

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).

August 26, 2021 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 July 29, 2021 Planning and Zoning Commission Regular Meeting.
- 3B. Consider action to approve amended meeting minutes from the April 29, 2021 Planning and Zoning Commission Regular Meeting.
- 3C. Consider action to approve the Legends Cove, Section Two Preliminary Plat, being 35.228 acres out of the Stephen F. Austin Survey, Abstract No. 3, located southwest of Sayers Road, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

4. WORKSHOP

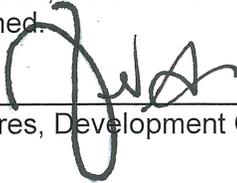
- 4A. Update on upcoming amendments to the Bastrop Building Block (B³) Code.

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

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: Monday, August 20, 2021 at 4:30 p.m. and remained posted for at least two hours after said meeting was convened.



Vivianna Andres, Development Coordinator



STAFF REPORT

MEETING DATE: August 26, 2021

AGENDA ITEM: 3A

TITLE:

Consider action to approve meeting minutes from the July 29, 2021 meeting of the Planning & Zoning Commission.

STAFF REPRESENTATIVE:

Nicole Peterson, Planning Technician

ATTACHMENTS:

Meeting Minutes



Planning and Zoning Commission

July 29, 2021

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, July 29, 2021 at 6:00 p.m. in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

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

Debbie Moore	Present
Cynthia Meyer	Absent
Matt Lassen	Present
Cheryl Lee	Present
Greg Sherry	Present
Ishmael Harris	Present
Pablo Serna	Absent
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 June 24, 2021 Planning and Zoning Commission Regular Meeting.

Carrie Caylor made a motion to recommend approval of the June 24, 2021 meeting minutes. Cheryl Lee seconded the motion and the motion carried unanimously.

- 3B. Consider action to approve The Colony MUD 1C, Section 4 Final Plat, being 14.988 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented Agenda Items 3B and 3C at the same time to the Commission. There were no comments or questions from the Commissioners.

Carrie Caylor made a motion to approve action to approve The Colony MUD 1C, Section 4 Final Plat, being 14.988 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Cheryl Lee seconded the motion and the motion carried unanimously.

- 3C. Consider action to approve The Colony MUD 1C, Section 5 Final Plat, being 16.930 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Planning and Zoning Commission

July 29, 2021

Meeting Minutes

Jennifer Bills presented Agenda Items 3B and 3C at the same time to the Commission. There were no comments or questions from the Commissioners.

Carrie Caylor made a motion to approve Consider action to approve The Colony MUD 1C, Section 5 Final Plat, being 16.930 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Cheryl Lee seconded the motion and the motion carried unanimously.

4. WORKSHOP

- 4A. Discussion on Bastrop Building Block (B³) Code amendments to include Wireless Transmission Facilities (Cell/Communication Towers) in the code.

Allison Land presented to the Commission.

Discussion commenced between Commissioners and Staff about the following topics;

1. Stealth Towers: Would they be able to pick the type the client wants?
2. Questions and concerns about why there are no towers allowed in P3 or P4 and if they are allowed on private properties.
3. Plans for doing a study on areas that need better wireless transmission.
4. Consideration of the smaller towers for use in residential areas.

Jennifer Bills and Commission discussed the differences between the previously adopted code and the currently adopted B³ Code in relation to the standards for Wireless Transmission Facilities.

5. UPDATES

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

Jennifer Bills presented to Commission updates regarding the Viridian PID Agreement and the Bastrop Colorado Bend. The next steps for 552 is to request annexation, rezoning request and then come back with the Comprehensive Plan and Transportation Plan.

Discussion commenced between Staff and Commission about the following topics:

1. Annexing the river
2. Anticipated dedication of the 552 Development
3. Annexing Geographic boundaries

- 5B. Planning Department Monthly Projects Volume Report.

Jennifer Bills presented the June Planning Department Volume report to Commission.

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

Nothing at this time.

Planning and Zoning Commission
July 29, 2021
Meeting Minutes

6. ADJOURNMENT

Cheryl Lee made a motion to adjourn at 6:38 p.m. Ishmael Harris seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair



STAFF REPORT

MEETING DATE: August 26, 2021

AGENDA ITEM: 3B

TITLE:

Consider action to approve meeting minutes from the April 29, 2021 meeting of the Planning & Zoning Commission.

STAFF REPRESENTATIVE:

Nicole Peterson, Planning Technician

ATTACHMENTS:

Meeting Minutes



Planning and Zoning Commission - AMENDED

April 29, 2021

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, April 29, 2021 at 6:00 p.m. in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

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

Debbie Moore	Present
Cynthia Meyer	Present
Matt Lassen	Absent
Cheryl Lee	Present
Greg Sherry	Absent
Ishmael Harris	Present
Pablo Serna	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 March 25, 2021 Planning and Zoning Commission Regular Meeting.

Debbie Moore made a motion to amend the March 25, 2021 meeting minutes to reflect that Glenn Johnson offered his resignation. The Commission would like to thank him for his time on the Board. Cynthia Meyer made a motion to approve the meeting minutes amended by Debbie Moore. Carrie Caylor seconded the motion and the motion carried unanimously.

- 3B. Consider action on the appeal of an administrative denial a Site Development Plan for First National Bank on Lot 2 of the Main & Spring Subdivision, located at 714 Spring Street, that was previously denied by the Director of Planning & Development due to non-compliance with the Bastrop Building Block (B³) Code Section 6.3.005 Alleys & Driveway Locations.

Jennifer Bills presented to the commission. No agreement was made between staff and applicant which is why it returned to Planning and Zoning.

Safety for pedestrians and traffic were discussed as major concerns. Reed Sharp presented several alternatives to Staff and Commission.

Carrie Caylor made a motion to approve on the appeal of an administrative denial a Site Development Plan for First National Bank on Lot 2 of the Main & Spring Subdivision, located at 714 Spring Street with following conditions:

- Signs for drivers to be aware of pedestrian crossing
- Site Plan as presented with the 24-foot driveway on Water Street and 12-foot driveway on Spring Street

Planning and Zoning Commission - AMENDED

April 29, 2021

Meeting Minutes

Cheryl Lee seconded the motion and the motion carried six to one with Pablo Serna opposed.

- 3C. Consider action to approve The Colony MUD 1F, Section 1 Preliminary Plat, being 11.948 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.

Allison Land presented to the commission. There were no comments or questions from Commissioner or citizens.

Cynthia Meyer made a motion to approve The Colony MUD 1F, Section 1 Preliminary Plat, being 11.948 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. Cheryl Lee seconded the motion and the motion carried unanimously.

- 3D. Consider action on the appeal of the administrative denial of the Majestic Pines Neighborhood Regulating Plan and Warrant for Block Size, located on Pine Forest Unit 6, Phase II, Lot Reserve A – Fraction (15.409 acres), within the City of Bastrop Texas as attached in the Neighborhood Regulating Plan with Exhibits A & B.

Jennifer Bills presented the information from the packet to the Commission. Discussion commenced between the Commission and Staff over drainage impact, the number of apartments, the plan to preserve the Natural habitat and the strain the growth will have on the Fire Department.

Elena Sanders, Development Director for Kittle Property Group with the Majestic Pines Neighborhood Regulating Plan, presented information about the shortage of workforce housing within the City limits, the impact of the development on the toad habitat and the connectivity for the project.

Debbie Bresette, a member of Bastrop Community Cares, stated she agreed there is an insufficient amount of workforce housing within the City limits and stated that she was in favor of this project and the housing opportunity she felt it would bring to the community.

Carrie Caylor made a motion to deny the appeal of the administrative denial of the Majestic Pines Neighborhood Regulating Plan and Warrant for Block Size, located on Pine Forest Unit 6, Phase II, Lot Reserve A – Fraction (15.409 acres), within the City of Bastrop Texas as attached in the Neighborhood Regulating Plan with Exhibits A & B. Cynthia Meyer seconded the motion and the motion carried six to one with Pablo Serna against it.

- 3E. Consider action to deny a Building Placement Warrant Request and Parking Lot Placement Warrant Request for The Leaning Place at Lost Pines being 1.160 acres out of the Riverside Grove Subdivision Phase 1, Block A, Lot 33, located west of Hasler Shores Drive.

Jennifer Bills presented to Commission. Discussion commenced between Staff and Commission on the following topics: Parking and traffic flow, more workshops would be nice because of this being the third denial.

Wayne Arnold and Joann Rountree presented to Commission. Discussion about parking, safety concern, traffic flow and this lot being the last one located on this Drive and wanting the parking lot to be the same as their neighbor.

Planning and Zoning Commission - AMENDED

April 29, 2021

Meeting Minutes

Pablo Serna made a motion to approve the Building Placement Warrant Request and Parking Lot Placement Warrant Request as submitted for The Leaning Place at Lost Pines being 1.160 acres out of the Riverside Grove Subdivision Phase 1, Block A, Lot 33, located west of Hasler Shores Drive. Cynthia Meyer seconded the motion and the motion carried unanimously.

Break at 8:50 to 8:55

- 3F. Public hearing and consider action to recommend approval of an ordinance for amendments to Chapter 8 – Signs, including, Section 8.1.007 Non-conforming Signs, Section 8.1.009 Signs Requiring a Permit, Section 8.1.011 Sign Permit Requirements, Article 8.2 Master Plans, Article 8.3 On-Premises Sign Types & Standards, and Article

Jennifer Bills presented to the Commission. Discussion commenced between Staff and Commission on the following topics: Existing signs being grandfathered, the code for existing digital flip signs, regulations on sidewalk signs, differences between variances and warrants, internal illumination, fee schedule and grade height for signs. Jennifer stated digital flip signs will not be allowed in the new code and illumination is considered part of the sign package now.

No comments from the public.

Ishmael Harris made a motion to approve the ordinance for amendments to Chapter 8 – Signs, including, Section 8.1.007 Non-conforming Signs, Section 8.1.009 Signs Requiring a Permit, Section 8.1.011 Sign Permit Requirements, Article 8.2 Master Plans, Article 8.3 On-Premises Sign Types & Standards, and Article. Cheryl Lee seconded the motion and the motion carried unanimously.

4. WORKSHOP

- 4A. Discussion on Comprehensive Plan Chapter 5 – Land Use & Community Image and Chapter 6 – Transportation.

Jennifer Bills presented to the Commission. Discussion commenced between Staff and Commission on the following topics: Center, Civic and public space requirements, off-site tree mitigation and the need for more discussion on these topics and future land use.

5. UPDATES

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

Jennifer Bills updated the Commission on the amount of Public Improvement Plan Agreements that we have received. No comments were made from Commission.

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

No request were made at this time.

Planning and Zoning Commission - AMENDED

April 29, 2021

Meeting Minutes

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

Jennifer Bills presented the Building and Planning Department project report for March. No comments were made from Commission.

6. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 9:41 p.m. Cheryl Lee seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair



STAFF REPORT

MEETING DATE: August 26, 2021

AGENDA ITEM: 3C

TITLE:

Consider action to approve the Legends Cove, Section Two Preliminary Plat, being 35.228 acres out of the Stephen F. Austin Survey, Abstract No. 3, located southwest of Sayers Road, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

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

ITEM DETAILS:

Site Address: Southwest of Sayers Road (Attachment 1)
Total Acreage: 35.228 acres
Legal Description: 35.228 acres of the Stephen F. Austin Survey, Abstract 3
Property Owner: Joseph Oscar Thompson, JOT Holdings LLC
Agent Contact: James E. Garon, James E. Garon & Associates, Inc.
Existing Use: Vacant/Undeveloped
Existing Zoning: None. Extra-Territorial Jurisdiction
Future Land Use: Rural Residential

BACKGROUND/HISTORY:

The applicant submitted an application for a Preliminary Plat for Legends Cove Section Two (Exhibit A). Legends Cove Section One was processed as a minor plat. The Section Two plat includes 20 residential lots.

Traffic Impact and Streets

The Preliminary Plat creates four new streets. Cirrus Lane is the main connection to Sayers Road and will have a temporary turn around at the southwest end. It will allow connections to future developments at the end and along the southeastern side of the property. Cumulous Cove, Cirrostratus Cove, and Stratus Cove provide future street connections to the northwest. These four streets, while not in the exact location of the adopted Transportation Master Plan Street Grid, meet the requirements of the 720-foot grid and connectivity for future development. The street design will follow the B3 Code, Section 7.3.013 Local Connector Street: Rural Street.

Utilities

Water service for the lots will be provided by individual on-site wells. Fire service will be installed by the developer from the existing Aqua Water Supply Company line on the southeast side of the development. A Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

Wastewater will be provided with individual on-site sewage facilities on each lot.

Drainage

Stormwater runoff generated within the property will flow into either a detention pond in Block B Lot 2, or into the ravine to the north of the section. The ravine then flows through a detention pond in Block D Lot 5, where water is discharged at appropriate rates to the west. The drainage plan is using the updated rainfall totals of Atlas 14. A Preliminary Drainage Plan has been reviewed and approved by the City Engineer.

POLICY EXPLANATION:

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

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan - 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 Rural 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 subdivision is providing streets and connectivity in compliance with the adopted Master Transportation Plan Street Grid intent.

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

This area of the ETJ provides a range of lot sizes. This subdivision will provide lots with an average size of 1.4 acres for single-family residential development.

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 35.228-acre tract into 20 residential lots. Public improvements within the subdivision (streets, and drainage) will be dedicated to Bastrop County upon completion and acceptance by Commissioners Court.

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;

This subdivision will provide four new streets that will allow future connectivity and traffic flow for additional development in the area.

- (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.

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 or Section 1.3.003 Final Plat
The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on June 11, 2021.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on June 3, 2021.
- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Preliminary Plat for Legends Cove, Section Two for compliance with subdivision, and utility standards on August 5, 2021, and deemed the plat administratively complete. The Planning Director recommends approval.

RECOMMENDATION:

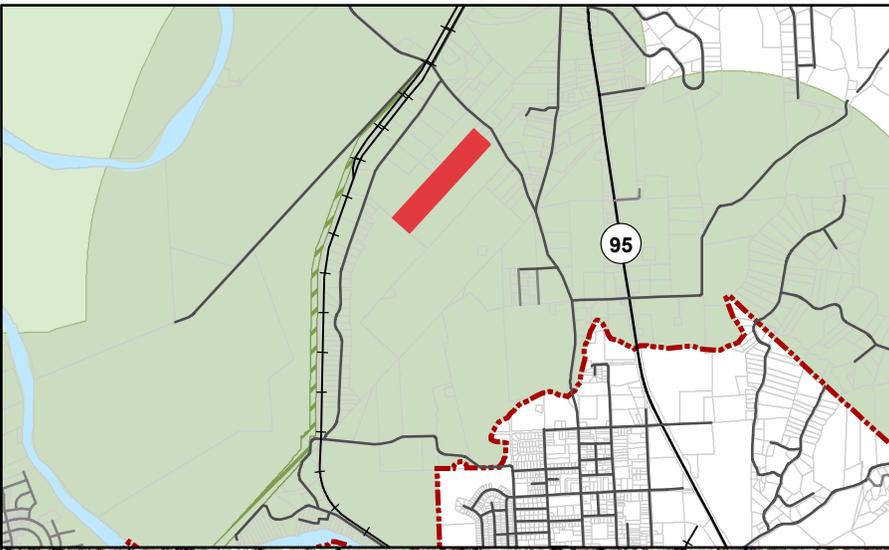
Consider action to approve the Legends Cove, Section Two Preliminary Plat, being 35.228 acres out of the Stephen F. Austin Survey, Abstract No. 3, located southwest of Sayers Road, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

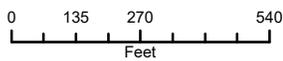
- Exhibit A: Legends Cove, Section 2 Preliminary Plat
- Attachment 1: Location Map



Attachment 1 Location Map



Preliminary Plat Legends Cove Section Two



1 inch = 400 feet



Date: 8/20/2021

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.

PRELIMINARY PLAT LEGENDS COVE SECTION TWO

LOT SUMMARY

NO. OF BLOCKS = 4
NO. OF LOTS = 20
AREA OF LOTS = 28,143 ACRES
AVG LOT AREA = 1,407 ACRES
R-O-W AREA = 6,815 ACRES
TOTAL AREA = 35,228 ACRES
LAND USE - RESIDENTIAL

OWNER:

JOT Holdings LLC
Joseph Oscar Thompson, Sole Manager
200 E Janis Drive
Georgetown, TX 78628
512-630-7927

ENGINEER:

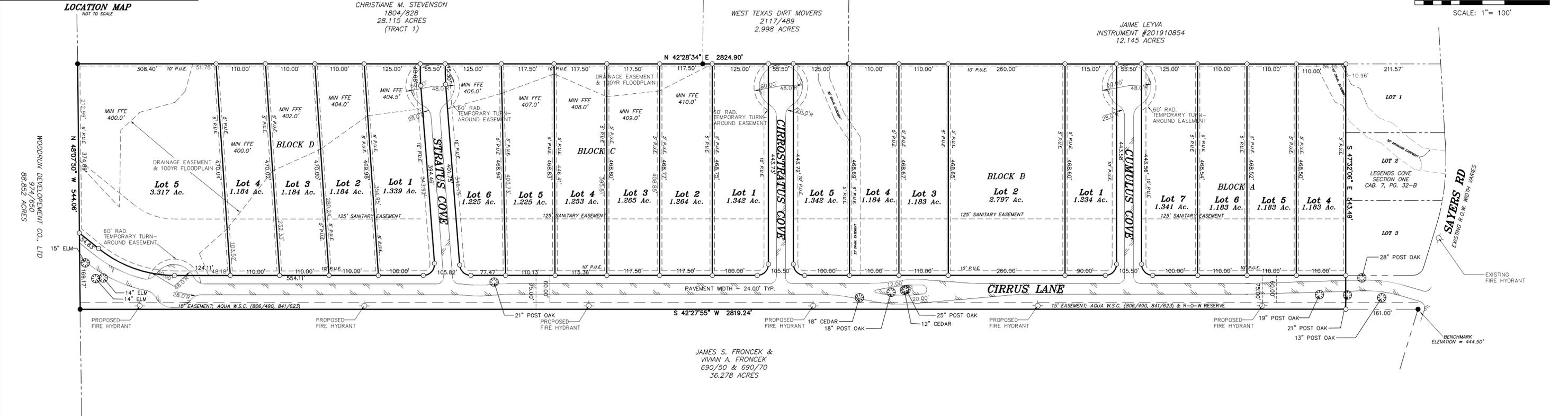
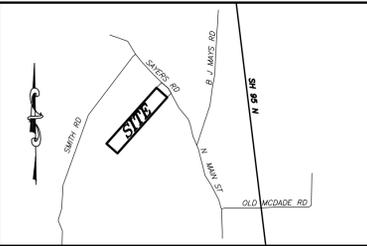
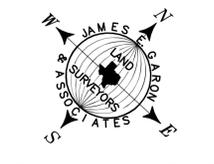
James E. Garon & Associates, Inc.
Reg. #1-20368
Rachel D. Hartzler, P.E.
License #117344
185 McAllister Road
Bastrop, Texas 78602
512-303-4185

SURVEYOR:

James E. Garon & Associates, Inc.
James E. Garon, R.P.L.S. #4303
Firm Reg. #10058400
185 McAllister Rd.
Bastrop, Texas 78602
512-303-4185

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/CAP
- STAMPED J.E. GARON RPLS 4303
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- ⊕ FIRE HYDRANT



SAMUEL J. STEVENSON &
CHRISTIANE M. STEVENSON
1804/828
28.115 ACRES
(TRACT 1)

WEST TEXAS DIRT MOVERS
2117/489
2.998 ACRES

JAIME LEYVA
INSTRUMENT #201910854
12.145 ACRES

JAMES S. FRONCEK &
VIVIAN A. FRONCEK
690/50 & 690/70
36.278 ACRES

**STATE OF TEXAS
COUNTY OF BASTROP**

KNOW ALL MEN BY THESE PRESENTS:
THAT I, JOT HOLDINGS LLC, ACTING BY AND THROUGH ITS SOLE MANAGER, JOSEPH OSCAR THOMPSON, BEING THE OWNER OF 37.96 ACRES OUT OF THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NO. 3 IN BASTROP COUNTY, TEXAS AND AS CONVEYED TO ME BY INSTRUMENT NO. 201919864 OFFICIAL RECORDS, BASTROP COUNTY, DO HEREBY SUBDIVIDE 35,228 ACRES OF LAND AND DO HEREBY SUBDIVIDE SAID LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

LEGENDS COVE SECTION TWO

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 THE ____ DAY OF _____, 2021, A.D.

JOSEPH OSCAR THOMPSON, SOLE MANAGER
JOT HOLDINGS LLC
200 E. JANIS DR.
GEORGETOWN, TEXAS 78628

**STATE OF TEXAS
COUNTY OF BASTROP**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH OSCAR THOMPSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2021, A.D.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
JAMES E. GARON 11/08/2024
PRINTED NAME OF NOTARY / EXPIRES

APPROVED THIS ____ DAY OF _____, 2021 BY THE
PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED: _____ ATTEST: _____

PLANNING & ZONING COMMISSION CHAIRPERSON CITY SECRETARY

UTILITY SERVICE PROVIDERS:

WATER SERVICE IS PROVIDED BY: PRIVATE ON-SITE WATER WELLS
WASTEWATER SERVICE IS PROVIDED BY: INDIVIDUAL ON-SITE SEWAGE FACILITIES
ELECTRIC SERVICE IS PROVIDED BY: BLUEBONNET ELECTRIC COOPERATIVE

**STATE OF TEXAS
COUNTY OF BASTROP**

KNOW ALL MEN BY THESE PRESENTS
THAT I, JAMES E. GARON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS.

FOR REVIEW ONLY

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

**STATE OF TEXAS
COUNTY OF BASTROP**

I, RACHEL D. HARTZLER, P.E., DO HEREBY CERTIFY THAT THIS SUBDIVISION SATISFIES THE ENGINEERING REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF BASTROP COUNTY, TEXAS.

RACHEL D. HARTZLER, P.E.
PROFESSIONAL ENGINEER LICENSE NO. 117344
185 McALLISTER ROAD
BASTROP, TEXAS 78602 512-303-4185

FLOOD PLAIN NOTE:

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

MINIMUM FINISHED FLOOR ELEVATIONS (MIN FFE) SHOWN HEREON INCLUDE A 2' FREEBOARD ABOVE THE 100YR FLOOD ELEVATION DERIVED FROM F.E.M.A. BASE LEVEL ENGINEERING INFORMATION ACCEPTED AS BEST AVAILABLE DATA BY BASTROP COUNTY.

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

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

PLAT NOTES:

- ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE RIGHT-OF-WAY. THE DEVELOPER AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF DRIVEWAYS IN ACCORDANCE WITH BASTROP COUNTY SPECIFICATIONS, WHICH MAY INCLUDE CULVERT PIPE INSTALLATION.
- PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 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.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

- BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- ALL UTILITIES WILL BE UNDERGROUND.
- DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
- AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.

PLAT NOTES CONTINUED:

- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- EROSION & SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
- PUBLIC UTILITY & DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION & 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.
- ANY PUBLIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE SUCH PROVIDERS WITH ANY EASEMENT AND OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF PUBLIC UTILITIES.
- A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
- UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
- THIS SUBDIVISION LIES WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP, TEXAS.
- ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN, DATED FEBRUARY 11, 2019 CONDUCTED BY INDEPENDENCE TITLE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PLAT.
- BENCHMARK USED: 1/2" IRON ROD FOUND AT EAST CORNER OF 37.63 ACRE REMAINDER TRACT, ELEVATION = 444.50', MONUMENT DATA, LORA HARN STATION 150A NORTHING STP: 10031760.1407, EASTING STP: 3241281.0356, ELEVATION = 403.80'

LEGAL DESCRIPTION: BEING 35,228 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NO. 3 IN BASTROP COUNTY, TEXAS AND BEING THE REMAINDER OF THAT CERTAIN 37.96 ACRE TRACT OF LAND CONVEYED TO JOT HOLDINGS LLC BY INSTRUMENT #201919864 OFFICIAL RECORDS, BASTROP COUNTY, TEXAS; SAID 35,228 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN OCTOBER, 2020:

BEGINNING AT A POINT IN THE SOUTHEAST LINE OF SAID JOT HOLDINGS LLC 37.96 ACRE TRACT AND THE NORTHEAST LINE OF THAT CERTAIN 21,282 ACRE TRACT OF LAND CONVEYED TO James Froncek et ux by deed recorded in Volume 690, Page 70 of said official records for the southerly corner of Legends Cove Section One from which a 1/2" iron rod found in the southwesterly margin of Sayers Road for the easterly corner of said 37.96 acre tract bears N 42°27'55" E a distance of 161.00 feet;
THENCE S 42°27'55" W a distance of 2819.24 feet to a 1/2" iron rod found for the southerly corner hereof;
THENCE N 48°07'50" W a distance of 544.06 feet to a 3/8" iron rod found for the westerly corner hereof;
THENCE N 42°28'34" E a distance of 2824.90 feet to a 1/2" iron rod with cap stamped J.E. GARON RPLS 4303 set for the northerly corner hereof and westerly corner of Legends Cove Section One;
THENCE S 47°32'06" E a distance of 543.49 feet along Legends Cove Section One to the POINT OF BEGINNING, containing 35,228 acres of land, more or less and as shown hereon.

**STATE OF TEXAS
COUNTY OF BASTROP**

I, ROSE PIETSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2021, A.D., AT ____ O'CLOCK ____ M., IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET ____ PAGE ____.

FILED FOR RECORD ON THE ____ DAY OF _____, 2021, A.D.
DEPUTY _____ ROSE PIETSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

PRELIMINARY PLAT LEGENDS COVE SECTION TWO

FIELD BOOK: B-605/36
FILE: Server\Co\Bastrop\Subd\Legends Cove\Prelim Plat Sec 2.dwg

SURVEY DATE:	SEPTEMBER 20, 2019
DRAWN:	JUNE 18, 2021
REVISED:	JULY 22, 2021
REVISED:	
REVISED:	
REVISED:	

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



STAFF REPORT

MEETING DATE: August 26, 2021

AGENDA ITEM: 4A

TITLE:

Update on upcoming amendments to the Bastrop Building Block (B3) Code.

STAFF REPRESENTATIVE:

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

BACKGROUND/HISTORY:

At a Joint City Council and Planning & Zoning Commission meeting on January 28th, 2021, Planning Staff presented future amendment topics to the Bastrop Building Block (B3) Code.

Since that meeting, P&Z considered and recommended changes to Chapter 8 – Signs, that were adopted by City Council on June 22, 2021. At the last meeting in July, Planning Staff presented upcoming amendments to include Wireless Transmission Facilities (communication towers) in the B3 Code as an allowed form.

The following list are future code amendment topics that Planning Staff are working on and will be bring to P&Z for discussion and review.

- Processes
 - Move B³ Technical Manual into the Bastrop Building Block (B³) Code (merge into one document)
 - Amend Warrant, Neighborhood Regulating Plans and Development Review Committee sections to clarify requirements and approval process
 - Create an infill development process for sites smaller than 3.4 acres
 - Move requirements for small drainage projects into the Site Development Plan/Building Permit process
- Platting
 - Add additional platting exemptions
 - Discuss policy for existing private access easements for properties establish before 1981
 - Require a Traffic Impact Analysis when changing or not following the grid
 - Adopt ETJ standards that address max block length, connectivity requirements, a minimum lot width and driveway spacing

- Extend distance for requiring connection of water and wastewater to ½ mile for new development
- Revise standards and process for approving Public Improvement Plan Agreements
- Zoning
 - Create a Planned Development District (PDD) zoning amendment process
 - Adopt a Zoning to Place Type conversion table to address legacy PDDs
- ETJ Sign Corridors – establish gateway plans for major highway corridors into Bastrop
- Miscellaneous
 - Historic District standards and approval process for fences and demolitions/relocations
 - Include IRC/IBC standards and address process for short-term rental Certificate of Occupancy
 - Clarify language on Manufactured Housing and Mobile Homes

