

RESOLUTION NO. R-2017-62

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE PRELIMINARY PLAT KNOWN AS BASTROP GROVE BEING 52.684 ACRES OUT OF THE NANCY BLAKEY SURVEY, LOCATED EAST OF STATE HIGHWAY 304 AND SOUTH OF WEST STATE HIGHWAY 71, WITHIN THE CITY LIMITS OF BASTROP, TEXAS, REPEALING ALL CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the Texas Local Government Code Section 212 and the City of Bastrop Subdivision Ordinance, the City Council is required to take action regarding certain plats; and

WHEREAS, 71 Retail Partners LP ("the Applicant") has submitted a preliminary plat Bastrop Grove, a commercial subdivision; and

WHEREAS, the preliminary plat is consistent with the Comprehensive Plan designation of General Commercial and requirements of the Zoning District, C-1, Commercial-1; and

WHEREAS, the preliminary plat is conforms to the Transportation Master Plan and includes right-of-way dedication for the extension of Agnes Street; and

WHEREAS, the preliminary plat for Bastrop Grove was recommended for approval by the Planning & Zoning Commission on July 27, 2017; and

WHEREAS, the Bastrop Planning and Engineering Department has reviewed the above-referenced final plat and found it is in compliance with the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance; and

WHEREAS, notice of the subdivision were sent in accordance with the Subdivision Ordinance to notify the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

Section 1. The Preliminary Plat known as Bastrop Grove, being 52.684 acres out of the Nancy Blakey Survey, located east of Highway 304 and south of West State Highway 71, attached hereto as Exhibit "A" and incorporated herein for all purposes.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 8th day of August, 2017.

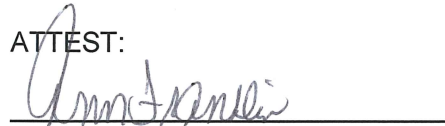
CITY OF BASTROP, TEXAS

APPROVED:



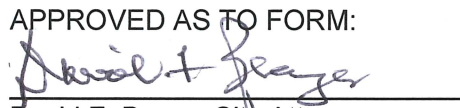
Connie B. Schroeder, Mayor

ATTEST:

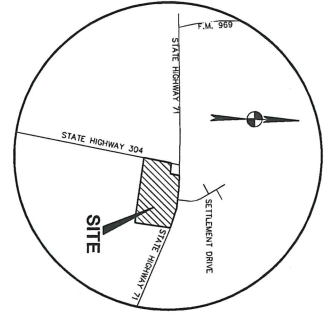


Ann Franklin, City Secretary

APPROVED AS TO FORM:



David F. Bragg, City Attorney



VICINITY MAP
N.T.S.

OWNER: 71 RETAIL PARTNERS LP
8214 WESTCHESTER DRIVE, SUITE 590
DALLAS, TEXAS 75225

ENGINEER: STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

SURVEYOR: STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

WATERSHED STATUS:

THIS SITE IS LOCATED WITHIN THE LOWER COLORADO-CUMMINS WATERSHED.

FLOODPLAIN INFORMATION:

A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE 500-YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL CITY OF BASTROP. FURTHER INFORMATION SHOWN ON MAP NO. 4822-CROSS-0182-DATED JANUARY 19, 2009 FOR CITY OF BASTROP.

LEGAL DESCRIPTION:

52.664 ACRES OF "THE UNAC" BLADE, ABSTRACT NO. 16, SITUATED IN THE CITY OF BASTROP IN BASTROP COUNTY, TEXAS PER VOLUME 2345 PAGE 68.

UTILITY PROVIDERS:

WATER SERVICE: CITY OF BASTROP
WASTEWATER SERVICE: CITY OF BASTROP
ELECTRIC: BASTROP ELECTRIC
TELEPHONE: AT&T

BASTROP GROVE PRELIMINARY PLAT

BASTROP GROVE

ZONING: COMMERCIAL-1
NO. OF LOTS: 9
LOT AREA: 51.25 ACRES
TOTAL AREA: 52.66 ACRES

SUBDIVISION NO.:

ADDRESS:

SUBMITTAL DATE: MAY 22, 2017

SUBMITTED BY:

Joseph Farris
JOSEPH FARRIS, P.E.
STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

07/12/2017
DATE



APPROVED FOR ACCEPTANCE:

CITY COUNCIL

DATE

SHEET NO.	DESCRIPTION
1	COVER
2	PRELIMINARY PLAT
3	GENERAL NOTES
4	GENERAL NOTES

SHEET INDEX

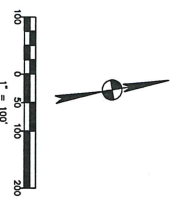
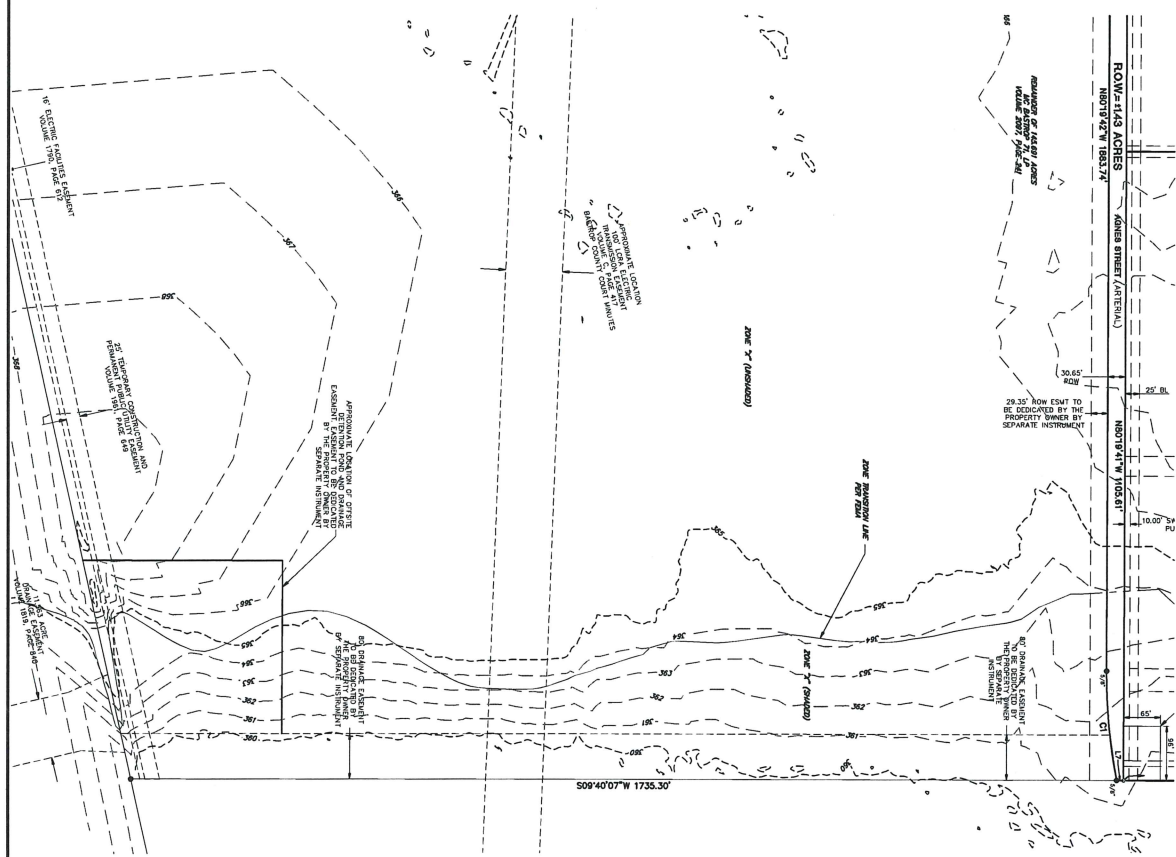
NO.	DESCRIPTION	REVISION (ADD, X, OR DELETE)	TOTAL SHEET'S IN PLAN (of 4)	NET CHANGE COVER (of 4)	TOTAL SITE (of 4)	CITY OF AUSTIN APPROVAL/DATE	DATE IMAGED



221 West Sixth Street, Suite 600
Austin, Texas 78701
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Fax: 512.328.0020
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FILE: V:\220\adv\220107\210\final\prelim plat\220107\212.dwg

BASTROP GROVE PRELIMINARY PLAT



- LEGEND**
- 1/2" ROW ROAD (UNLESS NOTED)
 - 1/2" ROW ROAD WITH 'MINIMUM' CAP SET
 - POWER POLE
 - FIRE HYDRANT
 - CHASE TO WELLS
 - ELECTRICAL BOX
 - OVERHEAD ELEC. LINE
 - UNDERGROUND ELEC. LINE
 - SYSTEMS WAREHOUSE
 - SYSTEMS CLEANOUT
 - UNDERGROUND CABLE MARKER
 - SIGN MOUNTING POINT OF BEGINNING
 - FIELD

NOTES

1. COORDINATE SHOWN WITH THE DC BASTROP T1, 1/4 TRACT OF LAND IS BASED ON 2008 DATUM.
2. 1" CONTAINERS OF WATER SHALL BE PROVIDED AT THE INTERSECTION FOR LOTS 1-9 AND THE SECTION OF MONTGOMERY STREET (FORMERLY) SHOWN ON THE SUBDIVISION FOR LOTS 1-9 AND THE

DATE	NO.	REVISION	APPROVAL



Stantec
 221 West Sixth Street, Suite 400
 Austin, Texas 78701
 TEL (512) 328-9511 FAX (512) 328-0325
 TWP # F-4234 TBLP6 # F-1014220
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DRAWN BY: JAMPSD	BASTROP GROVE PRELIMINARY PLAT SH 71 AT SH 304, BASTROP, TX 78602 71 RETAIL PARTNERS LP
DESIGNED BY: PSD	
QA/QC: JF	
PROJECT NO.: 222010772	

PRELIMINARY PLAT

OF 3 SHEETS
 4

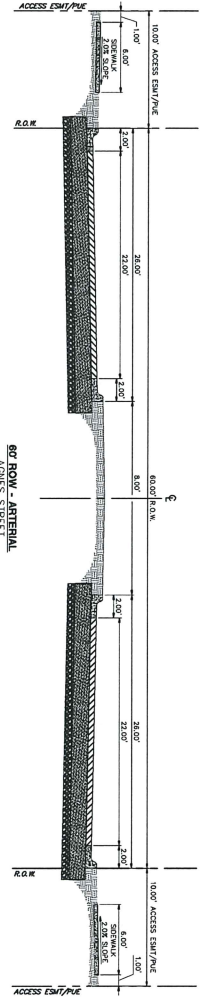
BASTROP GROVE PRELIMINARY PLAT

PRELIMINARY PLAN NOTES

1. ALL EXISTENTS OF RECORD AS SHOWN ON THE MOST RECENT THE RUN (DATED FEBRUARY 7, 2017), CONDUCTED BY THE CITY OF BASTROP, WILL BE SHOWN ON THIS PLAN.
2. THE CITY OF BASTROP WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE CITY OF BASTROP. THE CITY OF BASTROP WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE CITY OF BASTROP.
3. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME SOLE RESPONSIBILITY FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE OF ALL UTILITIES AND SERVICES TO BE PROVIDED TO THE SUBDIVISION. THE OWNER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE OF ALL UTILITIES AND SERVICES TO BE PROVIDED TO THE SUBDIVISION. THE OWNER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE OF ALL UTILITIES AND SERVICES TO BE PROVIDED TO THE SUBDIVISION.
4. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
5. SEWERAGE SERVICE IS PROVIDED BY THE CITY OF BASTROP.
6. ELECTRIC SERVICE IS PROVIDED BY THE BASTROP ELECTRIC COOPERATIVE.
7. ALL UTILITIES WILL BE UNDERGROUND.
8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND SEWERAGE COLLECTION FACILITIES.
9. THE CITY OF BASTROP WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE CITY OF BASTROP.
10. ON-SITE STORAGE WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 5, 10, 25, 50 AND 100-YEAR STORM EVENTS.
11. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EXISTENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS TO ANY EXISTENT.
12. NO EXISTENT SHALL BE DISCONTINUED OR ABANDONED WITHOUT THE WRITTEN CONSENT OF THE CITY OF BASTROP.
13. ALL EXISTENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER ON HIS OR HER ASSONS, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
14. EXISTENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBMISSION REQUIREMENTS OF THE CITY OF BASTROP AND/OR BASTROP COUNTY.
15. THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SEWERAGE PIPING, CONDUITS, DETENTION AND TREATMENT FACILITIES ON ALL LOTS AND FACILITIES UNLESS OTHERWISE SPECIFIED ON THIS PROJECT.
16. OUT-OF-PANEL LOTS SHALL HAVE NO DIRECT ACCESS TO SH 71.
17. LOT 9 SHALL HAVE NO DIRECT ACCESS TO SH 324.
18. OWNER OF LOT 1 AND LOT 2 ARE RESPONSIBLE FOR PROVIDING PUBLIC ACCESS BETWEEN SH 71 AND DAVIS STREET AT THE TIME OF THEIR DEVELOPMENT.
19. THE CITY OF BASTROP SHALL BE BASED ON THE CITY OF BASTROP (WHICH) THE ORDINANCE IN EFFECT AT THE TIME OF THE PLAN FILING FOR EACH LOT.
20. 35-FOOT ACCESS EASEMENT SHOWN ON THIS PLAN TO LOT 9 MAY BE RELOCATED WITHIN LOT 9 SO LONG AS THE ACCESS EASEMENT REMAINS WITHIN THE BOUNDARIES OF LOT 9.
21. DETENTION FOR LOTS 1-13 AND DAVIS STREET WILL BE PROVIDED WITHIN THE ADJACENT TRACT OF LAND LOCATED SOUTH OF DAVIS STREET. EASEMENT SHEET 3 FOR APPROXIMATE LOCATION OF DETENTION FACILITIES IS ATTACHED TO THIS SUBMISSION. THE CITY OF BASTROP WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE CITY OF BASTROP.
22. THIS IS A SITE DEVELOPMENT PLAN ONLY. A DETAILED PLAN OF CONSTRUCTION, UTILITIES, AND SERVICES SHALL BE PROVIDED TO THE CITY OF BASTROP AND/OR BASTROP COUNTY FOR REVIEW AND APPROVAL AT THE TIME OF THE SUBMISSION OF THE SUBDIVISION. THE CITY OF BASTROP WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE CITY OF BASTROP.
23. THE CITY OF BASTROP WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE CITY OF BASTROP.

GENERAL NOTES

- 1) ONLY VERIFIED EXISTENTS OF UNDERGROUNDS AND UTILITIES IS SHOWN HEREON.
- 2) A RELIABLE EXISTENT HAS BEEN PROVIDED TO ACCOMMODATE THE SHUTTER PATTERN DESIGN.
- 3) AT THE TIME OF SURVEY, THERE WAS NO EXISTENT RECORD OF EXISTENT UTILITIES.
- 4) AT THE TIME OF SURVEY, THERE WAS NO EXISTENT RECORD OF EXISTENT UTILITIES.
- 5) THE IS A UNDERGROUND WATER MAIN LINE ALONG THE SOUTH SIDE OF SH 71. THE CITY OF BASTROP WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE CITY OF BASTROP.



GENERAL NOTES

DATE	NO.	REVISION	APPROVAL



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 TBE# # F-4224 TBE#S # F-10194230
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OF 4 SHEET 4