ORDINANCE 2019-53

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS
ADOPTING THE BASTROP BUILDING BLOCK TECHNICAL MANUAL
("B3TM"), AS ATTACHED IN EXHIBIT A; AND PROVIDING FOR FINDINGS OF
FACT, ADOPTION AND AMENDMENTS, A REPEALER, SEVERABILITY, AND
ENFORCEMENT; ESTABLISHING AN EFFECTIVE DATE; AND PROPER
NOTICE AND MEETING.

WHEREAS, the City of Bastrop, Texas ("City") is a Home-Rule City acting under its
Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and
Chapter 9 of the Local Government Code; and

WHEREAS, the Bastrop City Council ("City Council"), as a duly-elected legislative body,
finds that it is facing significant historic and contemporary land use challenges that existing
regulations were not designed to address; and

WHEREAS, the City Council finds that the City has been actively and diligently engaged
in its assessment of the City's drainage and regulatory program, including evaluating its
subdivision ordinance, zoning codes, and the uniformity of its permitting process and goals; and

WHEREAS, Texas Local Government Code Section 51.001 provides the City general
authority to adopt an Ordinance or police regulations that is for the good government, peace or
order of the City and is necessary or proper for carrying out a power granted by law to the City;
and

WHEREAS, Texas Local Government Code Chapters 211, 213, 214 and 217 grant the
City certain regulation authority concerning construction, land use, nuisances, structures and
development-related activities; and

WHEREAS, the City seeks to ensure that impending and future development is
conducted in a fiscally-sustainable and environmentally responsible manner that honors the City's
rich heritage and unique ecological makeup; and

WHEREAS, the City will change drastically if unlimited growth and development should
occur under the City's existing Code of Ordinances, which no longer adequately address concerns
about the effect of development on the City; and

WHEREAS, the City Limits and Extraterritorial Jurisdiction (ETJ) are comprised of a
combination of ecological and topographical features that create significant drainage and
development challenges when using the one size fits all approach; and

WHEREAS, the City Council finds that dormant, outdated, and stagnant projects pose
a substantial harm to comprehensive planning and responsible drainage management as well as
to traffic safety and human health; and

WHEREAS, the City Council favors the development of construction projects in
accordance with current regulations that are based on modern standards and state-of-the-art
technology; and
WHEREAS, the City Council seeks to apply up-to-date regulatory systems to projects to the extent reasonably possible and within the confines of the law; and

WHEREAS, House Bill 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and/or Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction; and

WHEREAS, on February 26, 2019, the City Council adopted a policy statement to ensure clarity and consistency for all revisions and additions to the City's land-use regulations; and

WHEREAS, on August 14, 2018, the City Council adopted a temporary moratorium on new development that would be detrimental to the citizens of the City and ETJ based on current land-use regulations; and

WHEREAS, on April 23, 2019, the City Council repealed the temporary moratorium and adopted an Enhanced Permit Review process and an updated Stormwater Drainage Design Manual to streamline new development while protecting the citizens of the City and the ETJ from detrimental development; and

WHEREAS, the City has hosted several events in the community to share future development plans and solicit community input on future development: on April 10, 2019, the City hosted a Transportation and Drainage Rodeo; on May 9, 2019, the City hosted a Code Update Rodeo to preview elements of the new draft code; on June 8, 2019, the City hosted a Pop-Up Street Project; and on June 26, 2019, the City hosted a Community Open House; and

WHEREAS, the draft Bastrop Building Block (B3) Code, the draft Bastrop Building Block Technical Manual, and the draft pattern book were released for public review and comment on May 24, 2019; and

WHEREAS, a Technical Manual Review Meeting was held on August 22, 2019, to solicit public comments on the Bastrop Building Block Technical Manual; and

WHEREAS, the Bastrop Building Block Technical Manual was approved by the Planning and Zoning Commission on September 26, 2019.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS THAT:

SECTION 1. FINDINGS OF FACT The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

SECTION 2. ADOPTION AND AMENDMENT The City Council hereby adopts the Bastrop Building Block Technical Manual ("B3TM"), as attached in Exhibit A.

SECTION 3. REPEALER In the case of any conflict between other provisions of this Ordinance and any existing Ordinance of the City, the provisions of this Ordinance will control.
SECTION 4. SEVERABILITY If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

SECTION 5. ENFORCEMENT The City shall have the power to administer and enforce the provisions of this ordinance as may be required by governing law. Any person violating any provision of this ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations, and such violation is hereby declared to be a nuisance.

Nothing in this ordinance shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this ordinance and to seek remedies as allowed by law and/or equity.

SECTION 6. EFFECTIVE DATE This Ordinance shall be effective immediately upon passage and publication.

SECTION 7. OPEN MEETINGS It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

READ & ACKNOWLEDGED on First Reading on the 22nd day of October 2019.

READ & APPROVED on the Second Reading on the 12th day of November 2019.

APPROVED:

[Signature]
Connie B. Schroeder, Mayor

ATTEST:

[Signature]
Anh Franklin, City Secretary

APPROVED AS TO FORM:

[Signature]
Alan Bojorquez, City Attorney
CHAPTER 1: DEVELOPMENT PROCESS

1.6 CONSTRUCTION DOCUMENT REQUIREMENTS

1.5 PERMITTING

1.4 PUBLIC HEARING AND NOTICE

1.3 APPLICATION TYPES

1.2 DEVELOPMENT PROCEDURES

1.1 DESIGN STANDARDS AND POLICIES

For City review and approval, preparing improvement plans and documents to submit project development, it identifies requirements for applications in preparing plans and reports needed for process to assist design professionals and development.

This chapter presents the City of Bosphorus development.
is comprised of City staff who oversee the development
of the City of Bastrop Development Review Committee (DRC).

SEC. 1.001 DEVELOPMENT REVIEW COMMITTEE (DRC)

This section also includes information about the City's public
hearing process and public notification requirements.

(2) Adoption:

MANUAL

SEC. 1.002 ADOPTION AND MODIFICATIONS TO B3 TECHNICAL

This manual has been adopted by ordinance by the City Council, in its current form on XXXX. The City Council

ARTICLE 1.2 DEVELOPMENT PROCEDURES

Manual by Ordinance.

This section provides details of the City's development
process, that includes a pre-application meeting and the visit.

(3) Modifications:

ARTICLE 1.1 DESIGN STANDARDS AND POLICIES

9) Modifications:

Maintenance on file with the City Secretary.

Artifical Manual referred to as the B3.

The B3 Technical Manual is intended to be geographically
longevity and viability representative of Downtown Bastrop.

The B3 Technical Manual ensures construction of both the
public and private realm built environments achieve the
safety of the City.

Ordnance, relating to involving development, health, and
associated chapters of the City of Bastrop Code of
requirements, and processes within the B3 Code and all
Technical Manual, aligns and supports standards,
The Bastrop Building Block Technical Manual referred to as the B3.
A. Administrative decision: approval

(3) Application approved:

Public participation:

Application submitted and review, that may include

(1) A pre-development meeting and site visit;

(b) The submission and review process includes:

Proposal by the DRC.

To the City and obtaining review of the development process, consists of submitting a development application and review.

SEC 1.2003 DEVELOPMENT PROCESS

Planning & Development and City Engineer will occur

and/or when administrative decisions by the Director of

occurs when the Planning & Zoning Commission will meet. For completeness, checks will be accepted, where required for completeness checks will Submission dates will include dates when Submission neighborhood regulating plans. The Schedule of Uniform

Improvement Plans regulating plans. The Schedule of Uniform

Improvement Plans, Application, fill applications, Public

Zoning applications, Site Plan applications, Public

places Type Applications of the City and the goals of the

The DRC is committed to working with each applicant

hearing by the law of the BZ Code.

deemed administratively approvable and requires no public

intervent, standards, and requirements. If the development is

process. The DRC can approve applications that meet the

Texas Local Government Code Chapter 212 for Place Type

Submit dates in September in order to comply with

(b) City Council will annually adopt Schedule of Uniform

Improvement Plans, and Neighborhood Regulating Plans.

for those Plan, place Type Zoning changes, Plan, public

Annual Adoption of Schedule of Uniform Submission Dates

SEC 1.2002 UNIFORM SUBMISSION DATES

feed back to each applicant and development.

Hollywood Manor. The intent is to provide quick turnaround

of technical reviews and analysis of each development in a

development proficient success. The DRC will conduct a series

collaborative team of staff members dedicated to

Development in BZ will be facilitated by the DRC.
A. Development activities begin with a pre-development meeting and site visit:

1. Step 1: Pre-development meeting and site visit:

   c) Detailed Development Process:

   (c) Certificate of Occupancy

   (5) Inspections and

   Permits:

   (4) Application for Construction document review and

   process.

   iv. Refer to Table A for the specific requirements

   iii. Planning and Zoning Commission

   ii. City Council and/or

   i. Zoning Board of Adjustment (ZBA)

   b) bodies:

   one or more of the following activities being

B. A recommendation and subsequent decision from
permits for construction activities. Construction documents for review and submittals. A. Step 3: Application for construction document review and permits.

(3) Step 3: Application for construction document review and permits. Document review and permits. Before obtaining approval of construction and development department for approval and development application through the planning process. All other development proposals must submit a construction document review and permits.

B. Document review and permits. Construction development standards, may proceed with district development standards, may proceed with.

C. Type 1 building in Place Type Neighborhood "P" on a planned lot or a lot of or detached residential. The development of a detached residential.

D. Written decision on the application.

E. A written decision on the application. Will be made on the application.

F. A written decision on the application. List of issues to be resolved before a decision.

G. A written decision on the application. Notification is necessary before submitting a notification as shown in Table 1.4.001 B to determine if public.

H. The public hearing process.

I. Approval is achieved administratively or through review process. Review times vary upon whether the application to members of the DPR and begin the development department will distribute the deemed complete, the planning and development manual. See review timelines and checklists in appendix.

J. Specific review processes per application type.

K. Once a complete development application is identified in 1.4.001A. Planning and development department are deemed completed and accepted. The described development application is complete.
SECTION 1.3.00 PRE-DEVELOPMENT

ARTICLE 1.3 APPLICATION TYPES

Amendments for Requirements:
B. See International Fire Code and Local

(4) Existing utilities, and,

(3) Aerial photos;

(2) Conceptual Plans;

(1) Site map and photos;

(b) Optional Items:

(2) Application narrative;

(1) Completed pre-development checklist;

(3) All pre-development require the following:

plan_newdevelopmentprocesses. Here, or at https://www.cityoflastrop.org/page/The Planning and Development Department of the website The specific pre-application submissions required by the City. The City has determined that all requirements have been satisfied.

A. The Certificate of Occupancy (CO) or Certification of Shell Building:

(5) Step 5: Certificate of Occupancy and Certification of Information.

C. Refer to Article 1.5 - Permitting - For Inspection

B. Inspections forms and checklists will be provided by the Planning and Development Department

A. All permit building construction activities must be inspected by the City.

(4) Step 4: Inspections:

Department

Application to the Planning and Development
the second review of the Development

C. Construction Documents may be submitted with

submittals.

B. Refer to Article 1.3 - Application Types for the
3. Thoroughly review proposed place types and building types.

2. A scaled drawing showing types and location of

1. A map and boundary of the proposed area.

b) The Zoning Concept Scheme shall include:

Development Department

- Submittals will not be accepted by the Planning and Development Department in accordance with the approved Uniform Submittal Schedule. Incomplete submittals will be returned to the Planning and Development Department.
- All submittals shall be delivered to the Planning and Development Department in accordance with the approved Uniform Submittal Schedule.

b) A Place Type Zoning Concept Scheme change application is known as a

SEC 1.3-002 ZONING CONCEPT SCHEME APPLICATION

Meeting to be conducted for further review, submitted, and a subsequent pre-development application to be

3. Any may require additional information to be

Development application checklist(s) and any related

2. To provide the applicant with the appropriate

Zoning Concept Scheme.

(d) Environmental:

(1) To determine if the applicant may be processed.

Development Department

Based on the discussion at the meeting and the visit, the

(d) Outcomes:

- of the size, scope, and feasibility of the proposal
- applicant to come to a more complete understanding
- the pre-development meeting allows City staff and the development requests information exchanged at the pre-

3. In general, the pre-development meeting is scheduled

within 2 to 3 weeks of the receipt of the pre-

pre-development request.

(2) Staff will contact the applicant to schedule the pre-

development meeting within 5 days of receipt of the pre-

application typically lasts 30 to 60 minutes.

1. The pre-development meeting between City staff and

(c) Format:

(5) Drainage.
SEC. 1.3.003 SITE PLAN APPLICATION AND REVIEW

Scheme checklists and development guidelines shall be submitted with application. 

(a) Purpose: The purpose of a Site Plan is to ensure efficient and safe land development, harmonious mixxure Place and building type, and building type compliance with applicable design standards, site and parking requirements, and pedestrian circulation, parking and loading, and

(b) General Landscape Design Scheme: To provide a general landscape design scheme for the development. This shall include a detailed plan for the development, including

1. Layout of proposed public open spaces, civic areas, landscaped areas, and project scheduling;
2. Functional relationships of building and building site, access, density, service, and emergency parking;
3. Conceptual infrastructure plan showing the location and adequacy of proposed utilities needed to support the development;
4. A sketch drawing that shows the site, type and
5. Physical features of the site including a scaled drawing showing major existing vegetation, natural areas, and water courses, creeks, or bodies of water, and
6. Any existing thoroughfares and easements;
7. Location of proposed public open space or civic space;
8. The points of ingress and egress from existing and proposed streets;
9. A landscape plan showing the wooded areas, screening walls, and trees to be preserved.
10. A conceptual infrastructure plan showing proposed utility connections and improvements of any civic or open space;
11. Architectural drawings (elevation, etc.) showing architectural style to be used throughout the development;
12. A parks and trails plan showing any proposed parks;
13. A conceptual drainage plan as required by Appendix A the City of Bastrop Stormwater Drainage and Design Manual.

(c) See B2 Code Section 2.4.007 - Zoning Concept Scheme.
(c) Incomplete Submission:

Stop City Code.

(4) The fee for a Site Plan is set forth in Appendix A of the

By the City:

development conforms to the Site Plan as approved
shall be issued, unless all construction and
approved by the City, no Certificate of Occupancy
above development unless a Site Plan is first
approved by the City. No Certificate of Occupancy
shall be issued for any of the

(3) No building permit shall be issued for any of the

Engineer:

The Site Plan must be prepared by a licensed and

Manager:

determination is subject to review by the City
improvement requires a Site Plan or not. The initial
improvement, construction, enlargement, or
the initial determination of whether the proposed

(1) The Director of Planning and Development shall make

adjacent or nearby land.

existing or future land uses, including those on

alteration impacts or potentially affects other
the alteration of land, if such construction or
shall mean the construction of structures, or
the term "significant enlargement of alteration"
clearing, or excavating. As used in this section,
made to land only, such as paving, filling,
"improvements" shall also include alterations


1. Any property with 2 or more buildings per

park:

devotionments or manufactured/mobile home

2. Any non-residential P2 development all P2

3. Any non-residential development

Items listed below:

any building, structure, or improvement involving
enlargement or alteration of any exterior dimension of
required for new construction or the significant
services.

adequate water supply, drainage, and stormwater

management, sanitary facilities, and other utilities and
application submitted.

(4) The applicant shall be required to submit a fee in accordance with the adopted fee schedule for the Planning and Development Department for filing.

Planning and Development Department will not be accepted by the administrative completeness review, then the determination that a submission is incomplete during the determination process, only after the official filing date that any statutory period required for approval or disapproval of the Site Plan has expired.

(3) To be considered complete, the application must be submitted on a uniform submission date.

(2) All submissions shall be delivered to the Planning and Development Department.

(1) A Site Plan Submittal shall include the all items listed:

(e) Site Plan Submittal Requirements:

(d) Official Filing Date:

(c) The Planning Director determines that the uniform submitted date after the Planning and Development Director determines that the uniform submitted date.

(b) No application shall be deemed complete until all required items and information have been submitted.

(a) All required items shall be delivered to the Planning and Development Department for filing. The City on a uniform submission date, the official filing date, and the time period required for approval shall be the date upon which a submission for approval of a Site Plan for a Site Plan that can be filed.

(1) For the purpose of these regulations, the "official filing date received."
4) Property taxes must be paid prior to approval of plan.

Development until the Site Plan is approved.

3) Building permits will not be issued for any

licensed professional engineer.

Registered professional land surveyor and/or a

recorded.

(2) Site Plans must be prepared by a licensed and

recorded.

(1) Site Plans cannot be approved until the Final Plan is

recorded.

(9) Supplementary Requirements:

Checklist for submittal details.

Development Manual for Site Plan requirements
relative to the design considerations. See Bastrop

(7) The Site Plan shall contain sufficient information

(f) Site Plan Detail Requirements:

or warrant is submitted and approved.

for the variance of warrant is removed or the variance

the Site Plan shall be denied until such time the need

variance of warrant and one has not been approved.

request for a site Plan. If the Site Plan requires a

request for approval and approved prior to submission for a

(5) Any requested variance or warrant must be submitted
<table>
<thead>
<tr>
<th><strong>AMOC (If applicable)</strong></th>
<th><strong>AMOC Number and the date the AMOC was approved by the City</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Fire Hydrant Flow Test Location</strong></td>
<td><strong>Block and Street Name</strong></td>
</tr>
<tr>
<td><strong>Not more than 1 year from the date of Site Plan submission</strong></td>
<td><strong>Reduced Fire Flow Demand @ 20 psi</strong></td>
</tr>
<tr>
<td><strong>Reduced fire flow demand, as permitted by BFD and Appendix B</strong></td>
<td><strong>Automatic Fire Sprinkler System Type</strong></td>
</tr>
<tr>
<td><strong>NFPA 13R or NFPA 13D</strong></td>
<td><strong>Building Type (System Type)</strong></td>
</tr>
<tr>
<td><strong>The sprinkler system type that is in the most demanding building's fire area - NFPA 13</strong></td>
<td><strong>Most Demanding Building's LBC Construction Classification</strong></td>
</tr>
<tr>
<td><strong>2009 IFC Appendix B</strong></td>
<td><strong>Most Demanding Building's Intended Use</strong></td>
</tr>
<tr>
<td><strong>Most Demanding Building's construction classification</strong></td>
<td><strong>Intended Use</strong></td>
</tr>
<tr>
<td><strong>Building Fire Area (S.F.)</strong></td>
<td><strong>Fire Flow Demand @ 20 psi (gpm)</strong></td>
</tr>
<tr>
<td><strong>Most Demanding Building's calculated fire flow demand - 2009 IFC Appendix B, Table</strong></td>
<td><strong>BASTROP FIRE DEPARTMENT REQUIREMENTS</strong></td>
</tr>
<tr>
<td><strong>International Fire Code Edition With adopted appendices</strong></td>
<td></td>
</tr>
</tbody>
</table>
location of streets designed to accommodate relaxing and

C. The design and location of off-street parking and

D. The provision of a safe and efficient vehicular and

negative impacts.

B. The impact of the development relating to the

A. The Site Plan's compliance with all provisions of

F. The sufficient width and suitable grade and

E. The design and location of pedestrian circulation system.

(4) Principles and Standards for Site Plan Review:

(1) The following criteria have been set forth as a guide:

(2) Based upon its review, City staff may approve,

(3) Listed in the Development Manual Site Plan Checklist:

(4) See Basalt Development Manual Site Plan

additional entities responsible in preparing the Site

Signature blocks shall also be placed on the Site Plan.
then have up to 15 business days to approve or disapprove the plan. If the application is deemed filed on the next uniform submission date, the application must be approved or disapproved as required by the city's initial determination. The applicant may appeal the approval or disapproval of the application in accordance with City Code, City ordinances, or state laws.

The city clerk shall provide a written statement to the applicant that the plan has been reviewed and approved. The Director of Planning and Development shall advertise the plan and the decision to approve or disapprove to the public, and the plan shall then be reviewed by the Development Review Committee. If the plan is approved, the Director shall file the plan with the city clerk. The plan shall then be submitted to the city council for final approval.

**Section 1.3.004 Site Plan Process**

- **H.** The use of landscaping and screening
- **G.** The coordination of streets and sidewalks to facilitate emergency and traffic flow
- **F.** The coordination of streets and sidewalks to facilitate emergency and traffic flow
- **E.** The coordination of streets and sidewalks to facilitate emergency and traffic flow
- **D.** The coordination of streets and sidewalks to facilitate emergency and traffic flow
- **C.** The coordination of streets and sidewalks to facilitate emergency and traffic flow
- **B.** The coordination of streets and sidewalks to facilitate emergency and traffic flow
- **A.** The coordination of streets and sidewalks to facilitate emergency and traffic flow

- **L.** Protection and conservation of creeks and tributaries
- **K.** Protection and conservation of soils from erosion
- **J.** Parking and circulation
- **I.** Exterior lighting to ensure safe movement and for security purposes
- **G.** Adjacent properties when necessary, and all adjacent properties shall be integrated into the overall design
- **F.** To complement the design and location of buildings and be integrated into the overall design
- **E.** To provide appropriate buffers to shield properties.
- **D.** The location, size, and configuration of Civic Space.
- **C.** Areas to ensure that such areas are suitable for intended recreation and conservation uses.
(b) Statement of reasons for the decision to approve or disapprove the amended application.

(1) The Director of Planning and Development may either:

- Approve the amended application.
- Disapprove the amended application.

City Manager may appeal to the City Council. The City Council may accept, reject, or modify the decision of the Director of Planning and Development.

(2) Application may be filed by any time as a new application for reconsideration in the form of an amended plan that is disapproved after the City Manager's notice of disapproval. Any application for reconsideration must be filed within 2 years of the date on which final approval of the Site Plan is denied.

(3) Effect of Site Plan approval. The City Council shall have final approval or disapproval of all site plans. The date of approval is the date of the adoption of the Site Plan, except as otherwise provided in the Site Plan.

(4) Appeal. The applicant may appeal the decision of the City Manager within 10 business days of receipt of the decision. The City Manager may appeal the decision to the City Council. The City Council may accept, reject, or modify the decision of the Director of Planning and Development.

(5) Site Plan application. The Site Plan application may be modified at any time as a new application for reconsideration in the form of an amended plan that is disapproved after the City Manager's notice of disapproval. Any application for reconsideration must be filed within 2 years of the date on which final approval of the Site Plan is denied.

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(15) Effect of Site Plan approval. The City Council shall have final approval or disapproval of all site plans. The date of approval is the date of the adoption of the Site Plan, except as otherwise provided in the Site Plan.

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(28) Appeal. The applicant may appeal the decision of the City Manager within 10 business days of receipt of the decision. The City Manager may appeal the decision to the City Council. The City Council may accept, reject, or modify the decision of the Director of Planning and Development.

(29) Site Plan application. The Site Plan application may be modified at any time as a new application for reconsideration in the form of an amended plan that is disapproved after the City Manager's notice of disapproval. Any application for reconsideration must be filed within 2 years of the date on which final approval of the Site Plan is denied.

(30) Effect of Site Plan approval. The City Council shall have final approval or disapproval of all site plans. The date of approval is the date of the adoption of the Site Plan, except as otherwise provided in the Site Plan.

(31) Appeal. The applicant may appeal the decision of the City Manager within 10 business days of receipt of the decision. The City Manager may appeal the decision to the City Council. The City Council may accept, reject, or modify the decision of the Director of Planning and Development.

(32) Site Plan application. The Site Plan application may be modified at any time as a new application for reconsideration in the form of an amended plan that is disapproved after the City Manager's notice of disapproval. Any application for reconsideration must be filed within 2 years of the date on which final approval of the Site Plan is denied.

(33) Effect of Site Plan approval. The City Council shall have final approval or disapproval of all site plans. The date of approval is the date of the adoption of the Site Plan, except as otherwise provided in the Site Plan.

(34) Appeal. The applicant may appeal the decision of the City Manager within 10 business days of receipt of the decision. The City Manager may appeal the decision to the City Council. The City Council may accept, reject, or modify the decision of the Director of Planning and Development.

(35) Site Plan application. The Site Plan application may be modified at any time as a new application for reconsideration in the form of an amended plan that is disapproved after the City Manager's notice of disapproval. Any application for reconsideration must be filed within 2 years of the date on which final approval of the Site Plan is denied.
ARTICLE I. PUBLIC HEARING AND NOTICE

SEC. 1.4.001 NOTICE REQUIREMENTS

1.4.001B - Notification Requirements.

(a) For public notice and hearing requirements, see Table 1.4.001 Notice Requirements.

Prior to making its report to the City Council, the Planning Commission shall hold at least one public hearing on each application as applicable by state law and zoning ordinance shall be held at least one public

THE TEXAS LOCAL GOVERNMENT CODE, CHAPTER 211, AS AMENDED.
<table>
<thead>
<tr>
<th>Administrative</th>
<th>Legislative</th>
</tr>
</thead>
<tbody>
<tr>
<td>VCNance</td>
<td>ZBA, P82, CC</td>
</tr>
<tr>
<td>Scrutiny</td>
<td>Authority</td>
</tr>
<tr>
<td>Change in Status of Nonconforming Uses or Onerous Structures</td>
<td>Approval Process</td>
</tr>
<tr>
<td>Residential Repl</td>
<td>Notice</td>
</tr>
<tr>
<td>Final Plan</td>
<td>Personal Notice</td>
</tr>
<tr>
<td>Preliminary Plan</td>
<td>Notice Posted</td>
</tr>
<tr>
<td>Amendments</td>
<td>Published Notice</td>
</tr>
<tr>
<td>Place Type Zoning Map</td>
<td>Application Notice</td>
</tr>
<tr>
<td>Zoning Concept Scheme</td>
<td>Review and Approval</td>
</tr>
</tbody>
</table>

TABLE 1.4.001A DEVELOPMENT APPLICATION APPROVAL PROCESS
<table>
<thead>
<tr>
<th>Not Required</th>
<th>Board of Adjustments</th>
<th>Planning &amp; Zoning Commission</th>
<th>Public Hearing</th>
<th>Appeal</th>
</tr>
</thead>
<tbody>
<tr>
<td>N</td>
<td>v</td>
<td>N</td>
<td>N</td>
<td>D</td>
</tr>
</tbody>
</table>

### Legend

- **N** = Not Required
- **N** = Required
- **A** = Action

#### Source
- ZBA
- CC
- P&Z

#### Authority
- Review and Approval

#### Approval Process

<table>
<thead>
<tr>
<th>N</th>
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</tbody>
</table>

- Administrative
- Warrant
- Regulating Plan
- Neighborhood
- Floodplain Permit
- Building Permits
- Drains Plan
- Public Improvement Plans
- Minor or Amending Plan
- Site Plan
<table>
<thead>
<tr>
<th>Request</th>
<th>Instruction</th>
</tr>
</thead>
</table>
| The applicator is an appeal. | C. Decision-maker to be appealed by the Lead Officer or deemed by the Lead Officer or any other person.
| The applicant and owner of the property: | B. Decision notice in the newspaper of general circulation.
| Shall stay in place until | Circulation.
| C. After notice is received. | For posting the notice in the Department will be responsible. |

**Planning A Development**

<table>
<thead>
<tr>
<th>Section</th>
<th>Requirement</th>
</tr>
</thead>
</table>
| A. Minimum Zoning Change: 10 days. | Name of the applicant.
| B. Comprehensive Plan or Place Type | Place Type of Land:
| C. Purpose of the hearing: and name of the applicant. | Concerns an individual tract.
| D. Purpose of the hearing: and location of the hearing. | Subject Property.
| E. Name of the applicant, | Itemized notice in an individual tract.

**Notice Location**

<table>
<thead>
<tr>
<th>Location</th>
<th>Requirement</th>
</tr>
</thead>
</table>
| A. Date, time and location of the hearing. | 15 days.
| B. Comprehensive Plan or Place Type | 10 days.
| C. Purpose of the hearing: and name of the applicant. | 10 days.
| D. Purpose of the hearing: and location of the hearing. | 10 days.
| E. Name of the applicant. | 10 days.

**Notice Published**

<table>
<thead>
<tr>
<th>Published Notice</th>
<th>Requirement</th>
</tr>
</thead>
</table>
| United States Mail | 10 days.
| Personal Notice | 10 days.

**Table 1: A.0018 Notification Requirements**
(c) Final CO.

Before the City will issue a Certification-of-Shell Building permit, all Development applications must be compiled with.

(b) Additional, all DDC stipulations must be compiled with.

(4) Before any development can be occupied or used, an

SEC 12.002 CERTIFICATE OF OCCUPANCY (CO)

discovered by City inspections at the job site. the review of plans and issuance of permits do not authorize code or ordinance violations that may be

Inspection services staff.

Inspection activities must be inspected by the City's

(c) As part of the Development process, all permitted

require City inspection.

(p) Water, Sewer, Paving, concrete, and grading activities also

remodeling of existing buildings.

commercial and industrial development, and for the

plumbing, and electrical for residential.

SEC 12.001 INSPECTIONS

IBC, or EC.

consistent with the authority provided by City ordinance.

the Building Official and/or Fire Chief or their designee,

documents or the issuance of permits, as determined by City

structures may not require the approval of construction

(b) Maintenance and minor modifications to existing

with existing utilities, requires the least amount of permits.

complies with the intent and standards of the Building Code.

(4) An Initial Development Application, less then 3.4 acres, that

permits for most development and construction activities.

permission to place private improvements in the right-of-way,

permitted to work in the right-of-way, or when applicable.

documents, the City requires the issuance of a

documents for most development and construction activity.

public, the City requires the approval of the construction

plumbing, and to safeguard the health, safety, and welfare of the

To ensure compliance with the intent and standards of the BZ

ARTICLE 15 PERMITTING
First submit all construction documents otherwise approved by building officials prior to the
Prepare plans on 24-inch x 36-inch sheets unless
(1) Prepare plans on 24-inch x 36-inch sheets unless
(2) Sheet size:

According to the following standards:
drainage, landscape, water, wastewater, and streets
approval to construct any site requiring grading and
Prepare all public improvement plans for submission to City for

SEC. 1.6.001 SUBMITTAL REQUIREMENTS

Requirements:

Submit all site plans, building permits, and specialized subcontractors all required approval blocks and specifications for
sheet and all required plan sheet information. Specifications for
are submitted to the City for approval. If includes a cover
construction documents for public improvement plans that
This section identifies requirements for preparing

REQUIREMENTS

ARTICLE 1.6 PUBLIC IMPROVEMENT PLANS

associated documents.

steps as outlined in the City's Building Code and the

do not be constructed as an

SEC. 1.5.003 TEMPORARY CERTIFICATE OF OCCUPANCY (TCO)

Information:

City's Building Code, and all obtainable for additional
submitted, and a change made to the permit. Refer to the
during construction, documentation of that fact can be
(1) The TCO stays with the property for in perpetuity, even with
the certificate was issued.

time the

(2) Name of the owner of the property at the time the

(3) Project address:

(4) Information to be included on the CO:

(5) The City's adopted building code requires certain

or ordinance.

(d) The issuance of a CO shall not be construed as an

(b) Should the TCO expire prior to the issuance of the Final

is issued,

Manager, until the building is completed and a Final CO

Under certain conditions, the issuance of a TCO allows

(n) Under certain conditions, the issuance of a TCO allows
Plan Approval Submittal:

(1) Upon approval of the public improvement plans, an additional plan set may be requested for a clear plan layout, graphics, and call-outs in a readable Engineering format. and an undated manner acceptable to Engineering Development Review application.

(2) Present plan layout, graphics, and call-outs in a clean Requirement checklist provided after the approval of a review are identified in the construction document for review.

(3) The number and types of plans sets to be submitted are submitted for approval at the end of plan review.

(4) When original plans and Development Department original plans are submitted during the Planning cycle, the Planning Department submits the revised plans and information are accepted on the improvement plans information and endorsed on each copy of this plan withdraw, and date on each sheet. Copies of this plan should be submitted to the City of Eastport Planning Department for review.

(5) Include applicable professional State of Texas seal.

(6) Seal/Signature:

Provide a north arrow and bar scale.

(4) Orient north at the top or right side of each sheet.

(3) Provide cross-referencing between all plan sheets that have detailed, call-out notes, cross-sections, etc.

(c) Lettering:

(1) All lettering, numbers, and line work must be uniform and legible. Use a minimum 10-point font for the first submission of construction documents.

(2) All lettering, numbers, and line work must be uniform and legible. Use a minimum 10-point font for the first submission of construction documents.

(3) Provide a north arrow and bar scale.

(4) Orient north at the top or right side of each sheet.

(3) Provide cross-referencing between all plan sheets that have detailed, call-out notes, cross-sections, etc.

(b) Scale:
of-way or easements dedicated to the City.

The record drawings of construction within all public rights-of-way drawings or photographic (4-mil.) Mylar required for the applicant will provide the City with the original (4-mil).

SEC. 1. 6.003 RECORD DRAWINGS

(6) Public Improvement Plan Signature blocks

(5) Benchmark

feasible, list the Township, Range, Section, and location

(4) Legal Description - Provide development property

minimum of 2 intersecting aerial sheets

(3) Vicinity Map - Locate the Development Relative to a "City of Bastrop, TX"

(2) City Name - Below the title, include the City name

(1) Title - Include the Development name and the plan set

Sheet:

(8) The following information must be included on the cover

SEC. 1. 6.003 COVER SHEET
2.1 GENERAL STANDARDS AND REQUIREMENTS

Join.

2.2 GEOGRAPHICALLY SENSITIVE LANDS

2.3 NEIGHBORHOOD REGULATING PLANS

PRIVATE REALM

CHAPTER 2: SITE PLANNING AND DESIGN

This chapter contains design standards and procedures for site plans and the creation of the private realm. The private realm is space on private property, spaces where private property and where the private and public properties unseen by the public. These standards focus on private realm interactions with the public realm that are high level of standards that spaces that are.
design

(1) Incorporate the natural site features, such as natural

(a) Terrain

properties.

minimal intrusion to the environment and surrounding
good to fit development into the natural settings with
veloped around the site. The
wells as the relationships the proposed development will have
veloped are the major factors.

The following standards focus on the relationship of a

SEC 2.1.001 SITE DESIGN

supplement the B3 Code provisions.

(b) Furthermore, this section describes site design and

(6) Outdoor lighting

(7) Subdivisions

(8) Parking

(9) Neighborhood design

(10) Site context considerations

(11) Design guidelines for specific areas

requirements and conditions in the City, including:

(a) This article provides guidance and standards for most

articles.
(f) Trees (or shrubs) shall not be placed in a Public Utility of that type of plant or tree.

(e) Plant and tree placement shall consider the natural culture of plants and trees above the road.

(d) Utilize a palette of plants in a landscape design that enhances the public spaces they border and face.

(c) Building intermingling with the public realm should be harmonious with the City’s Building Code (IBC) as adopted by the International Building Code (IBC).

(b) Building materials are established by the City’s Building Code (IBC). Buildings are to be built according to the City’s Building Code.

Building design:

Natural features or open space areas into the site and special emphasis to the tree line, canopy, and other natural features. An incorporation of major views and corridor that give outdoor dining, outdoor recreation, and other such facilities toward natural features.

2.002 LANDSCAPE DESIGN IN THE PRIVATE REALM

Sec. 2.002 LANDSCAPE DESIGN IN THE PRIVATE REALM

Refer to Table 2.1.003 - Preferred Plant List for approved types of plants and trees.

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Ground cover areas, mechanical irrigation systems including lift and family landscape areas will be integrated with a water system, including placement of water. All common areas, non-residential, and multi-chart on all irrigation plans. All irrigation systems require certification. Layout and description of irrigation sprinkler or ground cover areas. A Texas License for irrigation systems is necessary. Durable species tolerant of soil compaction.

Minimum scale of 1 inch equals 40 feet or plan and approved by the City.

2. Plans, including space indicating shrubbery and the size of all plant material to be used. Landscape plans shall be approved by a landscape architect and submitted to the city. The introduced landscape shall consist primarily of naturalistic lawn, garden, etc.

1. Private fountains may choose from various landscapes.

2. Specific to place types of P, P', P 2, P3 & P4:

1. The introduced landscape shall consist primarily of maintenance.

2. Essential to the City.

3. From any underground public water or sewer line, power and landscaping features. Location of all plant and landscaping materials to be used above natural soil level. Location of existing trees to be measured.

4. Appropriate scale for legibility.
<table>
<thead>
<tr>
<th>Grasses and Shrubs</th>
<th>Canopy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Little Blue Stem Grass</td>
<td>barberia argentea</td>
</tr>
<tr>
<td>Texas Sage</td>
<td>Chihuahuan Oak</td>
</tr>
<tr>
<td>Shrub Rose</td>
<td>Shumard Red Oak</td>
</tr>
<tr>
<td>Virgin Rose</td>
<td>Red Oak</td>
</tr>
<tr>
<td>Mexican Feather Grass</td>
<td>Post Oak</td>
</tr>
<tr>
<td>Little Bunny Fountain Grass</td>
<td>Magnolia</td>
</tr>
<tr>
<td>Little Bluestem Grass</td>
<td>Fringed Tulip</td>
</tr>
<tr>
<td>Lindheimer's Muhly</td>
<td>loblolly Pine</td>
</tr>
<tr>
<td>Inland Sea Oats</td>
<td>live Oak</td>
</tr>
<tr>
<td>Indian Grass</td>
<td>larch bark Elm</td>
</tr>
<tr>
<td>Gulf Muhly</td>
<td>Chinquapin Oak</td>
</tr>
<tr>
<td>Gray Sotolina</td>
<td>Chinese Patscience</td>
</tr>
<tr>
<td>Dwarf Wax Myrtle</td>
<td>Cedar Elm</td>
</tr>
<tr>
<td>Autumn Sage</td>
<td>baby Maple</td>
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<tr>
<td>Apache Plume</td>
<td>But Oak</td>
</tr>
<tr>
<td>Apache Plume</td>
<td>black Jack Oak</td>
</tr>
<tr>
<td>Anthony Waterer Spirea</td>
<td>Bald Cypress</td>
</tr>
<tr>
<td>Apache Plume</td>
<td>Austrian Pine</td>
</tr>
<tr>
<td>Grasses and Shrubs</td>
<td>American Elm</td>
</tr>
</tbody>
</table>

**Table 2.1.003 Preferred Plant List**
Design in the Private Realm.

According to Section 2.1.002 - Landscape

1 Incorporate parking lot landscaping areas and median

(c) Parking Landscaping:

According to the parking area landscaping,
be provided as required by the BC and designed in

1 Adequate landscape accessible parking spaces
design.

(b) Accessible (Handicapped) Parking Spaces:

According to the BC Code,
be placed in the 2nd or 3rd layer of the lot in

1 Designated parking spaces and drive aisles located

(e) Parking Spaces:

SEC. 2.1.006 PARKING AREAS

Facilities that include a passenger-loading zone.
Vertical clearance of 10 feet for drive-through
drive-through facilities. Provide a minimum
A. Provide a minimum vertical clearance of 8 feet for

Planning:
- Landscaping at least 3 feet in height at the time of

SEC. 2.1.004 EMERGENCY ACCESS AND FIRE LANES

- Emergency Access Provisions:

SEC. 2.1.005 DRIVE-THROUGH FACILITIES

By the City:

(b) Fire lanes shall meet the standards of the IFCS adopted

items.

Driveaway access points and other emergency access
and appropriate access, parking lanes, private streets,
The DRC will review all proposed developments for safe
Building Types - of the B Code:
- The lighting standards are contained within Article 6.5.

SEC. 2.1008 OUTDOOR LIGHTING
(b) See Article 7.8 - Bicycle Parking - of the B Code for all
on existing developments.

SEC. 2.1007 BICYCLE PARKING FACILITIES

(4) The City will install bicycle parking facilities in places.

(5) Parking Surfacing:

The maximum dead-end parking aisle for designated

(6) Dead-end Parking Aisle:

Regulate the flow of traffic.

Standard traffic control device designs be used to

When traffic control devices are utilized on-site parking

(d) Traffic Control Devices in On-Site Parking Lots:

Use single trunk tee in parking lot landscape areas in

plant material that can have a canopy bottom at least 10

(2) Use landscape plant material that are heat tolerant.

(2) Use landscape plant material that are heat tolerant.
(d) Do not place the enclosure(s):

   1. Approach pad so that the refuse truck route to and from the public street has a minimum unobstructed
   2. Approach pad so that the refuse truck route to and
   3. Locate and position the enclosure(s):

   (b) Locate and position the enclosure(s):

   Location of designs:

   "Backtrack" more than 20 feet or
   "Backtrack" more than 20 feet or
   "Backtrack" more than 20 feet or

   A maximum 100 feet distance for building
   "Backtrack" and does not require the refuse truck to

   Container size, location and positioning:

   Subject to modification based on enclosure
   Twenty-five (25) feet (14) feet is required, vertical clearance of fourteen (14) feet is required,

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   Container size, location and positioning:

   Subject to modification based on enclosure
   Twenty-five (25) feet (14) feet is required, vertical clearance of fourteen (14) feet is required,

   "Backtrack" more than 20 feet or
   "Backtrack" more than 20 feet or
   "Backtrack" more than 20 feet or

   A maximum 100 feet distance for building
   "Backtrack" and does not require the refuse truck to

   Container size, location and positioning:

   Subject to modification based on enclosure
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   "Backtrack" more than 20 feet or

   A maximum 100 feet distance for building
   "Backtrack" and does not require the refuse truck to

   Container size, location and positioning:

   Subject to modification based on enclosure
   Twenty-five (25) feet (14) feet is required, vertical clearance of fourteen (14) feet is required,
(1) Mechanical equipment

Premises:
Structure that is integrated with the primary building on the property. The following equipment and appurtenances shall be contained within a completely enclosed and screened area and screened containers.

(2) Mechanical and utility equipment screening regulations:

Regulations apply:
(4) When mechanical and utility equipment screening impact surrounding properties and public realm.

(5) The intent of these regulations is to minimize visual impacts to surrounding properties and public realm. The intent of these regulations is to minimize visual impacts to surrounding properties and public realm.

SEC. 2.10.00 MECHANICAL AND UTILITY EQUIPMENT SCREENING

Design development so that the refuse and recycling containers have a location that is accessible for service. Design development so that the refuse and recycling containers that are screened from view from the adjacent street and not within enclosed livable areas.

Design dedicated storage areas for refuse and recycling.

Ordinance:
Requirements as described in the City of Bastrop Utility Regulations. Detached residential homes shall be designed to accommodate the City residential collection.

(1) Design dedicated storage areas for refuse and recycling.

(2) Place Type P3 Residential Refuse and Recycling:

(3) Multi-story buildings with elevators shall design:

(4) At the end of a dead-end parking aisle.

unless there is no reasonable alternative.

Works Director:
Reasonable alternative as determined by the Public Works Director.

Next to drainage ways or basins, unless there is no reasonable alternative. In these situations, orient density residential uses unless there is no density residential use.
residential property and is not deemed a nuisance use.

Section 1. Located on a property that is not abutting
shall be exempt from the screening requirements in this
development that is classified as a manufacturing use
(d) Equipment and appurtenances associated with industrial

screen utilities.
be maintained. Landscape screening may be used to
view unless other code regulations require that visibility
panels, and similar devices shall be screened from public
panels, the control panels, telephone, cable television
panels, gas meters, electrical meters and
(c) All utilities, such as gas meters, electrical meters and
(g) Other similar appurtenances

(7) Air conditioners
(6) Mechanical ventilators
(5) Cooling towers
(4) Elevator enclosures
(3) Ducts
(2) Tanks

the wall or their visibility otherwise minimized.
Exterior walls facing frontages shall be painted to match
fences, hedgerows or walls. Utility boxes and conduits on
shall be screened from frontages using landscaping or
located in the first lot layer at frontages. Utility structures
(e) Site utility structures, such as transformers, shall not be
The distances given for WL, WDR, DL, and DR are applicable to 0-
90-degree intersections only.

Controlled intersection approach:
The visibility triangle parallels the path of the driver on the DL and DR are the distance, in feet, along the curb line of the side of the controlled intersection approach.

Uncontrolled intersection approach:
The visibility triangle parallels the path of traffic on the WL and WR are the distance, in feet, along the curb line of the side of the uncontrolled intersection approach.

Looking towards oncoming cross traffic:
Drivers eye on the controlled intersection approach to the left and to the right as measured from the SDL and SDR are the required sight distance in feet.

(1) Assumptions: Angled intersection with approaches.
(2) Figure 2.101A Site Visibility Requirements
SEC. 2.101A SITE TRAINGLE

- Both drivers can see each other.
- Of 30' or 3.5-foot driver eye height above pavement.
design and innovative methods for the development with the drainage design manual to promote creative (a) The intent of these standards are to work hand-in-hand SEC 2.2.001 SITE DEVELOPMENT STANDARDS

human settlements into their natural features. enhance the natural systems while appropriately integrating Technical Manual shall be used in coordination to restore and the community. The standards within the B3 Code and the B3 first consideration to protect the health, safety, and welfare of the geographicly sensitive lands, nature must be the detrimental development.

development is imperative to reducing or eliminating wild fires. Therefore, quality of design of the built comes with seasonal droughts and floods, and occasional come all over the county to Bastrop. However, it's wild beauty and challenge the natural environment attacks people from Each of the natural features comes with its own unique gifts edges of the hill county.

ARTICLE 2.2 GEOGRAPHICALLY SENSITIVE LANDS
Conditions wherever development is proposed, unless:

(6) Maintain the stability of underground geological related erosion during construction operations.

(5) Control dust pollution and surface water runoff and vegetation associated with them.

(4) Preserve the natural capacity of drainage courses and mass movement.

(3) Use construction techniques that result in no slope hilly islands, slopes or other areas subject to erosion or movement or subsidence and the stabilization of the surrounding natural land.

(2) Design and construct grading to be compatible with functions of the property.

(1) Conserve the natural environmental features and design implementation of all grading activities.

(a) The following key elements must be integrated during the design and implementation of all grading activities:

(b) Preserve native vegetation and wildlife habitat.

(c) Preserve the general visual character of graded sites.

(1) Regulate the development of potentially hazardous intended to:

(c) This section establishes guidelines for grading that are development and placement of fill associated with any form of grading includes initial clearing, grubbing, excavating, DRC.

(5) Sensitive lands in other districts as determined by the district.

(4) Ferry District.

(3) River District.

(2) Mayfield Hill.

(1) Lost Pines.

Patterns within following Character Districts: Development Center or Cluster Land Development achieve the goals and purposes of the Village be allowed where it can be demonstrated that they within sensitive areas, Modified Grading Guidelines may
ARTICLE 2.3 NEIGHBORHOOD REGULATING PLANS
(4) A response will be issued by DRC to the applicant to determine at the pre-application meeting.

(5) The specific standards for an application will be determined at the pre-application meeting and the visit.

Requirements and recommendations may be determined at the pre-application meeting and the visit.

Additional, technical, and other issues are outlined in the Code and the process. Specific requirements, standards, and recommendations are outlined in the Code and the process.

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(b) See Chapter 1 - Subdivisions of the D3 Codes.
(c) Subdivision Plan.

SEC. 2.3.002 STEP TWO: SUBDIVISION PLAN SUBMITTAL

(6) Refer to the Transportation Masterplan and

Warrant

Face Length and Block Parameter Requirements by
incomplete blocks may be exempt from block
unsuitable for development or pre-existing
D. Blocks adjacent to undeveloped land, areas

Street Types.

unsuitability of the requested Place Types and
reasonable black and white plan types. Demand must also demonstrate the fiscal
C. Blocks with Street Types wider than 55.5 ft each

selected Street network of Street Types.
B. Blocks with Street Types with wider than 55.5 feet

A. Each Street Type is scaled proportionally to the

(5) Street Types:

through the development
B. A network of streets shall show streets to and

neighborhood.

and the transition Street Types into the proposed
A. The street network plan must show existing streets

(4) Street network:

block configurations.

of the block. See the Pattern Book for alternative
development shall be used to inform the patterns
physical barriers, special site features, or existing

B. Each block may vary in design. Natural conditions,

Code.

per block of development, as defined in the B3
variety of Place Types on sites over 3.4 acres of

A. The proposed neighborhood must allocate a

with the property.

neighborhood based on the standards associated

(3) Demonstrate the structure of the proposed

associated Place Types and Building Types.
Requirements:
See Section 1.3.003 Site Plan Application and Review, for
(b) Site Plan:

Furniture, walkways, street trees, public infrastructure, and public
illiterate compliance with the drainage, civic space,

(a) Public Frontage:

SEC. 2.3.003 STEP THREE: BUILDING PERMITTING
CHAPTER 3: PUBLIC IMPROVEMENT PLANS (PIPs)

3.1 Public Improvement Plans (PIPs)

This chapter presents the City's Public Improvement Public Realm Plan's plans and designs for a well-defined public realm. Preparing PIPs plans and designs help assist design professionals and applicants in adhering to established standards and procedures.
SEC 3. 001 REASONS FOR PUBLIC IMPROVEMENTS

Reconsideration of the final plan:
Improvement plans shall be subject to City approval prior to
in conformity with the final plans.

The applicant must prepare these plans
approved specifications. The applicant must prepare the approved
improvement plans. Such plans shall be based on the approved
improvement plans. The State of Texas plans prepare
improvement plans. The State of Texas plans prepare a
comprehensive set of improvement plans. The comprehensive set
improvement plans. The comprehensive set
financing all public improvements associated with
The applicant is responsible for planning, constructing, and

ARTICLE 3.1 PUBLIC IMPROVEMENT PLANS

SEC 3.1.002 TYPES OF PUBLIC IMPROVEMENTS

(e) Connecting existing buildings to infrastructure.
(d) New building construction building improvements.
(c) Reconsiderations for buildings’ utility conflicts, infrastructure
(b) Subdivisions.
(a) Capital improvements.

SEC 3.2 INFRASTRUCTURE REQUIREMENTS

(d) Erosion control.
(c) Water, sanitary sewer, utilities, extensions.
(b) Storm sewer deflection (see City of Bastrop Drainage
Manual, Chapter 6).
(a) Streets, sidewalks, sidewalks, intersections, street scape, and

ARTICLE 3.2 INFRASTRUCTURE REQUIREMENTS

SEC 3.2.001 WATER SYSTEM

The application shall provide all water lines necessary to

system has been designed in accordance with the current
Director of Planning and Development certifying that the
application shall submit a certificate to the
system to the subdivision. All water lines and service connections
for extending water service from existing City water lines
at the desired pressure. The application shall bear all costs
required demand for distribution and for the protection
that existing and/or new water facilities can supply the
property serve each lot of the neighborhood and en sure

SEC 47 OF 81
sanitation's approved design plans. Such certification and
been completed in accordance with that engineer's or
development completion, certify that the installation has
sanitation; and such engineer or sanitation shall, upon
registered professional engineer or a registered
inscription shall have a site-specific design by a
City disposal (including septic systems) within the City
subsurface and subsurface methods for sewage
(b) All individual surface and subsurface methods for sewage

environmental quality. Only successors acting in
administrative rules of the state commission on
current design criteria for on-site sewage facilities and
minimum lot size requirement in the zone permitted by
planning methods for sewage disposal; except that lots in
subdivision property platting, approved and recorded
subdivision property platting, approved, and recorded
planning methods for sewage disposal; except that lots in

SEC. 3.2005 ON-SITE WASTEWATER SYSTEMS

or larger connections to mains.

or larger connections to mains.

or larger connections to mains. Each connection shall have a standard three-way plug and
City's hydrants shall be standard three-way plug and
day shall meet the specifications per the IFP as adopted by the
(a) Fire hydrants shall be provided at a maximum spacing of

SEC. 3.2004 FIRE HYDRANTS

SEC. 3.2003 Valves

SEC. 3.2002 WATER LINES

of backstop.

requirements of the State Regulatory Agency and the City

Standards of the American Water Works Association.

nearest property line. All valves shall conform to the latest
connection) Valves shall be located at the PT or PI of the
2 valves for the connection, and 3 valves for cross
valves shall be one less than the number of readjusting lines.

4) At intersections of water distribution lines, the number of

SEC. 3.2001 Final Plan Review. Larger lines shall be installed.

by the City Council and so noted in the preliminary plan of

Construction Standards.

standards as adopted by the City in Chapter 6.

City, Hydrants shall be standard three-way plug and

day shall meet the specifications per the IFP as adopted by the
(b) Fire hydrants shall be provided at a maximum spacing and

SEC. 3.2004 FIRE HYDRANTS
be determined by the DRC.

One side of the street Design and Location approval will
both sides of the street or one 10 foot sidewalk located on
(b) P3 and P4 shall have a minimum of 5 foot sidewalks on

SEC 3.2006 STREET LIGHTING

Street Lighting shall be provided by the applicant and
shall be coordinated with basaltic power and light of the
electric utility provider department. Lighting levels
(a) Street Lighting shall be provided by the applicant and
shall be determined by the DRC.

(2) An applicant can make a request to the Director of
a) Place Type P1 and P2, which have meaninging sidewalks or

SEC 3.2008 SIDEWALKS

Sidewalks, Type P1 and Place Type P2, and shall

SEC 3.2007 STREETS AND ALLEYS

Approved by the City:

grades, and standards in Construction Standards as
and all leve within the development to cross sections,
(a) The applicant shall grade and construct all streets

Article 7.5 Public Lighting in the B.Z. Code.

and fixtures vary by Place Type. For more Information, see

(3) Septic systems will not be permitted within the
representative (City Engineer).
Construction Specifications:

Construction details shall be in accordance with the City’s hand-coded ramps in compliance with ADA dimensions.

All sidewalks shall be installed to a common level by constructing hand-coded ramps in compliance with ADA dimensions.

Wherever sidewalks end, cross streets or parking areas, they shall bend to a common level by constructing hand-coded ramps in compliance with ADA dimensions.

All sidewalks shall be of a common level surface, not interrupted by steps or abrupt changes in level.

Elevation of the top of the adjacent curb shall be more than 2 feet but less than 3 inches above the ground elevation at the right-of-way line shall be not less than 2 feet above the ground.

The area between curb and sidewalk shall be excavated for a uniform grade to match with the longitudinal street grade.

(d) The area between curb and sidewalk shall be excavated for a uniform grade to match with the longitudinal street grade.

Construction Details shall be in accordance with the City’s A. Height and Spread. Will the tree bump into the B? Code, these items shall be reviewed:

(4) Evaluate based on the Geographical Sensitive Nature of soil volume. Open soil areas, covered soil areas, and available. Design methods include soil cells to achieve soil availability. Design methods to create soil volume where soil is not available.

(3) Design Methods to create soil volume where soil is not available.

Soil volume is not available.

(2) 1,000 cubic feet per 1,000 cubic feet.

(1) Soil volume based on Place Type, Street Type, and soil availability.

(b) They address these key items:

2. Conditions for street trees in all Place Types categories are designed to optimize.
3. These standards and guidelines are designed to optimize.

SEC. 3.2.009 STREET TREES

etc. When mature.
(2) Shallow Gutter Sandwich System:

must be approved by the City Engineer. Soil space, unless the site constraints, and volume for root growth by allowing trees to share that conserve several trees, provide extra soil area shall be treated as one continuous trench. A.
In areas where several trees are to be planted, the

(1) Continuous Trenches:

available methods can be used. The required soil volume in areas where native soil is grow in cities:

of the best ways to enable larger and healthier trees to grow.

(c) These guidelines focus on increased soil volumes as one

Yield larger trees.

spread of feet before declining. Larger soil volumes will

out of box. The tree is expected to grow to a canopy root spread the space that cannot grow. This is not adequate space. When the root space

foot of crown area spread. A tree in a typical 4-foot by 6-

(b) Trees need 2 cubic feet of soil volume for every square

trees offer a wide range of environmental services that improve
reach their full growth potential and cannot provide the
shaded growth. Trees in typical urban free zones readily
species with little available soil. They take larger volumes

dependent on available rooting space. Trees in highly
designed areas, where trees exist in small planting

SEC. 3.2 10 SOIL VOLUME

extremes in that a tree can grow.

F. Hardiness zone indicates the temperature

E. Soil, sun, and moisture requirements.

live longer than fast growing species.

reach its full height; slow growing species prefer

D. Growth rate. How long will it take for your tree to

most shade. space, round and V-shaped species provide the

C. Form of shape. A columnar tree will grow in less

leaves in the winter?

B. Is the tree deciduous or coniferous? Will it lose its

A. In areas where several trees are to be planted, the

(1) Continuous Trenches:

available methods can be used. The required soil volume in areas where native soil is grow in cities:

of the best ways to enable larger and healthier trees to grow.

(c) These guidelines focus on increased soil volumes as one

Yield larger trees.

spread of feet before declining. Larger soil volumes will

out of box. The tree is expected to grow to a canopy root spread the space that cannot grow. This is not adequate space. When the root space

foot of crown area spread. A tree in a typical 4-foot by 6-

(b) Trees need 2 cubic feet of soil volume for every square

From the street, civic space on the opposite side of the sidewalk near planting areas such as native soil or lawns, or other may connect to adjacent tree pits and/or other D. Root plates extend radially from the tree pit and surface is installed. upgrading preparation and before the paved surface is installed. 

B. Roots plates are narrow trenches, roughly 4" wide by the gravel base for pavement is added, tamped, and installed in a compacted subgrade before C. A commercially available selection of materials and support drainage. Root plates will be installed for quality topsoil can be added to the trench to ground urban space.

A Root plates can make this connection. connect the tree to the adjacent open soil area. where they can grow at a normal pace and provided for the tree roots to pass under the paved area towards soil volume if there is an opportunity. A. Native soils under or at back of sidewalk may count.
SEC. 3.2.012 COORDINATION OF UTILITIES WITH SOIL CELLS

(a) Root barriers must be used in areas adjacent to sidewalks and buildings. Director barriers are acceptable. They must be 30" deep minimum and installed per manufacturer's instructions.

(b) Root barrier

Stormwater runoff.

(c) Open soil areas and benefit impervious surfaces and covered with mulch.

(d) An open soil area may be planted on amended soil. An open soil area may be planted on surrounding a tree that contains existing new or current research shows that soil cells are the best method for creating soil volume under pavement.

(1) For areas where little or no native soil is available, some designs for P4:

(2) Creating soil volume in place types, some P5 or EC, and some desings for P4:

(3) Open soil areas and benefit impervious surfaces and covered with mulch.

(4) An open soil area may be planted on amended soil. An open soil area may be planted on surrounding a tree that contains existing new or current research shows that soil cells are the best method for creating soil volume under pavement.

(1) For areas where little or no native soil is available, some designs for P4:

SEC. 3.2.011 DESIGN METHODS

Utilities and planting space is limited.

E. Root parts may be most applicable in P4 and P5.
Standard for Nursery Stock:
with the latest edition of the American
standards and plant regulations in accordance
with all required inspections, grading,
1. Only use nursery-grown material that complies
Plant List:
A Shall be chosen from Table 2.1.003 - Preferred
(3) Tree Species:
spreading 30 feet.
A minimum spacing of 15 feet and a maximum
right-of-way along the length of the lot frontage of
understory trees shall be planted in the public
A Where there are conflicts with overhead lines,
(2) Overhead Conflict:
frontage at a minimum spreading of 30 feet.
A minimum right-of-way along the length of the lot,
A one 4” caliper canopy tree shall be planted in the
(1) Spacing:
(4) These standards are for all Street Trees, in all Place Types
SEC. 3.2.0.13 STREET TREE SPECIFICATIONS

Note: This method is not applicable to storm, sanitary
Frame.
(d) Each Frame is its own separate component and can
be maneuvered to leave the utility inside of the
space in each frame, running utilities through the
because there is a considerable amount of void
(c) Soil Cells must have openings on all four sides and

withstand:
(b) In the event that Soil Cells will be installed over
granular bedding or insulating them to prevent freezing.
proactive measures such as encapsulating their lines in
nursery practice.

D. Where required, plant materials may be stored in a temporary shed, or by heeling-in, using good
condition.

C. Water as necessary to keep them in good
wind.

B. Cover roots and root crowns with moist soil or
proved mulch to protect them from sun and
heavy from heat-generating materials such as
A. Place plants on clean surface, in protected areas.

delivery:

(2) When plants cannot be planted immediately after
freezing, and/or drying winds.

(1) All plant materials shall be handled and packed in
accordance with good nursery practices. Materials shall
be adequately protected during transit to prevent
insect eggs, heeled-in stock or stock from cold
nursery-grown stock, free from plant diseases.

(6) Provide sound, healthy, vigorous, fresh dug,

(5) With symmetrical growth typical for the variety and
species. Match plants for symmetry of a grouping
where required.

E. That have a habit of growth normal for the species.

F. That have been transplanted or root pruned at
least twice, and at least once in the past three
years.

D. That have beengrown in properly spaced blocks.

C. That have been grown under scheduled for planting.

climatic conditions similar to those where

B. That have been grown for at least 2 years under

A. With healthy, normal root systems.

(4) Provide plants:

storage will not be accepted.

B. Provide sound, healthy, vigorous, fresh dug,

(3) Provide:
(2) Center plants in pits and place them upright. They will be one quarter above finished grade.

(1) In individual pits, set plants so that after settlement

(e) Planting Trees:

Correct height

Prepared topsoil to fill depth so that ball will be at C. Where pit depth is over-excavated, backfill with B. Depth: as deep as rootball.

A. Diameter: 2 times wider than rootball.

(2) Planter boxes and container grown plans:

measured in relation to finished grade.

(1) Pits shall be circular in outline. Pit depths shall be

(d) Tree pits:

stored under trees to remain.

(5) No equipment, materials, trash, or other debris will be

quelled tree expert or assistant.

restricted to full growth access as determined by a

construction. Damaged trees are to be repaired and

(4) Repair or replace trees and vegetation damaged by

(c) Protection of Plant Materials:

from the development

planting operation shall be refused and removed

during trenching, unloading, heeling-in, or during the

roots exposed to the sun, improperly protected

out of the ground un-protected over night. Left with

(3) Plant materials that are not adequately protected, left

until such time.

within 24 hours, making sure that bedding is kept wet

(temporarily cover all exposed roots with wet burlap to

prevent frost from drying out). Provide earth cover as

diameter that are cut during construction operations.

(2) Provide protection for roots over 1-1/2 inches in

trees and vegetation to be left standing.

 Pence, barriers, or guards as required to protect

the drip line, excess foot of vehicular traffic, or parking

construction materials, or excavated materials within

park, smoothing of trees by stockpiling

breaking, and skinning of roots, skinning and bruising

(1) Project existing trees and other vegetation identified

(c) Protection of Plant Materials:

from the development

planting operation shall be refused and removed

during trenching, unloading, heeling-in, or during the

roots exposed to the sun, improperly protected

out of the ground un-protected over night. Left with

(3) Plant materials that are not adequately protected, left

until such time.
Soaking: Grade and again compact and settle soil by thoroughly water has soaked in, complete backfilling to finished (2) Compact and settle soil by watering thoroughly. After approximately 3/4 full.

(1) Place prepared soil mixture medium until pit is

(4) Backfilling Tree Pits:

roots back 1 inch on all sides and the bottom.

roots. If bent cut back just behind the bend or cut the

remove from container and unwinding any curling

Before planting container-grown plants, carefully

bump out from under ball.

back one-third of bump. Do not pull the material or

not broken. Cut the loose bump and the material. Pull

material and carefully roll back bump so that ball is

(6) Set tree in pit. Thoroughly wet bump. Loosen the

(5) Handle plants to prevent damage.

(4) Cut off broken, frayed, and dead roots.

observation point.

(3) Face each plant to give best appearance to closest
CHAPTER 4:

REQUIREMENTS
SUBMISSION
SUBDIVISION PLAT

4.1 Plat Submission

4.2 Plat Requirements

4.3 Incomplete Submissions

4.4 Authority Responsible for Approval

4.5 Action Taken by Planning & Zoning Commission

4.6 Expiration of Preliminary Plat Approval

4.7 Responsibility

4.8 Recorrection

4.9 Fees
### Table

<table>
<thead>
<tr>
<th>Size</th>
<th>#</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>(c) Infrastructure Plan 24&quot; x 36&quot;</td>
</tr>
<tr>
<td>8</td>
<td>(b) Preliminary Drainage Study 11&quot; x 17&quot;</td>
</tr>
<tr>
<td>8</td>
<td>(a) Preliminary Plan</td>
</tr>
</tbody>
</table>

#### Notes:

7) Plan prints, collated and folded: Showing taxes have been paid.

6) Copy of current tax statement of account or tax receipt.

5) Copy of deed showing current ownership.

4) Baptist Central Appraisal District Map highlighting under common ownership.

Manuscript and would not generally apply to other subdivisions. Each application shall contain the following documents in order to be deemed administratively complete. An application form shall be completed the following documents must be presented:

1) Completed and signed Planning Application.

2) Agent Authorization Letter.

3) Signed Project Description Letter explaining proposed project.

4) Certified plan and descriptive comments.

5) Submittal letter to the County Health Department.

6) Certificate of Submittal letter.

7) Certification letter to the County Health Department.

8) Compliance with Uniform Subdivision Plan and the purposes of the B-3 Code or B-3 Technical Plan does not substantially conflict with the Comprehensive Plan, otherwise nuisance to the other property in the area, detrimental to the public health, safety, or welfare of the area, and the current plan does not meet the proposed project description letter. The plan shall be approved by the Administrator.

9) A substantially complete submission has been considered filed Application on the next Uniform Submission Date after not be accepted. The submittal will be considered a complete. If all items are not present the Application will be denied.

10) The applicant shall submit 4 a part of the entire area being.
(14) All other required submittals and approvals required by this chapter.

(13) Proof of approved variances and warrants, if any.

(12) Copy of original plot offilling an Amendding Plat or Ordinance - Appendinx A, Fee Schedule.

(11) Fee or required fee shall be paid at the time of the submission as set forth in City of Bastrop Code of

Easements-Project Name:

Fee. Should be Parcels-Project Name and NAD 1983-State Plane-Texas-Central-ELPS-4203-

which is partially referenced using in a GIS geodatabase file or shape file. AutoCAD

show new parcel layout and easements formatted.

D. Gis or AutoCAD Files - should include files that

v. Special District Information (if applicable).

u. Tax certificate, and

m. Deed(s).

l. Tax map.
### Article 4.2 Plant Requirements

<p>| | | | | | |</p>
<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>The name of the subdivision, which shall not duplicate an existing or pending subdivision.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>The total acreage and the proposed total number of lots and blocks within the subdivision.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>The name of the owner and address. If the owner is a partnership or corporation, or other entity other than an individual, the name of the responsible individual such as president or vice-president must be given.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Plan Details:**

- AP - AMENDING PLAT
- MP - MINOR PLAT
- RP - REPLAT
- PP - PRELIMINARY PLAT
- FP - FINAL PLAT

The plan shall be drawn to scale and shall show or be accompanied by the following information:
1. Name and location of adjacent subdivisions, streets, and property lines.
2. A line to an original corner of the tract of land of which subdivision is a part.
3. Name and location of adjacent subdivisions, streets, easements, pipelines, water courses, etc., and the property lines and name of all adjoining property owners.
4. Responsible for preparing the plan.
5. Scale: 1" = 100'.
6. North arrow, north to be at top of sheet, if possible.
7. Legend, depicting all symbols, located beside the plan sketch.
8. Date, revision block, and each revision shall bear a new date.
9. Applicable, Plate Notes as stated in Article 4.2b
10. Ownership boundaries shall be drawn in very heavy lines and shall include overall dimension and bearings.
11. Adjacent boundary lines and adjacent right-of-way lines of the proposed subdivision shall be shown on the plat.
12. A line drawn with dashed lines.
13. Name and location of adjacent subdivisions, streets, easements, pipelines, water courses, etc., and the property lines and name of all adjoining property owners.
| 15. | Existing and proposed topographic and planimetric features within the subdivision, including water courses and areas. High banks, width of existing and proposed easements. |
| 16. | Existing transportation features within the subdivision including the location and width of right-of-way, streets, alleys, and easements. |
| 17. | Proposal features to be dedicated for public use including location, right-of-way, rear and side lot lines. |
| 18. | Lot and block lines and numbers of all lots and blocks proposed to be created with legal description of lots and blocks. |
| 19. | Floodway, 100-year flood plain and finish floor elevation. |
| 20. | Location and size of dimensions of existing utilities, drainage facilities, streets, alleys. |
| 21. | Location of City Limit line, the outer border of the City's extraterritorial jurisdiction, and barangay or contiguous to such boundary. |
| 22. | Zoning district boundaries, if they traverse the subdivision, from part of the subdivision. |
roads or utilities.

For water courses and easements to be dedicated: Distances to be provided along the edge of all large water courses in a convenient location, preferably provided along the edge of the right line of the high banks of a stream. Traverses line to be curve to an adjacent side lot line shall be provided.

For streets to be dedicated: Complete curve data (delta, length of curve, radius, point of reverse curve, point of tangency, chord length, and bearing) shown on each side of the streets. Length of tangent, length of all streets, angles, and all other data shown on the plat. Necessary data to reproduce the plat on the ground must be shown on the plat.

An accurate on-ground boundary survey of all adjacent land, streets, easements, and alleys with the distances and showing the lines of all adjacent land, streets, easements, and alleys with the property with bearing and directions to a distance of at least one (1) mile.

Directions to a distance of at least one (1) mile.

22. Key Map: A key map showing relation of subdivision to well-known streets in all

23. An accurate on-ground boundary survey of all adjacent land, streets, easements, and alleys with the distances and showing the lines of all adjacent land, streets, easements, and alleys with the property with bearing and directions to a distance of at least one (1) mile.

24. A complete legal description by metes and bounds of the land being subdivided (field.

25. For streets to be dedicated: Complete curve data (delta, length of curve, radius, point of reverse curve, point of tangency, chord length, and bearing) shown on each side of the streets. Length of tangent, length of all streets, angles, and all other data shown on the plat. Necessary data to reproduce the plat on the ground must be shown on the plat.

26. For water courses and easements to be dedicated: Distances to be provided along the edge of all large water courses in a convenient location, preferably provided along the edge of the right line of the high banks of a stream. Traverses line to be
30. Phasing Plan

29. The certificate of the licensed public surveyor who surveyed, mapped and documented the land shall be placed on the face of the plat.

28. A certificate of approval to be signed by the Planning & Zoning Chair shall be placed on the face of the plat.

27. A Certificate of ownership and dedication to the public of all streets, easements, alleys, parks, playgrounds, or other dedicated public use, signed and acknowledged before a notary public by the owners and any holders of liens against the land.

(a) Plat Detail
The subdivision, reviewed and approved by the City of Bastrod prior to any construction within.

Construction Plans and Specifications for all subdivision improvements shall be.

Engineering practices as defined in Chapter 1, Subdivisions of the B3 Code.

Ordnances, Public Improvement Standards, and generally accepted

7. All subdivision permits shall conform to the City of Bastrod Code of

Commission on INSERT APPROVAL DATE.

6. This plat conforms to the Preliminary Plan approved by the Planning & Zoning

DATE. Conducted by INSERT NAME for this property are shown on this plat.

5. All easements of record as indicated on the most recent title run, dated INSERT

4. Electric service is provided by INSERT NAME OF PROVIDER.

3. Wastewater service is provided by INSERT NAME OF PROVIDER.

2. Water service is provided by the INSERT NAME OF PROVIDER.

DATA.

1. The benchmarks used are INSERT BENCHMARK DATA AND MONUMENT

(Standard Plat Notes)
1. Impact fees shall be assessed in accordance with the ordinance effective at the
time of platting.

2. All utilities will be underground.

3. Environmental Quality (TEQ).

4. Wastewater and water systems shall conform to Texas Commission on
water distribution and wastewater connection facilities.

5. No lot in this subdivision shall be occupied until connected to the approved
basin, shall be provided prior to final approval by the City.

6. Fiscal survey for subdivision construction in a form acceptable to the City of
permits, site plan approvals and/or Certificate of Occupancy.

7. City to deny applications for certain development permits including building
City to deny applications for certain development permits including building
permits. The City reserves the right to require as a condition of the
construction of infrastructure to City standards. The City reserves the right to
require as a condition of the development of the lots in this subdivision. Any
infrastructure required by the developer and/or the owner of the lots. Failure to
infrastructure required by the developer and/or the owner of the lots. Failure to
infrastructure required by the developer and/or the owner of the lots.

8. By approving this plat, the City of Bastrop assumes no obligation to construct
not comply with such codes and requirements.

9. The owner of this subdivision, and his or her successors and assigns, assumes
sole responsibility for plans for construction of subdivision improvements which

10. By approving this plat, the City of Bastrop assumes no obligation to construct
not comply with such codes and requirements.

11. Fiscal survey for subdivision construction in a form acceptable to the City of
permits, site plan approvals and/or Certificate of Occupancy.

12. No lot in this subdivision shall be occupied until connected to the approved
basin, shall be provided prior to final approval by the City.

13. Environmental Quality (TEQ).

14. Wastewater and water systems shall conform to Texas Commission on
water distribution and wastewater connection facilities.

15. Impact fees shall be assessed in accordance with the ordinance effective at the
time of platting.
22. All easements on private property shall be maintained by the property owner or

Bastrop County.

21. Driveways and easements shown, except as approved by the City of Bastrop and/or

No building, fences, landings, or other structures are permitted within

and shall not prohibit access by government authorities.

Property owner shall provide for access to all easements as may be necessary

20. A) As shown herein, a ten (10) foot wide public utility easement (P.U.E.) is hereby

adjacent to ROW in BLK 0 Service Area.

is hereby dedicated along each street and rear line (Change to 20 foot
dedicated adjacent to street rights-of-way on all lots. A five (5) foot wide P.U.E.
dedicated adjacent to ROW in BLK 0 Service Area.

19. As shown herein, a ten (10) foot wide public utility easement (P.U.E.) is hereby

sole discretion for off-site improvements.

18. Temporary and permanent easements to be provided, as required at the City's

ZONE INFORMATION:

17. A portion of this tract is within a flood hazard area, as shown on the Flood

modifications to existing utilties.

16. Developer or property owner shall be solely responsible for all relocation and

(b) Standard Plat Notes
<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>28.</td>
<td>Building setbacks shall be in accordance with the Subdivision Chapter of the B3 Code.</td>
</tr>
<tr>
<td>27.</td>
<td>Permits will be obtained from the City of Bastrop.</td>
</tr>
<tr>
<td>26.</td>
<td>Sidewalks shall be constructed in accordance with the Subdivision Chapter of the B3 Code.</td>
</tr>
<tr>
<td>25.</td>
<td>Public utility and drainage easements where shown and/or described herein.</td>
</tr>
<tr>
<td>24.</td>
<td>Erosion and sedimentation controls constructed in accordance with the Texas Department of Licensing and Regulation (TDLR) requirements.</td>
</tr>
<tr>
<td>23.</td>
<td>No lot of 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 Regulation (TDLR) and provide documentation of review and compliance of the subdivision construction plans with Texas Architectural Board of Examiners (TABA).</td>
</tr>
<tr>
<td>22.</td>
<td>Prior to construction of any improvements on lots in the subdivision, building permits will be obtained from the City of Bastrop.</td>
</tr>
</tbody>
</table>

**Standard Plat Notes Specific to City Limits:**

Conductors, drainage pipes, and natural gas lines, sanitary sewer, force mains, water lines, telephone signal conduits, electric maintenance of public utilities and drainage ways; including, but not limited to, are intended to be included in an easement for construction, operation, and on each lot, including single family and duplex construction.
Utility Easement

Any public utility has the right to prune and/or remove trees, shrubbery, and vegetation and other obstructions to the extent necessary to keep the vegetation clear. The owner/developer of this subdivison/lot shall provide the permanent utility easement survey. The developer shall be responsible for the granting and recording of a Permanent Public Easement to include a 10-foot buffer around all non-operating sides and a permanent utility easement (20 feet) around the performance of the Electric Facilities on the proposed lot. A copy of the permanent utility easement document is required prior to any site development.

STANDARD PLAT NOTES SPECIFIC TO BASTROP POWER & LIGHT:

A Bastrop County Development Permit is required prior to any site development.

STANDARD PLAT NOTES SPECIFIC TO EXTRATERRITORIAL JURISDICTION:

(b) Standard Plat Notes
<table>
<thead>
<tr>
<th>Section</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>38</td>
<td>All restrictions and notes from the previous existing subdivision, INSERT NAME.</td>
</tr>
<tr>
<td>37</td>
<td>Residential corner lots on ungraded class street shall only access the street with the lower classification. Access for INSERT LOT is prohibited to INSERT STREET.</td>
</tr>
<tr>
<td>36</td>
<td>Variance from INSERT CODE AND VARIANCE DESCRIPTION was approved by the City of Bastrop on INSERT DATE.</td>
</tr>
</tbody>
</table>

Standard Plat Notes, When Applicable:

- Electric load calculations, number of services, or plans for review. Line extension fees are required to be assessed at the time of platting. Provide.
- Facilities will be scheduled. All fees must be paid before materials are ordered or construction of electric service to this project. Vegetation, and tree protection for electric utility work required to provide.
- The owner shall be responsible for installation of temporary erosion control, re-
  - AP MP RP PP FP
Planning & Zoning Commission Chair

City Secretary

Attest:

Approved:

the City of Bastrop, Texas

Approved this INSERT DAY of INSERT MONTH, INSERT YEAR, A.D. by the Planning & Zoning Commission of

1 Planning & Zoning Commission Approval Format (Signature Block)
accompanying the subdivision regulations of the City of Bastrop, Texas.

That I, [INSERT NAME], do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey

know all men by these present

County of Bastrop

The State of Texas

[Signature Block]
Signature and Seal of Registered Engineer

Date

The drainage easement and or drainage right-of-way as shown hereon shall not be used in any manner contrary to the regulations for the City of Bastrop, Texas and that the 100 year flood plain is as shown and will be continued within.

That I, INSERT NAME, do hereby certify that the information contained on this plat complies with the subdivision regulations.

KNOW ALL MEN BY THESE PRESENTS

County of Bastrop

The State of Texas

Certificate of the Licensed Engineer

4
Witness my hand this ___ day of ___ month, ___ year, A.D.,

not released and do hereby dedicate any streets and/or easements shown hereon to the public,

hereon to be known as '____ DIVISION NAME SUBJECT to easements and restrictions heretofore granted and

INSERET NUMBER of the official public records of said county do hereby substitute said land with the plat shown

NUMBER, plat records of Bastrop County, Texas and as conveyed to us by deeds recorded in Instrument Number

LEGAL DESCRIPTION, according to the map or plat recorded in plat cabinet INSERET NAME, Page INSERET

that we, INSERET NAME(S) OF OWNER(S), being the owners of INSERET NUMBER OF ACRES, A.C. out of INSERET

KNOW ALL MEN BY THESE PRESENTS

County of Bastrop

The State of Texas

X X X X

Signature Block

5

Owner's Signature Block
Filed for record on the INSERT DATE DAY of INSERT MONTH, INSERT YEAR, A.D.

I, Insert County Clerk's Name, 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 INSERT DAY OF INSERT MONTH, INSERT YEAR, A.D., at INSERT HOUR O'CLOCK, INSERT AM BEFORE NOON OR PM AFTER NOON in the plat records of Bastrop County, Texas, in Plat Cabinet INSERT NAME, Page INSERT NUMBER.

Deputy County Clerk, Bastrop County, Texas
Section 21.09. A date is selected in accordance with Chapter 21, Section 21.09. A day after the date that the plan is filed on a Uniform Submittal Form, the Planning & Development Commission, or the Director of Planning & Development, as appropriate, shall approve, disapprove, or conditionally approve the plan. The Planning & Development Commission or the Director of Planning & Development, as appropriate, shall approve, disapprove, or conditionally approve the plan.

ARTICLE 4.5 ACTION TAKEN BY PLANNING & ZONING COMMISSION

ARTICLE 4.4 AUTHORITY RESPONSIBLE FOR APPROVAL

ARTICLE 4.3 INCOMPLETE SUBMISSIONS

Development for Administrative Plots

The municipal authority responsible for approving plans is the City of Big Sky Planning & Zoning Commission.

After a date selected by the City Council,

The Plan Submittal Form is reviewed annually.

Incomplete submittals will be returned to the applicant on the date listed for completeness. Submittals are considered complete only after all submittals are returned with no condition.
APPENDIX A

(b) An application is not administratively complete until all applicable fees have been submitted.

Fee Schedule.

According to the Code of Ordinances, Appendix A, planning fees shall be paid at the time of the submittal in

ARTICLE 4.9 FEES

notwithstanding the approval of any final plat submitted.

with respect to any plat submitted.

relief or waive the responsibility of the Applicant's Engineer.

nothing in this chapter shall be deemed or construed to

remain responsible for the adequacy of the design and

engineering. These responsibilities and submittals such plans shall be and

ARTICLE 4.7 RESPONSIBILITY

Ordinances.

Section 245.005 - Domain Projects, and the Basement Code of

Govtment Code Chapter 245, issuance of local permits.

compliance of the project pursuant to Texas local

The Final Plan shall be submitted to the Preliminary Permitting

and the preparation of the Final Plan. The approved

temporary permits, has been made toward

Preparation of the Preliminary Permitting; but is authority to proceed

ARTICLE 4.8 RECOGNITION

ARTICLE 4.6 EXPIRATION OF PRELIMINARY PLAT

ARTICLE 4.8 RECOGNITION

ARTICLE 4.6 EXPIRATION OF PRELIMINARY PLAT
REFERENCE DOCUMENTS TO APPENDIX A: