

Bastrop Special Planning and Zoning Commission

Agenda

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



February 28, 2025

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

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.

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. Consider and act to elect the Planning and Zoning Commission Chair.

Submitted by: Alondra Macias, Planner I, Development Services Department

3B. Consider and act to elect the Planning and Zoning Commission Vice Chair.

Submitted by: Alondra Macias, Planner I, Development Services Department

- 3C. Consider and act on a commercial replat of the Reserve Tract of the Lone Star Storage Subdivision to be called Sendero, being 49.78 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas.

Submitted by: James E. Cowey, Director of Development Services

4. **ADJOURNMENT**

Notice is hereby given of the possibility of a quorum of members from any City of Bastrop Council , Boards, and/or Commissions, at this Planning and Zoning Commission Meeting.

NO Council/Board/Commission action will be taken; NO deliberations will be held; and NO Council/Board/Commission business will be conducted.

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 convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: Tuesday, February 25, 2025 at 5:15 p.m. and remained posted for at least two hours after said meeting was convened.

/s/James E. Cowey
James Cowey, Director of Development Services



STAFF REPORT

MEETING DATE: February 28, 2025

TITLE:

Consider and act to elect the Planning and Zoning Commission Chair.

STAFF REPRESENTATIVE:

Alondra Macias, Planner I, 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.

ATTACHMENTS:

- None



STAFF REPORT

MEETING DATE: February 28, 2025

TITLE:

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

STAFF REPRESENTATIVE:

Alondra Macias, Planner I, 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.

ATTACHMENTS:

- None



STAFF REPORT

MEETING DATE: February 28, 2025

TITLE:

Consider and act on a commercial replat of the Reserve Tract of the Lone Star Storage Subdivision to be called Sendero, being 49.78 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas.

STAFF REPRESENTATIVE:

James E. Cowey, Director of Development Services

ITEM DETAILS:

Site Address: Northeast Corner of SH 71 and FM 969
 Total Acreage: 49.78 acres
 Legal Description: Nancy Blakey Survey, Abstract No. 98, Reserve Lot Lone Star Storage Subdivision

Property Owner: Spencer Harkness/PRC 01 Bastrop, LLC
 Agent Contact: Spencer Harkness/PRC 01 Bastrop, LLC

Existing Use: Undeveloped
 Existing Zoning: P5 – Core
 Future Land Use: General Commercial

BACKGROUND:

With the Public Improvement Plan, Sendero proposes to show the public improvements on the subject tract and the intention to serve the commercial lots that will be created with the replat of the development. The northern portion of the site is zone P4 is expected to develop into multi-family housing.

Infrastructure	Available (Y/N)	Proposed
Water	N	Line Extension – 6, 8 and 10 inch
Wastewater	N	Line Extension – 8 inch
Drainage	N	
Transportation	N	1 new public street, 3 new private streets
Parks and Open Space	N	1 new park on the west side

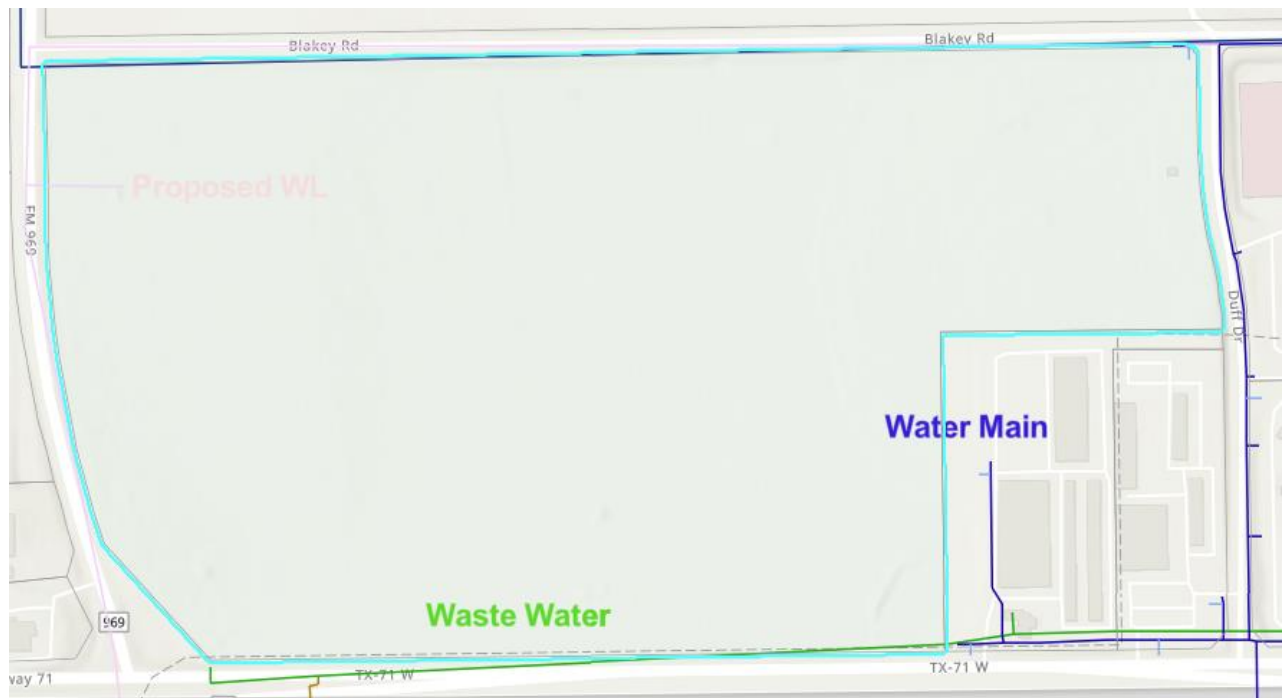
Utilities

The Sendero development is located within the Aqua Water Supply Corporation (WSC) Certificate of Convenience and Necessity (CCN). To serve this development area from the City's distribution system, there will be some internal extensions within the development. These water lines provide adequate pressures and fire flow to meet the projected development demands. These lines will

be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements.

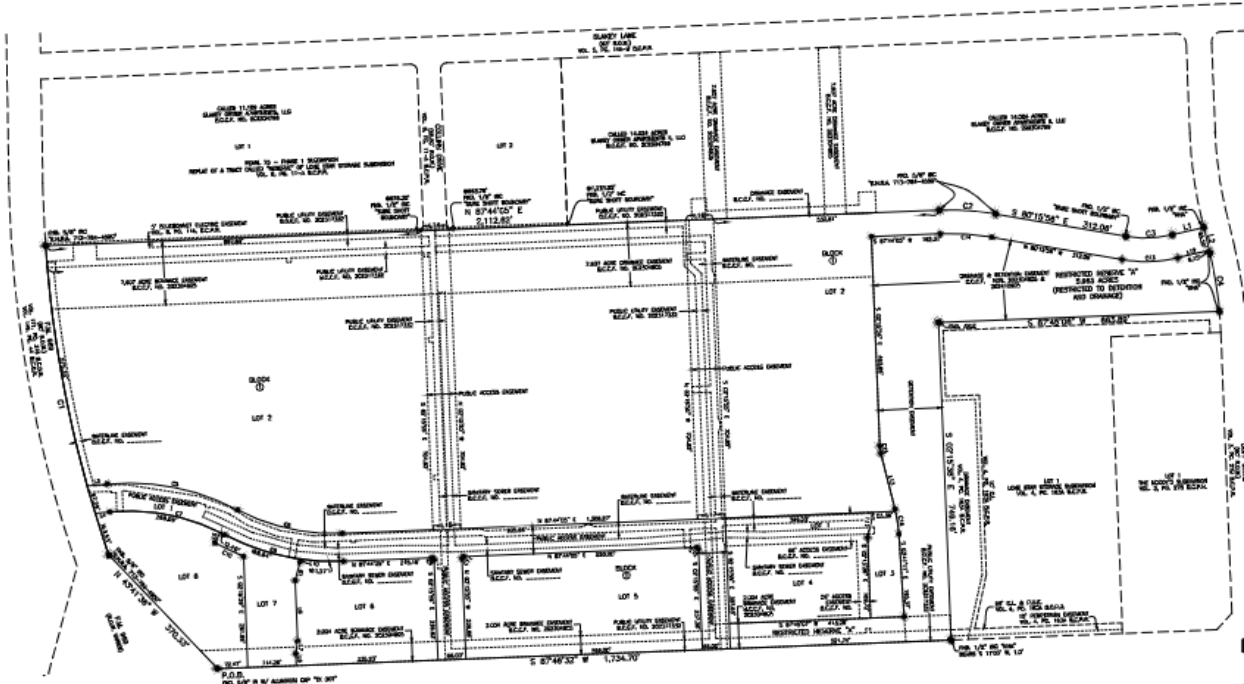
Wastewater collection and treatment will also be provided by the City of Bastrop with wastewater line extensions the existing line on the north side of SH 71 at the southeast corner of the tract provided by the developer.

Electric service provided by Bluebonnet Electric.



Drainage

The natural drainage basins for this area will drain into an onsite detention pond (Lot 11, see Exhibit A). The drainage plan is using the updated rainfall totals of Atlas 14. The site shows conveyance and detention would occur on the east side of the property, where the current drainage flows. The maximum impervious cover allowed in Place Type 5 is 80%. A Final Drainage Plan has been submitted for review.

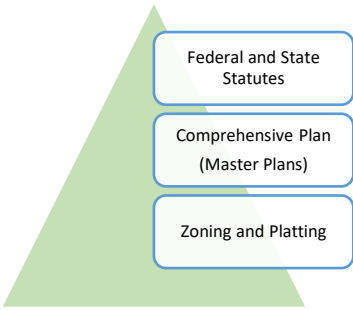


Traffic Impact and Streets

This plat creates 1 new public Street, and 3 internal private Streets. The main access will be off Duff Drive connecting to the proposed Mote Way. There will be internal access easements on Lot 1 connecting from Mote Way to the rest of the subdivision. The street ROW's meet the 55.5 width requirement.

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).

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 replat conforms to the Future Land Use Plan, which is designated General Commercial and Transitional 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 Final Drainage Plan and Public Improvement Plan have been submitted and are currently being reviewed by the City Engineer to ensure that the Public Improvements can be designed for utility extension.

- (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.

Sec. 212.014. Replatting without vacating preceding plat.

A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

- (1) is signed and acknowledged by only the owners of the property being replatted;
- (2) is approved by the municipal authority responsible for approving plats; and
- (3) does not attempt to amend or remove any covenants or restrictions.

The applicant is proposing the public improvements to these two lots and is not amending or removing any of the covenants or restrictions

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – General Commercial: The General Commercial character area supports local and regional businesses that rely on heavy traffic volumes and the visibility that is associated with being located near major roadways. General Commercial developments typically involve varying development intensities, from smaller locally owned shops to big box retailers. These areas are predominantly auto-oriented, with large accessory parking areas. While General Commercial development will continue to be auto-oriented, improved street-side and parking lot landscaping, buffers, appropriately designed and scaled signage, bicycle and pedestrian accommodations, higher quality building materials, and access management techniques (e.g., limited access points and inter-parcel connectivity) will help to improve overall development quality and appearance.

This plat complies with the Future Land Use Plan General Commercial along State Highway 71.

- Objective 2.1.1: Implement a community growth program that maximized the use of existing City infrastructure.

This development will connect and extend existing wastewater along SH 71 and connect to the existing City line served by Aqua Water to the south of SH 71.

- Objective 2.4.1: Invest in wastewater system expansion in areas that promote infill and contiguous development.

The existing capacity and lines of the wastewater system adjacent to the property will be utilized and extended with this development.

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.

RECOMMENDATION:

Consider and act on a commercial replat of the Reserve Tract of the Lone Star Storage Subdivision to be called Sendero, being 49.78 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas.

ATTACHMENTS:

- Attachment 1: Sendero Replat
- Attachment 2: Sendero Location Map
- Attachment 3: Future Land Use Map
- Attachment 4: Signed and Executed Sendero MOU Agreement

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS

That we, PRC 01 BASTROP, LLC, being the owners of 49.78 acres out of LONE STAR STORAGE SUBDIVISION, according to the map or plat recorded in Plat Cabinet 4, Page 163A, plat records of Bastrop County, Texas, and as conveyed to us by deeds recorded in Instrument Number 202200112 of the official public records of said county do hereby subdivide said land with the plat shown hereon, to be known as:

SENDERO

Subject to easements and restrictions heretofore granted and not released and do hereby dedicate any streets and/or easements shown hereon to the public.

Witness my hand this ____ day of _____, A.D.

MR. SPENCER HARKNESS
MEMBER OF MANAGING MEMBER
PRC 01 BASTROP, LLC
3355 W. ALABAMA STREET, SUITE 720
HOUSTON, TEXAS

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20____ A.D.

Notary Public in and for the State of Texas

Notary Registration Number: _____

My Commission expires: _____

That, Cornerstone Capital Bank, SSB, the lien holder under that certain deed of trust, security agreement and financing statement, recorded in Clerk's File No. 202412297 and 202412374, Real Property Records of Bastrop County, encumbering that certain 49.78 acres of land situated in the Nancy Blakey Survey, Abstract 98, Bastrop County, Texas; that a certain portion of 174.92 acre tract called "The Reserve Tract" on the plot of Lone Star Storage Subdivision, recorded in Cabinet 4, Page 163-A of the Plat Records of Bastrop County, and being the real property conveyed by special warranty deed to PRC 01 Bastrop, LLC, by deed dated December 30, 2021 and recorded in Document No. 202200112 of the Official Public Records of Bastrop County, Texas, by and through John Kinsella, Trustee, do hereby join, approve and consent to the dedication to the public use forever the street, alleys, easements, and all other land intended for public dedication as shown hereon.

Cornerstone Capital Bank, SSB

By: _____ Date: _____

Name: _____

Title _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20____ A.D.

Notary Public in and for the State of Texas

Notary Registration Number: _____

My Commission expires: _____

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS

That I, Matthew Gutzwiller, P.E., do hereby certify that the information contained on this plat complies with the subdivision regulations for the City of Bastrop, Texas and that the 100 year flood plain is as shown and will be contained within the drainage easement and or drainage right-of-way, as shown hereon.

Matthew Gutzwiller, P.E. Date: _____

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS

That I, KEVIN M. REIDY, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Bastrop, Texas.

Kevin M. Reidy
Texas Registration No. 6450
Date: _____

Approved this ____ day of _____, A.D. by the Planning & Zoning Commission of the City of Bastrop, Texas.

Approved: _____ Attest: _____
Planning and 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 _____, 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 _____, A.D.

Deputy County Clerk, Bastrop County

METES AND BOUNDS DESCRIPTION
BEING 49.78 ACRES
IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98
BASTROP COUNTY, TEXAS

A 49.78 ACRE TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS, BEING OUT OF A CALLED 74.974-ACRE TRACT OF LAND, CONVEYED TO PRC 01 BASTROP, LLC, DESCRIBED IN DOCUMENT RECORDED UNDER BASTROP COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 202200112, AND OUT OF AND PART OF "RESERVE" OF LONE STAR STORAGE SUBDIVISION, MAP OR PLAT THEREOF RECORDED UNDER VOL. 4, PG. 163A OF THE BASTROP COUNTY PLAT RECORDS (B.C.P.R.) THE SAID 49.78 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch iron rod with aluminum cap stamped "TX DOT" found at the southeast end of a cutback corner at the intersection of the north Right-of-Way (R.O.W.) line of State Highway 71 (300-feet-wide) as partially dedicated by Vol. 205, Pg. 111, Vol. 89, Pg. 73, and Vol. 148, Pg. 229 of the Bastrop County Deed Records (B.C.D.R.), and the east R.O.W. line of F.M. 969 (80-feet-wide), as dedicated by Vol. 171, Pg. 316 and Vol. 149, Pg. 44, B.C.D.R., marking the most southerly southwest corner of said Lone Star Storage Subdivision, and the herein described tract, from which a found concrete monument bears South 04°48' West, 0.8 feet;

THENCE, North 43°41'36" West, along said cutback corner, a distance of 370.33 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set marking the most westerly southwest corner of said Lone Star Storage Subdivision and the herein described tract, and the beginning of a non-tangent curve to the right;

THENCE, in a northerly direction, along the curved easterly R.O.W. line of said F.M. 969, with the arc of said non-tangent curve to the right having a radius of 2,824.80 feet, a central angle of 15°08'04", an arc length of 746.15 feet, and a chord bearing of North 11°36'36" West, for a distance of 743.99 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwest corner of Lot 1 of Pearl 75 Phase 1 Subdivision, map or plat thereof recorded under Vol. 8, Pg. 11-A, B.C.P.R. and the northwest corner of the herein described tract;

THENCE, North 87°44'05" East, along the south line of said Lot 1, the south R.O.W. line of Collins Drive (50-feet-wide) as dedicated by said plat of Pearl 75, the south line of Lot 2 of said Pearl 75, and the south line of a called 14.024 acre tract of land, conveyed to Blakey Owner Apartments II, LLC, as described in document recorded under B.C.C.F. No. 202304799, passing at a distance of 878.30 feet, a capped 1/2-inch iron rod stamped "Sure Shot Boundary" found marking the southeast corner of said Lot 1, passing at a distance of 963.78 feet, a capped 1/2-inch iron rod stamped "Sure Shot Boundary" found marking the southwest corner of said Lot 2, passing at a distance of 1,233.55 feet, a capped 1/2-inch iron rod stamped "Sure Shot Boundary" found marking the southeast corner of said Lot 2 and the southwest corner of said 14.024 acre tract, and continuing for a total distance of 2,112.62 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set marking the beginning of a curve to the right;

THENCE, along the south line of said 14.024-acre tract, the following four (4) courses and distances:

- 1) In an easterly direction, along the arc of said curve to the right having a radius of 640.25 feet, a central angle of 12°00'00", an arc length of 134.09 feet, and a chord bearing of South 86°15'56" East, for a distance of 133.85 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set marking the point of tangency;
2) South 80°15'56" East, a distance of 312.06 feet to a capped 1/2-inch iron rod stamped "Sure Shot Boundary" found marking the beginning of a curve to the left;
3) In an easterly direction, along the arc of said curve to the left having a radius of 272.25 feet, a central angle of 23°11'24", an arc length of 110.19 feet, and a chord bearing of North 88°08'23" East, for a distance of 109.44 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set marking the point of tangency;
4) North 76°32'41" East, a distance of 76.40 feet to a capped 1/2-inch iron rod stamped "KHA" found in the west R.O.W. line of Duff Drive (60-feet-wide) as dedicated by Vol. 5, Pg. 14A-B, and Vol. 3, Pg. 27B, B.C.P.R., marking the northeast corner of the herein described tract;

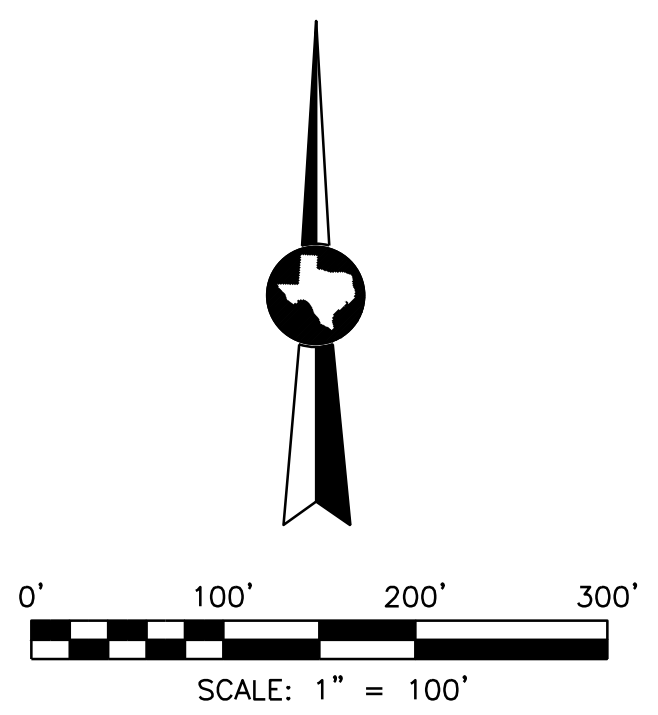
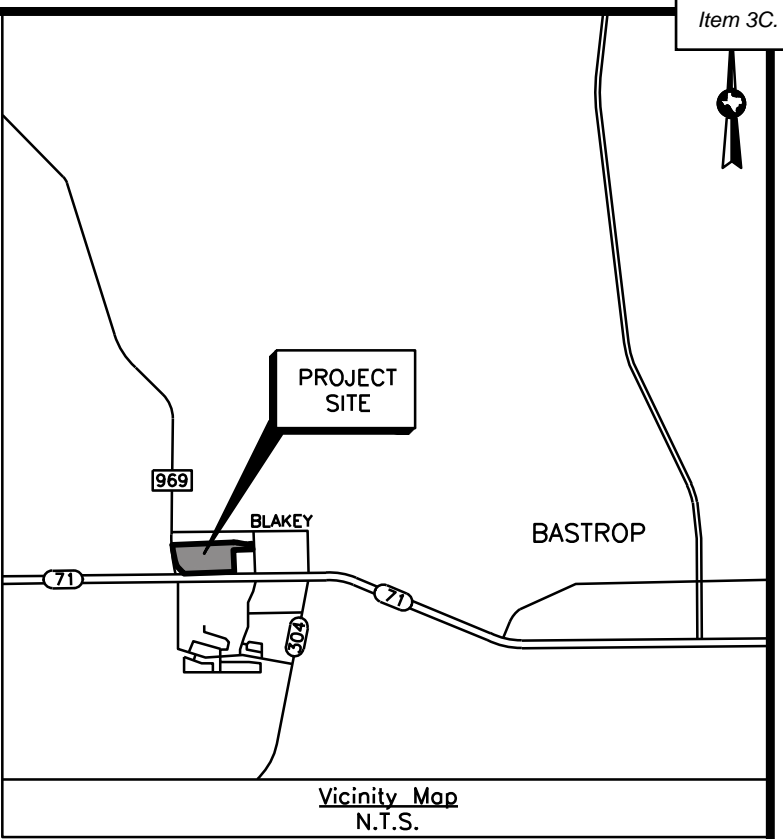
THENCE, South 13°27'18" East, along the west R.O.W. line of said Duff Drive, a distance of 61.65 feet to a capped 1/2-inch iron rod stamped "KHA" found marking the beginning of a curve to the right;

THENCE, in a southerly direction, continuing along the west R.O.W. line of said Duff Drive, with the arc of said curve to the right having a radius of 969.26 feet, a central angle of 08°16'22", an arc length of 139.95 feet, and a chord bearing of South 09°19'19" East, for a distance of 139.82 feet to a capped 1/2-inch iron rod stamped "KHA" found marking the northeast corner of Lot 1 of said Lone Star Storage Subdivision;

THENCE, South 87°45'06" West, along the north line of said Lot 1, a distance of 663.89 feet to an axle found marking the northwest corner of said Lot 1, and an interior corner of said "Reserve" and the herein described tract;

THENCE, South 02°15'38" East, along the west line of said Lot 1, a distance of 749.16 feet to the north R.O.W. line of said State Highway 71, for the southwest corner of said Lot 1, from which a found capped 1/2-inch iron rod stamped "KHA" bears for reference South 11°03' West, a distance of 1.0 feet;

THENCE, South 87°46'32" West, along the north R.O.W. line of said State Highway 71, a distance of 1,734.70 feet to the POINT OF BEGINNING and containing 49.78 acres of land.



NOTES:

- 1. The Benchmarks used are: PROJECT BENCHMARK IS NGS MONUMENT PID# BM0425, BEING A BENCHMARK DISK STAMPED "H 805 1953" LOCATED 1.6 MILES NORTHWEST FROM BASTROP, ALONG THE MISSOURI, KANSAS, AND TEXAS RAILROAD FROM THE STATION AT BASTROP, 9.3 FEET NORTH OF THE NORTH RAIL, SET IN THE TOP OF THE NORTH END OF THE EAST CONCRETE ABUTMENT OF A BRIDGE OVER PINY CREEK. ELEVATION: 363.04 (NAVD83)
BENCH MARK NO. 30001 IS A PK NAIL WITH SHINER, AS SHOWN ON "PEARL 75-PHASE 1 SUBDIVISION, REPLAT OF A TRACT CALLED "RESERVE" OF LONE STAR STORAGE SUBDIVISION", AS RECORDED UNDER VOLUME 8, PAGE 11A OF THE BASTROP COUNTY PLAT RECORDS. ELEVATION: 405.66
BENCH MARK NO. 30002 IS A PK NAIL WITH SHINER, AS SHOWN ON "PEARL 75-PHASE 1 SUBDIVISION, REPLAT OF A TRACT CALLED "RESERVE" OF LONE STAR STORAGE SUBDIVISION", AS RECORDED UNDER VOLUME 8, PAGE 11A OF THE BASTROP COUNTY PLAT RECORDS. ELEVATION: 392.33
2. Water service is provided by the City of Bastrop.
3. Wastewater service is provided by the City of Bastrop.
4. Electric service is provided by Bluebonnet Electric Cooperative
5. All subdivision permits shall conform to the City of Bastrop Code of Ordinances, public improvement standards, and generally accepted engineering practices.
6. Construction Plans and Specifications for all subdivision improvements shall be reviewed and accepted by the City of Bastrop prior to any construction within the subdivision.
7. The owner of this subdivision, and his or her successors and assigns, assumes sole responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirement of the City of Bastrop. The owner understands and acknowledges that plot vocation or re-platting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
8. By approving this plat, the City of Bastrop assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the sole responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City to deny applications for certain development permits including building permits, site plan approvals and/or Certificate of Occupancy.
9. Fiscal surety for subdivision construction, in a form acceptable to the City of Bastrop, shall be provided prior to plat approval by the City.
10. No lot in this subdivision shall be occupied until connected to the approved water distribution and wastewater connection facilities.
11. Wastewater and Water systems shall conform to Texas Commission on Environmental Quality (TCEQ).
12. All new utilities will be underground.
13. Impact fees shall be assessed in accordance with the ordinance effective at the time of platting.
14. Developer or property owner shall be solely responsible for all relocation and modifications to existing utilities.
15. According to the Federal Emergency Management Agency Flood Insurance Rate Map, City of Bastrop, Texas, Map No. 48021C0355F, dated May 09, 2023, the subject property appears to be within Unshaded Zone "X", defined as area outside of 0.2% chance floodplain.
16. The degree of flood protection required by the City of Bastrop flood damage prevention order is considered reasonable for regulatory purposes and is based on scientific and engineering considerations, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. Acceptance of this plat by the City Council does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages, nor shall acceptance of this plat create liability on the part of City of Bastrop or any official or employee thereof for any flood damages that result from the reliance on the information contained within this plat or any administration decision lawfully made hereunder.
17. Temporary and permanent easements to be provided, as required at the City's sole discretion for off-site improvements.
18. Property owner shall provide for access to all easements as may be necessary and shall not prohibit access by government authorities.
19. No building, fences, landscaping or other structures are permitted within drainage easements shown, except as approved by the City of Bastrop and/or Bastrop County.
20. All easements on private property shall be maintained by the property owner or his or her assignees.
21. No lot or structure shall be occupied prior to the Applicant submitting to the City of Bastrop documentation of subdivision/site registration with the Texas Department of Licensing and Regulations (TDLR) and provide documentation of review and compliance of the subdivision construction plans with Texas Architectural Barriers Act (TABA).
22. Erosion and sedimentation controls constructed in accordance with the Code of Ordinances of the City of Bastrop are required for all construction on each lot, including single family and duplex construction.
23. Public utility and drainage easements where shown and/or described hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
24. Sidewalks shall be constructed in accordance with the ordinances of the City of Bastrop.
25. Prior to construction of any improvements on lots in the subdivision, building permits will be obtained from the City of Bastrop.
26. Build-to lines shall be in accordance with the ordinances of the City of Bastrop.
27. P.U.E. is to be maintained by the developer.
28. All restrictions and notes from the previous existing subdivision, Lone Star Storage Subdivision, recorded under Volume 4, Page 163A, plat records, Bastrop County, Texas, shall apply to this plat.
29. Erosion and sedimentation controls are required for construction on each lot, including single-family, multi-family and duplex construction.
30. The Access Easement for Lots 6 & 7 shall remain in full compliance with Master Declaration of Covenants, Conditions, Restrictions, and Easements for the Sendero Bastrop Mixed Use Development, B.C.C.F. No. 202407538, at all times.
31. Subject to that certain Roadway Construction Agreement recorded in Volume 1799, Page 356 of the Official Public Records of Bastrop County, Texas.
32. Subject to that Declaration of Covenants, Conditions and Easements Regarding Construction of Public Improvements as recorded under Bastrop County Clerk's File No. 202304800 & 202304805.

REPLAT OF
LONE STAR STORAGE
- SENDERO

BEING A SUBDIVISION OF 49.78 ACRES OUT OF
THE NANCY BLAKEY SURVEY, A-98,
IN THE CITY OF BASTROP,
BASTROP COUNTY, TEXAS;
ALSO BEING A PARTIAL REPLAT OF "THE
RESERVE TRACT" AS SHOWN ON THE PLAT OF
LONE STAR STORAGE SUBDIVISION AS
RECORDED IN CABINET 4, PAGE 163-A OF THE
PLAT RECORDS OF BASTROP COUNTY, TEXAS.

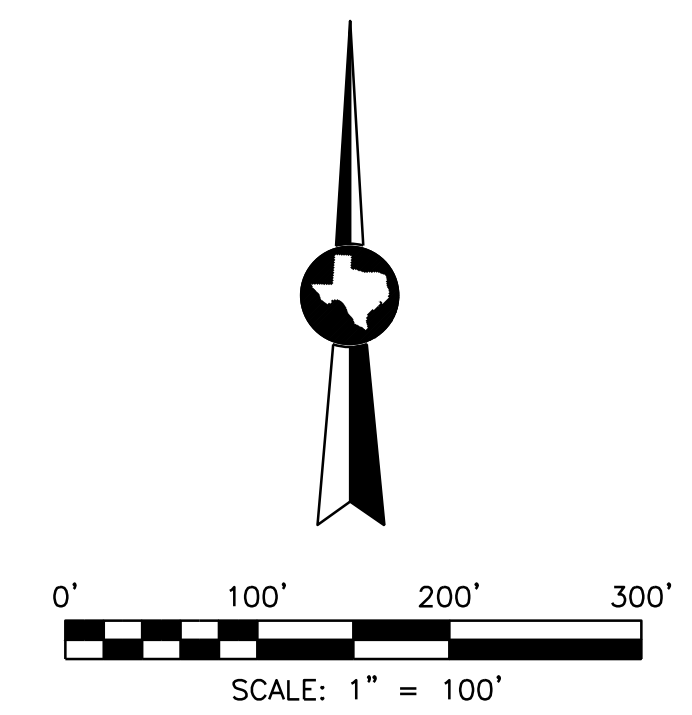
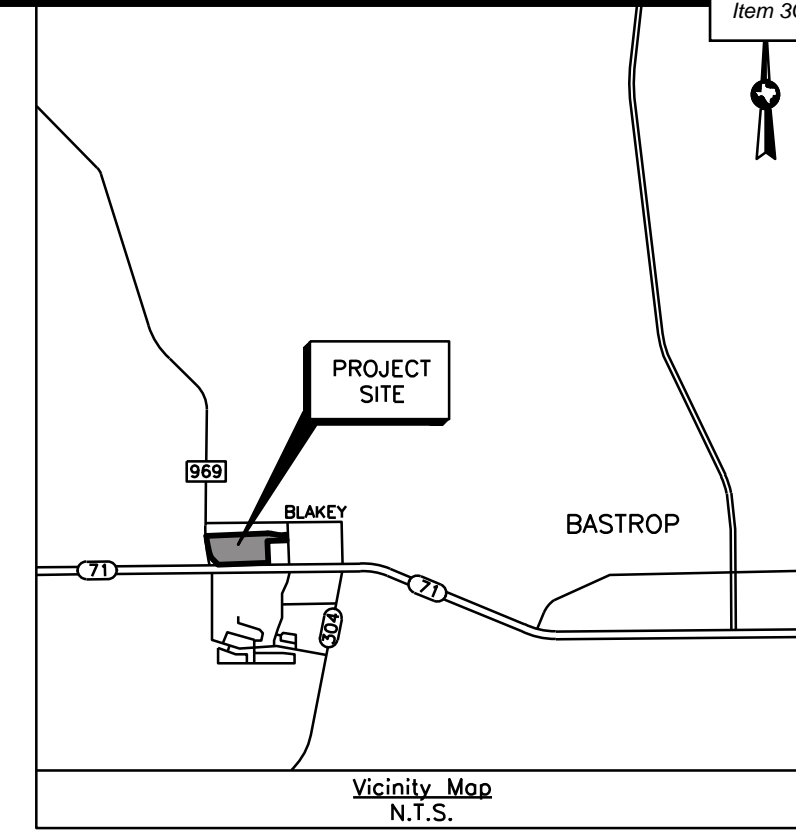
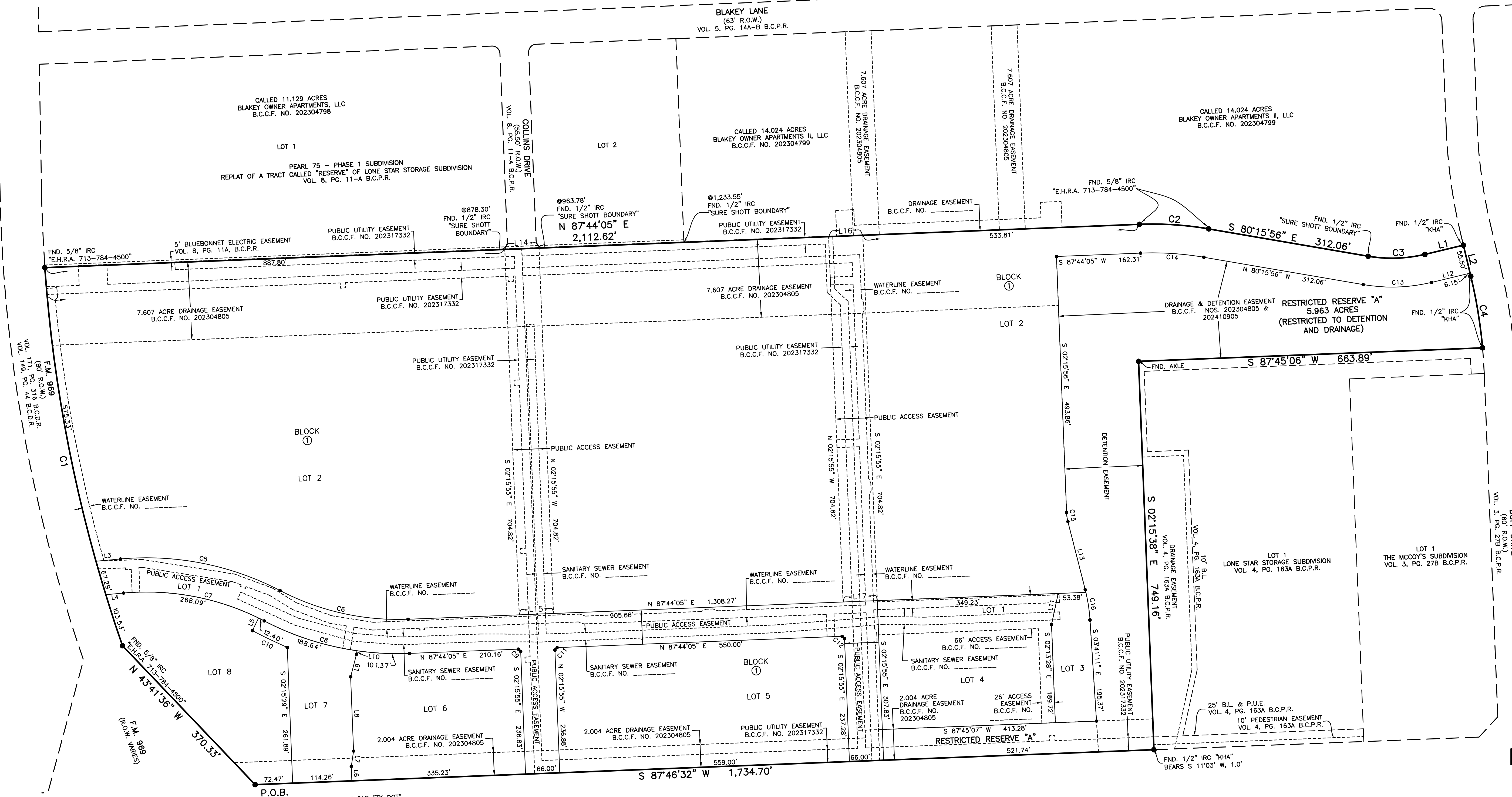
8 LOTS, 1 BLOCK, 1 RESERVE

OWNER
PRC 01 BASTROP, LLC,
A TEXAS LIMITED LIABILITY COMPANY

FEBRUARY, 2025



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA TEAM
Firm No. F-726
Firm No. 10092300



REPLAT OF LONE STAR STORAGE - SENDERO

BEING A SUBDIVISION OF 49.78 ACRES OUT OF THE NANCY BLAKEY SURVEY, A-98, IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF THE RESERVE TRACT AS SHOWN ON THE PLAT OF LONE STAR STORAGE SUBDIVISION AS RECORDED IN CABINET 4, PAGE 163-A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.

8 LOTS, 1 BLOCK, 1 RESERVE

OWNER
PRC 01 BASTROP, LLC,
A TEXAS LIMITED LIABILITY COMPANY

FEBRUARY, 2025

EHRA
ENGINEERING THE FUTURE
SINCE 1936

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA.TEAM
Firm No. F-726
Firm No. 10092300

STATE HIGHWAY 71
(300' R.O.W.)
VOL. 205, PG. 111 B.C.D.R.
VOL. 89, PG. 73 B.C.D.R.
VOL. 148, PG. 299 B.C.D.R.

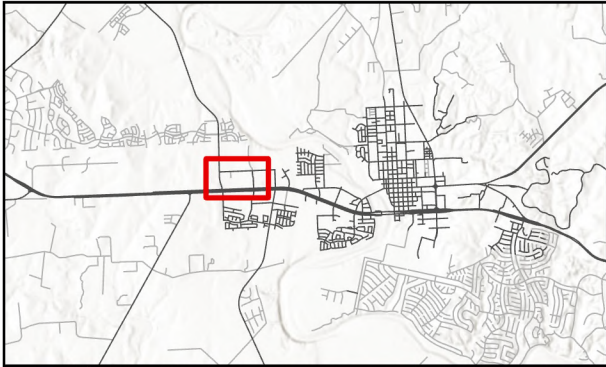
LEGEND:

- B.C.C.F. No. indicates Bastrop County Clerk's File Number
- B.C.D.R. indicates Bastrop County Deed Records
- B.C.P.R. indicates Bastrop County Plat Records
- B.L. indicates Building Line
- FND. indicates Found
- IR indicates Iron Rod
- IRC indicates Iron Rod with Cap
- N.T.S. indicates Not To Scale
- PG. indicates Page
- P.U.E. indicates Public Utility Easement
- R.O.W. indicates Right-Of-Way
- VOL. indicates Volume

LOT AREA	
LOT #	ACREAGE
1	3.0338 ACRES
2	30.9376 ACRES
3	0.4231 ACRES
4	1.9162 ACRES
5	3.0999 ACRES
6	1.8326 ACRE
7	0.7893 ACRES
8	1.7851 ACRES
TOTAL	43.8176 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 76°32'41" E	76.40'
L2	S 13°27'18" E	61.65'
L3	N 84°50'52" E	47.54'
L4	N 84°50'52" E	34.42'
L5	S 26°07'07" W	27.10'
L6	N 02°13'52" W	28.03'
L7	N 08°21'38" E	29.76'
L8	N 02°15'30" W	143.21'
L9	N 14°31'10" E	44.97'
L10	N 08°12'53" E	6.85'
L11	S 12°13'04" W	60.86'
L12	S 76°32'41" W	76.40'
L13	S 14°15'56" E	135.51'
L14	S 87°44'05" W	66.00'
L15	N 87°44'05" E	66.00'
L16	S 87°44'05" W	66.00'
L17	N 87°44'05" E	66.00'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	2824.80'	746.15'	743.99'	N 11°36'36" W 15°08'04"
C2	640.25'	134.09'	133.85'	S 86°15'56" E 12°00'00"
C3	272.25'	110.19'	109.44'	N 88°08'23" E 23°11'24"
C4	969.26'	139.95'	139.82'	S 09°19'19" E 8°16'22"
C5	558.00'	318.12'	313.83'	S 78°49'11" E 32°39'55"
C6	492.00'	255.71'	252.84'	S 77°22'34" E 29°46'42"
C7	492.00'	280.50'	276.71'	S 78°49'11" E 32°39'55"
C8	558.00'	290.01'	286.76'	S 77°22'34" E 29°46'42"
C9	4.50'	7.07'	6.36'	S 47°15'55" E 90°00'00"
C10	1117.88'	74.77'	74.76'	S 64°21'43" E 3°49'56"
C11	4.50'	7.07'	6.36'	N 42°44'05" E 90°00'00"
C12	4.50'	7.07'	6.36'	S 47°15'55" E 90°00'00"
C13	327.75'	132.65'	131.75'	S 88°08'22" W 23°11'23"
C14	584.77'	122.47'	122.25'	N 86°15'56" W 11°59'58"
C15	85.00'	17.80'	17.77'	S 08°15'56" E 11°59'59"
C16	320.00'	59.08'	59.00'	S 08°58'33" E 10°34'45"



Scale 1:6,000 12/13/2024



The City of Bastrop, Texas makes no warranties regarding the accuracy or completeness of the information used to compose this map or the data from which it was produced. The map does not purport to depict the boundaries between private and public lands. This map is general in nature and is not suitable for navigational purposes.

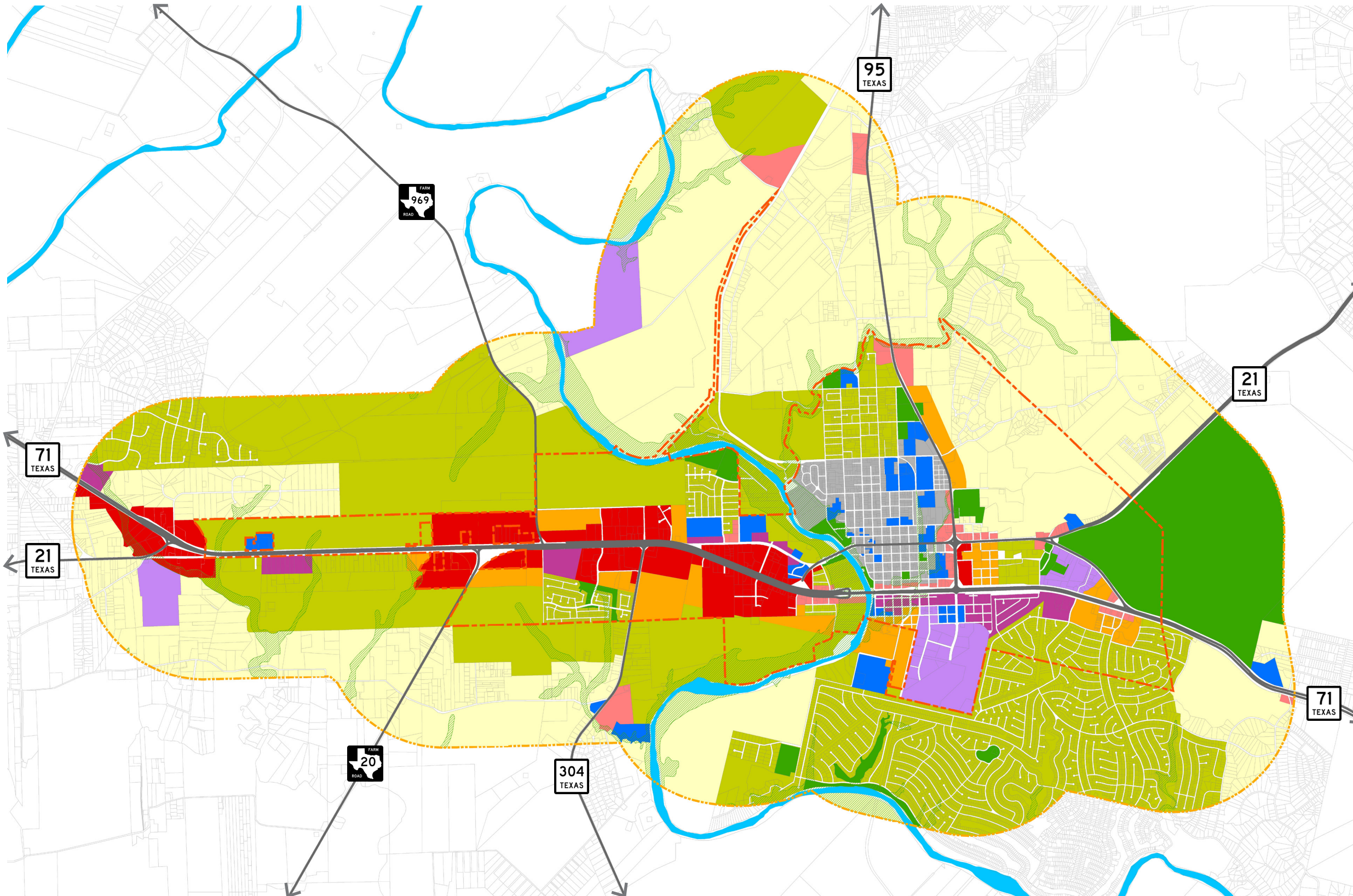
Sendero Commercial

Attachment 1 Location Map

Current City

FUTURE LAND USE MAP

MAP 5-B:



- LEGEND:**
- CITY LIMITS
 - STATUTORY ETJ
 - PARKS & OPEN SPACE
 - RURAL RESIDENTIAL
 - NEIGHBORHOOD RESIDENTIAL
 - TRANSITIONAL RESIDENTIAL
 - NEIGHBORHOOD COMMERCIAL
 - GENERAL COMMERCIAL
 - PROFESSIONAL SERVICES
 - DOWNTOWN BASTROP¹
 - PUBLIC & INSTITUTIONAL
 - INDUSTRY
 - FLOODPLAIN OVERLAY²

Notes: ¹Boundary is similar to the DB-FBC. ²The Floodplain Overlay denotes environmentally sensitive land where development impacts should be minimized, and land could be preserved or dedicated as public parkland or open space.

MEMORANDUM OF UNDERSTANDING

The purpose of this Memorandum of Understanding (this “**Memorandum**”) is to clarify and memorialize the framework of expectations, obligations, and procedures required to accomplish the intent of that certain Development and Chapter 380 Economic Development Agreement, dated June 11, 2024 (“**380 Agreement**”), between the City of Bastrop, Texas, a home-rule municipality of the State of Texas (the “**City**”), and PRC 01 Bastrop, LLC, (Sendero) a Texas limited liability company (the “**Owner**”). The City and the Owner are each sometimes referred to herein as a “**Party**” and collectively as the “**Parties.**” To the extent not otherwise defined in this Memorandum, capitalized terms shall have the same meaning as ascribed to them in the Development Agreement.

In connection with the foregoing, the Parties hereby agree to certain assurances, understandings, and mutually beneficial representations as provided below:

1. Development Process. The City recognizes that, to accommodate the development timeline and financial obligations for the project, the Owner must have the ability to proceed with presenting the Replat for approval/denial at the earliest available Planning and Zoning Commission Meeting for formal action. The Owner understands that the City must have the ability to appropriately assess and address any health and safety concerns, including those related to drainage, installation of infrastructure, means of ingress and egress onto the project site, and connectivity throughout the site. Therefore, the Parties agree that, in order to accommodate the timeline for the Developer and their preexisting obligations and to ensure the Cities health and safety concerns are addressed, the City will allow the Replat for the project to proceed to the next available Planning and Zoning Commission Meeting, but will withhold the recordation of the Replat until the following conditions are met:

- a. Approval of the Final Drainage Plan: The City shall not proceed with the recordation of the Replat until formal approval has been granted by the City Engineer for the Final Drainage Plan.
- b. Approval of the Public Improvement Plan: The City shall not proceed with the recordation of the Replat until formal approval has been granted by the City Engineer for the Public Improvement Plan.
- c. Approval from the Texas Department of Transportation for means of ingress and egress onto the site from the state highway system: The City shall require proof of formal approval from TxDOT that all connection points along F.M. 969 and SH 71 W meet the requirements of the state agency.
- d. The City shall not proceed with the recordation of the plat until all applicable easement documentation required for any public access, utilities, or drainage has been provided to and accepted by the City.

This Memorandum may be modified or amended only upon the written agreement of the Parties. This Memorandum is not intended, and shall not be construed, as amending the Chapter 380 Economic Development. The Chapter 380 Economic Development Agreement is to remain in full force and effect. In the event this Memorandum and the Chapter 380 Economic Development Agreement conflict, the Chapter 380 Economic Development Agreement shall control.


By acknowledgment of this Memorandum, the City and the Owner agree with the clarifications and understandings as set forth as being necessary to accomplish the intent of that certain Development Agreement.

PRC 01 Bastrop, LLC,
a Texas limited liability company
By Pearl River Management, LLC,
a Texas limited liability company,
its Manager

CITY OF BASTROP, TEXAS

By: 
Spencer Harkness, Manager

Date: 12/9/2024

By: 
Sylvia Carrillo (Dec 11, 2024 15:09 CST)
Name: Sylvia Carrillo
Title: City Manager
Date: 11/12/24






Sendero MOU_Development Agreement

Final Audit Report

2024-12-11

Created:	2024-12-11
By:	Vivianna Hamilton (vandres@cityofbastrop.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAsYVBDw7xAxDiTPWnL-OuJ-1JplZ1dTN6

"Sendero MOU_Development Agreement" History

-  Document created by Vivianna Hamilton (vandres@cityofbastrop.org)
2024-12-11 - 4:15:33 PM GMT
-  Document emailed to Sylvia Carrillo (scarrillo@cityofbastrop.org) for signature
2024-12-11 - 4:15:37 PM GMT
-  Email viewed by Sylvia Carrillo (scarrillo@cityofbastrop.org)
2024-12-11 - 4:15:45 PM GMT
-  Document e-signed by Sylvia Carrillo (scarrillo@cityofbastrop.org)
Signature Date: 2024-12-11 - 9:09:09 PM GMT - Time Source: server
-  Agreement completed.
2024-12-11 - 9:09:09 PM GMT