

# Bastrop Planning and Zoning Commission Agenda

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



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April 25, 2024

## Agenda - Planning and Zoning Commission at 6:00 PM

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*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.*

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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. Elect Planning and Zoning Vice Chair

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

3B. Consider action to approve meeting minutes from the March 28, 2024, Planning and Zoning Commission Meeting.

Submitted by: Melissa Gustafson, Development Services Technician

3C. Hold a public hearing and consider action on a recommendation for the Valverde North Zoning Concept Scheme, changing the zoning of 6.218 acres out of the Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop from P3 Residential to P5 Core, as shown on Attachment 1.

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

3D. Consider action to approve Valverde North Final Plat, being 6.218 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.

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

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**

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](http://www.cityofbastrop.org) and said Notice was posted on the following date and time: Wednesday April 17, 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



# STAFF REPORT

**MEETING DATE:** April 25, 2024

**TITLE:**

Consider action to elect the Planning and Zoning Commission Vice Chair.

**STAFF REPRESENTATIVE:**

Kennedy Higgins, Senior Planner, Development Services Department

**BACKGROUND:**

Per the Part I - Home Rule Charter, Section 12.01 - Planning and Zoning Commission, the Commission shall annually elect a Chair and a Vice Chair from among its membership. Per the B3 Code SEC. 2.4.002 Planning & Zoning Commission (b) (5) A Chair and Vice-chairman shall be elected by the Planning & Zoning Commission from its membership, each to hold office for 1 year or until replaced by a majority vote of the Planning & Zoning Commission.

Since the Planning & Zoning Commission does not currently have a Vice Chair a majority vote commission is required to name a new Vice Chair.

**ATTACHMENTS:**

- None



# Planning and Zoning STAFF REPORT

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**MEETING DATE:** March 28, 2024

**TITLE:**

Consider action to approve meeting minutes from the March 28, 2024, Planning and Zoning Commission Meeting.

**AGENDA ITEM SUBMITTED BY:**

Alondra Macias, Development Services Planner I

**ATTACHMENTS:**

- Meeting Minutes from March 28, 2024



PLANNING & ZONING MEETING  
MEETING MINUTES

March 28, 2024, at 6:00 P.M.

The City of Bastrop Planning and Zoning Commission met Thursday, March 28, 2024, at 6:00 PM in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

**1. CALL TO ORDER**

Vice-Chairman Judah Ross called the meeting to order at 6:07 pm.

Ishmael Harris	Absent
Judah Ross	Present
Ashleigh Henson	Absent
David Barrow	Present
Gary Moss	Present
Jordan Scott	Present
Patrice Parsons	Present

**2. CITIZEN COMMENTS**

**3. ITEMS FOR INDIVIDUAL CONSIDERATION**

3A. Consider action to approve meeting minutes from the January 25, 2023, Planning and Zoning Commission Meeting.

Commissioner Gary Moss made a motion to approve the minutes. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

3B. Consider action to approve Lovers Lane Final Plat, being 25.01 acres situated in Stephen F. Austin Survey, Abstract No. 2, located West of Lovers Lane and South of Margie’s Way Bastrop, Texas.

The presentation was made by Kennedy Higgins, Senior Planner.

Commissioner Gary Moss made a motion to approve the Lovers Lane Final Plat, being 25.01 acres situated in Stephen F. Austin Survey, Abstract No. 2, located West of Lovers Lane and South of Margie’s Way Bastrop, Texas. Commissioner David Barrow seconded the motion. The motion passed unanimously.

3C. Public hearing and consider action to recommend approval of the Bastrop Gateway Zoning Concept Scheme, changing the zoning for 31.4559 +/- acres out of the A11 Bastrop Town Tract from P2 Rural and P5 Core to a Planned Development District (PDD) with a base district of P5 Core, as shown on Attachment 2, located at the corner of Pitt Street and Highway 71, within the city limits of Bastrop, Texas.

The presentation was made by Kennedy Higgins, Senior Planner.

Discussion amongst commissioners began.

Vice-Chair, Judah Ross, opened the Public Hearing at 6:58 pm.

John Eberle Jr, resident at 20 Lost Pines Ave, was in opposition, and stated his concerns about the traffic and trees.

Shannon Day, resident at 13 Lost Pines Ave, was in opposition, and stated her concerns about the trees and the effects on the character of the area.

Stewart Bridges, resident at 12 Lost Pines Ave, was in opposition, and stated his concerns about the development, the hillside, and the Houston Toad habitat.

Ian Reichert-Watts, resident at 13 Lost Pines Ave, was in opposition, and stated his concerns regarding the trees and stress it will cause to the environment.

Discussion amongst commissioners began.

Tracy Clevenger, property manager of Walnut Ridge Apartments at 1900 Walnut St. and stated her concerns regarding the effect it will have on the community, traffic, accessibility, and noise level.

Vice-Chair, Judah Ross, closed the Public Hearing at 7:42 pm.

Discussion amongst commissioners began.

Commissioner Gary Moss made a motion to approve the Bastrop Gateway Zoning Concept Scheme, changing the zoning for 31.4559 +/- acres out of the A11 Bastrop Town Tract from P2 Rural and P5 Core to a Planned Development District (PDD) with a base district of P5 Core, located at the corner of Pitt Street and Highway 71, within the city limits of Bastrop, Texas. Commissioner Judah Ross seconded the motion.

Discussion amongst commissioners began.

The motion passed unanimously.

#### **4. UPDATES**

4A. Discussion on upcoming walking tour and joint workshop.

The discussion was to remind the board of the joint walking tour meeting that was set for April 6, 2024, at 10:00 am.

Community meeting between the developer and community to discuss the Gateway Zoning Concept Scheme was set up for April 2, 2024, at 6:00 pm.

4B. Future Development related items.

4C. Development Services Department Monthly Project Volume Report.

The presentation was made by James Cowey, Director of Development Services.

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

Commissioner David Barrow discussed his concern with the Historic Main Street and the growth in the downtown area.

Sylvia informed the commissioners that a Main Street Manager was recently hired and will help with growth of the downtown area.

Main Street Board has discussed in previous meetings to beautify the Main Street businesses and educating the businesses about the financial programs offered to assist.

**5. ADJOURNMENT**

Commissioner Gary Moss made a motion to adjourn the meeting at 8:08 p.m. Commissioner David Barrow seconded the motion. The motion passed unanimously.

\_\_\_\_\_  
Ishmael Harris, Chair

\_\_\_\_\_  
Vice-Chair



# STAFF REPORT

**MEETING DATE:** April 25, 2024

**TITLE:**

Hold a public hearing and consider action on a recommendation for the Valverde North Zoning Concept Scheme, changing the zoning of 6.218 acres out of the Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop from P3 Residential to P5 Core, as shown on Attachment 1.

**STAFF REPRESENTATIVE:**

Kennedy Higgins – Senior Planner, Development Services

**ITEM DETAILS:**

Site Address:	West of FM 969, Bastrop TX (Attachment 1)
Property ID:	6.218 acres out of 8720280
Total Acreage:	6.218 +/-
Acreage Rezoned:	6.218 +/-
Legal Description:	6.218 +/- acres out of Nancy Blakey Survey No. 98
Property Owner:	Continental Homes of Texas, LP
Agent Contact:	Megan Reynold BGE
Existing Use:	Vacant/Undeveloped
Existing Zoning:	P3 Neighborhood
Proposed Zoning:	P5 Core
Future Land Use:	Residential

**BACKGROUND:**

The applicant has applied for a Zoning Concept Scheme for Valverde North property. The proposal is to place P5 Core zoning to appropriately incorporate multi-family.

The multifamily development is part of the larger Valverde development. Valverde North consists of 82 multifamily units located within 41 buildings, associated parking, and is on the northeastern side of the overall development. The buildings on the north will be consistent with the multifamily development directly south of this site.

**LAND USE:**

The existing land use is classified as P3 – Neighborhood per the Developers agreement. Low density residential areas. Planting is naturalistic and setbacks vary from relatively deep to shallow. The roads and blocks may be irregular to accommodate natural conditions.

Place Type P5 – Core is defined in the code as a higher density mixture of building types that accommodate commercial, retail, offices, row houses, and apartments. It has a tight network of

streets, with wide sidewalks, steady street tree plantings, and buildings set close to the sidewalks. P5 is a highly walkable area. A continuous line of buildings is critical to define the public frontage and allow for visible activity along the street edge.

Infrastructure	Available (Y/N)	Proposed
Water	Y	Line Extensions
Wastewater	Y	Line Extensions
Drainage	Y	Storm sewer, detention pond
Transportation	Y	Constructing new streets
Parks and Open Space	Y	Pond with Trails

Drainage

A Zoning Concept Scheme must be accompanied by a Drainage Plan to ensure that the proposed development is feasible. A Final Drainage Plan has been reviewed and approved by the City Engineer. The site includes a detention pond in the natural flow of the land in the northwest corner of the tract in the neighboring parcel where they will be utilizing the detention pond within the single-family section. The maximum impervious cover allowed per the Development Agreement is 70%. This development proposes 62.1% coverage.

Utilities

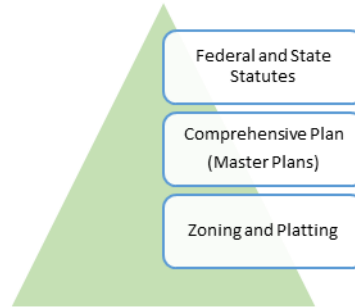
Water service (domestic and fire) will be provided by the City of Bastrop via water line extensions provided by the developer from the existing water tank on the south side of SH 71. These lines will be designed according to the City’s construction standards, as well as the Texas Commission on Environmental Quality’s (TCEQ) requirements.

Wastewater collection and treatment will also be provided by the City of Bastrop via the line extension being installed along FM 969 to the existing 24-inch line by Bear Hunter Drive.

Electric service provided by Bluebonnet Electric.

Traffic Impact and Streets

From FM 969 the main access for the northern lot of Valverde will be Valverde Avenue, a major multimodal 80’ ROW street. There are two entrances/exits into the Valverde North parcel. The internal streets are 55.5’ in width and include parallel street parking. All streets and alleys are proposed to be publicly dedicated. Sidewalks will also be built within the development along the public streets.

**POLICY EXPLANATION:**Texas Local Government Code

Sec. 211.006. PROCEDURES GOVERNING ADOPTION OF ZONING REGULATIONS AND DISTRICT BOUNDARIES. (a) The governing body of a municipality wishing to exercise the authority relating to zoning regulations and zoning district boundaries shall establish procedures for adopting and enforcing the regulations and boundaries. A regulation or boundary is not effective until after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard. Before the 15th day before the date of the hearing, notice of the time and place of the hearing must be published in an official newspaper or a newspaper of general circulation in the municipality.

(c) If the governing body of a home-rule municipality conducts a hearing under Subsection (a), the governing body may, by a two-thirds vote, prescribe the type of notice to be given of the time and place of the public hearing. Notice requirements prescribed under this subsection are in addition to the publication of notice required by Subsection (a).

*The public meeting was noticed in the newspaper on 04/10/2024, Zoning Change signs were visibly placed in the front of the property on 04/11/2024 and notice was sent to property owners within 200 feet of the property boundary on 04/04/2024. Notice of the meeting was posted at least 72 hours in advance.*

(d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either:

- (1) the area of the lots or land covered by the proposed change; or
- (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

(e) In computing the percentage of land area under Subsection (d), the area of streets and alleys shall be included.

*At the time of this report, no protest has been received.*

(f) The governing body by ordinance may provide that the affirmative vote of at least three-fourths of all its members is required to overrule a recommendation of the municipality's zoning commission that a proposed change to a regulation or boundary be denied.

*If the Planning & Zoning Commission makes a unanimous recommendation of the denial of the zoning request, the City Council must have a minimum vote of three-fourths majority to approve the zoning request.*

**Compliance with 2036 Comprehensive Plan:**

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. Although individual developments may exhibit common features including home size, lot size, setbacks, impervious surface coverage, etc., the character area supports variations of these spatial and aesthetics characteristics, subject to appropriate transitions in form, scale, and density between blocks or adjacent developments. In some instances, transitions between developments and adjacent character areas may include higher density housing types or neighborhood oriented commercial uses of limited scale.

*While the future land use map calls for this area to be single family residential, the surrounding area including the lot to the south is consistent with the higher density allowed thus matching the existing environment and the overall developer's agreement.*

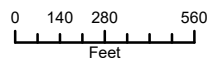
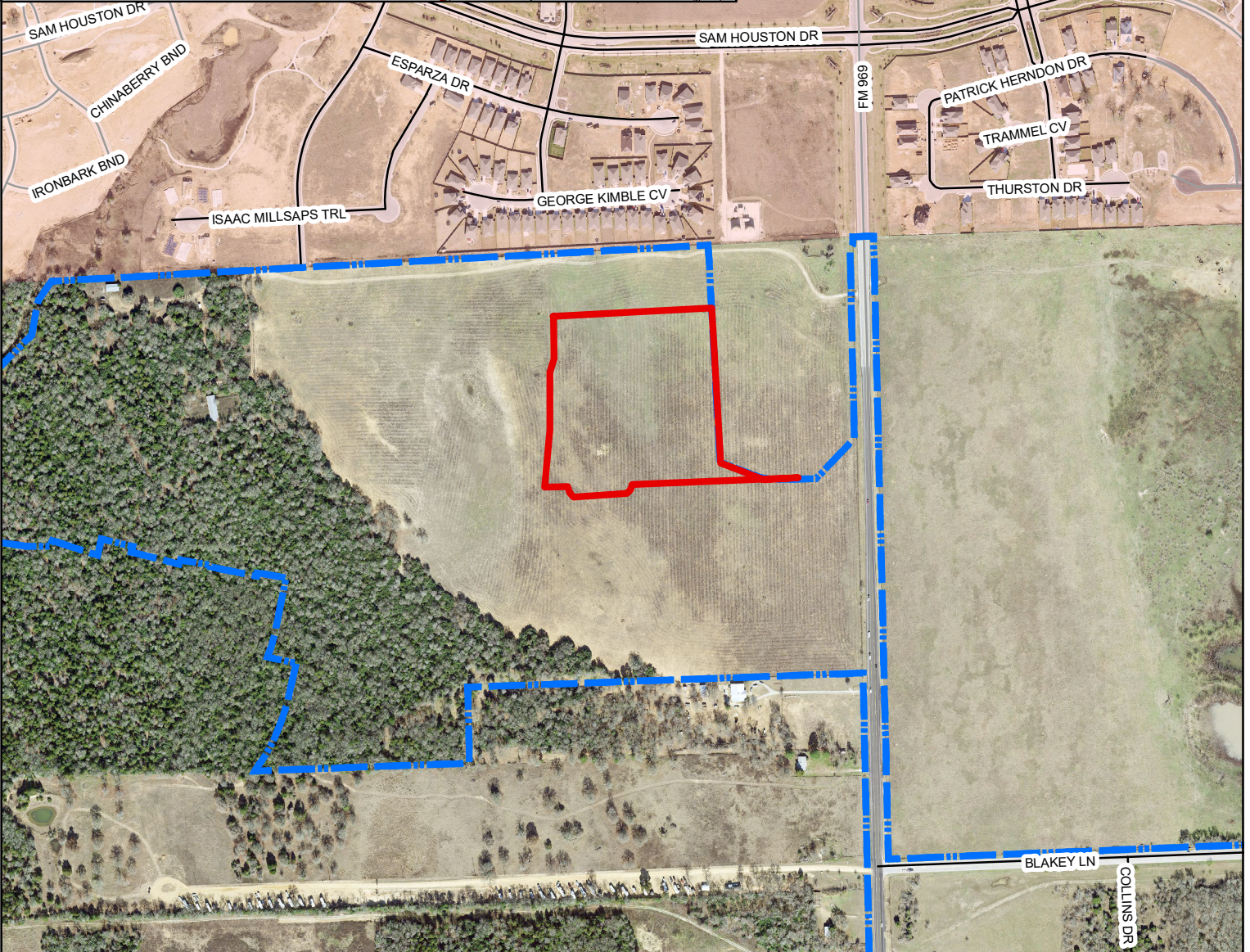
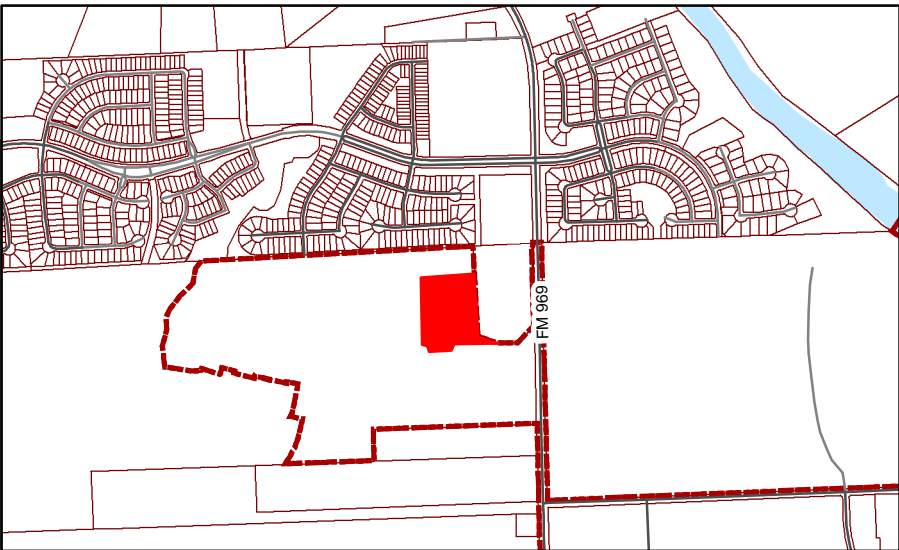
**RECOMMENDATION:**

Hold a public hearing and consider action on a recommendation for the Valverde North Zoning Concept Scheme, changing the zoning of 6.218 acres out of the Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop from P3 Residential to P5 Core, as shown on Attachment 1.

**ATTACHMENTS:**

- Attachment 1: Location Map
- Attachment 2: Valverde North ZCS
- Attachment 3: Exhibits





**Valverde  
 Location Map**

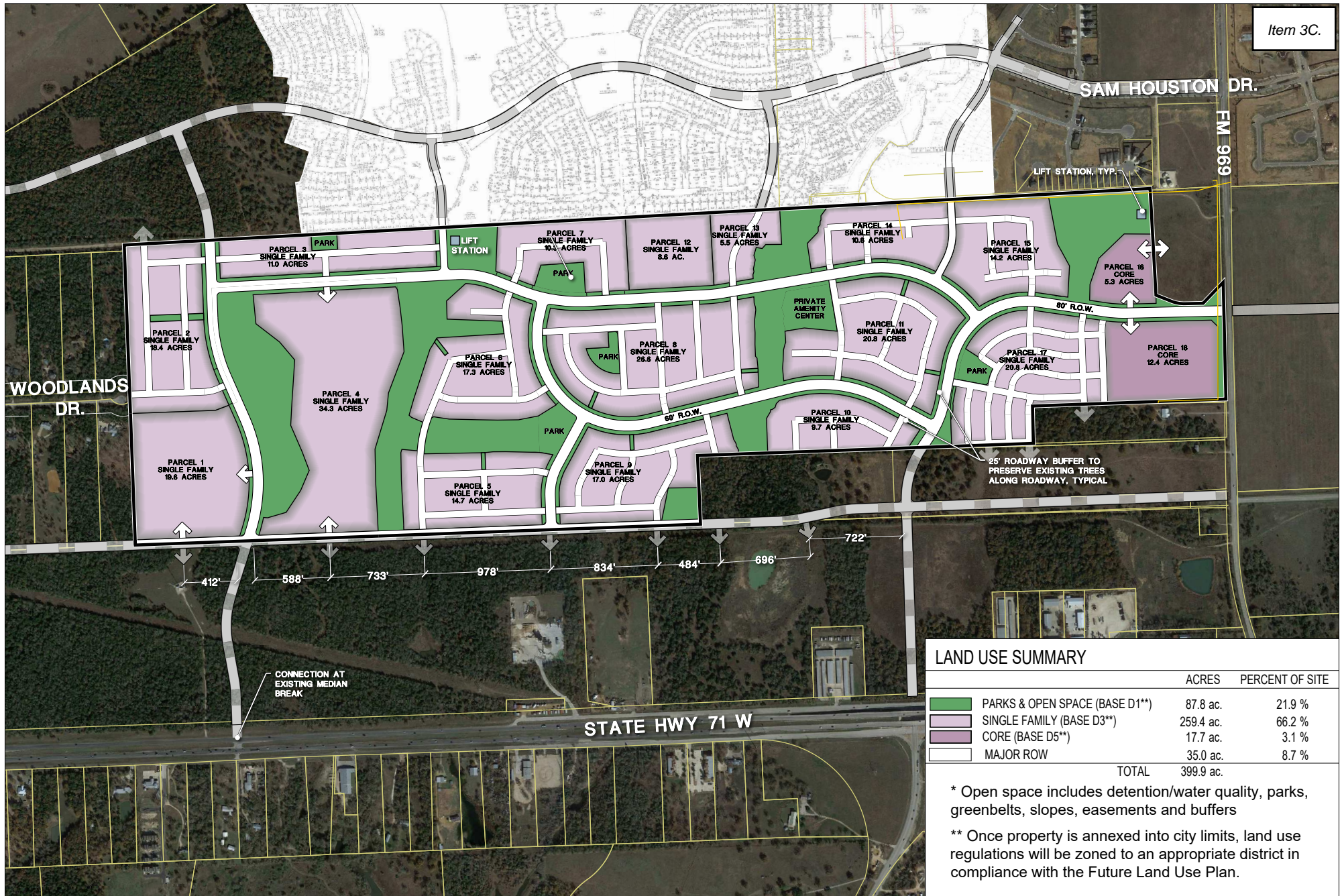
1 inch = 600 feet

Date: 4/3/2024

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







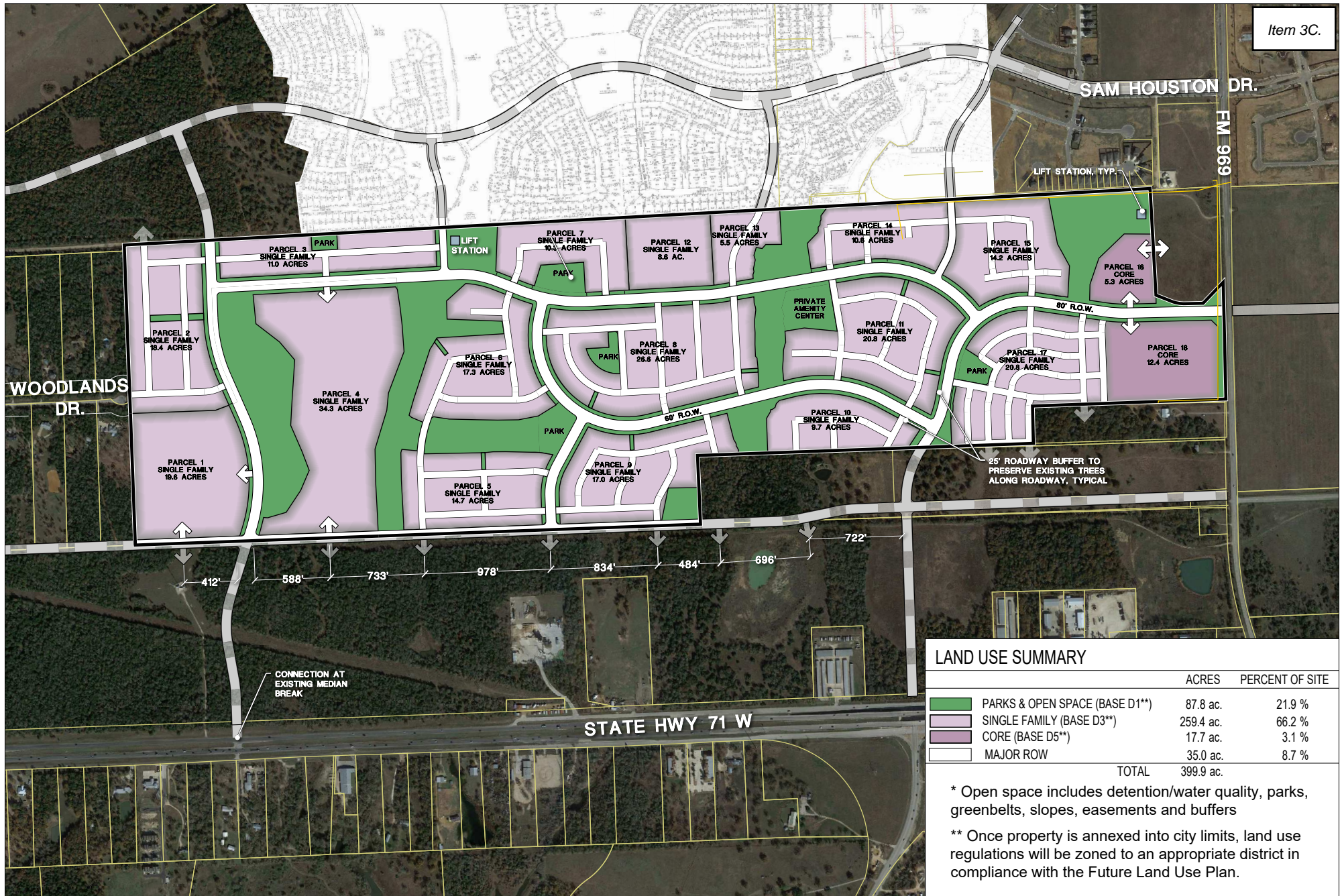
LAND USE SUMMARY		
	ACRES	PERCENT OF SITE
<span style="color: green;">■</span> PARKS & OPEN SPACE (BASE D1**)	87.8 ac.	21.9 %
<span style="color: purple;">■</span> SINGLE FAMILY (BASE D3**)	259.4 ac.	66.2 %
<span style="color: pink;">■</span> CORE (BASE D5**)	17.7 ac.	3.1 %
<span style="color: grey;">■</span> MAJOR ROW	35.0 ac.	8.7 %
<b>TOTAL</b>	<b>399.9 ac.</b>	

\* Open space includes detention/water quality, parks, greenbelts, slopes, easements and buffers

\*\* Once property is annexed into city limits, land use regulations will be zoned to an appropriate district in compliance with the Future Land Use Plan.

NOTE: ROADWAY ALIGNMENTS ARE CONCEPTUAL IN NATURE AND MAY BE ADJUSTED WITH FUTURE PLATTING AND CONSTRUCTION DOCUMENTS





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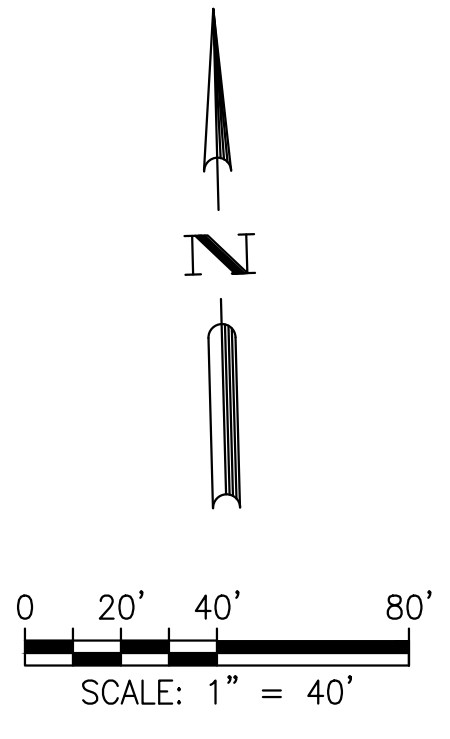


DESIGNED BY: LS, MR  
 REVIEWED BY: IL  
 DRAWN BY: LS, MR

**BROWN & GAY ENGINEERS, INC.**  
 1701 DIRECTORS BLVD., SUITE 1000  
 AUSTIN, TX 78721  
 TYPE Registration No. F-1046  
 TEL: 512-979-9400 www.bge.com

**VALVERDE MULTIFAMILY - NORTH  
 BASTROP, TEXAS**

**OVERALL SITE PLAN**



**LEGEND**

---	PROPERTY BOUNDARY
---	BUILDING SETBACK
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	SIDEWALK - SEE LANDSCAPE PLAN FOR DETAILS
---	ACCESSIBLE ROUTE
---	FIRE LANE STRIPING
---	MEDIUM DUTY PAVEMENT
---	HEAVY DUTY PAVEMENT
---	OPEN SPACE

- NOTES:**
- ALL PAVEMENT DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
  - ALL FIRE ACCESS DRIVES/ROADS SHALL HAVE A MINIMUM 14'-0" VERTICAL CLEARANCE.
  - WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF BASTROP.
  - ALL CURB RADII ARE MEASURED AT 3' UNLESS OTHERWISE NOTED.
  - FIRE LANE STRIPING SHALL BE CONTINUOUS 6" WIDE RED TRAFFIC PAINT STRIPE. THE WORDS "NO PARKING FIRE LANE" SHALL APPEAR IN 4" WHITE LETTERS NO GREATER THAN 30" APART. THESE WORDS SHALL BE MADE WITHIN THE RED STRIPE.
  - ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
  - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
  - SIGNS REQUIRE SEPARATE PERMITS - APPROVAL OF THE SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY INCLUDED SIGN PLANS OR ELEMENTS.

SITE DATA TABLE	
SITE AREA	6.22 AC
LOC (Limits of Construction)	270,863 SF
OPEN SPACE	6.08 AC
OPEN SPACE (%)	264,844 SF
BUILDING COVERAGE*	0.79 AC
BUILDING COVERAGE (%)	12.8%
TOTAL GROSS FLOOR AREA	83,091 SF
FAR	1.91 AC
EXISTING IMPERVIOUS COVER	30.7%
PROPOSED IMPERVIOUS COVER (ON-SITE)	64,165 SF
IMPERVIOUS COVER (%) - (ON-SITE)	1.47 AC
MAXIMUM IMPERVIOUS COVER (%) PER SECTION 2.5.003.A OF THE VALVERDE DEVELOPMENT AGREEMENT	0.24 : 1
ZONING**	0 SF
PROPOSED USE	0.00 AC
**REFER TO BUILDING DATA TABLE FOR ADDITIONAL BUILDING HEIGHT AND BUILDING STORY INFORMATION	168,227 SF
**REFER TO VALVERDE DEVELOPMENT AGREEMENT FOR ADDITIONAL ZONING INFORMATION	3.86 AC
	62.1%
	70.0%
	BASE D3
	MULTIFAMILY

PROVIDED PARKING SUMMARY	
<b>ON-SITE PARKING</b>	
STANDARD PARKING SPACES	5
PARALLEL PARKING	84
COMPACT PARKING SPACES	11
ACCESSIBLE PARKING SPACES (NON-VAN)	2
VAN ACCESSIBLE PARKING SPACES	1
<b>CARPORT PARKING</b>	
CARPORT STANDARD PARKING SPACES	29
CARPORT ACCESSIBLE PARKING SPACES	2
<b>TOTAL PROVIDED ACCESSIBLE PARKING</b>	<b>5</b>
<b>TOTAL PROVIDED ON-SITE PARKING</b>	<b>134</b>

BUILDING DATA TABLE								
BUILDING #	Building Type	No. Buildings	No. Units	Sprinkler Type	# OF STORIES	HEIGHT	SQ FOOTAGE	USE
UNIT 1B	Type V-B	19	38	N/A	1	17'-1"	1,610	MULTIFAMILY
UNIT 2B	Type V-B	19	38	N/A	1	27'-9"	2,305	MULTIFAMILY
UNIT 3B	Type V-B	3	6	N/A	1	25'-9"	2,902	MULTIFAMILY
<b>TOTAL GFA</b>							<b>83,091</b>	



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.







# STAFF REPORT

**MEETING DATE:** April 25, 2024

**TITLE:**

Consider action to approve Valverde North Final Plat, being 6.218 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.

**AGENDA ITEM SUBMITTED BY:**

Kennedy Higgins – Senior Planner, Development Services

**ITEM DETAILS:**

Site Address: West of FM 969, North of SH 71 (Attachment 2)  
 Property ID: 6.218 acres out of 8720280  
 Total Acreage: 6.218 +/-  
 Legal Description: 6.218 +/- acres out of the Nancy Blakey Survey Abstract Number 98

Property Owner: Continental Homes of Texas, LP  
 Agent Contact: Megan Reynolds, BGE, Inc.

Existing Use: Vacant/Undeveloped  
 Existing Zoning: P3 Neighborhood (Pending Re-Zone to P5 Core)  
 Adopted Plan: Valverde Development Agreement, Approved July 13, 2021  
 Future Land Use: Neighborhood Residential

**BACKGROUND/HISTORY:**

The final plat application, Valverde North Subdivision, is a one lot subdivision for multifamily use. All public water and wastewater services will be provided per the Valverde Public Improvement Plan Phase 1 onto this project site. The site will utilize a detention pond that will be located in the neighboring parcel within the Valverde Development. The site is currently vacant and will be developed as multifamily residential use, with a total of 82 units. The development consists of streets, drainage, water, wastewater, and utility infrastructure extensions. The final plat is associated with the approved Viridian Development Agreement, Public Improvement Plans, and Final Drainage Plans for these phases of the development.

The final plat follows the standards adopted in the Viridian Development Agreement.

Infrastructure	Available (Y/N)	Proposed
Water	Y	Line Extensions
Wastewater	Y	Line Extensions
Drainage	Y	Storm Sewer to Detention Pond
Transportation	Y	Construction of new internal streets
Parks and Open Space	Y	Pond with Trails

Traffic Impact and Streets

From FM 969 the main access for the northern lot of Valverde will be Valverde Avenue, a major multimodal 80' ROW street. There are two entrances/exits into the Valverde North parcel. The internal streets are 55.5' in width and include parallel street parking. All streets and alleys are proposed to be for public use. Sidewalks will also be built within the development along the public streets.

Utilities

Water service (domestic and fire) will be provided by the City of Bastrop via water line extensions provided by the developer from the existing water tank on the south side of SH 71 on FM 20. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements.

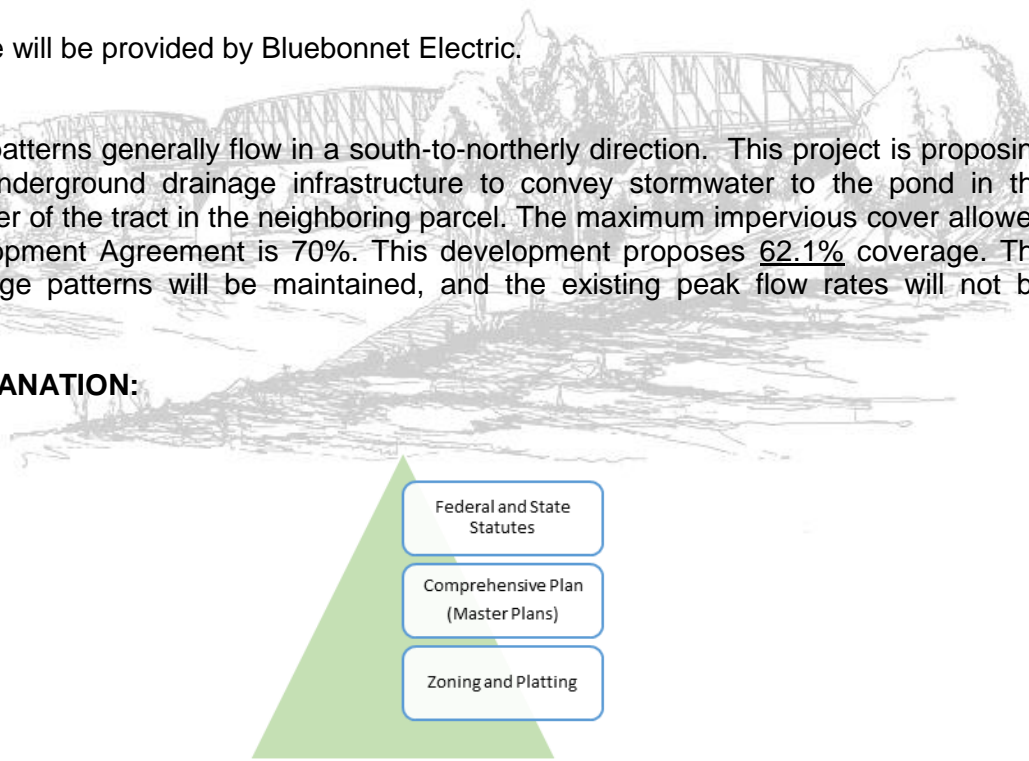
Wastewater collection and treatment will also be provided by the City of Bastrop via a line extension being installed parallel to FM 969 from an existing 24-in line by Bear Huner Drive.

Electric Service will be provided by Bluebonnet Electric.

Drainage

The drainage patterns generally flow in a south-to-northerly direction. This project is proposing surface and underground drainage infrastructure to convey stormwater to the pond in the northwest corner of the tract in the neighboring parcel. The maximum impervious cover allowed per the Development Agreement is 70%. This development proposes 62.1% coverage. The existing drainage patterns will be maintained, and the existing peak flow rates will not be increased.

**POLICY EXPLANATION:**



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

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 B<sup>3</sup> Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits.*

#### 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 by the owner of the tract to be dedicated to public use must have a plat of the subdivision prepared. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five acres, where each part has access, and no public improvement is being dedicated.

*The applicant has proposed subdividing an undeveloped 6.218 acres of land to a multifamily lot.*

#### Section 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.

*It conforms to the surrounding environment with the south lot doing multifamily 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.

*It conforms to the general plan of the extension of lines.*

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

*A fiscal guarantee has been 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 B<sup>3</sup> Code and Viridian Development Agreement.*

Compliance with 2036 Comprehensive Plan:

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. Although individual developments may exhibit common features including home size, lot size, setbacks, impervious surface coverage, etc., the character area supports variations of these spatial and aesthetics characteristics, subject to appropriate transitions in form, scale, and density between blocks or adjacent developments. In some instances, transitions between developments and adjacent character areas may include higher density housing types or neighborhood oriented commercial uses of limited scale.

*While the future land use map calls for this area to be single family residential, the surrounding area including the lot to the south is consistent with the higher density allowed thus matching the existing environment and the overall developer's agreement.*

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

*The City of Bastrop has a Development Agreement with Valverde that allows the city to agree to specific land uses and development standards. 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 Development Agreement, the Valverde development includes follows the intent of the B<sup>3</sup> Code forms for residential and commercial lot standards. The development agreement allows for a mix of residential house forms, including ranch house, villa, house, duplex, triplex, fourplex, courtyard house, courtyard apartments, row house and apartments.*

B<sup>3</sup> Code – Chapter 1: Subdivisions

- Section 1.3.004 Plat Requirements

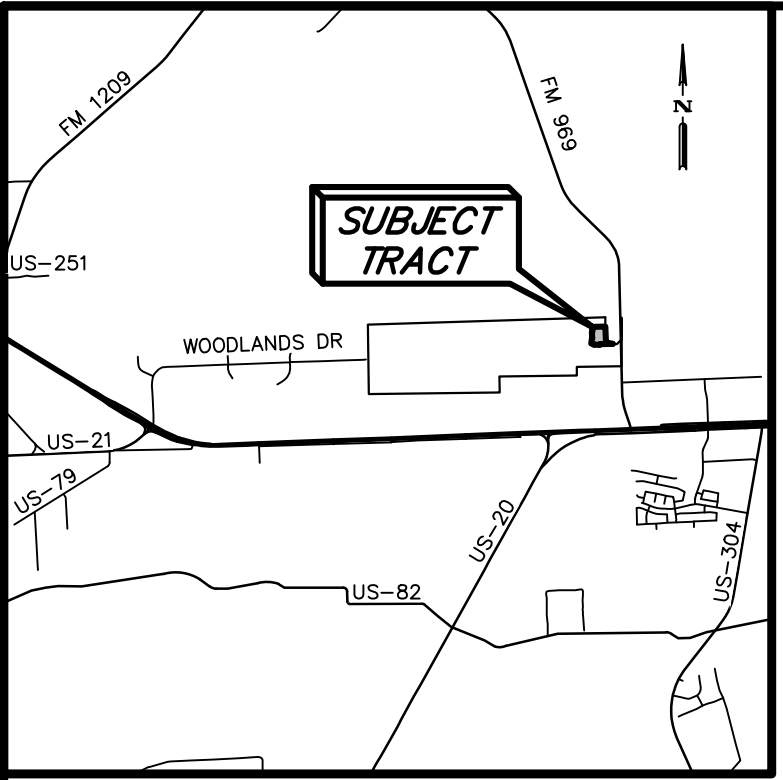
*The Development Review Committee reviewed the Final Plat for Valverde North Subdivision for compliance with subdivision and development agreement standards on March 28, 2024, and deemed the plat administratively complete. Staff recommends approval.*

**RECOMMENDATION:**

Consider action to approve Valverde North Subdivision Final Plat, being 6.218 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.

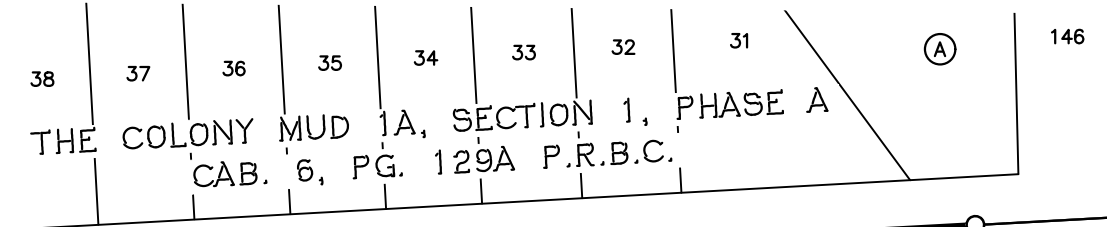
**ATTACHMENTS:**

- Attachment 1: Valverde North Subdivision Final Plat
- Attachment 2: Valverde North Location Map
- Attachment 3: Valverde Concept Plan



LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S3°08'55"E	508.09'
L2	S68°24'20"E	127.74'
L3	S89°01'51"W	367.91'
L4	S88°40'10"W	55.50'
L5	N81°40'57"W	24.86'
L6	N82°58'19"W	55.55'
L7	N8°19'46"E	149.70'
L8	N1°19'50"W	173.06'
L9	N1°19'50"W	139.89'
L10	N88°35'52"E	431.56'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	105.51'	271.69'	22°15'05"	S 79°23'24" E	104.85'
C2	39.29'	24.96'	90°09'42"	S 43°40'10" W	35.36'
C3	160.31'	960.07'	9°34'02"	N 86°27'58" W	160.12'
C4	39.27'	25.00'	90°00'00"	N 36°40'57" W	35.36'
C5	45.84'	271.58'	9°40'19"	N 03°29'36" E	45.79'
C6	42.56'	80.50'	30°17'40"	N 13°49'00" E	42.07'



HUNT COMMUNITIES BASTROP, LLC  
REMAINDER OF A CALLED  
1,258.002 AC.  
DOCUMENT NO. 201617588  
O.P.R.B.C.

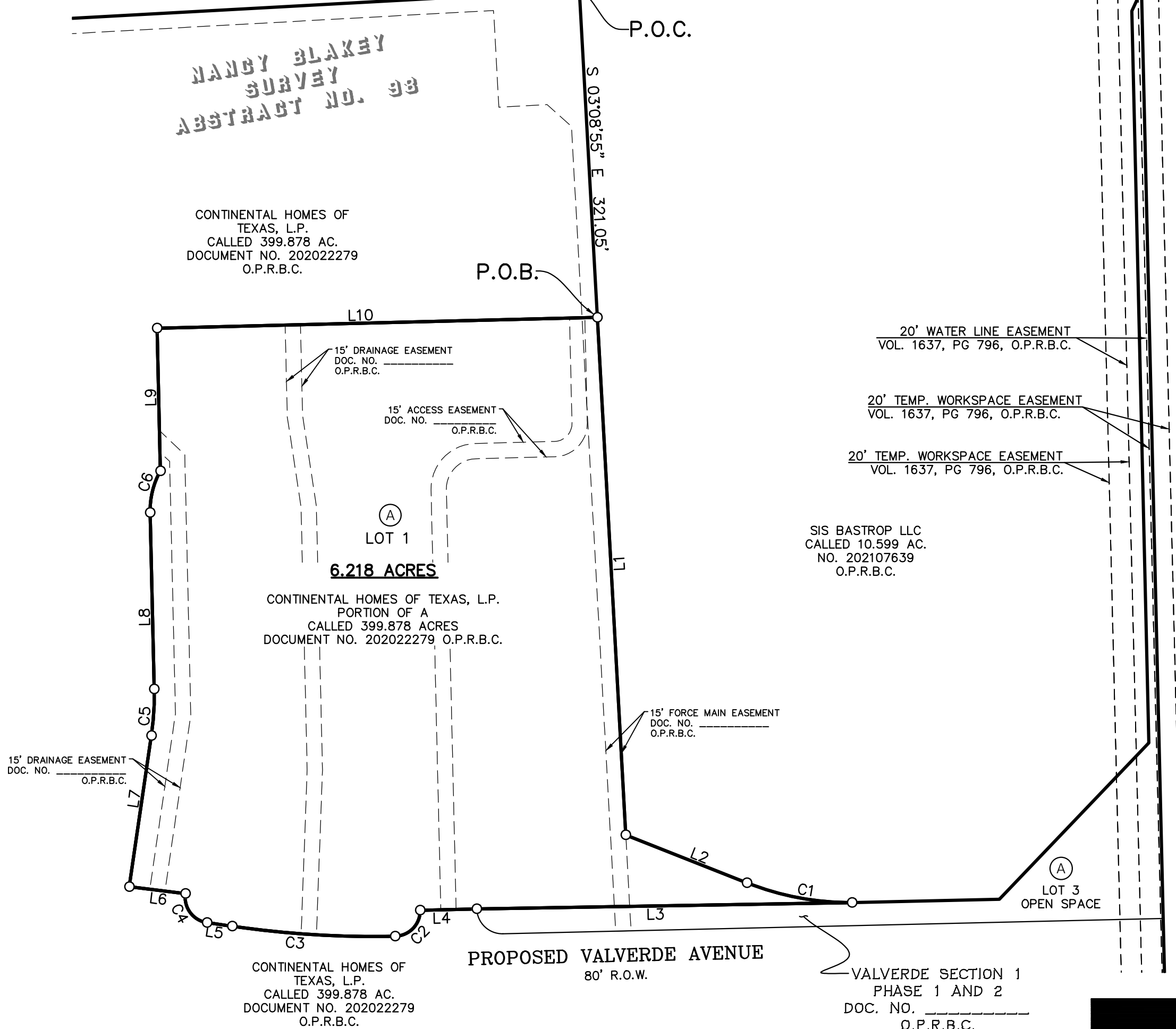
F.M. 969  
80' WIDE R.O.W.  
AS REFERENCED ON  
CAB. 6, PG. 129A  
P.R.B.C.

FIELD NOTES FOR A 6.218 ACRE TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, SITUATED IN BASTROP COUNTY, TEXAS; BEING OUT OF A CALLED 399.878 ACRE TRACT OF LAND AS CONVEYED UNTO CONTINENTAL HOMES OF TEXAS, L.P. IN DOCUMENT NUMBER 202022279 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 6.218 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2-inch iron rod with a cap stamped 'BGE INC' set on the south line of The Colony MUD 1A, Section 1, Phase A, as recorded in Cabinet 6, Page 129A of the Plat Records of Bastrop County, Texas, at the common corner of said 399.878 acre tract and a called 10.599 acre tract of land as conveyed unto SIS Bastrop, LLC in Document Number 202107639 of the Official Public Records of Bastrop County, Texas, THENCE, S 03° 08' 55" E, coincident with the common line of the 399.878 acre tract and said 10.599 acre tract, a distance of 321.05 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set for the northeast corner and POINT OF BEGINNING of the herein described tract;

- THENCE, continuing coincident with said common line the following three (3) courses:
- 1) S 03° 08' 55" E, a distance of 508.09 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set for an angle point of the herein described tract;
  - 2) S 68° 24' 20" E, a distance of 127.74 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set at the beginning of a non-tangent curve of the herein described tract;
  - 3) Curving to the left, with a radius of 271.69 feet, an arc length of 105.51 feet, a central angle of 22° 15' 05", a chord bearing of S 79° 23' 24" E, and a chord distance of 104.85 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set at the end of this curve for the southeast corner of the herein described tract;

- THENCE, departing said common line, over and across the 399.878 acre tract the following thirteen (13) courses:
- 1) S 89° 01' 51" W, a distance of 367.91 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set for an angle point of the herein described tract;
  - 2) S 88° 40' 10" W, a distance of 55.50 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set at the beginning of a non-tangent curve for a re-entrant corner of the herein described tract;
  - 3) Curving to the right, with a radius of 24.96 feet, an arc length of 39.29 feet, a central angle of 90° 09' 42", a chord bearing of S 43° 40' 10" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set for a point of tangency of the herein described tract;
  - 4) Curving to the right, with a radius of 960.07 feet, an arc length of 160.31 feet, a central angle of 9° 34' 02", a chord bearing of N 86° 27' 58" W, and a chord distance of 160.12 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set for a point of tangency of the herein described tract;
  - 5) N 81° 40' 57" W, a distance of 24.86 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set for a point of curvature of the herein described tract;
  - 6) Curving to the right, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", a chord bearing of N 36° 40' 57" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set at the end of this curve for a re-entrant corner of the herein described tract;
  - 7) N 82° 58' 19" W, a distance of 55.55 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set for the southwest corner of the herein described tract;
  - 8) N 08° 19' 46" E, a distance of 149.70 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set for a point of curvature of the herein described tract;
  - 9) Curving to the left, with a radius of 271.58 feet, an arc length of 45.84 feet, a central angle of 9° 40' 19", a chord bearing of N 03° 29' 36" E, and a chord distance of 45.79 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set for the end of this curve of the herein described tract;
  - 10) N 01° 19' 50" W, a distance of 173.06 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set for a point of curvature of the herein described tract;
  - 11) Curving to the right, with a radius of 80.50 feet, an arc length of 42.56 feet, a central angle of 30° 17' 40", a chord bearing of N 13° 49' 00" E, and a chord distance of 42.07 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set at the end of this curve of the herein described tract;
  - 12) N 01° 19' 50" W, a distance of 139.89 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set for the northwest corner of the herein described tract;
  - 13) N 88° 35' 52" E, a distance of 431.56 feet to the POINT OF BEGINNING and containing 6.218 acres of land, more or less.



SIS BASTROP LLC  
CALLED 10.599 AC.  
NO. 202107639  
O.P.R.B.C.

CONTINENTAL HOMES OF TEXAS, L.P.  
PORTION OF A  
CALLED 399.878 ACRES  
DOCUMENT NO. 202022279 O.P.R.B.C.

CONTINENTAL HOMES OF TEXAS, L.P.  
CALLED 399.878 AC.  
DOCUMENT NO. 202022279  
O.P.R.B.C.

VALVERDE SECTION 1  
PHASE 1 AND 2  
DOC. NO. \_\_\_\_\_  
O.P.R.B.C.

# FINAL PLAT VALVERDE NORTH SUBDIVISION

A SUBDIVISION OF 6.218 ACRES OF LAND  
LOCATED IN THE  
NANCY BLAKEY SURVEY ABSTRACT NO. 98  
BASTROP COUNTY, TEXAS

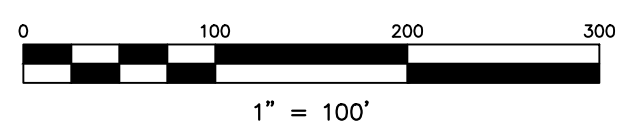
OWNER: CONTINENTAL HOMES OF TEXAS, L.P.  
ADDRESS: 10700 PECAN PARK BLVD., SUITE 400  
AUSTIN, TX, 78750  
PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

ACREAGE: 6.218 ACRES  
SURVEY: NANCY BLAKEY SURVEY, ABSTRACT NO. 98

NUMBER AND ACREAGE BY LOT TYPE: MULTIFAMILY-1-6.218 ACRES

PLAT SUBMITTED: 03/18/2024  
PLAT REVISED:

SURVEYOR: BGE, INC. (DION ALBERTSON, RPLS)  
PHONE: 210-581-3600 FAX: \_\_\_\_\_  
ENGINEER: BGE, INC. (BRIAN GRACE, PE)  
PHONE: 512-879-0400 FAX: \_\_\_\_\_



BEARING BASIS:  
BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83. DISTANCES SHOWN ARE IN SURFACE VALUES. COMBINED SCALE FACTOR IS 0.99998269.

UNDER NO CIRCUMSTANCES WILL THE CITY BE OBLIGATED TO ACCEPT STREETS, ROADWAYS, ALLEYS, CURBS, GUTTERS/DRAINAGE SYSTEMS, SIDEWALKS, STREET LIGHTS, AND/OR RELATED IMPROVEMENTS WITHIN THE DISTRICT FOR OWNERSHIP, OPERATION, AND MAINTENANCE UNTIL SUCH TIME OF FULL-PURPOSE ANNEXATION. WITH RESPECT TO SUCH STREETS AND ROADWAYS WITHIN THE DISTRICT, THE DEVELOPER SHALL DESIGN AND CONSTRUCT THE STREETS AND ROADWAYS SOLELY TO THE CITY'S APPLICABLE STANDARDS, AS MODIFIED BY THE DEVELOPMENT AGREEMENT. THE DISTRICT WILL BE OBLIGATED TO ACCEPT, OPERATE AND MAINTAIN THE STREETS AND ALL OTHER COMPONENTS THEREOF, INCLUDING BUT NOT LIMITED TO CURBS, GUTTER/DRAINAGE SYSTEMS, SIDEWALKS AND STREET LIGHTS.



**BGE, Inc.**  
7330 San Pedro Ave., Suite 202  
San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10194490

G:\TFC\Projects\DH\Communities\11445-00-Valverde\_South\_Site\_Plan\SV\04\_Final\Drawings\11445-00-Valverde-North\_Plat.dwg, 3/18/2024 11:17 AM, dabertson, 1:100



STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT CONTINENTAL HOMES OF TEXAS, L.P., BEING THE OWNER OF A 399.878 ACRE TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS, AS RECORDED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202022279 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 6.218 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

VALVERDE NORTH SUBDIVISION

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND 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.

JOHN A SPARROW, ASSISTANT SECRETARY  
CONTINENTAL HOMES OF TEXAS, L.P.  
10700 PECAN PARK BLVD., SUITE 400  
AUSTIN, TEXAS 78750

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOHN A. SPARROW, ASSISTANT SECRETARY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

I, BRIAN GRACE P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLY WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF BASTROP, TEXAS.

*Brian Grace*  
BRIAN GRACE, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 121846  
BGE, INC.  
1701 DIRECTORS BLVD, SUITE 1000  
AUSTIN, TEXAS 78744

*3/18/2024*  
DATE

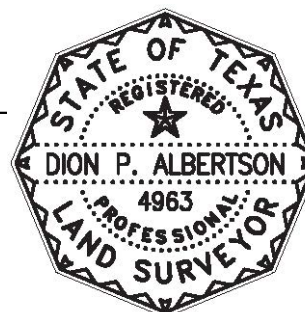


STATE OF TEXAS §  
COUNTY OF BEXAR §

I, DION P. ALBERTSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS, UPON COMPLETION OF CONSTRUCTION.

*Dion P. Albertson*  
DION P. ALBERTSON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963  
BGE, INC.  
7330 SAN PEDRO AVE, SUITE 202  
SAN ANTONIO, TEXAS 78216

*3/18/2024*  
DATE



GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF BASTROP'S FULL PURPOSE JURISDICTION,
2. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83
3. THE PROPERTY LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR BASTROP COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48021C0335F, REVISED MAY 9, 2023. ALL FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
4. THIS SUBDIVISION IS IN AND SERVED BY CITY OF BASTROP UTILITIES FOR WATER SERVICE.
5. THIS SUBDIVISION IS IN AND SERVED BY CITY OF BASTROP UTILITIES FOR WASTEWATER SERVICE.
6. ELECTRIC SERVICE TO BE PROVIDED BY BLUEBONNET ELECTRIC.
7. NO DWELLING STRUCTURE MAY BE OCCUPIED UNTIL SUCH TIME AS WATER AND WASTEWATER CONNECTIONS ARE FULLY OPERATIONAL.
8. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION, GAS, AND SIMILAR UTILITY SERVICE LINES SHALL BE PLACED UNDERGROUND, SUCH LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS ESTABLISHED BY EACH UTILITY OR SERVICE COMPANY, AS APPLICABLE, AND CITY ORDINANCE.
9. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, GRASS, LANDSCAPING, AND DRIVEWAY OR SIDEWALK PAVING. AQUA WATER SUPPLY CORPORATION SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTION, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING, OR RECONSTRUCTING ANY UTILITIES.
10. NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
11. THIS PROJECT IS LOCATED IN THE LOWER COLORADO-CUMMINS WATERSHED WHICH IS CLASSIFIED AS A SUBURBAN WATER SUPPLY WATERSHED.
12. PUBLIC WATER UTILITY WILL BE CONSTRUCTED PER VALVERDE PHASE 1 PUBLIC IMPROVEMENT PLANS APPROVED ON 8/8/2022 TO SERVE THIS SUBDIVISION.
13. PUBLIC WASTEWATER UTILITY WILL BE CONSTRUCTED PER VALVERDE PHASE 1 PUBLIC IMPROVEMENT PLANS APPROVED ON 8/8/2022 TO SERVE THIS SUBDIVISION.
14. DETENTION FACILITY WILL BE CONSTRUCTED PER VALVERDE PHASE 1 FINAL DRAINAGE PLAN APPROVED ON 3/11/2022 TO SERVE THIS SUBDIVISION.
15. PUBLIC ACCESS STREET WILL BE CONSTRUCTED PER VALVERDE PHASE 1 PUBLIC IMPROVEMENT PLANS APPROVED ON 8/8/2022 TO SERVE THIS SUBDIVISION.

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

APPROVED:

PLANNING & ZONING COMMISSION  
CHAIRPERSON

CITY SECRETARY

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 \_\_M, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET \_\_\_\_\_, PAGE \_\_\_\_\_.

FILED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

KRISTA BARTSCH  
COUNTY CLERK  
BASTROP COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

# FINAL PLAT VALVERDE NORTH SUBDIVISION

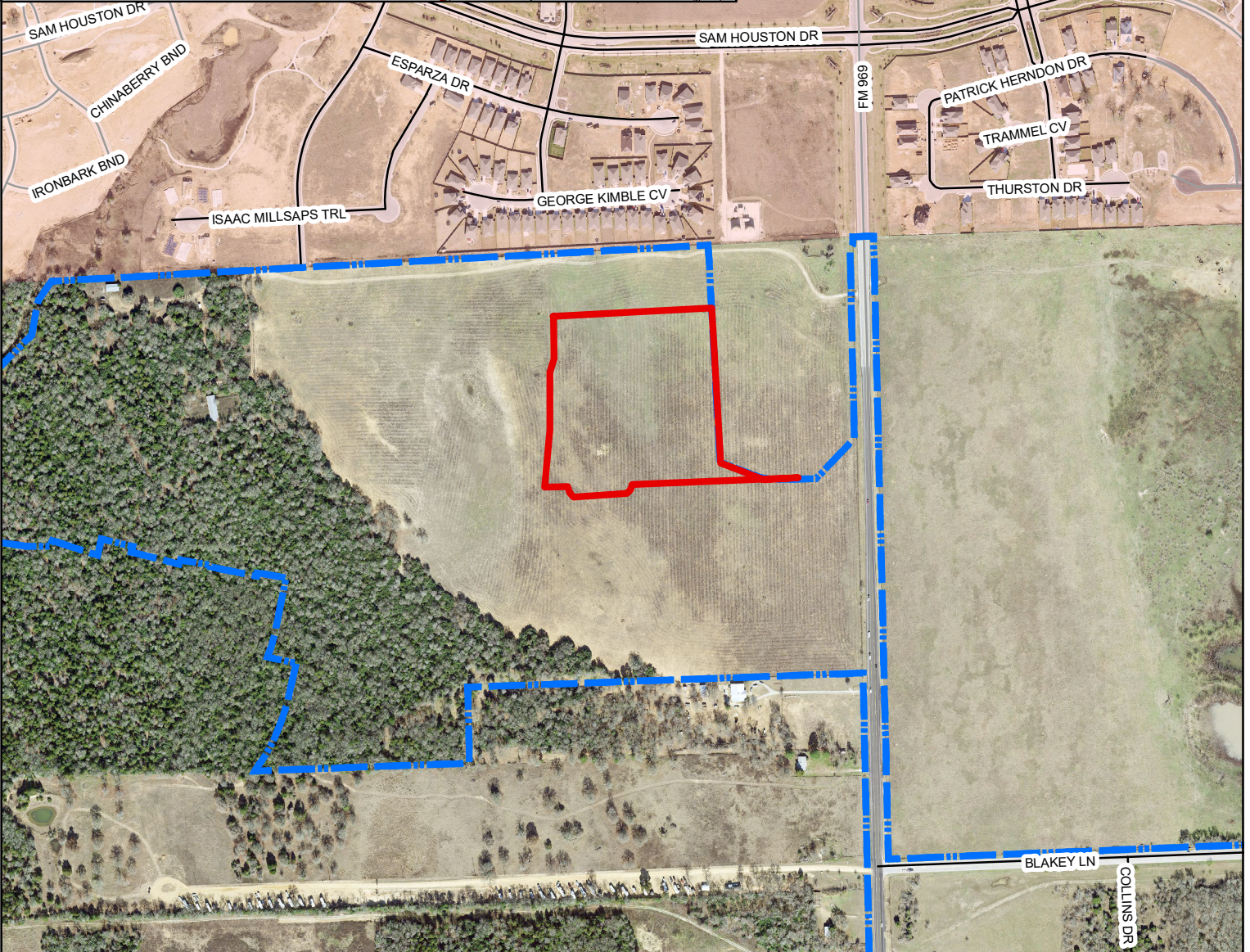
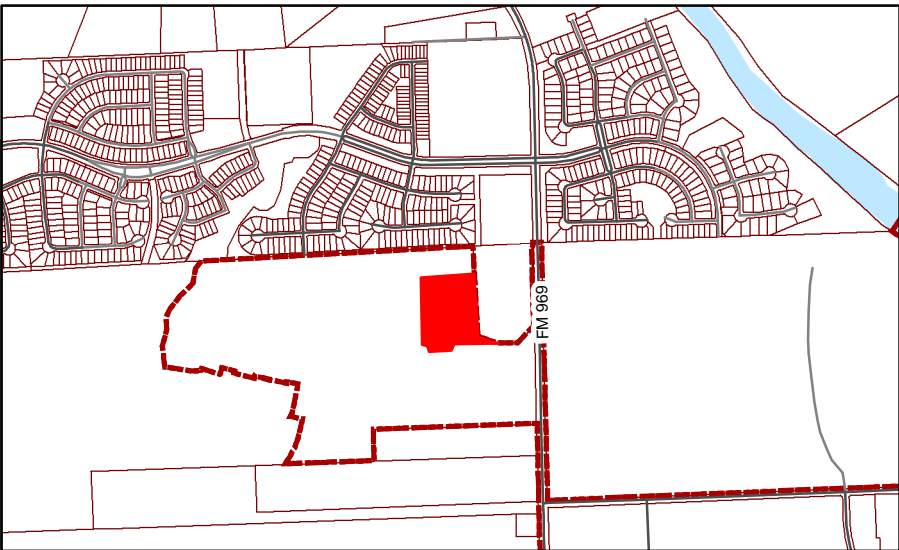
A SUBDIVISION OF 6.218 ACRES OF LAND  
LOCATED IN THE  
NANCY BLAKEY SURVEY ABSTRACT NO. 98  
BASTROP COUNTY, TEXAS



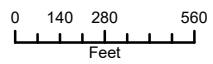
**BGE, Inc.**  
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TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10194490

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**Valverde  
 Location Map**



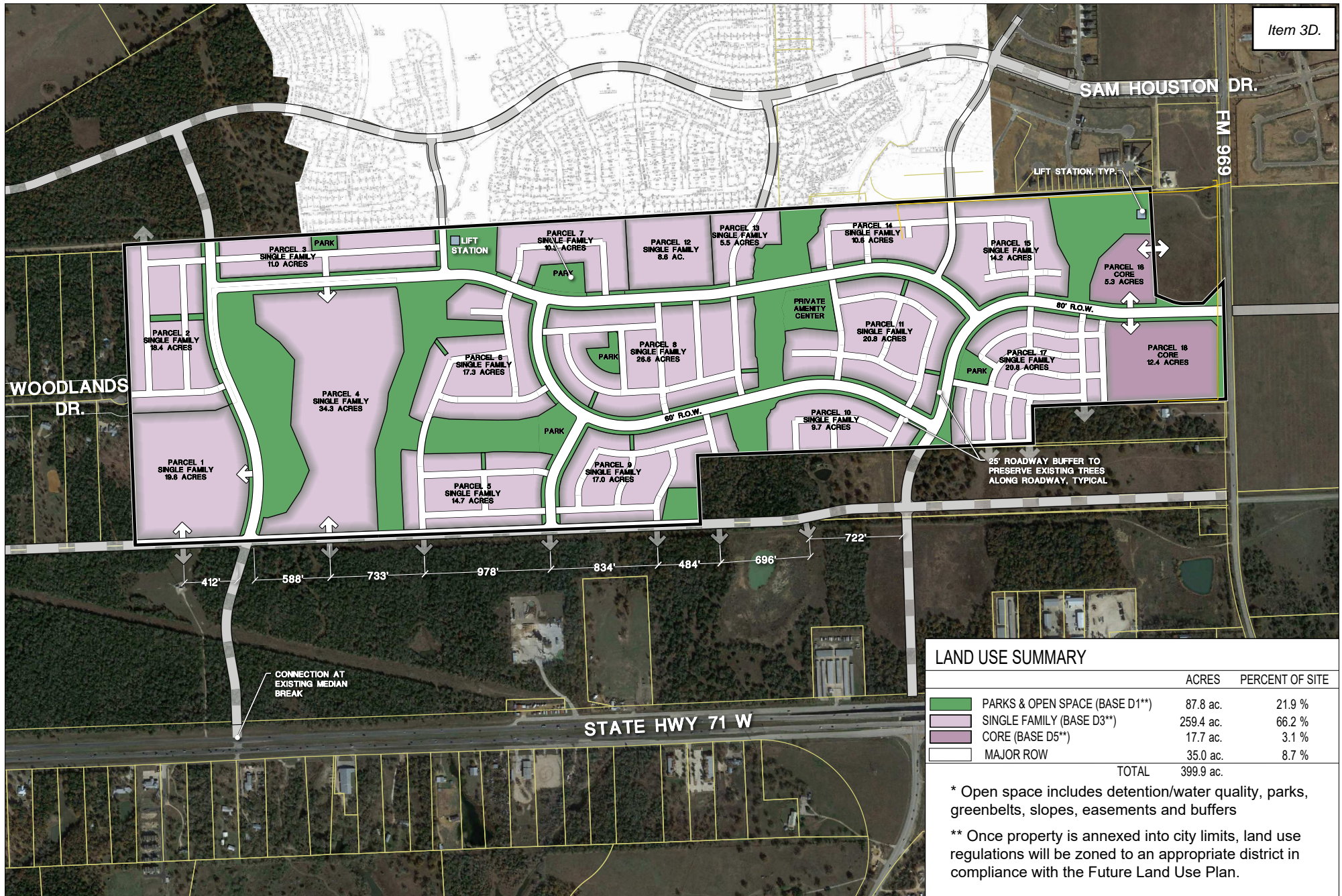
1 inch = 600 feet

Date: 4/3/2024

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.







**LAND USE SUMMARY**

	ACRES	PERCENT OF SITE
<span style="color: green;">■</span> PARKS & OPEN SPACE (BASE D1**)	87.8 ac.	21.9 %
<span style="color: purple;">■</span> SINGLE FAMILY (BASE D3**)	259.4 ac.	66.2 %
<span style="color: pink;">■</span> CORE (BASE D5**)	17.7 ac.	3.1 %
<span style="color: grey;">■</span> MAJOR ROW	35.0 ac.	8.7 %
<b>TOTAL</b>	<b>399.9 ac.</b>	

\* Open space includes detention/water quality, parks, greenbelts, slopes, easements and buffers

\*\* Once property is annexed into city limits, land use regulations will be zoned to an appropriate district in compliance with the Future Land Use Plan.

NOTE: ROADWAY ALIGNMENTS ARE CONCEPTUAL IN NATURE AND MAY BE ADJUSTED WITH FUTURE PLATTING AND CONSTRUCTION DOCUMENTS