

# Bastrop Planning and Zoning Commission Agenda

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



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June 30, 2022

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

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*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.*

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1. **CALL TO ORDER**

1A. Introduction of new Commissioner Patrice Parsons.

2. **CITIZEN COMMENTS**

*At this time, three (3) minute comments will be taken from the audience on any topic. To address the Board/Commission, please submit a fully completed request card to the Board/Commission Secretary prior to the 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. Issues may be referred to City Staff for research and possible future action.*

*It is not the intention of the City of Bastrop to provide a public forum for the embarrassment of demeaning of any individual or group. Neither is it the intention of the Board to allow a member of the public to slur the performance, honesty and/or integrity of the Board, as a body or any member or members of the Board, individually or collectively, nor any members of the City's staff. Accordingly, profane, insulting, or threatening language directed toward the Board and/or any person in the Board's presence will not be tolerated.*

3. **ITEMS FOR INDIVIDUAL CONSIDERATION**

3A. Consider action to approve meeting minutes from the May 26, 2022 Impact Advisory Fee Meeting.

3B. Consider action to approve meeting minutes from the June 7, 2022 Planning and Zoning Commission Meeting.

- 3C. Consider action to appoint a Planning & Zoning Commission member as its representative on the Historic Landmark Commission (HLC).
- 3D. Hold public hearing and consider a recommendation on a rezoning for 2.395 acres out of Farm Lot 10 East of Main Street, located East of Pecan Street from P2 Rural to P4 Mix, within the city limits of Bastrop, Texas, and forward to City Council.
- 3E. Consider action to approve Pecan Park Commercial Amended Preliminary Plat, being 55.355 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of West SH 71 & west of Sterling Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A.
- 3F. Consider action to approve The Colony MUD 1D, Section 2 Preliminary Plat, being 28.673 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3G. Consider action to approve The Colony MUD 1D, Section 3 Preliminary Plat, being 25.416 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

4. **CITIZEN COMMENTS**

*At this time, three (3) minute comments will be taken from the audience on any topic. To address the Board/Commission, please submit a fully completed request card to the Board/Commission Secretary prior to the 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. Issues may be referred to City Staff for research and possible future action.*

*It is not the intention of the City of Bastrop to provide a public forum for the embarrassment of demeaning of any individual or group. Neither is it the intention of the Board to allow a member of the public to slur the performance, honesty and/or integrity of the Board, as a body or any member or members of the Board, individually or collectively, nor any members of the City's staff. Accordingly, profane, insulting, or threatening language directed toward the Board and/or any person in the Board's presence will not be tolerated.*

- 4A. Update on recent City Council actions regarding Planning Department items.
- 4B. Planning & Development 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).

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 of convenient and readily accessible to the general public, as well as to the City's website, [www.cityofbastrop.org](http://www.cityofbastrop.org) and said Notice was posted on the following date and time: Monday, June 27, 2022 at 5:00 p.m. and remained posted for at least two hours after said meeting was convened.

\s\Jennifer C. Bills  
Jennifer Bills, Director of Planning

5. ADJOURNMENT



# STAFF REPORT

**MEETING DATE:** June 30, 2022

**AGENDA ITEM:** 3A

**TITLE:**

Consider action to approve meeting minutes from the May 26, 2022 Impact Advisory Fee Meeting.

**STAFF REPRESENTATIVE:**

Nicole Peterson, Planning Technician

**ATTACHMENTS:**

Meeting Minutes



IMPACT FEE ADVISORY COMMITTEE MEETING

Agenda – May 26, 2022 at 6:00 P.M.

1. CALL TO ORDER

Debbie Moore called the meeting to order at 6:00 pm.

The Committee convened into recess at 6:02 pm due to a quorum not being present at that time.

The Committee resumed the meeting at 6:22 pm due to their being a vacancy on the Planning and Zoning Commission constituting the members present as a quorum.

Debbie Moore	Present
Cynthia Meyer	Present
Greg Sherry	Absent
Ishmael Harris	Absent
Pablo Serna	Absent
Carrie Caylor	Absent
Scott Long	Present
Judah Ross	Present

2. CITIZEN COMMENTS

There were no citizens comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Discussion and consider action to submit comments to City Council on the update and amendment to the Bastrop Code of Ordinances, Chapter 13, Article 13.12, entitled "Impact Fees", updating the land use assumptions, capital improvement plan and amending impact fees for water and wastewater utilities, and move to include on the June 14, 2022 City Council Agenda.

Chris Ekrot, a consultant from Newgen Strategies and Solutions on behalf of the City of Bastrop, presented to the Commission a presentation over the proposed what an Impact Fee is, Chapter 395 of the Texas Local Government Code, the factors that are considered when calculating the proposed Impact Fees for water and wastewater, upcoming water impact fee Capital Improvement Projects, rate recommendation, and the regional comparison of Impact Fees.

The Committee asked if the City charges a capacity study fee? No, the City does not charge a feasibility fee.

The Committee asked how the 4% growth rate was being calculated because those assumptions seemed very conservative. The Consultant stated they went with the 4% growth rate for the fee because that what's verifiable based on the available data the City currently has.

The Committee asked what is driving the increase in cost. The Consultant stated inflation, construction costs, along with the supply chain issues are all factors contributing to the increase in costs.

Cynthia Meyer made a motion to recommend approval to City Council on the update and amendment to the Bastrop Code of Ordinances, Chapter 13, Article 13.12, entitled "Impact Fees", updating the land use assumptions, capital improvement plan and amending impact fees for water and wastewater utilities. Scott Long seconded the motion and the motion carried unanimously.

#### **4. ADJOURNMENT**

Cynthia Meyer made a motion to adjourn at 6:43 pm. Judah Ross seconded the motion and the motion carried unanimously.



# STAFF REPORT

**MEETING DATE:** June 30, 2022

**AGENDA ITEM:** 3B

**TITLE:**

Consider action to approve meeting minutes from the June 7, 2022 Planning and Zoning Commission Meeting.

**STAFF REPRESENTATIVE:**

Nicole Peterson, Planning Technician

**ATTACHMENTS:**

Meeting Minutes



# Planning and Zoning Commission

Item 3B.

## June 7, 2022 Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, June 7, 2022 at 6:00 p.m. in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

### 1. CALL TO ORDER

Debbie Moore called the meeting to order at 6:00 p.m.

Debbie Moore	Present
Cynthia Meyer	Present
Greg Sherry	Absent
Ishmael Harris	Present
Pablo Serna	Present
Carrie Caylor	Present
Scott Long	Present
Judah Ross	Present

1A. Introduction of new Commissioner Judah Ross.

Judah Ross formally introduced himself to the Commissioners.

### 2. CITIZEN COMMENTS

There were no citizen comments.

### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the April 28, 2022 Planning and Zoning Commission Regular Meeting.

Cynthia Meyer made a motion to approve the April 28, 2022 meeting minutes. Pablo Serna seconded the motion and the motion carried unanimously.

3B. Hold public hearing and consider action to approve Lot 2-565-A, Block 5, Replat of Lot 2-565, Block 5, Tahitian Village Unit 2 & Lot 29, Block 2, Pine Forest Phase III, Amended Plat of Lot 9, being 1.438 acres out of Lot 2-565, Block 5, Tahitian Village Unit 2, and Lot 29, Block 2, Pine Forest Phase III, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to Commissioners the Lot 2-565-A, Block 5, Replat of Lot 2-565, Block 5, Tahitian Village Unit 2 & Lot 29, Block 2, Pine Forest Phase III, Amended Plat of Lot 9, being 1.438 acres out of Lot 2-565, Block 5, Tahitian Village Unit 2, and Lot 29, Block 2, Pine Forest Phase III, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Debbie Moore opened the public hearing at 6:04 p.m.

There were no citizen comments.

Debbie Moore closed the public hearing at 6:04 p.m.



# Planning and Zoning Commission

June 7, 2022

## Meeting Minutes

Item 3B.

Discussion commenced between Commissioners and Staff about the following topics:

1. Where there any warrants requested for this plat? No, there were no warrants requested.

Carrie Caylor made a motion to approve Lot 2-565-A, Block 5, Replat of Lot 2-565, Block 5, Tahitian Village Unit 2 & Lot 29, Block 2, Pine Forest Phase III, Amended Plat of Lot 9, being 1.438 acres out of Lot 2-565, Block 5, Tahitian Village Unit 2, and Lot 29, Block 2, Pine Forest Phase III, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Cynthia Meyer seconded the motion and the motion carried unanimously.

- 3C. Hold public hearing and consider action to approve Replat of Lot 1, Lot 2, and Lot 3 of Washington Subdivision No. 2 being 2.771 acres out of Washington Subdivision No. 2, located north of Mesquite Street, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to Commissioners the Replat of Lot 1, Lot 2, and Lot 3 of Washington Subdivision No. 2 being 2.771 acres out of Washington Subdivision No. 2, located north of Mesquite Street, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

Discussion commenced between Commissioners and Staff about the following topics:

1. Where there any warrants requested for this plat? No, there were no warrants requested.
2. Will two of the lots share a driveway? Yes, they will share an existing driveway onto Mesquite Street. Lot 3 will take access off the unopened Hill Street right-of-way, and the owner will have to build the improvements for the street.

Debbie Moore opened the public hearing at 6:08 p.m.

There were no citizen comments.

Debbie Moore closed the public hearing at 6:08 p.m.

Carrie Caylor made a motion to approve the Replat of Lot 1, Lot 2, and Lot 3 of Washington Subdivision No. 2 being 2.771 acres out of Washington Subdivision No. 2, located north of Mesquite Street, within the City Limits of Bastrop, Texas, as shown in Exhibit A. Cynthia Meyer seconded the motion and the motion carried unanimously.

- 3D. Consider action to approve Valverde Section 1 Preliminary Plat, being 87.260 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to Commissioners the Valverde Section 1 Preliminary Plat, being 87.260 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Discussion commenced between Commissioners and Staff over the following topics:

1. This development is located in the ETJ but the applicant elected to follow the B3 Code? Yes, the applicant agreed to let the City annex as part of the Development Agreement.
2. What are the plans for the traffic on FM 969? They are in the process of working with TxDOT on their TIA which will determine what improvements will be needed, and the cost of those

# Planning and Zoning Commission

Item 3B.

June 7, 2022

## Meeting Minutes

improvements. Staff will need to know what those improvements will be before seeking approval on the final plat.

3. The lots seem smaller, will they be adjusting the layout for the garages? The lots meet their development agreement and the B3 Code.
4. What the alleys on the plan be public or private? They will be publicly dedicated alleys.
5. Will the parking and garages all be alley loaded? Yes, they will be alley loaded.
6. Are all the utilities going to be in the Alleys or streets? That will be determined during the review of the Public Improvement Plans.

Judah Ross made a motion to approve the Valverde Section 1 Preliminary Plat, being 87.260 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Ishmael Harris seconded the motion and the motion carried unanimously.

- 3E. Consider action to approve Bastrop Colorado Bend, Phase 1 Preliminary Plat, being 312.591 acres out of Stephen F. Austin Survey, Abstract Number 2, located west of Lovers Lane, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to Commissioners the Bastrop Colorado Bend, Phase 1 Preliminary Plat, being 312.591 acres out of Stephen F. Austin Survey, Abstract Number 2, located west of Lovers Lane, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

The Commissioners asked if the correct name will be Bastrop Colorado Bend? Yes, Bastrop Colorado Bend is the name they established.

Carrie Caylor made a motion to approve the Bastrop Colorado Bend, Phase 1 Preliminary Plat, being 312.591 acres out of Stephen F. Austin Survey, Abstract Number 2, located west of Lovers Lane, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Scott Long seconded the motion and the motion carried unanimously.

- 3F. Consider action to approve The Colony MUD 1B Amended Preliminary Plat, being 12.000 acres out of Jose Manuel Bangs Survey, Number 5 (out of the total 155.959 for The Colony MUD 1B Preliminary Plat), located south of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to Commissioners The Colony MUD 1B Amended Preliminary Plat, being 12.000 acres out of Jose Manuel Bangs Survey, Number 5 (out of the total 155.959 for The Colony MUD 1B Preliminary Plat), located south of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

There were no questions or comments from Commissioners.

Pablo Serna made a motion to approve the Colony MUD 1B Amended Preliminary Plat, being 12.000 acres out of Jose Manuel Bangs Survey, Number 5 (out of the total 155.959 for The Colony MUD 1B Preliminary Plat), located south of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Judah Ross seconded the motion and the motion carried unanimously.

# Planning and Zoning Commission

Item 3B.

June 7, 2022

## Meeting Minutes

- 3G. Consider action to approve The Colony MUD 1C, Section 6 Final Plat, being 24.391 acres out of Jose Manuel Bangs Survey, Number 5, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to Commissioners the Colony MUD 1C, Section 6 Final Plat, being 24.391 acres out of Jose Manuel Bangs Survey, Number 5, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

There were no questions or comments from Commissioners.

Scott Long made a motion to approve the Colony MUD 1C, Section 6 Final Plat, being 24.391 acres out of Jose Manuel Bangs Survey, Number 5, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Ishmael Harris seconded the motion and the motion carried unanimously.

- 3H. Consider action to approve The Colony MUD 1C, Section 7 Final Plat, being 55.846 acres out of Jose Manuel Bangs Survey, Number 5, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to Commissioners The Colony MUD 1C, Section 7 Final Plat, being 55.846 acres out of Jose Manuel Bangs Survey, Number 5, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

There were no comments or questions from Commissioner.

Pablo Serna made a motion to approve The Colony MUD 1C, Section 7 Final Plat, being 55.846 acres out of Jose Manuel Bangs Survey, Number 5, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Carrie Caylor seconded the motion and the motion carried unanimously.

- 3I. Consider action to approve Bastrop Grove, Section 3, Lot 8 Final Plat being 1.146 acres out of Nancy Blakey Survey, Abstract Number 98, located south of State Highway 71, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to Commissioners the Bastrop Grove, Section 3, Lot 8 Final Plat being 1.146 acres out of Nancy Blakey Survey, Abstract Number 98, located south of State Highway 71, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

Discussion commenced between Commissioners and Staff over the following topics:

1. Is this plat connected to the Lakeside Hospital? No, this site is located next to Seton Hospital off SH 71 W.
2. Where is Agnes located in relation to this site? Agnes is located south of this tract of land.
3. What is the timeline for Agnes to go East? I believe we have until 2025 to obtain the grant money, currently the City is in the design phase of the project.

Carrie Caylor made a motion to approve the Bastrop Grove, Section 3, Lot 8 Final Plat being 1.146 acres out of Nancy Blakey Survey, Abstract Number 98, located south of State Highway 71, within the City Limits of Bastrop, Texas, as shown in Exhibit A. Cynthia Meyer seconded the motion and the motion carried unanimously.

# Planning and Zoning Commission

June 7, 2022

## Meeting Minutes

Item 3B.

### 4. UPDATES

4A. Update on recent City Council actions regarding Planning Department items.

Jennifer Bills presented to Commissioners recent updates on City Council Actions. Burleson East was heard at City Council on May 24, and approved all 28 Warrants for this project

The Commissioners asked what was the vote count? Jennifer said it was a unanimous vote of 5-0.

4B. Building and Planning Department Monthly Projects Volume Report.

Jennifer Bills presented to commissioners the monthly projects volume report.

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

Jennifer Bills asked the Commissioners about particular items to be discussed on future agendas.

Ishmael Harris mentioned his concern about the traffic on Chestnut and asked what the City is doing to prepare for the increase of traffic? Jennifer Bills said Chestnut Street is maintained by TxDOT, but the City is working with Capital Metro to do a corridor study to develop a plan to address Chestnut Street.

Pablo Serna asked if there were any future plans for installing a parking lot next to the Soccer fields? Jennifer Bills said there are no plans at this time and the property is owned by the Bastrop Independent School District.

### 5. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 6:33 p.m. Ishmael Harris seconded the motion, and the motion carried unanimously.



# STAFF REPORT

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**MEETING DATE:** June 30, 2022

**TITLE:**

Consider action to appoint a Planning & Zoning Commission member as its representative on the Historic Landmark Commission (HLC).

**STAFF REPRESENTATIVE:**

Jennifer C. Bills, AICP, LEED AP, Director of Planning & Development

**BACKGROUND/HISTORY:**

Per the membership requirements for the Historic Landmark Commission (HLC), the P&Z Commission is to nominate a P&Z member to serve as an HLC member, which will be forwarded to the Mayor for appointment.

The HLC currently meets on the third Wednesday of the month at 6:00 p.m.



# STAFF REPORT

**MEETING DATE:** June 30, 2022

**TITLE:**

Hold public hearing and consider a recommendation on a rezoning for 2.395 acres out of Farm Lot 10 East of Main Street, located East of Pecan Street from P2 Rural to P4 Mix, within the city limits of Bastrop, Texas, and forward to City Council.

**STAFF REPRESENTATIVE:**

Jennifer C. Bills, Director of Planning & Development

**ITEM DETAILS:**

Site Address:	East of Pecan St (Exhibit A)
Total Acreage:	2.395 acres
Acreage Rezoned	2.395 acres
Legal Description:	2.395 acres out of Farm Lot 10 East of Main Street

Property Owner:	Gene Brown
Agent Contact:	Cliff Kendall / WGI

Existing Use:	Vacant/Undeveloped
Existing Zoning:	P2 Rural
Proposed Zoning:	P4 Mix (Attachment 4)
Character District:	North End
Future Land Use:	Neighborhood Residential (Attachment 5)

**BACKGROUND:**

The applicant has submitted an application for a Zoning Concept Scheme for 2.395 acres of Farm Lot 10 East of Main Street (Attachment 2). The development is proposed to be Place Type P4 – Mix zoning which allows the opportunity for either commercial or residential to occupy the lot as long as they remain in a residential form and scale.

Place Type P4 – Mix is defined in the code as:

“More intense Building Types that provide more lifestyle choices. It provides for a mix of Residential Building Types. Commercial and Office uses are allowed in this District only in House form Structures. Because P4 is a transition area, the Street Types consists of multimodal Streets, but are primarily Residential urban fabric.”

The Future Land Use Plan for Industry shows this area as 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. Although individual developments may exhibit common features including home size, lot size,

setbacks, impervious surface coverage, etc., the character area supports variations of these spatial and aesthetics characteristics, subject to appropriate transitions in form, scale, and density between blocks or adjacent developments. In some instances, transitions between developments and adjacent character areas may include higher density housing types or neighborhood oriented commercial uses of limited scale.”

While the FLUP calls for the area to be primarily single-family, the 2.395-acre tract is contiguous with property already zoned P4 Mix (which allows single and multi-family building types) and is located in close proximity to Mesquite Street which is a Primary Multimodal Street on the Master Transportation Plan and to State Highway 95. With these considerations, the proposed P4 Mix and Zoning Concept Scheme will be in compliance with the intents of Future Land Use Plan.

During the Zoning Concept Scheme review, the applicant requested to push many of the requirements from the ZCS to a later process, as the current owner does not plan to develop the property, his intention is to get all three tracts he owns under the same zoning designation.

Staff recommends requiring a Neighborhood Regulating Plan be completed prior to any further development of these three tracts in the future. During this review process, the 10% Civic Space requirement will be required to be met on the site with public amenities.

#### Drainage

A Zoning Concept Scheme must be accompanied by a Conceptual Drainage Plan to ensure that the proposed development is feasible. A Conceptual Drainage Plan has been reviewed and approved by the City Engineer. The Conceptual Drainage Plan shows that the three parcels owned by the property owner will be developed as on site, with the detention area at the southern boundary of the property at Pecan Street and Mesquite Street. The future developer will still have to complete a Preliminary Drainage Plan prior to Preliminary Plat and Final Drainage Plans before Final Plats and Site Development Plans. At each stage, the drainage and flood plain will be studied in more detail in relation to the intended development.

#### Traffic Impact Analysis

The Zoning Concept Scheme anticipates providing the streets required by the Master Transportation Plan and Street Grid Map and the Building Block grid. No Traffic Impact Analysis is anticipated to be required.

#### **PUBLIC COMMENTS:**

A notice was placed in the Bastrop Advertiser on June 15, 2022. Property owner notifications were sent to 4 adjacent property owners on June 15, 2022 (Attachment 3). At the time of this report, no responses have been received (Attachment 6).

#### **POLICY EXPLANATION:**

##### Texas Local Government Code

Sec. 211.006. PROCEDURES GOVERNING ADOPTION OF ZONING REGULATIONS AND DISTRICT BOUNDARIES. (a) The governing body of a municipality wishing to exercise the authority relating to zoning regulations and zoning district boundaries shall establish procedures for adopting and enforcing the regulations and boundaries. A regulation or boundary is not effective until after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard. Before the 15th day before the date of the hearing, notice of the time and place of the hearing must be published in an official newspaper or a newspaper of general circulation in the municipality.

*Notice was published in Austin American Statesman and notice was sent to property owners within 200 feet of the property boundary.*

(b) In addition to the notice required by Subsection (a), a general-law municipality that does not have a zoning commission shall give notice of a proposed change in a zoning classification to each property owner who would be entitled to notice under Section 211.007(c) if the municipality had a zoning commission. That notice must be given in the same manner as required for notice to property owners under Section 211.007(c). The governing body may not adopt the proposed change until after the 30th day after the date the notice required by this subsection is given.

*N/A. Bastrop is not a general-law municipality.*

(c) If the governing body of a home-rule municipality conducts a hearing under Subsection (a), the governing body may, by a two-thirds vote, prescribe the type of notice to be given of the time and place of the public hearing. Notice requirements prescribed under this subsection are in addition to the publication of notice required by Subsection (a).

*Notice of the meeting was posted at least 72 hours in advance.*

(d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either:

(1) the area of the lots or land covered by the proposed change; or

(2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

(e) In computing the percentage of land area under Subsection (d), the area of streets and alleys shall be included.

*At the time of this report, no protest has been received. If a valid protest is received, a three-fourths vote of the City Council members would be required to approve the rezoning request.*

(f) The governing body by ordinance may provide that the affirmative vote of at least three-fourths of all its members is required to overrule a recommendation of the municipality's zoning commission that a proposed change to a regulation or boundary be denied.

*If the Planning & Zoning Commission recommends denial of the zoning request, the City Council must have a minimum vote of 4 out of 5 members to approve the zoning request.*

*At least 5 members of the Planning & Zoning Commission must vote to make an official recommendation to the City Council. Failure to reach five vote means no official recommendation can be forwarded, but this does not impact the City Council's vote requirement to approve or deny the request.*

Compliance with 2036 Comprehensive Plan:



Future Land Use Plan – 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. Although individual developments may exhibit common features including home size, lot size, setbacks, impervious surface coverage, etc., the character area supports variations of these spatial and aesthetics characteristics, subject to appropriate transitions in form, scale, and density between blocks or adjacent developments. In some instances, transitions between developments and adjacent character areas may include higher density housing types or neighborhood oriented commercial uses of limited scale.

*While the FLUP calls for the area to be primarily single-family, the 2.395-acre tract is contiguous with property already zoned P4 Mix (which allows single and multi-family building types) and is located in close proximity to Mesquite Street which is a Primary Multimodal Street on the Master Transportation Plan and to State Highway 95. With these considerations, the proposed P4 Mix and Zoning Concept Scheme will be in compliance with the intents of Future Land Use Plan.*

#### Compliance with Bastrop Building Block (B<sup>3</sup>) Code:

B<sup>3</sup> CODE INTENT (See Executive Summary)

The code is built around three core intents:

- Fiscal Sustainability

New development and redevelopment must be done with a focus on the intersection of the Public and Private Realms. This is the area where city and utility infrastructure are maintained in an efficient manner and the commercial development creates a complete neighborhood.

*This 2.395-acre tract is to be developed with the adjacent tracts as one parcel. By zoning to P4 Mix, it will allow this area to provide a mix of single-family and multi-family or house style commercial, that will provide for a complete neighborhood and fiscal sustainability over time.*

- Geographically Sensitive Developments

Development will retain its natural form and visual character, which is derived from the topography and native environment.

*A part of this development is within the 1% Annual Chance Floodplain (previously 100-year Floodplain). P4 Mix allows for a greater diversity of building types with greater density, that will allow the floodplain to remain undisturbed.*

- Perpetuation of Authentic Bastrop

The B<sup>3</sup> Code will perpetuate the built form that has been predominate over the City's 189-year history. The recent trend of allowing parking and automobile traffic as the predominate feature has created a pattern that is contrary to the historical building patterns of the city and creates sites/buildings that are not adaptable and sustainable in the long-term.

*The proposed style of development is Traditional Neighborhood Development Pattern, which will provide a gridded network of streets that will provide connectivity for the area.*

### B<sup>3</sup> Code ARTICLE 5.1 INTENT OF DEVELOPMENT PATTERNS

(b) The Development Pattern type will be used to guide the creation of the Zoning Concept Scheme and Neighborhood Regulating Plan (see Article 2-3 Neighborhood Regulating Plans in B3 Technical Manual) configurations suitable for different geographies and Character Districts.

#### SEC. 5.2.002 TND STANDARDS

1. Detail the block perimeters, block lengths, pedestrian shed area, place type allocations per B<sup>3</sup> Code 3.2.002b.

*For P4 Mix in the North End Character District, a 330-foot block grid (Building Blocks) are the preferred development type. The applicant has demonstrated that the road network is possible, with the development of this tract and the other two under the same ownership. When developed in the future, a Neighborhood Regulating Plan will be required to establish the street network.*

#### **RECOMMENDATION:**

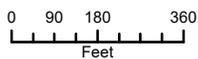
Hold public hearing and consider action to recommend approval on a rezoning for 2.395 acres out of Farm Lot 10 East of Main Street, located East of Pecan Street from P2 Rural to P4 Mix, with the requirement to do the Neighborhood Regulating Plan prior to development, within the city limits of Bastrop, Texas, and forward to City Council.

#### **ATTACHMENTS:**

- Exhibit A: Location Map
- Attachment 1: Zoning Concept Scheme
- Attachment 2: Applicant's Project Description Letter
- Attachment 3: Property Owner Notice
- Attachment 4: Proposed Zoning Map
- Attachment 5: Proposed Future Land Use Map



### Zoning Concept Scheme 2.395 acres out of Farm Lot 10 East of Main St



1 inch = 400 feet

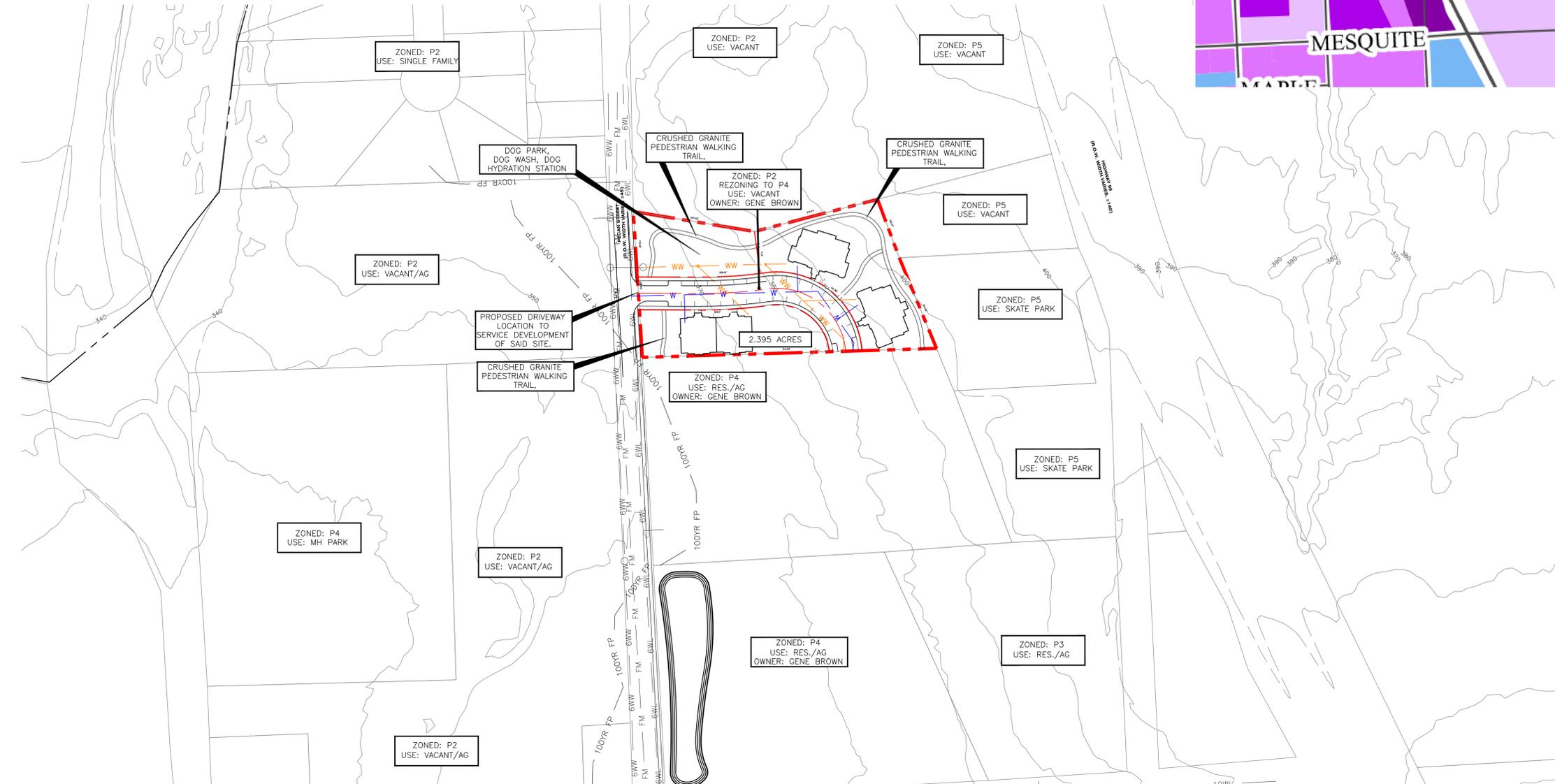
Date: 6/10/2022

The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of information, nor does it represent that its use will not infringe upon privately owned rights.

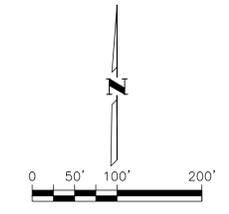
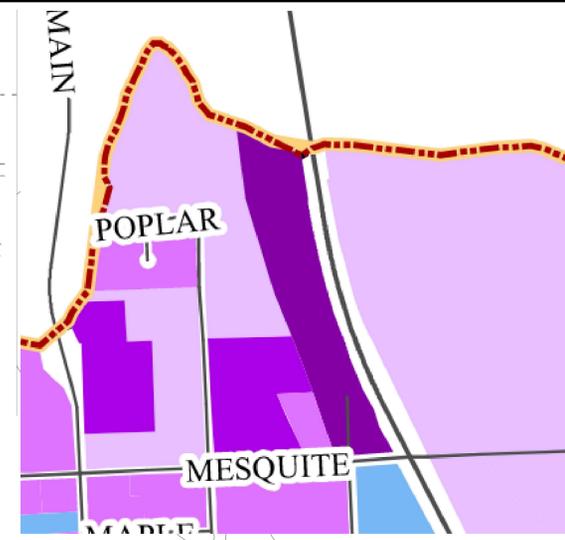




TYPICAL BUILDING FRONT ELEVATION  
NOTE: BUILDING HEIGHT IS MEASURED FROM AVERAGE SITE GRADE. 1" = 16'



CLUBHOUSE FRONT ELEVATION  
NOTE: BUILDING HEIGHT IS MEASURED FROM AVERAGE SITE GRADE. 1" = 16'



- Legend**
- City Limit
  - Historic Districts
  - Development Agreements
  - Place Type**
  - Overlay
  - P1 - Nature
  - P2 - Rural
  - P3 - Neighborhood
  - P4 - Mix
  - P5 - Core
  - PCS - Civic Space
  - PEC - Employment Center
  - PDD - Planned Development

NOT AUTHORIZED FOR  
CONSTRUCTION PRIOR TO  
FORMAL CITY APPROVAL



PRELIMINARY  
NOT FOR CONSTRUCTION,  
BIDDING, OR PERMIT  
PURPOSES.  
PREPARED UNDER THE  
SUPERVISION OF  
WGI, INC.

RE-ZONING FROM P2 TO P4  
2603 PECAN STREET  
BASTROP, BASTROP COUNTY, TEXAS 78660

ZONING EXHIBIT

NOT AUTHORIZED FOR  
CONSTRUCTION PRIOR TO  
FORMAL CITY APPROVAL



PHONE NO:

PRELIMINARY

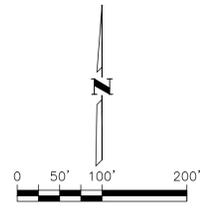
NOT FOR CONSTRUCTION,  
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PURPOSES.

PREPARED UNDER THE  
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WGI, INC.

RE-ZONING FROM P2 TO P4  
2603 PECAN STREET  
BASTROP, BASTROP COUNTY, TEXAS 78660

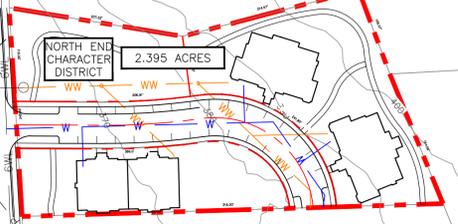
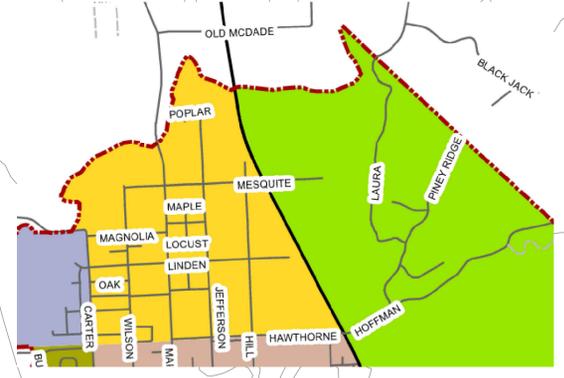
CHARACTER DISTRICT EXHIBIT

SHEET  
CS200  
2 OF 6



Legend

- Character Districts**
- Bastrop State Park
  - Cattleman's
  - Cultural Arts
  - District 71
  - Downtown
  - Ferry
  - Historic Highway
  - Lost Pines
  - Mayfest Hill
  - Meadows
  - New Addition
  - North End
  - Old Town
  - PDD
  - Pine Village
  - River District
  - Riverside Grove
  - South River District
  - The Vistas

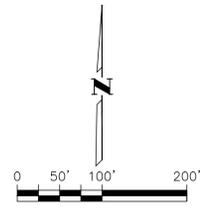
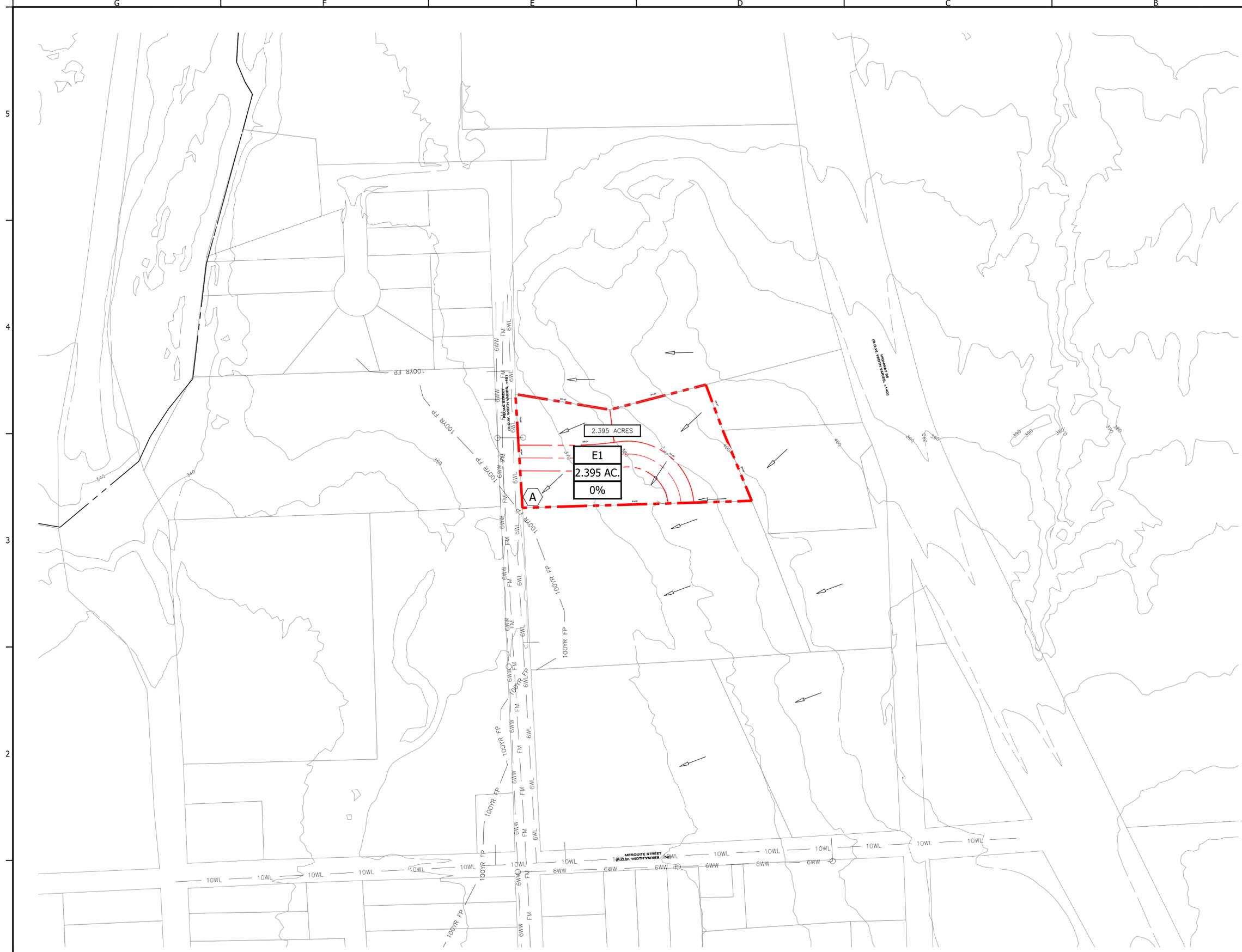


PEDESTRIAN CONNECTIVITY  
EXTERIOR OF OVERALL SITE,  
WITHIN THE R.O.W. OF PECAN  
STREET.

PEDESTRIAN CONNECTIVITY  
EXTERIOR OF OVERALL SITE,  
WITHIN THE R.O.W. OF PECAN  
STREET.

PEDESTRIAN CONNECTIVITY  
EXTERIOR OF OVERALL SITE,  
WITHIN THE R.O.W. OF PECAN  
STREET.





**LEGEND**

- BOUNDARY / RIGHT OF WAY
- - - EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- DRAINAGE AREA BOUNDARY
- XXXX--- EXIST. GRADE ELEVATIONS
- XXXX--- PROP. GRADE ELEVATIONS
- STORM DRAIN LINE
- DIRECTION OF FLOW
- (X) ANALYSIS POINT
- E27 EXISTING DRAINAGE AREA #
- 0.65 AC. DRAINAGE AREA
- 10.32% IMPERVIOUS COVER
- Tc TIME OF CONCENTRATION

2.395 ACRES  
**E1**  
 2.395 AC.  
 0%

**COMPOSITE C CALCULATIONS - ANALYSIS POINT A**

D.A. #	Impervious (%)	Pervious (%)	Runoff Coefficient			
			2-yr	10-yr	25-yr	100-yr
E1	0.0%	100.0%	0.33	0.38	0.42	0.49

**FLOW CALCULATIONS (RATIONAL METHOD) - ANALYSIS POINT A**

D.A. #	Tc (min)	2-Year				10-Year				25-Year				100-Year			
		C	I (in/hr)	A (Acres)	Q (cfs)	C	I (in/hr)	A (Acres)	Q (cfs)	C	I (in/hr)	A (Acres)	Q (cfs)	C	I (in/hr)	A (Acres)	Q (cfs)
E1	21	0.3	3.3	4.2	4.6	0.4	4.9	4.2	7.9	0.4	5.9	4.2	10.5	0.5	7.7	4.2	15.9

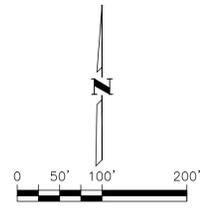
NOTE:  
 NO PORTION OF THE SITE INTENDED FOR RE-ZONING  
 RESIDES WITHIN THE 100-YEAR FLOODPLAIN ELEVATIONS,  
 PER FEMA FIRMETTE 48021C0215E, DATED 01/19/2006

NOT AUTHORIZED FOR  
 CONSTRUCTION PRIOR TO  
 FORMAL CITY APPROVAL



PRELIMINARY  
 NOT FOR CONSTRUCTION,  
 BIDDING, OR PERMIT  
 PURPOSES.  
 PREPARED UNDER THE  
 SUPERVISION OF  
 WGI, INC.

RE-ZONING FROM P2 TO P4  
 2603 PECAN STREET  
 BASTROP, BASTROP COUNTY, TEXAS 78660  
 EXISTING DRAINAGE AREA MAP



**LEGEND**

- BOUNDARY / RIGHT OF WAY
- - - EASEMENT / SETBACK
- ==== CURB / EDGE OF PAVEMENT
- DRAINAGE AREA BOUNDARY
- - - - - EXIST. GRADE ELEVATIONS
- XXXX PROP. GRADE ELEVATIONS
- ==== STORM DRAIN LINE
- ==== DIRECTION OF FLOW
- X ANALYSIS POINT
- E27 EXISTING DRAINAGE AREA #
- 0.65 Ac. DRAINAGE AREA
- 10.32% IMPERVIOUS COVER
- Tc TIME OF CONCENTRATION

**WARNING!**  
 THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM @ 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

**PRELIMINARY**

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF WGI, INC.

RE-ZONING FROM P2 TO P4  
 2603 PECAN STREET  
 BASTROP, BASTROP COUNTY, TEXAS 78660  
 PROPOSED DRAINAGE AREA MAP

SHEET  
**CG200**  
 4 OF 6

**COMPOSITE C CALCULATIONS - ANALYSIS POINT A**

D.A. #	Impervious (%)	Pervious (%)	Runoff Coefficient			
			2-yr	10-yr	25-yr	100-yr
E1	60.00%	40.00%	0.57	0.64	0.68	0.77

**FLOW CALCULATIONS (RATIONAL METHOD) - ANALYSIS POINT A**

D.A. #	T <sub>c</sub> (min)	2-Year				10-Year				25-Year				100-Year			
		C	I (in/hr)	A (Acres)	Q (cfs)	C	I (in/hr)	A (Acres)	Q (cfs)	C	I (in/hr)	A (Acres)	Q (cfs)	C	I (in/hr)	A (Acres)	Q (cfs)
E1	5	0.6	5.76	4.20	13.80	0.64	8.57	4.20	22.98	0.68	10.11	4.20	29.08	0.77	12.54	4.20	40.40

**NOTE:**  
 NO PORTION OF THE SITE INTENDED FOR RE-ZONING RESIDES WITHIN THE 100-YEAR FLOODPLAIN ELEVATIONS, PER FEMA FIRMETTE 48021C0215E, DATED 01/19/2006





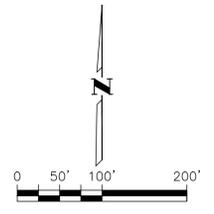
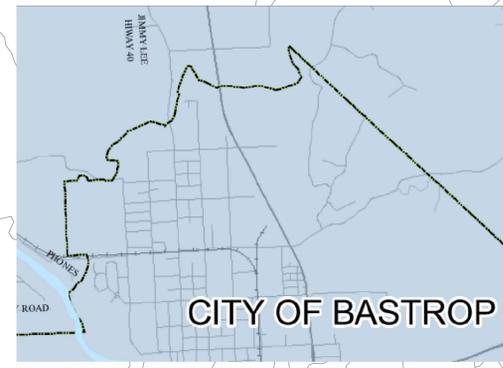
NOT AUTHORIZED FOR  
CONSTRUCTION PRIOR TO  
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PRELIMINARY  
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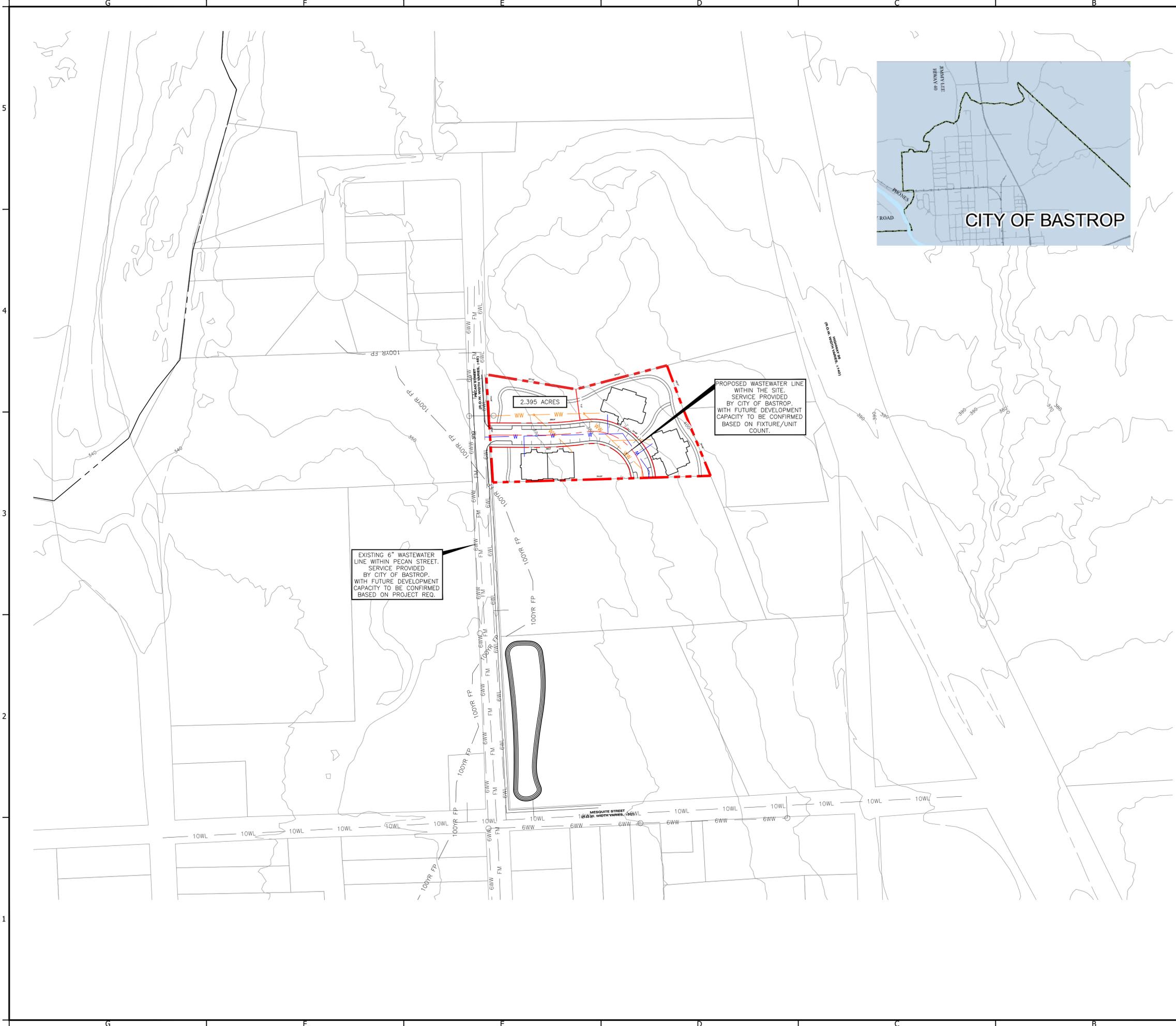
RE-ZONING FROM P2 TO P4  
2603 PECAN STREET  
BASTROP, BASTROP COUNTY, TEXAS 78660  
WASTEWATER UTILITY EXHIBIT

SHEET  
CU200  
6 OF 6



- Legend**
- City of Bastrop
  - Aqua WSC
  - WCID #2
  - Chasco
  - LCRA
  - Bastrop ETJ**
    - Statutory
    - Area A
    - Area B

WARNING!  
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE  
ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES.  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING  
ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL  
SYSTEM @ 811 FOR LOCATION OF ALL UTILITIES, AT LEAST  
72 HOURS PRIOR TO BEGINNING CONSTRUCTION.



2.395 ACRES

PROPOSED WASTEWATER LINE  
WITHIN THE SITE.  
SERVICE PROVIDED  
BY CITY OF BASTROP.  
WITH FUTURE DEVELOPMENT  
CAPACITY TO BE CONFIRMED  
BASED ON FIXTURE/UNIT  
COUNT.

EXISTING 6" WASTEWATER  
LINE WITHIN PECAN STREET.  
SERVICE PROVIDED  
BY CITY OF BASTROP.  
WITH FUTURE DEVELOPMENT  
CAPACITY TO BE CONFIRMED  
BASED ON PROJECT REQ.



January 2022

City of Bastrop Planning Department – Allison Land  
1311 Chestnut Street  
Bastrop, TX 78602

RE: Written Justification Letter for Rezoning Application – 2603 Pecan Street  
2603 Pecan Street (Gene Brown Owner) (2.395 acres)  
Bastrop, Bastrop County, Texas

Dear Ms. Land:

WGI is providing the following justification for re-zoning for the site located at 2603 Pecan Street and owned by Gene Brown. Site itself is undeveloped and consists of 2.395 acres of land, which is less than what is required as part of the Neighborhood Regulating Plan. That being said, our submittal should clarify/quantify/identify what the City needs to process the re-zoning request accordingly.

- Is the zoning change consistent with the Concept Scheme (Comprehensive Plan)?**  
The change is consistent with the General Land Use Policies found in the Concept Scheme.
- Does the zoning change promote the health, safety, or general welfare of the City and the safe, orderly, and healthful development of the City?**  
The zoning change is in accordance with the purpose and intent of the Unified Development Code of the City of Bastrop (growth management, environmental protection, economic development, circulation, urban design).
- Is the zoning change compatible with and conforms to with the uses of nearby property and the character of the neighborhood?**  
The zoning change is also in accordance with existing development/property and character of the community.
- Is the property affected by the zoning change suitable for uses permitted by the proposed amendment to the zoning map?**  
Property is proposing to extend the boundary of an existing zoning district (from P2 to P4). Mr. Brown current owns the property directly to the south, which is currently zoned P4, desiring to have their property zoned alike. The overall property, once sold, would be developed in a unified, and uniformly.

Sincerely,

**WGI**

Texas Engineering Firm No. F-15085

Cliff Kendall - Market Leader



**Notice of Pending Zoning Change  
City of Bastrop  
Planning & Zoning Commission  
and City Council**

Dear Property Owner:

The **Planning and Zoning Commission** will conduct a public hearing on **Thursday, June 30, 2022 at 6:00 p.m.** and the **City Council** will conduct a public hearing **Tuesday, July 26, 2022 at 6:30 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas** on the following request: Public hearing and consider action on a rezoning for 2.395 acres out of Farm Lot 10 East of Main Street, located East of Pecan Street from P2 Rural to P4 Mix, within the city limits of Bastrop, Texas.

Applicant(s): Cliff Kendall / WGI

Owner(s): Gene Brown

Legal Description: 2.395 acres of land out of Farm Lot 10 East of Main Street

**The site location map and a letter from the property owner is attached for reference.**

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances. For more information or to provide comments on this project, you may contact the Planning & Development Department at (512) 332-8840, [plan@cityofbastrop.org](mailto:plan@cityofbastrop.org), visit the office or mail the response card below to 1311 Chestnut Street, Bastrop, Texas 78602.

Meeting details will be available on the posted agenda found on our website 72 hours before the meeting at: [https://www.cityofbastrop.org/page/cs.board\\_agendas-pz](https://www.cityofbastrop.org/page/cs.board_agendas-pz)

✂ -----

**PROPERTY OWNER'S RESPONSE**

As a property owner within 200 feet: (please check one)

- I am in favor of the request.
- I am opposed to the request.
- I have no objection to the request.

Property Owner Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

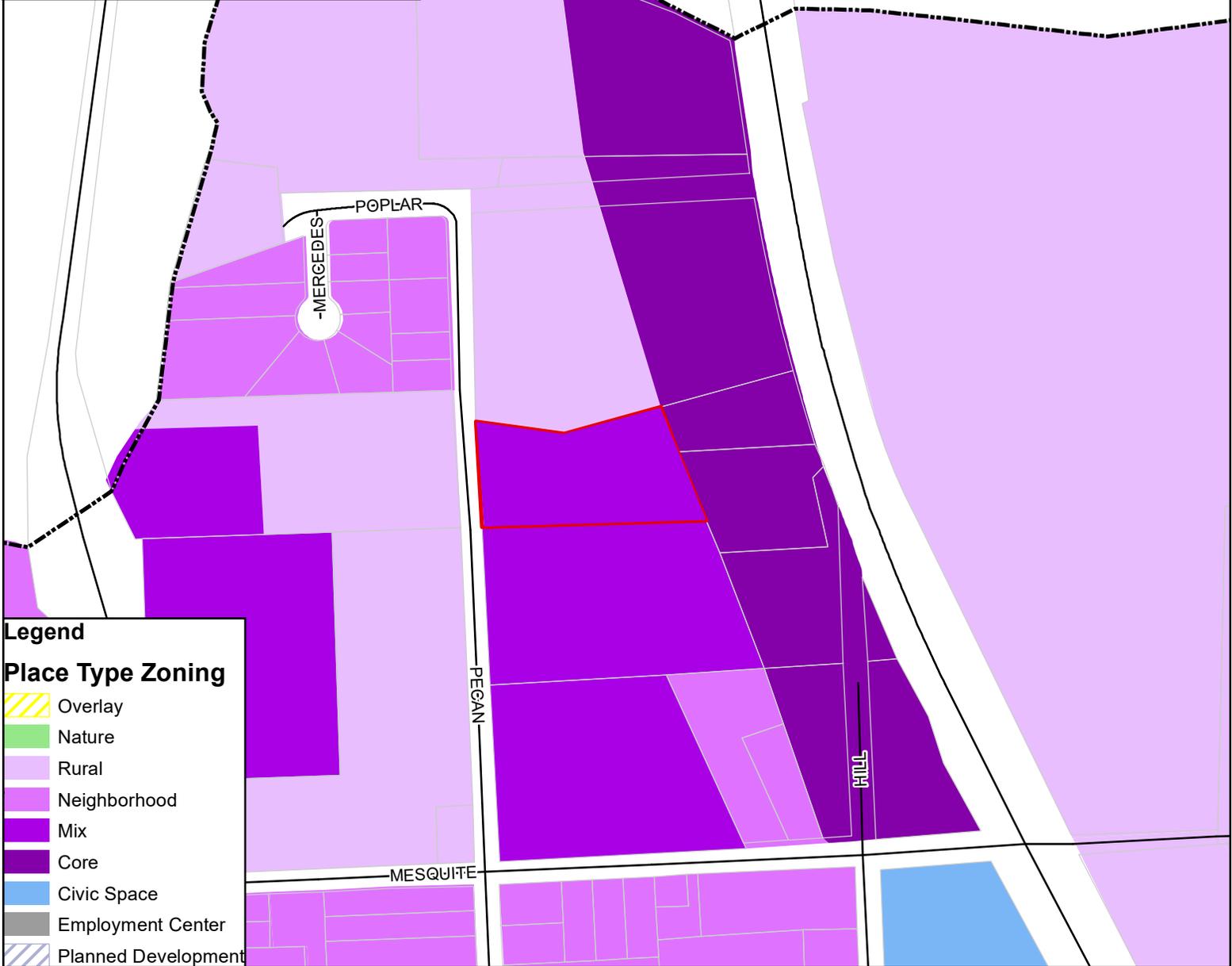
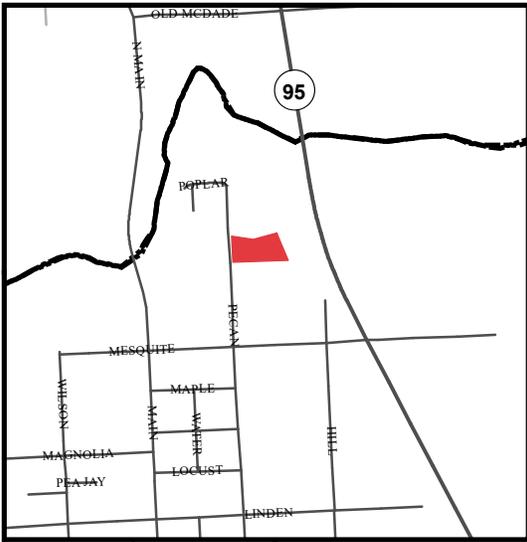
Mailing Address (if different than property address): \_\_\_\_\_

Phone (optional): \_\_\_\_\_ Email (optional): \_\_\_\_\_

Property Owner's Signature: \_\_\_\_\_

Additional Comments (Optional):  
\_\_\_\_\_  
\_\_\_\_\_

Re: 2.395 acres of land out of Farm Lot 10 Zoning Concept Scheme



**Legend**

**Place Type Zoning**

- Overlay
- Nature
- Rural
- Neighborhood
- Mix
- Core
- Civic Space
- Employment Center
- Planned Development

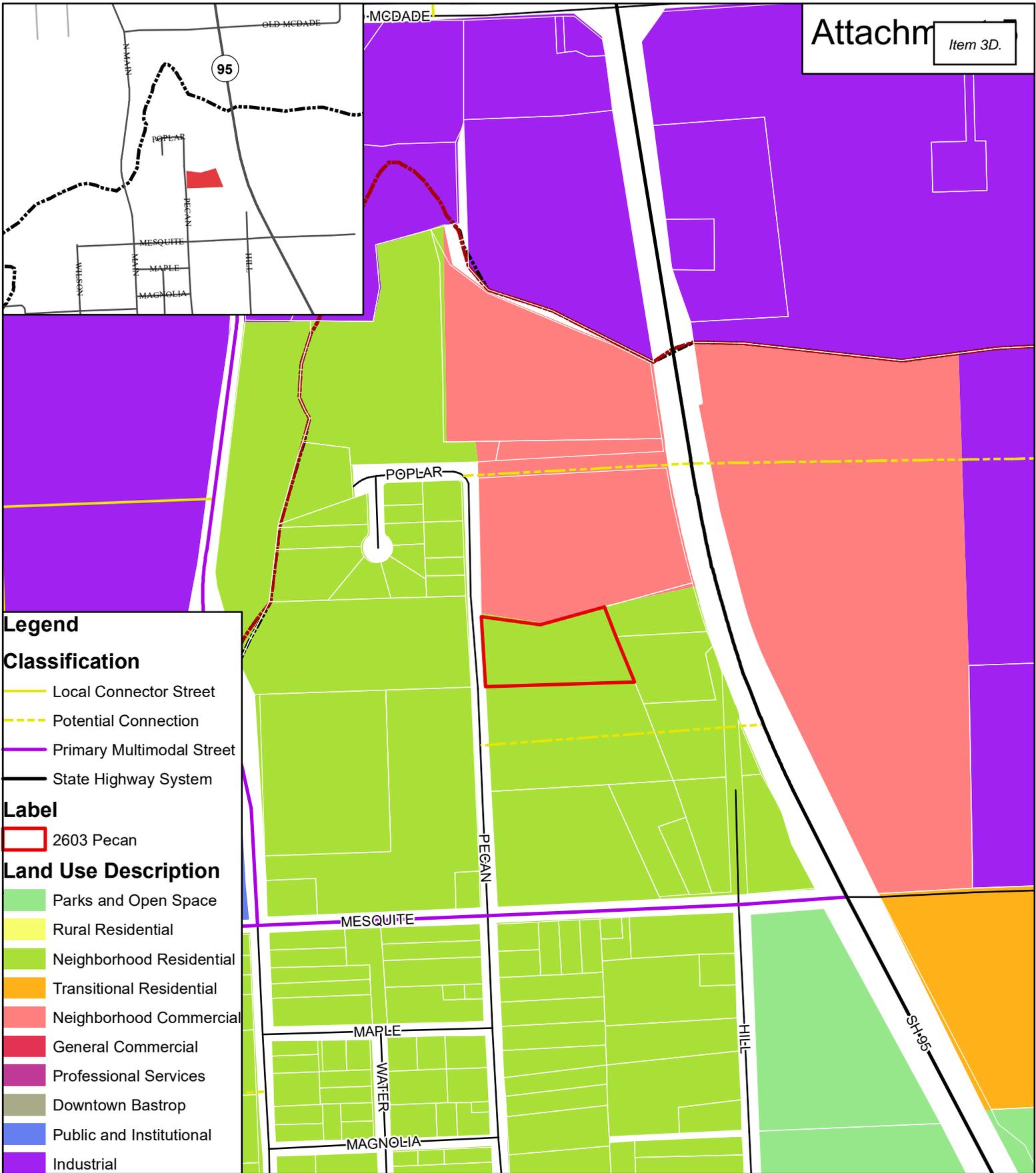


1 inch = 335.14 feet

**Proposed Zoning Map**  
**2,395 acres of Farm Lot 10**  
**East of Main Street**



The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular use, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of this information, nor does it represent that it will not infringe upon privately owned rights.



Future Land Use Map  
2,395 acres of Farm Lot 10  
East of Main Street



1 inch = 423.91 feet

Date: 6/27/2022



The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular use, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of the information, nor does it represent that it will not infringe upon privately owned rights.



# STAFF REPORT

**MEETING DATE:** June 30, 2022

**TITLE:**

Consider action to approve Pecan Park Commercial Amended Preliminary Plat, being 55.355 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of West SH 71 & west of Sterling Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A.

**STAFF REPRESENTATIVE:**

Jennifer C. Bills, Director of Planning & Development

**ITEM DETAILS:**

Site Address:	South of West SH 71 & west of Sterling Drive (Attachment 1)
Total Acreage:	55.355 acres
Legal Description:	55.355 acres of the Nancy Blakey Survey, Abstract No. 98
Property Owner:	Duke McDowell/ DM Pecan Park Associates, LTD.
Agent Contact:	Brendan McEntee/Carlson, Brigrance, and Doering, Inc.
Existing Use:	Vacant/Undeveloped
Existing Zoning:	Pecan Park PDD
Adopted Plan:	Ordinance No. 2015-14 Pecan Park Commercial Planned Development on August 25, 2015, Amended Ordinance No. 2021-18 December 14, 2021
Future Land Use:	None.

**BACKGROUND/HISTORY:**

The applicant has submitted an application for the Pecan Park Commercial Amended Preliminary Plat (Exhibit A). The plat includes 6 non-residential lots (Exhibit A). The proposed commercial lots follow the lot standards adopted in the Ordinance No. 2015-14 on Ordinance No. 2021-18 Pecan Park Commercial Planned Development Approved December 14, 2021.

Traffic Impact and Streets

There will four main streets within this development, Orchard Parkway, Sterling Drive, Agnes Street, and Greenleaf Fisk Drive. A traffic impact analysis (TIA) for the overall development of Pecan Park (commercial and residential sections) has been previously approved by the City in 2014, and the plat is consistent with the recommendations of that analysis.

Utilities

Water service (domestic and fire) will be provided by the City of Bastrop via water line extensions from existing infrastructure located at Orchard Parkway, Sterling Drive, and State Highway 71. These lines will be designed according to the City's construction standards, as well as the Texas

Commission on Environmental Quality's (TCEQ) requirements. A Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

Wastewater service will be provided by the City of Bastrop via water line extensions from existing infrastructure located at Orchard Parkway, Sterling Drive, and State Highway 71. A Preliminary Infrastructure Plan has been reviewed by the City Engineer.

#### Drainage

Stormwater runoff generated within the property will be routed through onsite drainage infrastructure that will convey the water through off-site easements to directly discharge to the Colorado River. A Preliminary Drainage Plan has been reviewed by the City Engineer.

#### **POLICY EXPLANATION:**

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

#### Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – 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.

*The Future Land Use Plan shows General Commercial in this area. The plat proposes commercial lots, consistent with the surrounding property and the Future Land Use Plan.*

#### Local Government Code

Sec. 212.002. Rules.

After a public hearing on the matter, the governing body of a municipality may adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

*Bastrop adopted subdivision regulations in 1981. The B<sup>3</sup> Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).*

#### Section 212.004 Plat Required

- (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared.

*The applicant has proposed subdividing an undeveloped 55.355-acre tract into 6 commercial lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to the City of Bastrop upon their completion.*

Sec. 212.010. Standards for Approval

- (a) The municipal authority responsible for approving plats shall approve a plat if:
- (1) it conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

*This plat is located inside of the city limits of Bastrop, Texas. The Future Land Use shows General Commercial in this area. The plat proposes commercial lots, consistent with the surrounding property.*

- (2) it conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;

*A traffic impact analysis (TIA) for the overall development of Pecan Park (commercial and residential sections) has been previously approved by the City in 2014, and the plat is consistent with the recommendations of that analysis.*

- (3) a bond required under Section 212.0106, if applicable, is filed with the municipality; and

*A fiscal guarantee will be provided for the construction and maintenance of the street improvements before any final plats can be recorded.*

- (4) it conforms to any rules adopted under Section 212.002.

*The preliminary plat complies with the requirements of the adopted B<sup>3</sup> Code and Consent Agreement.*

B<sup>3</sup> Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

*Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.*

- Section 1.3.002 Preliminary Plat

*The Preliminary Drainage Plan to determine drainage requirements was reviewed the City Engineer and is pending approval with a several revisions that must be addressed on the Final Drainage Plan before any work on the improvements can begin.*

*The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was reviewed by the City Engineer and is pending approval with a several revisions that must be addressed on the Public Improvement Plans before any work on the improvements can begin.*



- Section 1.3.004 Plat Requirements

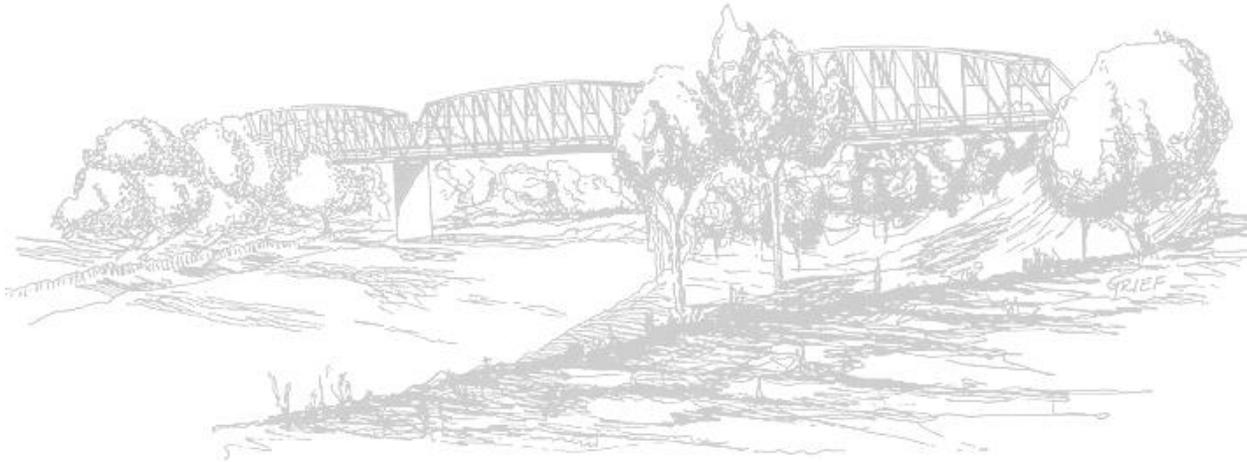
*The Development Review Committee reviewed the Pecan Park Commercial Amended Preliminary Plat for compliance with subdivision, utility standards, and the Planned Development District zoning and deemed the plat administratively complete. The Planning Director recommends approval.*

**RECOMMENDATION:**

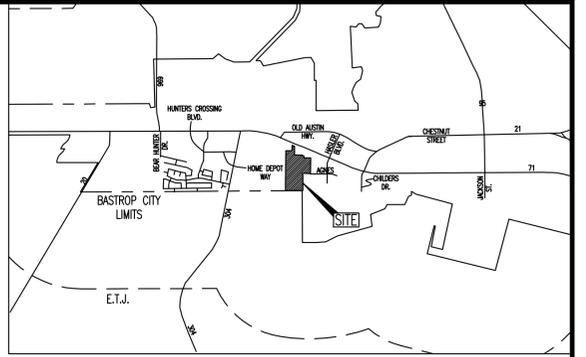
Consider action to approve Pecan Park Commercial Amended Preliminary Plat, being 55.355 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of West SH 71 & west of Sterling Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A.

**ATTACHMENTS:**

- Exhibit A: Pecan Park Commercial Amended Preliminary Plat
- Attachment 1: Location Map

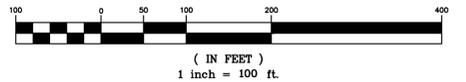


# PECAN PARK COMMERCIAL AMENDED PRELIMINARY PLAT



SCALE: 1" = 100'

GRAPHIC SCALE



**LEGEND**

- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ✱ FOUND IN CONCRETE
- BASTROP CITY LIMITS
- LIMITS OF ORIGINAL PRELIM PLAT (STAUB SURVEYING, MARCH, 2014)

**FLOODPLAIN INFORMATION:**  
NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 4802100355E DATED JANUARY 19, 2006.

**LEGAL DESCRIPTION:**  
BEING A 55.355 ACRE TRACT OF LAND IN AND OUT OF AND A PART OF THE NANCY BLAKEY SURVEY NO. 98, BASTROP COUNTY, TEXAS AS RECORDED IN VOLUME 1482 PAGE 70 OF THE BASTROP COUNTY OFFICIAL RECORDS.

**UTILITIES:**

WATER:	CITY OF BASTROP
WASTEWATER:	CITY OF BASTROP
GAS:	CENTERPOINT ENERGY
ELECTRIC:	BLUEBONNET ELECTRIC
TELEPHONE:	SOUTHWESTERN BELL TELEPHONE
CABLE:	TIME WARNER CABLE

TOTAL ACREAGE: 55.355 ACRES  
SURVEY: NANCY BLAKEY SURVEY, ABSTRACT No. 98

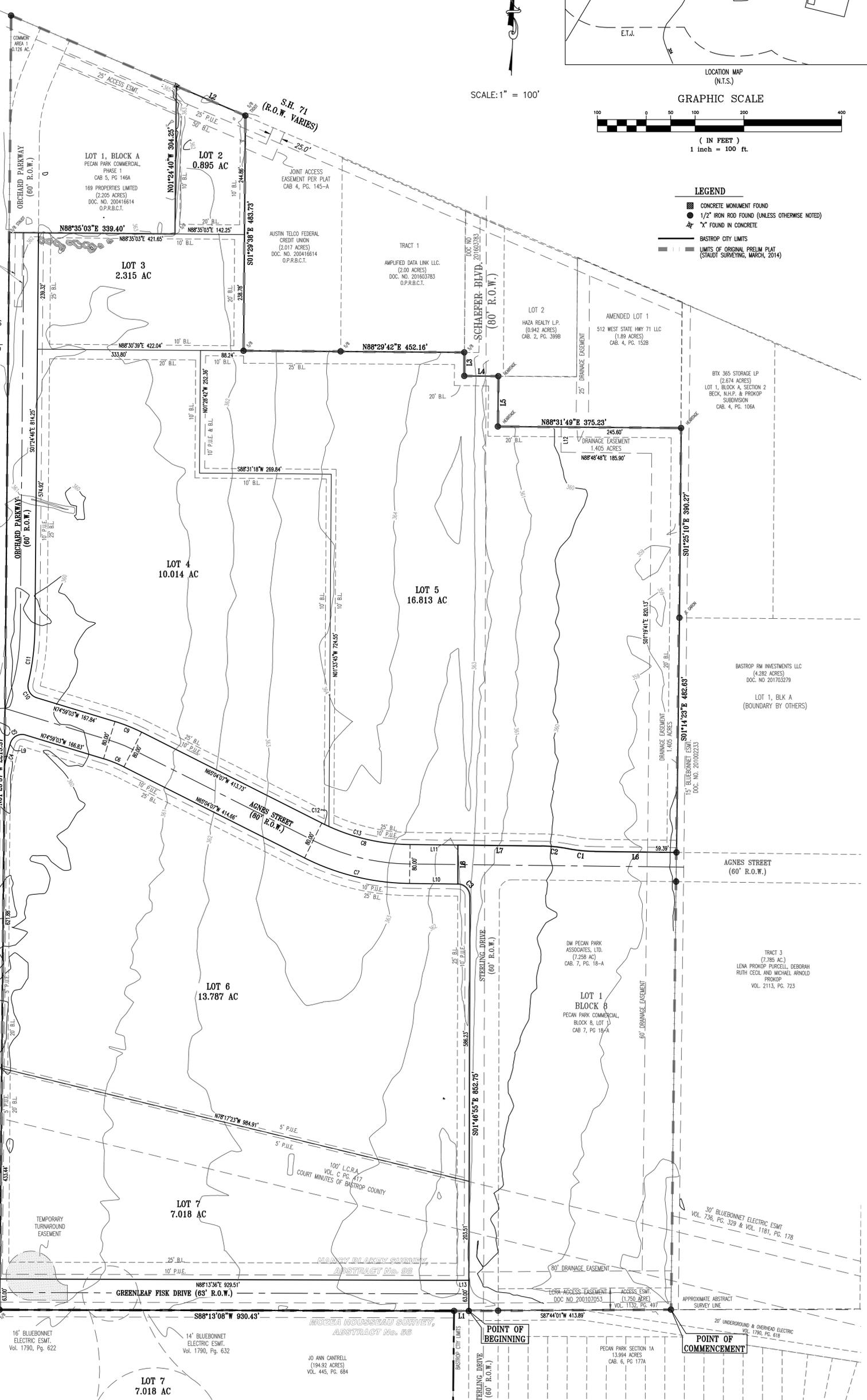
COMMERCIAL LOTS:	6	TOTAL:	50.842 ACRES
NO. OF BLOCKS:	1		
R.O.W.'s:		TOTAL:	4.513 ACRES

LINEAR FOOTAGE OF RIGHT-OF-WAY			
AGNES STREET	80' R.O.W.	993 FT LOCAL	
ORCHARD PKWY	60' R.O.W.	982 FT LOCAL	
GREENLEAF FISK DRIVE	63' R.O.W.	961 FT LOCAL	
<b>TOTAL</b>		<b>1,364 FT</b>	

DATE: MAY 26, 2022

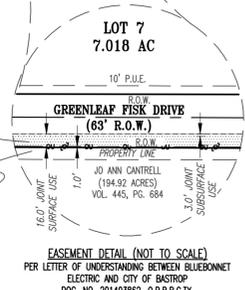
DM PECAN PARK ASSOCIATES, LTD  
3503 WILD CHERRY DRIVE, BLDG. 8 JOHN ALAN NIXON  
LAKEWAY, TEXAS 78738 (43,112 ACRES)  
PHONE: (512) 263-2214 VOL. 1908, PG. 825

ENGINEER & SURVEYOR:  
AARON V. THOMASON, R.P.L.S. AND  
DOUGLAS R. RUMMEL, JR., P.E., R.P.L.S.  
CARLSON, BRIGANCE & DOERING, Inc.  
5501 WEST WILLIAM CANNON  
AUSTIN, TX 78749  
(512) 280-5160  
(512) 280-5165 fax



Line #	Length	Direction
L1	30.37	S87°44'01"W
L2	153.79	S88°43'47"E
L3	48.52	S01°43'53"E
L4	69.96	N88°19'51"E
L5	103.62	S01°18'50"E
L6	167.95	S88°43'03"W
L7	170.82	S88°43'03"W
L8	80.00	S01°46'55"E
L9	5.12	N14°44'07"E
L10	98.76	N88°43'04"E
L11	98.07	N88°43'03"E
L12	51.71	S01°32'41"E
L13	30.91	S87°44'01"W

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	54.86	300.00	N88°02'57"W	54.79	27.51	107°28'42"
C2	54.86	300.00	N88°02'37"W	54.79	27.51	107°28'41"
C3	39.27	25.00	S46°46'55"E	35.36	25.00	90°00'00"
C4	43.13	445.00	S12°14'21"W	43.11	21.58	5°33'12"
C5	39.39	25.00	S58°52'32"W	35.44	25.12	90°16'50"
C6	45.00	260.00	N70°01'35"W	44.94	22.55	9°54'57"
C7	223.26	490.00	S78°13'48"E	221.33	113.60	26°06'19"
C8	187.58	410.00	S78°10'32"E	185.95	95.46	28°12'50"
C9	58.84	340.00	N70°01'35"W	58.77	29.49	9°54'57"
C10	37.71	25.00	S31°46'31"E	34.23	23.48	86°25'03"
C11	113.23	505.00	N05°00'37"E	112.99	56.85	12°50'46"
C12	16.23	410.00	S66°12'10"E	16.23	8.12	7°16'07"
C13	171.35	410.00	S78°18'35"E	170.11	86.94	23°56'44"



REV.	DESCRIPTION	DATE
1.	REVISED PER COMMENTS	04/25/2022
2.	REVISED PER COMMENTS	05/26/2022

**SHEET NO. 1 OF 2**

**Carlson, Brigance & Doering, Inc.**

FIRM ID #E3791    REG. # 10024900

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

# PECAN PARK COMMERCIAL AMENDED PRELIMINARY PLAT

## GENERAL NOTES:

1. THE BENCHMARKS USED ARE LORA CONTROL MONUMENTS A753, AZ79, J805, & SHD2
2. WATER SERVICE PROVIDED BY CITY OF BASTROP.
3. WASTEWATER SERVICE PROVIDED BY CITY OF BASTROP.
4. ELECTRIC SERVICE PROVIDED BY BLUEBONNET ELECTRIC.
5. ALL SUBDIVISION IMPROVEMENT 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 REQUIREMENTS 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. 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.
10. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
11. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP.
12. ALL NEW UTILITIES WILL BE UNDERGROUND.
13. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
14. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 5, 10, 25, 50, AND 100-YEAR STORM EVENTS BY STRUCTURAL CONTAINMENT OR OTHER APPROVED METHODS. DISCHARGE OF FULLY DEVELOPED FLOWS SHALL REQUIRE OFF SITE CONVEYANCE AND APPROVAL BY THE CITY OF BASTROP.
15. 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.
16. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
17. WATER AND WASTEWATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)
18. THE IMPACT FEES FOR THIS SUBDIVISION SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
19. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP.
20. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO FINAL PLAT APPROVAL BY THE CITY.
21. 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.
22. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP.
23. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
24. FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE 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 THE 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 THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
25. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF SITE WATER, WASTEWATER, AND DRAINAGE IMPROVEMENTS.
26. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
27. AS SHOWN HEREON A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
28. ALL CONSTRUCTION WORK MUST COMPLY WITH TCEQ GENERAL CONSTRUCTION STORMWATER PERMIT TXR150000.
29. ALL WORK INSIDE TxDOT RIGHT OF WAY SHALL BE APPROVED IN WRITING BY TxDOT.
30. LOT 2 SHALL HAVE NO DIRECT ACCESS TO SH 71 EASTBOUND ACCESS ROAD.
31. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND/OR APPROVALS AS REQUIRED BY OTHER REGULATORY AGENCIES FOR DEVELOPMENT OF THE PROJECT.
32. THIS AMENDED PRELIMINARY PLAT HAS BEEN ASSIGNED A ZONING DESIGNATION OF PD PER CITY OF BASTROP ORDINANCE 2015-14, APPROVED 25 AUGUST, 2015, AND ORDINANCE 2021-18, APPROVED 14 DECEMBER, 2021, AND AS AMENDED.

STATE OF TEXAS §  
COUNTY OF BASTROP § KNOW ALL MEN BY THESE PRESENTS:

THAT, DM PECAN PARK ASSOCIATES, LTD., DUKE MCDOWELL ACTING HEREIN BY AND THROUGH AND BEING THE OWNER OF THAT CERTAIN 69.296 ACRE TRACT OF LAND AS CONVEYED TO DM PECAN PARK ASSOCIATES, LTD., IN VOLUME 1482, PAGE 70, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 55.356 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

### "THE AMENDED PRELIMINARY PLAT OF PECAN PARK COMMERCIAL"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND/OR EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DUKE MCDOWELL  
DM PECAN PARK ASSOCIATES, LTD.  
3503 WILD CHERRY DRIVE, BLDG. 8  
LAKEWAY, TEXAS 78738

STATE OF TEXAS §  
COUNTY OF BASTROP § KNOW ALL MEN BY THESE PRESENTS:

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 OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED ON 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

## FIELD NOTES

BEING ALL OF THAT CERTAIN 55.355 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 69.296 ACRE (EXHIBIT E) TRACT OF LAND CONVEYED TO DM PECAN PARK ASSOCIATES, LTD., IN VOLUME 1482, PAGE 70 THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, (O.P.R.B.C.TX.), SAID 55.355 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 69.296 ACRE TRACT OF LAND, BEING AT THE SOUTHWEST CORNER OF A CALLED 7.785 ACRE TRACT OF LAND CONVEYED TO LENA PROKOP PURCELL, DEBORAH RUTH CECIL AND MICHAEL ARNOLD PROKOP IN VOLUME 2113, PAGE 723, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING IN THE NORTH LINE OF PECAN PARK SUBDIVISION, SECTION 1A, RECORDED IN CABINET 6, PAGE 177-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS,

THENCE S87°44'01"W, WITH THE SOUTH LINE OF SAID 69.296 ACRE TRACT AND THE NORTH LINE OF SAID PECAN PARK SUBDIVISION, SECTION 1A, A DISTANCE OF 413.89 FEET, PASSING AT A DISTANCE OF 353.89 FEET A CAPPED 1/2 INCH IRON ROD FOUND IN THE EAST RIGHT OF WAY LINE OF STERLING DRIVE (60' R.O.W.), TO A CAPPED 1/2 INCH IRON ROD FOUND IN THE WEST RIGHT OF WAY LINE OF SAID STERLING DRIVE, STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE S87°44'01"W, WITH THE SOUTH LINE OF SAID 69.296 ACRE TRACT AND THE NORTH LINE OF SAID PECAN PARK SUBDIVISION, SECTION 1A, A DISTANCE OF 30.37 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR A CORNER IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT OF LAND, ALSO BEING THE NORTHWEST CORNER OF SAID PECAN PARK SUBDIVISION, SECTION 1A, AND THE NORTHEAST CORNER OF A CALLED 194.92 ACRE TRACT OF LAND CONVEYED TO JO ANN CANTRELL IN VOLUME 445, PAGE 684, DEED RECORDS OF BASTROP COUNTY, TEXAS,

THENCE S88°13'08"W, WITH THE SOUTH LINE OF SAID 69.296 ACRE TRACT AND THE NORTH LINE OF SAID 194.92 ACRE TRACT, A DISTANCE OF 930.43 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, ALSO BEING IN THE NORTH LINE OF SAID 194.92 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 43.112 ACRE TRACT OF LAND CONVEYED TO JOHN ALAN NIXON IN VOLUME 1908, PAGE 825, DEED RECORDS OF BASTROP COUNTY, TEXAS,

THENCE N01°25'37"W, WITH THE WEST LINE OF SAID 69.296 ACRE TRACT AND THE EAST LINE OF SAID 43.112 ACRE TRACT, A DISTANCE OF 2215.37 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND, STAMPED "STAUDT SURVEYING" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, ALSO BEING THE SOUTHWEST CORNER OF THE ORCHARD PARKWAY RIGHT OF WAY (60' R.O.W.), DESCRIBED IN THE FINAL PLAT OF PECAN PARK COMMERCIAL, PHASE 1, RECORDED IN CABINET 5, PAGE 146-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS,

THENCE, OVER AND ACROSS SAID 69.296 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 THROUGH 2,

- 1) N88°35'03"E, A DISTANCE OF 339.40 FEET TO A 5/8 INCH IRON ROD FOUND, ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A, OF SAID PECAN PARK COMMERCIAL, PHASE 1, FOR CORNER,
- 2) N01°24'40"W, A DISTANCE OF 304.25 FEET TO AN "X" MARKED IN CONCRETE, FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK A, OF SAID PECAN PARK COMMERCIAL, PHASE 1, ALSO BEING IN THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 71 (R.O.W. VARIES), FOR CORNER

THENCE S68°43'47"E, WITH THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 71, A DISTANCE OF 153.79 FEET TO A 5/8 INCH ALUMINUM CAPPED IRON ROD FOUND, STAMPED "TX DOT", ALSO BEING THE NORTHWEST CORNER OF A 2.017 ACRE TRACT CONVEYED TO AUSTIN TELCO FEDERAL CREDIT UNION, IN DOCUMENT NUMBER 200416614, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR CORNER,

THENCE S01°29'38"E, WITH THE WEST LINE OF SAID 2.017 ACRE TRACT, A DISTANCE OF 483.73 FEET TO A 5/8 INCH IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF SAID 2.017 ACRE TRACT, FOR CORNER,

THENCE N88°29'42"E, WITH THE SOUTH LINE OF SAID 2.017 ACRE TRACT, PASSING A 5/8 INCH IRON ROD FOUND AT A DISTANCE OF 198.85 FEET, BEING THE SOUTHWEST CORNER OF SAID 2.017 ACRE TRACT AND THE SOUTHWEST CORNER OF A 2.00 ACRE TRACT CONVEYED TO AMPLIFIED DATA LINK, LLC IN DOCUMENT NUMBER 201603783, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A DISTANCE OF 452.16 FEET TO A 5/8 INCH IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF SAID 2.00 ACRE TRACT AND IN THE WEST LINE OF SCHAEFER BOULEVARD RIGHT OF WAY (80' R.O.W.), FOR CORNER,

THENCE S01°43'53"E, WITH THE WEST LINE OF SAID SCHAEFER BOULEVARD RIGHT OF WAY, A DISTANCE OF 48.52 FEET TO A 5/8 INCH IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF SAID SCHAEFER BOULEVARD RIGHT OF WAY, FOR CORNER,

THENCE N88°19'51"E, WITH THE SOUTH LINE OF SAID SCHAEFER BOULEVARD RIGHT OF WAY, A DISTANCE OF 69.96 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND, STAMPED "HERITAGE SURVEYING", BEING A WESTERN CORNER OF THE AMENDED PLAT OF LOT 1, SCHAEFER WEST SUBDIVISION, RECORDED IN CABINET 4, PAGE 152-B, PLAT RECORDS OF BASTROP COUNTY, TEXAS, FOR CORNER,

THENCE S01°18'50"E, WITH THE WEST LINE OF SAID LOT 1, SCHAEFER WEST SUBDIVISION, A DISTANCE OF 103.62 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND, STAMPED "HERITAGE SURVEYING", BEING THE SOUTHWEST CORNER OF SAID LOT 1, SCHAEFER WEST SUBDIVISION, FOR CORNER,

THENCE N88°31'49"E, WITH THE SOUTH LINE OF SAID LOT 1, SCHAEFER WEST SUBDIVISION, A DISTANCE OF 375.23 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND, STAMPED "HERITAGE SURVEYING", BEING THE SOUTHWEST CORNER OF SAID LOT 1, SCHAEFER WEST SUBDIVISION, ALSO BEING IN THE WEST LINE OF LOT 1, BLOCK A, BECK, N.H.P. & PROKOP SUBDIVISION, SECTION TWO, RECORDED IN CABINET 4, PAGE 106-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS, FOR CORNER,

THENCE S01°25'10"E, WITH THE WEST LINE OF SAID LOT 1, BLOCK A, BECK, N.H.P. & PROKOP SUBDIVISION, SECTION TWO, A DISTANCE OF 390.27 FEET TO A 1/2" CAPPED IRON ROD FOUND, STAMPED "JE GARON RPLS", BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A, BECK, N.H.P. & PROKOP SUBDIVISION, SECTION TWO, ALSO BEING THE NORTHWEST CORNER OF A 4.282 ACRE TRACT CONVEYED TO BASTROP RM INVESTMENTS, LLC., IN DOCUMENT NUMBER 201703279, FOR CORNER,

THENCE S01°14'23"E, WITH THE WEST LINE OF SAID 4.282 ACRE TRACT A DISTANCE OF 482.63 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND, STAMPED "CBD SETSTONE", BEING THE SOUTHWEST CORNER OF SAID 4.282 ACRE TRACT, ALSO BEING IN THE NORTH RIGHT OF WAY LINE OF AGNES STREET (60' R.O.W.), ALSO BEING THE NORTHEAST CORNER OF FINAL PLAT PECAN PARK COMMERCIAL, LOT 1, BLOCK 8, RECORDED IN CABINET 7, PAGE 18, PLAT RECORDS OF BASTROP COUNTY TEXAS, FOR CORNER,

THENCE, OVER AND ACROSS SAID 69.296 ACRE TRACT OF LAND AND WITH SAID FINAL PLAT PECAN PARK COMMERCIAL, LOT 1, BLOCK 8, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, NUMBERED 1 THROUGH 7,

- 1) S88°43'03"W, A DISTANCE OF 167.95 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 54.86 FEET AND A CHORD THAT BEARS N86°02'57"W, A DISTANCE OF 54.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 3) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 54.86 FEET AND A CHORD THAT BEARS N86°02'37"W, A DISTANCE OF 54.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) S88°43'03"W A DISTANCE OF 170.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) S01°46'55"E A DISTANCE OF 80.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 6) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET AND A CHORD THAT BEARS S46°46'55"E, A DISTANCE OF 35.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 7) S01°46'55"E, A DISTANCE OF 852.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 53.355 ACRES OF LAND.

STATE OF TEXAS §  
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

I, DOUGLAS R. RUMMEL, JR., P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN HEREON.

ENGINEERING BY: \_\_\_\_\_ DATE \_\_\_\_\_  
DOUGLAS R. RUMMEL, JR., P.E. NO. 97387  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749



STATE OF TEXAS §  
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

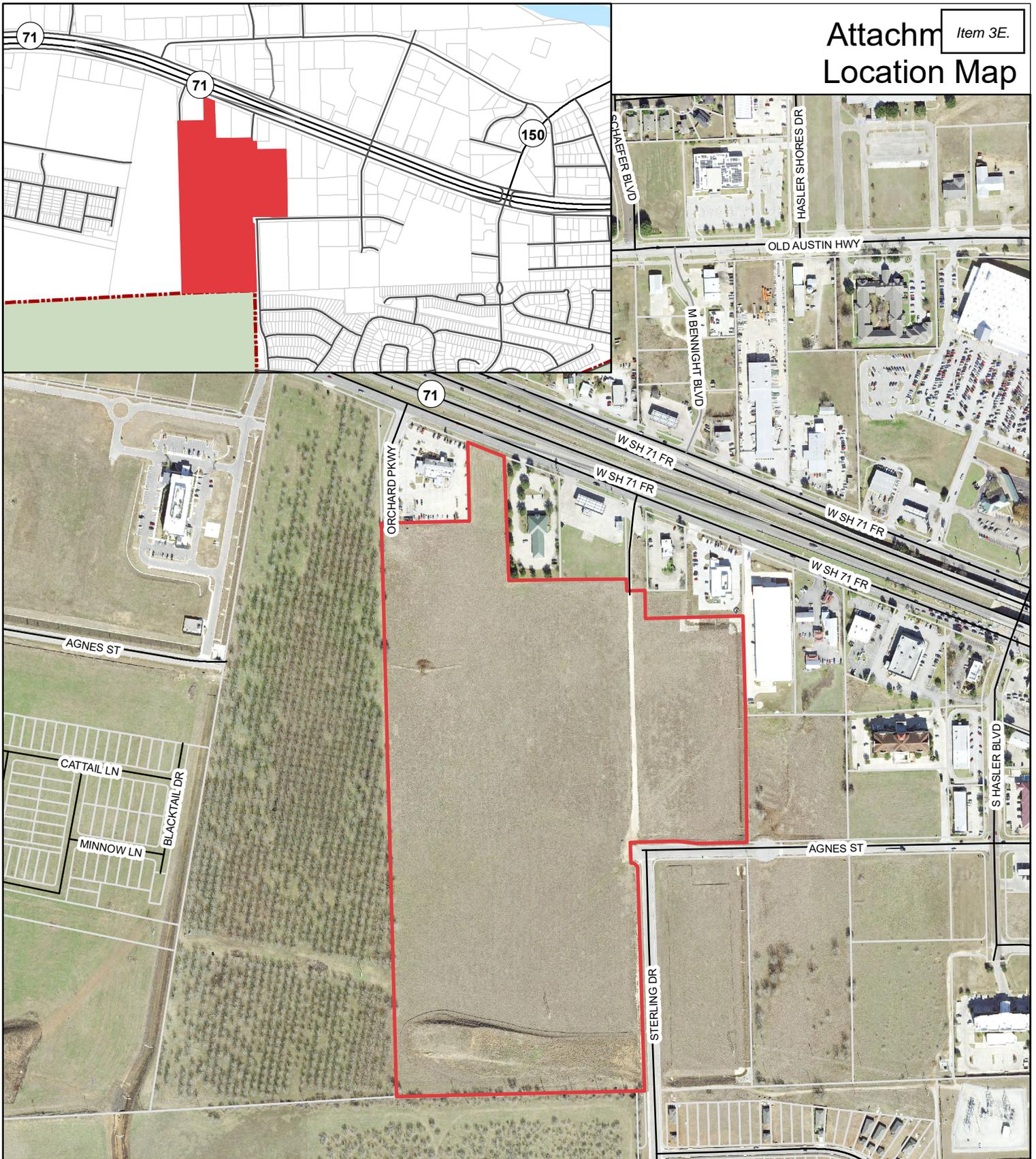
THAT I, AARON V. THOMASON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

SURVEYED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
AARON V. THOMASON ~ R.P.L.S. NO. 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749



SHEET NO. 2 OF 2

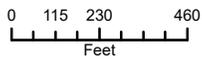




**Pecan Park Commercial  
 Amended Preliminary Plat**

Date: 6/27/2022

The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of information, nor does it represent that its use will not infringe upon privately owned rights.



1 inch = 500 feet



# STAFF REPORT

**MEETING DATE:** June 30, 2022

**TITLE:**

Consider action to approve The Colony MUD 1D, Section 2 Preliminary Plat, being 28.673 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

**STAFF REPRESENTATIVE:**

Jennifer C. Bills, Director of Planning & Development

**ITEM DETAILS:**

Site Address:	North of Sam Houston Drive (Attachment 1)
Total Acreage:	28.673 acres
Legal Description:	28.673 acres of the Jose Manuel Bangs Survey, Abstract No. 5
Property Owner:	Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact:	Matt Synatschk, Carlson, Brigrance, and Doering, Inc.
Existing Use:	Vacant/Undeveloped
Existing Zoning:	None. Extra-Territorial Jurisdiction, The Colony MUD
Adopted Plan:	Fourth Amendment to the Colony MUD Consent Agreement, Approved November 5, 2020
Future Land Use:	Neighborhood Residential

**BACKGROUND/HISTORY:**

The applicant has submitted an application for a Preliminary Plat for The Colony MUD 1D, Section 2. The plat includes 120 residential lots and 1 non-residential lots (Exhibit A). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

Traffic Impact and Streets

The Preliminary Plat proposes to extend Republic Drive, which connects to Sam Houston Drive to the northern arm of the development and provides the main access into the development. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system.

A traffic impact analysis (TIA) for the overall development of The Colony MUD has been previously approved by the City, and the plat is consistent with the numbers for the impact to the existing roadways. Improvements along FM 969 have been completed with previous sections, and provisions for a future traffic signal will also be provided.

Sam Houston Drive will be gated after this section. Republic Drive will serve as the main collector that will connect Sam Houston to the remainder of The Colony (Sections 1F, 1G) in the northern

arm. The developer has the option to gate the individual neighborhoods off Sam Houston Drive within this section.

### Utilities

Water service (domestic and fire) will be provided by The Colony MUD via water line extensions from existing infrastructure located near FM 969. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. A Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

Wastewater collection and treatment will also be provided by The Colony MUD. Wastewater improvements were included in the approved Preliminary Infrastructure Plan.

### Drainage

Stormwater runoff generated within the western portion of the property will be routed to a detention pond to the west. The remainder of the stormwater runoff within the property will be routed through an underground storm sewer network, which will then flow into a detention pond east of the section. Both ponds will then discharge at pre-developed rates to the north. The drainage plan is using the updated rainfall totals of Atlas 14. Additionally, the residential lots will include maximum impervious coverage limit that is reflected in the system capacity. A Preliminary Drainage Plan has been reviewed and approved by the City Engineer.

### **POLICY EXPLANATION:**

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

### Compliance with 2036 Comprehensive Plan:

**Future Land Use Plan - Neighborhood Residential:** The Neighborhood Residential character area is for single-family residential subdivision development, associated amenities such as parks, trails, open spaces and public uses such as schools, fire stations, and more.

*This plat complies with the Future Land Use Plan, which shows Neighborhood Residential in this area. The plat proposes residential lots.*

Objective 2.1.2: Exercise greater influence on development patterns and character in the Bastrop ETJ.

*The City of Bastrop has a Consent Agreement with the Colony Municipal Utility District that allows the city to agree to specific land uses and development standards, even though the development is not within the city limits. This allows the city to ensure the quality of development and future sustainability.*

Goal 4.1.1 Provide a greater diversity of housing options in Bastrop while protecting the character of the City's existing neighborhoods.

*Through the Consent Agreement, The Colony MUD development includes four different single-family lot standards and two multi-family standards.*

## Local Government Code

### Sec. 212.002. Rules.

After a public hearing on the matter, the governing body of a municipality may adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

*Bastrop adopted subdivision regulations in 1981. The B<sup>3</sup> Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).*

### Section 212.004 Plat Required

- (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared.

*The applicant has proposed subdividing an undeveloped 28.673-acre tract into 120 residential lots and 1 non-residential lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.*

### Sec. 212.010. Standards for Approval

- (a) The municipal authority responsible for approving plats shall approve a plat if:
- (1) it conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

*The preliminary plat conforms to the Future Land Use Plan, which is designated Neighborhood Residential for this area.*

- (2) it conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;

*A traffic impact analysis (TIA) for the overall development of The Colony Subdivision has been previously approved by the City, and the plat is consistent with the recommendations of that analysis. Improvements along FM 969 were built with the previous section and included items such as turning and deceleration lanes. Provisions for a future traffic signal have been required by the Texas Department of Transportation.*

- (3) a bond required under Section 212.0106, if applicable, is filed with the municipality; and

*A fiscal guarantee will be provided for the construction and maintenance of the street improvements before any final plats can be recorded.*

- (4) it conforms to any rules adopted under Section 212.002.

*The preliminary plat complies with the requirements of the adopted B<sup>3</sup> Code and Consent Agreement.*

**B<sup>3</sup> Code – Chapter 1: Subdivisions**

- Section 1.3.001 Standard Procedure - Platting

*Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.*

- Section 1.3.002 Preliminary Plat

*The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on October 28, 2021.*

*The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on February 11, 2022.*

- Section 1.3.004 Plat Requirements

*The Development Review Committee reviewed the Preliminary Plat for The Colony MUD 1D, Section 2 for compliance with subdivision and utility standards on June 7, 2022 and deemed the plat administratively complete. The Planning Director recommends approval.*

**RECOMMENDATION:**

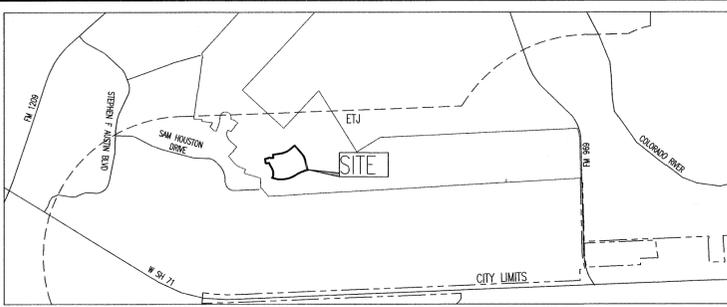
Consider action to approve The Colony MUD 1D, Section 2 Preliminary Plat, being 28.673 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

**ATTACHMENTS:**

- Exhibit A: The Colony MUD 1D, Section 3 Preliminary Plat
- Attachment 1: Location Map
- Attachment 2: The Colony MUD Lot Layout



# THE PRELIMINARY PLAT OF THE COLONY MUD 1D, SECTION 2



VICINITY MAP NOT TO SCALE

JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 8

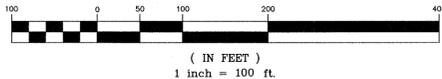
HUNT COMMUNITIES BASTROP, LLC. (1250.002 ACRES) DOC. NO. 201617388

HUNT COMMUNITIES BASTROP, LLC. (1250.002 ACRES) DOC. NO. 201617388

HUNT COMMUNITIES BASTROP, LLC. (1250.002 ACRES) DOC. NO. 201617388

SCALE: 1" = 100'

GRAPHIC SCALE



### LEGEND

- 1/2" CAPPED IRON ROD SET
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 2 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent DELTA
C1	23.56	15.00	N59°58'29"E	21.21	15.00 90°00'00"
C2	279.44	361.00	N07°12'03"W	272.51	147.14 44°21'03"
C3	102.53	439.00	N22°41'08"W	102.30	51.50 13°22'53"
C4	39.27	25.00	S53°22'05"E	35.36	25.00 90°00'00"
C5	260.18	525.00	S28°44'05"E	257.53	132.82 28°23'42"
C6	38.09	25.00	S06°11'07"E	34.51	23.85 87°17'47"
C7	359.69	1035.00	S70°12'38"W	357.89	181.68 19°54'43"
C8	753.23	965.00	S82°36'49"W	734.25	396.98 44°43'19"
C9	23.56	15.00	S30°01'31"E	21.21	15.00 90°00'00"
C10	36.52	25.00	S47°52'11"W	33.36	22.39 83°42'18"
C11	36.52	25.00	S48°25'31"E	33.36	22.39 83°42'18"
C12	171.53	431.00	S17°58'28"E	170.40	86.92 22°48'12"
C13	135.30	369.00	S18°52'20"E	134.54	68.42 21°00'29"
C14	58.44	439.00	S12°10'53"E	58.39	29.26 73°37'36"
C15	39.27	25.00	S36°37'55"W	35.36	25.00 90°00'00"
C16	39.27	25.00	N53°22'05"W	35.36	25.00 90°00'00"
C17	39.27	25.00	S36°37'55"W	35.36	25.00 90°00'00"
C18	113.92	325.00	N18°24'35"W	113.34	57.55 20°05'00"
C19	96.39	275.00	S18°24'35"E	95.90	48.70 20°05'00"
C20	41.22	25.00	S25°11'41"W	36.70	27.03 94°27'31"
C21	34.52	25.00	S68°00'49"E	31.85	20.65 79°07'28"
C22	156.85	425.00	S11°27'43"E	156.96	79.33 21°08'43"
C23	180.39	375.00	N14°40'13"W	178.66	91.98 27°33'44"
C24	39.54	25.00	N44°24'59"E	35.54	25.27 90°36'41"
C25	13.17	25.00	N78°11'16"W	13.02	6.74 30°10'48"
C26	131.75	50.00	S44°24'59"W	96.81	193.14 159°58'17"
C27	13.17	25.00	S15°58'45"E	13.02	6.74 30°10'48"
C28	39.27	25.00	N62°34'33"W	35.36	25.00 90°00'00"
C29	36.49	25.00	S24°14'06"W	33.33	22.38 83°37'19"
C30	11.61	25.00	N04°16'21"W	11.51	5.91 26°36'24"
C31	41.88	25.00	S65°33'40"E	37.15	27.75 95°58'14"
C32	137.02	50.00	N69°28'35"W	97.99	245.91 157°00'51"
C33	15.03	25.00	S49°14'06"W	14.80	7.75 34°26'13"
C34	93.88	475.00	N66°45'43"E	93.73	47.10 11°19'28"
C35	45.32	525.00	S63°34'22"W	45.31	22.68 4°56'47"
C36	56.34	375.00	N62°08'57"E	56.29	28.22 8°36'31"
C37	63.86	425.00	S62°08'57"W	63.80	31.99 8°36'31"
C38	128.40	375.00	S67°39'14"W	127.77	64.83 19°37'04"
C39	145.52	425.00	N67°39'14"E	144.81	73.48 19°37'04"
C40	39.27	25.00	N57°32'14"W	35.36	25.00 90°00'00"
C41	39.27	25.00	N32°27'46"E	35.36	25.00 90°00'00"
C42	38.09	25.00	N31°06'40"E	34.51	23.85 87°17'47"
C43	115.90	475.00	N19°31'38"W	115.61	58.24 13°58'40"
C44	40.31	25.00	N72°42'32"W	36.08	26.06 92°23'00"
C45	43.81	25.00	N10°53'46"E	38.42	30.01 100°24'25"
C46	582.56	1025.00	S65°21'00"W	574.75	299.38 32°33'51"
C47	554.14	975.00	S65°21'00"W	546.71	284.78 32°33'51"
C48	39.27	25.00	N85°55'56"W	35.36	25.00 90°00'00"
C49	39.27	25.00	S04°04'04"W	35.36	25.00 90°00'00"
C50	262.02	1035.00	S67°30'25"W	261.32	131.71 14°30'17"
C51	58.75	975.00	N79°54'21"E	58.74	29.38 32°7'09"
C52	58.59	975.00	N76°27'28"E	58.58	29.31 32°6'35"
C53	58.64	975.00	N73°00'48"E	58.63	29.33 32°6'45"
C54	58.70	975.00	N69°33'56"E	58.69	29.36 32°6'59"
C55	31.95	25.00	N49°09'02"W	29.82	18.58 73°13'37"
C56	7.32	25.00	S85°50'58"W	7.29	3.69 16°46'23"
C57	58.77	975.00	N66°06'51"E	58.76	29.39 32°7'12"
C58	58.80	975.00	N62°39'34"E	58.80	29.41 32°7'20"
C59	18.16	375.00	S59°13'57"W	18.16	9.08 246°31"
C60	60.81	375.00	S65°15'56"W	60.74	30.47 91°7'27"
C61	49.43	375.00	S73°41'13"W	49.39	24.75 73°37'06"
C62	45.34	431.00	N09°35'11"W	45.32	22.69 60°1'38"
C63	58.81	975.00	N59°12'14"E	58.80	29.41 32°7'21"
C64	59.08	975.00	N55°44'24"E	59.07	29.55 32°8'18"
C65	62.17	975.00	N52°10'39"E	62.16	31.10 33°9'13"
C66	21.83	975.00	N49°42'33"E	21.83	10.91 116°58"

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent DELTA
C67	8.40	1025.00	N81°23'50"E	8.40	4.20 92°8'11"
C68	50.06	1025.00	N79°45'48"E	50.05	25.03 24°75'3"
C69	50.56	1025.00	N76°57'04"E	50.55	25.02 24°9'34"
C70	49.55	1025.00	N74°08'12"E	49.55	24.78 24°6'12"
C71	50.01	1025.00	N71°22'14"E	50.01	25.01 24°74'4"
C72	50.02	1025.00	N68°34'29"E	50.02	25.02 24°74'6"
C73	50.12	1025.00	N65°46'34"E	50.11	25.06 24°80'5"
C74	50.01	1025.00	N62°58'39"E	50.01	25.01 24°74'4"
C75	50.01	1025.00	N60°10'55"E	50.00	25.01 24°74'3"
C76	48.01	1025.00	N57°26'32"E	48.01	24.01 24°10'2"
C77	49.19	1025.00	N54°43'32"E	49.19	24.60 24°50'0"
C78	49.16	1025.00	N51°58'35"E	49.16	24.59 24°45'3"
C79	27.45	1025.00	N49°50'06"E	27.45	13.73 13°21'04"
C80	8.11	475.00	N71°56'06"E	8.11	4.06 9°58'42"
C81	66.62	475.00	N67°39'39"E	66.57	33.37 80°21'1"
C82	19.15	475.00	N62°15'16"E	19.15	9.58 2°18'35"
C83	74.79	275.00	S20°39'37"E	74.56	37.63 15°34'56"
C84	21.60	275.00	S10°37'07"E	21.60	10.81 4°30'50"
C85	63.20	475.00	N22°42'20"E	63.15	31.65 7°37'24"
C86	52.70	475.00	N15°42'56"E	52.67	26.38 6°21'25"
C87	3.36	425.00	N58°04'17"E	3.36	1.68 92°27'10"
C88	43.42	425.00	N61°13'29"E	43.40	21.73 5°51'13"
C89	17.08	425.00	N65°10'09"E	17.07	8.54 2°18'07"
C90	64.99	431.00	N16°55'12"W	64.93	32.56 8°38'23"
C91	58.08	431.00	N25°06'00"W	58.03	29.08 74°31'4"
C92	3.13	431.00	N29°10'06"W	3.13	1.56 92°45'9"
C93	46.61	369.00	S25°45'26"E	46.58	23.34 7°14'17"
C94	79.79	369.00	N25°06'00"W	79.63	40.05 12°23'20"
C95	8.90	369.00	S09°03'33"E	8.90	4.45 1°22'57"
C96	1.16	325.00	S08°28'12"E	1.16	0.58 92°12'15"
C97	48.52	325.00	S12°50'56"E	48.47	24.30 6°33'13"
C98	38.11	425.00	S19°27'56"E	38.10	19.07 5°08'17"
C99	52.14	425.00	S12°22'55"E	52.10	26.10 7°10'43"
C100	52.78	425.00	S06°18'37"E	52.74	26.42 7°06'54"
C101	13.82	425.00	S01°49'16"E	13.82	6.91 1°51'49"
C102	3.04	50.00	S23°19'48"E	3.03	1.52 3°28'42"
C103	41.84	50.00	S33°07'01"E	40.63	22.23 47°56'52"
C104	39.48	50.00	S42°58'29"W	38.46	20.83 45°14'08"
C105	41.88	50.00	S88°28'32"W	40.49	22.14 47°45'36"
C106	49.00	325.00	S21°28'42"E	48.95	24.65 8°38'19"
C107	15.24	325.00	S23°08'28"E	15.24	7.62 24°11'4"
C108	15.97	375.00	N27°13'52"W	15.97	7.99 2°26'25"
C109	71.65	375.00	N20°32'15"W	71.54	35.93 10°56'49"
C110	77.80	375.00	N09°07'14"W	77.66	39.04 11°53'15"
C111	14.97	375.00	N02°01'59"W	14.97	7.49 2°17'15"
C112	6.25	425.00	S77°02'29"W	6.25	3.13 95°00'36"
C113	58.44	439.00	N12°10'53"W	58.39	29.26 7°37'36"
C114	5.22	50.00	N35°00'19"E	5.21	2.61 5°58'38"
C115	37.38	50.00	N59°24'33"E	36.51	19.61 42°49'51"
C116	28.19	50.00	S83°01'28"E	27.82	14.48 32°18'08"
C117	47.58	425.00	S73°24'44"W	47.56	23.82 62°45'4"
C118	44.76	425.00	S67°11'16"W	44.74	22.40 60°02'02"
C119	39.44	50.00	S44°16'40"E	38.42	20.81 45°11'28"
C120	26.80	50.00	S06°19'32"E	26.48	13.73 30°42'46"
C121	13.47	475.00	N40°07'11"W	13.47	6.74 13°37'29"
C122	43.88	425.00	S61°12'47"W	43.86	21.96 55°54'4"
C123	3.05	425.00	S58°03'01"W	3.05	1.52 92°43'38"
C124	14.34	375.00	N58°56'26"E	14.34	7.17 2°11'29"
C125	42.00	375.00	N63°14'42"E	41.98	21.02 6°25'02"
C126	10.08	25.00	S78°10'27"W	10.01	5.11 23°05'46"
C127	26.45	25.00	S36°19'18"W	25.23	14.61 60°36'32"
C128	67.38	431.00	S10°29'46"W	67.31	33.76 8°57'27"
C129	5.71	50.00	N63°22'11"W	5.71	2.86 6°32'37"
C130	97.68	1035.00	S77°27'46"W	97.64	48.88 52°24'26"

REV. NO.	BY	COMMENT	DATE
1	AP	CITY COMMENTS	04/05/22

TOTAL ACRES: 28.673 ACRES  
 SURVEY: JOSE MANUEL BANGS SURVEY, A-5

NO. OF RESIDENTIAL LOTS: 120 19.985 ACRES  
 NO. OF NON-RESIDENTIAL LOTS: 1 1.806 ACRES  
 TOTAL: 121 21.762 ACRES

NO. OF BLOCKS: 6 6.882 ACRES  
 R.O.W.: TOTAL:

NON-RESIDENTIAL LOTS PURPOSE  
 A 496 L.S.E. & OPEN SPACE

LINEAR FOOTAGE OF RIGHT-OF-WAY

ROAD	TYPE	LENGTH (FT)	LOCAL
FRONTERA ROAD	50' R.O.W.	1,137	LOCAL
STOTT AVENUE	50' R.O.W.	931	LOCAL
REPUBLIC DRIVE	70' R.O.W.	851	COLLECTOR
RIVER BEND DRIVE	50' R.O.W.	1,099	FT LOCAL
SHADOW WILLOW DRIVE	50' R.O.W.	929	FT LOCAL
WILD WILLOW DRIVE	50' R.O.W.	926	FT LOCAL
TOTAL		5,873	

Line #	Length	Direction
L1	61.85	N14°58'29"E
L2	146.68	N29°22'34"W
L3	117.88	N81°37'55"W
L4	21.21	N53°22'05"W
L5	165.00	N08°22'05"W
L6	129.00	N81°37'55"E
L7	15.90	N08°22'05"W
L8	70.00	N81°37'55"E
L9	90.00	N81°37'55"E
L10	120.00	N08°22'05"W
L11	49.17	N79°20'57"E
L12	99.33	N71°59'16"E
L13	99.31	N65°28'59"E
L14	48.65	N60°11'53"E

Line #	Length	Direction
L15	122.25	N29°44'18"E
L16	180.00	N49°04'04"E
L17	114.32	N75°01'31"W
L18	54.	

# THE PRELIMINARY PLAT OF THE COLONY MUD 1D, SECTION 2

GENERAL NOTES:

1. WATER IS PROVIDED BY THE COLONY M.U.D. 1D.
2. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1D.
3. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
4. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
5. 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.
6. 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.
7. BY APPROVING THIS PRELIMINARY 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.
8. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
9. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES
10. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
11. ALL NEW UTILITIES WILL BE UNDERGROUND.
12. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
13. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
14. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
15. AS SHOWN HEREON, A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHT-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
16. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
17. 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.
18. 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 PROVIDING DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
19. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
20. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATIONS 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.
21. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
22. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
23. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
24. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY OF THE CITY OF BASTROP.
25. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE 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 PRELIMINARY PLAT BY THE CITY COUNCIL 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 PRELIMINARY PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREOF.
26. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
27. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSIST AGREEMENT FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS.
28. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.
29. THE CITY WILL PERFORM A FINAL INSPECTION OF INFRASTRUCTURE THAT WILL BE DEDICATED TO THE M.U.D.
30. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
31. CABLE SERVICE IS PROVIDED BY SPECTRUM.
32. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: 12-01-2016, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT OF. NO. 4210005324 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PRELIMINARY PLAT
33. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
34. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTNANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
35. IMPERVIOUS COVER IS LIMITED TO 55% FOR LOTS 45 FOOT WIDE OR LESS, AND 45% FOR LOTS GREATER THAN 45 FEET WIDE.
36. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
37. A STORM WATER MANAGEMENT PLAN WILL BE PROVIDED PRIOR TO FINAL ACCEPTANCE.
38. 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, ELECTRICAL CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
39. PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN.
40. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
41. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
42. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0195E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.
43. NO STRUCTURES OR LAND USE (INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING) THAT NEGATIVELY IMPACTS STORMWATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS OR DETENTION/RETENTION AREAS.

STATE OF TEXAS §  
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

THAT, HUNT COMMUNITIES BASTROP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH RICK NEFF, SENIOR VICE PRESIDENT AND BEING THE OWNER OF 1258.002 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO US BY DEED RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDE 28.673 ACRE TRACT OF LAND WITH THE PLAT SHOWN HERE ON, TO BE KNOWN AS:

### "THE COLONY MUD 1D, SECTION 2"

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 17 DAY OF FEBRUARY, 2018, A.D.



RICK NEFF  
HUNT COMMUNITIES BASTROP, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
4401 N. MESA STREET, EL PASO, TEXAS 79902

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 \_\_\_\_\_

FLOOD PLAN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0195E FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. 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 TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

I, DOUGLAS R. RUMMEL, JR., P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP.

ENGINEERING BY:  DATE 5-18-18  
DOUGLAS R. RUMMEL, JR., P.E. #97387  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749

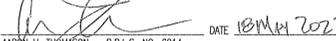


CARLSON, BRIGANCE & DOERING, INC.  
ID# F3791

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON V. THOMASON, 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 HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

SURVEYED BY:  DATE 12/14/2017  
AARON V. THOMASON - R.P.L.S. NO. 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749



METES AND BOUNDS  
BEING ALL OF THAT CERTAIN 28.673 ACRE TRACT OF LAND SITUATED IN THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, LLC., RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 28.673 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND AT A SOUTHWEST CORNER OF SAID 1258.002 ACRE TRACT OF LAND, BEING AT A SOUTHEAST CORNER OF RESERVE E6, AMENDED PLAT OF LOTS 17-21, 28-30 & 32-34, BLOCK D, & RESERVE E6, OF THE COLONY MUD 1E, SECTION 1, AND LOTS 22-23, 26-27, & RESERVE E5, BLOCK D, OF THE COLONY MUD 1E, SECTION 1, AMENDED PLAT OF LOTS 22-27, BLOCK D, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 38-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING IN THE NORTH LINE OF LOT 30, BLOCK A, THE WOODLANDS, A SUBDIVISION RECORDED IN CABINET 2, SLIDE 350-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS, FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 1/2 INCH IRON ROD FOUND AT A NORTHEASTERN CORNER OF SAID RESERVE E6, SAME BEING IN THE CURVING EAST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL (60' R.O.W.), BEARS N39-24'49"W, A DISTANCE OF 363.05 FEET,

THENCE, N11°24'26"E, OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, A DISTANCE OF 711.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING TWENTY-NINE (29) COURSES AND DISTANCES, NUMBERED 1 THROUGH 29,

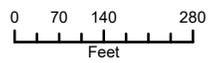
- 1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N59°58'29"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N14°58'29"E, A DISTANCE OF 61.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 3) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 361.00 FEET, AN ARC LENGTH OF 279.44 FEET, AND A CHORD THAT BEARS N07°12'03"W, A DISTANCE OF 272.51 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N29°22'34"W, A DISTANCE OF 146.68 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 5) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 439.00 FEET, AN ARC LENGTH OF 102.53 FEET, AND A CHORD THAT BEARS N22°41'08"W, A DISTANCE OF 102.30 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6) S81°37'55"W, A DISTANCE OF 117.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7) N5°22'05"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 8) N08°22'05"W, A DISTANCE OF 165.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 9) N81°37'55"E, A DISTANCE OF 129.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 10) N08°22'05"W, A DISTANCE OF 15.90 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 11) N81°37'55"E, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 12) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND A CHORD THAT BEARS S53°22'05"E, A DISTANCE OF 35.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 13) N81°37'55"E, A DISTANCE OF 90.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 14) N08°22'05"W, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 15) N81°37'55"E, A DISTANCE OF 329.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 16) N79°20'57"E, A DISTANCE OF 49.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 17) N79°59'16"E, A DISTANCE OF 99.33 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 18) N65°26'59"E, A DISTANCE OF 99.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 19) N60°11'53"E, A DISTANCE OF 48.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 20) N52°47'40"E, A DISTANCE OF 122.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 21) N49°04'04"E, A DISTANCE OF 180.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 22) S40°55'56"E, A DISTANCE OF 430.71 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 23) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 260.18 FEET, AND A CHORD THAT BEARS S26°44'05"E, A DISTANCE OF 257.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 24) S12°32'14"E, A DISTANCE OF 361.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 25) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.09 FEET, AND A CHORD THAT BEARS S56°11'07"E, A DISTANCE OF 34.51 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 26) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1035.00 FEET, AN ARC LENGTH OF 359.69 FEET, AND A CHORD THAT BEARS S70°12'38"W, A DISTANCE OF 357.89 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 27) S60°15'09"W, A DISTANCE OF 218.58 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 28) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 965.00 FEET, AN ARC LENGTH OF 753.23 FEET, AND A CHORD THAT BEARS S82°36'49"W, A DISTANCE OF 734.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 29) N75°01'31"W, A DISTANCE OF 114.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.673 ACRES OF LAND.



The Colony MUD

Date: 6/27/2022

## The Colony MUD 1D Section 2 Preliminary Plat

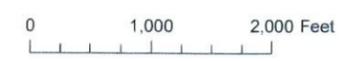


1 inch = 300 feet

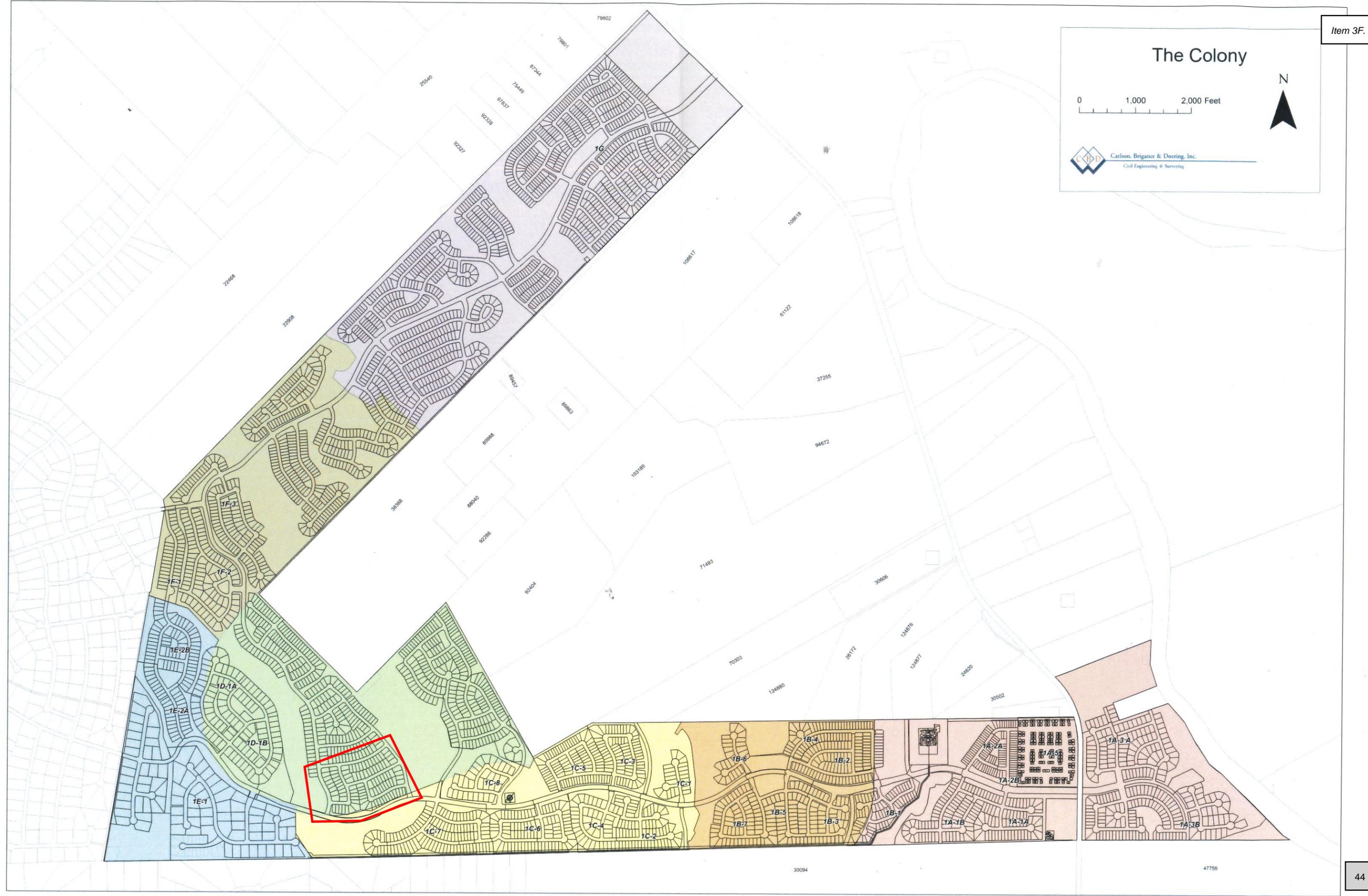


The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of information, nor does it represent that its use will not infringe upon privately owned rights.

# The Colony



 Carlson, Brigrance & Doering, Inc.  
Civil Engineering & Surveying





# STAFF REPORT

**MEETING DATE:** June 30, 2022

**TITLE:**

Consider action to approve The Colony MUD 1D, Section 3 Preliminary Plat, being 25.416 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located east of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

**STAFF REPRESENTATIVE:**

Jennifer C. Bills, Director of Planning & Development

**ITEM DETAILS:**

Site Address:	East of Sam Houston Drive (Attachment 1)
Total Acreage:	25.416 acres
Legal Description:	25.416 acres of the Jose Manuel Bangs Survey, Abstract No. 5
Property Owner:	Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact:	Matt Synatschk, Carlson, Brigrance, and Doering, Inc.
Existing Use:	Vacant/Undeveloped
Existing Zoning:	None. Extra-Territorial Jurisdiction, The Colony MUD
Adopted Plan:	Fourth Amendment to the Colony MUD Consent Agreement, Approved November 5, 2020
Future Land Use:	Neighborhood Residential

**BACKGROUND/HISTORY:**

The applicant has submitted an application for a Preliminary Plat for The Colony MUD 1D, Section 3. The plat includes 111 residential lots and 1 non-residential lots (Exhibit A). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

Traffic Impact and Streets

The Preliminary Plat proposes to extend Republic Drive, which connects to Sam Houston Drive to the northern arm of the development and provides the main access into the development. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system.

A traffic impact analysis (TIA) for the overall development of The Colony MUD has been previously approved by the City, and the plat is consistent with the numbers for the impact to the existing roadways. Improvements along FM 969 have been completed with previous sections, and provisions for a future traffic signal will also be provided.

Republic Drive will serve as the main collector that will connect Sam Houston to the remainder of The Colony (Sections 1F, 1G) in the northern arm. The developer has the option to gate the individual neighborhoods off Republic Drive within this section.

#### Utilities

Water service (domestic and fire) will be provided by The Colony MUD via water line extensions from existing infrastructure located near FM 969. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. A Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

Wastewater collection and treatment will also be provided by The Colony MUD. Wastewater improvements were included in the approved Preliminary Infrastructure Plan.

#### Drainage

Stormwater runoff generated within the western portion of the property will be routed to a detention pond to the west. The remainder of the stormwater runoff within the property will be routed through an underground storm sewer network, which will then flow into a detention pond east of the section. Both ponds will then discharge at pre-developed rates to the north. The drainage plan is using the updated rainfall totals of Atlas 14. Additionally, the residential lots will include maximum impervious coverage limit that is reflected in the system capacity. A Preliminary Drainage Plan has been reviewed and approved by the City Engineer.

#### **POLICY EXPLANATION:**

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

#### Compliance with 2036 Comprehensive Plan:

**Future Land Use Plan - Neighborhood Residential:** The Neighborhood Residential character area is for single-family residential subdivision development, associated amenities such as parks, trails, open spaces and public uses such as schools, fire stations, and more.

*This plat complies with the Future Land Use Plan, which shows Neighborhood Residential in this area. The plat proposes residential lots.*

Objective 2.1.2: Exercise greater influence on development patterns and character in the Bastrop ETJ.

*The City of Bastrop has a Consent Agreement with the Colony Municipal Utility District that allows the city to agree to specific land uses and development standards, even though the development is not within the city limits. This allows the city to ensure the quality of development and future sustainability.*

Goal 4.1.1 Provide a greater diversity of housing options in Bastrop while protecting the character of the City's existing neighborhoods.

*Through the Consent Agreement, The Colony MUD development includes four different single-family lot standards and two multi-family standards.*

## Local Government Code

### Sec. 212.002. Rules.

After a public hearing on the matter, the governing body of a municipality may adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

*Bastrop adopted subdivision regulations in 1981. The B<sup>3</sup> Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).*

### Section 212.004 Plat Required

- (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared.

*The applicant has proposed subdividing an undeveloped 25.416-acre tract into 111 residential lots and 1 non-residential lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.*

### Sec. 212.010. Standards for Approval

- (a) The municipal authority responsible for approving plats shall approve a plat if:
- (1) it conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

*The preliminary plat conforms to the Future Land Use Plan, which is designated Neighborhood Residential for this area.*

- (2) it conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;

*A traffic impact analysis (TIA) for the overall development of The Colony Subdivision has been previously approved by the City, and the plat is consistent with the recommendations of that analysis. Improvements along FM 969 were built with the previous section and included items such as turning and deceleration lanes. Provisions for a future traffic signal have been required by the Texas Department of Transportation.*

- (3) a bond required under Section 212.0106, if applicable, is filed with the municipality; and

*A fiscal guarantee will be provided for the construction and maintenance of the street improvements before any final plats can be recorded.*

- (4) it conforms to any rules adopted under Section 212.002.

*The preliminary plat complies with the requirements of the adopted B<sup>3</sup> Code and Consent Agreement.*

**B<sup>3</sup> Code – Chapter 1: Subdivisions**

- Section 1.3.001 Standard Procedure - Platting

*Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.*

- Section 1.3.002 Preliminary Plat

*The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on February 25, 2022.*

*The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on February 25, 2022.*

- Section 1.3.004 Plat Requirements

*The Development Review Committee reviewed the Preliminary Plat for The Colony MUD 1D, Section 3 for compliance with subdivision and utility standards on June 2, 2022 and deemed the plat administratively complete. The Planning Director recommends approval.*

**RECOMMENDATION:**

Consider action to approve The Colony MUD 1D, Section 3 Preliminary Plat, being 25.416 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located east of am Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

**ATTACHMENTS:**

- Exhibit A: The Colony MUD 1D, Section 3 Preliminary Plat
- Attachment 1: Location Map
- Attachment 2: The Colony MUD Lot Layout





THE PRELIMINARY PLAT OF THE COLONY MUD 1D, SECTION 3

Curve Table with columns: Curve #, Length, Radius, Chord Direction, Chord Length, Tangent, DELTA. Contains curves C1 through C33.

Curve Table with columns: Curve #, Length, Radius, Chord Direction, Chord Length, Tangent, DELTA. Contains curves C34 through C66.

Curve Table with columns: Curve #, Length, Radius, Chord Direction, Chord Length, Tangent, DELTA. Contains curves C67 through C98.

Line Table with columns: Line #, Length, Direction. Contains lines L1 through L16.

Line Table with columns: Line #, Length, Direction. Contains lines L17 through L32.

STATE OF TEXAS § COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

THAT, HUNT COMMUNITIES BASTROP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH RICK NEFF, SENIOR VICE PRESIDENT AND BEING THE OWNER OF 1258.002 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO US BY DEED RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDE 25.416 ACRE TRACT OF LAND WITH THE PLAT SHOWN HERE ON, TO BE KNOWN AS:

THE COLONY MUD 1D, SECTION 3

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 17 DAY OF MARCH, 2022, A.D.

RICK NEFF HUNT COMMUNITIES BASTROP, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY 4401 N. MESA STREET, EL PASO, TEXAS 79902

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

METES AND BOUNDS BEING ALL OF THAT CERTAIN 25.416 ACRE TRACT OF LAND SITUATED IN THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, L.L.C., RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 25.416 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND AT A SOUTHWEST CORNER OF SAID 1258.002 ACRE TRACT OF LAND, BEING AT A SOUTHEAST CORNER OF RESERVE E6, AMENDED PLAT OF LOTS 17-21, 28-30 & 32-34, BLOCK D, & RESERVE E6, OF THE COLONY MUD 1E, SECTION 1, AND LOTS 22-23, 26-27, & RESERVE E5, BLOCK D, OF THE COLONY MUD 1E, SECTION 1, AMENDED PLAT OF LOTS 22-27, BLOCK D, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 38-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING IN THE NORTH LINE OF LOT 30, BLOCK A, THE WOODLANDS, A SUBDIVISION RECORDED IN CABINET 2, SLIDE 350-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS, FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N05°09'30"W, OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, A DISTANCE OF 1425.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING THIRTY-SEVEN (37) COURSES AND DISTANCES, NUMBERED 1 THROUGH 37,

- 1) N08°22'05"W, A DISTANCE OF 660.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
2) N14°29'51"W, A DISTANCE OF 58.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
3) N19°35'54"W, A DISTANCE OF 154.57 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
4) N17°42'40"E, A DISTANCE OF 16.06 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
5) N55°01'15"E, A DISTANCE OF 117.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
6) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 466.00 FEET, AN ARC LENGTH OF 53.70 FEET, AND A CHORD THAT BEARS N39°16'43"W, A DISTANCE OF 53.67 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
7) N47°25'13"E, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
8) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 31.84 FEET, AND A CHORD THAT BEARS S79°04'12"E, A DISTANCE OF 29.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
9) N37°27'59"W, A DISTANCE OF 109.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
10) N07°32'01"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
11) N52°32'01"E, A DISTANCE OF 285.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
12) N39°41'33"E, A DISTANCE OF 74.81 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
13) N68°30'23"E, A DISTANCE OF 89.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
14) S82°52'51"E, A DISTANCE OF 113.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
15) S46°42'22"E, A DISTANCE OF 305.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
16) S38°18'59"E, A DISTANCE OF 41.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD FOUND AT A NORTHERN INTERIOR CORNER OF SAID 1258.002 ACRE TRACT, BEING AT THE SOUTHERNMOST CORNER OF A CALLED 516.756 ACRE TRACT OF LAND CONVEYED TO COKER INVESTMENTS, LTD. IN VOLUME 1084, PAGE 16, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, BEARS N77°49'20"E, A DISTANCE OF 81.64 FEET,
17) S39°29'29"E, A DISTANCE OF 57.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
18) S40°27'24"E, A DISTANCE OF 147.24 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
19) S50°13'33"E, A DISTANCE OF 366.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
20) S05°25'07"E, A DISTANCE OF 21.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
21) S39°23'19"W, A DISTANCE OF 109.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
22) S50°36'40"E, A DISTANCE OF 52.33 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
23) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 88.69 FEET, AND A CHORD THAT BEARS S45°46'18"E, A DISTANCE OF 88.58 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
24) S40°55'56"E, A DISTANCE OF 58.27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
25) S49°04'04"W, A DISTANCE OF 180.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
26) S52°47'40"W, A DISTANCE OF 122.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
27) S60°11'53"W, A DISTANCE OF 48.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
28) S65°26'59"W, A DISTANCE OF 99.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
29) S71°59'16"W, A DISTANCE OF 99.33 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
30) S79°20'57"W, A DISTANCE OF 49.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
31) S81°37'55"W, A DISTANCE OF 329.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
32) S08°22'05"E, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
33) S81°37'55"W, A DISTANCE OF 90.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
34) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND A CHORD THAT BEARS N53°22'05"W, A DISTANCE OF 35.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
35) S81°37'55"W, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
36) S08°22'05"E, A DISTANCE OF 15.90 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
37) S81°37'55"W, A DISTANCE OF 129.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.416 ACRES OF LAND.

FLOOD PLAN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0195E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. 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 TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

I, DOUGLAS R. RUMMEL, JR., P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP.

ENGINEERING BY: [Signature] DATE 5-18-22

DOUGLAS R. RUMMEL, JR., P.E. #97387 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749



STATE OF TEXAS § COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON V. THOMASON, 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 HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

SURVEYED BY: [Signature] DATE 18 MAY 2022

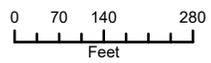
AARON V. THOMASON -- R.P.L.S. NO. 6214 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749



Carlson, Brigance & Doering, Inc. FIRM ID #F3791 REG. # 19029000 Civil Engineering Surveying 5501 West William Cannon Austin, Texas 78749 Phone No. (512) 280-5160 Fax No. (512) 280-5165



### The Colony MUD 1D Section 3 Preliminary Plat



1 inch = 300 feet



Date: 6/27/2022

The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of this information, nor does it represent that its use will not infringe upon privately owned right

# The Colony

0 1,000 2,000 Feet



 Carlson, Brigrance & Doering, Inc.  
Civil Engineering & Surveying

