



STAFF REPORT

MEETING DATE: August 31, 2023

TITLE:

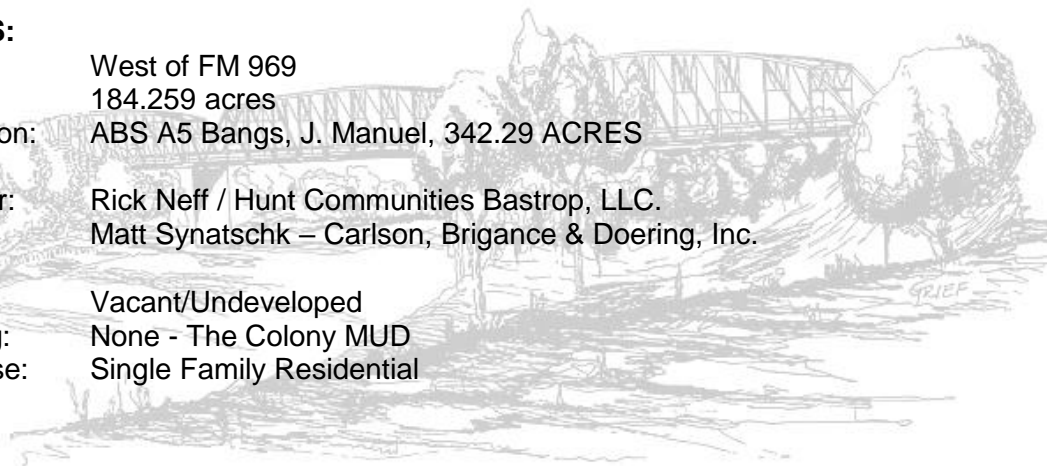
Consider action to approve the Colony MUD 1G, Section 1 Preliminary Plat, being 184.259 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, outside of the Statutory ETJ to the north.

STAFF REPRESENTATIVE:

Kennedy Higgins, Planner, Development Services Department

ITEM DETAILS:

Site Address: West of FM 969
 Total Acreage: 184.259 acres
 Legal Description: ABS A5 Bangs, J. Manuel, 342.29 ACRES
 Property Owner: Rick Neff / Hunt Communities Bastrop, LLC.
 Agent Contact: Matt Synatschk – Carlson, Brigance & Doering, Inc.
 Existing Use: Vacant/Undeveloped
 Existing Zoning: None - The Colony MUD
 Future Land Use: Single Family Residential



BACKGROUND:

The applicant has submitted an application for a Preliminary Plat for The Colony MUD 1G Section 1. The plat includes 266 residential lots and 22 non-residential lots, a total of 184.259 acres. The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

Infrastructure	Available (Y/N)	Proposed
Water	N	16 " water main provided by Aqua
Wastewater	N	Provided by Colony M.U.D.
Drainage	N	11 Lots Dedicated to drainage and landscape
Transportation	Y	15 new streets
Parks and Open Space	Y	11 Lots Dedicated to drainage and landscape

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.

Electric service provided by Bluebonnet Electric.

Drainage

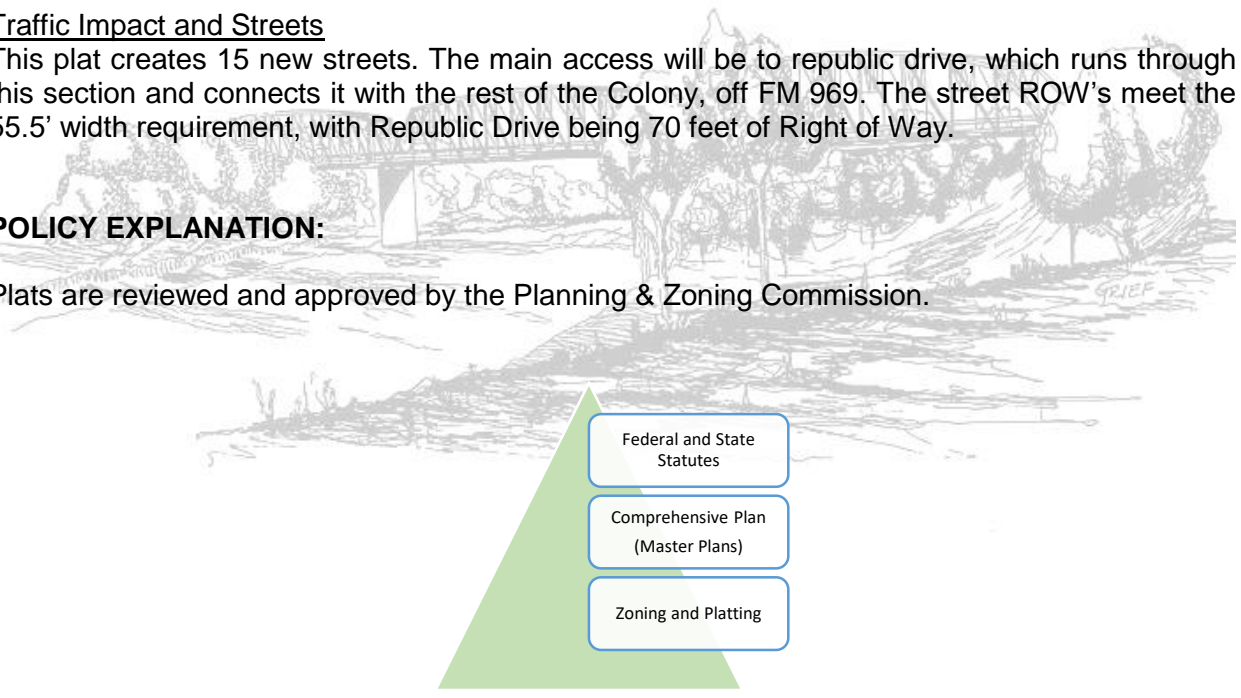
Stormwater runoff generated within the property will flow overland to the proposed streets, captured by curb inlets and conveyed with culverts directly to the proposed pond or directly flow overland to both existing & proposed ponds. The drainage facility and associated infrastructure have been designed in accordance with the City of Bastrop Stormwater Drainage Design Manual (Revised on August 27, 2019) and reflects Atlas 14 precipitation values for all design storms. The drainage system is designed to convey the 25- year, 24-hour storm event within the storm pipe system.

Traffic Impact and Streets

This plat creates 15 new streets. The main access will be to Republic Drive, which runs through this section and connects it with the rest of the Colony, off FM 969. The street ROW's meet the 55.5' width requirement, with Republic Drive being 70 feet of Right of Way.

POLICY EXPLANATION:

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



Compliance with the Texas 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 184.259-acre tract into 266 residential lots and 22 non-residential 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;

This plat is located outside of the Statutory ETJ to the north. The Future Land Use Plan does not extend past the Statutory ETJ, although it shows Neighborhood Residential just to the south of this area. The plat proposes residential lots, consistent with the surrounding property.

- (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;
- (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.

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.

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- 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. This plat will create single-family lots.

Compliance with the B3 code:

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).

The plat complies with the requirements of the adopted B³ Code.

- *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.

RECOMMENDATION:

Consider action to approve the Colony MUD 1G, Section 1 Preliminary Plat, being 184.259 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, outside of the Statutory ETJ to the north.

ATTACHMENTS:

- Attachment 1: Colony Section 1G MUD
- Attachment 2: Location Map
- Attachment 3: Future Land Use Map