

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).

February 24, 2022 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 January 27, 2022 Planning and Zoning Commission Regular Meeting.
- 3B. Consider action to approve The Colony MUD 1C Section 8 Preliminary Plat, being 19.546 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.
- 3C. Consider action to approve The Colony MUD 1F Section 2 Preliminary Plat, being 32.249 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Eight Oaks Drive and west of Republic Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3D. Consider action on a Neighborhood Regulating Plan on 3.973 acres of Bastrop Town Tract, A11, located at 2801 E. Loop 150 within the City of Bastrop Texas as attached in Exhibit A as The Hill Food Truck Park & Glamping Community Neighborhood Regulating Plan.

4. UPDATES

- 4A. Discussion on dates for the upcoming Planning & Zoning Commission Bastrop Building Block (B³) Code Workshop.
- 4B. Update on recent City Council actions regarding Planning Department items.
- 4C. Building and Planning Department Monthly Projects Volume Report.
- 4D. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

5. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: Monday, February 21, 2022 at 3:50 p.m. and remained posted for at least two hours after said meeting was convened.



Vivianna Nicole Andres, Development Coordinator



STAFF REPORT

MEETING DATE: February 24, 2022

AGENDA ITEM: 3A

TITLE:

Consider action to approve meeting minutes from the January 27, 2022 meeting of the Planning & Zoning Commission.

STAFF REPRESENTATIVE:

Nicole Peterson, Planning Technician

ATTACHMENTS:

Meeting Minutes



Planning and Zoning Commission

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The City of Bastrop Planning and Zoning Commission met Thursday, January 27, 2022 at 6:00 p.m. in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

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

Debbie Moore	Present
Cynthia Meyer	Present
Matt Lassen	Absent
Cheryl Lee	Present
Greg Sherry	Absent
Ishmael Harris	Present
Pablo Serna	Present
Carrie Caylor	Absent
Scott Long	Absent

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the December 16, 2021 Planning and Zoning Commission Regular Meeting.

Pablo Serna made a motion to approve the December 16, 2021 meeting minutes. Cheryl Lee seconded the motion and the motion carried 4-1 with Debbie Moore abstaining her vote since she was not present at the December 16, 2021 meeting.

- 3B. Public hearing and consider action to recommend approval for an amendment to the Comprehensive Plan to change the Future Land Use designation from Rural Residential to Industry for Bastrop Colorado Bend, LLP for 312.591 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction, and forward the recommendation to the City Council.

Jennifer Bills presented to Commissioners the amendment to the Comprehensive Plan to change the Future Land Use designation from Rural Residential to Industry for Bastrop Colorado Bend, LLP for 312.591 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction, and forward the recommendation to the City Council.

Discussion commenced between Staff and Commissioners over the following topics:

1. Where on the map will the soccer fields be? It's the dark green square that equals 25 acres.
2. If this was changed to industrial, what would be acceptable for this lot? The Future Land Use Map allows business park offices (large campus sites), warehouses, and food service for employees. The idea is not to have hotels or Airbnb's in this area.
3. Will there be a lot of connections with the surrounding neighborhood? No, it is intended to be its own campus.

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4. How much more information will they be providing to the City for approval? Preliminary and Final Plats will also need to be submitted in the future.
5. What plans are being proposed to improve the infrastructure to handle the increase in traffic? The TIA is under review at this time and being discussed with TxDOT, most of the impact will be on Highway 71 at the intersection of HWY 71 and Lovers Lane.
6. How many more times will this development be coming in front of the Planning and Zoning Commission for a hearing? At least one more time.

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

Debbie Moore read aloud a concern from Michele Anderson, a resident at 103 Kauai Court. Her concerns were about the perimeter road, the construction of the future bridge, sound survey requirements, the impact the noise will have on the surrounding neighborhood, and how this development should benefit the City and County with allowing them to host certain events a set number of times throughout the year.

Debbie Moore closed the public hearing at 6:20 p.m.

Pablo Serna made a motion to recommend approval for an amendment to the Comprehensive Plan to change the Future Land Use designation from Rural Residential to Industry for Bastrop Colorado Bend, LLP for 312.591 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction to City Council. Cheryl Lee seconded the motion and the motion had a vote of 3-2, with Cynthia Meyer and Ishmael Harris against it, therefore no recommendation from the Planning and Zoning Commission was forwarded to Council.

- 3C. Public hearing and consider action to recommend approval for an amendment to the Transportation Master Plan for the Master Thoroughfare Plan and Street Grid for Bastrop Colorado Bend, LLP for 546.364 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction, and forward the recommendation to the City Council.

Jennifer Bills presented to Commission the amendment to the Transportation Master Plan for the Master Thoroughfare Plan and Street Grid for Bastrop Colorado Bend, LLP for 546.364 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction, and forward the recommendation to the City Council.

Discussion commenced between Staff and Commissioners over the following topics:

1. Was the road discussed at the start of the project? Yes, it is also referenced in the Development Agreement.
2. Is part of the recommendation to have the proposed perimeter road connect to El Camino road? Yes, it would connect. However, no construction plans have been submitted at this time.
3. Could this change affect someone's house or property? Yes, potentially.
4. Will this remain a dead-end street until the bridge is built? Yes.

Debbie Moore opened the public hearing at 6:36 p.m.

There were no comments or concerns from citizens.

Debbie Moore closed the public hearing at 6:36 p.m.

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Pablo Serna made a motion to approve recommendation for an amendment to the Transportation Master Plan for the Master Thoroughfare Plan and Street Grid for Bastrop Colorado Bend, LLP for 546.364 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction to City Council with the condition that the location of the bridge be revised not to impact any existing homes. There was no second for the motion, therefore no recommendation from the Planning and Zoning Commission was forwarded to Council.

- 3D. Public hearing and consider action to recommend approval for the Bastrop Colorado Bend Zoning Concept Scheme, changing the zoning for 312.591 +/- acres out of the Stephen F. Austin Survey from P2 Rural to PEC Employment Center and establishing a plan on 312.591 acres, located west of Lovers Lane, within the city limits of Bastrop, Texas, attached as Exhibit A, and forward the recommendation to the City Council.

Jennifer Bills presented to Commissioners the Bastrop Colorado Bend Zoning Concept Scheme, changing the zoning for 312.591 +/- acres out of the Stephen F. Austin Survey from P2 Rural to PEC Employment Center and establishing a plan on 312.591 acres, located west of Lovers Lane, within the city limits of Bastrop, Texas, attached as Exhibit A, and forward the recommendation to the City Council.

Discussion commenced between Staff and Commissioners over the following topics:

1. Do we currently have any 5 story buildings in the City? No, we currently only have 4 stories within the city limits, but 5 stories is now allowed in our P5 Core Place Type.
2. Was a sound survey conducted for the site? We have no adopted standards for a sound survey, and currently excessive noise is regulated under the public nuisance code.
3. What was the thought process of placing the sound stage close to the River? Brendan McEntee, Engineer for CBD, responded all sounds will be enclosed within the building.
4. What is the purpose of the temporary stage being an amphitheater? The temporary stage is shown in the event the studio needs to do outdoor filming. However, it is a temporary stage that can be put up and taken down.
5. Is there a possibility of concerts being held? Yes, there is, and the owner is aware about the noise restrictions and how it will need to be contained.
6. In terms of the sound, would it go under the noise ordinance and stop at 10:00 p.m.? Yes, if they plan an event, there is a special noise permit they are required to get, and it has an end time and a certain level of decibels the site would be allowed to generate.
7. Has the applicant agreed to meet all the lighting requirements? Yes, all lights must be shielded, have a certain brightness output and be the right temperature of lighting.

Debbie Moore opened the public hearing at 6:54 p.m.

There were no comments or concerns from citizens.

Debbie Moore closed the public hearing at 6:54 p.m.

Pablo Serna made a motion to approve the recommendation for the Bastrop Colorado Bend Zoning Concept Scheme, changing the zoning for 312.591 +/- acres out of the Stephen F. Austin Survey from P2 Rural to PEC Employment Center and establishing a plan on 312.591 acres, located west of Lovers Lane, within the city limits of Bastrop, Texas, attached as Exhibit A to City Council. Cheryl Lee seconded the motion had a vote of 4-1 with Cynthia Meyer against it, therefore no recommendation from the Planning and Zoning Commission was forwarded to Council.

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- 3E. Consider action to approve Bastrop Grove Section 3 Lot 7 Final Plat, being 1.112 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of SH 71, within the city limits of Bastrop, Texas, as shown in Exhibit A.

Allison Land presented to Commissioners the Bastrop Grove Section 3 Lot 7 Final Plat, being 1.112 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of SH 71, within the city limits of Bastrop, Texas, as shown in Exhibit A.

There were no comments or questions from the Commissioners.

Pablo Serna made a motion to approve the Bastrop Grove Section 3 Lot 7 Final Plat, being 1.112 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of SH 71, within the city limits of Bastrop, Texas, as shown in Exhibit A. Cynthia Meyer seconded the motion and the motion carried unanimously.

- 3F. Consider action to approve the Legends Cove, Section Two Final Plat, being 35.228 acres out of the Stephen F. Austin Survey, Abstract No. 3, located southwest of Sayers Road, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Allison Land presented to Commissioners the Legends Cove, Section Two Final Plat, being 35.228 acres out of the Stephen F. Austin Survey, Abstract No. 3, located southwest of Sayers Road, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Discussion commenced between Staff and Commissioners over the following topics:

1. Where do the 3 roads connect right now? The road roads are currently not developed.
2. The back piece of land where the three roads join is a field? Yes, it is a field.
3. What is the plan for the end of the road? All traffic will come out onto Sayers Road, and there will be turnarounds until that road stubs out in the future.
4. Can we assume the property to the North has a different ownership? Yes, it does belong to a different property owner.
5. Are there concerns with the road only having one way out in the event of a fire? Since there will only be 20 lots, it does not need a secondary fire exit.
6. This property is in the ETJ but has met all our requirements? Yes, the plat meets all our requirements.

Alexandria Fite, a resident at 188 Sayers Road, spoke stating she has concern over the development of Section One of this development, because the applicant did not follow the guidelines for the water/wastewater. She mentioned her involvement in several litigations, and that she would like the Commissioners to hold off on approving this section of the development.

Discussion commenced between Commissioners and Ms. Fite regarding the details of Legends Cove Section One.

Pablo Serna made a motion to approve the Legends Cove, Section Two Final Plat, being 35.228 acres out of the Stephen F. Austin Survey, Abstract No. 3, located southwest of Sayers Road, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Ishmael Harris second the motion and the motion carried unanimously.

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4. WORKSHOP

4A. Presentation on Traffic Impact Analysis Best Practices.

Santiago Araque with Kimley Horn gave a presentation on Traffic Impact Analysis to the Commissioners. He discussed the following topics:

1. Policies to deal with Growth
 - a. Transportation Funding
 - b. Funding options
 - c. City Policy Decisions
2. Trip Generation
 - a. Trip Generation Manual – ITE
 - b. Example Trip Generation
 - c. Trip Threshold Discussion
3. Traffic Impact Analysis
 - a. Pro-Rata Share Considerations
 - b. Administrative Side of TIA's
4. Other Important Policy Topics
 - a. Alternate: Border Street Policy
 - b. Interagency Coordination
 - c. Proportionality of Requirements
5. Conclusion

5. UPDATES

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

Jennifer Bills presented an update on recent City Council actions regarding Planning Department Items.

1. The status of the Drainage Master Plan Study Online Survey.
2. Bastrop Business Industry Park Zoning Concept Scheme was approved by City Council on January 25, 2022.

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

Jennifer Bills presented the Building and Planning Department monthly Projects Volume Report to the Commissioners. There were no comments or questions from Commissioners.

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

Jennifer Bills asked the Commissioners if there were any request on particular items they would like to see on the future agenda.

The Commission stated they would like to have a one-on-one workshop to go over the B³ Code to get a better understanding of the processes, as well as the MyGov permitting process.

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6. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 8:07 p.m. Ishmael Harris seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair



STAFF REPORT

MEETING DATE: February 24, 2022

AGENDA ITEM: 3B

TITLE:

Consider action to approve The Colony MUD 1C Section 8 Preliminary Plat, being 19.546 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Allison Land, Senior Planner

ITEM DETAILS:

Site Address:	North of Sam Houston Drive (Attachment 1)
Total Acreage:	19.546 acres
Legal Description:	19.546 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner:	Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact:	Crystal Clemons, 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:	Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted an application for a Preliminary Plat for The Colony MUD 1C, Section 8 (Exhibit A). The plat includes 31 residential lots and 4 non-residential lots (Attachment 1). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended. An amenity, drainage, landscape, PUE lot and a utility lot are included in the non-residential lots.

Traffic Impact and Streets

The Preliminary Plat proposes to take access off Sam Houston Dr via Rainwater Creek Dr, which also stubs out to the north for future connection. A loop and cul-de-sac extend off Rainwater Creek Dr. 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 on Sam Houston Dr. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. A Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer. This section also includes a utility lot for a water storage tank that provides service to this region of The Colony MUD.

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 will flow into a detention pond in the eastern portion of the section. The pond discharges at pre-developed rates to the north. The drainage plan is using the updated rainfall totals of Atlas 14. Additionally, the residential lots will include maximum impervious coverage limit that is reflected in the system capacity. A 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 19.546-acre tract into 31 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 October 22, 2021.

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

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Preliminary Plat for The Colony MUD 1C, Section 8 for compliance with subdivision and utility standards on January 21, 2022 and deemed the plat administratively complete. The Planning Director recommends approval.

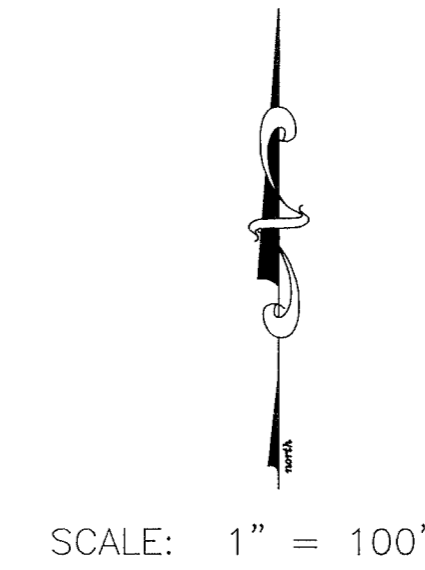
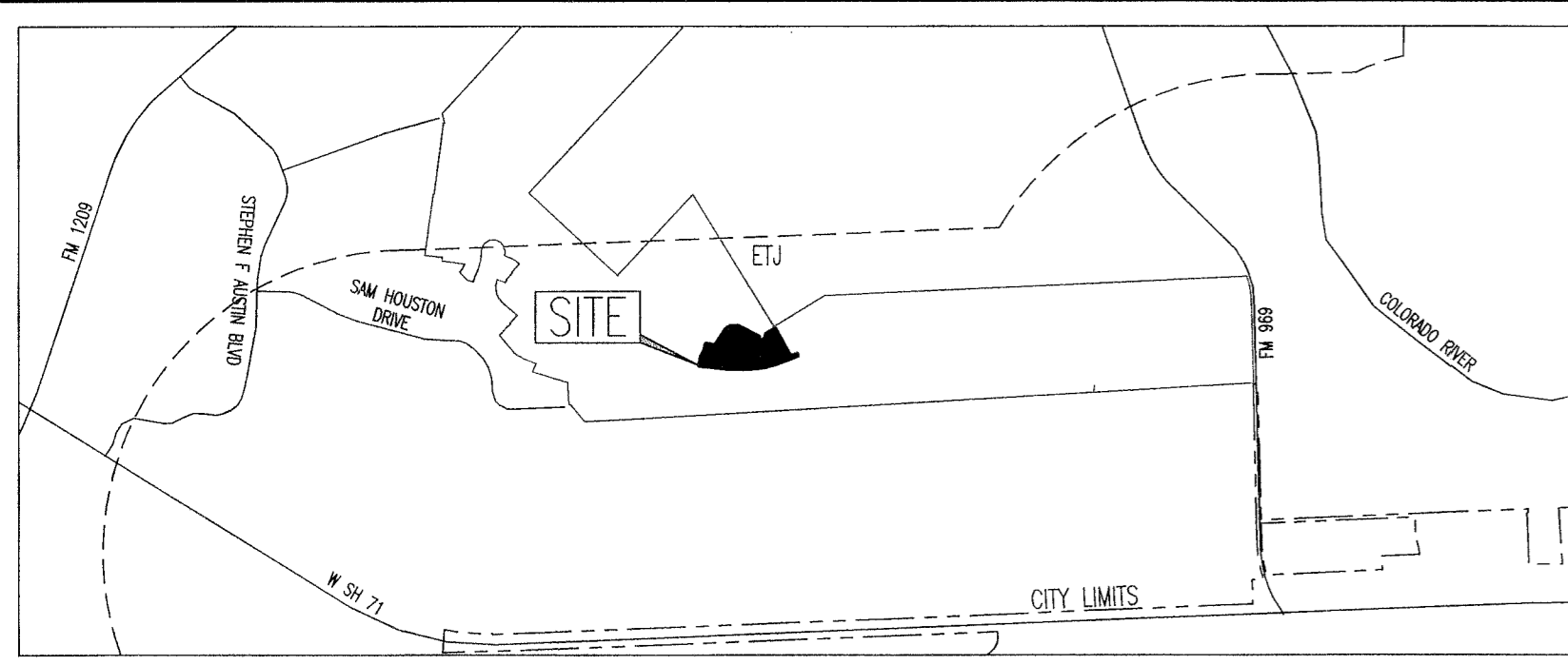
RECOMMENDATION:

Consider action to approve The Colony MUD 1C Section 8 Preliminary Plat, being 19.546 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: The Colony MUD 1C, Section 8 Preliminary Plat
- Attachment 1: Location Map
- Attachment 2: The Colony MUD Land Use Plan

THE PRELIMINARY PLAT OF THE COLONY MUD 1C, SECTION 8



LEGEND

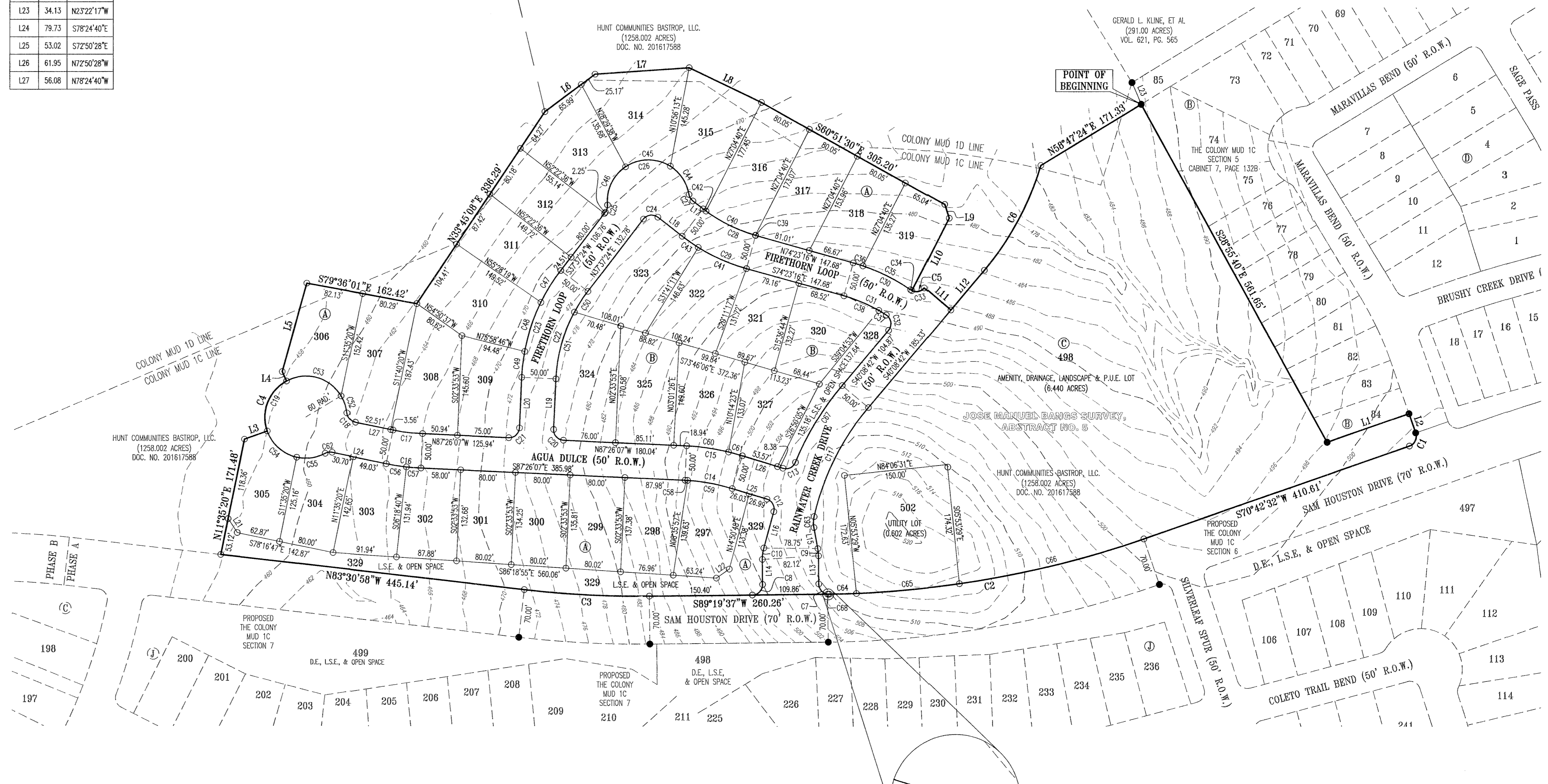
- 1/2" CAPPED IRON ROD SET
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- IRON PIPE FOUND
- 2 LOT NUMBER
- Ⓢ BLOCK DESIGNATION
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	23.56	15.00	S29°42'25"W	21.21	15.00	90°00'00"
C2	469.46	1465.00	S80°08'48"W	467.45	236.76	182°13'37"
C3	182.99	1465.00	N87°05'41"W	182.87	91.62	7°09'25"
C4	85.48	60.00	N21°05'05"E	78.43	51.82	81°37'50"
C5	19.82	15.00	N78°00'21"E	18.41	11.66	75°43'17"
C6	174.80	425.00	N28°22'33"E	173.37	88.55	23°32'18"
C7	23.60	15.00	N45°40'58"W	21.24	15.04	90°08'59"
C8	23.54	15.00	N44°21'34"E	21.20	14.98	89°56'06"
C9	10.56	60.00	N05°38'59"W	10.55	5.29	10°05'01"
C10	16.80	60.00	S07°24'56"W	16.75	8.46	16°02'49"
C11	179.49	375.00	N26°28'00"E	177.78	91.50	27°25'25"
C12	23.11	15.00	N28°42'04"W	20.89	14.56	88°16'48"
C13	22.20	15.00	S64°46'01"W	20.23	13.69	84°47'03"
C14	70.05	275.00	N87°08'17"W	69.86	35.21	14°35'39"
C15	82.78	325.00	N80°08'17"W	82.56	41.82	14°35'39"
C16	51.39	325.00	S82°55'23"E	51.13	25.65	9°01'27"
C17	43.31	275.00	S82°55'23"E	43.27	21.70	9°01'27"
C18	19.03	15.00	S42°04'13"E	17.78	11.04	72°40'54"
C19	306.22	60.00	S28°03'40"W	66.74	40.15	282°25'08"
C20	23.56	15.00	N42°26'07"W	21.21	15.00	90°00'00"
C21	23.56	15.00	N47°33'53"E	21.21	15.00	90°00'00"
C22	137.67	225.00	N20°05'39"E	135.54	71.07	35°03'31"
C23	168.27	275.00	S20°05'39"W	165.66	86.86	35°03'31"
C24	23.56	15.00	N82°37'24"E	21.21	15.00	90°00'00"
C25	11.32	15.00	N16°00'28"E	11.05	5.94	43°13'52"
C26	184.79	60.00	S82°37'24"W	119.94	194.96	176°27'45"
C27	11.32	15.00	S30°45'39"E	11.05	5.94	43°13'52"
C28	86.44	225.00	S63°22'56"E	85.91	43.76	22°00'41"
C29	105.65	275.00	S63°22'56"E	105.00	53.48	22°00'41"
C30	92.78	275.00	N64°43'21"W	92.34	46.83	19°19'50"
C31	68.09	225.00	S65°43'05"E	67.83	34.31	17°20'22"
C32	25.45	15.00	S08°27'06"E	22.50	17.01	97°11'36"
C33	22.20	15.00	S82°32'38"E	20.23	13.70	84°47'51"
C34	2.38	15.00	S59°35'44"E	2.37	1.19	9°04'34"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C35	77.89	275.00	S63°10'18"E	77.63	39.21	161°34'43"
C36	14.89	275.00	S72°50'13"E	14.89	7.45	37°06'07"
C37	12.81	225.00	N58°40'47"W	12.81	6.41	31°54'45"
C38	55.28	225.00	N67°20'36"W	55.14	27.78	14°04'37"
C39	0.62	225.00	S74°18'34"E	0.62	0.31	07°09'24"
C40	80.44	225.00	S63°59'21"E	80.01	40.65	20°29'04"
C41	77.15	275.00	N66°21'02"W	76.90	38.83	16°04'28"
C42	5.38	225.00	S53°03'42"E	5.38	2.69	17°22'13"
C43	28.50	275.00	N55°20'42"W	28.48	14.26	5°56'13"
C44	51.11	60.00	S33°32'56"E	49.58	27.22	48°48'25"
C45	69.07	60.00	N89°04'14"E	65.32	38.83	65°57'17"
C46	64.61	60.00	N23°14'34"E	61.54	35.84	61°42'03"
C47	55.00	275.00	N31°53'36"E	54.91	27.59	11°27'36"
C48	75.42	275.00	N18°18'29"E	75.18	37.95	15°42'47"
C49	37.85	275.00	N06°30'27"E	37.82	18.95	7°53'08"
C50	36.15	225.00	S33°01'16"W	36.11	18.11	91°21'17"
C51	101.53	225.00	S15°29'30"W	100.67	51.84	25°51'14"
C52	26.55	60.00	S18°24'26"E	26.34	13.50	25°21'19"
C53	91.12	60.00	S74°35'33"E	82.61	56.95	87°00'55"
C54	60.09	60.00	N48°25'25"W	57.61	32.84	57°23'10"
C55	42.97	60.00	S82°22'03"W	42.06	22.45	41°01'54"
C56	29.94	325.00	N81°03'00"W	29.93	14.98	51°16'40"
C57	21.25	325.00	N83°33'43"W	21.25	10.63	54°44'47"
C58	3.65	275.00	N87°03'20"W	3.65	1.82	07°45'34"
C59	66.40	275.00	N79°45'30"W	66.24	33.36	13°50'05"
C60	61.87	325.00	S81°58'52"E	61.78	31.03	10°54'30"
C61	20.91	325.00	S74°41'02"E	20.90	10.46	37°41'09"
C62	10.40	15.00	S81°43'13"W	10.20	5.42	39°44'14"
C63	15.94	39.00	N01°00'54"E	15.83	8.08	23°24'50"
C64	39.75	1484.99	N88°27'55"E	39.75	19.87	17°33'16"
C65	150.08	1485.00	N84°45'12"E	150.01	75.10	5°52'10"
C66	277.48	1485.00	N76°23'33"E	277.06	139.15	10°51'07"
C67	131.81	425.00	S31°15'36"W	131.29	66.44	17°46'13"
C68	2.16	1483.21	N89°17'05"E	2.16	1.08	07°05'05"

Line #	Length	Direction
L1	126.50	N70°42'25"E
L2	29.76	S19°17'35"E
L3	35.23	N70°16'10"E
L4	15.02	N24°53'17"W
L5	133.46	N15°33'49"E
L6	91.16	N53°35'14"E
L7	137.68	N86°02'09"E
L8	116.82	S64°32'58"E
L9	21.21	S17°55'20"E
L10	117.72	S27°04'40"W
L11	50.00	S48°51'18"E
L12	75.73	N40°08'42"E
L13	40.95	N00°36'29"W
L14	36.56	S00°36'29"E

Line #	Length	Direction
L15	30.95	N10°41'29"W
L16	54.59	S15°28'20"W
L17	18.84	N52°22'36"W
L18	44.86	S02°22'36"E
L19	74.11	N02°33'53"E
L20	74.11	S02°33'53"W
L21	24.23	S33°24'40"E
L22	22.88	N55°08'49"E
L23	34.13	N03°22'17"W
L24	79.73	S78°24'40"E
L25	53.02	S72°50'28"E
L26	61.95	N72°50'28"W
L27	56.08	N78°24'40"W



DATE: DECEMBER 6, 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

TOTAL ACRES: 19.576 ACRES
 SURVEY: JOSE MANUEL BANGS SURVEY, A-5

NO. OF RESIDENTIAL LOTS:	31	9.032 ACRES
NO. OF NON-RESIDENTIAL LOTS:	4	7.856 ACRES
TOTAL:	35	16.888 ACRES

NO. OF BLOCKS: 3
 R.O.W.: TOTAL: 2.688 ACRES

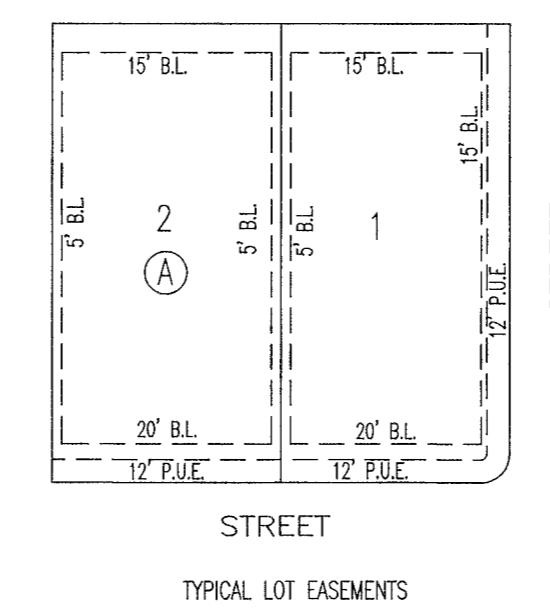
BLOCK	LOT	PURPOSE
A	329	L.S.E. & OPEN SPACE
B	328	L.S.E. & OPEN SPACE
C	498	AMENITY, DRAINAGE, LANDSCAPE, & P.U.E.
C	502	UTILITY LOT

LINEAR FOOTAGE OF RIGHT-OF-WAY

AGUA DULCE	50' R.O.W.	755 FT	LOCAL
FIREHORN LOOP	50' R.O.W.	889 FT	LOCAL
RAINWATER CREEK DRIVE	50' R.O.W.	530 FT	LOCAL
TOTAL		2,174 FT	

BENCHMARK:
 TBM-1: CAPPED IRON ROD LABELED "CBO/SETSTONE"
 ELEVATION = 511.33' N:10020257.22' E:3226578.17'

TBM-2: CAPPED IRON ROD LABELED "CBO/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 8

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 19.576 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 19.576 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH CAPPED IRON ROD FOUND, STAMPED "CBD SETSTONE", BEING IN THE NORTHEASTERN LINE OF SAID 1258.002 ACRE TRACT, BEING ALSO AT THE WESTERNMOST CORNER OF LOT 74, BLOCK B, THE COLONY MUD 1-C, SECTION 5, A SUBDIVISION RECORDED IN CABINET 7, PAGE 132-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, BEING ALSO AT THE SOUTHERNMOST CORNER OF LOT 85, BLOCK B, SAID COLONY MUD 1-C, SECTION 5 FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N23°22'17"W A DISTANCE OF 34.13 FEET, BEING AT THE WESTERNMOST CORNER OF SAID LOT 85, BLOCK B, BEING ALSO AT THE SOUTHERNMOST CORNER OF A CALLED 291.00 ACRE TRACT OF LAND CONVEYED TO GERALD L. KLINE, ET AL IN VOLUME 621, PAGE 565, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT AND WITH THE WESTERN LINE OF SAID COLONY MUD 1-C, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- 1) S28°55'40"E, A DISTANCE OF 561.65 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE SOUTHERNMOST CORNER OF LOT 84, BLOCK B, FOR CORNER,
- 2) N70°42'45"E, WITH THE SOUTH LINE OF SAID LOT 84, BLOCK B, A DISTANCE OF 126.50 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE EASTERNMOST CORNER OF SAID LOT 84, BLOCK B, BEING ALSO IN THE WESTERN RIGHT-OF-WAY LINE OF MARAVILLAS BEND (50' R.O.W.), FOR CORNER,
- 3) S19°17'35"E, WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID MARAVILLAS BEND, A DISTANCE OF 29.76 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER, AT A POINT OF CURVATURE FOR A CURVE TO THE RIGHT,

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING TWENTY-FOUR (24) COURSES AND DISTANCES, NUMBERED 1 THROUGH 24,

- 1) WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND WHOSE CHORD BEARS S25°42'25"W A DISTANCE OF 21.21 FEET, TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 2) S70°42'32"W, A DISTANCE OF 410.61 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 3) WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1465.00 FEET, AN ARC LENGTH OF 469.46 FEET, AND A CHORD THAT BEARS S80°08'48"W, A DISTANCE OF 467.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) S89°19'37"W, A DISTANCE OF 260.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE CORNER, AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 5) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1465.00 FEET, AN ARC LENGTH OF 182.99 FEET, AND A CHORD THAT BEARS N87°05'41"W, A DISTANCE OF 182.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6) N83°30'58"W, A DISTANCE OF 445.14 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 7) N11°35'20"E, A DISTANCE OF 171.48 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 8) N70°16'10"E, A DISTANCE OF 35.23 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 9) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 85.48 FEET, AND A CHORD THAT BEARS N21°05'05"E, A DISTANCE OF 78.43 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 10) N24°53'17"W, A DISTANCE OF 15.02 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 11) N15°33'49"E, A DISTANCE OF 133.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR A NORTH-WESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 12) S79°36'01"E, A DISTANCE OF 162.42 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 13) N33°45'08"E, A DISTANCE OF 336.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD FOUND AT A NORTHERN CORNER OF SAID 1258.002 ACRE TRACT, BEING AT THE WESTERNMOST CORNER OF A CALLED 91.016 ACRE TRACT OF LAND CONVEYED TO WA AND KA LAND AND CATTLE LLC IN DOCUMENT NUMBER 201710142, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING IN THE SOUTHEAST LINE OF A CALLED 516.756 ACRE TRACT OF LAND CONVEYED TO COOKER INVESTMENTS LTD IN VOLUME 1084, PAGE 16, BEARS N13°30'05"W, A DISTANCE OF 2436.20 FEET,
- 14) N53°35'14"E, A DISTANCE OF 91.16 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 15) N66°02'09"E, A DISTANCE OF 137.68 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 16) S64°32'58"E, A DISTANCE OF 116.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 17) S60°51'30"E, A DISTANCE OF 305.20 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 18) S17°55'20"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 19) S27°04'40"W, A DISTANCE OF 117.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 20) WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 19.82 FEET, AND A CHORD THAT BEARS N78°00'21"E, A DISTANCE OF 18.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 21) S49°51'18"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 22) N40°08'42"E, A DISTANCE OF 75.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT A POINT OF CURVATURE FOR A CURVE TO THE LEFT,
- 23) WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 174.60 FEET, AND A CHORD THAT BEARS N28°22'33"E, A DISTANCE OF 173.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 24) N68°47'24"E, A DISTANCE OF 171.33 FEET, TO THE POINT OF BEGINNING AND CONTAINING 19.576 ACRES OF LAND.

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. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
5. CABLE SERVICE IS PROVIDED BY SPECTRUM.
6. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
7. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
8. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND 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.
9. 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.
10. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES
12. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TOEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
13. ALL NEW UTILITIES WILL BE UNDERGROUND.
14. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
15. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
16. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
17. 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.
18. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
19. 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.
20. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDING DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
21. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
22. 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.
23. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
24. 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.
25. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PRELIMINARY PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
26. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
27. 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.
28. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
29. 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.
30. 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.
31. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUM 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. 48021C0335E, 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).

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 A 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 THAT 19.576 ACRE TRACT OF LAND WITH THE PRELIMINARY PLAT SHOWN HERE ON, TO BE KNOWN AS:

"THE COLONY MUD 1C, SECTION 8"
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 26th DAY OF JAN, 2016 A.D.

RICK NEFF, SENIOR VICE PRESIDENT
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 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. 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.

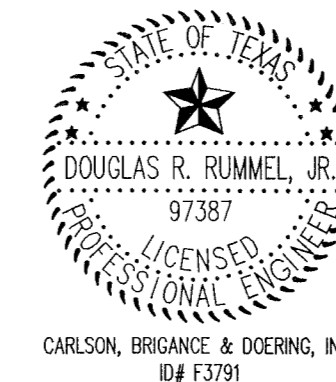
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.

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, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP.

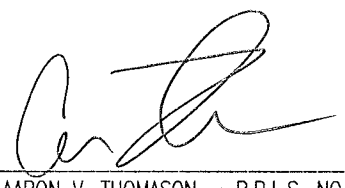
ENGINEERING BY:  DATE: 1-26-2016
DOUGLAS R. RUMMEL, JR., P.E. #97387
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

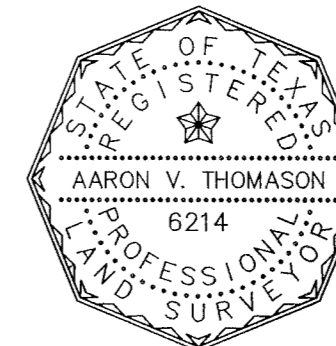


STATE OF TEXAS §
COUNTY OF TRAVIS §

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: 25 Jan 2016
AARON V. THOMASON - R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749





Carlson, Brigance & Doering, Inc.

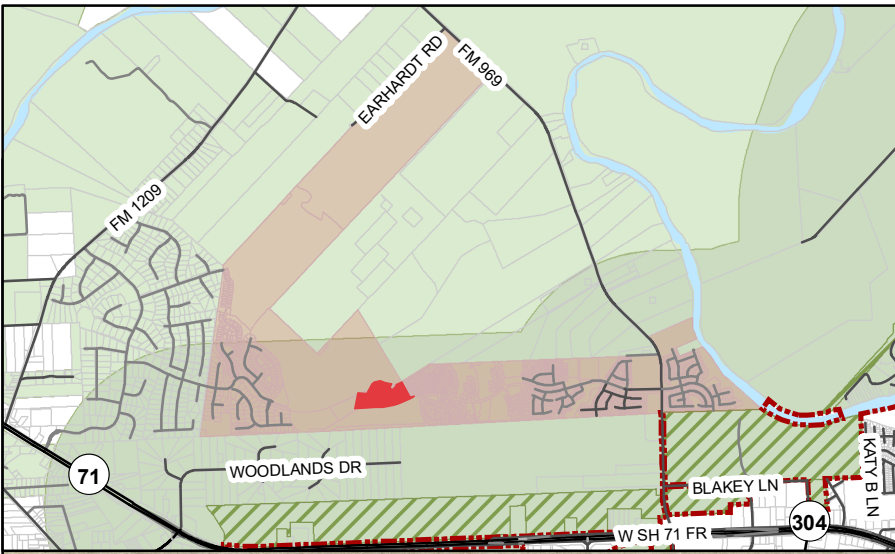
FIRM ID #E3791 ♦ REG. # 10024900

Civil Engineering ♦ Surveying

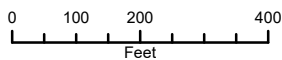
5501 West William Cannon ♦ Austin, Texas 78749

Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

Attachment 1 Location Map



Subdivision Plat The Colony MUD 1C Section 8

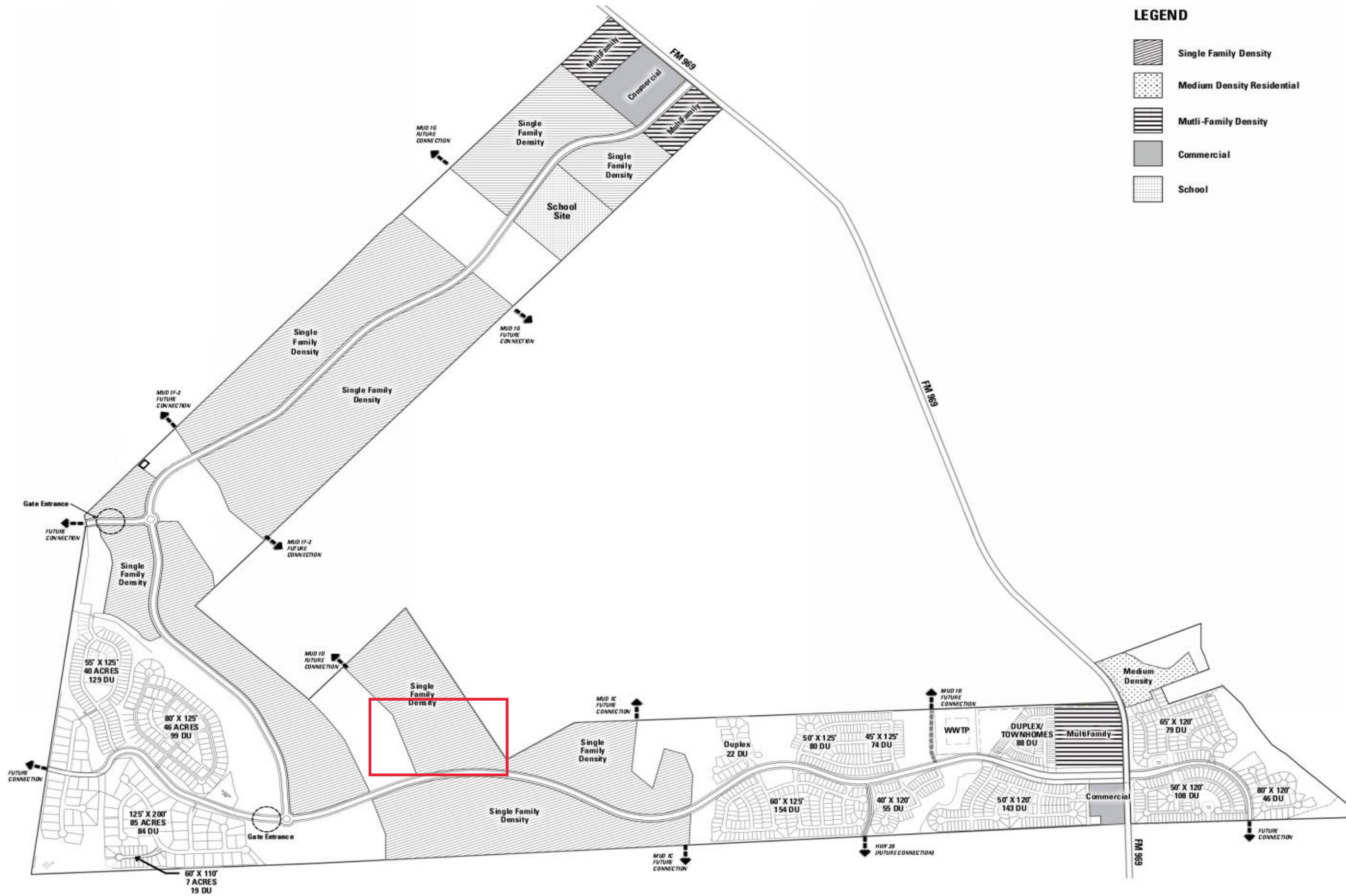


1 inch = 300 feet



Date: 2/18/2022

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





STAFF REPORT

MEETING DATE: February 24, 2022

AGENDA ITEM: 3C

TITLE:

Consider action to approve The Colony MUD 1F Section 2 Preliminary Plat, being 32.249 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located south of Eight Oaks Drive and west of Republic Drive, within the Voluntary Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Allison Land, Senior Planner

ITEM DETAILS:

Site Address: North of Sam Houston Drive (Attachment 1)
Total Acreage: 32.249 acres
Legal Description: 32.249 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner: Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact: Crystal Clemons, Carlson, Brigrance, and Doering, Inc.
Existing Use: Vacant/Undeveloped
Existing Zoning: None. Voluntary 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 1F, Section 2 (Exhibit A). The plat includes 80 residential lots and 6 non-residential lots (Attachment 1). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended. One of the non-residential lots is a small park lot.

Traffic Impact and Streets

The Preliminary Plat proposes extend Eight Oaks Drive and Republic Drive, which are the main arterials in this portion of The Colony. The plat includes four residential streets that connect to the arterials in addition to 1F Section 1. This section will be gated from the arterial roads. 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 on Eight Oaks Dr. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. 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 in this section flows through a stormwater system that discharges into the regional detention pond in The Colony MUD 1C Section 7 to the south. The pond discharges at pre-developed rates to the south. The drainage plan is using the updated rainfall totals of Atlas 14. Additionally, the residential lots will include maximum impervious coverage limit that is reflected in the system capacity. A Preliminary Drainage Plan has been reviewed and approved by the City Engineer.

POLICY EXPLANATION:

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

Compliance with 2036 Comprehensive Plan:

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

This plat is outside of the area covered in the Comprehensive Plan, but it complies with the Future Land Use Plan as established for the Colony within the Statutory ETJ, 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 32.249-acre tract into 80 residential lots and 6 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 December 16, 2021.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Preliminary Plat for The Colony MUD 1F, Section 2 for compliance with subdivision and utility standards on February 7, 2022 and deemed the plat administratively complete. The Planning Director recommends approval.

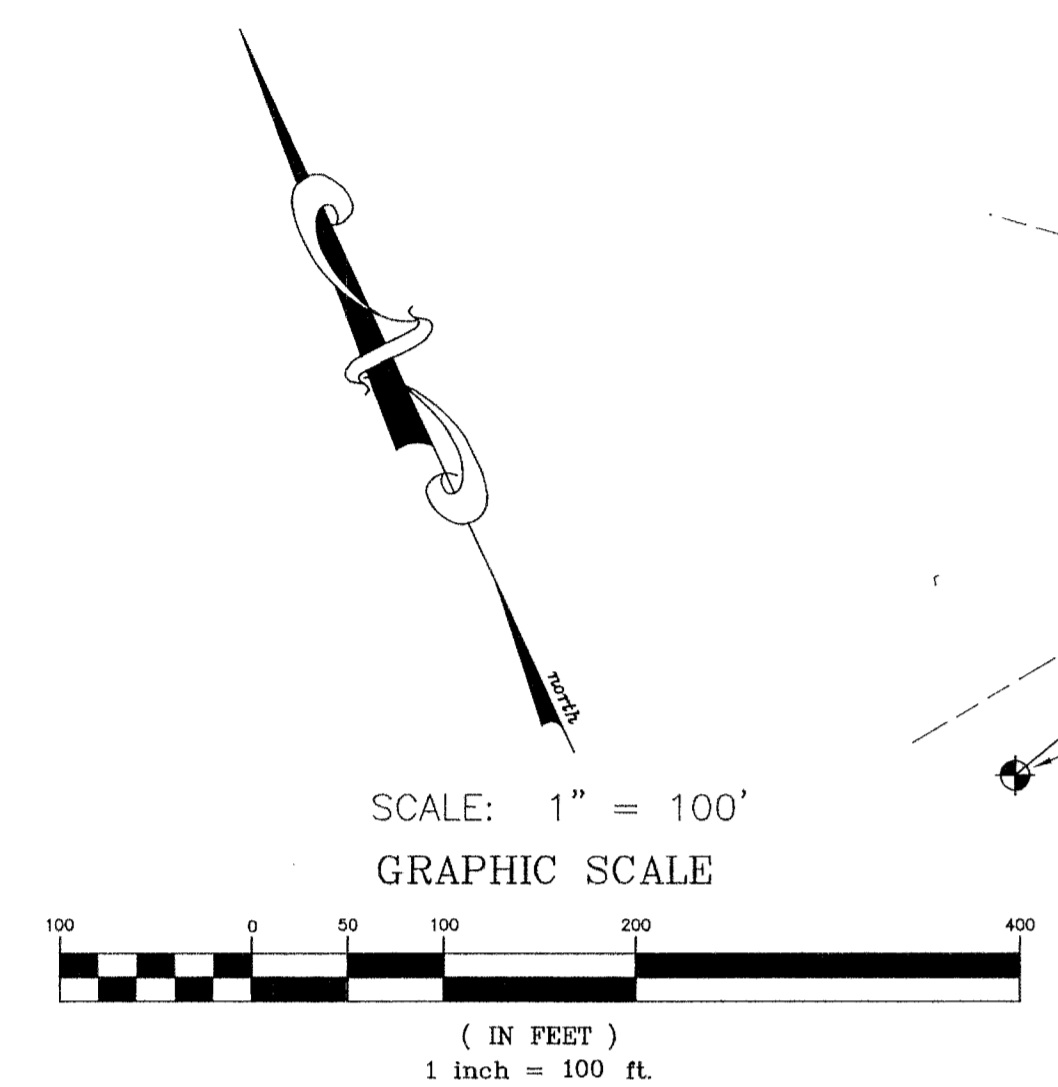
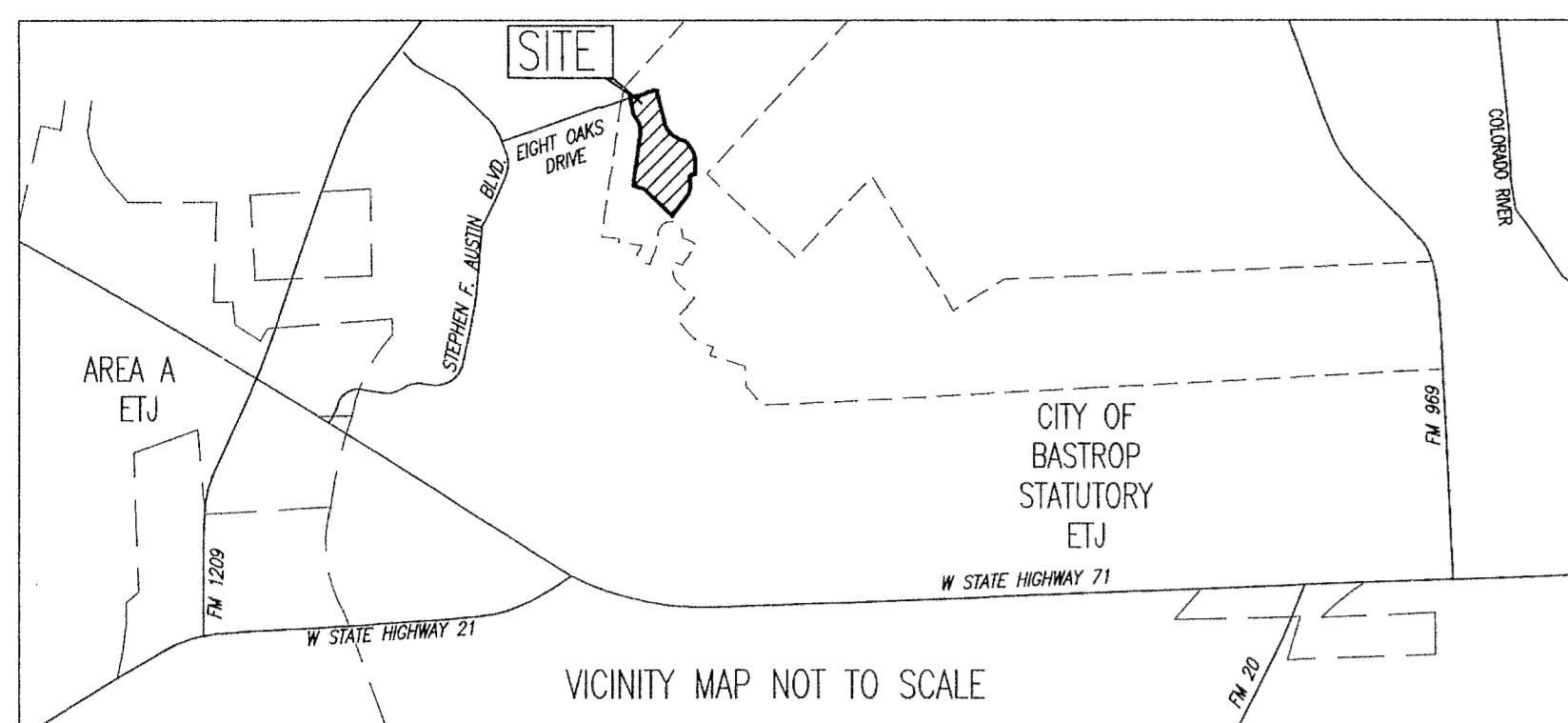
RECOMMENDATION:

Consider action to approve The Colony MUD 1F Section 2 Preliminary Plat, being 32.249 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Eight Oaks Drive and west of Republic Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

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

THE PRELIMINARY PLAT OF THE COLONY MUD 1F, SECTION 2



NON - RESIDENTIAL LOTS			BLOCK			BLOCK		
BLOCK	LOT	PURPOSE	BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.
A	1	L.S.E., D.E. & P.U.E.	A	1	10,649	B	2	73,561
A	2	L.S.E., D.E. & P.U.E.	A	2	10,664	B	3	11,277
B	18	L.S.E., D.E. & P.U.E.	A	3	10,622	B	4	11,596
C	22	L.S.E., D.E. & P.U.E.	A	4	11,325	B	5	12,484
D	26	D.E.	A	5	10,913	B	6	11,194
E	100	PARK ROADWAY	A	6	9,521	B	7	10,959
			A	7	7,791	B	8	10,905
			A	8	8,419	B	9	11,273
			A	9	8,636	B	10	10,792
			A	10	8,872	B	11	18,794
			A	11	8,866	B	12	11,323
			A	12	9,081	B	13	12,507
			A	13	8,097	B	14	13,097
			A	14	8,100	B	15	12,740
			A	15	8,100	B	16	11,123
			A	16	8,100	B	17	10,052
			A	17	8,630	B	18	3,402
			A	18	8,890			
			A	19	8,873	C	22	69,281
			A	20	9,073	C	23	9,736
			A	21	41,710	C	24	8,007
						C	25	7,511
						C	26	7,535
						C	27	7,557
						C	28	7,581
						C	29	7,604
						C	30	7,760
						C	31	9,852
						C	32	13,984
						C	33	8,393
						C	34	7,534
						C	35	7,507
						C	36	7,507
						C	37	7,507
						C	38	7,576
						C	39	8,493
						C	40	8,473
						C	41	8,748
						C	42	7,885
			D	1	16,016			
			D	2	11,677			
			D	3	10,556			
			D	4	10,183			
			D	5	11,715			
			D	6	14,410			
			D	7	9,577			
			D	8	8,346			
			D	9	8,530			
			D	10	9,095			
			D	11	8,621			
			D	12	7,965			
			D	13	12,641			
			D	14	12,106			
			D	15	14,129			
			D	16	11,760			
			D	17	8,651			
			D	18	8,042			
			D	19	14,297			
			D	20	12,996			
			D	21	11,535			
			D	22	8,781			
			D	23	9,079			
			D	24	10,465			
			D	25	13,434			
			D	26	12,108			
			E	1	26,447			

- LEGEND**
- 1/2" CAPPED IRON ROD SET
 - 1/2" IRON ROD FOUND
 - ① LOT NUMBER
 - Ⓐ BLOCK LETTER
 - B.L. BUILDING SETBACK LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - O.S. OPEN SPACE
 - L.S.E. LANDSCAPE EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - M.O.B. MUD BOUNDARIES
 - ⊕ BENCHMARK

DATE: AUGUST 03, 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

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

TOTAL ACREAGE: 32.249 ACRES
 SURVEY: JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5

LANDSCAPE, DRAINAGE AND PUBLIC UTILITY LOTS:	6	TOTAL: 5.329 ACRES
RESIDENTIAL LOTS:	80	TOTAL: 18.339 ACRES
NO. OF BLOCKS:	5	
R.O.W. & PRIVATE STREET:		TOTAL: 8.581 ACRES

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

LINEAR FOOTAGE OF RIGHT-OF-WAY			
MADDY WAY	50' PRIVATE	2854'	LOCAL
REPUBLIC DRIVE	70' R.O.W.	1684'	LOCAL
KILDRUMMY PASS	50' PRIVATE	665'	LOCAL
DUFFY COVE	50' PRIVATE	561'	LOCAL
EIGHT OAKS DRIVE	50' PRIVATE	446'	LOCAL
WESTER ROSS LANE	50' PRIVATE	210'	LOCAL
TOTAL		6,420'	

BENCHMARK INFORMATION:

BM #1: MAG NAIL ON TOP OF CURB, LOCATED +/- S75°19'21"W 403.8' FROM THE POINT OF BEGINNING OF THE COLONY 1F, SECTION 2
 ELEVATION: 528.74'

BM #2: CAPPED 1/2" IRON ROD SET WITH CAP STAMPED "CBD SETSTONE", LOCATED +/- N17°07'48"W 205.7' FROM THE SOUTHWEST CORNER OF THE COLONY 1F, SECTION 2
 ELEVATION: 487.91'



SHEET NO. 1 OF 2

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 1F, SECTION 2

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	41.15	189.00	N75°03'49"E	41.06	20.65	12°28'25"
C2	45.72	210.00	N75°03'49"E	45.63	22.95	12°28'25"
C3	21.52	15.00	N40°11'43"E	19.72	13.09	82°12'36"
C4	0.67	435.00	N00°51'56"W	0.67	0.33	0°05'17"
C5	84.53	365.00	S07°27'22"E	84.34	42.46	13°16'09"
C6	310.19	365.00	S38°26'12"E	300.94	185.16	48°41'30"
C7	48.44	435.00	S59°31'35"E	49.41	24.75	6°30'43"
C8	22.23	15.00	N81°16'46"E	20.25	13.72	84°54'01"
C9	22.23	15.00	S03°37'15"E	20.25	13.72	84°54'01"
C10	345.86	435.00	S21°17'38"E	336.82	182.85	45°33'16"
C11	23.56	15.00	N63°41'59"W	21.21	15.00	90°00'00"
C12	143.63	525.00	N16°32'14"W	143.18	72.27	15°40'29"
C13	49.42	275.00	N19°13'36"W	49.35	24.77	10°17'44"
C14	179.89	525.00	N27°53'41"W	179.01	90.83	19°37'55"
C15	21.76	15.00	N07°51'07"E	19.90	13.30	83°07'30"
C16	162.79	225.00	N28°41'15"E	159.26	85.14	41°27'14"
C17	65.64	275.00	N14°47'53"E	65.48	32.97	13°40'30"
C18	23.19	15.00	N65°55'13"E	20.95	14.63	88°34'09"
C19	133.56	625.00	N75°55'02"W	133.31	67.04	12°14'39"
C20	350.49	575.00	N64°34'36"W	345.09	180.88	34°55'30"
C21	11.61	15.00	N24°55'54"W	11.33	6.12	44°21'55"
C22	185.59	60.00	N88°38'23"E	119.96	2474.69	177°13'21"
C23	10.85	15.00	N20°22'22"E	10.43	5.56	40°41'19"
C24	233.89	325.00	N20°09'01"E	228.88	122.27	41°14'01"
C25	23.56	15.00	N44°29'01"E	21.21	15.00	90°00'00"
C26	22.54	15.00	N47°23'21"W	20.48	14.01	86°06'03"
C27	22.15	15.00	N56°23'43"W	20.19	13.85	84°36'32"
C28	368.67	435.00	N38°26'11"W	358.65	196.83	48°41'29"
C29	396.86	365.00	N31°38'57"W	377.43	220.47	62°15'57"
C30	23.56	15.00	N44°29'01"E	21.21	15.00	90°00'00"
C31	23.43	15.00	N45°46'32"W	21.12	14.86	89°28'55"
C32	350.25	325.00	N31°54'31"W	333.55	194.31	61°44'52"
C33	403.77	475.00	N38°25'50"W	391.72	214.99	48°42'13"
C34	58.40	325.00	N19°13'36"W	58.32	29.28	10°17'44"
C35	124.66	475.00	N18°51'21"W	124.31	62.69	15°02'15"
C36	23.73	15.00	N35°58'54"E	21.33	15.17	90°38'15"
C37	23.48	15.00	N87°03'31"W	21.15	14.92	89°40'38"
C38	188.41	525.00	N52°30'04"W	187.40	95.23	20°33'45"
C39	163.21	275.00	N45°46'48"W	160.83	84.09	34°00'18"
C40	23.81	15.00	N16°41'54"E	21.39	15.25	90°57'05"
C41	11.32	15.00	N83°47'22"E	11.05	5.94	43°13'52"
C42	183.56	60.00	N17°45'36"E	119.90	1459.10	175°17'26"
C43	11.40	15.00	N46°09'31"W	11.13	5.99	43°33'12"
C44	244.35	225.00	N57°28'40"W	232.52	135.79	62°13'28"
C45	23.05	15.00	N44°32'11"W	20.85	14.50	88°02'25"
C46	197.91	275.00	N20°09'01"E	193.66	103.46	41°14'01"
C47	24.13	15.00	N68°48'05"E	21.81	15.58	92°10'07"
C48	168.18	625.00	N45°52'08"W	166.66	85.11	15°30'33"
C49	22.06	15.00	N20°29'38"W	20.12	13.57	84°15'33"
C50	77.57	325.00	N14°47'53"E	77.38	38.97	13°40'30"
C51	122.61	175.00	N28°01'54"E	120.11	63.94	40°08'31"
C52	27.99	15.00	N64°21'52"W	24.10	20.24	108°55'23"
C53	49.85	275.00	N05°42'30"W	49.78	24.99	10°23'12"
C54	24.33	15.00	N45°57'14"E	21.75	15.79	92°56'26"
C55	216.78	175.00	N52°05'30"W	203.18	124.77	70°58'27"
C56	20.62	15.00	N22°47'10"E	19.04	12.32	78°46'32"
C57	42.79	525.00	S11°02'04"E	42.78	21.41	4°40'11"
C58	58.84	525.00	S16°28'16"E	58.81	28.45	6°12'12"
C59	44.00	525.00	S21°58'25"E	43.99	22.01	4°48'06"
C60	45.49	275.00	N19°38'07"W	45.44	22.80	9°28'42"
C61	3.92	275.00	N14°29'15"W	3.92	1.96	0°49'03"
C62	44.06	525.00	S18°29'00"E	44.05	22.04	4°48'32"
C63	60.64	525.00	S22°11'48"E	60.61	30.35	6°37'05"
C64	75.18	525.00	S29°36'29"E	75.12	37.66	8°12'18"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C65	26.45	225.00	S46°02'47"W	26.44	13.24	6°44'11"
C66	79.53	225.00	S32°33'07"W	79.12	40.18	20°15'08"
C67	58.80	225.00	S19°11'36"W	58.65	28.55	14°27'55"
C68	28.96	275.00	N10°46'11"E	28.95	13.49	5°37'04"
C69	38.67	275.00	N17°36'28"E	38.64	19.37	8°03'26"
C70	108.30	625.00	N74°45'34"W	108.17	54.29	9°55'42"
C71	25.26	625.00	N80°52'53"W	25.26	12.63	2°16'56"
C72	72.72	575.00	N78°24'58"W	72.68	36.41	7°14'48"
C73	90.95	575.00	N70°15'42"W	90.85	45.57	9°03'44"
C74	94.94	575.00	N61°00'02"W	94.83	47.58	9°27'36"
C75	91.89	575.00	N51°41'33"W	91.79	46.04	9°09'22"
C76	51.39	60.00	S27°17'07"E	49.83	27.39	49°04'21"
C77	31.26	60.00	S64°44'50"E	30.91	15.99	28°51'05"
C78	49.28	60.00	N74°47'44"E	47.91	26.13	47°05'47"
C79	53.65	60.00	N25°38'47"E	51.88	28.77	5°14'08"
C80	29.87	325.00	N38°05'04"E	29.86	14.94	5°15'56"
C81	75.78	325.00	N28°46'18"E	75.61	38.06	13°21'35"
C82	75.62	325.00	N19°25'35"E	75.45	37.98	13°19'51"
C83	52.62	325.00	N04°07'20"E	52.57	26.37	9°16'39"
C84	22.56	15.00	S47°25'40"E	20.49	14.03	86°10'39"
C85	0.87	15.00	S02°41'12"E	0.86	0.43	3°18'16"
C86	67.86	325.00	N07°00'48"W	67.74	34.06	11°57'50"
C87	66.06	325.00	N18°49'28"W	65.94	33.14	11°38'43"
C88	86.06	325.00	N30°28'00"W	85.94	33.14	11°38'43"
C89	70.33	325.00	N42°29'17"W	70.19	35.30	12°23'53"
C90	70.98	325.00	N54°56'54"W	70.84	35.63	12°30'46"
C91	8.97	325.00	N61°59'29"W	8.97	4.49	13°45'55"
C92	72.33	475.00	S88°25'13"E	72.26	36.23	6°43'27"
C93	76.15	474.99	S49°27'57"E	76.07	38.16	9°11'07"
C94	76.20	475.00	S40°16'39"E	76.12	38.18	9°11'29"
C95	76.20	475.00	S31°05'10"E	76.12	38.18	9°11'29"
C96	81.76	475.00	S21°53'54"E	81.66	40.98	9°51'43"
C97	21.14	475.00	S19°21'13"E	21.14	10.57	23°25'99"
C98	24.13	325.00	N16°12'20"W	24.12	12.07	4°15'13"
C99	34.27	325.00	N21°21'13"W	34.26	17.15	6°02'31"
C100	48.54	475.00	S21°26'48"E	48.52	24.29	9°51'20"
C101	76.12	475.00	S13°55'41"E	76.04	38.14	9°10'55"
C102	1.17	15.00	S07°06'28"E	1.17	0.58	4°27'36"
C103	22.56	15.00	S38°12'42"W	20.49	14.03	86°10'39"
C104	105.54	525.00	S47°58'44"E	105.36	52.95	11°31'04"
C105	20.01	525.00	S54°49'47"E	20.01	10.01	21°10'11"
C106	62.87	525.00	S89°21'07"E	62.83	31.47	6°51'39"
C107	13.23	275.00	N61°24'14"W	13.23	6.62	2°45'26"
C108	149.98	275.00	N44°24'05"W	148.13	76.90	31°14'51"
C109	54.85	60.00	S79°18'34"W	52.78	29.39	52°11'28"
C110	41.17	60.00	S33°33'30"W	40.36	21.43	39°18'41"
C111	47.36	60.00	S08°42'30"E	46.14	24.99	45°13'19"
C112	40.39	60.00	S50°38'08"E	38.63	20.99	38°33'38"
C113	1.16	225.00	S26°28'49"E	1.16	0.58	6°17'46"
C114	67.68	225.00	S35°14'44"E	67.43	34.10	17°14'04"
C115	61.64	225.00	S51°42'38"E	61.44	31.01	15°41'44"
C116	58.85	225.00	S67°01'34"E	58.49	29.49	14°56'09"
C117	55.22	225.00	S81°31'31"E	55.08	27.75	14°03'45"
C118	118.80	275.00	N11°51'36"E	117.88	60.34	24°45'10"
C119	79.10	275.00	N32°28'36"E	78.83	39.83	16°28'51"
C120	133.74	625.00	N58°29'37"W	133.48	67.12	12°15'36"
C121	20.64	625.00	N49°27'03"W	20.64	10.32	1°53'32"

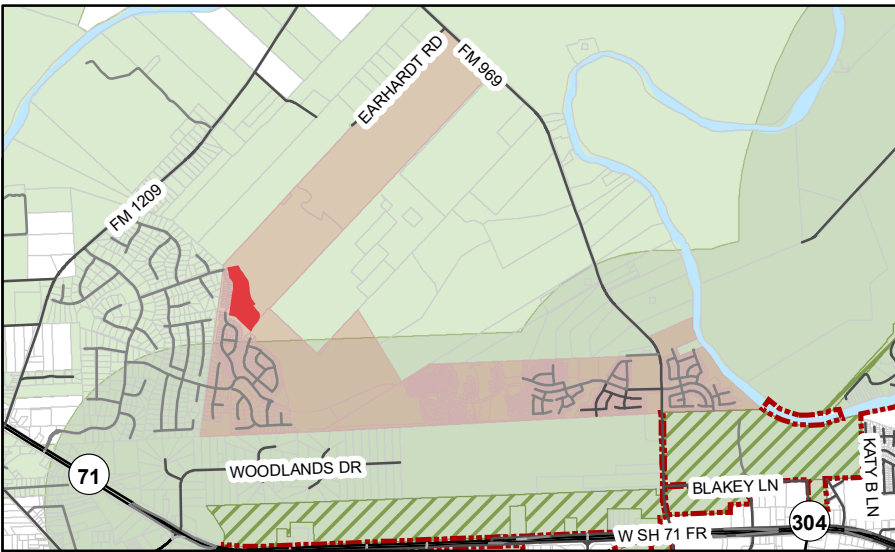
Line Table		
Line #	Length	Direction
L1	153.33	N81°52'50"E
L2	118.44	N69°49'37"E
L3	46.50	N81°18'01"E
L4	70.00	N89°10'42"E
L5	128.73	S62°46'56"E
L6	50.00	S51°10'15"E
L7	20.00	S89°29'01"W
L8	21.07	S00°30'59"E
L9	25.00	S89°29'01"W
L10	111.14	S13°56'44"W
L11	71.80	N02°46'19"E
L12	75.34	N07°31'25"W
L13	75.35	N19°12'40"W
L14	74.08	N30°47'27"W
L15	55.00	N30°47'27"W

Line Table		
Line #	Length	Direction
L16	48.88	N25°54'00"W
L17	150.92	N81°52'50"E
L18	20.57	N81°18'01"E
L19	30.68	N04°15'59"W
L20	45.30	N24°22'28"W
L21	30.75	N21°38'08"E
L22	16.59	N82°02'22"W
L23	16.57	N82°02'22"W
L24	66.51	N47°43'02"E
L25	112.56	N07°30'59"W
L26	120.05	N89°29'01"E
L27	150.32	N81°18'01"E
L28	129.73	N62°46'56"W
L29	57.72	N07°30'59"W
L30	120.01	N89°29'01"E

Line Table		
Line #	Length	Direction
L31	128.61	N82°46'56"W
L32	45.30	N24°22'28"W
L33	128.61	N62°46'56"W
L34	146.14	N62°10'26"E
L35	39.89	N00°30'59"W
L36	88.12	N40°43'02"E
L37	33.76	N21°38'08"E
L38	141.53	N00°30'59"W
L39	158.99	N62°10'26"E
L40	21.20	S38°19'07"W
L41	126.85	S08°41'59"E
L42	125.60	S27°44'40"E
L43	115.39	S03°02'10"W
L44	60.95	S17°38'21"W
L45	70.07	S15°56'39"W

Line Table			
Line #	Length	Direction	
L46	147	123.21	S19°19'19"W
L47	148	20.35	S27°57'48"E
L48	149	62.03	S75°15'00"E
L49	150	78.00	S59°43'44"E
L50	151	79.80	S47°54'48"E
L51	152	80.81	S40°04'18"E
L52	153	80.03	S48°36'18"E
L53	154	111.34	S78°24'34"E

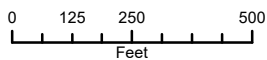
Attachment 1 Location Map



Date: 2/18/2022

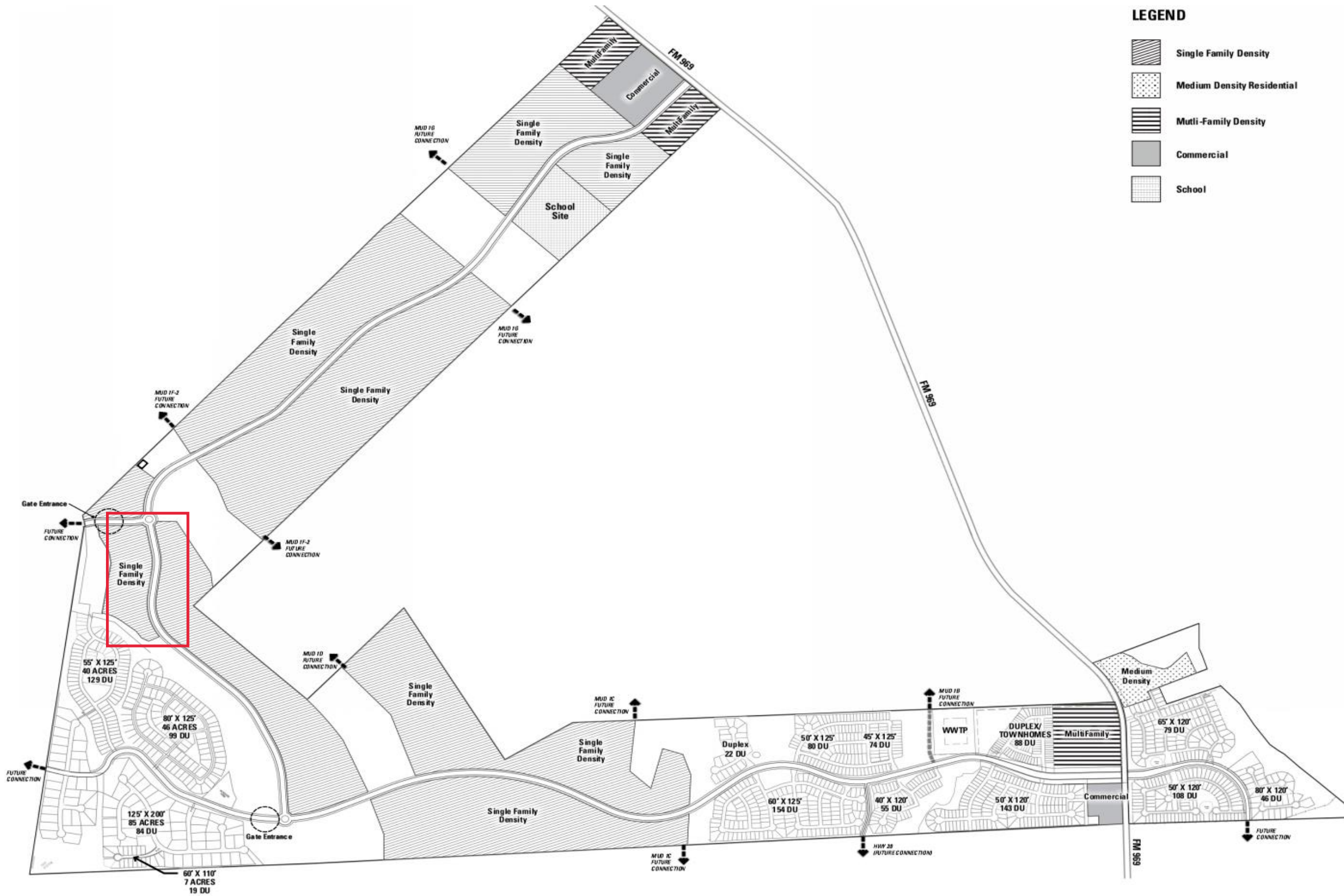
Subdivision Plat The Colony MUD 1F Section 2

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.



1 inch = 400 feet





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





STAFF REPORT

MEETING DATE: February 24, 2022

AGENDA ITEM: 3D

TITLE:

Consider action on a Neighborhood Regulating Plan on 3.973 acres of Bastrop Town Tract, A11, located at 2801 E. Loop 150 within the City of Bastrop Texas as attached in Exhibit A as The Hill Food Truck Park & Glamping Community Neighborhood Regulating Plan.

STAFF REPRESENTATIVE:

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

ITEM DETAILS:

Site Address:	2801 E. Loop 150 (Attachment 1)
Total Acreage:	3.973 acres
Legal Description:	3.973 acres of Bastrop Town Tract A11
Property Owner:	Michael & Deborah Jones
Agent Contact:	James Garon, James Garon & Associates
Existing Use:	One vacant building
Existing Zoning:	P-5, Core
Character District:	Mayfest Hill
Development Patterns Allowed:	Traditional Neighborhood, Village Center, or Clustered Land
Future Land Use:	Neighborhood Commercial

BACKGROUND/HISTORY:

The applicant has submitted an application for a Neighborhood Regulating Plan (NRP) for 3.973 acres of mostly vacant land, which includes an unoccupied building that was previously part of the Rattlesnake Inn (Exhibit A).

The Neighborhood Regulating Plan addresses compliance with the B³ Code lot configuration, block requirements, and lot occupation (parking/building locations).

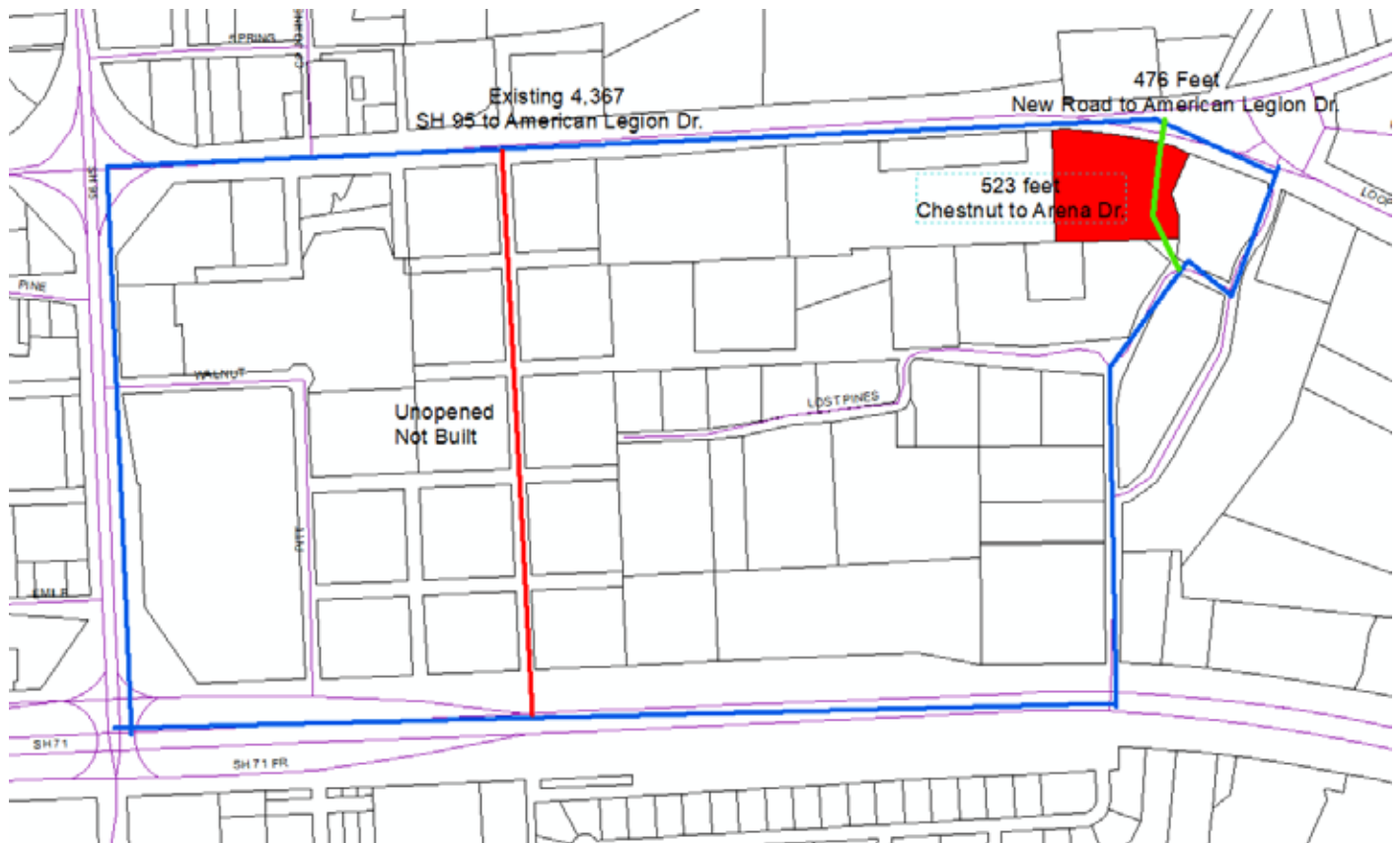
When Staff cannot approve the Plan because of significant deviations or departures from the regulations, the applicant can appeal to the Planning & Zoning Commission for approval. In this instance the Director has opted to directly forward the NRP for Commission consideration.

The NRP for this lot proposes extending one new public street from Chestnut/Loop 150 to the existing ROW that connects to Arena Drive. The conceptual site layout shows adding a commercial building behind the existing structure, a mobile food court at the front, and a short-term rental area accommodating RVs and cabins at the rear.

This land is located within the Bastrop County Lost Pines Habitat Conservation Plan (LPHCP) area. Property in this area must follow the regulations of the LPHCP by permitting through

Bastrop County or apply directly to the U.S. Department of Fish and Wildlife for permitting. To permit through the County, the site must meet impervious cover restrictions and the property cannot be platted.

In the diagram below, the blue lines show the existing complete street network in the area. Many of the existing rights-of-way are not built and the roads that are built do not connect into the block pattern. The green line shows the proposed new street that will be provided in The Hill NRP, which will complete one smaller block with an approximate 2000-foot perimeter.



The NRP as proposed contains several deviations from the codes, such as:

- Development does not comply with the adopted public frontage plans (no sidewalks, street trees along Chestnut/Loop 150, no sidewalks along new street).
- Contains parking second layer, which is prohibited (northeast corner).
- Does not meet the 80% lot occupation requirement (buildings place along street front)
- Exceeds block length and block perimeter requirements.

The applicant provided the following justification for not providing sidewalks: “A major landscape project was recently completed to the east of our site. No sidewalks were required, thus we have nothing to connect. There are dozens of acres of undeveloped land to the west of us, there are no sidewalks to connect. We request that sidewalks not be required at this time with the possibility of future connectivity opportunities once development presents the ability to connect.”

The sites to the west are undeveloped and will also be required to provide sidewalks. Adding sidewalks along Chestnut/Loop 150 and the new street will provide pedestrian access to Mayfest Park and Bastrop State Park.

Due to the restrictions of the LPHCP, staff recommends approval of the Neighborhood Regulating Plan, with the following conditions:

- Sidewalks and street trees are provided along Chestnut/Loop 150 and the new street.
- The parking shown in the northeast corner be moved into the third layer.
- An access easement be extended from the new public street to the property to the west to provide cross-connectivity between lots.
- The development process (requiring a subdivision plat) may be varied as long as the proper ROW and easements are provided by separate instrument, and it will keep the site in compliance with the LPHCP (must get permit from the County or U.S. Fish and Wildlife).

POLICY EXPLANATION:

Compliance with the Bastrop Building Block (B³) Code:

SEC 3.2.002 NEIGHBORHOOD REGULATING PLAN

- (a) All areas within the City of Bastrop more than 3.4 acres that do not require Place Type Zoning changes will require a Neighborhood Regulating Plan. Place Types shall be assigned through the creation of a Neighborhood Regulating Plan.

This area is 3.973 acres, exceeding 3.4 acres.

- (b) The process for creating a Neighborhood Regulating Plan is described in the B³ Technical Manual Article 2.3 - Neighborhood Regulating Plan.

The applicant submitted the existing development as consideration for review.

- (c) Neighborhood Regulating Plans must provide the Street Types, location and sizes of proposed Streets consistent with the Mandatory Street Network, and the Block requirements of this Code. It must contain Place Type allocation as defined in Section 3.2.001.b and be reflective of Section 4.2.001 Character District Descriptions & additional Standards.

The submitted NRP does not meet the block and street grid requirement (330-foot by 330-foot blocks). The site is in the Lost Pines Habitat Conservation Plan area, requiring restricted land disturbance. The proposed street connection is in the area of the site least likely to impact the Houston Toad.

- (d) A Neighborhood Regulating Plan must adhere to the Pedestrian Shed Map, Sec. 3.3.001, and must be reviewed and comply with the percentages of 3.2.002(b).

The street and block layout in the Pedestrian Shed exhibit does not meet 720-foot and 330-foot block requirement in the B³ Code. However, given the Geographically Sensitive nature of the site, the one road extension will provide additional connectivity in the area while allowing the site to remain in compliance with the Houston Toad LPHCP requirements.

ARTICLE 3.3 PEDESTRIAN SHED

- (a) In TND developments, every 1/4 mile radius or “Pedestrian Shed,” i.e. approx. 80 acres or 6 Farm Lots, is to contain a mix/allocation of Place Types that reflect the Character District. Measuring Development by the Pedestrian Shed will ensure walkable neighborhoods are created.

- (b) The Pedestrian Shed is the area encompassed by the walking distance from a town or neighborhood center. They are often defined as the area covered by a 5-minute walk (about 0.25 miles or 1,320 feet) from the center.
- (c) Pedestrian Sheds in VCD or CLD Development Patterns vary in size and are prescribed in Article 5.2 Development Patterns Standards.

The Mayfest Hill Character District allows Traditional Neighborhood Development, Village Center, and Cluster Land Development. The NRP has not defined a specific development pattern used. The new street and an additional internal access easement will provide a hybrid between the TND and Clustered Land Development Patterns. The sites to the west are undeveloped and will also be required to provide sidewalks. Adding sidewalks along Chestnut/Loop 150 and the new street will provide pedestrian access to Mayfest Park and Bastrop State Park

SEC. 4.2.001 CHARACTER DISTRICTS DESCRIPTIONS & ADDITIONAL STANDARDS

- (10) The Lost Pines District - The Lost Pines has special geographic features, such as the stand of Loblolly Pines that is more than 100 miles from similar forests. Additionally, the towering trees and sandy soil in this district provides an optimal environment for the Houston Toad. The rolling hills provide breathtaking vistas and deep valleys that provide an opportunity for clustered developments that will preserve the natural environment while allowing urban neighborhoods to interact with nature.

A. Development must comply with the Standards and processes within the Lost Pines Habitat Conservation Plan, as amended.

The development as proposed can comply with the requirements of the Lost Pines Habitat Conservation Plan.

SEC. 4.2.003 NEIGHBORHOOD REGULATING PLAN BY CHARACTER DISTRICT

- (a) Multiple Place Type change requests submitted at one time within each Character District shall be reviewed collectively.

No Place Type zoning district changes are being requested.

- (b) Multiple Neighborhood Regulating Plans submitted at one time shall be reviewed collectively to evaluate phasing, infrastructure demands, public safety, and Drainage impacts.

This is the only NRP currently under review.

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan (FLUP) – The Neighborhood Commercial character area is intended for lands that are to be developed for nonresidential uses that are of an appropriate use, scale, and design that is compatible with abutting or nearby residential uses. These developments typically occupy much smaller footprints, use less signage, have more landscaping, and deemphasize or screen parking in a manner that sets the areas apart from typical large scale or corridor commercial developments. In some cases, neighborhood commercial uses may be included as part of a larger planned development within residential character areas.

- Design new neighborhood commercial uses in a manner that matches the quality and character of existing or future residential development the use abuts.

- De-emphasize parking in neighborhood commercial developments by locating parking spaces on the side rather than the front of the property. Require at least one (1) pedestrian entrance to be oriented toward the street. These combined features help to maintain the residential character of the overall area by placing more focus on building rather than the parking.
- Construct sidewalks along all public and private rights-of-way and include a designated and safe sidewalk connection to the main entrance of the building.

The proposed development, with staff recommended conditions, complies with the FLUP character area.

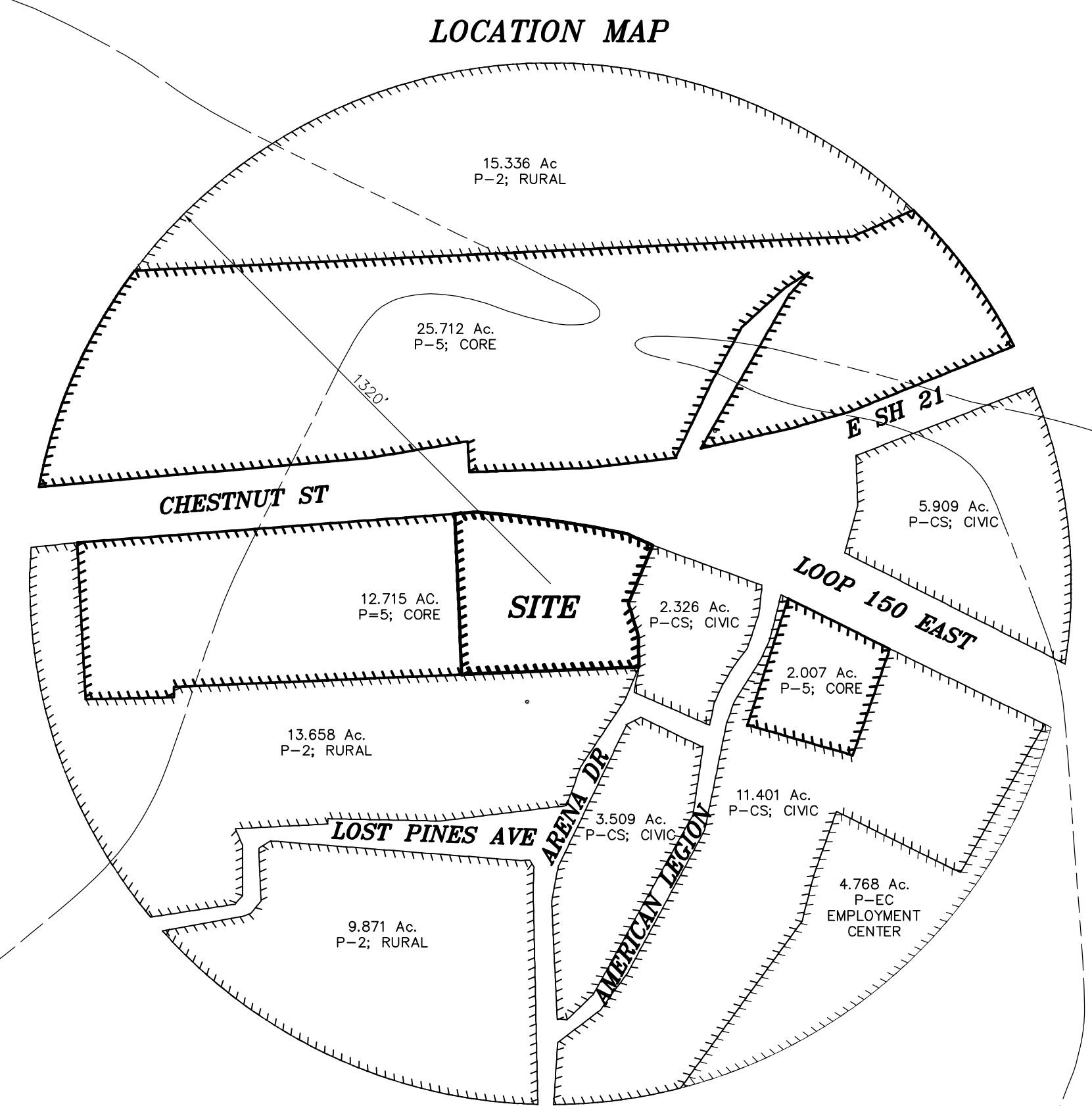
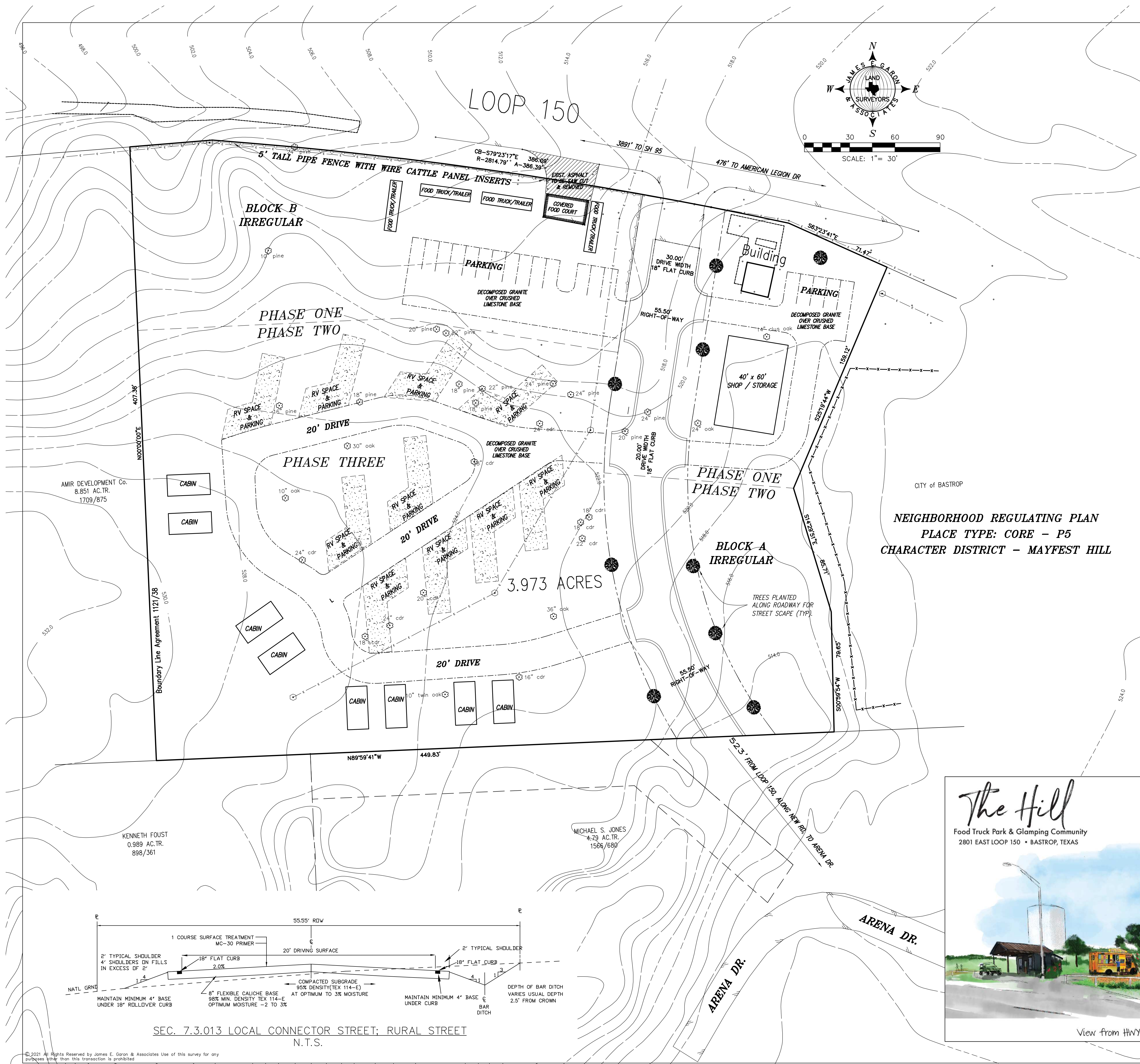
RECOMMENDATION:

Consider action to approve with conditions, a Neighborhood Regulating Plan on 3.973 acres of Bastrop Town Tract, A11, located at 2801 E. Loop 150 within the City of Bastrop Texas as attached in Exhibit A as The Hill Food Truck Park & Glamping Community Neighborhood Regulating Plan.

- Sidewalks and street trees are provided along Chestnut/Loop 150 and the new street.
- The parking shown in the northeast corner be moved into the third layer.
- An access easement be extended from the new public street to the property to the west to provide cross-connectivity between lots.
- The development process (requiring a subdivision plat) may be varied as long as the proposed ROW and easements are provided by separate instrument, and it will keep the site in compliance with the LPHCP (must get permit from the County or U.S. Fish and Wildlife).

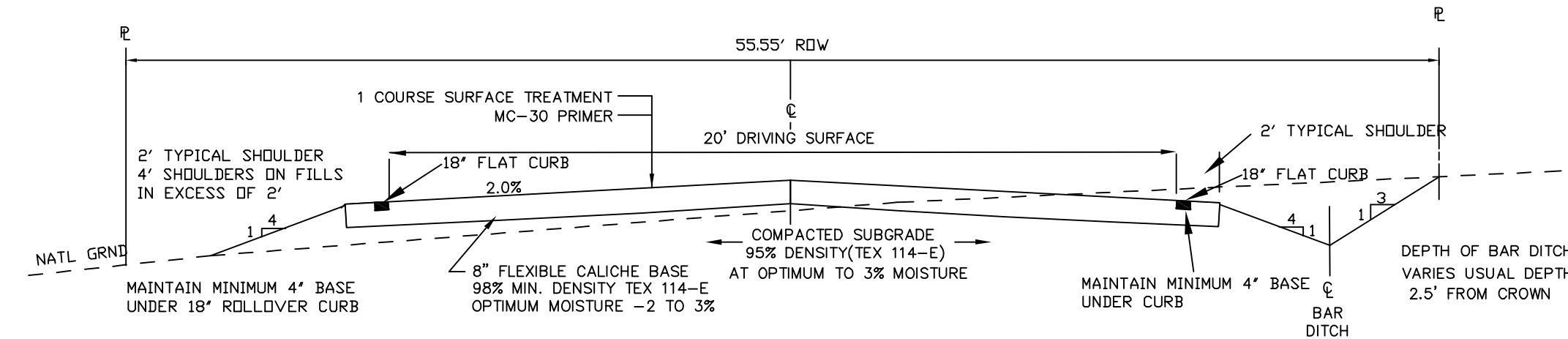
ATTACHMENTS:

- Exhibit A: The Hill Food Truck Park & Glamping Community Neighborhood Regulating Plan document
- Attachment 1: Location Map
- Attachment 2: Applicant Project Description Letter
- Attachment 3: Lost Pines Habitat Conservation Plan Letter



PEDESTRIAN SHED
 P-CS CIVIC - 23.145 ACRES - 21.59%
 P-2 - RURAL - 38.865 ACRES - 36.25%
 P-5 CORE - 40.434 ACRES - 37.71%
 P-EC EMPLOYMENT CENTER - 4.768 ACRES - 4.45%

CITY OF BASTROP
NEIGHBORHOOD REGULATING PLAN
 PLACE TYPE: CORE - P5
 CHARACTER DISTRICT - MAYFEST HILL



SEC. 7.3.013 LOCAL CONNECTOR STREET; RURAL STREET
 N.T.S.

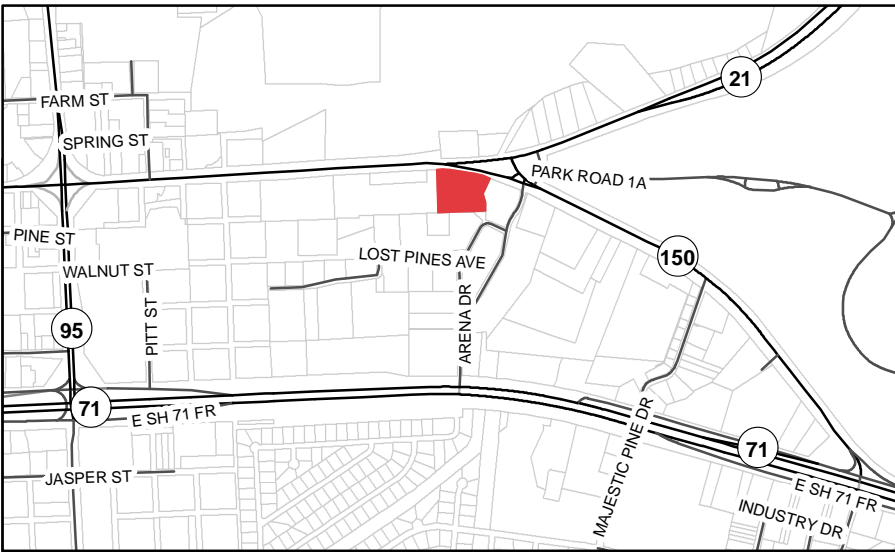
REFERENCE: JONES HILLTOP PLAN G.F. NO.:
 ADDRESS: 2801 E. LOOP 150, BASTROP, TX
 LEGAL DESCRIPTION: 3.973 ACRES; BASTROP TOWN TRACT, ABSTRACT 11; BASTROP COUNTY, TX
 FIELD BOOK:
 FILE: S:\Counties\Bastrop\Surveys\Bastrop Town Tract A-11\Runke\Jones site plan.dwg

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 jgaron@atstn.tx.com
 www.jamesegaron.com

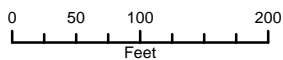
AUGUST 9, 2021

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Attachment 1 Location Map



Neighborhood Regulating Plan The Hill



1 inch = 150 feet



Date: 2/18/2022

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

**JAMES E. GARON
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS
& CIVIL ENGINEERS

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jgaron@austin.rr.com

February 21, 2022

City of Bastrop
Planning Department
1311 Chestnut Street
Bastrop, TX 78602

RE: 2801 E. Loop 150; Parcel 26814

PROJECT DESCRIPTION LETTER

The site is currently 3.973 acres located on the exit ramp from State Highway 21 & Loop 150 onto Loop 150. There is an existing structure, formerly used as a service station, located on the property. The structure has been partially repaired and renovated. The property is otherwise undeveloped. The site is proposed to be developed in three phases.

PROPOSED DEVELOPMENT

PHASE ONE: Phase One development will consist of repair and renovation of the existing structure into a small retail space, with parking and construction of a shop & storage building.

PHASE TWO: Phase Two development will consist of constructing food truck pad sites, parking and a covered food court area.

PHASE THREE: Phase Three development will consist of several tiny home / cabins being placed on the property along with R.V. spaces for short term camping and stays.

PROPOSED ACCESS

Primary access is from an existing 30' driveway from E. Loop 150 into the property. An existing driveway west of the primary driveway will be removed. A 30' roadway is being proposed to connect to the existing driveway and cross the tract for a future connection to Arena Drive.

Internally there is a 20' drive proposed for access to the cabins and RV spaces. Parking and drives are proposed for the food truck area and retail area.

All roads and drives are being proposed for a compacted crushed limestone base and decomposed granite roadway surface.

PROPOSED UTILITIES:

Water service will be provided by the City of Bastrop.

Wastewater service will be provided by the City of Bastrop through an on-site lift station and off-site force main connecting to an existing wastewater manhole located at the intersection of American Legion Drive and Arena Drive.

Electric service will be provided by Bastrop Power & Light.

Submitted by:

James E. Garon
Registered Professional Land Surveyor
Co\Bastrop\Surveys\Bastrop Town Tr A-11\Runkle\jones

**BASTROP COUNTY
LOST PINES HABITAT CONSERVATION PLAN**



Cari Croft, LPHCP Administrator

211 Jackson, Bastrop, Texas 78602 512.332.7284 (Phone 512-332-7284 Cari.Croft@co.bastrop.tx.us

February 11, 2022

Dear Mrs. Jones:

I wanted to provide you with information on Bastrop County's Federal Permit for Incidental Take. While your property is located within the known and potential habitat of the endangered Houston toad and is also within the plan area of the Lost Pines Habitat Conservation Plan, we would not be able to permit the property if it were replatted.

The county's Endangered Species – Incidental Take Permit TE-113500-0 issued by the U.S. Fish and Wildlife Service (USFWS) prohibits the county from issuing Construction Certificates (Incidental Take) for commercial construction on lots or tracts that were subdivided after October 1, 2003, unless they comply with the Conservation Subdivision Guidelines described in Appendix C of our permit.

Unfortunately, your property could not be developed as a Conservation Subdivision because it does not meet the minimum lot size requirements. A property must be a minimum of 10 acres to be developed as a Conservation Subdivision. As a result, any development would have to be referred to USFWS for an individual consultation. Please contact me with any questions or concerns you may have.

Sincerely,

Cari Croft
LPHCP Administrator