



STAFF REPORT

MEETING DATE: September 26, 2024

TITLE:

Consider action to approve the vacation of Valverde Section 1 Phase 1 And 2 Lots 52 And 71 Block C Final Plat, being 1.33 acres in the S8212 - Valverde Section 1 Phase 1 And 2, located west of FM 969, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Kennedy Higgins – Senior Planner, Development Services

ITEM DETAILS:

Site Address:	West of FM 969 (Attachment 1)
Total Acreage:	1.33 acres
Legal Description:	1.33 acres in the S8212 - Valverde Section 1 Phase 1 And 2
Property Owner:	Continental Homes of Texas, LP
Agent Contact:	Juan P. Martinez, BGE, Inc.
Existing Use:	Vacant/Undeveloped
Existing Zoning:	P3 Residential per Development Agreement
Adopted Plan:	Valverde Development Agreement, Approved July 13, 2021
Future Land Use:	Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted an application to vacate the Final Plat for Valverde Section 1 Phase 1 And 2 Lots 52 And 71 Block C. The purpose of the vacation of these two lots is to relocate utility easements. A new plat will be submitted after approval to show the relocation of those easements.

POLICY EXPLANATION:

Vacating plats are reviewed and approved in the manner the original plat was approved. This final plat was approved by the Planning & Zoning Commission.

Local Government Code

Sec. 212.013. VACATING PLAT. (a) The proprietors of the tract covered by a plat may vacate the plat at any time before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved and recorded in the manner prescribed for the original plat.

(b) If lots in the plat have been sold, the plat, or any part of the plat, may be vacated on the application of all the owners of lots in the plat with approval obtained in the manner prescribed for the original plat.

(c) The county clerk shall write legibly on the vacated plat the word "Vacated" and shall enter on the plat a reference to the volume and page at which the vacating instrument is recorded.

(d) On the execution and recording of the vacating instrument, the vacated plat has no effect.

The original Final Plat was approved by the Planning and Zoning Commission December 21, 2023.

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

(c) Vacating Plat: Refer to Texas Local Government Code Chapter 212, Subchapter A. Regulations of Subdivisions, Section 212.013 – Vacating Plat.

The B3 code references compliance with the Texas Local Government Code in regards to vacation of a plat.

RECOMMENDATION:

Consider action to approve the vacation of Valverde Section 1 Phase 1 And 2 Lots 52 And 71 Block C Final Plat, being 1.33 acres in the S8212 - Valverde Section 1 Phase 1 And 2, located west of FM 969, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: Valverde Section 1 Phase 1 And 2 Lots 52 And 71 Block C Final Plat
- Attachment 1: Location Map