



May 28, 2026

Agenda - 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 the City Manager for research and possible future action. Profanity, physical or other threats are not allowed and may subject the speaker to loss of the time for comment, and if disruptive to the conduct of business, could result in removal of the speaker.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider and act to approve meeting minutes from the April 16, 2026, Special Planning and Zoning Commission Meeting.

Submitted by: Nicole Peterson, Development Services

3B. Consider and act on The Colony Commercial Final Plat, being 7.052 acres out of the Jose Manuel Bangs Survey Abstract Number 5 located south of Sam Houston Drive and west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

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

3C. Consider and act on a Partial Replat No 1 of Replat of Lone Star Storage, being 33.971 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas as shown in Exhibit A.

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

- 3D.** Conduct a public hearing, consider and act on a recommendation to City Council regarding a City-initiated zoning map amendment, as shown in Exhibit A, to rezone a portion of a block of properties located northeast of Fayette Street and Farm Street, within the city limits of Bastrop, Texas, from PI, Public and Institutional, to SF-1, Single Family Residential Low Density, for the following properties: PID Nos. 32234, 32243, 32279, 32333, 32288, 32324, 32315, 8736625, 49236, 32306, 32261, 32297, 32270, 53104, 36833, and 32342; and move to include on the June 9, 2026, City Council meeting for a first reading.

Submitted by: Brittany Epling, Senior Planner

- 3E.** Conduct a public hearing, consider and act on a recommendation to City Council regarding a City-initiated zoning map amendment, as shown in Exhibit A, for two City of Bastrop properties located on Grady Tuck Lane and south of Old Austin Highway, within the City limits of Bastrop, Texas. The request is to rezone the properties identified as PID 66319 and PID 35527 from PI, Public Institutional to P/OS, Parks and Open Space.; and move to include on the June 9, 2026, City Council meeting for a first reading.

Submitted by: Brittany Epling, Senior Planner

4. UPDATES

- 4A. Future Development Related Items
- 4B. Development Services Department Monthly Project Volume Report.
- 4C. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

5. ADJOURNMENT

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: Wednesday, May 20, 2026 at 11:00 a.m. and remained posted for at least two hours after said meeting was convened.

/s/ Nicole Peterson
Nicole Peterson, Development Coordinator



Planning and Zoning STAFF REPORT

MEETING DATE: May 28, 2026

TITLE:

Consider and act to approve meeting minutes from the April 16, 2026, Special Planning and Zoning Commission Meeting.

AGENDA ITEM SUBMITTED BY:

Nicole Peterson, Development Services

ATTACHMENTS:

- Consider and act to approve meeting minutes from the April 16, 2026, Special Planning and Zoning Commission Meeting.

SPECIAL PLANNING & ZONING MEETING
MINUTES

April 16, 2026, at 6:00 P.M.

The City of Bastrop Planning and Zoning Commission met on Thursday, April 16, 2026, at 6:00 PM in the City Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Chairman Jordan Scott called the meeting to order at 6:00 PM.

Christopher Toth	Present
Heather Greene	Present
Keith Ahlborn	Present
Gary Moss	Present
Patrice Parsons	Present
Jordan Scott	Present
David Barrow	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider and act to approve meeting minutes from February 26, 2026, Planning and Zoning Commission Meeting.

Commissioner Gary Moss made a motion to approve meeting minutes from February 26, 2026, Planning and Zoning Commission Meeting. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

- 3B. Consider action to approve Valverde Section 2, Phase 4 Final Plat, being 23.262 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop, Texas, as shown in Attachment 1.

Commissioner Gary Moss made a motion to recommend approval for the Valverde Section 2, Phase 4 Final Plat, being 23.262 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop, Texas, as shown in Attachment 1. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

4. UPDATES

- 4A. Future Development Related Items.

Alondra Macias, Planner II, gave the commission an update on the dates for the city council meetings pertaining the items the commission had previously made recommendations on.

4B. Development Services Department Monthly Project Volume Report.

Alondra Macias, Planner II presented the Building and Planning Development Services Department Monthly Project Volume Report for February and March.

4C. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

Alondra Macias, Planner II updated the Planning and Zoning Commission about the newly adopted code that was effective as of April 14, 2026.

5. ADJOURNMENT

Commissioner Heather Greene made a motion to adjourn the meeting at 6:22 PM. Christopher Toth seconded the motion. The motion passed unanimously.

Jordan Scott, Chair

David Barrow, Vice-Chair



STAFF REPORT

MEETING DATE: May 28, 2026

TITLE:

Consider and act on The Colony Commercial Final Plat, being 7.052 acres out of the Jose Manuel Bangs Survey Abstract Number 5 located south of Sam Houston Dive and west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

James Cowey, Director of Development Services

ITEM DETAILS:

Site Address:	South of Sam Houston, West of FM 969
Total Acreage:	7.052 acres
Legal Description:	7.052 acres out of the Jose Manuel Bangs Survey Abstract Number 5
Property Owner:	Sanford P Aron, Market at the Colony LLC
Agent Contact:	Taunia Halcomb, Carlson, Brigance, and Doering, Inc.
Existing Use:	Vacant/Undeveloped
Existing Zoning:	Not Applicable. Extra-Territorial Jurisdiction, The Colony MUD
Adopted Plan:	Fifth Amendment to the Colony MUD Consent Agreement, Approved January 14, 2025
Future Land Use:	Mixed-Use Corridor Commercial

BACKGROUND/HISTORY:

The applicant has submitted an application for a Final Plat for The Colony Commercial (Exhibit A). The plat includes one non-residential lot. The proposed lot is for commercial use as a retail space.

Traffic Impact and Streets

The Final Plat proposes to dedicate additional ROW width for FM 969 as one of the road frontages of this lot. Sam Houston Drive is the main arterial in this subdivision. 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 existing water infrastructure located on 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.

Wastewater collection and treatment will also be provided by The Colony MUD. Wastewater for this lot will also be provided from infrastructure located on 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.

Electrical service is provided through Bluebonnet Electric Cooperative.

POLICY EXPLANATION:

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

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 7.052-acre tract into one non-residential lot. 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 final plat conforms to the Future Land Use Plan, which is designated Mixed-Use Corridor Commercial 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. They have also dedicated additional ROW for improvements that may be needed for TXDOT ROW.

- (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 final 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.

This plat complies with the Future Land Use Plan as established for the Colony within the Statutory ETJ, which shows Mixed-Use Corridor Commercial in this area. The plat proposes one commercial lot.

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.

Chapter 10: Subdivisions

- Section 10.3.001 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 10.3.002 Preliminary Plat or Section 1.3.003 Final Plat

The Public Improvement Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer in 2017.

- Section 10.3.004 Plat Requirements

The Development Review Committee reviewed the Final Plat for The Colony Commercial for compliance with subdivision and utility standards on May 8, 2026, and deemed the plat administratively complete.

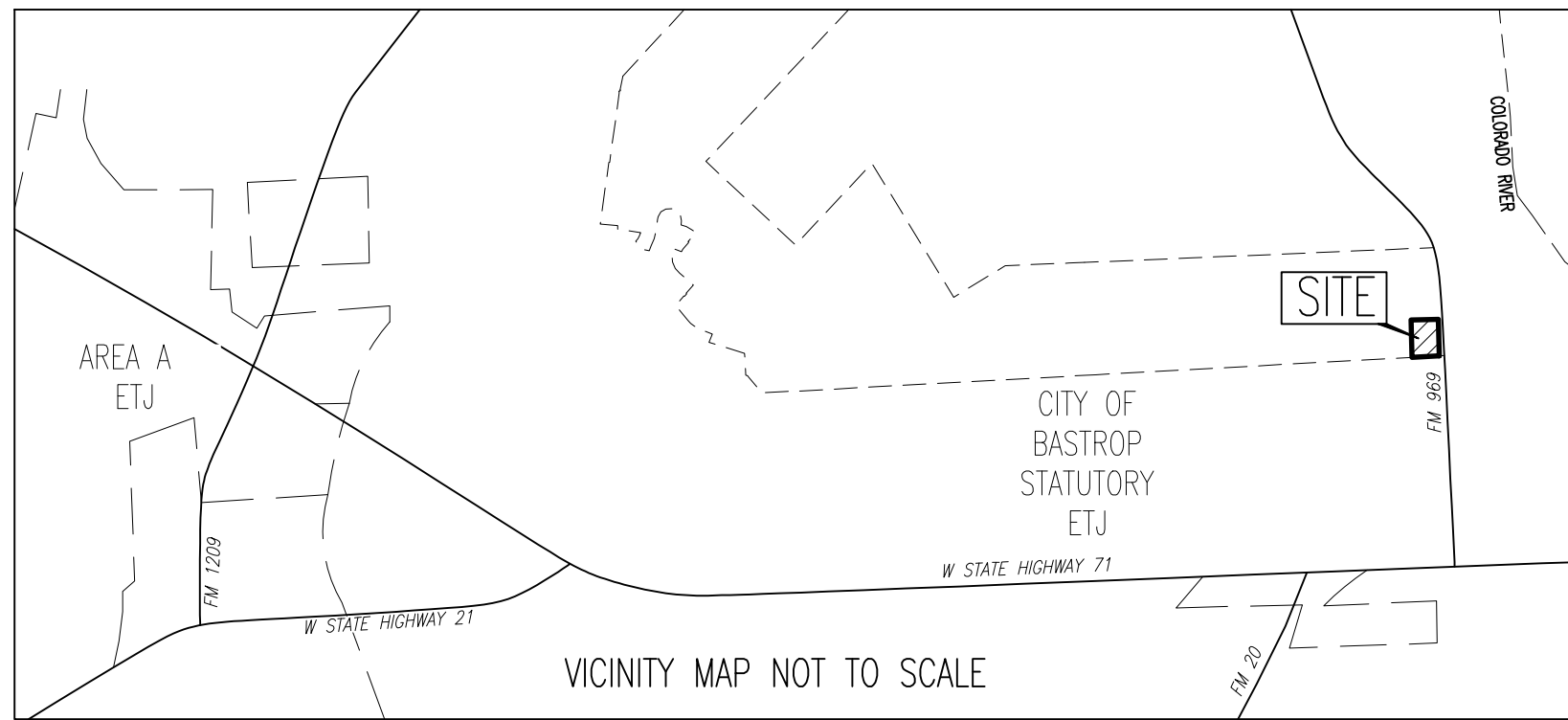
RECOMMENDATION:

Consider and act on the Colony Commercial Final Plat, being 7.052 acres out of the Jose Manuel Bangs Survey Abstract Number 5 located south of Sam Houston Drive and west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

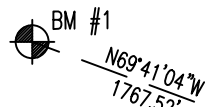
- Exhibit A: The Colony Commercial Final Plat
- Attachment 1: Location Map

FINAL PLAT OF THE COLONY COMMERCIAL



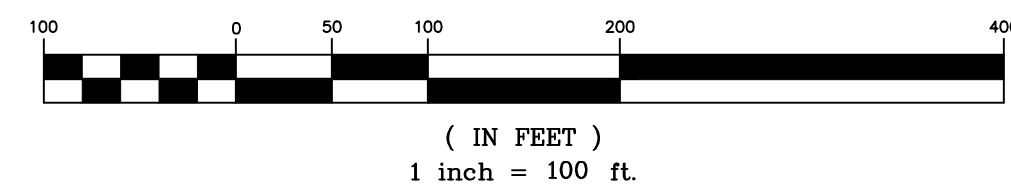
VICINITY MAP NOT TO SCALE

WASTEWATER TREATMENT PLANT AND DISCHARGE LINE EASEMENT (11.347 ACRES) DOCUMENT NO. 201517799 O.P.R.B.C.T.X.
HUNT COMMUNITIES BASTROP, LLC. (1258.002 ACRES) DOCUMENT NO. 201617588 O.P.R.B.C.T.X.



RESERVE PARK GREENWAY, L.S.E., P.U.E. & A.E. THE COLONY M.U.D. 1A, SECTION 1, PHASE A CAB. 6, SLD. 129-A P.R.B.C.T.X.

SCALE: 1" = 100'
GRAPHIC SCALE



LEGEND

- 1/2" CAPPED IRON ROD FOUND STAMPED "CBD SETSTONE" (UNLESS OTHERWISE NOTED)
- 1 LOT NUMBER
- Ⓐ BLOCK LETTER
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.B.C.T.X. PLAT RECORDS OF BASTROP COUNTY, TEXAS
- O.P.R.B.C.T.X. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS

DATE: APRIL 23, 2026
OWNER: MARKET AT THE COLONY, LLC
3773 RICHMOND AVE. STE. 800
HOUSTON, TX 77046

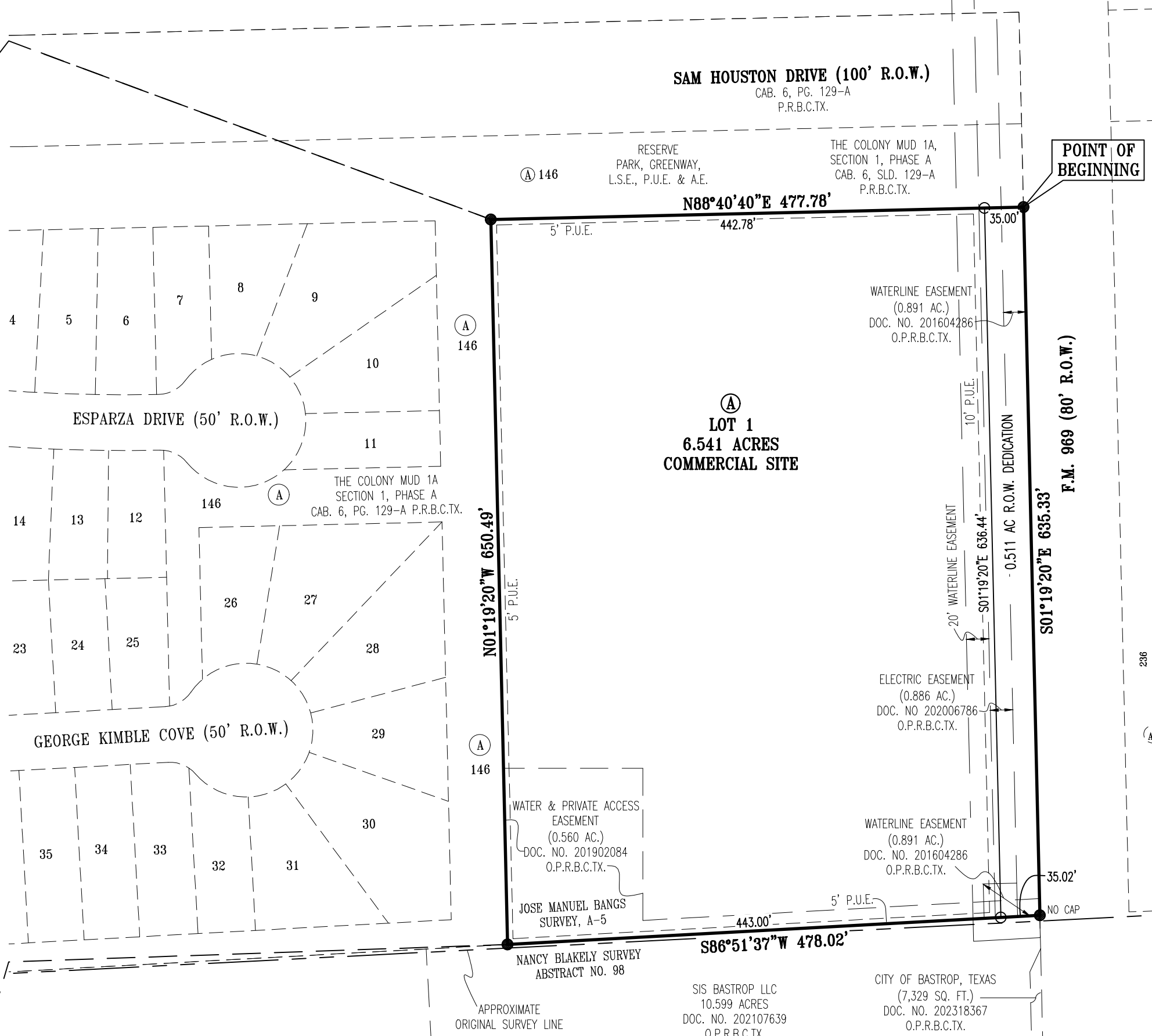
ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160
(512) 280-5165 FAX

TOTAL ACREAGE: 7.052 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5

RIGHT-OF-WAY DECADATION: 0.5111 ACRES
NO. OF COMMERCIAL LOTS: 6.541 ACRES
NO. OF BLOCKS: 1

F.E.M.A. MAP NO. 48021C0355F
BASTROP COUNTY, TEXAS AND INCORPORATED AREAS
DATED: MAY 9, 2023

BASIS OF BEARINGS - TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83
ELEVATION DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)



METES AND BOUNDS

A DESCRIPTION OF 7.052 ACRES IN THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, BASTROP COUNTY, TEXAS, BEING ALL OF A CALLED 7.052 ACRE TRACT OF LAND CONVEYED TO MARKET AT THE COLONY, LLC BY DEED RECORDED IN DOCUMENT NUMBER 202517807, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS (O.P.R.B.C.T.X.), SAID 7.052 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHEAST CORNER OF SAID 7.052 ACRE TRACT, BEING ON THE WEST RIGHT-OF-WAY LINE OF FM 969 (80' R.O.W.), SAME BEING ON THE EAST LINE OF LOT 146, BLOCK A, THE COLONY MUD 1A, SECTION 1, PHASE A, A SUBDIVISION RECORDED IN CABINET 6, SLIDE 129-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS (P.R.B.C.T.X.), FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, S01°19'20" E, WITH THE COMMON LINE OF SAID FM 969 AND SAID 7.052 ACRE TRACT, A DISTANCE OF 635.33 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 7.052 ACRE TRACT, BEING AT THE NORTHEAST CORNER OF A CALLED 10.599 ACRE TRACT CONVEYED TO SIS BASTROP, LLC BY DEED RECORDED IN DOCUMENT NUMBER 202107639, O.P.R.B.C.T.X., FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S86°51'37" W, WITH THE COMMON LINE OF SAID 10.599 ACRE TRACT AND SAID 7.052 ACRE TRACT, A DISTANCE OF 478.02 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHWEST CORNER OF SAID 7.052 ACRE TRACT, BEING AT THE SOUTHWEST CORNER OF SAID LOT 146, BLOCK A, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON LINE OF SAID 7.052 ACRE TRACT AND SAID LOT 146, BLOCK A, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2:

- 1) N01°19'20" W, A DISTANCE OF 650.49 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHWEST CORNER OF SAID 7.052 ACRE TRACT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- 2) N88°40'40" E, A DISTANCE OF 477.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.052 ACRES OF LAND.

GENERAL NOTES:

- THE BENCHMARKS USED ARE:
BM #1: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", LOCATED +/- N69°41'04"W 1,767.52' FROM THE NORTHWEST CORNER OF THE COLONY COMMERCIAL
NORTHING=10021864.12 EASTING=3232770.44 ELEVATION: 424.31' (NAVD '88)
BM #2: T-POST WITH PUNCH SET, LOCATED +/- S88°00'05"W 2,793.46' FROM THE SOUTHWEST CORNER OF THE COLONY COMMERCIAL
NORTHING=10020502.71 EASTING=3231651.27 ELEVATION: 430.56' (NAVD '88)
- WATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1A.
- WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1A.
- ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 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.
- 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 REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- BY APPROVING THIS FINAL 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 THE 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.
- FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REQUIREMENTS.
- ALL NEW UTILITIES WILL BE UNDERGROUND.
- IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATING.
- DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0355F FOR BASTROP COUNTY TEXAS, DATED MAY 9, 2023. COMMUNITY NUMBER 481193.
- THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.
- THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
- STATE OF TEXAS
COUNTY OF BASTROP
- I, BRETT R. PASQUARELLA, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP.
- ENGINEERING BY: BRETT R. PASQUARELLA, P.E. #84769
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
- STATE OF TEXAS
COUNTY OF BASTROP
- I, ARON V. THOMASON, P.E., 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 REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD AS SHOWN ON THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 11588122, EFFECTIVE DATE DECEMBER 22, 2024, ISSUED DATE JANUARY 10, 2025, HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.
- SURVEYED BY: ARON V. THOMASON ~ R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
- APPROVED THIS DAY _____ OF _____, 20____ A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.
- APPROVED: _____ ATTEST: _____
- PLANNING & 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 _____, 20____ A.D. AT _____ O'CLOCK _____, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____, PAGE _____
- FILED FOR RECORD ON THE _____ DAY OF _____, 20____ A.D.
- DEPUTY _____ COUNTY CLERK, BASTROP COUNTY, TEXAS

FLOODPLAIN NOTES:

- 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, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.
- FLOOD WARNINGS: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP AND BASTROP COUNTY 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 FINAL PLAT BY THE CITY COUNCIL AND COMMISSIONERS COURT DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS FINAL PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP, BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS FINAL PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.



SHEET NO. 1 OF 1

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900

Civil Engineering 5501 West William Cannon Austin, Texas 78749
Surveying 5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

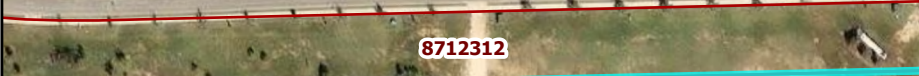
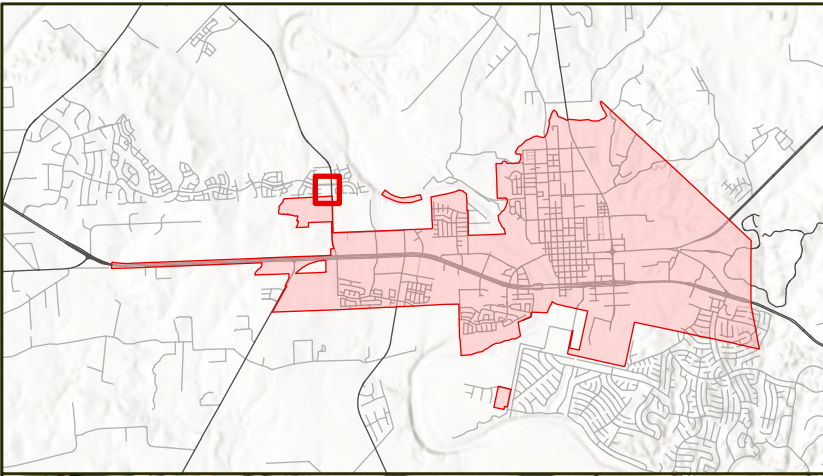


Attachment

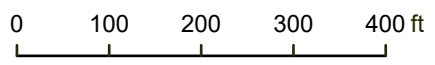
Location Map

The Colony Commercial

PID 8712327



4/10/2025



Scale 1:2,500

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.



STAFF REPORT

MEETING DATE: May 28, 2026

TITLE:

Consider and act on a Partial Replat No 1 of Replat of Lone Star Storage, being 33.971 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas as shown in Exhibit A.

STAFF REPRESENTATIVE:

James E. Cowey, Director of Development Services

ITEM DETAILS:

Site Address: Northeast Corner of SH 71 and FM 969
 Total Acreage: 33.971 acres
 Legal Description: 33.971 +/- acres out of the Replat of Lone Star Storage – Sendero Block 1

Property Owner: Spencer Harkness/PRC 01 Bastrop, LLC
 Agent Contact: Matt Tucker/EHRA Inc.

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

BACKGROUND:

The Sendero development is a commercial development that has access from State Highway 71 on the south and Farm-to-Market 969 on the west. The development consists of three private roads, being two that run east to west and one north to south. Sendero intends to serve the commercial lots that will be created with the replat of the development. The northern portion of the site is zoned Mixed Use and 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	Detention pond on the west side
Transportation	N	3 new private streets
Parks and Open Space	N	1 new park on the west side

Utilities

The Sendero development will be receiving water from the City of Bastrop. To serve this development area from the City’s distribution system, there will be some internal extensions within the development. These improvements are currently being worked on and the water lines will 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 extension on 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

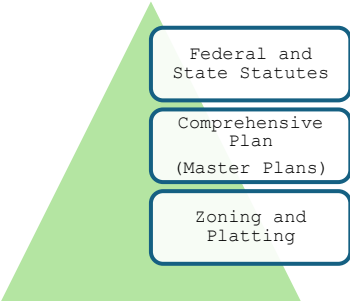
The natural drainage basins for this area will drain into an onsite detention pond. The drainage plan is using the updated rainfall totals of Atlas 14. The site shows conveyance and detention would occur on the east side of the property, where the current drainage flows. The maximum impervious cover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

Traffic Impact and Streets

This plat creates 3 internal private Streets. The main access will be off Duff Drive connecting to the proposed private road 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 Corridor Commercial and Residential Mixed Density 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 constructed for the site.

- (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 lots and is not amending or removing any of the existing covenants or restrictions.

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – Corridor Commercial: The Corridor Commercial areas provide larger scale retail, services, and employment opportunities along state highways identified in the transportation plan. These areas accommodate auto-oriented businesses while also integrating multi-modal access and pedestrian-friendly design where feasible. Corridor

Commercial development serves both local and regional markets, offering a broader range of goods and services than Neighborhood Commercial areas.

Future Land Use Plan – Residential Mixed Density: The Residential Mixed Density category supports a variety of housing types, including single-family homes, townhouses, and small-scale multifamily developments. This designation encourages diverse living options and accommodates a range of household needs while maintaining compatibility with surrounding residential areas. It was previously referred to as Transitional Residential and serves as an important “missing middle” housing option.

This plat complies with the Future Land Use Plan with Corridor Commercial along State Highway 71 and Residential Mixed Density on the northern portion of the property.

- 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 internally with this development.

Compliance with Chapter 10 Subdivision Regulations:

Chapter 10: 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 Chapter 10 Subdivision Regulations.

RECOMMENDATION:

Take action on a Partial Replat No 1 of Replat of Lone Star Storage, being 33.971 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: Sendero Replat
- Attachment 1: Sendero Location Map

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS

That we, ALH PROPERTIES NO. TWENTY SEVEN, L.P., and PRC 01 BASTROP, LLC, being the owners of 33.97 acres out of REPLAT OF LONE STAR STORAGE-SENDERO SUBDIVISION, according to the map or plat recorded in Plat Cabinet 9, Page 33A-33B, plat records of Bastrop County, Texas and as conveyed to us by deeds recorded in Instrument Numbers 202200112 & 202201925 of the official public records of said county do hereby subdivide said land with the plat shown hereon, to be known as:

PARTIAL REPLAT NO. 1 OF REPLAT OF LONE STAR STORAGE-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. NICK MASSAD III
CHIEF INVESTMENT OFFICER
AMERICAN LIBERTY HOSPITALITY
2901 WILCREST DRIVE, SUITE 120
HOUSTON, TX 77042

MR. MASON L. MOTE
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 _____ of _____ 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 _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of _____ 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. 202412237 and 202412374, Real Property Records of Bastrop County, encumbering that certain 49.78 acres of land situated in the Nancy Blakey Survey, Abstract 9B, Bastrop County, Texas; that a certain portion of 174.92 acre tract called "The Reserve Tract" on the plat 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 _____ of _____ 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 therein were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Bastrop, Texas.

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

LEGEND:

- B.C.C.F. No. indicates Bastrop County Clerk's File Number
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
P.C. indicates Page
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right-Of-Way
VOL. indicates Volume
(F) indicates Found 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500"

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, KANSSA, AND TEXAS RAILROAD FROM THE STATION AT BASTROP, 0.3 FEET NORTH OF THE NORTH RAIL, SET IN THE TOP OF THE NORTH END OF THE EAST CONCRETE ADJUTMENT OF A BRIDGE OVER PINEY CREEK. ELEVATION: 363.04 (NAVD88)

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 plat vacation 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. 480210025F, dated May 18, 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 3 & 4 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. This property is 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.

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

Attest: _____
Planning and Zoning Commission Chairperson City Secretary

STATE OF TEXAS §
COUNTY OF BASTROP §

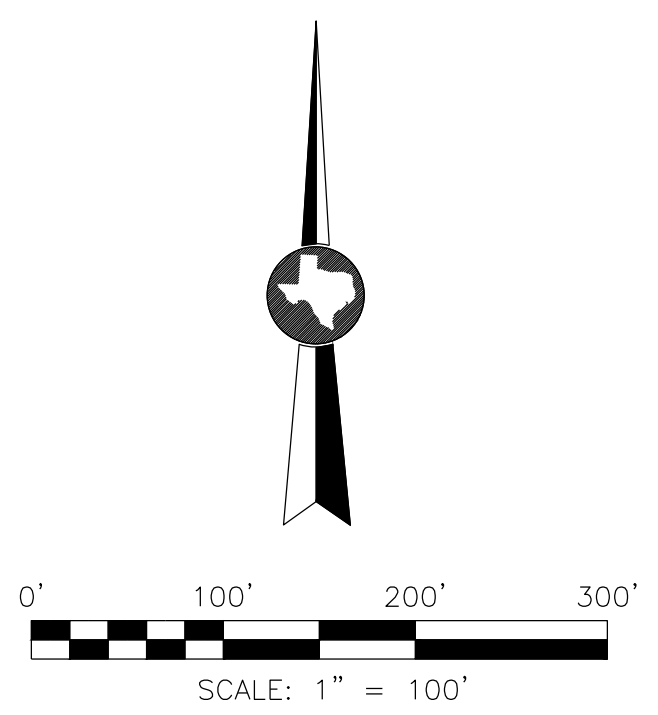
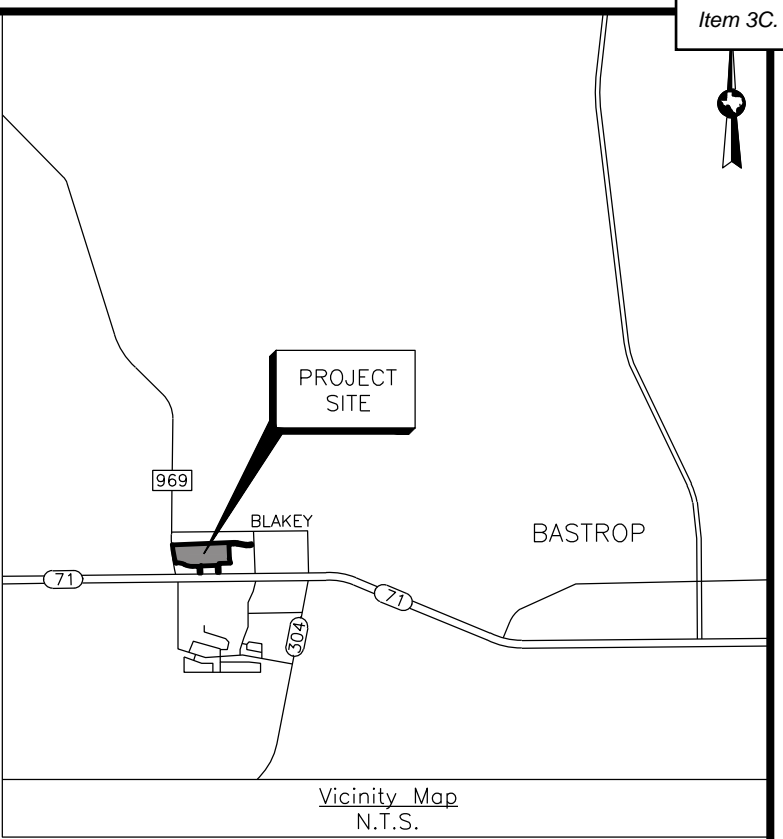
I, Krista Bartsch, County Clerk of Bastrop County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the ____ day of _____, 2026, A.D. at ____ o'clock ____M. in the plat records of Bastrop County, Texas in Plat Cabinet ____ Page ____.

Filed for record on the ____ day of _____, _____, A.D.

Deputy County Clerk, Bastrop County

LEGAL DESCRIPTION

Being all of the lot 1 and lot 2, Block 1 of Replat of Lone Star Storage Sendero, map or plat thereof recorded under Volume 9, Pages 33A & 33B of the Bastrop County Plat Records of Bastrop County, Texas.



PARTIAL REPLAT NO. 1 OF REPLAT OF LONE STAR STORAGE - SENDERO

BEING A SUBDIVISION OF 33.97 ACRES OUT OF THE NANCY BLAKEY SURVEY, A-98, IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS;

ALSO BEING A PARTIAL REPLAT OF "REPLAT OF LONE STAR STORAGE-SENDERO" AS SHOWN IN CABINET 9, PAGE 33-A AND 33-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.

3 LOTS, 1 BLOCK

OWNERS

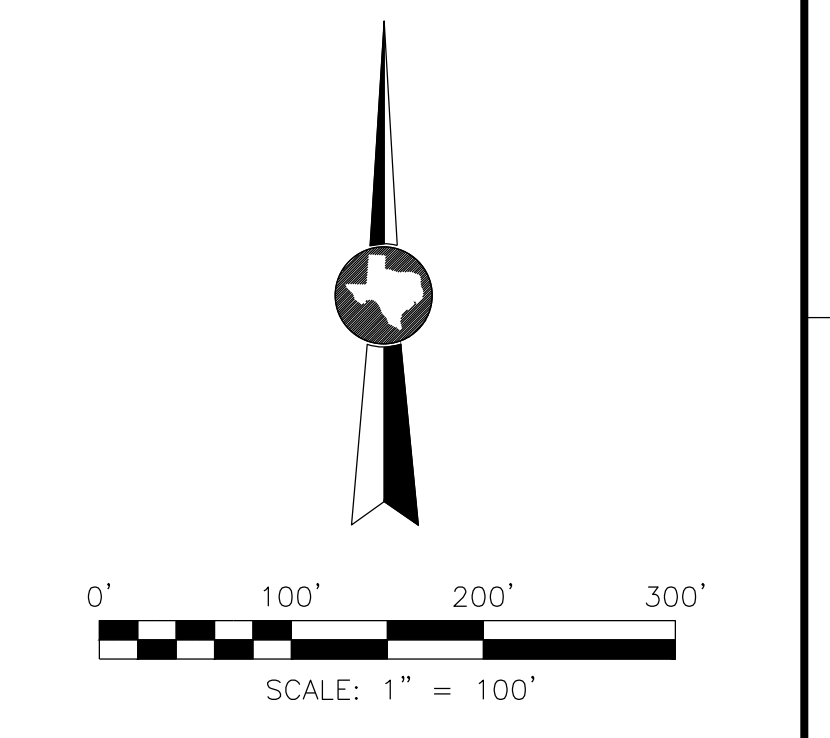
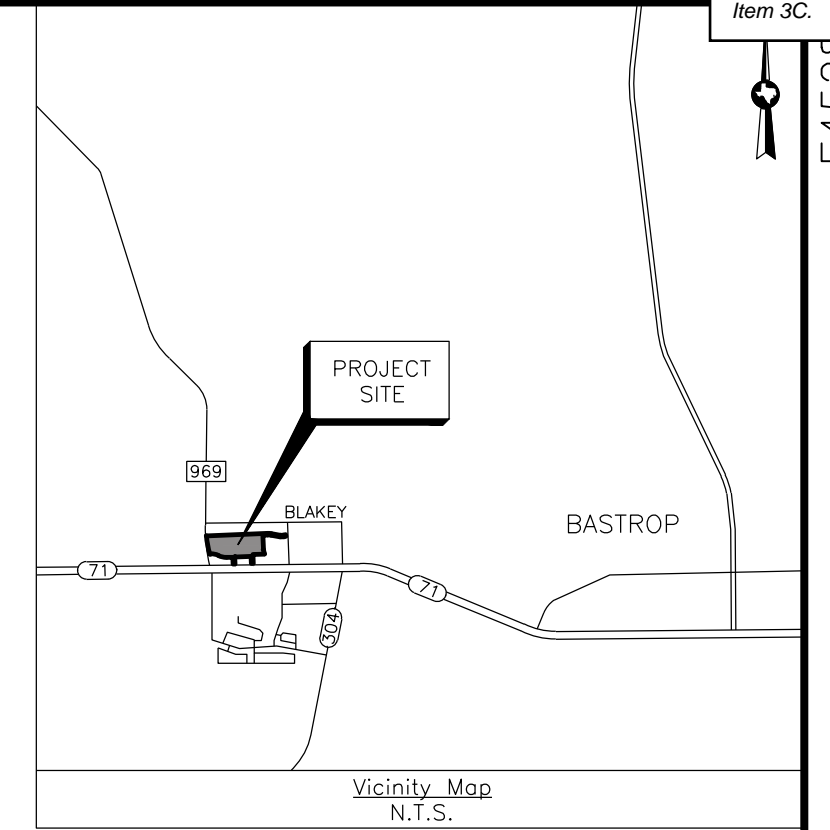
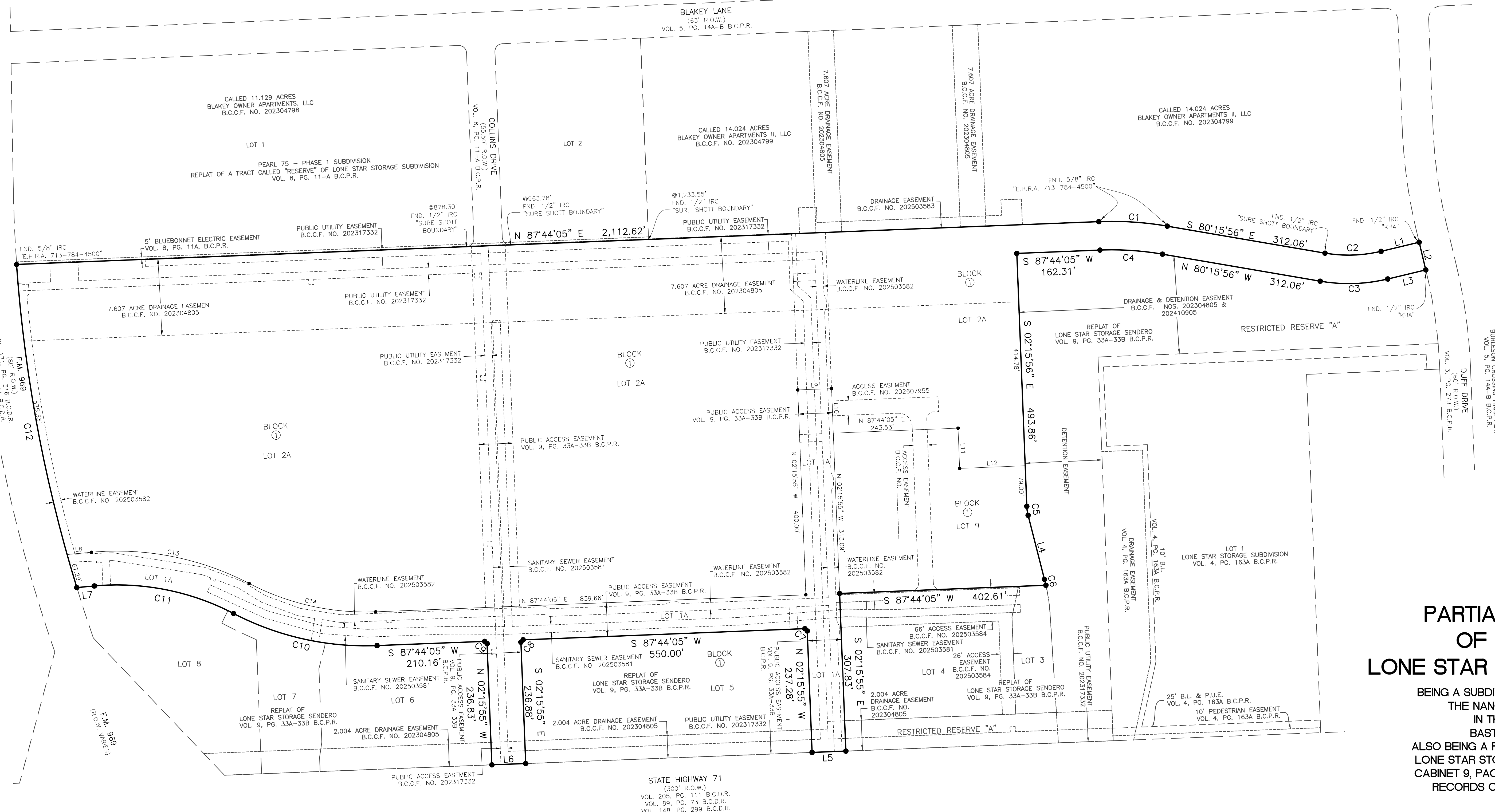
ALH PROPERTIES NO. TWENTY SEVEN, L.P.
2901 WILCREST DRIVE, SUITE 120
HOUSTON, TEXAS 77042
(713) 977-5556

PRC 01 BASTROP, LLC,
A TEXAS LIMITED LIABILITY COMPANY
3355 W ALABAMA STREET, SUITE 720
HOUSTON, TEXAS 77098
(713) 857-0600

APRIL, 2026



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



PARTIAL REPLAT NO. 1 OF REPLAT OF LONE STAR STORAGE - SENDERO

BEING A SUBDIVISION OF 33.97 ACRES OUT OF
THE NANCY BLAKEY SURVEY, A-98,
IN THE CITY OF BASTROP,
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ALSO BEING A PARTIAL REPLAT OF "REPLAT OF
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3 LOTS, 1 BLOCK

OWNERS

ALH PROPERTIES NO. TWENTY SEVEN, L.P.
2901 WILCREST DRIVE, SUITE 120
HOUSTON, TEXAS 77042
(713) 977-5556

PRC 01 BASTROP, LLC,
A TEXAS LIMITED LIABILITY COMPANY
3355 W ALABAMA STREET, SUITE 720
HOUSTON, TEXAS 77098
(713) 857-0600

APRIL, 2026



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

LOT AREA	
LOT #	ACREAGE
1A	3.6398 ACRES
2A	27.8396 ACRES
9	2.4919 ACRES
TOTAL	33.9713 ACRES

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
I.R. indicates Iron Rod
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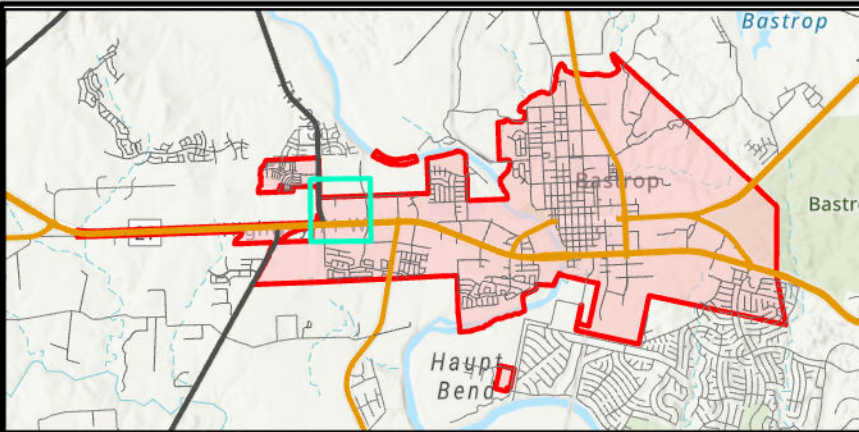
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	640.25'	134.09'	133.85'	S 86°15'56" E	12°00'00"
C2	272.25'	110.19'	109.44'	N 88°08'23" E	23°11'24"
C3	327.75'	132.65'	131.75'	S 88°08'22" W	23°11'23"
C4	584.77'	122.47'	122.25'	N 86°15'56" W	11°59'58"
C5	85.00'	17.80'	17.77'	S 08°15'56" E	11°59'59"
C6	320.00'	5.34'	5.34'	S 13°47'13" E	00°57'25"
C7	4.50'	7.07'	6.36'	N 47°15'55" W	90°00'00"
C8	4.50'	7.07'	6.36'	S 42°44'05" W	90°00'00"
C9	4.50'	7.07'	6.36'	N 47°15'55" W	90°00'00"
C10	558.00'	290.01'	286.76'	N 77°22'34" W	29°46'42"
C11	492.00'	280.50'	276.71'	N 78°49'11" W	32°39'55"
C12	2824.80'	642.63'	641.24'	N 10°33'36" W	13°02'04"
C13	558.00'	318.12'	313.83'	S 78°49'11" E	32°39'55"
C14	492.00'	255.71'	252.84'	S 77°22'34" E	29°46'42"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 76°32'41" E	76.40'
L2	S 13°27'18" E	55.50'
L3	S 76°32'41" W	76.40'
L4	S 14°15'56" E	135.51'
L5	S 87°46'32" W	66.00'
L6	S 87°46'32" W	66.00'
L7	S 84°50'52" W	34.42'
L8	N 84°50'52" E	47.54'
L9	N 87°44'05" E	66.00'
L10	S 02°15'55" E	86.91'
L11	S 02°15'55" E	78.54'
L12	N 87°44'05" E	127.97'



Attachment 1 Notification Map

#26-000032 - Partial Replat No 1 of Replat of Lone Star Storage - Sendero



5/19/2026



Scale: 1:5,378

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 boundaries between private and public. This map is general in nature and is not for navigational purposes.



STAFF REPORT

MEETING DATE: May 28, 2026

TITLE:

Conduct a public hearing, consider and act on a recommendation to City Council regarding a City-initiated zoning map amendment, as shown in Exhibit A, to rezone a portion of a block of properties located northeast of Fayette Street and Farm Street, within the city limits of Bastrop, Texas, from PI, Public and Institutional, to SF-1, Single Family Residential Low Density, for the following properties: PID Nos. 32234, 32243, 32279, 32333, 32288, 32324, 32315, 8736625, 49236, 32306, 32261, 32297, 32270, 53104, 36833, and 32342; and move to include on the June 9, 2026, City Council meeting for a first reading.

AGENDA ITEM SUBMITTED BY:

Brittany Epling, Senior Planner

BACKGROUND AND PURPOSE:

On April 14, 2026, City Council adopted the new Bastrop Development Code, Ordinance No. 2026-06, and the associated Official Zoning Map, Ordinance No. 2026-07. These ordinances replaced the Bastrop Building Block (B3) Code and the former PlaceType Map.

Ordinance No. 2026-07 adopted the new Official Zoning Map and primarily served as a map conversion from the existing B3 PlaceTypes to the most comparable Bastrop Development Code zoning districts. The conversion used a crosswalk approach intended to maintain the overall land use patterns established under the previous map while transitioning to the new zoning district structure and terminology. The crosswalk was intended as follows:

Previous District Name (B3 Code)	New District Name and New Map Colors
P1 – Natural	P/OS – Parks and Open Space
P2 – Rural	RR – Rural Residential
P3 – Neighborhood	SF – Single Family Residential (SF-1, SF-2, SF-3)
P4 – Mix	MU – Mixed Use
P5 – Core	GC – General Commercial
Civic	PI – Public Institutional
Employment Center (EC)	IND – Industrial
Planned Development District (PDD)	PDD – Planned Development District

After adoption, staff identified a mapping error affecting a portion of the block located northeast of Fayette Street and Farm Street. The affected area includes 16 individual properties that were

previously zoned P3, Neighborhood, under the B3 Code and PlaceType Map. Based on the adopted zoning crosswalk, these properties should have been converted to SF-1, Single Family Low Density. However, the adopted map inadvertently showed the properties in blue, which represents the PI, Public Institutional zoning district.

To correct this error, staff is bringing forward a City-initiated zoning change to rezone the affected properties from PI, Public Institutional, to SF-1, Single Family Low Density. The SF-1 zoning district is the appropriate zoning classification based on the crosswalk presented and is the equivalent zoning district for the prior P3 PlaceType designation.

Property owners of the affected properties were notified by mail and by hand-delivered notice to the property address. If direct contact could not be made, the notice was left at the door. Property owners within 200 feet of the affected properties were also notified by mail. Notice was additionally provided by newspaper publication and by posted signs within the right-of-way along the affected block.

RECOMMENDATION:

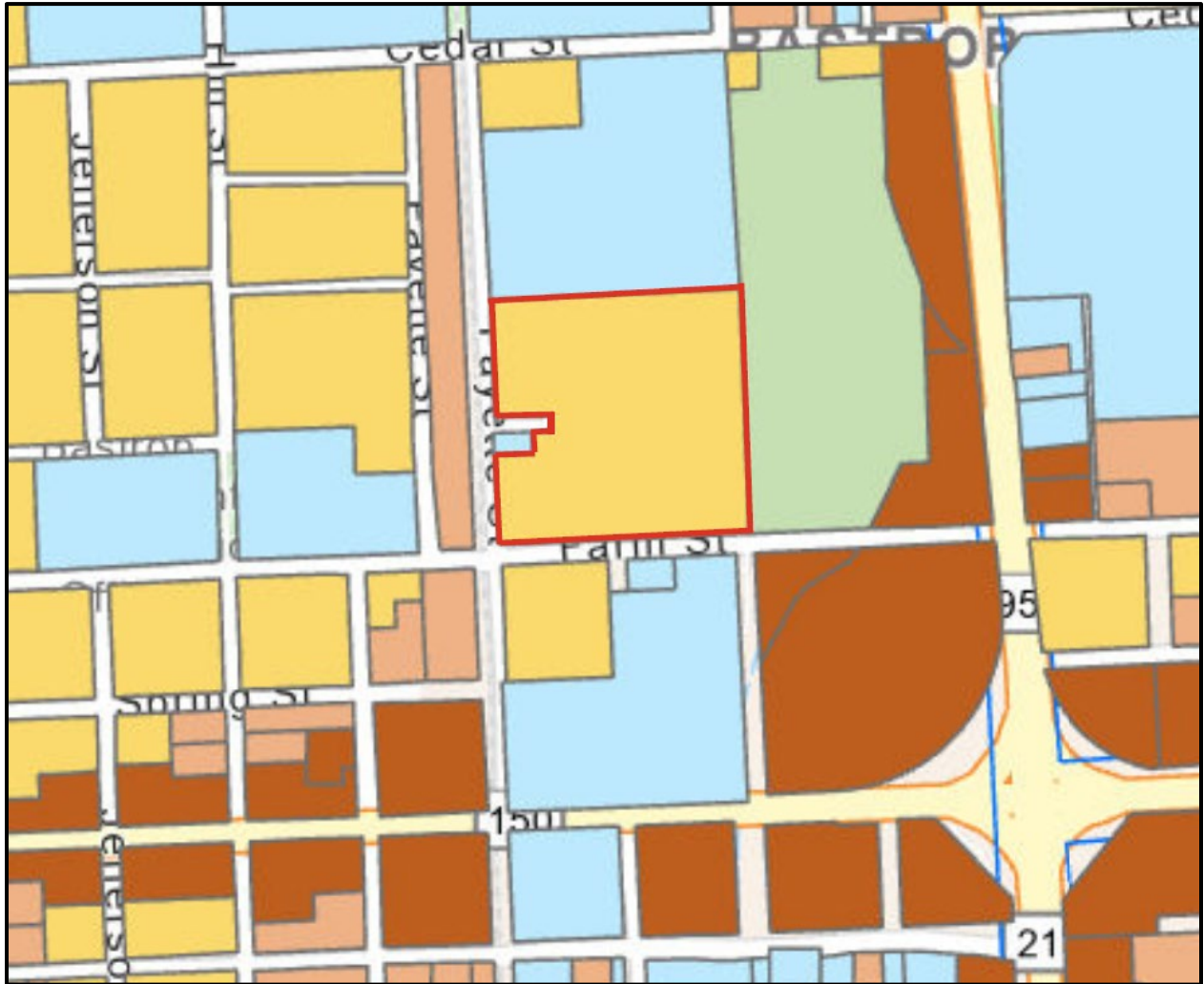
Act on a recommendation of approval to the City Council regarding a City-initiated zoning map amendment, as shown in Exhibit A, to rezone a portion of a block of properties located northeast of Fayette Street and Farm Street, within the city limits of Bastrop, Texas, from PI, Public and Institutional, to SF-1, Single Family Residential Low Density, for the following properties: PID Nos. 32234, 32243, 32279, 32333, 32288, 32324, 32315, 8736625, 49236, 32306, 32261, 32297, 32270, 53104, 36833, and 32342; and move to include on the June 9, 2026, City Council meeting for a first reading.

ATTACHMENTS:

1. Exhibit A: Corrected Official Zoning Map
2. Exhibit B: PlaceType Map in Effect Prior to April 14, 2026 and Official Zoning Map Adopted April 14, 2026 (mapping error)

Exhibit A: Revised Official Zoning Map

Item 3D.



City of Bastrop Zoning Map

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.



Legend

Light Green	Public & Open Space
Light Yellow	Single-Family Residential (SR-1)
Yellow	Single-Family Residential (SR-2)
Orange	General Commercial (GC-1)
Dark Orange	Public-Industrial
Light Blue	Industrial
Dark Blue	Professional
Light Purple	Office
Dark Purple	Public-Industrial
Light Green	Public & Open Space
Light Yellow	Single-Family Residential (SR-1)
Yellow	Single-Family Residential (SR-2)
Orange	General Commercial (GC-1)
Dark Orange	Public-Industrial
Light Blue	Industrial
Dark Blue	Professional
Light Purple	Office
Dark Purple	Public-Industrial

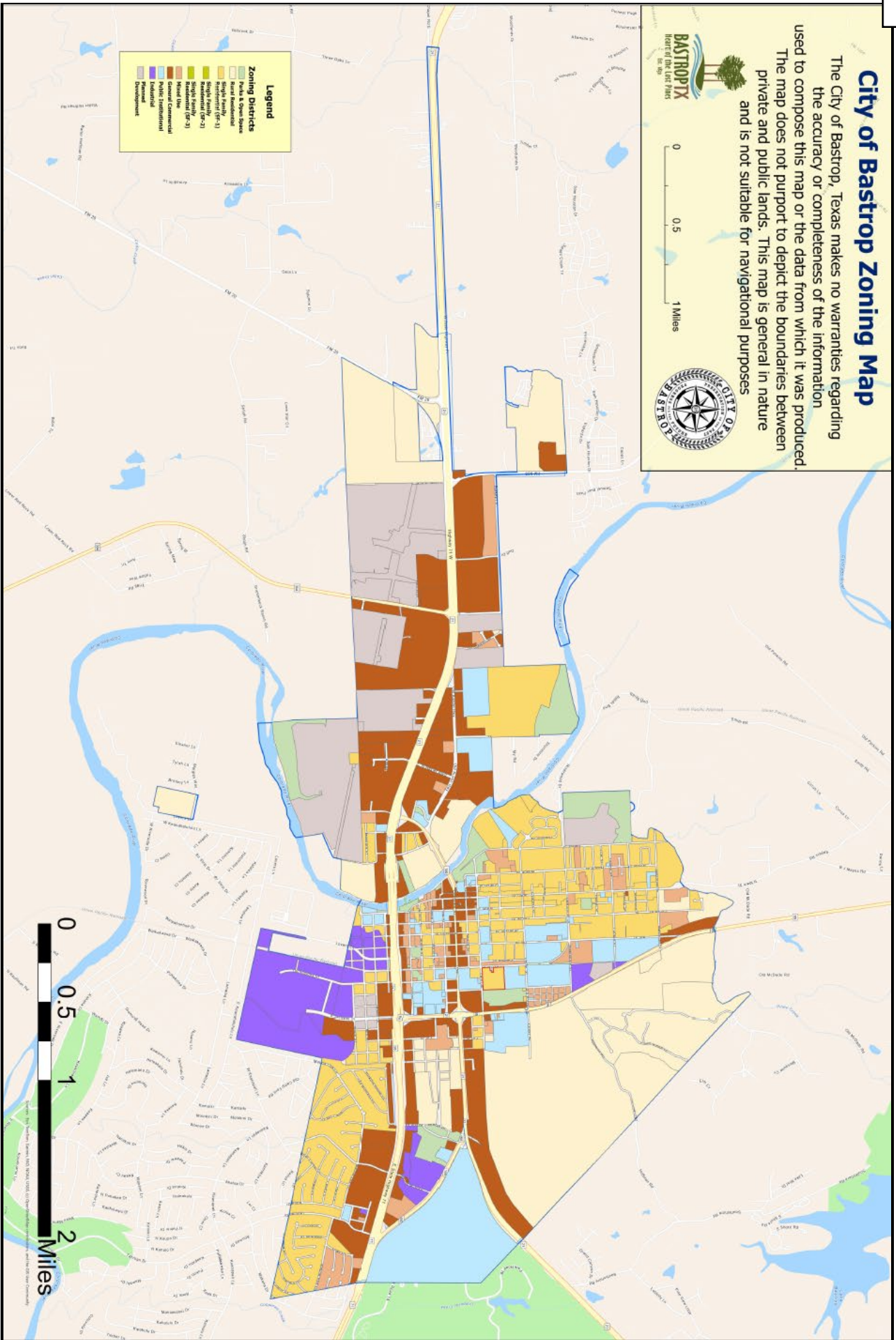
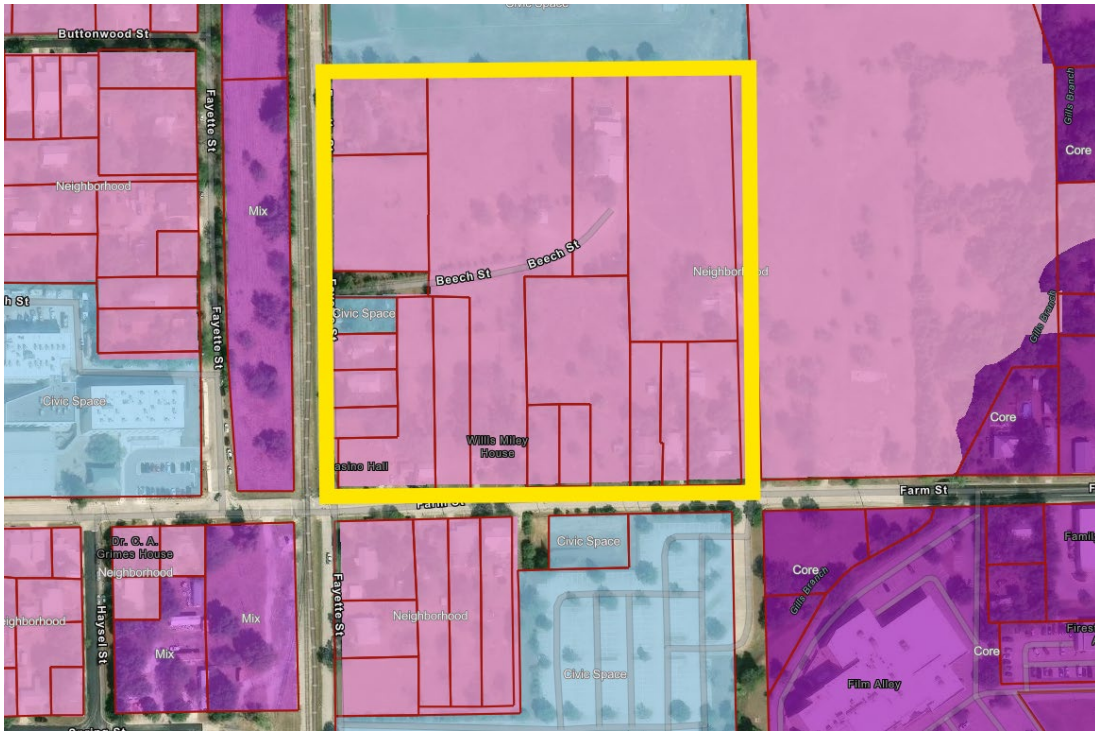
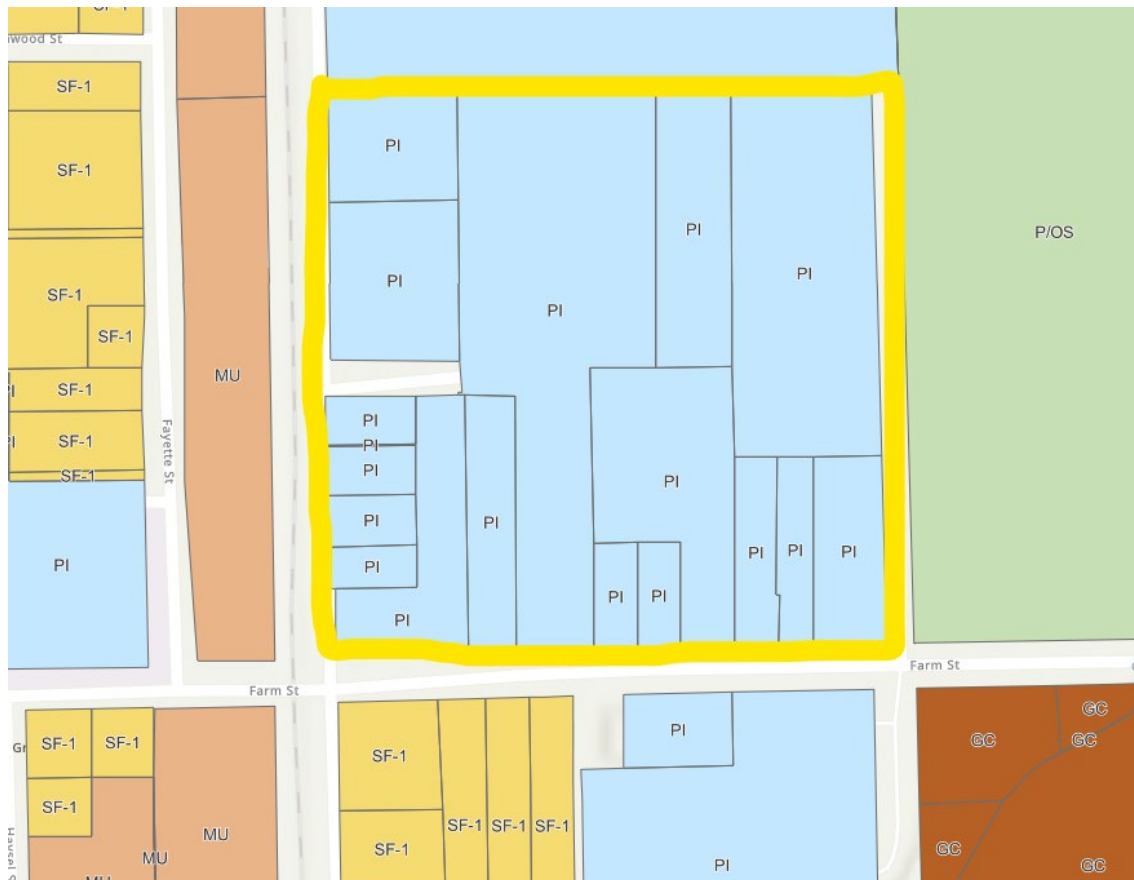


Exhibit B

Bastrop Building Block Code PlaceType Map in Place Prior to April 14, 2026:



Bastrop Development Code Official Zoning Map Adopted April 14, 2026:





STAFF REPORT

MEETING DATE: May 28, 2026

TITLE:

Conduct a public hearing, consider and act on a recommendation to City Council regarding a City-initiated zoning map amendment, as shown in Exhibit A, for two City of Bastrop properties located on Grady Tuck Lane and south of Old Austin Highway, within the City limits of Bastrop, Texas. The request is to rezone the properties identified as PID 66319 and PID 35527 from PI, Public Institutional to P/OS, Parks and Open Space.; and move to include on the June 9, 2026, City Council meeting for a first reading.

AGENDA ITEM SUBMITTED BY:

Brittany Epling, Senior Planner

BACKGROUND AND PURPOSE:

The City of Bastrop owns a 0.84-acre tract generally located southeast of Grady Tuck Lane, northwest of Loop 150, and south of Old Austin Highway, further identified as Lot 3 of the Adell Powell Subdivision, Cabinet 4, Page 6-B, Plat Records of Bastrop County, Texas, Parcel 66319. The City also owns a 1.009-acre tract generally located west of Grady Tuck Lane and south of Old Austin Highway, further identified as Lot 2A, being a replat of Lot 2 of the Adell Powell Subdivision.

The Parks and Recreation Board has continued to discuss trail connectivity and parkland service gaps identified in the Parks and Recreation Master Plan. As part of those discussions, the Board considered the potential activation of these City-owned parcels and the opportunity to provide additional open space for residents along Old Austin Highway. At its March meeting, the Parks and Recreation Board voted to recommend that City Council dedicate these parcels as parkland.

The Bastrop Development Code establishes a Parks and Open Space zoning district intended for City-owned parks, open space areas, and floodplain properties. Rezoning these parcels to Parks and Open Space would officially designate the properties on the Official Zoning Map, support future park planning and tracking, and assist with potential grant application opportunities.

RECOMMENDATION:

Act on a recommendation of approval to the City Council regarding a City-initiated zoning map amendment, as shown in Exhibit A, for two City of Bastrop properties located on Grady Tuck Lane and south of Old Austin Highway, within the City limits of Bastrop, Texas. The request is to rezone the properties identified as PID 66319 and PID 35527 from PI, Public Institutional to P/OS, Parks and Open Space.; and move to include on the June 9, 2026, City Council meeting for a first reading.

ATTACHMENTS:

1. Exhibit A: Property and Location Map
2. Exhibit B: Current Zoning Map

Exhibit B: Current Zoning Map

