

Bastrop Planning and Zoning Commission Agenda

Bastrop City Hall City Council Chambers
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8800



August 29, 2024

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 action to approve meeting minutes from the July 25, 2024, Planning and Zoning Commission Meeting.

Alondra Macias, Development Services Planner I

3B. Consider action to approve The Colony MUD 1D, Section 2A, 2B and 2C Preliminary Plat, being 203.934 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.

Submitted by: Kennedy Higgins, Senior Planner, Development Services Department

3C. Hold a public hearing and consider action on an extension of the master plan for the Reed Ranch Planned Development District, being 24.04 acres out of the Nancy Blakey Survey, as shown on Attachment 2, located at 615 W Highway 71, within the city limits of Bastrop, Texas.

Submitted by: Kennedy Higgins, Senior Planner, Development Services Department

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

Kennedy Higgins – Senior Planner, Development Services

3E. Consider and act on a recommendation from the Historic Landmark Commission to begin work again towards becoming a Certified Local Government.

Kennedy Higgins – Senior Planner, Development Services

4. **DISCUSSION AND POSSIBLE ACTION FROM THE 8/17/2024 WORKSHOP**

4A. Discussion and act on future dates for workshops

Kennedy Higgins – Senior Planner, Development Services

4B. Discussion and consider action on adding sidewalks to the master transportation plan

Kennedy Higgins – Senior Planner, Development Services

4C. Consider and act on a recommendation to council to bring the pattern book back as guidebook.

Kennedy Higgins – Senior Planner, Development Services

4D. Discussion and consider recommendation to council on removing the connection at Charles Street from Reed Ranch into the Riverside Grove Subdivision from the master transportation plan.

Kennedy Higgins – Senior Planner, Development Services

5. **ADJOURNMENT**

5A. Future development related items

5B. Development Services Department Monthly Project Volume Report.

5C. 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: August 26th, 2024 at 4:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ Kennedy Higgins
Kennedy Higgins, Senior Planner



Planning and Zoning STAFF REPORT

MEETING DATE: August 29, 2024

TITLE:

Consider action to approve meeting minutes from the July 25, 2024, Planning and Zoning Commission Meeting.

AGENDA ITEM SUBMITTED BY:

Alondra Macias, Development Services Planner I

ATTACHMENTS:

- Meeting Minutes from July 25, 2024

PLANNING & ZONING MEETING
MEETING MINUTES
July 25, 2024, at 6:00 P.M.

The City of Bastrop Planning and Zoning Commission met Thursday, July 25, 2024, at 6:00 PM in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Chairman Ishmael Harris called the meeting to order at 6:00 pm.

| | | |
|-----------------|---------|-----------------|
| Ishmael Harris | Present | |
| Ashleigh Henson | Absent | |
| David Barrow | Present | |
| Gary Moss | Present | |
| Jordan Scott | Present | |
| Patrice Parsons | Absent | |
| Keith Ahlborn | Present | |
| Joshua Bingaman | Present | Arrived at 6:06 |

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the May 30, 2024, Planning and Zoning Commission Meeting.

Commissioner Gary Moss made a motion to approve the meeting minutes from the May 30, 2024, Planning and Zoning Commission Meeting. Commissioner Keith Ahlborn seconded the motion. The motion passed unanimously.

- 3B. Consider action to approve Valverde Amenity Center Final Plat, being 3.554 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop, Texas, as shown in Attachment 1.

Presented by Senior Planner Kennedy Higgins, Development Services Department.

Discussion amongst the commissioners began.

Commissioner Gary Moss made a motion to approve the Valverde Amenity Center Final Plat, being 3.554 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop, Texas, as shown in Attachment 1. Vice-chairman David Barrow seconded the motion. The motion passed unanimously.

- 3C. Consider action to approve Burleson Crossing East Final Plat, being 19.81 acres situated in the Nancy Blakey Survey, Abstract No. 98, located on the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas, as shown in Attachment 1.

Presented by Senior Planner Kennedy Higgins, Development Services Department.

Discussion amongst the commissioners began.

Commissioner Gary Moss made a motion to approve the Burleson Crossing East Final Plat, being 19.81 acres situated in the Nancy Blakey Survey, Abstract No. 98, located on the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas, as shown in Attachment 1. Vice-chairman David Barrow seconded the motion. The motion passed unanimously.

- 3D. Consider action to approve the vacation of The Colony MUD 1D, Section 2 Final Plat, being 28.673 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.

Presented by Senior Planner Kennedy Higgins, Development Services Department.

Discussion amongst the commissioners began.

Vice-chairman David Barrow made a motion to approve the vacation of The Colony MUD 1D, Section 2 Final Plat, being 28.673 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.

- 3E. Consider action to approve the vacation of The Colony MUD 1D, Section 3 Final Plat, being 25.419 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.

Presented by Senior Planner Kennedy Higgins, Development Services Department.

Discussion amongst the commissioners began.

Commissioner Jordan Scott made a motion to approve the vacation of The Colony MUD 1D, Section 3 Final Plat, being 25.419 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.

- 3F. Consider action to approve The Colony MUD 1F, Section 2 Final Plat, being 32.250 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located southwest of Republic Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Presented by Senior Planner Kennedy Higgins, Development Services Department.

Discussion amongst the commissioners began.

Commissioner Gary Moss made a motion to approve The Colony MUD 1F, Section 2 Final Plat, being 32.250 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located southwest of Republic Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A. Commissioner Jordan Scott seconded the motion. The motion passed unanimously.

- 3G. Consider action to approve The Colony MUD 1F, Section 3 Final Plat, being 51.850 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located southwest of Republic Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Presented by Senior Planner Kennedy Higgins, Development Services Department.

Discussion amongst the commissioners began.

Commissioner Gary Moss made a motion to approve The Colony MUD 1F, Section 3 Final Plat 51.850 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located southwest of Republic Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A. Vice-chairman David Barrow seconded the motion. The motion passed unanimously.

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

Commissioner Gary Moss made a motion to adjourn the meeting at 6:41 p.m. Commissioner Jordan Scott seconded the motion. The motion passed unanimously.

Ishmael Harris, Chair

David Barrow, Vice-Chair



STAFF REPORT

MEETING DATE: August 29, 2024

TITLE:

Consider action to approve The Colony MUD 1D, Section 2A, 2B and 2C Preliminary Plat, being 203.934 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Kennedy Higgins, Senior Planner Development Services

ITEM DETAILS:

| | |
|--------------------|---|
| Site Address: | North of Sam Houston Drive (Attachment 1) |
| Total Acreage: | 203.934 acres |
| Legal Description: | 203.934 acres of the Jose Manuel Bangs Survey, Abstract No. 5 |
| Property Owner: | Rick Neff/Hunt Communities Bastrop, L.L.C. |
| Agent Contact: | Taunia Halcomb, Carlson, Brigrance, and Doering, Inc. |
| Existing Use: | Vacant/Undeveloped |
| Existing Zoning: | None. Extra-Territorial Jurisdiction, The Colony MUD |
| Adopted Plan: | Fourth Amendment to the Colony MUD Consent Agreement, Approved November 5, 2020 |
| Future Land Use: | Neighborhood Residential |

BACKGROUND/HISTORY:

The applicant has submitted an application for a Preliminary Plat for The Colony MUD 1D, Section 2 2A, 2B and 2C. This area was previously preliminary and final platted as separate sections. Accompanying this preliminary plat submittal is a request to vacate The Colony MUD Section 1D 2 and 1D 3. The applicant wished to reconfigure some of the lots that had previously been final platted. The new preliminary plat includes 513 residential lots and 1 amenity lot, and 14 Landscape/Open space / easement lots (Exhibit A). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

Traffic Impact and Streets

The Preliminary Plat proposes to extend Republic Drive, which connects to Sam Houston Drive to the northern arm of the development and provides the main access into the development. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system.

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

Republic Drive will serve as the main collector that will connect Sam Houston to the remainder of The Colony (Sections 1F, 1G) in the northern arm. The developer has the option to gate the individual neighborhoods off Sam Houston Drive within this section.

Utilities

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

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

Drainage

Stormwater runoff generated within the property will be routed through an underground storm sewer network, which will then flow into a detention pond south of section 2A. The drainage plan uses the updated rainfall totals of Atlas 14. Additionally, the residential lots will include maximum impervious coverage limit that is reflected in the system capacity. A Drainage Plan has been submitted for section 2A. A Drainage Plan will be submitted prior to final plat for the remaining sections.

POLICY EXPLANATION:

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

Compliance with 2036 Comprehensive Plan:

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

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

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

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

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

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

Local Government Code

Sec. 212.002. Rules.

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

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

Section 212.004 Plat Required

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

The applicant has proposed subdividing an undeveloped 203.934-acre tract into 513 residential lots and 1 amenity lot, and 14 Landscape/Open space / easement lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.

Sec. 212.010. Standards for Approval

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

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

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

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

- (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 1.3.004 Plat Requirements

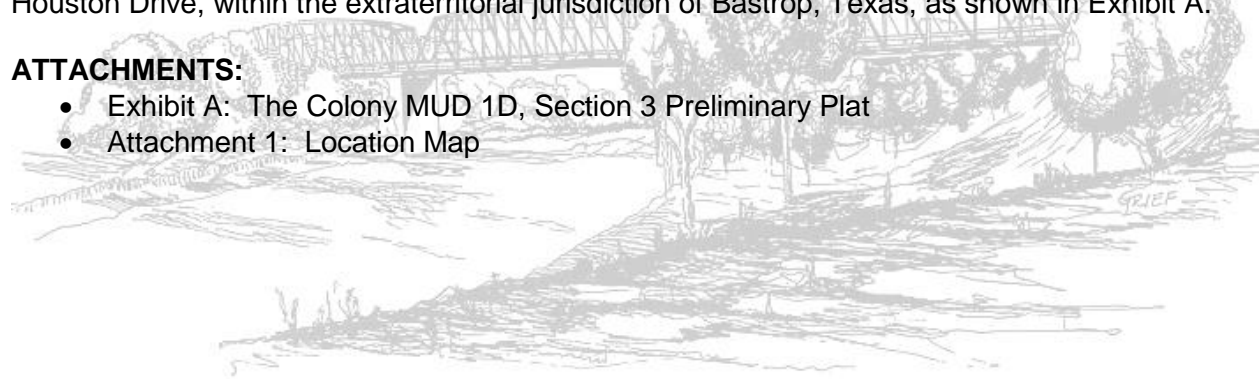
The Development Review Committee reviewed Preliminary Plat for The Colony MUD 1D, Section 2A 2B and 2C for compliance with subdivision and utility standards and deemed the plat administratively complete.

RECOMMENDATION:

Consider action to approve The Colony MUD 1D, Section 2A, 2B and 2C Preliminary Plat, being 203.934 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.

ATTACHMENTS:

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



SUB-ENGINEERING:CTB

OWNER

THE STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS THAT, HUNT COMMUNITIES BASTROP, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH RICK NEFF, SENIOR VICE PRESIDENT AND BEING THE OWNER OF 1258.002 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO US BY DEED RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDE 203.934 ACRE TRACT OF LAND WITH THE PLAT SHOWN HERE ON, TO BE KNOWN AS:

"THE COLONY MUD 1D, SECTIONS 2A, 2B, AND 2C"

SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY EASEMENTS SHOWN HEREON TO THE PUBLIC.

WITNESS MY HAND THIS 30th DAY OF July 2024 A.D.

RICK NEFF
HUNT COMMUNITIES BASTROP, LLC
4401 N. MESA STREET
EL PASO, TEXAS 79902

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

APPROVED: PLANNING & ZONING COMMISSION CHAIRPERSON

ATTEST: CITY SECRETARY

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0195F AND MAP NO. 48021C0335F FOR BASTROP COUNTY TEXAS, DATED MAY 9, 2023. COMMUNITY NUMBER 481193.

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 THE ENGINEER OR SURVEYOR.

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

I, MAHER HARMOUCHE, P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP.

ENGINEERING BY: MAHER HARMOUCHE, P.E. #143982
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
DATE 07.29.2024

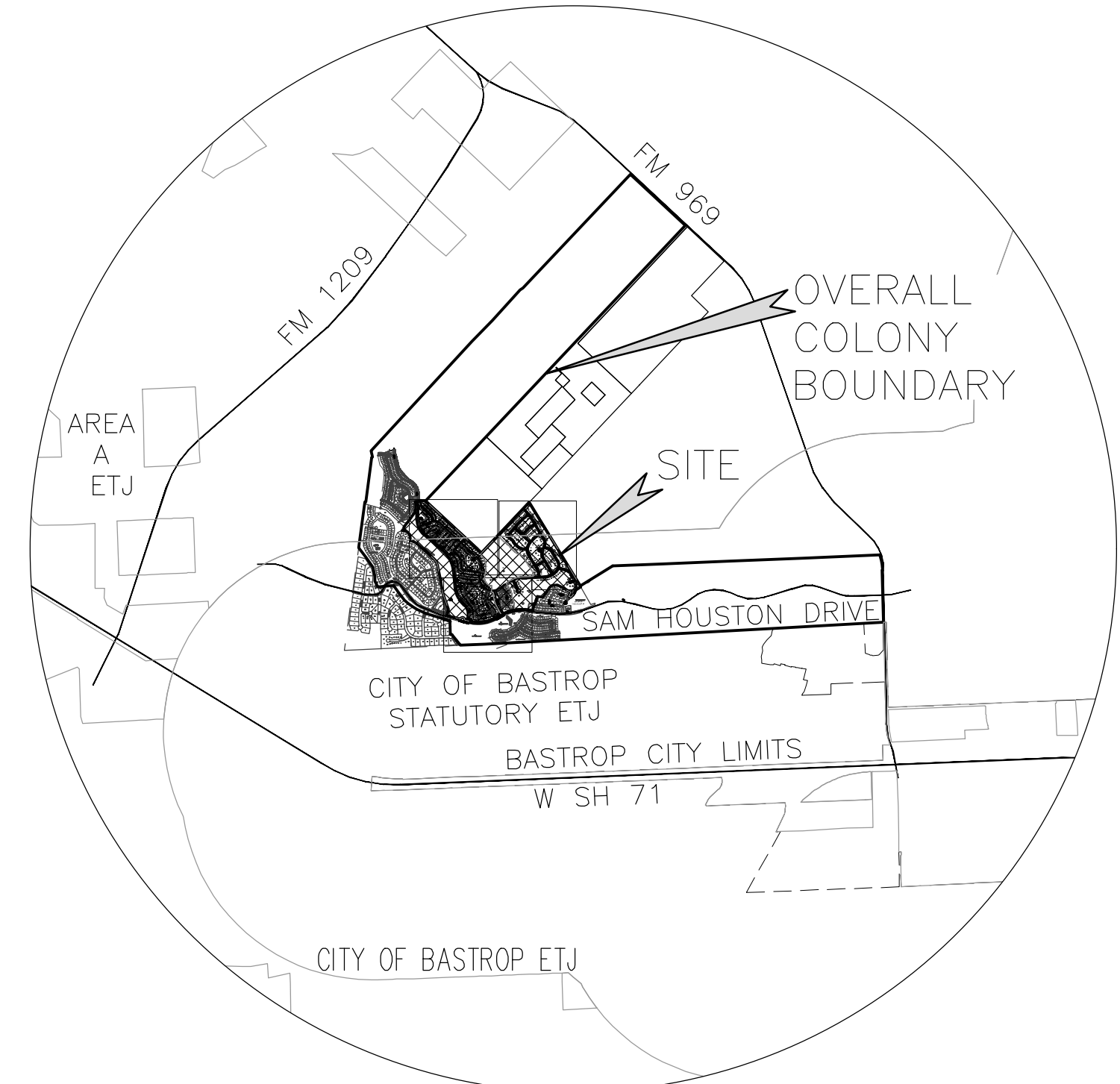
COLONY MUD 1D

SECTIONS 2A, 2B, AND 2C

PRELIMINARY PLAT

SCALE: 1" = 250'

| UTILITY PROVIDERS | |
|-------------------|---|
| ELECTRIC: | BLUEBONNET ELECTRIC (979) 542-3151 |
| NATURAL GAS: | CENTER POINT ENERGY (830) 643-6936 |
| TELECOM: | AT&T (512) 870-1450 |
| WATER: | COLONY 1D M.U.D. (512) 989-2200 |
| WASTEWATER: | COLONY 1D M.U.D. (512) 989-2200 |
| CABLE: | SPECTRUM CABLE 1-800-222-5355 |
| OPERATOR: | CROSS ROADS UTILITIES (512) 246-1400 |



811
below.
Call before you dig.

LEGEND
Know what's

- X MUD SECTION
- MUD BOUNDARY
- SITE BOUNDARY LINE
- (X) BLOCK LETTER
- # BLOCK NUMBER
- SIDEWALK
- BASTROP CITY LIMITS
- BASTROP ETJ
- 10' PUE
- ROAD CENTERLINE
- CONTROL POINT COTTON SPINDLE FOUND IN SIDEWALK SEAM
- 1/2" CAPPED IRON ROD FOUND WITH "CBD SETSTONE" CAP
- BENCHMARK LABEL

BENCHMARK INFORMATION:

BM #1: CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", LOCATED +/- S26°12'52"W 815.21' FROM THE POINT OF BEGINNING OF THE COLONY 1D, SECTION 5
NORTHING=10020917.40
EASTING=3226106.01
ELEVATION: 515.86' (NAVD '88)

BM #2: COTTON SPINDLE FOUND IN SIDEWALK SEAM, LOCATED +/- S71°30'31"E 1,274.83' FROM THE POINT OF BEGINNING OF THE COLONY 1D, SECTION 5
NORTHING=10021244.44
EASTING=3227675.13
ELEVATION: 464.07' (NAVD '88)

SUBMITTAL DATE: MAY, 2024

ACREAGE: 203.934 ACRES

TOTAL LINEAR FOOTAGE OF STREETS: 23,741.53 LF

LOT TYPES:
TOTAL NO. OF LOTS: 517
NO. OF BLOCKS: 13
NO. OF SINGLE FAMILY LOTS: 503
NO. OF AMENITY LOTS: 1
NO. OF LANDSCAPE/OPEN SPACE/ PUBLIC UTILITY EASEMENT/ DRAINAGE EASEMENT LOTS: 13

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 W. WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 795-6181

OWNER:
HUNT COMMUNITIES BASTROP, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
PO BOX 12220
EL PASO, TEXAS 79913
(915) 298-4226

DEVELOPER:
HUNT COMMUNITIES BASTROP, LLC
4401 N. MESA STREET
EL PASO, TEXAS 79902
PHONE: (915) 298-4226
REPRESENTATIVE: RICK NEFF
PHONE: (214) 727-8383

| | |
|-------------------------|------------------|
| DESIGNED BY: NAME | DRAFTED BY: NAME |
| DATE | DATE |
| REVISION | |
| COVER | |
| COLONY 1D | |
| PRELIMINARY PLAN | |
| SHEET NAME: | |
| JOB NAME: | |
| PROJECT: | |
| DATE | JUL 2024 |
| JOB NUMBER | 5634 |
| SHEET | 1 OF 6 |

Carlson, Brigance & Doering, Inc.
Civil Engineering & Surveying

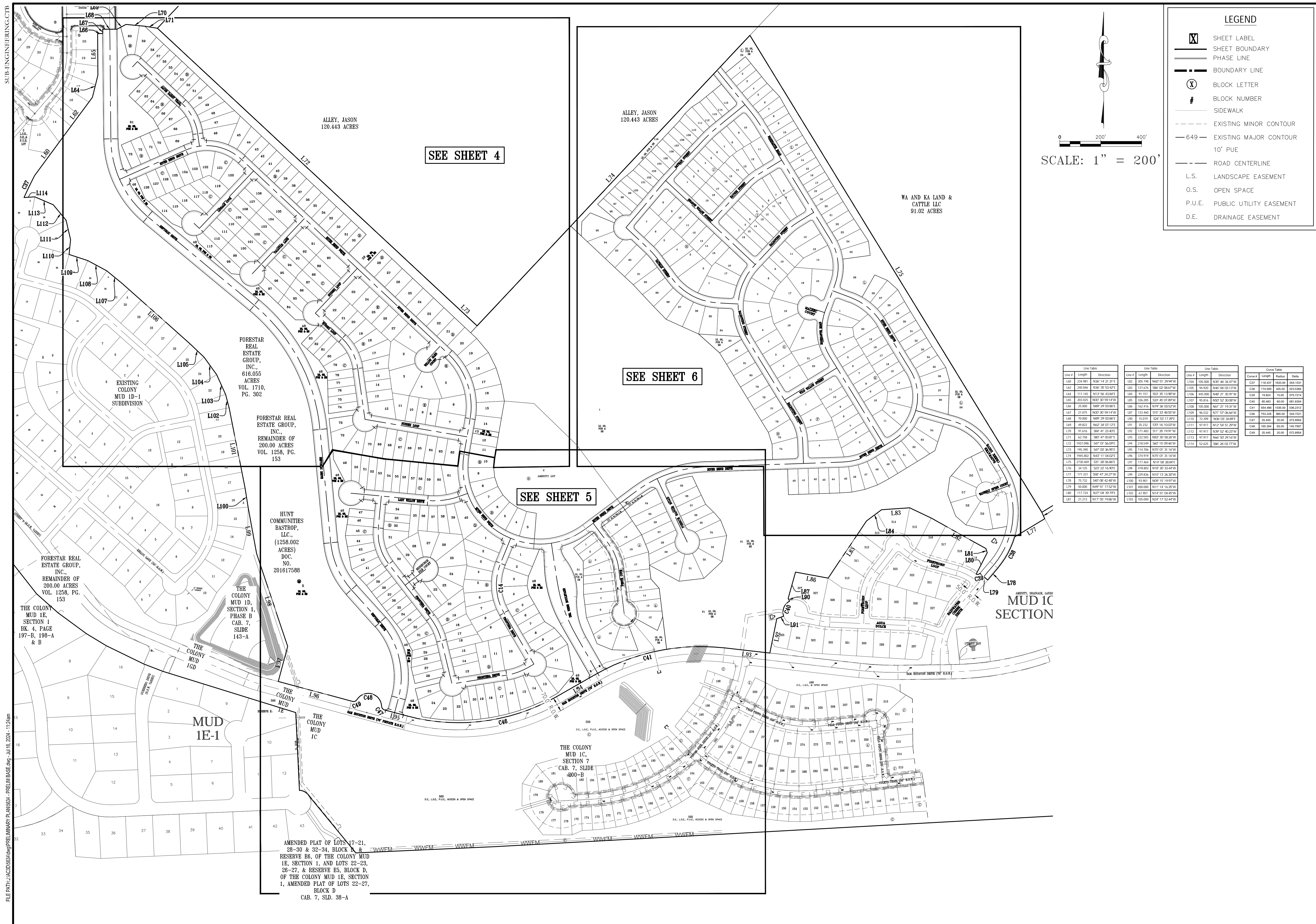
5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160

North Office
12129 RR (230 N. Sec. 600)
Austin, Texas 78750
www.cbdi.com

FILE PATH: J:\ACD\3553\09\PRELIMINARY PLANS\5634 - COVER.dwg - Jul 16, 2024 - 11:20am

SUB-ENGINEERING.CTB

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LEGEND

- SHEET LABEL
- SHEET BOUNDARY
- PHASE LINE
- BOUNDARY LINE
- BLOCK LETTER
- # BLOCK NUMBER
- SIDEWALK
- EXISTING MINOR CONTOUR
- 649 EXISTING MAJOR CONTOUR
- 10' PUE
- ROAD CENTERLINE
- L.S. LANDSCAPE EASEMENT
- O.S. OPEN SPACE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

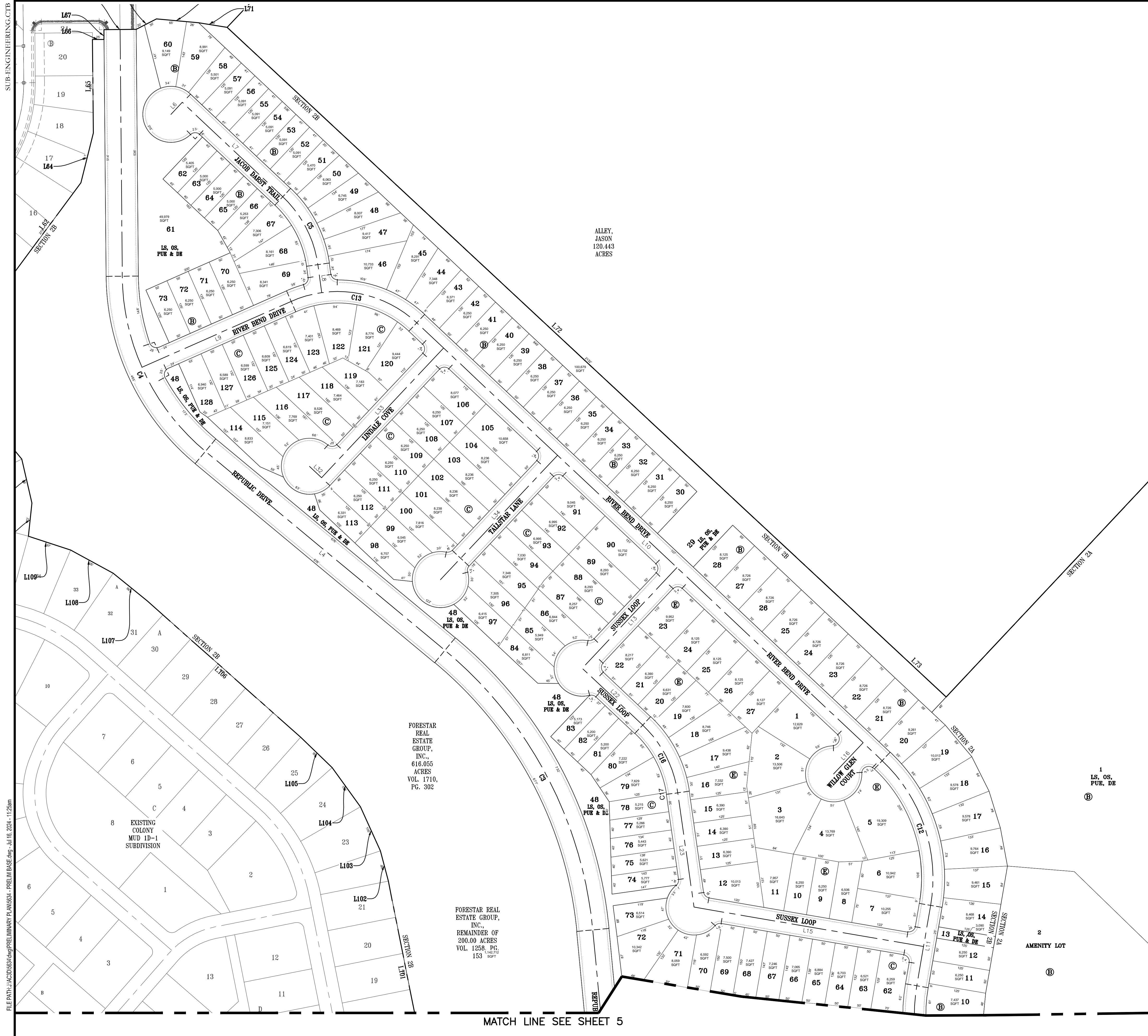
SCALE: 1" = 200'

| Line # | Length | Direction | Line # | Length | Direction | Line # | Length | Direction | Curve # | Length | Radius | Data |
|--------|---------|--------------|--------|---------|--------------|--------|---------|-----------------|---------|---------|---------|----------|
| L102 | 234.91 | N06°14'21" E | L82 | 205.190 | N60°55'29" W | L104 | 105.000 | N27°40'24.47" W | C37 | 118.437 | 1033.84 | 044 1531 |
| L103 | 242.848 | N26°35'53" E | L83 | 133.626 | S60°01'06" W | L105 | 93.920 | N40°01'37" W | C38 | 174.999 | 420.00 | 023 0384 |
| L104 | 111.145 | N10°58'43" E | L84 | 91.107 | S52°22'13" W | L106 | 445.000 | N48°21'35" W | C39 | 134.824 | 150.00 | 075 2744 |
| L105 | 203.025 | N00°30'59" E | L85 | 336.285 | S33°45'07" W | L107 | 95.916 | N52°52'30" W | C40 | 85.483 | 50.00 | 061 6384 |
| L106 | 25.000 | N87°29'03" E | L86 | 162.414 | N77°36'00" S | L108 | 105.000 | N41°31'19" W | C41 | 654.486 | 1026.00 | 008 2332 |
| L107 | 21.075 | N00°30'59" E | L87 | 113.660 | S19°33'48" W | L109 | 95.532 | N71°57'06" W | C42 | 753.228 | 900.00 | 044 7221 |
| L108 | 70.000 | N89°20'03" E | L88 | 101.074 | S24°53'17" W | L110 | 22.899 | N40°52'24" W | C43 | 25.445 | 20.00 | 072 8954 |
| L109 | 49.622 | N62°34'23" E | L89 | 35.232 | S71°16'10" W | L111 | 97.917 | N12°54'55" W | C44 | 160.298 | 60.00 | 145 7927 |
| L110 | 91.616 | S88°47'23" E | L90 | 171.483 | S11°28'19" W | L112 | 97.917 | N32°52'40" W | C45 | 25.445 | 20.00 | 072 8954 |
| L111 | 62.758 | S87°47'00" E | L91 | 222.581 | N53°30'56" W | L113 | 97.917 | N62°52'24" W | C46 | 25.445 | 20.00 | 072 8954 |
| L112 | 193.096 | S47°07'56" W | L92 | 218.547 | S67°15'09" W | L114 | 52.625 | S82°36'03" W | | | | |
| L113 | 195.380 | S47°07'56" W | L93 | 111.878 | N12°52'31" W | | | | | | | |
| L114 | 196.803 | N42°11'26" E | L94 | 234.474 | N45°09'31" W | | | | | | | |
| L115 | 97.916 | S37°38'06" E | L95 | 177.484 | N14°58'26" E | | | | | | | |
| L116 | 34.125 | S22°16'40" E | L96 | 416.802 | N18°33'53" E | | | | | | | |
| L117 | 111.331 | S88°47'24" E | L97 | 229.836 | N12°26'37" W | | | | | | | |
| L118 | 75.732 | S49°01'42" W | L98 | 93.901 | N29°15'19" W | | | | | | | |
| L119 | 50.900 | N49°01'13" W | L99 | 400.000 | N11°44'16" W | | | | | | | |
| L120 | 117.224 | N27°04'39" E | L100 | 67.907 | N14°53'04" W | | | | | | | |
| L121 | 21.213 | N17°50'19" W | L101 | 105.000 | N24°17'52" E | | | | | | | |

| | |
|---|--|
| DESIGNED BY: NAME: | DRAFTED BY: NAME: |
| DATE: | DATE: |
| REVISION: | REVISION: |
| | |
| Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying Main Office: 5901 West William Cannon Dr., Austin, Texas 78750 North Office: 12129 RR 620 N., Sec. 060, Austin, Texas 78750 Phone No. (512) 280-5100 www.cbdieng.com | |
| SHEET NAME: MUD 1D OVERALL MAP | PROJECT: COLONY 1D PRELIMINARY PLAN |
| JOB NAME: COLONY 1D | SHEET NUMBER: 5634 |
| DATE: JUL 2024 | SHEET OF: 3 OF 6 |

SUB-ENGINEERING.CTB

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ALLEY, JASON 120.443 ACRES

FORESTAR REAL ESTATE GROUP, INC., 616.055 ACRES VOL. 1710, PG. 302

FORESTAR REAL ESTATE GROUP, INC., REMAINDER OF 200.00 ACRES VOL. 1258, PG. 153

EXISTING COLONY MUD 1D-1 SUBDIVISION

AMENITY LOT

LEGEND

- SECTION X SECTION LABEL
- PHASE LINE
- BOUNDARY LINE
- ⓧ BLOCK LETTER
- # BLOCK NUMBER
- SIDEWALK
- EXISTING MINOR CONTOUR
- - - - - EXISTING MAJOR CONTOUR
- - - - - 10' PUE
- - - - - ROAD CENTERLINE
- L.S. LANDSCAPE EASEMENT
- O.S. OPEN SPACE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

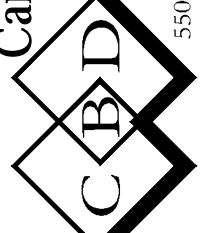
SCALE: 1" = 100'



| Line Table | | Curve Table | |
|------------|----------|-----------------|---------|
| Line # | Length | Curve # | Radius |
| L1 | 675.899 | N027 16 30 42 W | 244.942 |
| L5 | 535.554 | N027 30 50 14 W | 244.942 |
| L6 | 35.953 | N43 15 25 01 E | 250.000 |
| L7 | 299.295 | S40 44 24 92 E | 250.000 |
| L8 | 41.323 | S02 50 24 71 E | 250.000 |
| L9 | 324.050 | S00 02 03 52 W | 250.000 |
| L10 | 1387.054 | N40 44 24 92 W | 250.000 |
| L11 | 177.054 | N02 15 25 01 E | 250.000 |
| L12 | 300.000 | N43 15 25 01 E | 250.000 |
| L15 | 269.458 | N00 15 41 02 W | 250.000 |
| L16 | 93.114 | N43 15 25 01 E | 250.000 |
| L22 | 180.152 | N40 44 24 92 W | 250.000 |
| L23 | 250.629 | N02 04 38 10 W | 250.000 |
| L27 | 36.000 | S40 44 24 92 E | 250.000 |
| L33 | 286.390 | N43 15 25 01 E | 250.000 |
| L34 | 370.978 | N43 15 25 01 E | 250.000 |

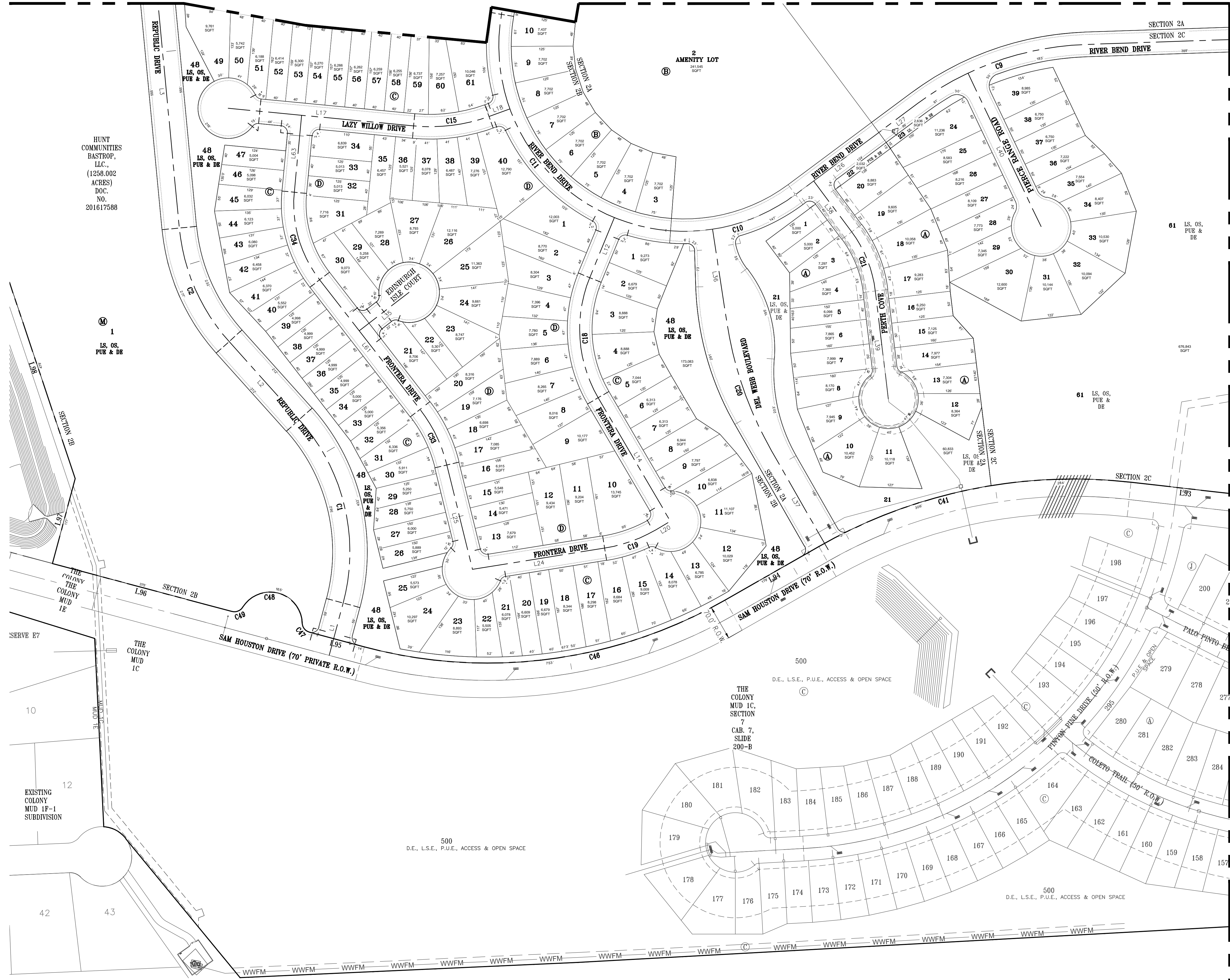
MATCH LINE. SEE SHEET 6

MATCH LINE SEE SHEET 5

| | |
|--|------------------|
| DESIGNED BY: NAME | DRAFTED BY: NAME |
| DATE | DATE |
| REVISION | REVISION |
|  Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying Main Office: 5901 West William Cannon Dr., Austin, Texas 78750 North Office: 12129 RR 620 N., Ste. 600, Austin, Texas 78750 Phone No. (512) 280-5100 www.cbdieng.com | |
| SHEET NAME: MUD 1D (SHEET 1 OF 3) | |
| JOB NAME: COLONY 1D | |
| PROJECT: PRELIMINARY PLAN | |
| DATE | JUL 2024 |
| JOB NUMBER | 5634 |
| SHEET | 4 OF 6 |

SUB-ENGINEERING.C3TB

MATCH LINE SEE SHEET 4



LEGEND

- SECTION X SECTION LABEL
- PHASE LINE
- BOUNDARY LINE
- (X) BLOCK LETTER
- # BLOCK NUMBER
- SIDEWALK
- - - - - EXISTING MINOR CONTOUR
- - - - - EXISTING MAJOR CONTOUR
- - - - - 10' PUE
- - - - - ROAD CENTERLINE
- L.S. LANDSCAPE EASEMENT
- O.S. OPEN SPACE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

SCALE: 1" = 100'

| Line Table | | | Line Table | | | Curve Table | | |
|------------|---------|-------------------|------------|---------|-------------------|-------------|---------|--------|
| Line # | Length | Direction | Line # | Length | Direction | Curve # | Length | Radius |
| L1 | 109.481 | N14° 58' 28" W | L63 | 156.194 | N37° 27' 14.44" E | C1 | 381.140 | 400.00 |
| L2 | 272.008 | N47° 56' 41.15" W | | | | C2 | 254.687 | 400.00 |
| L3 | 551.641 | N30° 25' 43.56" W | | | | C3 | 263.973 | 400.00 |
| L12 | 131.124 | S27° 13' 09.97" W | | | | C10 | 263.363 | 375.00 |
| L14 | 289.129 | S37° 17' 25.37" E | | | | C11 | 624.647 | 375.00 |
| L17 | 376.167 | S81° 32' 45.56" E | | | | C18 | 154.808 | 350.00 |
| L18 | 44.738 | N70° 06' 41.40" E | | | | C20 | 275.566 | 750.00 |
| L19 | 121.124 | S27° 13' 09.97" W | | | | C21 | 130.076 | 250.00 |
| L20 | 33.004 | S99° 42' 34.67" W | | | | C23 | 125.736 | 300.00 |
| L24 | 270.474 | S87° 53' 46.24" W | | | | C24 | 188.628 | 250.00 |
| L25 | 216.902 | N17° 44' 26.67" W | | | | | | |
| L26 | 309.981 | S37° 17' 40.07" W | | | | | | |
| L27 | 48.811 | S37° 17' 40.07" W | | | | | | |
| L35 | 127.096 | S22° 14' 47.86" W | | | | | | |
| L36 | 191.023 | N37° 47' 44.78" W | | | | | | |
| L37 | 230.482 | N29° 44' 05.64" W | | | | | | |
| L38 | 128.321 | N37° 42' 11.97" W | | | | | | |
| L39 | 270.629 | N40° 03' 28.70" W | | | | | | |
| L40 | 341.407 | N20° 26' 30.54" W | | | | | | |
| L41 | 331.224 | N37° 40' 12.14" W | | | | | | |

HUNT COMMUNITIES BASTROP, LLC. (1258.002 ACRES) DOC. NO. 201617588

1 IS, OS, PUB & DE

2 AMENITY LOT

48 IS, OS, PUB & DE

THE COLONY MUD 1C, SECTION 7, CAB. 7, SLIDE 200-B

MATCH LINE SEE SHEET 6

FILE PATH: J:\ACD\3535\3535\PRELIMINARY PLANS\3535 - PRELIM BASE.dwg, Jul 16, 2024, 11:28am

AMENDED PLAT OF LOTS 17-21, 28-30 & 32-34, BLOCK D, & RESERVE EG, OF THE COLONY MUD 1E, SECTION 1, AND LOTS 22-23, 26-27, & RESERVE E5, BLOCK D, OF THE COLONY MUD

| | | | |
|--|------|---------------------|------|
| DESIGNED BY: NAME | DATE | DATE | DATE |
| DRAFTED BY: NAME | DATE | DATE | DATE |
| REVISION | DATE | DESCRIPTION | |
| | | | |
| Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying Main Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78759 Phone No. 512.280.5100 www.cbdieng.com | | | |
| SHEET NAME: MUD 1D (SHEET 2 OF 3) | | JOB NAME: COLONY 1D | |
| PROJECT: PRELIMINARY PLAN | | DATE: JUL 2024 | |
| JOB NUMBER: 5634 | | SHEET 5 OF 6 | |



LEGEND

| | |
|-----------|-------------------------|
| SECTION X | SECTION LABEL |
| --- | PHASE LINE |
| --- | BOUNDARY LINE |
| (X) | BLOCK LETTER |
| # | BLOCK NUMBER |
| --- | SIDEWALK |
| --- | EXISTING MINOR CONTOUR |
| --- | EXISTING MAJOR CONTOUR |
| --- | 10' PUE |
| --- | ROAD CENTERLINE |
| L.S. | LANDSCAPE EASEMENT |
| O.S. | OPEN SPACE |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |

SCALE: 1" = 100'

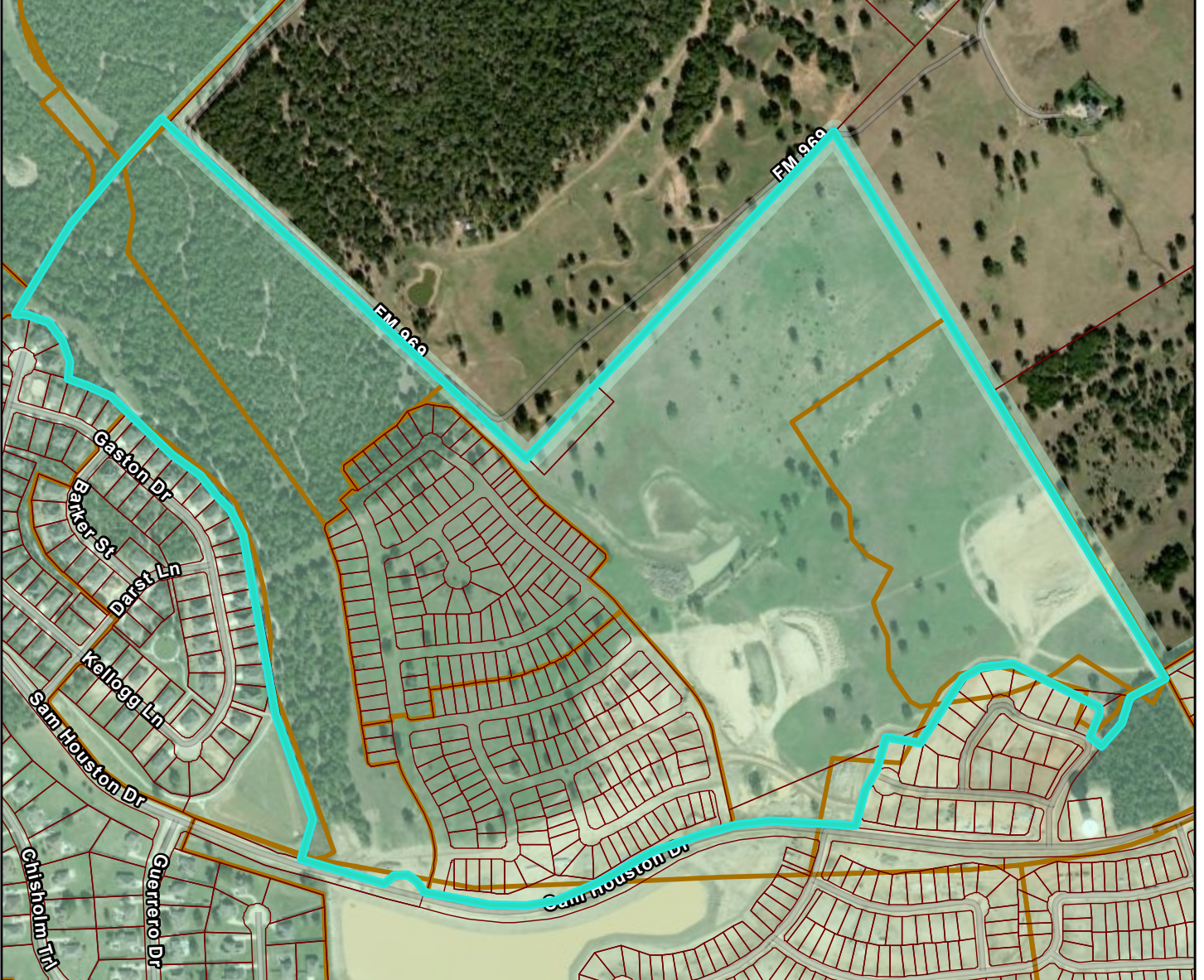
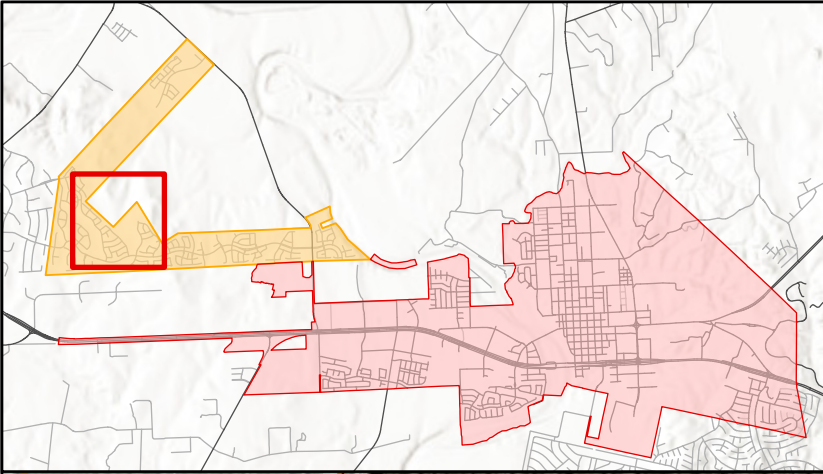
| Line Table | | | Line Table | | | Curve Table | | | |
|------------|---------|-------------|------------|---------|-------------|-------------|---------|--------|---------|
| Line # | Length | Direction | Line # | Length | Direction | Curve # | Length | Radius | Delta |
| L28 | 446.169 | S88°03'12"W | L57 | 101.889 | S37°56'41"E | C6 | 199.992 | 300.00 | 108.190 |
| L29 | 120.912 | S26°32'20"E | L58 | 75.004 | S71°20'01"W | C7 | 342.669 | 250.00 | 190.600 |
| L30 | 248.541 | S37°29'40"E | L59 | 200.000 | N57°32'59"E | C8 | 154.685 | 300.00 | 109.428 |
| L31 | 72.142 | S69°41'04"W | L60 | 186.328 | N74°08'52"W | C9 | 80.223 | 300.00 | 415.314 |
| L32 | 263.913 | S42°11'04"E | L61 | 180.491 | S22°48'04"W | C10 | 390.369 | 300.00 | 174.673 |
| L33 | 180.491 | S22°48'04"W | L62 | 121.676 | N37°29'40"E | C11 | 128.904 | 250.00 | 109.428 |
| L34 | 155.791 | S49°48'55"W | L63 | 121.676 | N37°29'40"E | C12 | 226.081 | 250.00 | 151.600 |
| L35 | 125.307 | S30°33'15"E | L64 | 121.676 | N37°29'40"E | C13 | 226.081 | 250.00 | 151.600 |
| L36 | 98.532 | S67°56'51"W | L65 | 600.000 | N46°48'55"W | C14 | 80.223 | 300.00 | 415.314 |
| L37 | 600.000 | N46°48'55"W | L66 | 250.000 | S42°11'04"E | C15 | 28.641 | 500.00 | 203.020 |
| L38 | 250.000 | S42°11'04"E | L67 | 75.004 | S71°20'01"W | C16 | 75.004 | 400.00 | 189.080 |
| L39 | 128.904 | S29°32'09"W | L68 | 128.904 | S29°32'09"W | C17 | 53.728 | 300.00 | 215.314 |
| L40 | 261.302 | S39°15'55"E | L69 | 161.976 | S37°29'40"E | C18 | 264.792 | 300.00 | 160.600 |
| L41 | 161.976 | S37°29'40"E | L70 | 139.632 | S27°18'55"E | C19 | 223.333 | 300.00 | 146.650 |
| L42 | 139.632 | S27°18'55"E | L71 | 121.676 | S37°29'40"E | C20 | 500.101 | 400.00 | 171.624 |
| L43 | 121.676 | S37°29'40"E | L72 | 121.676 | S37°29'40"E | | | | |

| | |
|---|------------------|
| DESIGNED BY: NAME | DRAFTED BY: NAME |
| DATE | DATE |
| REVISION | |
| | |
| Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying Main Office: 5901 West William Cannon Dr., Austin, Texas 78750 North Office: 12129 RR 620 N., Sec. 600, Austin, Texas 78750 Phone No. (512) 280-5100 www.cbdieng.com | |
| MUD 1D (SHEET 3 OF 3) COLONY 1D PRELIMINARY PLAN | |
| SHEET NAME: | |
| JOB NAME: | |
| PROJECT: | |
| DATE: | JUL 2024 |
| JOB NUMBER: | 5634 |
| SHEET: | 6 OF 6 |

MATCH LINE. SEE SHEET 4

MATCH LINE. SEE SHEET 5

Attachment 1 Location Map



Scale 1:8,200



The Colony MUD 1D, Section Sections 2A, 2B and 2C Preliminary Plat

0 200 400 600 800 1,000 ft

Current Time: 6/28/2024 11:24 AM

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.



STAFF REPORT

MEETING DATE: August 29, 2024

TITLE:

Hold a public hearing and consider action on an extension of the master plan for the Reed Ranch Planned Development District, being 24.04 acres out of the Nancy Blakey Survey, as shown on Attachment 2, located at 615 W Highway 71, within the city limits of Bastrop, Texas.

STAFF REPRESENTATIVE:

Submitted by: Kennedy Higgins – Senior Planner, Development Services

BACKGROUND:

The applicant has applied for an extension of the Master Plan for the Zoning Concept Scheme for Reed Ranch. Per the PDD ordinance, 2023-22 the PD Master plan expires one year (365 days) after approval if the Site plan has not been approved. The applicant is still working through the process, as the City is still working on the extension of Blakey lane. Blakey lane is key for this development. For this reason, the applicant is requesting an extension.

CODE EXPLANATIONS:

B3 Code

Sec. 3.4.006. Master plan. (PDD Ordinance No. 2023-22)

h) Lapse of master plan. A PD master plan shall expire after a period of one year /365 calendar days) if substantial progress is not demonstrated in the form of approval of a site development plan.

i) Extension and reinstatement. Extension of a PD master plan or site plan shall be in accordance with the following:

1) Prior to the lapse of approval for a PD master plan, the applicant may request that the city, in writing, extend the plan approval. Such request shall be considered at a public meeting before the P&Z and the city council, and an extension may be granted by city council at such meeting. Two extensions of six months each in length may be granted, unless otherwise specified by ordinance. If no petition for extension of PD master plan approval is submitted, then the plan shall be deemed to have automatically expired by operation of law and shall become null and void.

2) Determination of extension. In determining whether to grant a request for extension, the city council shall take into account the reasons for the lapse, the ability of the applicant to comply with any conditions attached to the original approval, and the extent to which development regulations would apply to the concept plan or site plan at that point in time. The P&Z and city council shall either extend the PD master plan or deny the request, in which instance the originally approved plan shall be deemed null and void. However, the two aforementioned extensions shall not be unreasonably withheld without due cause.

STAFF RECOMMENDATION:

Hold a public hearing and consider action on an extension of the master plan for the Reed Ranch Planned Development District, being 24.04 acres out of the Nancy Blakey Survey, as shown on Attachment 2, located at 615 W Highway 71, within the city limits of Bastrop, Texas.

ATTACHMENTS:

- Attachment 1: Reed Ranch PDD Master Plan
- Attachment 2: Location Map



**COLORLED CONCEPT PD
SITE PLAN**

PROJECT NAME: REED RANCH
ACERAGE: 24.5 A.
DATE: 27 SEP 23
SCALE: 1" = 60'-0"

ARCHON CORPORATION
ARCHITECTS / PLANNERS
210 NORTH PARK BLVD.
SUITE 100 - GRAPEVINE, TX
76037
214/526-0731



OVERALL SITE GROSS = 24.5 ACRES

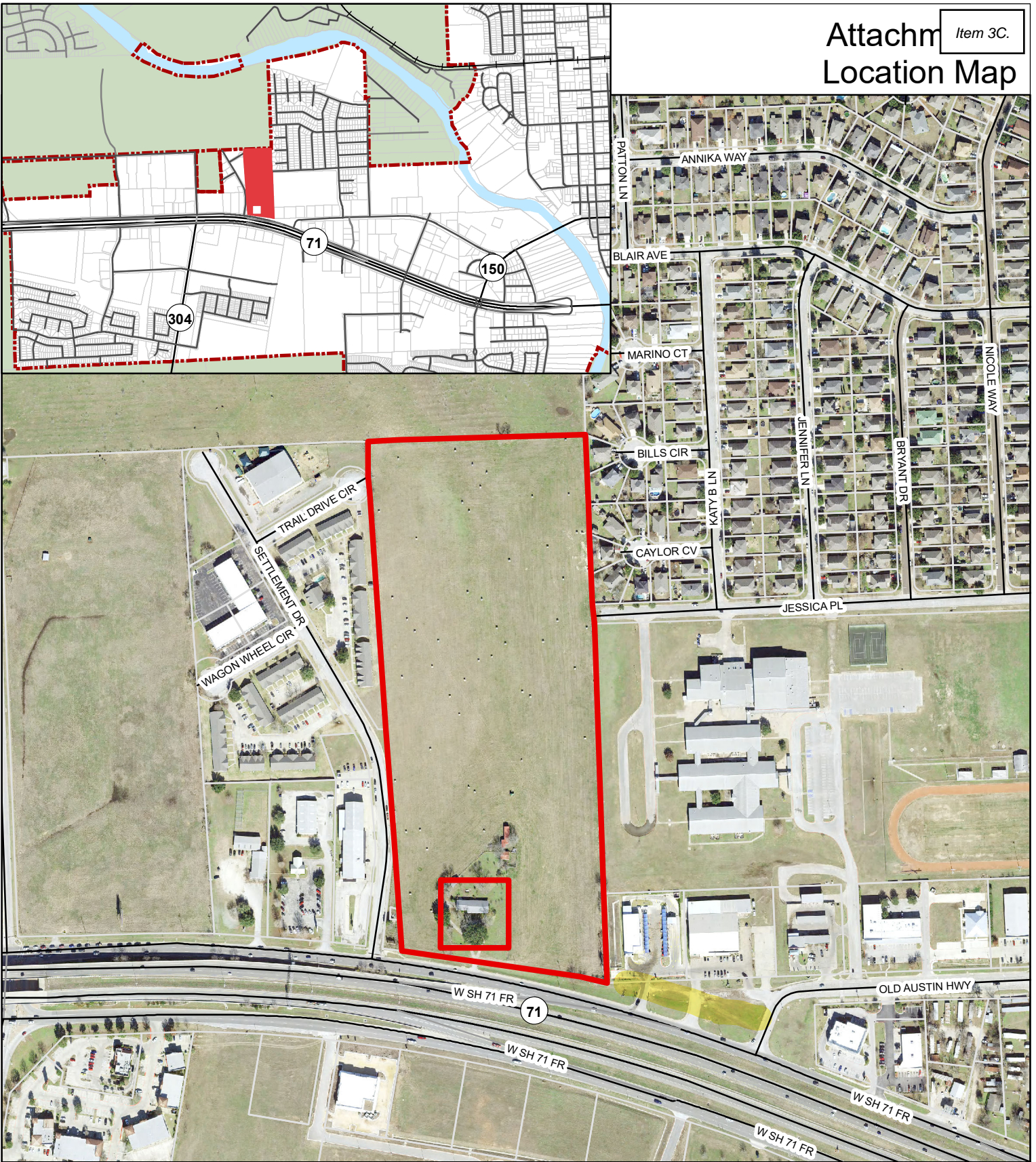
- CIVIC SPACE
- MIXED USE SPACE
- CO-WORK
- FITNESS
- POOL

- PUBLIC STREET
- PRIVATE STREET

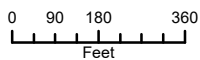
TO OLD AUSTIN ROAD
OWNER: BASTROP CAR WASH SERVICES LLC
CALLED 1.5 ACRES

ARCHITECT: GARY G. WOOD #12202
PRELIMINARY - NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING.
DATE: 27 SEP 23





Reed Ranch Property Location Map



1 inch = 400 feet



Date: 8/17/2023

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 information, nor does it represent that its use will not infringe upon privately owned rights.



STAFF REPORT

MEETING DATE: August 29, 2024

TITLE:

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

AGENDA ITEM SUBMITTED BY:

Kennedy Higgins – Senior Planner, Development Services

BACKGROUND:

Per previous meetings with the different board and commissions the Planning and Zoning Commission members will serve as liaisons between P&Z and the other boards.

You will not be a member in these boards unless you apply to join the board, you will be a liaison to them and attendance to their meetings will not affect your status with the Planning and Zoning Commission. The intent is to have a direct person that these boards can reach out to if they have any questions or concerns.

ATTACHMENTS:

- Description of each Board and Commission

Boards and Commissions Overview

The [FAIRVIEW CEMETERY ADVISORY BOARD](#) serves as a policy advisory board to the City Council recommending rules and policies concerning the use, care, control, management, restriction, and protection of Fairview Cemetery. Anticipated time commitment: Several hours per quarter.

The [CONSTRUCTION STANDARDS BOARD OF ADJUSTMENTS AND APPEALS](#) hears any appeals of decisions and interpretations of the Building Official and considers variances of the technical codes. This board requires its members to have a knowledge and experience in technical codes. Members should be a plumbing contractor, electrical contractor, general contractor, architect, engineer or design professional, builder, or have experience in fire protection. Anticipated time commitment: The Construction Standards Board is currently reviewing the 2018 International Code Council Codebooks and will make a recommendation for Council consideration in October. Once the adoption of Codes are completed, this board will meet on an as-needed basis to hear appeals and consider variances.

The [CULTURAL ARTS COMMISSION](#) manages the Cultural Arts Master Plan and will have the continued implementation of the CAMP as its charge. The commission consists of members from organizations including, but not limited to, the Bastrop County Historical Society Museum & Visitor Center, the Bastrop Opera House, the Lost Pines Art Center, Bastrop Independent School District, arts and culture business representatives, and other.

The [BRIDGING BASTROP BOARD](#) serves to facilitate the development of a strategic plan to assess the current state of diversity and inclusion in the City of Bastrop in city services, community engagement, employment opportunities, and community partnerships; to promote inclusion and engagement for all community residents.

The [BASTROP ECONOMIC DEVELOPMENT CORPORATION BOARD](#) serves as a catalyst for community development and economic opportunity that enhances the competitiveness of Bastrop and increases property values, sales tax revenue, job opportunities, and quality of life. Members need to have at least one of the following qualifications: have management experience or serve in an executive capacity, ability to evaluate financial, business records, and projections, economic development experience, or education, training, or experience useful to this board's purpose. Anticipated time commitment: Approximately 10 hours per month to read packet, conduct due diligence to make informed decisions, and attend board meeting(s).

The [ETHICS COMMISSION](#) ensures the implementation and enforcement of the City's Code of Ethics. Anticipated time commitment: Board meets only when reviewing and/or hearing a possible violation of the Ethics Ordinance.

The [HISTORIC LANDMARK COMMISSION](#) is empowered to adopt criteria for Council recommendation that protects, enhances, and perpetuates the sites, landmarks or districts of historical and cultural importance and significance. The City represents a unique confluence of time and place that has shaped the identity of generations of citizens, collectively and

Boards and Commissions Overview

individually, and produced significant historic, architectural, and cultural resources that constitute Bastrop's heritage. The make-up of this board includes an architect, planner, or representative of a design profession, representative elected by the County Historical Society, licensed real estate professional, owner of an historic residential structure or property, owner of an historic commercial structure or property, member of Planning & Zoning Commission, and a general resident of City. Anticipated time commitment: Approximately 3 hours per meeting to prepare and attend.

The **BASTROP HOUSING AUTHORITY BOARD** strives to improve the community by working for better housing and to improve the living standards of the community's low-income families. Board members should have a concern for the Public Housing Authority's place in the overall community improvement and how best to cooperate with and coordinate efforts with other community improvement agencies; should have a deep sense of financial responsibility for the prudent spending of public funds flowing into the program and a strong interest in operating efficiency; and should have a willingness to devote adequate time and effort to attend and participate fully in meetings and keep fully acquainted with the status of operations. Anticipated time commitment: Approximately 3-4 hours per meeting.

The **HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION BOARD** was organized for the purpose of aiding, assisting, and acting on behalf of the City of Bastrop, TX to implement the City-approved Service Plan for the Hunters Crossing Public Improvement District and to perform such other functions as the City from time to time lawfully may delegate to the Corporation. Anticipated time commitment: Couple of hours per quarter.

The **BASTROP PUBLIC LIBRARY BOARD** makes recommendations regarding present and future needs of the library such as materials, policy and fees, and hears appeals or challenges to library rules, policies, fines, or acquisitions of library materials. Anticipated time commitment: Couple of hours per month preparing for and attending board meetings.

The **MAIN STREET PROGRAM ADVISORY BOARD** serves to foster a vision for Bastrop's future that will establish goals and priorities for the Bastrop Main Street Program and foster revitalization of the Main Street Program Area, coordinate activities of the Program's standing and special committees, and recommend projects and activities to Council and the Bastrop Economic Development Corporation Board of Directors that are directly beneficial to achievement of economic vitality of the Program Area. Anticipated time commitment: This is an active board with working board members. It requires a lot of time. Board members are expected to participate and attend promotions and events along with volunteering to serve on committees and special projects.

The **PARKS & RECREATION / PUBLIC TREE ADVISORY BOARD** has two purposes. As the Parks and Recreation Board, this body provides recommendations on plans and programs designed to assist the Parks and Recreation Department in maintaining and improving the City parks and providing recreation programs for the general welfare of the people of the City. As the Public Tree Advisory Board, this body promotes the protection of healthy trees on public property, maintains the City's designation as Tree City USA, coordinates and promotes Arbor Day activities, and develops public awareness and education programs relating to trees in the city community. Anticipated time commitment: Couple of hours per month.

Boards and Commissions Overview

The PLANNING & ZONING COMMISSION promotes economic and community development and neighborhood preservation through the review, study, and consideration of zoning issues relative to state and local laws. Examples include recommendations to Council regarding zoning requests by individuals or developers and any updates to current zoning ordinances. Anticipated time commitment: Approximately 3-4 hours per meeting.

The **YOUTH ADVISORY COUNCIL (YAC)** promotes the interest and receives input from the youth in the community, researches what other communities are doing to involve the youth in the development of the community and promotes the involvement of YAC to other communities. ***Applications are handled through Bastrop Independent School District.***

The ZONING BOARD OF ADJUSTMENTS hears appeals from administrative decisions regarding zoning, and in appropriate cases, subject to appropriate conditions and safeguards, may authorize variances from the terms of City of Bastrop Zoning Ordinance. Anticipated time commitment: Couple of hours preparing for and attending board meeting, when scheduled.



STAFF REPORT

MEETING DATE: August 29, 2024

TITLE:

Consider and act on a recommendation from the Historic Landmark Commission to begin work again towards becoming a Certified Local Government.

AGENDA ITEM SUBMITTED BY:

Kennedy Higgins – Senior Planner, Development Services

BACKGROUND:

At the 8/21/2024 Historic Landmark Commission, they made the recommendation to Planning and Zoning to revive the efforts of becoming a Certified Local Government. Code amendments, surveys, public engagement, will all be a part of these efforts.

ATTACHMENTS:

- CLG Application



REQUEST FOR CERTIFIED LOCAL GOVERNMENT STATUS

THC Contact

Local Contact

Contact: Kelly Little, Coordinator
 Address: Certified Local Government Program
 Texas Historical Commission
 PO Box 12276
 Austin, TX 78711-2276
 Email: kelly.little@thc.texas.gov
 Phone: 512.463.7812

Contact:
 Address:
 Email:
 Phone:

FROM:

(Name, title and mailing address of chief elected official of the applicant government)

In accordance with the National Historic Preservation Act of 1966, and the amendments to the Act approved in 1980, as well Rule 15.6(f) of the Texas Administrative Code, I hereby request Certified Local Government status for

(city/county)

Enclosed are (check off as applicable):

- (1) a copy of the local historic preservation or landmark ordinance, including any and all amendments to same **(required for cities only)**;
- (2) a copy of by-laws adopted by an appointed county historical commission **(required for counties only)**;
- (3) a listing of individual properties and/or districts designated under the city’s historic preservation ordinance, including addresses and statements of significance for each landmark or district. This may be submitted in Microsoft Access, Microsoft Excel, and/or GIS-based format **(required for cities only)**;
- (4) resumes of the designated historic preservation officer and members of the historic preservation review commission, board, or committee, indicating their qualifications, credentials, or expertise in fields related to historic preservation; and
- (5) a copy of the local preservation plan, if available, or a statement of goals and objectives for the preservation program.

The requirements for certification of local governments, as described in the Texas Administrative Code, Rule 15.6(e)(1-5) Rules and Procedures for Certified Local Governments, are presently fulfilled by

(city or county making application)⁹

[check one]

without exception

with exception(s), as follows: [indicate the item(s), above, for which exceptions exist, and explain each, below]

I understand that if my city/county is certified, a written certification agreement specifying the responsibilities of the local government will be required and that

(city/county)

will be eligible to apply for special Certified Local Government matching grants to be used for eligible local historic preservation projects.

(Signed by chief local elected official)

(Dated)

Enclosures (as applicable):

- (1) Local historic preservation ordinance
- (2) By-laws of the county historical commission
- (3) List of locally designated properties/districts
- (4) Resumes of historic preservation review commission/board/committee members
- (5) Local preservation plan or statement of goals and objectives
- (6) HPO appointment form

Revised 1/11/2023



STAFF REPORT

MEETING DATE: August 29, 2024

TITLE:

Discussion and act on future dates for workshops

AGENDA ITEM SUBMITTED BY:

Kennedy Higgins – Senior Planner, Development Services

BACKGROUND:

At the first workshop on 8/17/2024 there was discussions on the dates for up coming workshops. It was decided that the workshops would be the second Saturday of the month for the remainder of the year unless there are conflicts. After further review of the calendar, conflicts arose in November and December. Based on these conflicts, it is a possibility to move the workshops to the first Saturday for those months. The schedule would be as follows;

Saturday, September 14th 9:00 AM,

Saturday, October 12th 9:00 AM,

Saturday, November 2th 9:00 AM,

Saturday, December 7^h 9:00 AM,

ATTACHMENTS:

- None



STAFF REPORT

MEETING DATE: August 29, 2024

TITLE:

Discussion and consider action on adding sidewalks to the master transportation plan

AGENDA ITEM SUBMITTED BY:

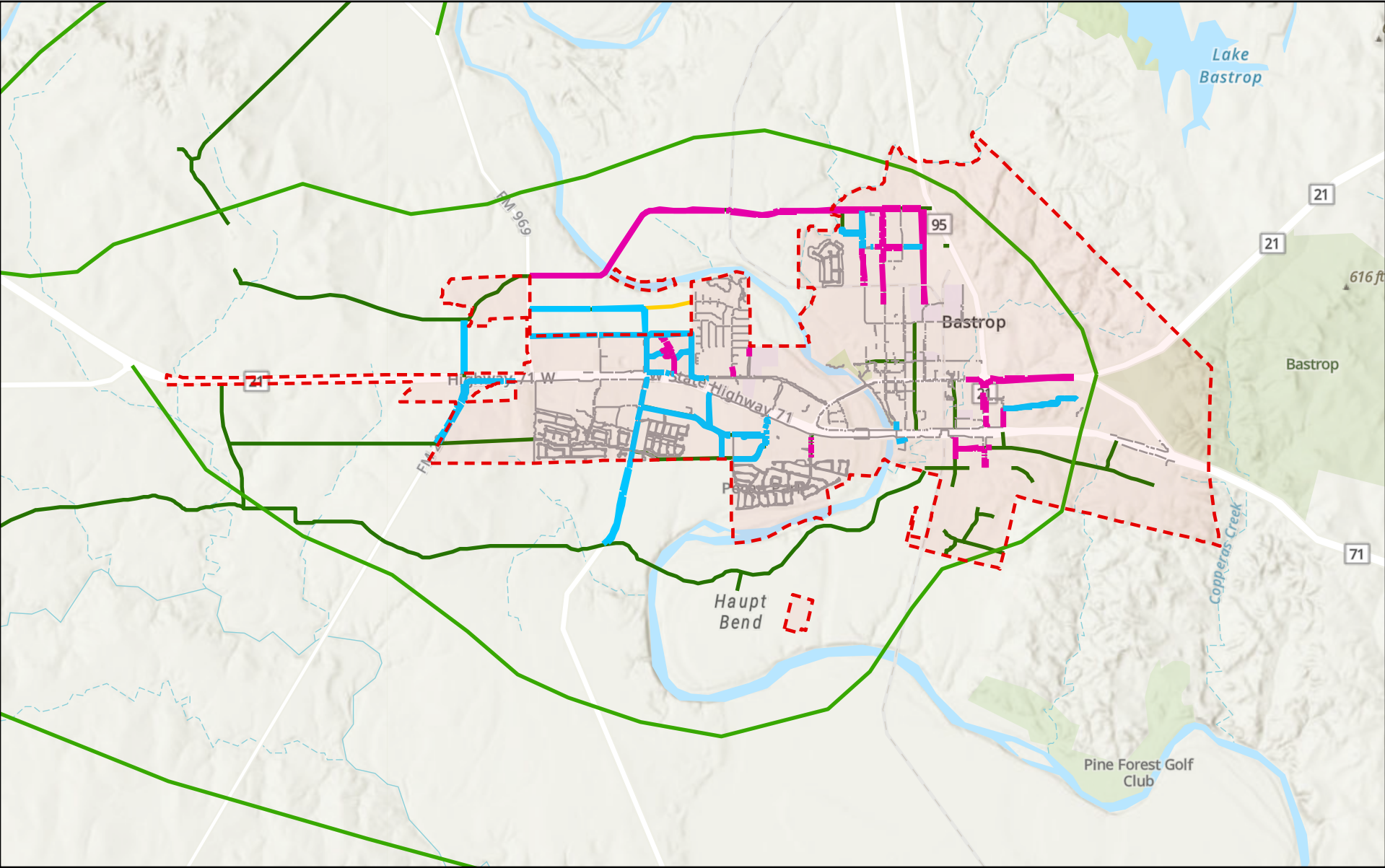
Kennedy Higgins – Senior Planner, Development Services

ATTACHMENTS:

- Map created at Workshop to add Sidewalks

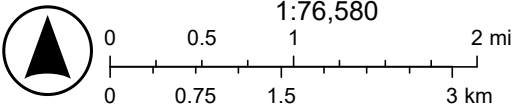
Side Walk Map

Item 4B.



8/26/2024

- - - City Limits
- Proposed Sidewalks (in plans)
- Proposed Removal
- Existing Sidewalks
- Rodeo Transportation
- Proposed TMP COB
- Proposed Sidewalks
- Proposed TMP COB
- World Hillshade



Esri, NASA, NGA, USGS, FEMA, Baylor University, City of Austin, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGra



STAFF REPORT

MEETING DATE: August 29, 2024

TITLE:

Consider and act on a recommendation to council to bring the pattern book back as guidebook.

AGENDA ITEM SUBMITTED BY:

Kennedy Higgins – Senior Planner, Development Services

BACKGROUND:

The pattern book was created as a guideline for the historic Iredell district. After implementation it was found that outside of being a Certified Local Government, the city cannot regulate aesthetic. The discussion was brought at the workshop to bring the pattern book back, not as a requirement to follow, but as a guidebook. It can be brought back in a reference capacity.

ATTACHMENTS:

- [Link to the pattern book](#) (large document, therefore link is provided)



STAFF REPORT

MEETING DATE: August 29, 2024

TITLE:

Discussion and consider recommendation to council on removing the connection at Charles Street from Reed Ranch into the Riverside Grove Subdivision from the master transportation plan.

AGENDA ITEM SUBMITTED BY:

Kennedy Higgins – Senior Planner, Development Services

BACKGROUND:

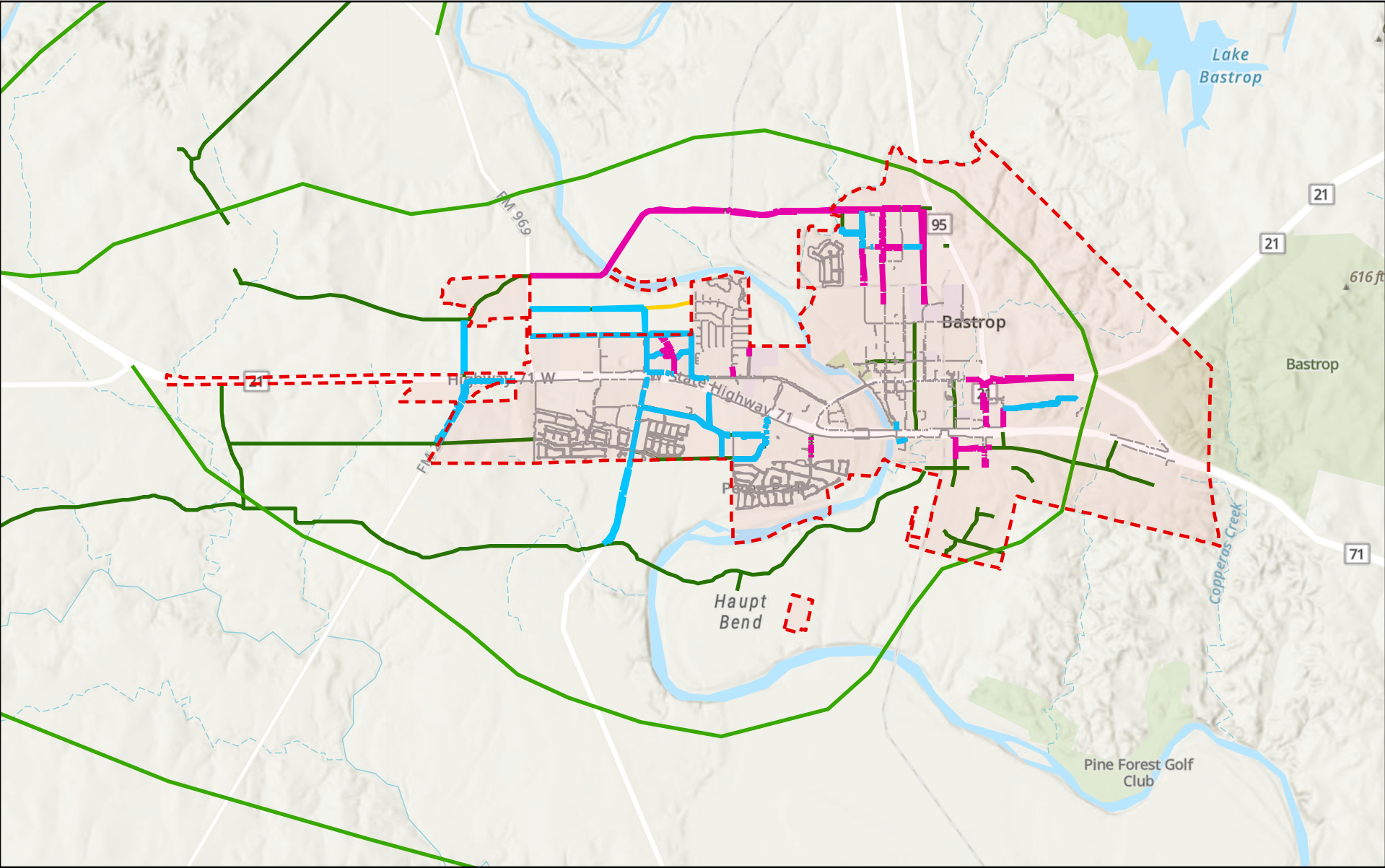
The current master transportation plan calls for a connection of Blakey road to Charles street (please see map created at workshop, the yellow mark is the proposed connection) which would push an unnecessary amount of traffic onto Charles Street into the Riverside Grove Subdivision.

ATTACHMENTS:

- **Map**

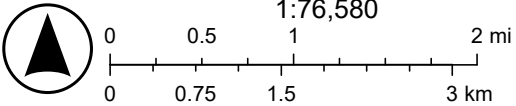
Side Walk Map

Item 4D.



8/26/2024

- - - City Limits
- Proposed Sidewalks (in plans)
- Proposed Removal
- Sidewalk Additional
- Rodeo Transportation
- World Hillshade
- Existing Sidewalks
- TMP_COB
- Proposed Sidewalks
- Proposed TMP COB



Esri, NASA, NGA, USGS, FEMA, Baylor University, City of Austin, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGra