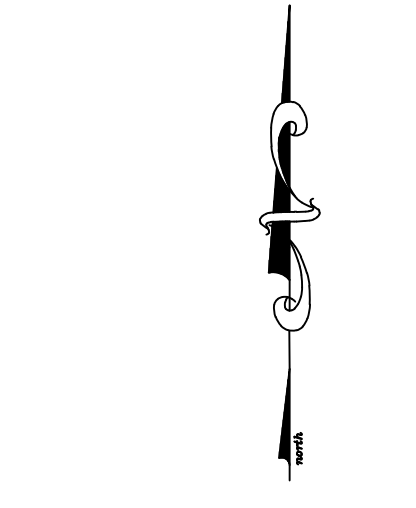
ATTACHMENTS:

- Exhibit A: The Colony MUD 1C, Section 6 Final Plat
- Attachment 1: Location Map
- Attachment 2: The Colony MUD Land Use Plan and Section 1C Layout

THE FINAL PLAT OF THE COLONY MUD 1C, SECTION 6

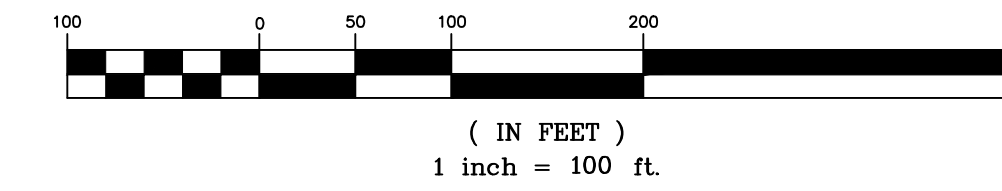


VICINITY MAP
NOT TO SCALE



SCALE: 1" = 100'

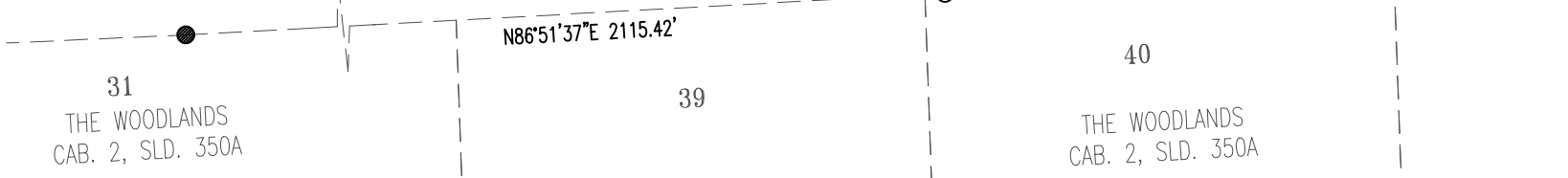
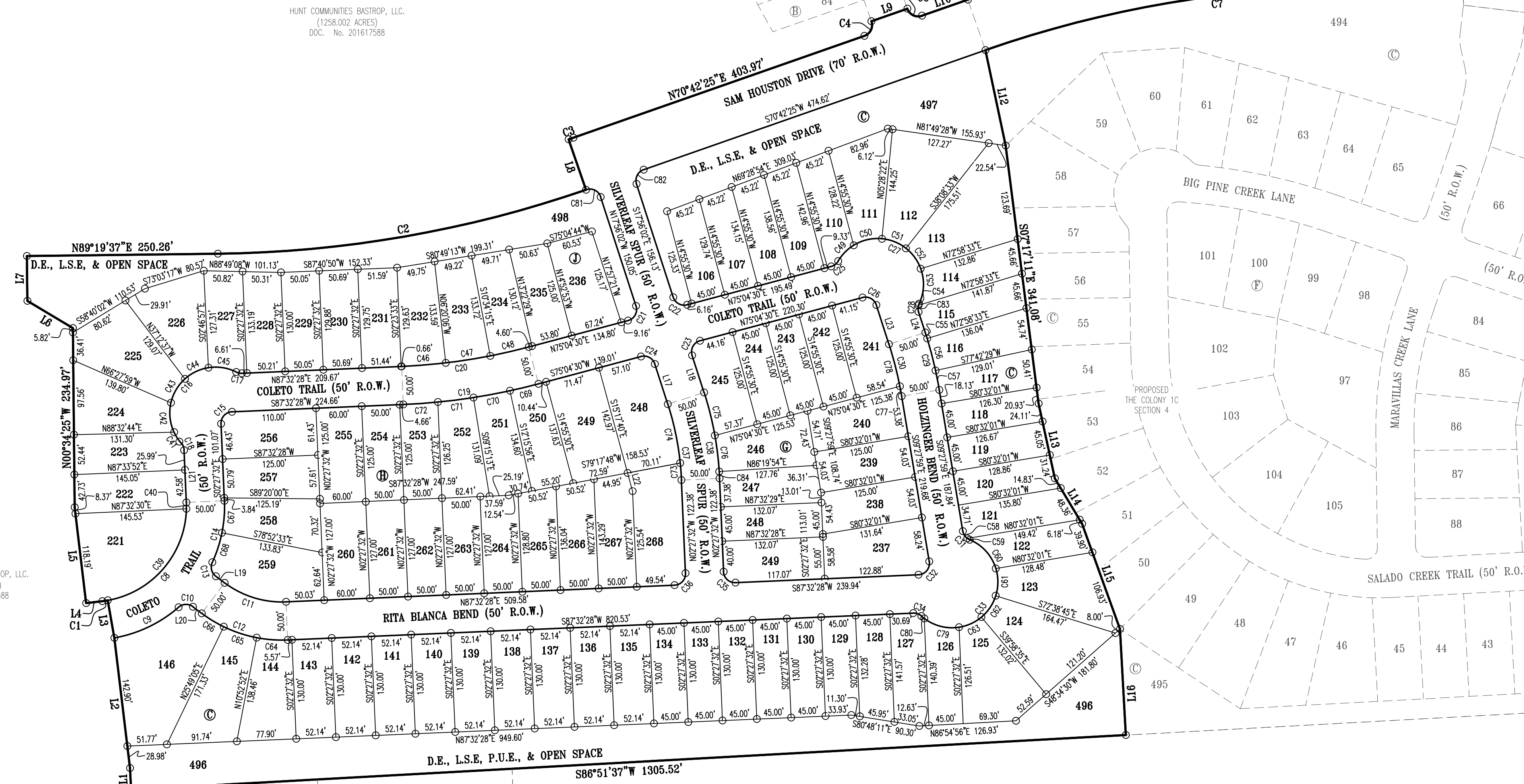
GRAPHIC SCALE



LEGEND

- 1/2" CAPPED IRON ROD SET
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- IRON PIPE FOUND
- 2 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT

- GENERAL NOTES:
1. WATER IS PROVIDED BY THE COLONY M.U.D. 1C.
 2. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1C.
 3. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC.
 4. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON NOVEMBER 18, 2021.
 5. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
 6. 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.
 7. 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.
 8. BY APPROVING THIS FINAL PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
 9. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
 10. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
 11. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
 12. ALL NEW UTILITIES WILL BE UNDERGROUND.
 13. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
 14. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
 15. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
 16. AS SHOWN HEREON, A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHT-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
 17. PROPERTY OWNERS SHALL PROVIDE ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
 18. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
 19. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDING DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
 20. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.
 21. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATIONS 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.
 22. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
 23. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
 24. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
 25. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
 26. FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE COMMISSIONERS COURT DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE THEREUNDER.
 27. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 28. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSENT AGREEMENT FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS.
 29. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.
 30. THE CITY WILL PERFORM A FINAL INSPECTION OF INFRASTRUCTURE THAT WILL BE DEDICATED TO THE M.U.D.
 31. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
 32. CABLE SERVICE IS PROVIDED BY SPECTRUM.
 33. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: 12-01-2016, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT OF NO. 4210005324 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PRELIMINARY PLAT.
 34. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
 35. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
 36. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
 37. 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, ELECTRICAL CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
 38. SAM HOUSTON DRIVE SHALL REMAIN UNGATED. SAM HOUSTON DRIVE AND OTHER STREETS SHALL BE IN ACCORDANCE WITH THE 3RD AMENDMENT TO THE COVENANT AGREEMENT FOR THE COLONY MUD'S.
 39. PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN.
 40. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
 41. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
 42. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE FLOOD AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0335E, EFFECTIVE JANUARY 19, 2006 FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 451163.
 43. NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.
 44. DRAINAGE EASEMENTS, STORM WATER FACILITIES, FEATURES, AND EROSION CONTROLS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR BY INDIVIDUAL PROPERTY OWNERS. PROPERTY OWNERS AND THEIR ASSIGNS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY BASTROP COUNTY REPRESENTATIVES.
 45. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY-S (STANDARD LOT)



DATE: APRIL 25, 2022
 OWNER:
 RICK NEFF
 HUNT COMMUNITIES BASTROP, LLC.
 A DELAWARE LIMITED LIABILITY COMPANY
 PO BOX 12220,
 EL PASO, TEXAS 79913
 PHONE: (915) 298-4226

ENGINEER & SURVEYOR:
 ARON V. THOMASON, R.P.L.S. AND
 DOUGLAS R. RUMMEL, JR., P.E.
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON
 AUSTIN, TX 78749
 (512) 280-5160
 (512) 280-5165 fax

TOTAL ACRES: 24.391 ACRES
 SURVEY: JOSE MANUEL BANGS SURVEY, A-5

NO. OF RESIDENTIAL LOTS:	91	15,307 ACRES
NO. OF NON-RESIDENTIAL LOTS:	3	3,276 ACRES
TOTAL:	94	18,583 ACRES

NO. OF BLOCKS:	4	5,808 ACRES
R.O.W.:	TOTAL:	

NON - RESIDENTIAL LOTS

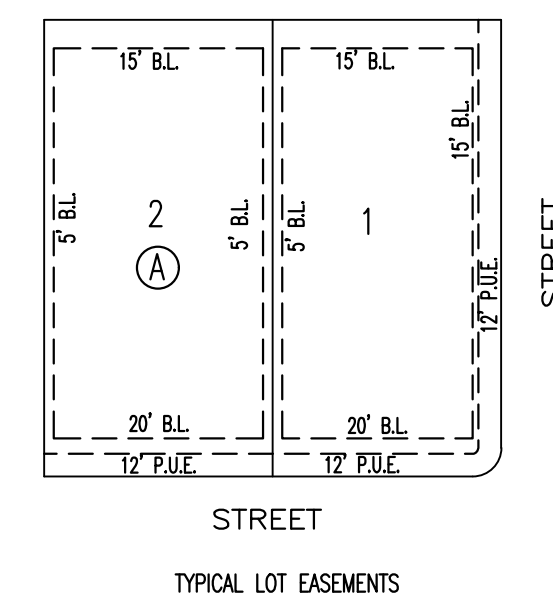
BLOCK	LOT	PURPOSE
C	496	D.E., L.S.E., & OPEN SPACE
C	497	D.E., L.S.E., & OPEN SPACE
J	498	D.E., L.S.E., & OPEN SPACE

LINEAR FOOTAGE OF RIGHT-OF-WAY

STREET	WIDTH	LENGTH	LOCAL
COLETO TRAIL	50' R.O.W.	1,273 FT	LOCAL
HOLZINGER BEND	50' R.O.W.	431 FT	LOCAL
RITA BLANCA BEND	50' R.O.W.	1,028 FT	LOCAL
SAM HOUSTON DRIVE	70' R.O.W.	1,192 FT	LOCAL
SILVERLEAF SPUR	50' R.O.W.	607 FT	LOCAL
TOTAL		4,531 FT	

BENCHMARK:
 TBM-1: CAPPED IRON ROD LABELED "CBD/SETSTONE"
 N: 10 020 257.22'
 E: 3 226 578.17'
 ELEVATION = 511.33'

TBM-2: CAPPED IRON ROD LABELED "CBD/SETSTONE"
 N: 10 020 269.51'
 E: 3 226 969.96'
 ELEVATION = 514.07'



Carlson, Brigance & Doering, Inc.

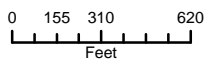
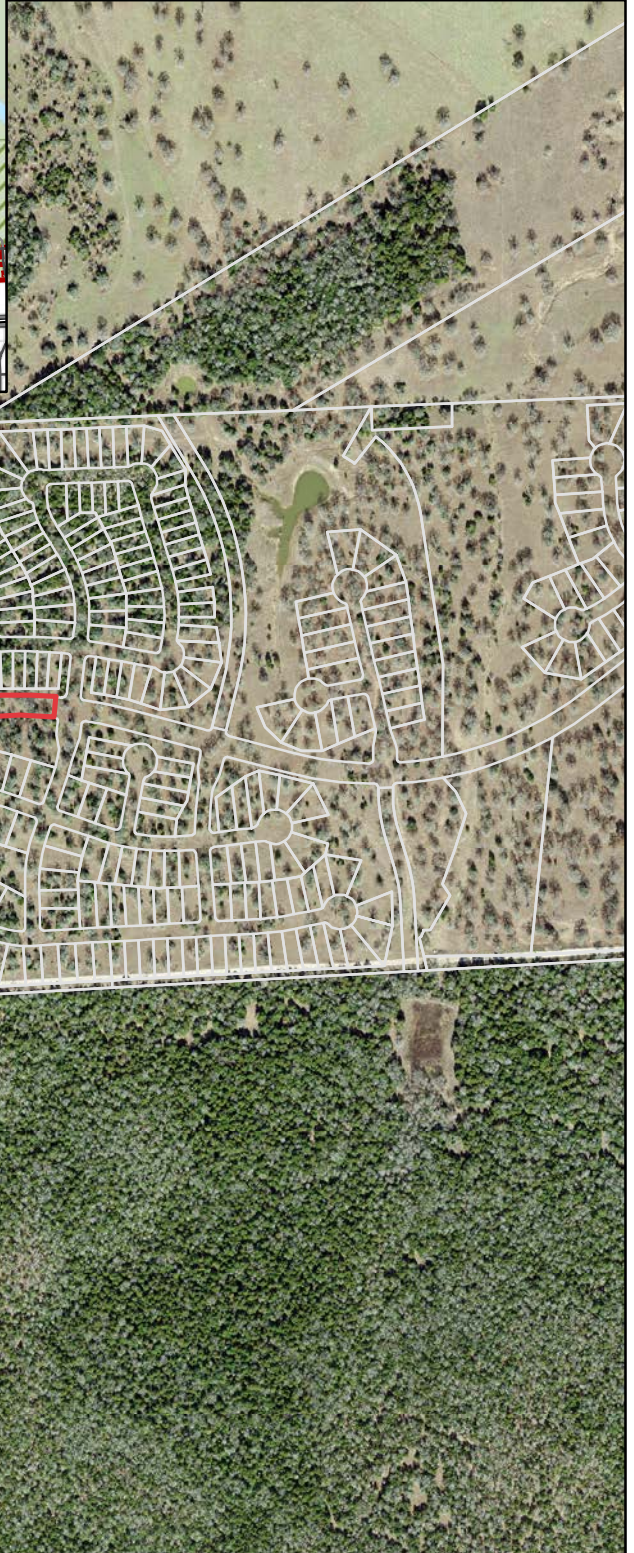
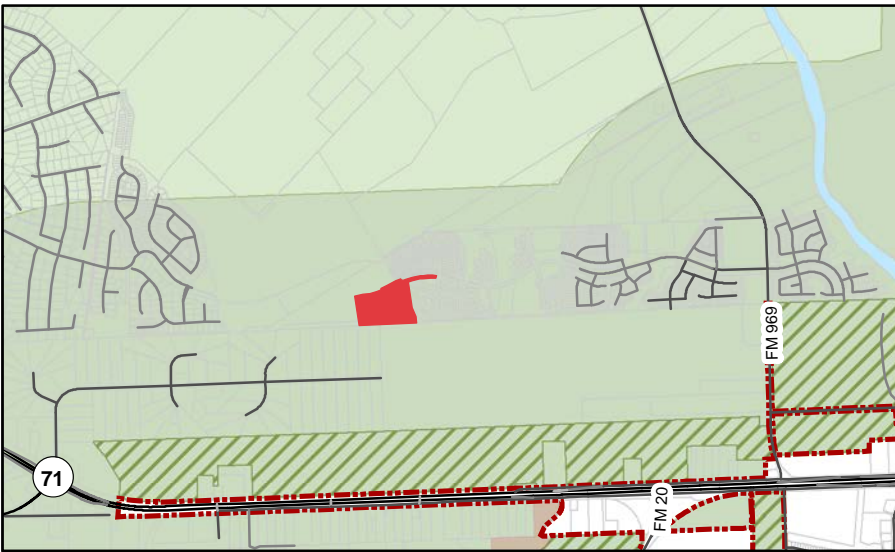
FIRM ID #E3791 REG. # 10024900

Civil Engineering Surveying

5501 West William Cannon Austin, Texas 78749

Phone No. (512) 280-5160 Fax No. (512) 280-5165

Attachment 1 Location Map



Final Plat The Colony MUD 1C Section 6

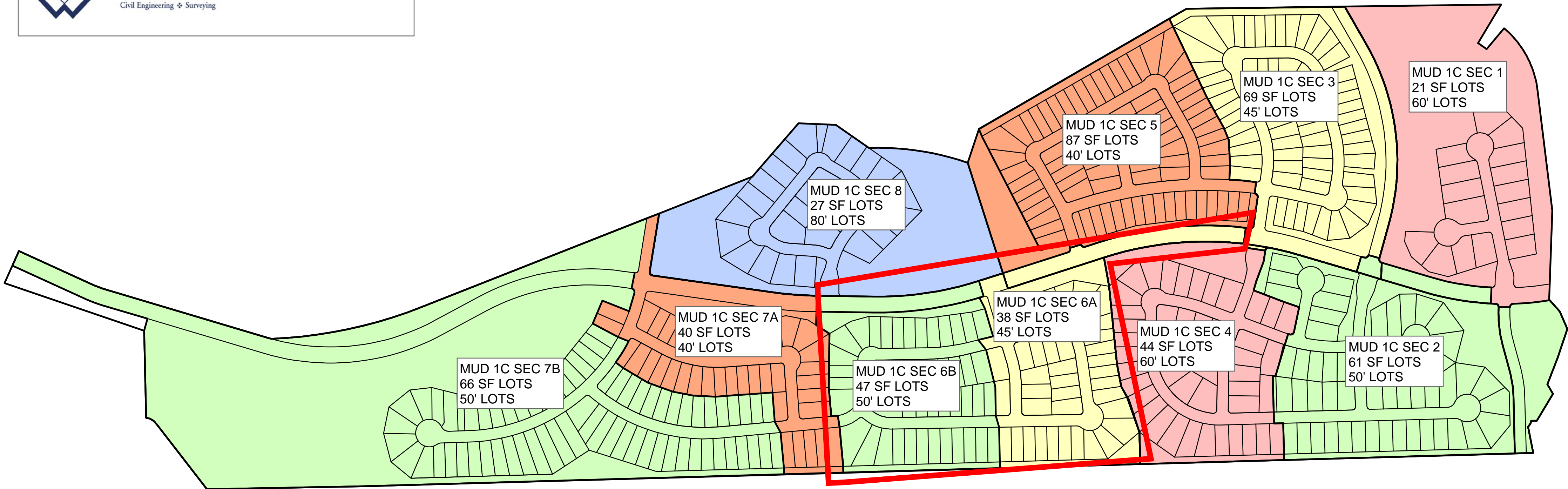
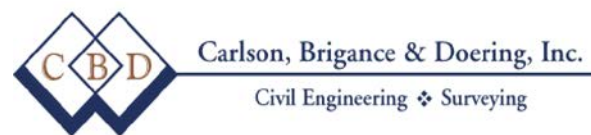
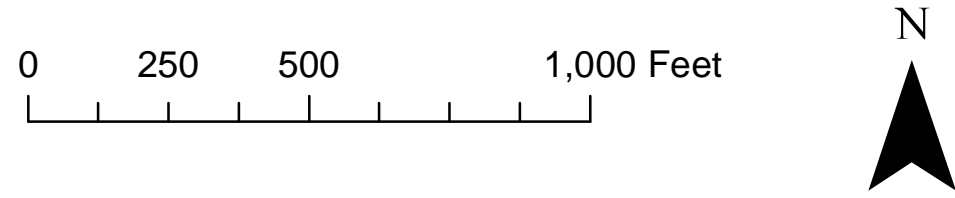
1 inch = 667 feet

Date: 5/19/2022

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.



LOT SIZE	COUNT
40'	127
45'	107
50'	174
60'	65
80'	27
TOTAL MUD 1C = 500	





STAFF REPORT

MEETING DATE: June 7, 2022

AGENDA ITEM: 3H

TITLE:

Consider action to approve The Colony MUD 1C, Section 7 Final Plat, being 55.846 acres out of Jose Manuel Bangs Survey, Number 5, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:

Site Address: West of FM 969 (Attachment 1)
Total Acreage: 55.846 acres
Legal Description: 55.846 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner: Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact: Matt Synatschk, Carlson, Brigrance, and Doering, Inc.
Existing Use: Vacant/Undeveloped
Existing Zoning: None. Extra-Territorial Jurisdiction
Adopted Plan: Third Amendment to the Colony MUD Consent Agreement, Approved March 4, 2020
Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted an application for a Final Plat for The Colony MUD 1C Section 7 (Exhibit A). The plat includes 98 residential lots and 4 non-residential lots (Attachment 1). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

Traffic Impact and Streets

The Final Plat proposes to extend Coletto Trail, a local street, from Section 6 to intersect with Pinyon Pine Drive which connect to Sam Houston Drive and provides the main access into the development. Local streets connecting to Sam Houston Drive will serve the proposed residential lots and provide access into the Colony neighborhoods to the north and south of the road. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system.

A traffic impact analysis (TIA) for the overall development of The Colony MUD has been previously approved by the City, and the plat is consistent with the numbers for the impact to the existing roadways. Improvements along FM 969 have been completed with previous sections, and provisions for a future traffic signal will also be provided.

Sam Houston Drive will begin to be gated after this section, in accordance with the Tri-Party Agreement Regarding Future Connections in the Colony Project to Off-Site Roadways. The developer has the option to gate the individual neighborhoods off Sam Houston Drive within this section.

Utilities

Water service (domestic and fire) will be provided by The Colony MUD via water line extensions from existing infrastructure located near FM 969. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. A Public Improvement Plan has been reviewed and approved by the City Engineer.

Wastewater collection and treatment will also be provided by The Colony MUD. Wastewater improvements were included in the approved Public Improvement Plan.

Drainage

Stormwater runoff generated within the western portion of the property will be routed to a detention pond to the west. The remainder of the stormwater runoff within the property will be routed through an underground storm sewer network, which will then flow into a detention pond west of the section. The drainage plan is using the updated rainfall totals of Atlas 14. Additionally, the residential lots will include maximum impervious coverage limit that is reflected in the system capacity. A Final Drainage Plan has been reviewed and approved by the City Engineer.

POLICY EXPLANATION:

Final Plats are reviewed and approved by the Planning & Zoning Commission.

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. The plat proposes residential lots.

Objective 2.1.2: Exercise greater influence on development patterns and character in the Bastrop ETJ.

The City of Bastrop has a Consent Agreement with the Colony Municipal Utility District that allows the city to agree to specific land uses and development standards, even though the development is not within the city limits. This allows the city to ensure the quality of development and future sustainability.

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

Through the Consent Agreement, The Colony MUD development includes four different single-family lot standards and two multi-family standards.

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).

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 55.846-acre tract into 98 residential lots and 4 non-residential lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.

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 final 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;

A traffic impact analysis (TIA) for the overall development of The Colony Subdivision has been previously approved by the City, and the plat is consistent with the recommendations of that analysis. Improvements along FM 969 were built with the previous section and included items such as turning and deceleration lanes. Provisions for a future traffic signal have been required by the Texas Department of Transportation.

- (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 final plat complies with the requirements of the adopted B³ Code and Consent Agreement.

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.

- Section 1.3.002 Preliminary Plat

The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on September 10, 2021.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on September 16, 2021.

The Preliminary Plat was approved by the Planning & Zoning Commission on November 1, 2021.

- Section 1.3.002 Final Plat

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on December 16, 2021.

The Public Improvement Plans for the feasibility of the construction of the subdivision improvements were approved by the City Engineer on December 23, 2021.

The Public Improvement Plan Agreement to ensure the performance of the installation and provide a maintenance period for the subdivision improvements was approved by City Council on April 12, 2022.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Final Plat for The Colony MUD 1C, Section 7 for compliance with subdivision and utility standards on May 6, 2022 and deemed the plat administratively complete. The Director of Planning recommends approval.

RECOMMENDATION:

Consider action to approve The Colony MUD 1C, Section 7 Final Plat, being 55.846 acres out of Jose Manuel Bangs Survey, Number 5, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

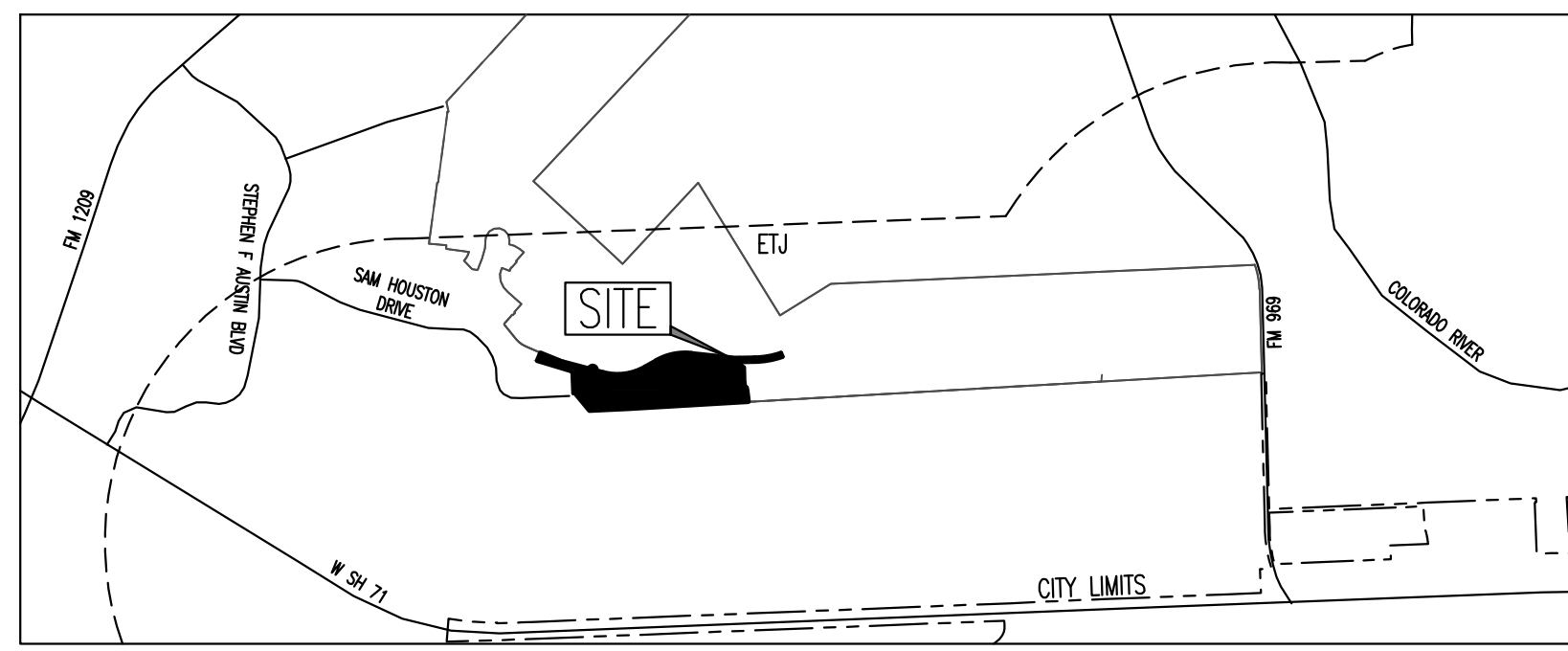
ATTACHMENTS:

- Exhibit A: The Colony MUD 1C, Section 7 Final Plat
- Attachment 1: Location Map

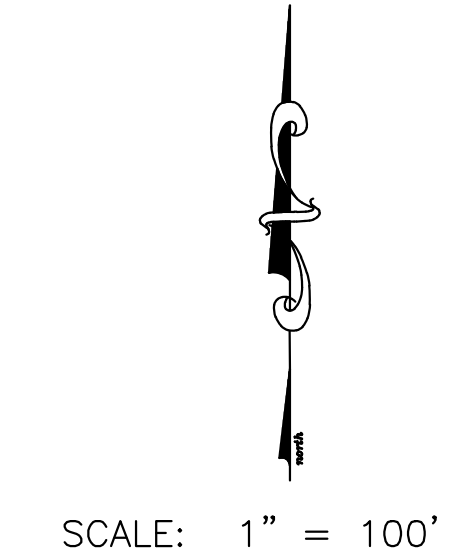
- Attachment 2: The Colony MUD Land Use Plan and Section 1C Layout



THE FINAL PLAT OF THE COLONY MUD 1C, SECTION 7

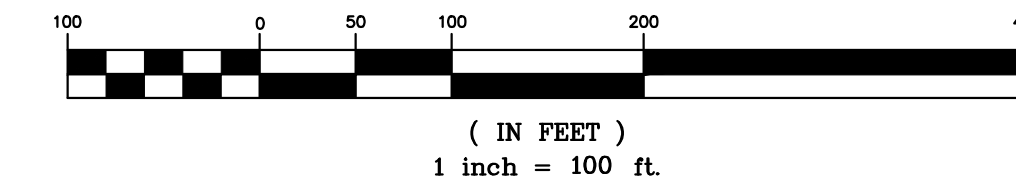


VICINITY MAP
NOT TO SCALE

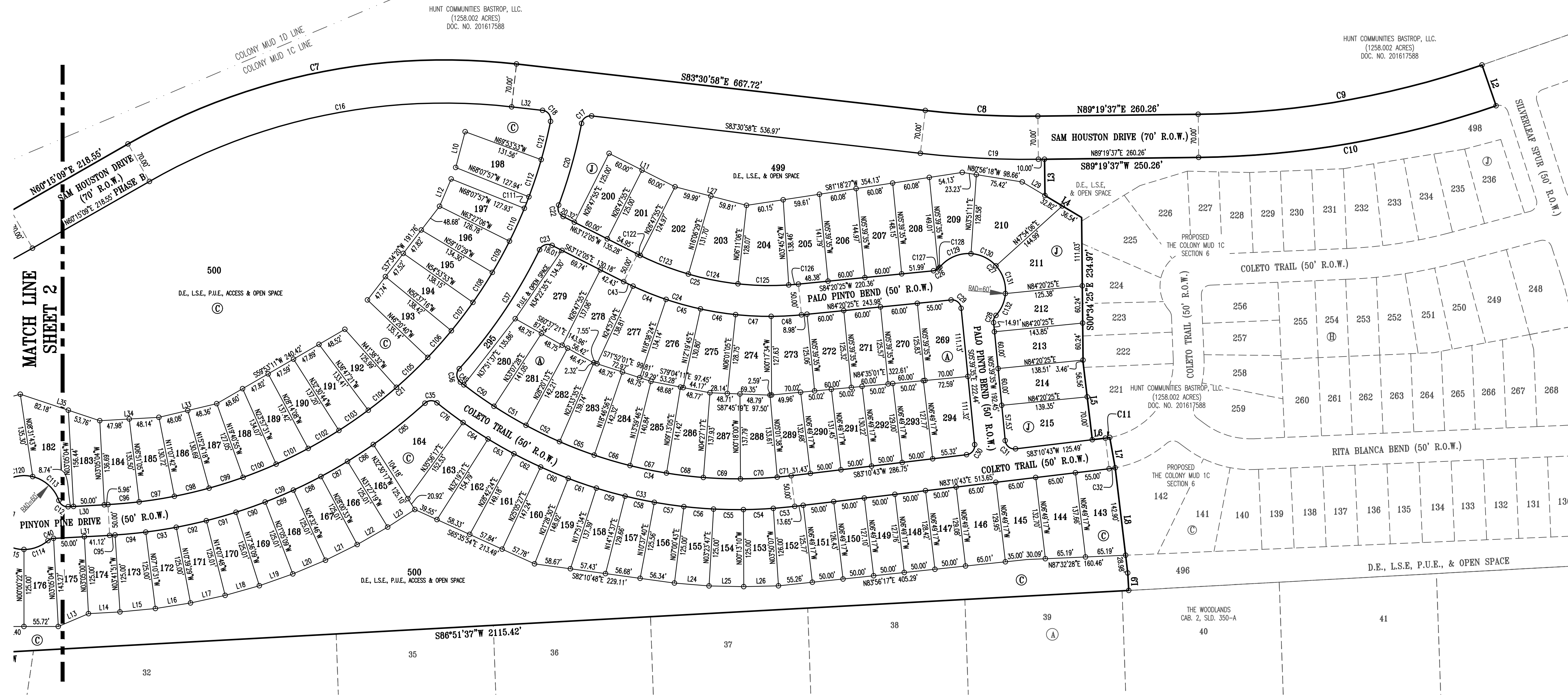


SCALE: 1" = 100'

GRAPHIC SCALE



- LEGEND**
- 1/2" CAPPED IRON ROD SET
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - ⊙ IRON PIPE FOUND
 - 2 LOT NUMBER
 - Ⓐ BLOCK DESIGNATION
 - B.L. BUILDING SETBACK LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.S.E. LANDSCAPE EASEMENT



DATE: APRIL 25, 2022
OWNER:
RICK NEFF
HUNT COMMUNITIES BASTROP, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
PO BOX 12220,
EL PASO, TEXAS 79913
PHONE: (915) 298-4226

ENGINEER & SURVEYOR:
ARON V. THOMASON, R.P.L.S. AND
DOUGLAS R. RUMMEL, JR., P.E.
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160
(512) 280-5165 fax

TOTAL ACREAGE: 55.846 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY, A-5

NO. OF RESIDENTIAL LOTS:	98	17,561 ACRES
NO. OF NON-RESIDENTIAL LOTS:	4	28,710 ACRES
	TOTAL: 102	46,271 ACRES

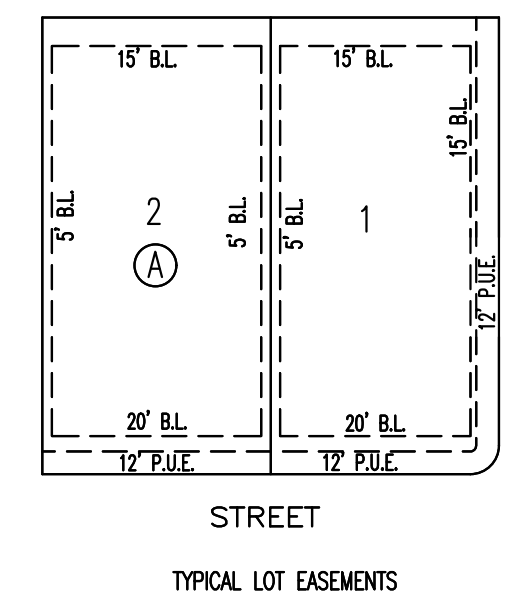
NO. OF BLOCKS:	3	9,575 ACRES
R.O.W.:	TOTAL:	

BLOCK	LOT	PURPOSE
J	500	D.E., L.S.E., P.U.E., ACCESS & OPEN SPACE
J	499	D.E., L.S.E., & OPEN SPACE
A	295	P.U.E. & OPEN SPACE
C	501	PRIVATE R.O.W. LOT

LINEAR FOOTAGE OF RIGHT-OF-WAY

COLETO TRAIL	50' R.O.W.	1,158 FT	LOCAL
PALO PINTO BEND	50' R.O.W.	1,040 FT	LOCAL
PINYON PINE DRIVE	50' R.O.W.	1,300 FT	LOCAL
SAM HOUSTON DRIVE (PUBLIC)	70' R.O.W.	3,342 FT	LOCAL
SAM HOUSTON DRIVE (PRIVATE)	70' R.O.W.	1,051 FT	LOCAL
TOTAL		7,891 FT	

BENCHMARK:
TBM-1: CAPPED IRON ROD LABELED "CRD/SETSTONE"
ELEVATION = 511.33' N:10020257.22' E:3226578.17'
TBM-2: CAPPED IRON ROD LABELED "CRD/SETSTONE"
ELEVATION = 514.07' N:10020269.51' E:3226969.96'



TYPICAL LOT EASEMENTS

Carlson, Brigance & Doering, Inc.
FIRM ID #E3791 REG. # 10024900

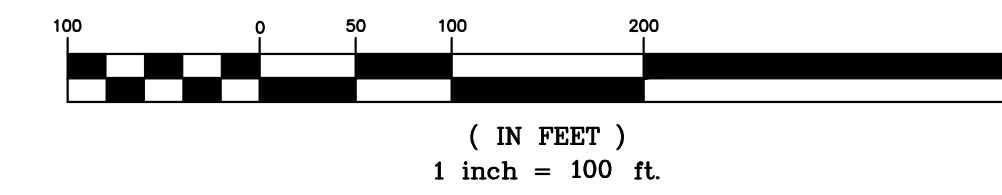
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

THE FINAL PLAT OF THE COLONY MUD 1C, SECTION 7



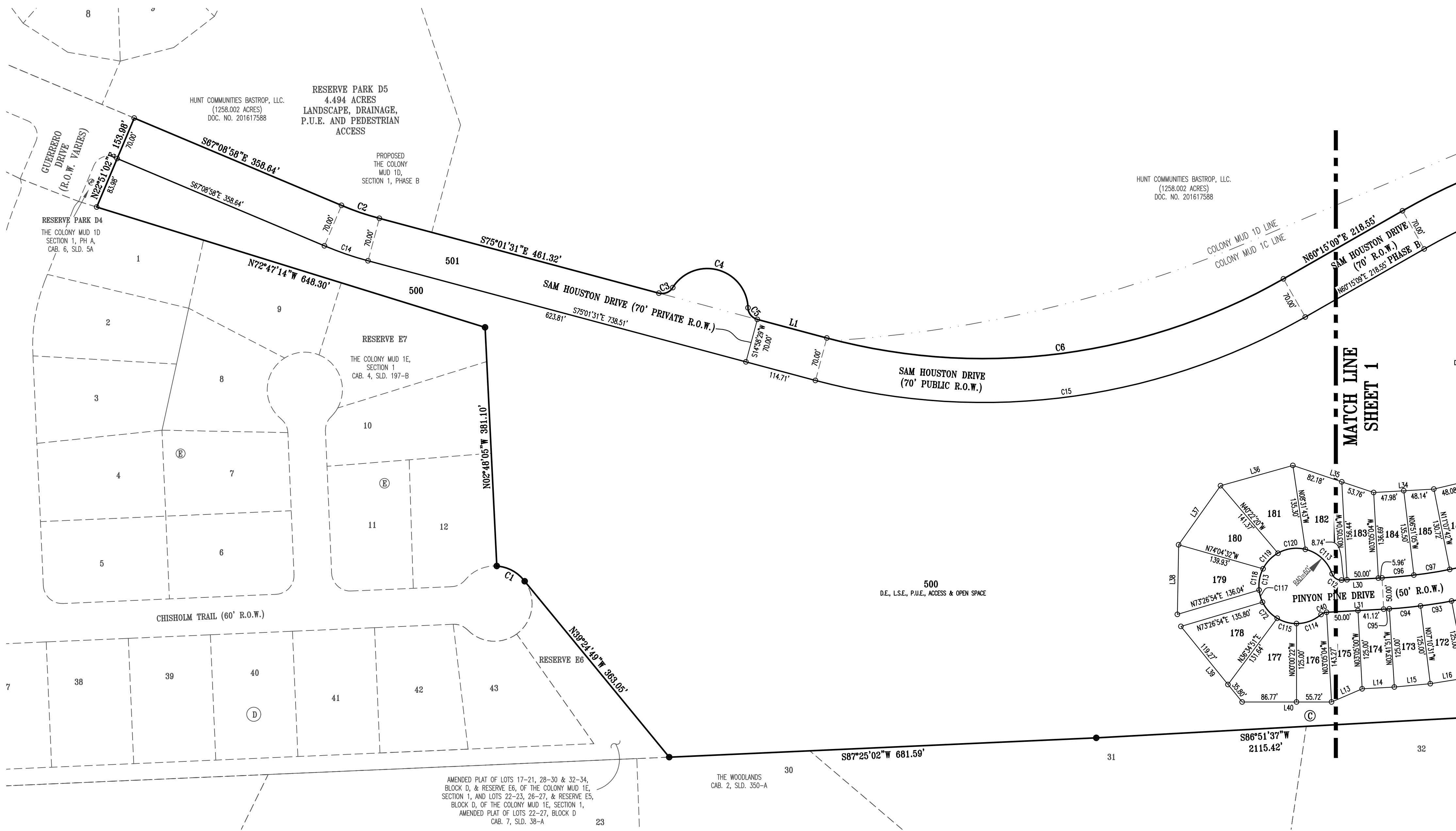
SCALE: 1" = 100'

GRAPHIC SCALE



LEGEND

- 1/2" CAPPED IRON ROD SET
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ IRON PIPE FOUND
- 2 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT



- GENERAL NOTES:
1. WATER IS PROVIDED BY THE COLONY M.U.D. 1C.
 2. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1C.
 3. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC.
 4. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
 5. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE CITY OF BASTROP PLANNING AND ZONING COMMISSION ON NOVEMBER 18, 2021.
 6. 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.
 7. 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-PLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 8. BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
 9. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
 10. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
 11. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
 12. ALL NEW UTILITIES WILL BE UNDERGROUND.
 13. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATING.
 14. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
 15. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
 16. AS SHOWN HEREON, A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHT-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
 17. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
 18. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
 19. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDING DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
 20. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
 21. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATIONS 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.
 22. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
 23. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
 24. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
 25. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
 26. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PRELIMINARY PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PRELIMINARY PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
 27. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 28. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSENT AGREEMENT FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS.
 29. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.
 30. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
 31. CABLE SERVICE IS PROVIDED BY SPECTRUM.
 32. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: 12-01-2016, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 4210005324 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PRELIMINARY PLAT.
 33. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
 34. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
 35. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
 36. 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, ELECTRICAL CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
 37. PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN.
 38. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
 39. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
 40. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 4802100335E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.
 41. NO STRUCTURES OR LAND USE (INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING) THAT NEGATIVELY IMPACTS STORMWATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS OR DETENTION/RETENTION AREAS.
 42. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY-S (STANDARD LOT).

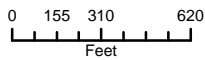
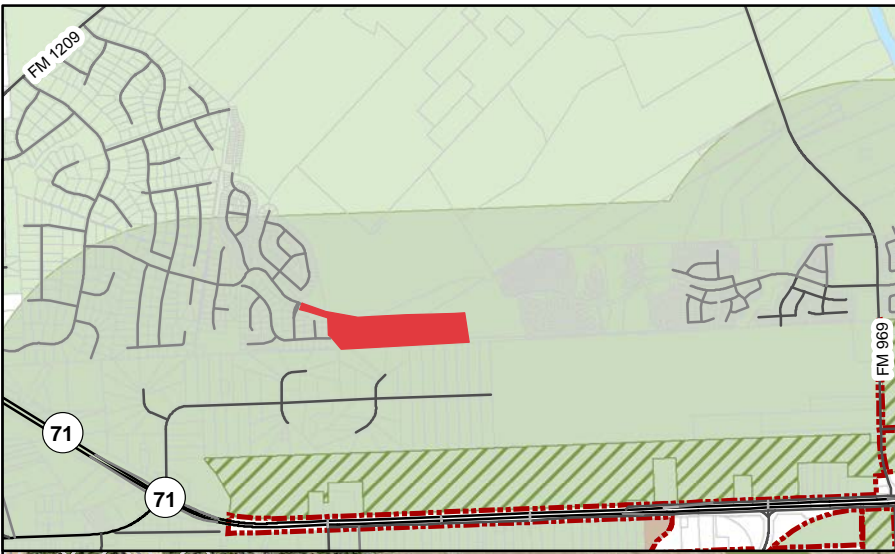
Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering 5501 West William Cannon
Phone No. (512) 280-5160

Surveying Austin, Texas 78749
Fax No. (512) 280-5165

Attachment 1 Location Map



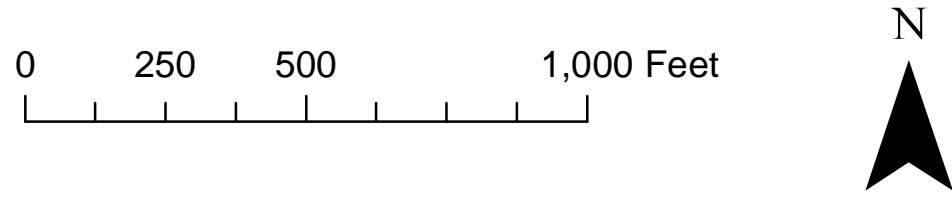
1 inch = 667 feet

Date: 5/19/2022

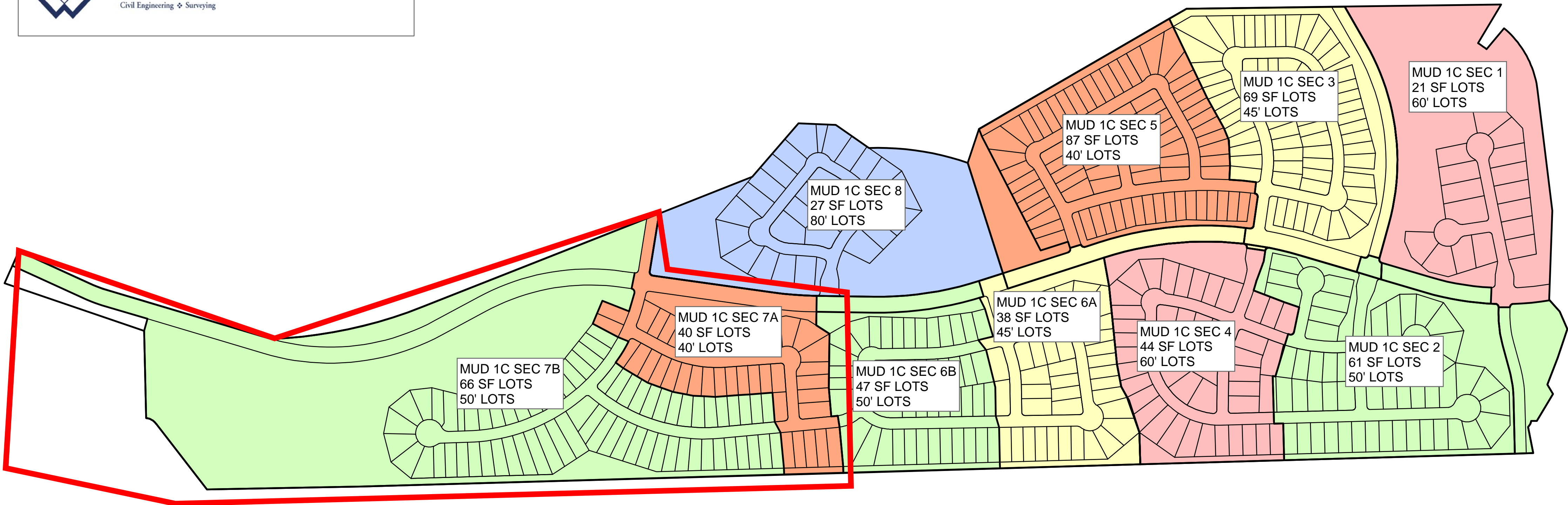
The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification 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.



LOT SIZE	COUNT
40'	127
45'	107
50'	174
60'	65
80'	27
TOTAL MUD 1C = 500	



CBD Carlson, Brigrance & Doering, Inc.
Civil Engineering ♦ Surveying





STAFF REPORT

MEETING DATE: June 7, 2022

AGENDA ITEM: 3I

TITLE:

Consider action to approve Bastrop Grove, Section 3, Lot 8 Final Plat being 1.146 acres out of Nancy Blakey Survey, Abstract Number 98, located south of State Highway 71, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Director of Planning & Development

ITEM DETAILS:

Site Address: South of SH 71 (Attachment 1)
Total Acreage: 1.146 acres
Legal Description: 1.146 acres of the Nancy Blakey Survey, Abstract No. 98
Property Owner: Douglas MacMahon, 71 Retail Partners, LP
Agent Contact: Matt Synatschk, Carlson, Brigance, and Doering, Inc.
Existing Use: Vacant/Undeveloped
Existing Zoning: P5 Core
Future Land Use: General Commercial

BACKGROUND/HISTORY:

The applicant has submitted a Final Plat application for Bastrop Grove Section 3 Lot 8 (Exhibit A). The plat includes one non-residential lot (Attachment 1). The proposed lot was grandfathered to follow the subdivision standards in the Bastrop Code of Ordinances Chapter 10 in effect at the time of preliminary platting in 2017, prior to B³ Code adoption.

Traffic Impact and Streets

A traffic impact analysis (TIA) was conducted at the time of development for Lot 1 in the subdivision, which includes Ascension Seton. The TIA included assumptions of uses and trips for the entire subdivision and the public street improvements needed to safely accommodate those trips. The final platting of this lot does not exceed the number of trips that requires additional public improvements. This lot will take access off the existing driveway with a deceleration lane from eastbound SH 71. Direct access onto SH 71 is prohibited. Public access easements provide access onto the existing driveway and across Lot 7 to the east that has already been platted.

Utilities

Water service (domestic and fire) will be provided by the City of Bastrop by tapping into an existing line along SH 71. A Public Improvement Plan was not required as extension of public utilities and streets was not needed.

Wastewater collection and treatment will also be provided by the City of Bastrop by tapping into existing lines on SH 71.

Drainage

Stormwater runoff generated within the property will be routed through an open ditch system on the southern boundary of the property, which continues an open ditch flowing to the east that feeds into the large drainage channel that flows south to discharge into the Colorado River. The drainage plan is using the updated rainfall totals of Atlas 14. A Final Drainage Plan has been reviewed and approved by the City Engineer.

POLICY EXPLANATION:

Final Plats are reviewed and approved by the Planning & Zoning Commission.

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – General Commercial: The General Commercial character area supports local and regional businesses that rely on heavy traffic volumes and the visibility that is associated with being located near major roadways. General Commercial developments typically involve varying development intensities, from smaller locally owned shops to big box retailers. These areas are predominantly auto-oriented, with large accessory parking areas. While General Commercial development will continue to be auto-oriented, improved street-side and parking lot landscaping, buffers, appropriately designed and scaled signage, bicycle and pedestrian accommodations, higher quality building materials, and access management techniques (e.g., limited access points and inter-parcel connectivity) will help to improve overall development quality and appearance.

This plat complies with the Future Land Use Plan, which shows General Commercial in this area. The plat proposes a non-residential lot with managed public access. Sidewalks and landscaping will be required at the time of site development planning.

Local Government Code

Sec. 212.002. Rules.

After a public hearing on the matter, the governing body of a municipality may adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

Bastrop adopted subdivision regulations in 1981. The B³ Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ). The B³ Code replaced Bastrop Code of Ordinances Chapter 10, which previously addressed subdivision requirements.

Section 212.004 Plat Required

- (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared.

The applicant has proposed subdividing an undeveloped tract into nine commercial lots. This final plat provides one of the lots.

Sec. 212.010. Standards for Approval

- (a) The municipal authority responsible for approving plats shall approve a plat if:
- (1) it conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

The final plat conforms to the Future Land Use Plan, which is designated General Commercial for this area.

- (2) it conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;

A traffic impact analysis (TIA) for the overall development of the nine-lot Bastrop Grove Subdivision has been previously approved by the City and the plat is consistent with the recommendations of that analysis. Improvements along SH 71 were built with a previous section and included items such as turning and deceleration lanes. Provisions for additional turning and deceleration lanes on SH 71 and improvements to SH 304 will be required in future development phases.

- (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 subdivision drainage improvements before any final plats can be recorded.

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

The plat complies with the requirements of the Bastrop Code of Ordinances Chapter 10 – Subdivision in effect at the time of the Preliminary Plat submittal. This was established in the grandfathering determination.

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.

- Section 1.3.003 Final Plat

The Preliminary Plat to determine subdivision lot layout was approved by the City Council on August 8, 2017.

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on May 3, 2022.

No Public Improvement Plans were required for this final plat.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Final Plat for Bastrop Grove Section 3 Lot 8 for compliance with subdivision and utility standards and deemed the plat administratively complete on May 13, 2022. The Director of Planning recommends approval.

RECOMMENDATION:

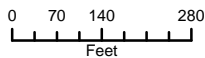
Consider action to approve Bastrop Grove, Section 3, Lot 8 Final Plat being 1.146 acres out of Nancy Blakey Survey, Abstract Number 98, located south of State Highway 71, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: Bastrop Grove, Section 3, Lot 8 Final Plat
- Attachment 1: Location Map



Attachment 1 Location Map



1 inch = 300 feet

Date: 5/19/2022

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.

