

Bastrop Planning and Zoning Commission Agenda

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



July 27, 2023

Agenda - Planning and Zoning Commission at 6:00 PM

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

1. **CALL TO ORDER**

2. **CITIZEN COMMENTS**

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

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

3. **ITEMS FOR INDIVIDUAL CONSIDERATION**

3A. Consider action to approve meeting minutes from the June 29, 2023 Planning and Zoning Commission Meeting.

3B. Consider action to approve meeting minutes from the June 29, 2023, Impact Fee Advisory Committee Meeting Minutes.

3C. Consider action to approve the River Terrace Replat, previously platted as River Terrace Lot 1-37, located west of Wilson Street, north of Magnolia and south of Mesquite Street, within the City of Bastrop, Texas, as shown in Exhibit A.

Submitted by: Doug Haggerty, Senior Planner

3D. Consider action to approve the EDC Industrial Park Replat to include a Regional Lift Station, Force Main, and Wastewater Main, being 67.67 acres out of the Bastrop Business and Industrial Park, Phase 1, Lot Reserve D, (Replats of Lot 1 and 2), located south of Highway 71 and east of Colorado Bend, within the City of Bastrop, Texas, as shown in Exhibit A.

Submitted by: Trey Job, Assistant City Manager

4. **UPDATES**

4A. Update on short-term rentals.

4B. Future development related items

4C. Development Services Department Monthly Project Volume Report.

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

5. **ADJOURNMENT**

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place 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: Friday, July 21, 2023 at 4:45 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ Nicole Peterson
Nicole Peterson, Project Coordinator



STAFF REPORT

MEETING DATE: July 27, 2023

TITLE:

Consider action to approve meeting minutes from the June 29, 2023, Planning and Zoning Committee Meeting Minutes

AGENDA ITEM SUBMITTED BY:

Melissa Gustafson, Development Services Technician

ATTACHMENTS:

- Meeting Minutes

PLANNING & ZONING COMMISSION MEETING

June 29, 2023, at 6:30 P.M.

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, June 29, 2023, at 6:30 PM in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602

1. CALL TO ORDER

Interim Chair, Ishmael Harris, called the meeting to order at 6:45 pm.

Ishmael Harris	Present
Patrice Parsons	Present
Judah Ross	Present
Kristi Koch	Present
David Barrow	Present
Ashleigh Henson	Present

2. CITIZEN COMMENTS

Kerry Fossler, resident at 1903 Main Street expressed gratitude to the Planning and Zoning Commissioners and her appreciation regarding her experience of learning through Planning and Zoning meetings.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the May 25, 2023, Planning and Zoning Commission Regular Meeting.

Judah Ross made a motion to approve the meeting minutes from the May 25, 2023, Planning and Zoning Commission Regular Meeting. David Barrow seconded the motion. The motion passed unanimously.

- 3B. Consider action to approve meeting minutes from the May 25, 2023, Impact Fee Advisory Committee Meeting

Judah Ross made a motion to approve the meeting minutes from the May 25, 2023, Impact Fee Advisory Committee Meeting. David Barrow seconded the motion. The motion passed unanimously.

- 3C. Consider action to approve meeting minutes from the June 8, 2023, Planning and Zoning Commission Workshop Meeting.

Judah Ross made a motion to approve the meeting minutes from the June 8, 2023, Planning and Zoning Commission Workshop Meeting. David Barrow seconded the motion. The motion passed unanimously.

- 3D. Consider action on an ordinance amending the Bastrop Building Block (B3) Code, Article 3.1 Place Type Zoning Districts, and Adding Article 3.4 Planned Development Districts, for the purpose of considering Planned Development Districts within the City of Bastrop.

City Manager, Sylvia Carrillo presented information regarding a Planned Development District, it's processes and misconceptions.

Discussion commenced between Commissioners and Staff over the following topics:

1. Does staff have confidence in the team to be able to be creative within this PDD to make things happen efficiently and effectively?
 - Staff stated they do have confidence in the team due to bringing things in house and allowing staff to delve deeply into the process and plans.
2. If the PDD is approved, what sort of timeline or paradigm can we build where the city staff gets information to Planning and Zoning and City Council stating what does and doesn't work so we can come to a resolution together.
 - Staff responded that as we go through the code, and find things that have been an ongoing issue, we need to bring an amendment to the Code to address those issues accordingly.

Judah Ross made a motion to approve the ordinance amending the Bastrop Building Block (B3) Code, Article 3.1 Place Type Zoning Districts, and Adding Article 3.4 Planned Development Districts, for the purpose of considering Planned Development Districts within the City of Bastrop. Patrice Parsons seconded the motion. The motion passed unanimously.

- 3E. Consider action to approve the Casata Preliminary Plat, being 22.64 acres out of Farm Lots 64 & 65, located west of North Main Street within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Discussion commenced between Commissioners and Staff over the following topics:

1. They want to build a new road, correct?
 - There will be multiple housing units inside of the 22-acre area. Access will be taken off two points at North Main, the remainder will be private roads in the interior of the plat.
2. What infrastructure does the city already have in that area?
 - This is in Aqua's territory, so Aqua will provide the water. The developer will extend a sewer line all the way to the City Limits, and they will be taking their wastewater from the city. The developer will come back with more detail before the Final Plat.
3. Is this development for short term rentals?
 - No, these will be for long term rentals.
4. Will this development include affordable housing?
 - This development is for site built micro homes for more affordable housing. There will be one-bedroom as well as two-bedroom units.
5. What type of impact can we expect for the community around this development?

- The City is only responsible for the platting process. The roads for this project are in the County, so we do not have the impact information for roads connected to this project. (Nicole – I accidentally deleted your edit response.)

Judah Ross made a motion to approve the Casata Preliminary Plat, being 22.64 acres out of Farm Lots 64 & 65, located west of North Main Street within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Kristi Koch seconded the motion. The motion passed unanimously.

4. UPDATES

4A. Future development related items

- June - Iredell District Suspension Memo
- July - Elimination/Amendment of the grid street requirement
- August - Reduction of the B3 (form-based code) area boundary
- Development of a new code replacing the B3 in the new boundary areas

4B. Development Services Department Monthly Projects Volume Report.

Sylvia Carrillo presented the Monthly Projects Volume report to the Commissioners.

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

David Barrow requested a dual session with City Council as well as Orientation, which has been requested several times in this forum. He would like to see the support of City Staff and City Council.

Ashleigh Henson requested a better onboarding education process for new commissioners.

Ishmael Harris requested that everyone takes time to get to know each other on the Commissions and Council. He would like to see the work put in to build relationship and trust between Planning and Zoning Commissioners and City Council members. He also requested a better onboarding education process for new commissioners.

Sylvia Carrillo will work on scheduling a joint meeting between Planning and Zoning Commissioners and City Council members as requested by Commissioners.

5. ADJOURNMENT

David Barrow made a motion to adjourn at 7:53 pm. Judah Ross seconded the motion. The motion passed unanimously.

Ishmael Harris, Interim Chair



STAFF REPORT

MEETING DATE: July 27, 2023

TITLE:

Consider action to approve meeting minutes from the June 29, 2023, Impact Fee Advisory Committee Meeting Minutes.

AGENDA ITEM SUBMITTED BY:

Melissa Gustafson, Development Services Technician

ATTACHMENTS:

- Meeting Minutes

IMPACT FEE ADVISORY COMMITTEE MEETING

MINUTES

June 29, 2023, at 6:00 P.M.

1. CALL TO ORDER

Judah Ross called the meeting to order at 6:00 pm.

Ishmael Harris, Interim Chair	Present
Patrice Parsons	Present
Judah Ross	Present
Kristi Koch	Present
David Barrow	Present
Ashleigh Henson	Present
Dawn Kana, Advisor	Absent

Sylvia Carrillo, Bastrop City Manager, presented to the Commissioners that due to the chair and vice chair seats being vacant, the seated Commissioners would need to make a motion to have one of them fill the role of Interim Chair for this meeting.

Kristi Koch made a motion to appoint Judah Ross as the Interim Chair. There was not a second motion to approve Judah Ross as Interim Chair.

Patrice Parsons made a motion to appoint Ishmael Harris as the Interim Chair. David Barrow seconded the motion. The motion was 3 to 3 with Kristi Koch, Judah Ross and Ashleigh Henson opposing the motion failed to carry.

Patrice Parsons made a second motion for Ishmael Harris as the Interim Chair. David Barrow seconded the motion. Motion passed unanimously.

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Presentation and discussion on Transportation Impact Fees, Final Report and Collection Rates with potential action for recommendation to City Council.

Jake Gutekunst presented the Transportation Impact Fees, Final Report and Collection Rates to the Commissioners.

Discussion commenced between Commissioners and Jake Gutekunst on the following topics:

- 1. Will the road construction we have planned currently, put Bastrop in the same category as Austin?
 - Yes
- 2. What type of timeline does the City need to implement the plan?

- Staff stated at least a minimum of 12-months.
3. Commissioners asked if any of the Cities surrounding Bastrop reworked the fee amounts by area as was suggested in the presentation?
 - Yes, there was a mixture of flat rates and variable rates in the fee schedules assigned.
 4. Are we being asked to make a motion for recommendation of schedule.
 - Staff stated the Commissioners are not being asked to make a motion at this time.
 5. Why did Pflugerville choose the highest fees?
 - When Kimley-Horn was presenting to the Planning and Zoning Commission for Pflugerville, they felt they were behind on Infrastructure, so they wanted to charge a higher percent of the maximum without going all the way to the top of the fees – they wanted to have a more aggressive policy to get higher recovery percentages on the impacts and development.
 6. Does Kimley-Horn know what Pflugerville will be re-investing their fees in?
 - It will all go into roadway projects identified in the CIP and the study.
 7. What specifically will Pflugerville be funding, as Pflugerville has a limited growth area, and they can only invest it in new projects.
 - Pflugerville has numerous widenings of roadways that are planned in the City Limits – from two lanes to four lanes, or even six lanes. A lot of their costs came from expansion projects. There is also a large amount of land in the City Limits along SH 130 that is undeveloped that is a part of their infrastructure plan.
 8. Would Leander be the closest city topographically in comparison to growth in Bastrop?
 - Correct, it is at about 10% which is similar to Bastrop’s growth percentage.
 9. What impacts on development have these cities seen in terms of encouraging or discouraging growth?
 - There has not been a slowdown in development permits. Residential has slowed down some, and Commercial has been relatively steady.

Actions:

Reductions (Optional):

- Policy to further other city objectives
- Truly “endless” possibilities, need focus.
 - Examples
 - Affordable housing
 - Internal capture
 - Special districts/overlays
 - Desired land uses in areas lacking.

Jake recommended revisiting this later if implemented in 6-month updates to “tweak” policy if things arise.

Potential Action: Study & Max Fee

- Options for IFAC
 - Comments recorded at today’s meeting to share with Council
 - Share comments prior to 5-business days before the public hearing date with Council
 - Comments could be made to the Commission Chair in letter format or individually.
- Study Action
 - Recommend to accept/deny study and maximum fee results with/without exceptions.

Potential Motions on Rates:

- Recommend adopting the maximums established in the study by service area
- Recommend setting the collection rate for the following amounts:

- Residential – X% of maximum or \$ flat rate
 - Non-Residential – X% of maximum of flat rate
 - Other – X% of maximum or \$ flat rate
 - Special Districts reductions
 - Special Land Use reductions
 - Potential Motions on Implementation:
 - Recommend setting effective date of ordinance x-months after Ordinance adoption, exempting XYZ at adoption date of Ordinance for Roadway Impact Fees.
10. When can the Commissioners expect the documentation for review regarding the “unintended consequences”.
- Staff stated it will be in the packet for the next meeting July 13th.
11. Can Jake elaborate as to how cities have tweaked the plan after 6-months?
- Yes, a lot of the “tweaks” come down to the actual administration of the fee itself, rather than going in wholesale and increasing or decreasing the fees.
12. What is the timeline for implementation for the Impact Fee Analysis?
- Implementation is contingent on approval from City Council.

The commissioners recommend tabling the decision to proceed until they have had additional time to review the information and revisit the recommendation at a later date.

Staff asked Commissioners to provide any specific examples they were aware of around town and to email them to Melissa at mgustafson@cityofbastrop.org so she may follow up. One example would be Blakey and Agnes.

Judah Ross made a motion to table the recommendation until the next meeting. Patrice Parsons seconded the motion. The motion carried unanimously.

4. ADJOURNMENT

Ishmael Harris adjourned the meeting at 6:41 pm.

There was no motion made to adjourn and no second. Staff verified with Assistant City Attorney, Rezzin Pullum, that this was acceptable, and he stated it was acceptable.

Ishmael Harris, Interim Chair



STAFF REPORT

MEETING DATE: July 27, 2023

TITLE:

Consider action to approve the River Terrace Replat, previously platted as River Terrace Lot 1-37, located west of Wilson Street, north of Magnolia and south of Mesquite Street, within the City of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Doug Haggerty, Senior Planner, Development Services Department

ITEM DETAILS:

Site Address: Wilson Street and Mesquite Street (Attachment 2)
 Total Acreage: 11.04 acres
 Legal Description: An 11.04 acre tract of land/subdivision plat of record in cabinet 1, page 190A of the plat records of Bastrop County, Texas.

Property Owner: Culzean Enterprises, LLC
 Agent Contact: Gabriel Hovdey and Manideep Yarlagadda – Southwest Engineers, Inc.

Existing Use: Vacant/Undeveloped
 Existing Zoning: P3 – Neighborhood, North End Character District
 Future Land Use: Single Family Residential

BACKGROUND:

This project is for a proposed single-family subdivision that will replace a 37-lot subdivision created in the 1980's but never developed. This subdivision contains 9.02 acres dedicated to 59 single family residential lots and road. Lot 61 is a drainage/open space lot. Lot 48 is reserved for a lift station and lots 62, 63, & 64 are dedicated for pedestrian/open space lots.

Infrastructure	Available (Y/N)	Proposed
Water	Y	Line Extension – 6 inch
Wastewater	Y	Line Extension – 4 inch
Drainage	Y	Detention pond NW corner
Transportation	Y	4 new streets, extending Mesquite
Parks and Open Space	Y	4.98 acres

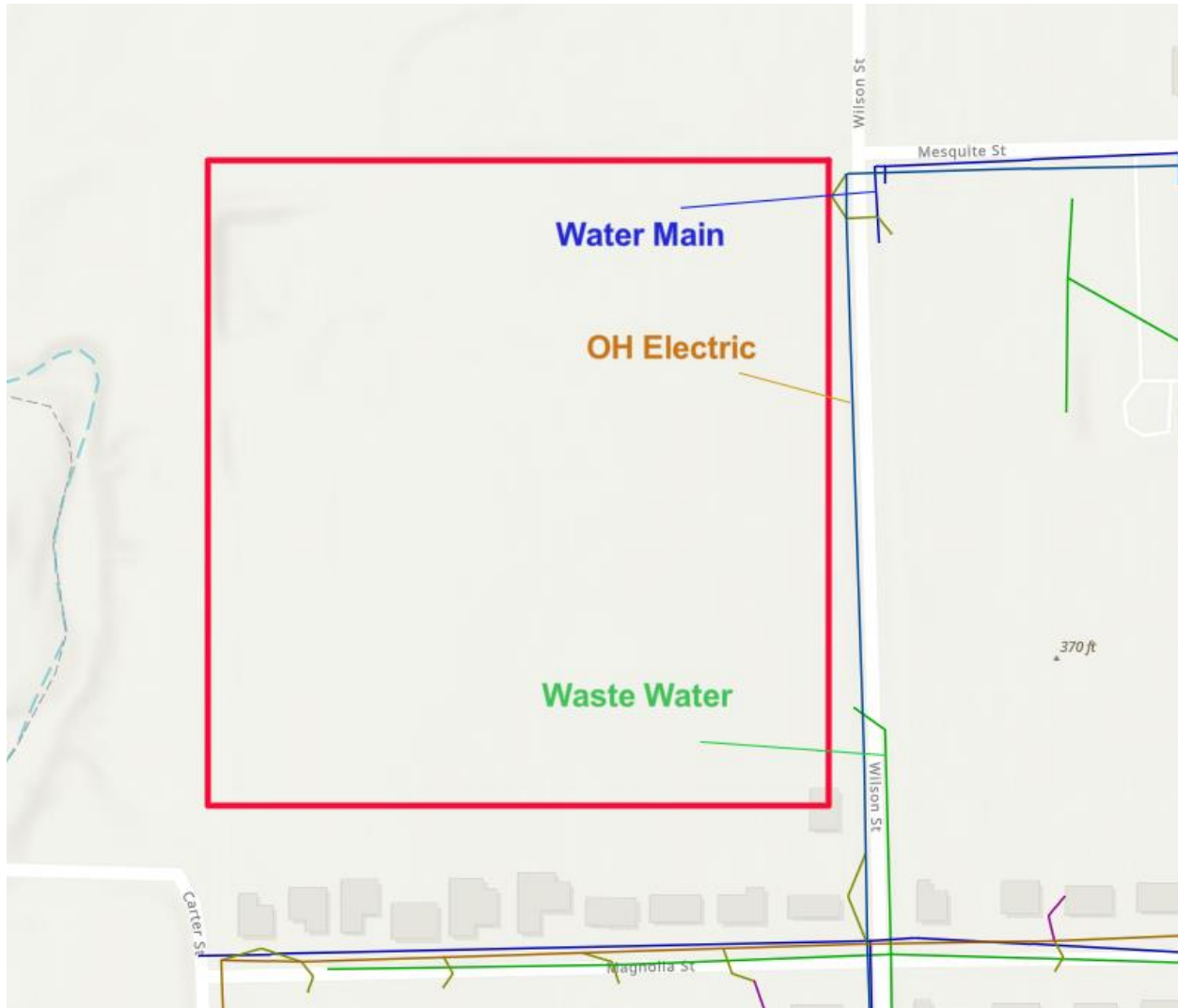
Utilities

Water service (domestic and fire) will be provided the City of Bastrop via line extensions from existing infrastructure located on Wilson Street. These lines will be designed according to the

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

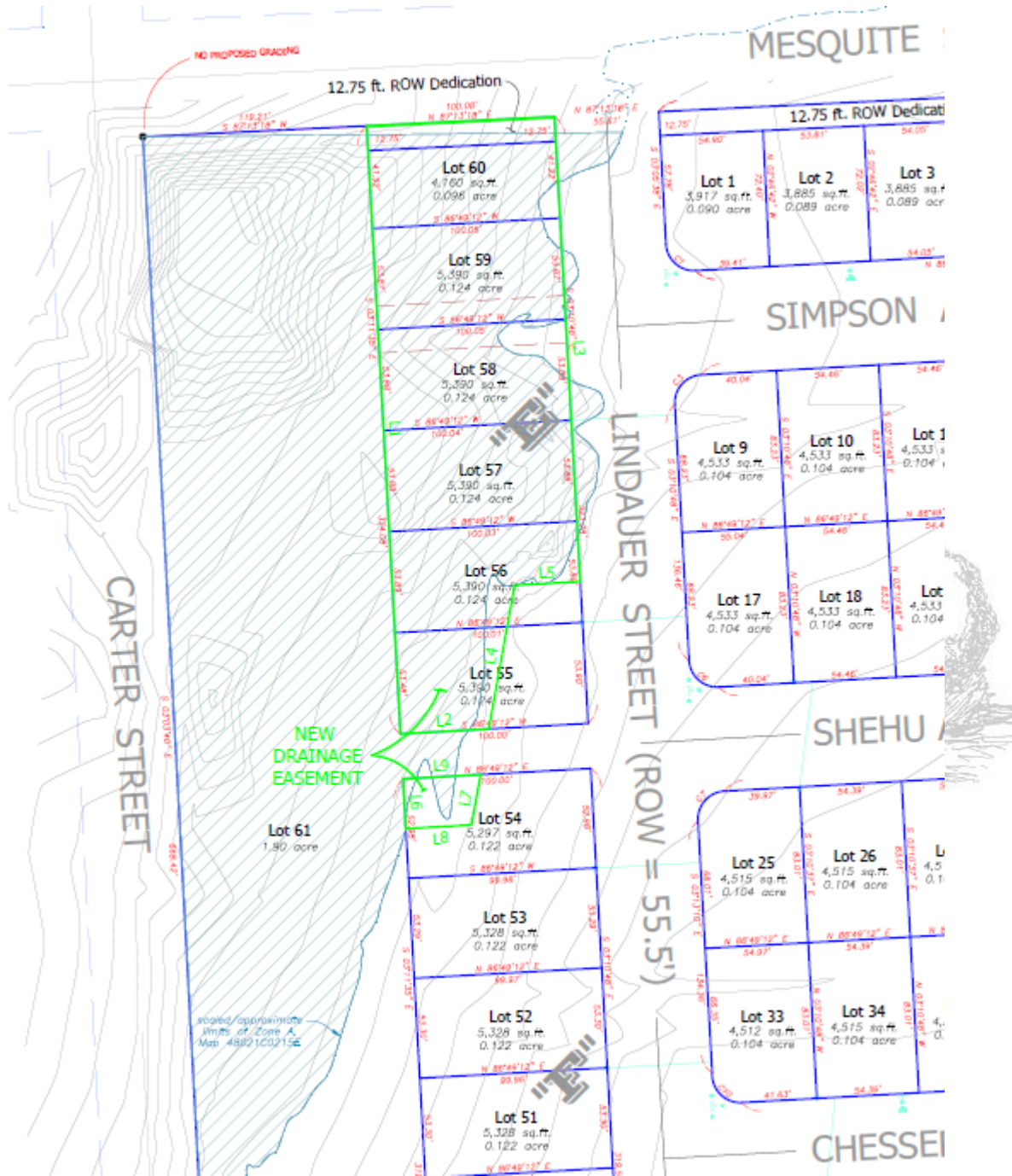
Wastewater collection and treatment will also be provided by the City, and will require the installation of lines that will ultimately connect to a newly constructed wastewater lift station.

Electric service provided by Bastrop Power and Light.



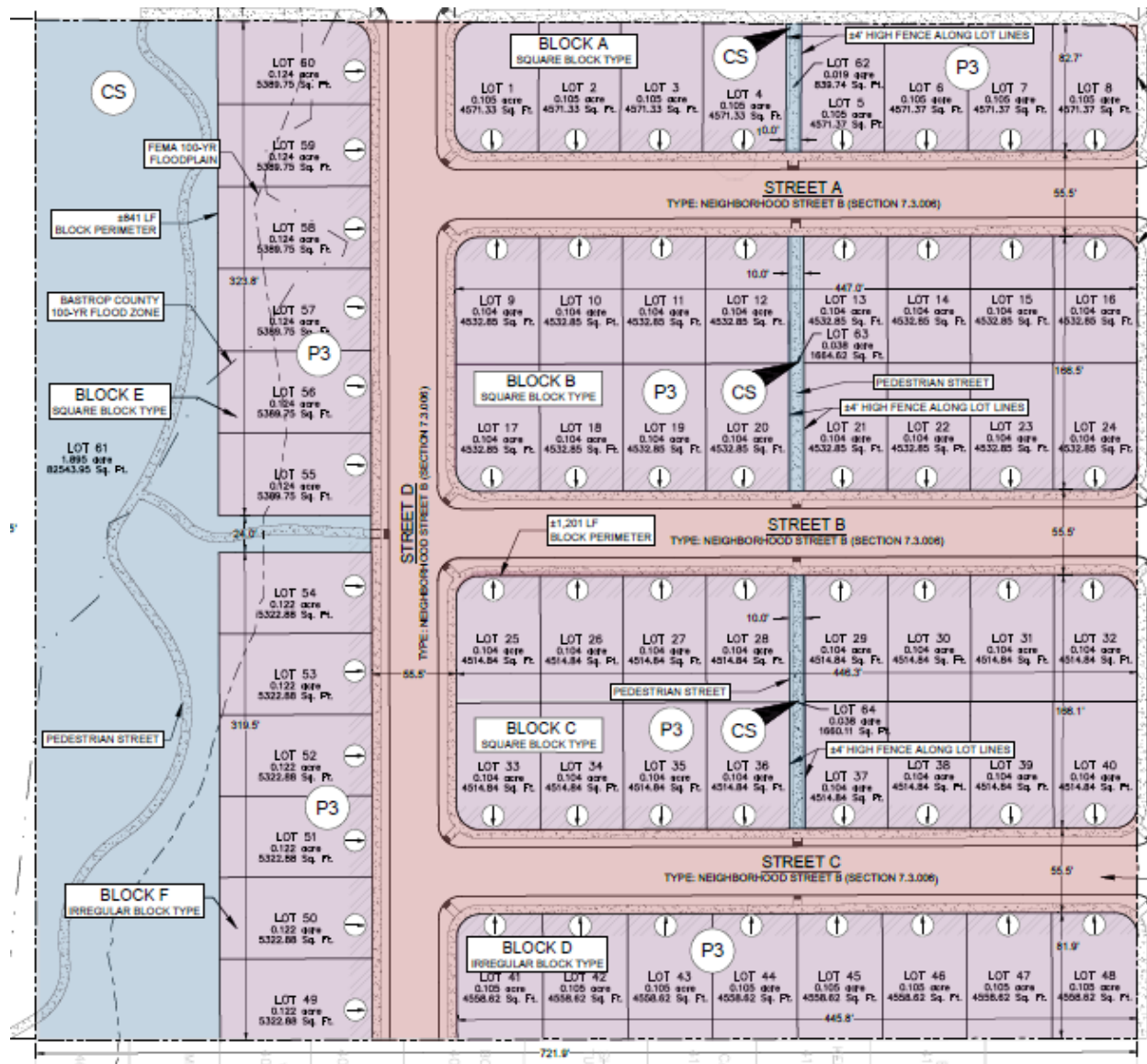
Drainage

Stormwater runoff generated within the property will flow into a detention pond located in Lot 61 on the west side of the subdivision which equates to 1.9 acres. On the east side of the subdivision runoff will fall towards ditches along Wilson Street. The drainage plan is using the updated rainfall totals of Atlas 14. A Preliminary Drainage Plan has been reviewed and approved by the City Engineer.



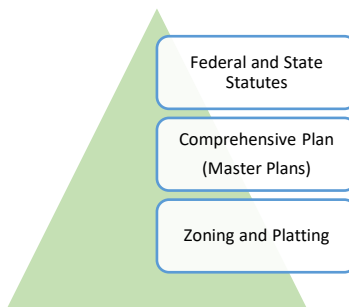
Traffic Impact and Streets

This plat creates 4 new streets and the continuance of existing Mesquite Street on the north end of the subdivision. Mesquite Street surface will be a rolled gravel surface prior to further TxDOT development. The main access will be off Wilson Street with 3 east/west streets connecting to Wilson. The street ROW's meet the 55.5' width requirement. The street design will follow the B3 Code, Section 7.3.006 Local Connector Street: Neighborhood Street B.



POLICY EXPLANATION:

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



Compliance with the Texas Local Government Code

Sec. 212.002. Rules.

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

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 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;

This subdivision will provide five new streets that will allow future connectivity and traffic flow for additional development in the area.

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

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

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

Sec. 212.014. Replatting without vacating preceding plat.

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

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

The applicant will be replacing a 37-lot subdivision that was created in the 1980's with a new and improved design that will constitute 59 single family residential lots, 4 lots

dedicated to civic space, and 1 lot dedicated to an on-site lift station that will service the subdivision.

Compliance with 2036 Comprehensive Plan:

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

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

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

This development is within the City's wastewater service area and is vacant land immediately adjacent to existing development. This subdivision connects to existing wastewater lines and continues the system in an efficient manner.

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

The River Terrace Development provides a rural-type setting while still within the city limits with access to all the City amenities. River Terrace will provide an increase in single family housing options.

Compliance with the B3 code:

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

The plat complies with the requirements of the adopted B³ Code.

RECOMMENDATION:

Consider action to approve the River Terrace Replat, previously platted as River Terrace Lot 1-37, located west of Wilson Street, north of Magnolia and south of Mesquite Street, within the City of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- River Terrace Replat
- River Terrace Location Map

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PUBLIC REVIEW. IT IS NOT TO BE USED FOR REZONING, ZONING OR CONSTRUCTION.

Dale Allen Sulzeman, PE, SPS
PE Registration No. 77502
M.E.L. Registration No. 4542
June, 2023

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR REFERRED TO OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER/DEVELOPER INFORMATION:

CULZEAN ENTERPRISES, LLC
306 FRIO LANE
LEANDER, TX 78641
512-575-0626
NICK@CHESSERHOMESLLC.COM

CIVIL ENGINEER:

PAUL VIKTORIN (SOUTHWEST ENGINEERS)
205 CIMMARON PARK LOOP, SUITE G
BUDA, TX 78610
512-312-4336
LUKE@STEWARTSWENGINEERS.COM

SURVEYOR:

SULTEMEIER SURVEYING & ENGINEERING, LLC
501 WEST MAIN, SUITE 102
FREDERICKSBURG, TX 78624
830-990-1221
DALE@SULTEMEIERSURVEYING.COM

GENERAL NOTES:

- This subdivision contains 9.02 acres in 59 single family residential lots and roads. Total acreage is 11.04 acres. Lot 61 is a Drainage/Open Space Lot. Lot 48 is reserved for a lift station and Lots 62, 63 & 64 are hereby dedicated for pedestrian/open space lots.
- Bearing orientation is based on the Texas state plane coordinate system, central zone 4203, NAD-83. Distances shown hereon are ground.
- A portion of this property is shown in Zone A per FEMA map number 48021C0215E E.
- Impact fees shall be assessed in accordance with the ordinance effective at the time of platting.
- 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.
- All utilities will be placed underground.
- Prior to construction of any improvements on lots in this subdivision, building permits will be obtained from the city of Bastrop.
- All Subdivision permits shall conform to the city of Bastrop Code of Ordinances, construction standards, and generally accepted engineering practices.
- Construction plans and specifications for all subdivision improvements shall be reviewed and accepted by the City of Bastrop prior to any construction within the subdivision.
- Erosion and sedimentation controls constructed in the accordance with the subdivision ordinance of the City of Bastrop are required for all construction on each lot, including single family and duplex construction.
- Fiscal surety for subdivision construction, in a form acceptable to the City of Bastrop, shall be provided prior to plat approval by the city.
- The owner of the 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.
- By approving this plat, the City of Bastrop assumes no obligation to construct and 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.
- 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)
- 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/Site Registrations (TDLR) and provide documentation of review and compliance of the subdivision construction plans with Texas Architectural Barriers Act (TABAA).
- Water service is provided by the City of Bastrop.
- Wastewater service is provided by the City of Bastrop.
- Electric service is provided by Bastrop Power & Light.
- Gas service is provided by Centerpoint Energy.
- Cable service is provided by Time Warner Cable.
- No lot in this subdivision shall be occupied until connected to the approved water distribution and wastewater collection facilities.
- Wastewater and water systems shall conform to TCEQ (Texas Commission on Environmental Quality).
- Developer/Owner shall be solely responsible for all relocation and modifications to existing utilities.
- All easements on private property shall be maintained by the property owner and his/her assigns.
- All easements of record as indicated on the most recent title run (GF No. 170073355, dated January 18, 2018, conducted by Stewart Title Guaranty Company) for this property are shown on this plat.
- Temporary and permanent easements to be provided, as required at the city's sole discretion for off-site improvements.
- 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 of the rear lot line. EXISTING EASEMENTS PER VOL. 1, PG. 190A, PLAT RECORDS, ARE VACATED/ABANDONED BY THIS PLAT.
- Property owner shall provide for access for all easements as may be necessary and shall not prohibit access by governmental authorities.
- The electric utility has the right to prune and/or remove trees, shrubbery vegetation and other obstructions to the extent necessary to keep easements clear. The owner/developer of this subdivision/lot shall provide the City of Bastrop Electric Utility Department with any easement and/or access required, in addition to those indicated, or the installation and ongoing maintenance of overhead and underground electric facilities.
- The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection for electric utility work required to provide electric service to this project.
- 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)
- Sidewalks shall be constructed in accordance with the subdivision ordinance of the City of Bastrop.
- All signs shall comply with the Bastrop Sign Ordinance.
- It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
- 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 no limited to, sanitary sewers, force mains, water lines, telephobe signal conduits, electric conductors, drainage pipes, and natural gas lines.
- The plat will comply with the requirements of the Planned Development District Ordinance NO. 2019-59.
- The signage and striping plan in the public improvement plans for this project shall reflect the right-in, right-out requirement of Colorado Street as per ordinance NO. 2019-59 1.7(M).

STATE OF TEXAS :

COUNTY OF BASTROP :

Know all men by these presents: That we, Culzean Enterprises, LLC, owner of the land shown on this plat, dedicate to the City of Bastrop for the use of the public forever all streets, alleys, parks, watercourses, drains, easements and the water and sewer lines in all of the aforesaid public places and other public places thereon shown for the purposes and consideration therein expressed.

WITNESS MY HAND this ____ day of _____, 2023.

Owner

STATE OF TEXAS :

COUNTY OF BASTROP:

Sworn and subscribed before me this ____ day of _____, 2023.

Notary Public

A Replat of: RIVER TERRACE SUBDIVISION

AN 11.04 ACRE TRACT OF LAND/SUBDIVISION PLAT OF RECORD IN CABINET 1, PAGE 190A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.

11.04 ACRES
CITY OF BASTROP

FN-23-352
MAY 23RD, 2023

A DESCRIPTION OF A 9.02 ACRE TRACT OF LAND SITUATED IN BASTROP COUNTY, TEXAS; COMPRISING ALL OF LOTS 1 THRU 37 AND A ROADWAY (UNNAMED) IN RIVER TERRACE, A PLAT OF RECORD IN CABINET 1, PAGE 190A OF THE PLAT RECORDS OF SAID COUNTY; SAID 11.04 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½ inch iron rod found at the point of intersection of the west line of Wilson Street with the south line of Mesquite Street as shown on said Plat, being at the northeast corner of said River Terrace, for the northeast corner hereof;

THENCE with the said south line of Mesquite Street, S 87° 13' 18" W, a distance of 722.20 feet to a ½ inch iron rod found at the point of intersection with the east line of Carter Street, at the northwest corner of said River Terrace, for the northwest corner hereof;

THENCE with the said east line of Carter Street, S 03° 03' 40" E, a distance of 668.42 feet to a ½ inch iron rod found at the southwest corner of said River Terrace, for the southwest corner hereof;

THENCE with the south line of said River Terrace, N 86° 49' 12" E, a distance of 722.02 feet to a ½ inch iron rod found on the said west line of Wilson Street at the southeast corner of said River Terrace, for the southeast corner hereof;

THENCE with the said west line of Wilson Street, N 03° 02' 46" W, a distance of 663.36 feet to the **POINT OF BEGINNING**, containing 11.04 acres of land, more or less



Location Map

Bastrop County, TX

The State of Texas
County of Bastrop

Approved this ____ day of _____, 2023, A.D. by the planning & Zoning Commission of the City of Bastrop, Texas

Approved:

Attest:

Planning & Zoning
Commission Chairperson

City Secretary

State of Texas
County of Bastrop

Administratively approved and accepted by the City of Bastrop this ____ day of _____, 2023.

Approved:

Attest:

City Manager

City Secretary

Director of Planning

State of Texas
County of Bastrop

KNOW ALL MEN BY THESE PRESENTS

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

Signature and Seal of
Registered Public Surveyor

Date

State of Texas
County of Bastrop

KNOW ALL MEN BY THESE PRESENTS

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

Signature and Seal of
Registered Engineer

Date

The State of Texas
County of Bastrop

KNOW ALL MEN BY THESE PRESENTS

That we, _____, being the owners of _____ acres out of _____, according to the map or plat recorded in Plat Cabinet _____, Page _____, plat records of Bastrop County, Texas and as conveyed to us by deeds recorded in Instrument Number _____ of the official public records of said county do hereby subdivide said land with the plat shown hereon, to be known as:

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 _____, 2023, A.D.

Property Owner Name
Property Owner Address

The State of Texas
County of Bastrop

I, _____, 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 _____, 2023, A.D. at ____ o'clock ____.

Filed for record on the ____ day of _____, 2023, A.D.

Deputy

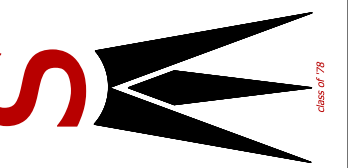
County Clerk, Bastrop County, Texas

Item 3C.

Texas Registered
Engineering Firm
F-10608

Licensed
Surveying Firm
100930-00

SULTEMEIER
SURVEYING & ENGINEERING
Boundary-Title-Topographic-Construction Surveys
Engineering - Land Development Services
501 West Main, Suite 102
Fredericksburg, Texas 78624
(830) 990-1221
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sultemeiersurveying.com



A Replat of:
RIVER TERRACE
SUBDIVISION
Bastrop County, TX

NOT PUBLISHED ALL RIGHTS RESERVED BY ENGINEER. DRAWINGS AND SPECIFICATIONS AND REPORTS OF SURVEYS ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. SURVEYS SHALL NOT BE USED IN OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROVED CONSENT TO THE ENGINEER. CONTRACTOR IS RESPONSIBLE FOR COMPLYING AND CONSULTING SPECIFICATIONS OF ALL CITY, COUNTY, STATE AND FEDERAL AGENCIES AND AGENCIES OF OTHER STATES. ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION ERRORS, OMISSIONS, TYPING, OR OTHER ERRORS IN CONNECTION WITH THE PROJECT.

PROJECT: 7352

DATE: 2023

REVISIONS:

Item/Date/Description

SHEET TITLE

Replat,
Sht. 1

SHEET NUMBER

1

A Replat of: RIVER TERRACE SUBDIVISION

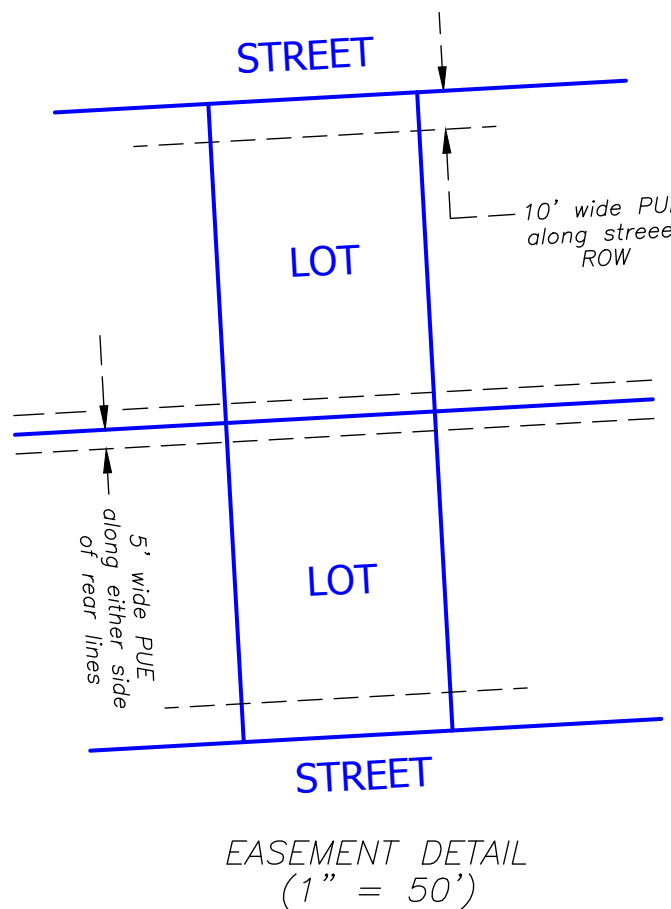
AN 11.04 ACRE TRACT OF
LAND/SUBDIVISION PLAT OF RECORD
IN CABINET 1, PAGE 190A OF THE PLAT
RECORDS OF BASTROP COUNTY,
TEXAS.

LEGEND

- 1/2 inch dia. iron rod found
- 2.875 inch dia. iron pipe found
- electric meter pad
- Verizon riser box
- Time Warner riser box
- gas meter
- water meter
- air conditioning unit
- utility pole
- ⊙ well

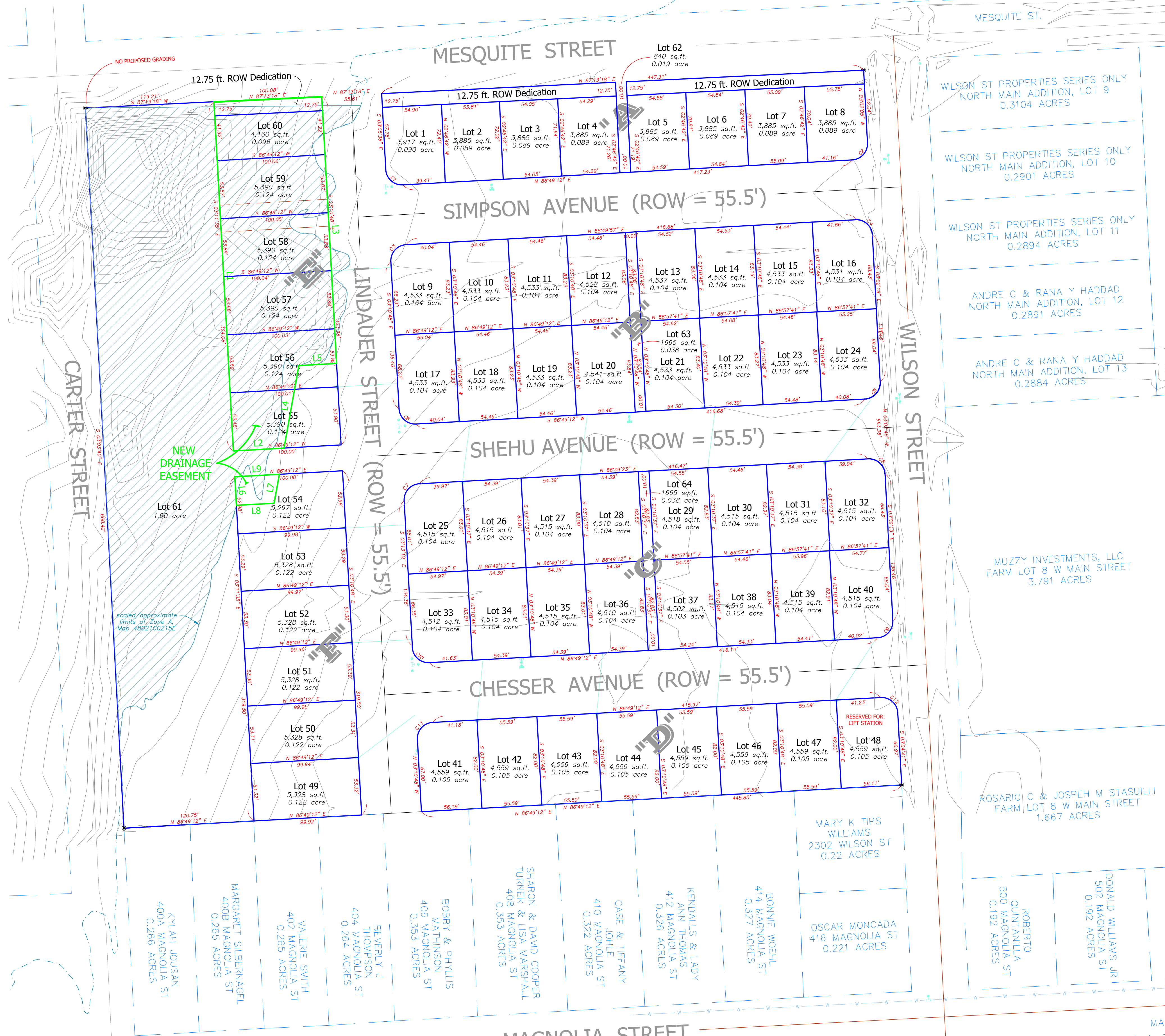
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	23.56'	15.00'	90°00'00"	S 48°10'48" E	21.21'
C2	23.52'	15.00'	89°51'17"	N 41°53'33" E	21.19'
C3	23.56'	15.00'	90°00'00"	S 41°49'12" W	21.21'
C4	21.93'	15.00'	83°48'53"	N 44°35'45" W	20.03'
C5	23.52'	15.00'	89°51'17"	N 41°53'32" E	21.19'
C6	23.56'	15.00'	90°00'00"	S 48°10'48" E	21.21'
C7	23.56'	15.00'	90°00'11"	S 41°49'12" W	21.21'
C8	23.37'	15.00'	89°15'19"	N 46°33'23" W	21.07'
C9	23.30'	15.00'	88°59'00"	N 42°13'56" E	21.03'
C10	25.23'	15.00'	86°21'36"	S 45°00'00" E	22.36'
C11	23.56'	15.00'	90°00'00"	S 41°49'12" W	21.21'
C12	23.59'	15.00'	90°06'07"	N 48°07'44" W	21.23'

LINE	BEARING	LENGTH
L1	S 03°11'35" E	324.08'
L2	S 86°49'12" W	47.02'
L3	S 03°10'48" E	247.75'
L4	S 10°10'19" W	77.23'
L5	N 86°49'12" E	35.03'
L6	S 03°11'35" E	26.50'
L7	S 10°10'19" W	27.24'
L8	N 86°49'12" E	35.03'
L9	N 86°49'12" E	41.32'



NOTES:

- Lot 61 designated hereon is dedicated as a Drainage/Open Space Lot.
- The minimum finished floor elevation for Lots 54-60 is 361.00'.
- The contour interval shown hereon hereon is based on NGS BM0426, which has a published elevation of 371.32 feet.



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF WITHSTANDING REVIEW. IT IS NOT TO BE USED FOR PERMITTING, RECORDING OR CONSTRUCTION.

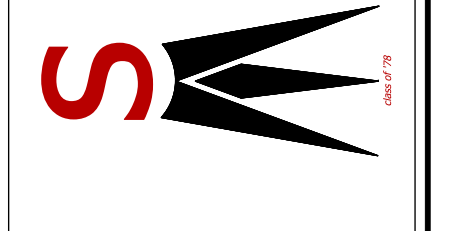
Dale Allen Submitter, PE, RPLS
PE Registration No. 7360
RPLS Registration No. 4542
June, 2023

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR REFERRED TO OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Item 3C.
Texas Registered
Engineering Firm
F-10608

Licensed
Surveying Firm
100930-00

SULTEMEIER
SURVEYING & ENGINEERING
Boundary-Tie-Topographic-Construction Surveys
Engineering - Land Development Services
501 West Main, Suite 102
Fredericksburg, TX 78624
(830) 396-1231
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sulteiersurveying.com



A Replat of:
**RIVER TERRACE
SUBDIVISION**
Bastrop County, TX

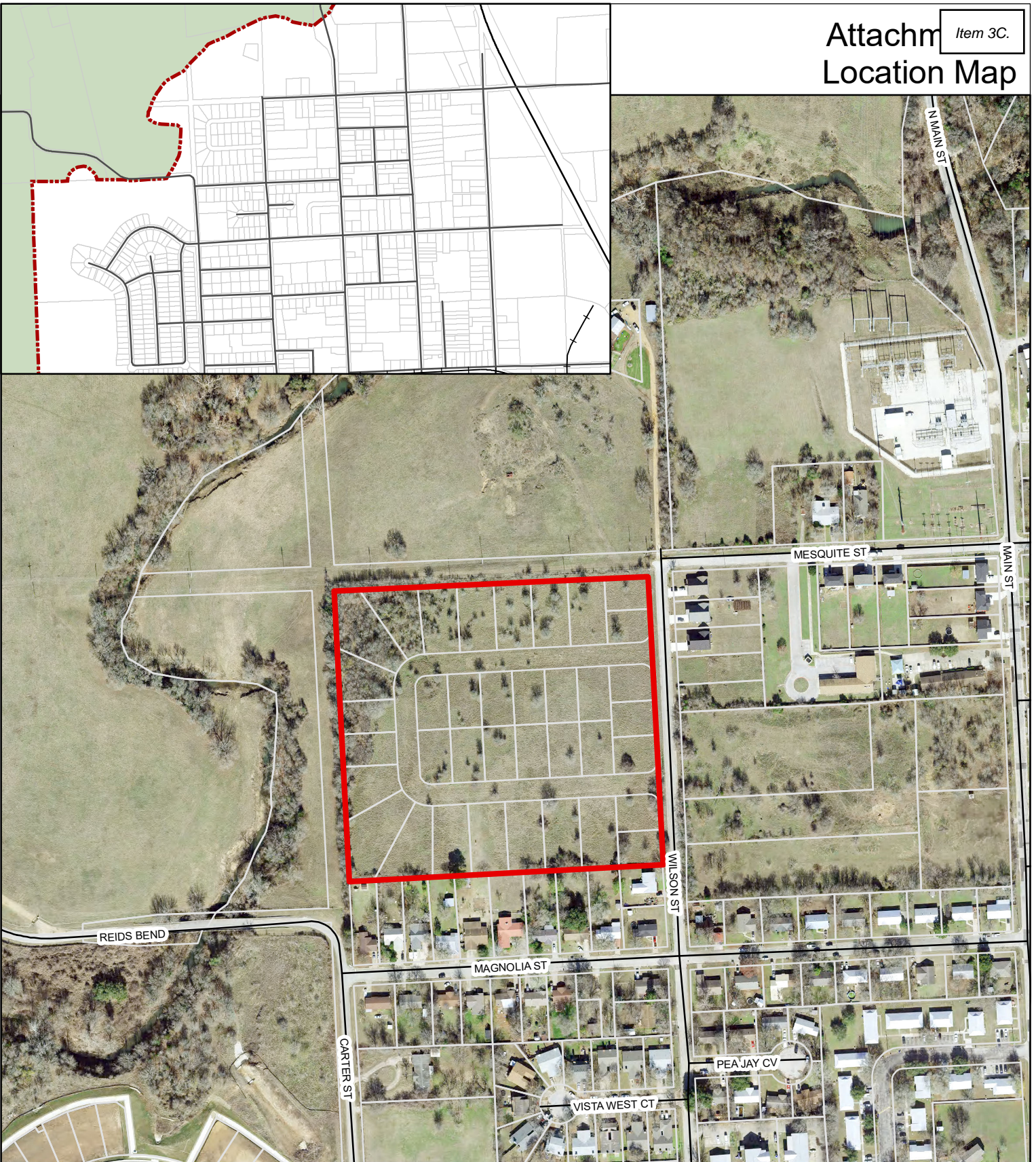
NOT PUBLISHED. ALL RIGHTS RESERVED BY ENGINEER. DRAWINGS AND SPECIFICATIONS ARE DOCUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. DOCUMENTS SHALL NOT BE USED ON OTHER PROJECTS OR EXTENDED TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE CONSIDERATION TO THE ENGINEER'S LIABILITY. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION BEING MADE WITHOUT REMOVAL OF THE ENGINEER'S NAME FROM THE DRAWINGS IN CONNECTION WITH THE PROJECT.

PROJECT: 7352
DATE: 2023

REVISIONS:
Item/Date/Description

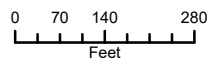
SHEET TITLE
Replat,
Sht. 2

SHEET NUMBER
2



**River Terrace Subdivision Replat
 Location Map**

Date: 7/21/2023



1 inch = 300 feet



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



STAFF REPORT

MEETING DATE: July 27, 2023

TITLE:

Consider action to approve the EDC Industrial Park Replat to include a Regional Lift Station, Force Main, and Wastewater Main, being 67.67 acres out of the Bastrop Business and Industrial Park, Phase 1, Lot Reserve D, (Replats of Lot 1 and 2), located south of Highway 71 and east of Colorado Bend, within the City of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Trey Job, Assistant City Manager

ITEM DETAILS:

Site Address: 406 Jackson Street, Bastrop
 Total Acreage: 67.67 acres
 Legal Description: Reserve Area "D" called 67.67 acres, replat of Lots 1 and 2 Reserve B of Bastrop Business and Industrial Park, Phase 1 Final Plat, Cabinet 5, Page 122-B, P.R.B.C.T.
 Property Owner: Bastrop Economic Development Corporation
 Existing Use: Primarily undeveloped Industrial
 Existing Zoning: Employment Center
 Future Land Use: Employment Center

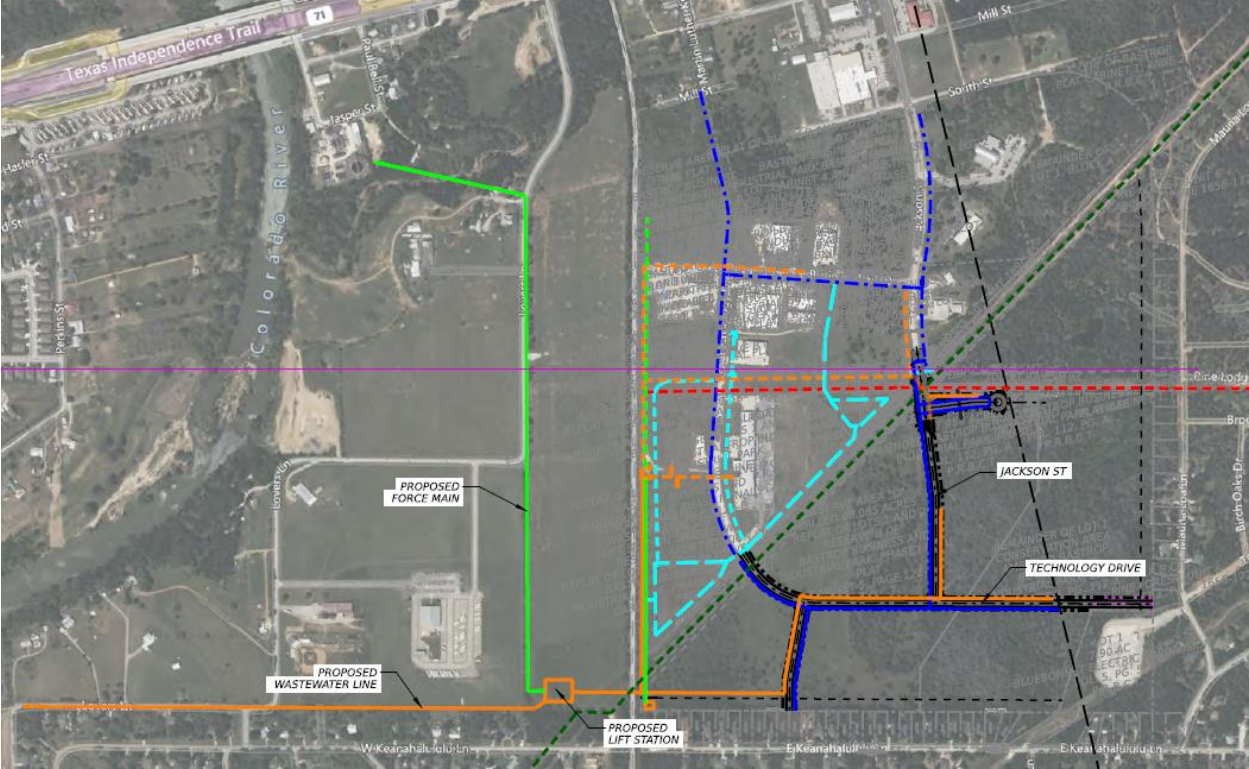
BACKGROUND:

Replat of Lot 1 Conservation Area and Reserve Area "D" Bastrop Business and Industrial Park Phase 1. Now that more lots are being sold, it is time to prepare infrastructure for future development that is coming.

Infrastructure	Available (Y/N)	Proposed
Water	Y	Line Extension – (TBD)
Wastewater	Y	Line Extension – (TBD)
Drainage	N	
Transportation	Y	Future connection to Tahitian Village and Pine Forest 6
Parks and Open Space	N	

Utilities

All existing and proposed utilities will be serviced by the City of Bastrop.

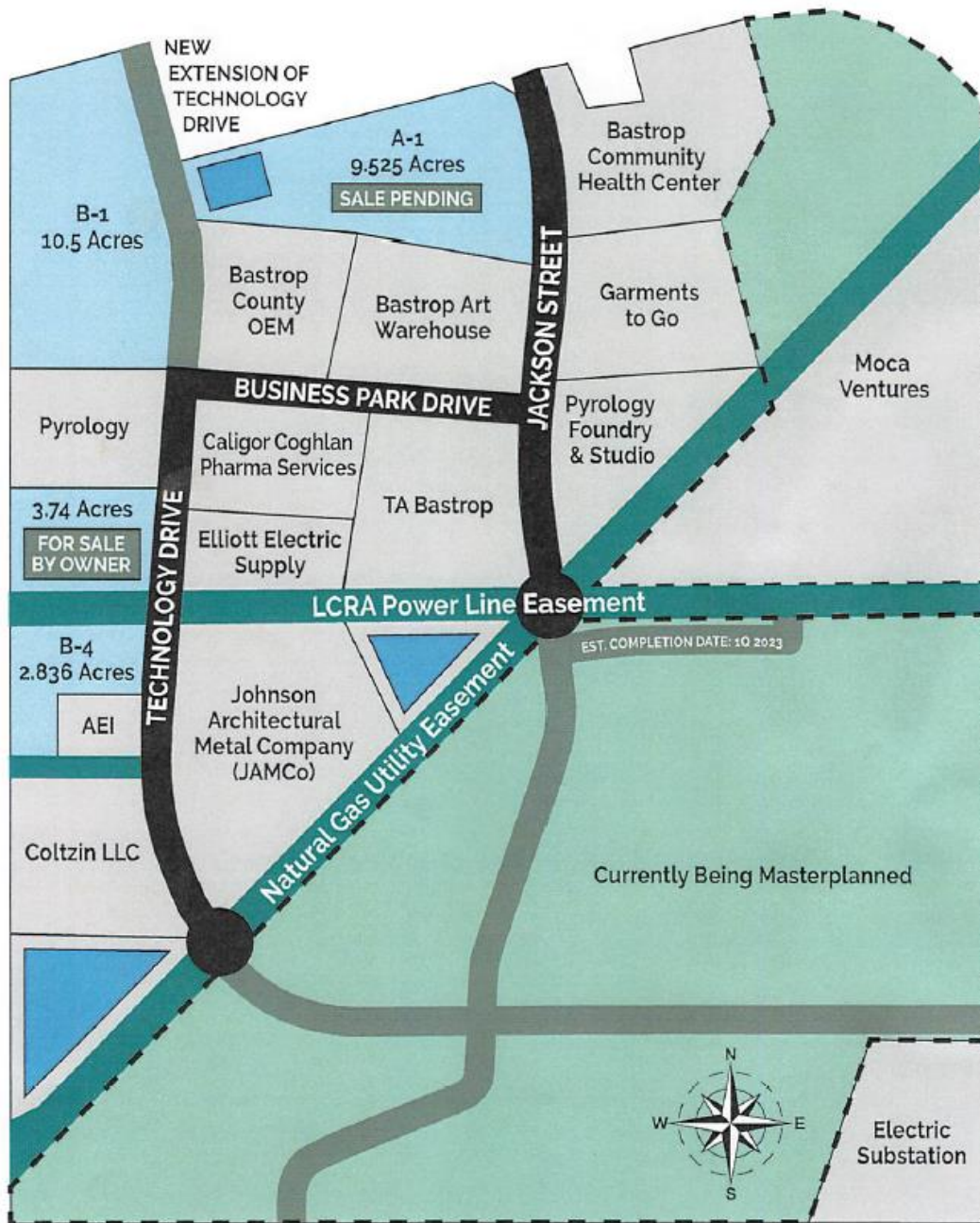


Drainage

There will not be enough land disturbance to warrant a drainage plan.

Traffic Impact and Streets

There are no new streets being created with this replat. However, there will be potential for a connection to Tahitian Village towards the south of the Industrial Park between Tract 8 and Tract 9 with another connection point to Pine Forest 6 on the east.

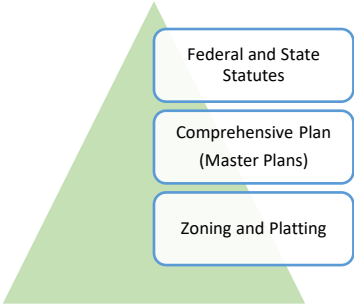


- Available
- Regional Detention
- Future Development
- Utility Easement
- Existing Roads
- Future Roads

bastrop

POLICY EXPLANATION:

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



Compliance with the Texas Local Government Code

Sec. 212.002. Rules.

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

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 Employment Center 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 Business Park will provide new streets that will allow future connectivity and traffic flow for additional development in the area and alternative routes to relieve congestion on other local connectors.

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

This project is being performed in-house with existing City funds.

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

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – Employment Center/Industrial: Utilize the future land use plan to guide decisions regarding proposed development and redevelopment activities in Bastrop and the City's ETJ.

This plat complies with the Future Land Use Plan, which shows Employment Center in this area. The plat proposes industrial lots.

Compliance with B3 Code:

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

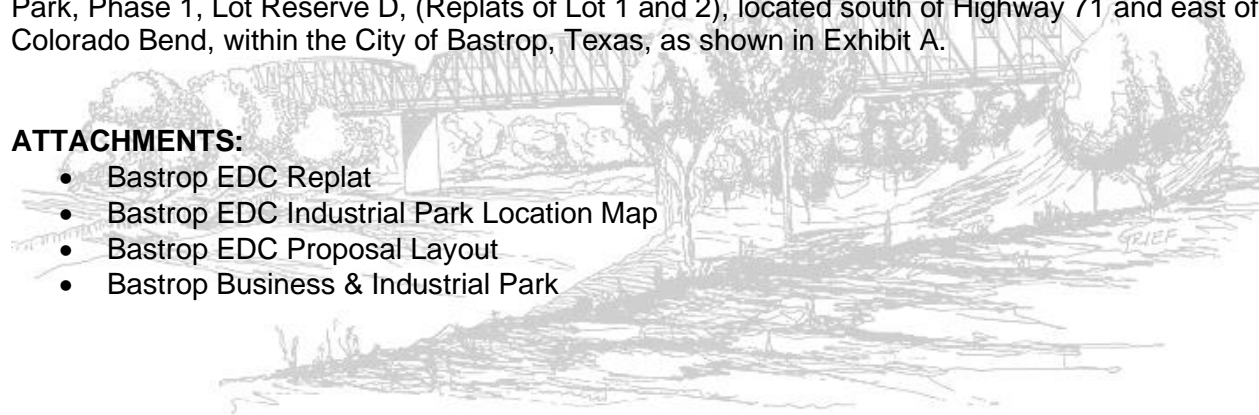
The plat complies with the requirements of the adopted B³ Code.

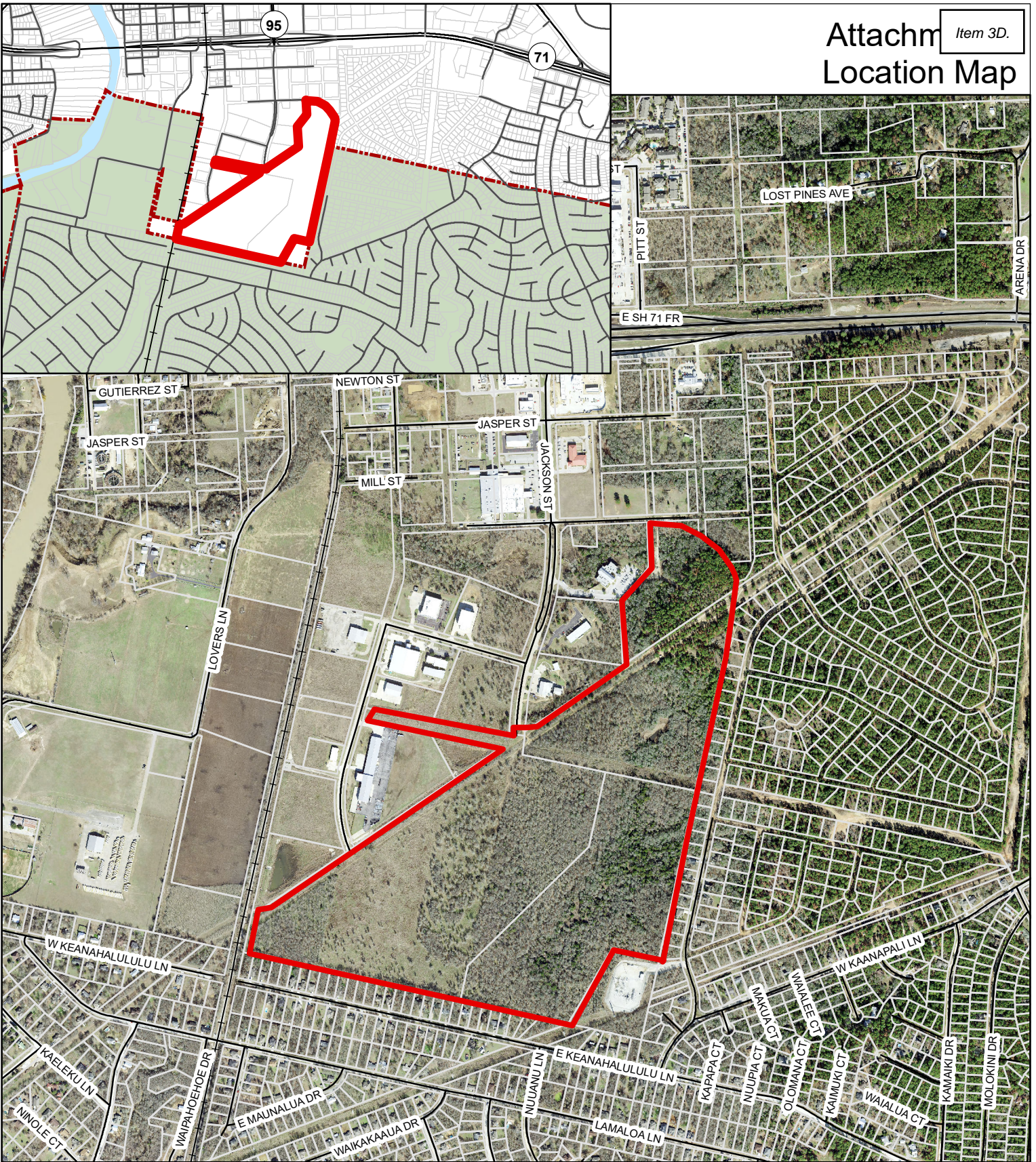
RECOMMENDATION:

Consider action to approve the EDC Industrial Park Replat to include a Regional Lift Station, Force Main, and Wastewater Main, being 67.67 acres out of the Bastrop Business and Industrial Park, Phase 1, Lot Reserve D, (Replats of Lot 1 and 2), located south of Highway 71 and east of Colorado Bend, within the City of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Bastrop EDC Replat
- Bastrop EDC Industrial Park Location Map
- Bastrop EDC Proposal Layout
- Bastrop Business & Industrial Park





Replat of Lot 1 Conservation Area
and Reserve Area "D"
Bastrop Business and Industrial Park
Phase 1

Date: 7/7/2023



1 inch = 1,000 feet

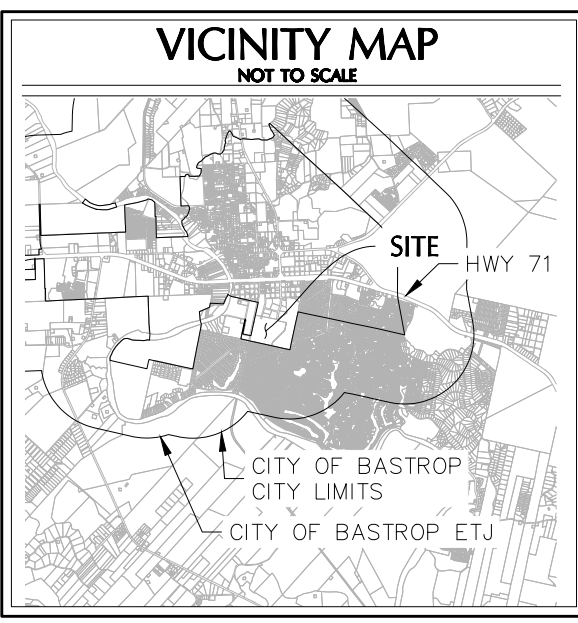


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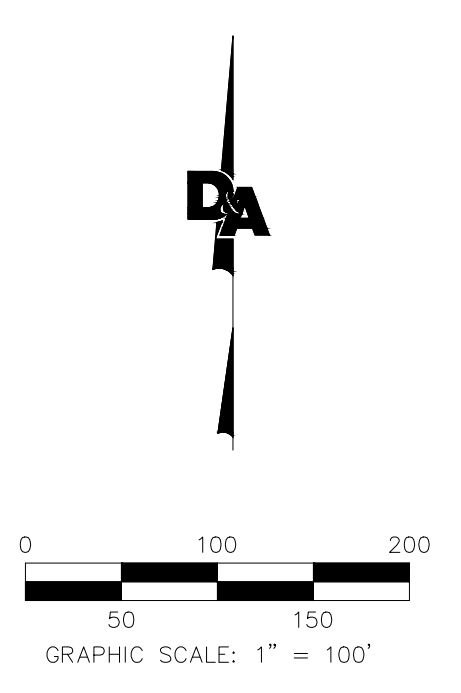
CURVE TABLE

CHORD	LENGTH	BEGINNING	END	CHORD BEARING	CHORD LENGTH
C1	11.36	S14°40'00"W	S70°17'30"E	N65°27'30"E	11.36
C2	126.47	S10°00'00"W	S70°17'30"E	N65°27'30"E	126.38
C3	22.84	S24°00'00"W	S70°17'30"E	N65°27'30"E	22.80
C4	28.47	S22°00'00"W	S70°17'30"E	N65°27'30"E	28.22
C5	2.54	S30°00'00"W	S70°17'30"E	N65°27'30"E	2.47
C6	80.49	S20°00'00"W	S70°17'30"E	N65°27'30"E	80.47
C7	139.92	S15°00'00"W	S70°17'30"E	N65°27'30"E	139.87
C8	128.80	S05°00'00"W	S70°17'30"E	N65°27'30"E	127.80
C9	30.07	S25°00'00"W	S70°17'30"E	N65°27'30"E	30.06
C10	20.37	S25°00'00"W	S70°17'30"E	N65°27'30"E	20.36
C11	53.88	S45°00'00"W	S70°17'30"E	N65°27'30"E	53.85
C12	30.38	S50°00'00"W	S70°17'30"E	N65°27'30"E	30.36
C13	26.34	S50°00'00"W	S70°17'30"E	N65°27'30"E	26.32
C14	21.41	S45°00'00"W	S70°17'30"E	N65°27'30"E	21.37
C15	24.42	S45°00'00"W	S70°17'30"E	N65°27'30"E	24.37
C16	20.88	S45°00'00"W	S70°17'30"E	N65°27'30"E	20.87
C17	48.60	S45°00'00"W	S70°17'30"E	N65°27'30"E	48.57
C18	20.87	S45°00'00"W	S70°17'30"E	N65°27'30"E	20.87
C19	20.87	S45°00'00"W	S70°17'30"E	N65°27'30"E	20.87
C20	14.87	S45°00'00"W	S70°17'30"E	N65°27'30"E	14.87



REPLAT OF LOT 1 CONSERVATION AREA, AND RESERVE AREA "D" BASTROP BUSINESS AND INDUSTRIAL PARK PHASE 1

LEGEND	
	PROPERTY LINE
	EXISTING EASEMENT
	ADJOINER PROPERTY LINE
	1/2" IRON ROD FOUND [UNLESS NOTED]
	BENCHMARK FOUND
	P.O.B. POINT OF BEGINNING
	P.O.R. POINT OF REFERENCE
	DOC. NO. DOCUMENT NUMBER
	VOL. VOLUME
	PG. PAGE
	R.O.W. RIGHT-OF-WAY
	P.U.E. PUBLIC UTILITY EASEMENT
	O.P.R.X.C.T. OFFICIAL PUBLIC RECORDS, XXX COUNTY, TEXAS



NUMBER	REVISION	DATE

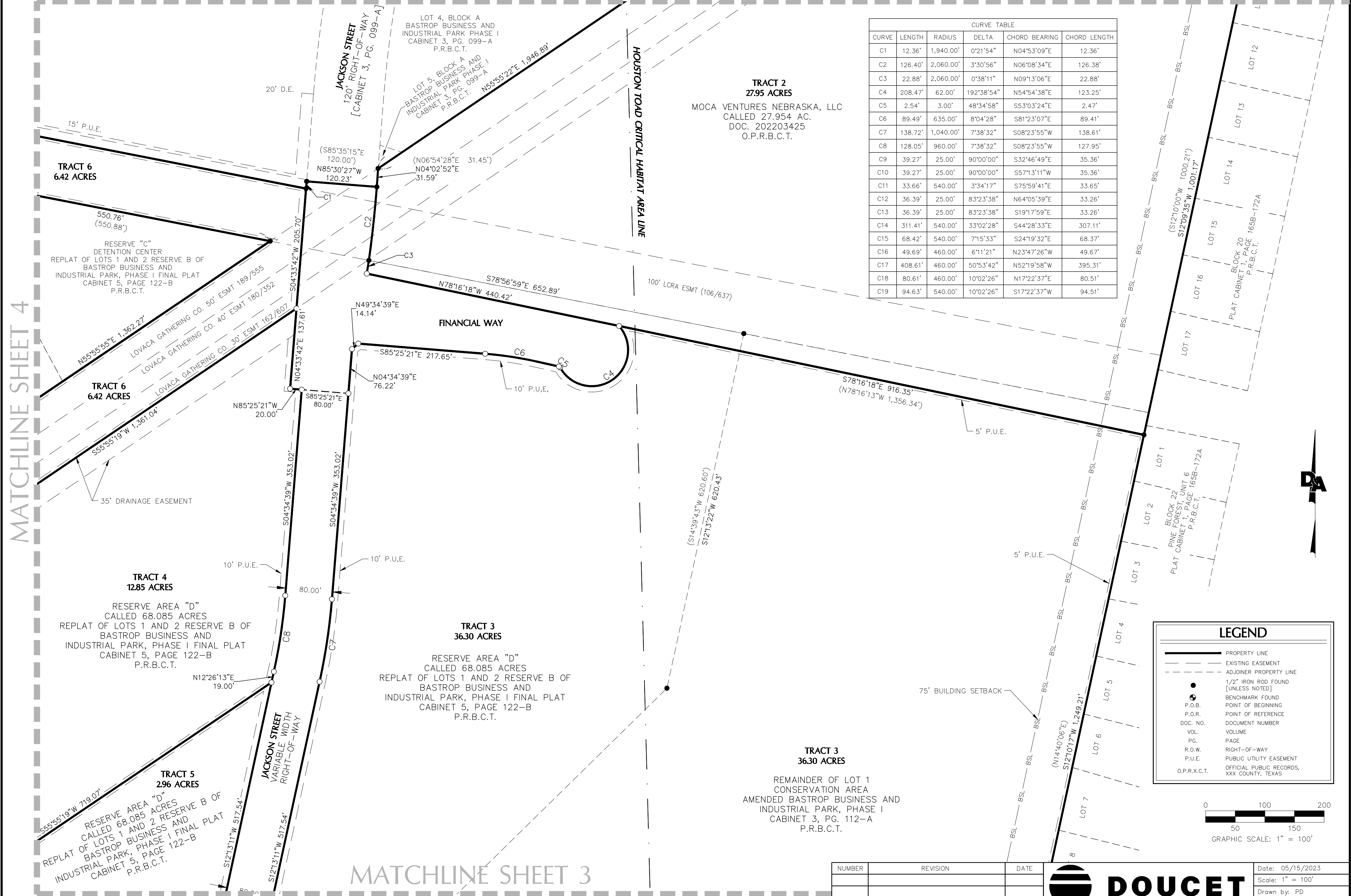
DOUCET

Civil Engineering // Entitlements // Geospatial
 7401 B. Highway 71 W, Ste. 160
 Austin, TX 78735, Tel: (512)-583-2600
 www.doucetengineers.com
 TBPELS Firm Number: 3937
 TBPELS Firm Number: 10194551

Date: 05/15/2023
 Scale: 1" = 100'
 Drawn by: PD
 Reviewed by: JB
 Project: 2014-004
 Sheet: 1 OF 6
 Field Book: TBD
 Party Chief: ADM
 Survey Date: TBD

MATCHLINE SHEET 2

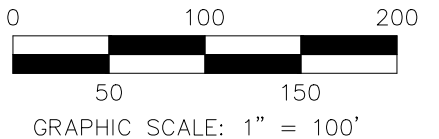
MATCHLINE SHEET 1



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.36'	1,940.00'	0°21'54"	N04°53'09"E	12.36'
C2	126.40'	2,060.00'	3°30'56"	N06°08'34"E	126.38'
C3	22.88'	2,060.00'	0°38'11"	N09°13'06"E	22.88'
C4	208.47'	62.00'	192°38'54"	N54°54'38"E	123.25'
C5	2.54'	3.00'	48°34'58"	S53°03'24"E	2.47'
C6	89.49'	635.00'	8°04'28"	S81°23'07"E	89.41'
C7	138.72'	1,040.00'	7°38'32"	S08°23'55"W	138.61'
C8	128.05'	960.00'	7°38'32"	S08°23'55"W	127.95'
C9	39.27'	25.00'	90°00'00"	S32°46'49"E	35.36'
C10	39.27'	25.00'	90°00'00"	S57°13'11"W	35.36'
C11	33.66'	540.00'	3°34'17"	S75°59'41"E	33.65'
C12	36.39'	25.00'	83°23'38"	N64°05'39"E	33.26'
C13	36.39'	25.00'	83°23'38"	S19°17'59"E	33.26'
C14	311.41'	540.00'	33°02'28"	S44°28'33"E	307.11'
C15	68.42'	540.00'	7°15'33"	S24°19'32"E	68.37'
C16	49.69'	460.00'	6°11'21"	N23°47'26"W	49.67'
C17	408.61'	460.00'	50°53'42"	N52°19'58"W	395.31'
C18	80.61'	460.00'	10°02'26"	N17°22'37"E	80.51'
C19	94.63'	540.00'	10°02'26"	S17°22'37"W	94.51'

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- ADJOINER PROPERTY LINE
- 1/2" IRON ROD FOUND [UNLESS NOTED]
- BENCHMARK FOUND
- POINT OF BEGINNING
- POINT OF REFERENCE
- DOCUMENT NUMBER
- VOLUME
- PAGE
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- O.P.R.X.C.T. OFFICIAL PUBLIC RECORDS, XXX COUNTY, TEXAS



MATCHLINE SHEET 4

MATCHLINE SHEET 3

REPLAT OF LOT 1 CONSERVATION AREA AND RESERVE AREA "D" BASTROP BUSINESS AND INDUSTRIAL PARK PHASE 1

NUMBER	REVISION	DATE

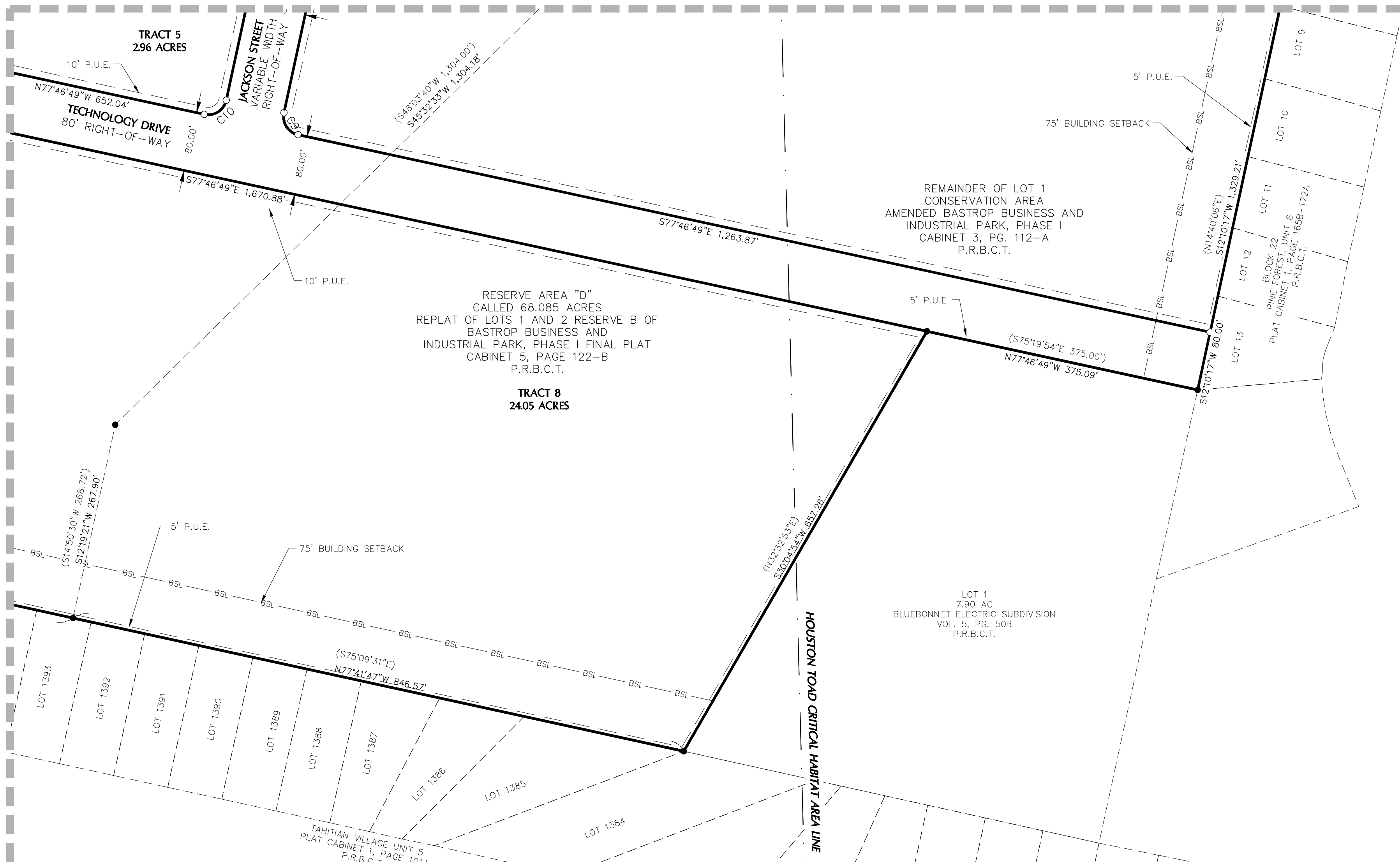


Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Firm Number: 3937
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Date:	05/15/2023
Scale:	1" = 100'
Drawn by:	PD
Reviewer:	JB
Project:	2014-004
Sheet:	2 OF 6
Field Book:	TBD
Party Chief:	ADM
Survey Date:	TBD

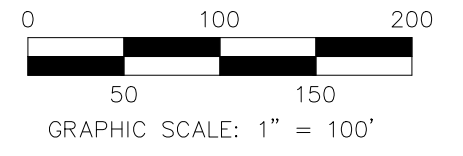
MATCHLINE SHEET 2

MATCHLINE SHEET 5



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- ADJOINER PROPERTY LINE
- 1/2" IRON ROD FOUND [UNLESS NOTED]
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- P.O.B. POINT OF BEGINNING
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- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- O.P.R.X.C.T. OFFICIAL PUBLIC RECORDS, XXX COUNTY, TEXAS



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.36'	1,940.00'	0°21'54"	N04°53'09"E	12.36'
C2	126.40'	2,060.00'	3°30'56"	N06°08'34"E	126.38'
C3	22.88'	2,060.00'	0°38'11"	N09°13'06"E	22.88'
C4	208.47'	62.00'	192°38'54"	N54°54'38"E	123.25'
C5	2.54'	3.00'	48°34'58"	S53°03'24"E	2.47'
C6	89.49'	635.00'	8°04'28"	S81°23'07"E	89.41'
C7	138.72'	1,040.00'	7°38'32"	S08°23'55"W	138.61'
C8	128.05'	960.00'	7°38'32"	S08°23'55"W	127.95'
C9	39.27'	25.00'	90°00'00"	S32°46'49"E	35.36'
C10	39.27'	25.00'	90°00'00"	S57°13'11"W	35.36'
C11	33.66'	540.00'	3°34'17"	S75°59'41"E	33.65'
C12	36.39'	25.00'	83°23'38"	N64°05'39"E	33.26'
C13	36.39'	25.00'	83°23'38"	S19°17'59"E	33.26'
C14	311.41'	540.00'	33°02'28"	S44°28'33"E	307.11'
C15	68.42'	540.00'	7°15'33"	S24°19'32"E	68.37'
C16	49.69'	460.00'	6°11'21"	N23°47'26"W	49.67'
C17	408.61'	460.00'	50°53'42"	N52°19'58"W	395.31'

REPLAT OF LOT 1 CONSERVATION AREA AND RESERVE AREA "D" BASTROP BUSINESS AND INDUSTRIAL PARK PHASE 1

NUMBER	REVISION	DATE

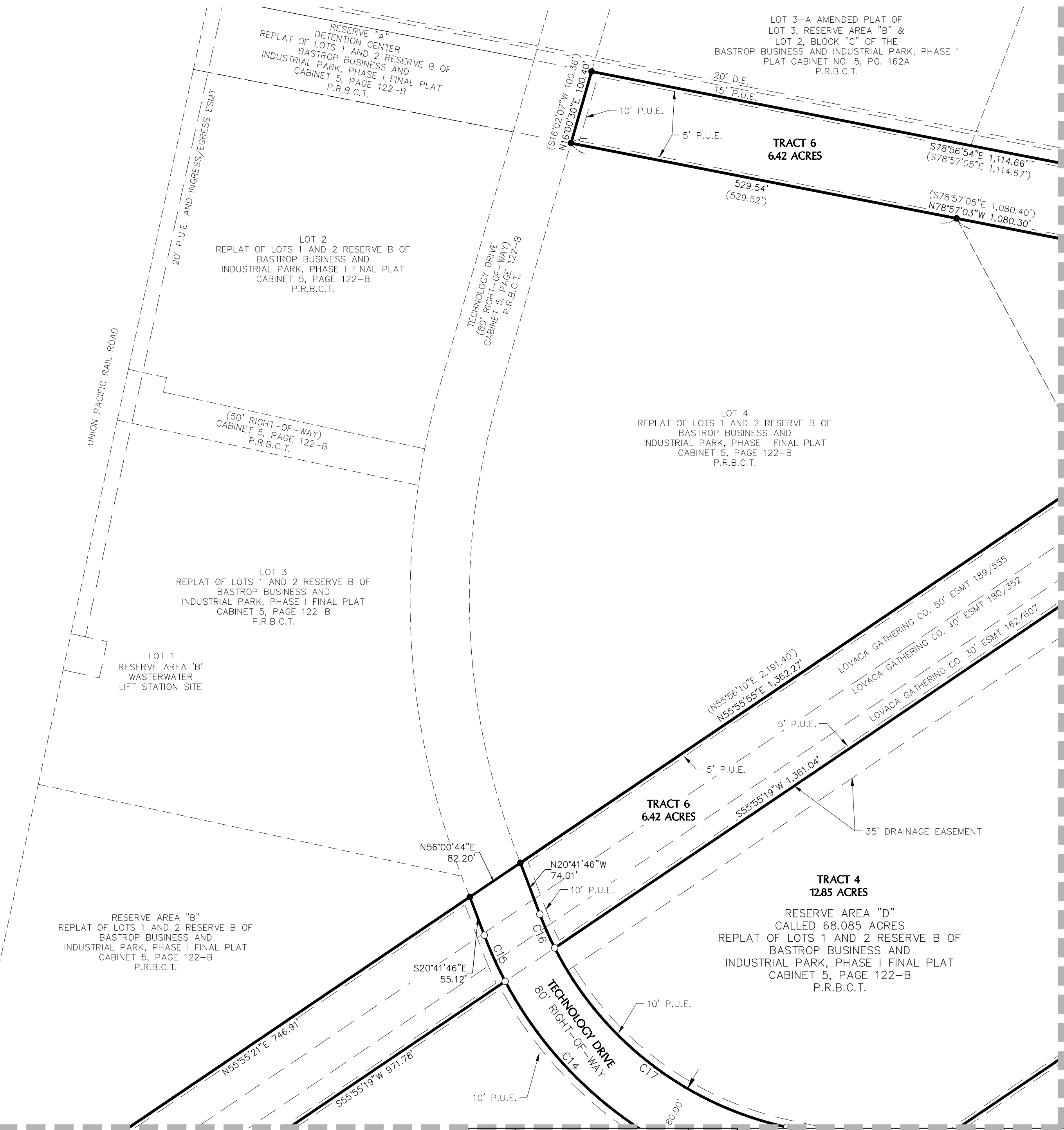
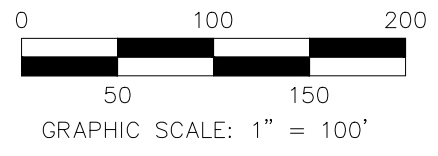
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 7401 B. Highway 71 W, Ste. 160
 Austin, TX 78735, Tel: (512)-583-2600
 www.doucetengineers.com
 TBPELS Firm Number: 3937
 TBPELS Firm Number: 10194551

Date:	05/15/2023
Scale:	1" = 100'
Drawn by:	PD
Reviewer:	JB
Project:	2014-004
Sheet:	3 OF 6
Field Book:	TBD
Party Chief:	ADM
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C17	408.61'	460.00'	50°53'42"	N52°19'58"W	395.31'

LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT
- - - ADJOINER PROPERTY LINE
- 1/2" IRON ROD FOUND [UNLESS NOTED]
- ⊕ BENCHMARK FOUND
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- O.P.R.X.C.T. OFFICIAL PUBLIC RECORDS, XXX COUNTY, TEXAS



MATCHLINE SHEET 2

REPLAT OF LOT 1 CONSERVATION AREA AND RESERVE AREA "D" BASTROP BUSINESS AND INDUSTRIAL PARK PHASE 1

MATCHLINE SHEET 5

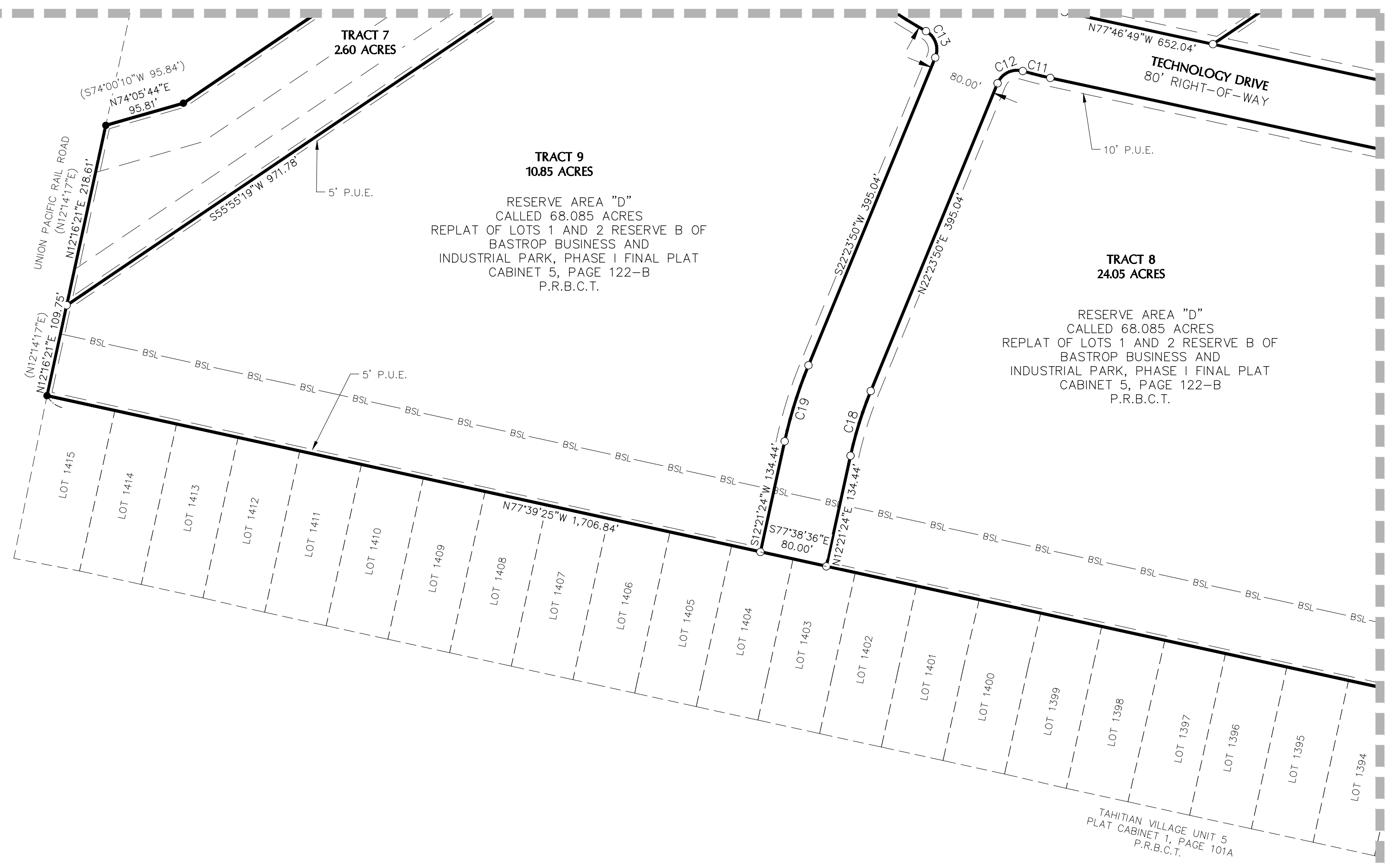
NUMBER	REVISION	DATE

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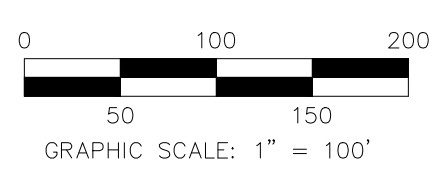
MATCHLINE SHEET 4

CURVE TABLE					
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MATCHLINE SHEET 3

REPLAT OF LOT 1 CONSERVATION AREA
AND RESERVE AREA "D" BASTROP BUSINESS AND
INDUSTRIAL PARK PHASE 1



LEGEND	
	PROPERTY LINE
	EXISTING EASEMENT
	ADJOINER PROPERTY LINE
	1/2" IRON ROD FOUND [UNLESS NOTED]
	BENCHMARK FOUND
	P.O.B. POINT OF BEGINNING
	P.O.R. POINT OF REFERENCE
	DOC. NO. DOCUMENT NUMBER
	VOL. VOLUME
	PG. PAGE
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	P.U.E. PUBLIC UTILITY EASEMENT
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NUMBER	REVISION	DATE

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Field Book:	TBD
Party Chief:	ADM
Survey Date:	TBD

NOTES:

- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 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 OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- ALL NEW UTILITIES WILL BE UNDERGROUND.
- IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
- DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DESCRIPTION FOR OFF-SITE IMPROVEMENTS.
- AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHT-OF-WAYS ON ALL LOTS, A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP.
- ALL EASEMENT ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
- 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.
- 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.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN SUBDIVISION BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
- BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
- 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.
- THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF BASTROP.
- 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.
- THIS PROJECT IS LOCATED WITHIN THE AREA OF "KNOWN AND POTENTIAL HABITAT" OF THE ENDANGERED HOUSTON TOAD AS DETERMINED BY THE U. S. FISH AND WILDLIFE SERVICE AS AUTHORIZED UNDER BASTROP COUNTY'S FEDERAL FISH AND WILDLIFE- ISSUED ENDANGERED SPECIES - INCIDENTAL TAKE PERMIT NUMBER TE-113500-0. PROPERTY OWNERS SHOULD CONTACT THE LOST PINES HABITAT CONSERVATION PLAN (LPHCP) ADMINISTRATOR AT THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT ACTIVITY.
- SINCE NO FURTHER FRAGMENTATION OF POTENTIAL HOUSTON TOAD HABITAT OCCURS FROM THIS SUBDIVISION, IT HAS NO EFFECT TO THE LPHCP.

OWNER'S CERTIFICATION

**STATE OF TEXAS
COUNTY OF BASTROP**

KNOWN ALL MEN BY THESE PRESENTS, THAT BASTROP DEVELOPMENT CORP., BEING THE OWNER OF LOT 1 CONSERVATION AREA AND RESERVE AREA "D", RECORDED IN CABINET 3, PAGE 112-A, AND CABINET 5, PAGE 122-B RESPECTIVLY OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN STEPEHN F. AUSTIN SURVEY, ABSTRACT NUMBER 2 AND THE BASTROP TOWN TRACT SURVEY, ABSTRACT NUMBER 11, OF BASTROP COUNTY.

DO HEREBY SUBDIVIDE SAID 12.39 ACRES (TRACT 1), 27.95 ACRES (TRACT 2), 36.30 ACRES (TRACT 3), 12.85 ACRES (TRACT 4), 2.96 ACRES (TRACT 5), 6.42 ACRES (TRACT 6), 2.60 ACRES (TRACT 7), 24.05 (TRACT 8), 10.85 (TRACT 9) AND 9.84 ACRES (PROPOSED RIGHT-OF-WAY) AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

REPLAT OF LOT 1 CONSERVATION AREA AND RESERVE AREA "D" BASTROP BUSINESS AND INDUSTRIAL PARK, PHASE 1

AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDOR HAD MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

IN WITNESS WHEREOF, BASTROP DEVELOPMENT CORP., HAVE CAUSED THESE PRESENTS TO BE

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

PRELIMINARY

BASTROP DEVELOPMENT CORP.
301 HWY 71 W SUITE 214
BASTROP, TEXAS 78602

**STATE OF TEXAS
COUNTY OF BASTROP**

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__ A.D.

PRELIMINARY

NOTARY PUBLIC, STATE OF TEXAS _____ MY COMMISSION EXPIRES:

THE STATE OF TEXAS
COUNTY OF BASTROP

I, DAVID SPEICHER, PE, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF BASTROP, TEXAS

PRELIMINARY

DAVID SPEICHER, PE
TEXAS REGISTRATION NO. 94630
DOUCET & ASSOCIATES
DSPEICHER@DOUCETENGINEERS.COM

THE STATE OF TEXAS
KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF BASTROP

I, JOHN BARNARD, 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 SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS

PRELIMINARY

JOHN BARNARD _____ DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5749
DOUCET & ASSOCIATES
JBARNARD@DOUCETENGINEERS.COM

**STATE OF TEXAS
COUNTY OF BASTROP**

I, ROSE PIETSCH, CLERK OF COUNTY COURT WITH AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ OF 20__ A.D. AT _____ O'CLOCK __M AND WAS DULY RECORDED ON THIS THE _____ DAY OF _____ 20__ A.D. AT _____ O'CLOCK __M. PLAT RECORDS OF SAID COUNTY AND SATE IN DOCUMENT NUMBER _____ WITNESS BY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTIES, AT MY OFFICE IN AUSTIN, TEXAS THE LAST DATE WRITTEN ABOVE

PRELIMINARY

BY: _____
ROSE PIETSCH,
CLERK, COUNTY COURT
BASTROP COUNTY, TEXAS

PRELIMINARY

BY: _____
DEPUTY

SURVEYORS NOTES:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING THE SURFACE ADJUSTMENT FACTOR OF 1.000010 USING CP1 AS POINT OF ORIGIN.

BASE POINT INFORMATION (GRID)
POINT 1
N=10,012,098.6372
E=3,253,075.0916
ELEV.=404.7334
CP=IRSAC 1/2 DOUCET

THE AREA CALCULATIONS SHOWN ARE CONVERTED FROM SQUARE FOOTAGE AND ARE NOTED FOR INFORMATIONAL PURPOSES ONLY.

THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.

BENCHMARK NOTE:

BENCHMARK #200
ELEVATION: 402.23'
DESCRIPTION: CHISELED "X" SET IN THE WEST RIGHT-OF-WAY LINE JACKSON STREET, ADJACENT TO THE SOUTHWEST CORNER (1/2-INCH IRON ROD FOUND) OF SAID JACKSON STREET. [SHOWN HEREON]

FLOODPLAIN NOTE:


THIS PROPERTY (AS SHOWN HEREON) ARE LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON F.I.R.M. PANEL NO. 48021C0360E, BASTROP COUNTY, TEXAS REVISED 01/19/2006.
SOURCE OF FLOODPLAIN LINES: FEMA WEBSITE.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REPLAT OF LOT 1 CONSERVATION AREA AND RESERVE AREA "D" BASTROP BUSINESS AND INDUSTRIAL PARK PHASE 1

NUMBER	REVISION	DATE



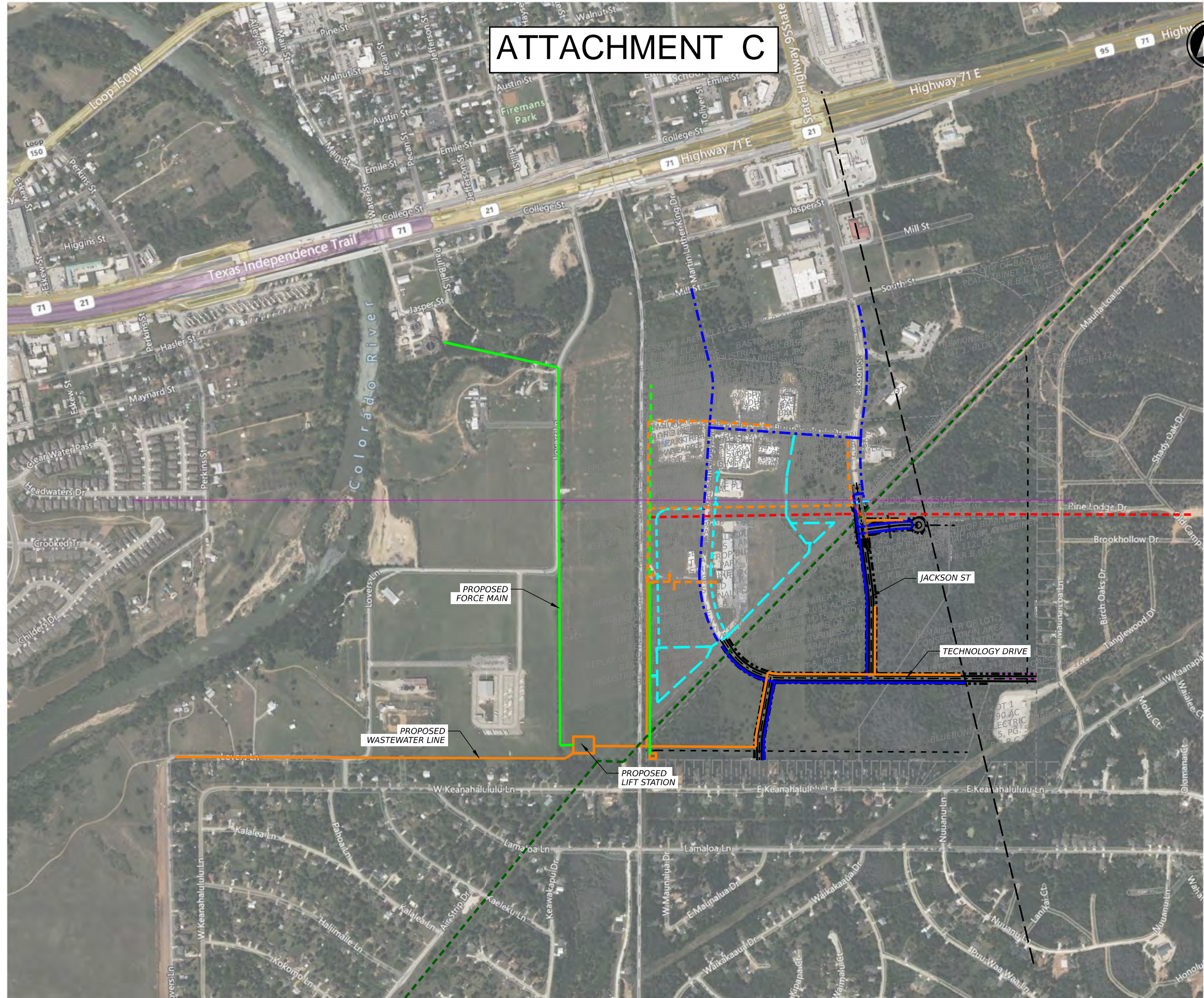
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ATTACHMENT C

Item 3D.
SCALE: 1" = 100'



- PROPOSED ROW BOUNDARY - - - - -
- EXISTING WATERLINE - - - - -
- PROPOSED WATERLINE —————
- EXISTING WASTEWATER LINE - - - - -
- PROPOSED WASTEWATER LINE —————
- EXISTING FORCE MAIN LINE - - - - -
- PROPOSED FORCE MAIN LINE —————
- EXISTING DRAINAGE LINE - - - - -
- PROPOSED DRAINAGE LINE —————
- EXISTING GAS LINE - - - - -
- EXISTING OVERHEAD ELECTRIC LINE - - - - -

NOTE:
ALL DIMENSIONS, VALUES AND LOCATIONS ARE APPROXIMATE.

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:

ENGINEER NAME\$, P.E.
NO. 94630

ON: \$SEAL DATE\$

IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DOUCET

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Firm Registration Number: 3937

JACKSON STREET

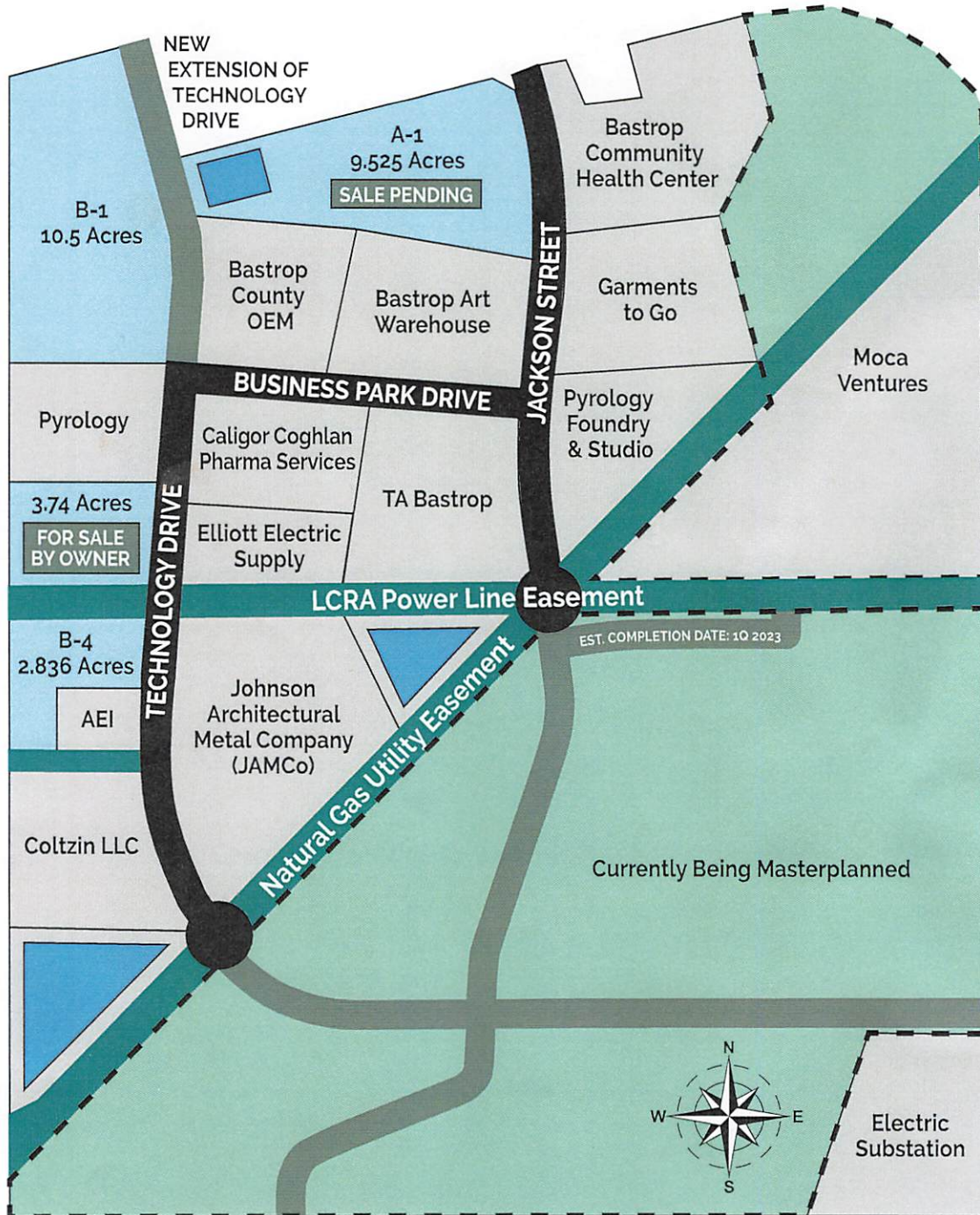
OVERALL AERIAL IMAGERY

COUNT	SECT	JOB	HIGHWAY
DIST	COUNTY		33
	BASTROP		AERIAL

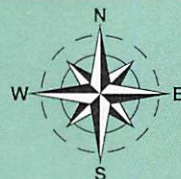
DATE: 5/9/2023 4:03:18 PM
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Bastrop Business & Industrial Park



- Available
- Future Development
- Existing Roads
- Regional Detention
- Utility Easement
- Future Roads



bastrop
EDC