## Bastrop Special Planning and Zoning Commission Agenda Bastrop City Convention Center 1408 Chestnut Street Bastrop, TX 78602 (512) 332-8800



## February 24, 2025

## Agenda - Special Planning and Zoning Commission at 5:00 PM

Bastrop Planning and Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

#### 1. CALL TO ORDER

#### 2. CITIZEN COMMENTS

At this time, three (3) minute comments will be taken from the audience on any topic. Anyone in attendance wishing to address the Board/Commission must complete a citizen comment form and give the completed form to the Board/Commission Secretary prior to the start of the Board/Commission meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board/Commission cannot discuss issues raised or make any decision at this time. Instead, the Board/Commission is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to City Manager for research and possible future action.

It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Board/Commission to allow a member of the public to slur the performance, honesty and/or integrity of the Board/Commission, as a body, or any member or members of the Board/Commission individually or collectively, or members of the City's staff. Accordingly, profane, insulting or threatening language directed toward the Board/Commission and/or any person in the Board/Commission's presence will not be tolerated.

#### 3. **ITEMS FOR INDIVIDUAL CONSIDERATION**

<u>3A.</u> Consider and act to approve meeting minutes from the January 30, 2025, Planning and Zoning Commission Meeting and review and consider a new draft meeting minute format for future consideration.

Alondra Macias, Development Services Planner I

#### 4. **PLATS**

<u>4A.</u> Consider and act to approve The Colony MUD 1D, Section 2A Final Plat, being 14.996 acres out of the Jose Manual Bangs Survey, Abstract Number 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

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

<u>4B.</u> Consider and act to approve The Colony MUD 1D, Section 2B Final Plat, being 96.173 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.

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

<u>4C.</u> Consider and act to approve The Colony MUD 1F Section 4 Preliminary Plat, being 107.351 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.

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

<u>4D.</u> Consider and act to approve The Colony MUD 1F Section 5 Preliminary Plat, being 29.413 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.

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

#### 5. **ITEMS RECOMMENDED FOR APPROVAL AT THE FEBRUARY 17, 2025 MEETING**

#### 6. PARKLAND DEDICATION AND PARK ENRICHMENT FUND

6A. Hold a public hearing, consider and act to amend the Bastrop Code of Ordinances, Chapter 10, by enacting Article 10.01 titled "Parkland Dedication and Park Enrichment Fund", Sections 10.01.001 – 10.01.014 and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

This amendment seeks to establish requirements for parkland dedication, standards for a fee in lieu of parkland dedication, and to create a fee for new development as it relates to parkland.

Submitted by: Vivianna Nicole Andres, Assistant to the City Manager

#### 7. **GRID STREETS**

7A. Conduct a public hearing, consider, and act to remove all references to the gridded street network and replace with the previously adopted Chapter 5 Thoroughfare Plan, and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

Submitted by: Andres Rosales, Assistant City Manager

These amendments in collective regarding the gridded street network, seek to remove the requirement for a gridded street network, clarify definitions, and remove any reference to the elimination of vehicles.

7B. Conduct a public hearing, consider and act to amend the Code of Ordinances, Related to Chapter 14, The Bastrop Building Block (B3) Code, on the following: Article 3.2 Place Type Standards, Section 3.2.001 Allocation & Sequence of Place Type Determination, (A) (2); Article 3.2 Place Type Standards, Section 3.2.002 Neighborhood Regulating Plan, (C); Article 4.1 General, Section .4.2.001 Character Districts Descriptions & Additional Standards, (B) 5.13.17 And 19; Article 5.2 Development Pattern Standards, Sec. 5.2.001 Traditional Neighborhood Development (TND) (B); Article 5.2 Development Pattern Standards, Sec. 5.2.002 TND Standards, (B) (C) (D) And (E); Article 5.2 Development Pattern Standards, Section 5.2.005 Village Center Development (VCD), (B); Article 7.1 Streets & Public Realm, Section 7.1.002 General, (D); Article 7.3 Street Types, (B) (1), Chapter 10, Section 10.1.002 Definitions, American Grid, and mandatory street network and Executive Summary on pages 12 and 22; by removing all references to the mandatory street network and the gridded street network and establishing standards and procedures and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

Submitted by: Andres Rosales, Assistant City Manager

7C. Conduct a public hearing, consider and act on the code of Ordinances, related to Chapter 14, the B3 Technical Manual, on the following: Article 1.2 Development Procedures, Section. 1.2.003 Development Process, (C) (1) (C); Article 2.3 Neighborhood Regulation Plans, (E); Article 2.3 Neighborhood Regulation Plans, Section 2.3.001 Stop one: Neighborhood Regulation Plans (A) – (4) A, (5) B, and (6), by removing all references to the Mandatory Street Network and the gridded network and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

Submitted by: Andres Rosales, Assistant City Manager

#### 8. MINIMUM LOT SIZES

8A. Conduct a public hearing, consider and act to amend the Bastrop Code of Ordinances related to Chapter 14, the Bastrop Building Block (B3) Code, Section 6.3.008 - Lot Occupation, establishing standards for a minimum lot size in P2 and P3; Section 6.5.003 – Building Standards Per Place Type, by establishing standards for a minimum lot size in P2 and P3; and Section 2.4.001 Nonconforming Uses and Structures, to include Nonconforming Lots and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

Submitted by: Sylvia Carrillo-Trevino, CM, ICMA-CM, CPM

This amendment seeks to create minimum lot sizes where none currently exist in the P2 and P3 residential areas preventing denser development.

#### 9. BUILD TO LINE/SETBACKS

<u>9A.</u> Conduct a public hearing, consider and act to amend the Bastrop Code of Ordinances related to Chapter 14, the Bastrop Building Block (B3) Code, Section 6.3.008 - Lot Occupation, establishing standards for a First Layer Setback in P2 and P3; Section 6.3.003 - Building Placement, by establishing standards for the First Layer Setback in P2 and P3; Section 6.5.003 – Building Standards Per Place Type, by establishing standards

for the First Layer Setback in P2 and P3, and Article 6.4 – Lot Structure Description and Diagram, by adding a clarifying statement and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

This amendment seeks to allow the creation of infill development in residential areas that matches the built environment, providing residents with predictability.

#### 10. ITEMS REQUIRING MORE INFORMATION FROM THE FEBRUARY 17, 2025 MEETING

#### 11. TREE PROTECTION

<u>11A.</u> Hold public hearing, consider, and act to amend Appendix A, Fee Schedule for tree mitigation fees and establish penalty for violation, and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

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

#### 12. DUPLEX IN P2 AND P3

<u>12A.</u> Consider and act on amending the Bastrop Building Block (B3) Code by adding Section 2.4.0051 Conditional Use Permit to allow Duplexes in the P3 Zone, where certain conditions can be met, and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

This amendment seeks to add a public process for duplexes in the P3 zone where no process exists today.

<u>12B.</u> Conduct a public hearing, consider and act to amend the Bastrop Code of Ordinances related to Chapter 14, the Bastrop Building Block (B3) Code, Article 6.5 – Building Types, by removing duplexes as an allowable building type from P2 and P3; Section 6.5.001 – Permitted Building Types Per Place Type, by removing duplexes from P2 and P3.

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

This amendment seeks to remove multifamily uses (duplexes) from the P2 and P3 single family neighborhood zones.

#### 13. **UPDATES**

- 13A. Future Development Related Items
- 13B. Development Services Department Monthly Project Volume Report.
- 13C. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

#### 14. **ADJOURNMENT**

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: Thursday, February 21, 2025 at 3:00 PM. and remained posted for at least two hours after said meeting was convened.

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



## Planning and Zoning STAFF REPORT

MEETING DATE: February 24, 2025

#### TITLE:

Consider and act to approve meeting minutes from the January 30, 2025, Planning and Zoning Commission Meeting and review and consider a new draft meeting minute format for future consideration.

#### AGENDA ITEM SUBMITTED BY:

Alondra Macias, Development Services Planner I

#### **ATTACHMENTS:**

• Meeting Minutes from January 30, 2025

## January 30, 2025, at 6:00 P.M.

The City of Bastrop Planning and Zoning Commission met Thursday, January 30, 2025, at 6:00 PM in the City of Bastrop Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

#### 1. CALL TO ORDER

Chairman Ishmael Harris called the meeting to order at 6:02 PM.

Ishmael Harris Christopher Toth David Barrow Gary Moss Jordan Scott Patrice Parsons Keith Ahlborn Joshua Bingaman	Present Present Present Present Absent Present Absent
•	Present
	Absent

#### 2. CITIZEN COMMENTS

There were no citizen comments.

#### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the December 19, 2024 Planning and Zoning Commission Meeting.

Presented by Alondra Macias, Development Services Planner I

Commissioner Gary Moss made a motion to approve the meeting minutes from the December 19, 2024 Planning and Zoning Commission Meeting. Commissioner Jeffrey Estes seconded the motion. The motion passed unanimously.

3B. Consider and act on the Pecan Park Commercial Lot 2 final plat of a portion of a 38.544acre tract of land from the Nancy Blakey Survey, Abstract No. 98, within the City Limits of Bastrop, Texas being 0.895 acres located south of State Highway 71 and east of Orchard Street, within the City Limits of Bastrop, Texas.

Presented by James E Cowey, Director of Development Services.

Commissioner Gary Moss made a motion to approve the Pecan Park Commercial Lot 2 final plat of a portion of a 38.544-acre tract of land from the Nancy Blakey Survey, Abstract No. 98, within the City Limits of Bastrop, Texas being 0.895 acres located south of State Highway 71 and east of Orchard Street, within the City Limits of Bastrop, Texas. Vice-chairman David Barrow seconded the motion. The motion passed unanimously.

## January 30, 2025, at 6:00 P.M.

3C 1) Hold public hearing, consider, and act to amend section 6.3.004 PROTECTED & HERITAGE TREES to decrease the caliper per tree that will be protected from future development.

Presented by Sylvia Carrillo, City Manager

Public Hearing was opened at 6:12 pm.

Public Hearing was closed at 6:13 pm.

Commissioner Patrice Parsons made a motion to approve the amendment to section 6.3.004 PROTECTED & HERITAGE TREES to decrease the caliper per tree that will be protected from future development. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

2) Hold public hearing, consider, and act to amend section 6.3.004 PROTECTED & HERITAGE TREES to add the requirement of a tree survey, add penalties, and further explanation of the requirements for tree protection.

Presented by Sylvia Carrillo, City Manager

Public Hearing was opened at 6:15 pm.

Public Hearing was closed at 6:16 pm.

Commissioner Jeffrey Estes made a motion to approve the amendment to section 6.3.004 PROTECTED & HERITAGE TREES to add the requirement of a tree survey, add penalties, and further explanation of the requirements for tree protection with the amendment to add penalties when not followed. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

Public Hearing was reopened at 6:20 pm.

Luke Thompson, resident at 216 Waikakaaua Lane, spoke to the commissioners to help answer some of the questions regarding the size of the trees being replanted.

Commissioner Christopher Toth asked to receive an explanation on the reason for a smaller tree. Discussion amongst the commissioners began along with some questions and the replanting process and the likelihood of a tree surviving based on size.

Vice-chairman David Barrow explained that a smaller tree can adapt easier than a larger tree. Staff further explained the process of planting a new tree and the impact of the size of the tree.

The City Manager stated that there will be a landscaping regulation coming to the commissioner in the future, as we are currently working on getting a parking requirement first.

## January 30, 2025, at 6:00 P.M.

The Director of Parks and Recreation spoke on the recommendation that was brought forward from the Parks Board and the intent of lowering the size of the tree that gets planted.

Public Hearing was reclosed at 6:47 pm.

Commissioner Jeffrey Estes amended the motion to amend section 6.3.004 PROTECTED & HERITAGE TREES to add the requirement of a tree survey, add penalties and replacement trees shall be a minimum of 2 " in diameter measured at 12" above ground and 5 ft in height when planted and that if an ISA certified arborist deems a replacement tree as dead or dying that the tree has to be replaced in perpetuity. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

3) Hold public hearing, consider, and act to amend TABLE 2.1.003 PREFERRED PLANT LIST in the Technical Manual to add the Pecan Tree amongst others and remove some current trees.

Presented by Sylvia Carrillo, City Manager

Public Hearing was opened at 6:49 pm.

Scott Harris, an arborist and resident of Bastrop spoke on the tree list. Concerns were raised about including invasive species like the Chinese Pistache and Lacebark Elm.

Public Hearing was closed at 6:53 pm.

Commissioner Gary Moss made a motion to approve the amendment to TABLE 2.1.003 PREFERRED PLANT LIST in the Technical Manual to add the Pecan Tree amongst others and remove some current trees. Vice-chairman David Barrow seconded the motion. The motion passed unanimously.

4) Hold public hearing, consider, and act to amend Chapter 10, Definitions to include definitions of ISA-Certified Arborist, Native Plants and others.

Presented by Sylvia Carrillo, City Manager

Public Hearing was opened at 6:55 pm.

Public Hearing was closed at 6:55 pm.

Commissioner Patrice Parsons made a motion to approve the amendment to Chapter 10, Definitions to include definitions of ISA-Certified Arborist, Native Plants and others. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

5) Hold public hearing, consider, and act to amend Appendix A, Fee Schedule for tree mitigation fees and establish penalty for violation.

## January 30, 2025, at 6:00 P.M.

Presented by Sylvia Carrillo, City Manager

Public Hearing was opened at 6:56 pm.

The commission discussed amending Appendix A to clarify the cost of tree mitigation fees and introduce penalties for violations. The discussion included:

- Increasing the mitigation fee from \$150 per caliper inch to \$250 or \$300 per caliper inch.
- Establishing strict and moderate penalties for violations, including potential civil and criminal penalties.
- The decision to table this item and seek input from the city attorney on the proposed penalties.

Public Hearing was closed at 7:13 pm.

Commissioner Jeffrey Estes made a motion to postpone the amendment to Appendix A, Fee Schedule for tree mitigation fees and establish penalty for violation to the February 17, 2025 Special Meeting. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

#### 4. UPDATES

4A. Updates From Previous Meeting

Assistant City Manager Andres Rosales gave the commission updates from the previous meeting as requested regarding the signs downtown, the old iron bridge, splash pads, impervious cover credits, and ADUs.

4B. Updates Regarding Upcoming Code Amendments

Assistant City Manager Andres Rosales gave the commission more information about the code amendments coming up in the next meeting and the letters that were sent out to the citizens.

Assistant to the City Manager Vivianna Andres gave the commission some information about the STR Ordinance that is moving forward to City Council and information about the parkland ordinance that is coming up in the next meeting.

4C. Future Development Related Items

Director of Development Services, James E Cowey, gave the commission an update on the Comprehensive Plan updates and the turnout of the open houses.

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

## January 30, 2025, at 6:00 P.M.

#### 4E. Development Services Department Monthly Project Volume Report.

James Cowey, Director of Development Services and Building Official presented the report to the commissioners and went into detail on some projects that the city is working with developers on.

#### 5. ADJOURNMENT

Commissioner Gary Moss made a motion to adjourn the meeting at 7:34 PM. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

Ishamel Harris, Chair

David Barrow, Vice Chair



## Bastrop Planning & Zoning Commission - February 17, 2025

Date 2025-02-20

**Overview** The board meeting covered various topics, including tree protection ordinance changes, parkland dedication amendments, removal of the gridded street network requirement, establishment of minimum lot sizes, residential setback adjustments, and the proposal to remove duplexes from certain zones, with future discussions planned on several urban development issues.

#### Introduction and Tree Protection Ordinance

The meeting began with a discussion on the Tree Protection Ordinance. The board members debated the proposed changes to the tree protection measures, including:

- Increasing the fee for removing protected trees from \$250 to \$400 per caliper inch
- Reducing the minimum size for protected trees from 13 inches to 10 inches

• Implementing a \$1000 per day fine for violations, with debate on whether this applies per tree or overall

• Considering criminal penalties for severe violations

Commissioner Tufts expressed concern that the proposed penalties may not be sufficient to deter developers from clear-cutting lots. The city manager, Sylvia, explained that the new measures aim to prevent situations like the Pearl River development, where trees were removed without proper permits. After extensive discussion, the board voted unanimously to recommend the proposed changes to the City Council, including the \$400 per caliper inch fee, \$1000 per day fine, and the possibility of criminal penalties.



#### Parkland Dedication and Park Enrichment Fund

The board then moved on to discuss the Parkland Dedication and Park Enrichment Fund. Viviana Nicole Andres, representing the City of Bastrop, presented the proposed amendments to Chapter 10 of the Code of Ordinances. She explained that the current civic space requirements in the B3 Code were not specific enough to ensure adequate parkland for the city. The proposed changes include:

• Requiring 1 acre of parkland for every 100 proposed dwelling units in residential subdivisions

• Requiring 1 acre of parkland for every 200 proposed multifamily units in mixeduse or commercial developments

- Establishing a minimum parkland size of 1 contiguous acre
- Limiting the use of floodways or floodplains as parkland
- Creating a park enrichment fee of \$250 per dwelling unit

Several board members and citizens raised questions about the administration of the funds and the impact on affordable housing. Viviana and the city manager, Sylvia, addressed these concerns, explaining that the fees would be used to improve existing parks and create new ones. After thorough discussion, the board voted unanimously to recommend the proposed amendments to the City Council.

#### **Transportation and Gridded Street Network**

The board then addressed the topic of Transportation and Gridded Street Network. Assistant City Manager Andres Rosales presented the proposal to remove the gridded street network requirement from the B3 Code. He explained that the current gridded network, adopted in 2019, was causing issues with development flexibility and increasing maintenance costs for the city. The main points of discussion included:

- Removing the 2019 gridded street network overlay and reverting to the 2017 thoroughfare plan
- Allowing more flexibility for developers to design street layouts while still maintaining connectivity
- Reducing the number of public streets to lower maintenance costs for the city
- Addressing concerns about emergency vehicle access and traffic flow

Several board members and citizens expressed concerns about walkability and the



impact on the city's character. Rosales and City Manager Sylvia addressed these concerns, explaining that the change would not eliminate connectivity but would allow for more practical and cost-effective development. After extensive discussion, the board voted unanimously to recommend the removal of the gridded street network requirement and associated references from the B3 Code. This decision was made in three separate votes for items 7A, 7B, and 7C, all passing unanimously.

#### **Minimum Lot Size**

The board then discussed the proposed amendments to establish minimum lot sizes in P2 and P3 residential areas. City Manager Sylvia presented the rationale for introducing minimum lot sizes, explaining that the current lack of restrictions could lead to overly dense development and strain on infrastructure. The key points of the proposal included:

- Setting a minimum lot size of 1 acre for P2 zones
- Setting a minimum lot size of 1/3 acre (14,520 sq ft) for P3 zones
- Addressing concerns about infill development and maintaining neighborhood character
- Discussing the impact on affordability and development flexibility

The proposal sparked a heated debate among board members and citizens. Tom Lebowitz, a resident, argued that using averages for minimum lot sizes could be problematic and might negatively impact affordability. Commissioner Parsons suggested considering a more flexible approach based on dwelling units per acre. After extensive discussion, the board voted 5-1 to recommend the proposed minimum lot sizes to the City Council, with Commissioner Estes voting against. The decision aimed to balance development needs with preserving neighborhood character and managing infrastructure demands.

#### **Setbacks for Residential Areas**

The board then addressed the issue of setbacks for residential areas in P2 and P3 zones. City Manager Sylvia presented the proposal to amend the B3 Code to establish standards for first layer setbacks that match the built environment. The main points of discussion included:

- Requiring new developments to match setbacks of neighboring properties
- Addressing issues with recent developments that don't align with existing



neighborhood character

- Proposing a range of setbacks based on adjacent properties, plus or minus 5 feet
- Discussing the impact on walkability and street aesthetics

Sylvia presented examples of recent developments that didn't match the existing setbacks, causing visual inconsistencies in neighborhoods. Pablo Serna, a local architect, supported the proposal but suggested considering a wider range of setbacks to accommodate different neighborhood characteristics. After discussion, the board voted unanimously to recommend the proposed setback amendments to the City Council. This decision aimed to preserve neighborhood character while allowing for some flexibility in development.

#### **Removing Duplexes from P2 and P3 Zones**

The board then discussed the proposal to remove duplexes as an allowable building type from P2 and P3 zones. City Manager Sylvia presented the rationale for this change, citing concerns about maintaining the single-family character of these zones and preventing unintended density increases. The key points of discussion included: • The impact of recent developments, such as the demolition at 1005 Pecan Street,

on neighborhood character

• Concerns about developers exploiting current regulations to build high-density housing in single-family areas

- The potential effect on affordable housing options
- Debate over property rights and development flexibility

The proposal sparked significant debate among board members and citizens. Darren Little, a resident, argued against the removal of duplexes, citing concerns about affordability and housing diversity. Tom Lebowitz also opposed the change, suggesting it was an overreaction to a single incident. After extensive discussion, the board decided to send the proposal back to staff for further review. They requested that staff return with recommendations on how to effectively limit duplexes based on lot size, parking requirements, and setbacks, rather than implementing a blanket ban. The motion passed with 4 votes in favor and 2 against.



#### **Future Updates and Topics for Discussion**

As the meeting drew to a close, City Manager Sylvia presented an overview of future updates and topics for discussion. These included:

- Further refinement of lot size minimums and setbacks
- Addressing Accessory Dwelling Units (ADUs) and their regulations
- Reviewing uses in residential districts
- Clarifying the public-private realm responsibilities
- Updating definitions in the code
- Discussing water reuse credits for properties capturing and reusing water
- Considering a historic district overlay and its potential alignment with certified local government status
- Creating a black cultural district overlay for the Walnut and Pine area
- Addressing parking issues in commercial areas
- Reviewing lighting regulations to reduce light pollution

No formal decisions were made regarding these future topics, but the board acknowledged the importance of addressing these issues in upcoming meetings. The meeting was then adjourned.



# **STAFF REPORT**

#### MEETING DATE: February 24, 2025

#### TITLE:

Consider and act to approve The Colony MUD 1D, Section 2A Final Plat, being 14.996 acres out of the Jose Manual Bangs Survey, Abstract Number 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

#### STAFF REPRESENTATIVE:

James E Cowey, Director of Development Services

ITEM DETAILS:	and the second s
Site Address:	North of Sam Houston Drive (Attachment 1)
Total Acreage:	14.996 acres
Legal Description:	14.996 acres of the Jose Manuel Bangs Survey, Abstract No. 5
Property Owner:	Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact:	Taunia Halcomb, Carlson, Brigance, and Doering, Inc.
Existing Use:	Vacant/Undeveloped
Existing Zoning:	None. Extra-Territorial Jurisdiction, The Colony MUD
Adopted Plan:	Fifth Amendment to the Colony MUD Consent Agreement, Approved January 14, 2025
Future Land Use:	Neighborhood Residential

#### **BACKGROUND/HISTORY:**

The applicant has submitted an application for a Final Plat for The Colony MUD 1D, Section 2A. The plat includes 20 residential lots and 3 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 Final Plat proposes to extend Del Webb Boulevard, which connects Sam Houston Drive to 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.

#### <u>Utilities</u>

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

Item 4A.

City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. A Public Improvement 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 Public Improvement Plan.

#### Drainage

Stormwater runoff generated within the property will be routed through an underground storm sewer network, which will then flow into a regional detention pond south of Section 2A. The drainage plan uses 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 Final Drainage Plan has been reviewed and approved by the City Engineer.

#### **POLICY EXPLANATION:**

Final 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 12.204 -acre tract into 20 residential lots and 3 non-residential lot. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.

#### Sec. 212.010. Standards for Approval

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

The final plat conforms to the Future Land Use Plan, which is designated 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.

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

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

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

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

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

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 or Section 1.3.003 Final Plat The Preliminary Plat was approved by the Planning and Zoning Commission on July 30, 2024.

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on July 11, 2024.

The Public Improvement Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on September 25, 2024.

• Section 1.3.004 Plat Requirements

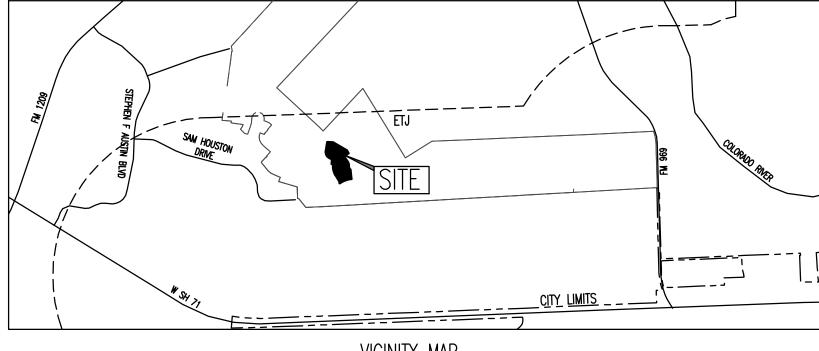
The Development Review Committee reviewed Final Plat for The Colony MUD 1D, Section 2A compliance with subdivision and utility standards and deemed the plat administratively complete.

#### RECOMMENDATION:

Consider and act to approve The Colony MUD 1D, Section 2A Final Plat, being 14.996 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 2A Final Plat
- Attachment 1: Location Map



GENERAL NOTES: 1. THE BENCHMARKS USED ARE: VICINITY MAP NOT TO SCALE

BM #1: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE", NORTHING=10022140.31 EASTING=3222398.37 ELEVATION: 465.02' (NAVD '88) BM #2: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE", NORTHING=10022176.56 EASTING=3222070.62 ELEVATION: 479.69' (NAVD '88)

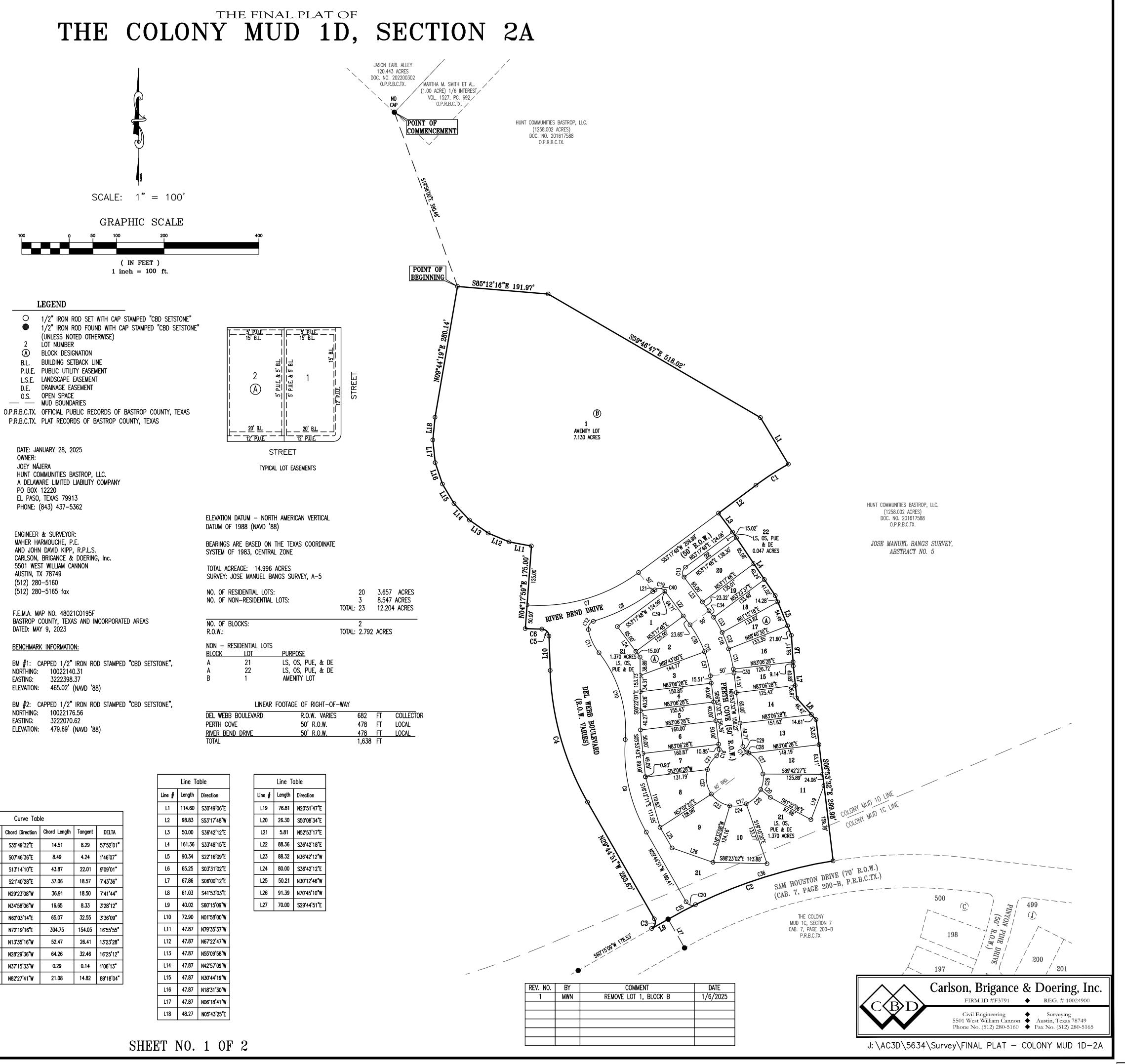
- 2. WATER IS PROVIDED BY THE COLONY M.U.D. 1D.
- 3. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1D.
- 4. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC
- 5. GAS SERVICE WILL BE PROVIDED BY CENTERPOINT
- 6. CABLE SERVICE WILL BE PROVIDED BY SPECTRUM. 7. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON THE 29TH OF AUGUST, 2024.
- 8. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 9. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP & BCESD #1 PRIOR TO ANY CONSTRUCTION
- WITHIN THE SUBDIVISION. 10. 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 11. BY APPROVING THIS FINAL PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
- 12. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- 13. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES
- 14. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REQUIREMENTS.
- 15. ALL NEW UTILITIES WILL BE UNDERGROUND.
- 16. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING. 17. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- 18. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP PANEL NO. 48021C0195F, FOR BASTROP COUNTY TEXAS, EFFECTIVE MAY 9, 2023. COMMUNITY NUMBER 481193, AND IS IN ZONE X.
- 19. TEMPORARY AND PERMANENT EASEMENTS ARE TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
- 20. 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. 21. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
- 22. 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
- 23. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES. 24. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
- 25. 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.
- 26. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON 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.
- 27. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT. 28. ALL INFRASTRUCTURE REQUIRED FOR 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.
- 29. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS FINAL PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE. 30. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
- 31. 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 FINAL 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 FINAL 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 FINAL PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
- 32. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 33. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSENT AGREEMENT FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS. 34. 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.
- 35. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE COMMITMENT EFFECTIVE DATE: 04-26-2021, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 4210006025 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS FINAL PLAT
- 36. 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. 37. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS, SIDEWALKS, AND PRIVATE PARKS AND ALL OTHER
- COMMON AREAS. 38. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
- 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 OR FENCES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION. 42. 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.
- 43. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY-S (STANDARD LOT).
- 44. ALL STREETS TO BE CLASSIFIED AS PRIVATE STREETS AND WILL BE MAINTAINED BY THE H.O.A. OR ASSIGNS. ALL STREET RIGHT-OF-WAY SHOWN HEREON WILL ALSO BE CLASSIFIED AS PUBLIC UTILITY EASEMENTS.

	Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	
C1	81.18	625.00	S57°01'04 <b>"</b> W	81.13	40.65	7*26'32"	
C2	370.94	1035.00	S70°31'11 <b>"</b> W	368.95	187.48	20"32'04"	
C3	23.56	15.00	N15°14'59"E	21.21	15.00	89*59'38"	
C4	291.40	601.00	N15°51'25"W	288.56	148.63	27'46'51"	
C5	23.23	15.00	N46°20'28"W	20.98	14.68	88°44'57"	
C6	35.01	400.00	N88°12'29"W	35.00	17.52	5°00'56 <b>"</b>	
C7	250.47	350.00	S73°47'53 <b>"</b> W	245.16	130.87	41°00'11"	
C8	140.90	400.00	N63°23'17"E	140.18	71.19	20°10'59"	
C9	203.21	342.00	N12°43'32"W	200.23	104.70	34°02'37"	
C10	195.42	265.00	N16°49'48"W	191.02	102.39	42"15'09"	
C11	54.65	117.00	N24°34'29"W	54.16	27.83	26"45'46"	
C12	22.17	15.00	N31°08'36"E	20.20	13.67	84°40'22"	
C13	23.56	15.00	N08°17'48"E	21.21	15.00	90'00'00"	
C14	15.15	15.00	N35°49'32"W	14.51	8.29	57'52'01"	

	Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	
C15	117.07	225.00	S21°47'52"E	115.75	59.89	29°48'40"	
C16	15.10	15.00	S21°56'36"W	14.47	8.26	57°40'16"	
C17	309.49	60.00	N83°00'36"E	64.00	37.83	295 <b>°</b> 32'17 <b>"</b>	
C18	37.09	275.00	S21°40'28"E	37.06	18.57	7*43'36"	
C19	23.67	15.00	S81°54'35"E	21.29	15.11	90°24'17"	
C20	22.62	15.00	N72°56'46 <b>"</b> W	20.54	14.09	86*23'51*	
C21	35.45	60.00	N33°51'06"E	34.94	18.26	33°51'15"	
C22	54.36	60.00	N09°01'56"W	52.52	29.21	51 <b>°</b> 54'50 <b>"</b>	
C23	47.10	60.00	N57°28'48"W	45.90	24.84	44 <b>*</b> 58'54 <b>*</b>	
C24	35.28	60.00	S83°11'01 <b>"</b> W	34.78	18.17	33°41'29"	
C25	44.23	60.00	S45°13'09"W	43.24	23.17	42°14'14"	
C26	33.31	60.00	S08°11'44"W	32.89	17.10	31 <b>°</b> 48'38"	
C27	55.15	60.00	S34°02'36"E	53.23	29.70	52°40'02"	
C28	4.59	60.00	S62°34'05"E	4.59	2.30	4°22'56"	

			Curve Tal
Curve #	Length	Radius	Chord Direction
C29	15.15	15.00	S35 <b>*49'</b> 32 <b>"</b> E
C30	8.49	275.00	S07°46'36"E
C31	43.92	275.00	S13°14'10"E
C32	37.09	275.00	S21°40'28"E
C33	36.94	275.00	N29°23'08"W
C34	16.65	275.00	N34°58'06"W
C35	65.08	1035.00	N62°03'14"E
C36	305.86	1035.00	N72°19'16"E
C37	52.59	225.00	N13°35'16"W
C38	64.48	225.00	N28°29'36"W
C39	0.29	15.00	N37°15'33"W
C40	23.38	15.00	N82°27'41"W

OWNER: JOEY NÁJERA



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STATE OF TEXAS

COUNTY OF BASTOP

KNOW ALL MEN BY THESE PRESENTS

THAT, HUNT COMMUNITIES BASTROP, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH JOEY NÁJERA, 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 SUBDIVIDED 14.996 ACRE TRACT OF LAND WITH THE PLAT SHOWN HERE ON, TO BE KNOWN AS: "THE COLONY MUD 1D, SECTION 2A"

SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY EASEMENTS SHOWN HEREON TO THE PUBLIC. WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

JOEY NÁJERA

HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY PO BOX 12220, EL PASO, TEXAS 79913

STATE OF TEXAS

COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOEY NÁJERA, 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

#### METES AND BOUNDS

BEING ALL OF THAT CERTAIN 14.996 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., BY DEED RECORDED IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS (O.P.R.B.C.TX); SAID 14.996 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND AT AN ANGLE POINT ON THE NORTH LINE OF SAID 1258.002 ACRE TRACT, BEING AT THE SOUTH CORNER OF A CALLED 120.443 ACRE TRACT CONVEYED TO JASON EARL ALLEY BY DEED RECORDED IN DOCUMENT NUMBER 202200302, O.P.R.B.C.TX., SAME BEING AT THE WEST CORNER OF A CALLED 1.00 ACRE TRACT OF LAND CONVEYED TO MARTHA M. SMITH ET AL. BY DEED RECORDED IN VOLUME 1527, PAGE 692, O.P.R.B.C.TX., FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT;

THENCE, S19'56'00"E, OVER AND ACROSS SAID 1258.002 ACRE TRACT, A DISTANCE OF 390.49 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT:

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES, NUMBERED 1 THROUGH 12:

- S85'12'16"E, A DISTANCE OF 191.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- S59°46'47"E, A DISTANCE OF 518.02 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- S30'49'06"E. A DISTANCE OF 114.60 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;
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 625.00 FEET, AN ARC LENGTH OF 81.18 FEET, AND A CHORD THAT BEARS S57\*01'04"W, A 4) DISTANCE OF 81.13 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER:
- S53°17'48"W, A DISTANCE OF 98.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- S36°42'12"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- S33'48'15"E, A DISTANCE OF 161.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER; S22°16'09"E, A DISTANCE OF 90.34 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- S03'31'02"E, A DISTANCE OF 65.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 10) S06'00'12"E, A DISTANCE OF 67.86 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 11) S41\*53'03"E, A DISTANCE OF 61.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 12) S06°53'32"E, A DISTANCE OF 299.98 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE NORTH RIGHT-OF-WAY LINE OF SAM HOUSTON DRIVE (70' R.O.W.) AS DEDICATED BY THE PLAT OF THE COLONY MUD 1C, SECTION 7, A SUBDIVISION RECORDED IN CABINET 7,
- SLIDE 200-B, PLAT RECORDS, BASTROP COUTY, TEXAS, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTH LINE OF SAID SAM HOUSTON DRIVE, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2:

- 1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,035.00 FEET, AN ARC LENGTH OF 370.94 FEET, AND A CHORD THAT BEARS S70'31'11"W, A DISTANCE OF 368.95 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, AND
- 2) S60°15'09"W, A DISTANCE OF 40.02 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, FROM WHICH A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CDB SETSTONE" ON THE NORTH LINE OF SAID SAM HOUSTON DRIVE, BEARS S60'15'09"W, A DISTANCE OF 178.53 FEET;

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES, NUMBERED 1 THROUGH 16:

- 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 N15'14'59"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 2) N29'44'51"W, A DISTANCE OF 283.67 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;
- 3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 601.00 FEET, AN ARC LENGTH OF 291.40 FEET, AND A CHORD THAT BEARS N15\*51'25"W. A DISTANCE OF 288.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 4) NO1'58'00"W, A DISTANCE OF 72.90 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;
- 5) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.23 FEET, AND A CHORD THAT BEARS N46°20'28"W, A DISTANCE OF 20.98 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:
- 6) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 35.01 FEET, AND A CHORD THAT BEARS N88°12'29"W, A DISTANCE OF 35.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- N04°17'59"E, A DISTANCE OF 175.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER; N79°35'37"W, A DISTANCE OF 47.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- N67'22'47"W. A DISTANCE OF 47.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER:
- 10) N55'09'58"W, A DISTANCE OF 47.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 11) N42'57'09"W. A DISTANCE OF 47.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER:
- 12) N30°44'19"W, A DISTANCE OF 47.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER; 13) N18°31'30"W, A DISTANCE OF 47.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 14) NO6°18'41"W. A DISTANCE OF 47.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER:
- 15) N05°43'25"E, A DISTANCE OF 48.27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 16) N09'44'19"E, A DISTANCE OF 280.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.996 ACRES OF LAND.

## THE FINAL PLAT OF THE COLONY MUD 1D, SECTION 2A

BLOCK	<u>( LOT</u>	SQ. FT.
A A	1 2	8,125 9,177
A	2 3 4	7,536
Α	4	6,126
Α	5	6,309
А	6	8,022
А	7	7,492
А	8	10,075
Α	9	11,982
A	10	9,042
A	11	8,536
A	12	7,251
A	13	10,300
A	14	8,637
A A	15 16	6,292 7,934
A	17	7,934 6,076
Â	18	6,170
Â	19	5,373
Â	20	8,883
Ă	21	59,675
Â	22	2,032
В	1	310,583

SHEET NO. 2 OF 2

Item 4A	١.
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J: \AC3D\5634\Survey\FINAL	PLAT -	COLONY	MUD	1D-2A
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22

STATE OF TEXAS	§ \$ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BASTOP	<pre>\$ KNOW ALL MEN BY THESE PRESENTS: \$</pre>
AND THAT THE CORNER MO REGULATION OF THE CITY O	DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON—THE—GROUND SURVEY OF THE LAND NUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION IF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD AS SHOWN ON THE TITLE COMMITMENT ISSUED BY CHICAGO , GF NO. 4210006025, EFFECTIVE DATE APRIL 26, 2021, ISSUED DATE MAY 5, 2021 HAVE BEEN IDENTIFIED ON THIS PLAT TO GE.
AND SHA FOR REVI SURVEYED BY: JOHN DAVID CARLSON, B	ARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE LL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. IEW ONLY. RELEASE DATE 01/28/25 DATE DATE KIPP ~ R.P.L.S. NO. 5844 RIGANCE & DOERING, INC. WILLIAM CANNON DRIVE AS 78749
APPROVED THIS DAY	OF, 20 A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.
APPROVED:	ATTEST:
PLANNING & ZONING COMM	ISSION CHAIRPERSON CITY SECRETARY
STATE OF TEXAS COUNTY OF BASTROP	§ §
OF AUTHENTICATION WAS F	( CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE TILED FOR RECORD IN MY OFFICE ON THE DAY OF 20, A.D. ATAD. ATAD. ATAD. AT AT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET
FILED FOR RECORD ON THE	DAY OF, 20 A.D.
DEPUTY	COUNTY CLERK, BASTROP COUNTY, TEXAS
	Carlson, Brigance & Doering, Inc. FIRM ID #F3791 • REG. # 10024900
	Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160

THE CITY OF BASTROP.

ENGINEERING BY: \_\_\_\_\_

MAHER HARMOUCHE, P.E. #143982

5501 WEST WILLIAM CANNON DRIVE

AUSTIN, TEXAS 78749

CARLSON, BRIGANCE & DOERING, INC.

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS COUNTY OF BASTOP

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.

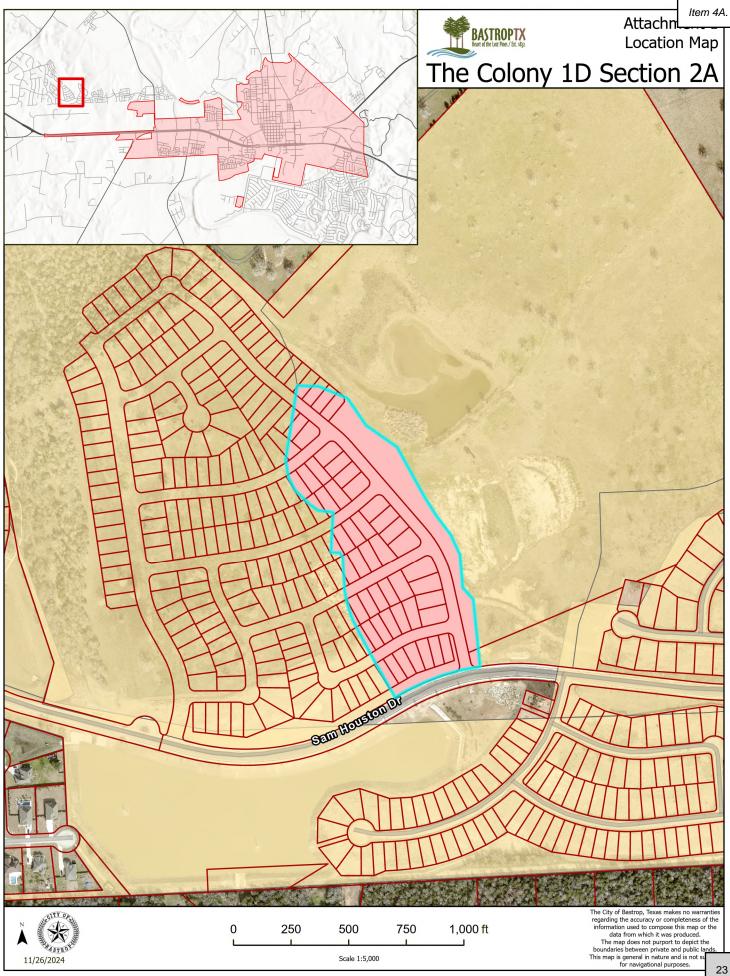
INCREASE BY MAN-MADE OR NATURAL CAUSES.

\_\_\_\_\_ DATE \_\_\_\_\_

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

I, MAHER HARMOUCHE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR

FLOODPLAIN 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. 48021C0195F FOR BASTROP COUNTY TEXAS, DATED MAY 9, 2023. COMMUNITY NUMBER 481193.





# **STAFF REPORT**

#### MEETING DATE: February 24, 2025

#### TITLE:

Consider and act to approve The Colony MUD 1D, Section 2B Final Plat, being 96.173 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.

#### STAFF REPRESENTATIVE:

James E Cowey, Director of Development Services

ITEM DETAILS: Site Address: Total Acreage: Legal Description:	North of Sam Houston Drive (Attachment 1) 96.173 acres 96.173 acres of the Jose Manuel Bangs Survey, Abstract No. 5				
Legal Description.	90.175 acres of the Jose Manuel Bangs Survey, Abstract No. 5				
Property Owner:	Rick Neff/Hunt Communities Bastrop, L.L.C.				
Agent Contact:	Taunia Halcomb, Carlson, Brigance, and Doering, Inc.				
Existing Use:	Vacant/Undeveloped				
Existing Zoning:	None. Extra-Territorial Jurisdiction, The Colony MUD				
Adopted Plan:	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 Final Plat for The Colony MUD 1D, Section 2B. The plat includes 262 residential lots and 5 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 Final 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.

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 Public Improvement 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 Public Improvement Plan.

#### Drainage

Stormwater runoff generated within the property will be routed through an underground storm sewer network, which will then flow into a detention pond south of section 2A. The drainage plan uses 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 Final Drainage Plan has been reviewed and approved by the City Engineer.

#### **POLICY EXPLANATION:**

Final 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 96.173 -acre tract into 262 residential lots and 5 non-residential lot. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.

Sec. 212.010. Standards for Approval

(a) The municipal authority responsible for approving plats shall approve a plat if:

(1) it conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

The final plat conforms to the Future Land Use Plan, which is designated 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.

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

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

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

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

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

• 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 or Section 1.3.003 Final Plat The Preliminary Plat was approved by the Planning and Zoning Commission on August 29, 2024.

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on August 29, 2024.

The Public Improvement Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on September 30, 2024.

• Section 1.3.004 Plat Requirements

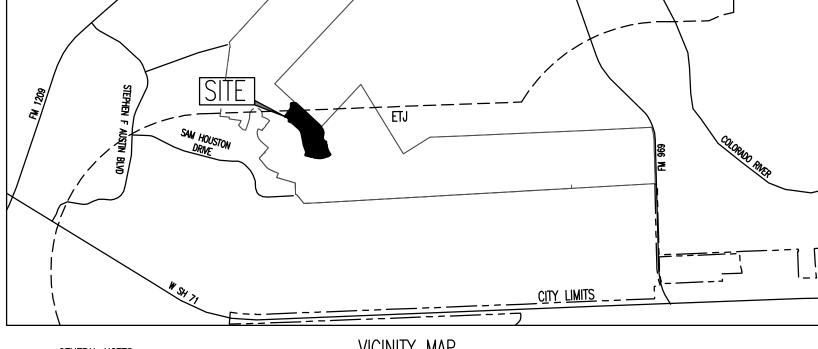
The Development Review Committee reviewed Final Plat for The Colony MUD 1D, Section 2B compliance with subdivision and utility standards and deemed the plat administratively complete.

#### **RECOMMENDATION:**

Consider and act to approve The Colony MUD 1D, Section 2B Final Plat, being 96.173 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 2B Final Plat
- Attachment 1: Location Map



GENERAL NOTES:

## VICINITY MAP NOT TO SCALE

1. THE BENCHMARKS USED ARE:

BM #1: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE", NORTHING=10022140.31 EASTING=3222398.37 ELEVATION: 465.02' (NAVD '88)

- BM #2: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE", NORTHING=10022176.56 EASTING=3222070.62 ELEVATION: 479.69' (NAVD '88) 2. WATER IS PROVIDED BY THE COLONY M.U.D. 1D.
- 3. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1D.
- 4. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
- 5. GAS SERVICE WILL BE PROVIDED BY CENTERPOINT
- 6. CABLE SERVICE WILL BE PROVIDED BY SPECTRUM. 7. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON THE 29TH OF AUGUST, 2024.
- 8. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 9. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP & BCESD #1 PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- 10. 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
- NAL PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION Equired 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.
- 12. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION. IN A FORM ACCEPTABLE TO THE CITY OF BASTROP. SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- 13. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES 14. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REQUIREMENTS.
- 15. ALL NEW UTILITIES WILL BE UNDERGROUND.
- 16. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
- 17. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES. 18. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP PANEL NO. 48021C0195F, FOR
- BASTROP COUNTY TEXAS, EFFECTIVE MAY 9, 2023. COMMUNITY NUMBER 481193, AND IS IN ZONE X. 19. TEMPORARY AND PERMANENT EASEMENTS ARE TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
- 20. 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.
- 21. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES. 22. 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
- 23. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES 24. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS
- DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA). 25. 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. 26. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON 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. 27. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT
- 28. ALL INFRASTRUCTURE REQUIRED FOR ROAD, 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.
- 29. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS FINAL PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE. 30. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
- 31. 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 FINAL 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 FINAL 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 FINAL PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
- 32. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 33. ALL WORK. INCLUDING SIGNS. SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSENT AGREEMENT FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS. 34. 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. 35. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE COMMITMENT EFFECTIVE DATE: 04-26-2021, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT
- GF. NO. 4210006025 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS FINAL PLAT 36. 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.
- 37. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS, SIDEWALKS, AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
- 38. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
- 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 OR FENCES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION. 42. 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.
- 43. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY-S (STANDARD LOT).
- 44. ALL STREETS TO BE CLASSIFIED AS PRIVATE STREETS AND WILL BE MAINTAINED BY THE H.O.A. OR ASSIGNS. ALL STREET RIGHT-OF-WAY SHOWN HEREON WILL ALSO BE CLASSIFIED AS PUBLIC UTILITY EASEMENTS.

OWNER: JOEY NÁJERA PO BOX 12220

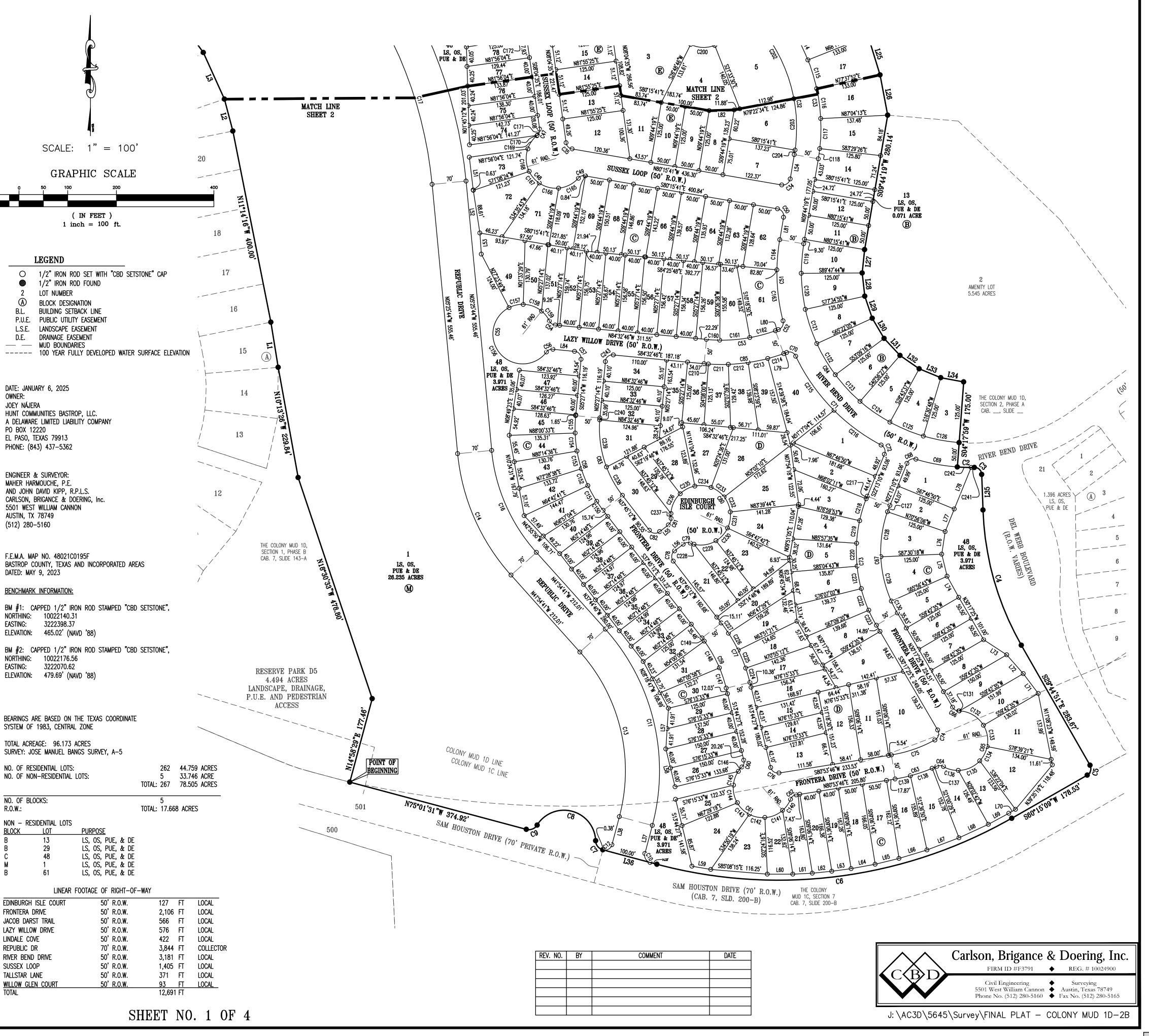
AUSTIN, TX 78749

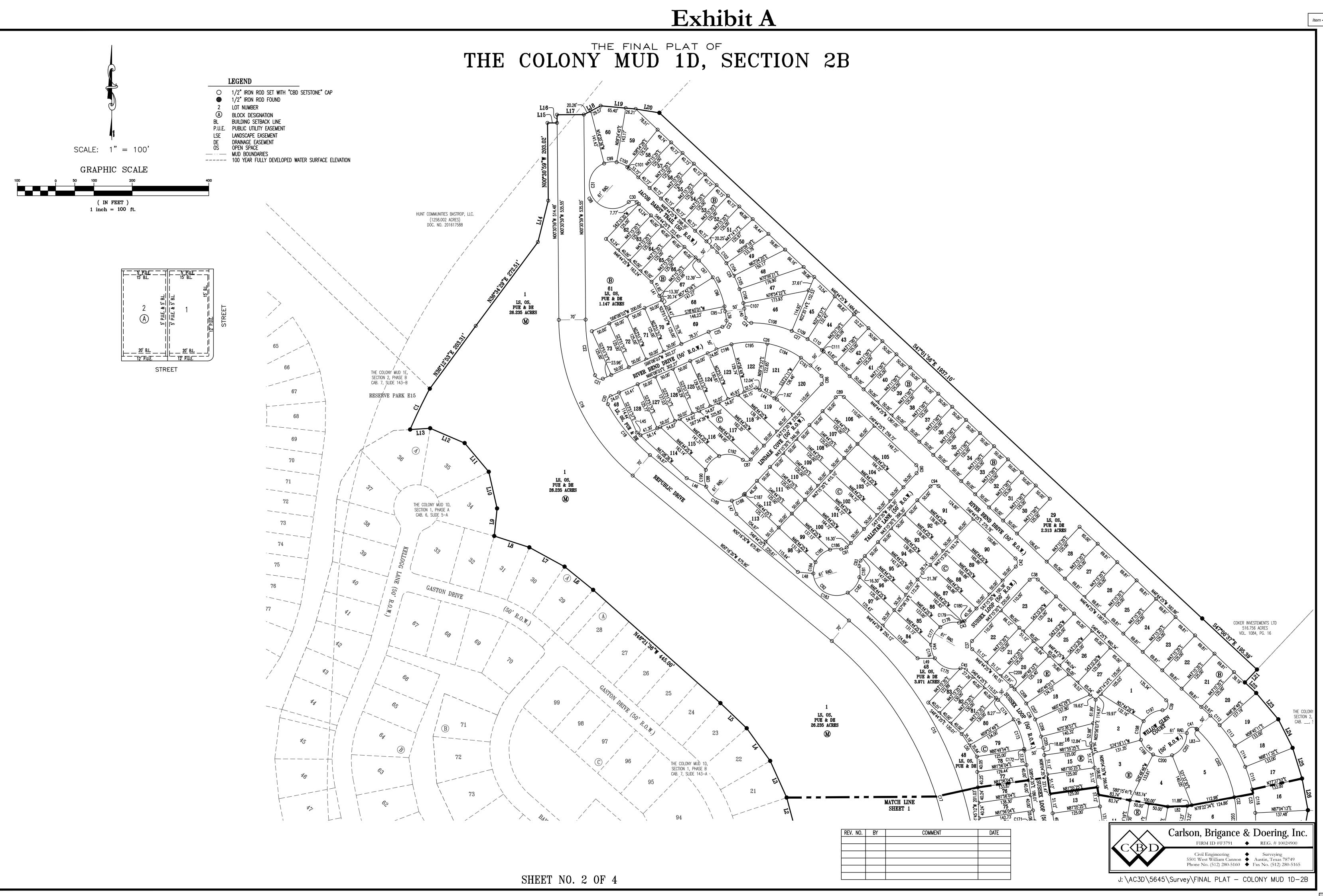
NO. OF BLOCKS: R.O.W.: BLOCK

FRONTERA DRIVE JACOB DARST TRAIL LAZY WILLOW DRIVE LINDALE COVE Republic DR RIVER BEND DRIVE SUSSEX LOOP TALLSTAR LANE WILLOW GLEN COURT TOTAL

# Exhibit A

## THE FINAL PLAT OF THE COLONY MUD 1D, SECTION 2B







Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	118.44	1633.94	N25°39'07"E	118.41	59.24	4°09'11"
C2	35.01	400.00	S88°12'29"E	35.00	17.52	5'00'56"
C3	23.23	15.00	S46°20'28"E	20.98	14.68	88'44'57"
C4	291.40	601.00	S15°51'25"E	288.56	148.63	27'46'51"
C5	23.56	15.00	S15°15'09 <b>"</b> W	21.21	15.00	90'00'00"
C6	753.23	965.00	S82°36'49"W	734.25	396.98	44°43'19"
C7	25.45	20.00	N38°34'40"W	23.76	14.77	72'53'43"
C8	165.39	65.00	N75°01'31"W	124.25	211.22	145°47'27"
C9	25.45	20.00	S68°31'37"W	23.76	14.77	72'53'43"
C10	23.56	15.00	S30°01'31"E	21.21	15.00	90'00'00"
C11	431.89	435.00	N13°28'06"W	414.37	235.63	56°53'10"
C12	23.56	15.00	N59°58'29"E	21.21	15.00	90'00'00"
C13	362.39	365.00	N13°28'06"W	347.69	197.71	56°53'10"
C14	276.98	435.00	S23°40'12"E	272.33	143.37	36°28'58"
C15	731.84	935.00	N27°51'07"W	713.30	385.82	44°50'47"
C16	232.41	365.00	S23°40'12"E	228.50	120.30	36°28'58"
C17	677.05	865.00	N27°51'07"W	659.90	356.94	44°50'47"
C18	172.94	465.00	S39°37'13"E	171.95	87.48	21°18'35"
C19	464.62	535.00	S25°23'45"E	450.16	248.10	49°45'31"
C20	24.90	15.00	S18°35'04"W	22.14	16.40	95°05'59"
C21	24.90	15.00	S66°18'57"E	22.14	16.40	95'05'59"
C22	148.11	465.00	S09°38'28"E	147.48	74.69	18°14'59"
C23	21.49	15.00	N33°03'40"E	19.70	13.06	82'04'19"
C24	21.49	15.00	S49°00'39"E	19.70	13.06	82'04'19"
C25	38.22	275.00	S70°06'56 <b>"</b> W	38.19	19.14	7'57'46"

			Curve Ta	ble		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C26	263.60	225.00	N80°18'11"W	248.78	149.28	67'07'32"
C27	207.86	275.00	N68°23'37"W	202.94	109.18	43 18'23"
C28	152.23	225.00	N27°21'27 <b>"</b> W	149.34	79.16	38'45'55"
C29	186.06	275.00	N27°21'27 <b>"</b> W	182.53	96.75	38'45'55"
C30	22.77	15.00	S89°46'15"W	20.65	14.23	86'58'39"
C31	285.18	61.00	S00°12'46"W	87.86	63.32	267'51'40'
C32	320.37	325.00	N18'30'03"W	307.55	174.55	56'28'44"
C33	369.65	375.00	N18'30'03"W	354.87	201.41	56'28'44"
C34	23.56	15.00	N54°44'19"E	21.21	15.00	90,00,00"
C35	18.90	15.00	S44°10'08"E	17.67	10.94	72'11'06"
C36	185.57	275.00	N27°24'30"W	182.07	96.48	38'39'50"
C37	23.56	15.00	S01°44'25"E	21.21	15.00	90'00'00"
C38	23.56	15.00	S88*15'35 <b>"</b> W	21.21	15.00	90'00'00"
C39	35.19	15.00	N20°27'34"E	27.66	35.68	134°23'59"
C40	286.18	61.00	S46°44'25"E	87.17	62.29	268'47'57'
C41	35.19	15.00	S66°03'36 <b>"</b> W	27.66	35.68	134°23'59"
C42	23.56	15.00	N01°44'25"W	21.21	15.00	90'00'00"
C43	15.25	15.00	N72°22'53"E	14.60	8.36	58'14'35"
C44	219.84	61.00	S01°44'25"E	118.76	259.20	206°29'11'
C45	15.25	15.00	N75°51'43 <b>"</b> W	14.60	8.36	58'14'35"
C46	151.83	225.00	N27°24'30"W	148.97	78.93	38'39'50"
C47	15.25	15.00	N21°02'43"E	14.60	8.36	58'14'35"
C48	200.87	61.00	S44°10'08"E	121.65	804.58	188'40'17"
C49	15.25	15.00	S70°37'01 <b>"</b> W	14.60	8.36	58'14'35"
C50	23.56	15.00	N35°15'41"W	21.21	15.00	90'00'00"

	Curve Table							
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA		
C51	168.22	400.00	S02°18'34"E	166.98	85.37	24°05'46"		
C52	22.11	15.00	N27'52'37"E	20.16	13.62	84*28'08"		
C53	143.75	325.00	N82°46'58"E	142.58	73.07	25 <b>°</b> 20'33 <b>"</b>		
C54	15.25	15.00	S55'25'28"E	14.60	8.36	58'14'35"		
C55	315.65	61.00	S05°27'14"W	64.21	37.76	296'29'11"		
C56	15.25	15.00	S66°19'57"W	14.60	8.36	58'14'35"		
C57	23.56	15.00	N39°32'46"W	21.21	15.00	90'00'00"		
C58	207.38	275.00	S16'08'59"E	202.50	108.90	<b>43</b> °12'27"		
C59	115.25	275.00	N25°44'49"W	114.41	58.48	24°00'45"		
C60	15.25	15.00	N15°22'51"E	14.60	8.36	58'14'35"		
C61	214.90	61.00	S56°25'20"E	119.79	316.04	201*50'58"		
C62	15.25	15.00	S51°46'29"W	14.60	8.36	58'14'35"		
C63	89.62	325.00	N72°59'48"E	89.33	45.09	15'47'56"		
C64	14.18	15.00	N87°48'50"W	13.66	7.67	54 10'41"		
C65	221.24	61.00	N15°22'15"E	118.43	246.41	207'48'31"		
C66	15.25	15.00	S59°24'43"E	14.60	8.36	58'14'35"		
C67	229.12	250.00	S04°02'08"E	221.18	123.31	52'30'35"		
C68	22.11	15.00	S64°27'14"W	20.16	13.62	84*28'08"		
C69	86.49	400.00	S79°30'22"E	86.32	43.41	12°23'19"		
C70	22.37	15.00	N68'08'28"W	20.36	13.86	85°27'32"		
C71	257.18	400.00	S43°49'50"E	252.77	133.21	36*50'16"		
C72	22.11	15.00	N20°00'54"W	20.16	13.62	84*28'08"		
C73	274.94	300.00	S04°02'08"E	265.42	147.98	52°30'35″		
C74	23.93	15.00	N15'24'52"E	21.47	15.37	91°24'34"		
C75	94.92	275.00	N71°00'28"E	94.45	47.94	19'46'37"		

Curve Table							
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	
C126	74.61	350.00	S79°35'37"E	74.47	37.45	12°12'49"	
C127	13.76	250.00	S20°38'32"W	13.76	6.88	3°09'16"	
C128	94.07	250.00	S08°17'06"W	93.52	47.60	21•33'35"	
C129	94.07	250.00	S13°16'29"E	93.52	47.60	21•33'35"	
C130	27.21	250.00	S27°10'21"E	27.19	13.62	6°14'08"	
C131	1.07	61.00	S88°01'58"E	1.07	0.53	1°00'06"	
C132	60.14	61.00	S59°17'10"E	57.74	32.77	56°29'29"	
C133	45.12	61.00	S09°50'53"E	44.10	23.65	42°23'04"	
C134	33.63	61.00	S27°08'20"W	33.21	17.25	31•35'21"	
C135	49.43	61.00	S66°08'50"W	48.09	26.16	46°25'40"	
C136	31.85	61.00	N75°40'55"W	31.49	16.30	29°54'51"	
C137	10.37	325.00	S66°00'40"W	10.37	5.18	1°49'39 <b>"</b>	
C138	47.29	325.00	S71°05'37"W	47.25	23.69	8°20'15"	
C139	31.96	325.00	S78°04'46"W	31.94	15.99	5°38'01"	
C140	28.26	61.00	S35°55'31"W	28.01	14.39	26'32'40"	
C141	39.85	61.00	S67°54'37"W	39.14	20.66	37°25'32"	
C142	33.12	61.00	N77°49'29"W	32.71	16.98	31°06'17"	
C143	34.34	61.00	N46°08'41"W	33.89	17.64	32°15'17"	
C144	37.58	61.00	N12°22'11"W	36.99	19.41	35°17'44"	
C145	30.18	61.00	N19°27'09"E	29.87	15.41	28°20'56"	
C146	11.58	61.00	N39°03'53"E	11.56	5.81	10°52'32"	
C147	44.06	275.00	N18°19'52"W	44.02	22.08	9°10'50 <b>"</b>	
C148	62.97	275.00	N29°28'51"W	62.83	31.62	13°07'07"	
C149	8.22	275.00	N36°53'48"W	8.22	4.11	1°42'48"	
C150	22.58	275.00	N35°24'04"W	22.57	11.30	<b>4°42'16</b> "	

	Curve Table								
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA			
C151	37.25	275.00	N29°10'07 <b>"</b> W	37.22	18.65	7'45'37"			
C152	37.27	275.00	N21°24'20"W	37.25	18.67	7'45'57"			
C153	37.27	275.00	N13°38'23"W	37.25	18.67	7'45'57"			
C154	37.27	275.00	N05°52'26"W	37.25	18.67	7'45'57"			
C155	35.73	275.00	N01°43'54"E	35.71	17.89	7'26'41"			
C156	218.67	61.00	N40°05'35"W	119.02	270.76	205°23'32"			
C157	30.22	61.00	N76°47'38"E	29.91	15.42	28°22'52"			
C158	40.68	61.00	S69°54'32"E	39.93	21.13	38°12'49"			
C159	26.08	61.00	S38°33'09"E	25.88	13.24	24°29'57"			
C160	27.44	325.00	S86°57'54"E	27.43	13.73	4°50'16"			
C161	62.00	325.00	N85'09'04"E	61.90	31.09	10'55'48"			
C162	54.31	325.00	N74°53'56"E	54.25	27.22	9°34'29"			
C163	105.87	400.00	N06°46'29"W	105.57	53.25	15'09'56"			
C164	62.35	400.00	N05'16'24"E	62.28	31.24	8'55'50"			
C165	46.38	61.00	S63°16'39 <b>"</b> W	45.27	24.38	4 <b>3</b> °33'51"			
C166	42.09	61.00	N75°10'21"W	41.26	21.92	39'32'09"			
C167	32.04	61.00	N40°21'30"W	31.67	16.40	30'05'33"			
C168	47.11	61.00	N03°11'19"W	45.95	24.80	44°14'50"			
C169	33.25	61.00	N34°33'03"E	32.84	17.05	31°13'54"			
C170	1.48	15.00	N47'20'54"E	1.48	0.74	5'38'12"			
C171	13.77	15.00	N18°13'36"E	13.29	7.41	52°36'23"			
C172	4.29	225.00	N08'37'21 <b>"</b> W	4.29	2.14	1*05'31"			
C173	82.28	225.00	N19'38'39"W	81.82	41.60	20'57'05"			
C174	65.27	225.00	N38°25'48 <b>"</b> W	65.04	32.87	16'37'14"			
C175	76.93	61.00	N68'51'15"W	71.93	44.53	72 15 31 "			

Curve Table								
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA		
C176	37.27	61.00	N15°13'13"W	36.70	19.24	35'00'32"		
C177	53.67	61.00	N27°29'23"E	51.96	28.71	50°24'39"		
C178	51.96	61.00	N77°05'56"E	50.41	27.68	48'48'28"		
C179	10.55	15.00	N81°21'17"E	10.33	5.50	40°17'47"		
C180	4.70	15.00	N52°13'59"E	4.68	2.37	17'56'48"		
C181	29.58	61.00	S01°05'22"E	29.30	15.09	27'47'17"		
C182	51.83	61.00	S37°08'47"W	50.29	27.60	48'41'01"		
C183	122.38	61.00	N61°02'13"W	102.86	95.66	114 56'57"		
C184	30.44	61.00	N10°44'04"E	30.13	15.55	28'35'37"		
C185	51.83	61.00	N49°22'23"E	50.29	27.60	48'41'01"		
C186	29.58	61.00	N87°36'32"E	29.30	15.09	27'47'17"		
C187	3.61	61.00	S44°57'22"W	3.61	1.81	3°23'33"		
C188	35.27	61.00	S63°13'05"W	34.78	18.15	33'07'54"		
C189	82.74	61.00	N61°21'24"W	76.54	49.15	77*43'07*		
C190	45.18	61.00	N01°16'51"W	44.15	23.68	42°25'58"		
C191	51.52	61.00	N44°07'59"E	50.01	27.41	48'23'42"		
C192	65.91	61.00	S80°42'48"E	62.75	36.59	61°54'44"		
C193	31.73	225.00	N50°46'47"W	31.70	15.89	8'04'44"		
C194	96.01	225.00	N67°02'37"W	95.28	48.75	24*26'56"		
C195	94.44	225.00	S88°42'25 <b>"</b> W	93.75	47.93	24°02'59"		
C196	41.42	225.00	S71°24'29 <b>"</b> W	41.36	20.77	10'32'52"		
C197	58.98	61.00	N59°57'32"E	56.71	32.03	55°24'03"		
C198	51.04	61.00	N08'17'21"E	49.56	27.12	47'56'20"		
C199	51.04	61.00	N39°38'59"W	49.56	27.12	47'56'20"		
C200	51.04	61.00	N87°35'20"W	49.56	27.12	47'56'20"		

	Line To					
Line #	Length	Direction				
L1	93.90	N09°15'20"W				
L2	67.91	N14°51'04"W				
L3	105.00	N24°17'52"W				
L4	105.00	N35°46'34"W				
L5	94.92	N46°06'03"W				
L6	95.82	N50°52'30"W				
L7	105.00	N61°21'19"W				
L8	96.53	N71°57'07"W				
L9	72.40	N06°03'35"E				
L10	97.92	N12°54'51"W				
L11	97.92	N39°52'40"W				
L12	97.92	N66°50'29"W				
L13	52.62	S86°26'04"W				
L14	111.14	N13°56'44"E				
L15	25.00	N89°29'01"E				

	Line Table						
Line #	Length	Direction					
L16	21.07	NOO°30'59"W					
L17	70.00	N89°29'01"E					
L18	49.82	N62°34'07"E					
L19	91.62	S84*41'23"E					
L20	62.76	S80°47'01"E					
L21	45.93	S43°15'35"W					
L22	40.61	S46°44'25"E					
L23	89.46	S40°01'32"E					
L24	83.59	S26"31'39"E					
L25	83.59	S17'05'18"E					
L26	84.08	S10'41'25"E					
L27	48.27	S05°43'25"W					
L28	47.87	S06*18'41"E					
L29	47.87	S18'31'30"E					
L30	47.87	S30°44'19"E					

Line Table		
Line #	Length	Direction
L31	47.87	S42°57'09"E
L32	47.87	S55*09'58"E
L33	47.87	S67°22'47"E
L34	47.87	S79°35'37"E
L35	72.90	S01°58'00"E
L36	114.71	N75°01'31"W
L37	59.48	N14°58'29"E
L38	59.48	N14°58'29"E
L39	24.09	S07°58'30"E
L40	24.09	N07°58'30"W
L41	55.25	N29'10'52"W
L42	39.97	S46°44'25"E
L43	57.42	N46°46'13"W
L44	63.43	N60°12'14"W
L45	11.85	S54°58'48"E

# Exhibit A THE FINAL PLAT OF COLONY MUD 1D, SECTION 2B

			Curve Ta	ble		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C76	22.35	15.00	S56°25'20"E	20.34	13.83	85*21'47"
C77	136.21	325.00	N25°44'49"W	135.21	69.12	24°00'45"
C78	23.56	15.00	S07°14'48"W	21.21	15.00	90'00'00"
C79	15.25	15.00	S81°22'06"W	14.60	8.36	58°14'35"
C80	315.65	61.00	N37°45'12"W	64.21	37.76	296*29'11
C81	15.25	15.00	N23°07'30"E	14.60	8.36	58°14'35"
C82	23.56	15.00	S82°45'12"E	21.21	15.00	90'00'00"
C83	169.68	225.00	S16°08'59"E	165.68	89.10	43°12'27"
C84	583.00	350.00	S37°58'51"E	517.90	384.91	95*26'20"
C85	165.87	375.00	N82°46'58"E	164.52	84.31	25*20'33"
C86	23.56	15.00	N01°44'25"W	21.21	15.00	90'00'00"
C87	22.77	15.00	N86°45'05"E	20.65	14.23	86*58'59"
C88	284.24	61.00	S03°14'55"E	88.51	64.30	266'58'59
C89	23.56	15.00	S88°15'35"W	21.21	15.00	90°00'00"
C90	23.56	15.00	N01°44'25"W	21.21	15.00	90'00'00"
C91	15.25	15.00	N72°22'53"E	14.60	8.36	58°14'35"
C92	315.65	61.00	S46°44'25"E	64.21	37.76	296*29'11
C93	15.25	15.00	S14°08'17"W	14.60	8.36	58°14'35"
C94	23.56	15.00	S88°15'35"W	21.21	15.00	90'00'00"
C95	13.19	225.00	N09'39'15"W	13.19	6.60	3°21'30"
C96	82.28	225.00	N21°48'32"W	81.82	41.60	20°57'05"
C97	56.77	225.00	N39°30'45"W	56.62	28.54	1 <b>4°</b> 27'21 <b>"</b>
C98	215.25	61.00	N32°37'39 <b>"</b> W	119.72	311.20	202 10'49
C99	33.50	61.00	N84°11'50"E	33.08	17.19	31*28'09"
C100	30.92	61.00	S65°32'41"E	30.59	15.80	29°02'48"

Curve Table							
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	
C101	5.50	61.00	S48'26'21"E	5.50	2.75	5°09'53"	
C102	19.09	275.00	S44°45'04"E	19.09	9.55	3°58'42"	
C103	38.00	275.00	S38°48'12"E	37.97	19.03	7'55'01'	
C104	38.00	275.00	S30'53'11"E	37.97	19.03	7'55'01'	
C105	38.00	275.00	S22°58'10"E	37.97	19.03	7'55'01	
C106	38.00	275.00	S15'03'09"E	37.97	19.03	7'55'01	
C107	14.97	275.00	S09°32'04"E	14.97	7.49	3'07'08	
C108	108.64	275.00	S78°43'47"E	107.93	55.04	22'38'0	
C109	46.67	275.00	S62°33'04"E	46.61	23.39	9 <b>°</b> 43'22'	
C110	46.67	275.00	S52°49'42"E	46.61	23.39	9 <b>°</b> 43'22'	
C111	5.89	275.00	S47'21'13"E	5.89	2.94	1*13'36'	
C112	35.04	375.00	S44°03'48"E	35.03	17.53	5'21'14	
C113	66.36	375.00	S36°19'00"E	66.28	33.27	10'08'2	
C114	61.78	375.00	S26'31'39"E	61.71	30.96	9'26'21	
C115	61.78	375.00	S17'05'18"E	61.71	30.96	9°26'21	
C116	61.78	375.00	S07°38'57"E	61.71	30.96	9'26'21	
C117	61.78	375.00	S01°47'23"W	61.71	30.96	9°26'21	
C118	21.14	375.00	S08°07'26 <b>"</b> W	21.13	10.57	3'13'45	
C119	60.74	350.00	S04°46'01"W	60.66	30.45	9 <b>°</b> 56'35	
C120	74.61	350.00	S06°18'41"E	74.47	37.45	12'12'4	
C121	74.61	350.00	S18'31'30"E	74.47	37.45	12'12'4	
C122	74.61	350.00	S30°44'19"E	74.47	37.45	12'12'4	
C123	74.61	350.00	S42°57'09"E	74.47	37.45	12'12'49	
C124	74.61	350.00	S55'09'58"E	74.47	37.45	12'12'4	
C125	74.61	350.00	S67°22'47"E	74.47	37.45	12'12'49	

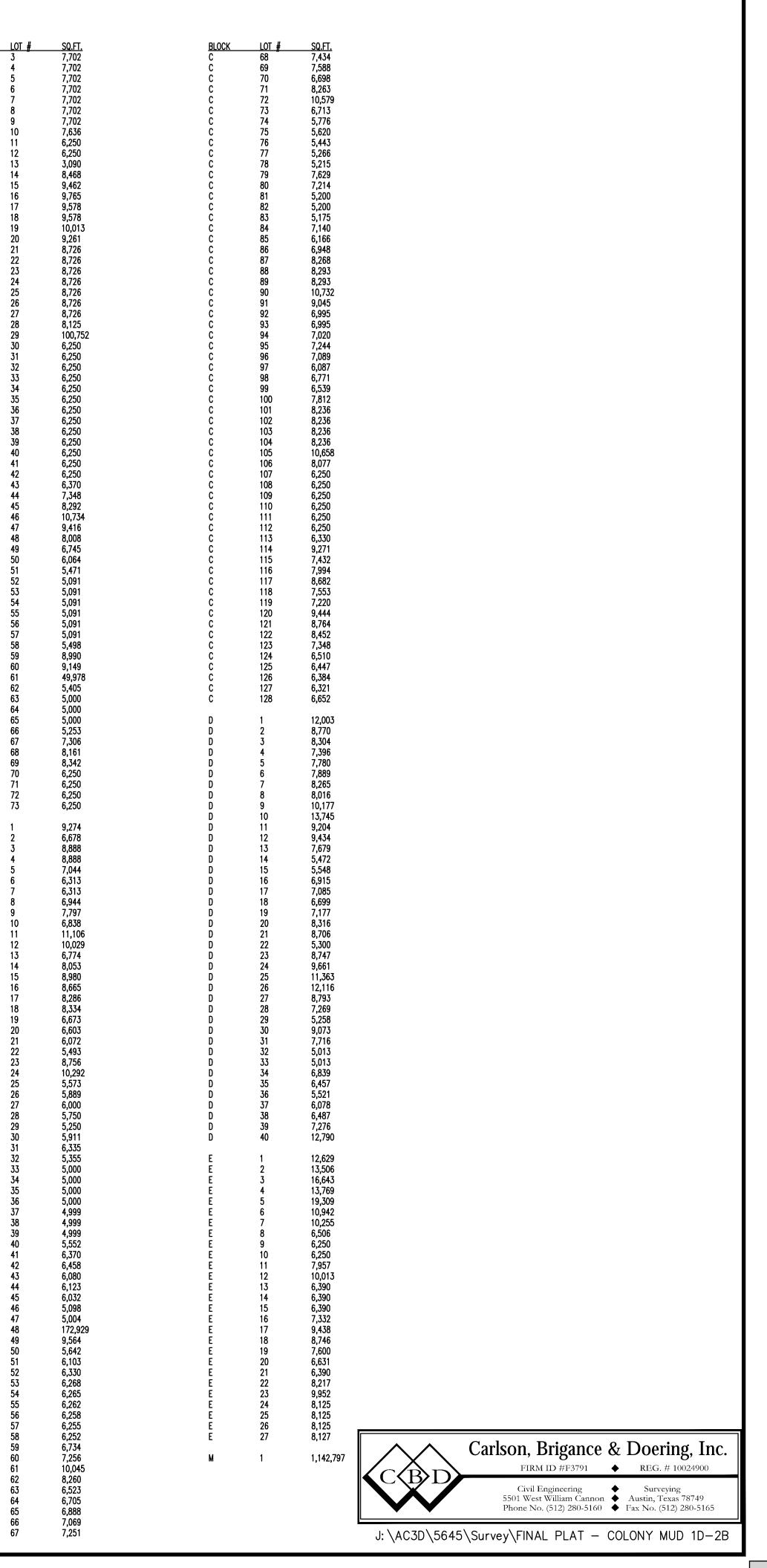
			Curve Tab	le		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C201	74.08	61.00	S33°39'03"W	69.61	42.38	69°34'54"
C202	204.86	325.00	N28°40'55"W	201.49	105.96	36°06'59"
C203	106.08	325.00	N01°16'22"W	105.61	53.52	18°42'07"
C204	9.42	325.00	N08°54'30"E	9.42	4.71	1*39'38"
C205	30.12	275.00	S11°12'49"E	30.10	15.07	6'16'28"
C206	47.71	275.00	S19°19'17"E	47.65	23.92	9*56'28"
C207	47.71	275.00	S29°15'45"E	47.65	23.92	9*56'28"
C208	47.71	275.00	S39°12'13"E	47.65	23.92	9*56'28"
C209	12.32	275.00	S45°27'26"E	12.31	6.16	2'33'58"
C210	8.64	375.00	N85°12'23"W	8.64	4.32	1°19'14"
C211	41.01	375.00	N89°00'00 <b>"</b> W	40.99	20.53	6'15'59"
C212	41.01	375.00	S84°44'01"W	40.99	20.53	6 15 59
C213	41.01	375.00	S78°28'02 <b>"</b> W	40.99	20.53	6'15'59"
C214	34.18	375.00	S72°43'22 <b>"</b> W	34.17	17.10	5'13'21"
C215	136.74	400.00	N35°12'18"W	136.08	69.04	19*35'12"
C216	120.44	400.00	N53°37'26 <b>"</b> W	119.98	60.68	17*15'04"
C217	5.77	300.00	N21°40'07"E	5.77	2.88	1*06'06"
C218	46.92	300.00	N16°38'13"E	46.87	23.51	8'57'42"
C219	46.92	300.00	N07°40'31"E	46.88	23.51	8'57'42"
C220	46.92	300.00	N01°17'11"W	46.87	23.51	8'57'42"
C221	46.92	300.00	N10°14'53"W	46.87	23.51	8 57 42"
C222	46.92	300.00	N19°12'34"W	46.87	23.51	8'57'42"
C223	34.56	300.00	N26°59'25"W	34.54	17.30	6'36'00"
C224	30.29	325.00	S16°24'37"E	30.27	15.15	5°20'21"
C225	40.07	325.00	S22°36'44"E	40.05	20.06	7'03'52"

Curve Table							
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	
C226	40.07	325.00	S29°40'35"E	40.05	20.06	7'03'52"	
C227	25.78	325.00	S35°28'51"E	25.77	12.90	<b>4°</b> 32'41"	
C228	8.20	61.00	N73°21'42"W	8.19	4.11	7*42'11"	
C229	46.70	61.00	S80°51'25"W	45.56	24.56	43°51'35"	
C230	35.81	61.00	S42°06'28"W	35.30	18.44	33°38'19"	
C231	33.67	61.00	S09°28'31"W	33.24	17.28	31°37'34"	
C232	33.67	61.00	S22°09'03"E	33.24	17.28	31°37'34"	
C233	33.67	61.00	S53°46'37"E	33.24	17.28	31'37'34"	
C234	33.68	61.00	S85'24'25"E	33.25	17.28	31'38'02"	
C235	34.35	61.00	N62°38'37"E	33.90	17.64	32 15 55	
C236	46.15	61.00	N24°50'11"E	45.06	24.24	43°20'56"	
C237	9.75	61.00	N01°25'02"W	9.74	4.89	9'09'31"	
C238	67.22	225.00	S29°11'40"E	66.97	33.86	17°07'04"	
C239	98.34	225.00	S08°06'51"E	97.56	49.97	25'02'35"	
C240	4.11	225.00	S04°55'51"W	4.11	2.05	1°02'47"	
C241	6.36	400.00	S89°44'23"W	6.36	3.18	0'54'39"	
C242	28.65	400.00	N87°45'10"W	28.65	14.33	<b>4°06'16"</b>	
C243	23.56	15.00	S50°27'14 <b>"</b> W	21.21	15.00	90,00,00,	

	Line Table					
Line #	Length	Direction				
L61	40.23	N87'00'28"E				
L62	40.08	N84°35'36"E				
L63	40.01	N82°11'08"E				
L64	50.02	N79'28'45"E				
L65	50.65	N76'27'09"E				
L66	59.86	N73°07'48"E				
L67	69.98	N69°13'33"E				
L68	66.44	N65'07'27"E				
L69	47.80	N61°41'23"E				
L70	15.84	N60°15'09"E				
L71	50.86	N37°04'38"W				
L72	51.48	N41°29'28"W				
L73	56.35	N56°37'41"W				
L74	49.41	N29°25'58"W				
L75	46.76	N13°16'29"W				

Line Table							
Line #	Length	Direction					
L76	46.76	N08°17'06"E					
L77	49.95	N22'00'08"E					
L78	92.24	N22°13'10"E					
L79	6.43	N69°37'14"E					
L80	6.69	S70°06'41"W					
L81	46.45	S09'44'19 <b>"</b> W					
L82	51.04	N88 10'25"E					
L83	2.67	S46°44'25"E					
L84	44.36	S84°32'46"E					

## SHEET NO. 3 OF 4



METES AND BOUNDS BEING ALL OF THAT CERTAIN 96.173 ACRE TRACT OF LAND OUT 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., BY DEED RECORDED IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, SAID 96.173 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF SAM HOUSTON DRIVE (R.O.W. VARIES), BEING ON THE NORTH LINE OF THE COLONY MUD 1C, SECTION 7, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 200-B, PLAT RECORDS, BASTROP COUNTY, TEXAS, SAME BEING AT THE SOUTHWEST CORNER OF RESERVE PARK D5, THE COLONY MUD 1D, SECTION 1, PHASE B, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 143-A, PLAT RECORDS, BASTROP COUNTY, TEXAS, FOR THE SOUTHWEST POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT, WITH THE EAST LINE OF SAID THE COLONY MUD 1D, SECTION 1, PHASE B, THE EAST LINE OF THE COLONY MUD 1D, SECTION 1, PHASE A, A SUBDIVISION RECORDED IN CABINET 6, SLIDE 5-A, PLAT RECORDS, BASTROP COUNTY, TEXAS, AND THE EAST LINE OF THE COLONY MUD 1E, SECTION 2, PHASE B, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 143-B, PLAT RECORDS, BASTROP COUNTY, TEXAS, THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES NUMBERED 1 THROUGH 19,

1)	N14°58'29"E, A	DISTANCE	OF	177.46	FEET	TO /	A CAPPED	1/2	INCH	IRON	ROD	FOUND	STAMPED	"CBD	SETSTONE'	FOR	CORNER	,
2)	N18'30'33"W, A	DISTANCE	0F	478.80	FEET	T0 /	A CAPPED	) 1/2	INCH	IRON	ROD	FOUND	STAMPED	"CBD	SETSTONE	" FOF	CORNER	•
3)	N10'13'26"W, A	DISTANCE	0F	229.84	FEET	T0 /	A CAPPED	) 1/2	INCH	IRON	ROD	FOUND	STAMPED	"CBD	SETSTONE	" FOF	CORNER	•
	N09'15'20"W, A																	
	N11°14'16"W, A																	.,
6)	N14°51'04"W, A	DISTANCE	0F	67.91	FEET 1	FO A	CAPPED	1/2	INCH	iron	ROD	Found	STAMPED	"CBD	SETSTONE"	FOR	CORNER,	
	N24°17'52"W, A																	
8)	N35°46'34"W, A	DISTANCE	0F	105.00	FEET	T0 /	a capped	) 1/2	INCH	IRON	ROD	FOUND	STAMPED	"CBD	SETSTONE	" FOF	CORNER	•
	N46°06'03"W, A																	
	N48°21'36"W, A																	,
	N50°52'30"W, A																	
	N61°21'19"W, A																	•
	N71°57'07"W, A																	
	N06°03'35"E, A																	
	N12°54'51"W, A																	
	N39°52'40"W, A																	
	N66°50'29"W, A																	
18)	S86'26'04"W, A	DISTANCE	0F	52.62	FEET 1	10 A	CAPPED	1/2	INCH	IRON	ROD	Found	STAMPED	"CBD	SETSTONE"	FOR	CORNER,	BEINO

' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, 19) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,633.94 FEET, AN ARC LENGTH OF 118.44 FEET, AND A CHORD THAT BEARS N25'39'07"E, A DISTANCE OF 118.41 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHEAST CORNER OF OF RESERVE LOT E15, SAID THE COLONY MUD 1E, SECTION 2, PHASE B, FOR CORNER,

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING TEN (10) COURSES AND DISTANCES, NUMBERED 1 THROUGH 10,

1) N36'12'53"E, A DISTANCE OF 203.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

2) N36'34'29"E, A DISTANCE OF 272.51 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

3) N13'56'44"E, A DISTANCE OF 111.14 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 4) NO0'30'59"W, A DISTANCE OF 203.02 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

5) N89°29'01"E, A DISTANCE OF 25.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

6) NO0'30'59"W, A DISTANCE OF 21.07 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, ) N89°29'01"E, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

8) N62'34'07"E, A DISTANCE OF 49.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

9) S84'41'23"E, A DISTANCE OF 91.62 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND

10) S80'47'01"E. A DISTANCE OF 62.76 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHWEST CORNER OF A CALLED 516.756 ACRE TRACT OF LAND CONVEYED TO COKER INVESTMENTS. LTD. BY DEED RECORDED IN VOLUME 1084, PAGE 16, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, BEING AT AN INTERIOR CORNER ON THE NORTH LINE OF SAID 1258.002 ACRE TRACT OF LAND, FOR CORNER,

THENCE, WITH THE COMMON LINE OF SAID 516.756 ACRE TRACT AND SAID 1258.002 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) S47'01'56"E, , A DISTANCE OF 1,937.10 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, AND
- 2) S47'00'37"E, A DISTANCE OF 195.39 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHEAST CORNER OF SAID 516.756 ACRE TRACT, BEING AT AN INTERIOR CORNER ON THE NORTH LINE OF SAID 1258.002 ACRE TRACT, SAME BEING ON THE WEST LINE OF LOT 1, BLOCK B, THE COLONY MUD 1D, SECTION 2, PHASE A, FOR CORNER,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT AND WITH THE WEST LINE OF SAID THE COLONY MUD 1D, SECTION 2, PHASE A, THE FOLLOWING TWENTY-TWO (22), COURSES AND DISTANCES, NUMBERED 1 THROUGH 22,

1)	S43'15'35"W, A DISTANCE	OF 45	5.93 FEET	TO A	CAPPED	1/2	INCH	IRON	ROD	FOUND	STAMPED	"CBD	SETSTONE"	FOR	CORNER,
2)	S46'44'25"E, A DISTANCE	OF 40	.61 FEET	TO A	CAPPED	1/2	INCH	IRON	ROD	FOUND	STAMPED	"CBD	SETSTONE"	FOR	CORNER,
3)	S40'01'32"E, A DISTANCE	OF 89	.46 FEET	TO A	CAPPED	1/2	INCH	IRON	ROD	FOUND	STAMPED	"CBD	SETSTONE"	FOR	CORNER,
4)	S26'31'39"E, A DISTANCE	OF 83	.59 FEET	TO A	CAPPED	1/2	INCH	IRON	ROD	FOUND	STAMPED	"CBD	SETSTONE"	FOR	CORNER,

- 5) S17'05'18"E. A DISTANCE OF 83.59 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER.
- 6) S10'41'25"E, A DISTANCE OF 84.08 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, 7) S09'44'19"W, A DISTANCE OF 280.14 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER.
- 8) S05'43'25"W, A DISTANCE OF 48.27 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 9) S06'18'41"E. A DISTANCE OF 47.87 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER.

10) S18'31'30"E, A DISTANCE OF 47.87 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,

- 11) S30'44'19"E, A DISTANCE OF 47.87 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, 12) S42'57'09"E, A DISTANCE OF 47.87 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 13) S55'09'58"E, A DISTANCE OF 47.87 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,

14) S67'22'47"E, A DISTANCE OF 47.87 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, 15) S79'35'37"E, A DISTANCE OF 47.87 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,

16) S04'17'59"W, A DISTANCE OF 175.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,

17) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 35.01 FEET, AND A CHORD THAT BEARS S88'12'29"E, A DISTANCE OF 35.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,

18) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.23 FEET, AND A CHORD THAT BEARS S46'20'28"E, A DISTANCE OF 20.98 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,

19) S01'58'00"E, A DISTANCE OF 72.90 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, 20) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 601.00 FEET, AN ARC LENGTH OF 291.40 FEET, AND A CHORD THAT BEARS S15'51'25"E, A DISTANCE OF 288.56 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,

21) S29'44'51"E, A DISTANCE OF 283.67 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, AND 22) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S15'15'09"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE INTERSECTION OF THE NORTH LINE OF SAID SAM HOUSTON DRIVE AND THE WEST RIGHT-OF-WAY LINE OF DEL WEBB BOULEVARD (R.O.W. VARIES), SAME BEING ON THE NORTH LINE OF SAID THE COLLONY MUD 1C, SECTION 7, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT, WITH THE NORTH LINE OF SAID THE COLONY MUD 1C, SECTION 7, AND THE NORTH LINE OF SAID SAM HOUSTON DRIVE, THE FOLLOWING SEVEN (7), COURSES AND DISTANCES, NUMBERED 1 THROUGH 7.

1) S60°15'09"W, A DISTANCE OF 178.53 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, 2) 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 FOUND STAMPED "CBD SETSTONE" FOR CORNER,

3) N75'01'31"W, A DISTANCE OF 114.71 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, 4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 25.45 FEET, AND A CHORD THAT BEARS N38'34'40", A DISTANCE OF 23.76 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD

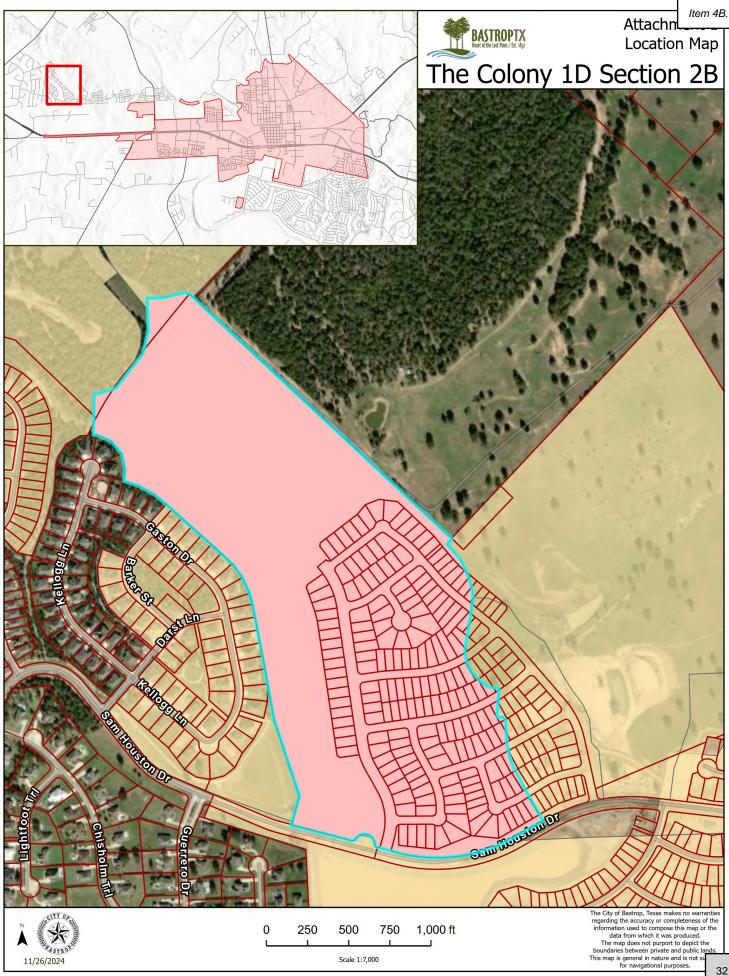
- SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, 5) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 165.39 FEET, AND A CHORD THAT BEARS N75'01'31", A DISTANCE OF 124.25 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD
- SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, 6) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 25.45 FEET, AND A CHORD THAT BEARS S68°31'37"W, A DISTANCE OF 23.76 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD
- SETSTONE" FOR CORNER, 7) N75'01'31"W, A DISTANCE OF 374.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 96.173 ACRES OF LAND.

# Exhibit A

## THE FINAL PLAT OF THE COLONY MUD 1D, SECTION 2B

SHEET NO. 4 OF 4

THAT, HUNT COMMUNITIES BASTROP, LLC., A DEL BEING THE OWNER OF 1258.002 ACRE TRACT OF TEXAS, AS CONVEYED TO US BY DEED RECORDED SUBDIVIDED 96.173 ACRE TRACT OF LAND WITH SUBJECT TO EASEMENTS AND RESTRICTIONS HERE THE PUBLIC. WITNESS MY HAND THIS DAY OF JOEY NÁJERA HUNT COMMUNITIES BASTROP, LLC. A DELAWARE PO BOX 12220, EL PASO, TEXAS 79913 STATE OF TEXAS § COUNTY OF BASTROP § KNOW ALL M BEFORE ME, THE UNDERSIGNED AUTHORITY, ON SUBSCRIBED TO THE FOREGOING INSTRUMENT CONSIDERATIONS THEREIN EXPRESSED AND IN TH	<ul> <li>F LAND OUT OF THE JOSE MANUEL BANG D IN DOCUMENT NUMBER 201617588 OF THE PLAT SHOWN HERE ON, TO BE KNO "THE COLONY MUD 1D, SI ETOFORE GRANTED AND NOT RELEASED A</li> <li>, 20, A.D.</li> <li>LIMITED LIABILITY COMPANY</li> <li>MEN BY THESE PRESENTS:</li> <li>THIS DAY PERSONALLY APPEARED JOE OF WRITING, AND HE ACKNOWLEDGED THE IE CAPACITY THEREIN STATED.</li> </ul>	ECTION 2B" IND DO HEREBY DEDICATE ANY EASEMENTS SHOWN HEREON TO Y NÁJERA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND
WITNESS MY HAND AND SEAL OF OFFICE, THIS T	HE DAY OF	, ZO, A.D.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXA	ĀS	
		TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD
THIS FLOOD STATEMENT, AS DETERMINED BY A	H.U.DF.I.A. FLOOD INSURANCE RATE M LOOD DAMAGE. ON RARE OCCASIONS, G	DATED MAY 9, 2023. COMMUNITY NUMBER 481193. AP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS REATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY EYOR.
STATE OF TEXAS )( COUNTY OF BASTROP )( KNOW ALL ME	n by these presents:	
		ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR
ENGINEERING BY: MAHER HARMOUCHE, P.E. #143 CARLSON, BRIGANCE & DOERIN 5501 WEST WILLIAM CANNON E AUSTIN, TEXAS 78749	IG, INC.	
THAT I, JOHN DAVID KIPP, DO HEREBY CERTIFY AND THAT THE CORNER MONUMENTS SHOWN THE REGULATION OF THE CITY OF BASTROP, BASTROP	REON WERE PROPERLY PLACED UNDER COUNTY, TEXAS. ALL EASEMENTS OF I	N ACTUAL AND ACCURATE ON—THE—GROUND SURVEY OF THE LAND MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION RECORD AS SHOWN ON THE TITLE COMMITMENT ISSUED BY CHICAGO SUED DATE MAY 5, 2021 HAVE BEEN IDENTIFIED ON THIS PLAT TO
AND SHALL NOT BE USED OR VIEWE FOR REVIEW ONLY. RELEASE DATE 1	_ NOT BE RECORDED FOR ANY PURPOSE ED OR RELIED UPON AS A FINAL SURVEY D /6/2025 DATE	
JOHN DAVID KIPP ~ R.P.L.S. NO. CARLSON, BRIGANCE & DOERING, 5501 WEST WILLIAM CANNON DRI AUSTIN, TEXAS 78749	5844 INC.	
APPROVED THIS DAY OF	, 20 A.D. BY THE PL	ANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.
APPROVED:	ATTEST:	
PLANNING & ZONING COMMISSION CHAIRPERSON	CITY SECRETARY	
STATE OF TEXAS )(		
COUNTY OF BASTROP )( I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP OF AUTHENTICATION WAS FILED FOR RECORD I	COUNTY, TEXAS, DO HEREBY CERTIFY T	THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE
	rop county, texas in plat cabinet _	, PAGE
DEPUTY	COUNTY CLERK, BASTROP COUNTY, TE	XAS
		Carlson, Brigance & Doering, Inc.
		FIRM ID #F3791       ◆       REG. # 10024900         Civil Engineering       ◆       Surveying
	J: \AC.3D\5	5501 West William Cannon Phone No. (512) 280-5160 645\Survey\FINAL PLAT − COLONY MUD 1D−2B





# **STAFF REPORT**

Item 4C.

#### MEETING DATE: February 24, 2025

#### TITLE:

Consider and act to approve The Colony MUD 1F Section 4 Preliminary Plat, being 31.564 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

#### STAFF REPRESENTATIVE:

James E. Cowey, Director of Development Services

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

#### **BACKGROUND/HISTORY:**

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

#### Traffic Impact and Streets

The Preliminary Plat proposes to extend Republic Drive, which will connect to The Colony MUD 1F, Section 3. Republic Drive is the arterial in this portion of The Colony. The plat includes five residential streets that serve just this neighborhood. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system.

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

**Utilities** 

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

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

#### **Drainage**

Stormwater runoff generated in this section flows through a stormwater system that discharges into the detention pond located in section 1F-3. The drainage plan is using the updated rainfall totals of Atlas 14. Additionally, the residential lots will include maximum impervious coverage limit that is reflected in the system capacity. A Preliminary Drainage Plan has been reviewed and approved by the City Engineer.

#### **POLICY EXPLANATION:**

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

Compliance with 2036 Comprehensive Plan:

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

This plat is outside of the area covered in the Comprehensive Plan, but it complies with the Future Land Use Plan as established for the Colony within the Statutory ETJ, which shows Neighborhood Residential in this area. The plat proposes residential lots.

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

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

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

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

#### Local Government Code

Sec. 212.002. Rules.

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

Bastrop adopted subdivision regulations in 1981. The 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 107.351-acre tract into 89 residential lots and 2 non-residential lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.

Sec. 212.010. Standards for Approval

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

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

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

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

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

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

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

The preliminary plat complies with the requirements of the adopted 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 December 19, 2024.

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

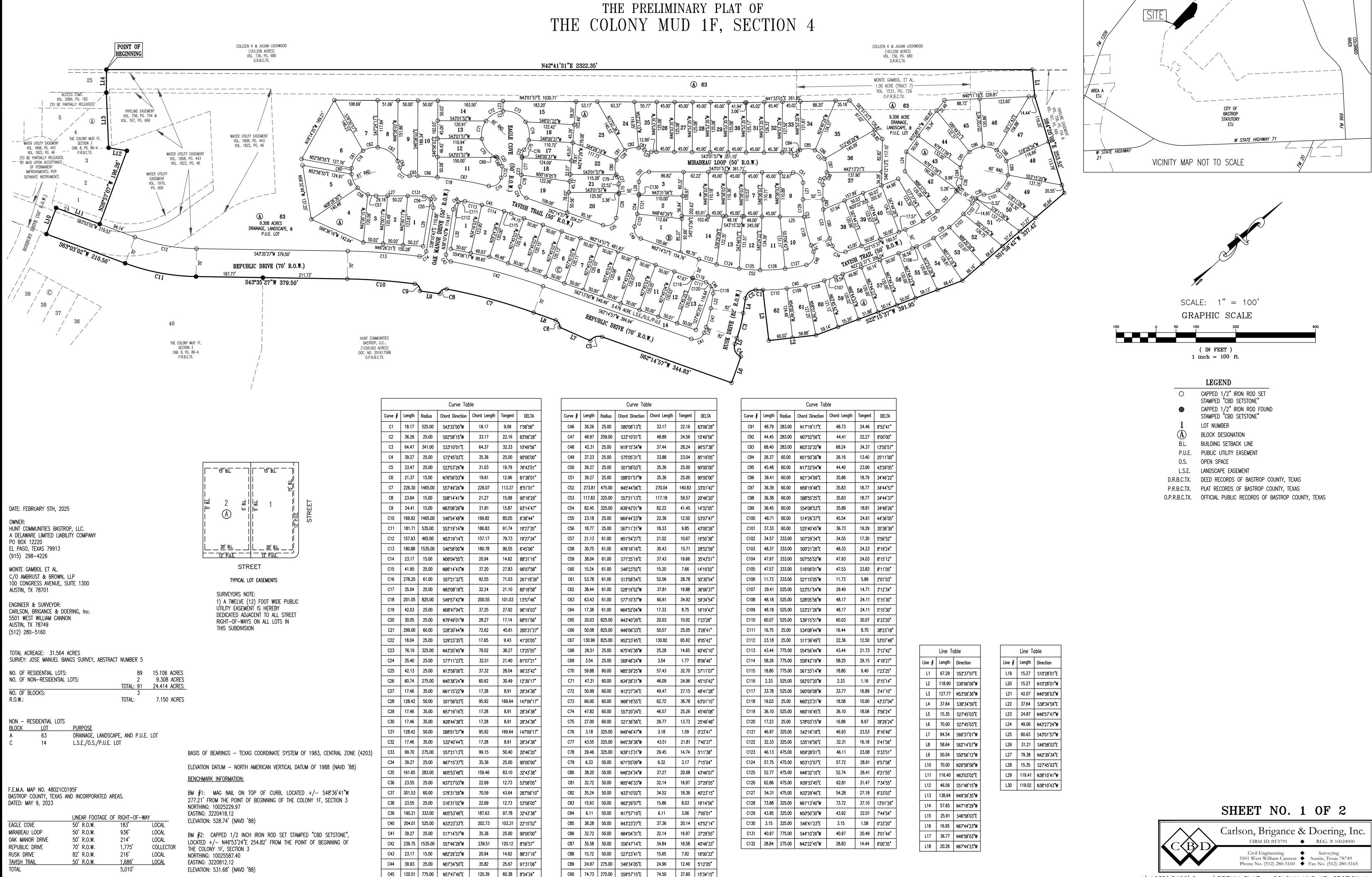
• Section 1.3.004 Plat Requirements The Development Review Committee reviewed the Preliminary Plat for The Colony MUD 1F, Section 4 for compliance with subdivision and utility standards on February 13, 2025 and deemed the plat administratively complete.

#### **RECOMMENDATION:**

Consider and act to approve The Colony MUD 1F Section 4 Preliminary Plat, being 31.564 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

#### **ATTACHMENTS:**

- Exhibit A: The Colony MUD 1F, Section 4 Preliminary Plat
- Attachment 1: Location Map



## Exhibit A

le			
Chord Length	Tangent	DELTA	
18.17	9.09	1*58'58"	
33.17	22.16	83°06'28"	
64.37	32.33	10°49'56"	
35.36	25.00	90.00,00	
31.03	19.79	76°43'01"	
19.61	12.96	81°38'01"	
226.07	113.37	8°51'01"	
21.27	15.08	90°18'29"	
21.81	15.87	93°14'47"	
169.82	85.05	6'38'44"	
180.83	91.74	19°27'35"	
157.17	79.73	19°27'34"	
180.78	90.55	6°45'06"	
20.94	14.62	88°31'16"	
37.20	27.83	96°07'58"	
92.55	71.03	261°18'39"	
32.55	21.10	80°18'58"	
200.55	101.03	13°57'46"	
37.25	27.92	96°19'03"	
28.27	17.14	68°51'56"	
72.62	45.61	285'31'27"	
17.65	9.43	41°20'05"	
76.02	38.27	13°25'55"	
32.51	21.40	81°07'21"	
37.32	28.04	96'33'42"	
60.62	30.49	12°39'17"	
17.28	8.91	28"34'38"	
95.92	169.64	147°09'17"	
17.28	8.91	28'34'38"	
17.28	8.91	28'34'38"	
95.92	169.64	147°09'17"	
17.28	8.91	28'34'38"	
99.15	50.40	20°46'20"	
35.36	25.00	90°00'00"	
159.46	83.10	32*43'38"	
22.69	12.73	53*58'05"	
70.59	43.64	287'56'10"	
22.69	12.73	53*58'05"	
187.63	97.78	32*43'38"	
202.73	103.31	22*15'52"	
35.36	25.00	90°00'00"	
239.51	120.12	8°56'57"	
20.94	14.62	88'31'16"	
35.82	25.67	91'31'06"	
JJ.02	20.07		

			Curve Tat	ble			
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	
C46	C46 36.26 25.00		S80°08'13"E	33.17	22.16	83*06'28"	
C47	48.97	259.00	S33°10'01"E	48.89	24.56	10°49'56"	
C48	42.31	25.00	N19°15'34"W	37.44	28.24	96*57'38"	
C49	37.23	25.00	S75°05'31"E	33.88	23.04	85*19'05"	
C50	39.27	25.00	S01°58'03"E	35.36	25.00	90'00'00"	
C51	39.27	25.00	S88°01'57"W	35.36	25.00	90'00'00"	
C52	273.81	475.00	N45°44'06"E	270.04	140.83	33'01'42"	
C53	117.83	325.00	S57°21'13"E	117.18	59.57	20°46'20"	
C54	82.45	325.00	N39°42'01"W	82.22	41.45	14°32'05"	
C55	23.18	25.00	N64°44'23"W	22.36	12.50	53 <b>°</b> 07'47"	
C56	18.77	25.00	S67*11'31 <b>"</b> W	18.33	9.85	43°00'26"	
C57	21.13	61.00	N51°54'27"E	21.02	10.67	19°50'38"	
C58	30.75	61.00	N76°16'16"E	30.43	15.71	28°52'59"	
C59	38.04	61.00	S71°25'19"E	37.43	19.66	35°43'51"	
C60	15.24	61.00	S46'23'52"E	15.20	7.66	14°19'02"	
C61	53.78	61.00	S13°58'54"E	52.06	28.78	50°30'54"	
C62	38.44	61.00	S29°19'52"W	37.81	19.88	36°06'37"	
C63	63.43	61.00	S77°10'37 <b>"</b> W	60.61	34.92	59'34'54"	
C64	17.38	61.00	N64°52'04"W	17.33	8.75	16°19'43"	
C65	20.03	825.00	N43°40'29"E	20.03	10.02	1°23'28"	
C66	50.08	825.00	N46'06'33"E	50.07	25.05	3°28'41"	
C67	130.96	825.00	N52°23'45"E	130.82	65.62	9'05'42"	
C68	26.51	25.00	N75°45'38"W	25.28	14.65	60°45'10"	
C69	3.54	25.00	S69°48'24"W	3.54	1.77	8'06'46"	
C70	59.88	60.00	N85°39'25"W	57.43	32.70	57 <b>°</b> 11'07"	
C71	47.31	60.00	N34°28'31"W	46.09	24.96	45°10'42"	
C72	50.99	60.00	N12°27'34"E	49.47	27.15	48°41'28"	
C73	66.00	60.00	N68*18'55"E	62.72	36.78	63°01'15"	
C74	47.82	60.00	S57*20'24"E	46.57	25.26	45'40'08"	
C75	27.00	60.00	S21*36'56"E	26.77	13.73	25°46'48"	
C76	3.18	325.00	N49°46'47"W	3.18	1.59	0°33'41"	
C77	43.55	325.00	N45'39'38"W	43.51	21.81	7*40'37"	
C78	29.46	325.00	N39°13'31"W	29.45	14.74	5.11'38"	
C79	6.33	50.00	N71*55'09"W	6.32	3.17	7'15'04"	
C80	38.20	50.00	N46*24'34"W	37.27	20.08	43°46'07"	
C81	32.72	50.00	N05*46'33"W	32.14	16.97	37*29'55"	
C82	35.24	50.00	N33°10'02"E	34.52	18.39	40°23'15"	
C83	15.93	50.00	N62°29'07"E	15.86	8.03	18°14'56"	
C84	6.11	50.00	N17'57'19"E	6.11	3.06	7'00'01"	
C85 C86	38.28	50.00	N43°23'27"E	37.36	20.14	43°52'14"	
C86	32.72 35.58	50.00 50.00	N84°04'31"E S56°47'14"E	32.14 34.84	16.97 18.58	37°29'55" 40°46'33"	
C88	15.72	50.00	S27°23'41"E	15.65	7.92	40 46 55 18°00'33"	
C89	24.97	275.00	S27 23 41 E S49'34'05"E	24.96	12.49	5°12'05"	
C90	74.73	275.00	S59°57'15"E	74.50	37.60	15°34'15"	
000	, 1.75	2,0.00	303 37 13 E	/ 1.00	07.00		

			Curve Tat		_	
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELT
C91	48.79	283.00	N17*19'17"E	48.73	24.46	<b>9*52'4</b> 1
C92	44.45	283.00	N07*52'56"E	44.41	22.27	9*00'00
C93	68.40	283.00	N03°32'32"W	68.24	34.37	13'50'5
C94	26.37	60.00	N51°50'36"W	26.16	13.40	25*11'(
C95	45.48	60.00	N17°32'04"W	44.40	23.90	43*26'0
C96	36.41	60.00	N21°34'09"E	35.86	18.79	34*46'2
C97	36.39	60.00	N56°19'48"E	35.83	18.77	34*44'5
C98	36.38	60.00	S88*55'25"E	35.83	18.77	34•44'3
C99	36.45	60.00	S54°08'53"E	35.89	18.81	34*48'2
C100	46.71	60.00	S14°26'37"E	45.54	24.61	44•36'0
C101	37.33	60.00	S25°40'45"W	36.73	19.29	35*38'3
C102	34.57	333.00	S07°29'34"E	34.55	17.30	5*56'52
C103	48.37	333.00	S00°21'26"E	48.33	24.23	8 19'24
C104	47.97	333.00	S07°55'52"W	47.93	24.03	8°15'12
C105	47.57	333.00	S16°09'01"W	47.53	23.83	8 11'05
C106	11.73	333.00	S21°15'05"W	11.73	5.86	2.01,03
C107	29.41	525.00	S23°51'54"W	29.40	14.71	3•12'34
C108	48.18	525.00	S28*05'56 <b>"</b> W	48.17	24.11	5*15'30
C109	48.18	525.00	S33°21'26"W	48.17	24.11	5*15'30
C110	60.07	525.00	S39°15'51"W	60.03	30.07	6"33'20
C111	16.75	25.00	S34°08'44"W	16.44	8.70	38*23'1
C112	23.18	25.00	S11°36'49"E	22.36	12.50	53°07'4
C113	43.44	775.00	S54*56'44"W	43.44	21.73	3°12'42
C114	58.26	775.00	S58°42'19"W	58.25	29.15	<b>4°18'</b> 27
C115	18.80	775.00	S61°33'14"W	18.80	9.40	1•23'25
C116	2.33	525.00	S62°07'20"W	2.33	1.16	0°15'14
C117	33.78	525.00	S60°09'08"W	33.77	16.89	3°41'10
C118	19.03	25.00	N60°23'31"W	18.58	10.00	43°37'0
C119	36.10	525.00	N60°16'45"E	36.10	18.06	3*56'24
C120	17.23	25.00	S78°03'15"W	16.89	8.97	39*29'2
C121	46.97	325.00	S42°16'18"E	46.93	23.53	8*16'49
C122	32.33	325.00	S35°16'56"E	32.31	16.18	5*41'56
C123	46.13	475.00	N59°28'01"E	46.11	23.08	5°33'51
C124	57.75	475.00	N53°12'07"E	57.72	28.91	6*57'58
C125	52.77	475.00	N46°32'10"E	52.74	26.41	6°21'55
C126	62.86	475.00	N39°33'45"E	62.81	31.47	7°34'55
C127	54.31	475.00	N32°29'46"E	54.28	27.18	6"33'03
C128	73.88	325.00	N61°13'40"W	73.72	37.10	13'01'2
C129	43.95	325.00	N50°50'30"W	43.92	22.01	7*44'54
C130	3.15	325.00	S46°41'23"E	3.15	1.58	0.33,50
C131	40.97	775.00	S44*10'26"W	40.97	20.49	3°01'44
C132	28.84	275.00	N42°22'45"W	28.83	14.44	6*00'35

	Line To	able
Line #	Length	Directi
L1	67.29	S52*3
L2	118.90	S36°06
L3	127.77	N53°58
L4	37.64	S38°34
L5	15.35	S27*4
L6	70.00	S27°4
L7	84.54	S66°37
L8	58.64	S62°14
L9	50.04	S50°56
L10	70.00	N26*58
L11	116.40	N63°0
L12	46.56	S51°48
L13	138.64	N49°36
L14	57.65	N47°18
L15	25.91	S46*58
L16	16.95	N67°44
L17	36.77	N46*58
L18	20.26	N67°44

03 <b>"</b> E	L24	49.06	
01 <b>"</b> W	L25	60.63	
57 <b>"</b> W	L26	31.21	
12 <b>"</b> W	L27	79.38	
58 <b>"</b> W	L28	15.35	
02 <b>"</b> E	L29	119.41	
15 <b>"</b> W	L30	119.02	
35 <b>"</b> W			
29 <b>"</b> W			
03 <b>"</b> E			
23 <b>"</b> W			

SHEET	NO	1	ሰፑ	໑
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J:\AC3D\5466\Survey\PRELIM PLAT - COLONY MUD 1F, SECTION 4

# BEING ALL A 31.564 ACRE TRACT OF LAND SITUATED IN THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5.

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE NORTHWEST LINE OF SAID 1258.002 ACRE TRACT, BEING ON THE SOUTHEAST LINE OF A CALLED 163.258 ACRE TRACT OF LAND CONVEYED TO COLLEEN K AND JULIAN LOCKWOOD BY DEED RECORDED IN VOLUME 736, PAGE 680, DEED RECORDS OF BASTROP COUNTY, TEXAS (D.R.B.C.TX.), SAME BEING AT THE NORTHEAST CORNER OF LOT 25, BLOCK A, THE COLONY MUD 1F, SECTION 3, A SUBDIVISION RECORDED IN CABINET 8, SLIDE 86-A, PLAT RECORDS, BASTROP COUNTY, TEXAS (P.R.B.C.TX.), FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, N42\*41'31"E, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID 163.258 ACRE TRACT, A DISTANCE OF 2322.35 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

### DISTANCES, NUMBERED 1 THROUGH 24,

CORNER.

- CORNER.
- CORNER CORNER,

- "CBD SETSTONE" FOR CORNER,
- "CBD SETSTONE" FOR CORNER,
- "CBD SETSTONE" FOR CORNER, CORNER.
- 14) S62°14'57"W, A DISTANCE OF 344.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE"
- "CBD SETSTONE" FOR CORNER,
- "CBD SETSTONE" FOR CORNER, 18) S62'14'57"W, A DISTANCE OF 58.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE"
- CHORD THAT BEARS S17'23'59"W, A DISTANCE OF 17.63 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED
- "CBD SETSTONE" FOR CORNER,
- STAMPED "CBD SETSTONE" FOR CORNER, AND

- "CBD SETSTONE" FOR CORNER,
- CORNER,
- CORNER. CORNER
- CORNER,
- CORNER, AND

BLOCK	LOT	<u>SQ. FT.</u>
В	1	8,206
В	2 3 4 5	5,746
В	3	6,501
В	4	7,032
B B	5 6	4,962
B	7	4,970 4,978
B	8	4,986
B	9	6,304
В	10	8,432
В	11	7,180
В	12	6,786
В	13	6,725
В	14	10,569
C	1	6,800
C		6,490
C	2 3 4 5 6	6,154
С	4	6,008
С	5	6,007
C		6,006
C	7	6,005
	8 9	6,004 6,004
C	9 10	6,004 6,003
C	11	6,002
Č	12	6,002
С С С С С С С С С С С С С С С С С С С	13	6,015
С	14	20,740

BLOCK	LOT	<u>SQ. FT.</u>
A	1	6,763
A	2	6,107
A	3	5,965
A	4	10,088
A	5	10,593
A A	2 3 4 5 6 7	13,416
A	8	8,983 6 487
A	о 9	6,487 9,170
A	10	9,522
A	11	9,795
A	12	5,730
A	13	5,074
A	14	7,467
А	15	8,622
А	16	5,133
А	17	5,337
А	18	5,881
А	19	7,904
A	20	8,726
A	21	5,518
A	22	6,558
A	23	11,777
A A	24	7,596
A	25 26	6,097 5,620
A	20	5,629 5,629
A	28	5,629
A	29	5,629
A	30	5,629
A	31	5,659
А	32	5,759
А	33	5,710
А	34	7,607
А	35	11,448
A	36	10,400
A	37	9,257
A	38	7,772
A	39	6,090 6,177
A	40 41	6,173
A A	41 42	6,927 8,130
A	43	7,560
A	44	7,811
A	45	9,946
A	46	10,087
A	47	10,659
А	48	8,877
А	49	9,811
А	50	6,380
А	51	6,957
A	52	7,106
A	53	7,125
A	54	7,000
A	55	6,447
A	56	6,000
A	57	6,017
A	58 50	6,100
A A	59 60	6,263 6,615

60

62

63

6.615

6,708

7.530

405,461

## Exhibit A

## THE PRELIMINARY PLAT OF THE COLONY MUD 1F, SECTION 4

#### METES AND BOUNDS

BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, LLC., BY DEED RECORDED IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (0.P.R.B.C.TX.), AND ALL OF A CALLED 1.00 ACRE TRACT OF LAND (TRACT 7) CONVEYED TO MONTE GAMBOL, ET AL BY DEED RECORDED IN VOLUME 1531, PAGE 726, O.P.R.B.C.TX., SAID 31.564 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING TWENTY-FOUR (24) COURSES AND

1) S52°37'07"E, A DISTANCE OF 67.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR

2) S64'20'08"E, A DISTANCE OF 253.52 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

3) SO1'58'42"W, A DISTANCE OF 337.42 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR 4) S22'15'37"W, A DISTANCE OF 391.04 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR

5) S35'59'51"W, A DISTANCE OF 119.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR

6) N53\*58'36"W, A DISTANCE OF 127.77 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. 7) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 18.17 FEET, AND A CHORD THAT BEARS S43'32'00"W, A DISTANCE OF 18.17 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 36.26 FEET, AND A

CHORD THAT BEARS S02°58'15"W, A DISTANCE OF 33.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 9) S38'34'59"E, A DISTANCE OF 37.64 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, 10) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 341.00 FEET, AN ARC LENGTH OF 64.47 FEET, AND A CHORD THAT BEARS S33'10'01"E, A DISTANCE OF 64.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED

11) S27'45'03"E, A DISTANCE OF 15.35 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 S72°45'03"E, A DISTANCE OF 35.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED

13) S27'45'03"E, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR

FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, 15) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 22.91 FEET, AND A CHORD THAT BEARS S35'59'58"W, A DISTANCE OF 22.11 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED

16) S62'06'37"W. A DISTANCE OF 89.51 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, 17) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 18.46 FEET, AND A

CHORD THAT BEARS N82'29'28"W, A DISTANCE OF 17.32 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED

FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, 19) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,465.00 FEET, AN ARC LENGTH OF 226.30 FEET, AND A CHORD THAT BEARS S57\*49'26"W. A DISTANCE OF 226.07 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, 20) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 18.85 FEET, AND A

21) S51'40'54"W, A DISTANCE OF 51.72 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,

22) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 18.98 FEET, AND A CHORD THAT BEARS S86'28'58"W, A DISTANCE OF 17.74 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, 23) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,465.00 FEET, AN ARC LENGTH OF 169.92 FEET, AND

A CHORD THAT BEARS \$46'54'48"W. A DISTANCE OF 169.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET 24) S43'35'27"W, PASSING AT A DISTANCE OF 211.73 FEET A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTH CORNER OF LOT 40, BLOCK C, SAID THE COLONY MUD 1F, SECTION 3, AND

CONTINUING FOR A TOTAL DISTANCE OF 379.50 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,

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT, AND WITH THE SOUTH AND EAST LINES OF SAID THE COLONY MUD 1F, SECTION 3, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, NUMBERED 1 THROUGH 8,

1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 535.00 FEET, AN ARC LENGTH OF 181.71 FEET, AND A CHORD THAT BEARS S53°19'14"W, A DISTANCE OF 180.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED

2) S63\*03'02"W, A DISTANCE OF 210.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, 3) N26°58'58"W, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR

4) N63'03'02"E, A DISTANCE OF 116.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR

5) N26'57'07"W, A DISTANCE OF 196.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR

6) S51'48'15"W, A DISTANCE OF 46.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR

7) N49'36'35"W, A DISTANCE OF 138.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR

8) N47\*18'29"W, A DISTANCE OF 57.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.564 ACRES OF LAND.

GENERAL NOTES: 1. THE BENCHMARKS USED ARE:

BM #1: MAG NAIL ON TOP OF CURB, LOCATED +/- S48'36'41"W 277.21' FROM THE POINT OF BEGINNING OF TH COLONY 1F, SECTION 3 NORTHING: 10025229.97

EASTING: 3220418.12

ELEVATION: 528.74' (NAVD '88)

BM #2: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", LOCATED +/- N46'53'24"E 254.82' FROM TH POINT OF BEGINNING OF THE COLONY 1F, SECTION 3 NORTHING: 10025587.40

EASTING: 3220812.12

ELEVATION: 531.68' (NAVD '88) 2. WATER IS PROVIDED BY THE COLONY M.U.D. 1F.

- 3. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1F.
- 4. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
- 5. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
- 6. CABLE SERVICE IS PROVIDED BY SPECTRUM.
- 7. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMEN STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES. 8. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED E
- THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION. 9. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FO PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENT OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MA BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUC CODES AND REQUIREMENTS.
- 10. BY APPROVING THIS PRELIMINARY PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT AN INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR TH DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNER OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUS FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLA APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
- 11. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDE PRIOR TO PLAT APPROVAL BY THE CITY. 12. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AN
- WASTEWATER COLLECTION FACILITIES 13. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY REQUIREMENTS.
- 14. ALL NEW UTILITIES WILL BE UNDERGROUND.
- 15. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING. 16. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS Existing utilities.
- 17. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOO INSURANCE ADMINISTRATION RATE MAP PANEL NO. 48021C0195F, FOR BASTROP COUNTY TEXAS, EFFECTIVE MAY 9, 2023 COMMUNITY NUMBER 481193, AND IS WITHIN ZONE X.
- 18. TEMPORARY AND PERMANENT EASEMENTS ARE TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FO OFF-SITE IMPROVEMENTS.
- 19. AS SHOWN HEREON, A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT STREET RIGHT-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REA LOT LINE.
- 20. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBI ACCESS BY GOVERNMENTAL AUTHORITIES.
- 21. 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.
- 22. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES. 23. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY O BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
- 24. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON AND/OR DESCRIBED HEREON ARE INTENDED 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, ELECTRI CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.
- 25. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT. 26. ALL INFRASTRUCTURE REQUIRED FOR ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITE TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAG INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT I ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
- 27. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS TH DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PRELIMINARY PLAT, SAID IMPROVEMENTS ARE NO BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
- 28. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP. 29. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAG 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 DOE
- NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL B FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PRELIMINARY PLAT CREATE LIABILITY O THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESUL FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PRELIMINARY PLAT OR ANY ADMINISTRATION DECISIO LAWFULLY MADE HEREUNDER.
- 30. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HI OR HER ASSIGNS. 31. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSENT AGREEMEN
- FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS. 32. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS O
- PROPERTY LOCATED WITHIN THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA. 33. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE COMMITMENT EFFECTIVE DATE: 04-26-202 CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 4210006025 ISSUED BY CHICAGO TITL
- INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PRELIMINARY PLAT 34. 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 IT STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER. 35. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAG
- EASEMENTS, STREET LIGHTING, PRIVATE PARKS AND ALL OTHER COMMON AREAS. 36. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
- 37. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE A EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BU NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONUITS, ELECTRICAL CONDUCTORS DRAINAGE PIPES, AND NATURAL GAS LINES.
- 38. 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. 39. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT. 40. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT
- MUST BE REMOVED AT UTILITY COMPANY DISCRETION. 41. NO STRUCTURES OR LAND USE (INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING) THAT NEGATIVEL
- IMPACTS STORMWATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS O DETENTION/RETENTION AREAS.
- 42. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY-S (STANDARD LOT).
- 43. ALL STREETS TO BE CLASSIFIED AS PRIVATE STREETS AND WILL BE MAINTAINED BY THE H.O.A. OR ASSIGNS. ALL STREE RIGHT-OF-WAY SHOWN HEREON WILL ALSO BE CLASSIFIED AS PUBLIC UTILITY EASEMENTS.

Item 4C.

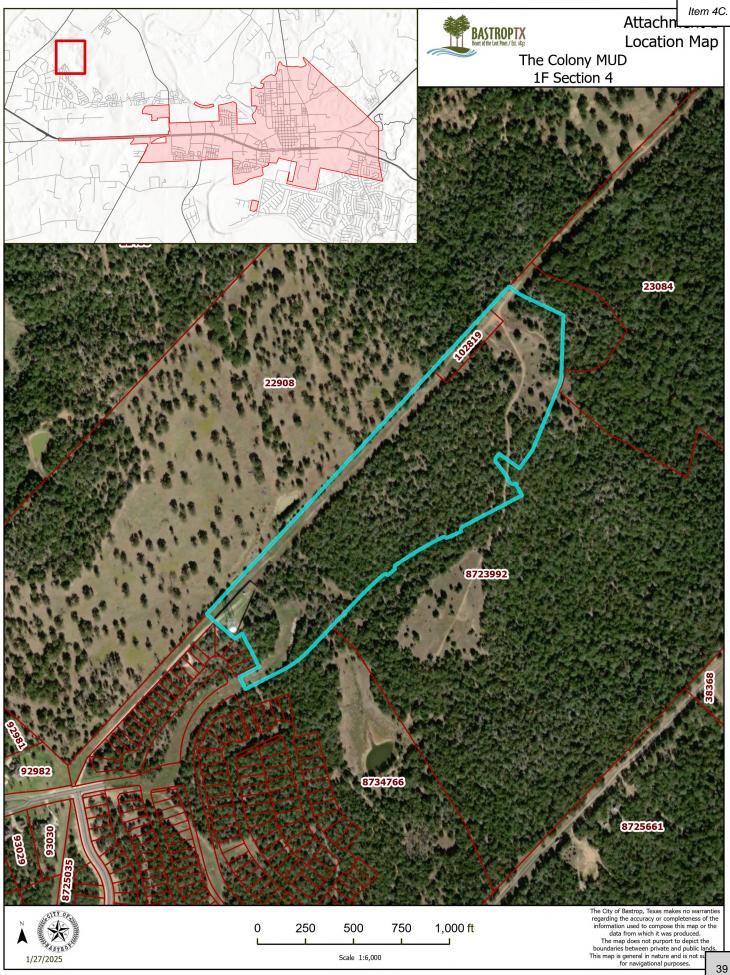
TRACT OF LANDOUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO US DEED RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDE 31.558 ACRES OF LANDWITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:
"THE COLONY MUD 1F, SECTION 4"
SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY EASEMENTS SHOWN HEREON TO THE PUBLIC.
WITNESS MY HAND THIS DAY OF, 20, A.D.
JOEY NÁJERA, VICE PRESIDENT OPERATIONS
HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY PO BOX 12220 EL PASO, TEXAS 79913
MONTE BAMBOL ET AL.
C/O AMBRUST & BROWN, LLP. 100 CONGRESS AVENUE, SUITE 1300 AUSTIN, TEXAS 78701
APPROVED THIS DAY OF, 20, 20 A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTRO TEXAS.
APPROVED: ATTEST:
PLANNING & ZONING COMMISSION CHAIRPERSON CITY SECRETARY
FLOODPLAIN NOTE:
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Civil Engineering ♦ Surveying 5501 West William Cannon ♦ Austin, Texas 78749 Phone No. (512) 280-5160 Fax No. (512) 280-5165

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 **•** REG. # 10024900

J:\AC3D\5466\Survey\PRELIM PLAT - COLONY MUD 1F, SECTION 4





## **STAFF REPORT**

Item 4D.

#### MEETING DATE: February 24, 2025

#### TITLE:

Consider and act to approve The Colony MUD 1F Section 5 Preliminary Plat, being 29.413 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.

#### STAFF REPRESENTATIVE:

James E. Cowey, Director of Development Services

ITEM DETAILS: Site Address: Total Acreage: Legal Description:	North of Sam Houston (Attachment 1) 29.413 acres 29.413 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner:	Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact:	Taunia Halcomb, Carlson, Brigance, and Doering, Inc.
Existing Use:	Vacant/Undeveloped
Existing Zoning:	None. Extra-Territorial Jurisdiction, The Colony MUD
Adopted Plan:	Fifth Amendment to the Colony MUD Consent Agreement, Approved
Future Land Use:	November 5, 2020 Neighborhood Residential

#### **BACKGROUND/HISTORY:**

The applicant has submitted an application for a Preliminary Plat for The Colony MUD 1F, Section 5 (Exhibit A). The plat includes 106 residential lots and 4 non-residential lots. The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended. The non-residential lots are drainage and utility easements.

#### Traffic Impact and Streets

The Preliminary Plat proposes to extend Republic Drive and Kingswood Drive, which connect to Colony MUD 1F, Section 3. Republic Drive is the arterial in this portion of The Colony. The plat includes three residential streets that serve just this neighborhood. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system.

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

**Utilities** 

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

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

#### **Drainage**

Stormwater runoff generated in this section flows through a stormwater system that discharges into the detention pond located in section 1F-3. The drainage plan is using the updated rainfall totals of Atlas 14. Additionally, the residential lots will include maximum impervious coverage limit that is reflected in the system capacity. A Preliminary Drainage Plan has been reviewed and approved by the City Engineer.

#### **POLICY EXPLANATION:**

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

Compliance with 2036 Comprehensive Plan:

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

This plat is outside of the area covered in the Comprehensive Plan, but it complies with the Future Land Use Plan as established for the Colony within the Statutory ETJ, which shows Neighborhood Residential in this area. The plat proposes residential lots.

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

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

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

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

#### Local Government Code

Sec. 212.002. Rules.

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

Bastrop adopted subdivision regulations in 1981. The 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 29.413-acre tract into 106 residential lots and 4 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 January 30,2025.

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

 Section 1.3.004 Plat Requirements The Development Review Committee reviewed the Preliminary Plat for The Colony MUD 1F, Section 5 for compliance with subdivision and utility standards on January 30, 2025 and deemed the plat administratively complete.

#### **RECOMMENDATION:**

Consider and act to approve The Colony MUD 1F Section 5 Preliminary Plat, being 29.413 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

#### ATTACHMENTS:

- Exhibit A: The Colony MUD 1F, Section 5 Preliminary Plat
- Attachment 1: Location Map

Curve Table			Curve Tab	ble				Curve Table					Curve Tab			ble		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	Curve	# Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	Curv	e # Leng	h Radius	Chord Direction	Chore
C1	169.92	1465.00	N46°54'48"E	169.82	85.05	6*38'44"	C31	29.43	325.00	S34°18'56"E	29.42	14.72	5°11'15"	C	1 17.2	0 60.00	S13°58'39"E	1
C2	24.41	15.00	S83°08'26"E	21.81	15.87	93*14'47"	C32	56.59	325.00	S26*44'00"E	56.52	28.37	9*58'38"	Ce	2 39.2	7 60.00	S12*59'06"W	3
C3	23.64	15.00	N08°14'41"E	21.27	15.08	90°18'29"	C33	56.59	325.00	S16°45'22"E	56.52	28.37	9*58'38"	Ce	3 44.2	4 60.00	S52*51'21"W	4
C4	226.30	1465.00	N57°49'26"E	226.07	113.37	8*51'01"	C34	2.43	325.00	S11°33'11"E	2.43	1.22	0°25'45"	Ce	4 21.2	9 60.00	S84°08'27"W	2
C5	21.37	15.00	S76 <b>°</b> 56'03 <b>"</b> E	19.61	12.96	81 <b>°</b> 38'01"	C35	6.34	300.00	S11*56'38"E	6.34	3.17	1°12'40"	Ce	5 25.2	1 575.00	S42°02'40"W	2
C6	33.47	25.00	N23°53'26"E	31.03	19.79	76°43'01"	C36	95.13	300.00	S21°38'03"E	94.74	47.97	18°10'10"	Ce	6 13.7	1 575.00	S40°06'20"W	1
C7	120.85	275.00	N23°55'41"W	119.88	61.42	25*10'45"	C37	34.77	300.00	S34°02'22"E	34.75	17.41	6 <b>°</b> 38'27"	Ce	7 4.0	ł 25.00	N88°45'33"E	
C8	145.05	325.00	N24°07'26"W	143.85	73.75	25°34'15"	C38	37.41	350.00	N34°17'52"W	37.39	18.72	6 <b>°</b> 07'26"	Ce	8 19.5	1 25.00	N61°46'31"E	1
C9	158.96	350.00	S24°20'57"E	157.59	80.87	26°01'17"	C39	56.62	350.00	N26'36'04"W	56.56	28.37	9°16'09"	Ce	9 29.1	1 60.00	S00°38'45"E	2
C10	136.25	300.00	S24°20'57"E	135.08	69.32	26°01'17"	C40	56.62	350.00	N17°19'56"W	56.56	28.37	9°16'08"	C7	0 43.4	1 60.00	S33°58'57"W	4
C11	126.82	625.00	S43°10'22"E	126.60	63.63	11 <b>°</b> 37'33"	C41	8.30	350.00	N12°01'05"W	8.30	4.15	1°21'33"	C	1 39.2	7 60.00	S73°27'37"W	3
C12	116.67	575.00	S43°10'22"E	116.47	58.54	11 <b>°</b> 37'33"	C42	49.45	575.00	S39°49'24"E	49.43	24.74	4°55'39"	C7	2 39.2	7 60.00	N69°02'30"W	3
C13	39.27	25.00	N86°00'51"E	35.36	25.00	90°00'00"	C43	67.22	575.00	S45°38'11"E	67.19	33.65	6°41'55"	C7	3 35.6	3 60.00	N33°16'53"W	3
C14	39.27	25.00	S03°59'09"E	35.36	25.00	90°00'00"	C44	26.99	625.00	N47°44'55"W	26.99	13.50	2°28'27"	C7	4 24.2	1 60.00	N04°42'34"W	2
C15	396.27	275.00	N00°16'02"W	362.87	241.44	82°33'47"	C45	58.09	625.00	N43*50'56"W	58.07	29.07	5°19'31"	C7	5 41.0	2 60.00	N26°26'12"E	4
C16	324.22	225.00	N00°16'02"W	296.89	197.54	82°33'47"	C46	41.74	625.00	N39°16'23"W	41.73	20.88	3°49'36"	C7	6 49.6	0 60.00	N69°42'23"E	4
C17	221.38	350.00	S23°25'44"E	217.71	114.53	36*14'24"	C47	43.67	275.00	S37'00'00"E	43.62	21.88	9°05'52"	C7	7 26.4	7 300.00	S07*50'11"E	2
C18	189.75	300.00	S23°25'44"E	186.60	98.17	36*14'24"	C48	152.76	275.00	S16'32'17"E	150.80	78.40	31°49'35"	C7	8 79.1	8 300.00	S17 <b>*</b> 55'28 <b>"</b> E	7
C19	147.87	275.00	N20°42'47"W	146.09	75.77	30°48'30"	C49	46.67	275.00	S04°14'12"W	46.61	23.39	9*43'22"	C7	9 79.1	8 300.00	S33'02'46"E	7
C20	51.95	325.00	N09°53'19"W	51.90	26.03	9*09'32"	C50	46.67	275.00	S13'57'34"W	46.61	23.39	9*43'22"	CE	0 4.9	3 300.00	S41°04'40"E	
C21	38.27	25.00	N87*09'26"E	34.64	24.02	87*42'50"	C51	42.23	275.00	S23'13'14"W	42.19	21.16	8*47'58"	CE	1 9.6	5 350.00	N40°45'33"W	9
C22	38.58	25.00	N04°46'53"W	34.86	24.32	88*24'31"	C52	64.29	275.00	S34°19'02"W	64.14	32.29	13°23'38"	CE	2 46.8	1 350.00	N36°08'17"W	4
C23	23.55	25.00	N66°24'25"E	22.69	12.73	53*58'05"	C53	128.21	225.00	N24*41'24"E	126.48	65.90	32°38'54"	CE	3 47.3	3 350.00	N28°25'56"W	4
C24	23.55	25.00	S12*26'20"W	22.69	12.73	53*58'05"	C54	116.59	225.00	N06*28'46"W	115.29	59.64	29°41'25"	CE	4 47.3	3 350.00	N20°41'01"W	4
C25	301.53	60.00	S50°34'38"E	70.59	43.64	287*56'10"	C55	79.42	225.00	N31°26'12"W	79.01	40.13	20°13'28"	CE	5 47.3	3 350.00	N12°56'06"W	4
C26	22.25	25.00	S68°48'08"W	21.53	11.93	51°00'14"	C56	12.22	60.00	N07°41'23"W	12.20	6.13	11°40'09"	CE	6 22.9	2 350.00	N07 <b>*</b> 11'05"W	2
C27	24.79	25.00	N14°53'17"E	23.79	13.52	56°49'29"	C57	49.75	60.00	N21*53'49"E	48.33	26.40	47*30'14"	CE	7 38.3	1 275.00	N09°17'59"W	3
C28	301.41	60.00	N49°36'36"W	70.68	43.73	287•49'43"	C58	38.92	60.00	N64*13'49"E	38.24	20.17	37*09'47"	CE	8 109.	6 275.00	N24°42'14"W	1(
C29	97.62	275.00	N21°30'30"W	97.11	49.33	20°20'23"	C59	39.27	60.00	S78°26'20"E	38.57	20.37	37 <b>°</b> 29'55"	CE	9 38.9	1 575.00	S41°21'42"W	3
C30	23.23	275.00	N34°05'52"W	23.22	11.62	4 <b>°</b> 50'21"	C60	39.27	60.00	S40°56'25"E	38.57	20.37	37*29'55"		I		1	1

			_			
	Line To	ble			Line To	able
Line #	Length	Direction		Line #	Length	Direction
L1	50.04	N50°56'12"E		L11	184.73	N72°20'58'
L2	58.64	N62°14'57"E		L12	113.39	S81°42'36'
L3	84.54	N66°37'01"E		L13	137.64	S38°17'54'
L4	88.64	N62°14'57"E		L14	123.59	S53°40'12'
L5	102.79	S27°45'03"E		L15	57.49	S48'59'09'
L6	36.59	S07°06'31"W		L16	26.96	N14°28'05"
L7	49.03	S07°45'41"E		L17	31.30	N41'00'51"
L8	46.97	S18•13'42"E		L18	31.30	N41'00'51"
L9	46.96	S32°49'46"E		L19	56.67	S22*13'22'
L10	241.84	S27 <b>°</b> 09'56"E		L20	36.27	S37°21'35'

DATE: NOVEMBER 14, 2024

OWNER:

HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY PO BOX 12220 EL PASO, TEXAS 79913

(915) 298–4226 ENGINEER & SURVEYOR: CARLSON, BRIGANCE & DOERING, Inc. 5501 WEST WILLIAM CANNON AUSTIN, TX 78749 (512) 280–5160

TOTAL ACREAGE: 29.413 ACRES

SURVEY: JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5

NO. OF RESIDENTIAL LOTS:	106	18.190 ACRES
NO. OF NON-RESIDENTIAL LOTS:	4	7.046 ACRES
	TOTAL: 110	25.236 ACRES
NO. OF BLOCKS:	2	
R.O.W.:	TOTAL:	4.177 ACRES

#### Non – Residential Lots

BLOCK	LOT	PURPOSE				
A	75	DRAINAGE, LANDSCAPE, OPEN SPACE AND P.U.E. LOT				
Α	76	DRAINAGE, LANDSCAPE, OPEN SPACE AND P.U.E. LOT				
Α	77	DRAINAGE, LANDSCAPE, OPEN SPACE AND P.U.E. LOT				
В	33	DRAINAGE, LANDSCAPE, OPEN SPACE AND P.U.E. LOT				

#### F.E.M.A. MAP NO. 48021C0195F BASTROP COUNTY, TEXAS AND INCORPORATED AREAS. DATED: MAY 9, 2023

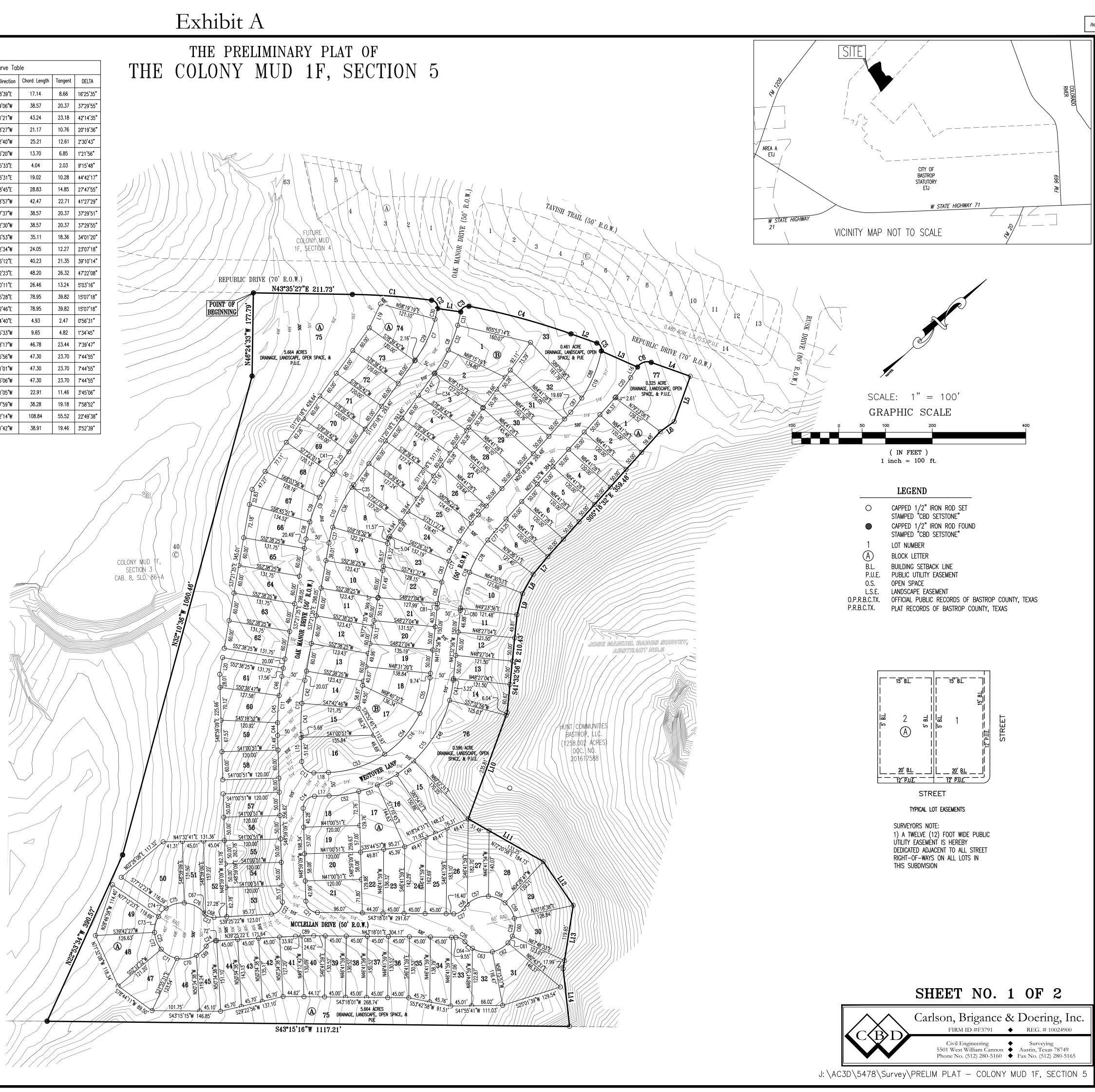
	LINEAR FOOTAGE OF RIG	GHT-OF-WAY	
MCCLELLAN DRIVE	50'R.O.W.	655'	LOCAL
OAK MANOR DRIVE	50'R.O.W.	1,399'	LOCAL
WESTOVER LANE	50' R.O.W.	1,250'	LOCAL
TOTAL		3,304'	

BASIS OF BEARINGS – TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203) ELEVATION DATUM – NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

#### BENCHMARK INFORMATION:

BM #1: MAG NAIL ON TOP OF CURB, LOCATED +/- S60°16'24"E 1822.48' FROM THE POINT OF BEGINNING OF THE COLONY 1F, SECTION 5 NORTHING: 10025229.97 EASTING: 3220418.12 ELEVATION: 528.74' (NAVD '88)

BM #2: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", LOCATED +/- S65'19'04"E 1308.16 FROM THE POINT OF BEGINNING OF THE COLONY 1F, SECTION 5 NORTHING: 10025587.40 EASTING: 3220812.12 ELEVATION: 531.68' (NAVD '88)



BEING ALL OF THAT CERTAIN 29.413 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., BY DEED RECORDED IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (0.P.R.B.C.TX.), SAID 29.413 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTH CORNER OF LOT 40, BLOCK C, THE COLONY MUD 1F, SECTION 3, A SUBDIVISION RECORDED IN CABINET 8, PAGE 86-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS (P.R.B.C.TX.), BEING ON THE SOUTH RIGHT-OF-WAY LINE OF REPUBLIC DRIVE (70' R.O.W.) AS DEDICATED BY THE PLAT OF THE COLONY MUD 1F, SECTION 4, A SUBDIVISION RECORDED IN CABINET \_\_, PAGE \_\_\_\_, P.R.B.C.TX., FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT AND WITH THE SOUTH LINE OF SAID THE COLONY MUD 1F, SECTION 4, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES, NUMBERED 1 THROUGH 11:

BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, CORNER.

BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,

THROUGH 13:

1)	S27°45'03"E,			
2)	S07°06'31"W,	А	DISTANCE	
3)	S05°18'32"E,	A	DISTANCE	(
4)	S07 <b>*</b> 45'41"E,	A	DISTANCE	(
5)	S18•13'42"E,	А	DISTANCE	(
6)	S32 <b>°</b> 49'46"E,	A	DISTANCE	(
7)	S41°32'56"E,	А	DISTANCE	(
8)	S27 <b>°</b> 09'56"E,	A	DISTANCE	(
9)	N72°20'58"E,	A	DISTANCE	(
10)	S81°42'36"E,	А	DISTANCE	(
11)	S38°17'54"E,	Α	DISTANCE	(
12)	S53°40'12"E,	Α	DISTANCE	
AND				
13)	S43°15'16"W,	A	DISTANCE	
CORNE	R, BEING AT T	ΉE	E EAST COF	

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT AND WITH THE NORTHEAST LINE OF SAID LOT 40, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3:

CORNER, AND

	LOT	
BLOCK A	<u>LOT</u> 1	<u>SQ. FT.</u> 6,468
Α	2 3	6,000
A	3 4	6,000
A A	4 5	6,000 6,000
Α	6	6,000
A A	7 8	6,000 6,570
A	9	6,579 7,722
Α	10	7,724
A A	11 12	6,174 6,075
A	13	6,075 6,075
Α	14	6,970
A A	15 16	9,595 8,673
A	17	9,170
A	18	7,858
A A	19 20	6,840 6,970
A	21	8,206
A	22	6,234
A A	23 24	6,268 6,862
A	25	7,780
A	26	8,503
A A	27 28	7,097 10,219
A	29	8,917
A	30	9,341
A A	31 32	10,058 6,286
A	33	6,266
A	34 75	6,431
A A	35 36	6,059 5,873
Α	37	5,873
A	38 70	5,873
A A	39 40	5,873 6,127
Α	41	5,931
A	42 43	5,903
A A	43 44	6,262 6,620
Α	45	6,204
A A	46 47	8,114 7.564
A	47	7,564 9,114
Α	49	8,645
A A	50 51	11,998 6,301
A	52	7,329
A	53	7,208
A A	54 55	6,000 6,000
A	56	6,000
A	57	6,000
A A	58 59	7,200 7,567
A	60	7,895
A	61	8,059
A A	62 63	7,905 7,905
Α	64	7,905
A	65 66	7,905
A A	66 67	8,604 9,096
Α	68	8,201
Α	69	7,309 7,200
A A	70 71	7,200 7,200
А	72	7,200
A	73	7,200
A A	74 75	9,548 246 707
A .	/5 70	246,707

76

77

25,960

14,146

BLOCK

<u>SQ. FT.</u>

8.817

7.676

7.634

7.634

7.634

7,758

9.367

8.092

7,406

7,406

7,406

7,406

7.900

9.044

11,676

9.954

8.994

6.839

6.667

6,484 7.297

7.521

7.365

6.962

6.703

6.614

6.878

7.142

7.406

7,671

10,371

20,079

10.546

## Exhibit A

## THE PRELIMINARY PLAT OF THE COLONY MUD 1F, SECTION 5

#### METES AND BOUNDS

1) N43'35'27"E, A DISTANCE OF 211.73 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,

2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,465.00 FEET, AN ARC LENGTH OF 169.92 FEET, AND A CHORD THAT BEARS N46'54'48"E. A DISTANCE OF 169.82 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR

3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.41 FEET, AND A CHORD THAT BEARS S83"08'26"E, A DISTANCE OF 21.81 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER. 4) N50°56'12"E, A DISTANCE OF 50.04 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,

5) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.64 FEET, AND A CHORD THAT BEARS NO8'14'41"E, A DISTANCE OF 21.27 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,

6) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,465.00 FEET, AN ARC LENGTH OF 226.30 FEET, AND A CHORD THAT BEARS N57'49'26"E, A DISTANCE OF 226.07 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR

7) N62°14'57"E, A DISTANCE OF 58.64 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,

8) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.37 FEET, AND A CHORD THAT BEARS S76\*56'03"E, A DISTANCE OF 19.61 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, 9) N66°37'01"E, A DISTANCE OF 84.54 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,

10) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 33.47 FEET, AND A CHORD THAT BEARS N23°53'26"E, A DISTANCE OF 31.03 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,

11) N62°14'57"E, A DISTANCE OF 88.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES, NUMBERED 1

OF 102.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, E OF 36.59 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, OF 359.48 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, OF 49.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, OF 46.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, OF 46.96 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, . OF 210.43 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, . OF 241.84 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, OF 184.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER. E OF 113.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, E OF 137.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, E OF 123.59 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

OF 1,117.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR ORNER OF SAID LOT 40,

1) N22°53'34"W, A DISTANCE OF 390.57 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, 2) N32'10'36"W, A DISTANCE OF 1,060.46 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR

3) N46°24'33"W, A DISTANCE OF 177.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.413 ACRES OF LAND.

GENERAL NOTES:

1. THE BENCHMARKS USED ARE: BM #1: MAG NAIL ON TOP OF CURB, LOCATED +/- S60°16'24"E 1822.48' FROM THE POINT OF BEGINNIN

NORTHING: 10025229.97 EASTING: 3220418.12

ELEVATION: 528.74' (NAVD '88)

BM #2: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", LOCATED +/- S65'19'04"E BEGINNING OF THE COLONY 1F, SECTION 5 NORTHING: 10025587.40

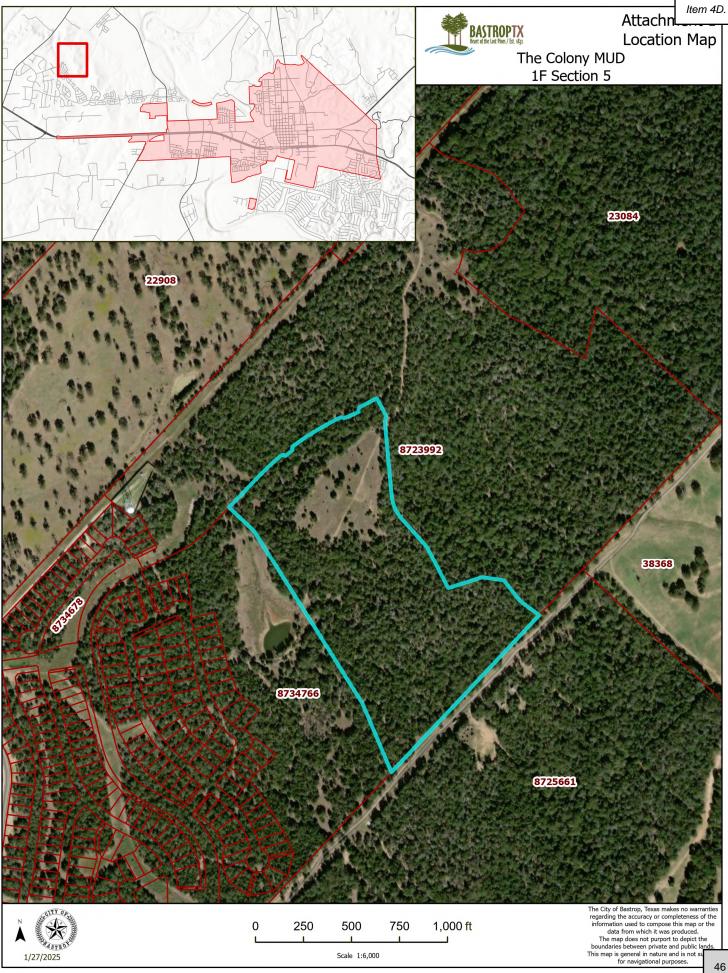
EASTING: 3220812.12

ELEVATION: 531.68' (NAVD '88)

- 2. WATER IS PROVIDED BY THE COLONY M.U.D. 1F.
- 3. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1F.
- 4. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC. 5. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
- 6. CABLE SERVICE IS PROVIDED BY SPECTRUM.
- 7. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 8. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- 9. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REC BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND
- 10. BY APPROVING THIS PRELIMINARY PLAT. THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONS CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVEL SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DEP DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS. SITE PLAN APPROVALS AND/OR CERTIFICATE OF 11. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP,
- PLAT APPROVAL BY THE CITY. 12. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER
- COLLECTION FACILITIES 13. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL
- 14. ALL NEW UTILITIES WILL BE UNDERGROUND.
- 15. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF 16. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFIC
- 17. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON TH ADMINISTRATION RATE MAP PANEL NO. 48021C0195F, FOR BASTROP COUNTY TEXAS, EFFECTIVE MAY 481193, AND IS WITHIN ZONE X.
- 18. TEMPORARY AND PERMANENT EASEMENTS ARE TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOI IMPROVEMENTS.
- 19. AS SHOWN HEREON, A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DI RIGHT-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE
- 20. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SH GOVERNMENTAL AUTHORITIES. 21. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE I
- APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY. 22. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR
- 23. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINAN ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTR
- 24. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON AND/OR DESCRIBED HEREON EASEMENT FOR CONSTRUCTION, OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAG LIMITED TO SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC AND NATURAL GAS LINES.
- 25. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 26. ALL INFRASTRUCTURE REQUIRED FOR ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INC LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAG MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF ENTITY FOR MAINTENANCE.
- 27. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PRELIMINARY PLAT, SAID IMPROVEMENTS IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
- 28. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP. 29. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROF
- ORDINANCE IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEI MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PRELIMINARY PLAT BY THE CITY COUNCIL OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FF DAMAGES. NOR SHALL ACCEPTANCE OF THIS PRELIMINARY PLAT CREATE LIABILITY ON THE PART OF OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE THIS PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
- 30. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROP ASSIGNS.
- 31. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS.
- 32. THE DEVELOPER. BUILDER. SELLER. OR AGENT SHALL INFORM. IN WRITING, EACH BUYER OF SUBDIVISION WITHIN THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.
- 33. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE COMMITMENT EFFECTIVE DATE: CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 4210006025 ISSUED BY CHICAGO THIS PROPERTY ARE SHOWN ON THIS PRELIMINARY PLAT
- 34. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE ( WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCT CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- 35. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EAS STREET LIGHTING, PRIVATE PARKS AND ALL OTHER COMMON AREAS.
- 36. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS. 37. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED CONSTRUCTION. OPERATION. AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS: INCLUDING. SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONUITS, ELECTRICAL CONDUCTORS, DRAINA LINES.
- 38. PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS INCLUDING. BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASS DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN.
- 39. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES 40. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC REMOVED AT UTILITY COMPANY DISCRETION.
- 41. NO STRUCTURES OR LAND USE (INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPIN STORMWATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS OR
- 42. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY-S (STANDARD LOT). 43. ALL STREETS TO BE CLASSIFIED AS PRIVATE STREETS AND WILL BE MAINTAINED BY THE H.O.A. OR ASS
- RIGHT-OF-WAY SHOWN HEREON WILL ALSO BE CLASSIFIED AS PUBLIC UTILITY EASEMENTS

	STATE OF TEXAS )(
G OF THE COLONY 1F, SECTION	COUNTY OF BASTOP )( KNOW ALL MEN BY THESE PRESENTS: THAT WE, RICK NEFF, HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE 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 29.413 ACRES OF LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS: "THE COLONY MUD 1F, SECTION 5"
1308.16 FROM THE POINT OF	SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE EASEMENTS SHOWN HEREON TO THE PUBLIC. WITNESS MY HAND THIS DAY OF, 20, A.D.
	JOEY NAJERA, VICE PRESIDENT OEPRATIONS HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY PO BOX 12220 EL PASO, TEXAS 79913
IMPROVEMENT STANDARDS, AND	APPROVED THIS DAY OF, 20, 20 A.D. BY THE PLANNING & ZONING COMMISSION OF THE
AND ACCEPTED BY THE CITY OF RESPONSIBILITY FOR PLANS FOR QUIREMENTS OF THE CITY OF BE REQUIRED, AT THE OWNER'S	CITY OF BASTROP, TEXAS. APPROVED: ATTEST:
REQUIREMENTS. IRUCT ANY INFRASTRUCTURE IN OPMENT OF THE LOTS IN THIS FAILURE TO CONSTRUCT ANY NY APPLICATIONS FOR CERTAIN OCCUPANCY. SHALL BE PROVIDED PRIOR TO	PLANNING & ZONING COMMISSION CHAIRPERSON FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE
DISTRIBUTION AND WASTEWATER	FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0195F FOR BASTROP COUNTY TEXAS, DATED JMAY 9, 2023. COMMUNITY NUMBER 481193.
QUALITY) REQUIREMENTS. PLATTING. CATIONS TO EXISTING UTILITIES.	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.
IE FEDERAL FLOOD INSURANCE 9, 2023. COMMUNITY NUMBER	STATE OF TEXAS )(
DLE DISCRETION FOR OFF-SITE EDICATED ADJACENT TO STREET AND REAR LOT LINE. HALL NOT PROHIBIT ACCESS BY	COUNTY OF TRAVIS )( KNOW ALL MEN BY THESE PRESENTS: I, MAHER HARMOUCHE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP.
ASEMENTS SHOWN, EXCEPT AS	
HER ASSIGNEES. CES OF THE CITY OF BASTROP RUCTION. ARE INTENDED TO INDICATE AN GE WAYS; INCLUDING BUT NOT CONDUCTORS, DRAINAGE PIPES	ENGINEERING BY: DATE DATE MAHER HARMOUCHE, P.E. #143982 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE
CLUDING BUT NOT LIMITED TO	AUSTIN, TEXAS 78749
E INFRASTRUCTURE), SHALL BE AT ALL, BY A GOVERNMENTAL	STATE OF TEXAS )( COUNTY OF TRAVIS )( KNOW ALL MEN BY THESE PRESENTS:
, ACCEPTS THE DEDICATION OF ARE NOT BASTROP COUNTY P FLOOD DAMAGE PREVENTION	THAT I, JOHN DAVID KIPP, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD AS SHOWN ON THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, GF NO. 4210006025, EFFECTIVE DATE APRIL 26, 2021, ISSUED DATE MAY 5, 2021 HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF
SCIENTIFIC AND ENGINEERING IGHTS MAY BE INCREASED BY DOES NOT IMPLY THAT LAND REE FROM FLOODING OR FLOOD THE CITY OF BASTROP OR ANY INFORMATION CONTAINED WITHIN	MY KNOWLEDGE.
PERTY OWNER OR HIS OR HER	SURVEYED BY: DATE DATE
CONSENT AGREEMENT FOR THE	JOHN DAVID KIPP ~ R.P.L.S. NO. 5844 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE
: 04-26-2021, CONDUCTED BY	AUSTIN, TEXAS 78749
ITLE INSURANCE COMPANY FOR RADING AND DRAINAGE SCHEME	
URE TO THE DRAINAGE SYSTEM SEMENTS, DRAINAGE EASEMENTS,	
TO INDICATE AN EASEMENT FOR BUT NOT LIMITED TO, SANITARY IAGE PIPES, AND NATURAL GAS	
FEDERAL, STATE, AND LOCAL SIGNMENT, DRIVEWAY/CULVERT,	
DEPARTMENT. C UTILITIES EASEMENT MUST BE	
ING) THAT NEGATIVELY IMPACTS DETENTION/RETENTION AREAS.	
SIGNS. ALL STREET	
	SHEET NO. 2 OF 2
	Carlson, Brigance & Doering, Inc. FIRM ID #F3791   REG. # 10024900
	Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160 Surveying Austin, Texas 78749 Fax No. (512) 280-5165

J:\AC3D\5478\Survey\PRELIM PLAT - COLONY MUD 1F, SECTION 5





## **STAFF REPORT**

MEETING DATE: February 24, 2025

#### TITLE:

Hold a public hearing, consider and act on, amending the Bastrop Code of Ordinances, Chapter 10 - Subdivisions, by enacting Article 10.01 titled "Parkland Dedication and Park Enrichment Fund," Sections 10.01.001 - 10.01.014; and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

#### AGENDA ITEM SUBMITTED BY:

Vivianna Nicole Andres, Assistant to the City Manager

#### **BACKGROUND/HISTORY:**

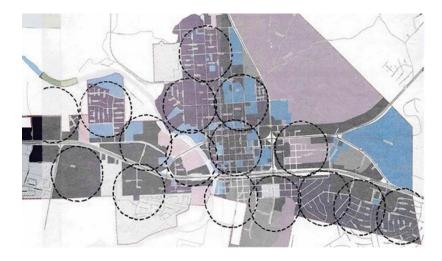
The B3 code was adopted in November of 2019. With the adoption of the B3 Code came a new zoning designation titled "Civic Space". This zoning designation is intended to encapsulate not only parkland, but also governmental uses, schools, plazas, courtyards, etc.

	P1	P2	P3	P4	P5	EC
CIVIC SPACE - ARTICLE 7.5						
PARK	Р	Р	Ρ	NP	NP	NP
GREEN	NP	NP	Р	Р	Р	Р
SQUARE	NP	NP	NP	Р	Р	Р
PLAZA	NP	NP	NP	NP	Р	Р
PLAYGROUND	Р	Р	Р	Р	Р	Р
COMMERCIAL PLACE	NP	NP	NP	Р	Р	Р
POCKET PARK	NP	NP	Р	Р	Р	Р
COURT	NP	NP	Р	Р	Р	Р
CLOSE	NP	NP	Р	Р	Р	Р

Requirements also established a concept called Pedestrian Sheds. Pedestrian Sheds are meant to be ¼ mile radiuses within the city limits (approximately 80 acres or six Farm Lots) that have a certain percentage requirement for each Place Type within the B3 Code.

(b) The City of Bastrop shall have the following percentages of each Pedestrian Shed alloca established Place Types. Before pre Neighborhood Concept Scheme the Appli review permitted Development Patterns associated Standards. Place Type percentage per Pedestrian Shed as described in Article 3.3	ted to the paring a icant must and the allocation
P1-Nature	Varies
P2- Rural	Varies
P3 - Neighborhood	10-35%
P4 - Mix	25-75%
P5 - Core	5 - 20%
CS - Civic Space	10% Min.
EC - Employment Center	No Min.
PDD - Planned Development District	No Min.

The intent was to create complete communities within those respective pedestrian sheds. This means that when a Neighborhood Regulating Plan or a Zoning Concept Scheme is submitted, at least 10% should be allocated as Civic Space.



However, with the Civic Space uses being so broad in nature, it has bypassed the ability of the City to ensure that whenever there is a new development dedicating Civic Space within the city limits, the dedication being given to the City is meaningful, well-developed parkland that aligns with our Parks Master Plan. To that end, if the development is not able to dedicate parkland that aligns with our Parks Master Plan, the City should be able to ensure the developer is paying a fee-in-lieu of dedication for parkland. The collection of a fee in lieu of dedication is meant to offset the impact on the park facilities that will occur from the residents who will eventually occupy that development.

#### The community identified six areas of great importance when it comes to enhancing the existing parks and recreation system. The Big Six recommendations are as

#### 1. FUNDING

Develop sustainable and robust funding strategies to support the newly envisioned park system, including the development and improvement of parks and their maintenance and operational requirements through the use of conventional and non-conventional funding methods such as grants, partnerships, sponsorships, and proactive CIP project planning.

#### 2. PARK IMPROVEMENTS

Improve existing parks, trails, and recreational facilities to support the newly envisioned park system through coordinated funding efforts with the Finance Dept, working with other city departments to coordinate projects; tracking inventory and identifying items needing maintenance or replacement; establishing standards for equipment/facilities/amenities; keeping constant supply of materials to quickly repair or replace amenities; and include all-inclusive park infrastructure and amenities.

#### 3. TRAILS

Develop additional trail connections through the implementation of new design standards; addressing safety concerns and accessibility through the development of trails with lighting, proper lane markings, and signage; and improve citywide connectivity by developing a Trails Master Plan to identify items such as specific locations of trails, access points, amenities, and linking the plan to the City's Major Thoroughfare Plan.

#### 4. RECREATIONAL PROGRAMMING

Expand and create additional recreational programming, special events, and educational opportunities by designing new parks and facilities to beflexible in their programming; by coordinating recreational programing with existing city events; developing communication strategies to promote recreational programming to the community; conduct follow-up assessments at least every three years to determine need for new programming; develop partnerships with specialized organizations such as Master Gardeners and Master Naturalists to provide educational opportunities at the parks; partner with the Chamber of Commerce and other private sector groups to utilize the parks and recreation facilities for their public events; and promote events on the City's websites and social media.

#### 5. LAND ACQUISITION

Identify and acquire land for parks, recreational facilities, and trail/open space/ preservation areas through the implementation of a parkland dedication ordinance that includes dedication requirements, standards, and a fee-in-leu-of process for development projects; coordination with private property owners on the application of easements for public use; and coordination between the Parks Division, Recreations Division, and the Planning Department to identify and track existing and future developments.

#### 6. RECREATIONAL COMMUNITY CENTER -

Develop an all-inclusive, multi-use Recreational Community Center to support the recreational needs of the community through the development of a feasibility study to be used to identify items such preferred locations, amenities, facilities, number of FTEs to operate/manage/maintain the facility, and potential methods of funding for the construction/operations/maintenance of the facility.

#### SPORT COMPLEX

As part of the overall development of the PROS Plan, the City requested that the project team investigate the needs and economic opportunities for the construction of a sports complex. The project team undertook this request and what was determined is that the placement of a sports complex within the City of Bastrop would be highly beneficial not only in providing a new facility for sports recreation, but also economically benefit the community. The sports examined that sports complexes geared toward baseball, softball and soccer were the most sought after. These sports complexes were identified as those that brought in the most levels of tournaments and teams to an area. As part of this draw to the sports complex, economic benefits could also be captured through the tourism brought by the tournaments. Those who would be attending the tournaments were found to spend money at local retail businesses, restaurants, and overnight accommodations.

Another reason why the City is seeking to adopt the Parkland and Community Enrichment Fee Ordinance is so that the City can better align with one of the core focuses of the B3 Code, "Perpetuation of Authentic Bastrop." By adopting this ordinance, the City would be able to ensure that we continue to receive meaningful parkland that fits the needs of citizens and the goals of our Parks Master Plan, and that we have tools in place that will allow us to reinvest in our existing parkland which is a key feature in the fabric of authentic Bastrop. The existing parks, such as the historic Fisherman's Park (est. 1947), serve to enhance the quality of life for our residents.

The intent of the Code is to establish the Standards that enable, encourage, and ensure the community achieves:

- ✓ Fiscal Sustainability
- Geographically Sensitive Developments
- Perpetuation of Authentic Bastrop

The proposed Parkland and Community Enrichment Fee Ordinance will be incorporated into the Bastrop Code of Ordinances, Chapter 10 – Subdivisions. This ordinance seeks to establish specific dedication requirements solely related to parkland and standards for fees-in-lieu of parkland dedication. It also seeks to establish a Community Enrichment Fund and fee, which will be assessed on a per-dwelling or per-dwelling-unit basis.

Parkland and Community Enrichment Fund Ordinance Highlights:

- Parkland Dedication: The parkland dedication requirement will apply to single-family (SF) and residential or commercial multi-family (MF) uses.
  - The single-family dedication ratio will be 1 acre for each 100 proposed dwelling units.
  - The multi-family dedication ratio will be 1 acre for each 200 proposed units.
  - For mixed-used (SF & MF) development, the dedication requirements shall apply proportionately.
  - All parkland dedicated must be a minimum of 3 acres and contiguous in nature.
- Park Development Fund:
  - If paying fee-in-lieu of dedication, fee will be assessed at the time of plat submission and will be collected at the time of filing the plat.
  - The ordinance will establish two separate development areas for the City of Bastrop. These areas will be used for the distribution of any monies collected in lieu of the dedication of the parkland.
  - If the monies collected are not expended within 10 years, the City must relinquish any unused funds to the original grantor of said monies.





- Community Enrichment Fund:
  - This will be a fee assessed in addition to the dedication of the parkland or the payment of a fee-in-lieu of the dedication of the parkland.
  - It will be \$250 per dwelling unit or multi-family unit.
  - The funds collected by this fee will be used for the acquisition of land or construction improvements to existing parks. Also, these funds are not tied to the proposed City Development Areas and can be used at large throughout the city on an as-needed basis.
- Additional Requirements:
  - Detention or retention areas may be accepted in addition to the required dedication but shall not exceed 10% of the overall land being dedicated for parkland to the City.
  - Parkland being dedicated will be required to be easily accessible to the public (not situated at the back of a development and only accessible by a non-descript green belt).

#### PLANNING AND ZONING COMMISSION:

The proposed ordinance was presented to the Planning and Zoning Commission on Monday, February 17, 2025. The Planning and Zoning Commission recommended approval of the ordinance as proposed by a unanimous vote.

#### **RECOMMENDATION:**

Make a recommendation on amending the Bastrop Code of Ordinances, Chapter 10 - Subdivisions, by enacting Article 10.01 titled "Parkland Dedication and Park Enrichment Fund", Sections 10.01.001 – 10.01.014.

#### **ATTACHMENTS:**

1. Proposed "Parkland Dedication and Park Enrichment Fund"

#### Chapter 10 PARKLAND DEDICATION AND PARK ENRICHMENT FUND

#### **ARTICLE 10.01 - PARKLAND DEDICATION AND PARK ENRICHMENT FUND**

### SECTION 10.01.001 BASTROP BUILDING BLOCK (B3) CODE – CHAPTER 1 SUBDIVISION AND CHAPTER 7 PUBLIC REALM DEVELOPMENT STANDARDS.

The Bastrop Building Block (B3) Code is incorporated by reference as though copied herein fully, except such portions as are deleted, modified or amended in this chapter. The Code can be found on the city's website.

#### SECTION 10.01.002 ADOPTION.

Section 10.01.003 - Purpose, Section 10.01.004 - Time of Dedication and Assessment, Section 10.01.005 - Exemptions, Section 10.01.006 - Land Dedication, Section 10.01.007 - Park Development Fund (Fee in Lieu of Dedication), Section 10.01.008 Park Enrichment Fee, Section 10.01.009 - Park Development Improvements in Lieu of Park Enrichment Fee, Section 10.01.010 - Additional Dedication, Section 10.01.011 - Prior Dedication, Section 10.01.012 - Additional Requirements, Section 10.01.013 - Review of Dedication Requirements, and Section 10.01.014 Definitions are hereby adopted and incorporated into the Bastrop Building Block (B3) Code, Chapter 1 Subdivision and Chapter 7 Public Realm Development Standards.

#### SECTION 10.01.003 PURPOSE.

- A. The purpose of this Chapter is to provide City planned recreational areas in the form of public parks as a function of the subdivision of land for residential uses and site development in the City.
- B. Public parks are those public open spaces providing for a variety of outdoor recreational opportunities and located at convenient distances within a development from a majority of the residences to be served by said development.

#### SECTION 10.01.004 TIME OF DEDICATION AND ASSESSMENT.

Public Park dedications shall be established at the time of filing a subdivision plat with the City of Bastrop. The developer shall have the option to pay a fee in lieu to the City of Bastrop, which shall be calculated as provided for in the city's then-adopted Master Fee Schedule to mitigate the parkland dedication requirements established in this section. The fee will be assessed at the time of the filing of the plat, per the adopted fee in the Master Fee Schedule, and collected prior to the recordation of the plat.

Plats filed with the City of Bastrop after the effective date of this ordinance shall be subject to the provisions of this ordinance listed herein.

Preliminary Plats shall either demonstrate the developments ability to satisfy the Parkland dedication requirements of this ordinance, OR have a plat note added to the face of the plat acknowledging the obligation to pay a fee-in-lieu in place of parkland dedication.

#### SECTION 10.01.005 EXEMPTIONS.

A. The following shall be excluded from the requirements of this Section:

- 1. Amending plats which have previously satisfied the requirements of this Section, or are not creating additional lots;
- 2. Commercial developments/uses that are not multi-family developments (as defined in Section 10.01.014).

#### SECTION 10.01.006 LAND DEDICATION.

- A. Whenever a final plat for a residential subdivision within the city limits of the City of Bastrop is filed, such plat shall contain a clear, fee simple dedication within the subdivision to the City for park purposes.
- B. For subdivisions where all lots are for single-family housing types, the dedication requirement shall be determined by the ratio of 1 acre for each 100 proposed dwelling units (as defined in Section 10.01.014). (Example: 1 dwelling (du) = 0.01 acres; 25 du's = 0.25 acres; 75 du's = 0.75 acres; 200 du's = 2 acres.)
  - 1. The land must be a minimum of three (3) contiguous acre in size. Land may be considered contiguous if it abuts both sides of a street with a Local classification and the separate areas are joined by a marked pedestrian crossing. For subdivisions that will be dedicating less than 3 acres of land at the time of dedication, a fee-in-lieu as established in Section 10.01.007 shall be required in place of parkland dedication.
- C. For subdivisions where lots are for multi-family units, the dedication requirement shall be determined by the ratio of 1 acre for each 200 proposed multi-family units (as defined in Section 10.01.014). (Example: 1 multi-family unit (mfu) = 0.005 acres; 25 mfu's = 0.125 acres; 75 mfu's = 0.375 acres; 300 mfu's = 1.5 acres.)
  - The land must be a minimum of three (3) contiguous acre in size. Land may be considered contiguous if it abuts both sides of a street with a Local classification and the separate areas are joined by a marked pedestrian crossing. For subdivisions that will be dedicating less than 3 acres of land at the time of dedication, a fee-in-lieu as established in Section 10.01.007 shall be required in place of parkland dedication.
- D. For subdivisions with both single-family and multi-family units, the appropriate dedication requirement in paragraphs 10.01.006.B and 10.01.006.C shall apply proportionately.
- E. A preliminary plat shall show the area proposed to be dedicated.
- F. If parkland dedication is required due to a change from a nonresidential use to a residential use, and a preliminary or final plat is not required, this dedication shall be met prior to the issuance of a building permit.
- G. The area to be dedicated shall be measured and calculated at the centerline of any street bound by said park within the subdivision.
- H. Park entrances shall be located along collector or higher classification roadways.
- I. No more than 20% of the overall property being dedicated to the city shall be located in the floodway or 100-year floodplain (1% annual chance flood hazard).
- J. A developer may dedicate only a portion of the required dedication and pay a fee-in-lieu of dedication for the remaining portion except that, the minimum land dedication shall be 3 acres.
- K. In the case of Development Agreements, 380 Agreements, or Planned Development Districts, the City may negotiate alternative methods of compliance (AMOC). The AMOC shall meet or exceed the requirements of this ordinance.
- L. Adequate vehicular access shall be provided for parkland operation and maintenance. For public parkland areas not fronting a public street right-of-way or which back up to private properties, an access lot encumbered by a public access easement containing a trail

connection, not less than thirty (30') feet in width, shall be dedicated and conveyed to connect to the public parkland a minimum of every 1,000 linear feet along the public street.

#### SECTION 10.01.007 PARK DEVELOPMENT FUND (FEE IN LIEU OF DEDICATION).

- A. A special fund is established for the deposit of all sums paid in lieu of land dedication in accordance with this Section or any preceding regulations. The fund shall be known as the "Park Development Fund."
- B. The City shall account for all sums paid in lieu of land dedication under this Chapter with reference to the individual plats involved. Any funds paid for such purposes shall be expended by the City within ten (10) years from the date received by the City for the acquisition or development of public parks.
  - Such funds shall be spent on a first-in, first-out basis. If not so expended, the owners of the property on the last day of such period shall be entitled to a refund of such sum, which shall be proportional to the amount of monies that remain unutilized from the funds collected for the fee in lieu of dedication. The owners of such property may request such refund in writing within 12 months of the last day of the ten-year period, or such refund right shall be terminated.
- C. Park Development Funds collected in Development Area 1 may only be expended in Area 1, and fees collected in Development Area 2 may only be expended in Area 2. If at the time of dedication there is a conflict regarding fund allocation to the respective Development Area, the City Manager shall make the final determination for the allocation of fees to the appropriate Development Area.



\*Please reference the Master Fee Schedule, Parkland Dedication for the fee-in-lieu amount

#### SECTION 10.01.008 PARK ENRICHMENT FEE.

- A. The City will require a fee to be known as the Park Enrichment Fee. The Park Enrichment Fee shall be made at or prior to the time of filing the plat for recordation
- B. The Park Enrichment Fee shall be assessed at two hundred and fifty dollars (\$250.00) per dwelling unit or multi-family unit, as defined in Section 10.01.014 of this ordinance.
- C. The Park Enrichment Funds shall be used for the acquisition of land for public parks and the development or construction of park improvements, including, but not limited to, necessary utility extensions.

## SECTION 10.01.009 PARK DEVELOPMENT IMPROVEMENTS IN LIEU OF PARK ENRICHMENT FEE.

A developer may propose constructing public park improvements in lieu of the payment of a Park Enrichment Fee. The City Council may approve proposed improvements after receiving a recommendation from the Director of the Parks and Recreation Department. All improvements shall either be financially guaranteed or accepted by the City prior to the filing of the plat. The process of financial guarantee shall be the same as that found in the Bastrop Building Block (B3) Code.

This section may only be applicable if the developer is dedicating parkland to the City. In the instance where a developer is paying a fee in lieu of dedication, this section may not apply.

#### SECTION 10.01.010 ADDITIONAL DEDICATION.

- A. If the actual number of completed dwelling units or multi-family units exceeds the figure upon which the original dedication was based, additional dedication shall be required and shall be made by the developer by payment of cash in lieu of land or by a conveyance of additional land to the City as required by this ordinance.
- B. Properties who are not vested under Chapter 245 of the Local Government Code shall be required to pay the fee in lieu of dedication at the time of building permit application.

#### SECTION 10.01.011 PRIOR DEDICATION.

A. If a dedication requirement arose prior to the effective date of these provisions, that dedication requirement shall be controlled by the public open space dedication requirements in effect at the time such obligation arose, except that additional dedication shall be required if the actual density of structures constructed upon the property is greater than the previously- assumed density. Additional dedication shall be required only for the increase in density and shall be based upon the ratio set forth in Section 10.01.006 of this Section.

#### SECTION 10.01.012 ADDITIONAL REQUIREMENTS.

- A. Any land dedicated to the City under this Chapter shall be suitable for park and recreation uses as determined by the City.
- B. Detention or retention areas may be accepted in addition to the required dedication but shall not exceed 10% of the overall land being dedicated for parkland to the City. If accepted as part of the park, the detention or retention area design shall be as determined by the City and shall meet all park requirements consistent with the Parks, Recreation, and Open Space Master Plan.
- C. Parks should be easy to access and open to public view so as to benefit area development, enhance the visual character of the City, protect public safety, and minimize conflict with adjacent land uses. The following guidelines should be used in designing parks and adjacent development:
  - 1. Where feasible, park sites should be located adjacent to greenways or schools in order to encourage both shared facilities and the potential co-development of new sites.
  - 2. A proposed subdivision adjacent to a park shall not be designed to restrict reasonable access to the park from other area subdivisions. Street and greenway

connections to existing or future adjoining subdivisions may be required to provide reasonable access to parks.

3. Notwithstanding another requirement, the City may require any local collector street built adjacent to a park to be constructed to a primary multi-modal street width along the park frontage to ensure access and prevent traffic congestion. The developer shall be entitled to enter into an Oversize Agreement with the City in such situations.

#### SECTION 10.01.013 REVIEW OF DEDICATION REQUIREMENTS.

The City Council shall review the fees set forth in this Section only. The City Council shall take into account inflation as it affects land and park development costs as well as the City's targeted level of service for parkland.

#### **SECTION 10.01.014 DEFINITIONS.**

*Commercial Uses* - shall mean Structures used for Office, Local Retail, General Retail, and Commercial Services, property in a Planned Development District that allows for Commercial Use. Commercial uses are those used for the sale, lease, or rent of goods, services, or property.

*Dwelling Unit* – A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

*Multi-family Unit* – A multifamily unit is a classification of housing where multiple separate dwelling units for residential inhabitants are contained within one building or several buildings within one complex.



#### MEETING DATE: February 24, 2025

**TITLE:** Conduct a public hearing, consider, and act to remove all references to the gridded street network and replace with the previously adopted Chapter 5 Thoroughfare Plan, and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

#### AGENDA ITEM SUBMITTED BY:

Submitted by: Andres Rosales, Assistant City Manager

#### **BACKGROUND/HISTORY:**

The Transportation Master Plan was adopted in February 2017 and was subsequently amended with the adoption of the Bastrop Building Block (B3) Code in November of 2019. The proposed amendments to the Transportation Master Plan are to rectify the intent of the B3 code to a gridded street network in all new development.

A published notice was placed in the Elgin Courrier on January 29<sup>th</sup> and sent mailed notices to all property owners within the City Limits and within 200 feet of City Limits, in accordance with the B3 Code Technical Manual.

Currently, every development is required to follow a mandatory gridded street network, the intent was to make smaller blocks that allowed for walkability and slowed down, or eliminated vehicular traffic.

"The City will.....Create a framework of transit, Pedestrian, and bicycle systems that provide alternatives to the automobile" B3 Code Intent, Page 12 of 249

When the grid street requirement is in place with little or no flexibility, it can be challenging to plan a site that matches the grid requirement. For example, Alta Trails Apartments were required to meet the grid requirement. This led to a public street being constructed between two buildings of the same apartment complex. This is a street that the city now has to maintain that goes through a private development.

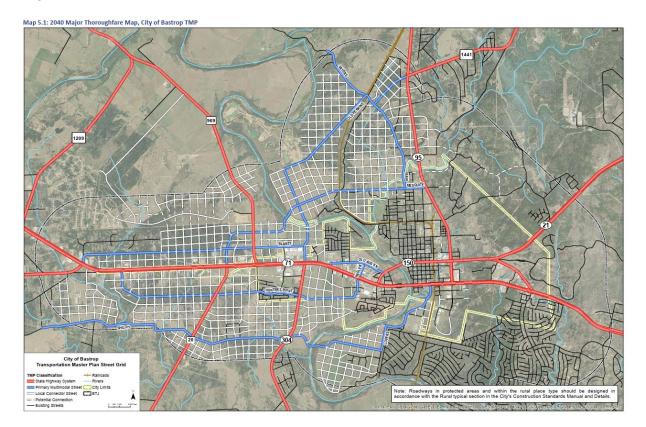
The overabundance of public streets creates more maintenance than is required for the City to fund. When a public road runs through commercial development, it is a burden on the residents of the city because of the maintenance that is associated with those roads. Current cost estimates for a 1 mile, 25ft street section are \$1 million dollars. While this is a development cost, the dedication to the City once the road is complete will require additional maintenance dollars for repair and maintenance. Additionally, this much asphalt creates a heat effect, and the stormwater runoff within the street system causes unnecessary pollutants into surrounding bodies of water.

There are other factors that do not always allow for a grid block such as land acquisition and topography that make the grid street requirements less feasible.

Item 7A.

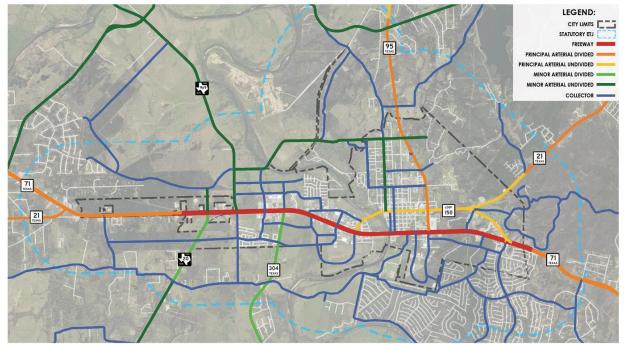
- Remove the Chapter 5 Thoroughfare Plan that was adopted in November of 2019.
- Replace with the Chapter 5 Thoroughfare Plan that was previously adopted in February of 2017.

The currently adopted Chapter 5 Thoroughfare Plan appears as follows with the white shown as the gridded network and the additional lane miles to maintain.



The previously adopted Chapter 5 Thoroughfare Plan showed only major and minor arterials, as well as connectors leaving the ability to create a meaningful and intentional street network to ease traffic concerns.

Map 5.1: 2040 Major Thoroughfare Map, City of Bastrop TMP



#### FISCAL IMPACT:

None

#### **RECOMMENDATION:**

Recommend the amendments as proposed by staff to replace the Chapter 5 Thoroughfare Plan with the previously adopted Chapter 5 Thoroughfare Plan.

#### **ATTACHMENTS:**

- 1. Current Bastrop Transportation Master Plan Chapter 5
- 2. Previous Bastrop Transportation Master Plan Chapter 5



## 2019

# **Thoroughfare Plan** Thoroughfare Network, Functional Classification, and Cross-Sections



# BASTROP TX 🐐

#### STREET NETWORK PLAN

An important element of the Transportation Master Plan is a Street Network Plan that establishes a long-range vision for a highly connected, multimodal street system throughout the City of Bastrop. The plan is designed to advance the goals of the City's Comprehensive Plan, meet the future travel needs of the City, and support sustainable development patterns by identifying the preferred level of connectivity within the City and the ETJ. This street network plan supports a level of flexibility in land uses and high degree of mobility and route choices.

Traditional thoroughfare planning practices in recent decades have often resulted in communities developed around widely spaced, large arterials fed by smaller roadways that often do not connect with each other. This type of roadway system causes vehicle traffic to be dependent on a limited number of major thoroughfares for most trips and limits opportunities for alternate routes. This causes trip lengths to be longer and indirect and is especially problematic for people who might walk, bike, or use public transportation. Well-designed, connected streets make travel more efficient by providing choice not only in modes, but also in routes.

One of the core transportation goals of the Comprehensive Plan is to enhance transportation system connectivity. Recommended objectives to achieve this goal include enhancing east-west connectivity through Bastrop, identifying and prioritizing gaps in the road network, prioritizing pedestrian and bicycling connectivity, and promoting connectivity through development regulations. This Street Network Plan directly addresses this connectivity goal and provides a guide for use by City officials and staff, developers, business owners, and residents to better achieve the City's vision for its street and roadway system.

#### Purpose

This Street Network Plan promotes a connected network inspired by the original Iredell grid network plan of 1920 that established the development pattern in Downtown Bastrop and surrounding areas between the Colorado River and State Highway 95. These streets, with shorter blocks and multiple route options, are a prime example of connections that support a mix of uses, activities, and trip types.

This plan recommends a grid-like pattern of primary and local streets, with major block spacing based on the traditional Bastrop farm lot (approximately 715 feet by 715 feet). This transportation planning approach not only benefits route choice, but also minimizes congested roadway corridors. A hierarchical street system typically funnels traffic onto just a few major arterial roadways for most trips, and these arterials can become overly congested during peak travel times. This connected Street Network Plan can mitigate concentrated traffic congestion by dispersing traffic and offering travel options. This mapped grid network is considered the minimum required level of connectivity and provides a high degree of flexibility for development types within the street pattern. Development is encouraged to provide additional connectivity within the mandatory grid that may include additional local streets, trails, or pedestrian pathways.

#### **Street Types and Multimodal Networks**

This Thoroughfare Plan addresses both existing and proposed streets and roadways and is intended to support the connectivity of all road users. In addition to defining a thoroughfare network, a basic classification system is assigned to area roadways based on intended route function. With a well-connected grid network, a complex hierarchy of arterials and collectors is not necessary. However, it is important that the Street Network Plan identify certain routes for logical and efficient routing of cross-city travel. These routes are intended to address some of the known transportation constraints in the Bastrop area, which include limited crossing options across the Colorado River, areas with significant topography or environmental constraints, and the current reliance on State Highway 71 for most east-west travel.

#### Map 5.1: 2040 Major Thoroughfare Map, City of Bastrop TMP

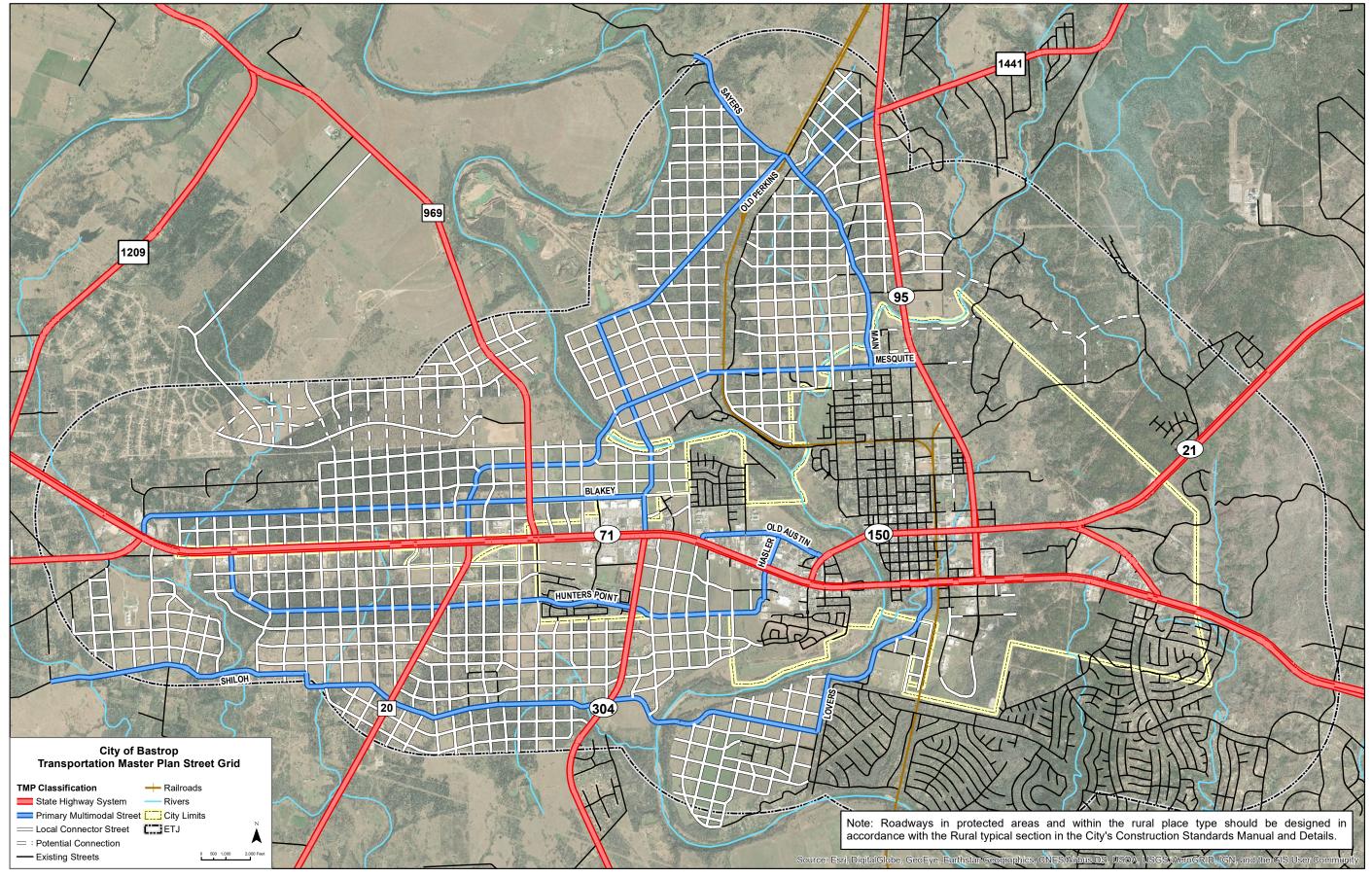






Figure 5.1: Street Network Plan





Local Collector

**Primary Multimodal** 



Rural



#### **Functional Classifications**

The Street Network Plan uses the following classifications:

#### State Highway System

The State Highway System are routes built and maintained by the Texas Department of Transportation (TxDOT) and are intended to provide regional connectivity between Bastrop and neighboring communities. Major routes within Bastrop include State Highways 71, 21, 95, and 304, as well as Farm to Market Roads 969 and 20. These routes are intended to collect local trips from the grid network and serve higher traffic volumes and longer-distance trips. Design of these roadways can range from freeways with limited access (e.g. State Highway 71) to urban arterials with direct access to cross streets and adjacent development. As improvements to this system is necessary, the City should coordinate with TxDOT to ensure that roadway design improvements include a context-sensitive approach that takes into account the compatibility of the thoroughfare with surrounding land uses.

#### **Primary Multimodal Streets**

Primary Multimodal Streets are intended to provide a higher degree of mobility than most of the grid network by serving travel between major destinations or activity centers, as well as providing local cross-city route alternatives to the major highway routes. However, different than the State Highway System which may prioritize capacity and flow of motor vehicles, Primary Multimodal Streets are intended to provide a higher level of "person capacity" regardless of vehicle type. These streets should be designed as walkable, low-to-moderate speed thoroughfares that carry both through and local traffic, pedestrians, and bicyclists. These streets are also important connections for primary goods movement and emergency response routes. These streets will often require additional right-of-way than a typical grid connector, either for additional through travel lanes or for dedicated pedestrian and bicycle facilities.

#### Local Connector Streets

The remainder of the mandatory grid network is made up of Local Connector Streets which provide a higher degree of direct access to abutting property. These streets should be designed as walkable, low-speed streets that connect different development districts and residential neighborhoods with each other. The Local Connector street network should provide continuous, connected links to distribute local travel patterns. Due to the diversity of land uses these streets serve, a variety of street design elements and cross sections may be appropriate to serve adjacent land use contexts. This includes potential accommodations for higher pedestrian, bicyclist, or on-street parking demand.

#### **Rural Streets**

Rural Streets are intended to provide local access to protected areas and rural development types primarily characterized by large lots or open space. Due to environmental protections, rolling terrain, and low-density development context, a rural cross section and design elements are recommended. This street design typically includes two travel lanes, ribbon curbs, and pedestrian trails.

#### Multimodal Connections (Trails and Shared-Use Paths)

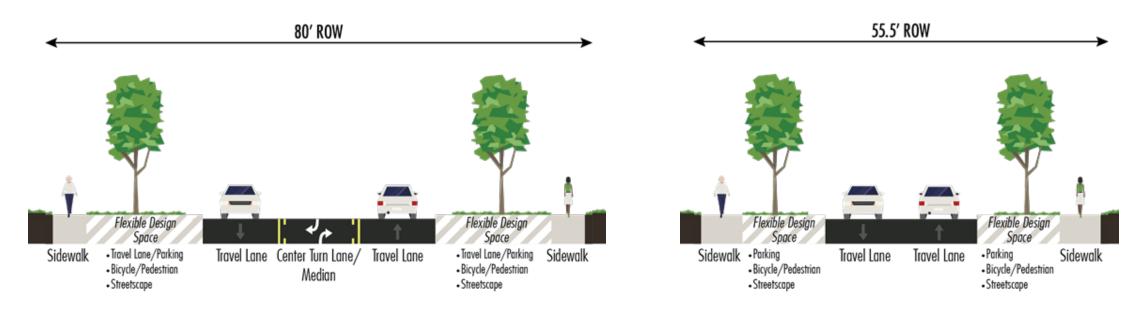
Walking is the most basic form of transportation, and long, indirect routes either discourage pedestrian trips or force pedestrians to use roads not designed for their comfort. The planned connected street grid and continuous sidewalk accommodations will significantly increase pedestrian connectivity and safety. However, even when roads are connected, there may still be a need for additional connections specifically to support the walking and bicycling networks. Where a proposed street segment is not feasible or practical, such as in areas with topography or floodplain constraints, a shared-use pathway may be a suitable alternative to maintain overall network connectivity. Additionally, the Street Network Plan is intended to create an interconnected, layered mobility network with the City's planned trail system to minimize disconnected streets and dead-ends.

#### **TYPICAL CROSS SECTIONS**

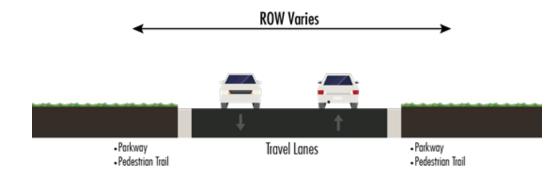
The following typical cross sections are intended as conceptual frameworks for dedication of minimum necessary right-of-way and to facilitate the planning process of future street improvements. These typical sections are intended to support design flexibility to meet the needs of various multimodal and context-sensitive priorities. Specific engineering requirements and design guidelines for implementation of roadways are contained in the City's standard specifications and B3 Technical Manual. The engineering and design of specific facilities must be carried out in collaboration with and under the review of the City Engineer.

#### Primary Multimodal Street (80' ROW)

#### Local Connector Street (55.5' ROW)



Rural Street (ROW Varies)

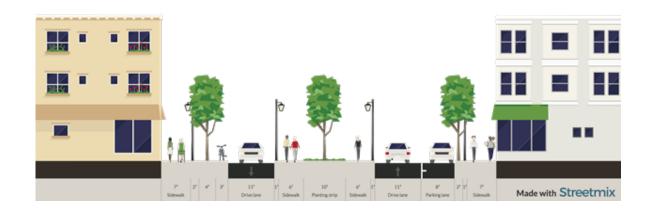


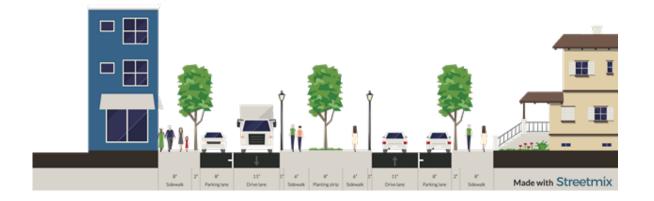






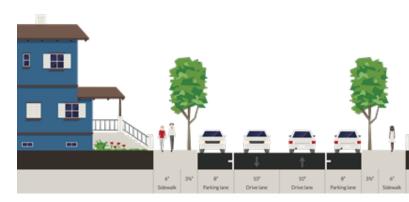
B<sup>3</sup> Code Primary Multimodal Street Types (80' ROW)







#### B<sup>3</sup> Code Local Connector Street Types (55.5' ROW)







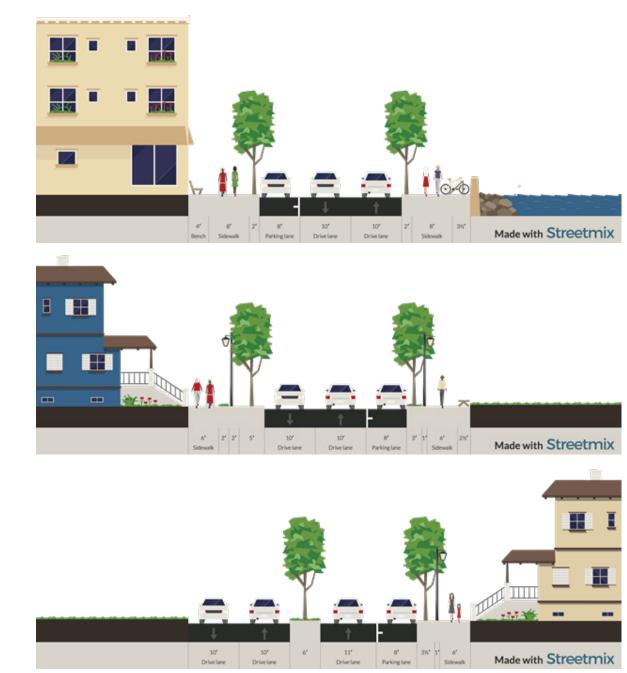












#### **IMPLEMENTING THE STREET NETWORK**

This plan serves as the primary tool to enable the City to preserve future corridors and the necessary right-of-way to establish appropriate thoroughfare corridors as development occurs and to improve the existing street system as the need arises. The Transportation Master Plan locates and classifies streets for desired connectivity and capacity for through traffic, access to adjacent land uses, and compatibility with each street's development character. This plan provides the ability to better integrate networks of other mode choices, including walking, bicycling, and transit. The plan guides future investments and provides the public and the development community with information about the long-term plan for the road network. Simply put, the TMP is the community's blueprint for a safe, efficient, and sustainable transportation system. It seeks to create and sustain a system that balances local and regional priorities and existing and future conditions, to steer the community toward its vision for the future.

Improvements to Bastrop's transportation system will include both the construction of new roadways to serve future development, as well as enhancement of existing facilities to further support the mobility and economic vitality of the established community. These improvements are intended to not only provide improved vehicular connectivity as the City grows, but also provide increased options for alternative modes of transportation. Funding and implementation of the planned street network will require contributions from multiple sources for design, right-of-way acquisition, and construction of various thoroughfare projects. In many cases, new thoroughfare connections and street expansions that the plan anticipates will require right-of-way or easements as part of the development of property. However, the City may need to address priority transportation needs through capital improvement funding or project partnership with regional transportation agencies for funds administered at the county or regional level. The City may also consider alternate funding mechanisms to fund public infrastructure necessitated by new development.





# **BASTROP** Heart of the Lost Pines / Est

Item 7A.





## 2017

# **Thoroughfare Plan** Thoroughfare Network, Functional Classification, and Cross-Sections



# BASTROP TX 🏘

An important element of the Transportation Master Plan is a Thoroughfare Plan that establishes a long-range vision for the City of Bastrop major street network. The plan is designed to meet the future travel needs of the City by classifying the streets and roadways within the City and the ETJ based on access to adjacent land use, mobility, and context within the surrounding area.

This Thoroughfare Plan addresses both existing and proposed streets and roadways. This plan also provides conceptual standards by thoroughfare type for use in the implementation of future roadways or the reconstruction of existing roadways. The plan provides a guide for use by City officials and staff, developers, business owners, and residents to better understand the City's vision for its street and roadway system.

#### FUNCTIONAL CLASSIFICATION SYSTEM

In addition to defining a thoroughfare network, a classification system was assigned to area roadways based on thoroughfare type. Functional classification is the process by which local and regional roadways are grouped into hierarchal categories according to the transportation objectives the roadways are intended to provide. This process identifies the role each roadway serves in the context of the larger transportation system, and facilitates planning for logical and efficient routing of traffic through the roadway network. Functional classification was mandated by the Federal-Aid Highway Act of 1973 and remains in effect today.

The Thoroughfare Plan provides guidance only for those streets and roadways that are under the legal control of the City of Bastrop. Attributes, proposed improvements and functional classifications for state maintained roadways of regional significance and county roadways in the ETJ were defined based on their definitions in the CAMPO 2040 Regional Transportation Plan and the 2016 Bastrop County Transportation Plan, respectively, which were incorporated into this City of Bastrop Thoroughfare network by reference.

#### Purpose

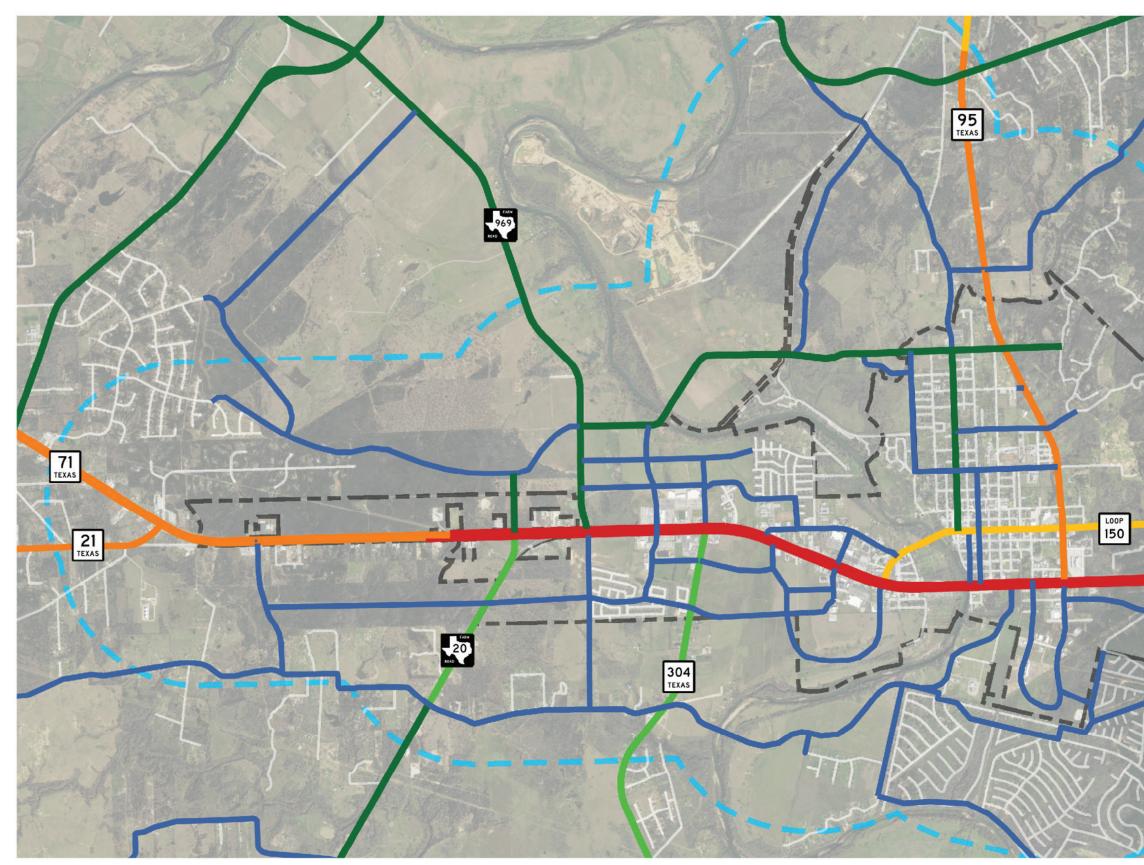
Transportation systems are designed to serve a diverse range of travel needs, from long-distance travel between cities to local trips between home and the grocery store. Assigning a functional class to each roadway in the system helps ensure that the transportation system can serve the diverse travel needs of users in a logical and efficient manner. Functional classifications provide a basis for selecting appropriate speed and geometric design criteria for a given roadway. However, this does not mean that the functional classification for a given roadway prescribes specific design criteria.

Instead, the actual configuration of streets and roadways is subject to review and adjustment through detailed engineering studies to ensure facility design is coordinated with adjacent development, and takes into account other community goals and objectives. A context sensitive approach that takes into account the compatibility of thoroughfare types with surrounding land uses, in addition to the efficient movement of traffic, was used for designating functional classifications for the City of Bastrop Thoroughfare Network. The proposed functional classifications were determined by weighing mobility versus access needs, the surrounding land uses, and the facility characteristics of existing roadways.

#### **Mobility vs. Access**

The two primary travel needs served by roadways are mobility, or the ability to move people or goods efficiently between locations, and access, or the ability to reach numerous desired destinations. While all roadways serve these two needs to at least some degree, by design certain types of roadways serve one need better than the other. Highways, for example, provide a high degree of mobility, facilitating long-distance travel between destinations by providing minimal traffic conflicts and few opportunities to enter/exit the roadway. Such roadways are classified as Principal Arterials under the City of Bastrop classification system (described in more detail in the next section). Neighborhood streets, on the other hand, provide a high degree of access (to homes, shopping centers, etc.), but offer lower mobility due to the presence traffic signals, lower speed limits and other design characteristics. These roadways are classified as local streets under the City of Bastrop functional classification system. Figure 5.1 shows the relationship between mobility and access.

#### Map 5.1: 2040 Major Thoroughfare Map, City of Bastrop TMP



# BASTROP Item 7A.

#### LEGEND:

CITY LIMITS STATUTORY ETJ FREEWAY FRINCIPAL ARTERIAL DIVIDED PRINCIPAL ARTERIAL UNDIVIDED MINOR ARTERIAL DIVIDED MINOR ARTERIAL UNDIVIDED COLLECTOR

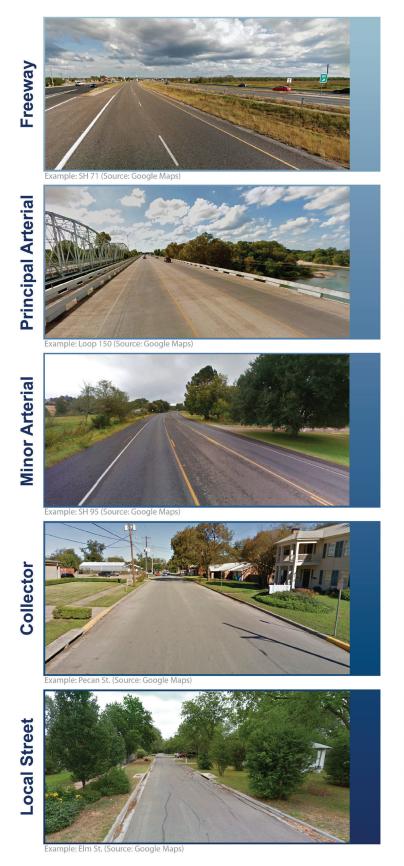


71 TEXAS



# BASTROP TX 🏾

#### Figure 5.1: Mobility vs Access



#### **Functional Classifications**

This Thoroughfare Plan uses the following classifications as defined below. Note that in the context of the mobility versus access continuum, higher functional classes (e.g. principal arterials) serve mobility while lower classes (local streets) prioritize access.

#### Freeways

Mobility

Freeways provide maximum mobility and do not directly serve land uses. Freeways are generally separated by physical barriers and their access and egress points are limited to on- and off- ramps. Freeways are typically two lanes in each direction.

#### **Principal Arterials**

Principal arterials provide a high degree of mobility by serving travel between major destinations or activity centers, as well as long-distance traffic that goes through or bypasses an area. They are designed to minimize travel time by providing high posted speed limits, offering physical separation from other roadways (e.g. few at-grade intersections) and providing a limited number of access/egress points (e.g. on- and off- ramps).

#### **Minor Arterials**

Minor arterials are intended to connect traffic into and between the principal Arterial system. They can serve trips of moderate length by connecting smaller geographic areas. While minor arterials provide slightly less mobility benefit than principal arterials, overall they are characterized by relatively high travel speeds and low interference from cross traffic.

#### **Collectors**

Collectors provide a balance between mobility and access, primarily serving to "collect" traffic from local streets and provide connections to arterials. In urban areas, collectors provide traffic circulation in residential areas or commercial districts, while in rural areas they primarily serve travel within the City (i.e. trips shorter than those served by arterials). Due to the large number of col- lector roadways and the diversity of adjacent land uses, appropriate context subcategories were defined for collector roadways. These categories include residential, commercial, and mixed-use collectors.

#### **Local Streets**

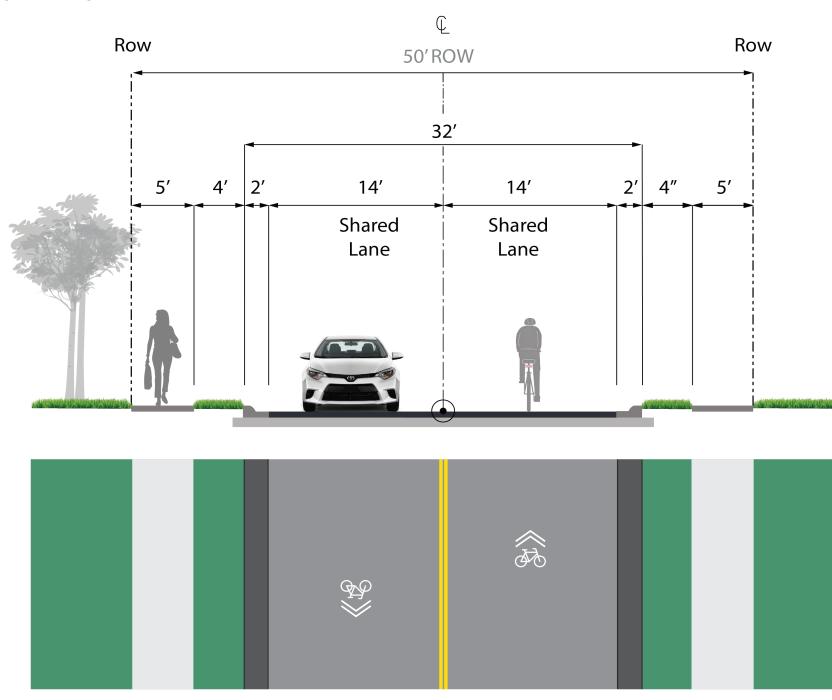
Access

Local streets offer lower mobility than other functional classes but provide the highest degree of access to adjacent land. They discourage through traffic with low posted speed limits and the use of traffic calming features. Local streets make up the bulk of the transportation system in terms of mileage.

#### **Typical Roadway Cross Sections**

For each of the functional classes defined in the thoroughfare plan, a typical cross section was developed for use in the planning and conceptual engineering of new roadways or in the potential upgrade of existing roadways as they are reconstructed or expanded. The following typical cross sections are intended as conceptual frameworks to facilitate the planning process. Specific engineering requirements and design guide-lines for implementation of roadways are contained in the City subdivision regulations and other capital improvement program guidelines. The engineering and design of specific facilities must be carried out in collaboration with and under the review of the City Engineer.

Figure 5.2: Neighborhood Collector Constrained ROW- Extreme Case

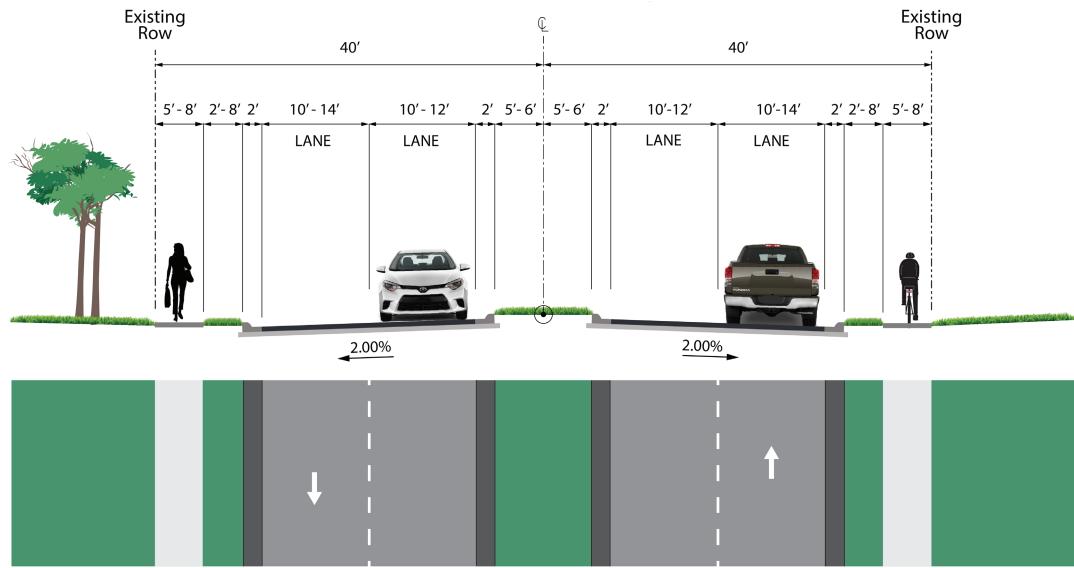




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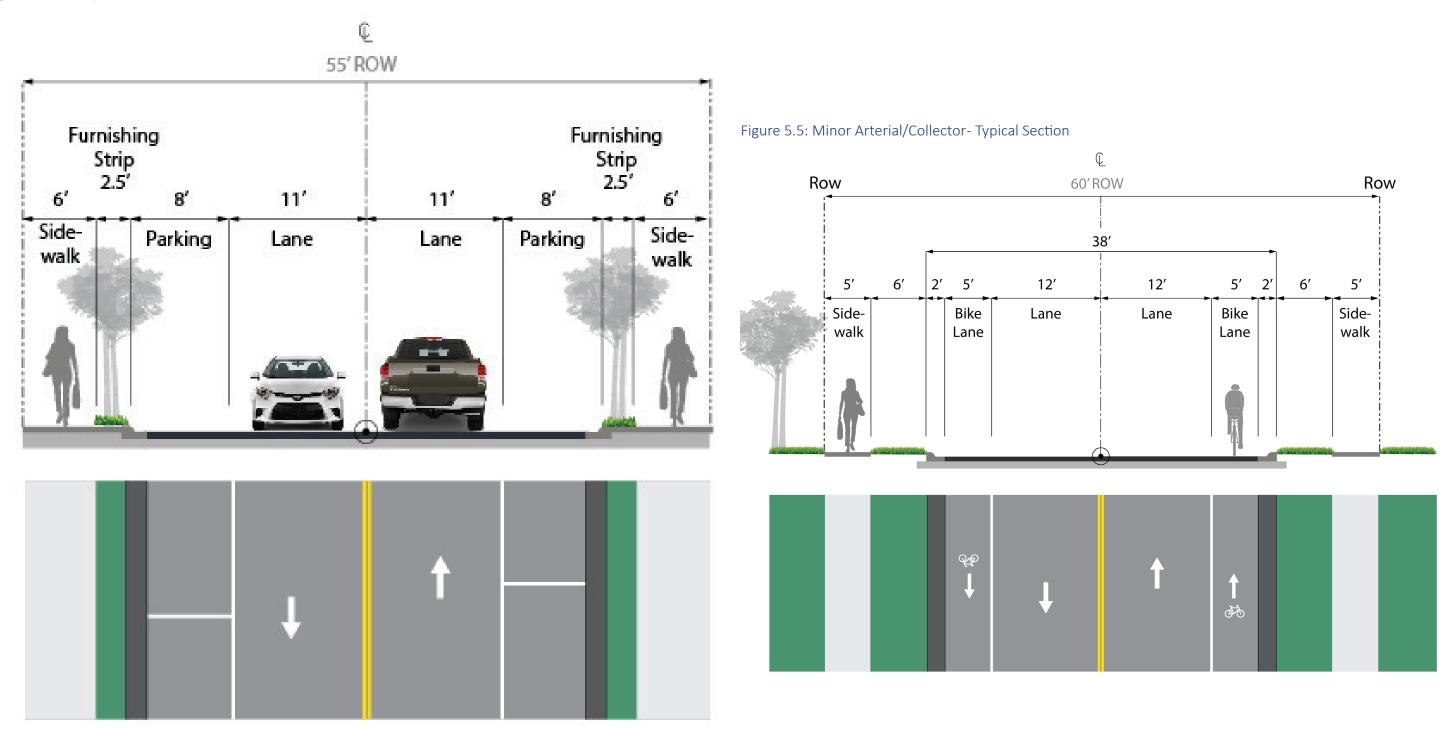
# BASTROP TX 🏘

Figure 5.3: Principal Arterial/Divided Minor Arterial-Typical Urban Section



CITY OF BASTROP | TRANSPORTATION MASTER PLAN

Figure 5.4: Example Downtown Cross Section







# **BASTROP** Heart of the Lost Pines / Est

Item 7A.





# MEETING DATE: February 24, 2025

# TITLE:

Conduct a public hearing, consider and act to amend the Code of Ordinances, Related to Chapter 14, The Bastrop Building Block (B3) Code, on the following: Article 3.2 Place Type Standards, Section 3.2.001 Allocation & Sequence of Place Type Determination, (A) (2); Article 3.2 Place Type Standards, Section 3.2.002 Neighborhood Regulating Plan, (C); Article 4.1 General, Section .4.2.001 Character Districts Descriptions & Additional Standards, (B) 5,13,17 And 19; Article 5.2 Development Pattern Standards, Sec. 5.2.001 Traditional Neighborhood Development (TND) (B); Article 5.2 Development Pattern Standards, Sec. 5.2.002 TND Standards, (B) (C) (D) And (E); Article 5.2 Development Pattern Standards, Section 5.2.005 Village Center Development (VCD), (B); Article 7.1 Streets & Public Realm, Section 7.1.002 General, (D); Article 7.3 Street Types, (B) (1), Chapter 10, Section 10.1.002 Definitions, American Grid, and mandatory street network and Executive Summary on pages 12 and 22; by removing all references to the mandatory street network and the gridded street network and establishing standards and procedures and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

# AGENDA ITEM SUBMITTED BY:

Submitted by: Andres Rosales, Assistant City Manager

# **BACKGROUND/HISTORY:**

The B3 Code was adopted in November 2019 and subsequently amended in April 2022. The intent of the Code was to establish the Standards that enable, encourage, and ensure the community achieves fiscal sustainability, geographically sensitive developments, and the perpetuation of authentic Bastrop.

A published notice was placed in the Elgin Courrier on January 29<sup>th</sup> and sent mailed notices to all property owners within the City Limits and within 200 feet of City Limits, in accordance with the B3 Code Technical Manual.

As discussed in the prior amendments, the code related to gridded streets lies in many different areas.

The proposed amendments here lie within each place type, definitions, and executive summary pages. The intent is to create cohesion in other areas of the code that are also in line to be modified.

Further review shows additional future changes will need to be made to the sections related to Mandatory Street Network and the definition of the American Grid. Those changes will be forthcoming. More information is available at the end of this staff report.

The proposed amendments are as follows:

1) Amend 2 sections within the Executive Summary on page 12 and page 22;

 Remove reference to grid from page 13: "Facilitate development of Infill properties contiguous to an existing built environment in the pattern of Traditional Neighborhood Development (TND) or Village Center Development (VCD) and be integrated with the existing grid pattern;" on page 13 of the B3 code.

ТНЕ СЛТУ

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#### THE CITY OF BASTROP WILL:

- Adopt Standards and processes that result in fiscally sustainable development and promote Incremental development with intentional character by focusing on the intersection of the Public and Private <u>Realms;</u>
- · Retain its natural infrastructure and visual character derived from topography, woodlands, farmlands and waterways;
- Encourage Infill and redevelopment growth strategies along with new neighborhoods;
- Facilitate development of Infill properties contiguous to an existing built environment in the pattern of Traditional Neighborhood Development (TND) or Village Center Development (VCD) and be integrated with the existing grid pattern;
- Promote development of properties non-contiguous to an existing built environment organized in the pattern of Traditional Neighborhood Development (TND), Cluster Land Development (CLD), or Village Center Development (VCD);
- · Plan and reserve Transportation Corridors in coordination with land development;
- > Define and connect the built environment with trails and greenways; and
- · Create a framework of transit, Pedestrian, and bicycle systems that provide alternatives to the automobile.
  - Remove reference to gridded from page 23: "Block Types Blocks are the foundation for development in Bastrop. The gridded network of Streets formed by the Bastrop Building Block has been proven to support each Place Type and all associated Standards in the Code." on page 23 of the B3 Code.

**Block Types -** Blocks are the foundation for development in Bastrop. The gridded network of Streets formed by the Bastrop Building Block has been proven to support each Place Type and all associated Standards in the Code. Block Types match the level of intensity of development they are serving. The Block Types will vary from rural to urban, becoming more formal as the urbanity increases. See the Pattern Book for more examples of Block Types.

**Building Types -** Building Types correspond to the Place Types and Street Types. Building Types are contained within each Place Type to confirm the intensity of development aligns with the infrastructure and building forms to support the wide variety of Building Types.



Block Examples for illustrative purposes

2) Amend Article 3.2 Place Type Standards, Section 3.2.001 ALLOCATION & SEQUENCE OF PLACE TYPE DETERMINATION, (a) (2)

Remove reference to Mandatory Street Network from: "(2) The existing Streets • and Master Thoroughfare Plan Mandatory Street Network;" on page 73 of the B3 Code.

ARTICLE 3.2 PLACE TYPE STANDARDS SEC 3.2.001 ALLOCATION & SEQUENCE OF PLACE TYPE DETERMINATION (a) Determination of Place Type designations shall be made based on the the following factors considered in the following sequence:	(b) The City of Bastrop shall h percentages of each Pedes established Place Type Neighborhood Concept Sc review permitted Develo associated Standards. Place per Pedestrian Shed as desc	trian Shed allocated to the es. Before preparing a heme the Applicant must   pment Patterns and the Type percentage allocation
(1) Geographically <u>sensitive</u> Development <u>Patterns;</u>	P1-Nature	Varies
(2) The existing Streets and Master Thoroughfare Plan	P2- Rural	Varies
Mandatory Street Network;	P3 - Neighborhood	10-35%
(3) Proximity to existing Place Types (built or entitled):	P4 - Mix	25-75%
(4) Size of new Development; and	P5 - Core	5 - 20%
(5) Pedestrian Shed Distribution.	CS - Civic Space	10% min.
	EC - Employment Center	No min.

- Amend Article 3.2 Place Type Standards, Section 3.2.002 NEIGHBORHOOD REGULATING PLAN, (c)
  - Replace the reference to Mandatory Street Network with Transportation Master • Plan from: "(c) Neighborhood Regulating Plans must provide the Street Types, location and sizes of proposed Streets consistent with the Mandatory Street Network-Transportation Master Plan, and the Block requirements of this Code. It must contain Place Type allocation as defined in Section 3.2.001.b and be reflective of Section 4.2.001 Character District Descriptions & additional Standards." on page 74 of the B3 Code.

#### SEC 3.2.002 NEIGHBORHOOD REGULATING PLAN

- (a) All areas within the City of Bastrop more than 3.4 acres that do not require Place Type Zoning changes will require a Neighborhood Regulating Plan. Place Types shall be assigned through the creation of a Neighborhood Regulating Plan.
- (b) The process for creating a Neighborhood Regulating Plan is described in the B<sup>3</sup> Technical Manual Article 2.3 -Neighborhood Regulating Plan.
- (c) Neighborhood Regulating Plans must provide the Street Types, location and sizes of proposed Streets consistent with the <u>Transportation Master Plan Mandatory Street</u> Network, and the Block requirements of this Code. It must contain Place Type allocation as defined in Section 3.2.001.b and be reflective of Section 4.2.001 Character District Descriptions & additional Standards.
- (d) A Neighborhood Regulating Plan must adhere to the Pedestrian Shed Map, Sec. 3.3.001, and must be reviewed and comply with the percentages of 3.2.002(b).

#### SEC 3.2.003 NEIGHBORHOOD REGULATING PLAN EXEMPTIONS

(a) All areas within the City of Bastrop over 3.4 acres on a platted Lot not seeking to develop.

#### ARTICLE 3.3 PEDESTRIAN SHED

- (a) In TND developments, every <u>1/4\_mile</u> radius or "Pedestrian Shed," i.e. approx. 80 acres or 6 Farm Lots, is to contain a mix/allocation of Place Types that reflect the Character District. Measuring Development by the Pedestrian Shed will ensure walkable neighborhoods are created.
- (b) The Pedestrian Shed is the area encompassed by the walking distance from a town or neighborhood center. They are often defined as the area covered by a 5-minute walk (about 0.25 miles or 1,320 feet) from the center.
- (c) Pedestrian Sheds in VCD or CLD Development Patterns vary in size and are prescribed in Article 5.2 Development Patterns Standards.

# 4) Amend ARTICLE 4.1 GENERAL, Section .4.2.001 CHARACTER DISTRICTS DESCRIPTIONS & ADDITIONAL STANDARDS, (b) 5,13,17 and 19

 Replace the reference of gridded with downtown in section: "(b) (5) Downtown District - Downtown Bastrop is laid out in an almost perfect series of small, gridded blocks. The gridded downtown network of Streets is a fundamental element that creates the most effective and efficient structure for cities to be walkable, flexible and timeless. It contains human scale Streets and buildings organized in a uniform manner. Parks and Civic Spaces integrated into the built form of the City. The shopfronts and ground floor characteristics at the Street edge are made up of glass and directly relate to the Street. The Residential Lot sizes, House sizes, housing types, and setbacks vary throughout the district." on page 81 of the B3 Code. lends itself to village centers. A mix of retail, restaurant and office Buildings, that incorporate Residential around community agriculture, open fields, and water features being reminiscent of meandering streams and stock tanks that once served livestock.

- (3) Cultural Arts District Arts and culture are the centerpiece of this district. Located in one of the oldest parts of the <u>City</u>, this district will pay homage to the rich culture of Bastrop by providing a physical landscape to share the human experience. A sophisticated mix of theater, music, and art will blend with a mix of housing, while also providing shopping and dining opportunities. Situated along two state highways, this district will be a destination for tourists and locals alike sharing a cultural experience.
- (4) District 71 District 71 promotes regional trade and easy vehicular access from major Thoroughfares. Developments become destinations unto themselves, with parking areas nearby for visitor access. Elements within the Public Realm encourage walk- or bike-<u>ability</u> bringing <u>large\_developed</u> areas back to the human scale.
- (5) Downtown District Downtown Bastrop is laid out in an almost perfect series of small gridded blocks. The

gridded downtown network of Streets is a fundamental element that creates the most effective and efficient structure for cities to be walkable, flexible and timeless. It contains human scale Streets and buildings organized in a uniform manner. Parks and Civic Spaces integrated into the built form of the <u>City</u>. The shopfronts and ground floor characteristics at the Street edge are made up of glass and directly relate to the Street. The Residential Lot sizes, House sizes, housing types, and setbacks vary throughout the district.

- (6) Ferry District This district follows the east side of the Colorado River north of SH 71. People may seamlessly access both riverine resources and shopfronts. Shopfronts directly interact with the Street where topography allows or are clustered into accessible destinations along the river providing entertainment in scenic setting. Walkable trail connections to other districts, with shade from mature trees and structural features of the Public Realm, are key elements of Development.
- (7) Historic Highway District As one of the oldest towns in Texas, Bastrop has served travelers going from Austin to Houston for over 100 years. The Historic
- Add the word downtown after gridded in section "(b) (13) Old Town District Old Town has a rich history based on the Building Block and Farm Lot configuration of the 1920 Iredell Map. The gridded downtown Street network is well connected, and a variety of Lot types, setbacks, and Building Types are present. Human scale and tree shaded Streets encourage comfortable multimodal connectivity to the surrounding neighborhoods, while discrete and rural-style infrastructure functions steadily." on page 82 of the B3 Code.

Railroad, State Highway 95, and Piney Creek. Originally laid out in the pattern of Farm Lots, Residential growth has happened incrementally, creating a diverse mix of Lot sizes and housing styles. The addition of neighborhood Commercial along established Streets and the inclusion of housing type variation will add to the vitality and timeless nature of the community. Continued Development should focus on establishing additional east/west connectivity to continue the Building Block pattern originally established in Downtown Bastrop.

- (13) Old Town District Old Town has a rich history based on the Building Block and Farm Lot configuration of the 1920 Iredell Map. The gridded downtown Street network is well connected, and a variety of Lot types, setbacks, and Building Types are present. Human scale and tree shaded Streets encourage comfortable multimodal connectivity to the surrounding neighborhoods, while discrete and rural-style infrastructure functions steadily.
- (14) PDD District Planned Development Districts are existing master planned developments created under previous Codes that allow a mix of land uses and design Standards. Each area has specific concept and

Development plans that determine Street connectivity, Lot layout, and Building design.

- (15) Pine Village District Characterized by scenic vistas of the Colorado River, this district is positioned along the rolling hills of the Lost Pines. The natural geography in the district provides both opportunity for commerce and Residential neighborhoods. The built environment will harmoniously integrate with the natural environment, creating inviting Open Spaces with storefronts and residences.
- (16) River District The Colorado River serves as the focal point of this district. Ample Commercial and Residential opportunities are present, interacting with the natural environment, giving an uptown feel along the banks of the river. Open space, Civic Spaces, and trails will bring people to the district while they enjoy dining, retail, and entertainment opportunities. <u>The</u> <u>natural</u> geography will inform the <u>Building</u> pattern blending the urban and natural form.
- (17) Riverside Grove District Situated between a City Park and a Commercial corridor, Riverside Grove provides a classic opportunity to connect people to places. Mobility is promoted via the tree-lined Streets in a semi-grid pattern that allow multiple modes of
- No change to reference (b) (17) on page 82 and 83 of the B3 Code.
- No change to reference (b) (18) on page 83 of B3 Code.
- 5) Amend ARTICLE 5.2 DEVELOPMENT PATTERN STANDARDS, SEC. 5.2.001 TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) (b)
  - Replace the reference to grid with street network in section: "(b) TND characteristics <u>may</u> include the continuation of the <u>Grid Street Network</u> as the basic platform of arrangement of the Neighborhood Regulating Plans and Zoning Concept Schemes. They contain a range of housing types, a network of well-connected Streets and blocks, well defined public spaces, and have amenities such as stores, schools, and Third Places within walking distance of residences." on page 87 of the B3 Code.
- Amend ARTICLE 5.2 DEVELOPMENT PATTERN STANDARDS, SEC. 5.2.002 TND STANDARDS, (b) (c) (d) and (e)
  - Replace the reference in section "(c) 330' x 330' preferred suggested Block size." on page 87 of the B3 Code.
  - Replace the reference in section "(b) 1,320' preferred <u>suggested</u> max Block perimeter.
  - No change to sections (d) and (e) on page 87 of the B3 Code.

#### ARTICLE 5.2 DEVELOPMENT PATTERN STANDARDS

SEC. 5.2.001 TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

(a) Intent:

- TND may occur in Infill areas and involve adaptive reuse of existing buildings, or can be created as new Construction on previously undeveloped land.
- (b) TND characteristics <u>may</u> include the continuation of the Grid <u>Street Network</u> as the basic platform of arrangement of the Neighborhood Regulating Plans and Zoning Concept Schemes. They contain a range of housing types, a network of well-connected Streets and blocks, well defined public spaces, and have amenities such as stores, schools, and Third Places within walking distance of residences.
- (c) TND is the preferred and default Development Pattern in the City of Bastrop.

#### SEC. 5.2.002 TND STANDARDS

- (a) Location: The TND is located within a Character District that allows for the Development Pattern.
- (b) 1,320' suggested preferred max Block perimeter.

- (c) 330' x 330' suggested preferred Block size.
- (d) If Block dimensions exceed the preferred Block perimeter and size, a 20' Pedestrian Walkway shall be included at mid-Block.
- (e) Smaller blocks are allowed By Right.
- (f) In the P4 Mix, a minimum Residential mix of three Building Types (not less than 20%) shall be required.
- (g) A TND shall be structured by one standard or Linear Pedestrian Shed (see Article 3.2.2 Place Types by Pedestrian Shed) and shall be no fewer than 13.6 acres and no more than 160 acres.
- (h) A TND shall include Place Types as allocated in Section 3.2.002.b.
- (i) Sites larger than 80 circular acres or 160 linear acres shall be designed and developed as multiple Neighborhood Regulating Plans. Each Neighborhood Regulating Plan is subject to the individual Place Type requirements for its Development Pattern as allocated Section 3.2.002.b or associated Standards.
- Amend ARTICLE 5.2 DEVELOPMENT PATTERN STANDARDS, Section 5.2.005 VILLAGE CENTER DEVELOPMENT (VCD), (b)
  - Replace the reference in section (b) referenced the Village Center Development (VCD) street types "Description: VCD consists of a small dense grouping of predominately P4 and P5 Building serving as Residential, live/ work and Commercial and office buildings organized in a vernacular, curvilinear grid, or <u>potential for a</u> grid network of blocks and Streets. The Streets are small and serve as shared Streets. Vehicles are kept on the exterior of the developments. Buildings are located directly to the Street edge." (Page 89 of the B3 Code)

#### SEC. 5.2.005 VILLAGE CENTER DEVELOPMENT (VCD)

- (a) Intent: A VCD is a series of small Streets lined with buildings at the Street edge creating a unique village style community.
- (b) Description: VCD consists of a small dense grouping of predominately P4 and P5 Building serving as Residential, live/ work and Commercial and office buildings organized in a vernacular, curvilinear grid, or <u>potential for a grid</u> network of blocks and Streets. The Streets are small and serve as shared Streets. Vehicles are kept on the exterior of the developments. Buildings are located directly to the Street edge.

#### SEC. 5.2.006 VCD STANDARDS

- (a) See Section 5.2.007 Development Patterns by Character District to determine if Village Center Development is an allowed Development Pattern.
- (b) <u>Streets</u> Types are narrow and serve as shared Streets in the Development.
- (c) Vehicles are kept on the exterior of the key areas of <u>developments</u> to create plazas and Civic Spaces throughout the <u>Development</u>;

- (d) Buildings are located directly to the Street edge at the Frontage Line and occupy 80% to 100% of the Lot Frontage; and
- (e) Parking shall be located in the Third Layer of the Lot.
- (f) Vehicle access shall be kept in the rear of the property served by alleys or the rear lanes.
- (g) P3 shall be limited to 10% of the Development.
- (h) P1 and CS shall be more than 40% of the Development.
- P4 and P5 shall make up the remaining 50% of the Development.
- (j) A VCD shall be structured by one Long Pedestrian Shed or Linear Pedestrian Shed and shall consist of no fewer than 13.6 acres and no more than 80 acres.

- 8) Amend ARTICLE 7.1 STREETS & PUBLIC REALM, Section 7.1.002 GENERAL, (d)
  - The section (d) referenced Mandatory Street Network. There will be no change to this section as it is necessary to reference the Mandatory Street Network found in the Transportation Master Plan. (Page 127 of the B3 Code)
- 9) Amend ARTICLE 7.3 STREET TYPES, (b) (1)
  - Remove both references to the grid and add street before network in this section: (1) Primary Multimodal Streets (80' R.O.W.) - provide a higher degree of mobility than most of the grid street network by serving travel between major destinations or activity centers, as well as providing local cross-City route alternatives to the major highway routes. These Streets should be designed as walkable, low-tomoderate speed Thoroughfares that carry both through and local traffic, pedestrians, and bicyclists. These Streets are also important connections for primary goods movement and emergency response routes. These Streets will often require additional right-of-way than a typical grid connector, either for additional through travel lanes or for dedicated Pedestrian and bicycle facilities (Bastrop Master Transportation Plan)." on page 131 of the B3 Code.

- (c) Applicants must dedicate sufficient right-of-way to the City for Streets and sidewalks, in accordance with the Master Transportation Plan. Typical Street right-of way widths are illustrated in this Section.
- (d) The City may require turn lanes and additional right-ofway beyond that shown in the applicable Street typical cross-section to accommodate turn lanes when warranted.

#### SEC. 7.2.004 MEASUREMENT OF STREETS & PUBLIC REALM

- (a) Face of Curb. All measurements of parking spaces and lane widths are taken from the Face of Curb and are inclusive of the gutter.
- (b) Pavement Markings. All measurements of parking spaces and lane widths are made to the center of pavement markings.

#### **ARTICLE 7.3 STREET TYPES**

(a) A range of <u>Streets</u> Types have been provided which correspond back to the built environment they serve. Street Types were created in conjunction with all other B<sup>3</sup> Code sections to promote long-term fiscal sustainability and a walkable environment. Each Street Type contains characteristics which correspond with the Place Types and Building Types in the B<sup>3</sup> Code.

- (b) The following Street illustrations are to be used as a guide when designing Streets for Neighborhood Regulating Plans or Zoning Concept Schemes and Infill Street designs. The <u>Streets</u> types are separated into two categories:
  - (1) Primary Multimodal Streets (80' R.O.W.).- provide a higher degree of mobility than most of the grid\_street network by serving travel between major destinations or activity centers, as well as providing local cross-City route alternatives to the major highway routes. These Streets should be designed as walkable, low-tomoderate speed Thoroughfares that carry both through and local traffic, pedestrians, and bicyclists. These Streets are also important connections for primary goods movement and emergency response routes. These Streets will often require additional right-of-way than a typical grid-connector, either for additional through travel lanes or for dedicated Pedestrian and bicycle facilities (Bastrop Master Transportation Plan).
  - (2) Local Connector Streets (55.5' R.O.W.) provide a higher degree of direct access to abutting property.
- 10) Amend Chapter 10, Section 10.1.002 DEFINITIONS, American Grid, and Mandatory Street Network
  - No changes proposed to the definitions of American Grid and Mandatory Street Network. It is necessary to keep the references. (Pages 223 and 236 of the B3 Code)

#### **FISCAL IMPACT:**

None

#### **RECOMMENDATION:**

Recommend the amendments as proposed by staff.

# **ATTACHMENTS:**

None.







MEETING DATE: February 24, 2025

# TITLE:

Conduct a public hearing, consider and act on the code of Ordinances, related to Chapter 14, the B3 Technical Manual, on the following: Article 1.2 Development Procedures, Section. 1.2.003 Development Process, (C) (1) (C); Article 2.3 Neighborhood Regulation Plans, (E); Article 2.3 Neighborhood Regulation Plans, (E); Article 2.3 Neighborhood Regulation Plans, (A) – (4) A, (5) B, and (6), by removing all references to the Mandatory Street Network and the gridded network and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

# AGENDA ITEM SUBMITTED BY:

Andres Rosales, Assistant City Manager

# BACKGROUND/HISTORY:

The B3 code was adopted in November of 2019, and subsequently amended in April of 2022. With the adoption of the B3 code, the Technical Manual was introduced as a supporting development document.

A published notice was placed in the Elgin Courrier on January 29<sup>th</sup> and sent mailed notices to all property owners within the City Limits and within 200 feet of City Limits, in accordance with the B3 Code Technical Manual.

As discussed in the prior public hearing, the Thoroughfare Plan lays out requirements for the gridded street network. The gridded street network requires 330' by 330' building block. This creates an overabundance of public streets and creates more maintenance requirements for the City to fund. This amendment is a change is not the B3 code, but rather it's accompanied Technical Manual. A change in one, creates a change in the other.

The proposed amendments are as follows:

- 1. Amend ARTICLE 1.2 DEVELOPMENT PROCEDURES, Section. 1.2.003 DEVELOPMENT PROCESS, (c) (1) (C)
  - Remove Mandatory reference to Mandatory Street Network from: "(C) Placement of the mandatory street network and blocks."

- B. A recommendation and subsequent decision from one or more of the following public hearing bodies:
  - i. Zoning Board of Adjustment (ZBA),
  - ii. City Council, and/or
  - iii. Planning and Zoning Commission.
  - iv. Refer to Table A for the specific review processes.
- (4) Application for construction document review and <u>permits;</u>
- (5) Inspections; and,
- (6) Certificate of Occupancy.
- (c) Detailed Development Process:
  - (1) Step 1: Pre-development meeting and site visit:
    - A. Development activities begin with a pre<u></u> <u>development</u> meeting request to the <u>City</u>. Go to the City of Bastrop website at <u>https://</u> www.cityofbastrop\_org/page/

plan.newdevelopmentprocess. for predevelopment application details and scheduling.

- B. The primary purpose of the pre-development meeting is for staff to help identify the scope of the development proposal, so that the City can determine the appropriate submittal requirements and <u>process(\_es)</u>, including whether the development will require administrative or public approval.
- C. The site visit will:
  - i. Identify the geographic center of the development;
  - ii. Key features to be preserved on the lot(s);
  - iii. The appropriate Development Patterns;
  - iv. Environmental/ infrastructure constraints; and
  - Placement of the mandatory street network and blocks.
- (2) Step 2: Development application submittal and review:

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- Amend section ARTICLE 2.3 NEIGHBORHOOD REGULATING PLANS, (e)
  - Replace the grid reference to street network: "Neighborhood Regulating Plans using the Traditional Neighborhood Design (TND) pattern may use the downtown Bastrop grid street network blocks as helpful new neighborhood examples. See the Pattern Book for the Bastrop Block and other block examples."

districts promote rural developments with less intense development standards.

- (e) Neighborhood Regulating Plans using the Traditional Neighborhood Design (TND) pattern may use the downtown Bastrop grid street network blocks as helpful new neighborhood examples. See the Pattern Book for the Bastrop Block and other block examples.
- (f) Neighborhood Regulating Plans in Character Districts will allow for Cluster Land Development (CLD), or Village Center Development (VCD); may create alternative designs to the block that best integrate with the existing site conditions. For more information on Development Patterns, see Chapter 5 - Development Patterns - in the B<sup>3</sup> Code.
- (g) Creating a Neighborhood Regulating Plan is a three-step process. Specific requirements, standards, and recommendations are outlined in the Code and the pattern book and this B<sup>3</sup> Technical Manual. Additional requirements and recommendations may be determined at pre-application meeting and site visit.
- (h) The specific standards for an application will be determined at the pre-application meeting.

 A response will be issued by DRC to the applicant to summarize the pre-development meeting and site visit.

#### SEC. 2.3.001 STEP ONE: NEIGHBORHOOD REGULATING PLAN

- (a) Submission includes:
  - (1) Legal description & geographic location map;
  - (2) Block and Place Type designation;



Neighborhood Regulating Plan with 5 Neighborhoods Rendering by Geoff Dyer

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- Amend ARTICLE 2.3 NEIGHBORHOOD REGULATING PLANS, Section 2.3.001 STEP ONE: NEIGHBORHOOD REGULATING PLAN, (a) – (4) A, (5) B, and (6)
  - (4) A Add clarity to reference: "The street network plan must show existing streets and the transition Street Types into the proposed neighborhood, in accordance with the Transportation Masterplan."
  - (5) B Add clarity to reference: "Blocks with Street Types with wider than 55.5 feet of right-of-way can chose to create smaller blocks or propose to adjust the grid to accommodate the selected street network of Street Types, if compliant with the Transportation Masterplan."
  - (6) Add clarity to reference: "Refer to the Transportation Masterplan and Thoroughfare Masterplan for street network requirements."

- (3) Demonstrate the structure of the proposed neighborhood based on the standards associated with the property.
  - A. The proposed neighborhood must allocate a variety of Place Types on sites over 3.4 acres or per block of development, as defined in the B<sup>3</sup> Code.
  - B. Each block may vary in design. Natural conditions, physical barriers, special site features, or existing development shall be used to inform the patterns of the block. See the Pattern Book for alternative block configurations.
- (4) Street Network:
  - A. The street network plan must show existing streets and the <u>transition</u> Street Types into the proposed neighborhood, <u>in accordance with the</u> <u>Transportation Masterplan.</u>
  - B. A network of streets shall show streets to and through the development.
- (5) Street Types:
  - A. Each Street Type is scaled propositional to the associated Place Types and Building Types.

- B. Blocks with Street Types with wider than 55.5 feet of right-of-way can <u>chose</u> to create smaller blocks or propose to adjust the grid to accommodate the selected street network of Street Types, <u>if</u> <u>compliant with the Transportation Masterplan.</u>
- C. Blocks with Street Types wider than 55.5 ft of rightof- way must also demonstrate the fiscal sustainability of the requested Place Types and Street Types.
- D. Blocks adjacent to undeveloped land, areas unsuitable for development, or pre-existing incomplete Blocks may be exempt from Block Face length and Block perimeter requirements by Warrant.
- (6) Refer to the Transportation Masterplan and Thoroughfare Masterplan for street network requirements, <u>if applicable</u>.

#### SEC. 2.3.002 STEP TWO: SUBDIVISION PLAT SUBMITTAL

- (a) Subdivision Plat.
- (b) See Chapter 1 Subdivisions of the B3 Codes.

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# **FISCAL IMPACT:**

None

#### **RECOMMENDATION:**

Recommend the amendments proposed by staff to remove all references to the mandatory street network and the gridded street network.



MEETING DATE: February 24, 2025

# TITLE:

Conduct a public hearing, consider and act to amend the Bastrop Code of Ordinances related to Chapter 14, the Bastrop Building Block (B3) Code, Section 6.3.008 - Lot Occupation, establishing standards for a minimum lot size in P2 and P3; Section 6.5.003 – Building Standards Per Place Type, by establishing standards for a minimum lot size in P2 and P3; and Section 2.4.001 Nonconforming Uses and Structures, to include Nonconforming Lots and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

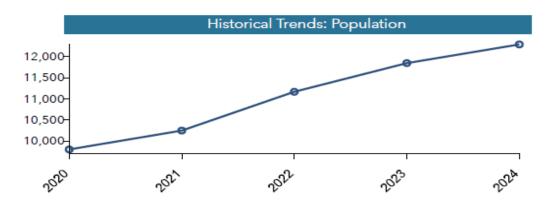
# AGENDA ITEM SUBMITTED BY:

Submitted by: Sylvia Carrillo-Trevino, CM, ICMA-CM, CPM

# **BACKGROUND/HISTORY:**

The B3 code was adopted in November of 2019. The B3 Code, is a code rooted in New Urbanism. New Urbanism seeks to create walkable and denser communities where walking or other nonautomobile forms are the preferred method of transportation. The B3 is a code that was designed to urbanize what was once a semi-rural community. For example, the B3 Code promotes no minimum lot standards and the construction of multi-family product types, such as duplexes, in traditional single-family neighborhoods. In addition to this, the B3 Code also encourages residential structures in traditional single-family neighborhoods to be placed close to the front property line. These standards in the B3 Code only add to further remove the traditional semirural landscape that was once authentic Bastrop.

In addition to the urbanized code standards in the B3 Code, the city has also seen immense development pressure since its adoption in 2019. From 2016 to 2023, Bastrop's population grew by approximately 34.3%. With the increased growth from Austin to the west, the availability of large land parcels, the availability of water, and abundant natural resources, the growth shows no signs of slowing.



Since adopting the B3 Code, and experiencing the pressure of growth in the community, the citizens of Bastrop have begun to identify certain aspects of the B3 Code that do not truly align with the authentic Bastrop. One consistently conveyed request Staff has received is to put measures in place that will protect the traditional semi-rural neighborhood fabric of Bastrop from the unbridled densification of residential neighborhoods that are currently allowed in the B3 Code.

Essentially, the desire of the community is to keep Bastrop looking authentic by preserving what's already in place.

To accomplish this, staff is proposing is to establish a minimum lot size for the P2 and P3 Place Types, which are the more traditional single-family neighborhoods, that will be based on a metric that is driven by the current average lot size of all P2 and P3 lots within the City of Bastrop. To put it more simply, P2 and P3 should look no different that what is currently in place. This provides some predictability to existing residents that their neighborhood will not face transition to tiny homes, or other dense product types.

This statistical analysis was obtained from a Geographic Information System (GIS) analysis of all of the P2 and P3 lots within the city.

The analysis of the average lot size for P2 lots was found to be between 1 and 1.3 acres. Staff is recommending that the minimum lot size for P2 be 1 acre to have a clean, consistent metric.

TrimAvg 10%	TrimAvg 20%			
1.293	1.018			
1.358	1.070			
(Avg of the Middle 90% of data)	(Avg of the Middle 80% of data)			

For instance, in this traditional P2 single-family neighborhood along Hoffman Road Street, the average lot size is +/-1.16 acres.



The analysis of the average lot size for P3 was found to be 0.30 acres. Staff is recommending that the minimum lot size in P3 be 0.33 acres to have a more consistent metric of approximately 3 lots per acre.

TrimAvg 10%	TrimAvg 20%
0.316	0.301
0.319	0.304
(Avg of the Middle 90% of data)	(Avg of the Middle 80% of data)

For instance, in this traditional P3 single-family neighborhood, such as this one bounded by Buttonwood, Water, Beech, and Pecan Street, the average lot size is +/-0.38 acres.



Currently, with no minimum lot size in place, there is no way to truly create predictability within residential neighborhoods for what the expectation can be for the built environment in the future. Residents are seeking predictability in their already established neighborhoods.

These changes affect all P2 and P3 zones, however, if a new residential development would like to build a different or denser product in an undeveloped area of town, and they can build and sustain the necessary infrastructure, then a tool currently exists which allows them to seek administrative relief through the codes via a Planned Development District (PDD).

# Mitigating Unintended Consequences for Existing Residents

In addition to proposing the minimum lot size of 0.33 acres for P3 and a minimum lot size of 1 acre for P2, Staff is also proposing language that will give citizens the opportunity to mirror their built environment in the lots in that area do not explicitly fall in line with the proposed standards by amending **Section 2.4.001 – Nonconforming Uses and Structure** to include **Lots**:

# SEC. 2.4.001 NONCONFORMING USES, STRUCTURES, AND LOTS

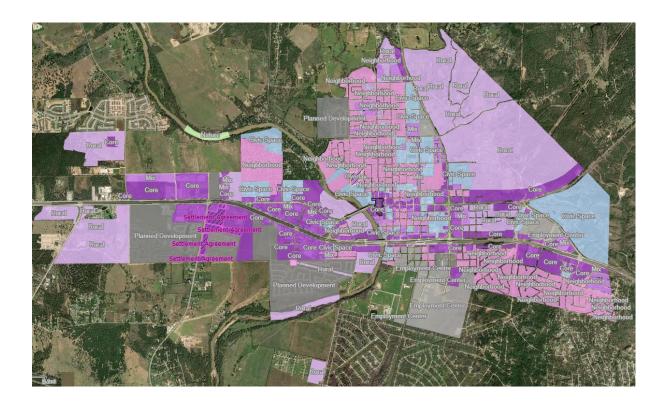
(4) No nonconforming use, or S structure, or lot may be expanded, further subdivided, reoccupied with another nonconforming use, or increased as of the effective date of this Code, unless:

- A. An application is authorized by the ZBA;
- B. An application is administratively approved by the Director of Development Services if;
  - Properties within 500 feet of the adjacent structures or lots have similar encroachments, building standards, setbacks, or build-to-lines, or lot sizes and the application is generally consistent with the surrounding built environment; or
  - (2) The application is for an Accessory Structure that does not directly increase or expand the characteristics that render the use or structure nonconforming;
  - (3) The expansion to the structure does not directly increase of expand the characteristics that render the use or structure nonconforming.

Summary of proposed B3 Code Amendments:

- (1) Section 6.3.008 Lot Occupation, establishing standards for a minimum lot size in P2 and P3
- (2) Section 6.5.003 Building Standards Per Place Type, by establishing standards for a minimum lot size in P2 and P3
- (3) Section 2.4.001 Nonconforming Uses and Structures, to include nonconforming Lots.

Zoning Map depicting P2 (Rural) and P3 (Neighborhood) locations that would be affected by the proposed changes.



# FISCAL IMPACT:

None.

# PUBLIC NOTICE:

A published notice was placed in the Elgin Courrier on January 29*th* and sent mailed notices to all property owners within the City Limits and within 200 feet of City Limits, in accordance with the B3 Code Technical Manual.

# **RECOMMENDATION:**

Make a recommendation on amending the Bastrop Code of Ordinances related to Chapter 14, the Bastrop Building Block (B3) Code, Section 6.3.008 - Lot Occupation, establishing standards for a minimum lot size in P2 and P3; Section 6.5.003 – Building Standards Per Place Type, by establishing standards for a minimum lot size in P2 and P3; and Section 2.4.001 Nonconforming Uses and Structures, to include nonconforming Lots.

# ATTACHMENTS:

 Proposed changes to Section 6.3.008 - Lot Occupation, establishing standards for a minimum lot size in P2 and P3; Section 6.5.003 – Building Standards Per Place Type, by establishing standards for a minimum lot size in P2 and P3; and Section 2.4.001 Nonconforming Uses and Structures, to include nonconforming Lots.



# MEETING DATE: February 24, 2025

# TITLE:

Conduct a public hearing, consider and act to amend the Bastrop Code of Ordinances related to Chapter 14, the Bastrop Building Block (B3) Code, Section 6.3.008 - Lot Occupation, establishing standards for a First Layer Setback in P2 and P3; Section 6.3.003 - Building Placement, by establishing standards for the First Layer Setback in P2 and P3; Section 6.5.003 – Building Standards Per Place Type, by establishing standards for the First Layer Setback in P2 and P3; Section 6.5.003 – Building Standards - Lot Structure Description and Diagram, by adding a clarifying statement and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

# AGENDA ITEM SUBMITTED BY:

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

# **BACKGROUND/HISTORY:**

The B3 code was adopted in November of 2019. The B3 Code, in its purest form, is a code that was designed to urbanize what was once a semi-rural community. The B3 code is based on New Urbanism principles that seek to reduce reliance on the automobile.

"The City will.....Create a framework of transit, Pedestrian, and bicycle systems that provide alternatives to the automobile" B3 Code Intent, Page 12 of 249

Denser development via no lot size minimums, and prior to this year, zero parking requirements.

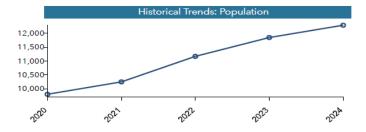
Intent: Parking shall not be the driver of Site planning. The Standards in the Code support this notion through limited and eliminating parking. The intent of building a walkable, bikeable, and an easily navigable City means all mode of transportation are available to reduce the reliance on the car. Chapter 6, Section 6.3.006 B3 Code

The B3 Code also encourages residential structures in traditional single-family neighborhoods to be placed close to the front property line to encourage alley parking

"The preferred means of vehicular access to lots is through the use of Alleys. Alleys provide a location to hide unsightly functions of our communities such as garages, garbage cans, transformers, electric meters, and telephone equipment" Sec. 6.3.005 B3 Code

These standards in the B3 Code only add to further remove the traditional semi-rural landscape that was once authentic Bastrop.

In addition to the urbanized code standards in the B3 Code, the city has also seen immense development pressure since its adoption in 2019. From 2016 to 2023, Bastrop's population grew by approximately 34.3%. With the increased growth from Austin to the west, the availability of large land parcels, the availability of water, and abundant natural resources, the growth shows no signs of slowing.



Since adopting the B3 Code, and experiencing the pressure of growth in the community, the citizens of Bastrop have begun to identify certain aspects of the B3 Code that do not truly align with the authentic Bastrop. One consistently conveyed request Staff has received is to put measures in place that will protect the traditional semi-rural neighborhood fabric of Bastrop from the unbridled densification of residential neighborhoods that are currently allowed in the B3 Code.

Proposed amendments to the B3 code are aimed to protect Bastrop's residential integrity by establishing standards that limit further urbanization and to keep Bastrop looking authentic by preserving what's already in place.

To accomplish this, Staff is proposing is to establish a standard for a First Layer Setback in the P2 and P3 Place Types, which are the more traditional single-family neighborhoods, that will be based on a metric that is driven by the current front yards of the surrounding houses in that neighborhood. The First Layer Setback will replace the First Layer Build-to-Line in P2 and P3. Because Bastrop is so varied, as opposed to a one size fits all approach, Staff is proposing front yard setback mirror the built environment by matching two homes on each side of the proposed structure with a plus or minus 5 feet to allow for visual clarity or geography.

For instance, in a traditional Single-family Neighborhood (P3), such as this one bounded by Buttonwood, Main, Church, and Farm Street, structures are encouraged to be placed **10' - 25'** from the front property line.



However, as you can see from the image above, the current metric of **10' – 25'** in P3 does not mirror the built environment of many of the neighborhoods that make up authentic Bastrop.

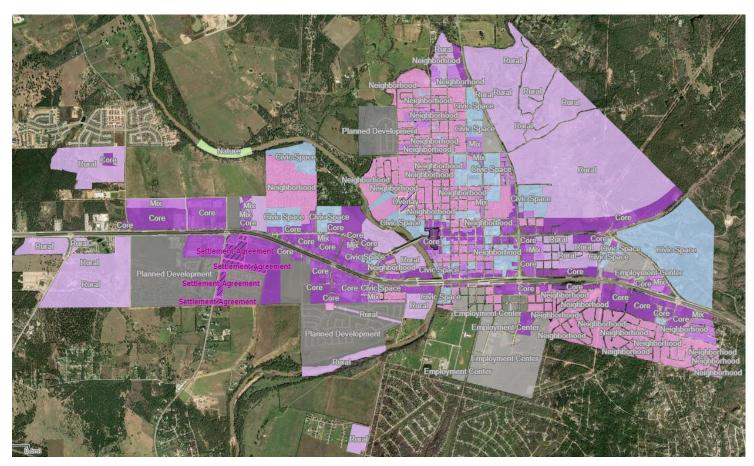
The same goes for P2, where structures are currently encouraged to be as close as 10' from the front property line in a zoning designation meant for rural residential properties. Below is the P2 neighborhood located along Piney Ridge Drive. As you can see contextually, **10'** does not mirror the authentic build environment of P2.



Summary of proposed B3 Code Amendments:

- 1. Section 6.3.008 Lot Occupation, establishing standards for a First Layer Setback in P2 and P3
- Section 6.3.003 Building Placement, by establishing standards for the First Layer Setback in P2 and P3
- Section 6.5.003 Building Standards Per Place Type, by establishing standards for the First Layer Setback in P2 and P3
- 4. Article 6.4 Lot Structure Description and Diagram, by adding a clarifying statement.

Zoning Map depicting P2 (Rural) and P3 (Neighborhood) locations that would be affected by the proposed changes.



# **FISCAL IMPACT:**

None.

### **PUBLIC NOTICE:**

A published notice was placed in the Elgin Courrier on January 29*th* and sent mailed notices to all property owners within the City Limits and within 200 feet of City Limits, in accordance with the B3 Code Technical Manual.

### **RECOMMENDATION:**

Make a recommendation on amending the Bastrop Code of Ordinances related to Chapter 14, the Bastrop Building Block (B3) Code, Section 6.3.008 - Lot Occupation, establishing standards for a First Layer Setback in P2 and P3; Section 6.3.003 - Building Placement, by establishing standards for the First Layer Setback in P2 and P3; Section 6.5.003 – Building Standards Per Place Type, by establishing standards for the First Layer Setback in P2 and P3; Section 6.5.003 – Building Standards Per Place Type, by establishing standards for the First Layer Setback in P2 and P3; Section 6.5.003 – Building Standards Per Place Type, by establishing standards for the First Layer Setback in P2 and P3; and Article 6.4 – Lot Structure Description and Diagram, by adding a clarifying statement.

# **ATTACHMENTS:**

 Proposed changes to Section 6.3.008 - Lot Occupation; Section 6.3.003 - Building Placement; Section 6.5.003 – Building Standards Per Place Type, Article 6.4 – Lot Structure Description and Diagram.

Item 9A.

	P1	P2	P3	P4	P5	EC
PORCH	NP	Р	Р	Р	NP	NP
DOORYARD	NP	NP	NP	Р	Р	Р
TERRACE	NP	NP	NP	Р	Р	Р
STOOP	NP	Р	NP	Р	Р	Р
LIGHTWELL	NP	NP	NP	Р	Р	Р
GALLERY	NP	NP	NP	Р	Р	Р
ARCADE	NP	NP	NP	NP	Р	Р
LOT OCCUPATION - SEC. 6.3.008						
LOT COVERAGE		40% max	60% max	70% max	80% max	80% max
BUILDING FRONTAGE AT BUILD-TO-LINE		40% min	40% min	60% min	80% min	80% min
BUILD-TO-LINE		<del>10 ft - no max</del>	<del>10 ft - 25 ft*</del>	5 ft - 15 ft	2 ft - 15 ft	
MINIMUM LOT SIZE		<u>1 acres***</u>	0.33 acres***			
FIRST LAYER SETBACK		<u>Built</u> Environment**	Built Environment**			

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 $^{\ast}$  Lots exceeding 1/2 acre may extend Build-to-Line up to 60 ft from the Frontage Line.

\*\*The First Layer Setback shall be the average of the front yard setback of two (2) lots to the right and two lots to the left, +/-5 ft.

\*\*\*For lots not compatible with the minimum lot size please see Section 2.4.001

INTRODUCTION

(2) An Application for a building permit for any proposed use other than those specified in the "P2" District must be made to the Director of Planning & Development. If the Applicant shows that plans and other preparation for developing the property commenced prior to annexation by the City, as established by the Texas Local Government Code Chapter 43, City Council shall authorize the Construction of the Project by a majority vote.

#### SEC. 2.3.004 ANNUAL ADOPTION OF SCHEDULE OF UNIFORM SUBMITTAL DATES FOR SITE PLANS AND PLACE TYPE ZONING CHANGES

City Council will annually meet in September to adopt a Schedule of Uniform Submittal Dates in order to comply with Texas Local Government Code Chapter 211 for Zoning Changes, and Site Plan applications. The Schedule of Uniform Submittal Dates will include dates when applications will be accepted, when review for completeness checks will occur, when the Planning & Zoning Commission will meet, and/or when Administrative decisions by the Director of Planning & Development will occur.

#### **ARTICLE 2.4 ADMINISTRATION**

SEC. 2.4.001 NONCONFORMING USES, AND STRUCTURES, AND LOTS

(a) Intent of Provisions

- (1) Within the districts established by this Code or amendments thereto, exist lots, Structures, uses of land, and characteristics of use that were lawful before this Code was enacted, amended or otherwise made applicable to such lots, Structures or uses, but that do not now conform to the Standards of the Code where they are located. It is the intent of this Code to permit such nonconforming lots, Structures or uses to continue, as long as the conditions within this Section and other applicable sections are met.
- (2) It is further the intent of this ordinance that nonconforming uses shall not be enlarged upon, expanded or extended, intensified and not be used as a basis for adding other Structures or uses prohibited elsewhere in the same district.
- (3) Nonconforming uses are hereby declared to be incompatible with the permitted uses in the districts involved.

CHAPTER 2: ZONING PROCEDURES

considered to have been abandoned. Manufactured homes and mobile homes may be replaced once per the Texas Occupations Code.

- (4) No nonconforming use, er <u>S</u> tructure, or lot may be expanded, <u>further subdivided</u>, reoccupied with another nonconforming use, or increased as of the effective date of this Code, unless:
  - A. An application is authorized by the ZBA;
  - B. An application is administratively approved by the Director of Development Services if;
    - •(1) Properties within 500 feet of the adjacent structures <u>or lots</u> have similar encroachments, building standards, setbacks, <del>or</del>-build-to-lines, <u>or lot sizes</u> and the application is generally consistent with the surrounding built environment; or
    - \*(2) The application is for an Accessory Structure that does not directly increase or expand the characteristics that render the use or structure nonconforming;
    - •(3) The expansion to the structure does not directly increase of expand the characteristics that render the use or structure nonconforming.

CHAPTER 2: ZONING PROCEDURES

- (5) Conforming Residential uses on platted lots approved prior to this Code, that may now be nonconforming due to stricter Standards, shall be deemed in conformance with this Code as long as the use of the Lot is allowed in the respective district.
- (6) Any existing vacant Lot platted prior to the adoption of this Code, that was legally conforming, shall be deemed a conforming Lot subject to the provisions applicable to Lots of Records as defined in Sec. 1.3.013.

(d) Changing Nonconforming Use:

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#### SEC. 6.3.003 BUILDING PLACEMENT

- (a) Principal buildings shall be positioned on a Lot in accordance with Section 6.5.003 Building Standards per Place Type.
  - (1) The First Layer, also known as the First Layer Setback in P2 and P3, is the area of land between the Frontage Line and the Build-to-Line. The First Layer is measured from the Frontage Line.
    - (1)• The First Layer Setback in P2 and P3 shall be the average of the front yard setback of two (2) lots to the right and two lots to the left, with the ability to vary +/-5 feet from the average First Layer Setback.

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#### **ARTICLE 6.4 LOT STRUCTURE DESCRIPTION & DIAGRAM**

BUILDINGS	
Principal Building	The main Building on a Lot.
Accessory Structures	A secondary Building usually located toward the rear of the same Lot as a Principal Building such as a garage, carport, or workshop and may include a dwelling unit, but no more than two per Lot.
LOT LAYERS	
	The area of a Lot from the Frontage Line to the Facade of the Principal Building, for P2 and P3 see B3 Development Table for Standards, Lot Occupation - Sec. 6.3.008.
Second Layer	The area of a Lot set behind the First Layer to a depth of 20 feet in all Place Types.
Third Layer	The area of a Lot set behind the Second Layer and extending to the rear Lot Line.
LOT	
Build-to-Line	The minimum percentage of the front Building Facade that must be located within the First Layer.
Lot Width	The length of the Principal Frontage Line of a Lot.
Frontage Line	Where the Property Line meets R.O.W.
Rear Lot Line	Where the Property Line meets Alley R.O.W. or an adjoining side/ rear property line.

CHAPTER 6: PRIVATE REALM DEVELOPMENT STANDARDS

#### SEC. 6.5.003 BUILDING STANDARDS PER PLACE TYPE

	Place Types	P1	P2	P3	P4	P5
A. LOT OCCUPATION						
	Lot Coverage		40% max	60% max	<del>70</del> % max	<del>80</del> % max
Facade Buildo	out at Build-to-Line		40% min	40% min	60% min	80% min
	Build-to-Line		<del>10 ft - no max</del>	<del>10 ft - 25 ft*</del>	5 ft - 15 ft	2 ft - 15 fŧ
	Minimum Lot Size		1 acres***	0.33 acres***		
	First Layer Setback		<u>B.E.**</u>	<u>B.E.**</u>		
	* Lots exce	eding 1/2 acre i	may extend the 1 L	ayer of the Lot up	to 60 ft from th	e Frontage Line.
*****			All a feature construction of the set	1 f. f	and the second	

\*\*The First Layer Setback shall be the average of the front yard setback of two (2) lots to the right and two lots to the left, +/-5 ft.

\*\*\*For lots not compatible with the minimum lot size please see Section 2.4.001

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# **STAFF REPORT**

# MEETING DATE: February 24, 2025

# TITLE:

Hold public hearing, consider, and act to amend Appendix A, Fee Schedule for tree mitigation fees and establish penalty for violation, and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

# AGENDA ITEM SUBMITTED BY:

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

# **BACKGROUND/HISTORY:**

On February 17, 2025 meeting the Planning and Zoning Commission heard the proposed amendment an recommended to bring back to staff to change the mitigation fee from the proposed \$150 per 1 caliper inch to \$400 per 1 caliper inch and amend to change the penalty to read \$1,000 per tree, per day.

On February 19, 2025 city staff had a discussion with the City Attorney and his staff as it relates to the request from the Planning and Zoning Commission. Based on the discussion staff is proposing to:

- 1. Create a tree mitigation FEE of \$400 per 1 caliper inch for individuals following the requirements and process.
- Any individual who commences work and does not comply with the requirements the fee per caliper inch will be doubled and replacement trees will not be allowed as part of the mitigation.
- 3. Using the attached language under PENALTY making a violation a misdemeanor for each offense. Penalty is established by the local government code, \$500 minimum, \$2,000 maximum per tree.
- 4. Removal of each protected tree shall be considered a separate incident.

# Example Fees:

Developer A files a tree survey and receives permission to remove 10 trees of 12 inches each in diameter. Total 120 inches in diameter.

Mitigation fee is \$400 per 1 caliper inch x120 inches = \$48,000 paid.

Developer B removes 10 trees of 12 inches each in diameter WITHOUT permission.120 caliper inches has been removed.

Fee (Listed as #1 above) of \$400 per 1 caliper inch is now \$800 per 1 caliper inch. \$800 x 120 = \$96,000

# **Example Penalty:**

Penalty (Listed as #3 above)

Trees Penalty (Minimum \$500 X 10 = \$5,000) (Maximum \$2,000 x 10 = \$20,000)

It is important to note that penalties are applied by the municipal court judge who has judicial discretion to lower the penalty assigned by City Staff to the minimum allowed by law. Thus under this scenario, the Penalty portion may range from \$5,000 to \$20,000 making the possible overall cost to Developer B range from \$101,000 to \$116,000.

# **FISCAL IMPACT:**

None

# **RECOMMENDATION:**

Approved the modifications as written.

# ATTACHMENTS:

1. B3 Code Proposed Amendment in redline

# Appendix A-

Tree Mitigation Fee- \$400 per 1 caliper inch. (Parks Board recommends \$250)

Any individual who commences work and does not comply with the requirements the fee per caliper inch will be **doubled**.

# "Penalty.

A person firm, corporation, agent, or employee thereof violates any other provisions of this Code shall be guilty of a misdemeanor and upon conviction hereof shall be fined a minimum of five hundred dollars (\$500.00) but not to exceed two thousand dollars (\$2,000) per incident. The unlawful injury, destruction or removal of each protected tree shall be considered a separate incident and each incident subjects the violator to the maximum penalty set forth herein per tree."



# **STAFF REPORT**

MEETING DATE: February 24, 2025

# TITLE:

Consider and act on amending the Bastrop Building Block (B3) Code by adding Section 2.4.0051 Conditional Use Permit to allow Duplexes in the P3 Zone, where certain conditions can be met, and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

# AGENDA ITEM SUBMITTED BY:

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

# **BACKGROUND/HISTORY:**

An item was presented at the February 17, 2025 Planning and Zoning meeting that proposed to remove Duplexes from the P2 and P3 neighborhood districts.

The B3 Code is a New Urbanism code that seeks to urbanize Historic Bastrop under the guise of density as a method for fiscal sustainability. The result is developers and others who are purchasing land in Bastrop to build tiny, small, or other dense products where once open spaces stood. No minimum lot sizes and smaller housing types create an environment that does all but protect Bastrop.



Traditional Single-family Neighborhood on Pecan Street, where duplexes are now allowed by right:

HOWEVER, the Planning Commission remanded the item back to Staff to review and consider special circumstances where duplexes could potentially be allowed if certain conditions were met such as parking, lot size, etc.

The only way to accomplish that is via a Conditional Use Permit (CUP) which was allowed in the prior code prior to adoption of the B3. It is a tool that has worked for decades in Zoning Ordinances across the country.

The CUP is treated like a zoning case, and therefore, it follows the same legal notification and meeting processes as a zoning change application.

The proposed process is as follows:

- 1. Notice to the paper 15 days in advance of the Public Hearing at the Planning and Zoning Commission Meeting.
- 2. Property owner notification to the surrounding property owners within 200' of the property boundary lines.
- 3. A recommendation for approval or denial from the Planning and Zoning Commission to City Council.
- 4. A first and second reading at City Council for the formal approval or denial of the request.
- 5. Zoning Board of Adjustment has no jurisdiction in the CUP process.

The proposed language is attached.

# FISCAL IMPACT:

None.

### **RECOMMENDATION:**

The recommendation is to add Section 2.4.0051 Conditional Use Permits to allow otherwise restricted uses in certain districts where certain conditions can be met, and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

# ATTACHMENTS:

1. New Section 2.4.0051 Conditional Use Permits.

# SECTION 2.4.0051 - CUP or C - CONDITIONAL USE PERMITS

# CONDITIONAL USES:

The purpose of this district is to allow certain uses in districts that under most circumstances would not be compatible with other permitted uses but with certain conditions and development restrictions may be compatible.

The City Council by an affirmative vote may, after public hearing and proper notice to all parties affected, and after recommendations from the Planning and Zoning Commission that the uses are in general conformance with the Comprehensive Plan and general objectives of the City and containing such requirements and safeguards as are necessary to protect adjoining property, authorize certain uses by a Conditional Use Permit (CUP)

Application shall be accompanied by a site plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities; size, height, construction materials, and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening such as walls, plantings and fences; and the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of five hundred feet (500'). The City shall make available application forms specifying drawing requirements. The Director of Development Services, City Manager, Planning and Zoning Commission or City Council may require additional information or drawings (such as building floor plans), operating data and expert evaluation or testimony concerning the location, function and characteristics of any building or use proposed.

SECTION 2.4.0051.1 - CONDITIONAL USE PERMIT REGULATIONS:

- A. In recommending that a Conditional Use Permit for the premises under consideration be granted, the City shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, screening and open space, heights of structures, and compatibility of buildings. In approving a requested CUP, the Planning and Zoning Commission and City Council may consider the following:
  - 1. <u>The use is harmonious and compatible with surrounding existing uses or</u> proposed uses;
  - 2. <u>The activities requested by the applicant are normally associated</u> with the permitted uses in the base district;
  - 3. The nature of the use is reasonable;

- 4. Any negative impact on the surrounding area has been mitigated;
- 5. <u>That any additional conditions specified ensure that the intent of the district purposes are being upheld.</u>
- B. In granting a Conditional Use Permit, the Planning and Zoning Commission and City Council may impose conditions which shall be complied with by the owner or grantee before a Certificate of Occupancy may be issued by the Building Official for use of the building on such property pursuant to such Conditional Use Permit and such conditions precedent to the granting of the Certificate of Occupancy. Any special conditions shall be set forth in writing by the City Council prior to issuance of the Certificate of Occupancy.
- c. <u>No Conditional Use Permit shall be granted unless the applicant, owner and grantee of the Conditional Use Permit shall be willing to accept and agree to be bound by and comply with the written requirements of the Conditional Use Permit, as attached to the site plan drawing (or drawings) and reviewed by the Planning and Zoning Commission and approved by the City Council.</u>
- D. A building permit or Certificate of Occupancy shall be applied for and secured within one (1) year from the time of granting the Conditional Use Permit, provided however, that the City Council may authorize an extension. After one (1) year from the date of approval has elapsed, the Planning and Zoning Commission and City Council may review the site plan for compliance. If the site plan is determined to be invalid, the property owner(s) must submit a new or revised site plan for approval prior to any construction or application for building permit for the area designated for the Conditional Use Permit. A public hearing is required for consideration of the new site plan.
- E. <u>No building, premise, or land used under a Conditional Use Permit may</u> <u>be enlarged, modified, structurally altered, or otherwise significantly</u> <u>changed unless an amended Conditional Use Permit is granted for such</u> <u>enlargement, modification, structural alteration, or change.</u>
- F. <u>The Board of Adjustment shall not have jurisdiction to hear, review,</u> reverse, or modify any decision, determination, or ruling with respect to the specific land use designated by any Conditional Use Permit.
- G. When the City Council authorizes granting of a Conditional Use Permit, the Zoning Map shall be amended according to its legend to indicate that the affected area has conditional and limited uses, and said amendment is to indicate the appropriate zoning district for the approved use mid [sic] prefixed by a "C" designation.

SECTION 2.4.0051.2 - USE REGULATIONS:

A. Uses permitted by CUP are specified in Article 6.5 Building Types

# SECTION 2.4.0051.3- PRIOR CUP ORDINANCES REMAINING IN EFFECT:

Prior to adoption of this Ordinance, the City Council had established various Conditional Use Permits, some of which are to be continued in full force and effect. The permits or parts of permits approved prior to this Ordinance shall be carried forth in full force and effect and are the conditions, restrictions, regulations and requirements which apply to the respective Conditional Use Permits shown on the Zoning Map at the date of adoption of this ordinance.



Item 12B.

# **STAFF REPORT**

MEETING DATE: February 24, 2025

# TITLE:

Conduct a public hearing, consider and act to amend the Bastrop Code of Ordinances related to Chapter 14, the Bastrop Building Block (B3) Code, Article 6.5 – Building Types, by removing duplexes as an allowable building type from P2 and P3; Section 6.5.001 – Permitted Building Types Per Place Type, by removing duplexes from P2 and P3.

# AGENDA ITEM SUBMITTED BY:

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

# **BACKGROUND/HISTORY:**

The B3 Code was adopted in November of 2019. The B3 Code is a New Urbanism code that is designed to urbanize what was once a semi-rural community. The B3 Code does this is by promoting no minimum lot standards and the construction of multi-family product types, such as duplexes, in traditional single-family neighborhoods. This is a deviation from the traditional fabric of most of the neighborhoods in Historic Bastrop.

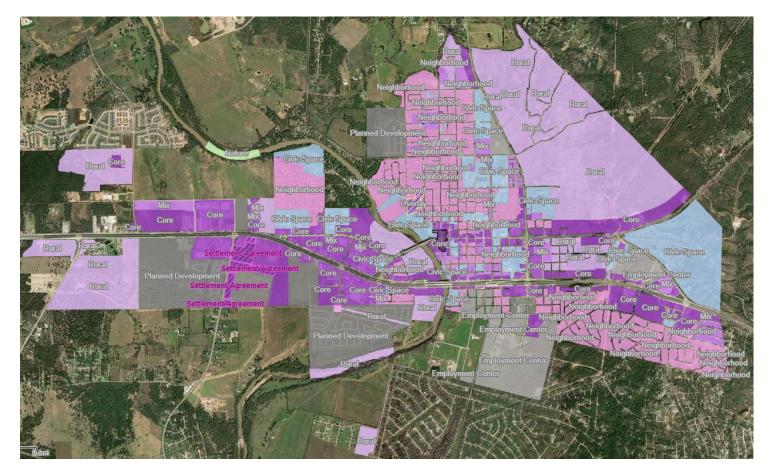
Traditional Single-family Neighborhood on Pecan Street, where duplexes are now allowed by right:



Since adopting the B3 Code, a development pressure from Austin, many investors have begun to view Bastrop as the next gold boom. No minimum lot sizes and smaller housing types create an environment that does all but protect Bastrop.

Therefore, at the request of residents, staff is looking to bring forward amendments to the B3 Code that will help protect Bastrop's residential integrity by establishing standards that limit further urbanization of the city's core residential neighborhoods. Essentially, the desire of the community is to keep Bastrop looking authentic by preserving what's already in place.

The proposed amendment would remove the ability for duplexes to be constructed in the P2 and P3 Place Types, which are the more traditional single-family neighborhoods. Adopting this change will preclude what is more commonly understood to be a multi-family housing type from being built in a traditional single-family neighborhood.



Zoning Map depicting P2 (Rural) and P3 (Neighborhood) locations that would be affected by the proposed changes.

Summary of proposed B3 Code Amendments:

- 1. Article 6.5 Building Types Removing duplexes as an allowable building type from P2 and P3
- Section 6.5.001 Permitted Building Types Per Place Type removing duplexes from P2 and P3

HOWEVER, the Planning Commission remanded the item back to Staff to review and consider special circumstances where duplexes could potentially be allowed if certain conditions were met such as parking, lot size, etc.

The only way to accomplish that is via a Conditional Use Permit (CUP) which was allowed in the prior code prior to adoption of the B3.

Included in this packet is a proposal to amend the B3 by adding Section 2.4.0051 Conditional Use Permits which would allow the Planning and Zoning Commission and City Council to grant an otherwise not allowed use if certain conditions can be met. Staff is proposing a CUP for duplexes in the P3 only.

The P2 is a rural designation and should remain as single family.

# FISCAL IMPACT:

None.

# PUBLIC NOTICE:

A published notice was placed in the Elgin Courrier on January 29*th* and sent mailed notices to all property owners within the City Limits and within 200 feet of City Limits, in accordance with the B3 Code Technical Manual.

# **RECOMMENDATION:**

Modified from the 2/17/25 meeting:

Make a recommendation to amend the Bastrop Code of Ordinances related to Chapter 14, the Bastrop Building Block (B3) Code, Article 6.5 – Building Types, by removing duplexes as an allowable building type from P2 and as allowing as a <u>Conditional Use</u> in P3;

Section 6.5.001 – Permitted Building Types Per Place Type, by removing duplexes from P2 and allowing as a *Conditional Use* in P3.

# **ATTACHMENTS:**

1. Proposed changes to Article 6.5 – Building Types and Section 6.5.001 – Permitted Building Types Per Place Type.

	P1	P2	P3	P4	P5	EC
COURT	NP	NP	Р	Р	Р	Р
CLOSE	NP	NP	Р	Р	Р	Р
BUILDING TYPES - ARTICLE 6.5						
REARYARD						
COMMERCIAL	NP	NP	NP	NP	Р	Р
APARTMENT	NP	NP	NP	P**	Р	Р
ROWHOUSE	NP	NP	NP	Р	Р	Р
SIDEYARD						
SIDEYARD	NP	NP	NP	Р	Р	Р
COURTYARD						
COURTYARD HOUSE	NP	NP	NP	Р	Р	Р
COURTYARD APARTMENT BUILDING	NP	NP	NP	P**	Р	Р
EDGEYARD						
RANCH HOUSE, VILLA	NP	Р	Р	NP	NP	NP
HOUSE	NP	Р	Р	Р	NP	NP
DUPLEX	NP	<u>NP</u> ₽	CUP-P	Р	NP	NP
TRIPLEX, FOURPLEX	NP	NP	NP	Р	NP	NP
ENCROACHMENT TYPES - SEC. 6.5.002						
		** SEE PLACE TYPE O	)VERLAYS BLAN	IK= BY WARRANT	P = PERMITTED	NP = NOT PERM

# SEC 6.5.001 PERMITTED BUILDING TYPES PER PLACE TYPE

	P1	P2	P3	P4	P5
A: REARYARD					
COMMERCIAL BUILDING	NP	NP	NP	NP	Р
APARTMENT BUILDING	NP	NP	NP	P**	Р
ROWHOUSE	NP	NP	NP	Р	Р
B: SIDEYARD					
SIDEYARD	NP	NP	NP	Р	Р
C: COURTYARD					
COURTYARD HOUSE	NP	NP	NP	Р	Р
COURTYARD APARTMENT BUILDING	NP	NP	NP	P**	Р
D: EDGEYARD					
RANCH HOUSE, VILLA	NP	Р	Р	NP	NP
HOUSE	NP	Р	Р	Р	NP
DUPLEX	NP	<u>NP</u> P	CUP P	Р	NP
TRIPLEX, FOURPLEX	NP	NP	NP	Р	NP

P\*\* SEE OVERLAY DISTRICTS P = PERMITTED NP = NOT PERMITTED

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CUP = Conditional Use Permit

CHAPTER 6: PRIVATE REALM DEVELOPMENT STANDARDS