

# Bastrop Planning and Zoning Commission Agenda

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



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January 26, 2023

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

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

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***The Bastrop Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), and 551.087 (Economic Development).***

**1. CALL TO ORDER**

1A. Introduction of new Commissioner David Barrow.

**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. Discussion regarding the Planning & Zoning Commission Executive Session that took place on September 29, 2022.

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

Rezzin Pullum, Assistant City Attorney

3B. Consider action to approve elimination of the street tree requirement of the Public Frontage Plan for the Chestnut Grove Food Court, being 0.184 acres of Building Block 5 West of Water Street, located 710 Chestnut Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

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

3C. Consider action to approve a Site Development Plan Amendment to allow the use of a geotextile parking material at Mina Elementary, being 4.340 acres out of Farm Lot 19 East of Main Street, located at 1203 Hill Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

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

**4. CONSENT AGENDA**

4A. Consider action to approve meeting minutes from the September 29, 2022 Planning and Zoning Commission Regular Meeting.

Submitted by: Nicole Peterson, Executive Administrative Assistant

4B. Consider action to approve meeting minutes from the November 17, 2022 Planning and Zoning Commission Meeting.

Submitted by: Nicole Peterson, Executive Administrative Assistant

4C. Consider action to approve The Colony MUD 1D, Section 2 Final 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.

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

4D. Consider action to approve The Colony MUD 1D, Section 3 Final 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.

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

4E. Consider action to approve Bastrop Grove Section 3 Lots 9-19 Preliminary Plat, being 18.265 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of SH 71 and east of SH 304, within the city limits of Bastrop, Texas, as shown in Exhibit A.

Submitted by: Jennifer C. Bills, Director of Planning & Development

- 4F.** Consider action to approve Bastrop Grove Section 5 Preliminary Plat, being 25.865 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.

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

- 4G.** Consider action to approve a replat of the Lone Star Storage Subdivision Reserve Tract to be called the Pearl River Preliminary Plat, being 75.140 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas, as shown in Exhibit A.

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

- 4H.** Consider action to approve Bark 1832 Subdivision Preliminary Plat, being 0.776 acres out of Farm Lot 6, West of Main Street, located north of Laurel Street, south of Linden Street and east of Wilson Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

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

## 5. **REPORTS**

- 5A. Update on Development Services System Dynamics.

Submitted by: Keehren Baah, Assistant Director of Planning & Development

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

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

- 5C. Planning & Development Department Monthly Project Volume Report.

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

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

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

## 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](http://www.cityofbastrop.org) and said Notice was posted on the following date and time: Monday, January 23, 2023 at 5:50 p.m. and remained posted for at least two hours after said meeting was convened.

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



# STAFF REPORT

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**MEETING DATE:** January 26, 2023

**TITLE:**

Discussion regarding the Planning & Zoning Commission Executive Session that took place on September 29, 2022.

**STAFF REPRESENTATIVE:**

Jennifer C. Bills, AICP, LEED AP, Director of Planning & Development  
Rezzin Pullum, Assistant City Attorney

**BACKGROUND/HISTORY:**

At the November 17, 2022 meeting, the Commission had a citizen comment that the executive session held at the September 29, 2022 meeting was improper. The Assistant City Attorney has provided information to the Commission that the session was held correctly.





# STAFF REPORT

**MEETING DATE:** January 26, 2023

**TITLE:**

Consider action to approve elimination of the street tree requirement of the Public Frontage Plan for the Chestnut Grove Food Court, being 0.184 acres of Building Block 5 West of Water Street, located 710 Chestnut Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

**STAFF REPRESENTATIVE:**

Sylvia Carrillo, City Manager

**ITEM DETAILS:**

Site Address:	710 Chestnut Street
Total Acreage:	0.184
Legal Description:	Building Block 5 West of Water St.
Property Owner/Agent:	Chestnut Grove, LLC/William Gossett
Existing Use:	Commercial/Outdoor Food Court
Existing Zoning:	P5 Core
Character District:	Old Town
Future Land Use:	Commercial

**BACKGROUND:**

The applicant is requesting an amendment to the approved Site Development Plan to eliminate the street tree requirement of the Public Frontage Plan. The Site Development Plan for the Chestnut Food Truck Park was approved on June 18, 2021. The existing sidewalk is 8 to 8.5 feet in width in front of the food court and there is an existing water line underneath the sidewalk. The standard tree grate is 6 feet wide.

The City is recommending that a fee-in-lieu of the trees be paid in the amount of \$419.00 to the Tree Fund, due to the conflicts that may be created to handicapped accessibility with the tree grates extending into the required ADA passing zone (three feet).

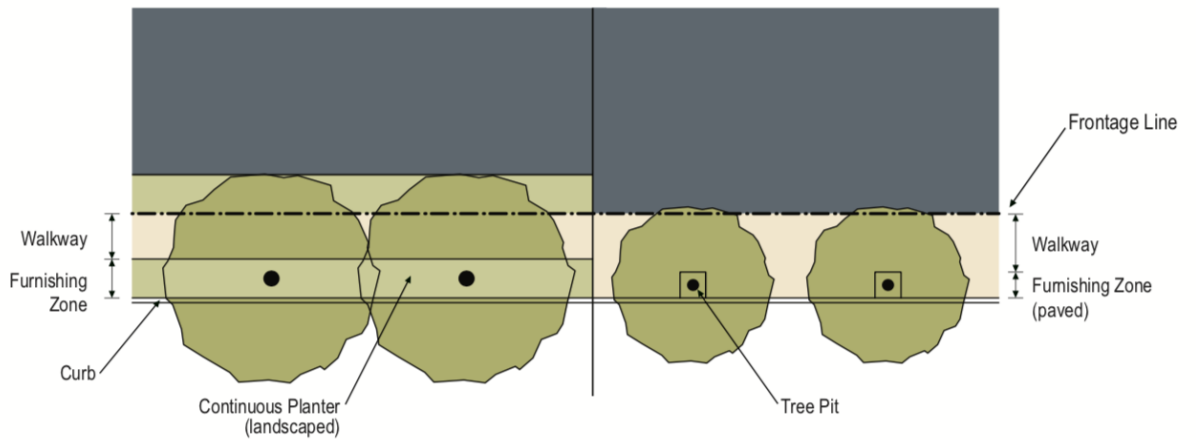
**POLICY EXPLANATION:**

Per Table 2.4.001A Development Application Approval Process, if an applicant disagrees with the Director of Planning's denial of a Site Development Plan, the applicant can appeal the decision the Planning & Zoning Commission.

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

Section C. 7.3.014 Public Frontage Standards

(c) For planting within the Furnishing Zone, the permitted species of Street Trees are specified in the B3 Technical Manual.



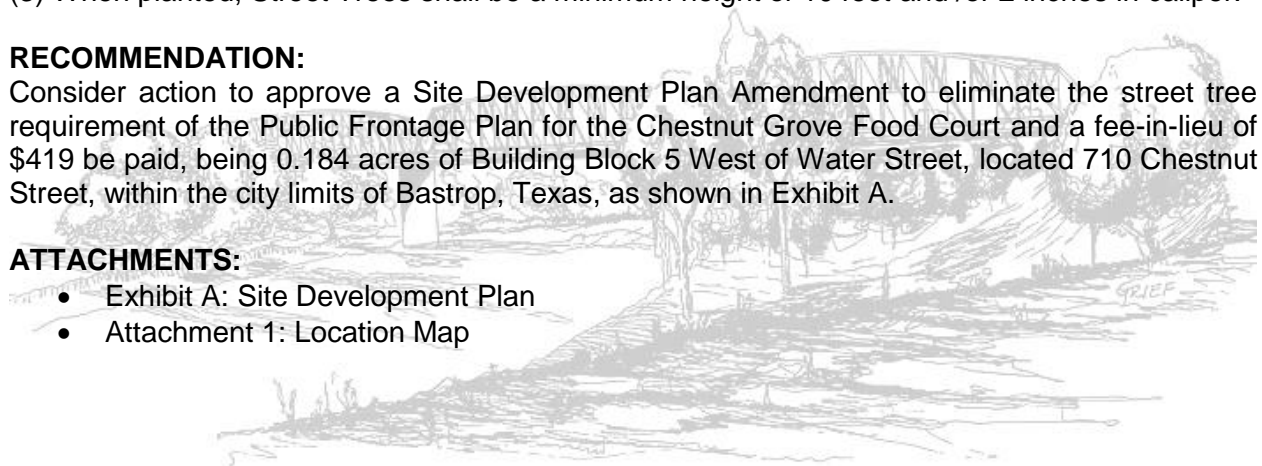
- (1) Street Trees shall be planted in P3, P4, and P5.
- (2) Street Trees shall be planted in a regularly spaced pattern in P4 and P5 and;
- (3) When planted, Street Trees shall be a minimum height of 10 feet and /or 2 inches in caliper.

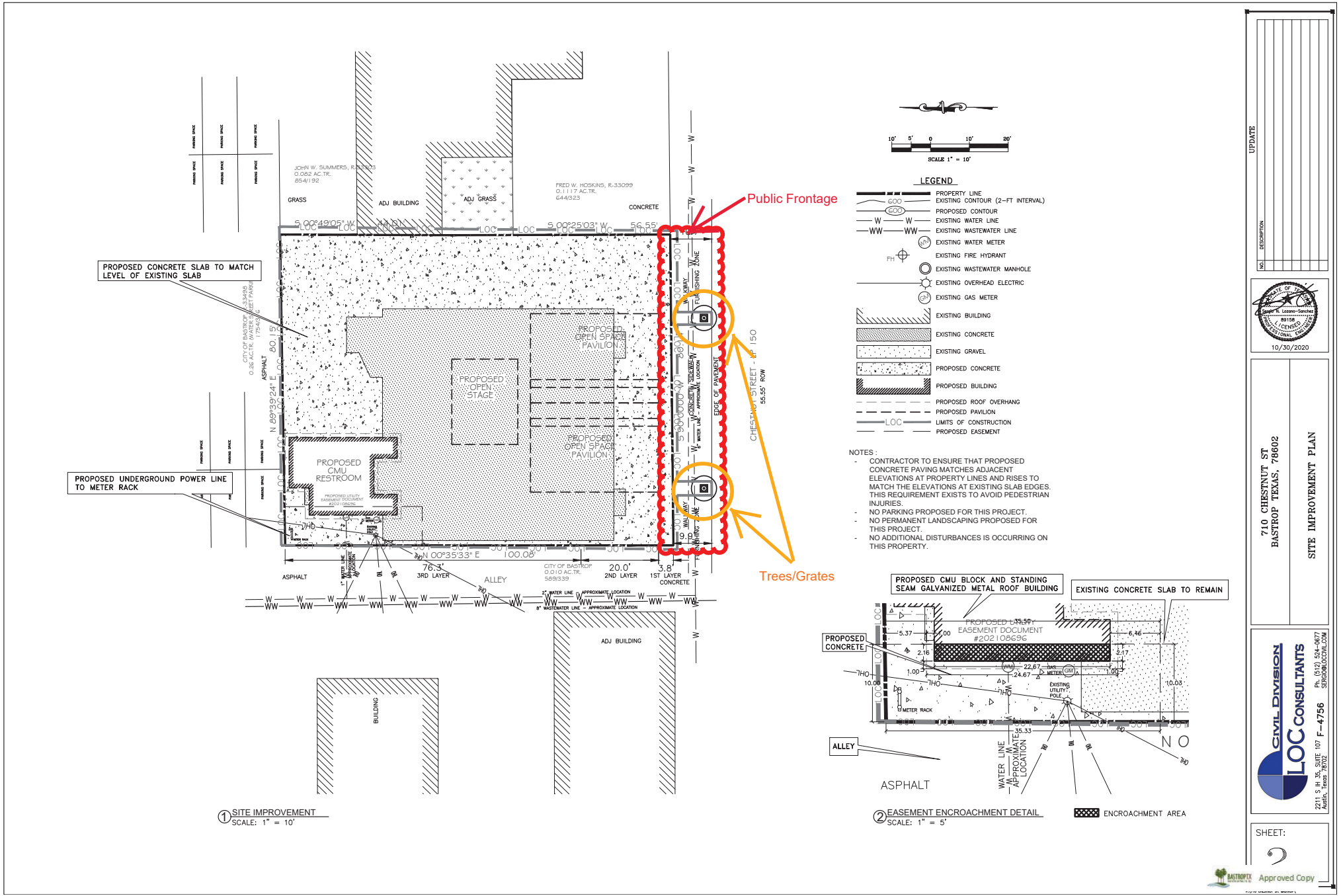
**RECOMMENDATION:**

Consider action to approve a Site Development Plan Amendment to eliminate the street tree requirement of the Public Frontage Plan for the Chestnut Grove Food Court and a fee-in-lieu of \$419 be paid, being 0.184 acres of Building Block 5 West of Water Street, located 710 Chestnut Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

**ATTACHMENTS:**

- Exhibit A: Site Development Plan
- Attachment 1: Location Map





UPDATE

NO.	DESCRIPTION

10/30/2020

710 CHESTNUT ST  
BASTROP TEXAS, 78602

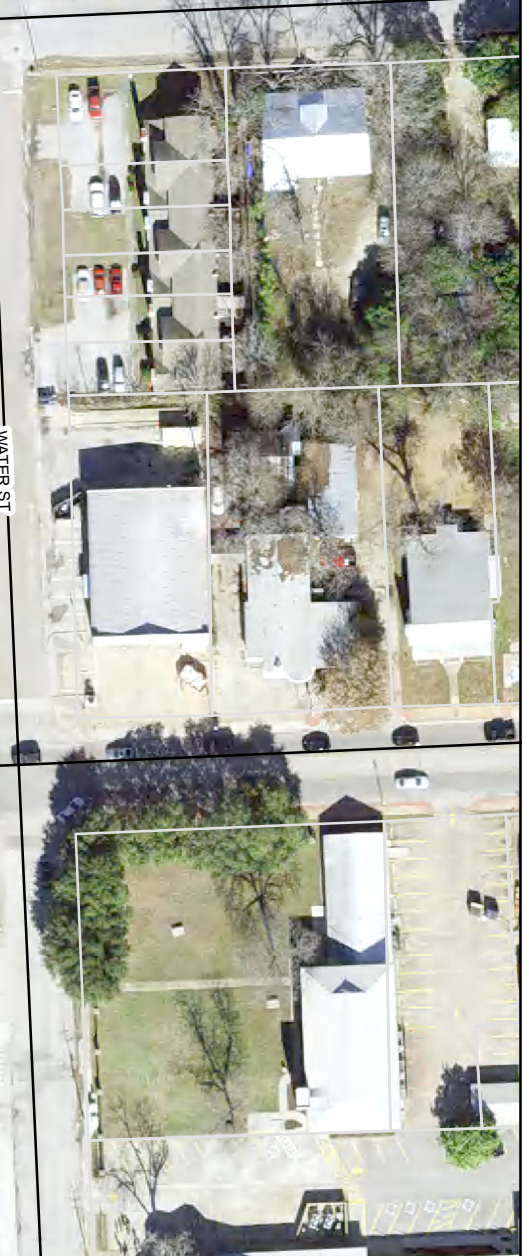
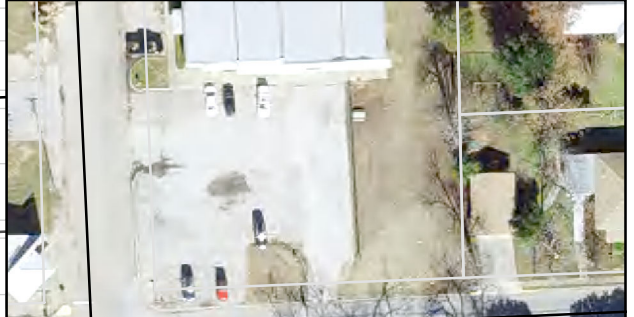
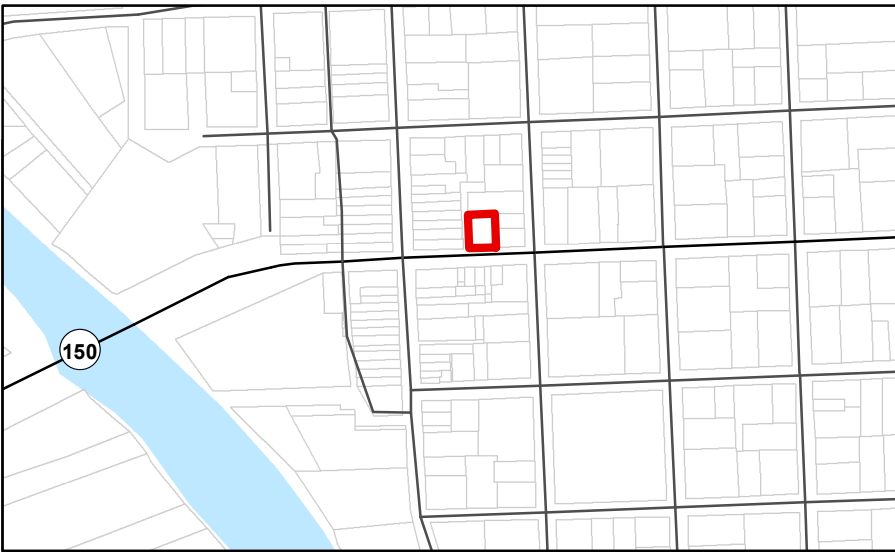
**SITE IMPROVEMENT PLAN**

**CIVIL DIVISION**  
**LOC CONSULTANTS**

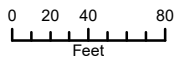
2015 S. RICE BLVD. SUITE 107  
AUSTIN, TEXAS 78704

PH: (619) 654-6977  
F: 4756  
E: INFO@LOC.COM





# 710 Chestnut Street Public Frontage Plan Street Tree Requirement



1 inch = 100 feet



Date: 1/20/2023

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 accuracy, completeness or usefulness of any information, nor does it represent that its use not infringe upon privately owned rights.



# STAFF REPORT

**MEETING DATE:** January 26, 2023

**TITLE:**

Consider action to approve a Site Development Plan Amendment to allow the use of a geotextile parking material at Mina Elementary, being 4.340 acres out of Farm Lot 19 East of Main Street, located at 1203 Hill Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

**STAFF REPRESENTATIVE:**

Sylvia Carrillo, City Manager

**ITEM DETAILS:**

Site Address:	1203 Hill Street
Total Acreage:	4.340
Legal Description:	Farm Lot 19 East of Main Street
Property Owner/Agent:	Bastrop ISD
Existing Use:	School/Parking Lot
Existing Zoning:	Civic Space
Character District:	Cultural Arts
Future Land Use:	Public and Institutional

**BACKGROUND:**

The applicant is requesting an amendment to the approved Site Development Plan to allow an alternative parking material for the parking lot at Mina Elementary. The Site Development Plan was approved by the Development Review Committee on August 23, 2022. The site is currently under construction to add a new two-story building, add a new parking lot and replace the existing parking lot with pervious pavers to meet the drainage requirements. A previous agreement with BISD and the City require a net zero increase to site drainage.

The applicant would like to replace the proposed pervious pavers with a geotextile system (a fabric grid that will hold loose gravel) due to additional construction on the site should a 2023 Bond be approved by the voters. BISD is requesting this as a temporary alternative as they intend to remove the parking lot and place a building in the location within the next two years. At issue is the need to remove a paver system in short order after installation.

The City Engineer has reviewed the specifications of the proposed system to verify that the alternative material and installation will meet the pervious requirements per the drainage agreement. The outstanding concern is migration of the gravel and its potentially negative impact on the overall drainage system. A compromise to the issue is a stated time of the installation of pervious pavers should the voters not approve the 2023 Bond.

The City is recommending a pervious paver be installed no later than 18 months from the vote on the bond if the bond is not successful; too long of a time period between final installation may have longer term negative impacts on the overall drainage of the area.

**POLICY EXPLANATION:**

Per Table 2.4.001A Development Application Approval Process, if an applicant disagrees with the Director of Planning's decision of a Site Development Plan, the applicant can appeal the decision the Planning & Zoning Commission.

Compliance with the B<sup>3</sup> Code Technical Manual:

Section 2.1.006 Parking Areas – the parking surface must use asphaltic pavement, concrete, or a similar, material and at minimum, use dust palliative or other surfacing materials that minimize the generation of fine dust particulates.

**RECOMMENDATION:**

Consider action to approve the Mina Elementary Site Development Plan with the condition that the pavers be installed if the bond is not successful, being 4.340 acres out of Farm Lot 19 East of Main Street, located at 1203 Hill Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

**ATTACHMENTS:**

- Exhibit A: Site Plan – Paving & Striping Plan
- Attachment 1: Location Map



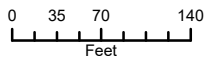








# 1203 Hill Street Site Development Plan Amendment Alternative Parking Materials



1 inch = 150 feet

Date: 1/20/2023

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:** January 26, 2023

**TITLE:**

Consider action to approve meeting minutes from the September 29, 2022 Planning and Zoning Commission Meeting.

**STAFF REPRESENTATIVE:**

Nicole Peterson, Executive Administrative Assistant

**ATTACHMENTS:**

- Meeting Minutes





# Planning and Zoning Commission

## September 29, 2022

### Meeting Minutes

Item 4A.

The City of Bastrop Planning and Zoning Commission met Thursday, September 29, 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.

##### Commissioners:

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

##### Staff Present:

Jennifer C. Bills, Director of Planning and Development  
Nicole Peterson, Planning Technician/Commission Secretary

#### 2. CITIZEN COMMENTS

There were no citizen comments.

#### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the August 25, 2022 Planning and Zoning Commission Regular Meeting.

Pablo Serna made a motion to approve the August 25, 2022 meeting minutes. Carrie Caylor seconded the motion and the motion carried unanimously.

- 3B. Consider action to approve meeting minutes from the September 15, 2022 Planning and Zoning Commission Special Meeting.

Pablo Serna made a motion to approve the September 15, 2022 meeting minutes. Judah Ross seconded the motion and the motion carried unanimously.

- 3C. Consider action to approve The Colony MUD 1D, Section 5 Preliminary Plat, being 34.490 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.

The Director of Planning and Development, Jennifer Bills, presented to Commissioners The Colony MUD 1D, Section 5 Preliminary Plat, being 34.490 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.

**Planning and Zoning Commission**  
**September 29, 2022**  
**Meeting Minutes**

Item 4A.

There were no questions or comments from the Commissioners.

Cynthia Meyer made a motion to approve The Colony MUD 1D, Section 5 Preliminary Plat, being 34.490 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. Patrice Parsons seconded the motion and the motion carried unanimously.

- 3D. Consider action to approve The Colony MUD 1C Section 8 Final Plat, being 19.576 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.

The Director of Planning and Development, Jennifer Bills, presented to The Colony MUD 1C Section 8 Final Plat, being 19.576 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 the Commissioners.

Carrie Caylor made a motion to approve The Colony MUD 1C Section 8 Final Plat, being 19.576 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. Pablo Serna seconded the motion and the motion carried unanimously.

- 3E. Consider action to approve Farm Street Village Preliminary Plat, being 15.84 acres out of Farm Lots 37 and 38, East of Main Street, located north of Farm Street, south of Cedar Street and west of SH 95, within the city limits of Bastrop, Texas, as shown in Exhibit A.

The Director of Planning and Development, Jennifer Bills, presented to Commissioners the Farm Street Village Preliminary Plat, being 15.84 acres out of Farm Lots 37 and 38, East of Main Street, located north of Farm Street, south of Cedar Street and west of SH 95, within the city limits of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills stated the unopened Right-of-Way is not part of the plat. She also mentioned Washington Street is no longer able to be extended, and the County will not approve Washington Street, therefore the city is working with Bastrop County to see if we can get Julius Thomas approved as a street name.

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

1. What information does the Texas Local Government Code require to be in preliminary drainage plans?
  - The Texas Local Government Code has no requirements if they are following the rules. Once the applicant starts the development, they cannot change the Preliminary Drainage.
2. The 72 lots in this development will all be duplexes?
  - Yes, this is what the applicant is proposing. This site is zoned P3, so they are allowed by right in this Place Type.
3. Is the City aware of the fence on Chambers Street being in the Right- of-way?
  - There are several issues that were never resolved in 2006 when the City went through and tried to clean up the deeds for the lots encroaching into the Right-of-Way.
4. Can this plat be approved with those unresolved issues?

**Planning and Zoning Commission**  
**September 29, 2022**  
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- Yes, once a preliminary plat is approved, there are still no official construction documents for the project until the Final Drainage Plan and Public Improvement Plan are approved. If the applicant does not move forward with construction within 2 years of the plat being approved it expires, and they will then have to come into compliance with the rules in place at that time. If the applicant does move forward, any drainage issues will be addressed in the Final Drainage Plan.
5. Are there any parking or safety concerns with the streets being narrow?
    - The code does not have any parking requirements.
  6. Are these apartments?
    - No, they are duplexes.
  7. Are the duplexes going to be for affordable housing?
    - They will be workforce housing.
  8. Is workforce housing different than affordable housing?
    - Affordable housing is defined as 80% and below of the area median income.
    - Workforce housing is defined as 60-120% of the area median income.

Residents in opposition of the development but did not wish to speak at the meeting:

1. William Holford
2. Charles Huth
3. Emily Huth
4. Christy Forman
5. James Forman
6. Sheri Hoskins
7. Katherine Albers
8. Linda Smith

Daniel Smith, a resident at 1504 Cedar Street, stated they have been living on this lot for 80 years and were opposed to the project. He also stated he was concerned on how the growth will affect the flooding in this area, the effect of the development on property values, the increased traffic on the roads, and that he believes a TIA needs to be completed for this project

Nathan Anderson, resident at 805 Main Street, stated he is for affordable housing in Bastrop but believes 72 duplexes on this size of a lot feels a lot like Austin. He also mentioned that he is opposed to stealing property from longtime residents.

Tommy Claiborne, resident at 708 Walnut Street, believes the water at Gills Branch and the construction on Highway 71 will only bring more water and it will glow into Gills Branch. He mentioned his concerns about the traffic and wait times for the school that have become an issue for parents picking up their kids. He said, we are for growth, but this area is not the place or time for it.

Allison Bumsted, resident at 1316 Farm Street stated her concerns for parking, and the traffic on the street already being an issue. She is not completely opposed to the development but has concerns about the proposed development being so dense.

Susan Long, resident at 1402 Hill Street stated her concerns about the development bringing in more traffic, people, and air pollution. She voiced her concern about the development being built in the floodplain. She believes if this development is accepted, it will destroy the Historic Farm Street Neighborhood. She believes this land would make a great pocket park.

**Planning and Zoning Commission**  
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Item 4A.

Nancy Huth, resident at 1303 Cedar Street stated her concern about how dense the new proposed development is and was hoping it would be better than what was previously proposed. She voiced her concerns with the water at Gills Branch and how this development will make it worse. She mentioned they already have issues with traffic and getting in and out of their property. She is opposed to this development and feels that if the lot sizes were ½ or 1/3 or an acre it would be better.

Joe Grady Tuck, 906 Main Street is here to represent two individuals, Lindy Larson and Sheri Hoskins who live on Chamber Street. He stated Chamber Street is a dirt road with no fixed location on paper and out of the 12 different plats he has seen they all show different property lines and feels a discussion is needed. He mentioned his client came out of her house and found a stake 5ft from her window and how her house dates to the 1970's. He urges the Commissioners to not take action on this item till a discussion has been had with all the property owners regarding the property lines.

Debbie Moore opened executive session at 6:42 p.m.

Debbie Moore closed executive session at 7:31 p.m.

Pablo Serna made a motion to approve the Preliminary Plat with a recommendation that additional surveys by property owners may be produced to confirm the relevant real estate boundaries. Scott Long seconded the motion and the motion carried 6-1 with Cynthia Meyer in opposition to the motion.

**4. UPDATES**

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

4B. Updates from Planning Staff on ongoing development projects and department management projects.

The Director of Planning and Development, Jennifer Bills, presented to Commissioners the recent City Council actions on Planning Department items, ongoing development projects, and department management projects which included all the recent developments around Bastrop and the status of them at this time.

She discussed new commercial building permits, the long-range planning project the department is working on, and other major projects happening with other departments.

4C. Planning & Development Department Monthly Project Volume Report.

Director of Planning and Development Jennifer Bills presented to Commissioners the Monthly Project Volume Report for August.

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

Pablo Serna mentioned the WUI code and would like updates on its status of it. Jennifer Bills mentioned that Andres Rosales, Fire Chief, was working on it.

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Item 4A.

Patrice Parsons mentioned she would like for the City to stay up to date on the Fire Code.

**5. ADJOURNMENT**

Cynthia Meyer made a motion to adjourn at 8:04 p.m. Pablo Serna seconded the motion, and the motion carried unanimously.

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Debbie Moore, Chair

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Pablo Serna, Vice-Chair





# STAFF REPORT

**MEETING DATE:** January 26, 2023

**TITLE:**

Consider action to approve meeting minutes from the November 17, 2022 Planning and Zoning Commission Meeting.

**STAFF REPRESENTATIVE:**

Nicole Peterson, Executive Administrative Assistant

**ATTACHMENTS:**

- Meeting Minutes



# Planning and Zoning Commission

## November 17, 2022

### Meeting Minutes

Item 4B.

The City of Bastrop Planning and Zoning Commission met Thursday, November 17, 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 Kristi Koch.

Kristi Koch introduced herself to the Commissioners.

##### Commissioners:

Debbie Moore	Present
Cynthia Meyer	Present
Ishmael Harris	Present
Carrie Caylor	Present – Arrived at 6:01 p.m.
Scott Long	Present
Judah Ross	Present
Patrice Parsons	Present
Kristi Koch	Present

##### Staff Present:

Jennifer C. Bills, Director of Planning and Development  
Nicole Peterson, Planning Technician/Commission Secretary  
Keehren Baah, Assistant Director of Planning and Development

#### 2. CITIZEN COMMENTS

There were no citizen comments.

#### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

##### 3A. Consider action to approve meeting minutes from the September 29, 2022 Planning and Zoning Commission Regular Meeting.

Jesse Shoemaker, resident at 906 Main Street is here on behalf of his clients speaking in opposition to the September 29, 2022 meeting minutes. He states that our agenda is not accurate and should be removed because there are conflicts with the open meetings act due to them not reflecting the executive session and omitting important facts.

Cynthia Meyer made a motion to postpone the approval of the September 29, 2022 meeting minutes. Carrie Caylor seconded the motion and the motion carried 4-2 with Debbie Moore and Judah Ross against it and Patrice Parson and Kristi Koch who abstained.

##### 3B. Consider action to elect the Planning and Zoning Commission Chair for FY 2023.

Carrie Caylor made a motion to reelect Debbie Moore as Chair. Cynthia Meyer seconded the motion and the motion carried 7-1 with Kristi Koch voting against it.

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3C. Consider action to elect the Planning and Zoning Vice Chair for FY 2023.

Scott Long made a motion to elect Carrie Caylor as the Planning and Zoning Vice Chair for FY 2023. Ishmael Harris seconded the motion and the motion carried unanimously.

3D. Public hearing and consider action to recommend approval to adopt the 2023 Schedule of Uniform Submittal Dates for Site Plans, Place Type Zoning changes, Plats, Public Improvement Plans, and Neighborhood Regulating Plans in accordance with the Bastrop Building Block (B3) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates, and the Bastrop Building Block (B3) Technical Manual Section 1.2.002 Uniform Submittal Dates, as shown in Exhibit A, and forward to the December 13, 2022 City Council meeting.

The Director of Planning and Development, Jennifer Bills, presented to Commissioners the 2023 Schedule of Uniform Submittal Dates for Site Development Plans, Place Type Zoning Changes, Plats, Public Improvement Plans, and Neighborhood Regulating Plans in accordance with the Bastrop Building Block (B3) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates, and the Bastrop Building Block (B3) Technical Manual Section 1.2.002 Uniform Submittal Dates.

Discussion commenced between Commissioners and Staff over the following topics:

1. If for any reason we do not have a quorum, what is the timeline to schedule another meeting?
  - If we do not have a quorum, then the proposed project will approve itself.
2. Is the Commission allowed to have alternates?
  - Yes, we can ask the board members from Zoning Board of Adjustments.

Debbie Moore opened the public hearing at 6:27 p.m.

There were no citizen comments.

Debbie Moore closed the public hearing at 6:28 p.m.

Cynthia Meyer made a motion to recommend approval of the 2023 Schedule of Uniform Submittal Dates for Site Development Plans, Place Type Zoning Changes, Plats, Public Improvement Plans, and Neighborhood Regulating Plans in accordance with the Bastrop Building Block (B3) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates, and the Bastrop Building Block (B3) Technical Manual Section 1.2.002 Uniform Submittal Dates, as shown in Exhibit A, and forward to the December 13, 2022 City Council meeting. Patrice Parsons seconded the motion and the motion carried unanimously.

**Planning and Zoning Commission**  
**November 17, 2022**  
**Meeting Minutes**

**4. UPDATES**

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

The Director of Planning and Development, Jennifer Bills, presented to Commissioners the recent City Council actions on Planning Department items which included The Colony MUD Public Improvement Plan Agreements and the contract for the Transportation Impact Fee Study.

- 4B. Updates from Planning Staff on ongoing development projects and department management projects.

The Director of Planning and Development, Jennifer Bills, presented to Commissioners the updates to ongoing development projects and department management projects which included all long-range planning projects the department is working on, and other major projects happening with other departments around the City of Bastrop.

- 4C. Planning & Development Department Monthly Project Volume Report.

Director of Planning and Development, Jennifer Bills presented to Commissioners the Monthly Project Volume Report for September and October.

Jennifer Bills mentioned other notable projects happening which included Rapid Express Carwash, P. Terry's and the demolishing of the Old Payless, and the wastewater line being constructed in front of Seton Hospital.

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

Kristi Koch asked if we could have a review of Chapter 8 – Signs and would like to know how to start the process to get a review started.

**5. ADJOURNMENT**

Cynthia Meyer made a motion to adjourn at 7:01 p.m. Scott Long seconded the motion, and the motion carried unanimously.

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Debbie Moore, Chair

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Carrie Caylor, Vice-Chair



# STAFF REPORT

**MEETING DATE:** January 26, 2023

**TITLE:**

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

**STAFF REPRESENTATIVE:**

Jennifer C. Bills, Director of Planning & Development

**ITEM DETAILS:**

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

**BACKGROUND/HISTORY:**

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

Traffic Impact and Streets

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

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

Sam Houston Drive is being constructed with 1D Section 7 and will be gated after this section. Republic Drive will serve as the main collector that will connect Sam Houston to the remainder of

The Colony (Sections 1F, 1G) in the northern arm. The developer has the option to gate the individual neighborhoods off Sam Houston Drive within this section.

### Utilities

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

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

### Drainage

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

### **POLICY EXPLANATION:**

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

### Compliance with 2036 Comprehensive Plan:

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

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

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

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

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

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

## Local Government Code

### Sec. 212.002. Rules.

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

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

### Section 212.004 Plat Required

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

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

### Sec. 212.010. Standards for Approval

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

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

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

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

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

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



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

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

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

- Section 1.3.001 Standard Procedure - Platting

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

- Section 1.3.002 Preliminary Plat or Section 1.3.003 Final Plat

*The Preliminary Plat was approved by the Planning and Zoning Commission on June 30, 2022.*

*The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on July 21, 2022.*

*The Public Improvement Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on October 7, 2022.*

- Section 1.3.004 Plat Requirements

*The Development Review Committee reviewed the Final Plat for The Colony MUD 1D, Section 2 for compliance with subdivision and utility standards on December 19, 2022 and deemed the plat administratively complete. The Planning Director recommends approval.*

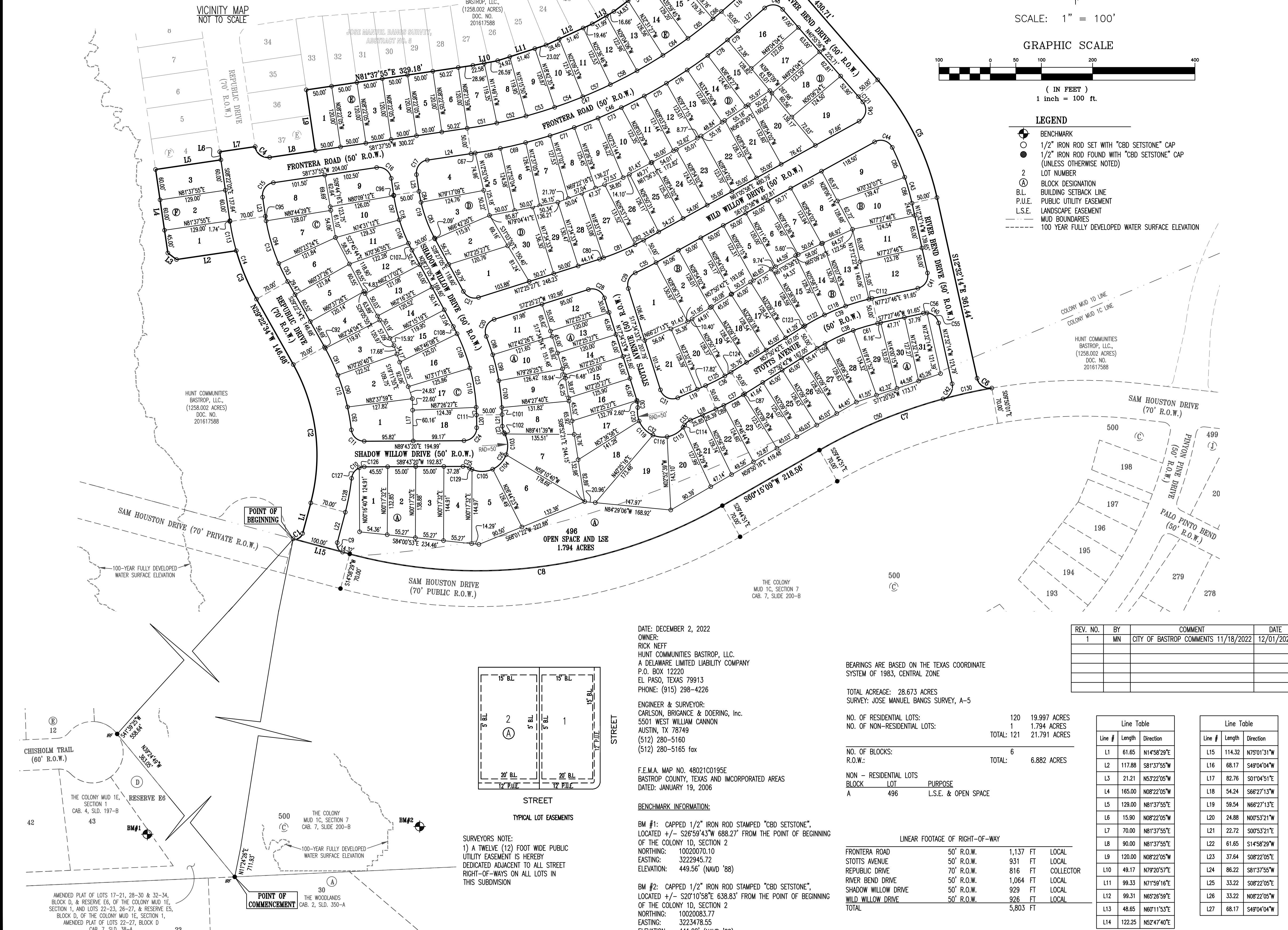
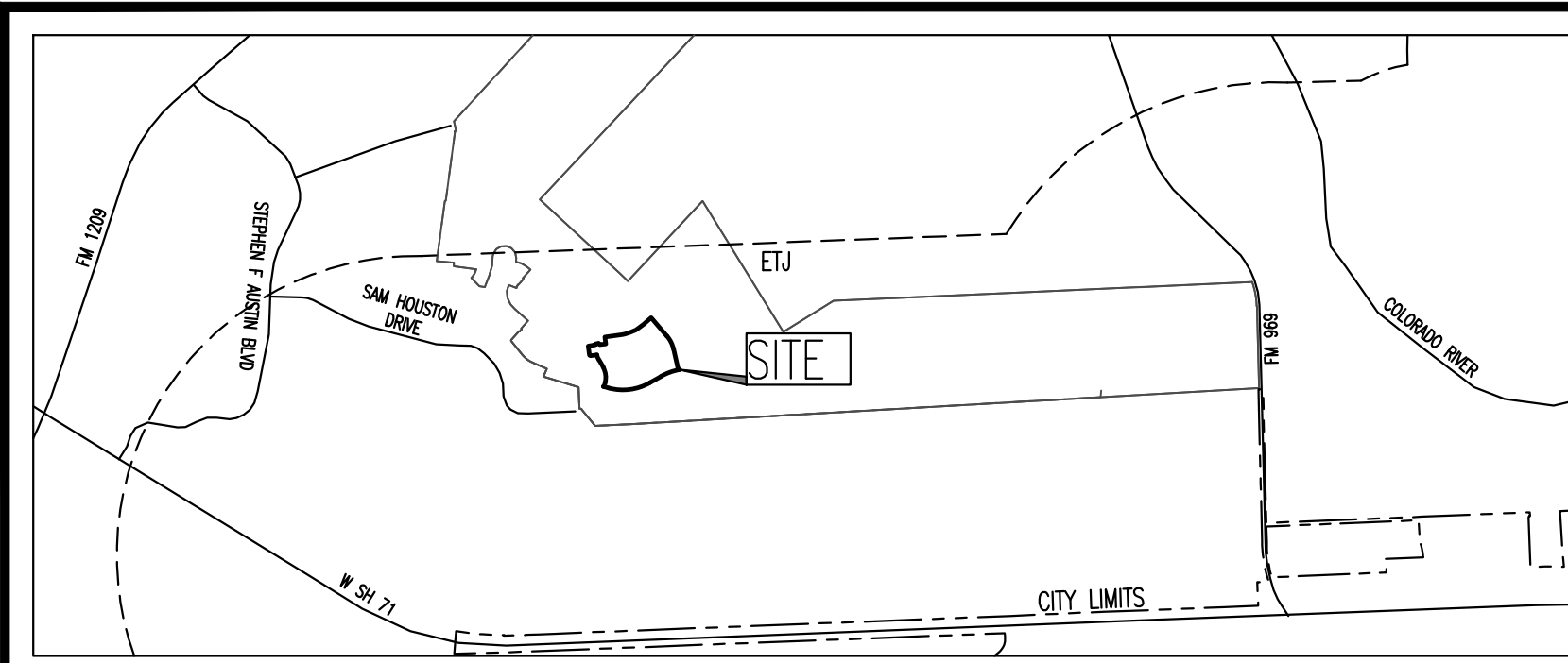
**RECOMMENDATION:**

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

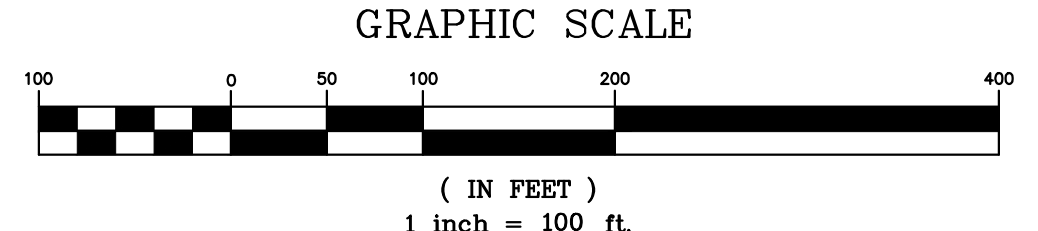
**ATTACHMENTS:**

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

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



SCALE: 1" = 100'



### LEGEND

- BENCHMARK
- 1/2" IRON ROD SET WITH "CBD SETSTONE" CAP
- 1/2" IRON ROD FOUND WITH "CBD SETSTONE" CAP (UNLESS OTHERWISE NOTED)
- 2 LOT NUMBER
- (A) BLOCK DESIGNATION
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT
- LANDSCAPE EASEMENT
- MUD BOUNDARIES
- 100 YEAR FULLY DEVELOPED WATER SURFACE ELEVATION

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	23.56	15.00	N59°58'29"E	21.21	15.00	90°00'00"
C2	279.44	361.00	N07°12'03"W	272.51	147.14	44°21'03"
C3	102.53	439.00	N22°41'08"W	102.30	51.50	132°23'53"
C4	39.27	25.00	S32°22'05"E	35.36	25.00	90°00'00"
C5	260.18	525.00	S26°44'05"E	257.53	132.82	282°34'42"
C6	38.09	25.00	S56°11'07"E	34.51	23.85	87°17'47"
C7	359.69	1035.00	S70°12'38"W	357.89	181.68	195°43'43"
C8	753.23	965.00	S82°36'49"W	734.25	396.98	44°43'19"
C9	23.56	15.00	S30°01'31"E	21.21	15.00	90°00'00"
C10	36.52	25.00	S47°52'11"W	33.36	22.39	83°42'18"
C11	31.62	25.00	S48°25'31"E	28.36	22.39	83°42'18"
C12	171.53	431.00	S17°58'28"E	170.40	86.92	22°48'12"
C13	135.30	369.00	S19°52'20"E	134.54	68.42	21°00'29"
C14	160.96	439.00	S18°52'20"E	160.06	81.40	21°00'29"
C15	39.27	25.00	S36°37'55"W	35.36	25.00	90°00'00"
C16	39.27	25.00	N52°22'05"W	35.36	25.00	90°00'00"
C17	39.27	25.00	S36°37'55"W	35.36	25.00	90°00'00"
C18	113.92	325.00	N18°24'35"W	113.34	57.55	20°05'00"
C19	96.39	275.00	S18°24'35"E	95.90	48.70	20°05'00"
C20	41.22	25.00	S25°11'41"W	36.70	27.03	94°27'31"
C21	34.52	25.00	S68°00'49"E	31.85	20.65	79°07'28"
C22	156.85	425.00	S11°27'43"E	155.96	79.33	21°08'43"
C23	180.39	375.00	N14°40'13"W	178.66	91.98	27°33'44"
C24	39.54	25.00	N44°24'59"E	35.54	25.27	90°36'41"
C25	13.17	25.00	N75°11'16"W	13.02	6.74	30°10'48"
C26	131.75	50.00	S42°43'59"W	96.81	193.14	150°58'17"
C27	13.17	25.00	S15°58'45"E	13.02	6.74	30°10'48"
C28	39.27	25.00	N62°34'33"W	35.36	25.00	90°00'00"
C29	34.61	25.00	S24°14'06"W	33.33	22.36	83°37'19"
C30	11.61	25.00	N04°16'21"W	11.51	5.91	26°36'24"
C31	41.88	25.00	S65°33'40"E	37.15	27.75	95°58'14"
C32	137.02	50.00	N69°28'35"W	97.99	245.91	157°00'51"
C33	15.03	25.00	S49°14'06"W	14.80	7.75	34°28'13"
C34	93.88	475.00	N66°45'43"E	93.73	47.10	11°19'28"
C35	45.32	525.00	S63°34'22"W	45.31	22.68	45°46'47"
C36	56.34	375.00	N62°08'57"E	56.29	28.22	8°36'31"
C37	63.86	425.00	S62°08'57"W	63.80	31.99	8°36'31"
C38	128.40	375.00	S67°39'14"W	127.77	64.83	19°37'04"
C39	145.52	425.00	N67°39'14"E	144.81	73.48	19°37'04"
C40	39.27	25.00	N57°32'14"W	35.36	25.00	90°00'00"
C41	39.27	25.00	N32°27'46"E	35.36	25.00	90°00'00"
C42	38.09	25.00	N31°06'40"E	34.51	23.85	87°17'47"
C43	115.90	475.00	N19°31'38"W	115.61	58.24	13°58'48"
C44	40.31	25.00	N72°42'32"W	36.08	26.06	92°23'00"
C45	43.81	25.00	N10°53'46"E	38.42	30.01	10°24'25"
C46	582.56	1025.00	S65°21'00"W	574.75	299.38	32°33'51"
C47	554.14	975.00	S65°21'00"W	546.71	284.78	32°33'51"
C48	39.27	25.00	N85°55'56"W	35.36	25.00	90°00'00"
C49	39.27	25.00	S04°04'04"W	35.36	25.00	90°00'00"
C50	282.02	1035.00	S67°30'25"W	261.32	131.71	14°30'17"
C51	58.75	975.00	N79°54'21"E	58.74	29.38	32°27'09"
C52	58.59	975.00	N78°27'28"E	58.58	29.31	32°26'35"
C53	58.84	975.00	N73°00'48"E	58.63	29.33	32°26'45"
C54	58.70	975.00	N69°33'56"E	58.69	29.36	32°26'59"
C55	31.95	25.00	N49°09'02"W	29.82	18.58	7°51'37"
C56	7.32	25.00	S85°50'58"W	7.29	3.69	16°46'23"
C57	58.77	975.00	N66°06'51"E	58.76	29.39	32°27'12"
C58	58.80	975.00	N62°38'34"E	58.80	29.41	32°27'20"
C59	18.16	375.00	S59°15'57"W	18.16	9.08	7°46'31"
C60	60.81	375.00	S65°15'56"W	60.74	30.47	9°17'27"
C61	49.43	375.00	S73°41'13"W	49.39	24.75	7°33'06"
C62	45.34	431.00	N09°35'11"W	45.32	22.69	6°01'38"
C63	58.81	975.00	N59°12'14"E	58.80	29.41	32°27'21"
C64	58.08	975.00	N55°44'24"E	58.07	29.55	32°28'16"
C65	62.17	975.00	N52°10'39"E	62.16	31.10	3°39'13"
C66	21.83	975.00	N49°42'33"E	21.83	10.91	11°16'58"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C67	8.40	1025.00	N81°23'50"E	8.40	4.20	0°28'11"
C68	50.06	1025.00	N79°45'48"E	50.05	25.03	2°47'53"
C69	50.56	1025.00	N76°57'04"E	50.55	25.28	2°49'34"
C70	49.55	1025.00	N74°09'12"E	49.55	24.78	2°46'12"
C71	50.01	1025.00	N71°22'14"E	50.01	25.01	2°47'44"
C72	50.02	1025.00	N68°34'29"E	50.02	25.02	2°47'46"
C73	50.12	1025.00	N65°46'34"E	50.11	25.06	2°48'05"
C74	50.01	1025.00	N62°58'39"E	50.01	25.01	2°47'44"
C75	50.01	1025.00	N60°10'55"E	50.00	25.01	2°47'43"
C76	48.01	1025.00	N57°26'32"E	48.01	24.01	2°41'02"
C77	49.19	1025.00	N54°43'32"E	49.19	24.60	2°45'00"
C78	49.16	1025.00	N51°58'35"E	49.16	24.59	2°44'53"
C79	27.45	1025.00	N49°50'06"E	27.45	13.73	1°32'04"
C80	8.11	475.00	N71°56'06"E	8.11	4.06	0°58'42"
C81	66.62	475.00	N67°25'59"E	66.57	33.37	8°02'11"
C82	19.15	475.00	N62°15'16"E	19.15	9.58	2°18'35"
C83	74.79	275.00	S20°39'37"E	74.56	37.63	15°34'55"
C84	21.60	275.00	S10°37'07"E	21.60	10.81	4°30'05"
C85	63.20	475.00	N22°42'20"W	63.15	31.65	7°37'24"
C86	52.70	475.00	N15°42'56"W	52.67	26.38	6°21'25"
C87	3.36	425.00	N65°04'17"E	3.36	1.68	0°27'10"
C88	43.42	425.00	N61°13'29"E	43.40	21.73	5°51'13"
C89	17.08	425.00	N65°18'09"E	17.07	8.54	2°18'07"
C90	64.94	431.00	N61°55'12"W	64.93	32.56	8°38'23"
C91	58.08	431.00	N25°06'00"W	58.03	29.08	7°43'14"
C92	3.13	431.00	N29°10'06"W	3.13	1.56	0°24'57"
C93	39.06	369.00	S26°20'38"E	39.04	19.55	6°03'53"
C94	87.22	369.00	S16°32'24"E	87.02	43.81	13°32'35"
C95	9.02	369.00	S09°04'06"E	9.02	4.51	1°24'02"
C96	1.16	325.00	S28°08'12"E	1.16	0.58	0°12'15"
C97	48.52	325.00	S12°50'56"E	48.47	24.30	8°35'13"
C98	38.11	425.00	S19°27'56"E	38.10	19.07	5°08'17"
C99	52.14	425.00	S13°22'55"E	52.10	26.10	5°13'43"
C100	52.78	425.00	S06°18'37"E	52.74	26.42	7°06'54"
C101	13.82	425.00	S01°49'16"E	13.82	6.91	1°51'49"
C102	3.04	500.00	S29°19'48"E	3.03	1.52	3°28'42"
C103	41.84	500.00	S20°37'01"E	40.63	22.23	47°56'52"
C104	39.48	500.00	S42°58'29"W	38.46	20.83	45°14'08"
C105	41.68	500.00	S89°28'32"W	40.49	22.14	47°45'58"
C106	49.00	325.00	S21°26'42"E	48.95	24.55	8°38'19"
C107	15.24	325.00	S27°06'28"E	15.24	7.62	2°41'14"
C108	15.97	375.00	N27°13'52"W	15.97	7.99	2°26'25"
C109	71.65	375.00	N20°32'15"W	71.54	35.83	10°56'49"
C110	77.80	375.00	N09°07'14"W	77.66	39.04	11°53'15"
C111	14.97	375.00	N02°01'59"W	14.97	7.49	2°17'15"
C112	6.25	425.00	S77°02'29"W	6.25	3.13	0°50'36"
C113	58.44	439.00	N12°10'53"W	58.39	29.26	7°37'36"
C114	5.22	500.00	N35°00'19"E	5.21	2.61	5°36'38"
C115	37.38	500.00	N59°24'33"E	36.51	19.61	42°49'51"
C116	28.19	500.00	S83°01'28"E	27.82	14.48	32°18'08"
C117	47.58	425.00	S73°24'44"W	47.56	23.82	6°24'54"
C118	44.76	425.00	S67°11'16"W	44.74	22.40	6°02'02"
C119	39.44	500.00	S44°16'40"E	38.42	20.81	45°11'28"
C120	26.80	500.00	S06°19'32"E	26.48	13.73	30°42'46"
C121	13.47	475.00	N40°07'11"W	13.47	6.74	1°37'29"
C122	43.88	425.00	S61°12'47"W	43.86	21.96	5°54'54"
C123	3.05	425.00	S58°03'01"W	3.05	1.52	0°24'38"
C124	14.34	375.00	N58°56'26"E	14.34	7.17	2°11'29"
C125	42.00	375.00	N63°14'42"E	41.98	21.02	6°25'02"
C126	10.08	25.00	S78°10'27"W	10.01	5.11	2°05'46"
C127	26.45	431.00	S36°19'18"W	25.23	14.61	6°36'32"
C128	67.38	431.00	S10°29'46"W	67.31	33.76	8°57'27"
C129	5.71	500.00	N63°22'11"W	5.71	2.86	6°32'37"
C130	97.68	1035.00	S77°27'46"W	97.64	48.88	5°24'26"

REV. NO.	BY	COMMENT	DATE
1	MN	CITY OF BASTROP COMMENTS 11/18/2022	12/01/2022

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	81.65	N14°58'29"E	L16	68.17	S49°04'04"W
L2	117.88	S81°37'55"W	L17	82.76	S01°04'51"E
L3	21.21	N52°22'05"W	L18	54.24	S66°27'13"W
L4	165.00	N08°22'05"W	L19	59.54	N66°27'13"E
L5	129.00	N81°37'55"E	L20	24.88	N00°53'21"W
L6	15.90	N08°22'05"W	L21	22.72	S05°53'21"E
L7	70.00	N81°37'55"E	L22	61.65	S14°58'29"W
L8	90.00	N81°37'55"E	L23	37.64	S08°22'05"E
L9	120.00	N08°22'05"W	L24	86.22	S81°37'55"W
L10	49.17	N79°20'57"E	L25	33.22	S08°22'05"E
L11	99.33	N71°59'16"E	L26	33.22	N08°22'05"W
L12	99.31	N65°28'59"E	L27	68.17	S49°04'04"W
L13	48.65	N60°11'53"E			
L14	122.25	N52°47'40"E			

DATE: DECEMBER 2, 2022  
 OWNER:



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

GENERAL NOTES:

- THE BENCHMARKS USED ARE:
  - BM #1: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE", LOCATED +/- S26°59'43"W 688.27' FROM THE POINT OF BEGINNING OF THE COLONY 1D, SECTION 2 NORTHING=10020070.10 EASTING=3222945.72 ELEVATION: 449.96' (NAVD '88)
  - BM #2: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE", LOCATED +/- S20°10'58"E 638.83' FROM THE POINT OF BEGINNING OF THE COLONY 1D, SECTION 2 NORTHING=10020083.77 EASTING=3223478.55 ELEVATION: 441.08' (NAVD '88)
- WATER IS PROVIDED BY THE COLONY M.U.D. 1D.
- WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1D.
- ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON JUNE 30, 2022.
- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- BY APPROVING THIS FINAL PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
- FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REQUIREMENTS.
- ALL NEW UTILITIES WILL BE UNDERGROUND.
- IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATING.
- DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP PANEL NO. 48021C0195E, FOR BASTROP COUNTY TEXAS, EFFECTIVE JANUARY 19, 2006. COMMUNITY NUMBER 481193, AND IS ON ZONE X.
- TEMPORARY AND PERMANENT EASEMENTS ARE TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
- AS SHOWN HEREON, A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHT-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS 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 AND/OR BASTROP COUNTY.
- ALL EASEMENTS 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 HEREON AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, DRAINAGE PIPES AND NATURAL GAS LINES.
- AS BASTROP COUNTY PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 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.
- UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS FINAL PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
- THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
- FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS FINAL PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS FINAL PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS FINAL PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
- ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSENT AGREEMENT FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS.
- THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.
- ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE COMMITMENT EFFECTIVE DATE: 04-26-2021, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT OF. NO. 4210006025 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS FINAL PLAT
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS, SIDEWALKS, AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
- STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRICAL CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- 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, DRYWY/CHULVERT, DEVELOPMENT, FLOORPLAN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN.
- COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- NO STRUCTURES OR FENCES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
- NO STRUCTURES OR LAND USE (INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING) THAT NEGATIVELY IMPACTS STORMWATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS OR DETENTION/RETENTION AREAS.
- THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY-S (STANDARD LOT).

METES AND BOUNDS

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

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

THENCE, N11°24'26"E, OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, A DISTANCE OF 711.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE NORTH LINE OF SAM HOUSTON DRIVE (70' R.O.W. ACCORDING TO THE PLAT OF THE COLONY MUD 1C, SECTION 7 RECORDED IN CABINET 7, SLIDE 200-B, P.R.B.C.TX.), BEING AT THE BEGINNING OF A CURVE TO THE LEFT, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING TWENTY-FIVE (25) COURSES AND DISTANCES, NUMBERED 1 THROUGH 25,

- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N59°58'29"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N14°58'29"E, A DISTANCE OF 61.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 361.00 FEET, AN ARC LENGTH OF 279.44 FEET, AND A CHORD THAT BEARS N07°12'03"W, A DISTANCE OF 272.51 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N29°22'34"W, A DISTANCE OF 146.68 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 439.00 FEET, AN ARC LENGTH OF 102.53 FEET, AND A CHORD THAT BEARS N22°41'08"W, A DISTANCE OF 102.30 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S81°37'55"W, A DISTANCE OF 117.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N53°22'05"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N08°22'05"W, A DISTANCE OF 165.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- N81°37'55"E, A DISTANCE OF 129.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N08°22'05"W, A DISTANCE OF 15.90 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N81°37'55"E, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND A CHORD THAT BEARS S53°22'05"E, A DISTANCE OF 35.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N81°37'55"E, A DISTANCE OF 90.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N08°22'05"W, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N81°37'55"E, A DISTANCE OF 329.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N79°20'57"E, A DISTANCE OF 49.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N71°59'16"E, A DISTANCE OF 99.33 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N65°26'59"E, A DISTANCE OF 99.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N60°11'53"E, A DISTANCE OF 48.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N52°47'40"E, A DISTANCE OF 122.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N49°04'04"E, A DISTANCE OF 180.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- S40°55'56"E, A DISTANCE OF 430.71 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 260.18 FEET, AND A CHORD THAT BEARS S26°44'05"E, A DISTANCE OF 257.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S12°32'14"E, A DISTANCE OF 361.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, AND
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.09 FEET, AND A CHORD THAT BEARS S56°11'07"E, A DISTANCE OF 34.51 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE NORTH LINE OF SAID SAM HOUSTON DRIVE, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT AND WITH THE NORTH LINE OF SAID SAM HOUSTON DRIVE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1035.00 FEET, AN ARC LENGTH OF 359.69 FEET, AND A CHORD THAT BEARS S70°12'38"W, A DISTANCE OF 357.89 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- S60°15'09"W, A DISTANCE OF 218.58 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 965.00 FEET, AN ARC LENGTH OF 753.23 FEET, AND A CHORD THAT BEARS S82°36'49"W, A DISTANCE OF 734.25 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, AND
- N75°01'31"W, A DISTANCE OF 114.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.673 ACRES OF LAND.

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

BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.
A	1	7,099	D	1	9,605
A	2	7,472	D	2	7,335
A	3	7,804	D	3	7,704
A	4	8,098	D	4	9,337
A	5	9,585	D	5	6,234
A	6	11,804	D	6	6,300
A	7	11,770	D	7	6,859
A	8	7,933	D	8	6,753
A	9	7,559	D	9	6,753
A	10	7,331	D	10	6,909
A	11	7,861	D	11	6,085
A	12	6,466	D	12	6,260
A	13	5,400	D	13	6,491
A	14	5,400	D	14	6,472
A	15	5,514	D	15	6,631
A	16	5,820	D	16	6,805
A	17	7,592	D	17	7,228
A	18	10,340	D	18	7,642
A	19	12,450	D	19	10,343
A	20	7,988	D	20	8,543
A	21	6,016	D	21	7,171
A	22	6,026	D	22	6,926
A	23	5,951	D	23	6,826
A	24	5,593	D	24	6,746
A	25	5,863	D	25	6,532
A	26	5,734	D	26	6,756
A	27	6,322	D	27	7,567
A	28	6,770	D	28	6,737
A	29	6,544	D	29	6,669
A	30	5,971	D	30	9,484
A	31	5,616			
A	496	78,149			

			E	1	6,000
			E	2	6,000
B	1	10,144	E	3	6,000
B	2	6,597	E	4	6,000
B	3	6,329	E	5	6,000
B	4	6,205	E	6	6,026
B	5	6,097	E	7	6,599
B	6	6,012	E	8	6,552
B	7	6,146	E	9	6,638
B	8	8,547	E	10	6,658
B	9	10,919	E	11	6,747
B	10	9,196	E	12	6,749
B	11	8,070	E	13	6,843
B	12	9,116	E	14	7,073
B	13	7,512	E	15	7,322
B	14	6,539	E	16	7,915
B	15	6,296	E	17	6,900
B	16	5,918			
B	17	5,784			
B	18	5,784	F	1	7,703
B	19	6,106	F	2	7,740
B	20	6,768	F	3	7,740
B	21	7,887			

C	1	9,068
C	2	9,678
C	3	8,059
C	4	7,422
C	5	7,323
C	6	7,763
C	7	8,860
C	8	8,864
C	9	7,599
C	10	6,953
C	11	6,648
C	12	6,836
C	13	6,041
C	14	6,030
C	15	6,253
C	16	7,722
C	17	7,746
C	18	7,662

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

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

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

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

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

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICK NEFF, 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

FLOOD PLAN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0195E FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

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

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

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

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

MAHER HARMOUCHE, P.E. #143982  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.  
ID # F3791

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

THAT I, JOHN DAVID KIPP, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD AS SHOWN ON THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, OF NO. 4210006025, EFFECTIVE DATE APRIL 26, 2021, ISSUED DATE MAY 5, 2021 HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.



SURVEYED BY: \_\_\_\_\_ DATE \_\_\_\_\_

JOHN DAVID KIPP ~ R.P.L.S. NO. 5844  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749

APPROVED THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

PLANNING & ZONING COMMISSION CHAIRPERSON \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_

STATE OF TEXAS )  
COUNTY OF BASTROP )

I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET \_\_\_\_\_, PAGE \_\_\_\_\_.

FILED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DEPUTY \_\_\_\_\_ COUNTY CLERK, BASTROP COUNTY, TEXAS

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

FIRM ID #F3791 ◆ REG. # 10024900

Civil Engineering

5501 West William Cannon

Phone No. (512) 280-5160

◆ Surveying

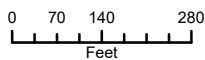
◆ Austin, Texas 78749

◆ Fax No. (512) 280-5165





# The Colony MUD 1D Section 2 Final Plat



1 inch = 300 feet

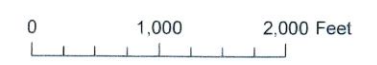
Date: 01/19/2023

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

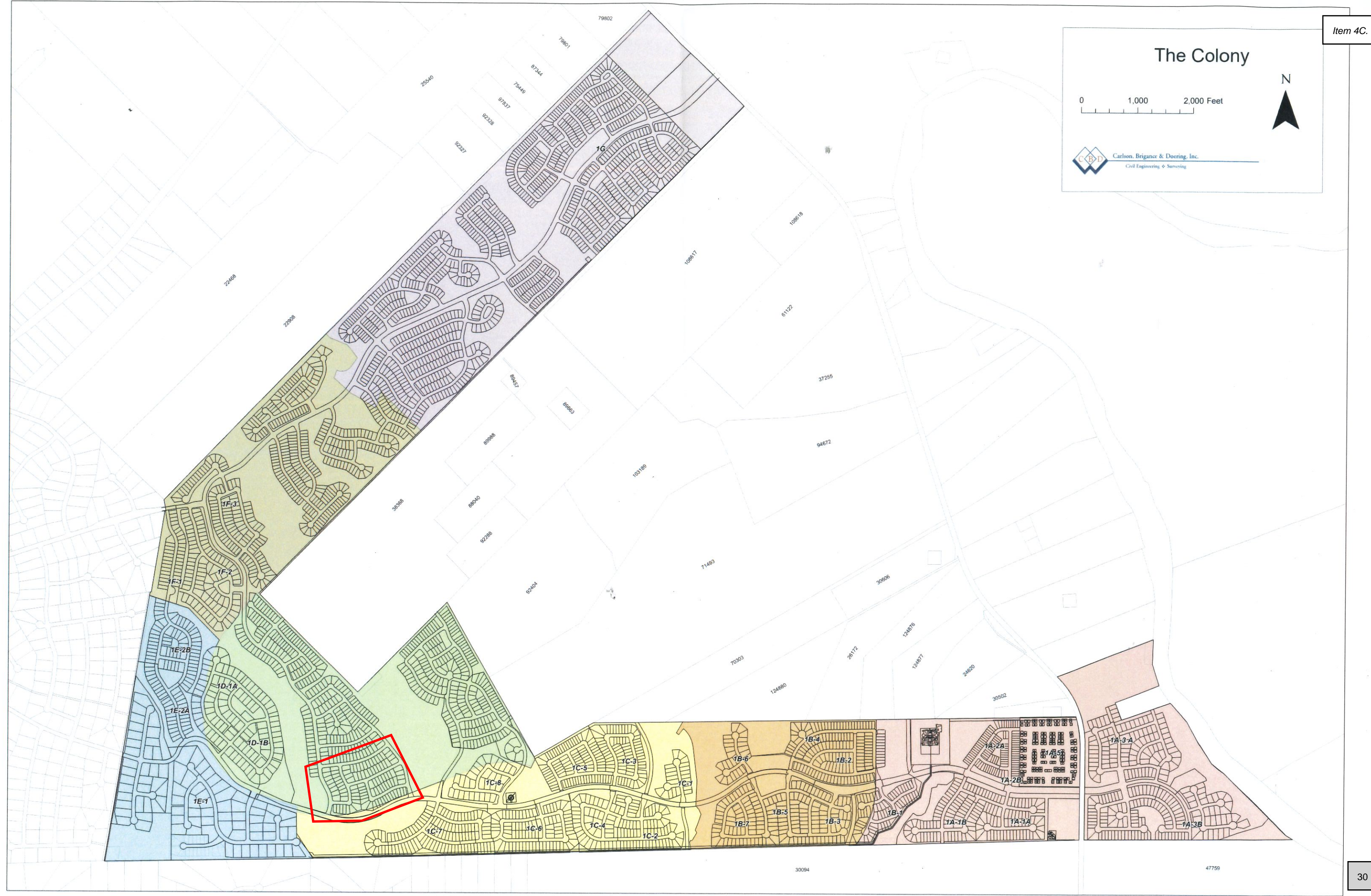




# The Colony



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







# STAFF REPORT

**MEETING DATE:** January 26, 2023

**TITLE:**

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

**STAFF REPRESENTATIVE:**

Jennifer C. Bills, Director of Planning & Development

**ITEM DETAILS:**

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

**BACKGROUND/HISTORY:**

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

**Traffic Impact and Streets**

The Final Plat proposes to extend Republic Drive, which connects 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 are included in an agreement with TxDOT.

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 Public Improvement Plan has been reviewed and approved by the City Engineer.

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

### Drainage

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

### **POLICY EXPLANATION:**

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

### Compliance with 2036 Comprehensive Plan:

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

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

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

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

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

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



## Local Government Code

### Sec. 212.002. Rules.

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

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

### Section 212.004 Plat Required

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

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

### Sec. 212.010. Standards for Approval

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

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

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

- Section 1.3.001 Standard Procedure - Platting

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

- Section 1.3.002 Preliminary Plat or Section 1.3.003 Final Plat

*The Preliminary Plat was approved by the Planning and Zoning Commission on June 30, 2022.*

*The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on July 21, 2022.*

*The Public Improvement Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on October 7, 2022.*

- Section 1.3.004 Plat Requirements

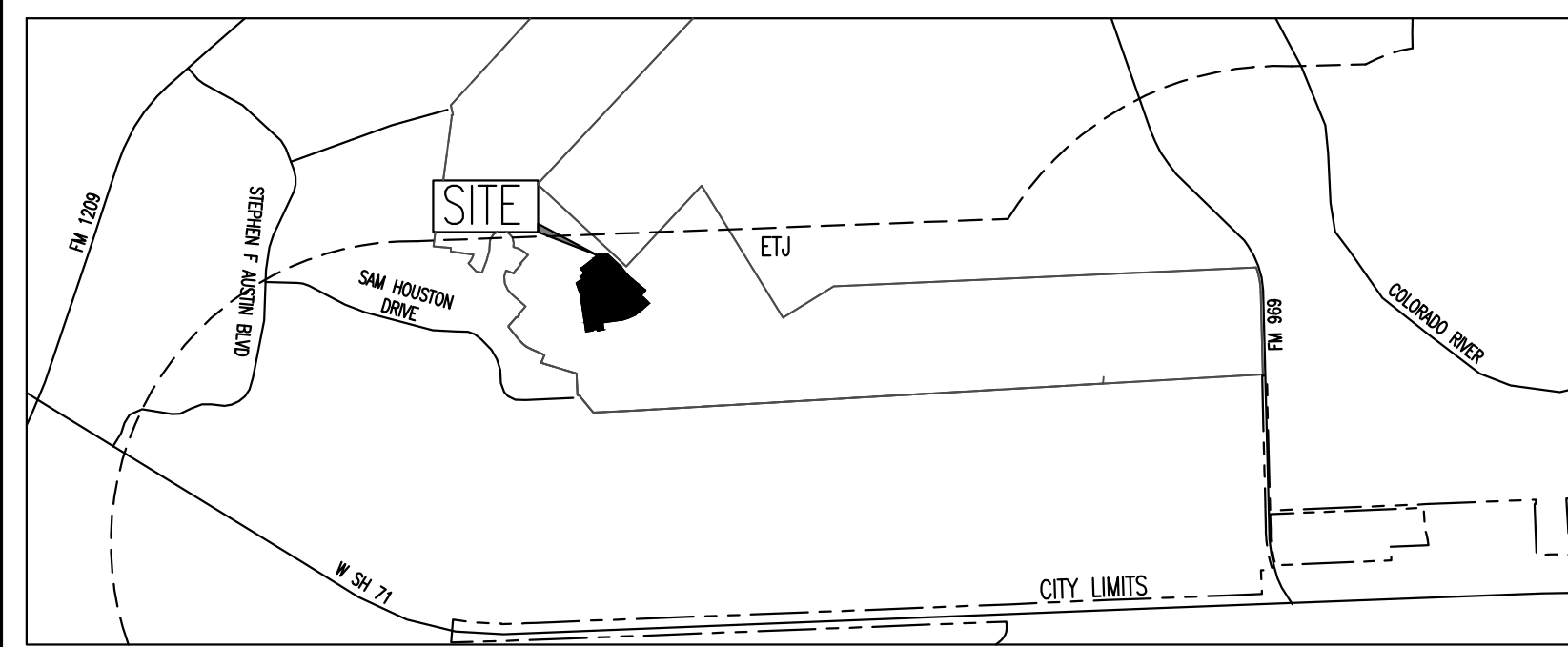
*The Development Review Committee reviewed the Final Plat for The Colony MUD 1D, Section 3 for compliance with subdivision and utility standards on December 19, 2022 and deemed the plat administratively complete. The Planning Director recommends approval.*

**RECOMMENDATION:**

Consider action to approve The Colony MUD 1D, Section 3 Final 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.

**ATTACHMENTS:**

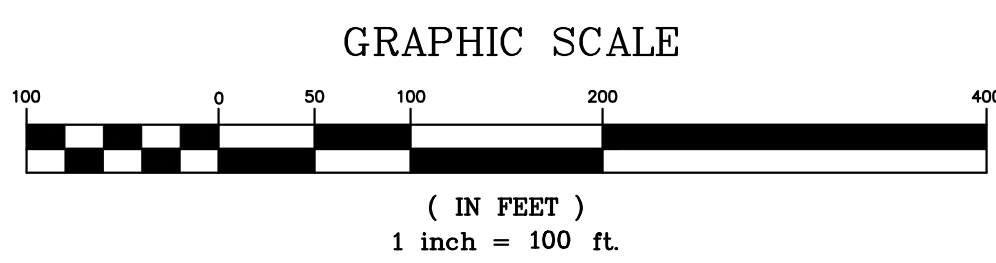
- Exhibit A: The Colony MUD 1D, Section 3 Final Plat
- Attachment 1: Location Map
- Attachment 2: The Colony MUD Lot Layout



VICINITY MAP NOT TO SCALE

# THE FINAL PLAT OF THE COLONY MUD 1D, SECTION 3

SCALE: 1" = 100'



- LEGEND**
- 1/2" IRON ROD SET WITH "CBD SETSTONE" CAP
  - 2 LOT NUMBER
  - Ⓜ BLOCK DESIGNATION
  - B.L. BUILDING SETBACK LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - L.S.E. LANDSCAPE EASEMENT
  - D.E. DRAINAGE EASEMENT
  - MUD BOUNDARIES
  - - - - 100 YEAR FULLY DEVELOPED WATER SURFACE ELEVATION

DATE: DECEMBER 2, 2022  
 OWNER:  
 RICK NEFF  
 HUNT COMMUNITIES BASTROP, LLC.  
 A DELAWARE LIMITED LIABILITY COMPANY  
 P.O. BOX 12220  
 EL PASO, TEXAS 79913  
 PHONE: (915) 298-4226

ENGINEER & SURVEYOR:  
 MAHER HARMOUCHE, P.E.  
 AND JOHN DAVID KIPP, R.P.L.S.  
 CARLSON, BRIGANCE & DOERING, Inc.  
 5501 WEST WILLIAM CANNON  
 AUSTIN, TX 78749  
 (512) 280-5160  
 (512) 280-5165 fax

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

**BENCHMARK INFORMATION:**

BM #1: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE", LOCATED +/- N38°46'37"W 943.39' FROM THE POINT OF BEGINNING OF THE COLONY 1D, SECTION 3  
 NORTHING: 10022140.31  
 EASTING: 3222398.37  
 ELEVATION: 465.02' (NAVD '88)

BM #2: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE", LOCATED +/- N49°57'58"W 1199.72' FROM THE POINT OF BEGINNING OF THE COLONY 1D, SECTION 3  
 NORTHING: 10022176.56  
 EASTING: 3222070.62  
 ELEVATION: 479.69' (NAVD '88)

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE

TOTAL ACRES: 25.419 ACRES  
 SURVEY: JOSE MANUEL BANGS SURVEY, A-5

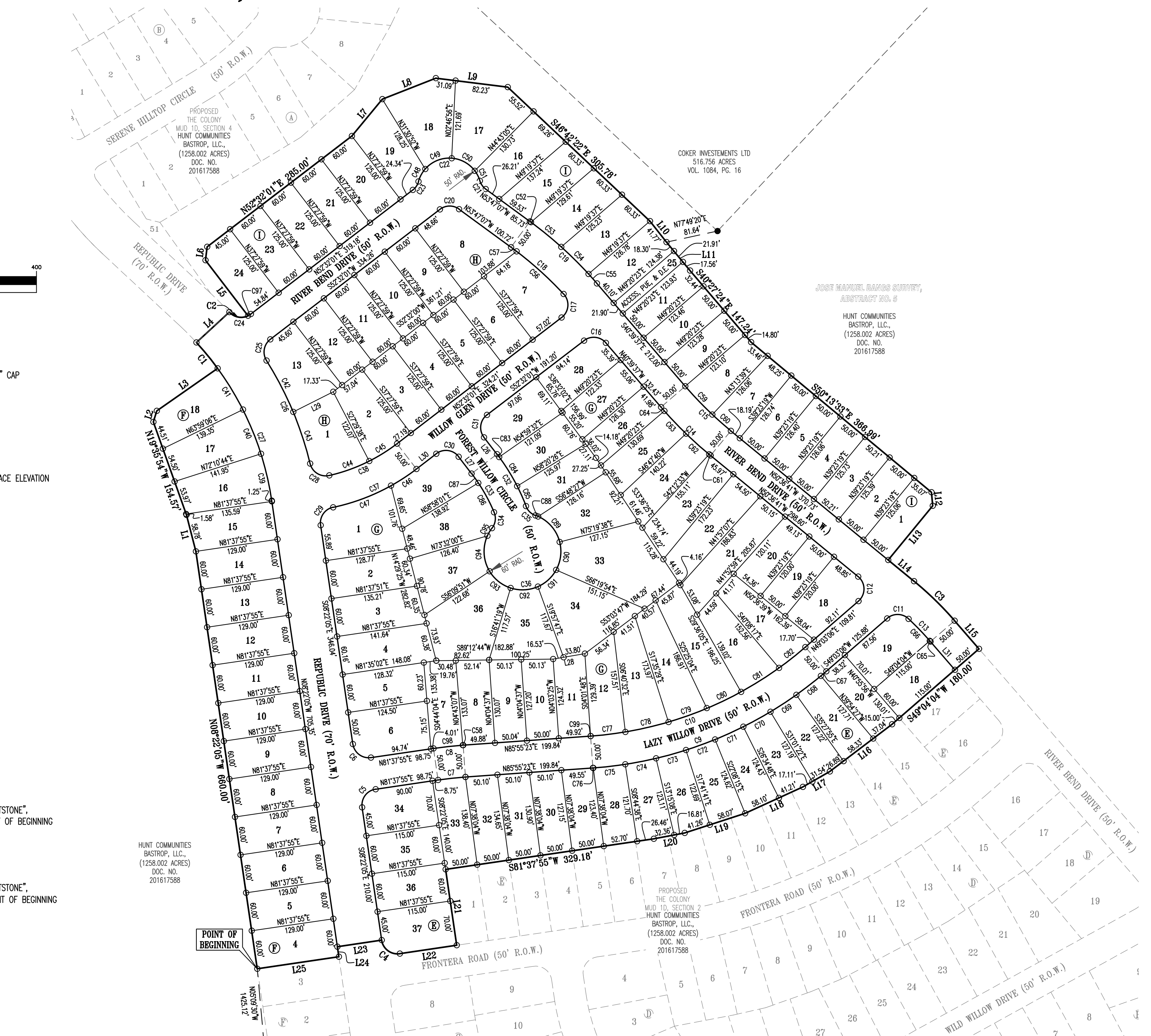
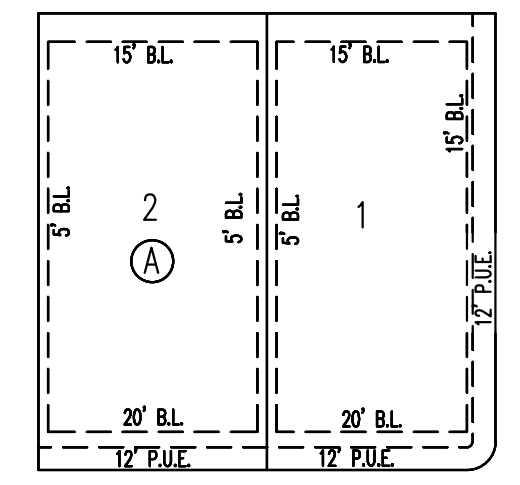
NO. OF RESIDENTIAL LOTS:	111	19,902 ACRES
NO. OF NON-RESIDENTIAL LOTS:	1	0.062 ACRE
<b>TOTAL:</b>	<b>112</b>	<b>19,964 ACRES</b>

NO. OF BLOCKS:	5	
R.O.W.:	TOTAL:	5,455 ACRES

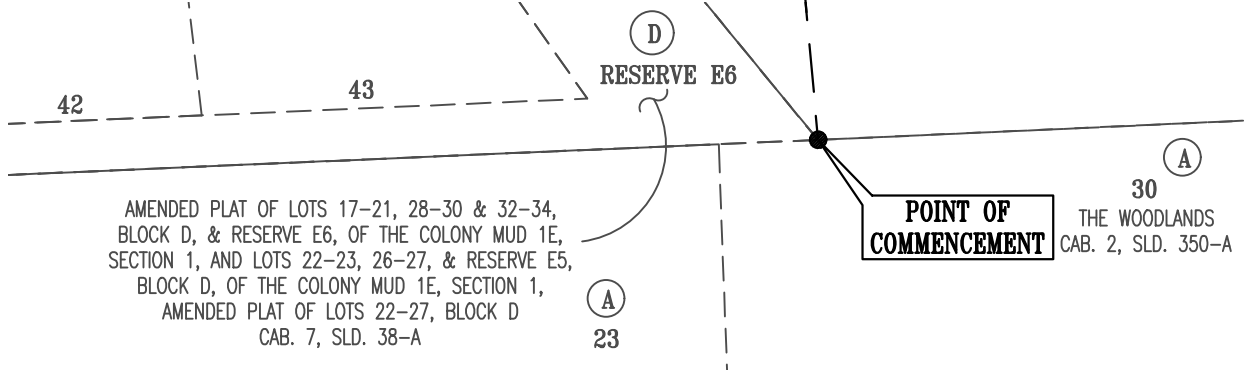
NON-RESIDENTIAL LOTS	LOT	PURPOSE
1	25	ACCESS, P.U.E., & D.E. LOT

**LINEAR FOOTAGE OF RIGHT-OF-WAY**

FOREST WILLOW CIRCLE	50' R.O.W.	234	FT	LOCAL
LAZY WILLOW DRIVE	50' R.O.W.	959	FT	LOCAL
REPUBLIC DRIVE	70' R.O.W.	1,005	FT	COLLECTOR
RIVER BEND DRIVE	50' R.O.W.	1,535	FT	LOCAL
WILLOW GLEN DRIVE	50' R.O.W.	568	FT	LOCAL
<b>TOTAL</b>		<b>4,301</b>	<b>FT</b>	



REV. NO.	BY	COMMENT	DATE
1	AP	CITY COMMENTS	04/05/22
2	MN	CITY OF BASTROP COMMENTS 11/18/22	12/01/22



**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 FINAL PLAT OF THE COLONY MUD 1D, SECTION 3

Curve Table with columns: Curve #, Length, Radius, Chord Direction, Chord Length, Tangent, DELTA. Rows C1 to C33.

Curve Table with columns: Curve #, Length, Radius, Chord Direction, Chord Length, Tangent, DELTA. Rows C34 to C66.

Curve Table with columns: Curve #, Length, Radius, Chord Direction, Chord Length, Tangent, DELTA. Rows C67 to C99.

Line Table with columns: Line #, Length, Direction. Rows L1 to L16.

Line Table with columns: Line #, Length, Direction. Rows L17 to L31.

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

THAT HUNT COMMUNITIES BASTROP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH RICK NEFF, SENIOR VICE PRESIDENT AND BEING THE OWNER OF 1258.002 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO BY DEED RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDED 25.419 ACRE TRACT OF LAND WITH THE PLAT SHOWN HERE ON, TO BE KNOWN AS:

"THE COLONY MUD 1D, SECTION 3"

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

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

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICK NEFF, 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

FLOOD PLAN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0195E FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006, COMMUNITY NUMBER 481193.

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

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

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

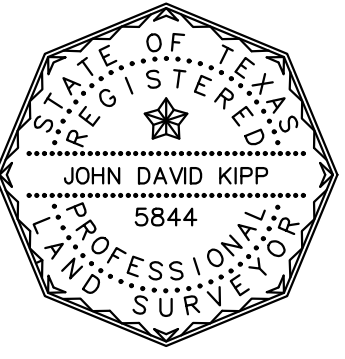
I, MAHER HARMOUCHE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP.



ENGINEERING BY: MAHER HARMOUCHE, P.E. #143982 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749

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

THAT I, JOHN DAVID KIPP, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD AS SHOWN ON THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, OF NO. 4210060025, EFFECTIVE DATE APRIL 26, 2021, ISSUED DATE MAY 5, 2021 HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.



SURVEYED BY: JOHN DAVID KIPP ~ R.P.L.S. NO. 5844 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749

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

APPROVED: ATTEST:

PLANNING & ZONING COMMISSION CHAIRPERSON CITY SECRETARY

STATE OF TEXAS COUNTY OF BASTROP

I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 20, A.D. AT O'CLOCK, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET PAGE, PAGE

FILED FOR RECORD ON THE DAY OF 20, A.D.

DEPUTY COUNTY CLERK, BASTROP COUNTY, TEXAS



METES AND BOUNDS BEING ALL OF THAT CERTAIN 25.419 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, L.L.C., BY DEED RECORDED IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.T.X.), SAID 25.419 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 1258.002 ACRE TRACT OF LAND, BEING AT THE SOUTHEAST CORNER OF RESERVE E6, BLOCK D AMENDED PLAT OF LOTS 17-21, 28-30 & 32-34, BLOCK D, & RESERVE E6, OF THE COLONY MUD 1E, SECTION 1, AND LOTS 22-23, 26-27, & RESERVE E5, BLOCK D, OF THE COLONY MUD 1E, SECTION 1, AMENDED PLAT OF LOTS 22-27, BLOCK D, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 38-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS (P.R.B.C.T.X.), SAME BEING ON THE NORTH LINE OF LOT 30, BLOCK A, THE WOODLANDS, A SUBDIVISION RECORDED IN CABINET 2, SLIDE 350-A, P.R.B.C.T.X., FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT OF LAND,

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

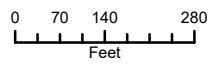
THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING THIRTY-SEVEN (37) COURSES AND DISTANCES, NUMBERED 1 THROUGH 37,

- 1) N08°22'05"W, A DISTANCE OF 660.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
2) N14°29'51"W, A DISTANCE OF 58.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
3) N19°35'54"W, A DISTANCE OF 154.57 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
4) N17°42'40"E, A DISTANCE OF 18.04 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
5) N55°01'15"E, A DISTANCE OF 116.13 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
6) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 466.00 FEET, AN ARC LENGTH OF 52.50 FEET, AND A CHORD THAT BEARS N39°21'09"W, A DISTANCE OF 52.47 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
7) N47°25'13"E, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
8) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 31.84 FEET, AND A CHORD THAT BEARS S79°04'12"E, A DISTANCE OF 29.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
9) N37°27'59"W, A DISTANCE OF 109.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
10) N07°32'01"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
11) N52°32'01"E, A DISTANCE OF 285.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
12) N39°41'33"E, A DISTANCE OF 74.81 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
13) N68°30'23"E, A DISTANCE OF 89.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
14) S82°52'51"E, A DISTANCE OF 113.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
15) S46°42'22"E, A DISTANCE OF 305.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
16) S38°18'59"E, A DISTANCE OF 41.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD FOUND AT AN ANGLE POINT ON THE NORTH LINE OF SAID 1258.002 ACRE TRACT, BEING AT THE SOUTHEAST CORNER OF A CALLED 516.756 ACRE TRACT OF LAND CONVEYED TO COKER INVESTMENTS, LTD. BY DEED RECORDED IN VOLUME 1084, PAGE 16, O.P.R.B.C.T.X., BEARS N77°49'20"E, A DISTANCE OF 81.64 FEET,
17) S39°29'29"E, A DISTANCE OF 57.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
18) S40°27'24"E, A DISTANCE OF 147.24 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
19) S50°13'33"E, A DISTANCE OF 366.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
20) S05°25'07"E, A DISTANCE OF 21.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
21) S39°23'19"W, A DISTANCE OF 109.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
22) S50°36'40"E, A DISTANCE OF 52.33 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
23) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 88.69 FEET, AND A CHORD THAT BEARS S45°46'18"E, A DISTANCE OF 88.58 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
24) S40°55'56"E, A DISTANCE OF 58.27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
25) S49°04'04"W, A DISTANCE OF 180.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
26) S52°47'40"W, A DISTANCE OF 122.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
27) S60°11'53"W, A DISTANCE OF 48.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
28) S65°26'59"W, A DISTANCE OF 99.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
29) S71°59'16"W, A DISTANCE OF 99.33 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
30) S79°20'57"W, A DISTANCE OF 49.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
31) S81°37'55"W, A DISTANCE OF 329.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
32) S08°22'05"E, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
33) S81°37'55"W, A DISTANCE OF 90.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
34) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND A CHORD THAT BEARS N53°22'05"W, A DISTANCE OF 35.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
35) S81°37'55"W, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
36) S08°22'05"E, A DISTANCE OF 15.90 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER, AND
37) S81°37'55"W, A DISTANCE OF 129.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.419 ACRES OF LAND.





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



1 inch = 300 feet

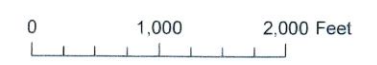


Date: 01/19/2023

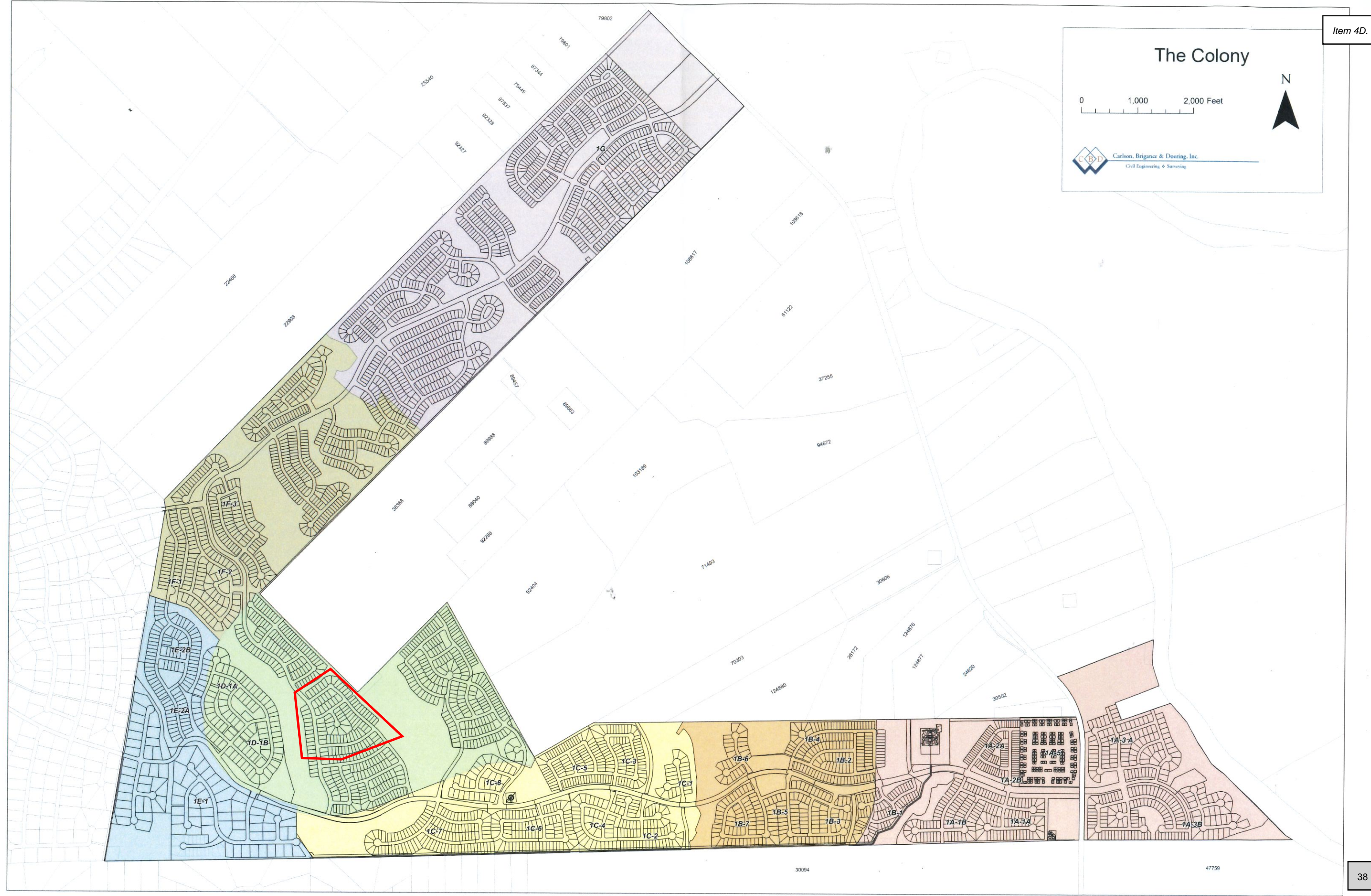
The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification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



# The Colony



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



30084

47759





# STAFF REPORT

**MEETING DATE:** January 26, 2023

**TITLE:**

Consider action to approve Bastrop Grove Section 3 Lots 9-19 Preliminary Plat, being 18.265 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of SH 71 and east of SH 304, within the city limits of Bastrop, Texas, as shown in Exhibit A.

**STAFF REPRESENTATIVE:**

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

**ITEM DETAILS:**

Site Address:	South of SH 71 and east of SH 304 (Attachment 1)
Total Acreage:	18.265 acres
Legal Description:	18.265 acres of the Nancy Blakey Survey, Abstract No. 98
Property Owner:	Douglas MacMahon, 71 Retail Partners, LP
Agent Contact:	Matt Synatschk, Carlson, Brigance, and Doering, Inc.
Existing Use:	Vacant/Undeveloped
Existing Zoning:	P5 Core (Previously C-1 Commercial)
Special Agreement:	Bastrop Grove Settlement Agreement January 2023
Future Land Use:	General Commercial

**BACKGROUND/HISTORY:**

The applicant has submitted a Preliminary Plat application for Bastrop Grove Section 3 Lot 9-19 (Exhibit A). This section was previously preliminary platted in 2017 as one lot (Lot 9). This new preliminary plat includes 11 commercial lots, extending a new street Orr Drive from State Highway 71 south to Agnes Street. (Attachment 1). The proposed plat is following standards established in a 2023 Settlement Agreement that largely uses grandfathered subdivision standards in the Bastrop Code of Ordinances Chapter 10 and zoning standards in Chapter 14 in effect at the time of preliminary platting in 2017, prior to B<sup>3</sup> Code adoption, some B<sup>3</sup> Code standards, such as the P-5 height allowance of up to 5 feet are allowed in the Agreement.

Traffic Impact and Streets

A traffic impact analysis (TIA) was conducted at the time of development of Section 1 in the subdivision, which includes Ascension Seton. The TIA included assumptions of uses and trips for the entire subdivision and the public street improvements needed to safely accommodate those trips. The as each lot is platted and developed, the trips generated will be reviewed against the TIA triggers for additional improvements required by the Texas Department of Transportation. The existing driveway with a deceleration lane from eastbound SH 71 will be dedicated as a 50-foot right-of-way and Orr Drive will be extended to connect SH 71 to Agnes Street. Additional

access easements between the lots will provide internal circulation to the development.

### Utilities

Water service (domestic and fire) will be provided by the City of Bastrop by tapping into an existing line along SH 304 and extend the public line east through the site, and then extend two lines south, one through an easement and one along Orr Drive, to connect to the existing line on Agnes Streets. A Preliminary Infrastructure Plan was approved by the City Engineer.

Wastewater collection and treatment will also be provided by the City of Bastrop by tapping into the existing lines along Agnes Street on the southeast corner on the property.

### Drainage

Stormwater runoff generated within the property will be routed through an open ditch system on the southern boundary of the property, which continues an open ditch flowing to the east that feeds into the large drainage channel that flows south to discharge into the Colorado River. 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.

### **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.

*This plat complies with the Future Land Use Plan, which shows General Commercial in this area. The plat proposes a non-residential lot with managed public access. Sidewalks and landscaping will be required at the time of site development planning.*

### Local Government Code

Sec. 212.002. Rules.

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

*Bastrop adopted subdivision regulations in 1981. The B<sup>3</sup> Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ). The B<sup>3</sup> Code replaced Bastrop Code of Ordinances Chapter 10, which previously addressed subdivision requirements.*

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 tract into eleven commercial lots.*

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 General Commercial for this area.*

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

*A traffic impact analysis (TIA) for the overall development of the nine-lot Bastrop Grove Subdivision has been previously approved by the City and TXDOT and the plat is consistent with the recommendations of that analysis. Improvements along SH 71 were built with a previous section and included items such as turning and deceleration lanes. Provisions for additional turning and deceleration lanes and improvements to SH 304 will be required in future development phases.*

- (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 infrastructure 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 Settlement Agreement and Bastrop Code of Ordinances Chapter 10 – Subdivision in effect at the time of the Preliminary Plat submittal. This was established in a 2023 Settlement Agreement.*

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

- Section 1.3.001 Standard Procedure - Platting

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

- Section 1.3.002 Preliminary Plat

*The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on December 1, 2022.*

*The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on January 12, 2023.*

- Section 1.3.004 Plat Requirements

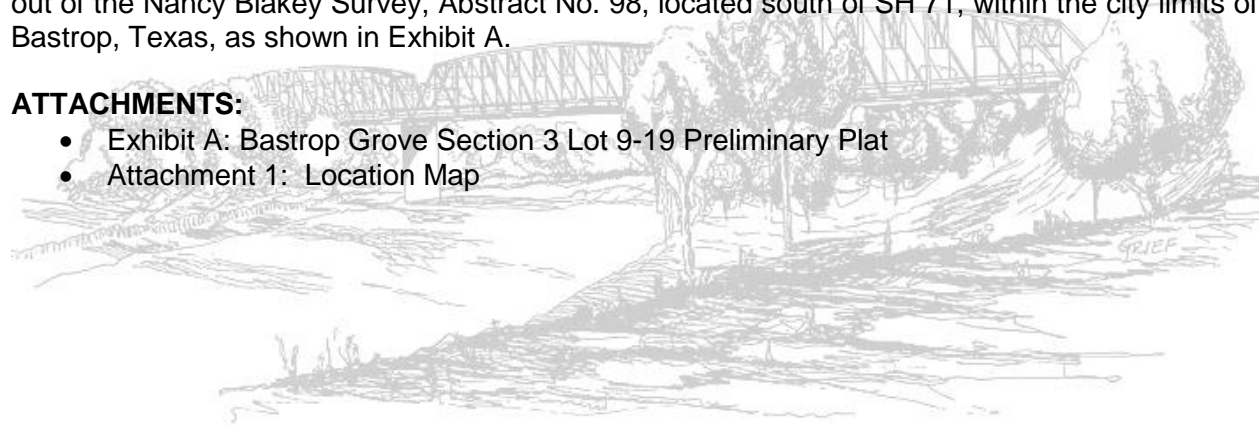
*The Development Review Committee reviewed the Preliminary Plat for Bastrop Grove Section 3 Lot 9-19 for compliance with subdivision and utility standards and deemed the plat administratively complete on January 12, 2023. The Planning Director recommends approval.*

**RECOMMENDATION:**

Consider action to approve Bastrop Grove Section 3 Lot 9-19 Preliminary Plat, being 18.265 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of SH 71, within the city limits of Bastrop, Texas, as shown in Exhibit A.

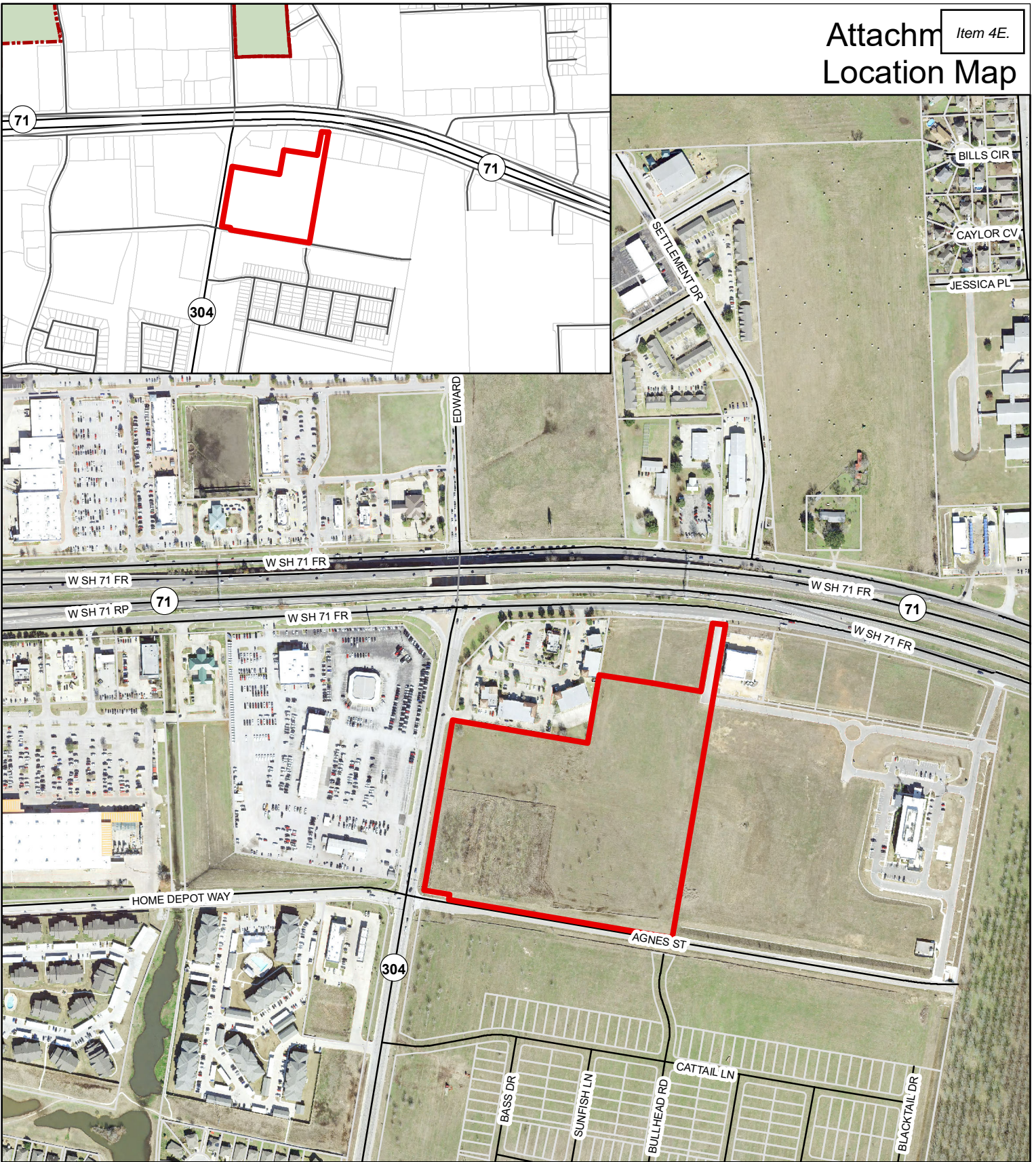
**ATTACHMENTS:**

- Exhibit A: Bastrop Grove Section 3 Lot 9-19 Preliminary Plat
- Attachment 1: Location Map

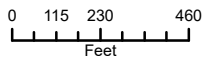








**Preliminary Plat**  
**Bastrop Grove Section 3, Lots 9-19**



1 inch = 500 feet

Date: 1/20/2023

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:** January 26, 2023

**TITLE:**

Consider action to approve Bastrop Grove Section 5 Preliminary Plat, being 25.865 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, AICP, LEED AP, Director of Planning & Development

**ITEM DETAILS:**

Site Address:	South of Agnes Street and east of State Highway 304 (Attachment 1)
Total Acreage:	25.865 acres
Legal Description:	25.865 acres of the Nancy Blakey Survey, Abstract No. 98
Property Owner:	Douglas MacMahon, 71 Retail Partners, LP
Agent Contact:	Taunia Halcomb, Carlson, Brigance, and Doering, Inc.
Existing Use:	Vacant/Undeveloped
Existing Zoning:	P5 Core (previously GR General Retail)
Special Agreement:	Bastrop Grove Settlement Agreement January 2023
Future Land Use:	Transitional Residential

**BACKGROUND/HISTORY:**

The applicant has submitted a Preliminary Plat application for Bastrop Grove Section 5 (Exhibit A). The plat includes 16 commercial lots. Driveway access to this tract will be provided from the existing streets Cattail Lane, Greenleaf Fisk Drive, and Agnes Street. (Attachment 1). The proposed plat is following standards established in a 2023 Settlement Agreement that largely uses grandfathered subdivision standards in the Bastrop Code of Ordinances Chapter 10 and zoning standards in Chapter 14 in effect at the time in 2019, prior to B<sup>3</sup> Code adoption, some B<sup>3</sup> Code standards, such as the P-5 height allowance of up to 5 feet are allowed in the Agreement.

Traffic Impact and Streets

No TIA was completed for this section. Per the Settlement Agreement, each lot will be required to provide a prorated share of \$450,000 which will go towards the construction of the southern lanes of Agnes Street. The developer is not required to build any streets as a part of this development. Driveway access to SH 304 is permitted by TXDOT and the applicant will be required to go through their process to secure future driveways.

Utilities

Water service (domestic and fire) will be provided by the City of Bastrop by tapping into an existing line along the north side of Agnes Street and installing new lines along the south side of Agnes

Street and along the rear of the lots fronting SH 304 in a public utility easement to connect to the existing line on Greenleaf Fisk Drive. A Preliminary Infrastructure Plan was approved by the City Engineer.

Wastewater collection and treatment will also be provided by the City of Bastrop by tapping into the existing lines along Bullhead Road, Cattail Lane and Greenleaf Fisk Drive to run down the rear of the lots.

#### Drainage

Stormwater runoff generated within the property will be routed through underground storm sewer, that feeds into the large drainage channel that flows south to discharge into the Colorado River. 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.

#### **POLICY EXPLANATION:**

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

#### Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – Transitional Residential 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.

*This plat complies with the Future Land Use Plan, which shows Transitional Residential in this area as the retail/commercial/office sites provide for an appropriate transition from State Highway 304 and Agnes Street to the medium density residential neighborhood for Bastrop Grove Section 4. The plat proposes a non-residential lot with managed public access. Sidewalks and landscaping will be required at the time of site development planning.*

#### Local Government Code

Sec. 212.002. Rules.

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

*Bastrop adopted subdivision regulations in 1981. The B<sup>3</sup> Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ). The B<sup>3</sup> Code replaced Bastrop Code of Ordinances Chapter 10, which previously addressed subdivision requirements.*

### 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 tract into sixteen commercial lots.*

### 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 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;

*No TIA was completed for this section. Per the Settlement Agreement, each lot will be required to provide a prorated share of \$450,000 which will go towards the construction of the southern lanes of Agnes Street. The developer is not required to build any streets as a part of this development. Public water and wastewater lines will be extended to serve the lots. Underground storm sewer will be installed for drainage.*

- (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 infrastructure 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 Bastrop Code of Ordinances Chapter 10 – Subdivision in effect at the time of the Preliminary Plat submittal. This was established in the grandfathering determination.*

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

- Section 1.3.001 Standard Procedure - Platting

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



- Section 1.3.002 Preliminary Plat

*The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on November 18, 2022.*

*The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on January 19, 2023.*

- Section 1.3.004 Plat Requirements

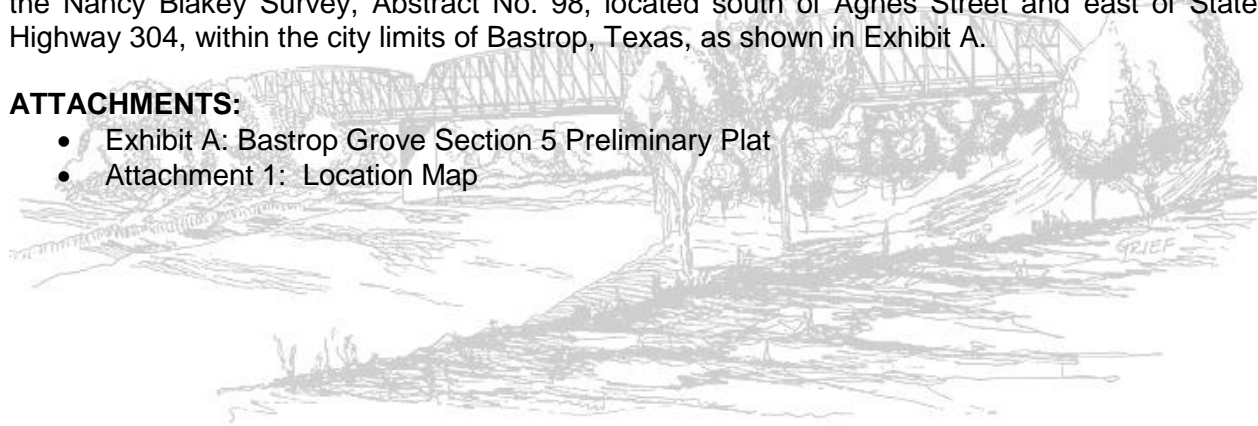
*The Development Review Committee reviewed the Preliminary Plat for Bastrop Grove Section 5 for compliance with subdivision and utility standards and deemed the plat administratively complete on January 19, 2023. The Planning Director recommends approval.*

**RECOMMENDATION:**

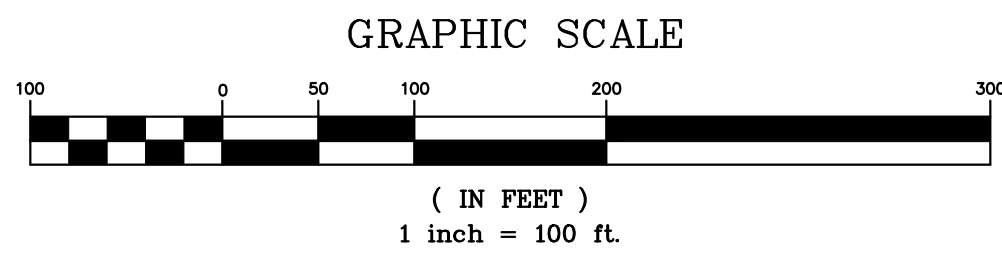
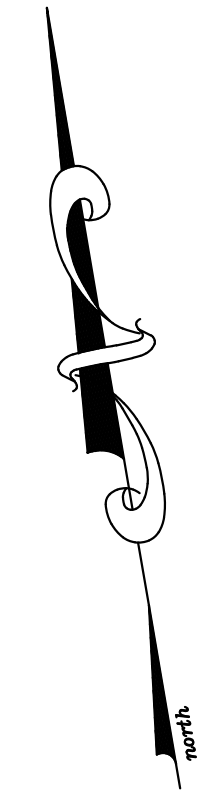
Consider action to approve Bastrop Grove Section 5 Preliminary Plat, being 25.865 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of Agnes Street and east of State Highway 304, within the city limits of Bastrop, Texas, as shown in Exhibit A.

**ATTACHMENTS:**

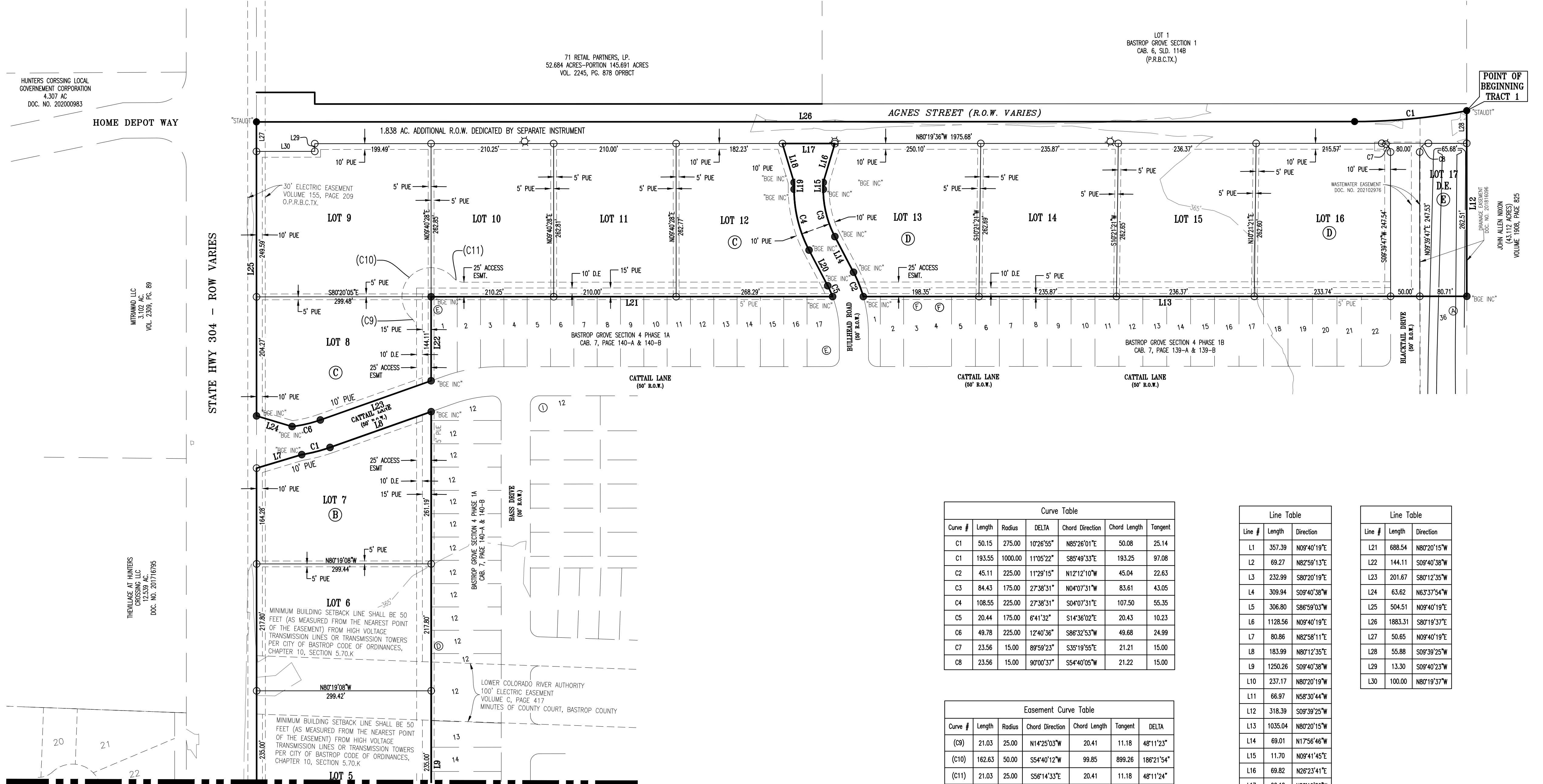
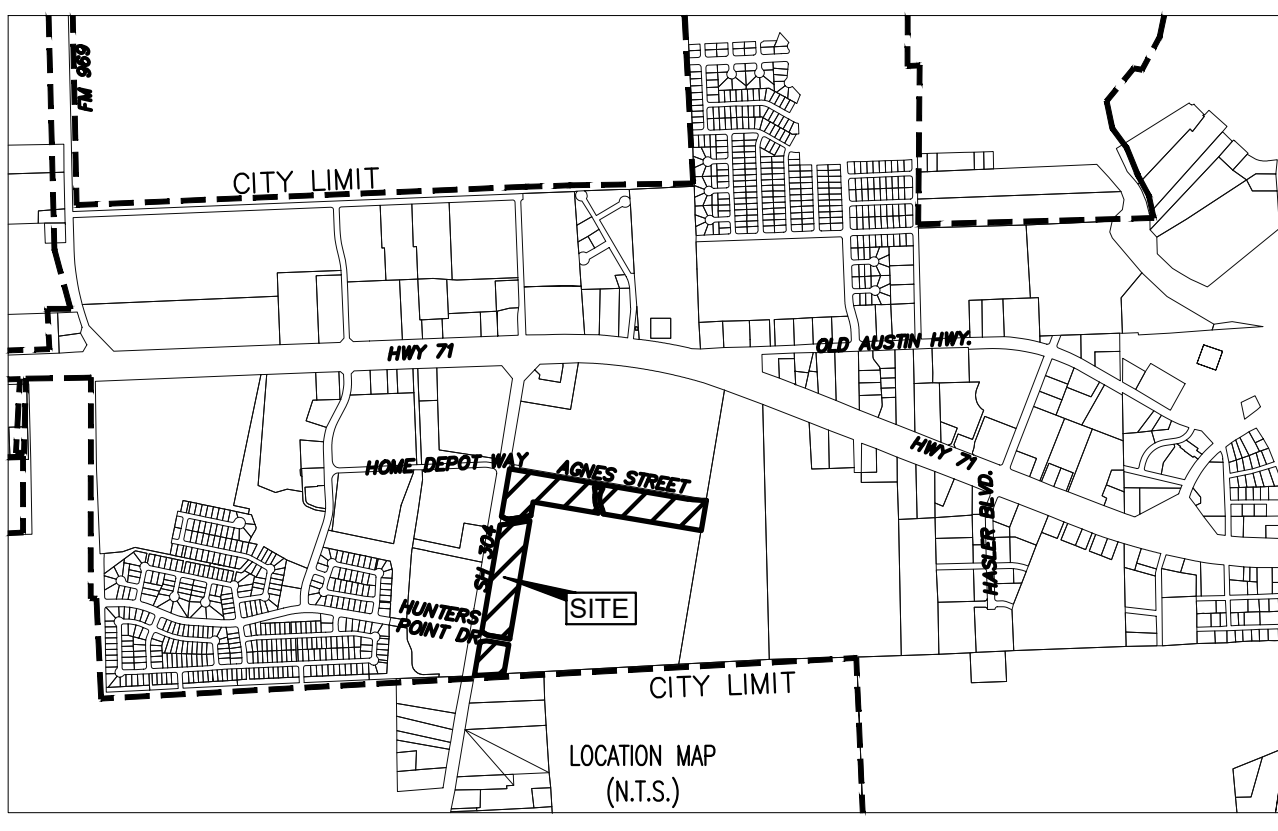
- Exhibit A: Bastrop Grove Section 5 Preliminary Plat
- Attachment 1: Location Map



# PRELIMINARY PLAT BASTROP GROVE, SECTION 5



- LEGEND**
- 1/2" IRON ROD FOUND - (AS NOTED)
  - 1/2" CAPPED IRON ROD SET
  - ▲ MAG NAIL FOUND
  - ☆ FUTURE STREET LIGHT LOCATION



Curve Table

Curve #	Length	Radius	DELTA	Chord Direction	Chord Length	Tangent
C1	50.15	275.00	10°26'55"	N85°26'01"E	50.08	25.14
C1	193.55	1000.00	11°05'22"	S85°49'33"E	193.25	97.08
C2	45.11	225.00	11°28'15"	N12°12'10"W	45.04	22.63
C3	84.43	175.00	27°38'31"	N04°07'31"W	83.61	43.05
C4	108.55	225.00	27°38'31"	S04°07'31"E	107.50	55.35
C5	20.44	175.00	6°41'32"	S14°36'02"E	20.43	10.23
C6	49.78	225.00	12°40'36"	S86°32'53"W	49.68	24.99
C7	23.56	15.00	89°59'23"	S38°19'55"E	21.21	15.00
C8	23.56	15.00	90°00'37"	S54°40'05"W	21.22	15.00

Easement Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C9)	21.03	25.00	N14°25'03"W	20.41	11.18	48°11'23"
(C10)	162.63	50.00	S5°40'12"W	99.85	899.26	186°21'54"
(C11)	21.03	25.00	S56°14'33"E	20.41	11.18	48°11'24"

Line Table

Line #	Length	Direction
L1	357.39	N09°40'19"E
L2	69.27	N82°59'13"E
L3	232.99	S80°20'19"E
L4	309.94	S09°40'38"W
L5	306.80	S86°59'03"W
L6	1128.56	N09°40'19"E
L7	80.86	N82°58'11"E
L8	183.99	N80°12'35"E
L9	1250.26	S09°40'38"W
L10	237.17	N80°20'19"W
L11	66.97	N58°30'44"W
L12	318.39	S09°39'25"W
L13	1035.04	N80°20'15"W
L14	69.01	N17°56'46"W
L15	11.70	N09°41'45"E
L16	69.82	N28°23'41"E
L17	90.12	N80°19'36"W
L18	69.79	S07°00'14"E
L19	11.70	S09°41'45"W
L20	69.01	S17°56'46"E

Line Table

Line #	Length	Direction
L21	688.54	N80°20'15"W
L22	144.11	S09°40'38"W
L23	201.67	S80°20'19"E
L24	63.62	N63°57'54"W
L25	504.51	N09°40'19"E
L26	1883.31	S80°19'37"E
L27	50.65	N09°40'19"E
L28	55.88	S09°39'25"W
L29	13.30	S09°40'23"W
L30	100.00	N80°19'37"W

LINEAR FOOTAGE OF RIGHT-OF-WAY

BLACKTAIL DRIVE	50.00 R.O.W.	263 FT	0.304 AC	LOCAL
AGNES ADD. R.O.W.	R.O.W. VARIES	2,078 FT	1.838 AC	
<b>TOTAL</b>		<b>2,341 FT</b>	<b>2.141 AC</b>	

COMMERCIAL LOTS

16	TOTAL:	23,239 ACRES
1	TOTAL:	0.485 ACRES
2	TOTAL:	2.141 ACRES

R.O.W. DEDICATION

2	TOTAL:	2.141 ACRES
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NO. OF BLOCKS:

5	TOTAL:	25.865 ACRES
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DATE: NOVEMBER 28, 2022  
 OWNER:  
 MC BASTROP 71, LP  
 8214 WESTCHESTER DRIVE, SUITE 550  
 DALLAS, TEXAS 75225

ENGINEER & SURVEYOR:  
 CARLSON, BRIGANCE & DOERING, Inc.  
 12129 N. FM 620, STE. 600  
 AUSTIN, TEXAS 78750  
 (512) 280-5160  
 (512) 280-5165 fax

F.E.M.A. MAP NO. 48021 C 0355E  
 BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

REV.	DESCRIPTION	DATE

**SHEET NO. 1 OF 2**

Carlson, Brigance & Doering, Inc.  
 Civil Engineering ♦ Surveying

FIRM ID #F3791

5501 West William Cannon Dr.  
Austin, Texas 78749  
Phone No. (512) 280-5160

♦ Main Office ♦ North Office

12129 RR 620 N., Ste. 600  
Austin, Texas 78750  
Fax No. (512) 280-5165

# PRELIMINARY PLAT BASTROP GROVE, SECTION 5

MATCH LINE SHEET 1

**FLOOD PLAIN NOTE:**

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021 C 0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006.

**GENERAL NOTES:**

- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VARIATION OR RE-PLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
- ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES.
- FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- 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.
- 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).
- WATER IS PROVIDED BY THE CITY OF BASTROP.
- WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
- ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC.
- GAS SERVICE WILL BE PROVIDED BY CENTERPOINT ENERGY.
- CABLE SERVICE IS PROVIDED BY SPECTRUM.
- 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 RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PRELIMINARY PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PRELIMINARY PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HERE UNDER.
- 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.
- TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 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.
- ALL NEW UTILITIES WILL BE UNDERGROUND.
- IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATING.
- DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- 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.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP.
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
- SETBACKS LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
- EASEMENT REQUIRED 50 FEET (AS MEASURED FROM THE NEAREST POINT OF THE EASEMENT) FROM HIGH VOLTAGE TRANSMISSION LINES OR TRANSMISSION TOWERS.
- OPEN STORAGE IS PROHIBITED IN ALL OR ZONING.

**FIELD NOTES - TRACT 1**

BEING ALL OF THAT CERTAIN 15.293 ACRE TRACT OR PARCEL OF LAND OUT OF AND PART OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THE REMAINDER OF THAT CALLED 145.691 ACRE TRACT CONVEYED TO MC BASTROP 71, LP, IN VOLUME 2097, PAGE 241, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 15.293 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF SAID 145.691 ACRE TRACT OF LAND, BEING AT THE SOUTHEAST CORNER OF BASTROP GROVE, SECTION 1, THAT 1.479 ACRE PORTION OF AGNES STREET (R.O.W. VARIES) DEDICATED IN SAID BASTROP GROVE, SECTION 1, ALSO BEING IN THE WEST LINE OF A CALLED 43.112 ACRE TRACT OF LAND CONVEYED TO JOHN ALLEN NIXON IN VOLUME 1908, PAGE 625, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, S09°39'25"W, WITH THE EAST LINE OF SAID 145.691 ACRE TRACT OF LAND AND THE WEST LINE OF SAID 43.112 ACRE TRACT OF LAND, A DISTANCE OF 516.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, OVER AND ACROSS SAID 145.691 ACRE TRACT OF LAND, THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES, NUMBERED 1 THROUGH 17,

- N80°20'05"W, A DISTANCE OF 1035.04 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 45.11 FEET, AND A CHORD THAT BEARS N12°12'10"W, A DISTANCE OF 45.04 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- N17°57'38"W, A DISTANCE OF 69.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 84.43 FEET, AND A CHORD THAT BEARS N04°07'31"W, A DISTANCE OF 83.61 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- N02°41'45"E, A DISTANCE OF 11.70 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- N02°23'41"E, A DISTANCE OF 69.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- N80°19'36"W, A DISTANCE OF 90.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- S07°00'14"E, A DISTANCE OF 69.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- S02°41'45"W, A DISTANCE OF 11.70 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 108.55 FEET, AND A CHORD THAT BEARS S04°07'31"E, A DISTANCE OF 107.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- S17°56'46"E, A DISTANCE OF 69.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 20.44 FEET, AND A CHORD THAT BEARS S14°36'02"E, A DISTANCE OF 20.43 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- N80°20'15"W, A DISTANCE OF 688.54 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- S09°40'38"W, A DISTANCE OF 144.11 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- S80°12'35"W, A DISTANCE OF 201.67 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 49.78 FEET, AND A CHORD THAT BEARS S88°32'53"W, A DISTANCE OF 49.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER, AND
- N63°37'54"W, A DISTANCE OF 43.112 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING IN THE WEST LINE OF SAID 145.691 ACRE TRACT OF LAND, SAME BEING IN THE EAST LINE OF STATE HIGHWAY 304 (120' R.O.W.).

THENCE, N09°40'19"E, WITH THE EAST LINE OF SAID STATE HIGHWAY 304 AND THE WEST LINE OF SAID 145.691 ACRE TRACT OF LAND, A DISTANCE OF 504.5 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING AT THE SOUTHWEST CORNER OF SAID BASTROP GROVE, SECTION 1,

THENCE, WITH THE SOUTH LINE OF SAID BASTROP GROVE, SECTION 1, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- S80°19'37"E, A DISTANCE OF 1883.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, AND
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 193.46 FEET, AND A CHORD THAT BEARS S85°51'51"E, A DISTANCE OF 193.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.293 ACRES OF LAND.

**FIELD NOTES - TRACT 2**

BEING ALL OF THAT CERTAIN 8.226 ACRE TRACT OR PARCEL OF LAND OUT OF AND PART OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THE REMAINDER OF THAT CALLED 145.691 ACRE TRACT CONVEYED TO MC BASTROP 71, LP, IN VOLUME 2097, PAGE 241, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 8.226 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, FROM WHICH A MAG NAIL FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF SAID 145.691 ACRE TRACT OF LAND, BEING IN THE EAST LINE OF STATE HIGHWAY 304 (120' R.O.W.), SAME BEING AT THE NORTHWEST CORNER OF A CALLED 5.021 ACRE TRACT OF LAND CONVEYED TO NANCY KELLY IN DOCUMENT NUMBER 201004563, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, BEARS, S09°40'19"W A DISTANCE OF 462.17 FEET,

THENCE, S09°40'19"E, CONTINUING WITH THE WEST LINE OF SAID 145.691 ACRE TRACT OF LAND AND THE EAST LINE OF SAID HIGHWAY 304, A DISTANCE OF 1128.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 145.691 ACRE TRACT OF LAND, THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

- N82°58'11"E, A DISTANCE OF 80.86 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 50.15 FEET, AND A CHORD THAT BEARS N82°20'19"E, A DISTANCE OF 50.08 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- N80°12'35"E, A DISTANCE OF 183.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- S09°40'38"W, A DISTANCE OF 1250.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- N80°20'19"W, A DISTANCE OF 233.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- N58°30'44"W, A DISTANCE OF 66.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.226 ACRES OF LAND.

**FIELD NOTES - TRACT 3**

BEING ALL OF THAT CERTAIN 2.346 ACRE TRACT OR PARCEL OF LAND OUT OF AND PART OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THE REMAINDER OF THAT CALLED 145.691 ACRE TRACT CONVEYED TO MC BASTROP 71, LP, IN VOLUME 2097, PAGE 241, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 2.346 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF SAID 145.691 ACRE TRACT OF LAND, BEING IN THE EAST LINE OF STATE HIGHWAY 304 (120' R.O.W.), SAME BEING AT THE NORTHWEST CORNER OF A CALLED 5.021 ACRE TRACT OF LAND CONVEYED TO NANCY KELLY IN DOCUMENT NUMBER 201004563, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, N09°40'19"E, WITH THE EAST LINE OF SAID HIGHWAY 304 AND THE WEST LINE OF SAID 145.691 ACRE TRACT OF LAND, A DISTANCE OF 357.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

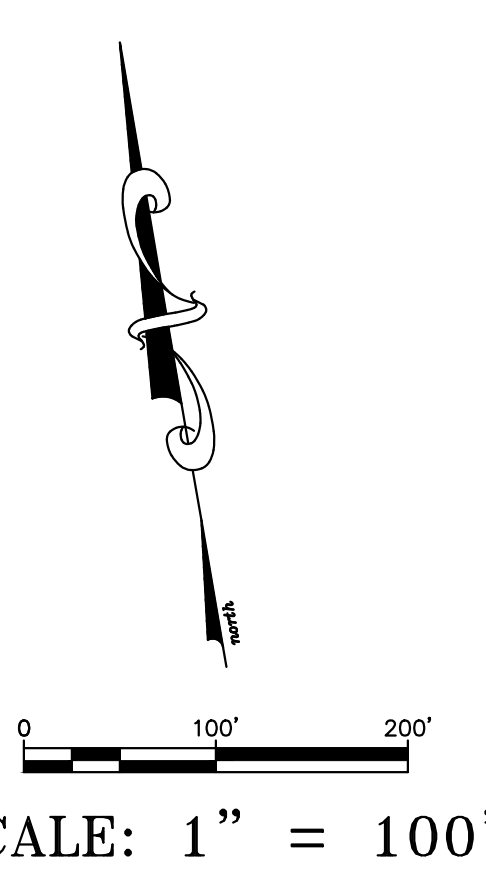
THENCE, OVER AND ACROSS SAID 145.691 ACRE TRACT OF LAND, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- N82°59'13"E, A DISTANCE OF 69.27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- S80°20'19"E, A DISTANCE OF 232.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- S09°40'38"W, A DISTANCE OF 309.94 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING IN THE NORTH LINE OF SAID 5.021 ACRE TRACT OF LAND, SAME BEING IN THE SOUTH LINE OF SAID 145.691 ACRE TRACT OF LAND.

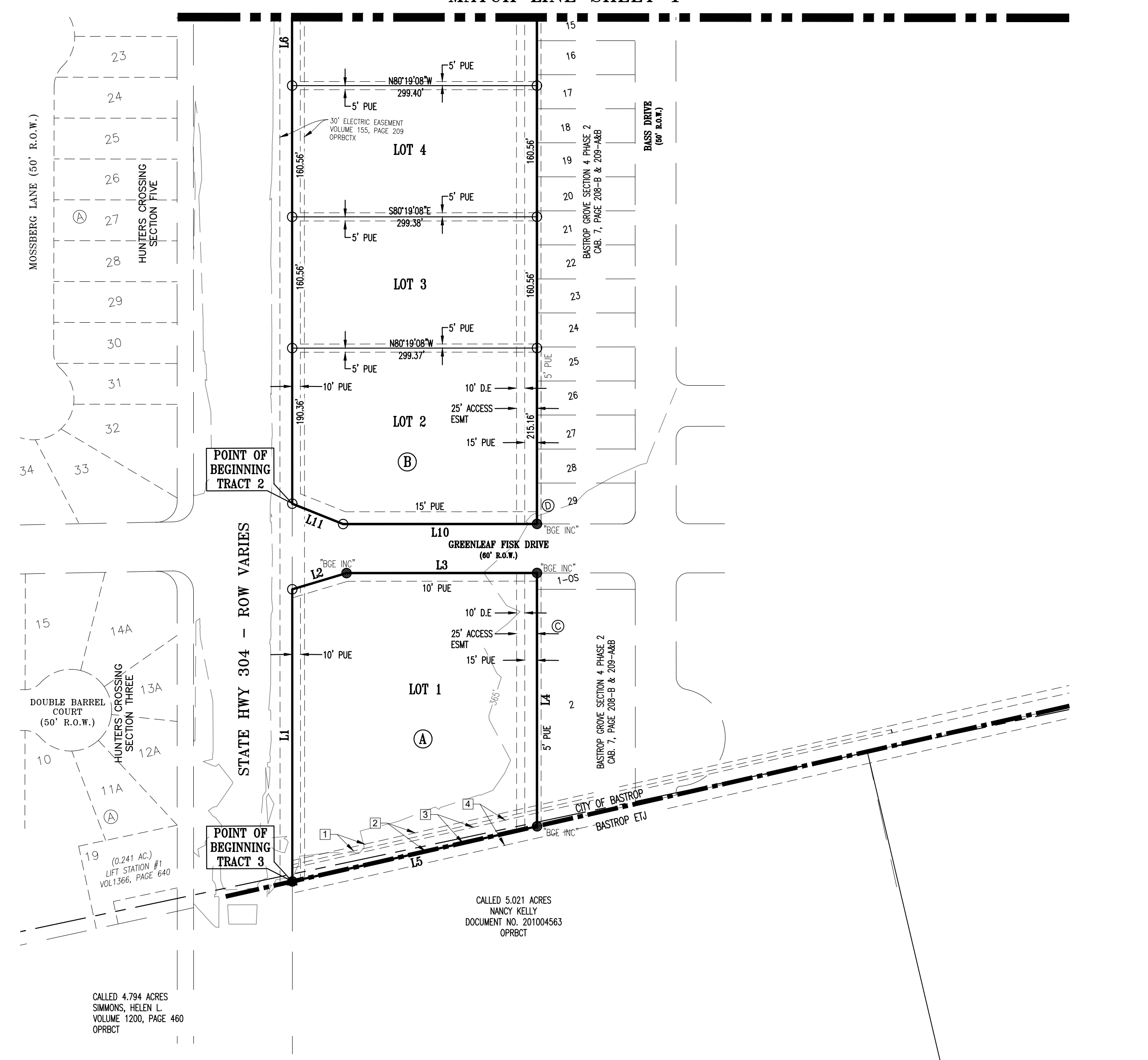
THENCE, S88°59'03"W, WITH THE SOUTH LINE OF SAID 145.691 ACRE TRACT AND THE NORTH LINE OF SAID 5.021 ACRE TRACT OF LAND, A DISTANCE OF 306.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.346 ACRES OF LAND.

**BENCHMARK:**

- LCRA MONUMENT # A688 - 3" LCRA ALUMINUM DISK FOUND IN THE EAST RIGHT-OF-WAY LINE OF SH 304, BEING +/- 800' NORTH OF THE INTERSECTION OF HUNTERS POINT DRIVE AND SH 304. N: 10014712.67 E: 3239448.66 ELEV = 365.68'



- LEGEND**
- 1/2" IRON ROD FOUND - (AS NOTED)
  - 1/2" CAPPED IRON ROD SET
  - ▲ MAG NAIL FOUND
  - ⊗ FUTURE STREET LIGHT LOCATION



**EASEMENT DETAILS**

- ELECTRIC DISTRIBUTION LINE OR SYSTEM, TELECOMMUNICATIONS SYSTEM AND EQUIPMENT, OR OTHER SERVICES AND SYSTEMS EASEMENT - VOLUME 1790, PAGE 606, O.P.R.B.C.T.X.
- 25' PUBLIC UTILITY EASEMENT - VOLUME 1876, PAGE 411 & VOLUME 1961, PAGE 649, O.P.R.B.C.T.X.
- 16' ELECTRIC DISTRIBUTION LINE OR SYSTEM, TELECOMMUNICATIONS SYSTEM AND EQUIPMENT, OR OTHER SERVICES AND SYSTEMS EASEMENT - VOLUME 1790, PAGE 612, O.P.R.B.C.T.X.
- 30' ELECTRIC DISTRIBUTION LINE OR SYSTEM, TELECOMMUNICATIONS SYSTEM AND EQUIPMENT, OR OTHER SERVICES AND SYSTEMS EASEMENT - VOLUME 1790, PAGE 612, O.P.R.B.C.T.X.

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

THAT WE, MC BASTROP 71, LP, BEING THE OWNER OF THE REMAINDER OF THAT CERTAIN 145.691 ACRE TRACT OF LAND AS CONVEYED TO MC BASTROP 71, LP BY DEED RECORDED IN VOLUME 2097, PAGE 241, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 25.865 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

**"BASTROP GROVE SECTION 5"**

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 23rd DAY OF January, 2023, A.D.

*Doug MacMahon*  
MC BASTROP 71, LP  
8214 WESTCHESTER DRIVE, SUITE 550  
DALLAS, TEXAS 75225

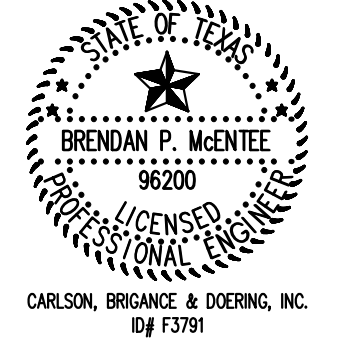
THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

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

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

I, BRENDAN P. MCENTEE, 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 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.

ENGINEERING BY: *Brendan P. McEntee* DATE 01/23/2023  
BRENDAN P. MCENTEE, P.E. NO. 96200  
CARLSON, BRIGANCE & DOERING, INC.  
12129 RR 620 NORTH, SUITE 600  
AUSTIN, TEXAS 78750



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

THAT I, STEPHEN R. LAWRENCE, 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: *Stephen R. Lawrence* DATE 1/23/2023  
STEPHEN R. LAWRENCE, R.P.L.S. NO. 6352  
CARLSON, BRIGANCE & DOERING, INC.  
12129 N. FM 620, STE. 600  
AUSTIN, TEXAS 78750  
stephen@cbden.com



APPROVED ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

PLANNING & ZONING COMMISSION CHAIRPERSON, CITY OF BASTROP, TEXAS  
CITY SECRETARY, CITY OF BASTROP, TEXAS

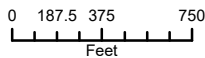
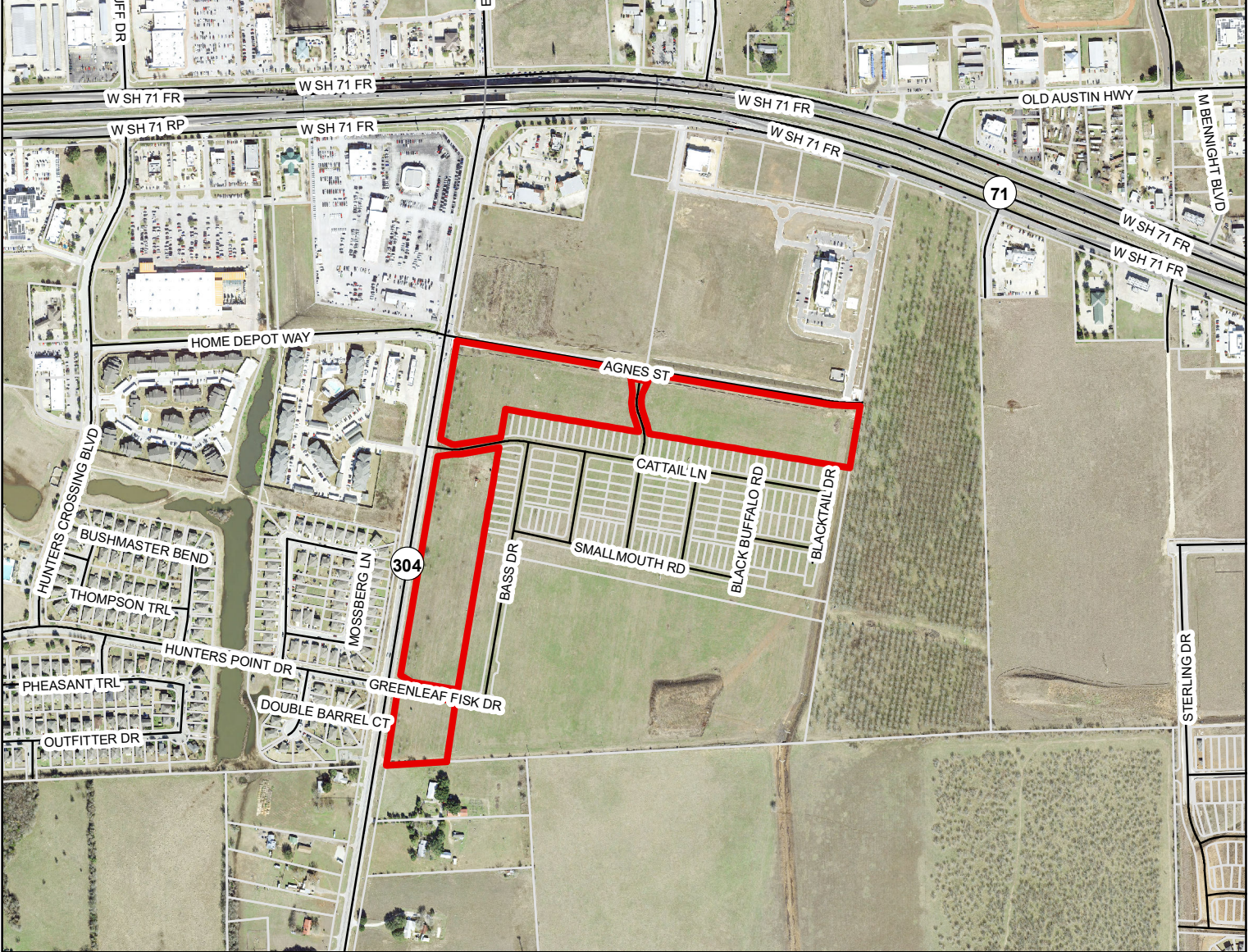
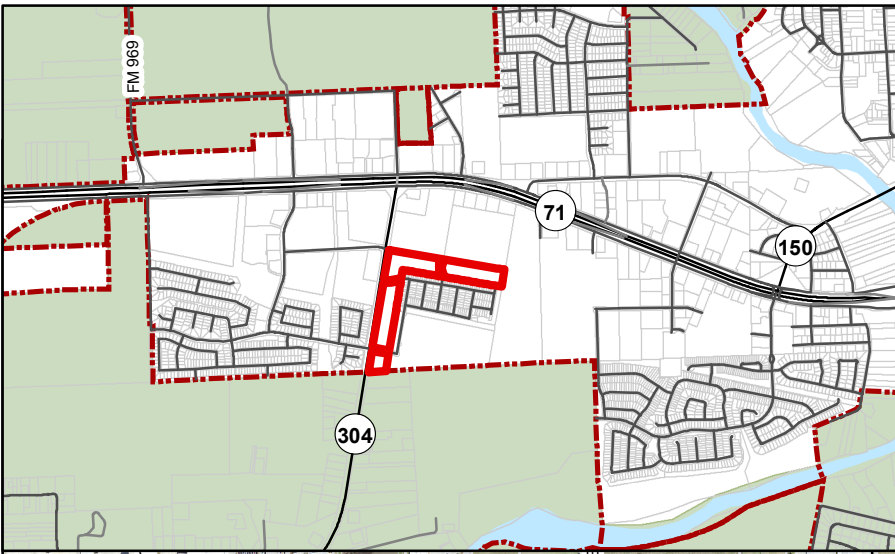
**SHEET NO. 2 OF 2**

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

FIRM ID #E3791

♦ Main Office ♦ North Office  
3501 West William Cannon Dr. 12129 RR 620 N., Ste. 600  
Austin, Texas 78749 Austin, Texas 78750  
Phone No. (512) 280-5160 Fax No. (512) 280-5165





1 inch = 800 feet

Date: 1/20/2023

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:** January 26, 2023

**TITLE:**

Consider action to approve a replat of the Lone Star Storage Subdivision Reserve Tract to be called the Pearl River Preliminary Plat, being 75.140 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas, as shown in Exhibit A.

**STAFF REPRESENTATIVE:**

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
Legal Description:	75.140 acres out of the Nancy Blakey Survey
Property Owner/Agent:	Spencer Harkness/PRC 02 Bastrop, LLC
Existing Use:	Vacant/Undeveloped
Existing Zoning:	P4 Mix and P5 Core
Character District:	Cattleman's
Future Land Use:	Transitional Residential and General Commercial

**BACKGROUND:**

The applicant has submitted an application for a Preliminary Plat for 75.140 acres of the Lone Star Storage Subdivision Reserve 75.140 (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 the final plat. Currently, Lot 11 has been identified to be dedicated as Civic Space, with the drainage to be maintained by the developer.

**Traffic Impact and Streets**

The development is required to provide streets every 330 feet to create the building block grid. The applicant is showing four public streets (two north-south, two east-west) that are proposed to be dedicated streets. They are also showing several private street/access drives and two pedestrian walkways that approximate the 330-foot Building Block dimensions to meet the grid requirement. 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 layout is in compliance with the approved Zoning Concept Scheme.

A traffic impact analysis (TIA) for the development is not required by the City as the development is complying with the Master Transportation Plan and meeting the Building Block grid requirement



for Traditional Neighborhood Development, which complies with the Cattleman's Character District.

#### Utilities

The property is within the Aqua Water service territory. The City of Bastrop has an agreement through which water service (domestic and fire) can be provided by the City of Bastrop when the City is also providing wastewater. Water line extensions within the development will be provided by the developer from the existing water line south of State Highway 71 which connects to the City's access point to Aqua's system. 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 City of Bastrop with wastewater line extensions the existing line on the north side of SH 71 at the southeast corner of the tract provided by the developer. Wastewater improvements were included in the approved Preliminary Infrastructure Plan.

#### Drainage

The natural drainage basins for this area will drain into an onsite detention pond (Lot 11). The drainage plan is using the updated rainfall totals of Atlas 14. The site shows conveyance and detention would occur on the east side of the property, where the current drainage flows. The maximum impervious cover allowed in Place Type 4 is 70% and Place Type 5 is 80%. 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 – General Commercial and Transitional Residential:

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 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.

*This plat complies with the Future Land Use Plan, which shows as General Commercial along SH 71 and Transitional Residential along Blakey Lane. The plat proposes 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.*

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

*This development will connect and extend existing wastewater along SH 71 and connect to the existing City line served by Aqua Water to the south of SH 71.*

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

*The existing capacity and lines of the wastewater system adjacent to the property will be utilized and extended with this development.*

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

*This development will provide additional multifamily housing that will be nearby to retail, office, and other commercial development, for both employment and services.*

#### Local Government Code

##### Sec. 212.002. Rules.

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

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

#### Section 212.004 Plat Required

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

*The applicant has proposed subdividing an undeveloped 75.140 acre lot. The plat 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.*

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 General Commercial and 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;

*A Preliminary Drainage Plan and Preliminary Infrastructure Plan have been reviewed and approved by the City Engineer to ensure that the Public Improvements can be designed for utility extension.*

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

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

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

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

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

- Section 1.3.001 Standard Procedure - Platting

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

- Section 1.3.002 Preliminary Plat

*The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on December 15, 2022.*

*The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on January 19, 2023.*

- Section 1.3.004 Plat Requirements

*The Development Review Committee reviewed the Preliminary Plat for Pearl River for compliance with subdivision standards on January 19, 2023 and deemed the plat administratively complete. The Director of Planning recommends approval.*

**RECOMMENDATION:**

Consider action to approve a replat of the Lone Star Storage Subdivision Reserve Tract to be called the Pearl River Preliminary Plat, being 75.140 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas, as shown in Exhibit A.

**ATTACHMENTS:**

- Exhibit A: Pearl River Preliminary Plat
- Attachment 1: Location Map







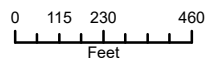
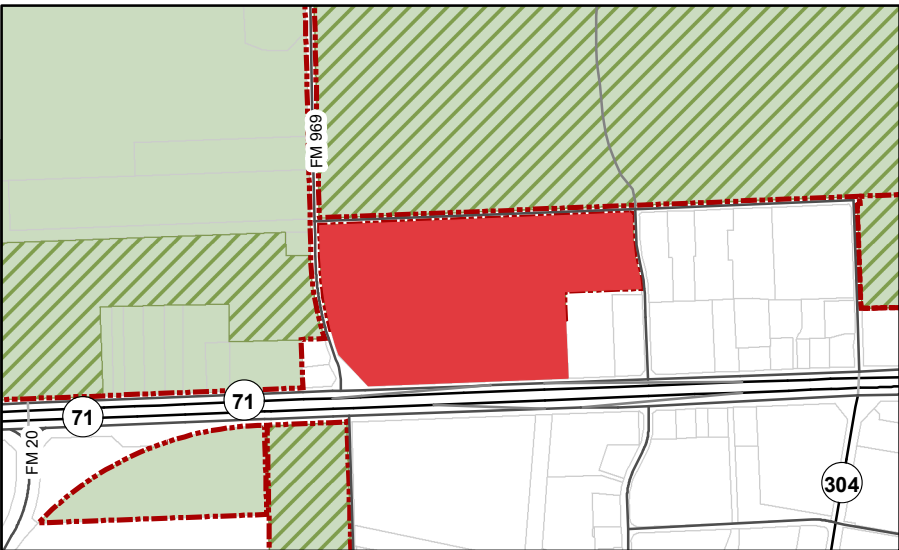












1 inch = 500 feet

Date: 01/19/2023

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# STAFF REPORT

**MEETING DATE:** January 26, 2023

**TITLE:**

Consider action to approve Bark 1832 Subdivision Preliminary Plat, being 0.776 acres out of Farm Lot 6, West of Main Street, located north of Laurel Street, south of Linden Street and east of Wilson Street, 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:	North of Laurel Street, south of Linden Street, east of Wilson Street (Attachment 1)
Total Acreage:	0.776 acres
Legal Description:	0.776 acres of Farm Lot 6, West of Main Street
Property Owner:	Robert Steubing and Brynda Fowler
Agent Contact:	Brynda Fowler
Existing Use:	Vacant/Undeveloped
Existing Zoning:	Place Type 3 - P3
Character District:	North End
Future Land Use:	Neighborhood Residential

**BACKGROUND/HISTORY:**

The applicant has submitted an application for a Preliminary Plat for Bark 1832 Subdivision. The plat includes 3 residential lots (Exhibit A). The residential lots have an average size of 0.218 acres. The applicant plans to build the entire subdivision in one phase.

Traffic Impact and Streets

The Preliminary Plat proposes to add additional right-of-way off Wilson Street for Bark Street. Bark Street will be publicly dedicated. Sidewalks will also be built within the development along the public streets.

A traffic impact analysis (TIA) for the development is not required by the City as the development is complying with the Master Transportation Plan and meets the Building Block grid requirement for Traditional Neighborhood Development, which complies with the Downtown Character District.

Utilities

Water service (domestic and fire) will be provided by the City of Bastrop via water line extensions provided by the developer from the existing water lines 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. A Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

Wastewater collection and treatment will also be provided by the City of Bastrop with wastewater line extensions from Wilson Street, provided by the developer. Wastewater improvements were included in the approved Preliminary Infrastructure Plan.

#### Drainage

The natural drainage basins for this area will drain into an onsite detention area between Lots 1 and 2. Stormwater runoff generated will be routed via storm sewer. A 6-inch ribbon curb will be installed for the property that cannot drain into the detention bond to allow stormwater to drain across the property. The drainage plan is using the updated rainfall totals of Atlas 14. Place Type 3 (P3) zoning district allows a maximum of 60% impervious cover. 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 Commercial character area is intended for lands that are to be developed for nonresidential uses that are of an appropriate use, scale, and design that is compatible with abutting or nearby residential uses. These developments typically occupy much smaller footprints, use less signage, have more landscaping, and deemphasize or screen parking in a manner that sets the areas apart from typical large scale or corridor commercial developments. In some cases, neighborhood commercial uses may be included as part of a larger planned development within residential character areas.

*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.

*The existing capacity and lines of the wastewater system adjacent to the property will be utilized and extended with this infill development.*

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

*The B<sup>3</sup> Code allows for a diversity of building types and sizes by not requiring a minimum lot size and allowing up to three living units on each lot. The Bark 1832 Subdivision Development will create 3 residential lots that will follow the form and lot requirements of the B<sup>3</sup> Code.*

#### Local Government Code

Sec. 212.002. Rules.

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



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

#### Section 212.004 Plat Required

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

*The applicant has proposed subdividing an undeveloped .776-acre tract into 3 residential lots. Utility improvements within the subdivision water and wastewater will be dedicated to the City of Bastrop upon their completion. This plat also extends the street right-of-way to the east edge of the development, which will allow the landlocked tract to the east to further extend the street and develop.*

#### 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 Preliminary Drainage Plan and Preliminary Infrastructure Plan have been reviewed and approved by the City Engineer to ensure that the Public Improvements can be designed for utility extension.*

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

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

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

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

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

- Section 1.3.001 Standard Procedure - Platting

*Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Drainage Plan, Preliminary Infrastructure Plan, Preliminary Plat, Public Improvement Plan, Public Improvement Plan Agreement, 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 November 24, 2021.*

*The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on February 24, 2022.*

- Section 1.3.004 Plat Requirements

*The Development Review Committee reviewed the Preliminary Plat for Bark 1832 Subdivision for compliance with subdivision standards on January 5, 2023 and deemed the plat administratively complete. The Director of Planning recommends approval.*

**RECOMMENDATION:**

Consider action to approve Bark 1832 Subdivision Preliminary Plat, being 0.776 acres out of Farm Lot 6, West of Main Street, located north of Laurel Street, south of Linden Street and east of Wilson Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

**ATTACHMENTS:**

- Exhibit A: Bark 1832 Subdivision Preliminary Plat
- Attachment 1: Location Map



STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS THAT WE, BRYNDA FOWLER AND ROBERT STEUBING, BEING THE OWNERS OF 0.781 ACRES OF LAND BEING A PART OF THE BASTROP TOWN TRACT, ABSTRACT NUMBER 11, BEING A PORTION OF FARM LOT 6, WEST OF MAIN STREET, ACCORDING TO THE PLAT OF SAID TOWN TRACT RECORDED IN PLAT CABINET 1, PAGE 23A, PLAT RECORDS BASTROP COUNTY, TEXAS, AS DESCRIBED TO US IN THAT CERTAIN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202107473, OFFICIAL PUBLIC RECORDS BASTROP COUNTY TEXAS, DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

BARK 1832 SUBDIVISION 1

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.
WITNESS MY HAND ON THIS ... DAY OF ... 2021, A.D.

BRYNDA FOWLER
525 TAHITIAN DRIVE
BASTROP, TEXAS
ROBERT STEUBING
525 TAHITIAN DRIVE
BASTROP, TEXAS

STATE OF TEXAS
COUNTY OF BASTROP

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRYNDA FOWLER, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ... DAY OF ... 2021, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS
COUNTY OF BASTROP

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT STEUBING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ... DAY OF ... 2021, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS RACHEL HARTZLER, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, TEXAS AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND/OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

RACHEL HARTZLER, P.E. DATE

FLOOD PLAIN NOTE:
NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE), AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0355E, EFFECTIVE JANUARY 19, 2006, FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 481193.

FLOOD WARNING:
THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY OF BASTROP DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM THE RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.

EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION.

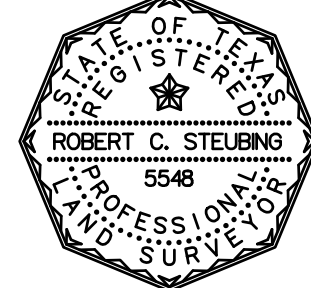
FLOODPLAIN ADMINISTRATOR NOTE:
BASED ON THE REPRESENTATIONS OF THE SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID SURVEYOR, IT IS DETERMINED THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE FLOOD DAMAGE PREVENTION ORDER FOR CITY OF BASTROP.

STATE OF TEXAS
COUNTY OF BASTROP

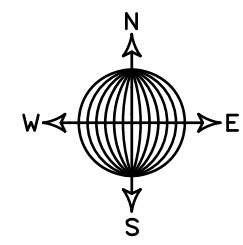
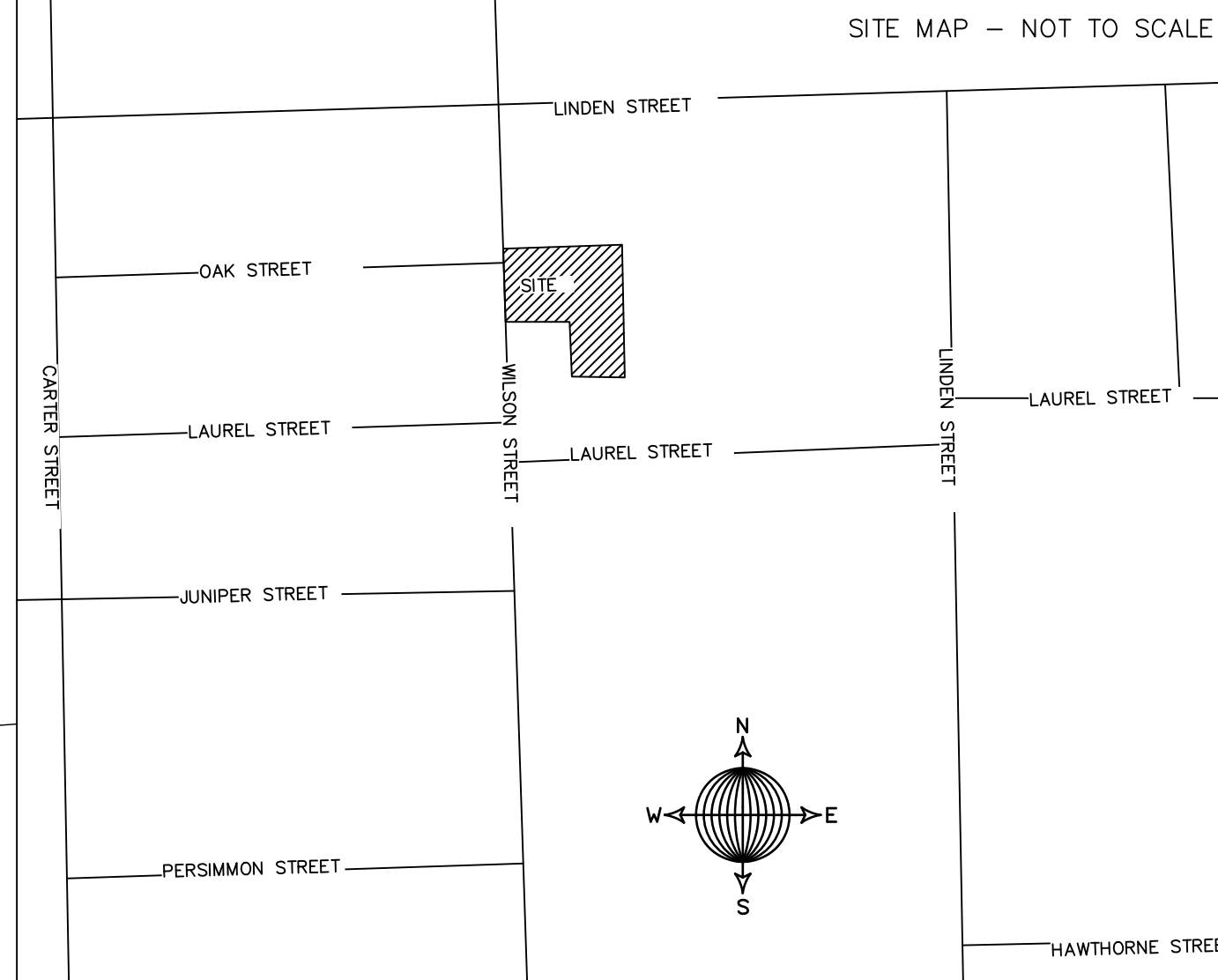
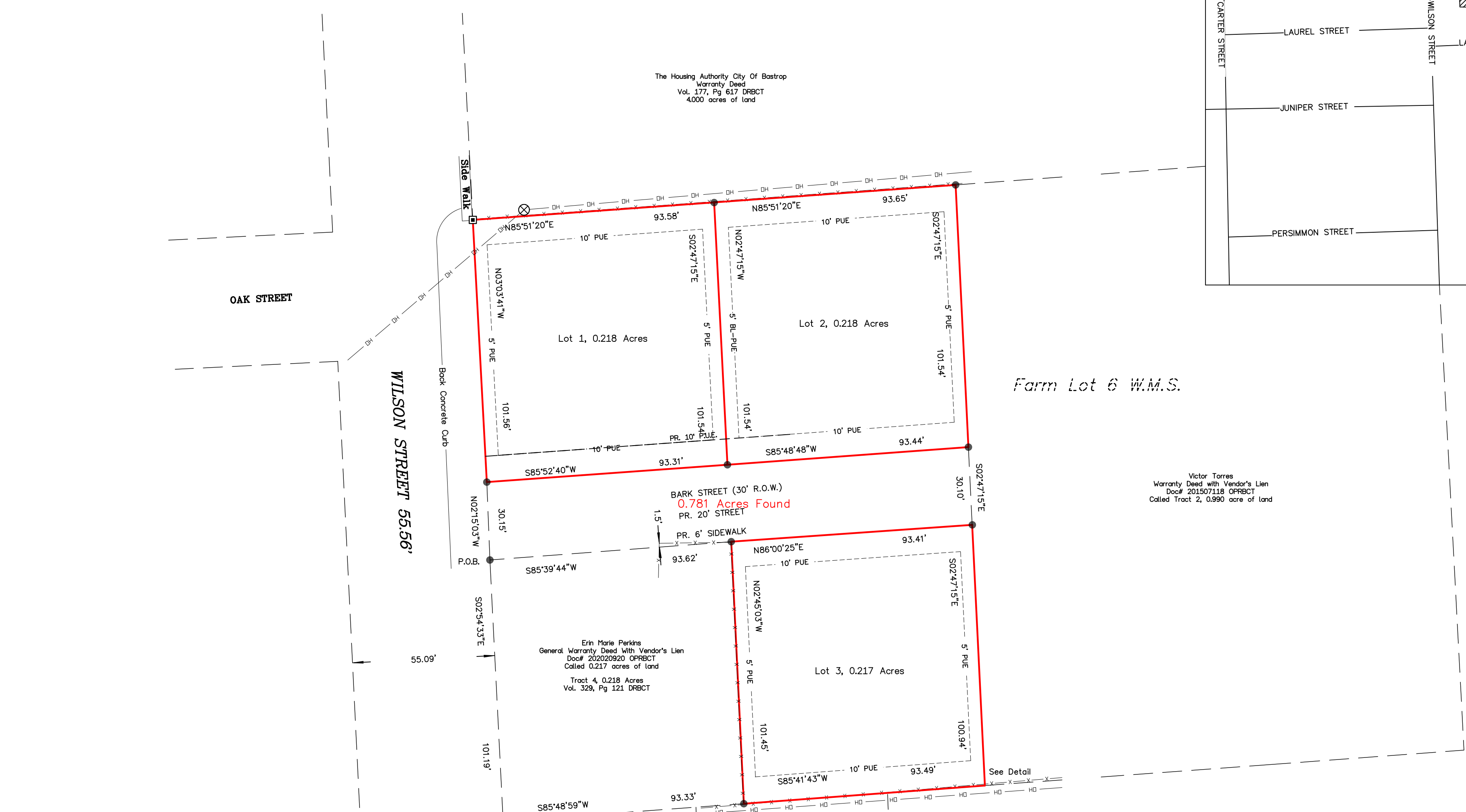
KNOW ALL MEN BY THESE PRESENTS I, ROBERT STEUBING, R.P.L.S., DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS.

ROBERT C. STEUBING
525 TAHITIAN DRIVE
BASTROP, TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5548

REVISION DATE: 07/06/2021
REVISION DATE: 11/09/2022
REVISION DATE: 12/27/2022



BARK 1832 SUBDIVISION 1



Total Acreage 0.781 Acres Found

- LOT 1 0.218 ACRES
LOT 2 0.218 ACRES
LOT 3 0.217 ACRES
ROAD 0.128 ACRES

LEGEND

- IRON ROD FOUND (AS NOTED)
YELLOW CAPPED IRON ROD FOUND
NAIL FOUND
1/2" CAPPED IRON ROD SET "RPLS 5548"
UTILITY PEDESTAL
UTILITY POLE
SANITARY SEWER MANHOLE
FENCE LINE
POINT OF BEGINNING

SURVEY OF 0.781 ACRES OF LAND A PART OF THE BASTROP TOWN TRACT, ABSTRACT NUMBER 11, IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS, AND BEING A PORTION OF FARM LOT 6, WEST OF MAIN STREET, ACCORDING TO THE PLAT OF SAID TOWN TRACT RECORDED IN PLAT CABINET 1, PAGE 23A, PLAT RECORDS BASTROP COUNTY, TEXAS AND BEING ALL THAT CALLED 0.781 ACRES OF LAND DESCRIBED TO BRYNDA FOWLER AND ROBERT STEUBING AS RECORDED IN DOCUMENT NUMBER 202107473, OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS:

BEGINNING at a three-eighths inch iron rod found for the upper southwest corner of the herein described 0.781 acres of land, same being the northwest corner of that called 0.217 acres of land described to Erin Marie Perkins in that certain General Warranty Deed With Vendors Lien as recorded in Document Number 202029920, Official Public Records Bastrop County, Texas and being a point on the common dividing line of the said Farm Lot 6 and Wilson Street, a street in the City of Bastrop having a 55.56 foot right of way width.

THENCE along the common dividing line of the said Wilson Street, and the said Fowler 0.781 acres the following two (2) courses and distances: 1) North 02°15'03" West, a distance of 301.5 feet to a three-eighths inch iron rod found; 2) North 03°04'41" West, a distance of 101.56 feet to a three-eighths inch iron rod in a concrete cylinder monument found for the northwest corner of the herein described Fowler 0.781 acres of land, same being a point on the common dividing line of the said Wilson Street and the said Farm Lot 6, same being the southwest corner of that called 4.000 acres of land described to The Housing Authority City of Bastrop in that certain Warranty Deed as recorded in Volume 177, Page 617, Deed Records Bastrop County, Texas.

THENCE North 85°51'20" East, along the common dividing line of the said Fowler 0.781 acres of land and the said Housing Authority 4.000 acres of land a distance of 187.23 feet to a three-eighths inch iron rod found for the northeast corner of the herein described Fowler 0.781 acres of land, same being a point on the south line of the said Housing Authority 4.000 acres of land and the northwest corner of that called Tract 2, 0.990 acre of land described to Victor Torres in that certain Warranty Deed With Vendors Lien as recorded in Document Number 201507118, Official Public Records Bastrop County, Texas.

THENCE South 02°47'15" East, along the common dividing line of the said Fowler 0.781 acres of land, and the said Torres 0.990 acre of land a distance of 232.59 feet to a point not set for the southeast corner of the herein described Fowler 0.781 acres of land, and the said Torres 0.990 acre of land, same being a point on the north line of that called 0.179 acre of land described to Jayson May in that certain General Warranty Deed With Vendors Lien as recorded in Document Number 201511341, Official Public Records Bastrop County, Texas and from this point a James Garon capped iron rod found for a point of reference bears North 02°47'15" West, a distance of 1.01 feet;

THENCE South 85°41'43" West, a distance of 93.49 feet along the common dividing line of the said Fowler 0.781 acres of land, the said May 0.179 acre of land and that called 0.180 acre of land described to Allen Gonzales in that certain Warranty Deed With Vendors Lien as recorded in Document Number 201402380, Official Public Records Bastrop County, Texas, to a three-eighths inch iron rod found for the lower southwest corner of the herein described Fowler 0.781 acres of land, same being a point on the north line of the said Gonzales 0.180 acre of land, same being the southeast corner of the said Perkins 0.217 acres of land;

THENCE along the common dividing line of the said Perkins 0.217 acres of land, the said Fowler 0.781 acres of land the following two (2) courses and distances: 1) North 02°45'03" West, a distance of 101.45 feet to a three-eighths inch iron rod found for an interior angle corner of the herein described Fowler 0.781 acres of land, same being the northeast corner of the said Perkins 0.217 acres of land; 2) South 85°39'44" West, a distance of 93.62 feet along the common dividing line of the said Perkins 0.217 acres of land and the said Fowler 0.781 acres of land to the POINT OF BEGINNING and containing 0.781 acres of land, more or less, within these metes and bounds.

The Housing Authority City of Bastrop
Warranty Deed
Vol. 177, Pg 617 DBRCT
4.000 acres of land

Erin Marie Perkins
General Warranty Deed With Vendor's Lien
Doc# 202029920 DBRCT
Called 0.217 acres of land

Allen Gonzales
Warranty Deed With Vendor's Lien
Doc# 201402380 DBRCT
Called 0.180 acre of land

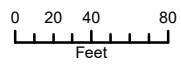
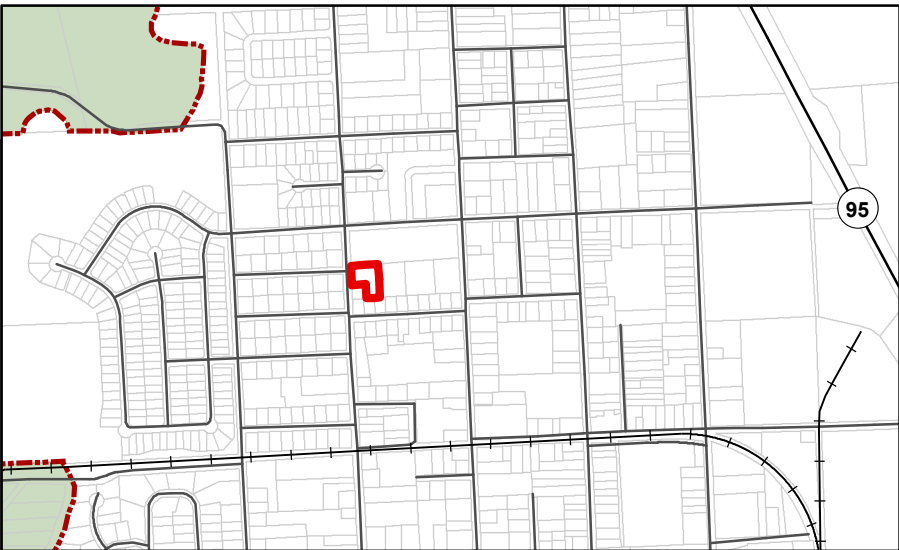
PLAT NOTES:

THE BENCHMARKS USED ID PID: BM0433, NATIONAL GEODETIC SURVEY, ELEVATION: 364.75' (NAVD 88)

WATER SERVICE IS PROVIDED BY: CITY OF BASTROP
WASTEWATER SERVICE IS PROVIDED BY: CITY OF BASTROP
ELECTRIC SERVICE IS PROVIDED BY: BASTROP POWER & LIGHT

- 1. EASEMENTS, BUILDING LINES OR CONDITIONS OF RECORD PER GF# AUT-78-125-137-AUT210047460 PER AUSTIN TITLE COMPANY.
2. ALL UTILITIES WILL BE UNDERGROUND.
3. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
4. 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 (5') FIVE FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND A (10') TEN FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG THE REAR LOT LINE.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
6. 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.
7. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
8. BEARING 849S, GRID NORTH, LAMBERT CONFORMAL PROJECTION, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, 4203, NAD83
9. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OR 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).
10. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTION 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.
11. 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.
12. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
13. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
14. BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
15. UPON COMPLETION OF CONSTRUCTION AND INSTALLATION OF THE ELECTRIC FACILITIES ON THE PROPERTY, THE DEVELOPER/OWNER SHALL HAVE THE PERMANENT UTILITY EASEMENT (20 FOOT BUFFER AROUND ALL NON-OPENING SIDES AND A 20 FOOT BUFFER AROUND OPENING SIDES OF EQUIPMENT) SURVEYED BY METES AND BOUNDS, AT ITS SOLE COST AND EXPENSE, AND A COPY OF THE PERMANENT EASEMENT SURVEY PROVIDED TO BP&L FOR THE GRANTING AND RECORDING OF A PERMANENT PUBLIC UTILITY EASEMENT. THE BLANKET TEMPORARY ACCESS AND CONSTRUCTION EASEMENT SHALL BE VACATED AS SUCH TIME BP&L ACCEPTS AND RECORDS THE PERMANENT PUBLIC UTILITY EASEMENT.
16. 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.
17. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
18. ALL FEES MUST BE PAID BEFORE MATERIALS ARE ORDERED OR CONSTRUCTION OF ELECTRIC FACILITIES WILL BE SCHEDULED.
19. LINE EXTENSION FEES ARE REQUIRED TO BE ASSESSED AT THE TIME OF PLATTING. PROVIDE ELECTRIC LOAD CALCULATIONS, NUMBER OF SERVICES, OR PLANS FOR REVIEW.
20. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
21. 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.
22. 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.
23. 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 FOR THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
24. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
25. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
26. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) FOR REVIEW.
27. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
28. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.





1 inch = 100 feet

Date: 1/20/2023

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.

