



# 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 B<sup>3</sup> 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 B<sup>3</sup> Code and Consent Agreement.*

**B<sup>3</sup> 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

