



March 27, 2025

Agenda - Planning and Zoning Commission at 6:00 PM

Bastrop Planning and Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 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.

1. CALL TO ORDER

2. CITIZEN COMMENTS

At this time, three (3) minute comments will be taken from the audience on any topic. Anyone in attendance wishing to address the Board/Commission must complete a citizen comment form and give the completed form to the Board/Commission Secretary prior to the start of the Board/Commission meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board/Commission cannot discuss issues raised or make any decision at this time. Instead, the Board/Commission is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to City Manager 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 Board/Commission to allow a member of the public to slur the performance, honesty and/or integrity of the Board/Commission, as a body, or any member or members of the Board/Commission individually or collectively, or members of the City's staff. Accordingly, profane, insulting or threatening language directed toward the Board/Commission and/or any person in the Board/Commission's presence will not be tolerated.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider and act to approve meeting minutes from the February 24, 2025, Planning and Zoning Commission Meeting.

Submitted by: Alondra Macias, Development Services Planner I

3B. Consider and act to approve meeting minutes from the February 28, 2025, Special Planning and Zoning Commission Meeting.

Submitted by: Alondra Macias, Development Services Planner I

- 3C. Consider and act to approve meeting minutes from the March 13, 2025, Special Planning and Zoning Commission Meeting.

Submitted by: Alondra Macias, Development Services Planner I

- 3D. Consider and act to approve, the West Bastrop Village, Phase 1, Section 5 Preliminary Plat, consisting of 5.100 acres out of the Nancy Blakey Survey Abstract 98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Attachment 2.

Submitted by: James E. Cowey, Director of Development Services

- 3E. Consider and act to approve, the West Bastrop Village, Phase 1, Section 5 Final Plat, consisting of 5.100 acres out of the Nancy Blakey Survey Abstract 98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Attachment 2.

Submitted by: James E. Cowey, Director of Development Services

- 3F. Consider and act on nominating a Planning and Zoning commission member to each other board and commission as a liaison.

- 3G. Discussion and possible action on the Planning and Zoning Commission Board Workplan.

4. **UPDATES**

- 4A. Future Development Related Items
- 4B. Development Services Department Monthly Project Volume Report.
- 4C. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

5. **ADJOURNMENT**

Notice is hereby given of the possibility of a quorum of members from any City of Bastrop Council , Boards, and/or Commissions, at this Planning and Zoning Commission Meeting.

NO Council/Board/Commission action will be taken; NO deliberations will be held; and NO Council/Board/Commission business will be conducted.

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 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, March 24, 2025 at 3:30 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ James E Cowey
James E Cowey, Director of Development Services



Planning and Zoning STAFF REPORT

MEETING DATE: March 27, 2025

TITLE:

Consider and act to approve meeting minutes from the February 24, 2025, Planning and Zoning Commission Meeting.

AGENDA ITEM SUBMITTED BY:

Alondra Macias, Development Services Planner I

ATTACHMENTS:

- Meeting Minutes from February 24, 2025

SPECIAL PLANNING & ZONING MEETING
MINUTES

February 24, 2025, at 5:00 P.M.

The City of Bastrop Planning and Zoning Commission met Monday, February 24, 2025, at 5:00 PM in the City of Bastrop Convention Center located at 1408 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Chairman Ishmael Harris called the meeting to order at 5:00 PM.

Christopher Toth	Present	
Ishmael Harris	Present	
Keith Ahlborn	Present	
Gary Moss	Present	
Jeffrey Estes	Present	Arrived at 5:01 PM
Patrice Parsons	Present	Arrived at 5:13 PM
Joshua Bingaman	Absent	
Jordan Scott	Present	
David Barrow	Absent	

2. CITIZEN COMMENTS

Joe Miller, resident at 2005 Pecan St, stated his concerns about the changes that are happening and would like more information to make sure he understands.

Rita Ward, resident at 442 Old Austin Highway, stated her concern about Bastrop Grove’s subdivision and the street widths and driveway lengths.

Pablo Serna resident at 1104 Hill St, stated his concerns about the rush to the codes

Lyle Nelson, resident at 209 North Hunting Lodge Ln, voiced his concerns about the code amendments and the speed that it is happening at.

Ray Matthews, resident in Riverside Grove, stated his concern regarding density and just wanted to make sure that the citizens are informed about the changes and for the city to be mindful.

Heather Greene, resident at 2007 Pecan Street, stated her concerns about the development that is going on in their backyard and wants it to be addressed.

Robyn Peyson, resident at 1704 Wilson St, stated her concerns about the fires and the changes that happen through the development process and the end product.

ITEMS RECOMMENDED FOR APPROVAL AT THE FEBRUARY 17, 2025, MEETING

8. MINIMUM LOT SIZES

SPECIAL PLANNING & ZONING MEETING
MINUTES

February 24, 2025, at 5:00 P.M.

- 8A. Conduct a public hearing, consider and act to amend the Bastrop Code of Ordinances related to Chapter 14, the Bastrop Building Block (B3) Code, Section 6.3.008 - Lot Occupation, establishing standards for a minimum lot size in P2 and P3; Section 6.5.003 – Building Standards Per Place Type, by establishing standards for a minimum lot size in P2 and P3; and Section 2.4.001 Nonconforming Uses and Structures, to include Nonconforming Lots and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

The public hearing was opened at 5:31 pm

Pablo Cerna, resident at 1104 Hill Street, stated his concerns and wants density to be reviewed through a unit by acreage case.

The public hearing was closed at 5:34 pm

Discussion amongst commissioners began as they discussed the minimum lot sizes and what should be the minimum for the whole city.

The public hearing was reopened at 5:49 pm

Heather Greene, resident at 2007 Pecan Street, stated her concerns about flooding and the lots in the downtown area developing too densely.

The public hearing was closed at 5:53 pm.

Commissioner Jordan Scott motioned to amend the minimum lot size to a quarter of an acre. Motion failed because it did not receive a second.

Commissioner Gary Moss motioned to amend the Bastrop Code of Ordinances related to Chapter 14, the Bastrop Building Block (B3) Code, Section 6.3.008 - Lot Occupation, establishing standards for a minimum lot size in P2 of 1 acre and P3 of 1/3 of an acre; Section 6.5.003 – Building Standards Per Place Type, by establishing standards for a minimum lot size in P2 of 1 acre and P3 of 1/3 of an acre; and Section 2.4.001 Nonconforming Uses and Structures, to include Nonconforming Lots and move to include on the March 4, 2025 Special City Council Agenda for the first reading. Commissioner Jeffrey Estes seconded the motion. The motion passed 6-1.

12. DUPLEX IN P2 AND P3

- 12A. Consider and act on amending the Bastrop Building Block (B3) Code by adding Section 2.4.0051 Conditional Use Permit to allow Duplexes in the P3 Zone, where certain conditions can be met, and move to include on the March 4, 2025, Special City Council Agenda for the first reading.

The public hearing was opened at 6:26 pm

Pablo Cerna, resident at 1104 Hill Street, stated his concerns and would like density to be addressed through ADUs and bring back more changes.

**SPECIAL PLANNING & ZONING MEETING
MINUTES**

February 24, 2025, at 5:00 P.M.

The public hearing was closed at 6:31 pm

Commissioner Jordan Scott made a motion to approve to amend the Bastrop Building Block (B3) Code by adding Section 2.4.0051 Conditional Use Permit to allow Duplexes in the P3 Zone, where certain conditions can be met, and move to include on the March 4, 2025, Special City Council Agenda for the first reading. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

- 12B. Conduct a public hearing, consider and act to amend the Bastrop Code of Ordinances related to Chapter 14, the Bastrop Building Block (B3) Code, Article 6.5 – Building Types, by removing duplexes as an allowable building type from P2 and P3; Section 6.5.001 – Permitted Building Types Per Place Type, by removing duplexes from P2 and P3.

The public hearing was opened at 6:31 pm

The public hearing was closed at 6:32 pm

Commissioner Jeffrey Estes made a motion to approve to amend the Bastrop Code of Ordinances related to Chapter 14, the Bastrop Building Block (B3) Code, Article 6.5 – Building Types, by removing duplexes as an allowable building type from P2 and P3; Section 6.5.001 – Permitted Building Types Per Place Type, by removing duplexes from P2 and allowing Conditional Use Permits in P3. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

7. GRID STREETS

- 7A. Conduct a public hearing, consider, and act to remove all references to the gridded street network and replace with the previously adopted Chapter 5 Thoroughfare Plan, and move to include on the March 4, 2025, Special City Council Agenda for the first reading.

The public hearing was opened at 6:49 pm

Pablo Cerna, resident at 1104 Hill Street, spoke his concern about removing the grid system on the Transportation Master Plan and the Impact it will have on historic downtown.

Melinda Larson, resident at 1320 Farm Street, did not wish to speak and was in support.

The public hearing was closed at 6:53 pm

Commissioner Jeffrey Estes made a motion to remove all references to the gridded street network and replace with the previously adopted Chapter 5 Thoroughfare Plan, and move to include on the March 4, 2025, Special City Council Agenda for the first reading. Commissioner Jordan Scott seconded the motion. The motion passed 6-1.

- 7B. Conduct a public hearing, consider and act to amend the Code of Ordinances, Related to Chapter 14, The Bastrop Building Block (B3) Code, on the following: Article 3.2 Place Type Standards, Section 3.2.001 Allocation & Sequence of Place Type Determination, (A) (2); Article 3.2 Place Type Standards,

**SPECIAL PLANNING & ZONING MEETING
MINUTES**

February 24, 2025, at 5:00 P.M.

Section 3.2.002 Neighborhood Regulating Plan, (C); Article 4.1 General, Section .4.2.001 Character Districts Descriptions & Additional Standards, (B) 5,13,17 And 19; Article 5.2 Development Pattern Standards, Sec. 5.2.001 Traditional Neighborhood Development (TND) (B); Article 5.2 Development Pattern Standards, Sec. 5.2.002 TND Standards, (B) (C) (D) And (E); Article 5.2 Development Pattern Standards, Section 5.2.005 Village Center Development (VCD), (B); Article 7.1 Streets & Public Realm, Section 7.1.002 General, (D); Article 7.3 Street Types, (B) (1), Chapter 10, Section 10.1.002 Definitions, American Grid, and mandatory street network and Executive Summary on pages 12 and 22; by removing all references to the mandatory street network and the gridded street network and establishing standards and procedures and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

The public hearing was opened at 6:56 pm

The public hearing was closed at 6:56 pm

Commissioner Gary Moss made a motion to approve to amend the Code of Ordinances, Related to Chapter 14, The Bastrop Building Block (B3) Code, on the following: Article 3.2 Place Type Standards, Section 3.2.001 Allocation & Sequence of Place Type Determination, (A) (2); Article 3.2 Place Type Standards, Section 3.2.002 Neighborhood Regulating Plan, (C); Article 4.1 General, Section .4.2.001 Character Districts Descriptions & Additional Standards, (B) 5,13,17 And 19; Article 5.2 Development Pattern Standards, Sec. 5.2.001 Traditional Neighborhood Development (TND) (B); Article 5.2 Development Pattern Standards, Sec. 5.2.002 TND Standards, (B) (C) (D) And (E); Article 5.2 Development Pattern Standards, Section 5.2.005 Village Center Development (VCD), (B); Article 7.1 Streets & Public Realm, Section 7.1.002 General, (D); Article 7.3 Street Types, (B) (1), Chapter 10, Section 10.1.002 Definitions, American Grid, and mandatory street network and Executive Summary on pages 12 and 22; by removing all references to the mandatory street network and the gridded street network and establishing standards and procedures and move to include on the March 4, 2025 Special City Council Agenda for the first reading. Commissioner Jeffrey Estes seconded the motion. The motion passed 6-1.

- 7C. Conduct a public hearing, consider and act on the code of Ordinances, related to Chapter 14, the B3 Technical Manual, on the following: Article 1.2 Development Procedures, Section. 1.2.003 Development Process, (C) (1) (C); Article 2.3 Neighborhood Regulation Plans, (E); Article 2.3 Neighborhood Regulation Plans, Section 2.3.001 Stop one: Neighborhood Regulation Plans (A) – (4) A, (5) B, and (6), by removing all references to the Mandatory Street Network and the gridded network and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

The public hearing was opened at 6:57 pm.

The public hearing was closed at 6:58 pm.

Commissioner Jeffrey Estes made a motion to amend the code of Ordinances, related to Chapter 14, the B3 Technical Manual, on the following: Article 1.2 Development Procedures, Section. 1.2.003 Development Process, (C) (1) (C); Article 2.3 Neighborhood Regulation Plans, (E); Article 2.3 Neighborhood Regulation Plans, Section 2.3.001 Stop one: Neighborhood Regulation Plans (A) – (4) A, (5) B, and (6), by removing all references to the Mandatory Street Network and the gridded network and move to include on the March 4, 2025 Special City Council Agenda for the first reading. Commissioner Gary Moss seconded the motion. The motion passed 6-1.

SPECIAL PLANNING & ZONING MEETING
MINUTES

February 24, 2025, at 5:00 P.M.

ITEMS REQUIRING MORE INFORMATION FROM THE FEBRUARY 17, 2025, MEETING

11. TREE PROTECTION

- 11A. Hold public hearing, consider, and act to amend Appendix A, Fee Schedule for tree mitigation fees and establish penalty for violation, and move to include on the March 4, 2025, Special City Council Agenda for the first reading.

Discussion amongst commissioners began as they discussed the fees and the increase in mitigation fees

The public hearing was opened at 7:14 pm

Ray Matthews, resident in Riverside Grove, spoke about the mitigation fees and that he understands that the residents don't deserve to pay a high mitigation fee but also doesn't want people to have the ability to remove trees easily without any penalties.

Joe Miller, resident at 2005 Pecan Street, spoke about his concern about trees getting removed because of the effect it can have on everyone and everything.

Suzanna Castillo, resident at 2204 Hill Street, had concerns about the mitigation fees and, as a resident, wanted to know how that would affect her residency.

The public hearing was closed at 7:19 pm

Commissioner Patrice Parsons approved to amend Appendix A, Fee Schedule for tree mitigation fees and establish penalty for violation, and move to include on the March 4, 2025, Special City Council Agenda for the first reading with an amendment to allow for administrative relief for staff to allow for a variance process. Commissioner Jordan Scott seconded the motion. The motion passed unanimously.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider and act to approve meeting minutes from the January 30, 2025, Planning and Zoning Commission Meeting and review and consider a new draft meeting minute format for future consideration.

Commissioner Gary Moss made a motion to approve the meeting minutes from the January 30, 2025, Planning and Zoning Commission Meeting. Commissioner Jeffrey Estes seconded the motion. The motion passed unanimously.

**SPECIAL PLANNING & ZONING MEETING
MINUTES**

February 24, 2025, at 5:00 P.M.

4. PLATS

- 4A. Consider and act to approve The Colony MUD 1D, Section 2A Final Plat, being 14.996 acres out of the Jose Manual Bangs Survey, Abstract Number 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Commissioner Gary Moss made a motion to approve The Colony MUD 1D, Section 2A Final Plat, being 14.996 acres out of the Jose Manual Bangs Survey, Abstract Number 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

- 4B. Consider and act to approve The Colony MUD 1D, Section 2B Final Plat, being 96.173 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Commissioner Gary Moss made a motion to approve The Colony MUD 1D, Section 2B Final Plat, being 96.173 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A. Commissioner Keith Ahlborn seconded the motion. The motion passed unanimously.

- 4C. Consider and act to approve The Colony MUD 1F Section 4 Preliminary Plat, being 107.351 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Commissioner Jeffrey Estes made a motion to approve The Colony MUD 1F Section 4 Preliminary Plat, being 107.351 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

- 4D. Consider and act to approve The Colony MUD 1F Section 5 Preliminary Plat, being 29.413 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Commissioner Jordan Scott made a motion to approve The Colony MUD 1F Section 5 Preliminary Plat, being 29.413 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Commissioner Jeffrey Estes seconded the motion. The motion passed unanimously.

6. PARKLAND DEDICATION AND PARK ENRICHMENT FUND

- 6A. Hold a public hearing, consider and act to amend the Bastrop Code of Ordinances, Chapter 10, by enacting Article 10.01 titled "Parkland Dedication and Park Enrichment Fund", Sections 10.01.001 – 10.01.014 and move to include on the March 4, 2025, Special City Council Agenda for the first reading.

The public hearing was opened at 8:08 pm

**SPECIAL PLANNING & ZONING MEETING
MINUTES**

February 24, 2025, at 5:00 P.M.

Mayor Pro Temp John Kirkland, resident at 1505 Main Street, brought up the thought about differentiating fees for expansion of parks in comparison to the upkeep of existing parks to the commission.

The public hearing was closed at 8:17 pm

Commissioner Patrice Parsons made a motion to amend the Bastrop Code of Ordinances, Chapter 10, by enacting Article 10.01 titled "Parkland Dedication and Park Enrichment Fund", Sections 10.01.001 – 10.01.014 and move to include on the March 4, 2025, Special City Council Agenda for the first reading with the amendment to increase the park enrichment fund fee to \$500 per dwelling unit or multi-family unit. Commissioner Gary Moss seconded the motion. The motion passed 6-1.

9. BUILD TO LINE/SETBACKS

- 9A. Conduct a public hearing, consider and act to amend the Bastrop Code of Ordinances related to Chapter 14, the Bastrop Building Block (B3) Code, Section 6.3.008 - Lot Occupation, establishing standards for a First Layer Setback in P2 and P3; Section 6.3.003 - Building Placement, by establishing standards for the First Layer Setback in P2 and P3; Section 6.5.003 – Building Standards Per Place Type, by establishing standards for the First Layer Setback in P2 and P3. and Article 6.4 – Lot Structure Description and Diagram, by adding a clarifying statement and move to include on the March 4, 2025, Special City Council Agenda for the first reading.

The public hearing was opened at 8:23 pm.

Mayor Pro Temp John Kirkland, resident at 1505 Main Street, brought up the question of what is raw land and the need to define it.

The public hearing was closed at 8:26 pm.

Commissioner Patrice Parsons made a motion to approve to amend the Bastrop Code of Ordinances related to Chapter 14, the Bastrop Building Block (B3) Code, Section 6.3.008 - Lot Occupation, establishing standards for a First Layer Setback in P2 and P3; Section 6.3.003 - Building Placement, by establishing standards for the First Layer Setback in P2 and P3; Section 6.5.003 – Building Standards Per Place Type, by establishing standards for the First Layer Setback in P2 and P3. and Article 6.4 – Lot Structure Description and Diagram, by adding a clarifying statement and move to include on the March 4, 2025, Special City Council Agenda for the first reading with the amendment that the setback to be a minimum of 25 ft for raw development. Commissioner Jeffrey Estes seconded the motion. The motion passed unanimously.

13. UPDATES

- 13A. Future Development Related Items

SPECIAL PLANNING & ZONING MEETING
MINUTES

February 24, 2025, at 5:00 P.M.

City Manager, Sylvia Carrillo, presented to the commission the list of items that will be coming forward in the future for amendments as staff is working through the residential and commercial development processes.

13B. Development Services Department Monthly Project Volume Report.

Director of Development Services, James E Cowey, presented the monthly volume report of the projects that have been submitted in the past month.

13C. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

14. ADJOURNMENT

Commissioner Jeffrey Estes made a motion to adjourn the meeting at 8:41 PM. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

Jordan Scott, Chair

David Barrow, Vice Chair



Planning and Zoning STAFF REPORT

MEETING DATE: March 27, 2025

TITLE:

Consider and act to approve meeting minutes from the February 28, 2025, Special Planning and Zoning Commission Meeting.

AGENDA ITEM SUBMITTED BY:

Alondra Macias, Development Services Planner I

ATTACHMENTS:

- Meeting Minutes from February 28, 2025

SPECIAL PLANNING & ZONING MEETING
MINUTES

February 28, 2025, at 6:00 P.M.

The City of Bastrop Planning and Zoning Commission met Friday, February 28, 2025, at 6:00 PM in the City of Bastrop Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Vice chairman David Barrow called the meeting to order at 6:00 PM

Christopher Toth	Absent
Keith Ahlborn	Present
Gary Moss	Present
Jeffrey Estes	Present
Patrice Parsons	Present
Joshua Bingaman	Present
Jordan Scott	Present
David Barrow	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider and act to elect the Planning and Zoning Commission Chair.

Commissioner Gary Moss nominated Jordan Scott

Commissioner Jordan Scott spoke a bit about himself about the possibility of becoming a chair.

Commissioner Patrice Parsons nominated vice chairman David Barrow.

Vice chairman David Barrow spoke on the importance of the role of the commission and the importance of the chairperson's role.

Commissioner Gary Moss made a motion to elect Jordan Scott as chairman. Commissioner Keith Ahlborn seconded the motion. The motion passed 6 to 1.

3B. Consider and act to elect the Planning and Zoning Commission Vice Chair.

Commissioner Gary Moss made a motion to elect David Barrow. Commissioner Jeffrey Estes seconded the motion. The vote was unanimously approved.

3C. Consider and act on a commercial replat of the Reserve Tract of the Lone Star Storage Subdivision to be called Sendero, being 49.78 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas.

SPECIAL PLANNING & ZONING MEETING
MINUTES

February 28, 2025, at 6:00 P.M.

Presented by James E Cowey, Development Services Director.

The commissioners had questions regarding the traffic congestion

Commissioner Jeffrey Estes made a motion to approve the commercial replat of the Reserve Tract of the Lone Star Storage Subdivision to be called Sendero, being 49.78 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

4. ADJOURNMENT

Commissioner Gary Moss made a motion to adjourn the meeting at 6:23 PM. Vice Chairman David Barrow seconded the motion. The motion passed unanimously.

Jordan Scott, Chair

David Barrow, Vice Chair



Planning and Zoning STAFF REPORT

MEETING DATE: March 27, 2025

TITLE:

Consider and act to approve meeting minutes from the March 13, 2025, Special Planning and Zoning Commission Meeting.

AGENDA ITEM SUBMITTED BY:

Alondra Macias, Development Services Planner I

ATTACHMENTS:

- Meeting Minutes from March 13, 2025

SPECIAL PLANNING & ZONING MEETING
MINUTES

March 13, 2025, at 6:00 P.M.

The City of Bastrop Planning and Zoning Commission met Thursday, March 13, 2025, at 6:00 PM in the City of Bastrop Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Chairman Jordan Scott called the meeting to order at 6:00 PM.

Christopher Toth	Present
Jimmy Crouch	Present
Keith Ahlborn	Present
Gary Moss	Present
Jeffrey Estes	Present
Patrice Parsons	Present
Jordan Scott	Present
David Barrow	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. WELCOME

Introduction of Jimmy Crouch to the Planning and Zoning Commission.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

4A. Consider and act to approve, the West Bastrop Village, Phase 1, Section 3 Final Plat, consisting of 57.970 acres out of the Nancy Blakey Survey A-98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas.

Presented by James E Cowey, Director of Development Services.

Commissioner Gary Moss made a motion to approve West Bastrop Village, Phase 1, Section 3 Final Plat, consisting of 57.970 acres out of the Nancy Blakey Survey A-98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

4B. Consider and act to approve, the West Bastrop Village, Phase 1, Section 4 Final Plat, consisting of 22.036 acres out of the Nancy Blakey Survey A-98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas.

Presented by James E Cowey, Director of Development Services.

Commissioner Jimmy Crouch made a motion to approve, the West Bastrop Village, Phase 1, Section 4 Final Plat, consisting of 22.036 acres out of the Nancy Blakey Survey A-98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of

**SPECIAL PLANNING & ZONING MEETING
MINUTES**

March 13, 2025, at 6:00 P.M.

the City of Bastrop, Texas. Commissioner Keith Ahlborn seconded the motion. The motion passed unanimously.

- 4C. Conduct a public hearing, consider and act on the request for a Zoning Concept Scheme to rezone the project site from P5 Core to Planned Development District (“PDD”) with a base district of P5 Core, for the area described as being 43.112 +/- acres out of the Nancy Blakey Survey, Abstract 98, located at 540 W SH 71 Bastrop, TX 78602, within the city limits of Bastrop, Texas. This development is more commonly known as the Nixon Tract.

Presented by Andres Rosales, Assistant City Manager

The commissioners had a few questions for the developer and for city staff pertaining to the drainage and traffic impact it will have.

The public hearing was opened at 7:40 pm.

The public hearing was closed at 7:40 pm.

Commissioner Gary Moss made a motion to approve the request for a Zoning Concept Scheme to rezone the project site from P5 Core to Planned Development District (“PDD”) with a base district of P5 Core, for the area described as being 43.112 +/- acres out of the Nancy Blakey Survey, Abstract 98, located at 540 W SH 71 Bastrop, TX 78602, within the city limits of Bastrop, Texas. Commissioner Patrice Parsons offered a friendly amendment to require the developer to submit a Traffic Impact Analysis. Commissioner Jeffrey Estes seconded the motion. The motion passed unanimously.

5. WORKSHOP

- 5A. Update and discussion on tree removals within the city limits and newly adopted standards.

Resident in Tahitian Village, John Wipple, voiced his concern about the trees getting removed in his neighborhood and wanted to advise the commission that enforcement will be key when implementing all the changes that have been passed.

6. ADJOURNMENT

Commissioner Gary Moss made a motion to adjourn the meeting at 7:46 PM. Commissioner Jeffrey Estes seconded the motion. The motion passed unanimously.

Jordan Scott, Chair

David Barrow, Vice Chair



STAFF REPORT

MEETING DATE: March 27, 2025

TITLE:

Consider and act to approve, the West Bastrop Village, Phase 1, Section 5 Preliminary Plat, consisting of 5.100 acres out of the Nancy Blakey Survey Abstract 98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Attachment 2.

STAFF REPRESENTATIVE:

James E. Cowey, Director of Development Services

ITEM DETAILS:

Site Address: West of F.M. 20 (Attachment 1)
 Total Acreage: 5.100 acres
 Legal Description: 5.100 acres of the Nancy Blakey Survey A-98

Property Owner: West Bastrop Village, Ltd./Myra Goepp
 Agent: Carlson, Brigrance & Doering, Inc./ Taunia Halcomb

Existing Use: Vacant
 Existing Place Type Zoning: None – ETJ
 Character District: None – ETJ
 Development Agreement: West Bastrop Planned Development Agreement, August 11, 2006
 Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

The West Bastrop Village Development is a Municipal Utility District that was started in 2006. The City approved the Consent Agreement for the creation of the MUD and approved a Planned Development Agreement in August 2006. The Development Agreement contains development regulations, a controlling land use plan and master plan for 348.048 acres of land located to the southwest of the Bastrop city limits (Attachment 2). The development contains a master plan to include 1,200 residential units (mix of densities and types), 125,000 square feet of commercial space, 15.3 acres of civic space and 75 acres of open space (public and private).

The City has been working with the developer to establish a utility agreement so the City can serve wholesale water and wastewater to the development. Now that that agreement is in place, they are moving forward with another phase of the development with the West Bastrop Village, Phase 1, Section 5 Preliminary Plat.

The section contains 27 single-family residential lots.

Infrastructure	Available (Y/N)	Proposed
Water	Y	MUD (City)
Wastewater	Y	MUD

Drainage	Y	Onsite
Transportation	Y	2 new streets
Reserve / Open Space	Y	0

Utilities

Water service will be provided by the City via the 16” main. This area is served by the West Bastrop Village MUD for stormwater, wastewater, and Bluebonnet Electric within the development. Gas service will be provided by Center Point Energy. The City of Bastrop will serve wholesale water and wastewater service to the MUD.

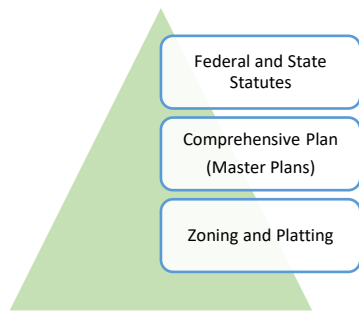
Streets

The subdivision will connect directly to F.M. 20 at Adelton Boulevard. The remainder of the streets are located internally to the subdivision with two paved lanes totaling 28 feet face to face and standard 6-inch curb and gutter.

Drainage

A Final Drainage Plan was approved November 21, 2024, by the City Engineer. The drainage for this subdivision will be conveyed to the drainage pond on the west and north side of the property.

POLICY EXPLANATION:



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).

- 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 plat conforms to the Future Land Use Plan, which is designated as Neighborhood Residential.

- (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 will dedicate 1,160 linear feet of right-of-way conforming with the Transportation Master Plan with some alley loaded lots. The development will install water and wastewater lines from within the development and connect to existing utilities along F.M. 20.

- (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 the approved West Bastrop Village Planned Development Agreement.

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, providing residential lots with walkable access to neighborhood commercial areas.

B³ Code - Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

The Development Review Committee has reviewed the West Bastrop Village Phase 1, Section 5, Preliminary Plat for compliance with subdivision and utility standards. A Final Drainage Plan and Public Infrastructure Plan has been reviewed and approved by the City Engineer.

RECOMMENDATION:

Consider and act to approve, the West Bastrop Village, Phase 1, Section 5 Preliminary Plat, consisting of 5.100 acres out of the Nancy Blakey Survey A-98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Attachment 2.

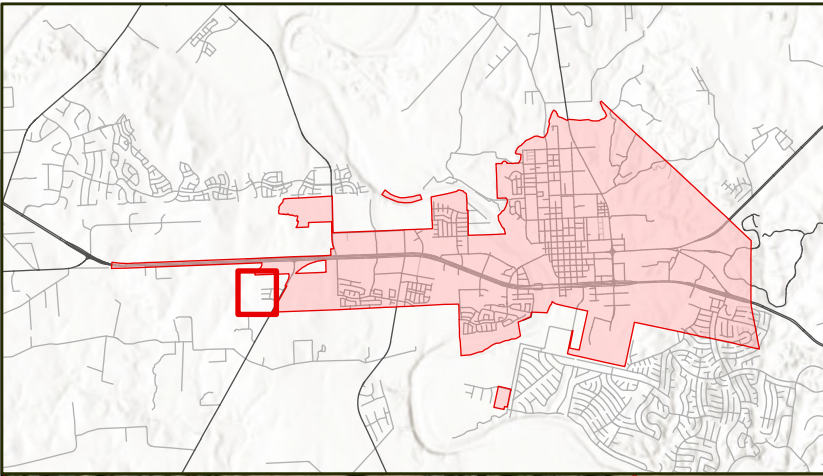
ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: West Bastrop Village Phase 1 Section 5 Preliminary Plat



Attachment 1
Location Map

West Bastrop Village
Phase 1 Section 5



2/26/2025

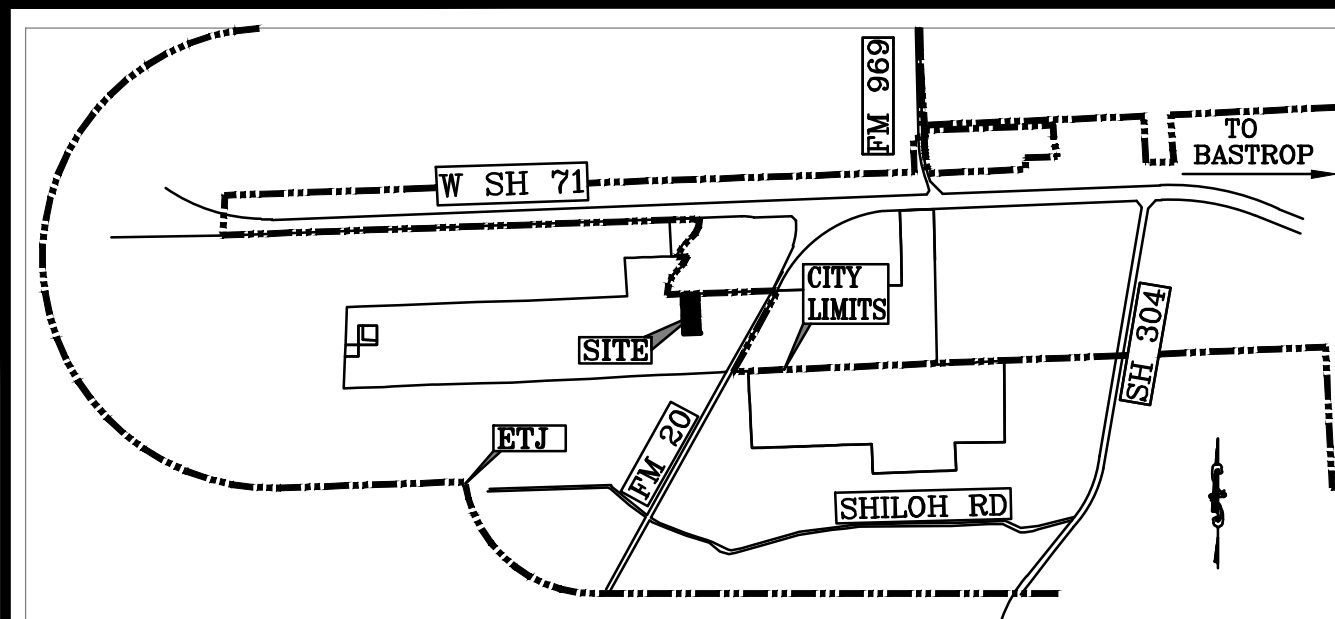
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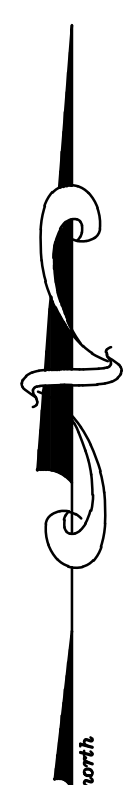
Scale 1:4,000

The City of Bastrop, Texas makes no warranties regarding the accuracy or completeness of the information used to compose this map or the data from which it was produced. The map does not purport to depict the boundaries between private and public lands. This map is general in nature and is not suitable for navigational purposes.

THE PRELIMINARY PLAT OF WEST BASTROP VILLAGE PHASE 1, SECTION 5

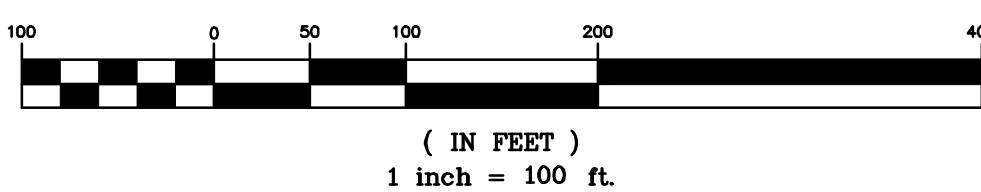


LOCATION MAP
NOT TO SCALE



SCALE: 1" = 100'

GRAPHIC SCALE

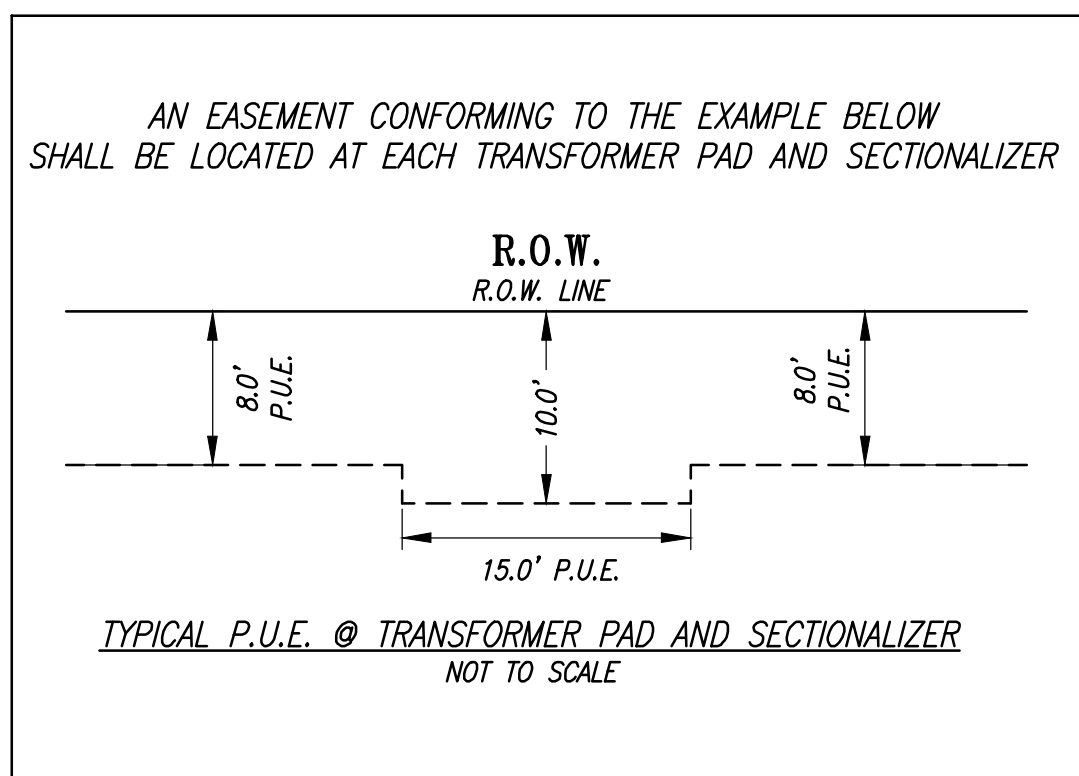


Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	14.72	15.00	S59°25'54"W	14.14	8.02	56°14'35"
C2	14.78	15.00	S64°01'32"E	14.19	8.05	56°26'34"
C3	14.78	15.00	S59°31'55"W	14.19	8.05	56°26'34"
C4	14.78	15.00	S64°01'31"E	14.19	8.05	56°26'34"
C5	23.58	15.00	S42°47'03"W	21.22	15.02	90°03'43"
C6	23.55	15.00	S47°12'57"E	21.20	14.98	89°56'17"
C7	23.58	15.00	S42°47'03"W	21.22	15.02	90°03'43"
C8	23.55	15.00	S47°12'57"E	21.20	14.98	89°56'17"
C9	23.56	15.00	S47°14'48"E	21.21	15.00	90°00'00"
C10	23.56	15.00	S42°45'12"W	21.21	15.00	90°00'00"
C11	23.23	15.00	S46°37'16"E	20.88	14.68	88°44'55"
C12	23.89	15.00	S43°22'37"W	21.44	15.33	91°14'50"
C13	7.87	5.00	S47°06'59"E	7.08	5.01	90°08'22"

Line Table		
Line #	Length	Direction
L1	155.05	N02°14'48"W
L2	96.50	N02°18'24"W
L3	59.00	N02°08'55"W
L4	97.50	N02°14'48"W
L5	45.93	S02°13'48"W
L6	97.49	N02°15'17"W
L7	127.66	S02°14'48"E
L8	50.00	S02°11'13"E
L9	50.00	S02°14'48"E
L10	20.00	N88°20'44"E
L11	18.71	S01°03'59"E
L12	20.00	S87°45'12"W

LEGEND

- CAPPED 1/2" CAPPED IRON ROD SET STAMPED "CBD SETSTONE"
- CAPPED 1/2" CAPPED IRON ROD FOUND STAMPED "CBD SETSTONE" UNLESS OTHERWISE NOTED
- 1 LOT NUMBER
- Ⓐ BLOCK LETTER
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- SIDEWALK



DATE: FEBRUARY 5, 2025

OWNER:
WEST BASTROP VILLAGE LTD.
2043 S. LAMAR BLVD, SUITE 2150
AUSTIN, TX 78704
PHONE: (512) 472-7455
FAX: (512) 472-7499

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, Inc.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160
(512) 280-5165 fax

FLOOD PLAN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, ZONE A, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. F.E.M.A. MAP NO. 48021C0335F, FOR BASTROP COUNTY TEXAS, EFFECTIVE MAY 9, 2023. COMMUNITY NUMBER 481193.

NOTE:
ZONING IS SF-7-PD PER THE PLANNED DEVELOPMENT AGREEMENT.

REVISION	DATE	BY	COMMENT

TOTAL ACREAGE: 5.100 ACRES
SURVEY: NANCY BLAKEY SURVEY, A-98

RESIDENTIAL LOTS: 27 TOTAL: 3.785 ACRES
R.O.W.: TOTAL: 1.256 ACRES
PRIVATE ALLEY: TOTAL: 0.059 ACRES

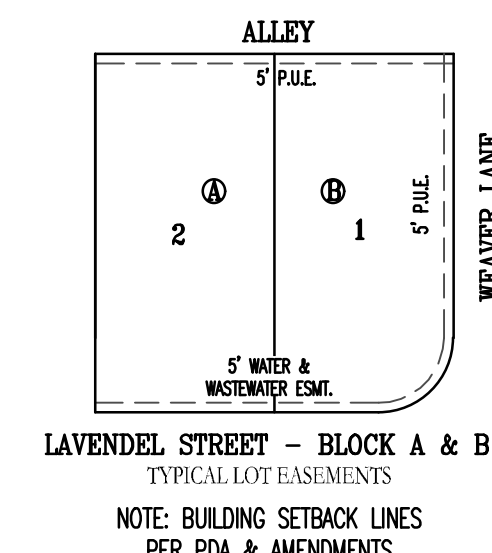
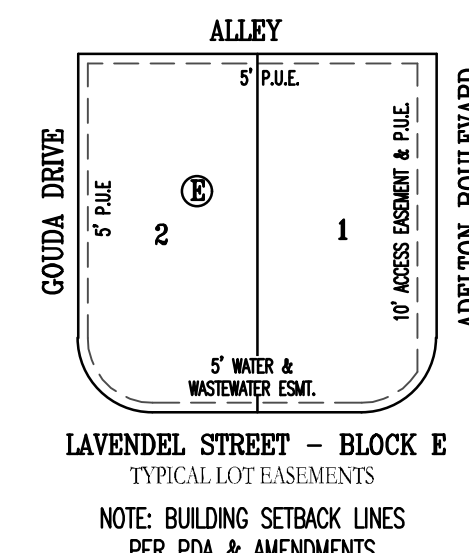
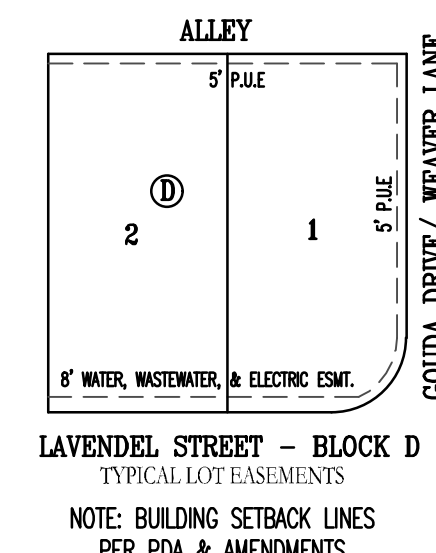
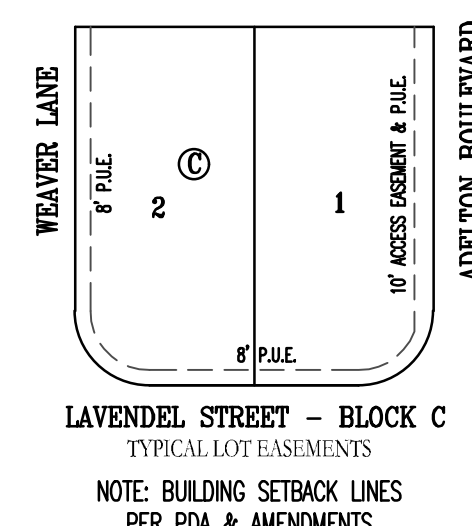
NO. OF BLOCKS: 5

LINEAR FOOTAGE OF RIGHT-OF-WAY

GOUDA DRIVE	50' R.O.W.	128'	LOCAL
LAVENDEL STREET	50' R.O.W.	744'	LOCAL
WEAVER LANE	50' R.O.W.	288'	LOCAL
TOTAL		1,160'	

LINEAR FOOTAGE OF PUBLIC ACCESS LOTS

LOT 4, BLOCK B	20' R.O.W.	159'
TOTAL		159'



SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.
FIRM ID #E3791 REG. # 10024900

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

THE PRELIMINARY PLAT OF WEST BASTROP VILLAGE PHASE 1, SECTION 5

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

THAT, WE WEST BASTROP VILLAGE, LTD. BEING THE OWNER OF A CALLED 346.518 ACRE TRACT OF LAND, CONVEYED BY DEED RECORDED IN VOLUME 2221, PAGE 213, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND CORRECTED IN DOCUMENT NUMBER 201503938, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 5.100 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

"WEST BASTROP VILLAGE PHASE 1, SECTION 5"

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 RELEASED.

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

WEST BASTROP VILLAGE LTD. (C/O MYRA GOEPP)
2043 S. LAMAR BLVD, SUITE 2150
AUSTIN, TX 78704

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 TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

I, MAHER HARMOUICHE, P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, 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: _____ DATE _____
MAHER HARMOUICHE, P.E. NO. 143982
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, ERIC J. DANNHEIM, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW ONLY. RELEASE DATE 01/27/25.

SURVEYED BY: _____ DATE _____
ERIC J. DANNHEIM, R.P.L.S. NO. 6075
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

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.

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

SHEET NO. 2 OF 2



Carlson, Brigance & Doering, Inc.
FIRM ID #E3791 ♦ REG. # 10024900
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

GENERAL NOTES:

- THE BENCHMARKS USED ARE:
BM #1 CONTROL POINT ON NORTHEAST CORNER OF WEST BASTROP VILLAGE PHASE 1, SEC. 1. EASTING 3231956.5610', NORTHING 10014765.9350'. ELEVATION 407.77' (NAVD88)
BM #2 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF WEST BASTROP VILLAGE PHASE 1, SEC. 1. EASTING 3229745.1490', NORTHING 10014694.9000'. ELEVATION 460.29' (NAVD88)
- WATER SERVICE IS PROVIDED BY THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY.
- WASTEWATER SERVICE IS PROVIDED BY THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY.
- ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.
- GAS SERVICE IS PROVIDED BY CENTERPOINT ENERGY.
- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, WEST BASTROP VILLAGE PLANNED DEVELOPMENT AGREEMENT, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP, BCESD #1, AND THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY 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 AND THE WEST BASTROP VILLAGE PLANNED DEVELOPMENT AGREEMENT. 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 FINAL 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.
- FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REQUIREMENTS.
- ALL NEW UTILITIES WILL BE UNDERGROUND.
- IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING AND THE WATER AND WASTEWATER WHOLESALE AGREEMENTS RESOLUTION NO. R-2019-99 AND R-2019-100 RESPECTIVELY.
- DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- IN THE EVENT THAT OFF-SITE IMPROVEMENTS ARE INCLUDED, OWNER AGREES TO PROVIDE CITY WITH TEMPORARY AND PERMANENT EASEMENTS FOR ACCESS.
- 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 OR AS APPROVED ON THE PIP. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE OR AS APPROVED ON THE PIP.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS AND EASEMENTS DEDICATED BY SEPARATE INSTRUMENT SHALL BE MAINTAINED ACCORDING TO THE EASEMENT DEDICATION LANGUAGE.
- 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.
- 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 DRAINAGES WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- 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 WEST BASTROP MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
- THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.

METES AND BOUNDS

BEING THAT CERTAIN 5.100 ACRE TRACT OF LAND SITUATED IN THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, BASTROP COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF A CALLED 346.518 ACRE TRACT OF LAND CONVEYED TO WEST BASTROP VILLAGE, LTD. BY DEED RECORDED IN VOLUME 2221, PAGE 213, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND CORRECTED IN DOCUMENT NUMBER 201503938, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, SAID 5.100 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' AT THE SOUTHEAST CORNER OF A CALLED 9.765 ACRE TRACT OF LAND CONVEYED TO BASTROP INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN DOCUMENT NUMBER 202406879, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 346.518 ACRE, AND WITH THE EAST LINE OF SAID 9.765 ACRE TRACT OF LAND, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, NUMBERED 1 THROUGH 7,

- N02°14'48"W, A DISTANCE OF 155.05 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- N02°18'24"W, A DISTANCE OF 96.50 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- N02°08'55"W, A DISTANCE OF 59.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- N02°14'48"W, A DISTANCE OF 97.50 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- N02°13'48"W, A DISTANCE OF 45.93 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- N02°15'17"W, A DISTANCE OF 97.49 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, AND
- N02°14'48"W, A DISTANCE OF 189.08 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' ON THE NORTH LINE OF SAID 346.518 ACRE TRACT OF LAND, BEING ON THE SOUTH LINE OF A CALLED 40.114 ACRE TRACT OF LAND CONVEYED TO RANCH 117, LLC. BY DEED RECORDED IN DOCUMENT NUMBER 202419886, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N87°45'12"E, WITH THE COMMON LINE OF SAID 40.114 ACRE TRACT AND SAID 346.518 ACRE TRACT, A DISTANCE OF 300.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' AT THE NORTHWEST CORNER OF WEST BASTROP VILLAGE SECTION 1, PHASE 1, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 175-B, PLAT RECORDS, BASTROP COUNTY, TEXAS, BEING AT THE INTERSECTION OF THE NORTH LINE OF ALLEY 'E' AND THE WEST LINE OF ALLEY 'G' SAID WEST BASTROP VILLAGE SECTION 1, PHASE 1, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 346.518 ACRE TRACT AND WITH THE WEST LINE OF SAID WEST BASTROP VILLAGE SECTION 1, PHASE 1, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES, NUMBERED 1 THROUGH 11,

- S02°14'48"E, A DISTANCE OF 127.66 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 14.72 FEET, AND A CHORD THAT BEARS S59°25'54"W, A DISTANCE OF 14.14 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- S02°11'13"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 14.78 FEET, AND A CHORD THAT BEARS S64°01'32"E, A DISTANCE OF 14.19 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- S02°14'46"E, A DISTANCE OF 237.22 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 14.78 FEET, AND A CHORD THAT BEARS S59°31'55"W, A DISTANCE OF 14.19 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- S02°14'48"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 14.78 FEET, AND A CHORD THAT BEARS S64°01'31"E, A DISTANCE OF 14.19 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- S02°14'48"E, A DISTANCE OF 236.91 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, AND
- N88°20'44"E, A DISTANCE OF 20.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, AND
- S01°03'59"E, A DISTANCE OF 18.71 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' AT THE SOUTHWEST CORNER OF LOT 10, BLOCK I, SAID WEST BASTROP VILLAGE SECTION 1, PHASE 1, BEING AT THE NORTH TERMINUS CORNER OF ADELTON BOULEVARD (80' R.O.W.), FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S89°00'17"W, OVER AND ACROSS SAID 346.518 ACRE TRACT OF LAND, A DISTANCE OF 319.69 FEET TO THE POINT OF BEGINNING, CONTAINING 5.100 ACRES OF LAND.



STAFF REPORT

MEETING DATE: March 27, 2025

TITLE:

Consider and act to approve, the West Bastrop Village, Phase 1, Section 5 Final Plat, consisting of 5.100 acres out of the Nancy Blakey Survey Abstract 98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Attachment 2.

STAFF REPRESENTATIVE:

James E. Cowey, Director of Development Services

ITEM DETAILS:

Site Address: West of F.M. 20 (Attachment 1)
 Total Acreage: 5.100 acres
 Legal Description: 5.100 acres of the Nancy Blakey Survey A-98

Property Owner: West Bastrop Village, Ltd./Myra Goepp
 Agent: Carlson, Brigrance & Doering, Inc./ Taunia Halcomb

Existing Use: Vacant
 Existing Place Type Zoning: None – ETJ
 Character District: None – ETJ
 Development Agreement: West Bastrop Planned Development Agreement, August 11, 2006
 Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

The West Bastrop Village Development is a Municipal Utility District that was started in 2006. The City approved the Consent Agreement for the creation of the MUD and approved a Planned Development Agreement in August 2006. The Development Agreement contains development regulations, a controlling land use plan and master plan for 348.048 acres of land located to the southwest of the Bastrop city limits (Attachment 2). The development contains a master plan to include 1,200 residential units (mix of densities and types), 125,000 square feet of commercial space, 15.3 acres of civic space and 75 acres of open space (public and private).

The City has been working with the developer to establish a utility agreement so the City can serve wholesale water and wastewater to the development. Now that that agreement is in place, they are moving forward with another phase of the development with the West Bastrop Village, Phase 1, Section 5 Final Plat.

The section contains 27 single-family residential lots.

Infrastructure	Available (Y/N)	Proposed
Water	Y	MUD (City)
Wastewater	Y	MUD

Drainage	Y	Onsite
Transportation	Y	2 new streets
Reserve / Open Space	Y	0

Utilities

Water service will be provided by the City via the 16” main. This area is served by the West Bastrop Village MUD for stormwater, wastewater, and Bluebonnet Electric within the development. Gas service will be provided by Center Point Energy. The City of Bastrop will serve wholesale water and wastewater service to the MUD.

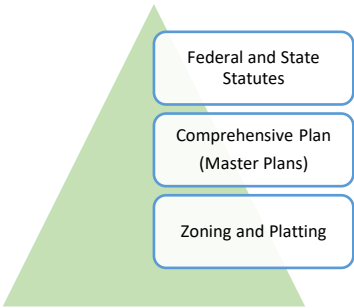
Streets

The subdivision will connect directly to F.M. 20 at Adelton Boulevard. The remainder of the streets are located internally to the subdivision with two paved lanes totaling 28 feet face to face and standard 6-inch curb and gutter.

Drainage

A Final Drainage Plan was approved November 21, 2024, by the City Engineer. The drainage for this subdivision will be conveyed to the drainage pond on the west and north side of the property.

POLICY EXPLANATION:



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).

- 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 plat conforms to the Future Land Use Plan, which is designated as Neighborhood Residential.

- (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 will dedicate 1,160 linear feet of right-of-way conforming with the Transportation Master Plan with some alley loaded lots. The development will install water and wastewater lines from within the development and connect to existing utilities along F.M. 20.

- (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 final plat complies with the requirements of the adopted B³ Code and the approved West Bastrop Village Planned Development Agreement.

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, providing residential lots with walkable access to neighborhood commercial areas.

B³ Code - Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

The Development Review Committee has reviewed the West Bastrop Village Phase 1, Section 5, Final Plat for compliance with subdivision and utility standards. A Final Drainage Plan and Public Infrastructure Plan has been reviewed and approved by the City Engineer.

RECOMMENDATION:

Consider and act to approve, the West Bastrop Village, Phase 1, Section 5 Final Plat, consisting of 5.100 acres out of the Nancy Blakey Survey A-98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Attachment 2.

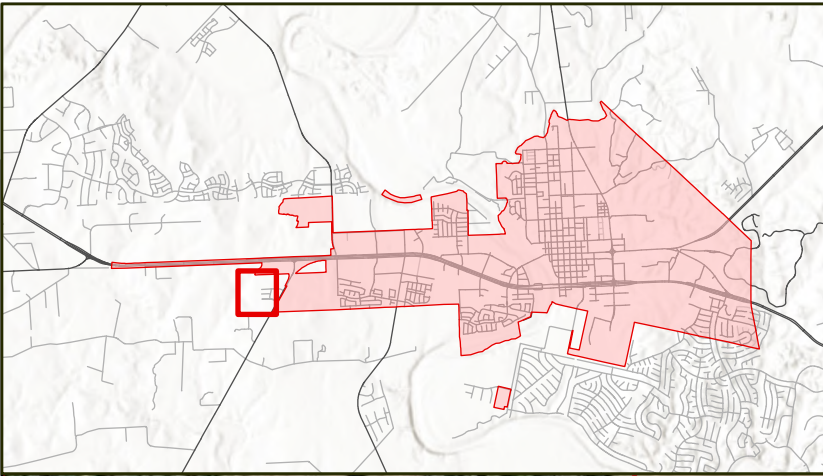
ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: West Bastrop Village Phase 1 Section 5 Final Plat



Attachment 1
Location Map

West Bastrop Village
Phase 1 Section 5



2/26/2025

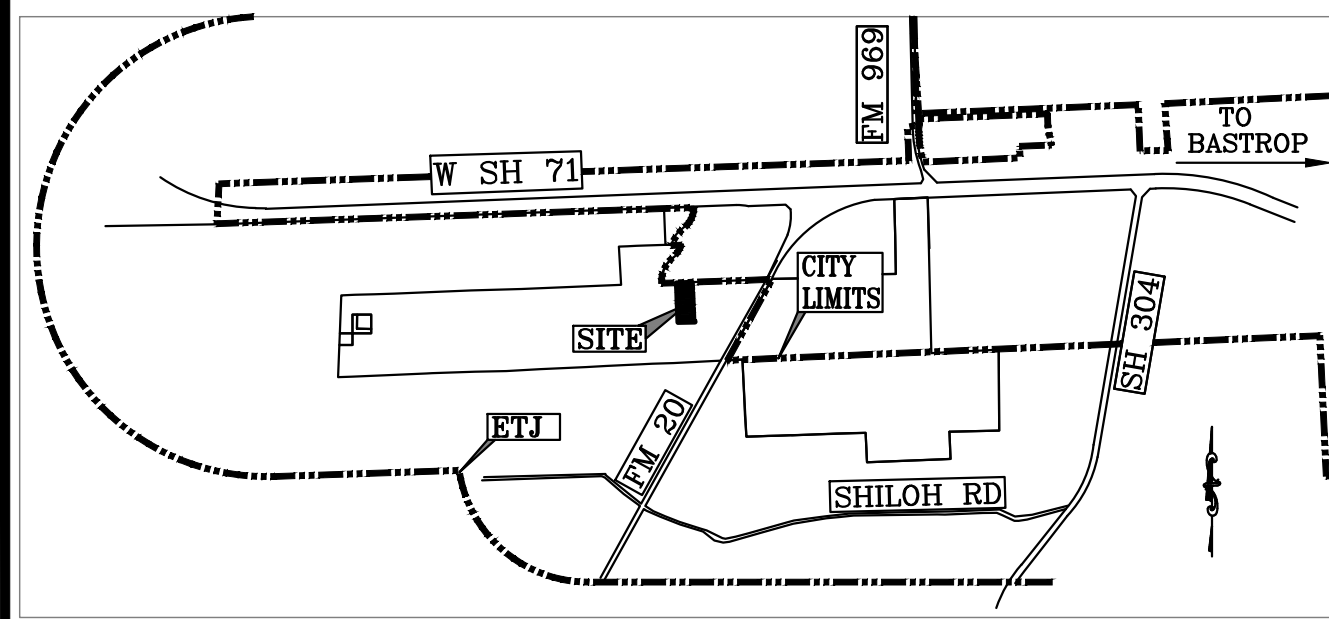
0 100 200 300 400 ft



Scale 1:4,000

The City of Bastrop, Texas makes no warranties regarding the accuracy or completeness of the information used to compose this map or the data from which it was produced. The map does not purport to depict the boundaries between private and public lands. This map is general in nature and is not suitable for navigational purposes.

THE FINAL PLAT OF WEST BASTROP VILLAGE PHASE 1, SECTION 5

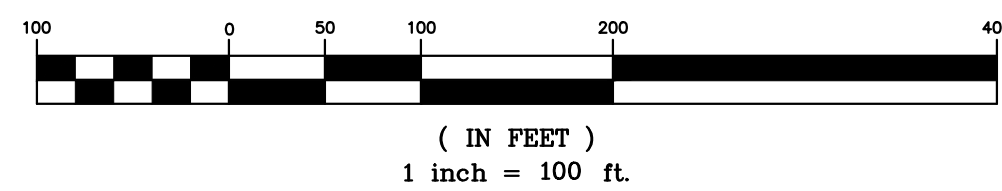


LOCATION MAP
NOT TO SCALE



SCALE: 1" = 100'

GRAPHIC SCALE

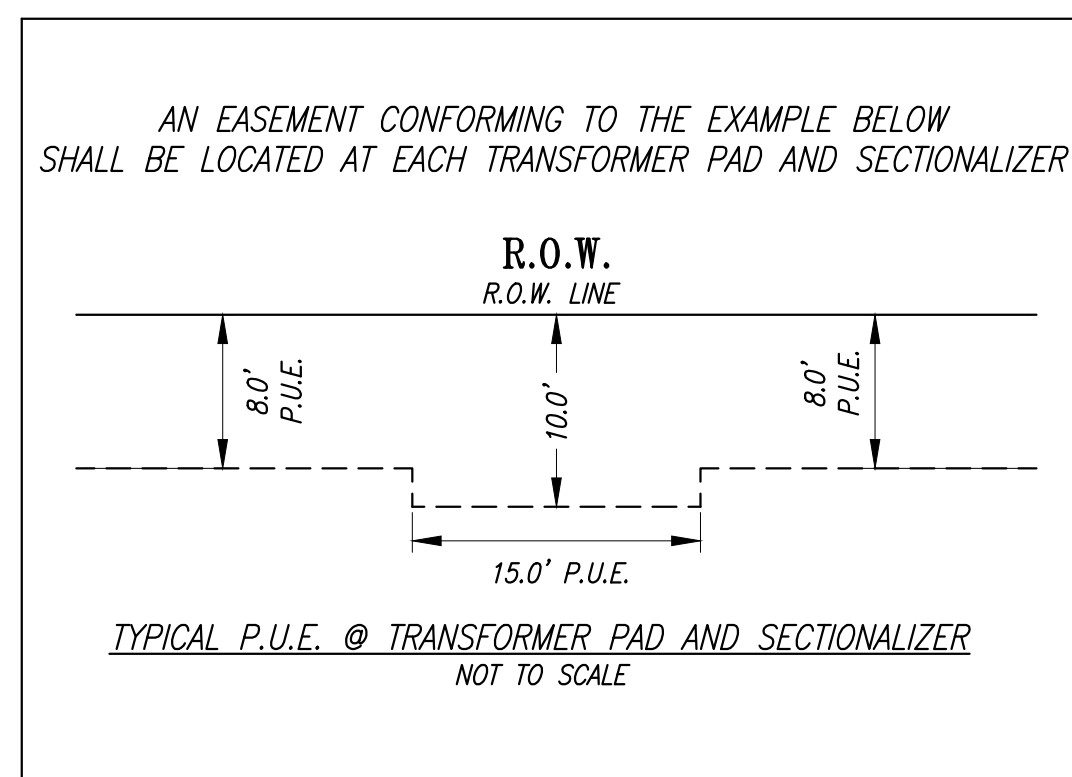
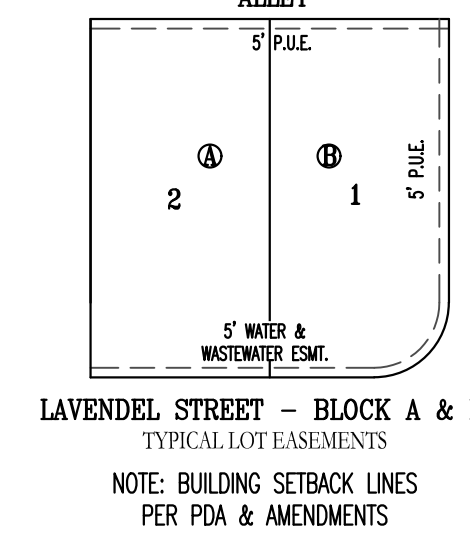
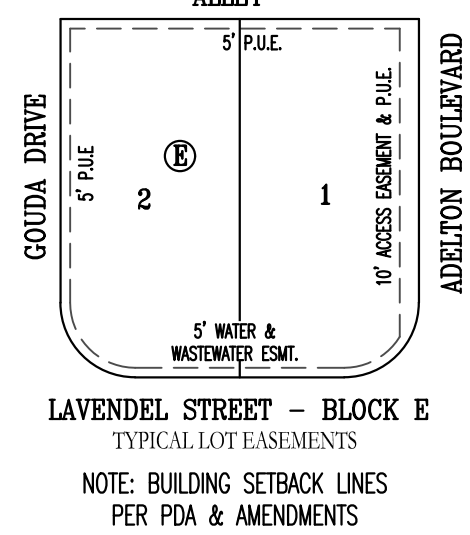
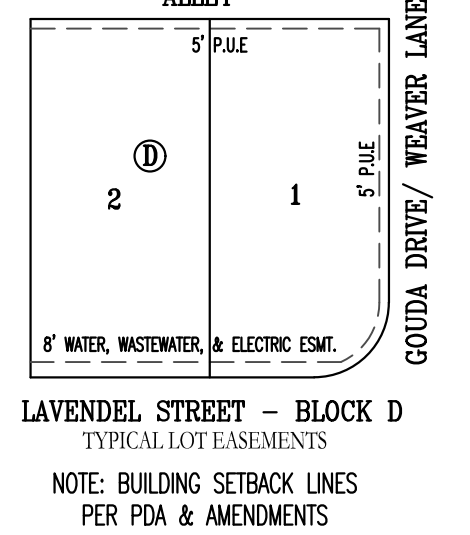
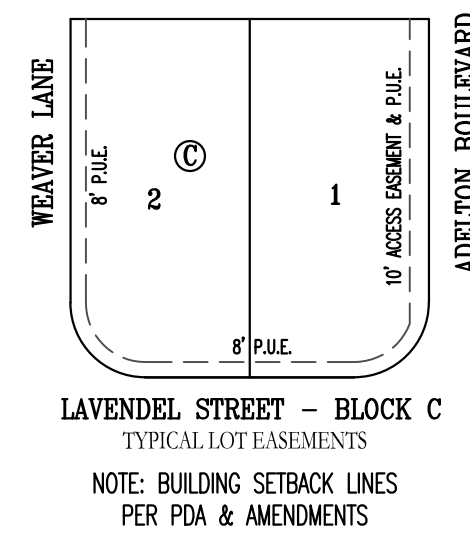


LEGEND

- CAPPED 1/2" CAPPED IRON ROD SET STAMPED "CBD SETSTONE" UNLESS OTHERWISE NOTED
- CAPPED 1/2" CAPPED IRON ROD FOUND STAMPED "CBD SETSTONE" UNLESS OTHERWISE NOTED
- 1 LOT NUMBER
- Ⓐ BLOCK LETTER
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- SIDEWALK

Line #	Length	Direction
L1	155.05	N02°14'48"W
L2	96.50	N02°18'24"W
L3	59.00	N02°08'55"W
L4	97.50	N02°14'48"W
L5	45.93	N02°13'48"W
L6	97.49	N02°15'17"W
L7	127.66	S02°14'48"E
L8	50.00	S02°11'13"E
L9	50.00	S02°14'48"E
L10	20.00	N87°20'44"E
L11	18.71	S01°03'59"E
L12	20.00	S87°45'12"W

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	14.72	15.00	S59°25'54"W	14.14	8.02	56°14'35"
C2	14.78	15.00	S64°01'32"E	14.19	8.05	56°26'34"
C3	14.78	15.00	S59°31'55"W	14.19	8.05	56°26'34"
C4	14.78	15.00	S64°01'31"E	14.19	8.05	56°26'34"
C5	23.58	15.00	S42°47'03"W	21.22	15.02	90°03'43"
C6	23.55	15.00	S47°12'57"E	21.20	14.98	89°56'17"
C7	23.58	15.00	S42°47'03"W	21.22	15.02	90°03'43"
C8	23.55	15.00	S47°12'57"E	21.20	14.98	89°56'17"
C9	23.56	15.00	S47°14'48"E	21.21	15.00	90°00'00"
C10	23.56	15.00	S42°45'12"W	21.21	15.00	90°00'00"
C11	23.23	15.00	S46°37'16"E	20.98	14.68	88°44'55"
C12	23.89	15.00	S43°22'37"W	21.44	15.33	91°14'50"
C13	7.87	5.00	S47°06'59"E	7.08	5.01	90°08'27"



DATE: FEBRUARY 5, 2025

OWNER:
WEST BASTROP VILLAGE LTD.
2043 S. LAMAR BLVD, SUITE 2150
AUSTIN, TX 78704
PHONE: (512) 472-7455
FAX: (512) 472-7499

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, Inc.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160
(512) 280-5165 fax

TOTAL ACREAGE: 5.100 ACRES
SURVEY: NANCY BLAKEY SURVEY, A-98

RESIDENTIAL LOTS: 27
R.O.W.:
PRIVATE ALLEY:

NO. OF BLOCKS: 5

TOTAL: 3.785 ACRES
TOTAL: 1.256 ACRES
TOTAL: 0.059 ACRES

LINEAR FOOTAGE OF RIGHT-OF-WAY			
GOUDA DRIVE	50' R.O.W.	128'	LOCAL
LAVENDEL STREET	50' R.O.W.	744'	LOCAL
WEAVER LANE	50' R.O.W.	288'	LOCAL
TOTAL		1,160'	

LINEAR FOOTAGE OF PUBLIC ACCESS LOTS			
LOT 4, BLOCK B	20' R.O.W.	159'	
TOTAL		159'	

RANCH 117, LLC.
(40.114 ACRES)
DOC. NO. 202418866



Carlson, Brigance & Doering, Inc.
FIRM ID #E3791 REG. # 10024900

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

REVISION	DATE	COMMENT
1		

THE FINAL PLAT OF WEST BASTROP VILLAGE PHASE 1, SECTION 5

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

THAT, WE WEST BASTROP VILLAGE, LTD. BEING THE OWNER OF A CALLED 346.518 ACRE TRACT OF LAND, CONVEYED BY DEED RECORDED IN VOLUME 2221, PAGE 213, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND CORRECTED IN DOCUMENT NUMBER 201503938, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 5.100 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

"WEST BASTROP VILLAGE PHASE 1, SECTION 5"

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 RELEASED.

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

WEST BASTROP VILLAGE LTD. (C/O MYRA GOEPP)
2043 S. LAMAR BLVD, SUITE 2150
AUSTIN, TX 78704

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 TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

I, MAHER HARMOUICHE, P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, 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: _____ DATE _____

MAHER HARMOUICHE, P.E. NO. 143982
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

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.

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

THAT I, ERIC J. DANNHEIM, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW ONLY. RELEASE DATE 01/27/25.

SURVEYED BY: _____ DATE _____

ERIC J. DANNHEIM, R.P.L.S. NO. 6075
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

1. THE BENCHMARKS USED ARE:

BM #1 NORTHING 10014765.93', EASTING 3231956.56', ELEVATION 407.77' (NAVD88), CONTROL POINT ON NORTHEAST CORNER OF WEST BASTROP VILLAGE PHASE 1, SEC. 1.

BM #2 NORTHING 10014694.90', EASTING 3229745.14', ELEVATION 460.29' (NAVD88), 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF WEST BASTROP VILLAGE PHASE 1, SEC. 1.

- WATER SERVICE IS PROVIDED BY THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY.
- WASTEWATER SERVICE IS PROVIDED BY THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY.
- ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.
- GAS SERVICE IS PROVIDED BY CENTERPOINT ENERGY.
- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, WEST BASTROP VILLAGE PLANNED DEVELOPMENT AGREEMENT, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP, BCESD #1, AND THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY 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 AND THE WEST BASTROP VILLAGE PLANNED DEVELOPMENT AGREEMENT. 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 FINAL 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.
- FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REQUIREMENTS.
- ALL NEW UTILITIES WILL BE UNDERGROUND.
- IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING AND THE WATER AND WASTEWATER WHOLESALE AGREEMENTS RESOLUTION NO. R-2019-99 AND R-2019-100 RESPECTIVELY.
- DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- IN THE EVENT THAT OFF-SITE IMPROVEMENTS ARE INCLUDED, OWNER AGREES TO PROVIDE CITY WITH TEMPORARY AND PERMANENT EASEMENTS FOR ACCESS.
- 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 OR AS APPROVED ON THE PIP. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE OR AS APPROVED ON THE PIP.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS AND EASEMENTS DEDICATED BY SEPARATE INSTRUMENT SHALL BE MAINTAINED ACCORDING TO THE EASEMENT DEDICATION LANGUAGE.
- 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 PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
- 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.
- 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 DRAINAGES WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- 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 WEST BASTROP MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
- THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON _____
- FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, ZONE A, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. F.E.M.A. MAP NO. 48021C0335F, FOR BASTROP COUNTY TEXAS, EFFECTIVE MAY 9, 2023. COMMUNITY NUMBER 481193.

LIEN HOLDER
CORNERSTONE CAPITAL BANK, SSB
710 STATE HIGHWAY 71 WEST
BASTROP, TEXAS 78602

CORNERSTONE CAPITAL BANK, SSB, THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON, DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT.

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

BY: _____

JOHN R. WOMBLE
EVP / MARKET PRESIDENT

STATE OF TEXAS
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

JOHN R. WOMBLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE THE EXECUTED SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS (SEAL)

PRINTED NAME OF NOTARY / EXPIRES

METES AND BOUNDS
BEING THAT CERTAIN 5.100 ACRE TRACT OF LAND SITUATED IN THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, BASTROP COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF A CALLED 346.518 ACRE TRACT OF LAND CONVEYED TO WEST BASTROP VILLAGE, LTD. BY DEED RECORDED IN VOLUME 2221, PAGE 213, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND CORRECTED IN DOCUMENT NUMBER 201503938, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, SAID 5.100 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHEAST CORNER OF A CALLED 9.765 ACRE TRACT OF LAND CONVEYED TO BASTROP INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN DOCUMENT NUMBER 202406879, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, THENCE, OVER AND ACROSS SAID 346.518 ACRE, AND WITH THE EAST LINE OF SAID 9.765 ACRE TRACT OF LAND, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, NUMBERED 1 THROUGH 7,

- NO2'14'48"W, A DISTANCE OF 155.05 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- NO2'18'24"W, A DISTANCE OF 96.50 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- NO2'08'55"W, A DISTANCE OF 59.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- NO2'14'48"W, A DISTANCE OF 97.50 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- NO2'13'48"W, A DISTANCE OF 45.93 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- NO2'15'17"W, A DISTANCE OF 97.49 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, AND
- NO2'14'48"W, A DISTANCE OF 189.08 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE NORTH LINE OF SAID 346.518 ACRE TRACT OF LAND, BEING ON THE SOUTH LINE OF A CALLED 40.114 ACRE TRACT OF LAND CONVEYED TO RANCH 117, LLC. BY DEED RECORDED IN DOCUMENT NUMBER 202419886, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N87'45'12"E, WITH THE COMMON LINE OF SAID 40.114 ACRE TRACT AND SAID 346.518 ACRE TRACT, A DISTANCE OF 300.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHWEST CORNER OF WEST BASTROP VILLAGE SECTION 1, PHASE 1, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 175-B, PLAT RECORDS, BASTROP COUNTY, TEXAS, BEING AT THE INTERSECTION OF THEE NORTH LINE OF ALLEY "E" AND THE WEST LINE OF ALLEY "G" SAID WEST BASTROP VILLAGE SECTION 1, PHASE 1, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 346.518 ACRE TRACT AND WITH THE WEST LINE OF SAID WEST BASTROP VILLAGE SECTION 1, PHASE 1, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES, NUMBERED 1 THROUGH 11,

- SO2'14'48"E, A DISTANCE OF 127.66 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 14.72 FEET, AND A CHORD THAT BEARS S59'25'54"W, A DISTANCE OF 14.14 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- SO2'11'13"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 14.78 FEET, AND A CHORD THAT BEARS S64'01'32"E, A DISTANCE OF 14.19 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- SO2'14'48"E, A DISTANCE OF 237.22 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 14.78 FEET, AND A CHORD THAT BEARS S59'31'55"W, A DISTANCE OF 14.19 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- SO2'14'48"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 14.78 FEET, AND A CHORD THAT BEARS S64'01'31"E, A DISTANCE OF 14.19 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- SO2'14'48"E, A DISTANCE OF 236.91 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- N88'20'44"E, A DISTANCE OF 20.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, AND
- SO1'03'59"E, A DISTANCE OF 18.71 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHWEST CORNER OF LOT 10, BLOCK I, SAID WEST BASTROP VILLAGE SECTION 1, PHASE 1, BEING AT THE NORTH TERMINUS CORNER OF ADELTON BOULEVARD (80' R.O.W.), FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S89'00'17"W, OVER AND ACROSS SAID 346.518 ACRE TRACT OF LAND, A DISTANCE OF 319.69 FEET TO THE POINT OF BEGINNING, CONTAINING 5.100 ACRES OF LAND.

STATE OF TEXAS §
COUNTY OF BASTROP §

I, KRISTA BARTSCH, 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 _____, 20____, A.D. AT _____ O'CLOCK _____ IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____ PAGE _____

FILED FOR RECORD ON THE ____ DAY OF _____, 20____, A.D.

DEPUTY _____ COUNTY CLERK, BASTROP COUNTY, TEXAS

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 _____

SHEET 1 OF 2



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REVISION	DATE	COMMENT

Planning and Zoning Commission Work Plan FY 25

Board Goals:

1. Promote collaboration amongst other Boards and Commissions, City Departments, etc. whose goals and strategies are connected with the Planning and Zoning Commission.
2. Review policies, procedures and regulations on an annual basis to ensure adequate changes are made to keep up with the growing challenges addressing continuous growth and keep up with the state regulations.
3. Review and update previously adopted long range plans to address the future of the City's growth with a minimum of every 3 years.

Action Plan:

1. Goal # 1 will be accomplished as follows:
 - Maintain and grow the liaison relationships with the Planning and Zoning Commission to other boards.
 - The commissioners will provide updates on their prospective board they are liaisons to quarterly or as needed.
2. Goal # 2 will be accomplished as follows:
 - The Development Director will, on an annual basis, bring forth any amendments to current and future regulations as applicable.
 - The documents will be presented to the City Council for approval if changes have been made to the policies.
3. Goal # 3 will be accomplished as follows:
 - The Development Director will bring forth any amendments to current and future regulations as applicable.
 - The documents will be presented to the City Council for approval if changes have been made to the policies.
 - The Development Director and staff will organize public education sessions to increase engagement in the Comprehensive Plan processes.

To succeed, we need the following resources:

1. Staff: Development Director and Development staff as determined by the Director.
2. Supplies: a budget to produce written materials.

3. Other: Location for public education opportunities such as the convention center and library.