

Planning & Zoning Commission Meeting Agenda

City Council Chambers

1311 Chestnut Street

Bastrop, TX 78602



This meeting will be live streamed on the City of Bastrop Facebook Page

(www.facebook.com/bastroptx) and broadcast on Spectrum channel 10 and AT&T U-verse channel 99. A recording of the meeting will also be available within 72 hours after the meeting on the City's YouTube channel (Bastrop TX Network) and in the Agendas & Minutes section of the City website (www.cityofbastrop.org).

November 18, 2021 at 6:00 P.M.

City of Bastrop Planning & Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the Commission Secretary at (512) 332-8840 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.

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Bastrop reserves the right to reconvene, recess, or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

- 1. CALL TO ORDER**
- 2. CITIZEN COMMENTS**

At this time, comments will be taken from the audience on any topic.

In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Commission cannot discuss issues raised or make any decision at this time. Instead, city Commissions are limited to making a statement of specific information or a recitation of existing policy in response to the inquiry. Issues may be referred to the Staff Liaison 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 Commission to allow a member of the public to slur the performance, honesty, and/or integrity of the Commission, as a body or any member or members of the Commission, individually or collectively, nor any members of the city's staff. Accordingly, profane, insulting, or threatening language directed toward the Commission and/or any person in the Commission's presence will not be tolerated.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the September 30, 2021 Planning and Zoning Commission Regular Meeting
- 3B. Consider action to elect commission officers for the Planning and Zoning Commission.
- 3C. Consider action to approve The Colony MUD 1C, Section 6 Preliminary Plat, being 24.391 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3D. Consider action to approve The Colony MUD 1C, Section 7 Preliminary Plat, being 55.846 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3E. Consider action to approve The Colony MUD 1F, Section 1 Final Plat, being 11.984 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Eight Oaks Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3F. Public hearing and consider action to recommend approval amendments to Ordinance No. 2015-14, Pecan Park Commercial Planned Development, for 66.494 acres of land out of the Nancy Blakey Survey, Abstract No. 98, located south of State Highway 71, east of Orchard Parkway, west of Hasler Boulevard, located within the City of Bastrop, as shown in Exhibit A, establishing a repealing clause, providing severability, and providing an effective date, and forward to the December 14, 2021 City Council meeting.
- 3G. Public hearing and consider action to recommend approval of amending Bastrop Building Block (B³) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates for Site Plans and Place Type Zoning Changes, and Bastrop Building Block (B³) Technical Manual Section 1.2.002 Uniform Submittal Dates, as shown in Exhibit A, establishing a repealing clause, providing severability, and providing an effective date, and forward to the December 14, 2021 City Council meeting.

4. WORKSHOP

- 4A. Update on upcoming development projects, Bastrop Building Block (B3) Code updates, and Comprehensive Plan Amendments.

5. UPDATES

- 5A. Update on recent City Council actions regarding Planning Department items.
- 5B. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).
- 5C. Building Department and Planning Department Monthly Projects Volume Report.

6. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance

to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: Friday, November 12, 2021 at 5:30 p.m. and remained posted for at least two hours after said meeting was convened.



Vivianna Andres, Development Coordinator



STAFF REPORT

MEETING DATE: November 18, 2021

AGENDA ITEM: 3A

TITLE:

Consider action to approve meeting minutes from the September 30, 2021 meeting of the Planning & Zoning Commission.

STAFF REPRESENTATIVE:

Nicole Peterson, Planning Technician

ATTACHMENTS:

Meeting Minutes



Planning and Zoning Commission
September 30, 2021
Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, September 30, 2021 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.

Debbie Moore	Present
Cynthia Meyer	Present
Matt Lassen	Absent
Cheryl Lee	Present
Greg Sherry	Absent
Ishmael Harris	Present
Pablo Serna	Present
Carrie Caylor	Present – Arrived at 6:08 p.m.

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the August 26, 2021 Planning and Zoning Commission Regular Meeting

Cheryl Lee made a motion to approve the August 26, 2021 meeting minutes. Cynthia Meyer seconded the motion and the motion carried unanimously.

- 3B. Consider action to approve the Bastrop Grove Section 4 Phase 1A Final Plat, being 15.201 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.

Allison Land present to Commission the Bastrop Grove Section 4 Phase 1A Final Plat, being 15.201 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.

There were no questions from Commissioners. Commission commented this is a good representation of what Bastrop is trying to present.

Pablo Serna made a motion to approve the Bastrop Grove Section 4 Phase 1A Final Plat, being 15.201 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. Cynthia Meyer seconded the motion and the motion carried unanimously.

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- 3C. Consider action to approve the Bastrop Grove Section 4 Section 1B Final Plat, being 14.128 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.

Allison Land presented to Commission the Bastrop Grove Section 4 Section 1B Final Plat, being 14.128 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.

There were no questions or comments from Commissioners.

Pablo Serna made a motion to approve the Bastrop Grove Section 4 Section 1B Final Plat, being 14.128 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. Ishmael Harris seconded the motion and the motion carried unanimously.

- 3D. Consider action to approve The Colony MUD 1D Section 1, Phase B Final Plat, being 30.654 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive and extending Darst Lane, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Allison Land Presented to Commission the Colony MUD 1D Section 1, Phase B Final Plat, being 30.654 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive and extending Darst Lane, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

There were no questions or comments from Commissioners.

Carrie Caylor made a motion to approve The Colony MUD 1D Section 1, Phase B Final Plat, being 30.654 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive and extending Darst Lane, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A. Cynthia Meyer seconded the motion and the motion carried unanimously.

- 3E. Consider action to approve The Colony MUD 1C Section 2 Final Plat, being 21.604 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.

Allison Land presented to Commission The Colony MUD 1C Section 2 Final Plat, being 21.604 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

There were no questions or comments from Commissioners.

Cheryl Lee made a motion to approve The Colony MUD 1C Section 2 Final Plat, being 21.604 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. Carrie Caylor seconded the motion and the motion carried unanimously.

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- 3F. Hold public hearing and consider action to recommend approval of the Farm Street Village Zoning Concept Scheme, changing the zoning for 15.824 acres out of Farm Lot 37 East of Main Street, located at 1500 Farm Street, from P3 Neighborhood to P4 Mix, within the city limits of Bastrop, Texas.

Allison Land presented to Commission the Farm Street Village Zoning Concept Scheme, changing the zoning for 15.824 acres out of Farm Lot 37 East of Main Street, located at 1500 Farm Street, from P3 Neighborhood to P4 Mix, within the city limits of Bastrop, Texas

Discussion commenced between Commissioners and Staff on the following topics:

1. What does a drive aisle mean? If a drive aisle formally meets B3 code, it would be dedicated to public ROW.
2. Two Lots on the end are flex space of the development.
3. The number of stories for each apartment complex? There will be 2-3 story buildings.
4. Is there information on if the apartment will have a fence or be gated? No, not at this time but the applicant is here and able to answer any questions.
5. Questions regarding if an environmental assessment been completed? We do not have information at this time about the environmental assessment.
6. The parking locations would be for residents of the complex.
7. Orientation of the structures to the street.
8. When they develop the two flex spaces, will the development have to face the street? Yes, the one on Cedar Street will face Cedar Street.
9. Drainage requirements in relation to the Gills Branch flood plain at this location
10. What is the Public Trail? There is a proposed public pedestrian in the middle of the creek, we would like to see a trail go along the creek, which would provide connectivity.
11. A Traffic Impact Analysis will be done later in the development process to address the impact in trips generated from this development.
12. Are there plans for future transportation stops? Carts no longer operates on formal bus stops, and also has an on demand feature.

Debbie Moore opened the Public Hearing at 6:46 p.m.

Sonja Mallet, (would not provide address) resident of Bastrop is opposed to the zoning concept scheme, has concerns over flooding, traffic and parking. Understands development will happen to the Farm lot but believes it would better serve the community with duplexes or single-family residents.

Morris Mach, resident at 243 Bluebonnet and owns property on Highway 95 that borders this development, has concerns about flooding and traffic safety.

Charles Meuth, resident at 1303 Cedar Street, concerned with what this development will bring to the neighborhood.

Daniel Smith, resident at 1504 Cedar Street, concerned about street damage from construction vehicles, traffic, flooding, and standing water after heavy rainfalls. Stated pollution is already a concern and by adding apartments he feels it will add more pollution to the area.

Lindy Larson, resident at 1320 Farm Street, concerned about the impact this will cause on Chamber Street, feels this area should be designated historical. Stated the apartment complex is going to devastate the community and be a pollution nightmare.

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Sarah Andre, applicant for Farm Street Village addressed a few concerns and questions from the public and Board. Stated that the Planning Department has been great to work with. She understands the community's concern about parking and traffic and thinks that this site would be wonderful for anyone who has school aged kids to be able to walk them to school.

Debbie Moore closed the Public Hearing at 7:06 p.m.

Pablo Serna made a motion to recommend approval of Farm Street Village Zoning Concept Scheme, changing the zoning for 15.824 acres out of Farm Lot 37 East of Main Street, located at 1500 Farm Street, from P3 Neighborhood to P4 Mix, within the city limits of Bastrop, Texas. Carrie Caylor seconded the motion and the motioned carried **four to two** with Cynthia Meyer and Ishmael Harris against.

4. WORKSHOP

4A. Discussion on timeshares and form-based versus use-based or ownership-based regulations.

Allison Land presented to the Commission information on timeshares, and form-based versus use-base/ownership-based regulations.

Discussion commenced between Commissioners and Staff about the following topics;

1. How our current code does not regulate timeshares.
2. Future plans on updating the current code.
3. Lodging uses require the property to be zoned P4 instead of P3.

5. UPDATES

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

Allison Land presented to Commission updates on recent City Council actions which included Public Improvement Plan agreements for Bastrop Grove that were approved.

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

Carrie Caylor would like to discuss plats, signs and lights being developed on FM 969 and Highway 304. Would like to focus on the image of the corridor.

5C. Building Department and Planning Department Monthly Projects Volume Report.

Allison Land presented the building and planning departments monthly project volume report for August to the Commission.

Debbie Moore noted there were public comments she received for Agenda Item 3F that were not read aloud when the Commission was hearing the agenda item, and read aloud for the record the public comments that were sent in prior to the meeting for Farm Street Village;

Katty Albers, strongly opposed the rezoning of this neighborhood and believe that an apartment this size should not be allowed to be built in historic downtown Bastrop.

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Ruth Emanuel, resident at 1510 Farm Street, is opposed to the rezoning of Farm Street.

James and Christy Foreman, resident at 1504 Farm Street is opposed to the rezoning of Farm Street and believes that traffic is already an issue because of Mina Elementary, Family Dollar and the theatre. Does not believe that it can handle extra traffic.

Sherri Hoskins, resident at 1201 Fayette Street, is opposed to the rezoning of Farm Street.

Patrick Jaehne, resident at 1500 Farm Street, is in favor of rezoning Farm Street.

John and Melinda Larson, resident at 1320 Farm Street, is 100 % opposed to rezoning Farm Street.
Robert Miller, 1204 Highway 95 is in favor of rezoning Farm Street.

Mildred Namken, resident at 1613 Cedar Street, is opposed to rezoning Farm Street, concerned about it changing the nature, causing more road congestion and add to flooding issues.

Linda Smith, resident at 1504 Cedar Street, is opposed to rezoning Farm Street and says it will add more traffic to Cedar Street.

6. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 7:32 p.m. Ishmael Harris seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair



STAFF REPORT

MEETING DATE: November 18, 2021

AGENDA ITEM: 3B

TITLE:

Consider action to elect commission officers for the Planning and Zoning Commission.

STAFF REPRESENTATIVE:

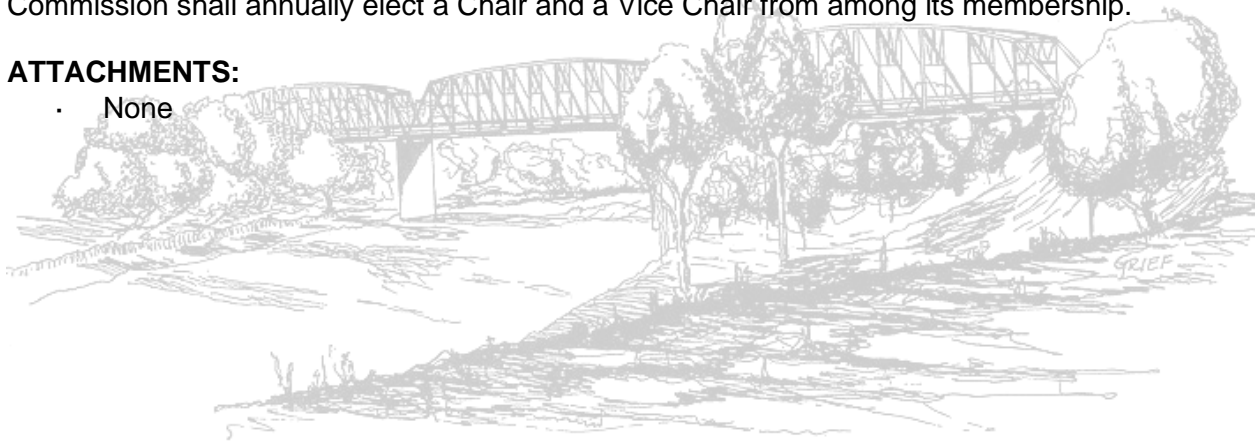
Allison Land, Senior Planner

BACKGROUND:

Per the Part I - Home Rule Charter, Section 12.01 - Planning and Zoning Commission, the Commission shall annually elect a Chair and a Vice Chair from among its membership.

ATTACHMENTS:

- None





STAFF REPORT

MEETING DATE: November 18, 2021

AGENDA ITEM: 3C

TITLE:

Consider action to approve The Colony MUD 1C, Section 6 Preliminary Plat, being 24.391 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located south of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Allison Land, Senior Planner

ITEM DETAILS:

Site Address:	South of Sam Houston Drive (Attachment 1)
Total Acreage:	24.391 acres
Legal Description:	24.391 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner:	Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact:	Charlotte Hodges, 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 Preliminary Plat for The Colony MUD 1C, Section 6 (Exhibit A). The plat includes 91 residential lots and 3 non-residential lots (Attachment 1). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

Traffic Impact and Streets

The Preliminary Plat proposes to extend Sam Houston Drive which provides the main access into the development. Silverleaf Spur will connect to Sam Houston Drive, and Rita Blanca Bend, Holzinger Bend, and Coletto Trail will serve the proposed residential lots. Coletto Trail connects to 1C Section 7 to the west. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system.

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

Sam Houston Drive will remain ungated in this section. 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 Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

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

Drainage

Stormwater runoff generated within 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 Preliminary Drainage Plan has been reviewed and approved by the City Engineer.

POLICY EXPLANATION:

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

Compliance with 2036 Comprehensive Plan:

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

This plat 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 B³ Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

Section 212.004 Plat Required

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

The applicant has proposed subdividing an undeveloped 24.391-acre tract into 91 residential lots and 3 non-residential lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.

Sec. 212.010. Standards for Approval

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

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

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

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

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

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

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

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

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

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

- Section 1.3.002 Preliminary Plat

The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on November 12, 2021.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on July 23, 2021.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Preliminary Plat for The Colony MUD 1C, Section 6 for compliance with subdivision and utility standards on October 28, 2021 and deemed the plat administratively complete pending approval of the Preliminary Infrastructure Plan and Preliminary Drainage Plan. The Planning Director recommends approval.

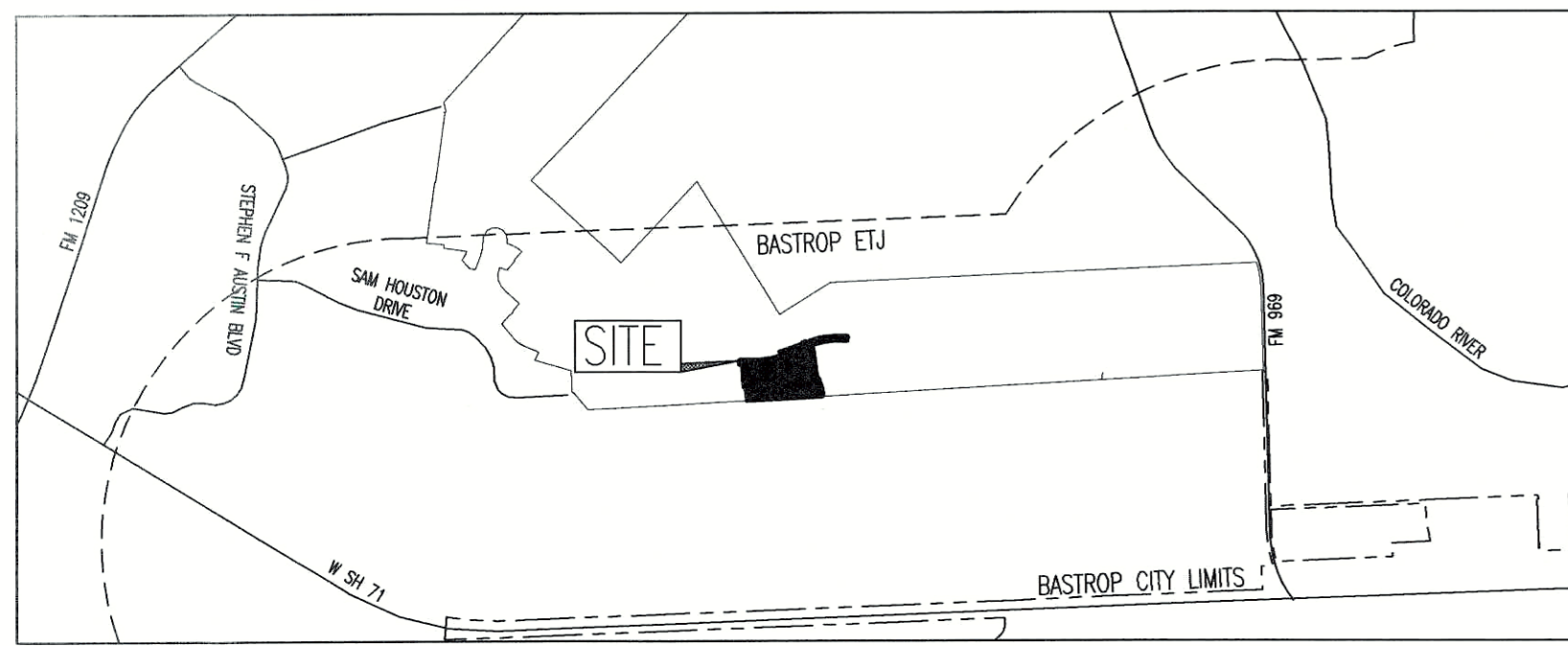
RECOMMENDATION:

Consider action to approve The Colony MUD 1C, Section 6 Preliminary Plat, being 24.391 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: The Colony MUD 1C, Section 6 Preliminary Plat
- Attachment 1: Location Map
- Attachment 2: Overall Colony MUD Sections Map

THE PRELIMINARY PLAT OF THE COLONY MUD 1C, SECTION 6



VICINITY MAP
NOT TO SCALE

HUNT COMMUNITIES BASTROP, LLC.
(1258.002 ACRES)
DOC. No. 201617588

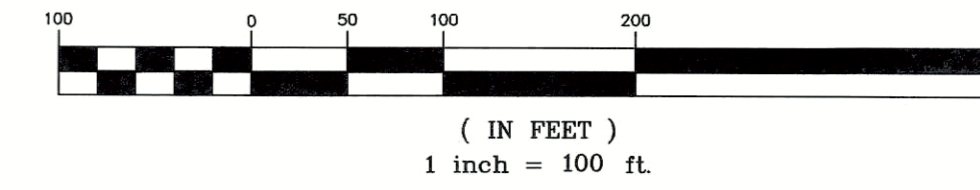
HUNT COMMUNITIES BASTROP, LLC.
(1258.002 ACRES)
DOC. No. 201617588

CONTINENTAL HOMES OF TEXAS, L.P.
(399.878 ACRES)
DOCUMENT NO.
200202279

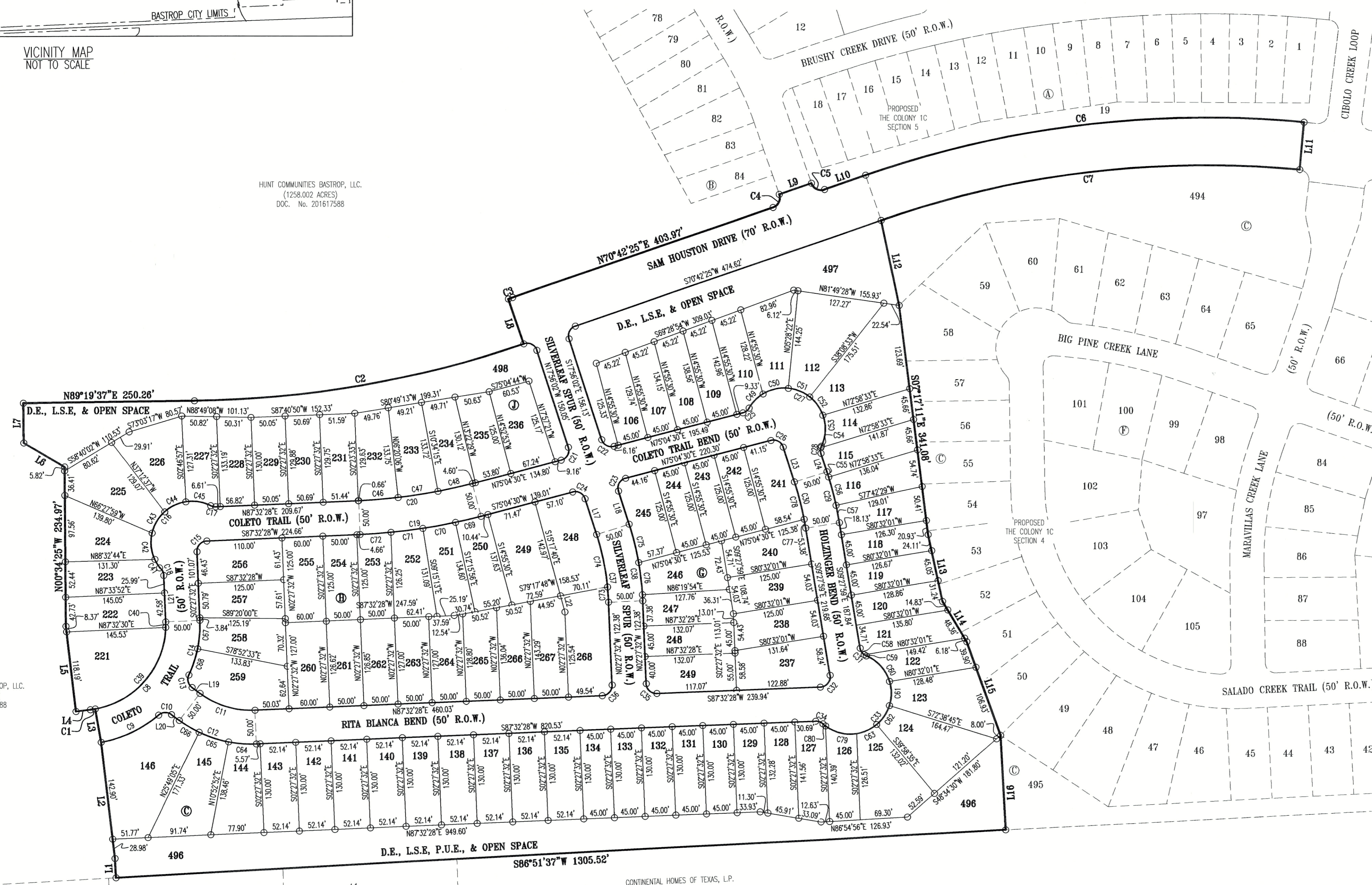


SCALE: 1" = 100'

GRAPHIC SCALE



- LEGEND**
- 1/2" CAPPED IRON ROD SET
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - ⊙ IRON PIPE FOUND
 - 2 LOT NUMBER
 - Ⓐ BLOCK DESIGNATION
 - B.L. BUILDING SETBACK LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.S.E. LANDSCAPE EASEMENT



- GENERAL NOTES:**
- WATER IS PROVIDED BY THE COLONY M.U.D. 1C.
 - WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1C.
 - ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC.
 - 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 PRELIMINARY 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 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 COLLECTION FACILITIES.
 - WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) 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.
 - TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE 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 ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL 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.
 - NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDING DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARBERS ACT (TABA).
 - EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
 - PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN 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.
 - A BASTROP COUNTY DEVELOPMENT 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 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 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 HEREUNDER.
 - ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE 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.
 - THE CITY WILL PERFORM A FINAL INSPECTION OF INFRASTRUCTURE THAT WILL BE DEDICATED TO THE M.U.D.
 - GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
 - CABLE SERVICE IS PROVIDED BY SPECTRUM.
 - ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: 12-01-2016, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 4210005324 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PRELIMINARY 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 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.
 - SAM HOUSTON DRIVE SHALL REMAIN UNGATED. SAM HOUSTON DRIVE AND OTHER STREETS SHALL BE IN ACCORDANCE WITH THE 3RD AMENDMENT TO THE COVENANT AGREEMENT FOR THE COLONY MUD'S.
 - PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN.
 - CITY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
 - NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
 - 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. 48021C0335E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.
 - 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.

TOTAL ACREAGE: 24.391 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY, A-5

NO. OF RESIDENTIAL LOTS:	91	15,307 ACRES
NO. OF NON-RESIDENTIAL LOTS:	3	3,276 ACRES
TOTAL:	94	18,583 ACRES

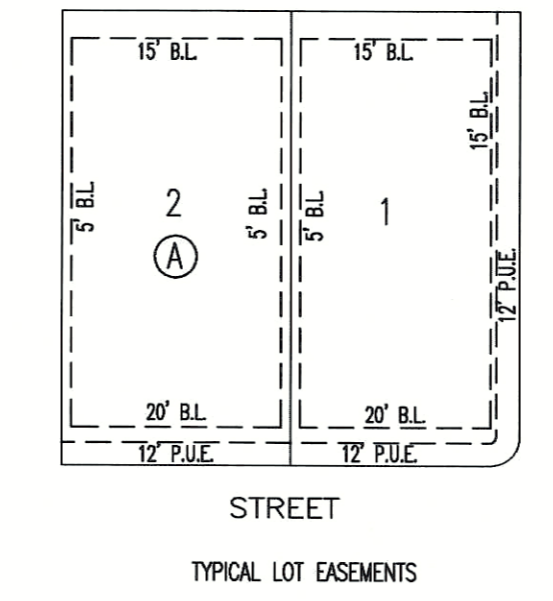
NO. OF BLOCKS:	4
R.O.W.:	TOTAL: 5,808 ACRES

BLOCK	LOT	PURPOSE
C	496	D.E., L.S.E., P.U.E., & OPEN SPACE
C	497	D.E., L.S.E., & OPEN SPACE
J	498	D.E., L.S.E., & OPEN SPACE

LINEAR FOOTAGE OF RIGHT-OF-WAY	50' R.O.W.	1,273 FT LOCAL	431 FT LOCAL	1,028 FT LOCAL	1,192 FT LOCAL	607 FT LOCAL
COLETO TRAIL	50' R.O.W.	1,273 FT LOCAL	431 FT LOCAL	1,028 FT LOCAL	1,192 FT LOCAL	607 FT LOCAL
HOLZINGER BEND	50' R.O.W.	1,273 FT LOCAL	431 FT LOCAL	1,028 FT LOCAL	1,192 FT LOCAL	607 FT LOCAL
RITA BLANCA BEND	50' R.O.W.	1,273 FT LOCAL	431 FT LOCAL	1,028 FT LOCAL	1,192 FT LOCAL	607 FT LOCAL
SAM HOUSTON DRIVE	70' R.O.W.	1,273 FT LOCAL	431 FT LOCAL	1,028 FT LOCAL	1,192 FT LOCAL	607 FT LOCAL
SILVERLEAF SPUR	50' R.O.W.	1,273 FT LOCAL	431 FT LOCAL	1,028 FT LOCAL	1,192 FT LOCAL	607 FT LOCAL
TOTAL		4,531 FT				

BENCHMARK:
TBM-1: CAPPED IRON ROD LABELED "CBO/SETSTONE"
N: 10 020 257.22'
E: 3 226 578.17'
ELEVATION = 511.33'

TBM-2: CAPPED IRON ROD LABELED "CBO/SETSTONE"
N: 10 020 269.51'
E: 3 226 969.96'
ELEVATION = 514.07'



DATE: SEPTEMBER 20, 2021
OWNER:
RICK NEFF
HUNT COMMUNITIES BASTROP, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
4401 N. MESA STREET,
EL PASO, TEXAS 79902
PHONE: (915) 298-4226

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

F.E.M.A. MAP NO. 48021C0335E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

Carlson, Brigrance & 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 PRELIMINARY PLAT OF THE COLONY MUD 1C, SECTION 6

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	7.14	125.00	S81°32'37"W	7.13	3.57	3°16'14"
C2	491.89	1535.00	N80°08'48"E	489.79	248.07	182°1'37"
C3	6.64	1465.00	N70°50'12"E	6.64	3.32	0°15'35"
C4	23.56	15.00	N25°42'25"E	21.21	15.00	90°00'00"
C5	23.56	15.00	S64°17'35"E	21.21	15.00	90°00'00"
C6	652.06	1535.00	N82°52'35"E	647.17	331.02	242°20'20"
C7	622.32	1465.00	S82°52'35"W	617.65	315.93	242°20'20"
C8	178.70	125.00	N38°43'29"E	164.82	109.37	82°22'02"
C9	94.28	175.00	N64°28'06"E	93.15	48.32	30°52'09"
C10	20.38	15.00	N87°57'27"E	18.85	12.11	7°50'50"
C11	85.83	125.00	S72°47'21"E	84.15	44.88	38°20'22"
C12	120.16	175.00	S72°47'21"E	117.81	62.55	38°20'22"
C13	20.38	15.00	S14°11'45"E	18.85	12.11	7°50'50"
C14	83.04	175.00	N11°08'03"E	82.26	42.31	2°11'10"
C15	23.56	15.00	S42°32'28"W	21.21	15.00	90°00'00"
C16	165.42	60.00	S37°43'09"W	117.79	308.12	157°57'42"
C17	7.63	15.00	S77°52'46"E	7.55	3.90	2°09'32"
C18	10.16	15.00	N21°51'37"W	9.97	5.28	38°44'10"
C19	179.50	825.00	N81°18'29"E	179.15	90.11	122°7'38"
C20	168.62	775.00	N81°18'29"E	168.29	84.64	122°7'38"
C21	24.35	15.00	N28°34'14"E	21.76	15.81	9°00'32"
C22	22.77	15.00	S61°25'46"E	20.65	14.23	86°59'28"
C24	22.77	15.00	N61°25'46"W	20.65	14.23	86°59'28"
C25	11.88	15.00	N52°46'06"E	11.39	6.15	44°36'47"
C27	182.70	60.00	N62°18'22"W	119.86	1241.01	174°27'51"
C28	11.22	15.00	S03°29'45"W	10.96	5.89	42°51'36"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C29	77.59	525.00	N13°42'01"W	77.52	38.86	8°28'03"
C31	15.12	15.00	S38°21'04"E	14.49	8.28	5°46'09"
C33	208.66	60.00	N32°23'25"E	118.31	353.77	199°15'07"
C34	11.64	15.00	N70°13'17"W	11.35	6.13	44°28'33"
C36	23.56	15.00	N42°32'28"E	21.21	15.00	90°00'00"
C37	101.28	375.00	N10°11'47"W	100.98	50.95	15°28'30"
C39	178.41	125.00	N42°17'28"E	163.64	108.23	81°46'32"
C40	8.43	125.00	N00°31'40"W	8.42	4.21	3°51'44"
C41	17.23	60.00	N33°02'12"W	17.17	8.67	16°27'01"
C42	39.32	60.00	N06°02'14"W	38.62	20.40	3°32'54"
C43	36.93	60.00	N30°22'11"E	36.35	19.07	35°15'55"
C44	34.55	60.00	N64°29'50"E	34.07	17.77	32°59'24"
C45	37.39	60.00	S81°09'14"E	36.79	19.33	35°42'28"
C46	57.98	775.00	N85°23'52"E	57.97	29.01	4°17'12"
C47	58.11	775.00	N81°04'10"E	58.10	29.57	4°22'12"
C48	51.53	775.00	N76°58'47"E	51.52	25.77	3°48'34"
C49	29.48	60.00	N44°32'13"E	29.18	15.04	28°08'59"
C50	38.60	60.00	N77°02'32"E	37.94	19.99	36°51'40"
C51	34.21	60.00	S68°11'33"E	33.75	17.58	32°40'11"
C52	33.46	60.00	S35°53'01"E	33.02	17.18	31°56'52"
C53	46.95	60.00	S02°30'29"W	45.76	24.75	44°50'08"
C54	2.36	15.00	S20°25'18"W	2.36	1.18	9°00'31"
C55	8.34	525.00	S17°28'44"E	8.34	4.17	0°54'35"
C56	43.36	525.00	S14°39'29"E	43.35	21.69	44°3'56"
C57	25.89	525.00	S10°52'45"E	25.89	12.95	2°49'32"
C58	11.34	15.00	S31°07'27"E	11.07	5.86	43°18'55"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C59	3.78	15.00	S60°00'31"E	3.77	1.90	14°27'14"
C60	52.32	60.00	S42°15'21"E	50.68	27.95	49°57'35"
C61	36.26	60.00	S00°02'21"W	35.71	18.71	34°37'48"
C62	34.21	60.00	S33°41'20"W	33.75	17.58	32°40'11"
C63	32.51	60.00	S65°32'51"W	32.12	16.67	31°02'52"
C64	40.74	175.00	N85°47'20"W	40.65	20.46	13°20'24"
C65	45.62	175.00	N71°39'01"W	45.49	22.94	14°56'13"
C66	33.79	175.00	N68°39'02"W	33.74	16.95	11°03'45"
C67	42.28	175.00	S04°27'44"W	42.18	21.24	13°50'32"
C68	40.76	175.00	S18°03'19"W	40.66	20.47	13°20'38"
C69	38.38	825.00	S76°24'27"W	38.37	19.19	2°39'55"
C70	48.69	825.00	S79°25'51"W	48.68	24.35	3°22'54"
C71	47.07	825.00	S82°45'22"W	47.06	23.54	3°16'07"
C72	45.37	825.00	S85°57'57"W	45.36	22.69	3°09'02"
C73	22.42	375.00	N04°10'18"W	22.42	11.21	3°25'32"
C74	78.86	375.00	N11°54'33"W	78.72	39.58	12°02'38"
C75	58.16	425.00	S14°00'48"E	58.11	29.12	7°50'25"
C76	47.66	425.00	S06°52'51"E	47.64	23.86	6°25'31"
C77	13.26	475.00	N10°15'58"W	13.26	6.63	1°35'57"
C78	56.94	475.00	N14°29'59"W	56.91	28.50	6°52'06"

Line #	Length	Direction
L1	28.36	N03°08'23"W
L2	171.88	N06°49'17"W
L3	50.00	N10°06'38"W
L4	21.40	S83°10'43"W
L5	126.56	N06°49'17"W
L6	69.36	N59°07'06"W
L7	58.97	N00°40'23"W
L8	70.00	N19°02'00"W
L9	50.00	N70°42'25"E
L10	63.65	N70°42'25"E
L11	70.00	S05°02'45"W
L12	127.93	S11°53'51"E

Line #	Length	Direction
L13	100.40	S12°14'57"E
L14	69.36	S30°56'23"E
L15	146.83	S19°48'09"E
L16	139.22	S03°08'23"E
L17	55.38	N17°56'02"W
L19	14.51	S53°07'10"E
L20	14.51	N53°07'10"W
L21	68.57	N02°27'32"W
L22	24.82	S15°17'40"E
L24	28.27	S17°56'02"E

STATE OF TEXAS §
COUNTY OF TRAVIS § 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 SUBDIVIDE 24.391 ACRE TRACT OF LAND WITH THE PLAT SHOWN HERE ON, TO BE KNOWN AS:

"THE COLONY MUD 1C, SECTION 6"

SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE RECORDED AND NOT RELEASED AND DO HEREBY DEDICATE ANY STREETS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC. WITNESS MY HAND THIS DAY OF October, 2021 A.D.

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

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

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0335E, 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 TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

I, DOUGLAS R. RUMMEL, JR., P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP.

ENGINEERING BY: *[Signature]* DATE 9-20-21
DOUGLAS R. RUMMEL, JR., P.E. #97387
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

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

SURVEYED BY: *[Signature]* DATE 20 SEP 2021
AARON V. THOMASON ~ R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



FIELD NOTES
BEING ALL OF THAT CERTAIN 24.391 ACRE TRACT OF LAND SITUATED IN THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, LLC., RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 24.391 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF SAID 1258.002 ACRE TRACT OF LAND, BEING IN THE NORTH LINE OF LOT 31, THE WOODLANDS, A SUBDIVISION RECORDED IN CABINET 2, SLIDE 350A, PLAT RECORDS OF BASTROP COUNTY, TEXAS, FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT OF LAND,

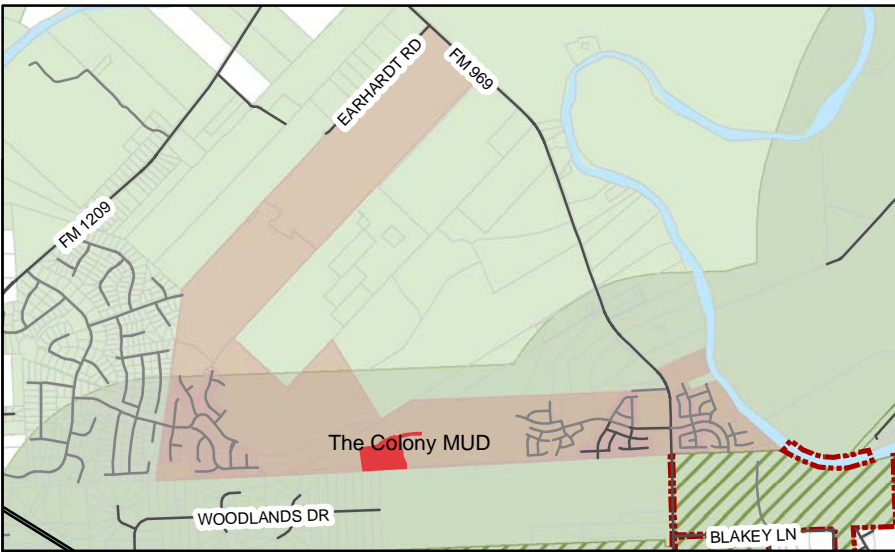
THENCE, N86°51'37"E, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID THE WOODLANDS SUBDIVISION, A DISTANCE OF 2115.42 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" IN THE NORTH LINE OF LOT 40, SAID THE WOODLANDS, BEING IN THE SOUTH LINE OF SAID 1258.002 ACRE TRACT OF LAND, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, THE FOLLOWING TWENTY-SEVEN (27) COURSES AND DISTANCES, NUMBERED 1 THROUGH 27,

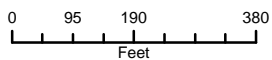
- N03°08'23"W, A DISTANCE OF 28.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N06°49'17"W, A DISTANCE OF 171.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N10°05'30"W, A DISTANCE OF 50.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 7.14 FEET, AND A CHORD THAT BEARS S81°32'37"W, A DISTANCE OF 7.13 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S83°10'43"W, A DISTANCE OF 21.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N06°49'17"W, A DISTANCE OF 126.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N00°34'25"W, A DISTANCE OF 234.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N59°07'06"W, A DISTANCE OF 69.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N00°40'23"W, A DISTANCE OF 58.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- N89°19'37"E, A DISTANCE OF 250.26 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 1535.00 FEET, AN ARC LENGTH OF 491.89 FEET, AND A CHORD THAT BEARS N80°08'48"E, A DISTANCE OF 489.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N19°02'00"W, 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 1465.00 FEET, AN ARC LENGTH OF 6.64 FEET, AND A CHORD THAT BEARS N70°50'12"E, A DISTANCE OF 6.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N70°42'25"E, A DISTANCE OF 403.97 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 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N25°42'25"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N70°42'25"E, A DISTANCE OF 50.00 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 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S64°17'35"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N70°42'25"E, A DISTANCE OF 63.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1535.00 FEET, AN ARC LENGTH OF 652.06 FEET, AND A CHORD THAT BEARS N82°52'35"E, A DISTANCE OF 647.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- S05°02'45"W, 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 1465.00 FEET, AN ARC LENGTH OF 622.32 FEET, AND A CHORD THAT BEARS S82°52'35"W, A DISTANCE OF 617.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S11°53'51"E, A DISTANCE OF 127.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S07°17'11"E, A DISTANCE OF 341.08 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S12°14'57"E, A DISTANCE OF 100.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S30°56'23"E, A DISTANCE OF 69.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S19°48'09"E, A DISTANCE OF 146.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S03°08'23"E, A DISTANCE OF 139.22 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" IN THE SOUTH LINE OF SAID 1258.002 ACRE TRACT OF LAND, BEING IN THE NORTH LINE OF A CALLED 399.878 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. IN DOCUMENT NUMBER 202022279, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S86°51'37"W, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT, SAID 399.878 ACRE TRACT, AND SAID WOODLANDS SUBDIVISION, A DISTANCE OF 1305.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.391 ACRES OF LAND.

Attachment 1 Location Map



Preliminary Plat The Colony MUD 1C Section 6

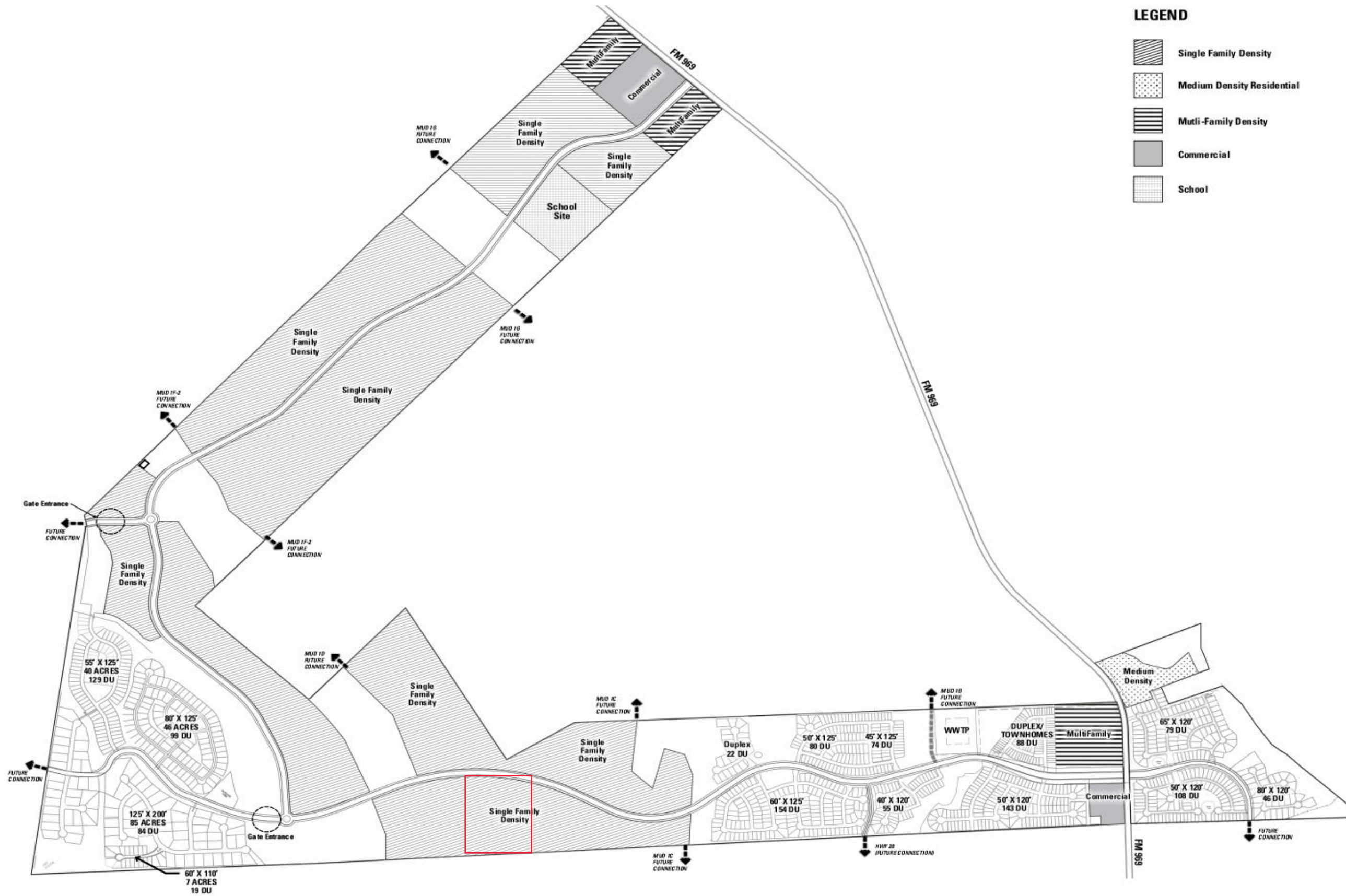


1 inch = 299 feet



Date: 11/12/2021

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 any such information, nor does it represent that its use would not infringe upon privately owned rights.



LEGEND

	Single Family Density
	Medium Density Residential
	Multi-Family Density
	Commercial
	School



THE COLONY / 4,300 DU CONSENT AGREEMENT LAND PLAN

Bastrop, TX

02 August 2019

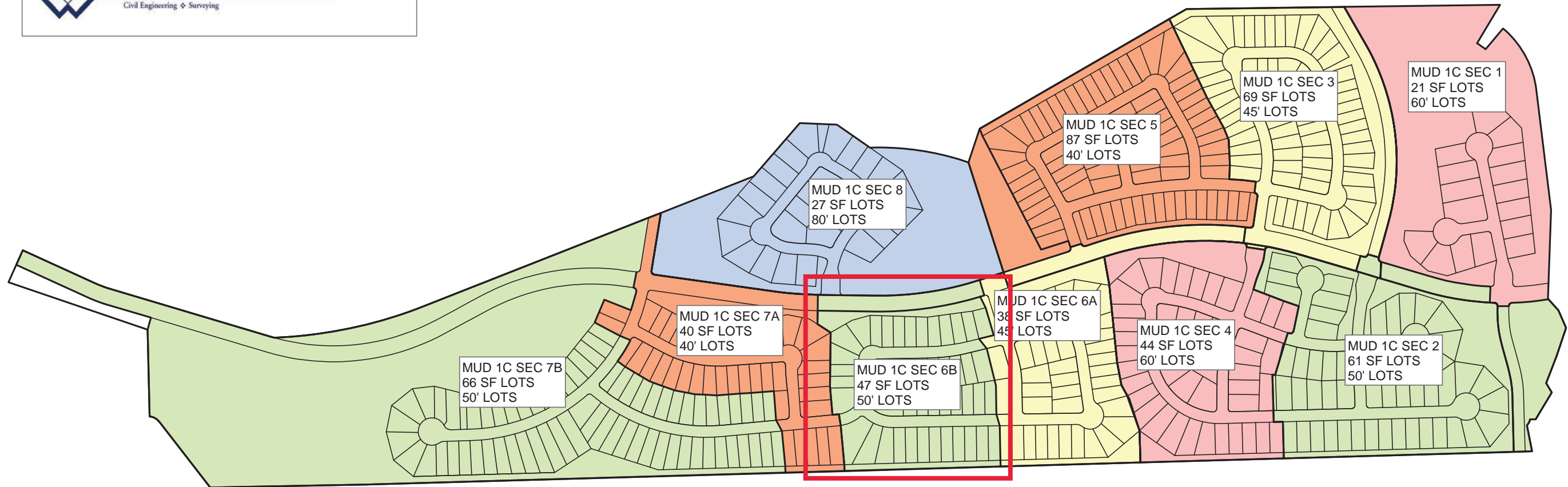


LOT SIZE	COUNT
40'	127
45'	107
50'	174
60'	65
80'	27
TOTAL MUD 1C = 500	

0 250 500 1,000 Feet



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





STAFF REPORT

MEETING DATE: November 18, 2021

AGENDA ITEM: 3D

TITLE:

Consider action to approve The Colony MUD 1C, Section 7 Preliminary Plat, being 55.846 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located south of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Allison Land, Senior Planner

ITEM DETAILS:

Site Address:	South of Sam Houston Drive (Attachment 1)
Total Acreage:	55.846 acres
Legal Description:	55.846 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner:	Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact:	Charlotte Hodges, 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 Preliminary Plat for The Colony MUD 1C, Section 7 (Exhibit A). The plat includes 98 residential lots and 3 non-residential lots (Attachment 1). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

Traffic Impact and Streets

The Preliminary Plat proposes to extend Sam Houston Drive, which provides the main access into the development. Coletto Trail, a local street, will connect to 1C Section 6 to the east. Palo Pinto Bend and Pinyon Pine Drive will provide local street access with Section 7. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system.

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

Sam Houston Drive will be gated after this section. 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 Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

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

Drainage

Stormwater runoff generated within 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 Preliminary Drainage Plan has been reviewed and approved by the City Engineer.

POLICY EXPLANATION:

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

Compliance with 2036 Comprehensive Plan:

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

This plat 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 B³ Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

Section 212.004 Plat Required

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

The applicant has proposed subdividing an undeveloped 55.846-acre tract into 98 residential lots and 4 non-residential lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.

Sec. 212.010. Standards for Approval

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

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

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

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

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

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

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

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

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

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

- Section 1.3.002 Preliminary Plat

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

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on September 16, 2021.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Preliminary Plat for The Colony MUD 1C, Section 7 for compliance with subdivision and utility standards on November 1, 2021 and deemed the plat administratively complete. The Planning Director recommends approval.

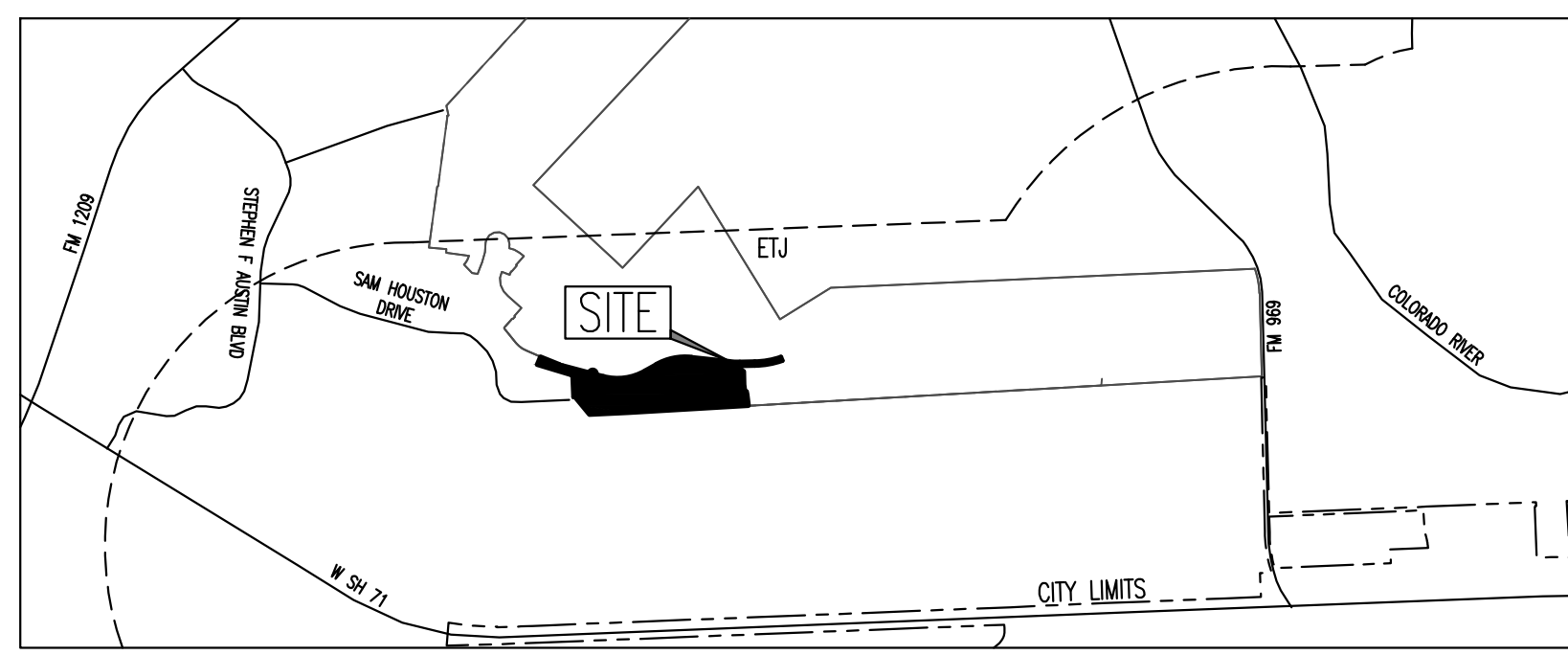
RECOMMENDATION:

Consider action to approve The Colony MUD 1C, Section 7 Preliminary Plat, being 55.846 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

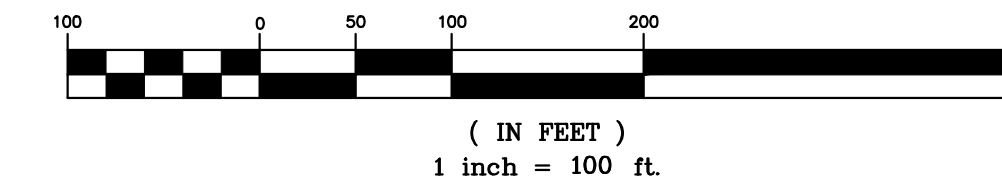
- Exhibit A: The Colony MUD 1C, Section 7 Preliminary Plat
- Attachment 1: Location Map
- Attachment 2: Overall Colony MUD Sections Map

THE PRELIMINARY PLAT OF THE COLONY MUD 1C, SECTION 7



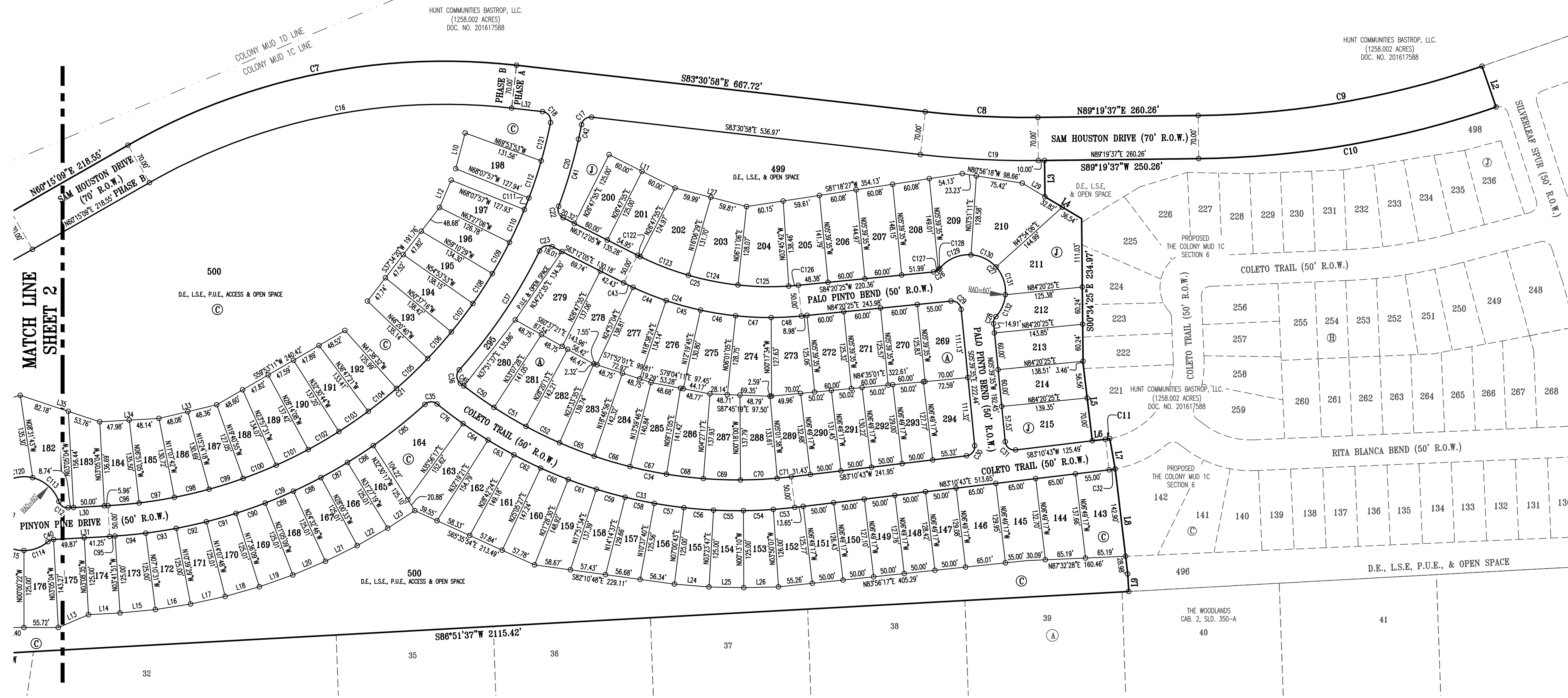
SCALE: 1" = 100'

GRAPHIC SCALE



LEGEND

- 1/2" CAPPED IRON ROD SET
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ IRON PIPE FOUND
- 2 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT



DATE: OCTOBER 14, 2021
OWNER:
RICK NEFF
HUNT COMMUNITIES BASTROP, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
4401 N. MESA STREET,
EL PASO, TEXAS 79902
PHONE: (915) 238-4226

TOTAL ACREAGE: 55.846 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY, A-5

NO. OF RESIDENTIAL LOTS:	98	17,561 ACRES
NO. OF NON-RESIDENTIAL LOTS:	4	28,710 ACRES
	TOTAL: 101	46,271 ACRES

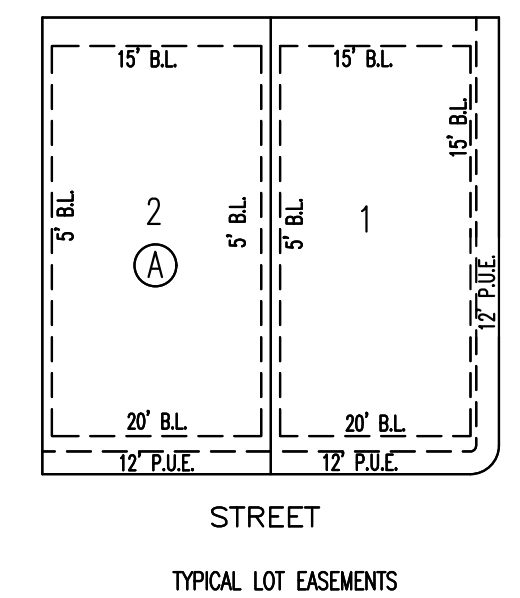
NO. OF BLOCKS:	3	9.575 ACRES
R.O.W.:	TOTAL:	

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

BLOCK	LOT	PURPOSE
C	500	D.E., L.S.E., P.U.E., ACCESS & OPEN SPACE
J	499	D.E., L.S.E., & OPEN SPACE
J	297	P.U.E. & OPEN SPACE
C	501	PRIVATE R.O.W. LOT

LINEAR FOOTAGE OF RIGHT-OF-WAY			
COLETO TRAIL	50' R.O.W.	1,158 FT	LOCAL
PALO PINTO BEND	50' R.O.W.	1,040 FT	LOCAL
PINYON PINE DRIVE	50' R.O.W.	1,300 FT	LOCAL
SAM HOUSTON DRIVE (PUBLIC)	70' R.O.W.	3,342 FT	LOCAL
SAM HOUSTON DRIVE (PRIVATE)	70' R.O.W.	1,051 FT	LOCAL
TOTAL		7,891 FT	

BENCHMARK:
TBM-1: CAPPED IRON ROD LABELED "CRD/SETSTONE"
ELEVATION = 511.33' N:10020257.22' E:3226578.17'
TBM-2: CAPPED IRON ROD LABELED "CRD/SETSTONE"
ELEVATION = 514.07' N:10020269.51' E:3226969.96'



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

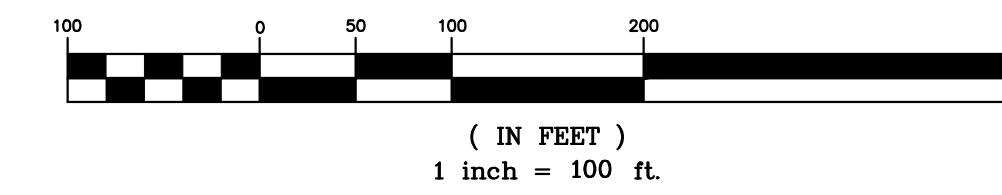
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

THE PRELIMINARY PLAT OF THE COLONY MUD 1C, SECTION 7



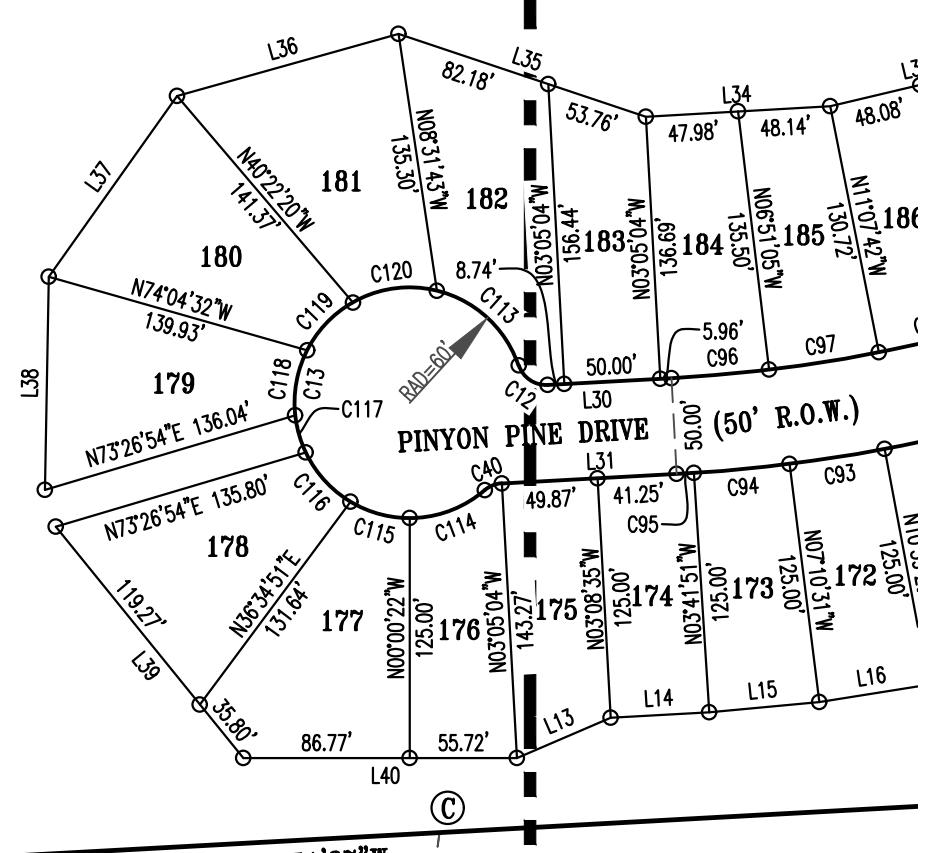
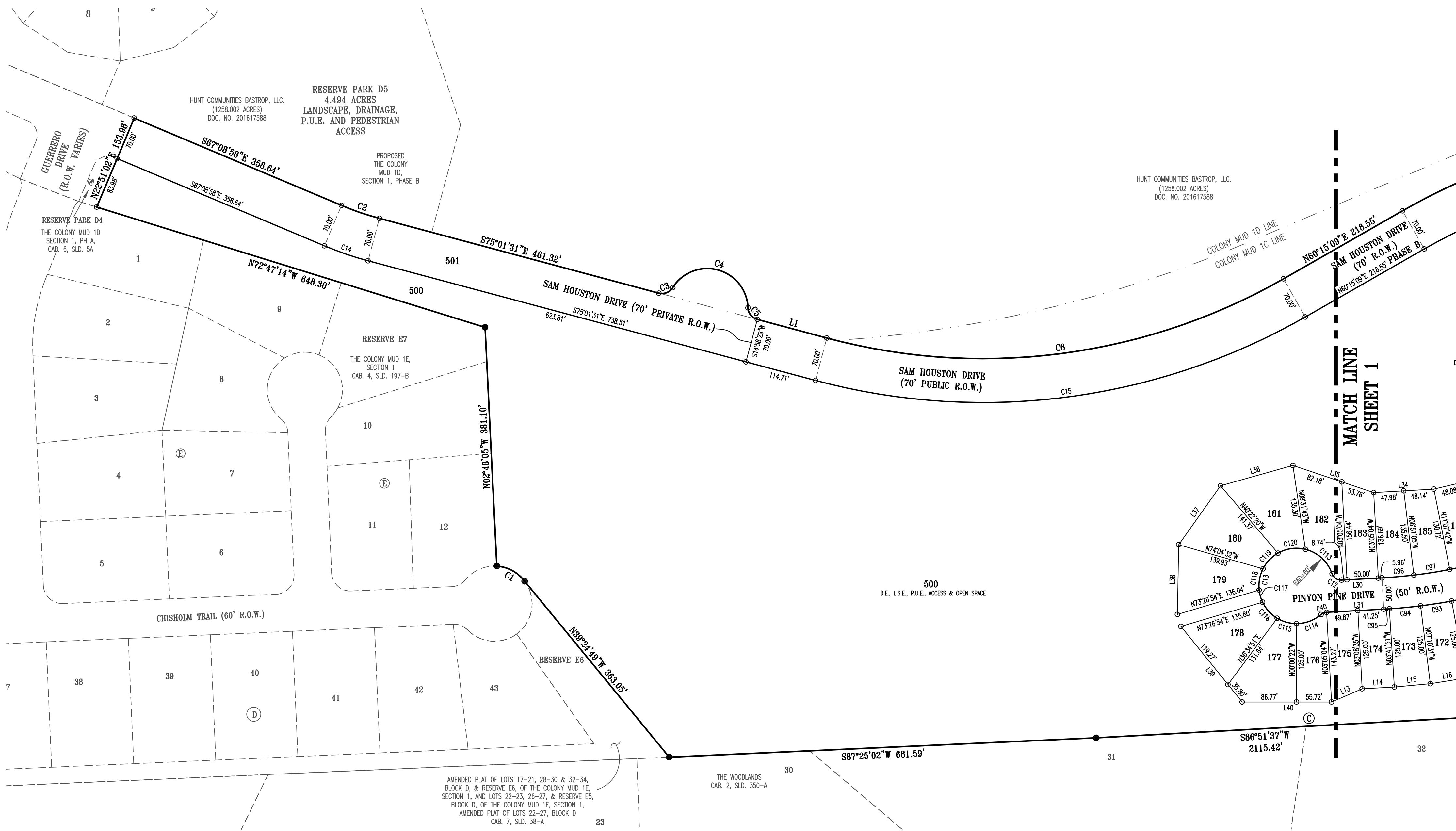
SCALE: 1" = 100'

GRAPHIC SCALE



LEGEND

- 1/2" CAPPED IRON ROD SET
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ IRON PIPE FOUND
- 2 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT



- GENERAL NOTES:
1. WATER IS PROVIDED BY THE COLONY M.U.D. 1C.
 2. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1C.
 3. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC.
 4. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
 5. 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.
 6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 7. BY APPROVING THIS PRELIMINARY 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.
 8. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
 9. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
 10. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
 11. ALL NEW UTILITIES WILL BE UNDERGROUND.
 12. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
 13. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
 14. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
 15. 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.
 16. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
 17. 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.
 18. 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 (DLR) AND PROVIDING DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
 19. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
 20. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.
 21. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
 22. 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.
 23. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
 24. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY OF THE CITY OF BASTROP.
 25. 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 HEREUNDER.
 26. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 27. 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.
 28. 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.
 29. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
 30. CABLE SERVICE IS PROVIDED BY SPECTRUM.
 31. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: 12-01-2016, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT OF NO. 4210005324 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PRELIMINARY PLAT.
 32. 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.
 33. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
 34. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
 35. 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.
 36. PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN.
 37. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
 38. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
 39. 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. 4802100335E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.
 40. 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.
 41. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY-S (STANDARD LOT).

Carlson, Brigance & Doering, Inc.
 FIRM ID #E3791 REG. # 10024900
 Civil Engineering Surveying
 5501 West William Cannon Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

THE PRELIMINARY PLAT OF THE COLONY MUD 1C, SECTION 7

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	52.33	60.00	N61°24'14"W	50.68	27.96	49°58'06"
C2	63.92	465.00	S71°05'15"E	63.87	32.01	7°52'33"
C3	25.45	20.00	N68°31'37"E	23.76	14.77	7°25'43"
C4	165.39	65.00	S75°01'31"E	124.25	211.22	145°47'27"
C5	25.45	20.00	S38°34'40"E	23.76	14.77	7°25'43"
C6	753.23	965.00	N82°36'49"E	734.25	396.98	44°43'19"
C7	654.49	1035.00	N78°22'06"E	643.64	338.60	36°13'52"
C8	182.99	1465.00	S87°05'41"E	182.87	91.62	7°09'25"
C9	469.46	1465.00	N87°08'48"E	467.45	236.78	18°21'37"
C10	491.89	1535.00	S80°08'48"W	489.79	248.07	18°21'37"
C11	7.14	125.00	N81°32'37"E	7.13	3.57	3°16'14"
C12	19.40	15.00	N66°01'46"W	18.08	11.33	7°40'35"
C13	305.42	60.00	S15°11'53"W	67.40	40.73	29°39'18"
C14	73.54	535.00	S71°05'15"E	73.48	36.83	7°52'33"
C15	807.87	1035.00	N82°36'49"E	787.51	425.77	44°43'19"
C16	610.22	965.00	N78°22'06"E	600.10	315.70	36°13'52"
C17	22.42	15.00	N63°39'50"E	20.39	13.90	8°53'23"
C18	24.82	15.00	S36°05'18"E	22.09	9.449'06"	
C19	191.74	1535.00	S87°05'41"E	191.61	95.99	7°09'25"
C20	137.81	825.00	N15°37'46"E	137.64	68.06	9°34'14"
C21	1022.74	775.00	S49°06'36"W	950.13	601.28	75°36'42"
C22	21.89	15.00	S21°23'36"E	20.00	13.42	8°33'58"
C23	23.80	15.00	N71°20'33"E	21.38	15.24	9°54'57"
C24	297.42	525.00	S79°25'50"E	293.45	152.82	32°27'30"
C25	289.09	475.00	S79°25'50"E	285.51	138.28	32°27'30"
C26	11.88	15.00	N61°39'32"E	11.57	6.27	4°21'46"
C27	191.95	60.00	N49°22'19"W	119.95	208.91	18°31'06"
C28	12.55	15.00	S18°18'28"W	12.19	6.67	4°75'07"
C29	23.56	15.00	S50°39'35"E	21.21	15.00	9°00'00"
C30	23.26	15.00	S38°45'34"W	21.00	14.70	8°50'19"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C31	23.87	15.00	S51°14'26"E	21.43	15.31	91°09'41"
C32	10.01	175.00	S81°32'27"W	10.00	5.00	3°16'33"
C33	620.87	775.00	S73°52'15"E	604.40	328.18	45°54'03"
C34	572.53	725.00	N74°11'53"W	557.77	302.13	45°14'47"
C35	21.33	15.00	N88°20'41"E	19.58	12.92	81°28'10"
C36	24.53	15.00	N04°43'39"W	21.89	16.00	93°41'42"
C37	233.78	825.00	N34°00'08"E	232.99	117.68	16°14'08"
C39	565.96	825.00	N67°15'46"E	554.93	294.63	39°18'20"
C40	9.83	15.00	N88°08'35"E	9.65	5.10	3°32'43"
C41	113.60	825.00	S16°28'12"W	113.51	56.89	7°53'21"
C42	24.21	825.00	S11°41'05"W	24.21	12.11	1°40'53"
C43	16.93	525.00	S64°07'31"E	16.93	8.46	1°50'51"
C44	57.83	525.00	S68°12'16"E	57.80	28.94	6°18'40"
C45	57.83	525.00	S74°30'55"E	57.80	28.94	6°18'40"
C46	57.83	525.00	S80°49'35"E	57.80	28.94	6°18'40"
C47	57.83	525.00	S87°08'14"E	57.80	28.94	6°18'40"
C48	49.18	525.00	N87°01'25"E	49.16	24.61	5°22'01"
C49	7.14	725.00	S51°51'26"E	7.14	3.57	0°33'53"
C50	59.93	725.00	S54°30'27"E	59.91	29.98	4°44'09"
C51	60.58	725.00	S59°16'39"E	60.56	30.31	4°47'15"
C52	60.45	725.00	S64°03'06"E	60.43	30.24	4°46'39"
C53	35.06	775.00	S84°28'28"W	35.05	17.53	2°35'30"
C54	48.53	775.00	S87°33'51"W	48.52	24.27	3°35'16"
C55	48.44	775.00	N85°11'05"W	48.43	24.23	3°34'52"
C56	48.42	775.00	N85°16'16"W	48.41	24.22	3°34'46"
C57	48.44	775.00	N81°41'27"W	48.43	24.23	3°34'51"
C58	48.46	775.00	N78°06'33"W	48.45	24.24	3°34'56"
C59	48.42	775.00	N74°31'41"W	48.41	24.22	3°34'47"
C60	48.44	775.00	N67°23'37"W	48.43	24.23	3°34'33"
C61	48.39	775.00	N70°56'58"W	48.39	24.21	3°34'40"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C62	48.44	775.00	N63°47'20"W	48.44	24.23	3°34'53"
C63	48.42	775.00	N60°12'31"W	48.41	24.22	3°34'46"
C64	48.50	775.00	N56°37'34"W	48.49	24.26	3°35'08"
C65	60.45	725.00	S68°49'45"E	60.43	30.24	4°46'36"
C66	60.56	725.00	S73°36'39"E	60.55	30.30	4°47'11"
C67	60.46	725.00	S78°23'34"E	60.44	30.25	4°46'40"
C68	60.27	725.00	S83°09'49"E	60.26	30.15	4°45'48"
C69	60.16	725.00	S87°55'21"E	60.15	30.10	4°45'17"
C70	59.82	725.00	N87°20'11"E	59.80	29.93	4°43'38"
C71	22.70	725.00	N84°04'33"E	22.70	11.35	1°47'39"
C76	52.93	775.00	N52°52'37"W	52.92	26.47	3°54'46"
C85	107.33	825.00	S51°20'13"W	107.25	53.74	7°27'14"
C86	50.14	825.00	S56°48'18"W	50.13	25.08	3°28'56"
C87	48.61	825.00	S60°16'08"W	48.60	24.81	3°26'44"
C88	49.86	825.00	S63°43'23"W	49.85	24.94	3°27'45"
C89	49.81	825.00	S67°11'03"W	49.81	24.91	3°27'34"
C90	50.15	825.00	S70°39'19"W	50.14	25.08	3°28'58"
C91	49.99	825.00	S74°07'58"W	49.98	25.00	3°28'19"
C92	49.98	825.00	S77°36'15"W	49.98	25.00	3°28'17"
C93	50.14	825.00	S81°04'52"W	50.13	25.08	3°28'56"
C94	50.07	825.00	S84°33'38"W	50.06	25.04	3°28'38"
C95	8.87	825.00	S86°36'27"W	8.87	4.44	0°36'59"
C96	50.96	775.00	N89°01'56"E	50.95	25.49	3°46'02"
C127	8.45	775.00	N81°00'36"E	8.44	4.24	0°34'52"
C98	57.85	775.00	N78°44'00"E	57.84	28.94	4°16'36"
C99	57.85	775.00	N72°27'24"E	57.84	28.94	4°16'36"
C100	57.85	775.00	N68°10'47"E	57.84	28.94	4°16'36"
C101	57.85	775.00	N63°54'11"E	57.84	28.94	4°16'36"
C102	57.85	775.00	N59°37'34"E	57.84	28.94	4°16'36"
C103	57.85	775.00	N55°20'58"E	57.84	28.94	4°16'36"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C104	58.91	775.00	N51°02'01"E	58.89	29.47	4°21'18"
C105	70.34	775.00	N46°15'21"E	70.32	35.20	5°12'02"
C106	57.85	775.00	N41°31'02"E	57.84	28.94	4°16'36"
C107	57.85	775.00	N37°14'25"E	57.84	28.94	4°16'36"
C108	57.85	775.00	N32°57'49"E	57.84	28.94	4°16'36"
C109	57.85	775.00	N28°41'12"E	57.84	28.94	4°16'36"
C110	58.59	775.00	N24°22'57"E	58.58	29.31	4°19'54"
C111	20.00	775.00	N21°28'39"E	20.00	10.00	1°28'43"
C112	63.67	775.00	N18°23'05"E	63.65	31.85	4°42'24"
C113	60.09	60.00	S47°39'57"E	57.61	32.84	5°22'58"
C114	42.54	60.00	S69°40'56"W	41.66	22.21	40°37'24"
C115	32.39	60.00	N74°32'24"W	32.00	16.60	30°55'55"
C116	35.20	60.00	N42°16'06"W	34.70	18.12	33°36'42"
C117	20.10	60.00	N15°52'04"W	20.00	10.14	19°11'22"
C118	34.93	60.00	N10°24'16"E	34.44	17.98	33°21'18"
C119	34.93	60.00	N4°45'29"E	34.44	17.97	33°21'07"
C120	45.25	60.00	N82°02'16"E	44.18	23.76	43°12'31"
C121	63.94	775.00	N18°40'04"E	63.92	31.99	4°43'38"
L10	59.94	S14°45'19"W				
C122	5.05	475.00	S63°30'21"E	5.05	2.52	0°36'31"
C123	83.58	475.00	S68°51'03"E	83.47	41.90	10°04'55"
C124	82.27	475.00	S78°51'12"E	82.16	41.24	9°55'23"
C125	82.46	475.00	S88°47'18"E	82.36	41.33	9°56'48"
C126	15.74	475.00	N85°17'21"E	15.74	7.87	1°53'53"
C127	8.45	15.00	N88°11'34"E	8.34	4.34	32°17'41"
C128	3.42	15.00	N45°30'41"E	3.41	1.72	13°04'05"
C129	57.47	60.00	S66°24'55"W	55.29	31.15	54°52'32"
C130	46.13	60.00	N64°07'21"W	45.00	24.27	40°02'55"
C131	48.81	60.00	N18°47'38"W	47.47	25.85	46°36'32"
C132	39.55	60.00	N23°24'1"E	38.84	20.52	37°46'08"

Line Table		
Line #	Length	Direction
L1	114.71	S75°01'31"E
L2	70.00	S19°02'00"E
L3	58.97	S00°40'23"E
L4	69.36	S59°07'06"E
L5	126.56	S06°49'17"E
L6	21.40	N83°10'43"E
L7	50.00	S10°06'38"E
L8	171.88	S06°49'17"E
L9	28.36	S03°08'23"E
L10	59.94	S14°45'19"W
L11	120.00	N63°12'05"W
L12	48.18	S23°03'29"W
L13	53.23	N66°50'51"E
L14	51.34	N86°51'18"E
L15	57.85	N84°33'49"E
L16	57.73	N81°05'00"E

Line Table		
Line #	Length	Direction
L17	57.55	N77°36'22"E
L18	57.56	N74°08'02"E
L19	57.74	N70°39'21"E
L20	57.35	N67°11'03"E
L21	57.40	N63°43'21"E
L22	57.12	N60°16'04"E
L23	52.42	N56°57'49"E
L24	56.30	S85°12'18"E
L25	56.32	S88°47'25"E
L26	56.44	N88°38'09"E
L27	119.79	N75°23'07"W
L29	42.86	N59°07'06"W
L30	64.70	S86°54'56"W
L31	91.13	N86°54'56"E
L32	50.50	S83°30'58"E
L33	96.44	S76°46'20"W

Line Table		
Line #	Length	Direction
L34	96.12	S86°41'44"W
L35	135.94	N71°32'14"W
L36	119.68	S74°22'47"W
L37	115.47	S35°21'02"W
L38	111.04	S01°03'42"W
L39	155.08	S38°59'55"E
L40	142.49	N60°00'00"E

STATE OF TEXAS §
COUNTY OF TRAVIS § 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 SUBDIVIDE 55.846 ACRE TRACT OF LAND WITH THE PLAT SHOWN HERE ON, TO BE KNOWN AS:

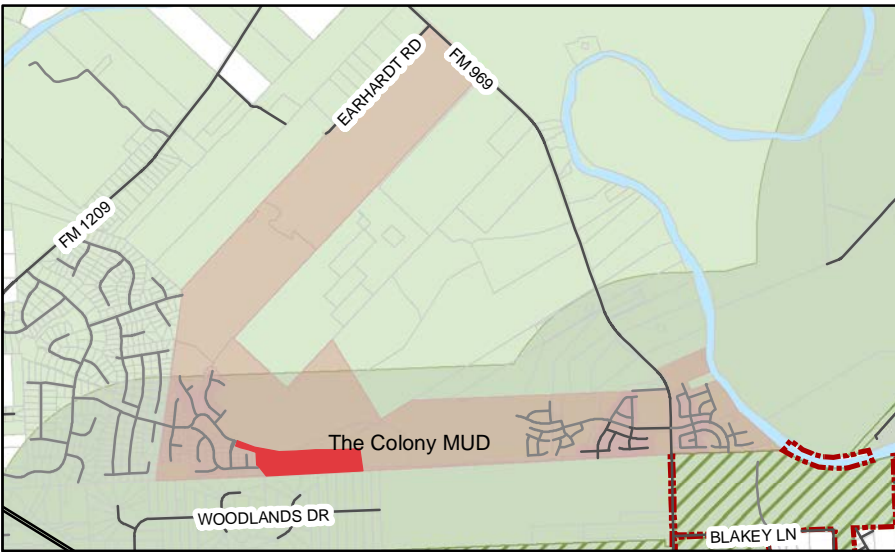
"THE COLONY MUD 1C, SECTION 7"

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

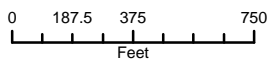
RICK NEFF
HUNT COMMUNITIES BASTROP, LLC, A DELAWARE LIMITED LIABILITY COMPANY
4401 N. MESA STREET, EL PASO, TEXAS 79902

APPROVED THIS DAY _____ OF _____, 20____, A.D. BY

Attachment 1 Location Map



Preliminary Plat The Colony MUD 1C Section 7

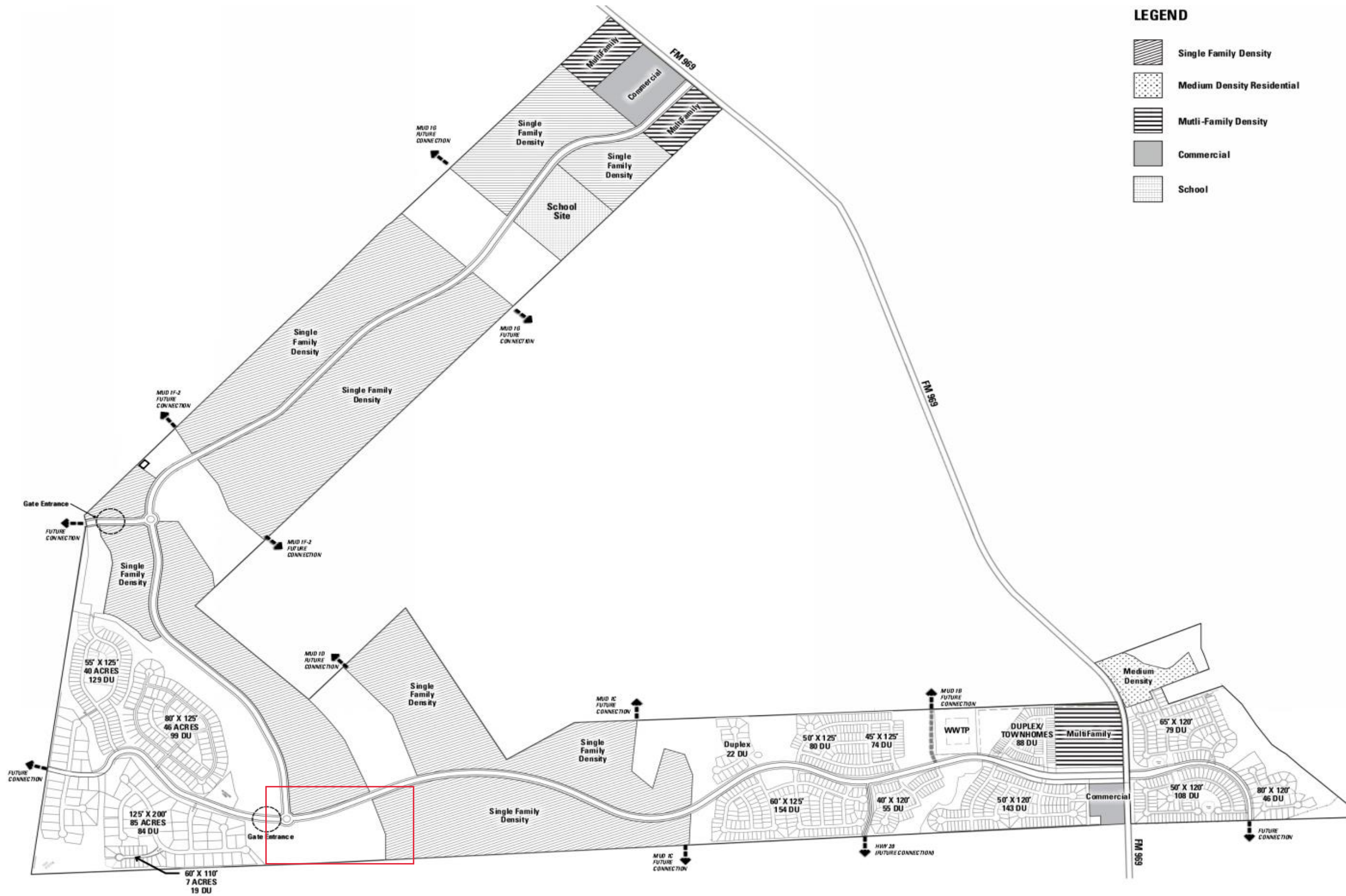


1 inch = 595 feet

Date: 11/12/2021

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 any such information, nor does it represent that its use would not infringe upon privately owned rights.





LEGEND

	Single Family Density
	Medium Density Residential
	Multi-Family Density
	Commercial
	School



THE COLONY / 4,300 DU CONSENT AGREEMENT LAND PLAN

Bastrop, TX

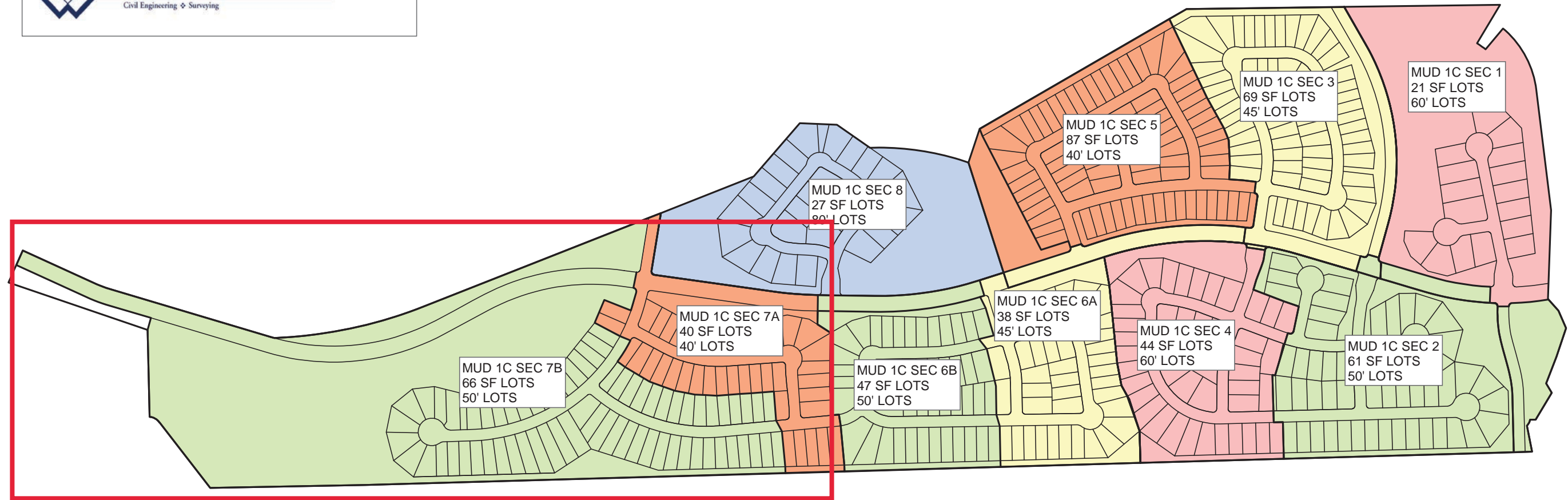
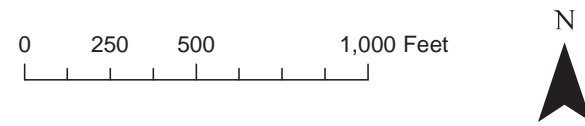
02 August 2019



0 200' 400' 800'



LOT SIZE	COUNT
40'	127
45'	107
50'	174
60'	65
80'	27
TOTAL MUD 1C = 500	





STAFF REPORT

MEETING DATE: November 18, 2021

AGENDA ITEM: 3E

TITLE:

Consider action to approve The Colony MUD 1F, Section 1 Final Plat, being 11.948 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Allison Land, Senior Planner

ITEM DETAILS:

Site Address:	West of FM 969 (Attachment 1)
Total Acreage:	11.948 acres
Legal Description:	11.948 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner:	Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact:	Matt Synatschk, Carlson, Brigance, and Doering, Inc.
Existing Use:	Vacant/Undeveloped
Existing Zoning:	None. Extra-Territorial Jurisdiction, The Colony MUD
Adopted Plan:	Fourth Amendment to the Colony MUD Consent Agreement, Approved November 5, 2020
Future Land Use:	None. In ETJ Area A.

BACKGROUND/HISTORY:

The applicant has submitted an application for a Final Plat for The Colony MUD 1F, Section 1 (Exhibit A). The plat includes 35 residential lots and 3 non-residential lots (Attachment 1). 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 William Hersee Drive which will connect to Colony MUD 1 E to the south and Eight Oaks Drive to the north. Maddy Way will connect to future sections of 1F. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system.

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

Utilities

Water service (domestic and fire) will be provided by The Colony MUD via water line extensions from existing infrastructure located 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 is not within our Future Land Use Plan area, but does comply with Neighborhood Residential which is adjacent to this area in the Statutory ETJ. 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 B³ Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

Section 212.004 Plat Required

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

The applicant has proposed subdividing an undeveloped 11.948-acre tract into 35 residential lots and 3 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 final plat conforms to the Future Land Use Plan, which is designated Neighborhood Residential for this area.

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

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

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

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

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

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

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

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

- Section 1.3.002 Preliminary Plat

The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on November 19, 2020.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on October 22, 2020.

The Preliminary Plat was approved by the Planning & Zoning Commission on April 29, 2021.

- Section 1.3.002 Final Plat

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on June 3, 2021.

The Public Improvement Plans for the feasibility of the construction of the subdivision improvements were approved by the City Engineer on July 15, 2021.

The Public Improvement Plan Agreement to ensure the performance of the installation and provide a maintenance period for the subdivision improvements was approved by City Council on August 10, 2021.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Final Plat for The Colony MUD 1F, Section 1 for compliance with subdivision and utility standards on October 28, 2021 and deemed the plat administratively complete. The Planning Director recommends approval.

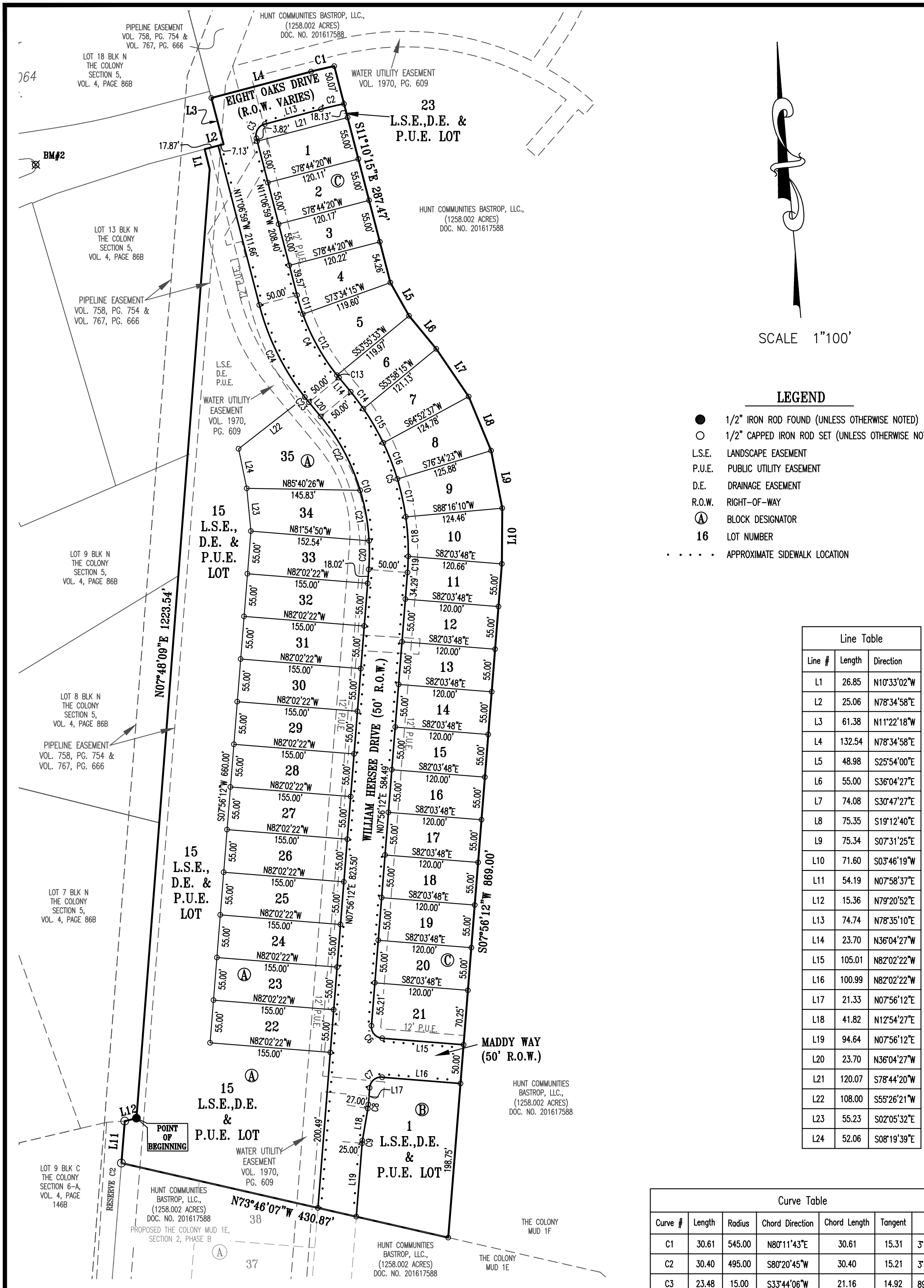
RECOMMENDATION:

Consider action to approve The Colony MUD 1F, Section 1 Final Plat, being 11.948 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: The Colony MUD 1F, Section 1 Final Plat
- Attachment 1: Location Map
- Attachment 2: The Colony MUD Land Use Plan and Section 1F Layout

THE FINAL PLAT OF THE COLONY MUD 1F, SECTION 1



SCALE 1"=100'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- L.S.E. LANDSCAPE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- R.O.W. RIGHT-OF-WAY
- B.D. BLOCK DESIGNATOR
- 16 LOT NUMBER
- APPROXIMATE SIDEWALK LOCATION

Line #	Length	Direction
L1	26.85	N103°33'02"W
L2	25.06	N78°34'58"E
L3	61.38	N11°22'18"W
L4	132.54	N78°34'58"E
L5	48.98	S25°54'00"E
L6	55.00	S36°04'27"E
L7	74.08	S30°47'27"E
L8	75.35	S19°12'40"E
L9	75.34	S07°31'25"E
L10	71.60	S03°46'19"W
L11	54.19	N07°58'37"E
L12	15.36	N79°20'52"E
L13	74.74	N78°35'10"E
L14	23.70	N36°04'27"W
L15	105.01	N82°02'22"W
L16	100.99	N82°02'22"W
L17	21.33	N07°56'12"E
L18	41.82	N12°54'27"E
L19	94.64	N07°56'12"E
L20	23.70	N36°04'27"W
L21	120.07	S78°44'20"W
L22	108.00	S55°28'21"W
L23	55.23	S02°05'32"E
L24	52.06	S08°19'39"E

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	30.61	545.00	N80°11'43"E	30.61	15.31	31°30'05"
C2	30.40	495.00	S80°20'45"W	30.40	15.21	3°31'09"
C3	23.48	15.00	S33°44'06"W	21.16	14.92	89°42'09"
C4	119.79	275.00	S23°35'43"E	118.85	60.86	24°57'29"
C5	249.64	325.00	N1°04'08"W	243.55	131.34	44°00'39"
C6	23.56	15.00	S37°03'05"E	21.21	14.99	89°58'33"
C7	23.57	15.00	S52°56'59"W	21.22	15.01	90°01'27"
C8	5.25	60.50	N10°25'19"E	5.25	2.63	4°58'15"
C9	3.43	39.50	S10°25'19"W	3.43	1.71	4°58'15"
C10	211.24	275.00	N1°04'08"W	206.08	111.14	44°00'39"
C11	25.50	275.00	S13°48'22"E	25.49	12.76	5°18'46"
C12	90.26	275.00	S25°49'54"E	88.85	45.54	18°48'18"
C13	4.03	275.00	S35°39'15"E	4.03	2.02	0°50'24"
C14	27.20	325.00	N33°40'36"W	27.20	13.61	4°47'45"
C15	50.87	325.00	N26°47'40"W	50.82	25.49	8°58'04"
C16	49.87	325.00	N17°54'52"W	49.82	24.99	8°47'33"
C17	49.89	325.00	N09°07'13"W	49.84	25.00	8°47'46"
C18	51.08	325.00	N00°15'11"W	51.03	25.59	9°00'17"
C19	20.73	325.00	N06°06'35"E	20.72	10.37	3°39'14"
C20	36.76	275.00	N64°08'26"E	36.73	18.41	7°39'32"
C21	66.25	275.00	N06°37'25"W	66.09	33.29	13°48'10"
C22	108.23	275.00	N24°47'59"W	107.53	54.82	22°32'57"
C23	8.59	325.00	S35°19'03"E	8.58	4.29	1°30'49"
C24	132.98	325.00	S22°50'19"E	132.06	67.44	22°46'40"

- GENERAL NOTES:
1. WATER IS PROVIDED BY THE COLONY M.U.D. 1F.
 2. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1F.
 3. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC.
 4. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON APRIL 29, 2021.
 5. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
 6. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
 7. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 8. BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO 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.
 9. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
 10. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
 11. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
 12. ALL NEW UTILITIES WILL BE UNDERGROUND.
 13. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
 14. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
 15. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
 16. 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 ACCESS.
 17. PROPERTY OWNERS SHALL PROVIDE TO ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
 18. 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.
 19. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDING DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TAB).
 20. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION ON EACH LOT.
 21. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
 22. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
 23. 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.
 24. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
 25. THIS SUBDIVISION IS LOCATED WITHIN THE VOLUNTARY ETJ OF THE CITY OF BASTROP.
 26. RESIDENTIAL CORNER LOTS ON UNEQUAL CLASS STREET SHALL ONLY ACCESS THE STREET WITH THE LOWER CLASSIFICATION.
 27. 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.
 28. THE CITY WILL PERFORM A FINAL INSPECTION OF INFRASTRUCTURE THAT WILL BE DEDICATED TO THE M.U.D.
 29. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
 30. CABLE SERVICE IS PROVIDED BY SPECTRUM.
 31. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RIN DATED: 12-01-2016, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT OF. NO. 4210005324 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS FINAL PLAT.
 32. 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 OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
 33. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
 34. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
 35. A STORM WATER MANAGEMENT PLAN WILL BE PROVIDED PRIOR TO FINAL ACCEPTANCE.
 36. 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 PLANNING & ZONING COMMISSION 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 FINAL PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
 37. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 38. 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.
 39. PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND FLOOD PLAIN HABITAT CONSERVATION PLAN.
 40. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
 41. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
 42. NO STRUCTURES OR LAND USE (INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING) THAT NEGATIVELY IMPACTS STORMWATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS OR DETENTION/RETENTION AREAS.
 43. ALL STREETS CONTAINED HEREIN ARE SUBJECT TO THE TRI-PARTY AGREEMENT BETWEEN BASTROP COUNTY, THE CITY OF BASTROP AND THE DEVELOPER EFFECTIVE FEBRUARY 9TH, 2021.

FIELD NOTES

BEING ALL OF THAT CERTAIN 11.948 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, LLC., RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (P.R.B.C.T.X.), SAID 11.948 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, BEING A WESTERN CORNER OF SAID 1258.002 ACRE TRACT, AND BEING ALSO A SOUTHEASTERN CORNER OF LOT 7, BLOCK N OF THE COLONY SECTION 5, A SUBDIVISION RECORDED IN VOLUME 4, PAGE 868 OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS (P.R.B.C.T.X.), FOR THE POINT OF BEGINNING OF THE HERIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 1258.002 ACRE TRACT, AND SAID THE COLONY SECTION 5, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

1. N07°48'09"E, A DISTANCE OF 1223.54 FEET TO A 5/8" IRON ROD FOUND, AND
2. N10°33'02"W, A DISTANCE OF 26.85 FEET TO A 5/8" IRON ROD FOUND, BEING A WESTERN CORNER OF SAID 1258.002 ACRE TRACT, SAME BEING A NORTHEASTERN CORNER OF LOT 13, BLOCK N OF SAID THE COLONY SECTION 5, AND BEING ALSO A POINT ON A SOUTHEASTERN RIGHT-OF-WAY LINE OF EIGHT OAKS DRIVE (R.O.W. VARIES).

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

1. N78°34'58"E, A DISTANCE OF 25.06 FEET TO A 5/8" IRON ROD FOUND, AND
2. N11°22'18"W, A DISTANCE OF 61.38 FEET TO A 1/2" IRON ROD SET STAMPED "CBD SETSTONE", BEING A POINT ON A WESTERN BOUNDARY LINE OF SAID 1258.002 ACRE TRACT AND BEING ALSO A POINT ON AN EASTERN TERMINUS LINE OF SAID EIGHT OAKS DRIVE,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES, NUMBERED 1 THROUGH 11,

1. N78°34'58"E, A DISTANCE OF 132.54 FEET TO A 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 545.00 FEET, AN ARC LENGTH OF 30.61 FEET, AND WHOSE CHORD BEARS N80°11'43"E, A DISTANCE OF 30.61 FEET TO A 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
3. S11°10'15"E, A DISTANCE OF 287.47 FEET TO A 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
4. S25°54'00"E, A DISTANCE OF 48.98 FEET TO A 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
5. S36°04'27"E, A DISTANCE OF 55.00 FEET TO A 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
6. S30°47'27"E, A DISTANCE OF 74.08 FEET TO A 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
7. S19°12'40"E, A DISTANCE OF 75.35 FEET TO A 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
8. S07°31'25"E, A DISTANCE OF 75.34 FEET TO A 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
9. S03°46'19"W, A DISTANCE OF 71.60 FEET TO A 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
10. S07°56'12"W, A DISTANCE OF 54.19 FEET TO A 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
11. N73°46'07"W, A DISTANCE OF 430.87 FEET TO A 1/2" IRON ROD SET STAMPED "CBD SETSTONE", BEING A POINT ON A WESTERN BOUNDARY LINE OF SAID 1258.002 ACRE TRACT AND BEING ALSO A POINT ON AN EASTERN LINE OF RESERVE C2, BLOCK C OF THE COLONY SECTION 6-A, A SUBDIVISION RECORDED IN VOLUME 4, PAGE 1468 (P.R.B.C.T.X.),

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 1258.002 ACRE TRACT AND SAID RESERVE C2, N07°58'37"E, A DISTANCE OF 54.19 FEET TO A 1/2" IRON ROD SET STAMPED "CBD SETSTONE", BEING A WESTERN CORNER OF SAID 1258.002 ACRE TRACT, SAME BEING A NORTHEASTERN CORNER OF SAID RESERVE C2, AND BEING ALSO A POINT ON A SOUTHEASTERN BOUNDARY LINE OF SAID LOT 7, BLOCK N,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 1258.002 ACRE TRACT AND SAID LOT 7, N79°20'52"E, A DISTANCE OF 15.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.948 ACRES OF LAND.

TOTAL ACREAGE: 11.948 ACRES
 SURVEY: JOSE MANUEL BANGS SURVEY, A-5

TOTAL OF LOTS: 38
 NO. OF SINGLE FAMILY LOTS: 35 6,200 ACRES
 NO. L.S.E., D.E. & P.U.E. LOT: 3 3,769 ACRES
 TOTAL: 38 9,969 ACRES

NO. OF BLOCKS: 2
 ROW TOTAL: 1,979 ACRES

NON-RESIDENTIAL LOTS
 BLOCK LOT PURPOSE
 A 15 L.S.E., D.E. & P.U.E.
 B 1 L.S.E., D.E., P.U.E.
 C 23 L.S.E., D.E., P.U.E.

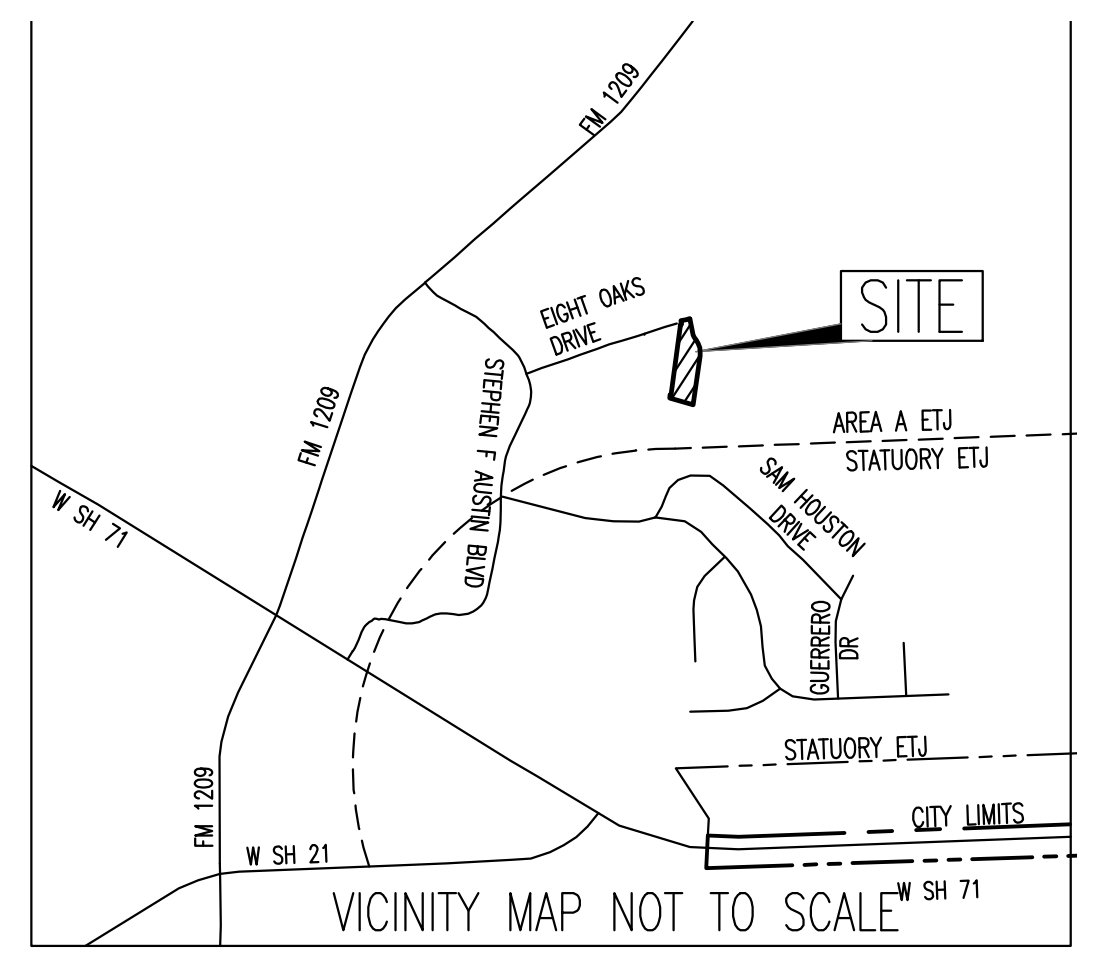
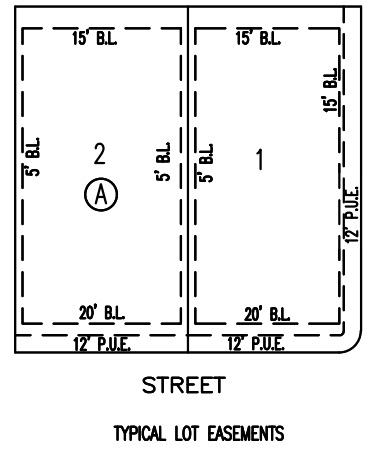
LINEAR FEET OF NEW STREET
 WILLIAM HERSEE DRIVE 50' R.O.W. 1,460 LF
 EIGHT OAKS DRIVE 50' R.O.W. 163 LF
 MADDY WAY 50' R.O.W. 143 LF
 TOTAL: 1,766 LF

DATE: SEPTEMBER 23, 2021
 OWNER: HUNT COMMUNITIES BASTROP, LLC.
 A DELAWARE LIMITED LIABILITY COMPANY
 4401 N. MESA STREET,
 EL PASO, TEXAS 79902
 PHONE: (915) 533-1122
 FAX: (915) 545-2631

ENGINEER & SURVEYOR:
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON DRIVE
 AUSTIN, TEXAS 78749
 PHONE: (512) 280-5160 phone
 (512) 280-5165 fax

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

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



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

THAT WE, RICK NEFF, HUNT COMMUNITIES BASTROP, LLC., A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNERS 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 SUBDIVIDE 11.948 ACRE TRACT OF LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

"THE COLONY MUD 1F, SECTION 1"

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 _____, 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 ____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

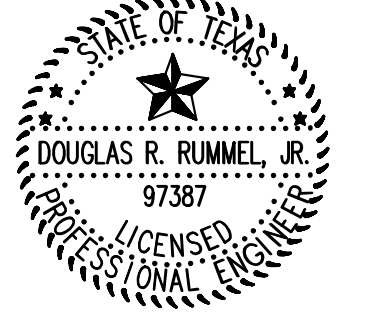
FLOOD PLAN NOTE:
 NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0195E FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.

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 TRAVIS) KNOW ALL MEN BY THESE PRESENTS:

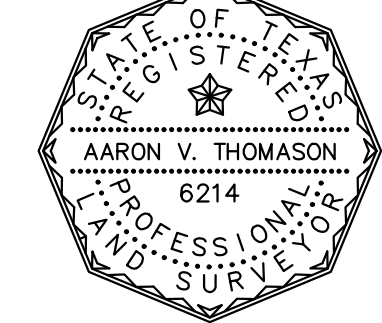
I, DOUGLAS R. RUMMEL, JR., P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.



ENGINEERING BY: _____ DATE _____
 DOUGLAS R. RUMMEL, JR., P.E. #97387
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON DRIVE
 AUSTIN, TEXAS 78749

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

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



SURVEYED BY: _____ DATE _____
 AARON V. THOMASON ~ P.R.L.S. NO. 6214
 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, ROSE PIETSCH, 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____, 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

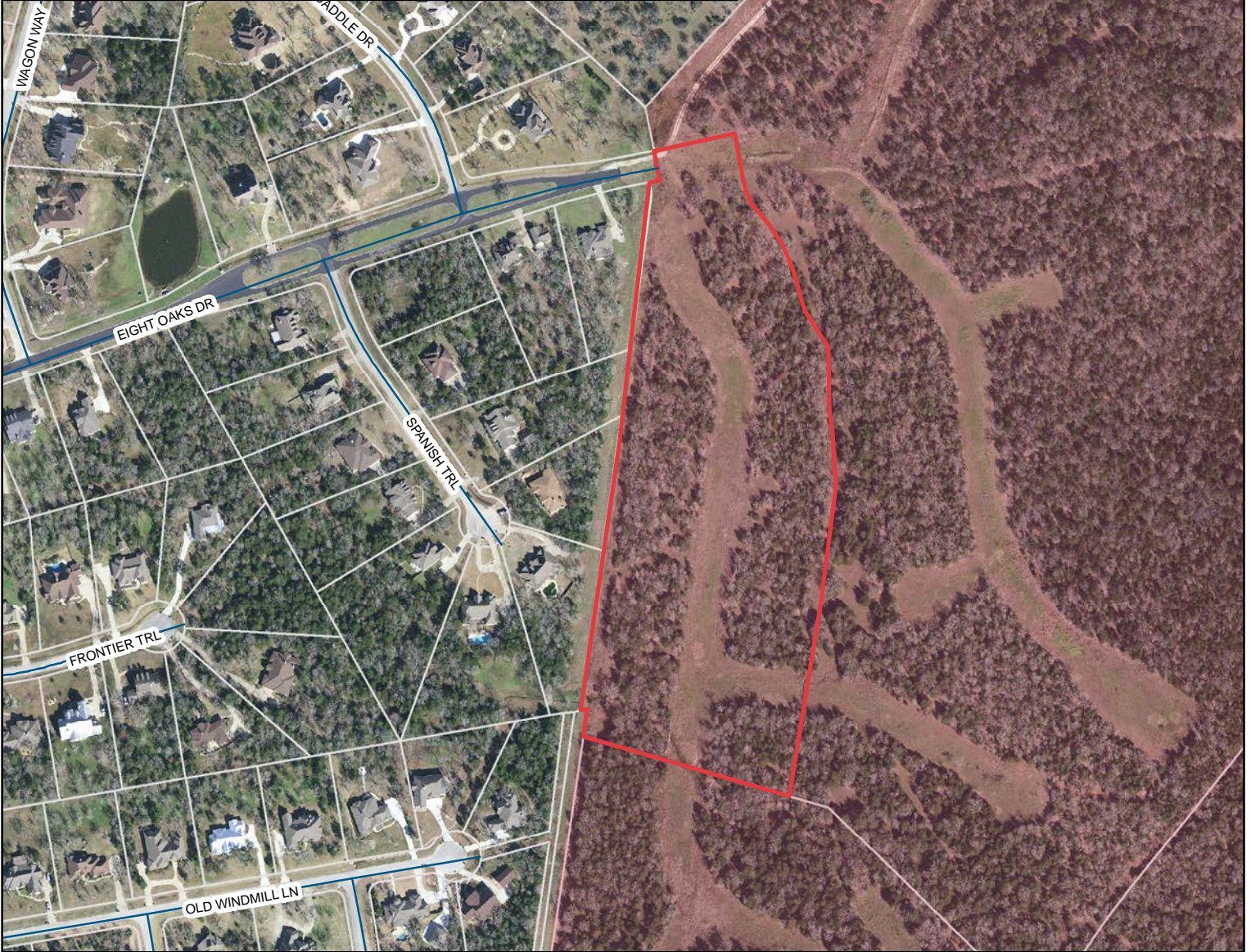
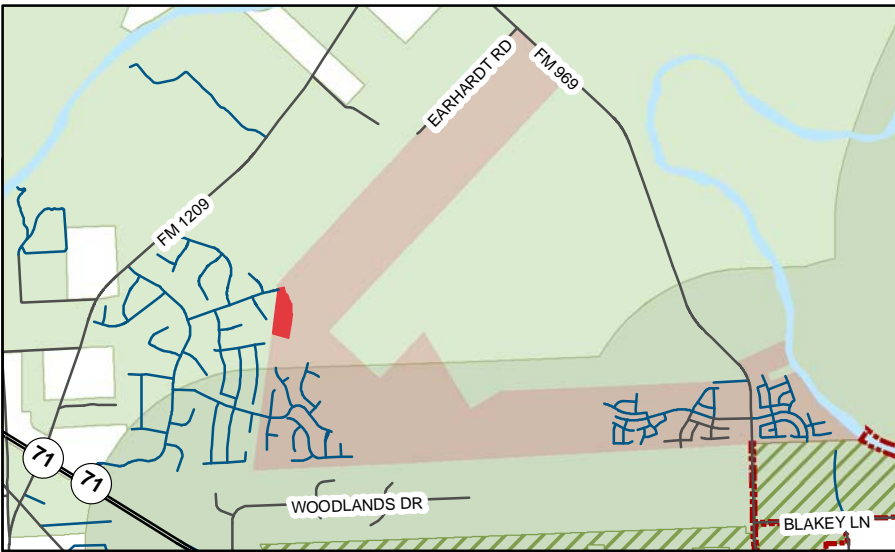
BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE(4203)

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

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

BM #1: X ON MANHOLE RM LOCATED +/- S07°53'20"E 1,103.3' FROM THE POINT OF BEGINNING OF THE COLONY 1F, SECTION 1 ELEVATION: 530.03'
 BM #2: WAG NAIL ON TOP OF CURB, LOCATED AT NORTHING 1002529.9710, EASTING 322048.1150 ELEVATION: 528.74'

Attachment 1 Location Map



Final Plat The Colony MUD 1F Section 1

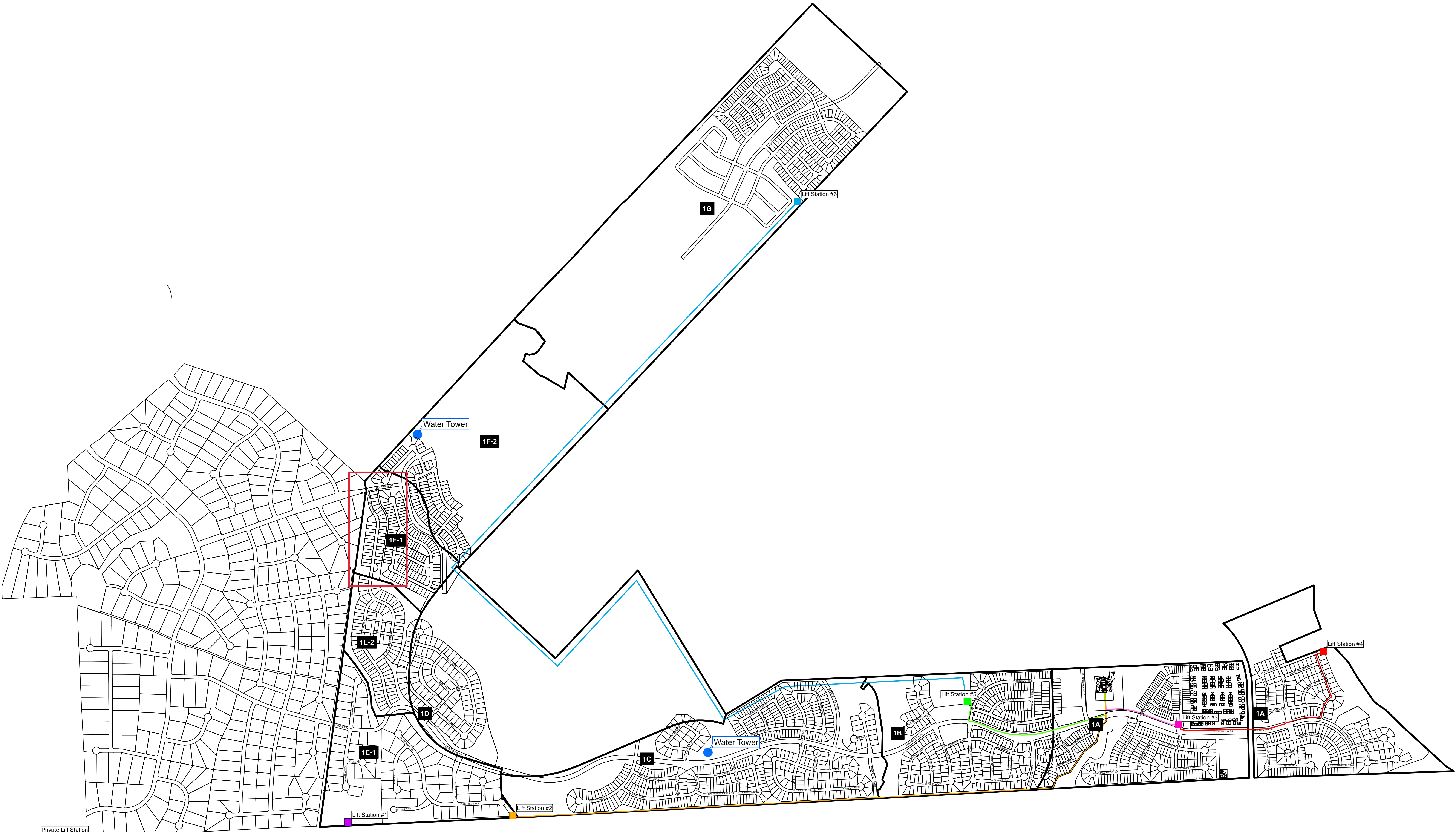


1 inch = 369 feet



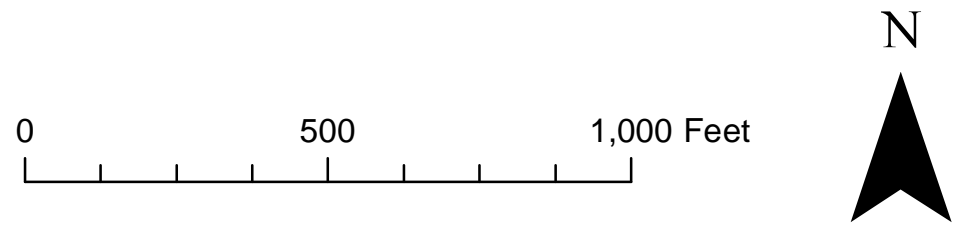
Date: 4/23/2021

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 any such information, nor does it represent that its use would not infringe upon privately owned rights.



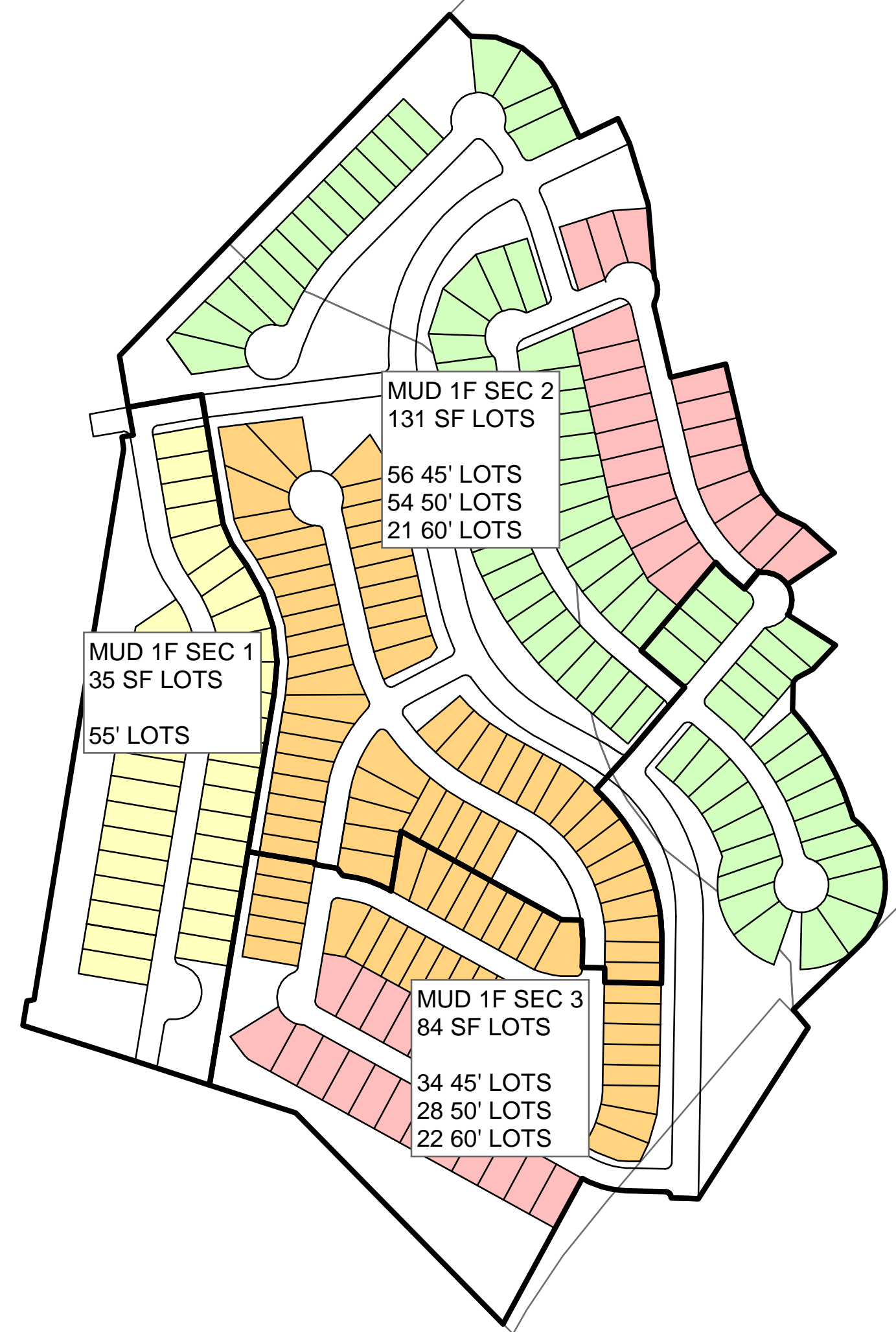
The Colony - Facilities Exhibit
 Bastrop County, Texas

LOT SIZE	COUNT
60'	43
55'	35
50'	82
45'	90
TOTAL MUD 1F = 250	



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

UNPLANNED



MUD 1F SEC 1
35 SF LOTS
55' LOTS

MUD 1F SEC 2
131 SF LOTS
56 45' LOTS
54 50' LOTS
21 60' LOTS

MUD 1F SEC 3
84 SF LOTS
34 45' LOTS
28 50' LOTS
22 60' LOTS



STAFF REPORT

MEETING DATE: November 18, 2021

AGENDA ITEM: 3F

TITLE:

Public hearing and consider action to recommend approval of amendments to Ordinance No. 2015-14, Pecan Park Commercial Planned Development, for 66.494 acres of land out of the Nancy Blakey Survey, Abstract No. 98, located south of State Highway 71, east of Orchard Parkway, west of Hasler Boulevard, located within the City of Bastrop, as shown in Exhibit A, establishing a repealing clause, providing severability, and providing an effective date, and forward to the December 14, 2021 City Council meeting.

STAFF REPRESENTATIVE:

Allison Land, Senior Planner

ITEM DETAILS:

Site Address: None (Exhibit A)
Total Acreage: 66.494 acres
Legal Description: 66.494 acres of land out of the Nancy Blakey Survey
Property Owner: DM Pecan Park Associates
Agent Contact: Duke McDowell
Existing Use: Vacant/Undeveloped
Existing Zoning: Pecan Park Commercial Planned Development (Attachment 4)
Proposed Zoning: Pecan Park Commercial Planned Development
Future Land Use: General Commercial

BACKGROUND/HISTORY:

The applicant has submitted an application to amend the existing Planned Development (PD) with two requests (Attachment 3).

Request 1: The PD has a maximum allowed number of multifamily units of 400. The applicant is requesting an increase to 408 units to accommodate project design of an apartment complex interested in developing a portion of the property.

Request 2: The General Retail Land Use District within the PD restricts the maximum building height to two stories. The applicant is requesting an increased maximum building height of four stories to accommodate modern hotel design. The maximum building height for commercial property outside the PD in this area, as subject to the B³ Code, is five stories.

PUBLIC COMMENTS:

Property owner notifications were sent to 15 adjacent property owners on November 2, 2021 (Attachment 3). At the time of this report, no responses have been received.

POLICY EXPLANATION:

Texas Local Government Code

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

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

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

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

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

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

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

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

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

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

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

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

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

Compliance with 2036 Comprehensive Plan:

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

The General Retail section of the Planned Development considers neighborhood and regional shopping, hotels, restaurants, and retail sale of goods and services. This is compliant with the General Commercial section of the Comprehensive Plan (Attachment 5).

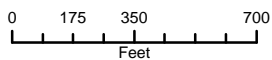
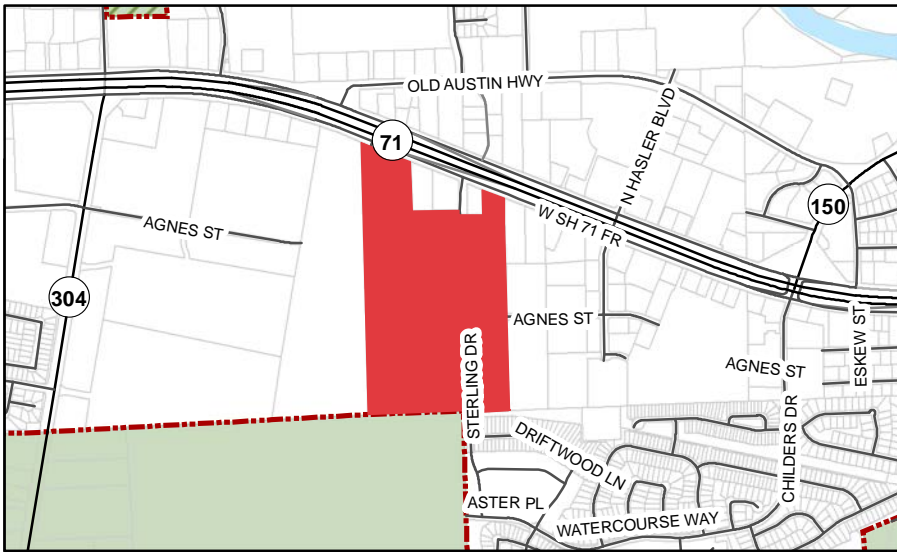
RECOMMENDATION:

Public hearing and consider action to recommend approval of amendments to Ordinance No. 2015-14, Pecan Park Commercial Planned Development, for 66.494 acres of land out of the Nancy Blakey Survey, Abstract No. 98, located south of State Highway 71, east of Orchard Parkway, west of Hasler Boulevard, located within the City of Bastrop, as shown in Exhibit A, establishing a repealing clause, providing severability, and providing an effective date, and forward to the December 14, 2021 City Council meeting.

ATTACHMENTS:

- Exhibit A: Location Map
- Attachment 1: Applicant Request Letter
- Attachment 2: Pecan Park Commercial Planned Development Amendment Ordinance
- Attachment 3: Property Owner Notice
- Attachment 4: Zoning Map
- Attachment 5: Future Land Use Map

Attachment 1 Location Map



1 inch = 550 feet

Date: 11/2/2021

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 any such information, nor does it represent that its use would not infringe upon privately owned rights.



Pecan Park Commercial Planned Development



DM Pecan Park Associates, Ltd.
3503 Wild Cherry Drive, Bldg. 8
Austin, Texas 78738

September 17, 2021

Mr. Trey Job
Assistant City Manager of Community Development
City of Bastrop
1311 Chestnut Street
Bastrop, Texas 78602

Re: Zoning Ordinance 2015-14 Modifications Request

Trey,

I would like to submit the two following requests for modifications to the attached Ordinance No. 2015-14, which previously had been granted zoning changes to "PD, Commercial Planned Development" for my Pecan Park Development located within the City limits of Bastrop, Texas.

Request 1: Page 3 of the Ordinance, regarding "**PD-MF – Multi-Family**" –

The last sentence of that section states "The maximum allowed number of units will be 400." Our request is for that sentence to be amended to state "The maximum allowed number of units will be 408."

Our request is to help accommodate the apartment project design that has been proposed by the quality apartment builder who currently has a site under contract in Pecan Park. We feel that the minor increase will allow balance to their design and will enhance the overall look of the project. Their project design will be well within the other limitations as set forth Ordinance No. 2015-14.

Request 2: On page 3 of the Ordinance, regarding "**PD-GR Land Use District**" –

This Land Use District is restricted to a maximum building height of 2-story. Our request is that the maximum building height be increased to 4-story. We feel that the height increase reflects the criteria required for quality branded hotels in today's hotel market. Currently in the Bastrop Building Block (B3) Code on page 18 allows for a maximum of 5-stories/3-stories downtown for the P5 commercial land use.

I have attached a copy of the current zoning Ordinance and an edited page 3 that reflects both of those requests.

I sincerely appreciate your assistance to present these two requests to the Planning and Zoning Commission and City Council at your earliest convenience.

Regards,

Duke McDowell

XC: Jennifer C. Bills, Assistant Planning Director

Attachments

Ordinance No. 2015-14

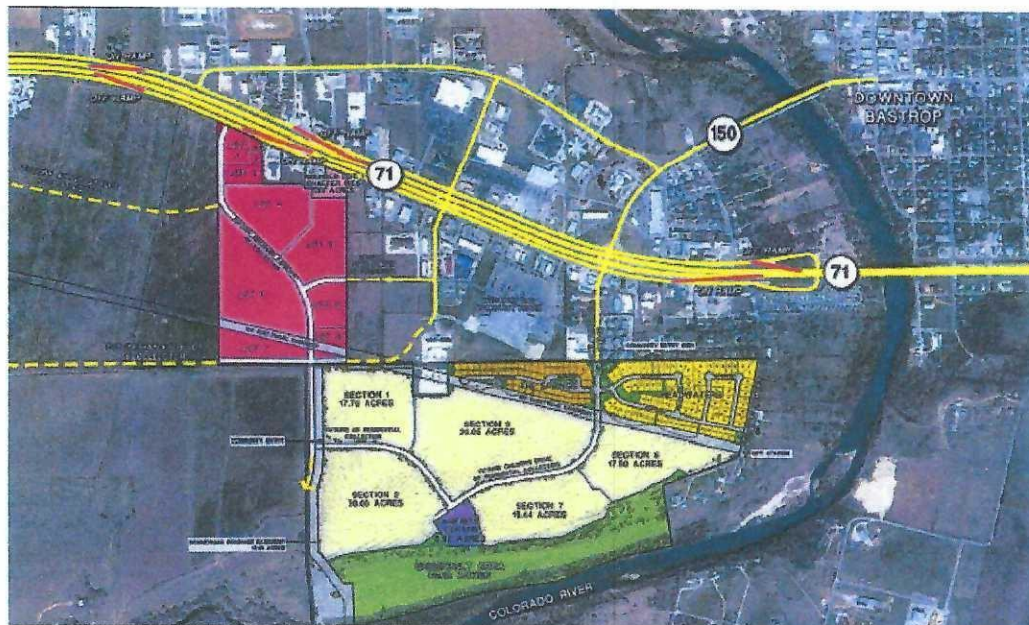
Edited Page 3

Min. Interior Side Yard	10.0'	10.0'	10.0'	15.0'	N/A
Min. Exterior Side Yard	25.0'	25.0'	25.0'	15.0'	N/A
Min. Rear Yard	20.0'	20.0'	20.0'	35.0'	N/A
Maximum Building Height	3-story	4 2-story	2-story	3-story	N/A
Maximum Lot Coverage	60.0%	60.0%	70.0%	70.0%	N/A

- **PD-O – Office**
Low Intensity Office and Professional Uses
- **PD-GR – General Retail**
General Retail, Neighborhood & regional shopping, hotels, restaurants and Service Facilities for the retail sale of Goods and Services
- **PD-C – Commercial**
Retail and light intensity wholesale - commercial uses of a service nature which typically have operating characteristic & traffic service requirements generally compatible with typical office, retail, shopping and some residential environments
- **PD-MF – Multi-Family**
Low-rise multiple-dwelling and garden apartments with a maximum density of twenty-five (25) units per acre. The maximum allowed number of units will be ~~400~~408

Other-Use Categories –

- **PD-CA – Common Areas**
Public & Private Parks, Trail Systems, Private Community Amenity Areas, Public Utility Services, Drainage Channels, Roadways, and accessory uses



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



Dear Property Owner:

The **Planning and Zoning Commission** will conduct a public hearing on **Thursday, November 18, 2021 at 6:00 p.m.** and the **City Council** will conduct a public hearing (first reading) **Tuesday, December 14, 2021 at 6:30 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas** to consider action to approve an amendment to the Pecan Park Commercial Planned Development being 66.494 +/- acres of land out of the Nancy Blakey Survey, Abstract No. 98, located south of State Highway 71, east of Orchard Parkway, west of Hasler Boulevard, located within the City of Bastrop.

Applicant(s): Duke McDowell
Owner(s): DM Pecan Park Associates
Legal Description: 66.494 +/- Acres of Land out of the Nancy Blakey Survey, Abstract No. 98

The site location map and a letter from the property owner are attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances. For more information or to provide comments on this project, you may contact the Planning & Development Department at (512) 332-8840, plan@cityofbastrop.org, visit the office at 1311 Chestnut Street, Bastrop, Texas, or mail the response card below to PO Box 427, Bastrop, Texas 78602.



PROPERTY OWNER'S RESPONSE

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

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

Property Owner Name: _____

Property Address: _____

Mailing Address (if different than property address): _____

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

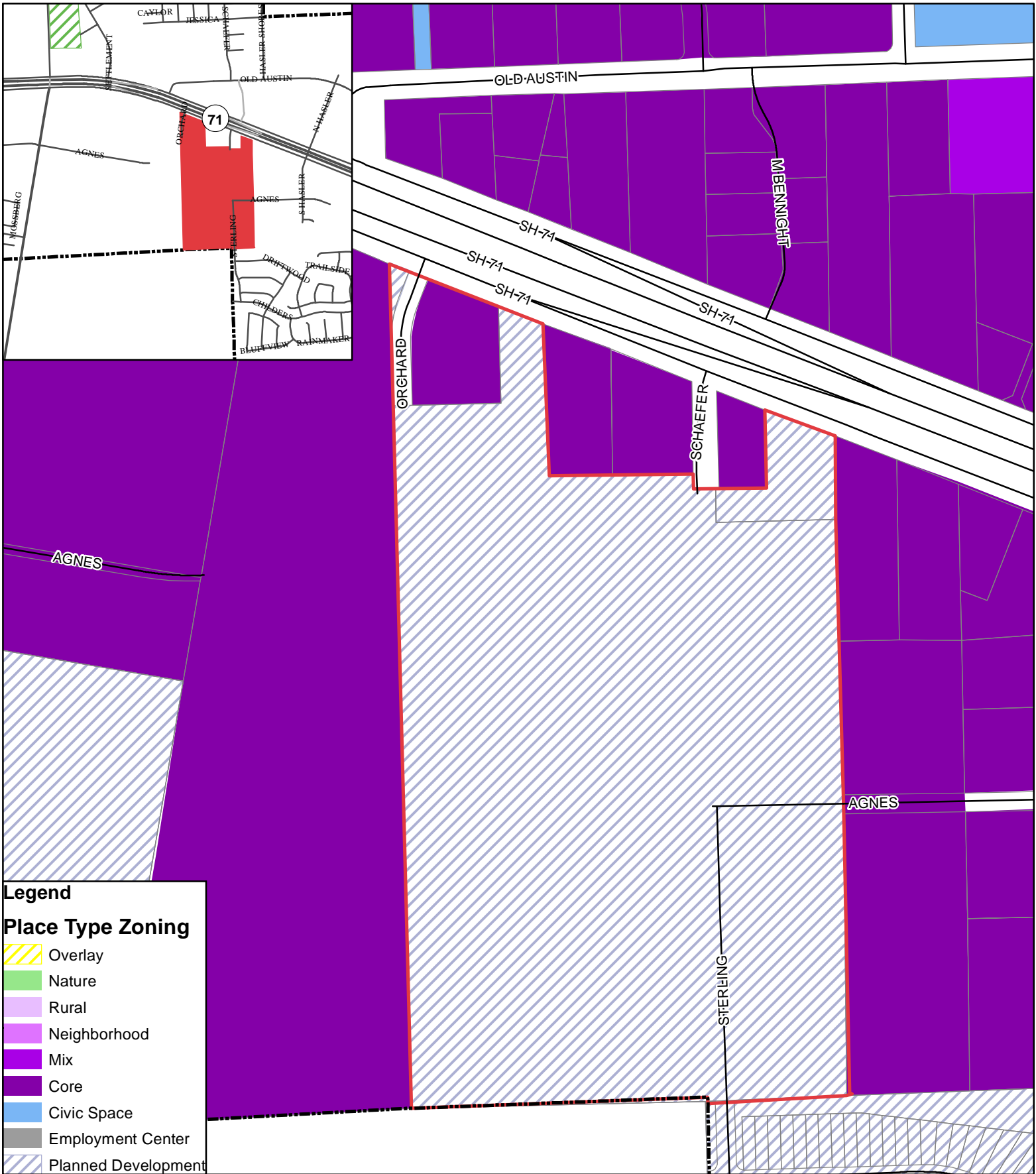
Property Owner's Signature: _____

Additional Comments (Optional):

Re: Pecan Park Amendment










PLANNING DEPARTMENT

1311 Chestnut Street • PO Box 427 • Bastrop, Texas 78602 • 512.332.8840 •
www.cityofbastrop.org



Legend

Place Type Zoning

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



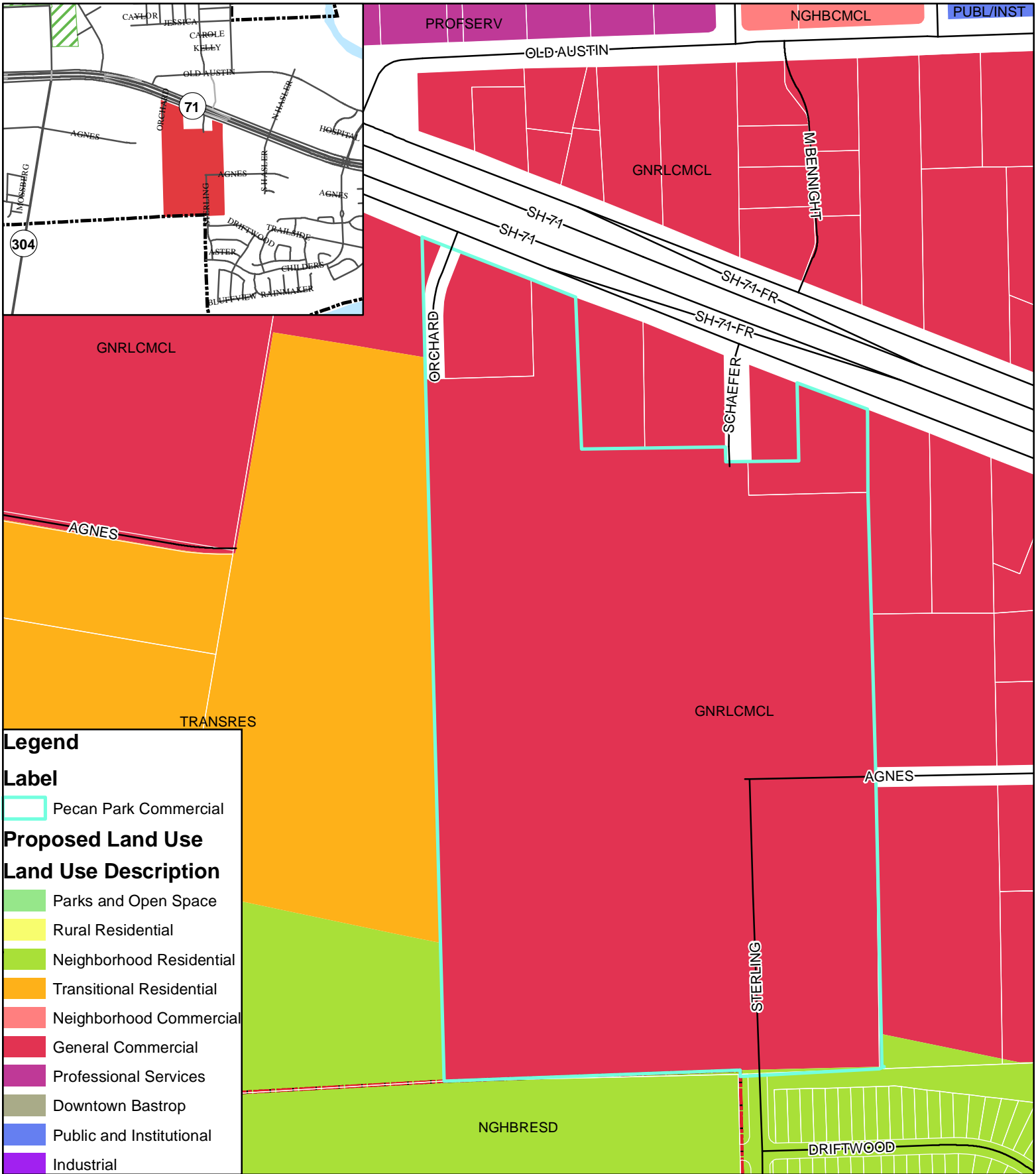
Zoning Map Planned Development Amendment

1 inch = 400 feet



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Date: 11/12/2021



1 inch = 400 feet

Future Land Use Map Planned Development District Amendment Request



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Date: 11/12/2021



STAFF REPORT

MEETING DATE: November 18, 2021

AGENDA ITEM: 3G

TITLE:

Public hearing and consider action to recommend approval of amending Bastrop Building Block (B³) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates for Site Plans and Place Type Zoning Changes, and Bastrop Building Block (B³) Technical Manual Section 1.2.002 Uniform Submittal Dates, as shown in Exhibit A, establishing a repealing clause, providing severability, and providing an effective date, and forward to the December 14, 2021 City Council meeting.

STAFF REPRESENTATIVE:

Allison Land, Senior Planner

BACKGROUND/HISTORY:

House Bill 3167 of the 86th Session of the Texas Legislature, subsequently codified in Texas Local Government Code Chapter 212, requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by Staff and Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction.

POLICY EXPLANATION:

Texas Local Government Code Chapter 212, Subchapter A. Regulation of Subdivisions, Section 212.002 Rules, grants authority to a governing body of a municipality, after conducting a public hearing on the matter, to 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.

To ensure compliance with Texas Local Government Code Chapters 211 and 212, City Council will annually adopt Schedules of Uniform Submittal Dates for Zoning Concept Scheme applications, Public Improvement Plan applications, Plat applications, and Site Plan applications. The Schedules of Uniform Submittal Dates will include dates applications will be accepted, when submittals will be checked for all items required for review, when recommendations or approvals are made, and dates of any required Planning & Zoning Commission and/or City Council meetings.

Holiday considerations include moving submittal dates to Tuesdays when Monday is a City holiday, moving the Planning & Zoning Commission meetings to the week ahead of Thanksgiving and Christmas holidays, and adjusting submittal checks around any Tuesday holidays. Adjustments from the regularly scheduled day are in bold and italics on the schedules.

FUNDING SOURCE: N/A

RECOMMENDATION:

Public hearing and consider action to recommend approval of amending Bastrop Building Block (B³) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates for Site Plans and Place Type Zoning Changes, and Bastrop Building Block (B³) Technical Manual Section 1.2.002 Uniform Submittal Dates, as shown in Exhibit A, establishing a repealing clause, providing severability, and providing an effective date, and forward to the December 14, 2021 City Council meeting.

ATTACHMENTS:

- Exhibit A – 2021 Schedule of Uniform Submittal Dates



2022 Schedule of Uniform Submittal Dates

Plats Administratively Approved

Amending, Minor, Non-Residential Replat



Submittal Dates	Submittal Check Date	First Administrative Decision Date	Resubmittal Date	Final Administrative Decision Date
Must be received by 4:00 pm CDT (Monday unless City holiday)	All submissions must have all required items to enter review	Approved, Approved with Conditions, Denied (Thursday)	For projects that were Approved with Conditions (Monday unless City holiday)	Verify conditions have been met for Approved with Conditions projects
1/3/2022	1/4/2022	1/13/2022	1/18/2022	1/27/2022
2/7/2022	2/8/2022	2/17/2022	2/21/2022	3/3/2022
3/7/2022	3/8/2022	3/17/2022	3/21/2022	3/31/2022
4/4/2022	4/5/2022	4/14/2022	4/18/2022	4/28/2022
5/2/2022	5/3/2022	5/12/2022	5/16/2022	5/26/2022
6/6/2022	6/7/2022	6/16/2022	6/20/2022	6/30/2022
7/5/2022	7/5/2022	7/14/2022	7/18/2022	7/28/2022
8/1/2022	8/2/2022	8/11/2022	8/15/2022	8/25/2022
9/6/2022	9/6/2022	9/15/2022	9/19/2022	9/29/2022
10/3/2022	10/4/2022	10/13/2022	10/17/2022	10/27/2022
11/7/2021	11/8/2021	11/17/2021	11/21/2021	12/1/2021
11/21/2022	11/22/2022	12/1/2022	12/5/2022	12/15/2022
1/3/2023	1/4/2023	1/13/2023	1/17/2023	1/26/2023

2022 Schedule of Uniform Submittal Dates

Plats Requiring Planning & Zoning Commission Approval



Preliminary, Final, Residential Replat

Submittal Dates	Submittal Check Date	Comments Issued Date	Resubmittal Date	Planning & Zoning Commission Packet Published	Planning & Zoning Commission Meeting Date
Must be received by 4:00 pm CDT (Monday unless City holiday)	All submissions must have all required items to enter review	Approved, Approved with Conditions, or Denied (Thursday)	For projects that were Approved with Conditions (Monday)	(Friday)	(Thursday)
1/3/2022	1/4/2022	1/13/2022	1/18/2022	1/21/2022	1/27/2022
2/7/2022	2/8/2022	2/17/2022	2/21/2022	2/18/2022	2/24/2022
3/7/2022	3/8/2022	3/17/2022	3/21/2022	3/25/2022	3/31/2022
4/4/2022	4/5/2022	4/14/2022	4/18/2022	4/17/2022	4/23/2022
5/2/2022	5/3/2022	5/12/2022	5/16/2022	5/20/2022	5/26/2022
6/6/2022	6/7/2022	6/16/2022	6/20/2022	6/24/2022	6/30/2022
7/5/2022	7/6/2022	7/14/2022	7/18/2022	7/22/2022	7/28/2022
8/1/2022	8/2/2022	8/11/2022	8/15/2022	8/19/2022	8/25/2022
9/6/2022	9/7/2022	9/15/2022	9/19/2022	9/23/2022	9/29/2022
10/3/2022	10/4/2022	10/13/2022	10/17/2022	10/21/2022	10/27/2022
10/24/2022	10/25/2022	11/3/2022	11/7/2022	11/10/2022	11/17/2022
11/21/2022	11/22/2022	12/1/2022	12/5/2022	12/9/2022	12/15/2022
1/3/2023	1/4/2023	1/12/2023	1/17/2023	1/20/2023	1/26/2023

2022 Schedule of Uniform Submittal Dates

Site Development Plans & Public Improvement Plans (PIPs)



Submittal Dates	Submittal Check Date	First Administrative Decision Date	Resubmittal Date	Final Administrative Decision Date
Must be received by 4:00 pm CDT (Monday unless City holiday)	All submissions must have all required items to enter review	Approved, Approved with Conditions, Denied (Thursday)	For projects that were Approved with Conditions (Monday unless City holiday)	Verify conditions have been met for Approved with Conditions projects
1/18/2022	1/19/2022	1/27/2022	1/31/2022	2/10/2022
2/21/2022	2/22/2022	3/3/2022	3/7/2022	3/17/2022
3/21/2022	3/22/2022	3/31/2022	4/4/2022	4/14/2022
4/18/2022	4/19/2022	4/28/2022	5/2/2022	5/12/2022
5/16/2022	5/17/2022	5/26/2022	5/31/2022	6/9/2022
6/20/2022	6/21/2022	6/30/2022	7/5/2022	7/14/2022
7/18/2022	7/19/2022	7/28/2022	8/1/2022	8/11/2022
8/15/2022	8/16/2022	8/25/2022	8/29/2022	9/8/2022
9/19/2022	9/20/2022	9/29/2022	10/3/2022	10/13/2022
10/17/2022	10/18/2022	10/27/2022	10/31/2022	11/10/2022
11/21/2022	11/22/2022	12/1/2022	12/5/2022	12/15/2022
12/19/2022	12/20/2022	12/29/2022	1/3/2023	1/12/2023
1/17/2023	1/18/2023	1/26/2023	1/30/2023	2/9/2023

2022 Schedule of Uniform Submittal Dates

Zoning Concept Schemes and Neighborhood Regulating Plans



Submittal/Resubmittal Dates	Submittal Check Date	Planning Director Recommendation	Planning & Zoning Commission Meeting Date	City Council Meeting Date	City Council Meeting Date
Must be received by 4:00 pm CDT (Monday unless City holiday)	All submissions must have all required items to enter review	(Thursday)	Public Hearing (Thursday)	Public Hearing First Reading (Tuesday)	Second Reading (Tuesday)
12/13/2021	12/14/2021	12/23/2021	1/27/2022	2/22/2022	3/8/2022
1/10/2022	1/11/2022	1/20/2022	2/24/2022	3/22/2022	4/12/2022
2/14/2022	2/15/2022	2/24/2022	3/31/2022	4/26/2022	5/10/2022
3/14/2022	3/15/2022	3/24/2022	4/28/2022	5/24/2022	6/14/2022
4/11/2022	4/12/2022	4/21/2022	5/26/2022	6/28/2022	7/12/2022
5/9/2022	5/10/2022	5/19/2022	6/30/2022	7/26/2022	8/9/2022
6/13/2022	6/14/2022	6/23/2022	7/28/2022	8/23/2022	9/13/2022
7/11/2022	7/12/2022	7/21/2022	8/25/2022	9/27/2022	10/11/2022
8/8/2022	8/9/2022	8/18/2022	9/29/2022	10/25/2022	11/8/2022
9/12/2022	9/13/2022	9/22/2022	10/27/2022	12/13/2022	1/10/2023
10/3/2022	10/4/2022	10/13/2022	11/17/2022	12/13/2022	1/10/2023
11/7/2022	11/8/2022	11/17/2022	12/15/2022	1/24/2023	2/14/2023
12/5/2022	12/6/2022	12/15/2022	1/26/2023	2/28/2023	3/14/2023
1/9/2023	1/10/2023	1/19/2023	2/23/2023	3/28/2023	4/11/2023



STAFF REPORT

MEETING DATE: November 18, 2021

AGENDA ITEM: 4A

TITLE:

Update on upcoming development projects, Bastrop Building Block (B3) Code updates, and Comprehensive Plan Amendments.

STAFF REPRESENTATIVE:

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

BACKGROUND/HISTORY:

Over the next two quarters, the Planning & Development Department have multiple projects, as well as time sensitive development applications that will be consuming the department resources.

The Director will go over the upcoming schedule and topics, so the Commission is aware of the future time commitment for review and public meetings.

