

Planning & Zoning Commission Meeting Agenda

City Council Chambers

1311 Chestnut Street

Bastrop, TX 78602



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

December 17, 2020 at 6:00 P.M.

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

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

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

- 1. CALL TO ORDER**
- 2. CITIZEN COMMENTS**

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

In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Commission cannot discuss issues raised or make any decision at this time. Instead, city Commissions are limited to making a statement of specific information or a recitation of existing policy in response to the inquiry. Issues may be referred to the Staff Liaison for research and possible future action.

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

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the October 29, 2020 Planning & Zoning Commission meeting.
- 3B. Consider action to approve the Pecan Park, Section 7 Final Plat, being 21.767 acres out of the Mozea Rousseau Survey, Abstract No. 56, located south of Childers Drive within the City Limits of Bastrop, Texas, as shown in Exhibit A.
- 3C. Consider action to approve The Colony MUD 1C, Section 1 Preliminary Plat, being 19.028 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3D. Consider action to approve The Colony MUD 1C, Section 2 Preliminary Plat, being 21.596 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3E. Consider action to approve The Colony MUD 1C, Section 3 Preliminary Plat, being 18.143 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

4. WORKSHOP SESSION

- 4A. Discussion on the Introduction to the 2036 Comprehensive Plan.

5. UPDATES

- 5A. Update on recent City Council actions regarding Planning Department items.
- 5B. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

6. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: December 11, 2020 at 2:00 p.m. and remained posted for at least two hours after said meeting was convened.



Jennifer C. Bills, Assistant Planning Director



STAFF REPORT

MEETING DATE: December 17, 2020

AGENDA ITEM: 3A

TITLE:

Consider action to approve meeting minutes from the October 29, 2020 meeting of the Planning & Zoning Commission.

STAFF REPRESENTATIVE:

Vivianna Nicole Andres, Development Coordinator

ATTACHMENTS:

Meeting Minutes



Planning and Zoning Commission

October 29, 2020

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, October 29, 2020 at 6:00 p.m. online and in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

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

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

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the September 24, 2020 Planning & Zoning Commission meeting.

Pablo Serna made a motion to recommended approval of the September 24, 2020 meeting minutes. Cheryl Long seconded the motion and the motion carried unanimously.

- 3B. Public hearing and consider action to recommend approval of Ordinance 2020-31 of the City Council of the City of Bastrop, Texas amending Bastrop Building Block (B³) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates for Site Plans and Place Type Zoning Changes, and Bastrop Building Block (B³) Technical Manual Section 1.2.002 Uniform Submittal Dates, as shown in Exhibit A, establishing a repealing clause, providing severability, and providing an effective date, and forward to the November 10, 2020 City Council meeting.

Allison Land presented the information sent out to the Commission in the Planning and Zoning Commission Agenda packet for the Annual Adoption of Schedule of Uniform Submittal Dates. She concluded the presentation stating Staff was recommending approval at this time.

Discussion commenced between Staff and the Commission regarding what constitutes a completeness check for a submittal, what happens when a plat is approved with conditions, provisions for emergency meetings, rezoning requirements in relation to HB3167, general platting

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requirements, and how the Board of Adjustments serves as alternates for the Planning and Zoning Commission.

Debbie Moore opened the Public Hearing.

There were no comments from the public.

Debbie Moore closed the Public Hearing.

Carrie Caylor made a motion to recommend approval of Ordinance 2020-31 of the City Council of the City of Bastrop, Texas amending Bastrop Building Block (B³) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates for Site Plans and Place Type Zoning Changes, and Bastrop Building Block (B³) Technical Manual Section 1.2.002 Uniform Submittal Dates, as shown in Exhibit A, establishing a repealing clause, providing severability, and providing an effective date, and forward to the November 10, 2020 City Council meeting. Ishmael Harris seconded the motion and the motion carried unanimously.

4. WORKSHOP SESSION

- 4A. Discussion on the topics for the Bastrop Building Block (B³) Code, including the Development Review Committee, the Development Process, and the Sign Code and any additional topics recommended by the Planning & Zoning Commission.

Jennifer Bills presented the information sent out to the Commission in the Planning and Zoning Commission Agenda packet for the Bastrop Building Block (B³) Code. She informed the Commission the review and discussion for changes to the Development Review Committee, the Development Process, and the Sign Code would occur at the Joint Meeting with City Council Scheduled for January 28, 2020.

The following topics were agreed upon for discussion to the Joint Meeting with Council:

Development Review Committee
Development Process
Sign Code
Scenic Corridors

- 4B. Discussion on timeline for review of the 2036 Comprehensive Plan.

Jennifer Bills presented the information sent out to the Commission in the Planning and Zoning Commission Agenda packet the proposed timeline for the review of the 2036 Comprehensive Plan.

The Commission and Staff agreed the start of 2021 would be the appropriate time to begin the review of the Goals and Objectives within each chapter, and the first chapter their review would focus on would be Chapter 4 Housing Types.

Planning and Zoning Commission
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The workshop concluded.

5. UPDATES

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

Jennifer Bills informed the Commission the discussion from their previous meeting regarding subdivision standards in the ETJ had been presented at the City Council. She stated the general consensus from the Council is they agree with the Commissions recommendations regarding the need for subdivision standards in the ETJ.

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

No requests were made at this time.

6. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 6:33 p.m. Cheryl Lee seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair



STAFF REPORT

MEETING DATE: December 17, 2020

AGENDA ITEM: 3B

TITLE:

Consider action to approve the Pecan Park, Section 7 Final Plat, being 21.767 acres out of the Mozea Rousseau Survey, Abstract No. 56, located south of Childers Drive within the City Limits of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

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

ITEM DETAILS:

Site Address:	South of Childers Drive (Attachment 1)
Total Acreage:	21.767 acres
Legal Description:	21.767 acres out of the Mozea Rousseau Survey, Abstract 56
Property Owner:	Ranch Road Development, LLC/Scott Miller
Agent Contact:	Carlson, Brigance, & Doering/Christine Methvin
Existing Use:	Vacant/Undeveloped
Existing Zoning:	Pecan Park Residential Planned Development
Planned Development District:	Single Family Select (PD-SFS) & Patio Home (PD-PH)
Future Land Use:	Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted the Final Plat for Pecan Park, Section 7. This section was approved in the Preliminary Plat for Sections 1B, 2, & 7. After Section 7 is complete, Section 1B is the last section of Pecan Park Residential to be platted. The plat is creating 103 single-family lots, one landscape lot, and one open space and drainage easement lot (Exhibit A). The development has a mix of single-family detached lots allowed in the Planned Development zoning with the Patio Homes and Single-Family Select districts. The Patio Homes have a minimum width of 40 feet and a minimum size of 4,600 square feet and the Single-Family Select have a minimum width of 50 feet and a minimum size of 6,000 square feet.

Traffic Impact and Streets

Section 7 takes access from Childers Drive running along the north edge, which was extended with Section 2 & 3D. Five neighborhood streets will be built in this section for a total of 2,858 linear feet of street. Sidewalks will be installed along all proposed streets and will connect to the proposed neighborhood trail system on Childers Street and Bluffview Drive.

Utilities

Water service (domestic and fire) will be provided by the City via water line extensions from existing infrastructure located on Sterling Drive and Childers Drive. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements.

Wastewater collection and treatment will also be provided by the City and will require the installation of lines that will connect to the wastewater lift station in the northeast corner of Section 7.

Drainage

The underground storm sewer system is designed to drain runoff generated from the development into an open channel system to the east, which outlets to the floodway to the south. The existing system was designed to accommodate this increase in peak flows and connects to the Colorado River.

The proposed drainage system will be designed with a sufficient capacity to route flows from a 100-year design storm to the Colorado River. Due to the property's close proximity to the river, stormwater detention is not required.

Two Letters of Map Revision were approved by the Federal Emergency Management Agency to elevate the area for construction of the lots, so no lots in this section are within the 100-year flood plain.

Recreation and Open Space

A 1.2 acre lot is being constructed in Section 2 for a Homeowner's Association managed lot that will include recreation opportunities, including an outdoor pool. Along the Colorado River, 38.083 acres of the floodway will be dedicated to the city in Section 2 as open space, and 17.224 acres within Section 6B will be owned and maintained by the Homeowner's Association, both with natural trails and picnic/benches. As the area is regulated by the Federal Emergency Management Agency, minimal improvements will be allowed, but having the open space dedicated to the city will provide access to and future management of the river.

POLICY EXPLANATION:

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

Compliance with 2036 Comprehensive Plan:

- Future Land Use Plan - Neighborhood Residential: The Neighborhood Residential character area is for single-family residential subdivision development, associated amenities such as parks, trails, open spaces and public uses such as schools, fire stations, and more.

This final plat complies with the Future Land Use Plan. The plat includes 103 single-family lots that will provide single-family detached units. There are also one open space lot that provide open space and drainage areas for this plat. This section is part of the Pecan Park development, in which the total development includes multiple phases that include parks, trails, and recreation facilities.

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

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

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

The Pecan Park Development includes six different residential lot standards. This plat utilizes the Patio Homes district, which allows 4,600 square foot lots and Single-Family Select district, which allows 6,000 square foot lots, both with reduced rear and side setbacks to allow various single-family product types and with varied 20 and 25 foot front setbacks to provide visual appeal.

Local Government Code

- Sec. 212.002. Rules.

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

Bastrop adopted subdivision regulations in 1981. The Code of Ordinances, Chapter 10 – Subdivisions outlines the requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

Section 212.004 Plat Required

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

The applicant has proposed dividing an undeveloped 21.767 acre tract into 103 single-family lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to the City upon their completion.

- Sec. 212.010. Standards for Approval

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

The preliminary plat conforms to the Future Land Use Plan, which is designated Neighborhood Residential for this area.

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

The plat conforms to the adopted Transportation Master Plan. It also conforms with the Capital Improvement Plan and will install public extensions of the water and wastewater infrastructure.

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

Required improvements and bonds will be furnished before the approval of the Final Plat.

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

The Final Plat complies with the requirements of the adopted Subdivision Ordinance.

Bastrop Building Block (B³) Code – Chapter 1: Subdivision

- Section 1.3.001 Standard Procedure – Platting
Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.

- Section 1.3.002 Preliminary Plat
The Preliminary Plat for Pecan Park Sections 1B, 2, & 7 was approved by City Council on September 10, 2019.

- Section 1.3.003 Final Plat
The Public Improvement Plan for the construction of the subdivision improvements was administratively approved on February 20, 2020.

The Public Improvement Plan Agreement to provide fiscal guarantee to complete the public improvements was approved by City Council on June 9, 2020.

- Section 1.3.004 Plat Requirements
The Development Review Committee reviewed the Final Plat for Pecan Park, Section 7 for compliance with subdivision and utility standards on December 10, 2020 and deemed the plat administratively complete. The Planning Director recommends approval.

RECOMMENDATION:

Consider action to approve the Pecan Park, Section 7 Final Plat, being 21.767 acres out of the Mozea Rousseau Survey, Abstract No. 56, located south of Childers Drive within the City Limits of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: Pecan Park 7 Final Plat
- Attachment 1: Location Map

NOTES:

- 1. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
2. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
3. ELECTRIC SERVICE IS PROVIDED BY THE BLUEBONNET ELECTRIC.
4. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: SEPTEMBER 6, 2017, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 1736054-BCP ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PLAT.
... 33. THIS PLAT IS SUBJECT TO THE CITY OF BASTROP ORDINANCE 2015-15 & 2017-14 & IS IN DISTRICT PD-SFS.

THE FINAL PLAT OF
PECAN PARK SECTION 7

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

THAT, RANCH ROAD DEVELOPMENT, L.L.C., ACTING HEREIN BY AND THROUGH AND BEING THE OWNER OF THAT CERTAIN 174.334 ACRE TRACT OF LAND AS CONVEYED TO RANCH ROAD DEVELOPMENT, L.L.C., IN DOCUMENT NUMBER 201717048, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF THE MOZEA ROUSSEAU SURVEY, ABSTRACT NUMBER 56, SITUATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 21.767 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

THE FINAL PLAT OF PECAN PARK, SECTION 7

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

WITNESS MY HAND, THIS THE ___ DAY OF ___, 20___, A.D.

RANCH ROAD DEVELOPMENT, L.L.C.
3951 HIGHWAY 71 E
BUILDING A
BASTROP, TX 78602

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

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF ___, 20___, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

I, ROSE PIETSCH, CLERK OF BASTROP COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF ___, 20___, A.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET ____, PAGE(S) ____, FILED FOR RECORD AT ___ O'CLOCK __M., THIS ___ DAY OF ___, 20___, A.D.,

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ___ DAY OF ___, 20___, A.D.

___ COUNTY CLERK, BASTROP COUNTY, TEXAS

BY: DEPUTY

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

APPROVED: ATTEST:
PLANNING & ZONING COMMISSION CHAIRMAN CITY SECRETARY

FLOOD PLAIN NOTE:

A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193, AS MODIFIED BY LOMR CASE # 19-06-0976P, EFFECTIVE NOVEMBER 18, 2019 AND BY LOMR CASE # 20-06-1063P, EFFECTIVE SEPTEMBER 21, 2020

BENCHMARK INFORMATION:

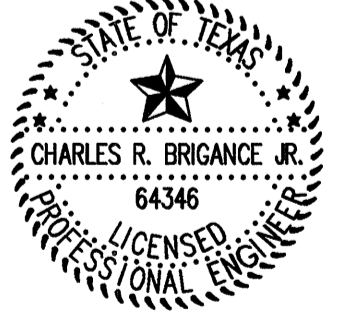
BM #1: COTTON SPINDLE SET IN THE SOUTHWEST EDGE OF PAVEMENT OF TRAILSIDE LANE, +/- 160' SOUTHWEST OF INTERSECTION OF DEERFOOT TRAIL. ELEVATION (NAVD88) = 358.31'

Table with columns: BLOCK, LOT, SQ. FT., BLOCK, LOT, SQ. FT., BLOCK, LOT, SQ. FT., BLOCK, LOT, SQ. FT. (repeated 4 times)

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

I, CHARLES R. BRIGANCE, JR., P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLETES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAN IS AS SHOWN. A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193, AS MODIFIED BY LOMR CASE # 19-06-0976P, EFFECTIVE NOVEMBER 18, 2019, AND LOMR CASE # 20-06-1063P, EFFECTIVE SEPTEMBER 21, 2020, AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

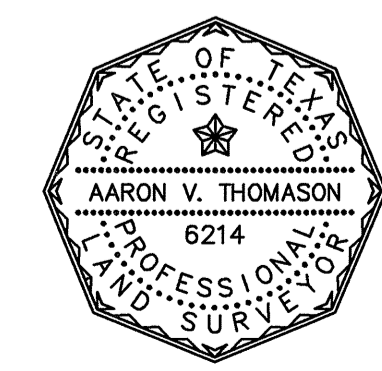
ENGINEERING BY: CHARLES R. BRIGANCE, JR., P.E. NO. 64346
DATE: 12/01/2020



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

THAT I, AARON V. THOMASON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

SURVEYED BY: AARON V. THOMASON ~ R.P.L.S. NO. 6214
DATE: 10/26/2020



THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

FIELD NOTES

BEING ALL THAT CERTAIN 21.767 ACRES TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE MOZEA ROUSSEAU SURVEY, ABSTRACT NUMBER 56, SITUATED IN BASTROP COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 174.334 ACRE TRACT OF LAND, CONVEYED TO RANCH ROAD DEVELOPMENT, L.L.C., AND DESCRIBED IN DOCUMENT NUMBER 201717048, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, (O.P.R.B.C.T.X.) SAID 21.767 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF CHILDERS DRIVE (60' R.O.W.), BEING AT A NORTH CORNER OF LOT 96, BLOCK K, PECAN PARK, SECTION 2, A SUBDIVISION RECORDED IN CABINET ____, SLIDE ____, PLAT RECORDS OF BASTROP COUNTY, TEXAS, FOR A NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 174.334 ACRE TRACT AND ALONG A WEST AND A NORTH LINE OF SAID LOT 96, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES, NUMBERED 1 THROUGH 13,

- 1) S10°56'09"E, A DISTANCE OF 54.79 FEET TO A CAPPED IRON ROD FOUND,
2) N79°03'51"E, A DISTANCE OF 107.75 FEET TO A CAPPED IRON ROD FOUND,
3) S10°56'09"E, A DISTANCE OF 74.86 FEET TO A CAPPED IRON ROD FOUND,
4) S12°52'13"W, A DISTANCE OF 23.87 FEET TO A CAPPED IRON ROD FOUND,
5) S05°26'00"E, A DISTANCE OF 153.00 FEET TO A CAPPED IRON ROD FOUND,
6) S23°14'00"E, A DISTANCE OF 85.80 FEET TO A CAPPED IRON ROD FOUND,
7) S05°26'00"E, A DISTANCE OF 122.09 FEET TO A CAPPED IRON ROD FOUND,
8) S13°41'18"W, A DISTANCE OF 87.55 FEET TO A CAPPED IRON ROD FOUND,
9) S43°00'21"W, A DISTANCE OF 172.48 FEET TO A CAPPED IRON ROD FOUND,
10) S78°35'25"W, A DISTANCE OF 174.87 FEET TO A CAPPED IRON ROD FOUND,
11) S83°13'17"W, A DISTANCE OF 665.80 FEET TO A CAPPED IRON ROD FOUND,
12) S88°52'49"W, A DISTANCE OF 422.84 FEET TO A CAPPED IRON ROD FOUND, AND
13) N09°00'54"W, A DISTANCE OF 100.69 FEET TO A CAPPED IRON ROD FOUND IN THE NORTH LINE OF SAID LOT 96, BEING AT THE SOUTHERNMOST CORNER OF LOT 44, BLOCK K, OF SAID PECAN PARK, SECTION 2,

THENCE, CONTINUING ALONG AN EAST LINE OF SAID PECAN PARK, SECTION 2, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, NUMBERED 1 THROUGH 7,

- 1) N20°22'20"E, A DISTANCE OF 177.10 FEET TO A CAPPED IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, BEING AT THE NORTH TERMINUS OF RAINMAKER LANE (50' R.O.W.),
2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 11.80 FEET, AND A CHORD THAT BEARS N67°41'45"W, A DISTANCE OF 11.80 FEET TO A CAPPED IRON ROD FOUND AT THE SOUTHERNMOST CORNER OF LOT 48, BLOCK M, OF SAID PECAN PARK, SECTION 2,
3) N24°14'09"E, A DISTANCE OF 120.00 FEET TO A CAPPED IRON ROD FOUND AT THE EASTERMOST CORNER OF SAID LOT 48,
4) N16°54'55"W, A DISTANCE OF 128.76 FEET TO A CAPPED IRON ROD FOUND IN THE EAST LINE OF LOT 50, BLOCK M, OF SAID PECAN PARK, SECTION 2,
5) N07°50'59"W, A DISTANCE OF 96.06 FEET TO A CAPPED IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 52, BLOCK M, AND THE SOUTHWEST CORNER OF LOT 53, BLOCK M OF SAID PECAN PARK, SECTION 2,
6) N05°59'00"E, A DISTANCE OF 59.84 FEET TO A CAPPED IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 53, AND
7) N88°43'48"W, A DISTANCE OF 119.79 FEET TO A CAPPED IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 53, BEING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID RAINMAKER LANE, AND THE SOUTH RIGHT-OF-WAY LINE OF AFOREMENTIONED CHILDERS DRIVE, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND BEING AT THE BEGINNING OF A CURVE TO THE RIGHT

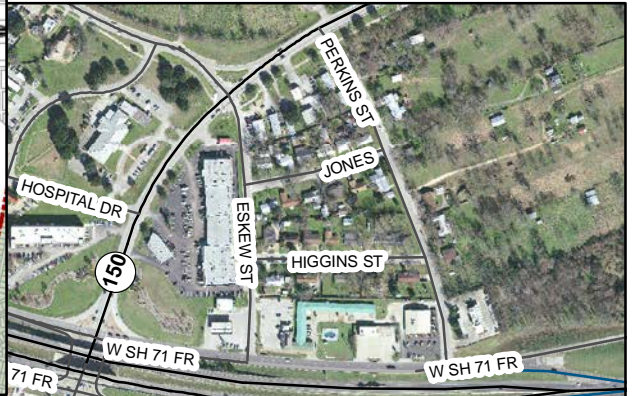
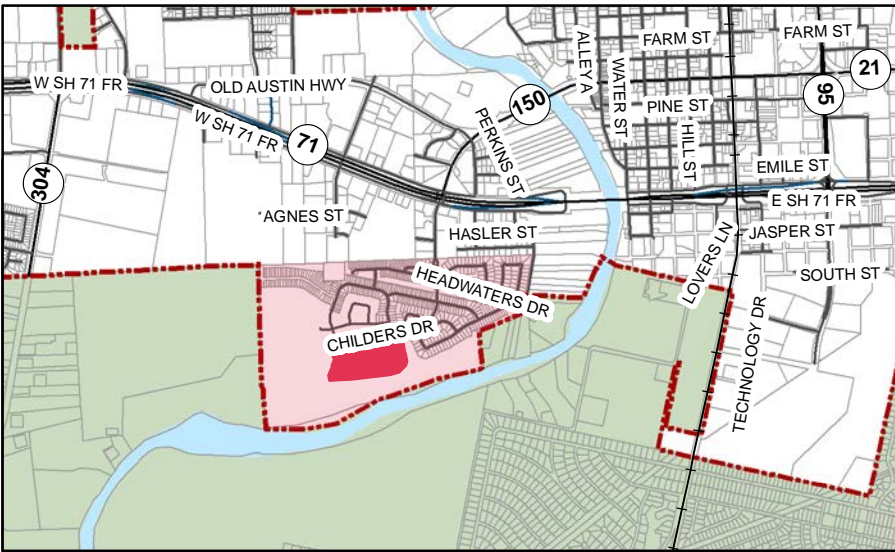
THENCE, ALONG THE SOUTH LINE OF SAID CHILDERS DRIVE, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, NUMBERED 1 THROUGH 7,

- 1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 31.50 FEET, AND A CHORD THAT BEARS N45°50'08"E, A DISTANCE OF 29.48 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT,
2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, AN ARC LENGTH OF 153.23 FEET, AND A CHORD THAT BEARS N82°31'57"E, A DISTANCE OF 152.70 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER,
3) N74°14'38"E, A DISTANCE OF 279.32 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 720.00 FEET, AN ARC LENGTH OF 225.01 FEET, AND A CHORD THAT BEARS N83°11'48"E, A DISTANCE OF 224.09 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER,
5) S87°51'01"E, A DISTANCE OF 236.61 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
6) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1030.00 FEET, AN ARC LENGTH OF 228.07 FEET, AND A CHORD THAT BEARS N85°48'23"E, A DISTANCE OF 227.60 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER, AND
7) N79°27'47"E, A DISTANCE OF 159.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.767 ACRES OF LAND.

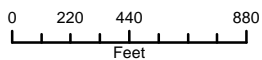


Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

Attachment 1 Location Map



Pecan Park Section 7



1 inch = 720 feet

Date: 12/8/2020

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





STAFF REPORT

MEETING DATE: December 17, 2020

AGENDA ITEM: 3C

TITLE:

Consider action to approve The Colony MUD 1C, Section 1 Preliminary Plat, being 19.028 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director
Allison Land, Planner II

ITEM DETAILS:

Site Address: West of FM 969 (Attachment 1)
Total Acreage: 19.028 acres
Legal Description: 19.028 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner: Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact: Brendan McEntee, Carlson, Brigrance, and Doering, Inc.
Existing Use: Vacant/Undeveloped
Existing Zoning: None. Extra-Territorial Jurisdiction, The Colony MUD
Adopted Plan: Third Amendment to the Colony MUD Consent Agreement, Approved March 4, 2020
Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted an application for a Preliminary Plat for The Colony MUD 1C Section 1 (Exhibit A). The plat includes 21 residential lots and 1 non-residential lots (Attachment 1). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

Traffic Impact and Streets

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

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

Sam Houston Drive will remain ungated. The developer has the option to gate the individual neighborhoods off Sam Houston Drive within this section.

Utilities

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

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

Drainage

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

POLICY EXPLANATION:

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

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan - Neighborhood Residential: The Neighborhood Residential character area is for single-family residential subdivision development, associated amenities such as parks, trails, open spaces and public uses such as schools, fire stations, and more.

This plat complies with the Future Land Use Plan, which shows Neighborhood Residential in this area. The plat proposes residential lots.

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

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

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

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

Local Government Code

Sec. 212.002. Rules.

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

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

Section 212.004 Plat Required

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

The applicant has proposed subdividing an undeveloped 19.028-acre tract into 21 residential lots and 1 non-residential lot. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.

Sec. 212.010. Standards for Approval

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

The preliminary plat conforms to the Future Land Use Plan, which is designated Neighborhood Residential for this area.

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

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

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

A fiscal guarantee will be provided for the construction and maintenance of the street improvements before any final plats can be recorded.

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

The preliminary plat complies with the requirements of the adopted B³ Code and Consent Agreement.

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

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

- Section 1.3.002 Preliminary Plat

The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on September 8, 2020.

The Preliminary Improvement Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on October 6, 2020.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Preliminary Plat for The Colony MUD 1B, Section 1 for compliance with subdivision and utility standards on December 10, 2020 and deemed the plat administratively complete. The Planning Director recommends approval.

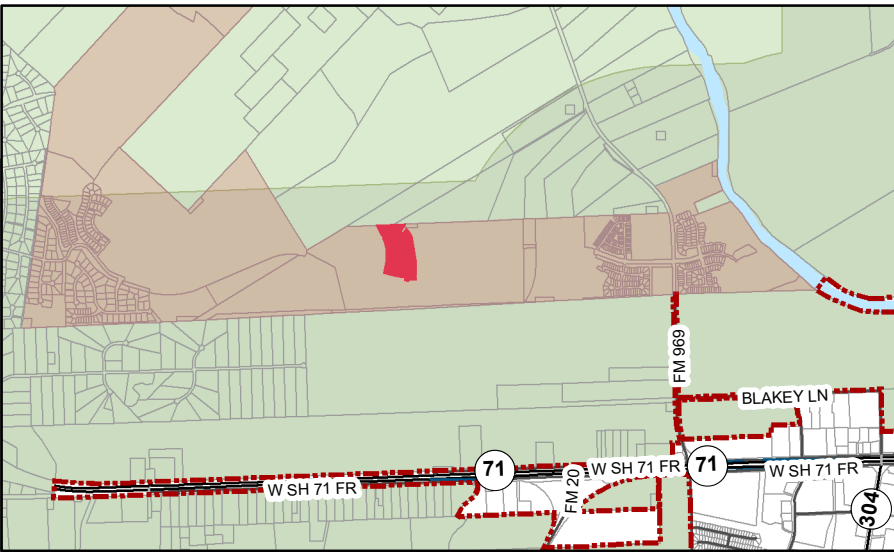
RECOMMENDATION:

Consider action to approve The Colony MUD 1C, Section 1 Preliminary Plat, being 19.028 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

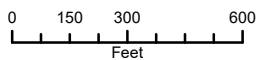
ATTACHMENTS:

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

Attachment 1 Location Map



The Colony MUD 1C Sec 1



The Colony MUD 1C Section 1

1 inch = 500 feet

Date: 12/8/2020

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





STAFF REPORT

MEETING DATE: December 17, 2020

AGENDA ITEM: 3D

TITLE:

Consider action to approve The Colony MUD 1C, Section 2 Preliminary Plat, being 21.596 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director
Allison Land, Planner II

ITEM DETAILS:

Site Address: West of FM 969 (Attachment 1)
Total Acreage: 21.596 acres
Legal Description: 21.596 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner: Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact: Brendan McEntee, Carlson, Brigrance, and Doering, Inc.
Existing Use: Vacant/Undeveloped
Existing Zoning: None. Extra-Territorial Jurisdiction, The Colony MUD
Adopted Plan: Third Amendment to the Colony MUD Consent Agreement, Approved March 4, 2020
Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted an application for a Preliminary Plat for The Colony MUD 1C Section 2 (Exhibit A). The plat includes 61 residential lots, 3 non-residential lots, and 1 ROW reservation lot (Attachment 1). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

Traffic Impact and Streets

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

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

Sam Houston Drive will remain ungated. The developer has the option to gate the individual neighborhoods off Sam Houston Drive within this section.

Utilities

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

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

Drainage

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

POLICY EXPLANATION:

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

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan - Neighborhood Residential: The Neighborhood Residential character area is for single-family residential subdivision development, associated amenities such as parks, trails, open spaces and public uses such as schools, fire stations, and more.

This plat complies with the Future Land Use Plan, which shows Neighborhood Residential in this area. The plat proposes residential lots.

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

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

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

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

Local Government Code

Sec. 212.002. Rules.

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

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

Section 212.004 Plat Required

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

The applicant has proposed subdividing an undeveloped 21.596-acre tract into 61 residential lots, 3 non-residential lots, and 1 ROW reservation lot. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.

Sec. 212.010. Standards for Approval

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

The preliminary plat conforms to the Future Land Use Plan, which is designated Neighborhood Residential for this area.

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

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

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

A fiscal guarantee will be provided for the construction and maintenance of the street improvements before any final plats can be recorded.

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

The preliminary plat complies with the requirements of the adopted B³ Code and Consent Agreement.

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

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

- Section 1.3.002 Preliminary Plat

The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on October 6, 2020.

The Preliminary Improvement Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on October 6, 2020.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Preliminary Plat for The Colony MUD 1B, Section 2 for compliance with subdivision, utility standards and Consent Agreement on December 3, 2020 and deemed the plat administratively complete. The Planning Director recommends approval.

RECOMMENDATION:

Consider action to approve The Colony MUD 1C, Section 2 Preliminary Plat, being 21.596 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: The Colony MUD 1C, Section 2 Preliminary Plat
- Attachment 1: Location Map

THE PRELIMINARY PLAT OF
THE COLONY M.U.D. 1C, SECTION 2

FIELD NOTES

BEING ALL OF THAT CERTAIN 21.604 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, L.L.C., RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 21.604 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND AT A SOUTHWEST CORNER OF LOT 144, BLOCK D, THE COLONY MUD 1A, SECTION 1, PHASE B TRACT, BEING ON THE NORTH BOUNDARY LINE OF A CALLED 410.599 ACRE TRACT OF LAND CONVEYED TO DAVID K. GRASSEL IN VOLUME 714, PAGE 306, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S86°51'37"W, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID 410.599 ACRE TRACT, A DISTANCE OF 3169.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT,

THENCE, S86°51'37"W, CONTINUING WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID 410.599 ACRE TRACT, A DISTANCE OF 1094.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, THE FOLLOWING FORTY-THREE (43) COURSES AND DISTANCES, NUMBERED 1 THROUGH 43,

1. N03°10'17"W, A DISTANCE OF 25.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
2. N03°05'03"W, A DISTANCE OF 135.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
3. S86°54'56"W, A DISTANCE OF 40.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
4. N03°05'04"W, A DISTANCE OF 208.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
5. S84°21'37"E, A DISTANCE OF 11.43 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
6. N15°30'09"E, A DISTANCE OF 193.08 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
7. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET, AND ARC LENGTH OF 6.78 FEET, AND A CHORD THAT BEARS N74°45'56"W, A DISTANCE OF 6.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
8. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.71 FEET, AND A CHORD THAT BEARS N57°46'45"E, A DISTANCE OF 22.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
9. N10°35'31"E, A DISTANCE OF 110.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
10. N72°35'05"W, A DISTANCE OF 70.48 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
11. N70°54'58"W, A DISTANCE OF 142.91 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
12. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 625.00 FEET, AN ARC LENGTH OF 41.41 FEET, AND A CHORD THAT BEARS N14°56'08"E, A DISTANCE OF 41.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
13. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 61.00 FEET, AN ARC LENGTH OF 6.54 FEET, AND A CHORD THAT BEARS N16°06'25"E, A DISTANCE OF 6.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
14. N19°10'35"E, A DISTANCE OF 73.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
15. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 27.16 FEET, AND A CHORD THAT BEARS N12°57'06"E, A DISTANCE OF 27.11 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
16. N06°43'37"E, A DISTANCE OF 33.92 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
17. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.28 FEET, AND A CHORD THAT BEARS N53°05'59"E, A DISTANCE OF 21.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
18. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1465.00 FEET, AN ARC LENGTH OF 138.84 FEET, AND A CHORD THAT BEARS S77°48'44"E, A DISTANCE OF 138.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
19. S75°05'50"E, A DISTANCE OF 259.38 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
20. N14°54'10"E, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
21. S75°05'50"E, A DISTANCE OF 14.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
22. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.82 FEET, AND A CHORD THAT BEARS N59°24'05"E, A DISTANCE OF 21.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
23. S76°06'00"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
24. S13°54'00"W, A DISTANCE OF 1.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
25. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.30 FEET, AND A CHORD THAT BEARS S30°35'55"E, A DISTANCE OF 21.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
26. S75°05'50"E, A DISTANCE OF 220.20 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
27. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1165.00 FEET, AN ARC LENGTH OF 275.93 FEET, AND A CHORD THAT BEARS S81°52'57"E, A DISTANCE OF 275.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
28. S01°19'56"W, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
29. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1235.00 FEET, AN ARC LENGTH OF 19.86 FEET, AND A CHORD THAT BEARS S89°07'42"E, A DISTANCE OF 19.86 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
30. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.19 FEET, AND A CHORD THAT BEARS S45°18'02"E, A DISTANCE OF 20.95 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
31. N88°59'16"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
32. N01°00'44"W, A DISTANCE OF 0.57 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
33. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.97 FEET, AND A CHORD THAT BEARS N42°51'56"E, A DISTANCE OF 20.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
34. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1235.00 FEET, AN ARC LENGTH OF 160.77 FEET, AND A CHORD THAT BEARS N83°00'50"E, A DISTANCE OF 160.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
35. S43°34'52"E, A DISTANCE OF 66.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
36. S24°55'51"E, A DISTANCE OF 83.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
37. S16°58'38"W, A DISTANCE OF 132.96 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
38. S19°53'53"W, A DISTANCE OF 124.68 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
39. S31°53'32"E, A DISTANCE OF 48.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
40. S29°21'55"W, A DISTANCE OF 136.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
41. S88°36'06"W, A DISTANCE OF 24.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
42. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 30.84 FEET, AND A CHORD THAT BEARS S25°47'24"W, A DISTANCE OF 30.35 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
43. S13°00'41"E, A DISTANCE OF 116.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.604 ACRES OF LAND.

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

THAT WE, RICK NEFF, HUNT COMMUNITIES BASTROP, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNERS OF 1258.002 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO US BY DEED RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDE 21.604 ACRE TRACT OF LAND WITH THE PLAT SHOWN HERE ON, TO BE KNOWN AS:

"THE COLONY MUD 1C, SECTION 2"

SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY STREETS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC.
 WITNESS MY HAND THIS 11TH DAY OF NOVEMBER, 2020, A.D.

[Signature]
 RICK NEFF
 HUNT COMMUNITIES BASTROP, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY
 4401 N. MESA STREET, EL PASO, TEXAS 79902

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

APPROVED: _____ ATTEST: _____

PLANNING & ZONING COMMISSION CHAIRPERSON _____ CITY SECRETARY _____

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 48193.

THIS FLOOD STATEMENT, AS DETERMINED BY A THE H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.

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

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

ENGINEERING BY: *[Signature]* DATE 11/20/2020
 BRENDAN P. MCENTEE, P.E. #96200
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON DRIVE
 AUSTIN, TEXAS 78749



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

THAT I, AARON V. THOMASON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

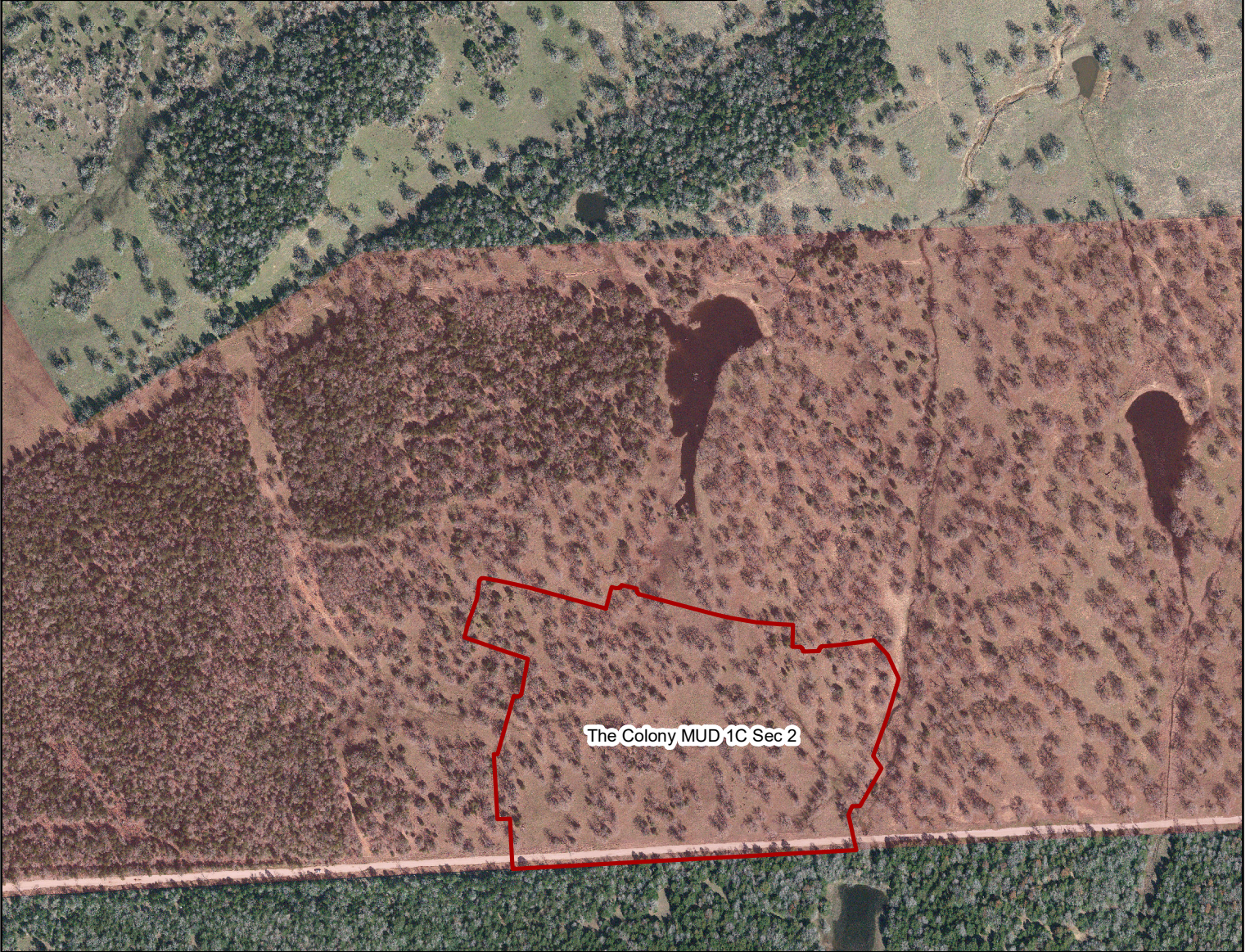
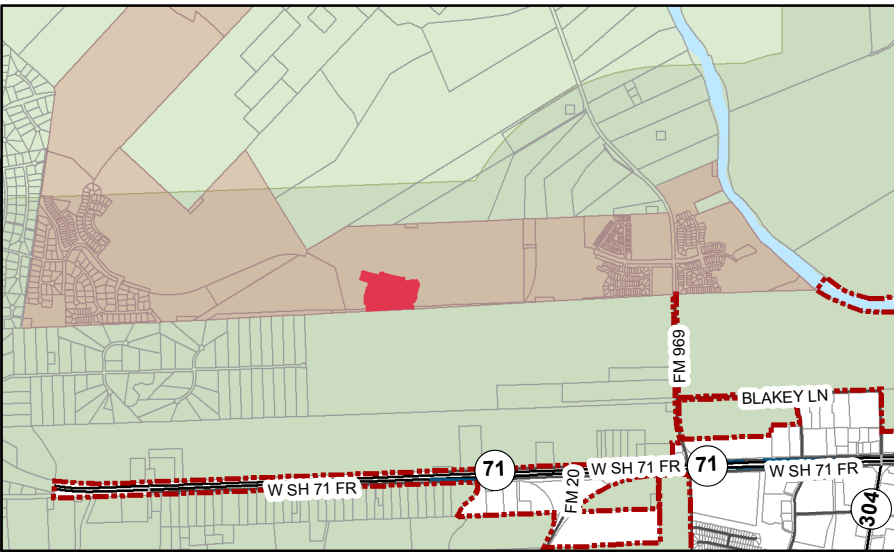
SURVEYED BY: *[Signature]* DATE 20/10/2020
 AARON V. THOMASON - R.P.L.S. NO. 6214
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON DRIVE
 AUSTIN, TEXAS 78749



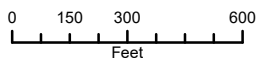
SHEET NO. 2 OF 2

Carlson, Brigance & Doering, Inc.
 FIRM ID #F3791 REG. # 10024900
 Civil Engineering Surveying
 5501 West William Cannon Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

Attachment 1 Location Map



The Colony MUD 1C Sec 2



1 inch = 500 feet

Date: 12/8/2020

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





STAFF REPORT

MEETING DATE: December 17, 2020

AGENDA ITEM: 3E

TITLE:

Consider action to approve The Colony MUD 1C, Section 3 Preliminary Plat, being 18.143 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

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

ITEM DETAILS:

Site Address: West of FM 969 (Attachment 1)
Total Acreage: 18.143 acres
Legal Description: 18.143 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner: Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact: Brendan McEntee, Carlson, Brigance, and Doering, Inc.
Existing Use: Vacant/Undeveloped
Existing Zoning: None. Extra-Territorial Jurisdiction, The Colony MUD
Adopted Plan: Third Amendment to the Colony MUD Consent Agreement, Approved March 4, 2020
Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted an application for a Preliminary Plat for The Colony MUD 1C Section 3 (Exhibit A). The plat includes 69 residential lots and 1 non-residential lot (Attachment 1). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

Traffic Impact and Streets

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

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

Sam Houston Drive will remain ungated. The developer has the option to gate the individual neighborhoods off Sam Houston Drive within this section.

Utilities

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

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

Drainage

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

POLICY EXPLANATION:

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

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan - Neighborhood Residential: The Neighborhood Residential character area is for single-family residential subdivision development, associated amenities such as parks, trails, open spaces and public uses such as schools, fire stations, and more.

This plat complies with the Future Land Use Plan, which shows Neighborhood Residential in this area. The plat proposes residential lots.

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

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

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

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

Local Government Code

Sec. 212.002. Rules.

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

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

Section 212.004 Plat Required

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

The applicant has proposed subdividing an undeveloped 18.143-acre tract into 69 residential lots and 1 non-residential lot. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.

Sec. 212.010. Standards for Approval

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

The preliminary plat conforms to the Future Land Use Plan, which is designated Neighborhood Residential for this area.

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

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

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

A fiscal guarantee will be provided for the construction and maintenance of the street improvements before any final plats can be recorded.

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

The preliminary plat complies with the requirements of the adopted B³ Code and Consent Agreement.

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

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

- Section 1.3.002 Preliminary Plat

The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on December 8, 2020.

The Preliminary Improvement Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on December 10, 2020.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Preliminary Plat for The Colony MUD 1B, Section 3 for compliance with subdivision, utility standards, and Consent Agreement on December 10, 2020 and deemed the plat administratively complete. The Planning Director recommends approval.

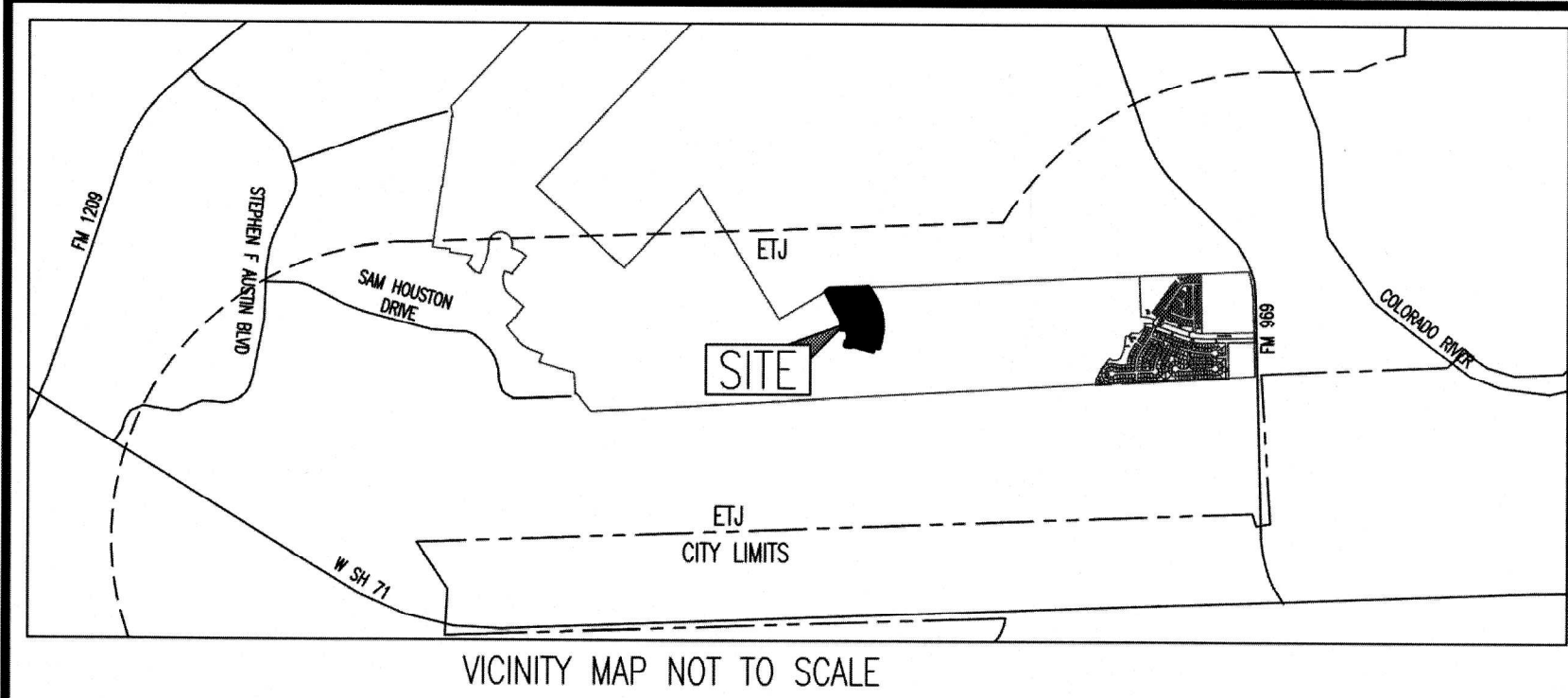
RECOMMENDATION:

Consider action to approve The Colony MUD 1C, Section 3 Preliminary Plat, being 18.143 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

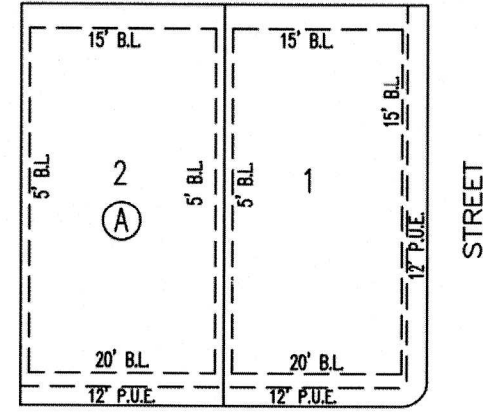
ATTACHMENTS:

- Exhibit A: The Colony MUD 1C, Section 3 Preliminary Plat
- Attachment 1: Location Map

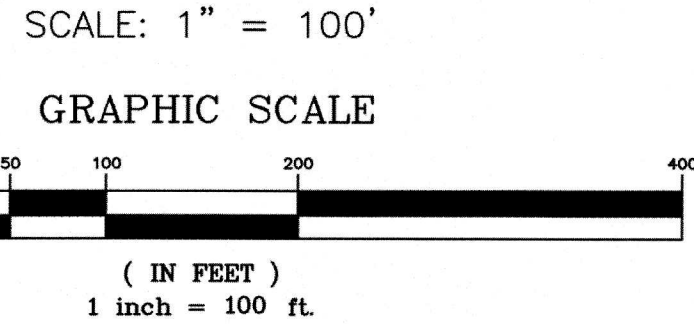
THE PRELIMINARY PLAT OF THE COLONY MUD 1C, SECTION 3



VICINITY MAP NOT TO SCALE



TYPICAL LOT EASEMENTS



- ### LEGEND
- 1/2" CAPPED IRON ROD SET
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - ⊙ IRON PIPE FOUND
 - ② LOT NUMBER
 - ④ BLOCK DESIGNATION
 - B.L. BUILDING SETBACK LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.S.E. LANDSCAPE EASEMENT

BENCHMARK:
BM-1: CAPPED IRON ROD LABELED "CBO/SETSTONE" LOCATED APPROXIMATELY 1,411' SOUTHWEST OF SITE
ELEVATION = 511.33' N:10020257.22' E:3226578.17'
BM-2: CAPPED IRON ROD LABELED "CBO/SETSTONE" LOCATED APPROXIMATELY 1,120' SOUTHWEST OF SITE
ELEVATION = 514.07' N:10020269.51' E:3226969.96'

DATE: NOVEMBER 12, 2020

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

ENGINEER & SURVEYOR:
AARON V. THOMASON, R.P.L.S. AND
BRENDAN P. MCENTEE, P.E.
CARLSON, BRIGANCE & DOERING, Inc.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160
(512) 280-5165 fax

F.E.M.A. MAP NO. 48021C0195E, AND 48021C0335E BASTROP COUNTY, TEXAS DATED:
JANUARY 19, 2006

TOTAL ACREAGE: 18.143 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY, A-5

NO. OF RESIDENTIAL LOTS:	69	10.874 ACRES
NO. OF NON-RESIDENTIAL LOTS:	2	3.743 ACRES
	TOTAL: 71	14.617 ACRES

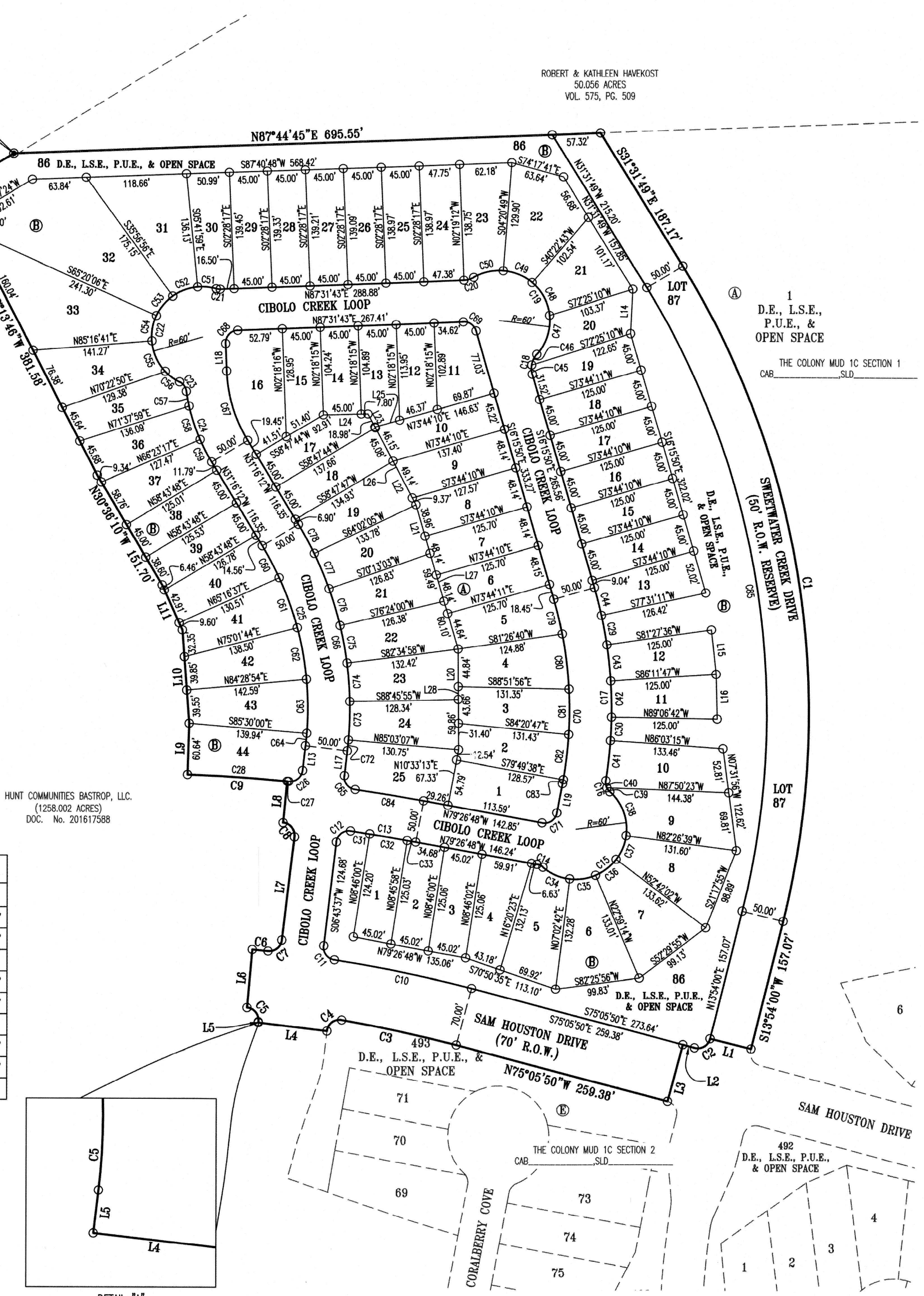
NO. OF BLOCKS:	2	3.526 ACRES
R.O.W.:		

NON - RESIDENTIAL LOTS	LOT	PURPOSE
B	86	D.E., L.S.E., P.U.E., & OPEN SPACE
B	87	R.O.W. RESERVE

LINEAR FOOTAGE OF RIGHT-OF-WAY	SECTION	LENGTH	TYPE
CIBOLO CREEK LOOP	50' R.O.W.	2,245 FT	LOCAL
SAM HOUSTON DRIVE	70' R.O.W.	517 FT	LOCAL
SWEETWATER CREEK DRIVE	R.O.W. RESERVE	1,151 FT	LOCAL
TOTAL		3,913 FT	

Line #	Length	Direction
L1	50.00	N76°06'00"W
L2	14.25	N75°05'50"W
L3	70.00	S14°54'10"W
L4	82.00	N85°16'23"W
L5	1.04	N06°43'37"E
L6	70.00	N05°02'45"E
L7	123.98	N06°43'37"E
L8	50.00	N09°25'29"E
L9	80.64	N07°42'10"E
L10	111.75	N04°15'22"W
L11	58.97	N24°07'28"W
L12	87.40	N58°32'39"E

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	812.73	1025.00	S08°48'54"E	791.61	429.08	49°25'49"
C2	23.82	15.00	S58°24'05"W	21.40	15.26	91°00'10"
C3	138.84	1465.00	N77°48'44"W	138.79	69.47	52°5'48"
C4	24.28	15.00	S53°05'59"W	21.72	15.74	92°44'44"
C5	24.00	15.00	N38°09'49"W	21.52	15.45	91°40'53"
C6	18.76	1535.00	S84°36'15"E	18.76	9.38	0°42'00"
C7	23.31	15.00	N51°14'11"E	21.03	14.75	89°01'08"
C8	23.90	15.00	N38°55'27"W	21.45	15.34	91°18'08"
C9	118.55	1825.00	N86°28'10"W	118.53	59.29	3°43'18"



GENERAL NOTES:

1. WATER IS PROVIDED BY THE COLONY M.U.D. 1C.
2. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1C.
3. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
4. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
5. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. BY APPROVING THIS PRELIMINARY PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
8. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM APPROVED BY THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
9. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
10. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
11. ALL NEW UTILITIES WILL BE UNDERGROUND.
12. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATING.
13. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
14. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
15. AS SHOWN HEREON, A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHT-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
16. PROPERTY OWNERS SHALL PROVIDE ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
17. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
18. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDING DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
19. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
20. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRICAL CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.
21. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
22. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
23. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
24. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
25. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PRELIMINARY PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PRELIMINARY PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
26. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
27. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSENT AGREEMENT FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS.
28. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.
29. THE CITY WILL PERFORM A FINAL INSPECTION OF INFRASTRUCTURE THAT WILL BE DEDICATED TO THE M.U.D.
30. GAS SERVICE IS PROVIDED BY CENTER POINT ENERGY.
31. CABLE SERVICE IS PROVIDED BY SPECTRUM.
32. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: 12-01-2016, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF, NO. 421000324 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PRELIMINARY PLAT.
33. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
34. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
35. IMPERVIOUS COVER IS LIMITED TO 55% FOR LOTS 45 FOOT WIDE OR LESS, AND 45% FOR LOTS GREATER THAN 45 FEET WIDE.
36. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
37. A STORM WATER MANAGEMENT PLAN WILL BE PROVIDED PRIOR TO FINAL ACCEPTANCE.
38. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRICAL CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
39. BLANKET TEMPORARY ACCESS AND CONSTRUCTION EASEMENT DOCUMENT # _____ HAS BEEN PROVIDED FOR CONSTRUCTION ACCESS.
40. SAM HOUSTON DRIVE SHALL REMAIN UNGATED. SAM HOUSTON DRIVE AND OTHER STREETS SHALL BE IN ACCORDANCE WITH THE 3RD AMENDMENT TO THE COVENANT AGREEMENT FOR THE COLONY MUD.
41. PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN.
42. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
43. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
44. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0195E, AND 48021C0335E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.
45. NO STRUCTURES OR LAND USE (INCLUDING BUT NOT LIMITED TO: BUILDINGS, FENCES, LANDSCAPING) THAT NEGATIVELY IMPACTS STORMWATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS OR DETENTION/RETENTION AREAS.

SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

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

THE PRELIMINARY PLAT OF
THE COLONY MUD 1C, SECTION 3

Line Table table with columns: Line #, Length, Direction. Rows L13 to L28.

Curve Table table with columns: Curve #, Length, Radius, Chord Direction, Chord Length, Tangent, DELTA. Rows C10 to C28.

Curve Table table with columns: Curve #, Length, Radius, Chord Direction, Chord Length, Tangent, DELTA. Rows C29 to C47.

Curve Table table with columns: Curve #, Length, Radius, Chord Direction, Chord Length, Tangent, DELTA. Rows C48 to C66.

Curve Table table with columns: Curve #, Length, Radius, Chord Direction, Chord Length, Tangent, DELTA. Rows C67 to C85.

STATE OF TEXAS COUNTY OF BASTROP KNOW ALL MEN BY THESE PRESENTS: THAT WE, RICK NEFF, HUNT COMMUNITIES BASTROP, LLC... SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY STREETS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC.

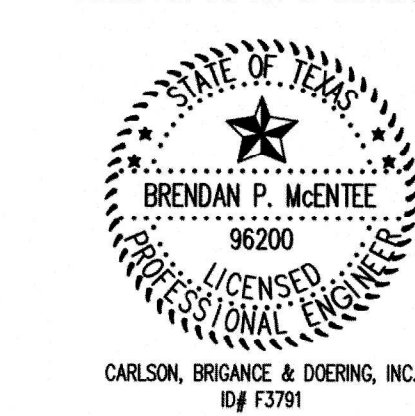
APPROVED THIS DAY _____ OF _____, 20____, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS. APPROVED: ATTEST:

PLANNING & ZONING COMMISSION CHAIRPERSON CITY SECRETARY FLOOD PLAN NOTE: NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA...

FIELD NOTES BEING ALL OF THAT CERTAIN 18.143 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, LLC... THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, THE FOLLOWING TWENTY-FIVE (25) COURSES AND DISTANCES, NUMBERED 1 THROUGH 25.

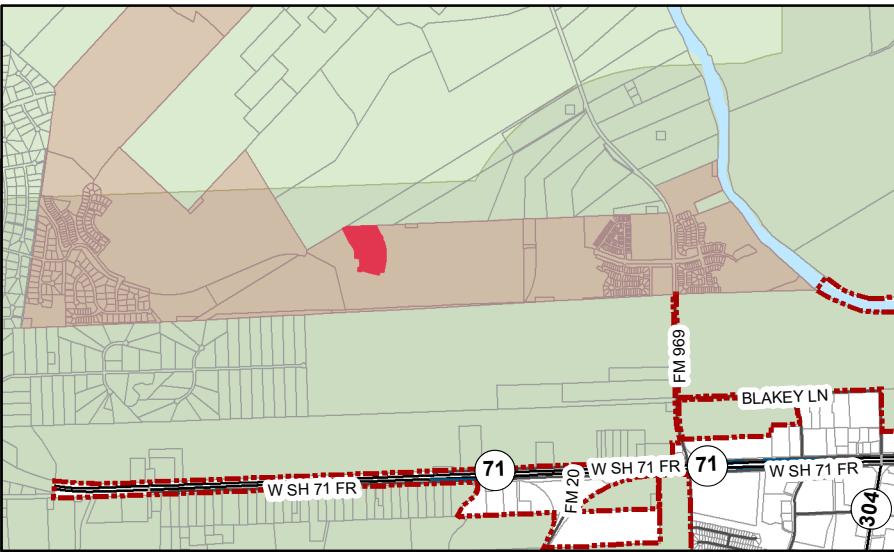
ENGINEERING BY: BRENDAN P. MCENTEE, P.E. LICENSED PROFESSIONAL ENGINEER CARLSON, BRIGANCE & DOERING, INC. DATE: 11/20/2020

STATE OF TEXAS COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS: THAT I, AARON V. THOMASON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION...



Carlson, Brigance & Doering, Inc. FIRM ID #F3791 REG. # 10024900 Civil Engineering Surveying 5501 West William Cannon Austin, Texas 78749 Phone No. (512) 280-5166 Fax No. (512) 280-5165

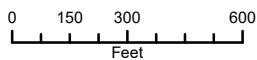
Attachment 1 Location Map



The Colony MUD 1C Sec 3



The Colony MUD 1C Section 3



1 inch = 500 feet



Date: 12/8/2020

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



STAFF REPORT

MEETING DATE: December 17, 2020

AGENDA ITEM: 4A

TITLE:

Discussion on the 2036 Comprehensive Plan – Organization and Schedule for review.

STAFF REPRESENTATIVE:

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

BACKGROUND/HISTORY:

Under Texas Local Government Code, a governing body of a municipality may adopt a comprehensive plan for the long-range development of the City, which may include planning for land use, transportation, and public facilities. Additionally, the City Charter states that the Comprehensive Plan will contain recommendations for the growth, development, and beautification of the City and its extraterritorial jurisdiction.

The Bastrop 2036 Comprehensive Plan was adopted in 2016. The document provides a long-range outlook for a 20-year period. As part of the administration of the plan, the Planning Department Staff and Planning & Zoning Commission are tasked with reviewing, evaluating, and providing updates every five years. With this in mind, over the next six to eight months the Planning & Zoning Commission will be reviewing each chapter, paying special attention to the Goals and Objectives of each, to form an outline of the areas of the plan that will need to be updated in Fiscal Year 2021-2022. This is not intended to be an entire re-write of the plan, but an update to contemplate new trends and provide updates to items that have been completed or are not a continued focus.

The Comprehensive Plan is organized into the following chapters and appendices. For January, we will be covering Chapter 1 and 2. Chapters 5 and 6 are already highlighted because we know updates are needed due to the adoption of the Bastrop Building Block (B³) Codes.

- Chapter 1: Planning Context & Vision
- Chapter 2: Community Growth
- Chapter 3: Public Facilities
- Chapter 4: Housing & Neighborhoods
- Chapter 5: Land Use & Community Image**
- Chapter 6: Transportation**
- Chapter 7: Parks & Recreation
- Chapter 8: Cultural Arts & Tourism
- Chapter 9: Implementation
- Appendix A: Goals, Objectives, & Actions
- Appendix B: Capital Improvement Plan
- Appendix C: Ranking Criteria

If Commissioners have any questions, please bring them to the meeting or contact Planning Department staff.

POLICY EXPLANATION:

Local Government Code Section 213. Municipal Comprehensive Plans

Sec. 213.003. Adoption or amendment of comprehensive plan.

- (a) A comprehensive plan may be adopted or amended by ordinance following:
 - (1) a hearing at which the public is given the opportunity to give testimony and present written evidence; and
 - (2) review by the municipality's planning commission or department, if one exists.
- (b) A municipality may establish, in its charter or by ordinance, procedures for adopting and amending a comprehensive plan.

DOCUMENT:

- Comprehensive Plan 2036 – https://www.cityofbastrop.org/page/plan.comp_plan

