

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).

April 28, 2022 at 6:00 P.M.

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

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

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

- 1. CALL TO ORDER**
- 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 March 31, 2022 Planning and Zoning Commission Regular Meeting
- 3B. Consider action to approve River Crest Place Preliminary Plat, being 48.74 acres out of Jose Manual Bangs Survey Abstract No. 5, located at 1001 FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

4. WORKSHOP

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

5. UPDATES

- 5A. Picture of the Planning and Zoning Commission.
- 5B. Update on recent City Council actions regarding Planning Department items.
- 5C. Building and Planning Department Monthly Projects Volume Report.
- 5D. Reminder of Impact Fee Advisory Committee meeting May 26, 2022.
- 5E. 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: Friday, April 22, 2022 at 4:45 p.m. and remained posted for at least two hours after said meeting was convened.



Jennifer C. Bills, Director of Planning & Development



STAFF REPORT

MEETING DATE: April 28, 2022

AGENDA ITEM: 3A

TITLE:

Consider action to approve meeting minutes from the March 31, 2022 meeting of the Planning & Zoning Commission.

STAFF REPRESENTATIVE:

Nicole Peterson, Planning Technician

ATTACHMENTS:

Meeting Minutes



Planning and Zoning Commission

March 31, 2022

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, March 31, 2022 at 6:00 p.m. in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

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

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

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the February 24, 2022 Planning and Zoning Commission Regular Meeting.

Carrie Caylor made a motion to approve the February 24, 2022 meeting minutes. Cheryl Lee seconded the motion and the motion carried unanimously.

- 3B. Consider action to approve meeting minutes from March 17, 2022, Planning and Zoning Workshop Meeting.

Cheryl Lee made a motion to approve the March 17, 2022 Planning and Zoning Workshop Meeting. Pablo Serna seconded the motion and the motion carried unanimously.

- 3C. Consider action to approve the Final Plat of West Bastrop Village Section 1 Phase 1, being 25.569 acres out of Nancy Blakey Survey, Abstract No. 98, located west of FM 20, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A

Allison Land presented to Commission Final Plat of West Bastrop Village Section 1 Phase 1, being 25.569 acres out of Nancy Blakey Survey, Abstract No. 98, located west of FM 20, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A

There were no comments or questions from the Commissioners.

Pablo Serna made a motion to approve the Final Plat of West Bastrop Village Section 1 Phase 1, being 25.569 acres out of Nancy Blakey Survey, Abstract No. 98, located west of FM 20, within the

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Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Ishmael Harris seconded the motion and the motion carried unanimously.

- 3D. Consider action to approve Piney Ridge Section 3, Replat of Lot 26, being 5.535 acres out of Piney Ridge Subdivision, located at 152 Black Jack Ln, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Allison Land presented to Commission the Piney Ridge Section 3, Replat of Lot 26, being 5.535 acres out of Piney Ridge Subdivision, located at 152 Black Jack Ln, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

There were no comments or questions from the Commissioners.

Carrie Caylor made a motion to approve the Piney Ridge Section 3, Replat of Lot 26, being 5.535 acres out of Piney Ridge Subdivision, located at 152 Black Jack Ln, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Scott Long seconded the motion and the motion carried unanimously.

- 3E. Consider action to approve Replat of Lot 45, Piney Ridge Section 3, being 6.122 acres out of Piney Ridge Subdivision, located at 117 and 125 Black Jack Ln, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Allison Land presented to Commission the Replat of Lot 45, Piney Ridge Section 3, being 6.122 acres out of Piney Ridge Subdivision, located at 117 and 125 Black Jack Ln, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

There were no comments or questions from the Commissioners.

Carrie Caylor made a motion to approve the Replat of Lot 45, Piney Ridge Section 3, being 6.122 acres out of Piney Ridge Subdivision, located at 117 and 125 Black Jack Ln, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Cynthia Meyer seconded the motion and the motion carried unanimously.

- 3F. Hold public hearing and consider action on a recommendation for the Burleson Crossing East Zoning Concept Scheme, changing the zoning for 12.95 acres out of the Nancy Blakey Survey from P2 Rural to P5 Core and establishing a plan on 19.81 acres, attached as Exhibit A, located at the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas and forward to the April 26, 2022 City Council meeting.

Jennifer Bills presented to Commission the Burleson Crossing East Zoning Concept Scheme, changing the zoning for 12.95 acres out of the Nancy Blakey Survey from P2 Rural to P5 Core and establishing a plan on 19.81 acres, attached as Exhibit A, located at the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas and forward to the April 26, 2022 City Council meeting.

Jennifer Bills stated there was also an Annexation request along with the Zoning request. There should be another road required to meet the 720' farm lot grid, and the code requires a 330' building block grid.

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Staff provided an example with walkable streets and the 330' building block grid, the applicant took the comments and came back with additional sidewalks and crosswalks.

Discussion commenced between Staff and Commissioners over the following topics:

1. Would there be another road that fronts the building? We would ask that they move the road back.
2. There is a comment they cannot meet the code requirements because they are a retail shopping center, is there anything else they provided to support that statement? No, everything we have has been provided.
3. When reviewing to adopt the new B3 code, what considerations were made for delivery trucks and their access points? It was expected they would be in the rear, and the building would front the street, but it was not specifically considered. The light blue areas show the lot layer.
4. Is the applicant aware which sections of the code Staff is able to work with them on? Yes, they have a list of requests, along with our comments and responses on where the city stands.
5. On the layout provided is the green area the walkable area? Yes, that is correct.
6. One of the future code amendments discussed was the SH 71 Corridor Alternative Development standards. Is this in relation to what we are discussing, and related to some of the issues that are coming up? Yes, which is why there will be future discussion on what those amendments and alternative rules will be.
7. The Development Agreement for Burleson Crossing doesn't affect this? It was a Chapter 380 agreement that didn't come to the Planning and Zoning Commission and didn't include this property.
8. With the proposed street would it be a one way or two-way street? It would be a two-way street.
9. What is the average parking ratio for a parking lot? The applicant said for every 1000 ft of building you need 4-5 parking spaces. The applicant has reduced parking 20% less than what is required by proposed tenants request.
10. How does this development conflict with the 380 agreement that is in place? This site, Burleson Crossing East, is not a part of the 380 Agreement that was created for the original Burleson Crossing.

Steve Durhman, owner of Burleson Crossing, discussed his concerns with the limited space for the tenant's delivery trucks, over cutting the parking lot spaces, and how they are already below some of the tenants required parking spaces. The biggest factor is trying to figure out how to install the roads but mentioned that its very helpful to do all these things upfront.

Danny Miller, LGA Engineering gave an example with the Lowes building and if you were trying to put them in the current space with 30 ft from each side that they wouldn't be able to do that with big box stores like they are proposing.

Debbie Moore opened the public hearing at 7:20 p.m.

Becki Womble, Bastrop Chamber of Commerce President at 927 Main Street, mentioned that our code is not a one size fits all and that Highway 71 and Downtown are different, and she has heard a thousand times people complain about not having enough parking. Feels like Bastrop is very unique and that we should not deny a box store that could generate sales tax. She mentioned that people come here because they do not want to go to Austin and feels that Burleson Crossing has been a good partnership and that people need parking to be successful in retail.

Debbie Moore closed the public hearing at 7:39 p.m.

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Carrie Caylor made a motion to deny the Burleson Crossing East Zoning Concept Scheme, changing the zoning for 12.95 acres out of the Nancy Blakey Survey from P2 Rural to P5 Core and establishing a plan on 19.81 acres, attached as Exhibit A, located at the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas. Ishmael Harris seconded the motion and the motion carried 5-2, with Cynthia Meyer and Cheryl Lee against it.

- 3G. Hold public hearing and consider action to recommend approval of an ordinance for amendments to Chapter 8 – Signs, Section 8.4.001 Standards for Temporary Signs (b) Banner Signs of the Bastrop Building Block B3 Code and forward to the April 12, 2022, City Council meeting for adoption.

Jennifer Bills presented to Commission an ordinance for amendments to Chapter 8 – Signs, Section 8.4.001 Standards for Temporary Signs (b) Banner Signs of the Bastrop Building Block B3 Code and forward to the April 12, 2022, City Council meeting for adoption.

Debbie Moore opened the public hearing at 7:44 p.m.

Becki Womble, Bastrop Chamber of Commerce President at 927 Main Street read aloud a letter from Betty Gurwitz the owner of 1110 Main Street building, who has concerns regarding the permitting process and sign ordinance.

Becki Womble, Bastrop Chamber of Commerce President at 927 Main Street voiced her concern regarding the BSD signs and how the Chamber of Commerce sponsors started getting violation for those signs. Mentioned the sign code is confusing, and we need to work together to make this work for everyone.

Devon Michalik, owner of Crosshairs located at 1102 College Street voiced her concern regarding about the process for communicating with citizens and business owners about changes. Her goal it to repair the communication of our small businesses. She is not in favor of the sign code and feels the city needs to support the businesses.

Debbie Moore closed the public hearing at 7:54 p.m.

Discussion commenced between staff and commissioners over the following topics:

1. Does everyone have to adhere to the code, regardless of what they had before? If it was a legally existing sign, then it is now referred to as a legally non-conforming sign.
2. Were these signs previously permitted? Previously, sidewalk signs did not require a permit if they were on private property.
3. Does everyone have to abide by the same rules? Yes, we regulate by type of sign.
4. Are signs regulated in other cities? Yes, most cities have a sign code.
5. Are banners considered temporary signs? Yes, they are temporary signs.
6. Is there a fee for banner signs? Yes, there is a monthly fee.
7. Do you permit the A-frame signs? Yes, it is one per site and it has to be located at the door of the business.
8. Is there a package deal for sign fees if you have multiple? No, there is a fee for each permit.

Cynthia Meyer made a motion to approve an ordinance for amendments to Chapter 8 – Signs, Section 8.4.001 Standards for Temporary Signs (b) Banner Signs of the Bastrop Building Block B3 Code. Cheryl Lee seconded, and the motion carried unanimously.

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4. UPDATES

4A. Update on recent City Council actions regarding Planning Department items.

Jennifer Bills informed the Commissioners there are currently no updates to give.

4B. Building and Planning Department Monthly Projects Volume Report.

Jennifer Bills presented to Commissioners the Monthly Projects Volume Report. She stated that the New Residential Building has slowed down some, but Bastrop Grove has started their first section which is 90 houses.

4C. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

Jennifer Bills asked the Commissioners about particular items to be discussed on future agendas.

Carrie Caylor would like to request the A-Frame (sidewalk) sign requirements be addressed.

Cynthia Meyer requested to review the sign ordinance, especially the window signs.

5. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 8:09 p.m. Ishmael Harris seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair



STAFF REPORT

MEETING DATE: April 28, 2022

AGENDA ITEM: 3B

TITLE:

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

STAFF REPRESENTATIVE:

Allison Land, Senior Planner

ITEM DETAILS:

Site Address: East of FM 969 (Attachment 1)
Total Acreage: 48.74 acres
Legal Description: 48.74 acres of the Jose Manuel Bangs Survey, Abstract No. 5
Property Owner: Phillip R. Williams II/Great West Development
Agent Contact: Honey Crowley, Goode Faith Engineering
Existing Use: Vacant/Undeveloped
Existing Zoning: None. Extra-Territorial Jurisdiction Area A
Future Land Use: None

BACKGROUND/HISTORY:

The applicant has submitted an application for a Preliminary Plat for River Crest Place (Exhibit A). The plat includes 52 residential lots and a non-residential lot (Attachment 1). The property is split between City of Bastrop voluntary ETJ Area A and unincorporated Bastrop County. Due to this, the City and County agreed that the City would process the applications to subdivide under the City regulations, but the County lot standards would be used.

Traffic Impact and Streets

The plat establishes three local streets within the subdivision. They will connect at two points to Doc Bryson Lane, which intersects with FM 969 southeast of the intersection of FM 969 and FM 1209. The subdivision dedicates right-of-way in compliance with the Bastrop County transportation plans to tie into the intersection of FM 969 and FM 1209, but physical road connection is not planned at this time. At the time of improvements at that intersection, right-of-way will be available.

Utilities

Water service (domestic and fire) will be provided by Aqua Water Supply Corporation. 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 will be provided by private on-site sewage facility (OSSF, septic).

Drainage

Stormwater runoff generated within the property will be routed through a bar ditch system along the roads, which will then discharge at pre-developed rates to the north. The drainage plan is using the updated rainfall totals of Atlas 14 and the Stormwater Drainage Design Manual. 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 – N/A

The Future Land Use Plan only covers the statutory ETJ and does not extend into the voluntary ETJ.

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

The City of Bastrop worked with Bastrop County and TxDOT to ensure that the development provided transportation connections and orderly lots and blocks.

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

This plat provides lots over one-half acre with a rural design.

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 48.74-acre tract into 52 residential lots and a non-residential lot. Public improvements within the subdivision

(streets, drainage, and other utilities) will be dedicated to Bastrop County 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 City road standards and County lot standards, which are more specific in this area of the ETJ. It also protects the floodplain along the Colorado River.

- (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 creates four blocks with public roads and connects at two points on the existing Doc Bryson Lane. It also dedicates right-of-way in compliance with Bastrop County's Transportation Plan.

- (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 February 24, 2022.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on February 24, 2022.

- Section 1.3.004 Plat Requirements
The Development Review Committee reviewed the Preliminary Plat for River Crest Place for compliance with subdivision and utility standards on April 7, 2022 and deemed the plat administratively complete. The Planning Director recommends approval.

RECOMMENDATION:

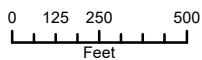
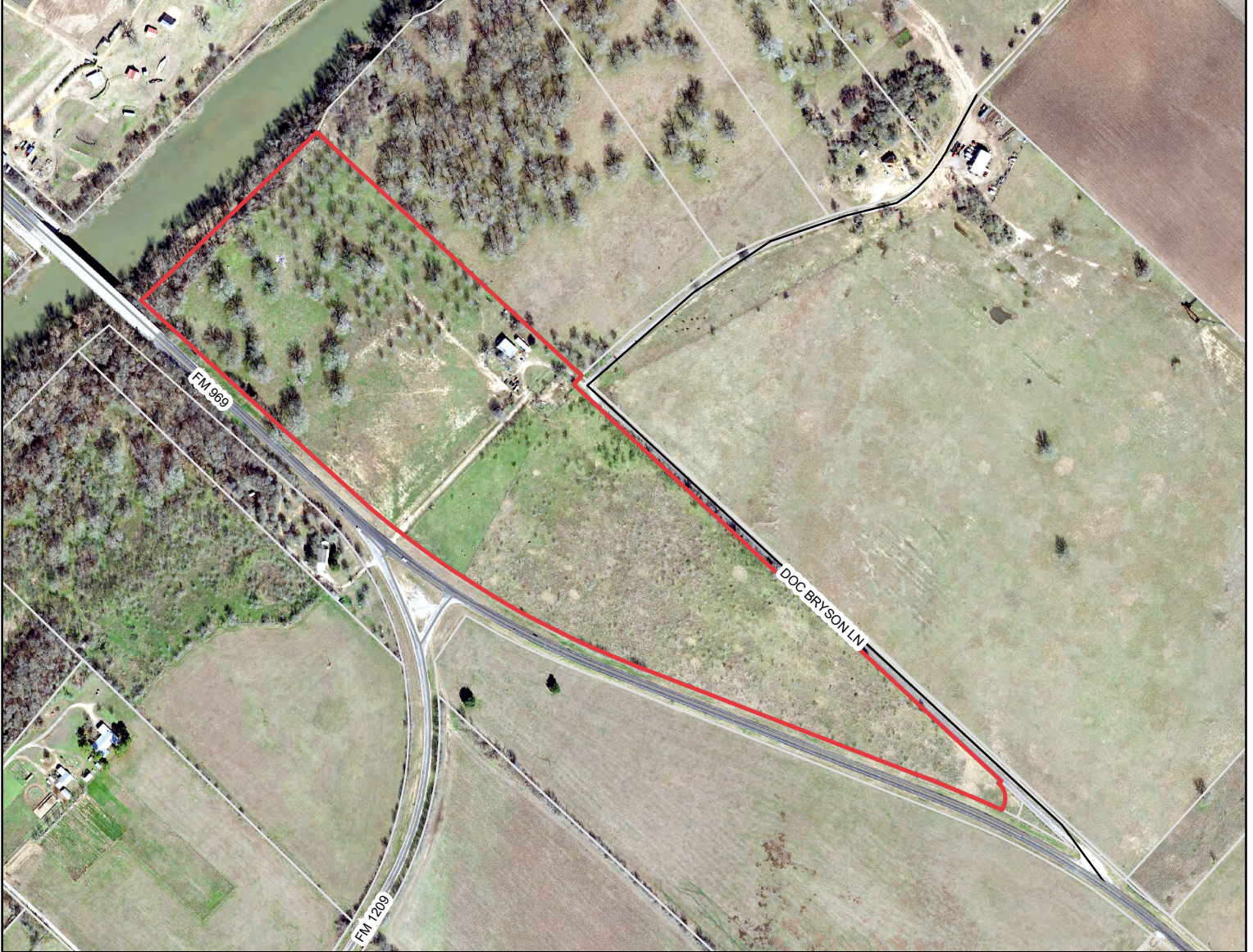
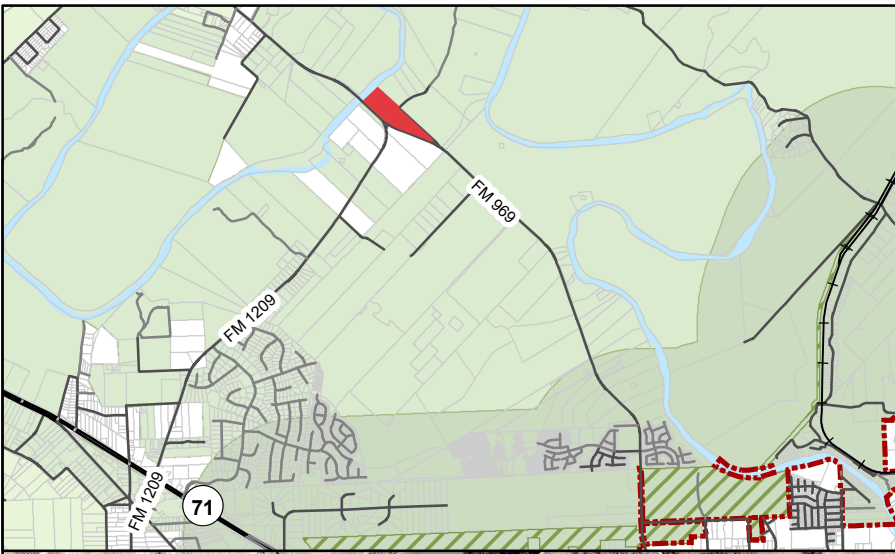
Consider action to approve River Crest Place Preliminary Plat, being 48.74 acres out of Jose Manual Bangs Survey Abstract No. 5, located at 1001 FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Attachment 1: Location Map
- Exhibit A: River Crest Place Preliminary Plat



Attachment 1 Location Map



Plat River Crest Subdivision

1 inch = 550 feet

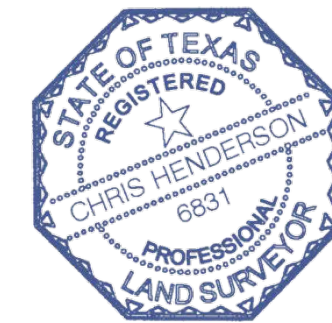
Date: 4/20/2022

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



PLAT NOTES:

- 1. THE SITE BENCHMARK IS A MAG NAIL WITH METAL WASHER STAMPED "JPH BENCHMARK" SET IN ASPHALT AT THE INTERSECTION OF FM 969 AND FM 1209, AND APPROXIMATELY 94 FEET SOUTHWESTERLY FROM THE NORTH RIGHT-OF-WAY LINE OF FM 969. BENCHMARK ELEVATION = 384.78' (NAVD'88).
- 2. WATER SERVICE IS PROVIDED BY AQUA WATER SUPPLY CORPORATION.
- 3. WASTEWATER SERVICE IS PROVIDED BY ON SITE SEPTIC FACILITIES.
- 4. ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE.
- 5. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 6. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- 11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
- 12. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- 13. ALL NEW UTILITIES WILL BE UNDERGROUND.
- 14. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
- 15. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- 16. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL 48021C0195E FOR BASTROP COUNTY, EFFECTIVE 2006/01/19, AND IS ON ZONE(S) X (SHADED AND UNSHADED) AND AE.
- 17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
- 18. AS SHOWN HEREON, A SIXTEEN (16) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A SEVEN AND ONE HALF (7.5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
- 19. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
- 20. 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.
- 21. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- 22. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
- 23. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- 24. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 25. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
- 26. 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.
- 27. 31.37 ACRES THIS SUBDIVISION IS LOCATED WITHIN THE BASTROP STATURORY ETJ (AREA A).
- 28. SINCE NO FURTHER FRAGMENTATION OF POTENTIAL HOUSTON TOAD HABITAT OCCURS FROM THIS SUBDIVISION, IT HAS NO EFFECT TO THE LPHCP.
- 29. STRUCTURES CONSTRUCTED IN ZONES A OR AE MUST HAVE LOWEST FINISHED FLOOR (FFE) =2' ABOVE BASE FLOOD ELEVATION (BFE) WITH FEMA ELEVATION CERTIFICATE PREPARED AND SUBMITTED BY A LICENSED LAND SURVEYOR OR REGISTERED PROFESSIONAL ENGINEER. NO GRADING, FILL PLACEMENT, OR CONSTRUCTION IN ZONE A SHALL RESULT IN INCREASES TO BFE OR FLOOD DAMAGE TO OTHER PROPERTIES.
- 30. MINIMUM RADIUS FOR EDGE OF PAVEMENT AT INTERSECTION IS 25' SHOWN AS 27' IN PLANS.
- 31. STRUCTURES CONSTRUCTED IN ZONES A OR AE MUST HAVE LOWEST FINISHED FLOOR (FFE) +2' ABOVE BASE FLOOD ELEVATION (BFE) WITH FEMA ELEVATION CERTIFICATE PREPARED AND SUBMITTED BY A LICENSED LAND SURVEYOR OR REGISTERED PROFESSIONAL ENGINEER. NO GRADING, FILL PLACEMENT, OR CONSTRUCTION IN ZONE A SHALL RESULT IN INCREASES TO BFE OR FLOOD DAMAGE TO OTHER PROPERTIES.



PLANNING & ZONING COMMISSION APPROVAL:

APPROVED THIS INSERT DAY DAY OF INSERT MONTH, INSERT YEAR, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED: ATTEST:
PLANNING & ZONING COMMISSION CHAIRPERSON CITY SECRETARY

CERTIFICATE OF THE LICENSED PUBLIC SURVEYOR:

THE STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS

THAT I, CHRIS HENDERSON (#6631) (TBPPLS FIRM #10019500), 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 TO BE SHOWN THEREON WERE PROPERLY FOUND OR PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS.

SIGNATURE AND SEAL OF REGISTERED PUBLIC SURVEYOR
4-19-2022
DATE

CERTIFICATE OF THE LICENSED ENGINEER:

THE STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS

THAT I, ANTHONY H. GOODE (#97263) (TBPPE FIRM # 22664) DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, TEXAS AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

SIGNATURE AND SEAL OF REGISTERED ENGINEER
4-15-22
DATE

OWNER'S SIGNATURE BLOCK:

THE STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS THAT WE, GREAT WEST DEVELOPMENT, INC BEING THE OWNERS OF 48.99 ACRES OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 5, BEING THE TRACT DESCRIBED AS TRACT 1 CALLED 47.334 ACRES IN A SPECIAL WARRANTY GIFT DEED INST. #200602662 O.P.R.B.C.T., OF SAID COUNTY DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

SUBDIVISION NAME: RIVER CREST PLACE

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 INSERT DAY DAY OF INSERT MONTH, INSERT YEAR, A.D.

SIGNATURE AND SEAL OF PRESIDENT
PHILIP R. WILLIAMS II, PRESIDENT
4-19-22
DATE

LEGAL DESCRIPTION

FIELD NOTES for a 48.74 acre tract situated in Bastrop County, Texas, out of the Jose Manuel Bangs Survey, Abstract No. 5, being that tract described as 47.334 acres in a Special Warranty Gift Deed to Jeffrey Osborn, Terry Osborn, and Lance Osborn (hereinafter referred to as Osborn tract), recorded under Instrument No. 200602662 of the Official Public Records of Bastrop County, Texas (O.P.R.B.C.T.), Save & Except those tract described as 0.112 of an acre (Tract 4.2) and 0.140 of an acre (Tract 4.3) to Capital Land Investments 3, L.P. (hereinafter referred to as Capital Land tract), recorded under Instrument No. 202114308 of said O.P.R.B.C.T.; the subject tract is more particularly described as follows:

BEGINNING at 1/2-inch capped rebar stamped "Chaparral Boundary" found in the curving north right-of-way line of Farm to Market Road 969, a variable width right-of-way, of which no recording information was located, at the southwest corner of said Capital Land (Tract 4.2) tract;

THENCE with the common line of said Farm to Market Road 969 and said Osborn tract the following calls:

- 1. 229.12 feet with a curve to the left (concave southwest), having a radius of 2904.79 feet, and a chord which bears NORTH 66° 39' 33" WEST, a distance of 229.06 feet to a Texas Department of Transportation tapered concrete monument (Type 1) found;
- 2. NORTH 68° 51' 37" WEST, a distance of 1250.44 feet to a Texas Department of Transportation tapered concrete monument (Type 1) found at the beginning of a curve the right (concave northeast), having a radius of 2824.79 feet, and a chord which bears NORTH 61° 32' 34" WEST, a distance of 504.12 feet;
- 3. with said curve to the right an arc length of 504.79 feet to a Texas Department of Transportation tapered concrete monument (Type 1) found at the beginning of a compound curve to the right (concave northeast) having a radius of 2804.79 feet, and a chord which bears NORTH 53° 08' 49" WEST, a distance of 533.16 feet;
- 4. with said curve to the right an arc length of 533.96 feet to a Texas Department of Transportation tapered concrete monument (Type 1) found at the end of said curve;
- 5. NORTH 47° 42' 07" WEST, a distance of 1108.30 feet to a point at the intersection of the gradient boundary of the Colorado River, established by William O'Hara, Licensed State Land Surveyor, No. 4878, on October 28, 2021 at approximately 12:00 P.M. and the south line of said Osborn tract;

THENCE with the gradient boundary of said Colorado River the following courses and distances:

- 1. NORTH 30° 26' 15" EAST, a distance of 13.81 feet;
- 2. NORTH 66° 38' 36" EAST, a distance of 16.52 feet;
- 3. SOUTH 49° 33' 23" EAST, a distance of 4.02 feet;
- 4. NORTH 62° 40' 38" EAST, a distance of 17.92 feet;
- 5. NORTH 47° 53' 15" EAST, a distance of 96.63 feet;
- 6. NORTH 41° 40' 10" EAST, a distance of 70.55 feet;
- 7. NORTH 58° 09' 02" EAST, a distance of 35.30 feet;
- 8. NORTH 46° 32' 28" EAST, a distance of 54.92 feet;
- 9. NORTH 51° 15' 28" EAST, a distance of 130.81 feet;
- 10. NORTH 51° 20' 20" EAST, a distance of 113.73 feet;
- 11. NORTH 41° 39' 09" EAST, a distance of 109.32 feet;
- 12. NORTH 48° 23' 19" EAST, a distance of 37.29 feet;
- 13. NORTH 40° 45' 26" EAST, a distance of 158.50 feet to a point at the intersection of said gradient boundary of the Colorado River and the north line of said Osborn tract;

THENCE SOUTH 47° 15' 32" EAST, with the north line of said Osborn tract, at approximately 73.9 feet passing the west corner described as being at the low bank of the Colorado River of a 23.280 acre tract in a Warranty Deed with Vendor's Lien to Patrick Jaehne and wife, Jolene Jaehne (herein after referred to as Jaehne tract), recorded under Instrument No. 202105573 of said O.P.R.B.C.T., continuing with the common line of said Jaehne tract and said Osborn tract a total distance of 1329.27 feet to a 1/2-inch rebar found at the south corner of said Jaehne tract;

THENCE continuing with the north line of said Osborn tract and with the south line of a private road known as Doc Bryson Lane of which no recording information was located the following courses and distances:

- 1. SOUTH 23° 05' 35" WEST, a distance of 41.80 feet to a 1/2-inch rebar found;
- 2. SOUTH 46° 54' 28" EAST, a distance of 2025.69 feet to a 1/2-inch capped rebar stamped "Chaparral Boundary" found at the northwest corner of said Capital Land (Tract 4.2) tract;

THENCE into and across said Osborn tract and with the west line of said Capital Land (Tract 4.2) tract the following calls:

- 1. SOUTH 43° 08' 54" WEST, a distance of 11.30 feet to a 1/2-inch capped rebar stamped "Chaparral Boundary" found at the beginning of a non-tangent curve the right, having a radius of 70.00 feet, and a chord with bears SOUTH 11° 15' 43" EAST, a distance of 81.48 feet;
- 2. with said curve to the right an arc length of 86.97 feet to a 1/2-inch capped rebar stamped "Chaparral Boundary" found at the end of said curve;
- 3. SOUTH 24° 19' 39" WEST, a distance of 13.50 feet to the POINT OF BEGINNING, enclosing 48.74 acres (+/- 2,123,182 sq.ft.) of land.

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83)

Table with columns: LOT, FRONTAGE ROAD (FOR ADDRESSING). Rows include Block A (lots 1-12), Block B (lots 1-5), Block C (lots 1-11), and Block D (lots 1-24).



CIVIL ENGINEERING AND PLANNING
(972) 822-1189
TBPPE FIRM REGISTRATION NO. F-22664

RIVER CREST PLACE
PLAT NOTES

DATE
PROJECT NO. 21-001.1
DESIGNED BY JDL
CHECKED BY AHG

Table for REVISIONS with columns: NO., DATE, BY, DESCRIPTION.





STAFF REPORT

MEETING DATE: April 28, 2022

AGENDA ITEM: 4A

TITLE:

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

STAFF REPRESENTATIVE:

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

BACKGROUND/HISTORY:

With the adoption of the B³ Code, a process was adopted for the Development Review Committee to review the B³ Code and make recommendations for future amendments. 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. This list is updated in each Quarterly Report (Attachment 1).

Since that meeting, P&Z considered and recommended changes to Chapter 8 – Signs, that were adopted by City Council on June 22, 2021. In July 2022, Planning Staff presented upcoming amendments to include Wireless Transmission Facilities (communication towers) in the B3 Code as an allowed form and will be bring these back for consideration and recommendation at the May/June meeting.

Extraterritorial Jurisdiction (ETJ) Subdivision Standards

Planning Staff is working with outside consultants to draft subdivision standards that will apply within the Statutory One-Mile and Voluntary Area A ETJ. These would establish minimum lot size, block perimeters, and utility extension requirements. Within the city limits, many of these standards are determined by the Place Type Zoning, which does not apply to the ETJ. Adjusting the block perimeter requirements within the Statutory and Voluntary ETJ would also provide some additionally flexibility from the established block grid adopted in the 2040 Major Thoroughfare Map – Transportation Master Plan Street Grid (Attachment 2). These standards will be adopted into the B³ Code – Chapter 1: Subdivision

Exemptions and exceptions for platting are currently in two different sections of the B³ Code in Chapter 1: Subdivision. These will be consolidated and expanded to add some additional exemptions and clarity on how they apply within the ETJ.

Staff plans to bring these to the Planning & Zoning Commission in May/June for a public hearing and recommendation and forward to City Council in June/July for adoption.

ATTACHMENTS:

- Attachment 1- Future Updates to the B³ Code
- Attachment 2 - Transportation Master Plan Street Grid

Future Updates to the B³ Code

B³ Code Updates:

- Planning Staff is drafting standards for Wireless Transmission Facilities (such as cellphone/communication towers) within the city limits. The code is currently silent to WTFs and does not allow for heights over 5 stories. The code amendments would allow WTFs in different Place Type Zoning districts.
- Extraterritorial Jurisdiction (ETJ) subdivision standards. Planning Staff is working with outside consultants to draft subdivision standards that will apply within the One Mile and Voluntary Area A ETJ. These would establish minimum lot size, block perimeters, and utility extension requirements. Within the city limits, many of these standards are determined by the Place Type Zoning, which does not apply to the ETJ. Adjusting the block perimeter requirements would also provide some additional flexibility from the established block grid.
- Exemptions and exceptions for platting are currently in two different sections of the B³ Code. These will be consolidated and expanded to add some additional exemptions.
- Staff plans to bring these to the Planning & Zoning Commission in May/June for a public hearing and recommendation and forward to City Council in June/July for adoption.

The following items within the B³ have been reviewed by the DRC. Planning Staff, with the help of consultants when necessary, will draft code amendments to be presented to the Planning & Zoning Commission and City Council for adoption into the B³ Code:

- 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
 - Clarify language for P&Z recommendations to City Council and zoning compliance with Texas Local Government Code Chapter 211

- Platting
 - Add additional platting exemptions
 - Discuss policy for existing private access easements for properties established before 1981
 - Require a Traffic Impact Analysis when changing or not following the grid
 - 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
 - **Review the standards for zoning and subdivision in context of the State Highway 71 corridor and explore a specific zoning district or overlay that would address standards specific to the properties within 720 feet of the highway (new for Q2).**
- 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

Map 5.1: 2040 Major Thoroughfare Map, City of Bastrop TMP

