

Bastrop Planning and Zoning Commission Agenda

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



July 28, 2022

Agenda - Planning and Zoning Commission at 6:00 PM

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

1. **CALL TO ORDER**

2. **CITIZEN COMMENTS**

At this time, three (3) minute comments will be taken from the audience on any topic. To address the Board/Commission, please submit a fully completed request card to the Board/Commission Secretary prior to the meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board/Commission cannot discuss issues raised or make any decision at this time. Issues may be referred to City Staff for research and possible future action.

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

3. **CONSENT AGENDA**

3A. Consider action to approve meeting minutes from the June 30, 2022 Planning & Zoning Commission Meeting.

3B. Consider action to approve Pecan Park Commercial Amended Preliminary Plat, being 55.355 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of West SH 71 & west of Sterling Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A.

3C. Consider action to approve The Colony MUD 1D, Section 4 Preliminary Plat, being 25.647 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located north of Sam Houston Drive and east Republic Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

3D. Consider action to approve the Bastrop Grove Section 4 Phase 2 Final Plat, being 37.781 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of Agnes Street and east of State Highway 304, within the city limits of Bastrop, Texas, as shown in Exhibit A.

3E. Consider action to approve The Colony MUD 1B Section 7 Final Plat, being 12.000 acres out of Jose Manuel Bangs Survey, Number 5, located south of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

4. **ITEMS FOR INDIVIDUAL CONSIDERATION**

4A. Consider action to appoint a Planning & Zoning Commission member as its representative on the Historic Landmark Commission (HLC).

4B. Hold public hearing and consider action on a Zoning Concept Scheme, rezoning 42.697 acres out of the Nancy Blakey Survey, Abstract 98. located at 151 FM 20, from P2 Rural to P1 Nature, P4 Mix, P5 Core, and PCS Civic Space, as shown in Exhibit A, within the city limits of Bastrop, Texas and forward to the August 23, 2022 City Council meeting.

4C. Hold public hearing and consider action on a Zoning Concept Scheme, rezoning the Lone Star Subdivision Reserve 75.140, located at the northeast corner of State Highway 71 and Farm-to Market Road 969 from P2 Rural to P4 Mix and P5 Core, as shown in Exhibit A, within the city limits of Bastrop, Texas, and forward to the August 23, 2022 City Council meeting.

4D. Discussion and possible direction of code requirements for window openings related to internal coverings and signs.

5. **UPDATES**

5A. Update on recent City Council actions regarding Planning Department items.

5B. Planning & Development Department Monthly Project Volume Report.

5C. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

6. **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: Monday, July 25, 2022 at 5:15 p.m. and remained posted for at least two hours after said meeting was convened.

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



STAFF REPORT

MEETING DATE: July 28, 2022

TITLE:

Consider action to approve meeting minutes from the June 30, 2022 Planning and Zoning Commission Meeting.

STAFF REPRESENTATIVE:

Nicole Peterson, Planning Technician

ATTACHMENTS:

Meeting Minutes



Planning and Zoning Commission

June 30, 2022

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, June 30, 2022 at 6:00 p.m. in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

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

1A. Introduction of new Commissioner Patrice Parsons.

Patrice Parsons introduced herself to the Commissioners.

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

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

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

Cynthia Meyer made a motion to approve the May 26, 2022 Impact Advisory Fee meeting minutes. Scott Long seconded the motion and the motion carried unanimously.

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

Pablo Serna made a motion to approve the June 7, 2022 Planning and Zoning Commission Meeting minutes. Ishmael Harris seconded the motion and the motion carried unanimously.

3C. Consider action to appoint a Planning & Zoning Commission member as its representative on the Historic Landmark Commission (HLC).

Jennifer Bills presented to Commissioners the role of a Historic Landmark Commission Board member.

Debbie Moore asked to move this item to the next meeting agenda to see if any of the absent Commissioners would be interested in being appointed as representative to the Historic Landmark Commission.

Planning and Zoning Commission

Item 3A.

June 30, 2022

Meeting Minutes

- 3D. Hold public hearing and consider a recommendation on a rezoning for 2.395 acres out of Farm Lot 10 East of Main Street, located East of Pecan Street from P2 Rural to P4 Mix, within the city limits of Bastrop, Texas, and forward to City Council.

Jennifer Bills presented to Commissioners a rezoning for 2.395 acres out of Farm Lot 10 East of Main Street, located East of Pecan Street from P2 Rural to P4 Mix, within the city limits of Bastrop, Texas. She stated the property adjacent to this property is already zoned P4 Mix.

Discussion commenced between Staff and Commissioners over the following topics:

1. When this development is platted, will this trigger improvements to Pecan Street? Yes, a future neighborhood regulating plan, drainage plan, and site development plan will all be required during the platting process.

Jennifer Bills discussed with the Commission the purpose and function of a Neighborhood Regulating Plan within the B3 Code, and how it would be used in the future to help inform the further development of this property.

Debbie Moore opened the public hearing at 6:17 p.m.

There were no comments or questions from the public.

Debbie Moore closed the public hearing at 6:17 p.m.

Pablo Serna made a motion to approve the rezoning for 2.395 acres out of Farm Lot 10 East of Main Street, located East of Pecan Street from P2 Rural to P4 Mix, within the city limits of Bastrop, Texas. Ishmael Harris seconded the motion and the motion carried unanimously.

- 3E. Consider action to approve Pecan Park Commercial Amended Preliminary Plat, being 55.355 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of West SH 71 & west of Sterling Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills informed the Commissioners the client would like to postpone the Pecan Park Commercial Amended Preliminary Plat, being 55.355 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of West SH 71 & west of Sterling Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A.

- 3F. Consider action to approve The Colony MUD 1D, Section 2 Preliminary Plat, being 28.673 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

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

There were no questions or comments from Commissioners.

Cynthia Meyer made a motion to approve the Colony MUD 1D, Section 2 Preliminary Plat, being 28.673 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within

Planning and Zoning Commission

Item 3A.

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the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A. Patrice Parsons seconded the motion and the motion carried unanimously.

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

Jennifer Bills presented to Commissioners the Colony MUD 1D, Section 3 Preliminary Plat, being 25.416 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Discussion commenced between the Staff and Commissioners over the following topics:

1. Does this plat show a grid transportation pattern? This plat is under their development agreement which states they have to show future access and connectivity on the plat.
2. Was this subdivision/development in compliance with street connectivity requirements in place prior to the adoption of the Master Transportation Plan grid? Yes, was in compliance with the subdivision regulations and the Consent Agreement approved by City Council.

Pablo Serna made a motion to approve the Colony MUD 1D, Section 3 Preliminary Plat, being 25.416 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A. Cynthia Meyer seconded the motion and the motion carried unanimously.

4. UPDATES

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

Jennifer Bills presented to Commissioners the recent City Council actions on Planning Department items which included:

1. Burleson Crossing East rezoning will be taken back to Council, Staff is currently working with the applicant on the standards within the rezone.
2. The Impact Advisory Fee recommendation from the Planning and Zoning Commission will be heard by City Council on July 12, 2022.
3. Colorado Bend will have its second reading on July 12, 2022. They are also working on minor changes to the Development Agreement to ensure they are addressing their impact to the streets from the Traffic Impact Analysis.

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

Jennifer Bills presented to Commissioner the Building and Planning Department Monthly volume projects for May.

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

Pablo Serna asked Jennifer Bills for an update on the Old Iron Bridge. Jennifer Bills stated City Council approved working with an Engineering Consultant to assist with finding Federal Grant Money, and Staff will know by August if the funds were granted.

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Item 3A.

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Cynthia Meyer asked if there were any plans for a Community Recreation Center? Jennifer Bills stated for this fiscal year the City has been working on a Parks and Recreation Master Plan which will be analyzing recreation opportunities for the City.

Cynthia Meyer asked if the Emile Soccer field will be apart of the plan? Jennifer Bills said no, not that she is aware of.

Pablo Serna asked if there were any plans to address the transportation at Casa Chapala and Bucees due to a lot of people parking on the street and it is becoming a safety issue. Jennifer Bills stated the City and police are aware of the issue, but the road is a TxDOT road, so the City has limited authority over the road. However, the City is working on a Master Transportation Plan in 2023, and the plan should be addressing a lot of those issues at that time.

5. ADJOURMENT

Cynthia Meyer made a motion to adjourn at 6:36 p.m. Pablo Serna seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair



STAFF REPORT

MEETING DATE: July 28, 2022

TITLE:

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

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:

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

BACKGROUND/HISTORY:

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

Traffic Impact and Streets

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

Utilities

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

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

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

Drainage

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

POLICY EXPLANATION:

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

Compliance with 2036 Comprehensive Plan:

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

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

Local Government Code

Sec. 212.002. Rules.

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

Bastrop adopted subdivision regulations in 1981. The B³ Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

Section 212.004 Plat Required

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

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

Sec. 212.010. Standards for Approval

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

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

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

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

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

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

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

The preliminary plat complies with the requirements of the adopted B³ Code and Consent Agreement.

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

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

- Section 1.3.002 Preliminary Plat

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

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

- Section 1.3.004 Plat Requirements

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

RECOMMENDATION:

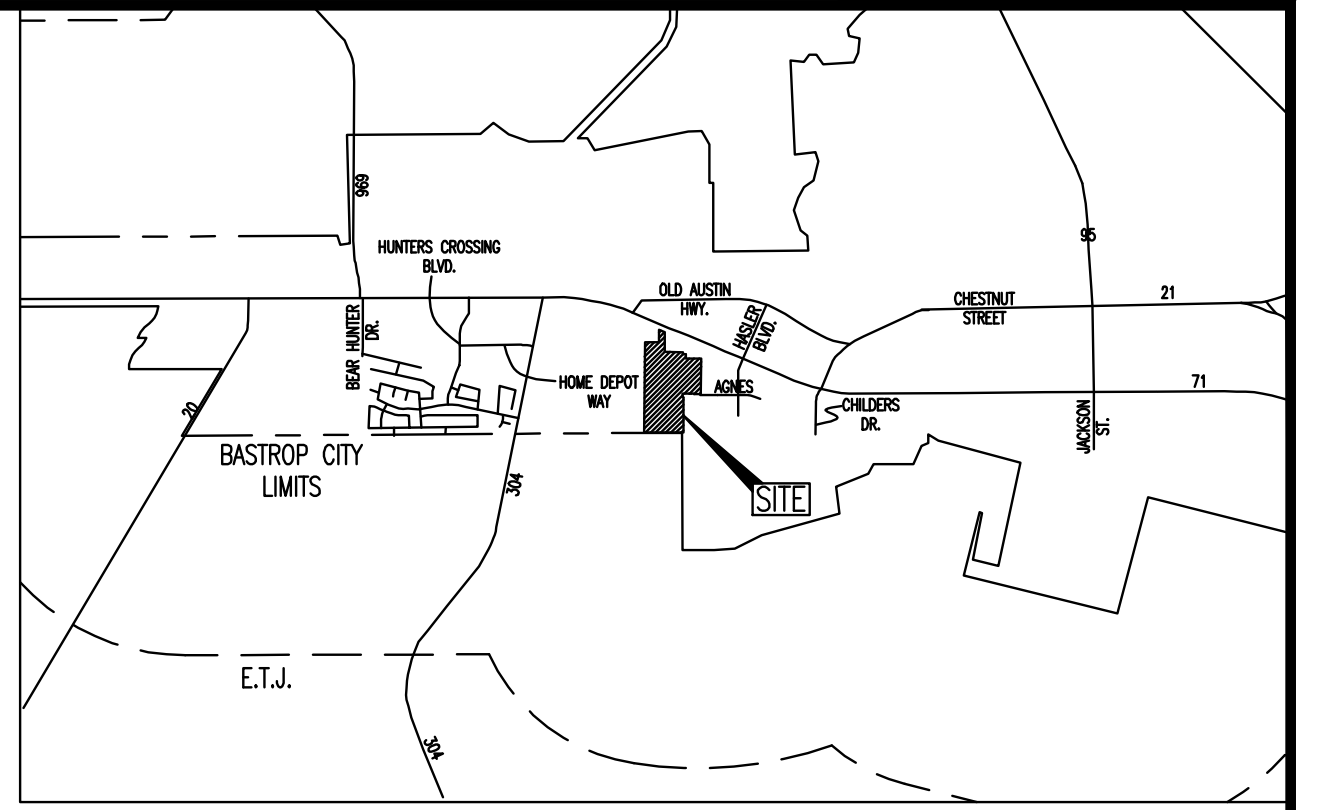
Consider action to approve Pecan Park Commercial Amended Preliminary Plat, being 55.355 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of West SH 71 & west of Sterling Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

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

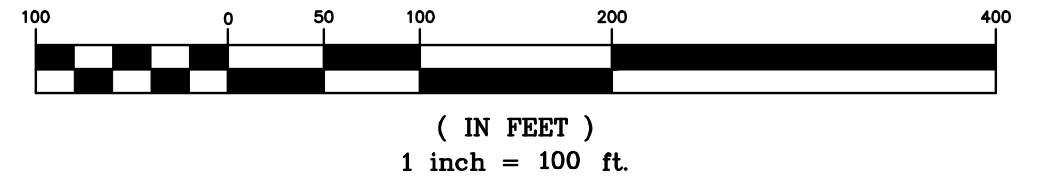


PECAN PARK COMMERCIAL AMENDED PRELIMINARY PLAT



SCALE: 1" = 100'

GRAPHIC SCALE



LEGEND

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

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

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

UTILITIES:

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

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

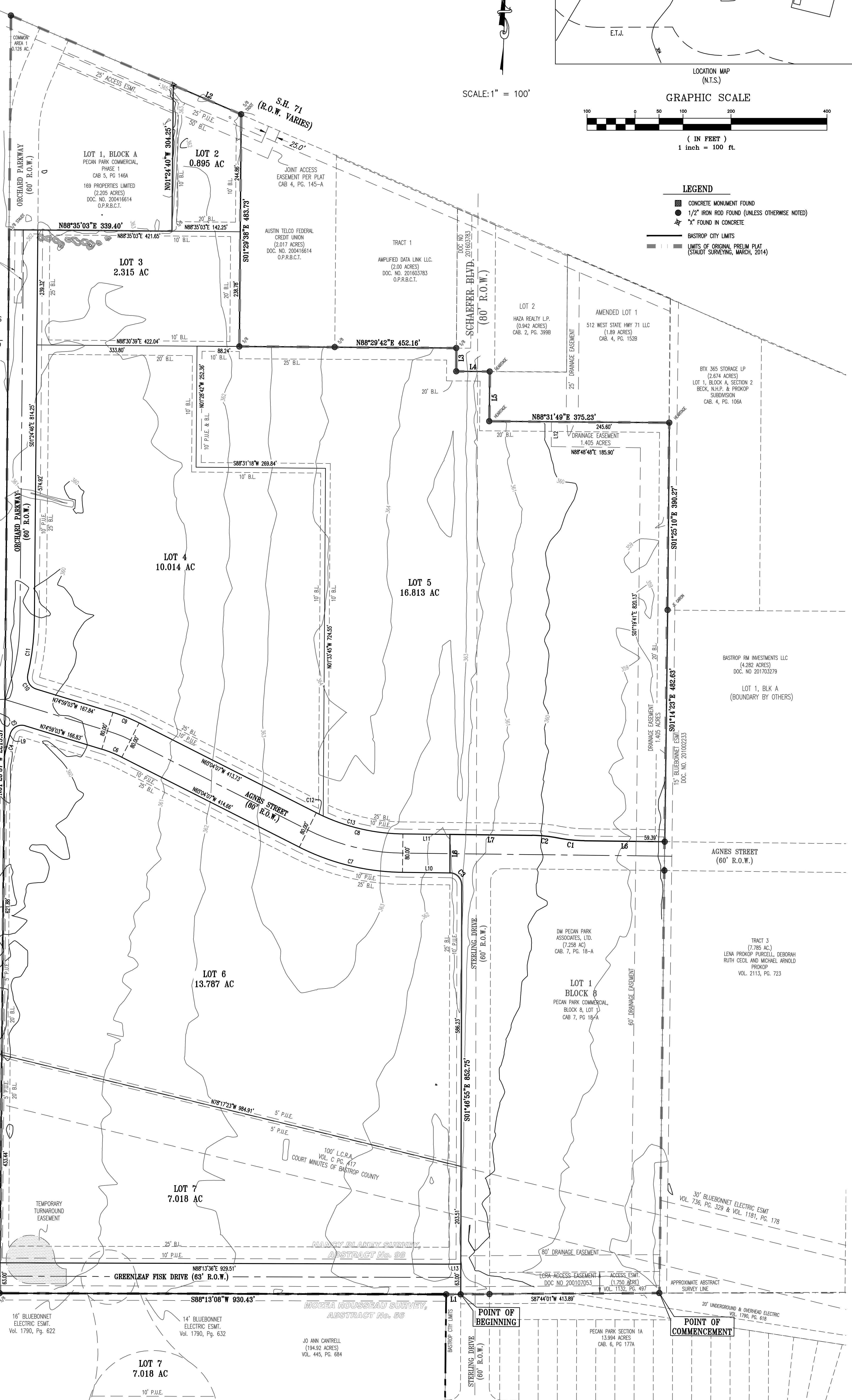
COMMERCIAL LOTS:	6	TOTAL:	50.842 ACRES
NO. OF BLOCKS:	1		
R.O.W.'s:		TOTAL:	4.513 ACRES

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

DATE: MAY 26, 2022

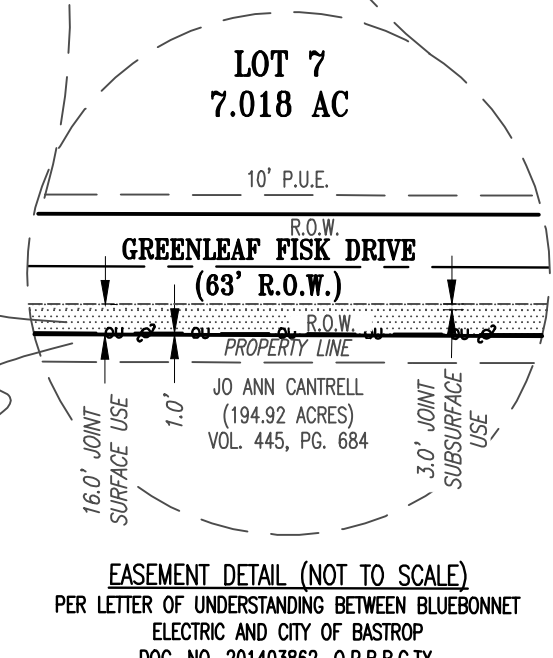
DM PECAN PARK ASSOCIATES, LTD
3503 WILD CHERRY DRIVE, BLDG. 8 JOHN ALAN NIXON
LAKEWAY, TEXAS 78738 (43,112 ACRES)
PHONE: (512) 263-2214 VOL. 1908, PG. 825

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



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

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	54.86	300.00	N88°02'57"W	54.79	27.51	102°28'42"
C2	54.86	300.00	N88°02'37"W	54.79	27.51	102°28'41"
C3	39.27	25.00	S46°46'55"E	35.36	25.00	90°00'00"
C4	43.13	445.00	S12°14'21"W	43.11	21.58	5°33'12"
C5	39.39	25.00	S58°52'32"W	35.44	25.12	90°16'50"
C6	45.00	260.00	N70°01'35"W	44.94	22.55	9°54'57"
C7	223.26	490.00	S78°13'48"E	221.33	113.60	26°06'19"
C8	187.58	410.00	S78°10'32"E	185.95	95.46	28°12'50"
C9	58.84	340.00	N70°01'35"W	58.77	29.49	9°54'57"
C10	37.71	25.00	S31°46'31"E	34.23	23.48	86°25'03"
C11	113.23	505.00	N05°00'37"E	112.99	56.85	12°50'46"
C12	16.23	410.00	S66°12'10"E	16.23	8.12	7°16'07"
C13	171.35	410.00	S78°18'35"E	170.11	86.94	23°56'44"



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

SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.
FIRM ID #E3791 REG. # 10024900

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

PECAN PARK COMMERCIAL AMENDED PRELIMINARY PLAT

GENERAL NOTES:

1. THE BENCHMARKS USED ARE LORA CONTROL MONUMENTS A753, AZ79, J805, & SHD2
2. WATER SERVICE PROVIDED BY CITY OF BASTROP.
3. WASTEWATER SERVICE PROVIDED BY CITY OF BASTROP.
4. ELECTRIC SERVICE PROVIDED BY BLUEBONNET ELECTRIC.
5. ALL SUBDIVISION IMPROVEMENT PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
6. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
7. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
8. BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
9. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
10. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
11. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP.
12. ALL NEW UTILITIES WILL BE UNDERGROUND.
13. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
14. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 5, 10, 25, 50, AND 100-YEAR STORM EVENTS BY STRUCTURAL CONTAINMENT OR OTHER APPROVED METHODS. DISCHARGE OF FULLY DEVELOPED FLOWS SHALL REQUIRE OFF SITE CONVEYANCE AND APPROVAL BY THE CITY OF BASTROP.
15. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT.
16. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
17. WATER AND WASTEWATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)
18. THE IMPACT FEES FOR THIS SUBDIVISION SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
19. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP.
20. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO FINAL PLAT APPROVAL BY THE CITY.
21. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
22. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP.
23. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
24. FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT THE LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
25. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF SITE WATER, WASTEWATER, AND DRAINAGE IMPROVEMENTS.
26. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
27. AS SHOWN HEREON A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
28. ALL CONSTRUCTION WORK MUST COMPLY WITH TCEQ GENERAL CONSTRUCTION STORMWATER PERMIT TXR150000.
29. ALL WORK INSIDE TxDOT RIGHT OF WAY SHALL BE APPROVED IN WRITING BY TxDOT.
30. LOT 2 SHALL HAVE NO DIRECT ACCESS TO SH 71 EASTBOUND ACCESS ROAD.
31. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND/OR APPROVALS AS REQUIRED BY OTHER REGULATORY AGENCIES FOR DEVELOPMENT OF THE PROJECT.
32. THIS AMENDED PRELIMINARY PLAT HAS BEEN ASSIGNED A ZONING DESIGNATION OF PD PER CITY OF BASTROP ORDINANCE 2015-14, APPROVED 25 AUGUST, 2015, AND ORDINANCE 2021-18, APPROVED 14 DECEMBER, 2021, AND AS AMENDED.

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

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

"THE AMENDED PRELIMINARY PLAT OF PECAN PARK COMMERCIAL"

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

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

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

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED ON THIS _____ DAY OF _____, 20____ A.D., BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED: _____ ATTEST: _____

PLANNING & ZONING COMMISSION
CHAIRPERSON

CITY SECRETARY

FIELD NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

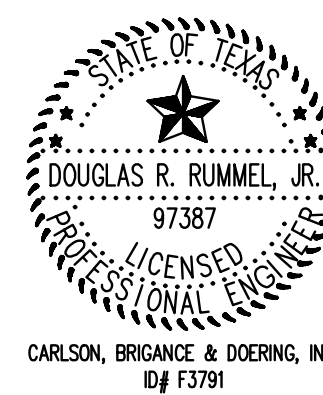
THENCE, OVER AND ACROSS SAID 69.296 ACRE TRACT OF LAND AND WITH SAID FINAL PLAT PECAN PARK COMMERCIAL, LOT 1, BLOCK 8, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, NUMBERED 1 THROUGH 7,

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

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

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

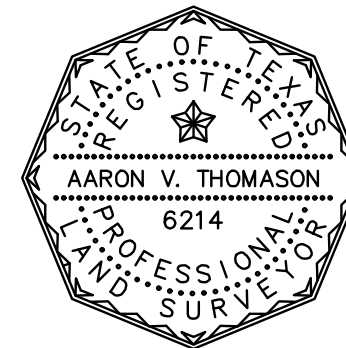
ENGINEERING BY: _____ DATE _____
DOUGLAS R. RUMMEL, JR., P.E. NO. 97387
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



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

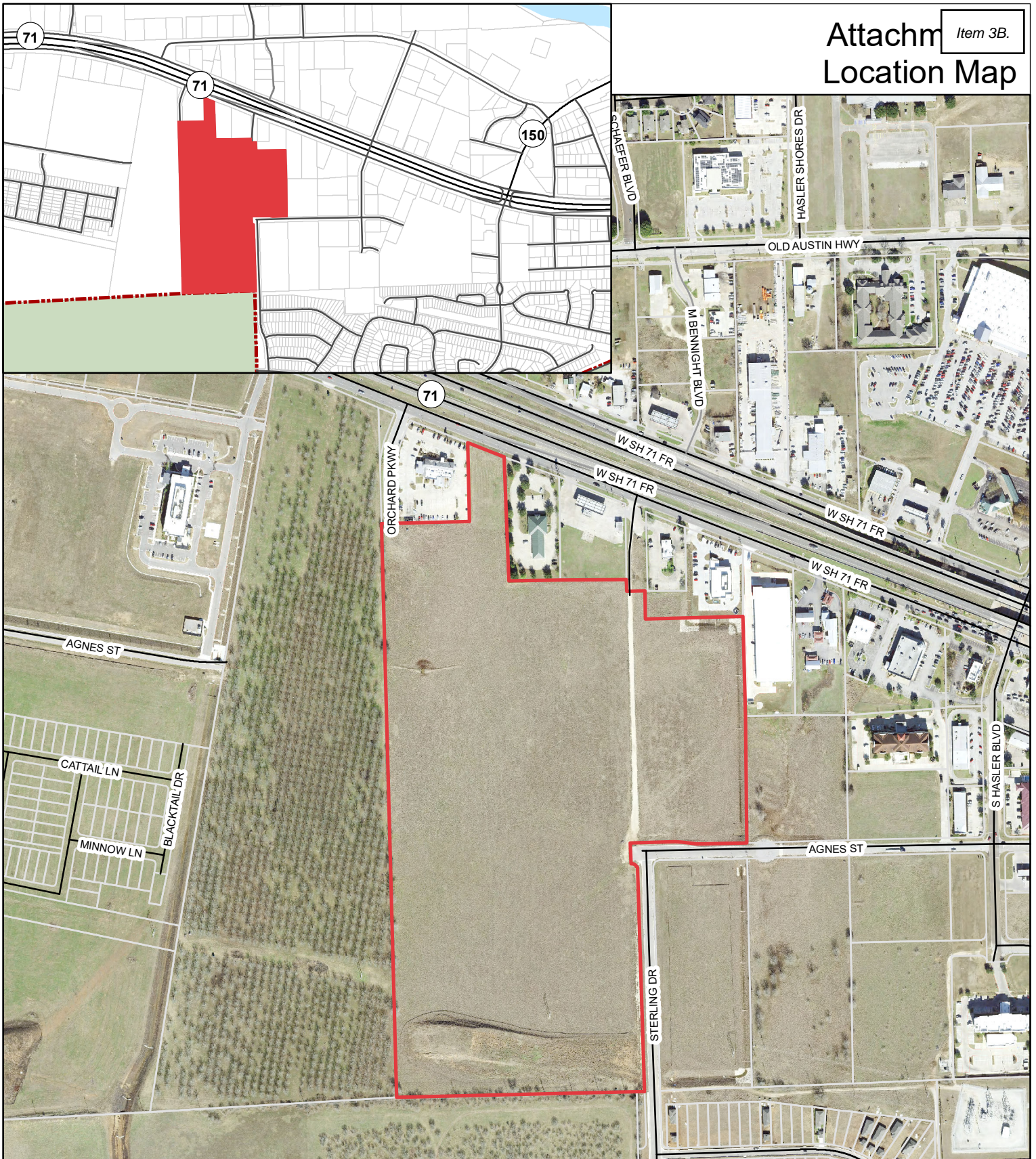
THAT I, AARON V. THOMASON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP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

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



SHEET NO. 2 OF 2



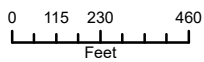


Date: 6/27/2022

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



Pecan Park Commercial Amended Preliminary Plat



1 inch = 500 feet



STAFF REPORT

MEETING DATE: July 28, 2022

TITLE:

Consider action to approve The Colony MUD 1D, Section 4 Preliminary Plat, being 25.647 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located north of Sam Houston Drive and east Republic Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:

Site Address:	East of Sam Houston Drive (Attachment 1)
Total Acreage:	25.647 acres
Legal Description:	25.647 acres of the Jose Manuel Bangs Survey, Abstract No. 5
Property Owner:	Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact:	Matt Synatschk, Carlson, 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:	None - ETJ Area A

BACKGROUND/HISTORY:

The applicant has submitted an application for a Preliminary Plat for The Colony MUD 1D, Section 4. The plat includes 95 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 Preliminary Plat proposes to extend Republic Drive, which connects to Sam Houston Drive to the northern arm of the development and provides the main access into the development. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system.

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

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

Utilities

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

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

Drainage

Stormwater runoff generated within this section will be routed through an underground storm sewer network, which will then flow into a detention pond northeast of the section. This pond will outlet to the eastern boundary to the neighboring property. The ponds will discharge at pre-developed rates to the east. 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 Statutory ETJ and the Future Land Use Plan area. The adjacent land use category is Neighborhood Residential, which is consistent with the single-family residential lots platted.

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

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

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

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

Local Government Code

Sec. 212.002. Rules.

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

Bastrop adopted subdivision regulations in 1981. The B³ Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

Section 212.004 Plat Required

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

The applicant has proposed subdividing an undeveloped 25.647-acre tract into 95 residential lots and 5 non-residential lots. Public improvements within the subdivision (streets except for Republic Drive, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion. Republic Drive will be dedicated as a county road.

Sec. 212.010. Standards for Approval

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

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

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

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

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

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

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

The preliminary plat complies with the requirements of the adopted B³ Code and Consent Agreement.

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

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

- Section 1.3.002 Preliminary Plat

The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on May 17, 2022.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on June 8, 2022.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Preliminary Plat for The Colony MUD 1D, Section 4 for compliance with subdivision and utility standards on July 14, 2022 and deemed the plat administratively complete. The Planning Director recommends approval.

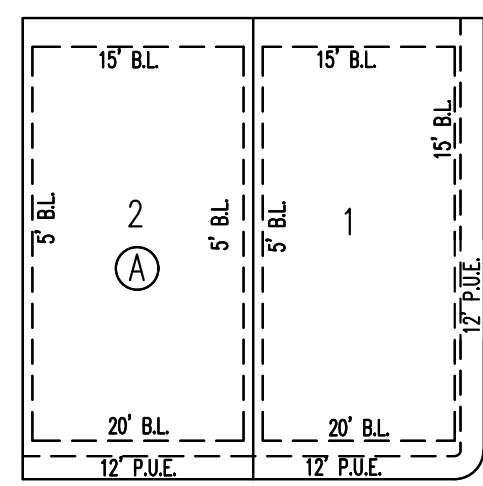
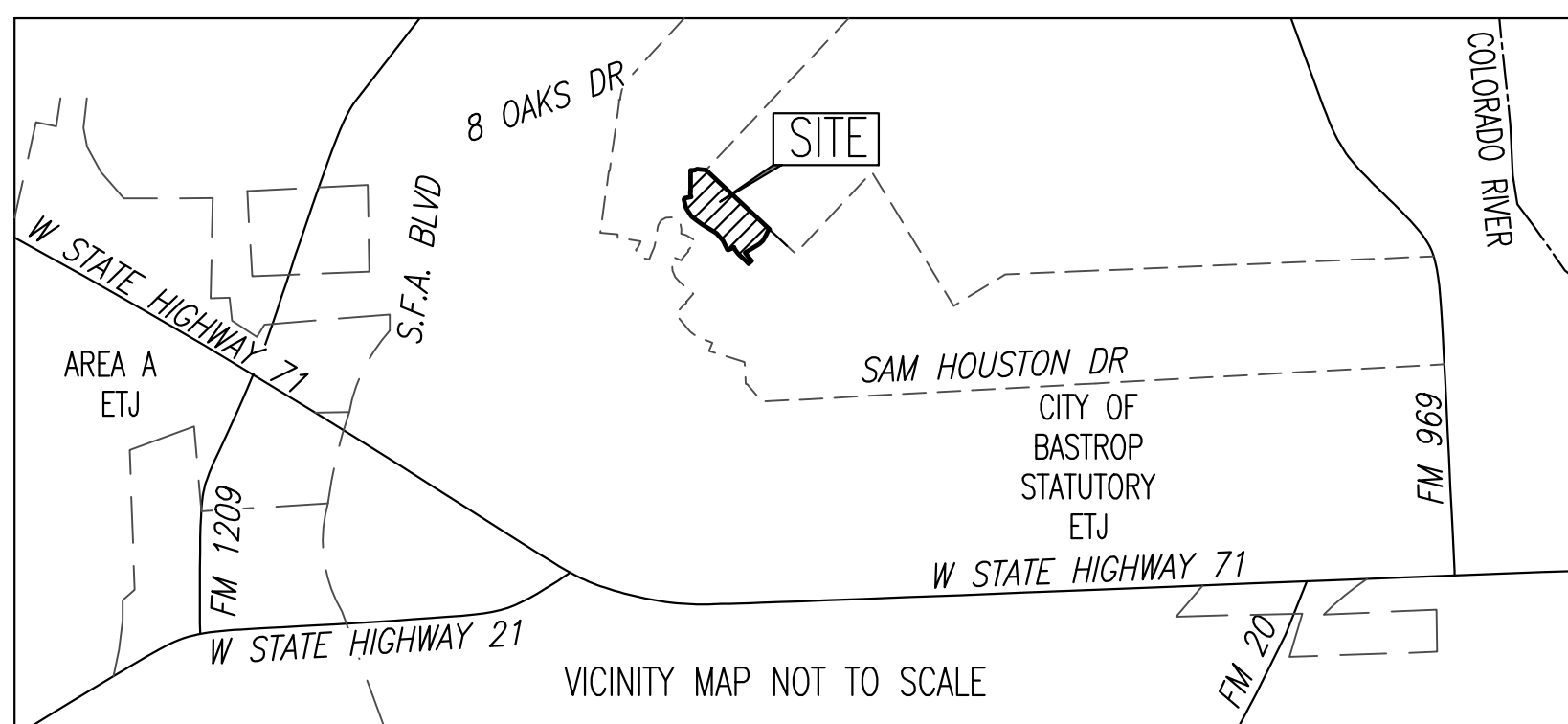
RECOMMENDATION:

Consider action to approve The Colony MUD 1D, Section 4 Preliminary Plat, being 25.647 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive and east Republic Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

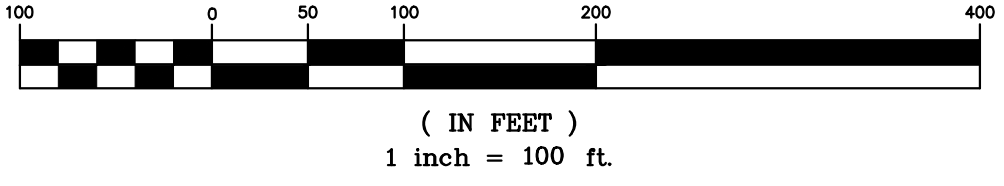
- Exhibit A: The Colony MUD 1D, Section 4 Preliminary Plat
- Attachment 1: Location Map
- Attachment 2: The Colony MUD Lot Layout

THE PRELIMINARY PLAT OF THE COLONY MUD 1D, SECTION 4



SURVEYOR'S NOTE:
 1) A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAYS ON ALL LOTS IN THIS SUBDIVISION

SCALE: 1" = 100'
 GRAPHIC SCALE



LEGEND

- 1/2" CAPPED IRON ROD SET WITH "CBD SETSTONE" CAP
- 1/2" IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- 1 LOT NUMBER
- (A) BLOCK LETTER
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- O.S. OPEN SPACE
- L.S.E. LANDSCAPE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- MUD BOUNDARIES

DATE: JUNE 24, 2022
 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
 (512) 280-5165 fax

TOTAL ACREAGE: 25.647 ACRES
 SURVEY: JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5

RESIDENTIAL LOTS: 95 TOTAL: 16.555 ACRES
 NON-RESIDENTIAL LOTS: 5 TOTAL: 2.608 ACRES
 TOTAL LOTS: 100 TOTAL: 19.163 ACRES

NO. OF BLOCKS: 4 TOTAL: 6.484 ACRES
 R.O.W.:

NON - RESIDENTIAL LOTS		
BLOCK	LOT	PURPOSE
A	48	L.S.E., D.E., & P.U.E. LOT
A	49	L.S.E., D.E., & P.U.E. LOT
A	50	L.S.E., D.E., & P.U.E. LOT
A	51	L.S.E., D.E., & P.U.E. LOT
B	12	L.S.E., D.E., & P.U.E. LOT

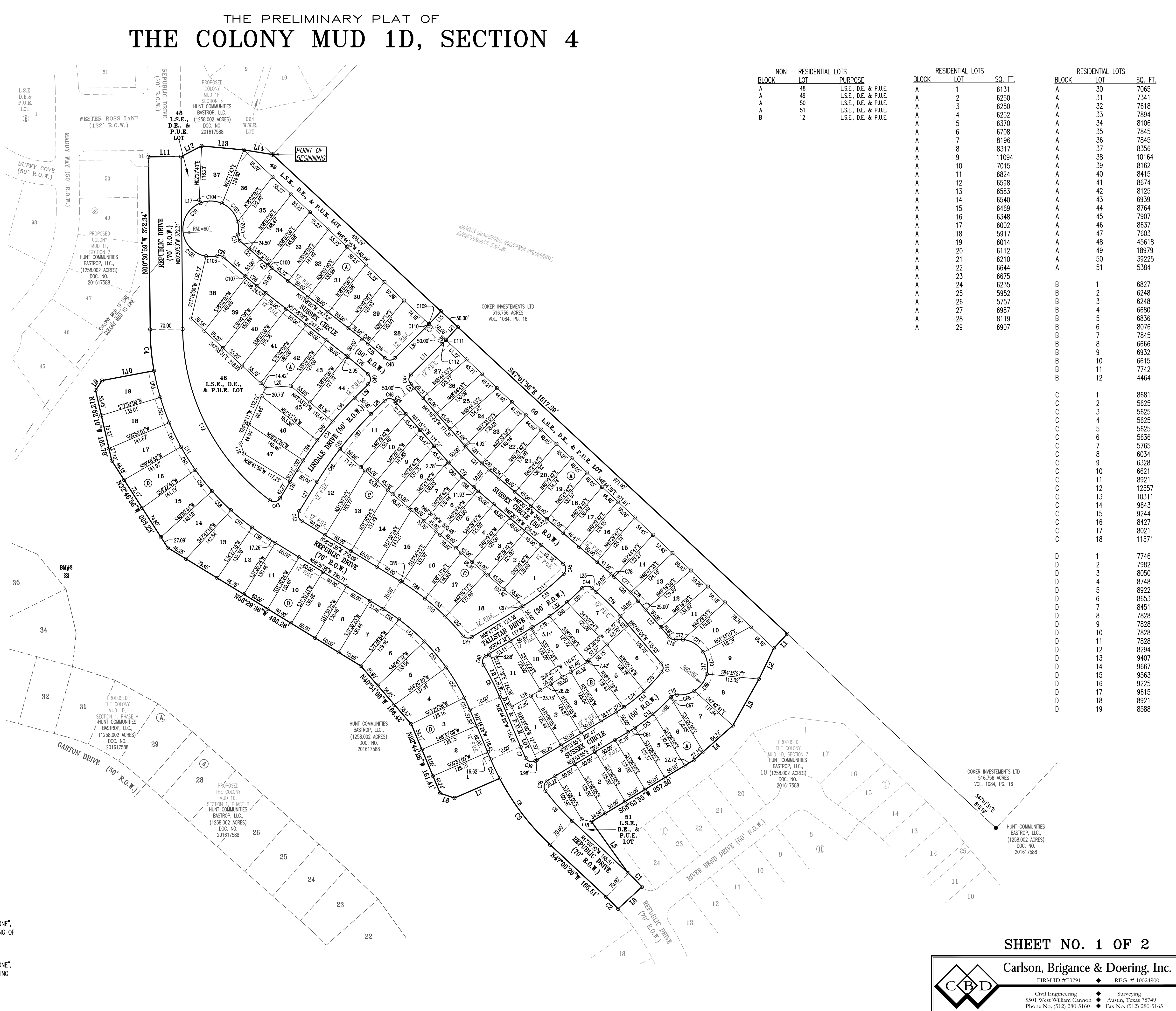
F.E.M.A. MAP NO. 48021C0195E
 BASTROP COUNTY, TEXAS AND INCORPORATED AREAS.
 DATED: JANUARY 19, 2006

LINEAR FOOTAGE OF RIGHT-OF-WAY		
REPUBLIC DRIVE	70' R.O.W.	2,014' LOCAL
SUSSEX CIRCLE	50' R.O.W.	1,811' LOCAL
TALLSTAR DRIVE	50' R.O.W.	337' LOCAL
LINDALE DRIVE	50' R.O.W.	582' LOCAL
TOTAL		4,744'

BENCHMARK INFORMATION:

BM #1: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
 LOCATED +/- S72°36'55"W 740.03' FROM THE POINT OF BEGINNING OF
 THE COLONY 1D, SECTION 4
 ELEVATION: 491.03' (NAVD '88)

BM #2: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
 LOCATED +/- S26°03'29"W 1011.28' FROM THE POINT OF BEGINNING
 OF THE COLONY 1D, SECTION 4
 ELEVATION: 473.73' (NAVD '88)

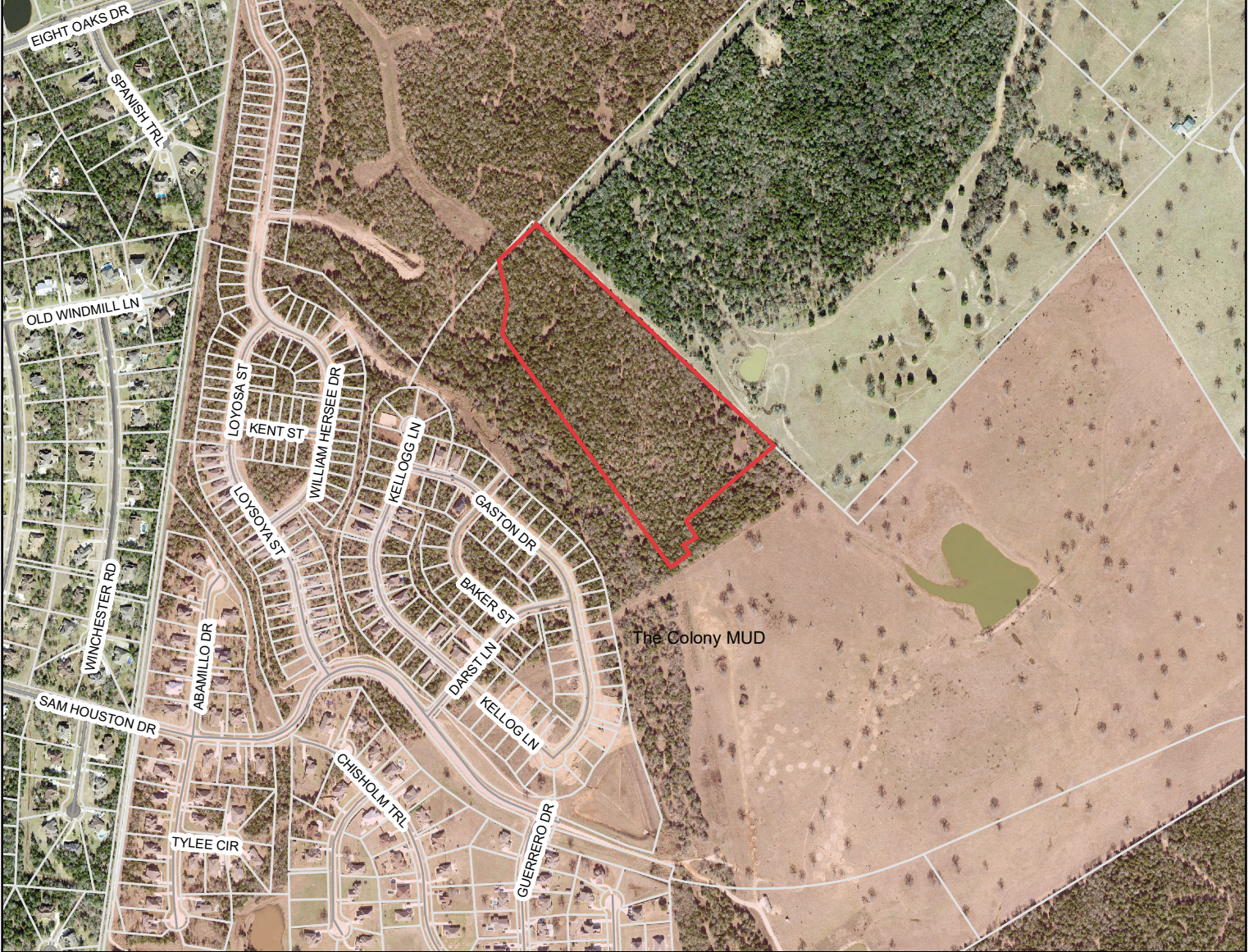
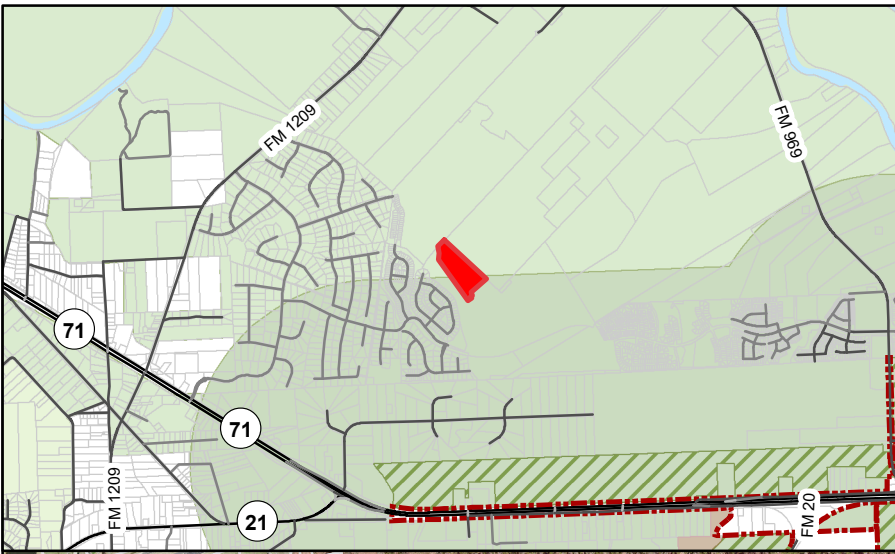


NON - RESIDENTIAL LOTS			RESIDENTIAL LOTS		RESIDENTIAL LOTS			
BLOCK	LOT	PURPOSE	BLOCK	LOT	SO. FT.	BLOCK	LOT	SO. FT.
A	48	L.S.E., D.E. & P.U.E.	A	1	6131	A	30	7065
A	49	L.S.E., D.E. & P.U.E.	A	2	6250	A	31	7341
A	50	L.S.E., D.E. & P.U.E.	A	3	6250	A	32	7618
A	51	L.S.E., D.E. & P.U.E.	A	4	6252	A	33	7894
B	12	L.S.E., D.E. & P.U.E.	A	5	6370	A	34	8106
			A	6	6708	A	35	7845
			A	7	8196	A	36	7845
			A	8	8317	A	37	8356
			A	9	11094	A	38	10164
			A	10	7015	A	39	8162
			A	11	6824	A	40	8415
			A	12	6598	A	41	8674
			A	13	6583	A	42	8125
			A	14	6540	A	43	6939
			A	15	6469	A	44	8764
			A	16	6348	A	45	7907
			A	17	6002	A	46	8637
			A	18	5917	A	47	7603
			A	19	6014	A	48	45618
			A	20	6112	A	49	18979
			A	21	6210	A	50	39225
			A	22	6644	A	51	5384
			A	23	6675	B	1	6827
			A	24	6235	B	2	6248
			A	25	5952	B	3	6248
			A	26	5757	B	4	6680
			A	27	6987	B	5	6836
			A	28	8119	B	6	8076
			A	29	6907	B	7	7845
						B	8	6666
						B	9	6932
						B	10	6615
						B	11	7742
						B	12	4464
			C	1	8681			
			C	2	5625			
			C	3	5625			
			C	4	5625			
			C	5	5625			
			C	6	5636			
			C	7	5765			
			C	8	6034			
			C	9	6328			
			C	10	6621			
			C	11	8921			
			C	12	12557			
			C	13	10311			
			C	14	9643			
			C	15	9244			
			C	16	8427			
			C	17	8021			
			C	18	11571			
			D	1	7746			
			D	2	7982			
			D	3	8050			
			D	4	8748			
			D	5	8922			
			D	6	8653			
			D	7	8451			
			D	8	7828			
			D	9	7828			
			D	10	7828			
			D	11	7828			
			D	12	8294			
			D	13	9407			
			D	14	9667			
			D	15	9563			
			D	16	9225			
			D	17	9615			
			D	18	8921			
			D	19	8588			

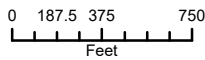
SHEET NO. 1 OF 2

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

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



The Colony MUD 1D Section 4 Preliminary Plat



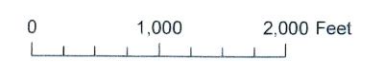
1 inch = 800 feet

Date: 7/24/2022

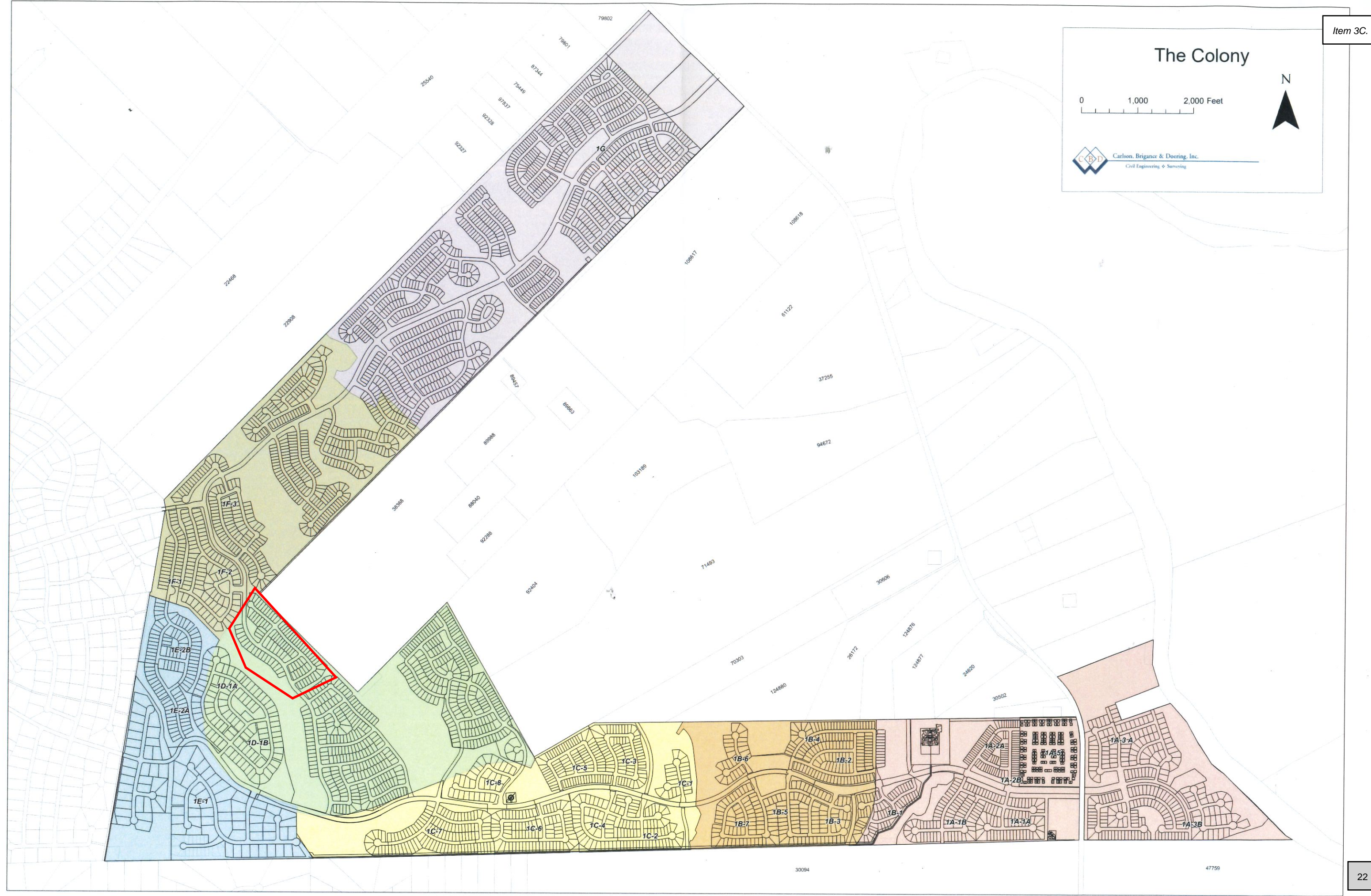
The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification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



The Colony



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





STAFF REPORT

MEETING DATE: July 28, 2022

TITLE:

Consider action to approve the Bastrop Grove Section 4 Phase 2 Final Plat, being 37.781 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of Agnes Street and east of State Highway 304, within the city limits of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:

Site Address:	South of Agnes and east of SH 304 (Attachment 1)
Total Acreage:	37.781 acres
Legal Description:	37.781 acres of the Nancy Blakey Survey, Abstract 98
Property Owner:	Lennar Homes of Texas Land & Construction, Ltd
Agent Contact:	Tim Holland, BGE
Existing Use:	Vacant/Undeveloped
Existing Zoning:	The Grove Planned Development
Adopted Plan:	The Grove Planned Development
Future Land Use:	Transitional Residential

BACKGROUND/HISTORY:

The applicant has submitted a Final Plat application for Bastrop Grove Section 4 Phase 2. The plat includes 171 residential lots, two multifamily lots, five green space/future park lots, one open space lot and four access lots (Exhibit A). The proposed single-family lots follow the lot standards adopted in the Planned Development, as amended.

Streets

The Plat connects to State Highway 304 via Greenleaf Fisk Drive and Cattail Lane in Section 1A. Local streets will serve the proposed residential and open space lots. Sidewalks will also be built alongside the roads within the development. The access lots are alleys to serve the lots fronting Smallmouth Road.

The Planned Development District was approved prior to the B³ Code's adoption. The street layout attempted to reflect the B³ Code's desire for gridded street connectivity while also working within the site's boundaries and around the LCRA transmission lines.

Utilities

Water service (domestic and fire) will be provided by the City of Bastrop and are served from SH 304. These lines will be designed according to the City's construction standards, as well as the

Texas Commission on Environmental Quality's (TCEQ) requirements. Public Improvement Plans have been reviewed and approved by the City Engineer.

Wastewater collection and treatment will also be provided by the City of Bastrop. 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 the drainage channel to the east, which discharges into the Colorado River. 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 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 - Traditional Residential: The Transitional Residential character area is for lands to be developed with higher densities and a variety of housing types. The character area supports high density single-family detached, single-family attached (duplexes, triplexes, townhouses), multi-family (apartments), and institutional residential uses such as nursing homes and assisted living facilities, along with 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 Transitional Residential in this area. The plat proposes dense residential lots and open space.

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

The approved Planned Development for this neighborhood contemplated the intent of the proposed B³ Code in creating a dense, gridded, network. The streets and utilities are well connected.

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 Planned Development, a variety of single-family residential lots and two multifamily lots are provided with this plat.

Local Government Code

Sec. 212.002. Rules.

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

Bastrop adopted subdivision regulations in 1981. The B³ Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

Section 212.004 Plat Required

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

The applicant has proposed subdividing an undeveloped 37.781-acre tract into 171 residential lots, five green space/park lots, one open space lot, and four access lots. Public improvements within the subdivision (streets, water, wastewater, etc.) will be dedicated to the City of Bastrop upon their completion.

Sec. 212.010. Standards for Approval

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

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

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

The street layout and associated utilities meet the approved concept plan included in the Planned Development for this neighborhood.

- (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 all street, utility, and drainage improvements before any final plats can be recorded.

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

The plat complies with the requirements of the adopted B³ Code and Planned Development District.

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting
Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.
- Section 1.3.002 Preliminary Plat
The Preliminary Plat was approved by the Planning and Zoning Commission on April 30, 2020.

- Section 1.3.003 Final Plat

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on June 10, 2021.

The Public Improvement Plans for the feasibility of the construction of the subdivision improvements were approved by the City Engineer on August 26, 2021.

- Section 1.3.004 Plat Requirements

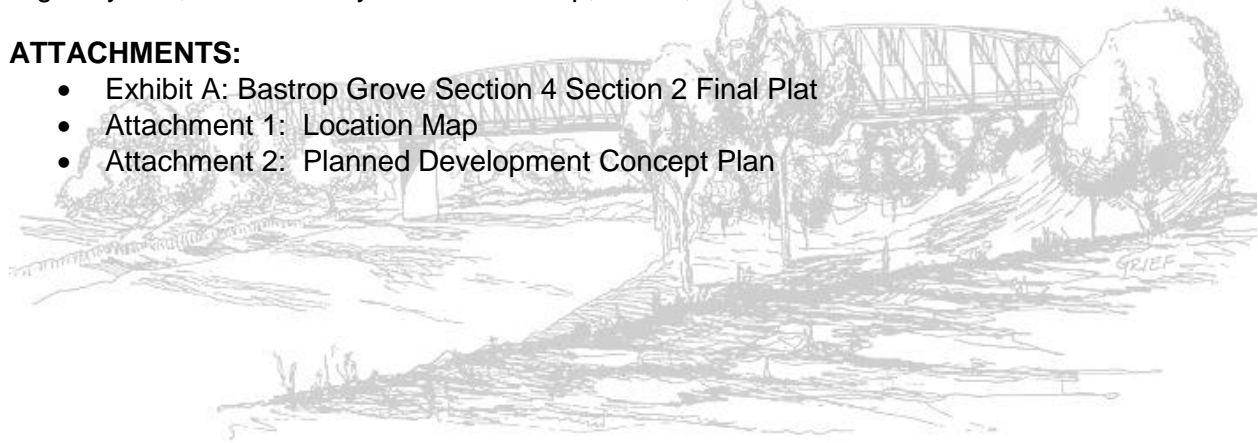
The Development Review Committee reviewed the Final Plat for compliance with subdivision, utility standards, and Planned Development on July 21, 2022, and deemed the plat administratively complete. The Planning Director recommends approval.

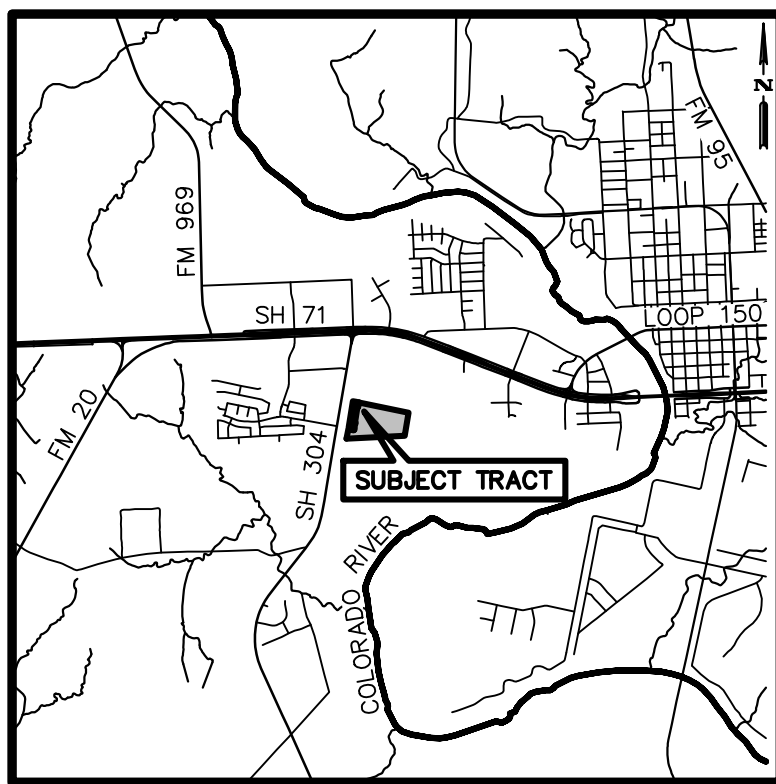
RECOMMENDATION:

Consider action to approve the Bastrop Grove Section 4 Phase 2 Final Plat, being 37.781 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of Agnes Street and east of State Highway 304, within the city limits of Bastrop, Texas, as shown in Exhibit A.

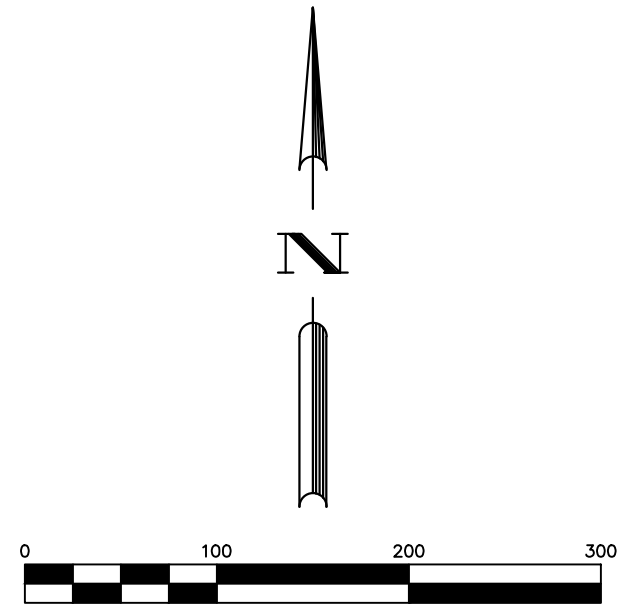
ATTACHMENTS:

- Exhibit A: Bastrop Grove Section 4 Section 2 Final Plat
- Attachment 1: Location Map
- Attachment 2: Planned Development Concept Plan





VICINITY MAP
NOT TO SCALE



BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD-83. COMBINED SCALE FACTOR = 0.9999899509.

LEGEND

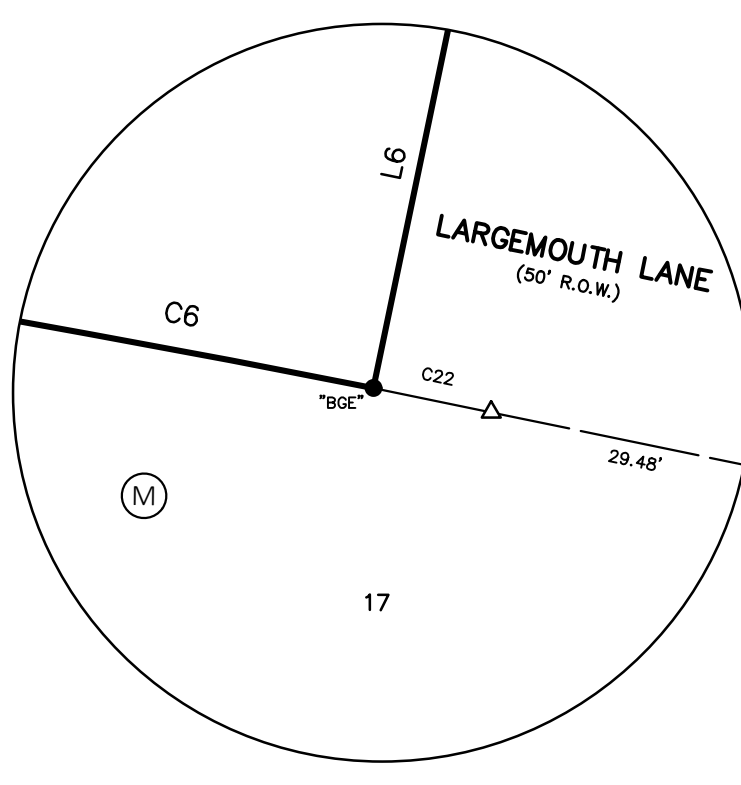
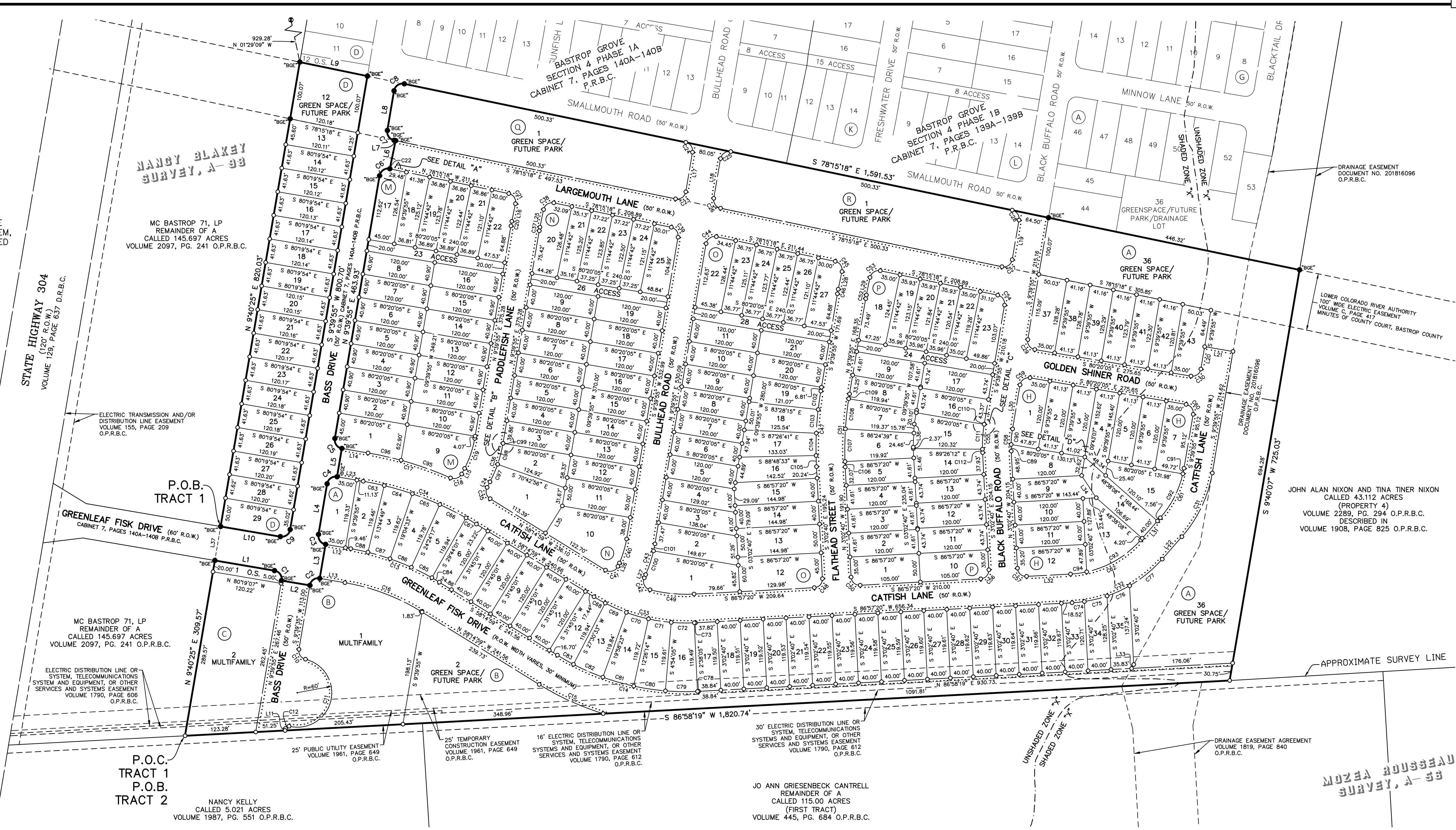
- DOC. DOCUMENT
- D.R.B.C. DEED RECORDS OF BASTROP COUNTY
- NO. NUMBER
- N.T.S. NOT TO SCALE
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
- O.S. OPEN SPACE
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- △ CALCULATED POINT
- SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
- FOUND 5/8" IRON ROD (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD W/CAP STAMPED "STAUDT SURVEYING"
- FOUND 1/2" IRON ROD W/CAP STAMPED "STANTEC"
- FOUND 1/2" IRON ROD W/CAP STAMPED "BGE INC"
- TEMPORARY BENCHMARK
- PROPOSED SIDEWALK

TEMPORARY BENCHMARK FOR THIS PROJECT IS A SQUARE CUT AT THE CENTER OF THE NORTH SIDE OF A CURB INLET LOCATED ON THE SOUTH SIDE OF THE EXTENSION OF HOME DEPOT WAY, +930 FEET NORTHWEST OF THE SUBJECT TRACT, AS SHOWN HEREON.

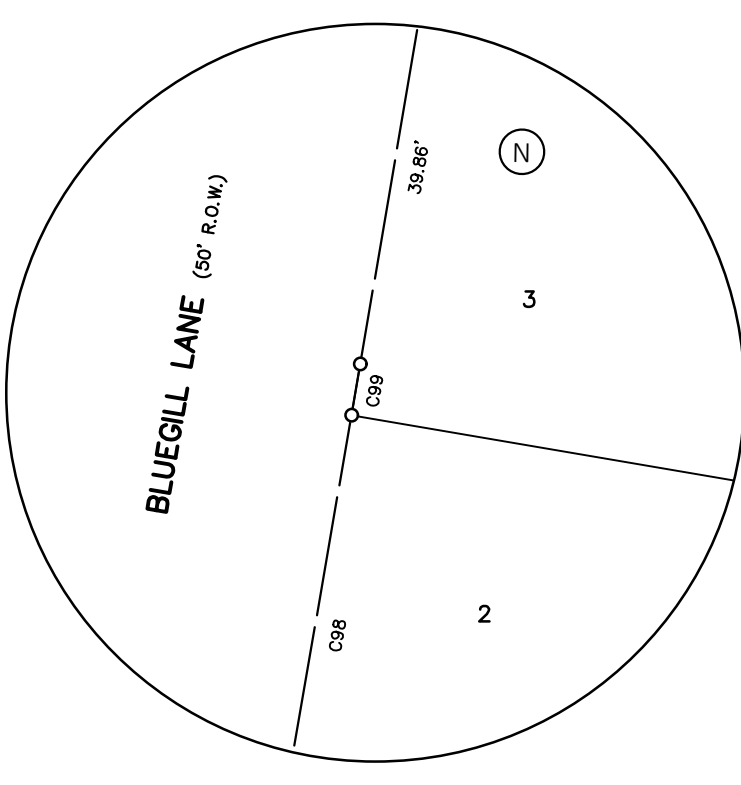
ELEVATION 365.45 FEET NAVD 88 DATUM
GRID N: 10015536.56
GRID E: 3239717.02

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
BASS DRIVE	50 FT.	256 FT.
BLACK BUFFALO ROAD	50 FT.	649 FT.
PADDLEFISH LANE	50 FT.	567 FT.
BULLHEAD ROAD	50 FT.	780 FT.
CATFISH LANE	50 FT.	1,846 FT.
FLATHEAD STREET	50 FT.	612 FT.
GREENLEAF FISK DRIVE	VARIES 30' MINIMUM	716 FT.
LARGEMOUTH LANE	50 FT.	1,119 FT.
GOLDEN SHINER ROAD	50 FT.	356 FT.
TOTAL LINEAR FEET		6,683 FT.

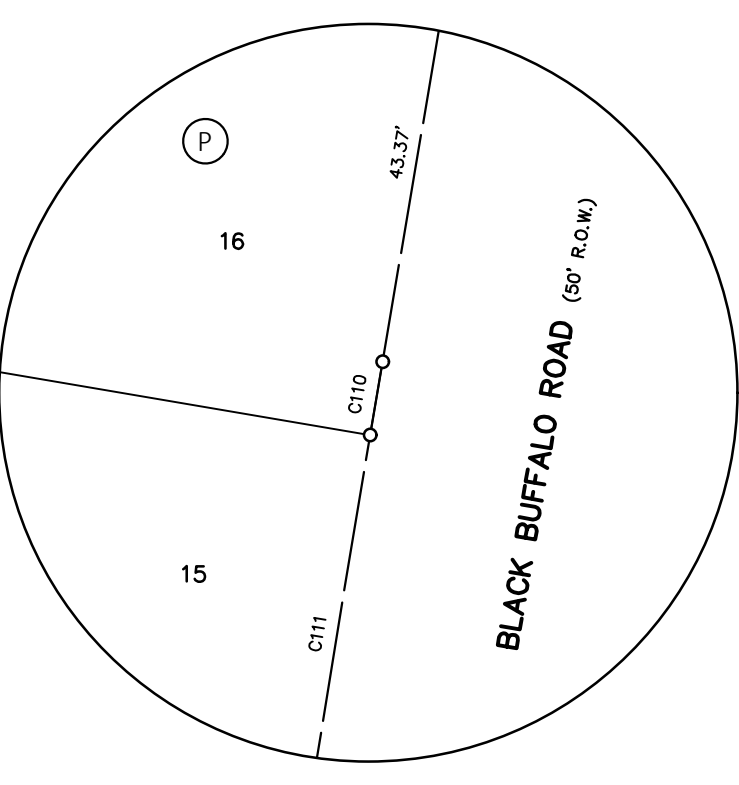
LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
ACCESS	4	0.441 AC.
GREEN SPACE/FUTURE PARK	5	6.248 AC.
MULTIFAMILY	2	1.716 AC.
OPEN SPACE	1	0.054 AC.
RESIDENTIAL	171	20.735 AC.
RIGHT-OF-WAY	-	8.587 AC.
TOTAL	81	37.781 AC.



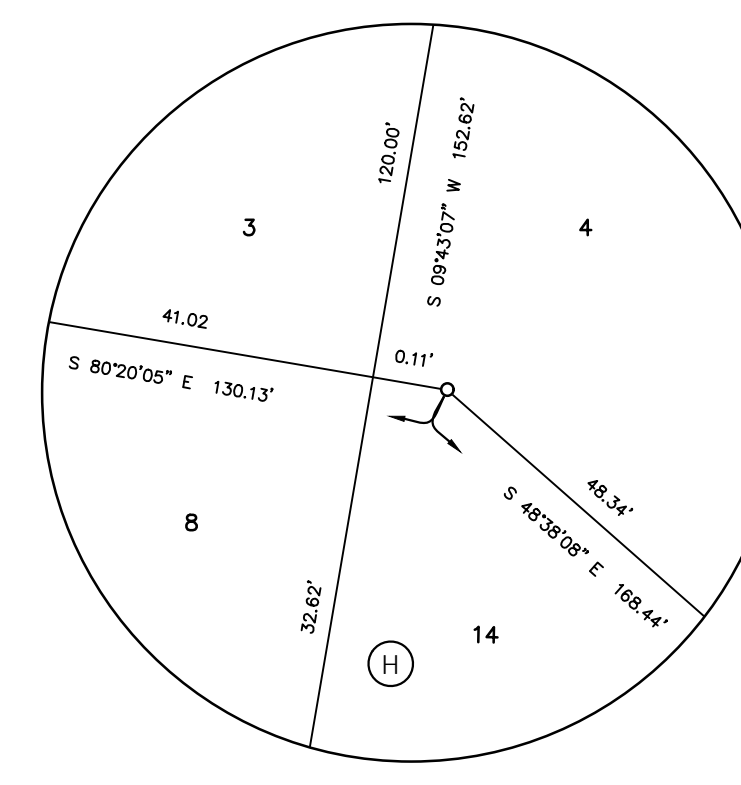
DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.



DETAIL "C"
N.T.S.



DETAIL "D"
N.T.S.

FINAL PLAT BASTROP GROVE SECTION 4 PHASE 2

A SUBDIVISION OF 37.781 ACRES OF LAND
LOCATED IN THE
NANCY BLAKEY SURVEY, ABSTRACT NO. 98,
BASTROP COUNTY, TEXAS

MOZEA ROUSSEAU
SURVEY, A-58

DATE: JANUARY 19, 2022

OWNER:
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD.
13620 N. FM 620
BUILDING B, SUITE 150
AUSTIN, TEXAS 78717

ENGINEER & SURVEYOR:
BGE, INC.
1701 DIRECTORS BLVD., SUITE 1000
AUSTIN, TEXAS, 78744
512-578-0400
BGE, INC.
7330 SAN PEDRO AVE., SUITE 202
SAN ANTONIO, TEXAS 78216
210-581-3600

REVISIONS
05/11/2022



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, Texas 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

LINE TABLE with columns: NUMBER, BEARING, DISTANCE. Rows L1 through L19.

LINE TABLE with columns: NUMBER, BEARING, DISTANCE. Rows L20 through L37.

CURVE TABLE with columns: NUMBER, ARC LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD DISTANCE. Rows C1 through C23.

CURVE TABLE with columns: NUMBER, ARC LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD DISTANCE. Rows C24 through C46.

CURVE TABLE with columns: NUMBER, ARC LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD DISTANCE. Rows C47 through C69.

CURVE TABLE with columns: NUMBER, ARC LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD DISTANCE. Rows C70 through C92.

CURVE TABLE with columns: NUMBER, ARC LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD DISTANCE. Rows C93 through C112.

LOT AREA TABLE with columns: LOT, BLOCK, SQUARE FEET. Rows 1 through 22.

LOT AREA TABLE with columns: LOT, BLOCK, SQUARE FEET. Rows 23 through 42.

LOT AREA TABLE with columns: LOT, BLOCK, SQUARE FEET. Rows 1 through 2.

LOT AREA TABLE with columns: LOT, BLOCK, SQUARE FEET. Rows 1 through 2.

LOT AREA TABLE with columns: LOT, BLOCK, SQUARE FEET. Rows 12 through 29.

LOT AREA TABLE with columns: LOT, BLOCK, SQUARE FEET. Rows 1 through 15.

LOT AREA TABLE with columns: LOT, BLOCK, SQUARE FEET. Rows 1 through 23.

LOT AREA TABLE with columns: LOT, BLOCK, SQUARE FEET. Rows 1 through 26.

LOT AREA TABLE with columns: LOT, BLOCK, SQUARE FEET. Rows 1 through 28.

LOT AREA TABLE with columns: LOT, BLOCK, SQUARE FEET. Rows 1 through 24.

LOT AREA TABLE with columns: LOT, BLOCK, SQUARE FEET. Rows 1 through 1.

LOT AREA TABLE with columns: LOT, BLOCK, SQUARE FEET. Rows 1 through 1.

FINAL PLAT BASTROP GROVE SECTION 4 PHASE 2

A SUBDIVISION OF 37.781 ACRES OF LAND LOCATED IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS



BGE, Inc. 7330 San Pedro Ave., Suite 202 San Antonio, Texas 78216 Tel: 210-581-3600 • www.bgeinc.com

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., ACTING BY AND THROUGH KEVIN PAPE, AUTHORIZED AGENT, BEING OWNER OF A 31.710 ACRE TRACT OF LAND DESCRIBED AS TRACT 1A AND A 35.401 ACRE TRACT OF LAND DESCRIBED AS TRACT 1B OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202019563 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 37.781 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

BASTROP GROVE SECTION 4 PHASE 2

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS 15th DAY OF July 2022

KEVIN PAPE, AUTHORIZED AGENT
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
13820 N. FM 998
BUILDING B, SUITE 150
AUSTIN, TEXAS 78717

STATE OF TEXAS;
COUNTY OF BASTROP:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KEVIN PAPE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF July 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

12-27-2022
MY COMMISSION EXPIRES ON:



SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DION P. ALBERTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY EMPLOYEES OF BGE, INC. ON THE GROUND ON NOVEMBER 15, 2018, AND THE CORNER MONUMENTS SHOWN THEREON AS "SET" WILL BE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF BASTROP COUNTY, TEXAS UPON COMPLETION OF CONSTRUCTION.

DION P. ALBERTSON, R.P.L.S. NO. 4963
BGE, INC.
7330 SAN PEDRO AVE., SUITE 202
SAN ANTONIO, TEXAS 78216

6/29/22



ENGINEER'S CERTIFICATION:

I, TIMOTHY M. HOLLAND, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

TIMOTHY M. HOLLAND, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 94848
BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TEXAS 78744

6/27/22



APPROVED THIS _____ DAY OF _____ A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED: ATTEST:

PLANNING & ZONING COMMISSION CITY SECRETARY
CHAIRPERSON

GENERAL NOTES:

- 1. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
- 2. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
- 3. ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE.
- 4. GAS SERVICE IS PROVIDED BY CENTERPOINT ENERGY.
- 5. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON APRIL 30, 2020.
- 6. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 7. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- 8. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND/OR ASSIGNS, ASSUME 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.
- 9. BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
- 10. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- 11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 12. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (T.C.E.Q.).
- 13. ALL UTILITIES WILL BE UNDERGROUND.
- 14. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF FINAL PLATTING.
- 15. DEVELOPER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- 16. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA. THIS TRACT LIES IN UNSHADED ZONE "X", AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0355E, FOR BASTROP COUNTY, TEXAS, REVISED DATE JANUARY 19, 2006.
- 17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFFSITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- 18. AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH REAR LOT LINE.
- 19. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 20. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
- 21. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- 22. 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 (T.D.L.R.) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (T.A.B.A.).
- 23. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
- 24. IT IS THE RESPONSIBILITY OF EACH BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE STRUCTURE, FROM THE STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- 25. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.
- 26. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
- 27. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
- 28. BUILDING SETBACKS NOT SHOWN SHALL BE IN ACCORDANCE WITH THE BASTROP BUILDING BLOCK CODE AND PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 2019-59. (CITY LIMITS ONLY)
- 29. ALL SIGNS SHALL COMPLY WITH THE BASTROP SIGN ORDINANCE.
- 30. THE PLAT WILL COMPLY WITH THE REQUIREMENTS OF THE PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 2019-59.
- 31. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY MULTI-FAMILY OR NON-RESIDENTIAL CONSTRUCTION. (CITY LIMITS ONLY)

THE STATE OF TEXAS

COUNTY OF BASTROP KNOW ALL MEN BY THESE PRESENTS:

I, KRISTA BARTSCH, CLERK OF BASTROP COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____

20__ A.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET _____ PAGE(S) _____ FILED FOR RECORD AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____ 20__ AD.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20__ AD.

KRISTA BARTSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

BY: _____
DEPUTY

DESCRIPTION OF A 37.781 ACRE TRACT OF LAND

FIELD NOTES FOR A 37.781 ACRE TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY,

TEXAS; BEING THE REMAINING PORTION OF A CALLED 35.401 ACRE TRACT OF LAND (TRACT 1B) AND THE REMAINING PORTION OF A CALLED 31.710 ACRE TRACT OF LAND (TRACT 1A) AS CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. IN DOCUMENT NUMBER 202019563 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 37.781 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS TRACT 1 AND TRACT 2 BY METES AND BOUNDS AS FOLLOWS:

TRACT 1:

COMMENCING at a 1/2-inch iron rod with a cap stamped "BGE INC" found on the north line of a called 5.021 acre tract of land as conveyed unto Nancy Kelly in Volume 1987, Page 551 of the Official Public Records of Bastrop County, Texas, at the common corner of said 35.401 acre tract and a remainder of a called 145.697 acre tract of land as conveyed unto MC Bastrop 71, LP in Volume 2097, Page 241 of the Official Public Records of Bastrop County, Texas; Thence, N 09°40'25" E, departing said north line, coincident with the common line of the remaining portion of the 35.401 acre tract and said remainder of the 145.697 acre tract, passing at a distance of 309.57 feet a 1/2-inch iron rod with a cap stamped "BGE INC" found on the south line of Greenleaf Flak Drive (R.O.W. ~ 60') as shown on the plat of Bastrop Grove Section 4, Phase 1A as recorded in Cabinet 7, Pages 140-A and 140-B of the Plat Records of Bastrop County, Texas, and continuing over and across said right-of-way a total distance of 369.57 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found at another common corner of the remaining portion of the 35.401 acre tract and the remainder of the 145.697 acre tract, for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, N 09°40'25" E, coincident with the common line of the remaining portion of the 35.401 acre tract, the aforementioned remaining portion of the 31.710 acre tract, and the remainder of the 145.697 acre tract, a distance of 820.03 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found at the southwest corner of Block "D" as shown on the aforementioned plat of Bastrop Grove Section 4, Phase 1A, for the northwest corner of the herein described tract;

THENCE, S 78°15'18" E, coincident with the south line of said Block "D", a distance of 120.17 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found on the west right-of-way line of Bass Drive (R.O.W. ~ 50') as shown on said plat of Phase 1A, at the southeast corner of Block "D", for the northeast corner of the herein described tract;

THENCE, S 09°39'55" W, coincident with said right-of-way line, a distance of 800.70 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found for a point of curvature of the herein described tract;

THENCE, curving to the right, continuing coincident with said line, with a radius of 15.00 feet, an arc length of 23.57 feet, a central angle of 90°00'58", a chord bearing of S 54°40'24" W, and a chord distance of 21.22 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found for a point of tangency of the herein described tract;

THENCE, N 80°19'07" W, continuing coincident with said line, a distance of 105.21 feet to the POINT OF BEGINNING and containing 2.255 acres of land, more or less.

TRACT 2:

BEGINNING at a 1/2-inch iron rod with a cap stamped "BGE INC" found on the north line of a called 5.021 acre tract of land as conveyed unto Nancy Kelly in Volume 1987, Page 551 of the Official Public Records of Bastrop County, Texas, at the common corner of the remaining portion of said 35.401 acre tract and a remainder of a called 145.697 acre tract of land as conveyed unto MC Bastrop 71, LP in Volume 2097, Page 241 of the Official Public Records of Bastrop County, Texas, for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, N 09°40'25" E, coincident with the common line of the remaining portion of the 35.401 acre tract and the remainder of said 145.697 acre tract, a distance of 309.57 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found on the south right-of-way line of Greenleaf Flak Drive (R.O.W. ~ 60') as shown on the plat of Bastrop Grove Section 4, Phase 1A as recorded in Cabinet 7, Pages 140-A and 140-B of the Plat Records of Bastrop County, Texas, for a west corner of the herein described tract;

THENCE, coincident with said right-of-way line, over and across the remainder of the 35.401 acre tract and the aforementioned remainder of the 31.710 acre tract, the following seventeen (17) courses:

- 1) S 80°19'07" E, a distance of 105.22 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found for a point of curvature of the herein described tract;
- 2) Curving to the right, with a radius of 15.00 feet, an arc length of 23.58 feet, a central angle of 90°04'30", a chord bearing of S 35°18'52" E, and a chord distance of 21.23 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found at the end of this curve for a corner of the herein described tract;
- 3) S 80°20'05" E, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found at the beginning of a non-tangent curve, for a corner of the herein described tract;
- 4) Curving to the right, with a radius of 15.00 feet, an arc length of 23.57 feet, a central angle of 90°01'17", a chord bearing of N 54°40'14" E, and a chord distance of 21.22 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found at the end of this curve, for a corner of the herein described tract;
- 5) N 09°39'26" E, a distance of 60.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found at the beginning of a non-tangent curve, for a corner of the herein described tract;
- 6) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 89°59'02", a chord bearing of N 35°19'38" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found for a point of tangency of the herein described tract;
- 7) N 09°39'55" E, a distance of 89.32 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found for a point of curvature of the herein described tract;
- 8) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of N 54°39'55" E, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found at the end of this curve, for a corner of the herein described tract;
- 9) N 09°39'55" E, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found at the beginning of a non-tangent curve, for a corner of the herein described tract;
- 10) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of N 35°20'05" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found for a point of tangency of the herein described tract;
- 11) N 09°39'55" E, a distance of 463.93 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found for a point of curvature of the herein described tract;
- 12) Curving to the right, with a radius of 15.00 feet, an arc length of 24.00 feet, a central angle of 91°39'49", a chord bearing of N 55°29'49" E, and a chord distance of 21.52 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found at the end of this curve, for a corner of the herein described tract;
- 13) N 11°44'42" E, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found for a corner of the herein described tract;
- 14) N 78°15'18" W, a distance of 2.80 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found for a point of curvature of the herein described tract;
- 15) Curving to the right, with a radius of 15.00 feet, an arc length of 23.02 feet, a central angle of 87°55'13", a chord bearing of N 34°17'42" W, and a chord distance of 20.82 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 16) N 09°39'55" E, a distance of 70.05 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found for a point of curvature of the herein described tract;
- 17) Curving to the right, with a radius of 15.00 feet, an arc length of 24.11 feet, a central angle of 92°04'47", a chord bearing of N 55°42'18" E, and a chord distance of 21.59 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found on the south line of said Bastrop Grove Section 4, Phase 1A, for a point of tangency of the herein described tract;

THENCE, S 78°15'18" E, coincident with the south line of said Phase 1A and the south line of Bastrop Grove Section 4, Phase 1B as recorded in Cabinet 7, Pages 139-A and 139-B of the Plat Records of Bastrop County, Texas, a distance of 1,591.53 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found on the west line of a called 43.112 acre tract of land as conveyed unto John Alan Nixon and Tina Tiner Nixon in Volume 2289, Page 294 and described in Volume 1908, Page 825, both in the Official Public Records of Bastrop County, Texas, for the northeast corner of the herein described tract;

THENCE, S 09°40'07" W, coincident with the common line of the remainder of the aforementioned 31.710 acre tract, the remainder of the aforementioned 35.401 and said 43.112 acre tract, a distance of 725.03 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the north line of the remainder of a called 115.00 acre tract of land as conveyed unto Jo Ann Griesenbeck Cantrell in Volume 445, Page 684 of the Official Public Records of Bastrop County, Texas, at the southeast corner of the remainder of the 35.401 acre tract, for the southeast corner of the herein described tract;

THENCE, S 86°58'19" W, coincident with the common line of the remainder of the 35.401 acre tract, said remainder of the 115.00 acre tract and the aforementioned 5.021 acre tract, a distance of 1,820.74 feet to the POINT OF BEGINNING and containing 35.526 acres of land, more or less.

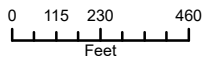
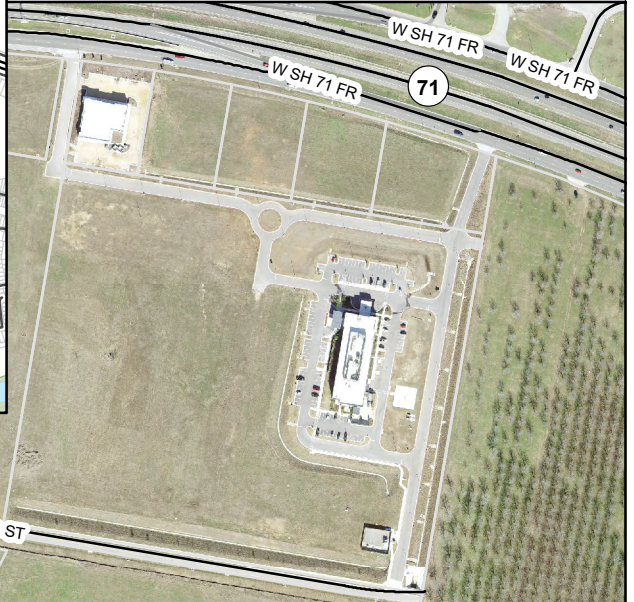
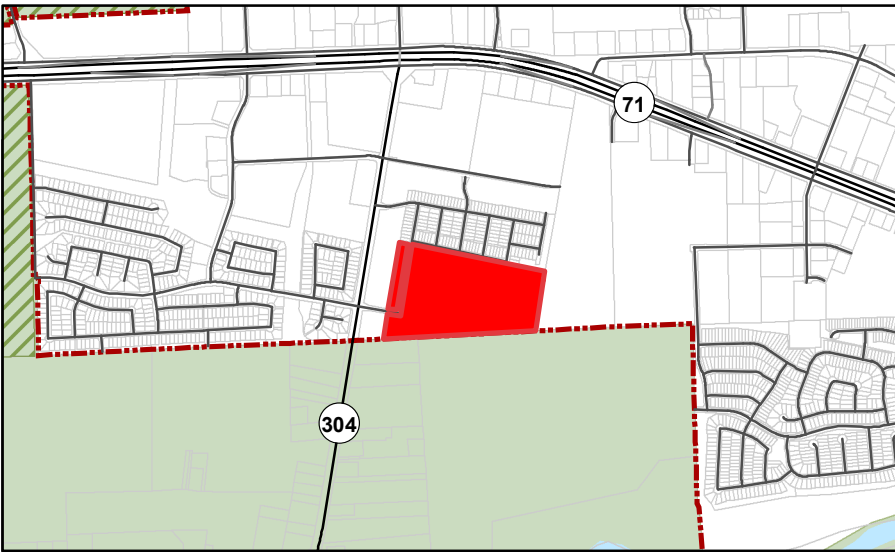
The resultant net acreage being 37.781 acres of land.

**FINAL PLAT
BASTROP GROVE
SECTION 4 PHASE 2**

A SUBDIVISION OF 37.781 ACRES OF LAND
LOCATED IN THE
NANCY BLAKEY SURVEY, ABSTRACT NO. 98,
BASTROP COUNTY, TEXAS



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, Texas 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

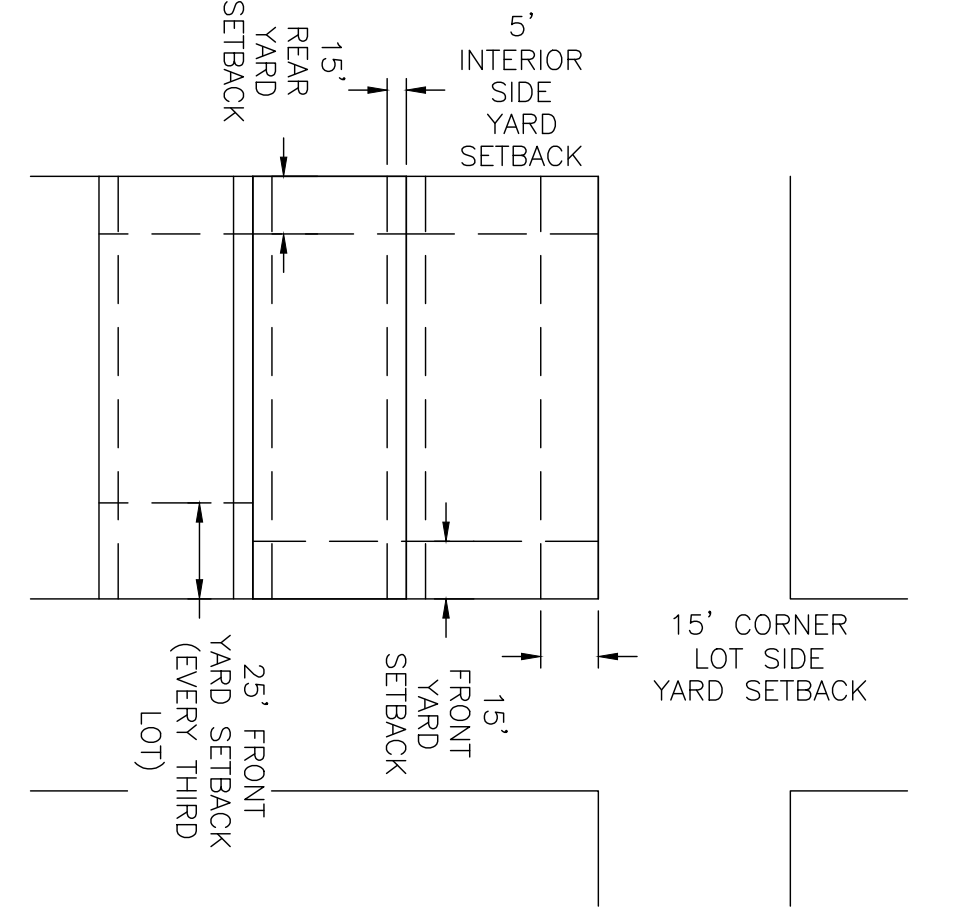
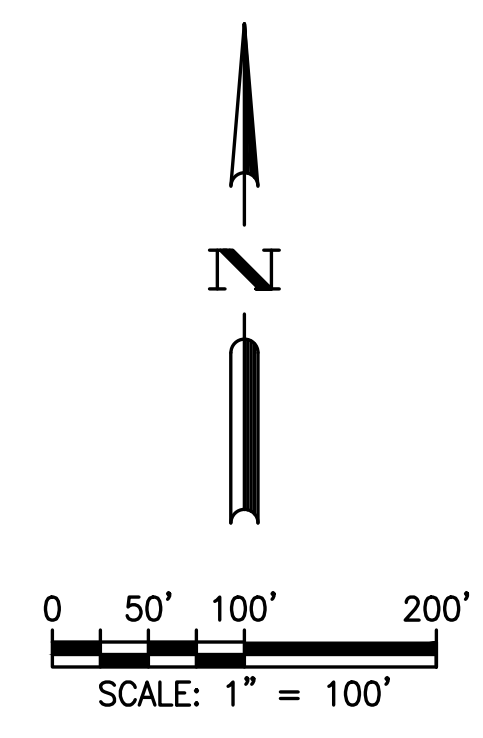


1 inch = 500 feet

Date: 7/24/2022

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





TYPICAL YARD SETBACK EXHIBIT
(1:50 SCALE)

- LEGEND**
- SINGLE-FAMILY RESIDENTIAL
 - ALLEYWAY
 - OPEN SPACE
 - LOCAL STREET CENTERLINE
 - COLLECTOR STREET CENTERLINE
 - PROPOSED PUBLIC UTILITY EASEMENT

LOT COUNT
 35' LOTS: 48
 40' LOTS: 282
 TOTAL: 330

FOR REVIEW PURPOSES ONLY

CONCEPTUAL PLAN

BASTROP GROVE

BGE, Inc.
 101 WEST LOUIS HENNA BLVD, SUITE 400
 AUSTIN, TX 78728
 TEL: 512-879-0400 • www.bgeinc.com
 TBPE Registration No. F-1046



CITY OF BASTROP ETJ

ROADWAY STUB
CITY OF BASTROP ETJ

BLUEBONNET
ELECTRIC
COOPERATIVE
VOLUME 606,
PAGE 605,
O.P.R.B.C.T.

25' PUBLIC
UTILITY EASEMENT
VOLUME 649,
PAGE 649,
O.P.R.B.C.T.

25' TEMPORARY
CONSTRUCTION
EASEMENT
VOLUME 649,
PAGE 649,
O.P.R.B.C.T.

BLUEBONNET
ELECTRIC
COOPERATIVE
VOLUME 1790,
PAGE 632,
O.P.R.B.C.T.

DRAINAGE EASEMENT TO BE DEDICATED BY THE PROPERTY OWNER TO THE POA BY SEPARATE INSTRUMENT



STAFF REPORT

MEETING DATE: July 28, 2022

TITLE:

Consider action to approve The Colony MUD 1B Section 7 Final Plat, being 12.000 acres out of Jose Manuel Bangs Survey, Number 5, located south of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:

Site Address:	West of FM 969 and at the west extension of Sam Houston Boulevard (Attachment 1)
Total Acreage:	12.000 acres
Legal Description:	12.000 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner:	Bastrop ISD
Agent Contact:	Paul Teltschik/Stantec 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 1B, Section 7 (Exhibit A). The plat includes 1 non-residential lot (Exhibit A) that will be a future school site. The adopted in the Consent Agreement, as amended, contains five non-residential lot standards.

Traffic Impact and Streets

The Final Plat proposes to extend Sam Houston Drive, an arterial street, westward from its intersection with FM 969, which will provide the main access into the development. Local streets connecting to Sam Houston Drive will serve the proposed residential lots and provide access into the Colony neighborhoods to the north and south of the road. 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. The original TIA contemplated the school site in the northern arm of the development, but as minor change to the Concept Plan for the relocation 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.

If the Concept Plan is revised to include new sites which were not previously study, a new TIA may be required.

Utilities

Water service (domestic and fire) will be provided by The Colony MUD via water line extensions from existing infrastructure located on Sam Houston Dr. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. Wastewater collection and treatment will also be provided by The Colony MUD. A Public Improvement Plan is not required because the streets and water and wastewater lines were installed with other sections.

Drainage

Stormwater runoff generated will flow into a detention pond in the eastern portion of the section. The pond discharges at pre-developed rates to the north. The drainage plan is using the updated rainfall totals of Atlas 14. Additionally, the residential lots will include maximum impervious coverage limit that is reflected in the system capacity. A Final Drainage Plan has been reviewed and approved by the City Engineer with the condition that they provide the stormwater maintenance plan prior to plat recordation.

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 a public-school use, which is an associated use for residential.

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, two multi-family standards and five non-residential lot standards.

Local Government Code

Sec. 212.002. Rules.

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

Bastrop adopted subdivision regulations in 1981. The B³ Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

Section 212.004 Plat Required

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

The applicant previously revising the approved Preliminary Plat to remove 50 residential lots from the Colony MUD 1B and replace with one non-residential lot. This final plat complies with the amendment. Utility improvements within the subdivision (drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion and streets will be dedicated to Bastrop County, after completion and the maintenance period.

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. 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, drainage, and utility improvements before any final plats can be recorded.

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

The final plat complies with the requirements of the adopted B³ Code and Consent Agreement.

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

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

- Section 1.3.002 Preliminary Plat

The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on October 22, 2021.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on November 5, 2021.

- Section 1.3.003 Final Plat

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on July 25, 2022.

The Public Improvement Plans were not required for this section, as all streets and utilities were installed with other sections.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Final Plat for The Colony MUD 1B for compliance with subdivision and utility standards on July 21, 2022 and deemed the plat administratively complete. The Director of Planning recommends approval.

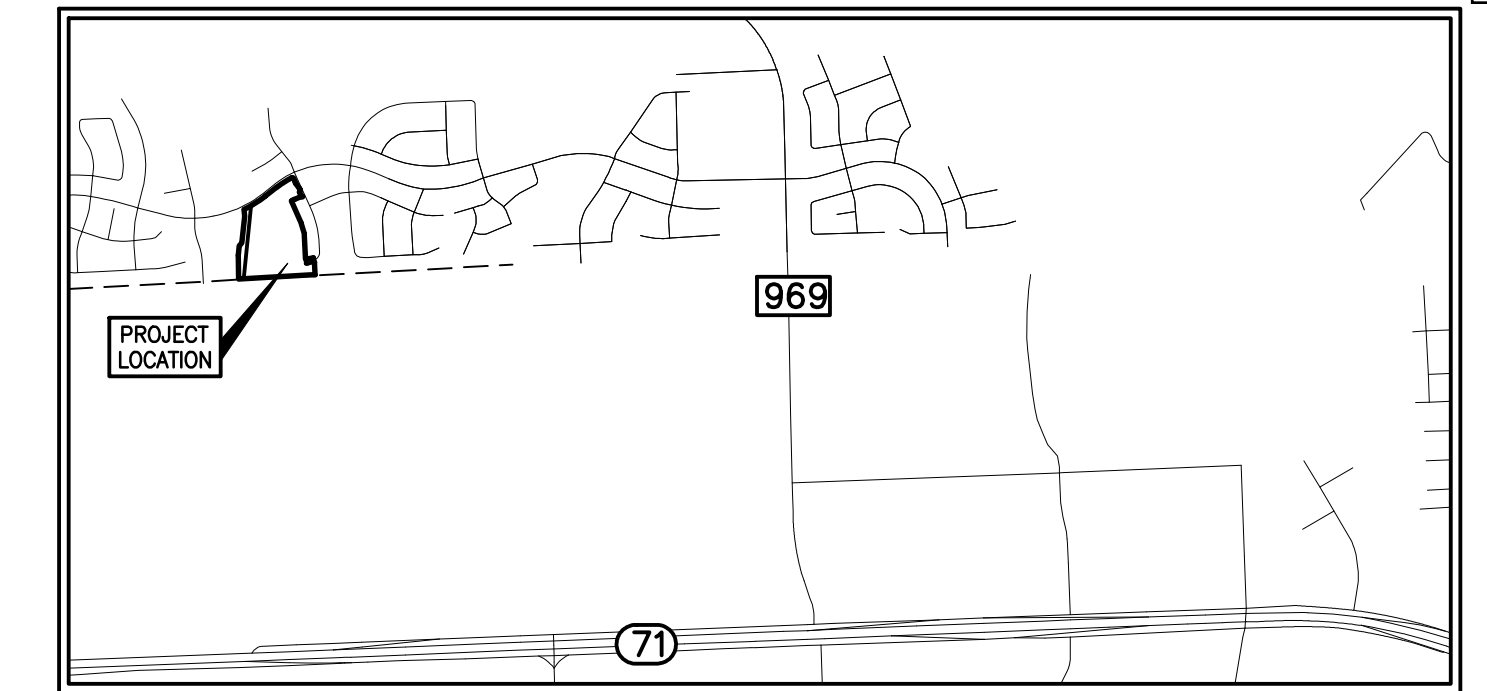
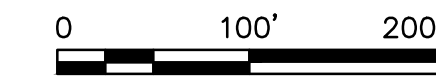
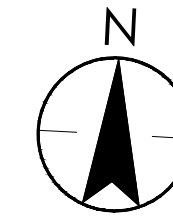
RECOMMENDATION:

Consider action to approve The Colony MUD 1B Section 7 Final Plat, being 12.000 acres out of Jose Manuel Bangs Survey, Number 5, located south of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: The Colony MUD 1B Final Plat
- Attachment 1: Location Map
- Attachment 2: The Colony MUD Land Use Plan

FINAL PLAT OF THE COLONY MUD 1B SECTION 7



VICINITY MAP
SCALE: N.T.S.

LEGEND

- 1/2" IRON ROD FOUND WITH "CBD" CAP (UNLESS NOTED)
- 1/2" IRON ROD SET WITH YELLOW CAP MARKED "STANTEC" (UNLESS NOTED)
- - - EXISTING CONTOURS
- AC. ACRE
- ROW RIGHT OF WAY
- P.O.B. POINT OF BEGINNING

DATE: MAY 25, 2022

OWNER:
CONTACT:
 BASTROP INDEPENDENT SCHOOL DISTRICT
 908 FARM ST
 BASTROP, TEXAS 78602
 PHONE: (512) 772-7100

ENGINEER & SURVEYOR:
 RYAN WHITTLE, P.E. &
 JOHN BILNOSKI, R.P.L.S.
 STANTEC
 1905 ALDRICH STREET, SUITE 300
 AUSTIN, TEXAS 78723-3544
 (512) 328-0011

NUMBER OF LOTS: 1
 TOTAL ACREAGE: 12.00 ACRES
 NUMBER OF BLOCKS: 1
 RIGHT-OF-WAY ACREAGE: 0.00 ACRES
 SURVEY: JOSE MANUEL BANGS SURVEY

BENCHMARKS:

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL AND ADDITIONALLY REFERENCED TO THE NATIONAL GEODETIC SURVEY (NGS) GEOID MODEL 12A.

BENCHMARK: CP 107 - PK NAIL WITH STANTEC CONTROL WASHER SET AT THE SOUTHEAST CORNER OF INLET, SOUTHSIDE OF HACKBERRY LANE AT INTERSECTION OF NANDINA PATH AND HACKBERRY LANE. ELEVATION=426.63' (NOT SHOWN)

TBM 100: CENTER OF STAR ON STORM SEWER MANHOLE, +/-100' NORTH OF HAUL ROAD, +/-120' WEST AND +/-145' NORTH OF SOUTHEAST CORNER OF SITE, AT OR NEAR CENTERLINE TERMINUS OF PROPOSED SHAGBARK TRAIL. ELEV=426.41' (AS SHOWN)

TBM 101: T-POST WITH PUNCH FOUND AT OR NEAR THE NORTH LINE OF HAUL ROAD, +/-20' NORTH, NORTHEAST OF SOUTHWEST CORNER OF SITE. ELEV=436.06'(AS SHOWN) "CBD" CALLED=436.27' FOUND=436.17'

TBM 102: 5/8" IRON ROD WITH ORANGE CAP SET ON NORTH SIDE OF HAUL ROAD, +/-440 WEST OF SOUTHWEST CORNER OF SITE. ELEV=433.46'(AS SHOWN)

STATE OF TEXAS
 COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BASTROP INDEPENDENT SCHOOL DISTRICT, BEING THE OWNERS OF 12,000 ACRES OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY ABSTRACT 5, SITUATED IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS CONVEYED TO US BY DEED OF RECORD IN DOCUMENT NO. 202121977 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

THE FINAL PLAT OF THE COLONY MUD 1B SECTION 7

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

WITNESS MY HAND THIS DAY ____ OF _____, 2022, A.D.

OWNER/DEVELOPER: NAME HERE
 BASTROP INDEPENDENT SCHOOL DISTRICT
 908 FARM STREET
 BASTROP, TEXAS, 78602

STATE OF TEXAS
 COUNTY OF BASTROP

I, RYAN WHITTLE, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, TEXAS AND THAT THE 100 YEAR FLOOD PLAN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

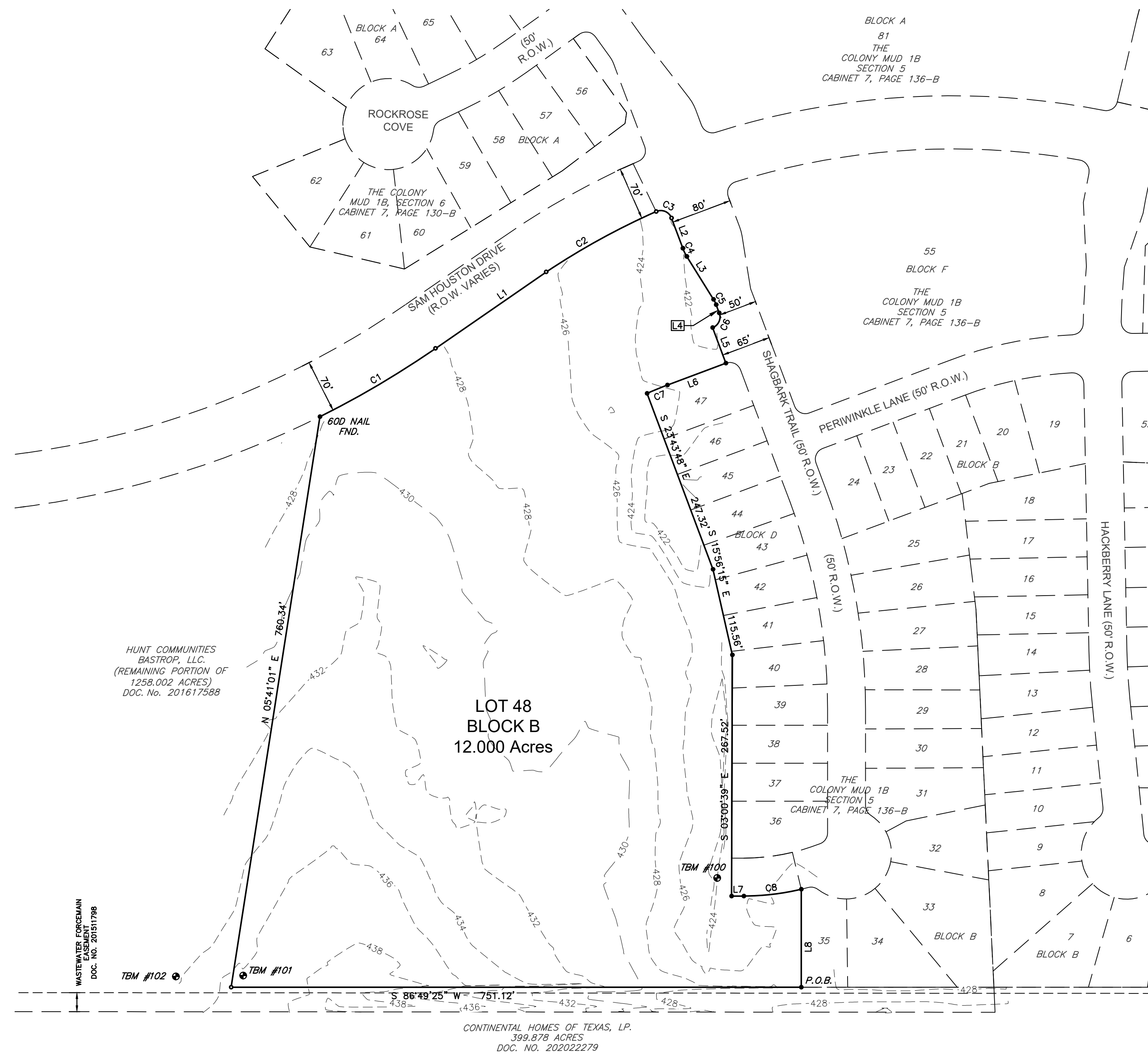
LICENSED PROFESSIONAL ENGINEER DATE
 RYAN WHITTLE, P.E.
 TEXAS REGISTRATION NO. 125857

STATE OF TEXAS
 COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS

THAT I, JOHN T. BILNOSKI, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR DATE
 JOHN T. BILNOSKI, RPLS
 TEXAS REGISTRATION NO. 4998



PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	176.70'	1235.00'	8°11'51"	176.55'	N56° 17' 51.66"E
C2	165.53'	965.00'	9°49'41"	165.32'	N58° 02' 13.15"E
C3	24.43'	15.00'	93°19'08"	21.82'	S70° 23' 22.43"E
C4	12.05'	61.00'	111°19'07"	12.03'	S29° 23' 21.77"E
C5	7.70'	39.00'	111°19'07"	7.69'	S29° 23' 21.77"E
C6	23.56'	15.00'	90°00'00"	21.21'	S21° 16' 11.74"W
C7	29.07'	475.00'	3°30'23"	29.06'	S64° 31' 00.39"W
C8	76.37'	325.00'	13°27'46"	76.19'	N80° 05' 32.05"E

PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L1	N52°11'56"E	177.35'
L2	S23°43'48"E	42.63'
L3	S35°02'55"E	66.52'
L4	S23°43'48"E	11.69'
L5	S23°43'48"E	50.00'
L6	S66°16'12"W	82.21'
L7	N86°49'25"E	16.07'
L8	S3°10'35"E	128.93'



Stantec Consulting Services Inc. TBPELS # F-6324
 1905 Aldrich Street Suite 300 TBPELS # 10194230
 Austin TX 78723-3544
 Tel: (512) 328-0011
 www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

FINAL PLAT OF THE COLONY MUD 1B SECTION 7

FIELD NOTES

A 12,000 ACRE OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY ABSTRACT 5, SITUATED IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, LLC BY DEED OF RECORD IN 201617588 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 12,000 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2-INCH IRON ROD WITH "CBD ROW" CAP FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF HACKBERRY LANE (50' R.O.W.), BEING THE NORTHERLY LINE OF LOT 1, BLOCK "B", COLONY MUD 1B, SECTION 3, A SUBDIVISION OF RECORD IN CABINET 7, PAGES 87-1 & 87-B OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, S71°31'41"W, LEAVING THE SOUTHERLY LINE OF HACKBERRY LANE, OVER AND ACROSS SAID BLOCK "B", COLONY MUD 1B, SECTION 3, A DISTANCE OF 455.07 FEET TO A POINT AT THE COMMON SOUTHERLY CORNER OF SAID BLOCK "B", COLONY MUD 1B, SECTION 3 AND BLOCK "B", COLONY MUD 1B, SECTION 5, A SUBDIVISION OF RECORD IN CABINET 7, PAGES 136-B & 137-A OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, S86°49'25"W, LEAVING SAID COMMON CORNER, ALONG THE SOUTHERLY LINE OF SAID BLOCK "B", COLONY MUD, 1B, SECTION 5, A DISTANCE OF 253.78 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND IN THE WESTERLY LINE OF SAID BLOCK "B", COLONY MUD 1B, SECTION 5 FOR THE POINT OF BEGINNING AND SOUTHEASTERLY CORNER HEREOF;

THENCE, LEAVING THE WESTERLY LINE OF SAID BLOCK "B", COLONY MUD 1B, SECTION 5, OVER AND ACROSS SAID 1258.002-ACRE TRACT, FOR THE SOUTHERLY AND WESTERLY LINES HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S86°49'25"W, A DISTANCE OF 751.12 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR THE SOUTHWESTERLY CORNER HEREOF;
2) N05°41'01"E, A DISTANCE OF 760.34 FEET TO A 60D NAIL FOUND IN THE CURVING SOUTHERLY RIGHT-OF-WAY LINE OF SAM HOUSTON DRIVE (R.O.W. VARIES), FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, ALONG THE SOUTHERLY LINE OF SAM HOUSTON DRIVE, CONTINUING OVER AND ACROSS SAID 1258.002-ACRE TRACT, FOR THE NORTHERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1235.00 FEET, A CENTRAL ANGLE OF 81°1'51", AN ARC LENGTH OF 176.70 FEET, AND A CHORD WHICH BEARS, N56°17'52"E, A DISTANCE OF 176.55 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR THE END OF SAID CURVE;
2) N52°11'56"E, A DISTANCE OF 177.35 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF NON-TANGENT CURVE TO THE RIGHT;
3) ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 9°49'41", AN ARC LENGTH OF 165.53 FEET, AND A CHORD WHICH BEARS, N58°02'13"E, A DISTANCE OF 165.32 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAM HOUSTON DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF SHAGBARK TRAIL, BEING THE WESTERLY LINE OF SAID COLONY MUD 1B, SECTION 5, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, ALONG THE WESTERLY LINE OF SAID COLONY MUD 1B, SECTION 5, IN PART ALONG THE WESTERLY LINE OF SHAGBARK TRAIL, FOR THE EASTERLY LINE HEREOF, THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES:

- 1) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 93°19'08", AN ARC LENGTH OF 24.43 FEET, AND A CHORD WHICH BEARS, S70°23'22"E, A DISTANCE OF 21.82 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT THE POINT OF TANGENCY OF SAID CURVE;
2) S23°43'48"E, A DISTANCE OF 42.63 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
3) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 11°19'07", AN ARC LENGTH OF 12.05 FEET, AND A CHORD WHICH BEARS, S29°23'22"E, A DISTANCE OF 12.03 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT THE POINT OF SAID CURVE;
4) S35°02'55"E, A DISTANCE OF 66.52 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
5) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 39.00 FEET, A CENTRAL ANGLE OF 11°19'07", AN ARC LENGTH OF 7.70 FEET, AND A CHORD WHICH BEARS, S29°23'22"E, A DISTANCE OF 7.69 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT THE POINT OF TANGENCY OF SAID CURVE;
6) S23°43'48"E, A DISTANCE OF 11.69 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
7) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, AND A CHORD WHICH BEARS, S21°16'12"W, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT THE POINT OF TANGENCY OF SAID CURVE;
8) S23°43'48"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT AN ANGLE POINT;
9) S66°16'12"W, A DISTANCE OF 82.21 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
10) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 3°30'23", AN ARC LENGTH OF 29.07 FEET, AND A CHORD WHICH BEARS, S64°31'00"W, A DISTANCE OF 29.06 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT THE POINT OF SAID CURVE;
11) S23°43'48"E, A DISTANCE OF 247.32 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT AN ANGLE POINT;
12) S15°56'15"E, A DISTANCE OF 115.56 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT AN ANGLE POINT;
13) S03°00'39"E, A DISTANCE OF 317.52 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT AN ANGLE POINT;
14) S23°43'48"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT AN ANGLE POINT;
15) N86°49'25"E, A DISTANCE OF 16.07 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
16) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 13°27'46", AN ARC LENGTH OF 76.37 FEET, AND A CHORD WHICH BEARS, N80°05'32"E, A DISTANCE OF 76.19 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT THE POINT OF TANGENCY OF SAID CURVE;
17) S03°10'35"E, A DISTANCE OF 128.93 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 12,000 ACRE (522,722 SQUARE FEET) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL

STATE OF TEXAS COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BASTROP INDEPENDENT SCHOOL DISTRICT, BEING THE OWNERS OF 12,000 ACRES OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY ABSTRACT 5, SITUATED IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS CONVEYED TO US BY DEED OF RECORD IN DOCUMENT NO. 202121977 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

THE FINAL PLAT OF THE COLONY MUD 1B SECTION 7

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

WITNESS MY HAND THIS THE DAY OF 2022, A.D.

OWNER/DEVELOPER: NAME HERE BASTROP INDEPENDENT SCHOOL DISTRICT 906 FARM STREET BASTROP, TEXAS, 78602

STATE OF TEXAS COUNTY OF BASTROP

I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 2022, A.D. AT O'CLOCK M, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET PAGE(S).

DEPUTY COUNTY CLERK, BASTROP COUNTY, TEXAS

GENERAL NOTES:

- 1. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
2. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
3. 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 A NEW PRELIMINARY PLAT MAY NEED TO BE SUBMITTED AND APPROVED, AT THE OWNER'S SOLE EXPENSE, IF THE PRELIMINARY PLANS CHANGE SUBSTANTIALLY.
4. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR CONSTRUCTION ON EACH LOT.
5. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSENT AGREEMENT FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENT.
6. THE CITY WILL PERFORM A FINAL INSPECTION OF THE INFRASTRUCTURE THAT WILL BE DEDICATED TO THE SUBDIVISION.
7. BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
8. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
9. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDING DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
10. 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.
11. WATER IS PROVIDED BY THE COLONY MUD 1B SECTION 7.
12. WASTEWATER SERVICE IS PROVIDED BY THE COLONY MUD 1B SECTION 7.
13. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC.
14. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
15. CABLE SERVICE IS PROVIDED BY SPECTRUM.
16. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
17. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
18. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: SEPTEMBER 27, 2021 CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT OF NO. 4210005827 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS AMENDED PLAT.
19. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
20. AN OWNER'S ASSOCIATION AND OR MUD IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
21. A STORMWATER MANAGEMENT PLAN WILL BE PROVIDED PRIOR TO FINAL ACCEPTANCE.
22. PERMITS: 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. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
23. ALL NEW UTILITIES WILL BE UNDERGROUND.
24. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
25. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
26. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE EASEMENT FOR CONSTRUCTION, OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUITS, DRAINAGE PIPES AND NATURAL GAS LINES.
27. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
28. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
29. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
30. AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE (REQUIRED WIDTH ADJACENT TO ROW IN BP&L SERVICE AREA SUBJECT TO BP&L FINAL APPROVAL).
31. ANY PUBLIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE SUCH PROVIDERS WITH ANY EASEMENT AND OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF PUBLIC UTILITIES.
32. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
33. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON THE 7TH DAY OF JUNE, 2022, A.D..
34. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
35. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.

FLOOD PLAIN NOTE:

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO.48021C03335E, EFFECTIVE 01/19/2006, FOR THE COMMUNITY OF BASTROP COUNTY 481193.

STATE OF TEXAS COUNTY OF BASTROP

I, RYAN WHITTLE, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, TEXAS AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

LICENSED PROFESSIONAL ENGINEER DATE RYAN WHITTLE, P.E. TEXAS REGISTRATION NO. 125857

STATE OF TEXAS COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS

THAT I, JOHN T. BILNOSKI, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR DATE JOHN T. BILNOSKI, RPLS TEXAS REGISTRATION NO. 4998

STATE OF TEXAS BASTROP COUNTY

APPROVED THIS DAY OF 2022 A.D., BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

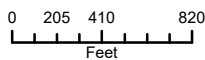
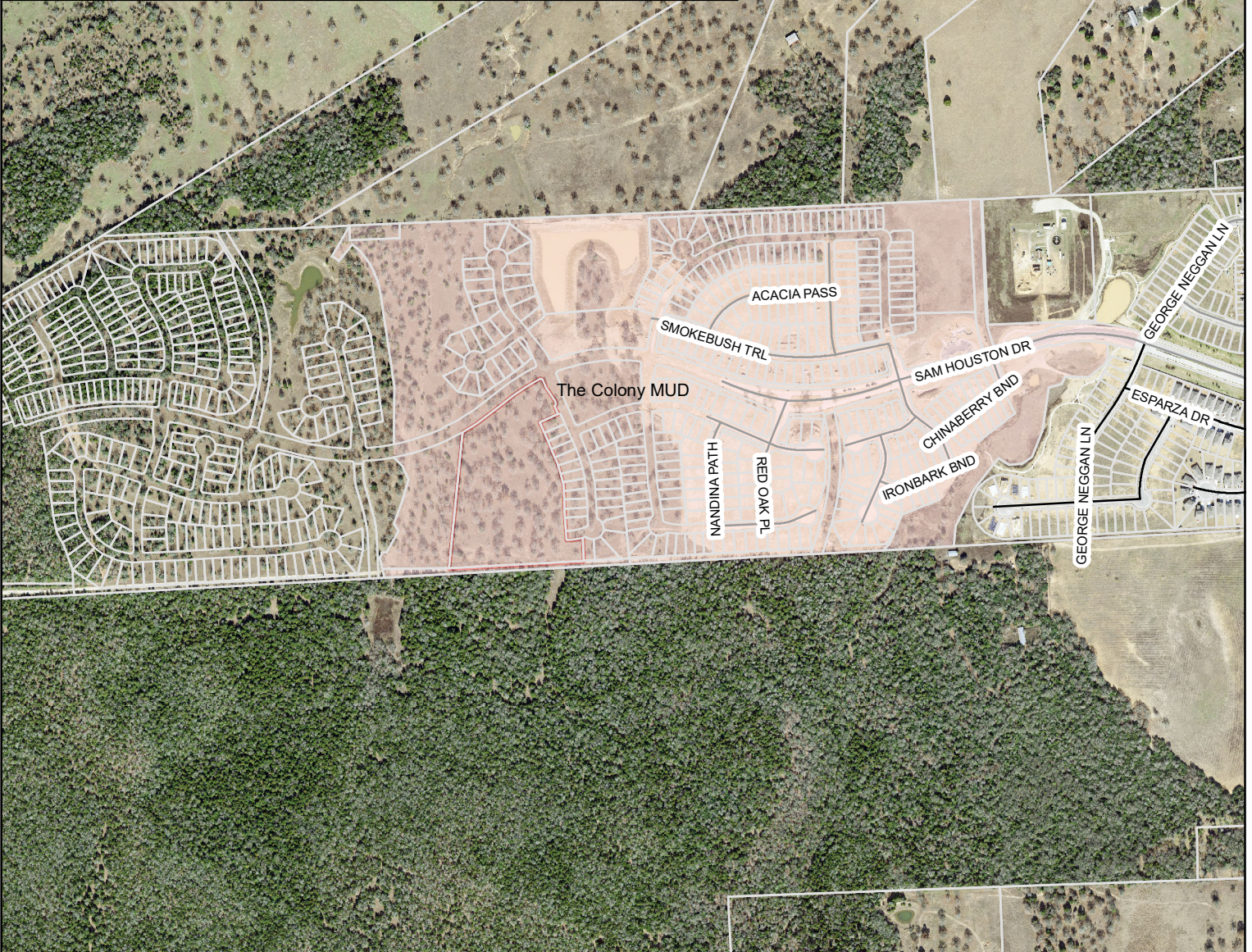
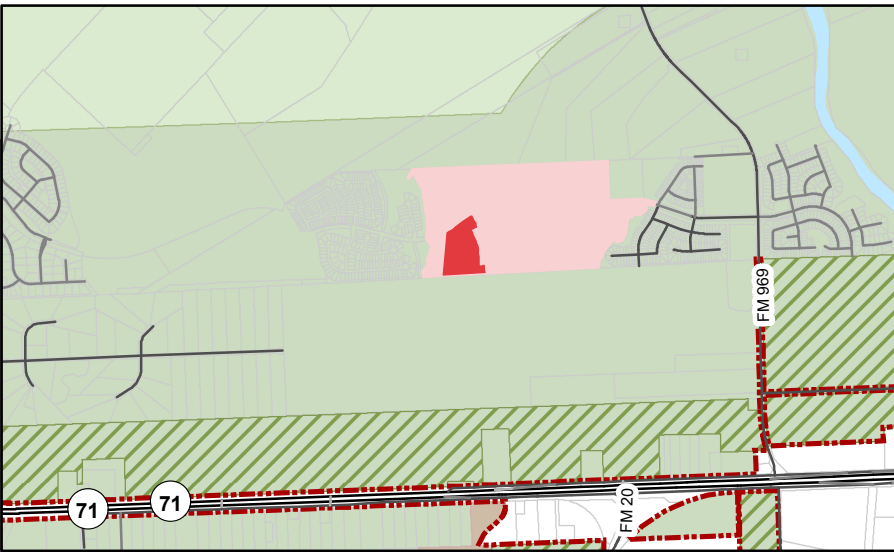
APPROVED: ATTEST:

CHAIRPERSON, PLANNING AND ZONING COMMISSION CITY SECRETARY



Stantec Consulting Services Inc. 1905 Aldrich Street Suite 300 Austin TX 78723-3544 Tel: (512) 328-0011 www.stantec.com

BPBELS # F-6324 BPBELS # 10194230 The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawings - any errors or omissions shall be reported to Stantec without delay. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.



1 inch = 875 feet

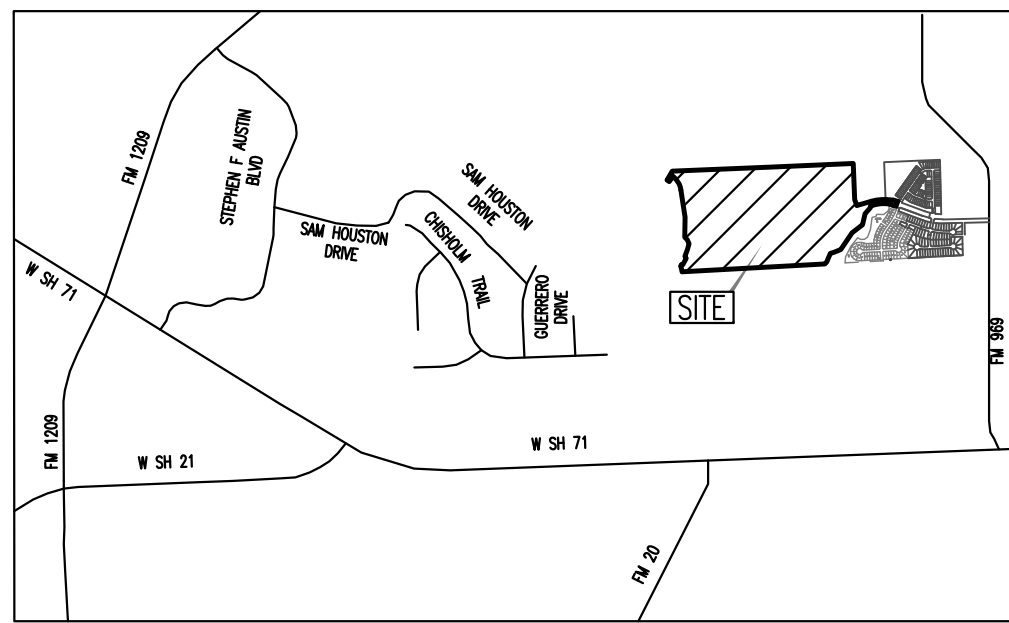
Date: 5/19/2022

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



Exhibit A

THE PRELIMINARY PLAT OF THE COLONY MUD 1B



ROBERT & KATHLEEN HAYKOST
50.06 ACRES
VOL. 575, PG. 509

SAMUEL E. HARKINS
(39.925 ACRES)
DOC. NO. 201714100

SAMUEL E. HARKINS
(39.925 ACRES)
DOC. NO. 201714100

DATE: JUNE 21, 2019

OWNER:
RICK NEFF
HUNT COMMUNITIES BASTROP, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
4401 N. MESA STREET
EL PASO, TEXAS 79902
PHONE: (915) 298-4226

ENGINEER & SURVEYOR:
ARON V. THOMSON, R.P.L.S. AND
DOUGLAS R. RUMMEL, JR., P.E.
CARLSON, BRIGANCE & DOERING, Inc.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5169
(512) 280-5165 fax

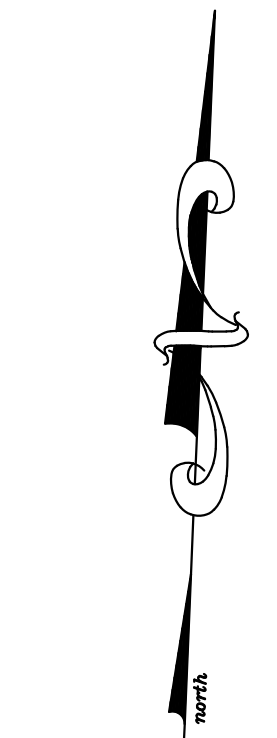
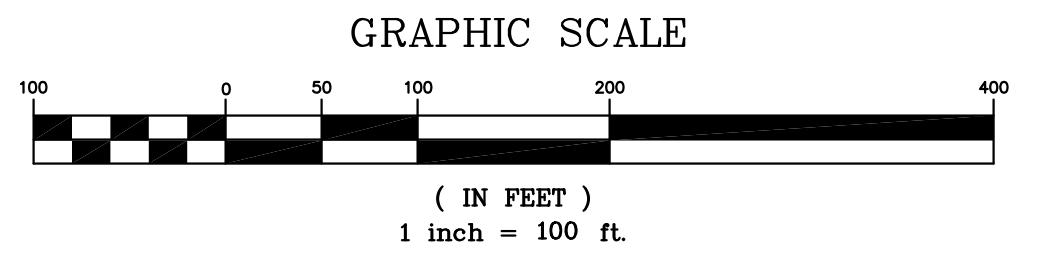
TOTAL ACREAGE: 155.959 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY, A-5

LANDSCAPE, P.U.E. LOTS:	10	TOTAL: 4.631 ACRES
RESIDENTIAL LOTS:	370	TOTAL: 67.648 ACRES
OPEN SPACE, DRAINAGE & L.S.E. LOTS:	4	TOTAL: 46.797 ACRES
PARK, OPEN SPACE & L.S.E. LOTS:	1	TOTAL: 2.826 ACRES
AMENITY CENTER LOT:	2	TOTAL: 6.030 ACRES
NO. OF BLOCKS:	15	
R.O.W.:		TOTAL: 28.027 ACRES

F.E.M.A. MAP NO. 48021C0195E, 48021C0355E, & 48021C0215E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

LINEAR FOOTAGE OF RIGHT-OF-WAY

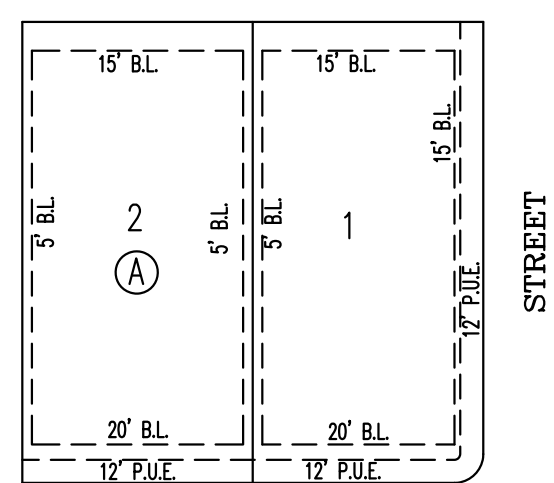
ROAD NAME	R.O.W. VARIES	LOCAL	4,352 FT
SAM HOUSTON DRIVE	VARIES	LOCAL	4,352 FT
PLUMBAGO LOOP	50' R.O.W.	LOCAL	2,503 FT
ACACIA PASS	50' R.O.W.	LOCAL	793 FT
SMOKEBRUSH TRAIL	50' R.O.W.	LOCAL	1,336 FT
FORSYTHIA TRAIL	50' R.O.W.	LOCAL	664 FT
HORSETAIL COVE	50' R.O.W.	LOCAL	98 FT
ROCKROSE COVE	50' R.O.W.	LOCAL	447 FT
BOTTLEBRUSH COVE	50' R.O.W.	LOCAL	668 FT
SHAGBARK TRAIL	50' R.O.W.	LOCAL	934 FT
FIREBUSH LOOP	50' R.O.W.	LOCAL	1,641 FT
PAMPAS PATH	50' R.O.W.	LOCAL	595 FT
PERIWINKLE LANE	50' R.O.W.	LOCAL	1,410 FT
HACKBERRY LANE	50' R.O.W.	LOCAL	1,772 FT
NANDINA PATH	50' R.O.W.	LOCAL	593 FT
RED OAK PLACE	50' R.O.W.	LOCAL	751 FT
BURROS TAIL PASS	60' R.O.W.	LOCAL	913 FT
IRON BARK BEND	50' R.O.W.	LOCAL	999 FT
SWEETGUM COVE	50' R.O.W.	LOCAL	457 FT
ROSEMARY COURT	50' R.O.W.	LOCAL	374 FT
CHINABERRY BEND	50' R.O.W.	LOCAL	671 FT
TOTAL			21,971 FT



SCALE: 1" = 100'

LEGEND

- 1/2" CAPPED IRON ROD SET
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ② LOT NUMBER
- Ⓜ BLOCK DESIGNATION
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- - - APPROXIMATE FEMA 100 YEAR FLOODPLAIN



SHEET NO. 1 OF 4

Carlson, Brigance & Doering, Inc.
FIRM ID #13791 REG. # 10024900

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



STAFF REPORT

MEETING DATE: July 28, 2022

TITLE:

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

STAFF REPRESENTATIVE:

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

BACKGROUND/HISTORY:

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

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



STAFF REPORT

MEETING DATE: July 28, 2022

TITLE:

Hold public hearing and consider action on a Zoning Concept Scheme, rezoning 42.697 acres out of the Nancy Blakey Survey, Abstract 98. located at 151 FM 20, from P2 Rural to P1 Nature, P4 Mix, P5 Core, and PCS Civic Space, as shown in Exhibit A, within the city limits of Bastrop, Texas and forward to the August 23, 2022 City Council meeting.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:

Site Address:	151 FM 20 (Attachment 2)
Total Acreage:	42.697 acres
Acreage Rezoned	42.697 acres
Legal Description:	42.697 acres out of the Nancy Blakey Survey
Property Owner:	Jackson Su/FM 20 Development, LLC
Agent Contact:	Victoria McCurdy/Stantec LLC
Existing Use:	Vacant/Manufacture homes/RVs
Existing Zoning:	P2 Rural (Attachment 4)
Proposed Zoning:	P1 Nature, P4 Mix, 5 Core and PCS Civic Space
Character District:	The Vistas
Future Land Use:	Transitional Residential (Attachment 5)

BACKGROUND:

The applicant has submitted an application for a Zoning Concept Scheme for 42.697 acres of the Nancy Blakey Survey (Attachment 1). The development is proposed to be a mix of four Place Types P1 – Nature, P4 – Mix, P5 – Core, and PCS – Civic Space base zoning districts.

Place Type Definitions;

Place Type 1 - Nature - Lands in a natural state or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. P1 is intended to preserve areas that contain sensitive habitats, active or passive Open Spaces, parks and limited agriculture uses.

Place Type 4 – Mix: More intense Building Types that provide more lifestyle choices. It provides for a mix of Residential Building Types. Commercial and Office uses are allowed in this District only in House form Structures. Because P4 is a

transition area, the Street Types consists of multimodal Streets, but are primarily Residential urban fabric.

Place Type 5 – Core: Higher density mixture of Building Types that accommodate commercial, retail, offices, row houses, and apartments. It has a tight network of Streets, with wide sidewalks, steady Street Tree plantings, and buildings set close to the sidewalks. P5 is a highly walkable area. A continuous line of buildings is critical to define the Public Frontage and allow for visible activity along the Street edge.

CS - Civic Space/Civic Building: Civic Spaces and/or Civic Buildings serve as community features appropriate to their Place Types. Civic Spaces provide relief from the urban environment inside each neighborhood.

The Future Land Use Plan shows this area as Transitional Residential:

“The Transitional Residential character area is for lands to be developed with higher densities and a variety of housing types. The character area supports high density single-family detached, single-family attached (duplexes, triplexes, townhouses) and multifamily (apartments), and institutional residential uses such as nursing homes and assisted living facilities. Variation in form, scale, and density is allowed but appropriate transitions must be provided between land uses. In some cases, Transitional Residential uses may be included as part of a larger planned development within areas otherwise designated as Neighborhood Residential. Likewise, Transitional Residential character areas may also include associated amenities such as parks, trails, open spaces, and public uses such as schools, fire stations, and more.”

For P4 and P5, the development is required to provide public streets every 330 feet to create the building block grid. The applicant is showing six streets (three north-south, three east-west) that are proposed to be publicly dedicated streets (Attachment 1). The center road that will provide the main access into the development from FM 20 is a 330-foot grid street. The remainder of the 330-foot building blocks will be provided with defined alleys and parkland/open space that will provide pedestrian access to the blocks.

Zoning Concept Schemes also take into account the variety of place type zoning districts in a pedestrian shed. Within the pedestrian shed area, most of the land is outside of the city limits and not currently zoned. The applicant has provided a mix of Place Types within the project area that complies with the pedestrian shed distribution (Attachment 1 – B³ Code Analysis).

Drainage

A Zoning Concept Scheme must be accompanied by a Conceptual Drainage Plan to ensure that the proposed development is feasible. A Conceptual Drainage Plan has been reviewed and approved by the City Engineer. The site shows conveyance and detention would occur on the southwestern corner and the east side of the property, where the current drainage flows. The maximum impervious cover allowed in Place Type 4 is 70% and Place Type 5 is 80%.

Annexation

The property was annexed into the city limits in the 2011 Annexation Plan with a base zoning district of AG/OS which converted to P2 – Rural in 2019. At the time of annexation, the property

was in use with some scattered manufactured homes and RVs, which has been allowed to continue as a legal non-conforming use.

PUBLIC COMMENTS:

Property owner notifications were sent to 6 adjacent property owners on July 15, 2022 (Attachment 8). At the time of this report, no responses have been received.

POLICY EXPLANATION:

Texas Local Government Code

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

Notice was published in the Bastrop Advertiser and notice was sent to property owners within 200 feet of the property boundary.

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

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

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

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

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

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

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

At the time of this report, no protest has been received.

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

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

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

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – The Transitional Residential character area is for lands to be developed with higher densities and a variety of housing types. The character area supports high density single-family detached, single-family attached (duplexes, triplexes, townhouses) and multifamily (apartments), and institutional residential uses such as nursing homes and assisted living facilities. Variation in form, scale, and density is allowed but appropriate transitions must be provided between land uses. In some cases, Transitional Residential uses may be included as part of a larger planned development within areas otherwise designated as Neighborhood Residential. Likewise, Transitional Residential character areas may also include associated amenities such as parks, trails, open spaces, and public uses such as schools, fire stations, and more.

- Allow small-lot single-family detached homes where they can be served by rear access garages in alleys, leaving the front of the property to serve more pedestrian uses.
 - *The proposed ZCS shows single-family detached, attached and townhome building types that will be served by alleys for auto use.*
- Orient new multi-family and townhouse buildings toward existing street frontage, even where remaining buildings face the interior of the development. Apply urban characteristics to street facing buildings including street-facing pedestrian access and internal stairwells and landings
 - *Buildings are shown to be oriented toward public streets, trails, parks and open space.*
- New development where a majority of the project is comprised of townhouse or multi-family uses should take access from a collector roadway or greater in functional classification.
 - *The applicant is proposing a multimodal road (72 feet ROW) with a median for the main access for the development off of FM 20.*
- Allow neighborhood commercial development of limited scale (5,000 sf or less, single tenant occupancy), and only if designed in a manner that is architecturally integrated with the principal residential development
 - *The applicant is proposing a mix of live/work units near FM 20 at the front of the development that would provide smaller scale commercial developments that would integrate with the residential neighborhood.*

- Minimize dead-end streets and cul-de-sacs. Internal streets should take on a grid-based street pattern with high connectivity. Adjustments to a rigid grid should be permitted in areas of varied topography so long as street connectivity can be promoted.
 - *The proposed ZCS provides the 720-foot grid pattern for proposed and future ROWs that would provide connectivity. Internal to this grid, the intent of the 330-foot grid pattern would be met with gridded alleys and pedestrian walkways that provide internal circulation and off-street parking.*

Compliance with Bastrop Building Block (B³) Code:

B³ CODE INTENT (See Executive Summary)

The code is built around three core intents:

- Fiscal Sustainability

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

The applicant has provided a ZCS that shows the intent to provide the 720-foot grid streets in compliance with the Master Transportation Plan. The internal circulation within the Farm Lots will be determined during the subdivision process and is currently shown as blocks that are bounded by alleys, trails, and open space/parks. The Master Transportation Plan streets and the alleys will provide the areas to efficiently run the necessary infrastructure.

- Geographically Sensitive Developments

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

The area to the east is a drainage way. The ZCS contemplates this area to be zoned P1 to retain the natural topography and utilize the existing drainage way.

- Perpetuation of Authentic Bastrop

The B³ Code will perpetuate the built form that has been predominate over the City's 189-year history. The recent trend of allowing parking and automobile traffic as the predominate feature has created a pattern that is contrary to the historical building patterns of the city and creates sites/buildings that are not adaptable and sustainable in the long-term.

The proposed ZCS shows the intent to provide a mix of housing types with the opportunity for smaller scale commercial that will integrate into the neighborhood, while providing multiple routes for vehicular and pedestrian traffic throughout the neighborhood and with future connections to the properties to the north, south, and east.

B³ Code ARTICLE 5.1 INTENT OF DEVELOPMENT PATTERNS

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

The Character District of this project is the Vistas which allows for Traditional Neighborhood Development (TND) using the standard building block pattern, or Village Center Development, which focuses the development around a pedestrian center with the vehicular traffic kept to a street network at the outer edges of the development. The development is proposing the TND form, which allows for the blocks to be centered around pedestrian features, such as open space, parks, and the main thoroughfare in the center of the development.

SEC. 5.2.002 TND STANDARDS

1. Detail the block perimeters, block lengths, pedestrian shed area, place type allocations per B³ Code 3.2.002b.

In P4 Mix and P5 Core, the block perimeter maximum is 1320 feet. This is the distance around one building block, which is a block length of 330 feet. The zoning concept scheme does not meet this requirement. The applicant has met the farm lot (720-foot grid) requirement by showing right-of-way required at the 720-foot level as shown on the Master Transportation Plan. The roads on the north, south, and east are provided along property lines, so the applicant is required to provide the half of the ROW that abuts the property. The construction of the partial road to provide connectivity will be determined during the Subdivision process.

A quarter-mile radius around the development creates the pedestrian shed for the area. The goal of a pedestrian shed is to ensure the neighborhood created is walkable. Allocations of various place types provide variety in a neighborhood to promote a complete neighborhood. Changing the place types to four Place Types P1 – Nature, P4 – Mix, P5 – Core, and PCS – Civic Space complies with the intent to create a complete neighborhood.

DIRECTOR ANALYSIS & RECOMMENDATION:

This Zoning Concept Scheme meets the intent of the B³ Code. The site has some geographic sensitive issues on the east side of the development where there are natural drainage ways that will make continuing the main center road through the development difficult. The street connections to FM 20 are permitted through TxDot, so some change in the street connections/alignments may occur during the Subdivision process. The applicant has demonstrated the ability to comply with the intent of the B³ Code with regard to providing the Farm Lot and Building Block grid, through a mix of streets, alleys, pedestrian sidewalks and park/open space access.

RECOMMENDATION:

Hold public hearing and consider action to approve the Zoning Concept Scheme, rezoning 42.697 acres out of the Nancy Blakey Survey, Abstract 98, located at 151 FM 20, from P2 Rural to P1 Nature, P4 Mix, P5 Core, and PCS Civic Space, as shown in Exhibit A, within the city limits of Bastrop, Texas and forward to the August 23, 2022 City Council meeting.

ATTACHMENTS:

- Exhibit A: Requested Place Type Zoning
- Attachment 1: Zoning Concept Scheme Submittal
- Attachment 2: Location Map
- Attachment 3: Property Owner Notice & Responses
- Attachment 4: Existing Zoning Map
- Attachment 7: Future Land Use Map & Master Transportation Plan



PROJECT DESCRIPTION:
PROPOSED TYPE P5 DEVELOPMENT CONSISTING ON SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED AND LIVE WORK UNITS.

LAND USE:
TRADITIONAL NEIGHBORHOOD DESIGN; P-1 NATURAL PARK W/TRAILS, CS-RECREATION CENTER & AMENITIES, OP-OPEN SPACE, P-3 SINGLE FAMILY LOTS, P-4 TOWN HOME LOTS ONLY, P-5 MIXED USE LIVE/WORK UNITS.

ADDRESS:
151 FM 20, BASTROP, TEXAS

LEGAL DESCRIPTION:
BEING A 42.697 ACRE TRACT OR PARCEL OF LAND OUT OF AND BEING A PART OF THE NANCY BLAKEY SURVEY, A-98, IN BASTROP COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OR PARCEL SAID TO CONTAIN 42.69 ACRES DESCRIBED IN A DEED FROM LLOYD KETHA TO KARMEN KETHA TOWNSEND, DATED MARCH 23, 1973, RECORDED IN VOL. 213, PAGE 403, BASTROP COUNTY DEED RECORDS, SAID TRACT BEING DESCRIBED AS TRACT NO. 3 AND SAID TO CONTAIN 40.63 ACRES AND SET ASIDE TO SAM EDITH HIGGINS KETHA, ET VIR, IN A PARTITION DEED RECORDED IN VOL. 161, PAGE 233, BASTROP COUNTY DEED RECORDS. HEREIN DESCRIBED 42.697 ACRE TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT A FENCE CORNER IN THE EAST LINE OF FARM ROAD NO. 20, THE MOST WESTERLY NORTHWEST CORNER OF THAT CERTAIN 387.6 ACRE TRACT DESCRIBED AS FIRST TRACT IN A DEED FROM IVOR W. YOUNG TO JOHN DALE WEAVER, ET UX, RECORDED IN VOL. 153, PAGE 338, BASTROP COUNTY DEED RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE WITH THE EAST LINE OF FARM ROAD NO. 20, N 30° 42' 58" E, 258.48 FEET TO A CONCRETE RIGHT-OF-WAY MARKER FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH THE EAST LINE OF FARM ROAD NO. 20 ALONG A CURVE TO THE RIGHT WHOSE RADIUS IS 2814.79 FEET, WHOSE CENTRAL ANGLE IS 15° 14' 06", WHOSE LONG CHORD BEARS N 38° 21' 32" E, 746.25 FEET; 746.45 FEET ALONG THE ARC TO AN IRON ROD FOUND AT A FENCE CORNER, THE SOUTHWEST CORNER OF THAT CERTAIN 24.609 ACRE TRACT DESCRIBED AS A 2.000 ACRE AND A 22.609 ACRE TRACT IN A DEED FROM CLYDE W. LIESMAN, ET AL, TO PAUL PAPE, ET UX, DATED MAY 15, 1984, RECORDED IN VOL. 333, PAGE 502, BASTROP COUNTY DEED RECORDS, FOR THE NORTHWEST CORNER OF THIS TRACT;

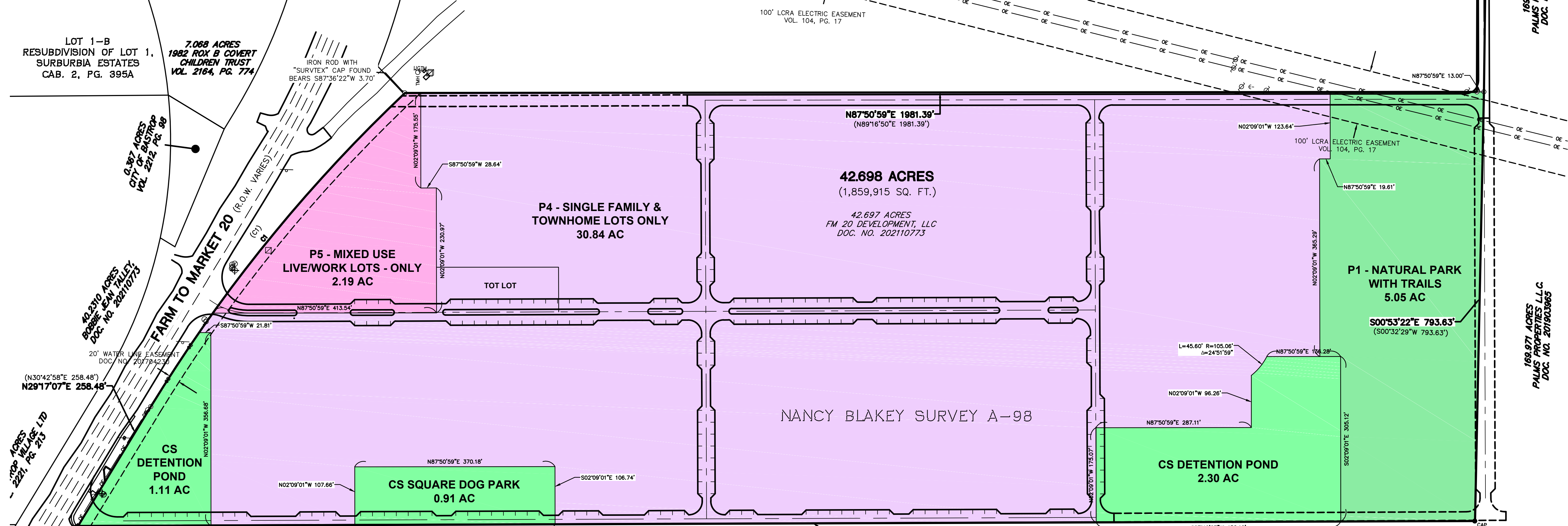
THENCE WITH THE SOUTH LINE, AS FENCED, OF THE SAID PAPE 24.609 ACRE TRACT, N 89° 16' 50" E, 1981.39 FEET TO THE SOUTHEAST CORNER OF SAME, AN IRON ROD FOUND AT A FENCE CORNER FOR AN INTERIOR CORNER OF THIS TRACT, SAID POINT BEING IN THE WEST LINE OF AN OLD LANE;

THENCE WITH THE EAST LINE OF THE PAPE TRACT, THE WEST LINE OF THE SAID LANE, N 0° 27' 36" W, 773.60 FEET TO AN IRON ROD FOUND WHERE SAME INTERSECTS THE SOUTH LINE OF STATE HIGHWAY NO. 71, THE NORTHEAST CORNER OF THE PAPE TRACT FOR AN ANGLE CORNER OF THIS TRACT;

THENCE WITH THE SOUTH LINE OF STATE HIGHWAY NO. 71, N 89° 13' 00" E, 20.00 FEET TO AN IRON ROD SET AT A FENCE CORNER WHERE SAME INTERSECTS THE EAST LINE OF THE BEFORE MENTIONED LANE FOR THE NORTHEAST CORNER OF THIS TRACT, SAID POINT BEING THE MOST NORTHERLY NORTHWEST CORNER OF THE BEFORE MENTIONED WEAVER 387.6 ACRE TRACT;

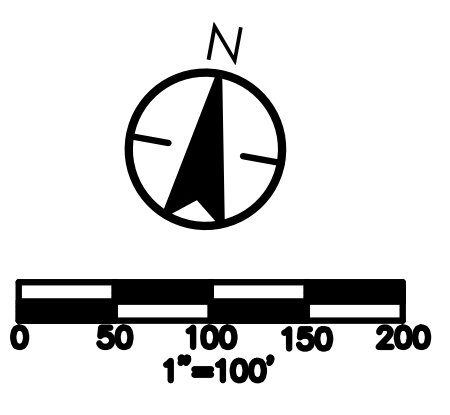
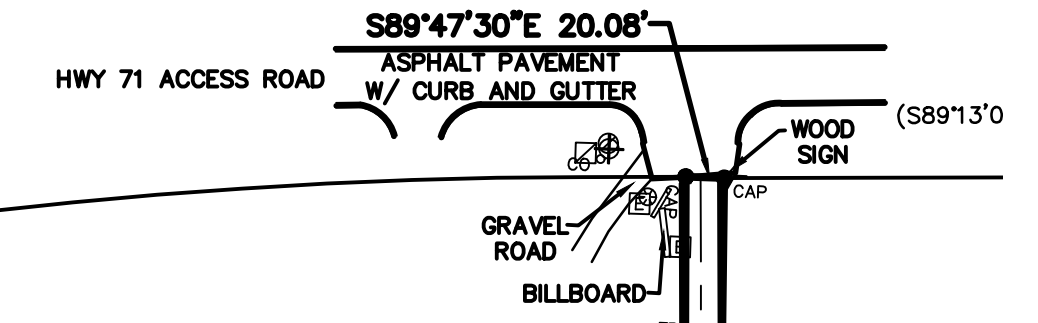
THENCE WITH THE UPPER WEST LINE OF THE WEAVER 387.6 ACRE TRACT, THE EAST LINE OF THE SAID LANE, S 0° 03' 30" W, 773.68 FEET TO AN IRON ROD SET AT A FENCE CORNER AT END OF SAID LANE, CONTINUING S 0° 32' 29" W, 793.63 FEET WITH THE UPPER WEST LINE OF THE SAID WEAVER TRACT TO AN IRON ROD SET AT A FENCE CORNER, AN INTERIOR CORNER OF THE WEAVER 387.6 ACRE TRACT FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WITH THE LOWER NORTH LINE OF THE WEAVER 387.6 ACRE TRACT, AS FENCED, S 89° 08' 18" W, 2582.17 FEET TO THE POINT OF BEGINNING, CONTAINING 42.697 ACRES OF LAND.



CURVE TABLE and RECORD CURVE TABLE with columns for NO., LENGTH, RADIUS, DELTA, CHORD BEARING, and CHORD LENGTH.

STATE HIGHWAY 71
(R.O.W. VARIES)



- LEGEND: 1/2" IRON ROD FOUND, 1" IRON PIPE FOUND, CONCRETE MONUMENT FOUND, UTILITY POLE, DOWN GUY, FIRE HYDRANT, WATER VALVE, WIRE FENCE, STORM SEWER LINE, CLEANOUT, UNDERGROUND FIBER OPTIC MARKER, SIGN, RECORD INFORMATION DOC., SCHEDULE B EXCEPTION, POINT OF BEGINNING.

FLOODPLAIN NOTE: THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (UNSHADED) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY... BENCHMARK INFORMATION: ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)...

LOT 1-B RESUBDIVISION OF LOT 1, SUBURBIA ESTATES CAB. 2, PG. 395A

7.088 ACRES 1982 ROX B COVERT CHILDREN TRUST VOL. 2164, PG. 774

0.87 ACRES DIV. OF BASTROP VOL. 2212, PG. 88

40.2310 ACRES BOBBIE JEAN WALLEY DOC. NO. 20210773

1.707 ACRES NANCY BLAKEY LTD VOL. 2221, PG. 213

42.698 ACRES (1,859,915 SQ. FT.) P4 - SINGLE FAMILY & TOWNHOME LOTS ONLY 30.84 AC

P5 - MIXED USE LIVE/WORK LOTS - ONLY 2.19 AC

P1 - NATURAL PARK WITH TRAILS 5.05 AC

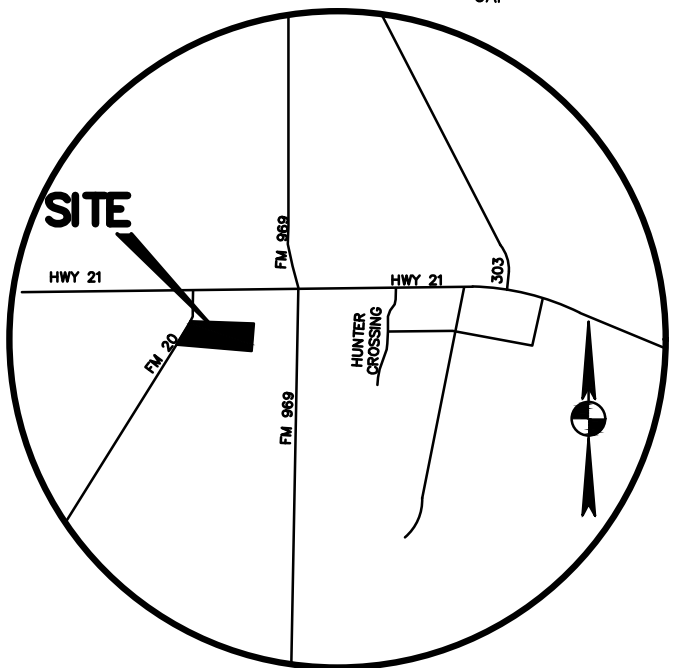
CS DETENTION POND 1.11 AC

CS SQUARE DOG PARK 0.91 AC

CS DETENTION POND 2.30 AC

169.971 ACRES PALMS PROPERTIES L.L.C. DOC. NO. 201903965

587'42'27" W 2582.16' (S89°08'18" W 2582.17')



ZONING CONCEPT SCHEME PI 22-000189 BOUNDARY EXHIBIT

151 FM 20, BASTROP, TEXAS BEING A 42.697 AC TRACT NANCY BLAKEY SURVEY, A-98

CITY OF BASTROP BASTROP COUNTY, TEXAS July 2022

OWNER: FM 20 DEVELOPMENT, LLC 5633 SOUTHWEST FREETWAY HOUSTON, TX 77057

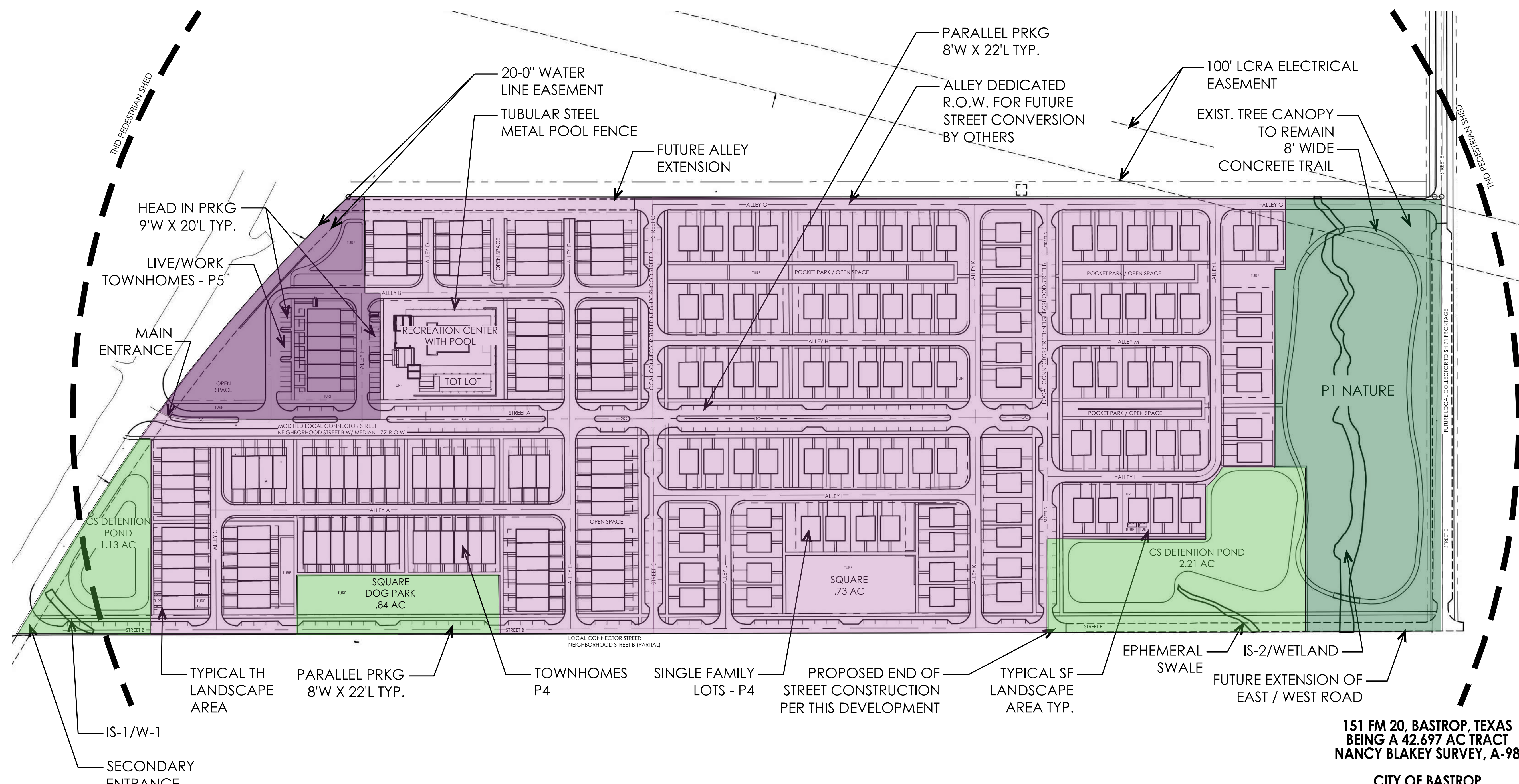
DEVELOPER: BRIDGE TOWER HOME 12801 N CENTRAL EXPRESSWAY, SUITE 1675 DALLAS, TX 75243

ENGINEER: STANTEC CONSULTING SERVICES, INC. 6080 TENNYSON PARKWAY SUITE 200 PLANO, TX 75024

LANDSCAPE ARCHITECT/PLANNER: LANDCREATIVE, INC. 603 MUNGER AVENUE SUITE 100-1025 DALLAS, TX 75202

SITE DATA

DESCRIPTION	
Project Name:	Bastrop
Existing Place Type (Zoning):	Rural P2
Proposed Place Type (Zoning):	P1,CS,P4/P5
Existing Character District	Vista
Proposed Development Pattern	TND
Total Acreage:	42.69 AC
Square Footage:	1,859,576 SF
Total Developable Acreage:	TBD
Square Footage:	TBD
Proposed Number of Units Per Acreage:	± 5 Units per AC
Density:	
Total Number of Lots	205 Lots
2 Story Single Family	103 Lots
2 Story Townhome Live Work	91 Lots
11 Lots	
Typical Lot Size - SF	4,500 S.F. .10 AC
2 Story SF Home:	2,500 S.F. .05 AC
2 Story Townhome:	2,500 S.F. .05 AC
3 Story Live Work	
Typical Lot Size - WxL	50' x 90'
2 Story SF Home:	25' x 100'
2 Story Townhome:	25' x 100'
3 Story Live Work	
Typical Pad Area:	1,800sf SF 1,500sf TH/LW
Number of Phases:	Single Phase
Number of Lots per Phase:	205
Parking Spaces Required:	820
Parking Spaces Provided:	820 2 Garage + 2 Driveway + Parallel Street Parking
Number of Ponds:	Two (2) Detention Estimated
Proposed Amenities	1 Story Recreation Center with Pool and Outdoor Health and Wellness Area, Tot Lot, Nature Trail, Outdoor Spaces, Picnic Areas and Dog Park
Modified Local Connector Street R.O.W. Road Width	72'-0" R.O.W. 32'-0" Wide Roadway
Center Median	10' Median - Planted
Local Connector Street - Neighborhood Street B Two-way Street with parking two sides	16'-0" Wide Roadway 8'-0" Parallel Prkg both Sides 32'-0" Wide Roadway with parking two sides
Alleyway R.O.W. Alleyway Road Width	28'-0" 20'-0" Wide Pavement
Connector Streets ROW	412,000 SF 9.45 AC
Alleyways ROW	121,450 SF 2.78 AC
Access ROW to SH 71	12,600 SF 0.29 AC



151 FM 20, BASTROP, TEXAS
BEING A 42.697 AC TRACT
NANCY BLAKEY SURVEY, A-98

CITY OF BASTROP
BASTROP COUNTY, TEXAS
JULY 8, 2022

B3 CODE ANALYSIS

DEVELOPMENT PATTERN - TND				
DESCRIPTION	PROPOSED	Acres	Square Feet	% of Development
Place Type:	Place Type:			
P1 - Nature	P1 - Natural Park with Trails	5.14 AC	223,898 SF	12 %
CS - Civic Space	CS - Tot Lot and Amenities	4.42 AC	192,535 SF	10.4 %
Subtotal:		9.56 AC	416,433 SF	22.4 %
P4 - Mix / P5 - Core	P4 - Single Family & Townhome Lots Only	30.94 AC	1,347,746 SF	72.5 %
	P5 - Mixed Use Live/Work Lots - Only	2.19 AC	95,396 SF	5.1 %
Subtotal:		33.13 AC	1,443,142 SF	77.6 %
Grand Totals:		42.69 AC	1,859,576 SF	100 %

PLANTING LEGEND

SYMBOL	PLANT NAME	QTY	SIZE	CONT	HEIGHT	SPREAD	REMARKS
LARGE TREES:							
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK		4" Caliper	B&B	12-14	4'-5'	Stand. Trunk
	ULMUS CRASSIFOLIA CEDAR ELM		3" Caliper	B&B	10-12'	4'-5'	Stand. Trunk
MEDIUM TREES:							
	ILEX ATTENUATA EAST PALATKA HOLLY		2" Caliper	165 Gal	12'-14'	5'-7'	Match Stand. Trunk
SMALL TREES:							
	CERCIS CANADENSIS 'MERLOT' TEXAS REDBUD		2" Caliper	B&B	7'-8'	5'-6'	Stand. Trunk
	CHILOPSIS LINEARIS 'MONHEWS' DESERT WILLOW		2" Caliper	B&B	7'-8'	5'-6'	Stand. Trunk
	ILEX VOMITORIA YAUPON HOLLY		1 1/2" Cal Trunk Min.	B&B	8'	5'	Container, Female
	LAGERSTROEMIA INDICA 'NATCHEZ' CRAPE MYRTLE		5 Trunk Mn. 1/2" Cal. Trunk Mn.	B&B	8'-10'	5'-7'	Specimen

SYMBOL	PLANT NAME	QTY	SIZE	CONT	HEIGHT	SPREAD	REMARKS
SHRUBS:							
	ILEX X 'NELLIE R STEVENS' HOLLY, NELLIE R STEVENS			5 Gal	24"-26"	14"-16"	Pyramid Form 5' OC
	ILEX CORNUTA 'BURFODII' NANA' DWARF BURFORD HOLLY			5 Gal	18"	15"	3' OC
	MUHLENBERGIA CAPILLARIS DWARF PINK MUHLY GRASS			5 Gal	24"-26"	16"-18"	4' OC
	STIPA TENUISSIMA MEXICAN FEATHER GRASS			1 Gal	12"	12"	2'-6" OC
	LIGUSTRUM SINENSE 'SUNSHINE' SUNSHINE LIGUSTRUM			3 Gal	18"	18"	3' OC
	ILEX VOMITORIA 'NANA' DWARF YAUPON			3 Gal	18"	18"	

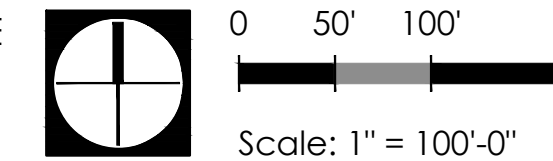
SYMBOL	PLANT NAME	QTY	SIZE	CONT	HEIGHT	SPREAD	REMARKS
GROUND COVER:							
	DECOMPOSED GRANITE				3" DEPTH	N.A.	N.A. W/ Steel Edging
	COBBLE STONE MULCH				4" - 6"	N.A.	N.A. Per Specs
	PENNISETUM ALAPERCUROIDES 'LITTLE BUNNY' DWF FOUNT. GRASS			1 Gal	8"-10"	8"-10"	18" OC
	SEASONAL COLOR VARIES BY SEASON				4" POSTS	N.A.	N.A. 8" OC
	MULCH - SHREDDDED DARK BROWN				3" DEPTH	N.A.	N.A. Per Specs

TREES AND SHRUBS PLANTING COUNTS NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR COUNTING AND VERIFYING ALL PLANT QUANTITIES, AS SHOWN ON THE PLANTING PLANS.

STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH SEC. 7.3.014 PUBLIC FRONTAGE STANDARDS.

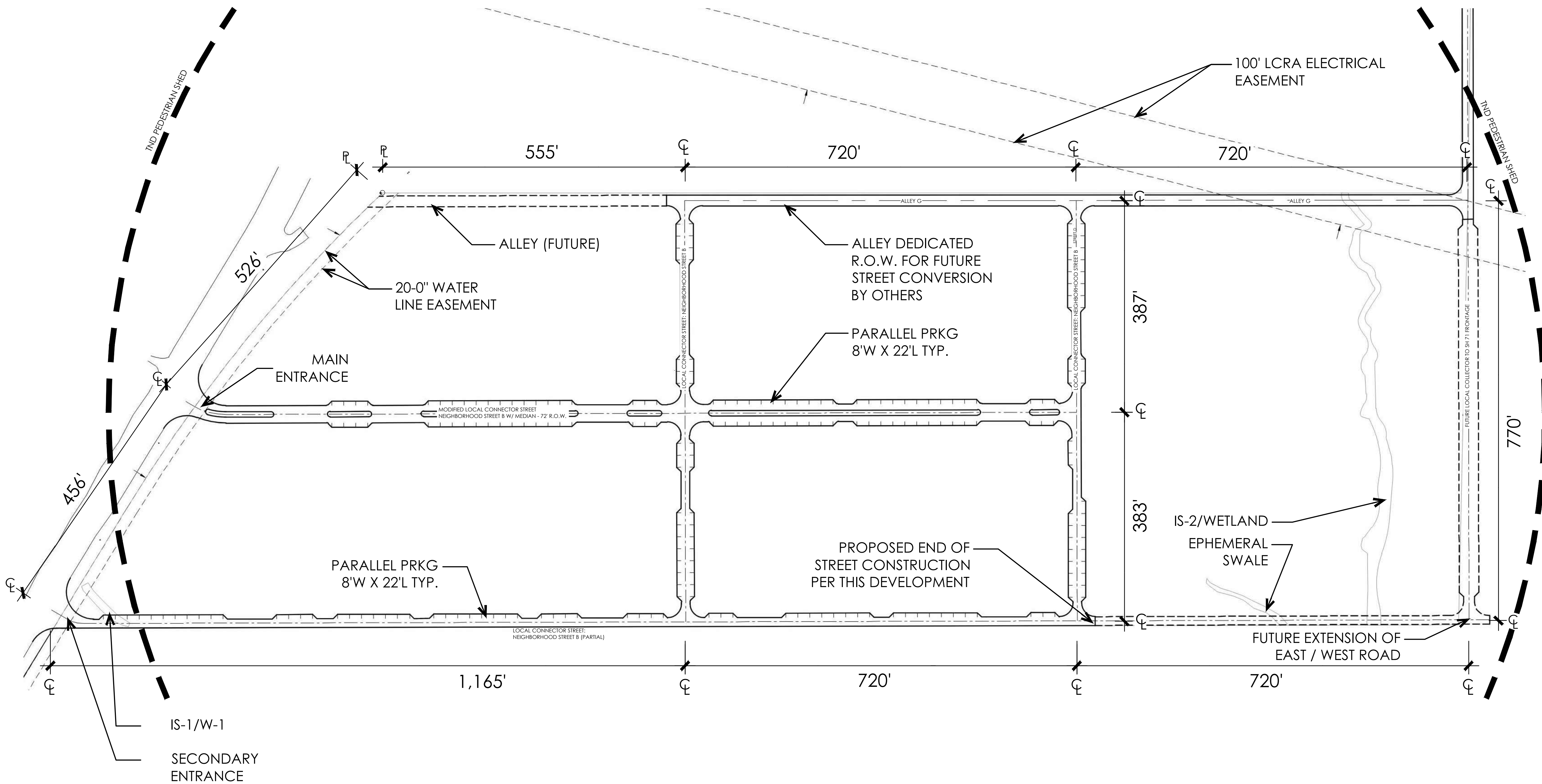
PRELIMINARY AND SUBJECT TO CHANGE

Job No.: LCI 22006
Date: July 22, 2022



SITE DATA

DESCRIPTION	
Project Name:	Bastrop
Existing Place Type (Zoning):	Rural P2
Proposed Place Type (Zoning):	P1,CS,P4/P5
Existing Character District	Vista
Proposed Development Pattern	TND
Total Acreage:	42.69 AC
Square Footage:	1,859,576 SF
Total Developable Acreage:	TBD
Square Footage:	TBD
Proposed Number of Units Per Acreage:	± 5 Units per AC
Density:	
Total Number of Lots	205 Lots
2 Story Single Family	103 Lots
2 Story Townhome	91 Lots
Live Work	11 Lots
Typical Lot Size - SF	
2 Story SF Home:	4,500 S.F. .10 AC
2 Story Townhome:	2,500 S.F. .05 AC
3 Story Live Work	2,500 S.F. .05 AC
Typical Lot Size - WxL	
2 Story SF Home:	50' x 90'
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3 Story Live Work	25' x 100'
Typical Pad Area:	
	1,800sf SF
	1,500sf TH/LW
Number of Phases:	Single Phase
Number of Lots per Phase:	205
Parking Spaces Required:	820
Parking Spaces Provided:	820
	2 Garage + 2 Driveway + Parallel Street Parking
Number of Ponds:	Two (2) Detention Estimated
Proposed Amenities	1 Story Recreation Center with Pool and Outdoor Health and Wellness Area, Tot Lot, Nature Trail, Outdoor Spaces, Picnic Areas and Dog Park



B3 CODE ANALYSIS

DEVELOPMENT PATTERN - TND				
DESCRIPTION	PROPOSED			
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Subtotal:		33.13 AC	1,443,142 SF	77.6 %
Grand Totals:		42.69 AC	1,859,575 SF	100 %

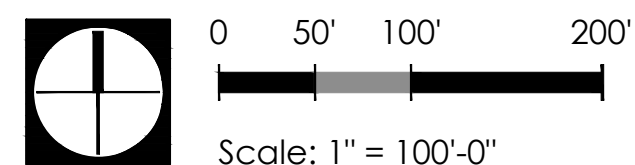
Modified Local Connector Street R.O.W.	72'-0" R.O.W.
Road Width	32'-0" Wide Roadway
Center Median	10' Median - Planted
Local Connector Street - Neighborhood Street B Two-way Street with parking two sides	16'-0" Wide Roadway 8'-0" Parallel Prkg both Sides 32'-0" Wide Roadway 72'-0" R.O.W
Alleyway R.O.W.	28'-0"
Alleyway Road Width	20'-0" Wide Pavement
Connector Streets ROW	412,000 SF 9.45 AC
Alleyways ROW	121,450 SF 2.78 AC
Access ROW to SH 71	12,600 SF 0.29 AC

151 FM 20, BASTROP, TEXAS
BEING A 42.697 AC TRACT
NANCY BLAKEY SURVEY, A-98

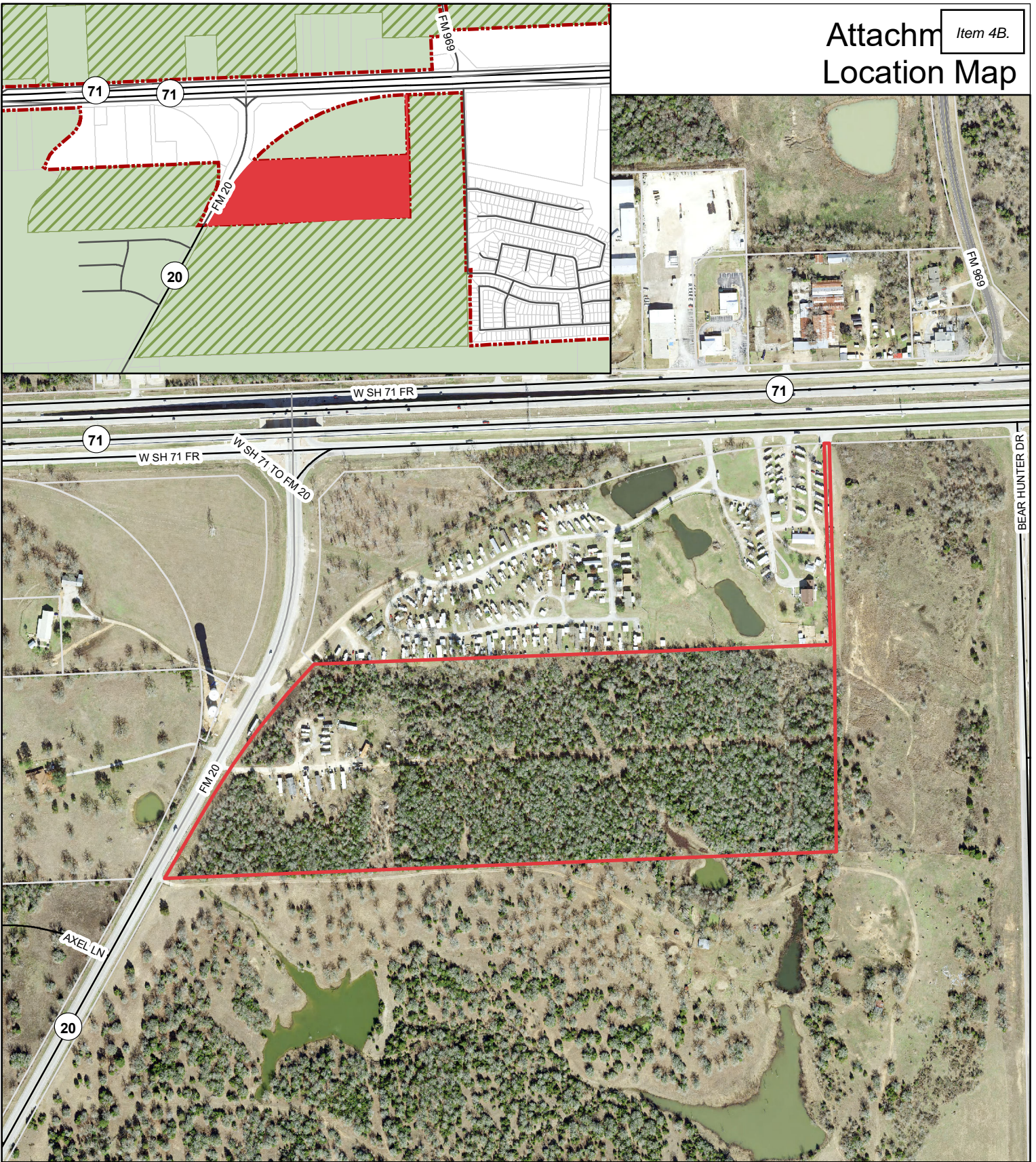
CITY OF BASTROP
BASTROP COUNTY, TEXAS
JULY 22, 2022

PRELIMINARY AND SUBJECT TO CHANGE

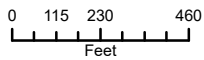
Job No.: LCI 22006
Date: July 22, 2022







**Bastrop 42 acres of the
 Nancy Blakey Survey
 Zoning Concept Scheme**



1 inch = 500 feet

Date: 7/13/2022

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





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

Dear Property Owner:

The **Planning and Zoning Commission** will conduct a public hearing on **Thursday, July 28, 2022 at 6:00 p.m.** and the **City Council** will conduct a public hearing **Tuesday, August 23, 2022 at 6:30 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas** on the following request: Public hearing and consider action on a rezoning for 42.697 acres out of the Nancy Blakey Survey, Abstract 98, located at 151 FM 20 from P2 Rural to P-CS Civic Space, P1 Nature, P4 Mix and P5 Core, within the city limits of Bastrop, Texas.

Applicant: Victoria McCurdy/Stantec
Owner: Jackson Su/FM 20 Development, LLC
Address: 151 FM 20, Bastrop, TX 78602
Legal Description: 42.697 acres out of the Nancy Blakey Survey, Abstract 98

The site location map is attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances. For more information or to provide comments on this project, you may contact the Planning & Development Department at (512) 332-8840, visit or mail your response card below to the office at 1311 Chestnut Street, Bastrop, Texas 78602. The agenda will be posted 72 hours in advance at https://www.cityofbastrop.org/page/cs.board_agendas-pz.

✂ -----

PROPERTY OWNER'S RESPONSE

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

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

Property Owner Name: _____

Property Address: _____

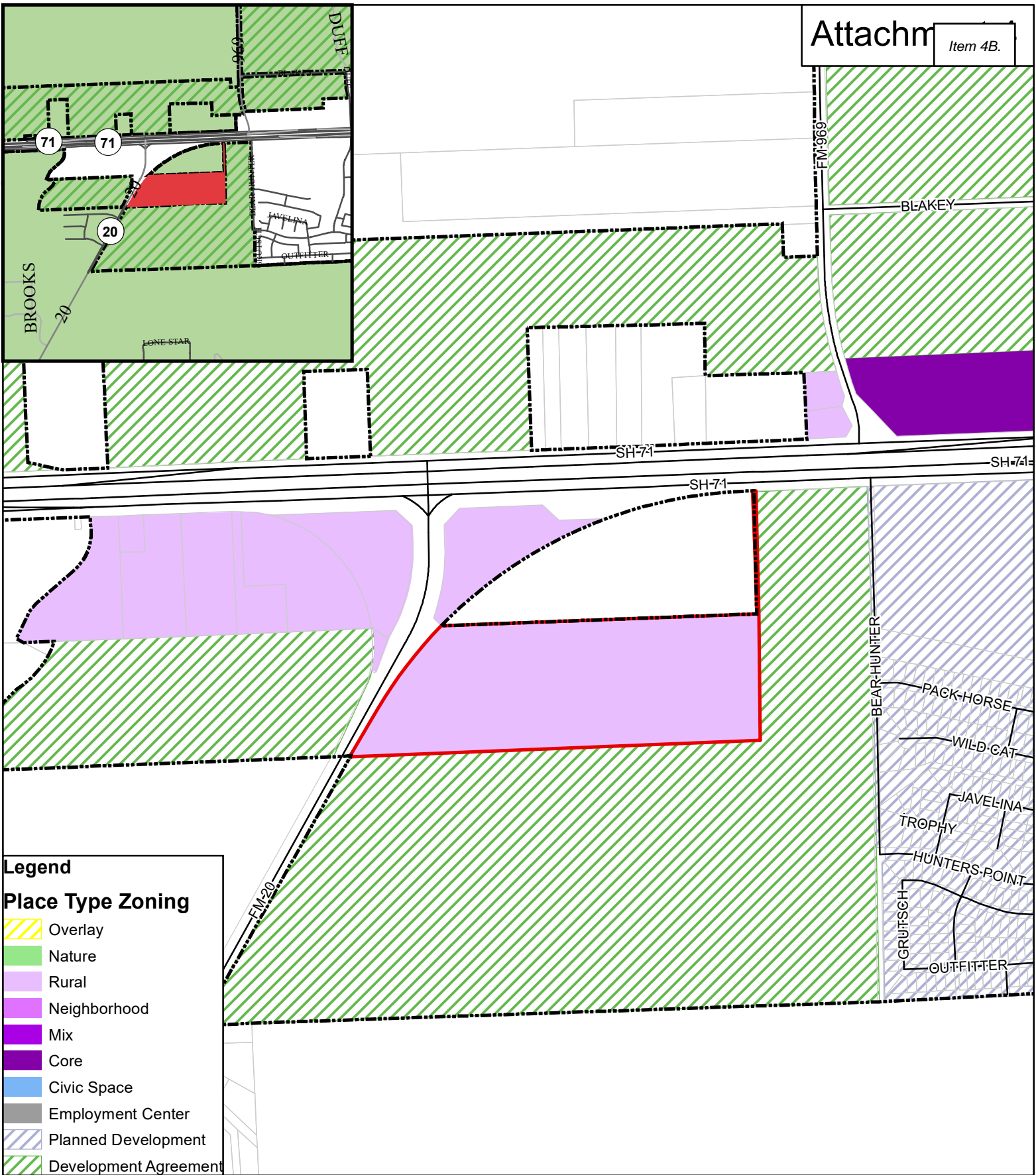
Mailing Address (if different than property address: _____

Phone (optional): _____ Email (optional): _____

Property Owner's Signature: _____

Additional Comments (Optional):

Re: Bastrop 42 Zoning Concept Scheme



Legend

Place Type Zoning

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

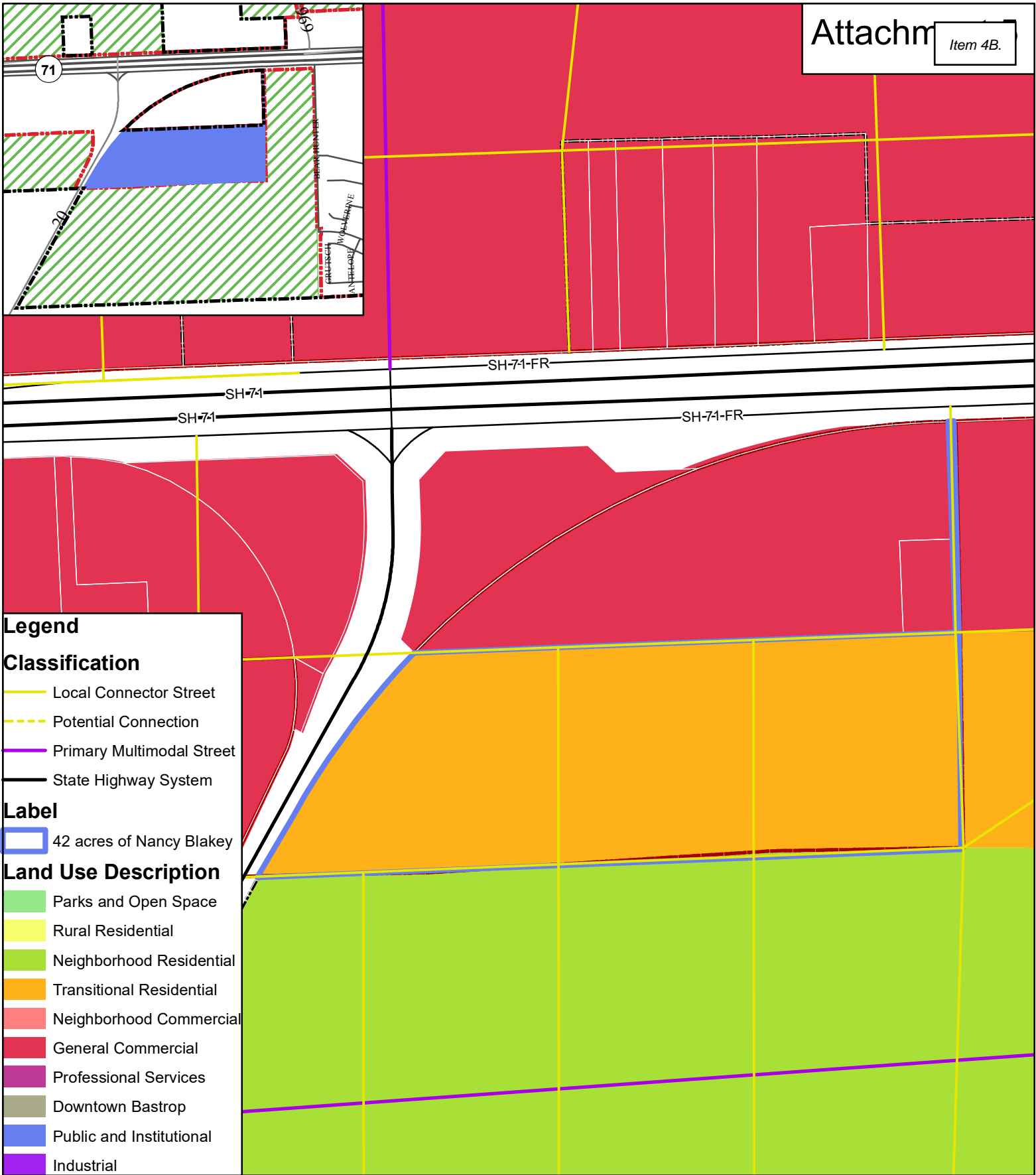


1 inch = 800 feet

Existing Zoning Map
 42.697 out of the Nancy Blakey Survey, A98
 151 FM 20



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



Legend

Classification

- Local Connector Street
- Potential Connection
- Primary Multimodal Street
- State Highway System

Label

- 42 acres of Nancy Blakey

Land Use Description

- Parks and Open Space
- Rural Residential
- Neighborhood Residential
- Transitional Residential
- Neighborhood Commercial
- General Commercial
- Professional Services
- Downtown Bastrop
- Public and Institutional
- Industrial



Future Land Use Map
 42.697 acres of the Nancy Blakey Survey A98
 151 FM 20

1 inch = 466.67 feet

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



STAFF REPORT

MEETING DATE: July 28, 2022

TITLE:

Hold public hearing and consider action on a Zoning Concept Scheme, rezoning the Lone Star Subdivision Reserve 75.140, located at the northeast corner of State Highway 71 and Farm-to Market Road 969 from P2 Rural to P4 Mix and P5 Core, as shown in Exhibit A, within the city limits of Bastrop, Texas, and forward to the August 23, 2022 City Council meeting.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:

Site Address:	Northeast Corner of SH 71 and FM 969 (Attachment 2)
Total Acreage:	75.140 acres
Acreage Rezoned	52.906 acres
Legal Description:	75.140 acres out of the Nancy Blakey Survey
Property Owner/Agent:	Spencer Harkness/PRC 02 Bastrop, LLC
Existing Use:	Vacant
Existing Zoning:	P5 Core (City Limits) and P2 Rural (after annexation) (Attachment 4)
Proposed Zoning:	P4 Mix, and P5 Core (Exhibit A)
Character District:	Cattleman's
Future Land Use:	Transitional Residential and General Commercial (Attachment 5)

BACKGROUND:

The applicant has submitted an application for a Zoning Concept Scheme for 75.140 acres of the Nancy Blakey Survey (Attachment 1). The development is proposed to be a mix of two Place Types P4 – Mix, and P5 – Core base zoning districts, with PCS – Civic Space to be determined at final plat through dedication or rezoning to PCS.

Place Type Definitions;

Place Type 4 – Mix: More intense Building Types that provide more lifestyle choices. It provides for a mix of Residential Building Types. Commercial and Office uses are allowed in this District only in House form Structures. Because P4 is a transition area, the Street Types consists of multimodal Streets, but are primarily Residential urban fabric.

Place Type 5 – Core: Higher density mixture of Building Types that accommodate commercial, retail, offices, row houses, and apartments. It has a tight network of Streets, with wide sidewalks, steady Street Tree plantings, and buildings set close

to the sidewalks. P5 is a highly walkable area. A continuous line of buildings is critical to define the Public Frontage and allow for visible activity along the Street edge.

CS - Civic Space/Civic Building: Civic Spaces and/or Civic Buildings serve as community features appropriate to their Place Types. Civic Spaces provide relief from the urban environment inside each neighborhood. (While not being rezoned at this time, the applicant has proposed to provide Civic Space through parkland/open space dedication or rezoning to PCS at final plat once the specific areas are determined in relationship to the overall development.)

The Future Land Use Plan shows this area as Transitional Residential and General Commercial:

“The Transitional Residential character area is for lands to be developed with higher densities and a variety of housing types. The character area supports high density single-family detached, single-family attached (duplexes, triplexes, townhouses) and multifamily (apartments), and institutional residential uses such as nursing homes and assisted living facilities. Variation in form, scale, and density is allowed but appropriate transitions must be provided between land uses. In some cases, Transitional Residential uses may be included as part of a larger planned development within areas otherwise designated as Neighborhood Residential. Likewise, Transitional Residential character areas may also include associated amenities such as parks, trails, open spaces, and public uses such as schools, fire stations, and more.”

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

The applicant is proposing a mixed-use development, with a mix of multifamily residential, office, medical, hotel, restaurant, and retail shopping in a master planned development with an emphasis on connectivity and walkability (Attachment 1 Page 18-19).

For P4 and P5, the development is required to provide public streets every 330 feet to create the building block grid. The applicant is showing four streets (two north-south, two east-west) that are proposed to be publicly dedicated streets (Attachment 1, Page 27). They are also showing several private street/drives and two pedestrian walkways that approximate the 330-foot Building Block dimensions (Attachment 1, Page 28). Due to Texas Department of Transportation spacing requirements, the development will be limited on the number of streets/driveways that can connect to FM 969 and SH 71. The actual streets and block configuration will be determined during the Subdivision process.

Zoning Concept Schemes also take into account the variety of place type zoning districts in a pedestrian shed (Attachment 1, Page 26). Within the pedestrian shed area, most of the land is outside of the city limits and not currently zoned. The applicant has provided a mix of Place Types within the project area that complies with the pedestrian shed distribution. The area to the north is in an annexation agreement, which would default to P2 Rural, which is the approximate designation the applicant has provided in the pedestrian shed analysis.

In the ZCS, the applicant has provided a conceptual design for the streetscape, depicting pedestrian zones with required encroachments and street trees (Attachment 1, Page 29). The actual design with trees and auto/pedestrian elements will be determined during the Public Improvement Plan process, the applicant has demonstrated an understanding and ability to comply with the intent of the B³ Code.

Drainage

A Zoning Concept Scheme must be accompanied by a Conceptual Drainage Plan to ensure that the proposed development is feasible (Attachment 1, Page 31-32). A Conceptual Drainage Plan has been reviewed and approved by the City Engineer. The site shows conveyance and detention would occur on the east side of the property, where the current drainage flows. The maximum impervious cover allowed in Place Type 4 is 70% and Place Type 5 is 80%.

Annexation

The property is under a 2011 Annexation Agreement that requires annexation upon development or property transfer. Upon annexation, the base zoning district will be P2 – Rural in 2019.

PUBLIC COMMENTS:

Property owner notifications were sent to 11 adjacent property owners on July 15, 2022 (Attachment 8). At the time of this report, no responses have been received.

POLICY EXPLANATION:

Texas Local Government Code

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

Notice was published in the Bastrop Advertiser and notice was sent to property owners within 200 feet of the property boundary.

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

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

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

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

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

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

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

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

At the time of this report, no protest has been received.

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

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

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

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – The Transitional Residential character area is for lands to be developed with higher densities and a variety of housing types. The character area supports high density single-family detached, single-family attached (duplexes, triplexes, townhouses) and multifamily (apartments), and institutional residential uses such as nursing homes and assisted living facilities. Variation in form, scale, and density is allowed but appropriate transitions must be provided between land uses. In some cases, Transitional Residential uses may be included as part of a larger planned development within areas otherwise designated as Neighborhood Residential. Likewise, Transitional Residential character areas may also include associated amenities such as parks, trails, open spaces, and public uses such as schools, fire stations, and more.

- Orient new multi-family and townhouse buildings toward existing street frontage, even where remaining buildings face the interior of the development. Apply urban characteristics to street facing buildings including street-facing pedestrian access and internal stairwells and landings
 - *Buildings are shown to be oriented toward public streets, trails, parks and open space, with on-site parking located internal to the lots.*
- New development where a majority of the project is comprised of townhouse or multi-family uses should take access from a collector roadway or greater in functional classification.
 - *The property is bounded by Blakey Lane to the north and the applicant is proposing a collector street along the southern boundary that will provide for access to the P-4/multifamily development.*
- Minimize dead-end streets and cul-de-sacs. Internal streets should take on a grid-based street pattern with high connectivity. Adjustments to a rigid grid should be permitted in areas of varied topography so long as street connectivity can be promoted.
 - *The proposed ZCS provides the 720-foot grid pattern for proposed ROWs that would provide connectivity. Internal to this grid, the intent of the 330-foot grid pattern would be met with private streets/driveway and pedestrian walkways that provide internal circulation and off-street parking.*

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

- Require new general commercial areas to be located on and take vehicular access from an arterial roadway.
 - *The applicant proposes to add several new public streets and private drives that will allow the lots to take access from the arterial streets.*
- Manage vehicular access by limiting the number and location of curb cuts, requiring cross-access easements (particularly for out-parcels) and providing minimum driveway throat lengths for motor vehicle queuing. Formalize access management standards through appropriate amendments to the City's land development regulations.
 - *The proposed ZCS demonstrates an understanding of the B³ Code requirements to provide cross-access through streets, driveways, and pedestrian walkways.*
- Do not require minimum lot sizes as long as all other minimum requirements (e.g., parking, landscaping, setbacks, etc.) can be met without the need for a variance.

- *The B³ Code does not require a minimum lot size, providing a lot of flexibility for the development to serve large and small commercial sites for the development of restaurants, hotel, office and retail shopping uses.*
- Construct sidewalks along all public and private rights-of-way and include designated and safe sidewalk connections to the main entrance of the building.
 - *The ZCS provides a conceptual design for the streetscape, showing the intent to comply with building placement and pedestrian zones to provide for the interaction between the public and private realms.*

Compliance with Bastrop Building Block (B³) Code:

B³ CODE INTENT (See Executive Summary)

The code is built around three core intents:

- Fiscal Sustainability

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

The applicant has provided a ZCS that shows the intent to provide the 720-foot grid streets in compliance with the Master Transportation Plan. The internal circulation within the Farm Lots will be determined during the subdivision process and is currently shown as blocks that are bounded by private driveways and pedestrian walkways. The Master Transportation Plan streets and the alleys will provide the areas to efficiently run the necessary infrastructure.

- Geographically Sensitive Developments

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

The area to the east is a drainage way. The ZCS contemplates this area to be developed as detention and a park area, to retain the natural topography and utilize the existing drainage way.

- Perpetuation of Authentic Bastrop

The B³ Code will perpetuate the built form that has been predominate over the City's 189-year history. The recent trend of allowing parking and automobile traffic as the predominate feature has created a pattern that is contrary to the historical building patterns of the city and creates sites/buildings that are not adaptable and sustainable in the long-term.

The proposed ZCS shows the intent to provide a mix of multifamily housing with commercial that will provide retail, restaurant, office and hotel building forms. The site utilizes the existing streets and highways bounding on four sides, while providing an internal grid of public streets and private drives and pedestrian walkways providing multiple routes for vehicular and pedestrian traffic throughout the development. There are large properties (Valverde and the Colony) within a half-mile radius of the development that will be served by the commercial

development, while the multifamily housing within the development will provide housing opportunities for Bastrop while providing services within walking distance for the residents.

B³ Code ARTICLE 5.1 INTENT OF DEVELOPMENT PATTERNS

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

The Character District of this project is Cattleman's which allows for Traditional Neighborhood Development (TND) using the standard building block pattern, or Village Center Development, which focuses the development around a pedestrian center with the vehicular traffic kept to a street network at the outer edges of the development. The development is proposing the TND form, which allows for the blocks to be centered around the grid of public streets, private drives and pedestrian walkways.

SEC. 5.2.002 TND STANDARDS

1. Detail the block perimeters, block lengths, pedestrian shed area, place type allocations per B³ Code 3.2.002b.

In P4 Mix and P5 Core, the block perimeter maximum is 1320 feet. This is the distance around one building block, which is a block length of 330 feet. The applicant has largely met the farm lot (720-foot grid) requirement by showing right-of-way required at the 720-foot level as shown on the Master Transportation Plan. The 330-foot building blocks will be met by a mix of public, private drives and pedestrian walkways. The exact alignment and dedication will be determined during the Subdivision process, once the preliminary drainage, preliminary infrastructure and TXDOT review is conducted.

A quarter-mile radius around the development creates the pedestrian shed for the area. The goal of a pedestrian shed is to ensure the neighborhood created is walkable. Allocations of various place types provide variety in a neighborhood to promote a complete neighborhood. The Pearl River site occupies a majority of the pedestrian shed area. With the proximity to SH 71, FM 969 and the future residential that will be provide in Valverde and The Colony, zoning to P4 and P5 with 10% allocated to Civic Space during platting meets the intent of the pedestrian shed analysis (Attachment 1, Page 20).

DIRECTOR ANALYSIS & RECOMMENDATION:

The Zoning Concept Scheme meets the intent of the B³ Code. The site has some existing development challenges (adjacent commercial development, TxDOT spacing requirements). The applicant has demonstrated the ability to comply with the intent of the B³ Code with regard to providing the Farm Lot and Building Block grid, through a mix of public, private and pedestrian walkway methods.

Staff recommends requiring the provision of the 10% Civic Space requirement at final plat, either through the dedication of parkland/open space, or through rezoning.

RECOMMENDATION:

Hold public hearing and consider action to approve the Zoning Concept Scheme, rezoning the Lone Star Subdivision Reserve 75.140, located at the northeast corner of State Highway 71 and Farm-to Market Road 969 from P2 Rural to P4 Mix and P5 Core, as shown in Exhibit A, and providing the 10% Civic Space requirement at final plat through dedication or rezoning, within the city limits of Bastrop, Texas, and forward to the August 23, 2022 City Council meeting.

ATTACHMENTS:

- Exhibit A: Requested Place Type Zoning
- Attachment 1: Zoning Concept Scheme Submittal
- Attachment 2: Location Map
- Attachment 3: Property Owner Notice & Responses
- Attachment 4: Existing Zoning Map
- Attachment 5: Future Land Use Map & Master Transportation Plan

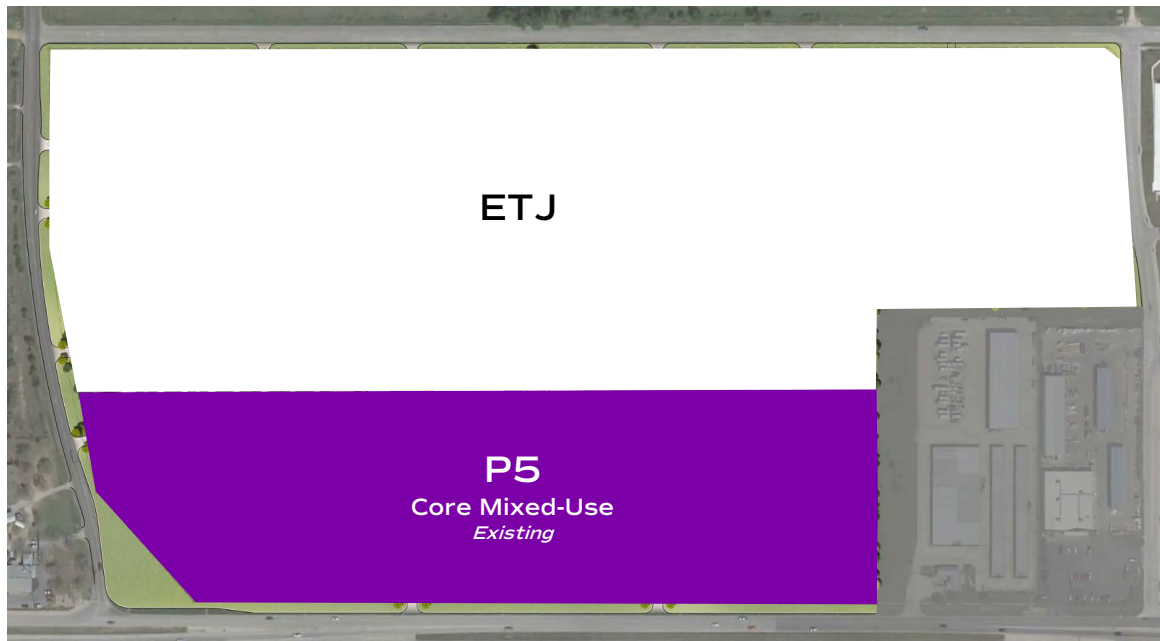


Entitlements

ANNEXATION & P5 CORE MIXED-USE ZONING

+/- 10%
Civic Space

PER B3 CODE TO BE IDENTIFIED WHEN
THE PROPERTY IS PLATTED



Existing Zoning



Requested Zoning



Project 75

June 13, 2022
APPLICATION FOR ZONING

Pearl River Companies is a privately held commercial real estate investment and development firm with a focused strategy for opportunity-driven value creation. We are guided by our core values and committed to delivering the highest level of performance for our partners.

DEVELOPERS. INVESTORS. CREATORS.



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—

PEARL RIVER

Project Description Letter

RE: 807 Hwy 71, Bastrop, TX Zoning Application

To Whom It May Concern:

Landowner (PRC 01 Bastrop, LLC), kindly request P5 and P4 zoning designation for our 75-acre development site.

The requested zoning designation will enable us to deliver a comprehensive mixed-use project on the subject site that will include residential and commercial uses within a walkable lifestyle-oriented development.

Sincerely,



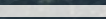
Spencer Harkness
Managing Partner



Mason Mote
Managing Partner

Introduction

PEARL RIVER COMPANIES



PEARL RIVER

Introduction

LEADERSHIP TEAM



SPENCER HARKNESS

Co-Founder | Managing Principal

Spencer is responsible for leading the firm's day-to-day operations, investor relations, and executing Pearl River's investment strategy throughout the acquisition and development process. He has managed the development of more than 1.3 million square feet of commercial mixed-use development valued over \$250 million.

Spencer graduated with a Bachelor of Business Administration from Loyola University of New Orleans.



MASON MOTE

Co-Founder | Managing Principal

Mason is responsible for leading the firm's capital formation and portfolio strategies. He also provides operational oversight for all legal matters including risk management and policies. Mason was previously a partner with the international law firm of McGuireWoods specializing in commercial real estate transactions, including acquisitions, developments, financing, and leasing of best-in-class commercial projects throughout the United States. His extensive experience also includes serving as general counsel and executive vice president to a vertically integrated commercial real estate investment firm.

Mason has been recognized as a Texas SuperLawyers Rising Stars since 2017 and awarded as a top three finalist for Attorney of the Year by REDNews for his work as general counsel.

Our Philosophy

Uphold Integrity

We subscribe to the highest ethical standards in our industry and ourselves. We commit to doing business in an honest and transparent way, and demonstrate this commitment by partnering with others that share in our philosophy.

Challenge Perspectives

We seek opportunities to transform spaces, businesses, and communities to deliver unique and mutually beneficial projects. We challenge ourselves to constantly expand boundaries and exceed expectations during each step of the development process.

Data-Driven Decision Making

Market intelligence strengthens our understanding of each project's potential and challenges. Technology and up-to-date data reveal insights that enable our team to make precise decisions.

Build Partnerships

We forge lasting and sustainable relationships across all phases of our projects. We elicit participation in a collaborative structure that ensures the needs of all parties are integrated into the DNA of each project. These healthy partnerships drive continued opportunity as they become advocates for Pearl River and its way of doing business.

Core Values

PASSION

When you love what you do, the results are reflected in the quality of each project.

GENEROSITY

Kindness to others and giving back to the community are part of the company culture we cultivate.

EXCELLENCE

We strive to “raise the bar” day in and day out.

TEAMWORK

Collaboration is essential to our operation and drives the success of our projects.

ADAPTABILITY

We pride ourselves on our ability to adapt and thrive in changing and challenging environments.

QUALITY

Intentional commitment to quality and innovation are hallmarks of our work.

PEARL RIVER

Developers

OWNER
PRC O1 BASTROP, LLC
(75 ACRES)



GENERAL PARTNER

BUYER



COMMERCIAL DEVELOPMENT
(49 ACRES)



MF RESIDENTIAL DEVELOPMENT
(26 ACRES)

PEARL RIVER

Introduction

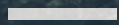
RESIDENTIAL SITE (26 ACRES)

- **National leader** in the development, construction and management of multifamily communities across the United States.
- Acquired and developed more than **80,000 multifamily homes** with a combined capitalization of more than **\$16B.**
 - 2,000+ Class A multifamily units delivered or under construction in Central Texas
 - 2,600+ Class A multifamily units under design in Central Texas
- Offices in **20+ markets** and **15 States.**
 - Physical presences in Austin, San Antonio, Houston, and Dallas



Generational Site

BASTROP, TEXAS



PEARL RIVER

Site Overview

NE HWY 71 & FM 969 INTERSECTION

Pearl River Companies recently purchased land located at 807 Hwy 71 W Bastrop, Tx 78602. This commercially developable site is adjacent to and across from established retail centers featuring tenants such as Best Buy, Lowe's, Home Depot, Wal-Mart, Academy Sports + Outdoors, H-E-B, Hobby Lobby, ULTA, and others.

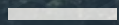
Bastrop County has experienced immense population and economic growth over the past two years due to its relatively low cost of living within a short 20-minute drive to/from Austin and Tesla's Giga Campus. This essential retail corridor is positioned for continued success as it must serve the growing population of the Austin Metro and the suburb of Bastrop.

Our due diligence has revealed significant demand for a new mixed-use development with the support of the Bastrop EDC and the City Council. We envision a balanced mix of retail, residential and hospitality development centered around an activated green space within a walkable and community-centric environment.



Entitlements Request

ANNEXATION & P5 MIXED-USE ZONING



PEARL RIVER

Entitlements

CHARACTER DISTRICT (CATTLEMAN'S)



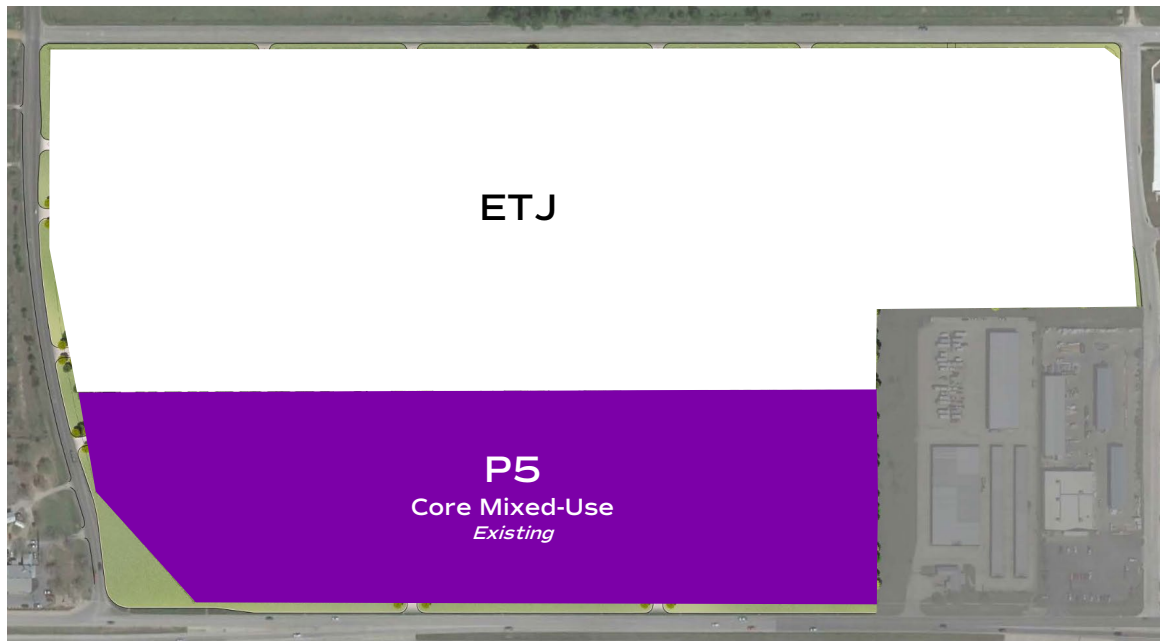
Current

Entitlements

ANNEXATION & P5 CORE MIXED-USE ZONING

+/- 10%
Civic Space

PER B3 CODE TO BE IDENTIFIED WHEN
THE PROPERTY IS PLATTED



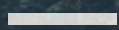
Existing Zoning



Requested Zoning

Zoning Concept Scheme

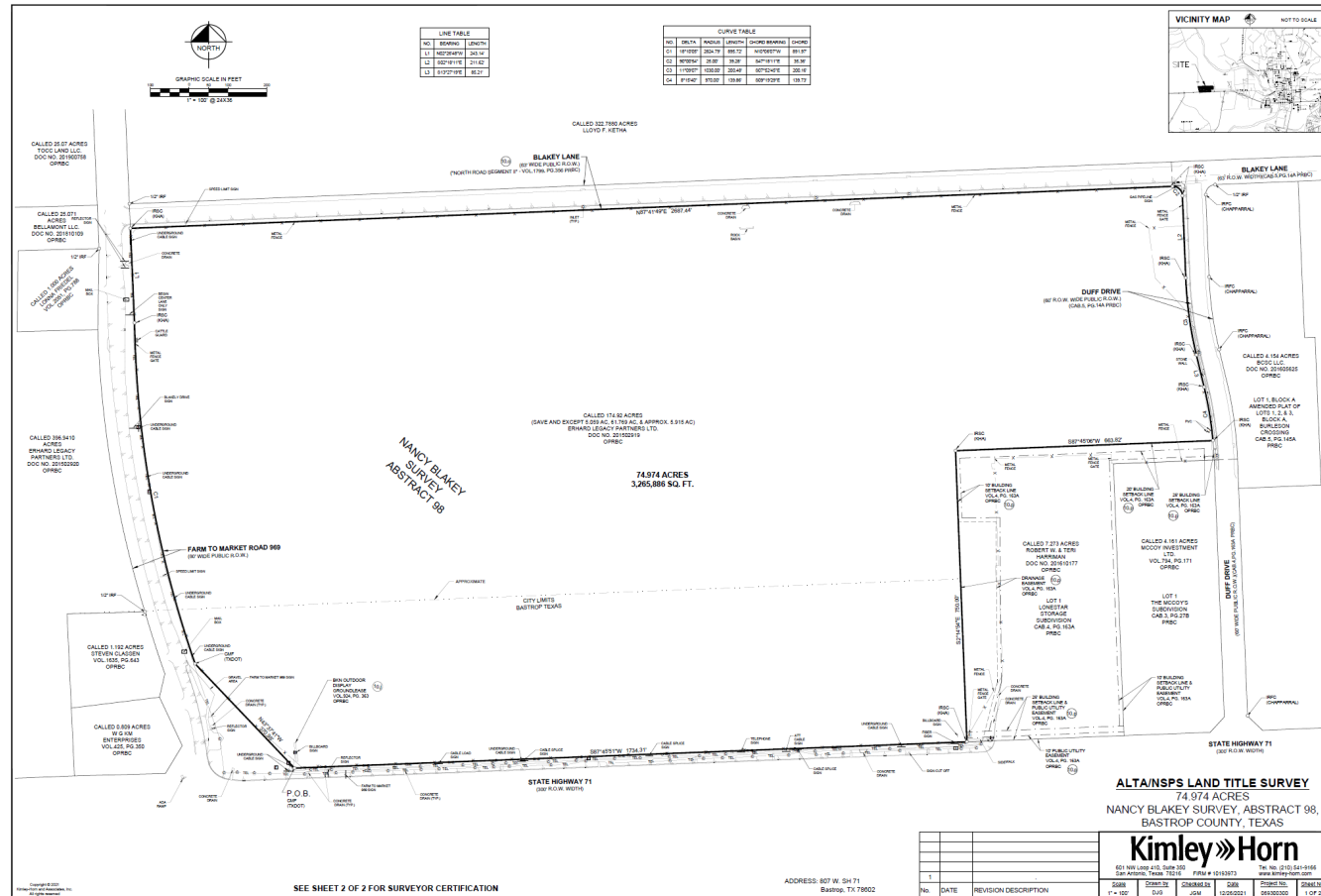
ZONING APPLICATION



PEARL RIVER

Property Boundary

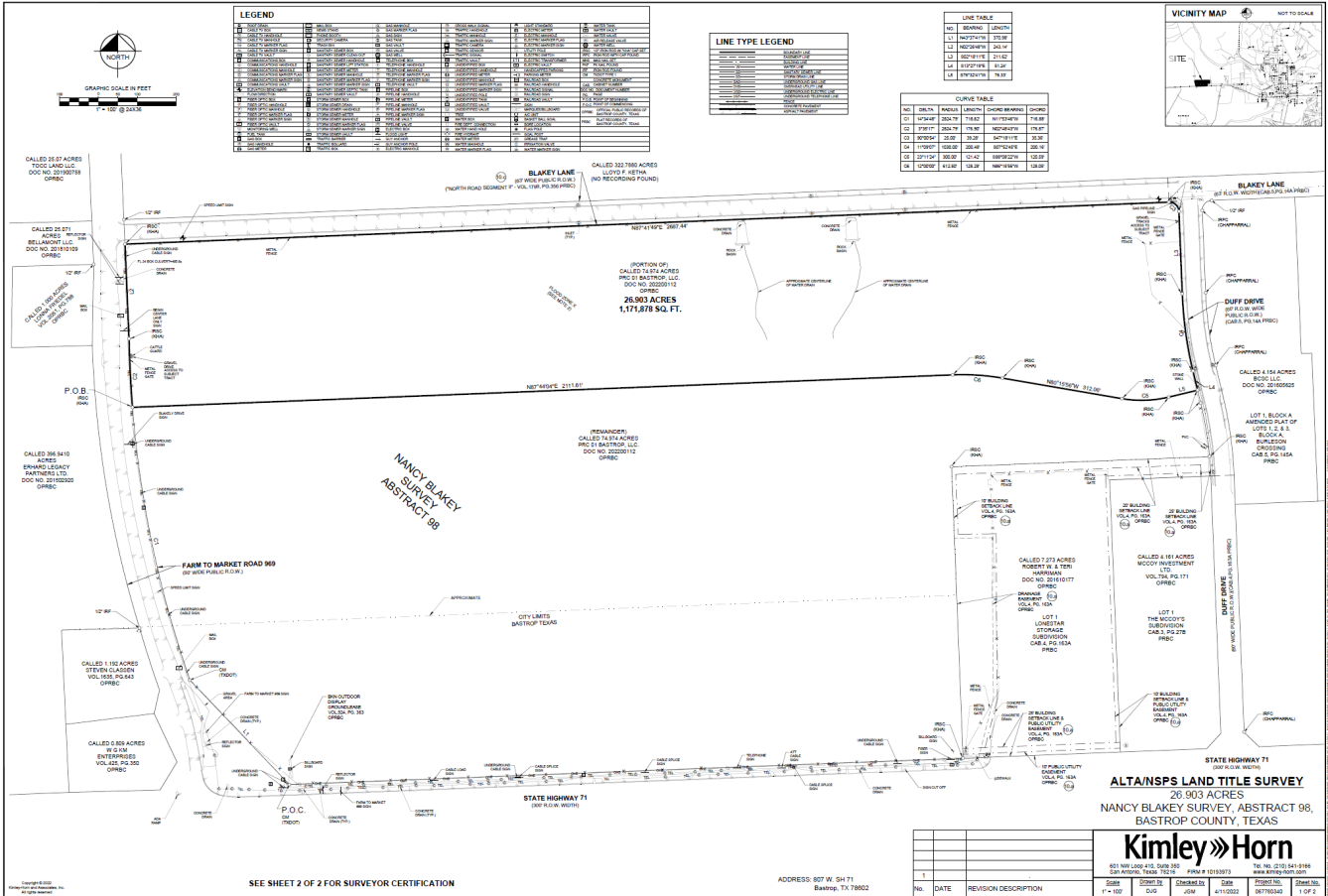
SITE SURVEY



PEARL RIVER

Property Boundary (P4 Site)

SITE SURVEY



SEE SHEET 2 OF 2 FOR SURVEYOR CERTIFICATION

ADDRESS: 807 W. SH 11
 Bastrop, TX 78602

NO.	DATE	REVISION DESCRIPTION
1		

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	JDG	JRM	04/11/2024	197780540	1 OF 2

PEARL RIVER

Master Plan



75 Acres
Serving the
City of Bastrop

250,000+ SF
RETAIL

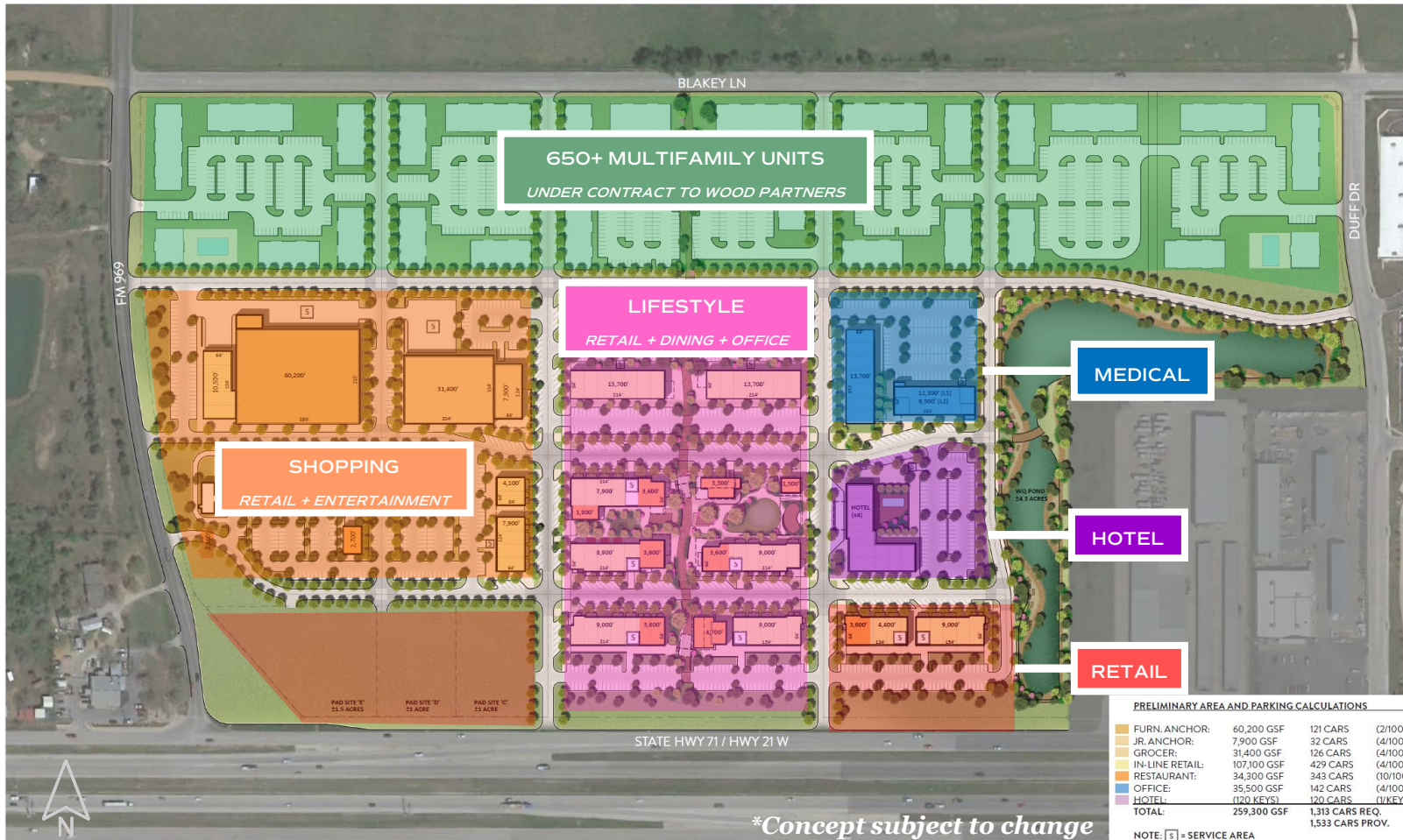
650+
LUXURY APARTMENT HOMES

100+ Room
HOTEL

3 Acre
MEDICAL DISTRICT

PEARL RIVER

Project Overview



75 Acres

To Elevate the
City of Bastrop

5+ Acre
PUBLIC GREEN SPACE

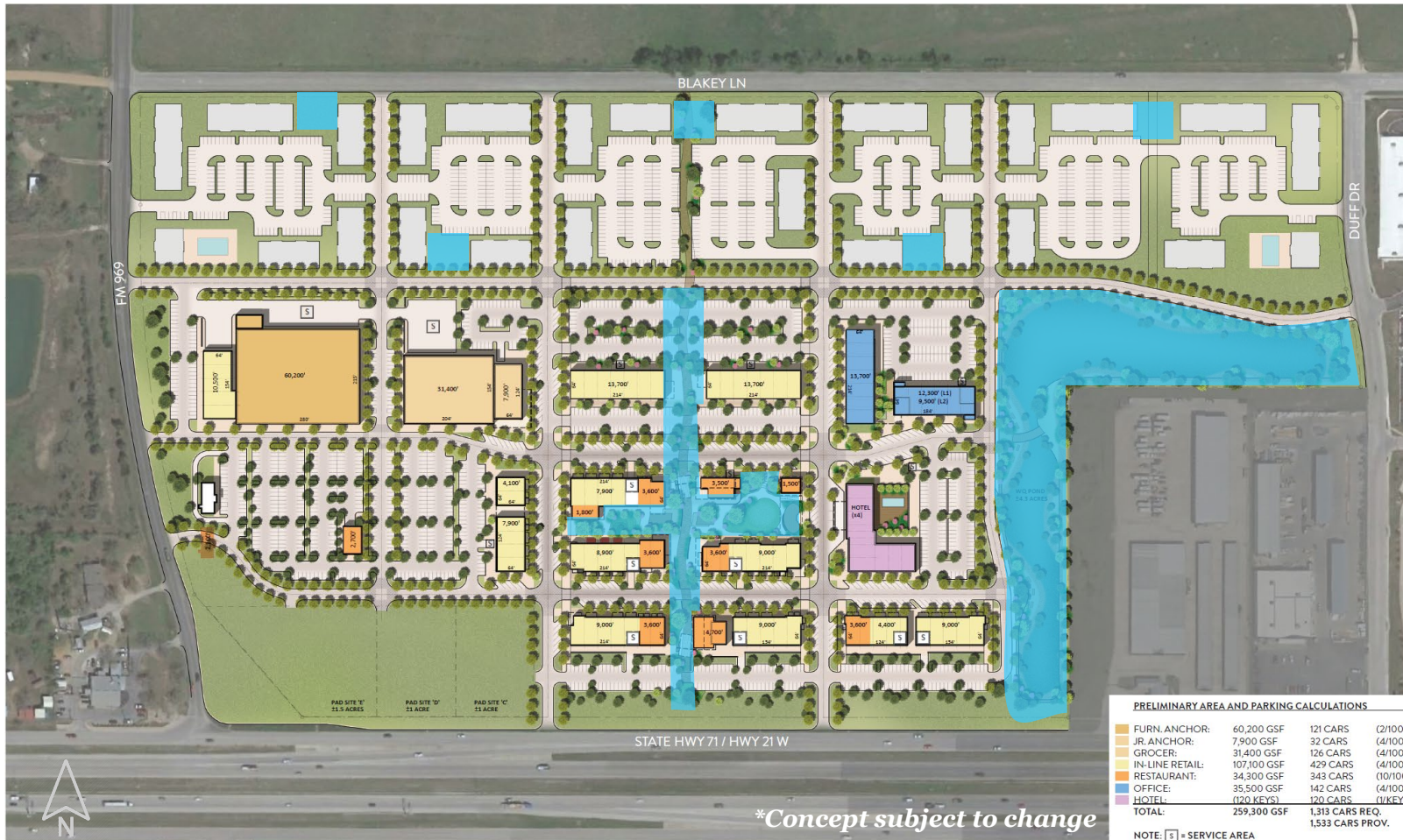


YEAR-ROUND EVENTS

100+ Room
HOTEL

3 Acre
MEDICAL DISTRICT

Project Overview



Conceptual Civic Type Space

+/- 10%

OF THE PROJECT SETUP FOR VARIOUS TYPES OF COMMUNITY SPACE INCLUDING:

- ACTIVATED PERFORMANCE LAWN
- DETENTION POND AND DOG PARK WITH WALKING TRAIL
- POCKET PARKS
- OTHER PEDESTRIAN FRIENDLY SPACES

*Concept subject to change

PEARL RIVER

Project Overview

Lifestyle
Shopping
Destination

2 Acres
EVENT LAWN



YEAR-ROUND EVENTS

Performance
PAVILION

Community
GATHERING PLACE



ENLARGED PLAZA PLAN / Concept Design



CHARACTER RENDERING 2 - PLAZA / Concept Design



**Concept subject to change*

CHARACTER RENDERING 1 - STREETScape / Concept Design



**Concept subject to change*



CHARACTER IMAGES

CHARACTER RENDERING 1 - STREETScape / Concept Design



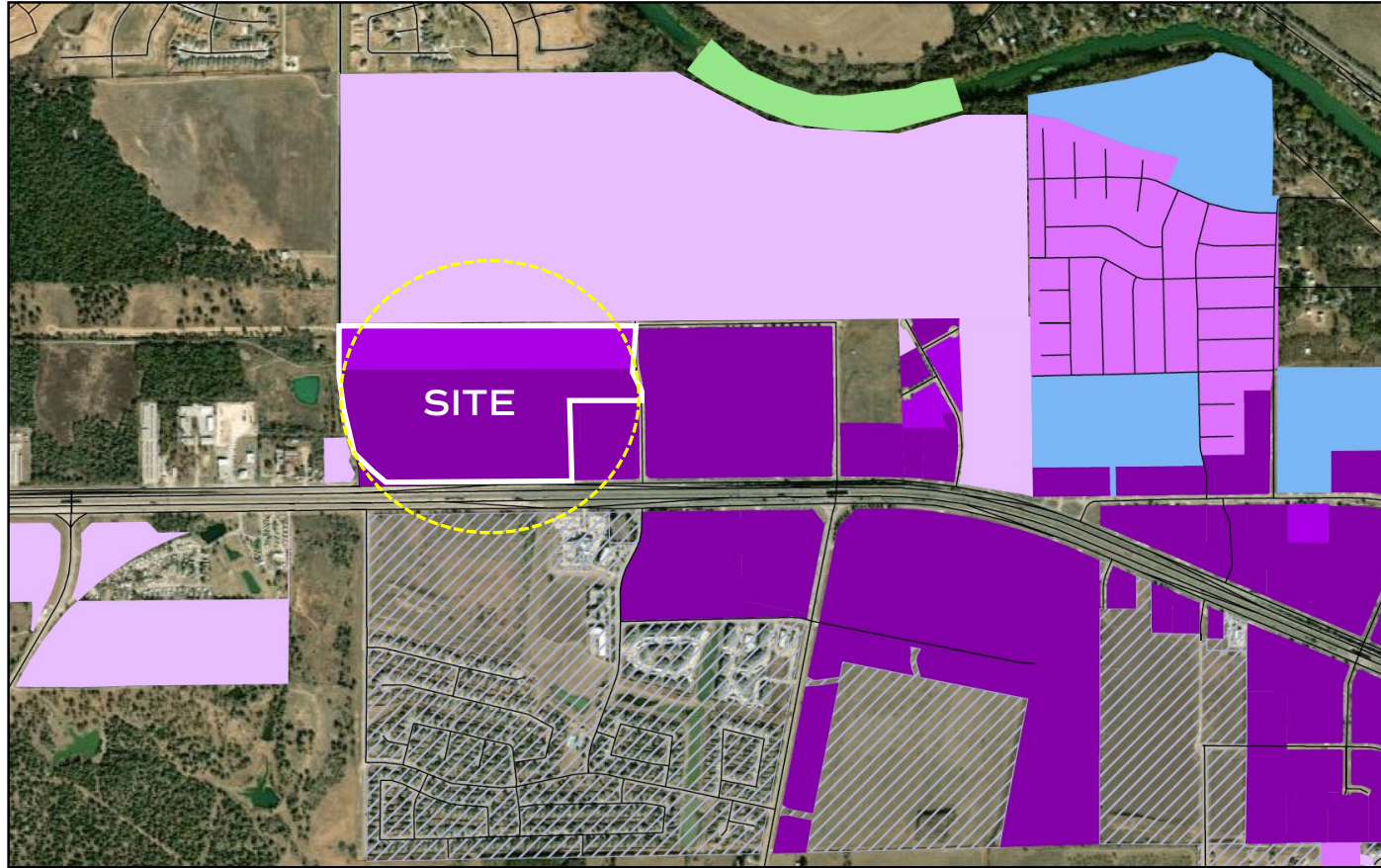
**Concept subject to change*

CHARACTER RENDERING 1 - STREETScape / Concept Design



PEARL RIVER

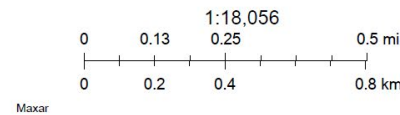
PROPOSED PEDESTRIAN SHED (1/4 MILE)



PDD	P2	P3	P4	P5	Civic	EC	Total
	18%		21%	33%	10%		82%

7/21/2022, 5:25:06 PM

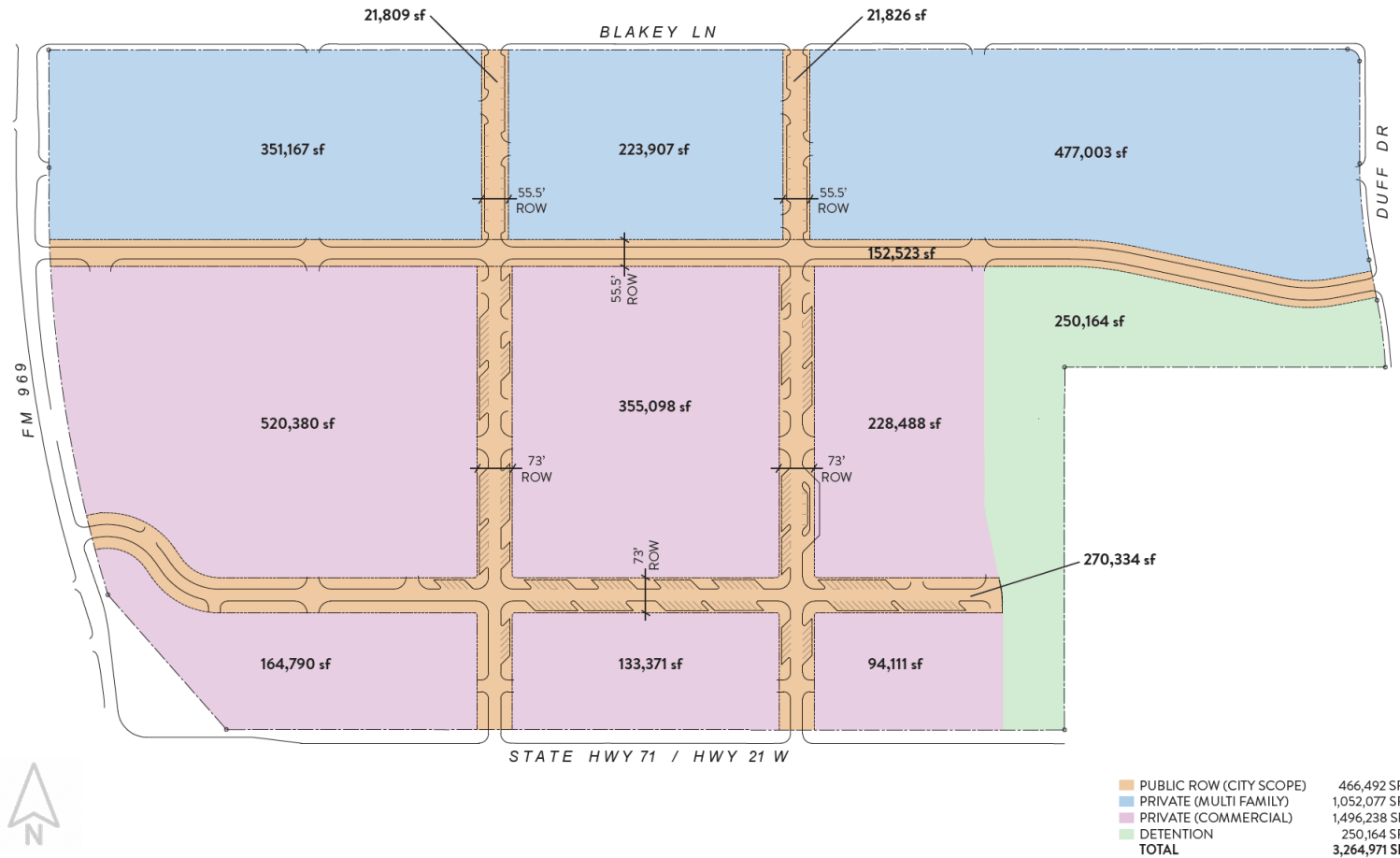
- Place Types (Zoning Districts)
- Neighborhood
 - Civic Space
 - Nature
 - Mix
 - Planned Development
 - Rural
 - Core



Web AppBuilder for ArcGIS
City of Bastrop

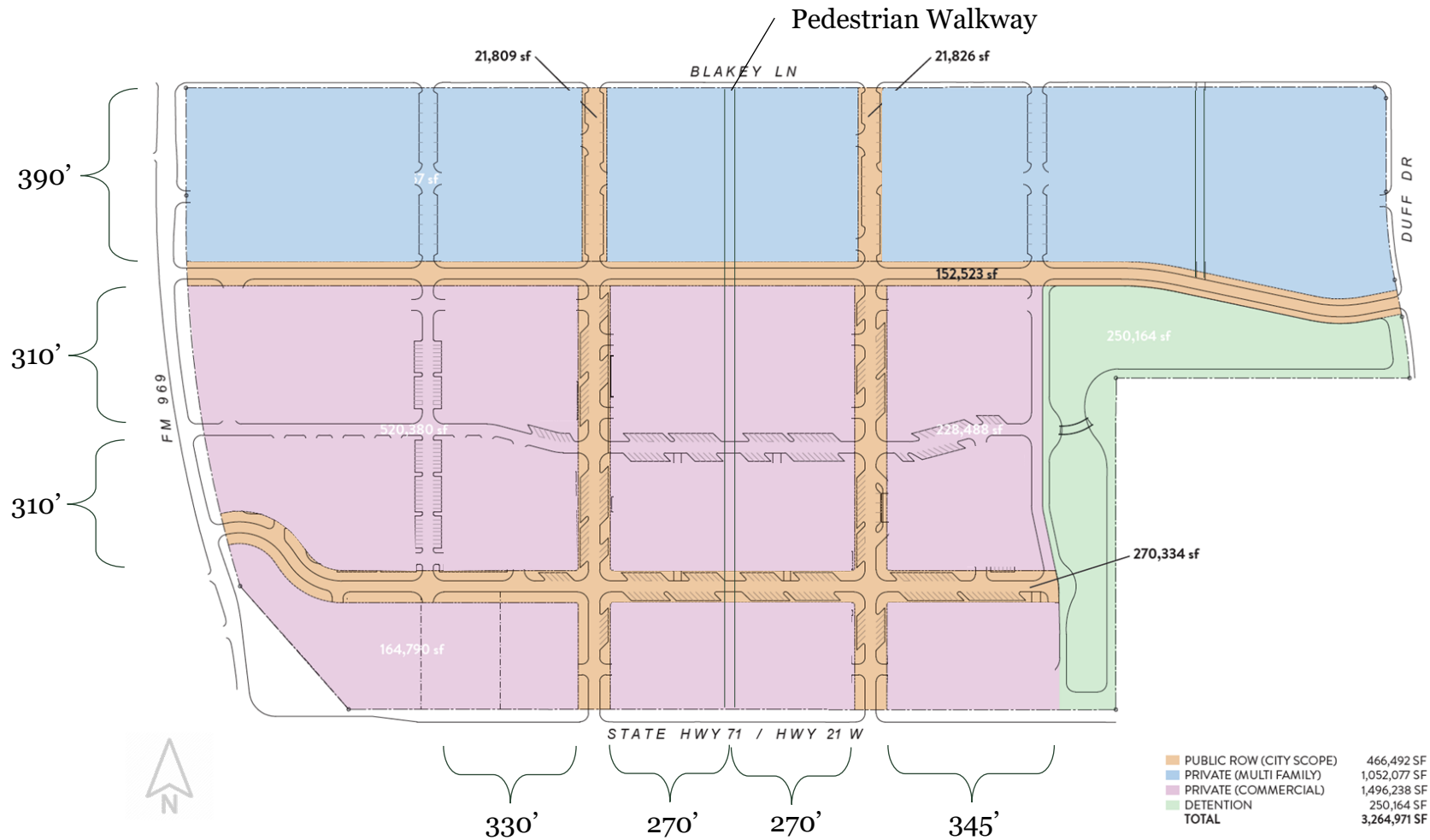
PEARL RIVER

Public Access Roads



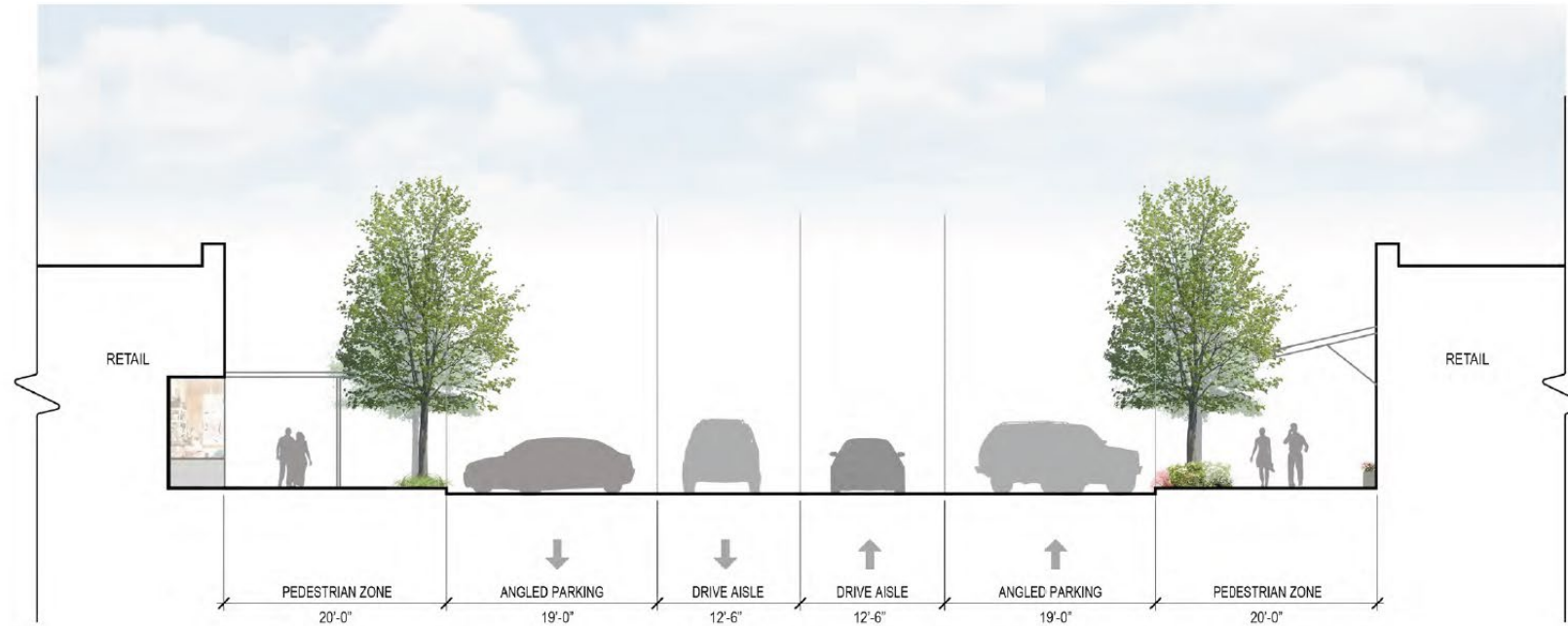
PEARL RIVER

Block Dimensions



STREETSCAPE SECTION

STREETSCAPE SECTION / Concept Design



SCALE: 1" = 10' | 0' | 5' | 10'



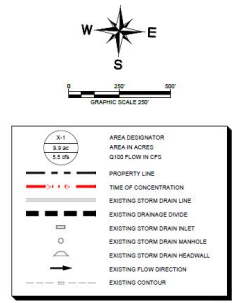
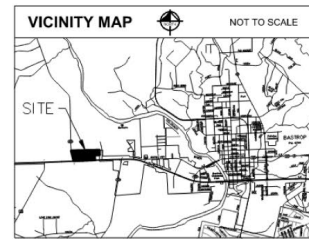
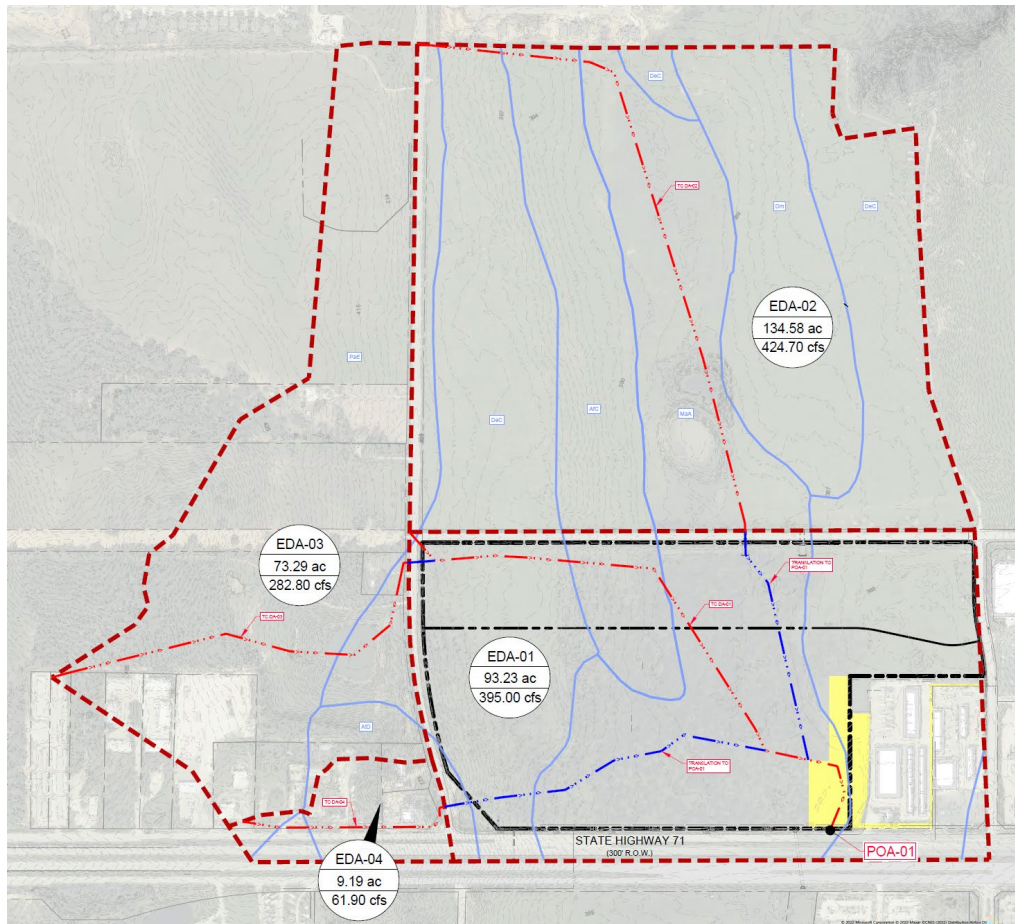
Conceptual Drainage Plan

ZONING APPLICATION

PEARL RIVER

Conceptual Drainage Plan

EXISTING



PROJECT DATA TABLE	
PROJECT DESCRIPTION	MIXED USED DEVELOPMENT INCLUDING COMMERCIAL AND MULTIFAMILY USES
PROPOSED USE	MIXED USE (COMMERCIAL/MULTIFAMILY)
ADDRESS	807 W 5th St, Pearl River, TN 38661
LEGAL DESCRIPTION	LONGSTAR STORAGE SUBDIVISION, ACRES 75.574, RESERVE
TOTAL AREA	74.874 ACRES
TOTAL IMPERVIOUS COVER	82.85 ACRES (110%)

EXISTING CONDITIONS								
DRAINAGE AREA	AREA (AC.)	IMPERVIOUS COVER	BASE CN	TC (MIN)	Q _s (CFS)	Q _m (CFS)	Q ₁₀ (CFS)	
DA-01	102.11	19%	78	26.3	126.40	273.30	347.90	
DA-02	134.58	2%	78	34.2	122.40	294.30	383.80	
DA-03	73.29	11%	78	24.5	81.90	210.00	267.60	
DA-04	9.19	40%	78	7.3	20.80	40.70	50.60	
POA-1					300.00	687.50	887.10	956.60

EXISTING TIME OF CONCENTRATION CALCULATIONS

DA-01				DA-03			
Sheet Flow	Shallow Concentrated Flow	Channel Flow		Sheet Flow	Shallow Concentrated Flow	Channel Flow	
$m = 0.24$	$paved?$	nov (fpa) = 3		$m = 0.24$	$paved?$	nov (fpa) = 3	
$S (f/L) = 0.015$	$S (f/L) = 0.015$	$S (f/L) = 0.015$	$(f/L) = 802$	$S (f/L) = 0.015$	$S (f/L) = 0.015$	$S (f/L) = 0.015$	$(f/L) = 768$
$L (ft) = 300$	$L (ft) = 300$	$L (ft) = 1100$	$T_{10} = 14.0$	$L (ft) = 300$	$L (ft) = 1100$	$L (ft) = 1100$	$T_{10} = 14.0$
			$T_{10} = 7.0$				$T_{10} = 6.2$
			$T_{10} = 4.3$				$T_{10} = 4.3$
Total TC = 26.3 mins				Total TC = 24.5 mins			
Lag Time = 15.8 mins				Lag Time = 14.7 mins			

DA-02				DA-04			
Sheet Flow	Shallow Concentrated Flow	Channel Flow		Sheet Flow	Shallow Concentrated Flow	Channel Flow	
$m = 0.24$	$paved?$	nov (fpa) = 3		$m = 0.015$	$paved?$	yes (fpa) = 3	
$S (f/L) = 0.015$	$S (f/L) = 0.015$	$S (f/L) = 0.015$	$(f/L) = 2325$	$S (f/L) = 0.020$	$S (f/L) = 0.020$	$S (f/L) = 0.020$	$(f/L) = 3005$
$L (ft) = 300$	$L (ft) = 996$	$L (ft) = 996$	$T_{10} = 14.0$	$L (ft) = 300$	$L (ft) = 88$	$L (ft) = 88$	$T_{10} = 3.2$
			$T_{10} = 7.3$				$T_{10} = 0.5$
			$T_{10} = 12.0$				$T_{10} = 5.0$
Total TC = 34.2 mins				Total TC = 7.3 mins			
Lag Time = 20.5 mins				Lag Time = 4.4 mins			

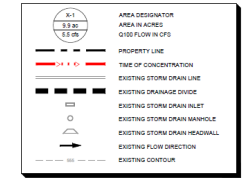
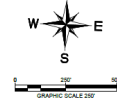
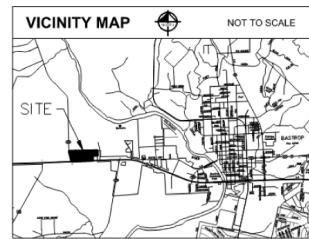
PEARL RIVER EXISTING DRAINAGE AREA MAP



PEARL RIVER

Conceptual Drainage Plan

PROPOSED



PROJECT DATA TABLE	
PROJECT DESCRIPTION	MIXED USE DEVELOPMENT INCLUDING COMMERCIAL AND MULTIFAMILY USES
PROPOSED USE	MIXED USE (COMMERCIAL/MULTIFAMILY)
ADDRESS	801 W 11 TH STREET, SUITE 700
LEGAL DESCRIPTION	LONGTERM STORAGE SUBDIVISION ACRES 76.574, RESERVE
TOTAL AREA	74.874 ACRES
TOTAL IMPERVIOUS COVER	55.464 ACRES (74%)

PROPOSED CONDITIONS									
DRAINAGE AREA	AREA (AC)	IMPERVIOUS COVER	BASE CN	TC (MIN)	Q ₁ (CFS)	Q ₂ (CFS)	Q ₃ (CFS)	Q ₁₀₀ (CFS)	Q ₁₀₀ (CFS)
DA-01	102.11	70%	78	7.8	277.50	401.00	503.90	712.80	712.80
DA-02	134.58	75%	78	34.2	122.40	294.30	383.30	624.70	624.70
DA-03	73.29	11%	78	24.5	85.90	193.00	247.60	282.80	282.80
DA-04	9.19	80%	78	7.3	70.80	40.70	50.60	61.90	61.90
POA-1					290.00	593.50	855.30	900.80	900.80

*Composite Curve Number Calls Provided

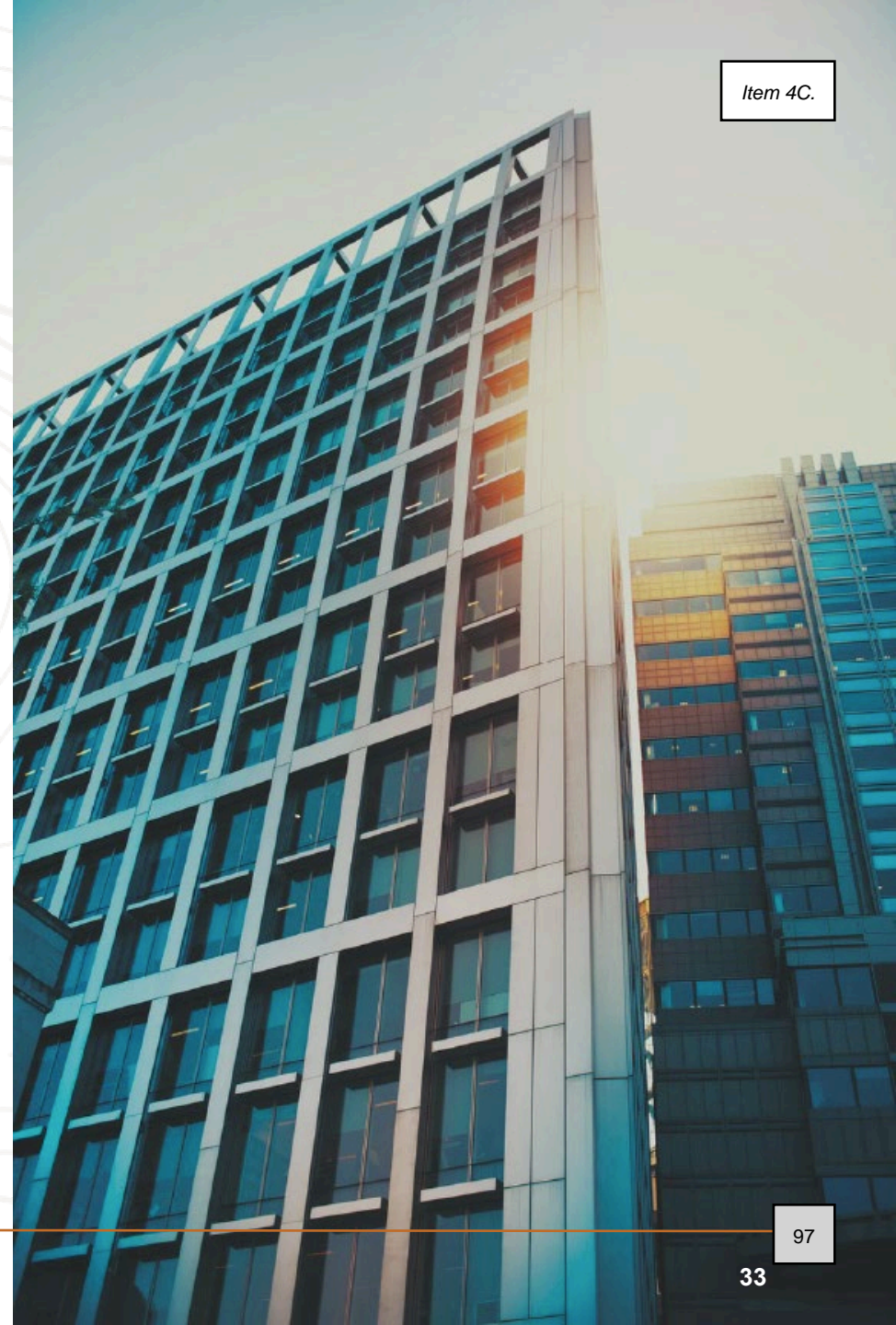
EXISTING VS. PROPOSED SUMMARY				
POINT OF ANALYSIS	Q ₁ (CFS)	Q ₂ (CFS)	Q ₃ (CFS)	Q ₁₀₀ (CFS)
POA-1 (EXISTING)	820.00	687.50	857.50	956.60
POA-1 (PROPOSED)	290.00	593.50	815.30	900.80
POA-1 DIFFERENCE (CFS)	10.00	94.00	71.80	53.80

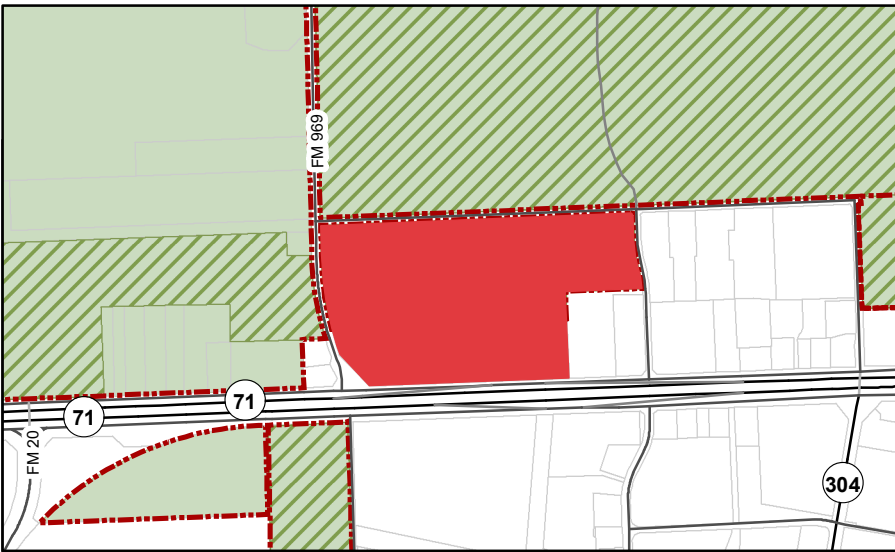
PROPOSED TIME OF CONCENTRATION CALCULATIONS											
DA-01			DA-02			DA-03			DA-04		
Sheet Flow	Shallow Concentrated Flow	Channel Flow	Sheet Flow	Shallow Concentrated Flow	Channel Flow	Sheet Flow	Shallow Concentrated Flow	Channel Flow	Sheet Flow	Shallow Concentrated Flow	Channel Flow
n=	0.01 paved?	yes (f/ps)= 6	n=	0.24 paved?	no (f/ps)= 3	n=	0.24 paved?	yes (f/ps)= 3	n=	0.01 paved?	yes (f/ps)= 3
S (ft/ft)=	0.005 S (ft/ft)=	0.005 (ft)= 185.2	S (ft/ft)=	0.015 S (ft/ft)=	0.004 (ft)= 768	S (ft/ft)=	0.015 S (ft/ft)=	0.004 (ft)= 768	S (ft/ft)=	0.005 S (ft/ft)=	0.004 (ft)= 1005
L (ft)=	100 L (ft)=	200	L (ft)=	100 L (ft)=	1125	L (ft)=	100 L (ft)=	60	L (ft)=	100 L (ft)=	60
T ₁ =	3.2	T ₂ =	3.4	T ₃ =	5.3	T ₁ =	14.0	T ₂ =	6.2	T ₃ =	4.3
Total TC =	7.8 mins		Total TC =	24.5 mins		Total TC =	24.5 mins		Total TC =	7.3 mins	
Log Time =	4.7 mins		Log Time =	14.7 mins		Log Time =	4.4 mins		Log Time =	20.5 mins	
DA-02			DA-03			DA-04			DA-05		
Sheet Flow	Shallow Concentrated Flow	Channel Flow	Sheet Flow	Shallow Concentrated Flow	Channel Flow	Sheet Flow	Shallow Concentrated Flow	Channel Flow	Sheet Flow	Shallow Concentrated Flow	Channel Flow
n=	0.24 paved?	no (f/ps)= 3	n=	0.01 paved?	yes (f/ps)= 3	n=	0.01 paved?	yes (f/ps)= 3	n=	0.01 paved?	yes (f/ps)= 3
S (ft/ft)=	0.015 S (ft/ft)=	0.019 (ft)= 2325	S (ft/ft)=	0.005 S (ft/ft)=	0.004 (ft)= 1005	S (ft/ft)=	0.005 S (ft/ft)=	0.004 (ft)= 1005	S (ft/ft)=	0.005 S (ft/ft)=	0.004 (ft)= 1005
L (ft)=	100 L (ft)=	96	L (ft)=	100 L (ft)=	60	L (ft)=	100 L (ft)=	60	L (ft)=	100 L (ft)=	60
T ₁ =	14.0	T ₂ =	7.3	T ₃ =	12.9	T ₁ =	1.2	T ₂ =	0.5	T ₃ =	5.6
Total TC =	34.2 mins		Total TC =	7.3 mins		Total TC =	7.3 mins		Total TC =	7.3 mins	
Log Time =	20.5 mins		Log Time =	4.4 mins		Log Time =	4.4 mins		Log Time =	4.4 mins	

PEARL RIVER EXISTING DRAINAGE AREA MAP



Developers. Investors. Creators.





Pearl River 75 acres Lone Star Storage Subdivision

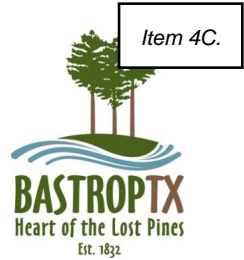


1 inch = 500 feet

Date: 7/13/2022

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





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

Dear Property Owner:

The **Planning and Zoning Commission** will conduct a public hearing on **Thursday, July 28, 2022 at 6:00 p.m.** and the **City Council** will conduct a public hearing **Tuesday, August 23, 2022 at 6:30 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas** on the following request: Public hearing and consider action on a rezoning for 75.140 acres out of Lone Star Storage Subdivision located at the northeast corner of SH 71 and FM 969 from P5 Core to P4 Mix, P5 Core and P-CS Civic Space, within the city limits of Bastrop, Texas.

Applicant: Spencer Harkins/Pearl River Companies
 Owner: PRC 01 Bastrop, LLC
 Address: Northeast corner of SH 71 and FM 969
 Legal Description: 75.140 acres out of the Lone Star Storage Subdivision

The site location map is attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances. For more information or to provide comments on this project, you may contact the Planning & Development Department at (512) 332-8840, visit or mail your response card below to the office at 1311 Chestnut Street, Bastrop, Texas 78602. The agenda will be posted 72 hours in advance at https://www.cityofbastrop.org/page/cs.board_agendas-pz.

☞ -----

PROPERTY OWNER'S RESPONSE

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

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

Property Owner Name: _____

Property Address: _____

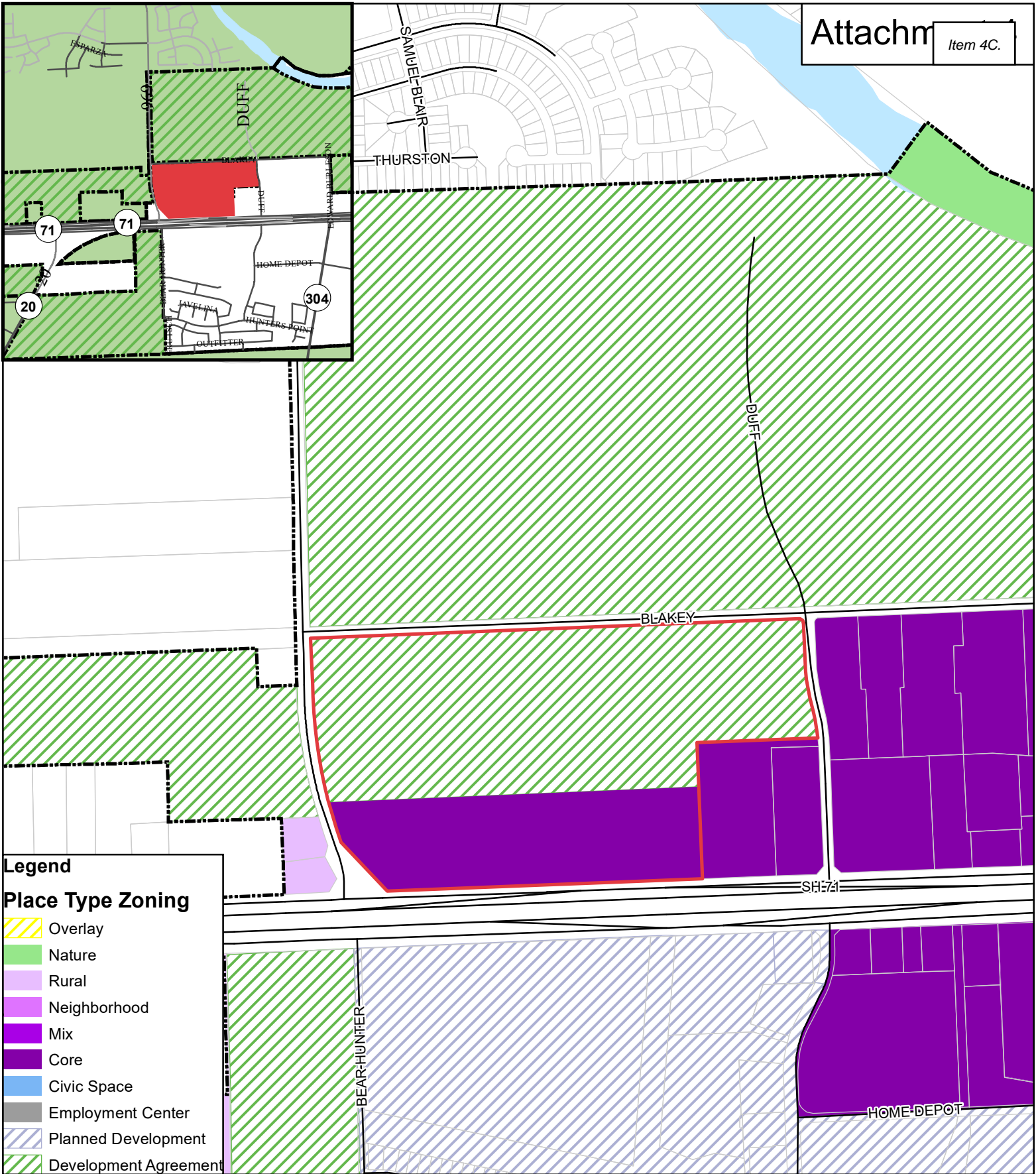
Mailing Address (if different than property address: _____

Phone (optional): _____ Email (optional): _____

Property Owner's Signature: _____










Additional Comments (Optional):

Re: Project 75 by Pearl River Zoning Concept Scheme



Legend

Place Type Zoning

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

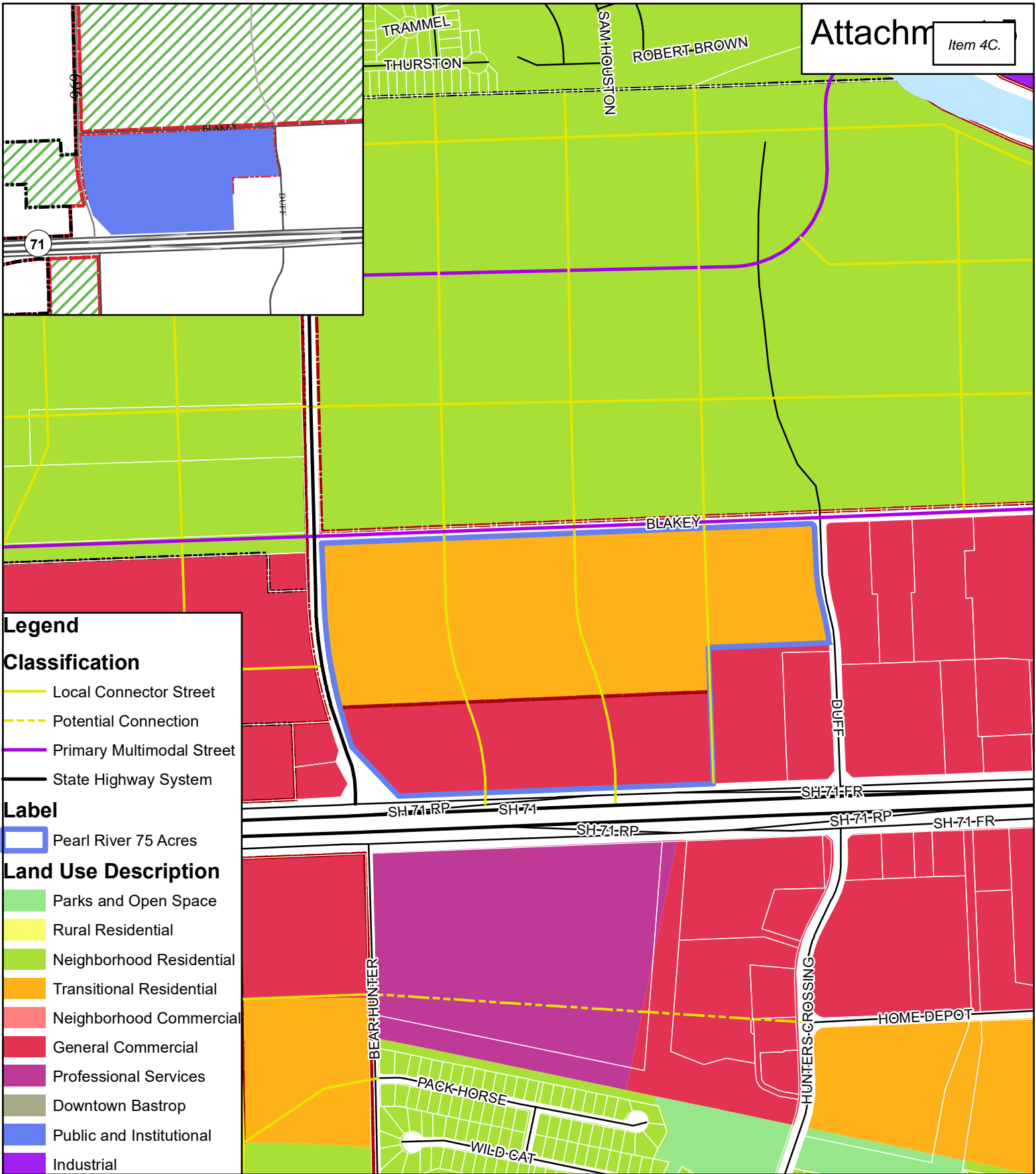


Existing Zoning Map
 42.697 out of the Nancy Blakey Survey, A98
 151 FM 20

1 inch = 700 feet



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Legend

Classification

- Local Connector Street
- Potential Connection
- Primary Multimodal Street
- State Highway System

Label

- Pearl River 75 Acres

Land Use Description

- Parks and Open Space
- Rural Residential
- Neighborhood Residential
- Transitional Residential
- Neighborhood Commercial
- General Commercial
- Professional Services
- Downtown Bastrop
- Public and Institutional
- Industrial



1 inch = 700 feet

Future Land Use Map
Lone Star Storage Reserve 75.140
Northeast Corner SH 71 and FM 969

Date: 7/25/2022



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



STAFF REPORT

MEETING DATE: July 28, 2022

TITLE:

Discussion and possible direction of code requirements for window openings related to internal coverings and signs.

SUBMITTED BY:

Debbie Moore, P&Z Chair

BACKGROUND/HISTORY:

Within the Bastrop Building Block (B³) Code, Chapter 8 Article 8.3 i) Window Signs describes in the purpose

“Window Signs shall not interfere with the primary function of windows, that is to enable passersby and public safety personnel to see through windows into Premises and view product displays.”

While the B³ Code does specify that window glazing must be transparent, the Code is silent on requirements for blinds or other coverings on the interior of the window that obscure the window.