

City of Bastrop Agenda Information Sheet:



Planning and Zoning Commission Meeting Date:
PP16-01

January 28, 2016
Agenda Item No. 6

Project Description:

Preliminary Plat for The Colony MUD 1A, Section 1 being +/-45.487 acres out of the Jose Manuel Bangs Survey A- 5 within Area A of the Bastrop, Texas, Extra Territorial Jurisdiction (ETJ).

Item Summary:

Owner: Forestar Real Estate Group, Inc.
Applicant: Darlene Louk
Location: FM 969 and Sam Houston Boulevard
Utilities: The Colony MUD Water and Wastewater and Bluebonnet Electric

Background:

This property is located within the Colony Subdivision north of State Highway 71 and west of FM 969. The developer, Forestar Real Estate Group, Inc. is proposing to develop raw land that will consist of 143 residential lots, streets, landscape, drainage, P.U.E. and pedestrian access lots.

The subdivision will be developed in accordance with the MUD Consent Agreement (dated February, 2004) approved by City Council. The Consent Agreement required a Master Plan, a Traffic Impact Analysis, as well as, development standards that are generally consistent with City regulations.

Basis of Support:

Staff supports the request for approval of the Preliminary Plat. City staff has reviewed the Preliminary Plat and determined that it appears to conform to the approved Consent Agreement for the Colony Municipal Utility District No.1.

Special Considerations: None.

Comments: Three (3) surrounding property owner notifications were mailed January 8, 2016. At this time we have not received any responses.

Staff Recommendation:

Staff recommends approval of the Preliminary Plat for The Colony MUD 1A, Section 1 being +/-45.487 acres out of Manuel Bangs Survey A-5 within Area A of the Bastrop, Texas, Extra Territorial Jurisdiction (ETJ).

City Contact:

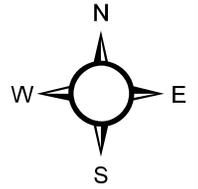
Melissa McCollum, Director of Planning and Development
Wesley Brandon, PE, City Engineer

Attachments:

Location map and Preliminary Plat

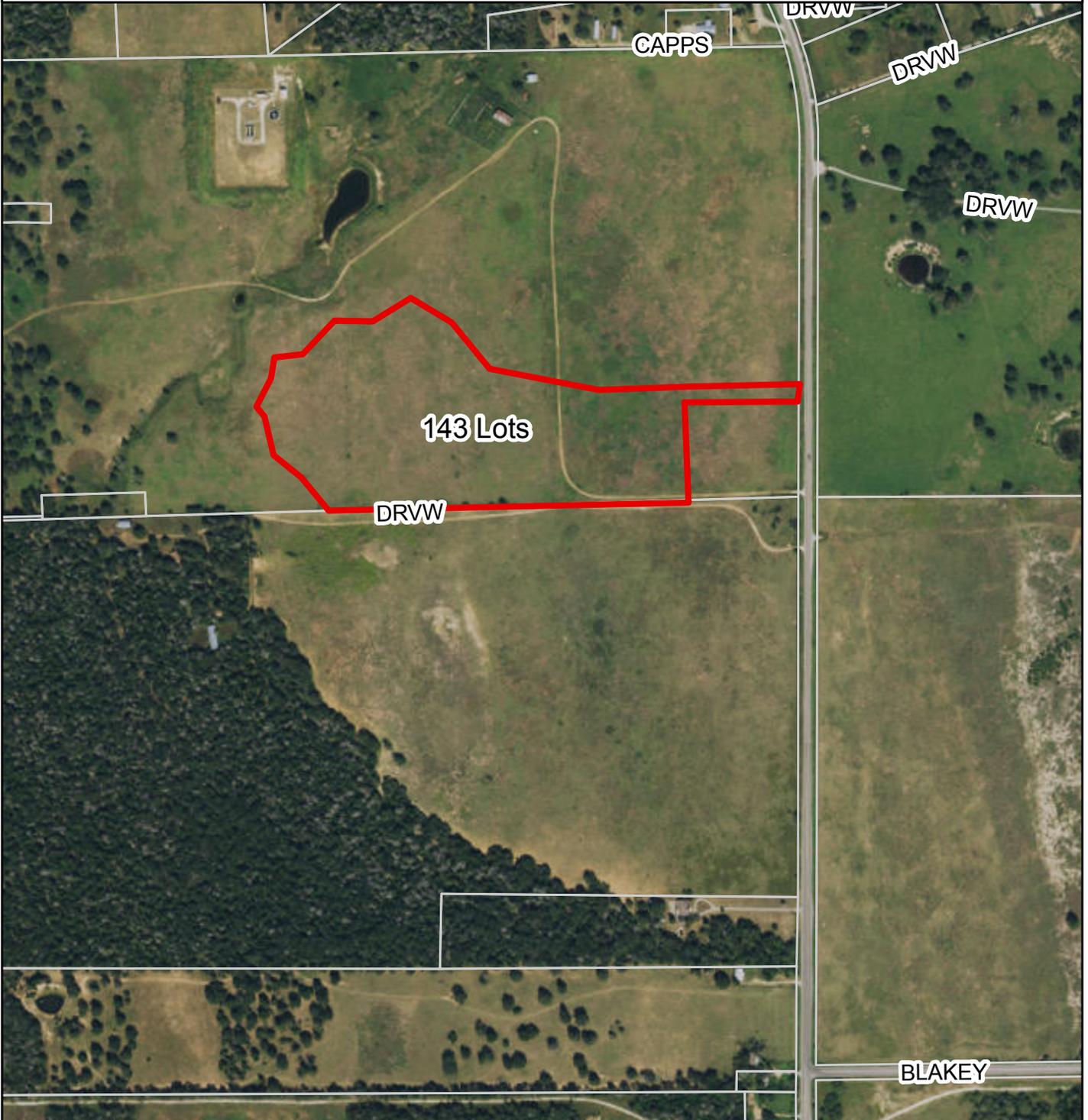


Preliminary Plat Colony MUD 1A, Section 1



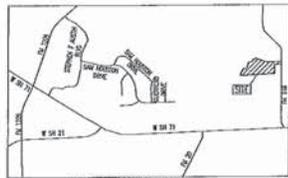
Legend

 Colony MUD 1A, Section 1



1.6

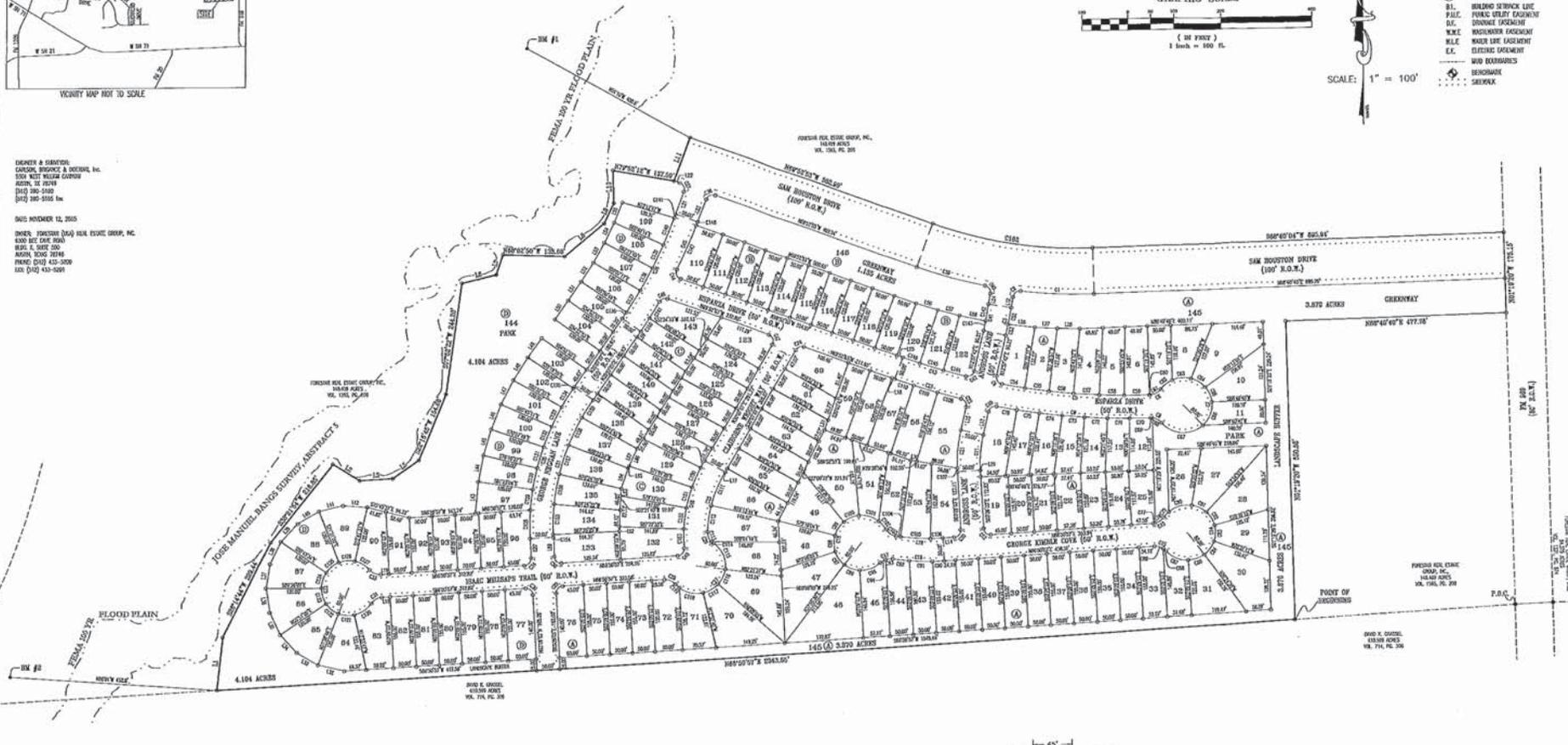
THE PRELIMINARY PLAT OF THE COLONY MUD 1A, SECTION 1



DESIGNER & SURVEYOR
CARLSON, BRIGANCE & DOERING, INC.
3004 WEST WILLOW CANYON
DENTON, TX 76208
(817) 380-5100
(817) 380-5555 fax

DATE: NOVEMBER 12, 2008

OWNER: FORTRESS (D&J) REAL ESTATE GROUP, INC.
4500 WEST DUNE ROAD
SUITE 1, SUITE 200
ADDICKS, TEXAS 76010
PHONE: (817) 432-3000
FAX: (817) 432-3001



TOTAL ACREAGE: 41.41 ACRES
SERVED BY JOSE MANUEL BARRIOS SURVEY, A-A

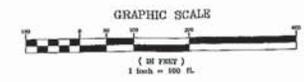
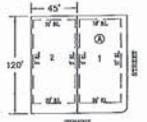
PARK, GREENWAY, AND LANDSCAPE BUFFER:
GREENWAY
RESIDENTIAL LOTS:
343 OF 343 LOTS
R.O.W.

FEAR. MAP NO. 40021 C 0355
BARRIOS COUNTY, TEXAS DATED JANUARY 19, 2006

LINEAR FOOTAGE OF RIGHT-OF-WAY

STREET	RIGHT-OF-WAY	LINEAR FOOTAGE	LOCAL
SW HOUSTON DRIVE	100' R.O.W.	1825'	MARKER COLLECTOR
ANDREWS LANE	50' R.O.W.	827'	LOCAL
ESKROW DRIVE	50' R.O.W.	1190'	LOCAL
WHEELER COVE	50' R.O.W.	737'	LOCAL
GEORGE HENRIE COVE	50' R.O.W.	780'	LOCAL
CHARLOTTE WESTWAY	50' R.O.W.	967'	LOCAL
GEORGE HEDGECOCK LANE	50' R.O.W.	1181'	LOCAL
EMMA WELLS'S TRAIL	50' R.O.W.	729'	LOCAL

TOTAL: 8287'



LEGEND

- A CALLED POINT
- o 1/2" CURVE WITH 800 SET
- * 1/2" CURVE 600' TANGENT
- UNLESS OTHERWISE NOTED
- 1 100' WADSWORTH
- BOOK LETTER
- ⊙ BUILDING SETBACK LINE
- ⊙ PUBLIC UTILITY EASEMENT
- ⊙ DRAINAGE DRAINAGE
- ⊙ WASTEWATER EASEMENT
- ⊙ WATER LINE EASEMENT
- ⊙ ELECTRIC DRAINAGE
- ⊙ WADSWORTH
- ⊙ BENCHMARK
- ⊙ SURFACE

SCALE: 1" = 100'

REVISION	DATE	COMMENTS

SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.

FORM 10-893251 REV. 4-10-09-09

C&B Engineering Surveying
1902 West Willow Canyon Denton, Texas 76208
Phone: (817) 380-5100 Fax: (817) 380-5145

