



STAFF REPORT

MEETING DATE: February 24, 2025

TITLE:

Consider and act to approve The Colony MUD 1F Section 4 Preliminary Plat, being 31.564 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:

James E. Cowey, Director of Development Services

ITEM DETAILS:

Site Address:	North of Sam Houston (Attachment 1)
Total Acreage:	31.564 acres
Legal Description:	31.564 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner:	Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact:	Taunia Halcomb, Carlson, Brigance, and Doering, Inc.
Existing Use:	Vacant/Undeveloped
Existing Zoning:	None. Extra-Territorial Jurisdiction, The Colony MUD
Adopted Plan:	Fifth Amendment to the Colony MUD Consent Agreement, Approved January 14, 2025
Future Land Use:	Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted an application for a Preliminary Plat for The Colony MUD 1F, Section 4 (Exhibit A). The plat includes 89 residential lots and 2 non-residential lots. The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended. The non-residential lots are drainage and utility easements.

Traffic Impact and Streets

The Preliminary Plat proposes to extend Republic Drive, which will connect to The Colony MUD 1F, Section 3. Republic Drive is the arterial in this portion of The Colony. The plat includes five residential streets that serve just this neighborhood. 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, and provisions for a future traffic signal will also be provided.

Utilities

Water service (domestic and fire) will be provided by The Colony MUD via water line extensions from existing infrastructure located on Republic Drive. 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 in this section flows through a stormwater system that discharges into the detention pond located in section 1F-3. The drainage plan is using 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 Preliminary Drainage Plan has been reviewed and approved by the City Engineer.

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 is outside of the area covered in the Comprehensive Plan, but it complies with the Future Land Use Plan as established for the Colony within the Statutory ETJ, 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 107.351-acre tract into 89 residential lots and 2 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;

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. Provisions for a future traffic signal have been required by the Texas Department of Transportation.

- (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 1.3.002 Preliminary Plat

The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on December 19, 2024.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on December 19, 2024.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Preliminary Plat for The Colony MUD 1F, Section 4 for compliance with subdivision and utility standards on February 13, 2025 and deemed the plat administratively complete.

RECOMMENDATION:

Consider and act to approve The Colony MUD 1F Section 4 Preliminary Plat, being 31.564 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 1F, Section 4 Preliminary Plat
- Attachment 1: Location Map