



BASTROPTX
Heart of the Lost Pines / Est. 1832

Planning & Zoning Commission Agenda
Bastrop City Hall City Council Chambers
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8840

August 31, 2017 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 Planning Department at (512) 332-8840. You may also write to 1311 Chestnut Street, 78602, email plan@cityofbastrop.org or call 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. STAFF AND BOARD REPORTS

A. Introduction of Interim Planning Director Dave Gattis

3. CITIZEN COMMENTS

Comments will be heard from the audience on any topic not listed on the agenda, not to exceed three (3) minutes in length. To address the Commission, please submit a fully completed request card to the Commission Secretary prior to the beginning of the meeting. 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. Issues may be referred to City Staff for research and possible future action.

To address the Commission concerning any item on the agenda, please submit a fully completed request card to the Commission Secretary prior to the consideration of that item.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. Consider action to approve meeting minutes from the July 27, 2017 Planning and Zoning Commission Meeting.

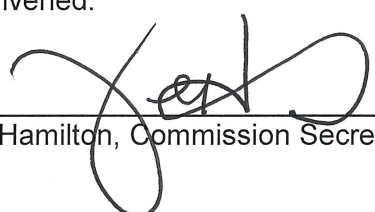
- B. Consider action to recommend approval of the Pecan Park, Section 6B Preliminary Plat located south of the extension of Childers Drive, located within the city limits of Bastrop, Texas, being 14.00 acres out of the Mozea Rousseau Survey, Abstract 56, and forward to the next available City Council meeting.
- C. Consider action to recommend approval of the The Colony MUD 1A, Section 2 Preliminary Plat located west of FM 969 and north of the future extension of Sam Houston Drive, being 23.689 acres out of the Jose Manuel Bangs Survey, and forward to the next available City Council meeting.

5. DIRECTOR OF PLANNING & DEVELOPMENT UPDATES

- A. Update regarding an award received from the American Planning Association for the Comprehensive Plan.
- B. Direction from the Planning and Zoning Commission on any items to be included on future agendas.

6. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website www.cityofbastrop.org, and said Notice was posted on the following date and time 8/25/17 @ 10:00am and remained posted for at least two hours after said meeting was convened.



Vivianna Nicole Hamilton, Commission Secretary

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, July 27, 2017 at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. Call to order

Lisa Patterson called the meeting to order at 6:00 p.m.

Lisa Patterson	Present
Debbie Moore	Present
Patrick Connell	Present
Dianna Rose	Present
Cynthia Meyer	Absent
Alyssa Halle-Schramm	Present
Matthew Lassen	Absent
Sue Ann Fruge	Present
Richard Gartman	Present

2. Citizen comments *(During this time, persons may address the Planning and Zoning Commission on any issue not otherwise listed on this Agenda. Please observe the time limit of three (3) minutes for general citizen comments. In accordance with the State of Texas Open Meeting Act, the Commission may not comment, deliberate or take action on such citizen comments/statements during this meeting, except as authorized by Section 551.042, Texas Government Code.)*

There were no citizens comments.

3. Items for individual consideration

A. Introduction and welcome of the Planning & Zoning Commission members.

The new Planning and Zoning Commissioners introduced themselves to the existing Commissioners and gave brief introductions.

B. Meeting Minutes from the May 25, 2017 Planning and Zoning Commission Meeting.

Patrick Connell made a motion to approve the May 25, 2017 Meeting Minutes. Diana Rose seconded the motion and the motion carried unanimously. Sue Ann Fruge and Richard Gartman abstained from the motion.

C. Consider action to appoint a Commission member as Secretary for the Planning and Zoning Commission (P&Z).

Debbie Moore nominated Patrick Connell for the City Secretary position. Alyssa Halle Schramm seconded the motion.

Debbie Moore made a motion that nominations cease and Patrick Connell be appointed as the Planning and Zoning Commission Secretary by acclamation. Diana Rose seconded the motion and the motion carried unanimously.

D. Consider action to appoint a Commission member as its representative on the Historic Landmark Commission (HLC).

Lisa Patterson pulled this item due to an ordinance conflict.

E. Public hearing and consider action to recommend approval of a Conditional Use Permit for a 175-foot communications tower at 1501 Business Park Drive, being Lot 3-A of the Bastrop Business & Industrial Park, Phase 1, Block B, setting out conditions, and forwarding to the next City Council meeting.

Staff presented from the information given to the Planning and Zoning Commissioners in the packet.

Lisa Patterson closed the Public Hearing.

Debbie Moore made a motion to recommend approval of a Conditional Use Permit for a 175-foot communications tower at 1501 Business Park Drive, being Lot 3-A of the Bastrop Business & Industrial Park, Phase 1, Block B, subject to the conditions set-forth in the Staff Report, and forward it to the next City Council meeting. Alyssa Halle Schramm seconded the motion and the motion carried unanimously.

F. Public hearing and consider action to recommend approval of a zoning change to Single Family Residential 7 (SF-7) at the southwest corner of Main Street and Mesquite Street, being all of Lots 2, 3, 4, 5, 6, and 7 of the North Main Addition Subdivision and forward to the next available City Council meeting.

Staff presented from the information given to the Planning and Zoning Commissioners in the packet.

Lisa Patterson closed the Public Hearing.

Discussion commenced between Staff and the Commission.

Patrick Connell made a motion to recommend approval of the Second Amendment to Consent Agreement for the Colony Municipal Utility District No. 1 and Successor Districts to add 25.728 acres to the agreement area, amend the lot standards matrix, and revise the minor amendments process, located West of F.M. 969 and East of F.M. 1209, being 1,516.768 acres out of the ABS A5 Jose Manuel Bangs Survey and forward to the next available City Council meeting. Debbie Moore seconded the motion and the motion carried unanimously.

G. Consider action to recommend approval of the Bastrop Grove Preliminary Plat located east of Highway 304 and south of West State Highway 71, being 52.684 acres out of the Nancy Blakey Survey and forward to the next available City Council meeting.

Staff presented from the information given to the Planning and Zoning Commissioners in the packet.

Discussion commenced between the Commission and Staff.

Patrick Connell made a motion to recommend approval of the Bastrop Grove Preliminary Plat located east of Highway 304 and south of West State Highway 71, being 52.684 acres out of the Nancy Blakey Survey and forward to the next available City Council meeting. Alyssa Halle Schramm seconded the motion and the motion carried unanimously.

H. Consider action to recommend approval of the request to vacate the plat at 2401 Chestnut St, being Pine Vista Commercial Subdivision, Lots 1 and 2, and forward to the next available City Council meeting.

Staff presented from the information given to the Planning and Zoning Commissioners in the packet.

Discussion commenced between the Commission and Staff.

Patrick Connell made a motion to recommend approval of the request to vacate the plat at 2401 Chestnut St, being Pine Vista Commercial Subdivision, Lots 1 and 2, and forward to the next available City Council meeting with the condition the easements be maintained by separate instrument. Debbie Moore seconded the motion and the motion carried unanimously.

4. Director of Planning and Development update

- A.** Direction from the Planning and Zoning Commission on any items to be included on future agendas.
- B.** Reminder and discussion on the Joint Meeting with the Planning and Zoning Commission and City Council on August 10, 2017.

Debbie Moore asked if going forward Staff would reference how the items and recommendations tie into the Comprehensive Plan.

Wesley Brandon reminded the Commission about the August 10th Joint Meeting.

5. Adjourn

Patrick Connell made a motion to adjourn at 7:00 p.m.. Debbie Moore seconded the motion, and the motion carried unanimously.

Lisa Patterson, Chair

Debbie Moore, Vice Chair

PLANNING & ZONING STAFF REPORT



MEETING DATE: August 31, 2017

Item: 4B

TITLE:

Consider action to recommend approval of the Pecan Park, Section 6B Preliminary Plat located south of the extension of Childers Drive, located within the city limits of Bastrop, Texas, being 14.00 acres out of the Mozea Rousseau Survey, Abstract 56, and forward to the next available City Council meeting.

STAFF REPRESENTATIVE:

Wesley Brandon, P.E., Director of Engineering

ITEM DETAILS:

Site Address:	South of the extension of Childers Drive (Attachment 4)
Total Acreage:	14.00 acres
Legal Description:	14.00 acres out of the Mozea Rousseau Survey, Abstract 56
Property Owner:	DM Pecan Park Associates, Ltd.
Agent Contact:	Timothy Holland, Bowman Consulting Group
Existing Use:	Vacant/Undeveloped
Existing Zoning:	Pecan Park Residential Planned Development
Planned Development District:	Single Family Select (SFS)
Future Land Use:	Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted a new Preliminary Plat for the Pecan Park, Section 6B. The plat is creating 47 single-family detached lots, and four (4) open space lots (Attachment 5). The single-family detached lots allowed under the Single-Family Select district have a minimum width of 50 feet and a minimum of 6,000 square feet in size. 3.30 acres of right-of-way will be dedicated with the extension of Childers Drive (60-foot ROW) and three new residential streets (50-foot ROW) serving this section.

Traffic Impact and Streets

The Preliminary Plat proposes to extend Childers Drive, a collector street, southward to provide the main access for Section 6B. Secondary access will be provided by a connection to existing Rimrock Court located within the adjoining Section 6A. Local streets will serve the proposed residential lots. Sidewalks will be installed along all proposed streets, and will connect to the proposed neighborhood trail system.

Utilities

Water service (domestic and fire) will be provided by the City via water line extensions from existing infrastructure located on Childers Drive. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements.

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

Drainage

The Preliminary Plat proposes to install an underground storm sewer system designed to drain runoff generated from the development into an existing system located adjacent to Section 6B. The existing system was designed to accommodate this increase in peak flows, and ultimately connects to the Colorado River.

The proposed drainage system will be designed with a sufficient capacity to route flows from a 100-year design storm to the Colorado River. Due to the property's close proximity to the river, stormwater detention is not required.

Special flood hazard areas (SFHA) are located along the southern boundary of the proposed development, which appear to affect several proposed building lots. In order to ensure homes and other infrastructure are properly protected from flooding, these areas must be filled and developed in accordance with City of Bastrop and FEMA standards.

PUBLIC COMMENTS:

Two (2) adjacent property owner notifications were mailed on August 16, 2017. (Attachment 3)

POLICY EXPLANATION:

All Preliminary Plats must be reviewed by the Planning & Zoning Commission and are then forwarded to City Council for approval. Further policy explanation is included in Attachment 1.

STAFF RECOMMENDATION:

Consider action to recommend approval of the Pecan Park, Section 6B Preliminary Plat located south of the extension of Childers Drive, located in the city limit of Bastrop, Texas, being 14.00 acres out of the Mozea Rousseau Survey, Abstract 56 and forward to the next available City Council meeting.

ATTACHMENTS:

- Attachment 1: Policy Explanation
- Attachment 2: Letter from Applicant
- Attachment 3: Surrounding Property Owner Notification
- Attachment 4: Location Map
- Attachment 5: Preliminary Plat

POLICY EXPLANATION: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 preliminary plat complies with the Future Land Use Plan. The plat includes 47 single-family lots that will provide single-family detached units. There are also four open space lot that provide open space, drainage and landscaped areas for this plat. This section is part of the Pecan Park development that includes multiple phases that include parks, trails, and recreation facilities.

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

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

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

The Pecan Park Development includes six different residential lot standards. This plat utilizes the Single-Family Select district, which allows 6,000 square foot lots with reduced setbacks to allow various single-family product types.

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 Code of Ordinances, Chapter 10 – Subdivisions outlines the 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 dividing up an undeveloped 14.00 acre tract into 47 single-family lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to the City 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;

The plat conforms to the adopted Transportation Master Plan. The extension of Childers Drive will be dedicated with this plat. The plat also conforms with the Capital Improvement Plan and will install public extensions of the water and wastewater infrastructure.

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

Required improvements and bonds will be furnished before the approval of the Final Plat.

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

The preliminary plat complies with the requirements of the adopted Subdivision Ordinance.

Code of Ordinances Chapter 10 – Subdivisions

- Section 4.10 – Standard Procedure – Preliminary Plat

4.10.1. The subdivider shall submit a preliminary plat of the entire area being subdivided. Prior to the plat being placed before the Commission for consideration, the plat must be accepted as administratively complete by the Director of Planning and Development. A plat that contains the detailed information set forth in paragraphs 4.10.1 and 4.10.2 is considered administratively complete.

Planning and Engineering staff have reviewed the Pecan Park Section 6B Preliminary Plat for compliance with subdivision and utility standards and have deemed the plat administratively complete.

June 26, 2017

Wesley Brandon, P.E.
Director of Planning and Development
City of Bastrop
1311 Chestnut St.
Bastrop, Texas 78602

RE: Pecan Park Residential Section 6B
Preliminary Plat
Ordinance No. ORD-2015-15

Dear Mr. Brandon,

Please accept this letter as explanation to the number of lots we are proposing for the above referenced residential development.

Pecan Park is a 242 acre site located in Bastrop, TX. The current section 6B (14.00 acres) consists of 47 residential units and approx. 2109 ft. associated road and utility infrastructure, plus approx. 645 ft. extension of Childers Drive.

Compliance with PUD ORD-2015:

Residential Section 6B is proposed to conform to district PF-SFS of the applicable PUD.

The zoning ordinance site standards for that district are:

<u>District</u>	<u>Min. Lot Area</u>	<u>Min. Dwelling Unit Size</u>	<u>Min. Lot Width</u>	<u>Min. Lot Depth</u>	<u>Min. Front Yard</u>	<u>Min. Interior Side Yard</u>	<u>Min. Side when two-story & adj. SF Zone</u>	<u>Min. Ext. Yard (See Sec.43.3)</u>	<u>Min. Rear Yard</u>	<u>Min. Rear when two-story & Adj. SF Zone</u>	<u>Max. Height of Build</u>	<u>Max. Lot Coverage by Building</u>
PD-SFS	6,000 sq. ft.	1,200 sq. ft.	50'	120'	20'- 25'	5'		15'	15'		2.5 Stories 35'	75%

PD-SFS - Single Family Select- Traditional lots, minimum lot size 50' x 120', home size 1,200 square feet; staggered 20' -25' front building setbacks, Homes in these areas shall be at least ten feet (10') apart, five feet (5 ') from the property line. 45% maximum acreage.

Percent of Acreage- The SFS district is allowed to comprise 45% of the PUD acreage. The PUD contains 204.576 acres. Pecan Park Residential Section 6B contains 14.00 acres; or, 6.84% of the PUD acreage.

The lots in the proposed Pecan Park Residential Section 6B meet all of the required standards shown in the table above. The lots all have a minimum width of 50 ft. and a minimum depth of 120 ft. Front lots setbacks are shown to be staggered between 20ft. and 25 ft.

Sidewalks- 4' sidewalks proposed for common areas. Sidewalks along individual lots will be constructed at time of home construction.

C,C&Rs - Other regulations and restrictions will be established by the Development's C,C,& R's and Design Guideline Standards that will be created for each section. Those Design Guideline Standards will include provisions for limiting house plan elevations, building street setbacks, home exterior selections and uniform standards for landscaping.

Exterior Masonry Requirements - Minimum Masonry Requirements will be set at 75%. Masonry includes: brick, stone, stucco, and hardiplank.

Roofs - All residential structures shall have roof slopes with a minimum of 3: 12 pitch.

Roadway Improvements - Brick or stone pavers will be allowed across paved roadway services to create an aesthetically pleasing look for the area roadways and to promote additional safety control of roadway traffic speeds.

If you have any questions or comments, please contact me at 512-327-1180.

Thank you,



Timothy Holland, P.E.
Bowman Consulting Group



**Notice of Pending Subdivision Approval
City of Bastrop
Planning & Zoning Commission
And City Council**

Dear Property Owner:

The **Planning & Zoning Commission** will conduct a meeting on **August 31, 2017 at 6:00 p.m.** and the **City Council** will conduct a meeting **Tuesday, September 12, 2017 at 6:30 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas** on the request for Preliminary Plat for **Pecan Park, Section 6B** being 14.00 acres of the Mozea Rousseau Survey, Abstract 56.

Owner/Applicant: DM Pecan Park Associates, Ltd.

Address: South of the extension of Childers Drive, located in the city limit of Bastrop, Texas

Legal Description: 14.00 acres of the Mozea Rousseau Survey, Abstract 56

The site location map and Preliminary Plat is attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances Subdivision Regulations.

Property owners wishing to subdivide land must follow the rules within the City Subdivision Regulations, which can be found online at:

https://library.municode.com/tx/bastrop/codes/code_of_ordinances.

The city must approve plats in accordance with the process outlined in the Texas Local Government Code, Section 212.

For more information on this project, you can contact the Planning & Development offices at (512) 332-8840, plan@cityofbastrop.org, or visit the office at 1311 Chestnut Street, Bastrop, Texas.



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RIVER'S BEND AT PECAN PARK
BASTROP, TEXAS

	Yield	Mix
Attached Residential	70 lots	10.2 %
40 ft. Residential	139 lots	20.2 %
50 ft. Residential	136 lots	19.8 %
60 ft. Residential	190 lots	27.7 %
65 ft. Residential	116 lots	16.9 %
70 ft. Residential	36 lots	5.2 %
Residential Sub-Total:	687 lots	

	Yield	Mix
40 ft. Residential	139 lots	26.4 %
50 ft. Residential	136 lots	25.8 %
60 ft. Residential	190 lots	36.1 %
65 ft. Residential	26 lots	4.9 %
70 ft. Residential	36 lots	6.8 %
Residential Sub-Total:	527 lots	



North

0 200 400 800

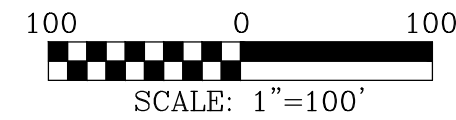
Scale: 1" = 400'

Date: June 1, 2017

SHEET FILE: C:\000025 FIVE\Cadfiles\PLANNING\2017_04 Planning Studies\Letting Overall A Box 1.dwg

All information regarding this property is from sources deemed reliable; however, DM Pecan Park Associates, LTD ("DM Pecan Park") has not made an independent investigation of these sources. No warranty or representation is made by DM Pecan Park as to the accuracy of the information and same is submitted subject to errors, omissions and uncertainties, including without limitation, change of price, unknown property conditions, governmental regulations, rental or other conditions, prior sale, lease or withdrawal from the market without notice. Certain information set forth herein may contain forward looking statements and, as such, you should not rely on such statements. This information contained herein remains subject to further updating, revision and amendment without notice. Nothing herein shall constitute an offer and, as such, DM Pecan Park shall not be bound or obligated by any terms and conditions until such time as a final agreement is executed and delivered by all parties thereto, and then only to the extent set forth therein.

PECAN PARK RESIDENTIAL SECTION 6B
PRELIMINARY PLAT ONLY - NOT FOR RECORDATION



JULY, 2017
BASTROP COUNTY, TEXAS

PHASE	LOT NUMBER	BFE	MIN. FFE
6B	52	350.65	352.65
6B	53	350.65	352.65
6B	54	350.65	352.65
6B	55	350.70	352.70
6B	56	350.70	352.70
6B	57	350.65	352.65
6B	58	350.64	352.64
6B	59	350.62	352.62
6B	60	350.61	352.61
6B	61	350.59	352.59
6B	62	350.58	352.58
6B	63	350.56	352.56
6B	64	350.55	352.55
6B	65	350.53	352.53
6B	66	350.52	352.52
6B	67	350.50	352.50
6B	68	350.49	352.49
6B	69	350.47	352.47
6B	70	350.46	352.46

BENCHMARK LIST:
THE VERTICAL DATUM FOR THIS PROJECT IS GEOID12A, NAVD88, BASED ON NGS OPUS SOLUTION GENERATED FROM GPS FIELD MEASUREMENTS MADE MARCH 1 & 2, 2016 AND VERIFIED BY SMARTNET REFERENCE STATION RTOM-REF 2309 (ELGIN)

TBM_70124-99;
COTTON GIN SPINDLE SET.
ELEVATION = 357.33 FEET.

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- 5/8" 5/8" IRON ROD FOUND
- STAUDT 1/2" IRON ROD W/ PLASTIC CAP STAMPED "STAUDT SURVEYING" FOUND
- RPLS 1753 1/2" IRON ROD W/ PLASTIC CAP STAMPED "RPLS 1753" FOUND
- BENCHMARK
- () RECORD INFORMATION PER VOL. 1482, PG. 70, O.P.R.B.C.TX.
- { } RECORD INFORMATION PER CAB. 5, PG. 176B, P.R.B.C.TX.
- [] RECORD INFORMATION

D.R.B.C.TX. DEED RECORDS OF BASTROP COUNTY, TEXAS

P.R.B.C.TX. PLAT RECORDS OF BASTROP COUNTY, TEXAS

O.R.B.C.TX. OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS

O.P.R.B.C.TX. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS

B.S.L. BUILDING SETBACK LINE

S.S.E. STORM SEWER EASEMENT

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCING

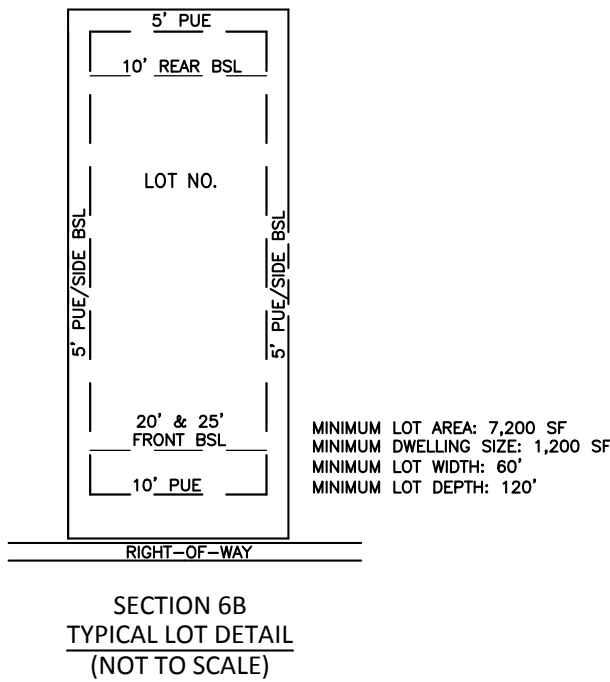
ZONE AE

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 19°17'56" W	13.39'
L2	S 34°24'49" E	65.85'
L3	N 38°13'11" W	47.32'
L4	N 38°13'11" W	55.00'
L5	N 65°05'45" E	15.58'
L6	S 57°07'09" W	21.00'
L7	N 53°27'23" E	59.38'
L8	S 57°07'09" W	39.59'
L9	S 57°07'09" W	25.07'
L10	S 57°07'09" W	35.52'
L11	S 57°07'09" W	17.75'
L12	S 89°17'04" W	43.51'
L13	N 36°23'46" W	53.63'
L14	N 23°55'48" W	15.05'

LINE TABLE		
LINE #	BEARING	DISTANCE
L15	N 32°12'00" W	25.38'
L16	S 21°15'55" E	15.28'
L17	N 57°48'00" E	123.33'
L18	S 60°56'35" W	41.42'
L19	S 65°22'28" W	8.88'
L20	N 51°46'49" E	13.80'
L21	N 61°16'25" E	60.83'
L22	S 70°21'04" W	30.02'
L23	N 64°11'20" E	10.82'
L24	N 64°11'20" E	25.00'
L25	S 64°11'20" W	25.00'
L26	N 64°11'20" E	11.48'
L27	N 64°11'20" E	38.52'
L28	S 64°11'20" W	50.00'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	15.17'	24.90'	N 67°35'03" W	22.20'
C2	15.21'	22.72'	N 23°40'32" E	20.67'
C3	175.00'	35.55'	S 59°16'34" W	35.49'
C4	224.43'	66.37'	S 62°01'40" W	726.79'
C5	580.00'	22.53'	N 21°17'29" E	22.53'
C6	225.00'	53.39'	S 77°37'54" W	53.27'
C7	225.00'	53.39'	N 88°46'21" W	53.27'
C8	225.00'	53.39'	N 75°10'36" W	53.27'
C9	225.00'	53.39'	N 61°34'51" W	53.27'
C10	225.00'	53.39'	N 61°34'51" W	53.27'
C11	225.00'	53.39'	N 47°59'06" W	53.27'
C12	225.00'	11.65'	N 39°42'12" W	11.65'
C13	15.00'	23.56'	N 83°13'11" W	21.21'
C14	525.00'	34.88'	S 53°41'00" W	34.87'
C15	525.00'	57.83'	S 58°44'31" W	57.80'
C16	525.00'	21.00'	S 63°02'36" W	20.99'
C17	15.00'	22.09'	N 22°53'55" E	20.15'
C18	375.00'	61.62'	N 24°00'23" W	61.55'
C19	225.00'	42.38'	N 59°41'58" E	42.32'
C20	225.00'	3.32'	N 53°52'47" E	3.32'
C21	175.00'	62.16'	N 63°37'57" E	61.84'
C22	175.00'	55.90'	S 47°22'16" E	55.66'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C23	15.00'	23.20'	S 06°05'39" W	20.96'
C24	475.00'	8.92'	S 64°33'30" W	8.92'
C25	25.00'	36.09'	N 73°33'07" W	33.03'
C26	375.00'	22.82'	N 30°27'25" W	22.81'
C27	581.89'	49.79'	N 76°59'57" E	49.78'
C28	15.00'	21.95'	S 63°45'00" E	20.04'
C29	425.00'	4.60'	S 19°36'33" E	4.60'
C30	425.00'	57.35'	S 23°47'06" E	57.30'
C31	425.00'	33.75'	S 29°55'31" E	33.74'
C32	25.00'	21.03'	S 08°06'19" E	20.41'
C33	50.00'	3.68'	S 13°52'43" W	3.68'
C34	50.00'	18.11'	S 01°23'36" W	18.01'
C35	50.00'	50.28'	S 37°47'22" E	48.19'
C36	50.00'	45.15'	N 87°32'07" E	43.63'
C37	50.00'	39.06'	N 39°17'14" E	38.08'
C38	25.00'	21.03'	N 41°00'04" E	20.41'
C39	525.00'	19.66'	N 64°01'24" E	19.65'
C40	525.00'	57.83'	N 59°47'43" E	57.80'
C41	525.00'	44.53'	N 54°12'36" E	44.51'
C42	475.00'	40.51'	N 54°13'25" E	40.50'
C43	475.00'	62.36'	N 60°25'40" E	62.32'



FILE: P:\070124 - Pecan Park Land Title Survey\070124-01-004 (ENG) - Pecan Park Section 6B\Engineering\Engineering Plans\070124-01-004-PLAT.dwg			
DATE: 06-12-2017	DRAWN BY: AM	CREW:	
SCALE: 1"=100'	CHECKED BY: TH	FB #:	
JOB #: 70124-01-004	DRAWING #: PRELIM PLAT	PLAN #:	
NO.	REVISION	BY	DATE

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

PRELIMINARY PLAT
PECAN PARK RESIDENTIAL SECTION 6B
BASTROP COUNTY, TEXAS

PLANNING & ZONING STAFF REPORT



MEETING DATE: August 31, 2017

Item: 4C

TITLE:

Consider action to recommend approval of the The Colony MUD 1A, Section 2 Preliminary Plat located west of FM 969 and north of the future extension of Sam Houston Drive, being 23.689 acres out of the Jose Manuel Bangs Survey, and forward to the next available City Council meeting.

STAFF REPRESENTATIVE:

Wesley Brandon, P.E., Director of Engineering

ITEM DETAILS:

Site Address:	West of FM 969, north of the future extension of Sam Houston Drive (Attachment 4)
Total Acreage:	23.689 acres
Legal Description:	23.689 acres out of the Jose Manuel Bangs Survey
Property Owner:	Hunt Communities
Agent Contact:	Bill Couch, CBD, Inc.
Existing Use:	Vacant/Undeveloped
Existing Zoning:	None. Extra-Territorial Jurisdiction
Consent	
Agreement Lot	Duplex/Townhome
Standard:	
Future Land Use:	Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted a new Preliminary Plat for the Colony MUD 1A, Section 2. The plat is creating 88 single-family attached lots and seven (7) common area lots (Attachment 5). The proposed single-family attached lots have a minimum width of 34 feet and minimum lot area of 4,080 square feet. 4.354 acres of right-of-way will be dedicated with an extension of Sam Houston Drive (100-foot ROW), and three new residential streets (50-foot ROW) specifically serving this section.

Traffic Impact and Streets

The Preliminary Plat proposes to extend Sam Houston Drive, an arterial street, westward from its intersection with FM 969, which will provide the main access into the development. Local streets connecting to Sam Houston Drive will serve the proposed residential lots and provide access into the adjacent undeveloped property. 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 Subdivision has been previously approved by the City, and the Preliminary Plat is consistent with the recommendations of that analysis. Improvements along FM 969 are proposed to be built under a separate project, and must be in place prior to the construction of this section.

Utilities

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

Wastewater collection and treatment will also be provided by The Colony MUD, and will require the installation of a wastewater lift station.

Drainage

The Preliminary Plat indicates an existing channel and associated floodplain areas along the western boundary of the development. Stormwater runoff generated within the property will be routed through an underground storm sewer network to these floodplain areas, which will then flow eastward to the Colorado River.

The proposed drainage system will be designed with a sufficient capacity to route flows from a 100-year design storm to the Colorado River. Due to the property's proximity to the river, stormwater detention is not required.

PUBLIC NOTIFICATION:

Eleven (11) adjacent property owner notifications were mailed on August 16, 2017.

POLICY EXPLANATION:

All Preliminary Plats must be reviewed by the Planning & Zoning Commission. They are then forwarded to City Council for final approval. Further policy explanation is included in Attachment 1.

STAFF RECOMMENDATION:

Consider action to recommend approval of the Colony MUD 1A, Section 2 Preliminary Plat located west of FM 969 and north of the future extension of Sam Houston Drive, being 23.689 acres out of the Jose Manuel Bangs Survey and forward to the next available City Council meeting.

ATTACHMENTS:

- Attachment 1: Policy Explanation
- Attachment 2: Letter from Applicant
- Attachment 3: Surrounding Property Notification
- Attachment 4: Location Map
- Attachment 5: Preliminary Plat

POLICY EXPLANATION: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 preliminary plat complies with the Future Land Use Plan. The plat includes 88 single-family lots that will provide 88 single-family attached units. There are also seven common lots that provide open space, drainage and landscaped areas for this plat. This is one section of the larger Colony MUD development that includes parks, trails, and recreation facilities.

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. This plat falls into the Duplex/Townhome category, which is roughly equivalent to the Bastrop Zoning Ordinance Single-Family Attached. These lots will allow for smaller unit and lot sizes, providing an additional option other than single-family detached for those that wish to own their lot and home without as much area to maintain.

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 Code of Ordinances, Chapter 10 – Subdivisions outlines the 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 dividing an undeveloped 23.689 acre tract into 88 single-family lots. With the subdivision, public streets, drainage facilities, and water and wastewater infrastructure will be owned and maintained by the Municipal Utility District.

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;

The plat conforms to the adopted Transportation Master Plan. A portion of Sam Houston Drive will be dedicated with this plat. The plat also conforms with the Capital Improvement Plan and will install extensions of the water and wastewater infrastructure.

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

Required improvements and bonds will be furnished before the approval of the Final Plat.

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

The preliminary plat complies with the requirements of the adopted Subdivision Ordinance and Consent Agreement.

Code of Ordinances Chapter 10 – Subdivisions

Section 4.10 – Standard Procedure – Preliminary Plat

- 4.10.1 The subdivider shall submit a preliminary plat of the entire area being subdivided. Prior to the plat being placed before the Commission for consideration, the plat must be accepted as administratively complete by the Director of Planning and Development. A plat that contains the detailed information set forth in paragraphs 4.10.1 and 4.10.2 is considered administratively complete.

Planning and Engineering have reviewed the Colony MUD 1A, Section 2 Preliminary Plat for compliance with subdivision and utility standards and have deemed the plat administratively complete.



Carlson, Brigrance & Doering, Inc.

Civil Engineering ♦ Surveying

CBD Project Number: 4916

Date: 5/5/2017

Melissa McCollum, AICP, LEED AP
Planning Director
City of Bastrop
1311 Chestnut Street
Bastrop, Texas 78602

RE: The Colony M.U.D. 1A, Section 2

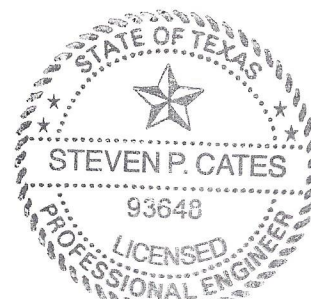
Ms. McCollum,

On behalf of Hunt Communities Bastrop, LLC. c/o Mr. Rick Neff, construction plans for The Colony M.U.D. 1A, Section 2 are being submitted for your review. Said plans consist of 23.689 acres and is made up of 88 single family residential lots. The tract is located west of F.M. 969 and east of the existing Colony wastewater treatment plant. This project is located in the City of Bastrop ETJ as well as Bastrop County. The project will be built on undeveloped land. This project is not subject to any water quality provisions. No impact to adjacent land uses is foreseen.

Sincerely,

CARLSON, BRIGANCE, & DOERING, INC.

Steven P. Cates, P.E.
Project Manager



Carlson, Brigrance & Doering, Inc.

I.D. #F3791

Cc: The Colony M.U.D. 1A



**Notice of Pending Subdivision Approval
City of Bastrop
Planning & Zoning Commission
And City Council**

Dear Property Owner:

The **Planning & Zoning Commission** will conduct a meeting on **August 31, 2017 at 6:00 p.m.** and the **City Council** will conduct a meeting **Tuesday, September 12, 2017 at 6:30 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas** on the request for Preliminary Plat for **The Colony MUD 1A, Section 2**, being 23.689 acres of the Jose Manuel Bangs Survey.

Owner/Applicant: Hunt Companies

Address: West of FM 969, north of the future extension of Sam Houston Drive, located in the Extra-Territorial Jurisdiction (ETJ) of Bastrop, Texas

Legal Description: 23.689 acres of the Jose Manuel Bangs Survey

The site location map and Preliminary Plat is attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances Subdivision Regulations.

Property owners wishing to subdivide land must follow the rules within the City Subdivision Regulations, which can be found online at:

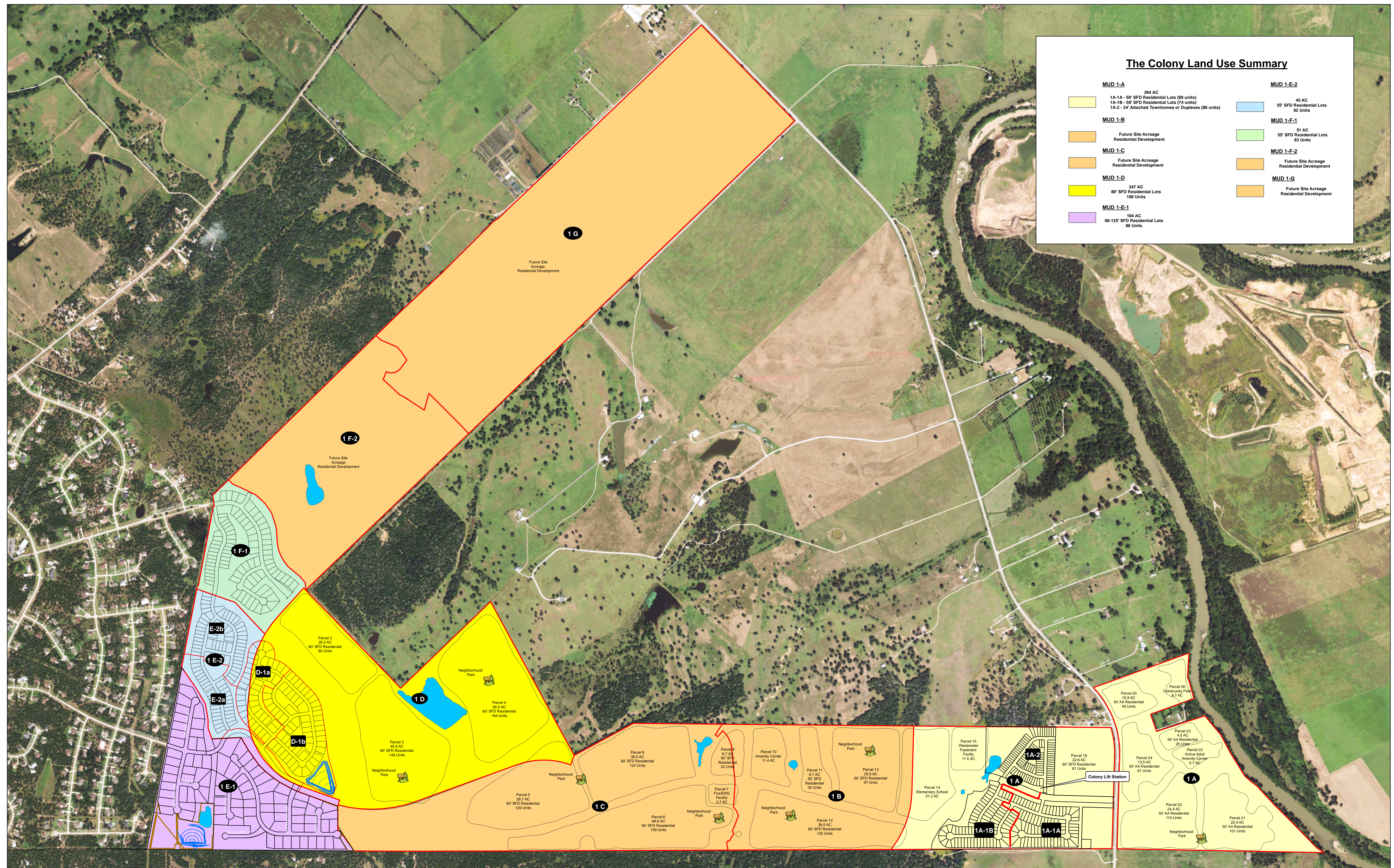
https://library.municode.com/tx/bastrop/codes/code_of_ordinances.

The city must approve plats in accordance with the process outlined in the Texas Local Government Code, Section 212.

For more information on this project, you can contact the Planning & Development offices at (512) 332-8840, plan@cityofbastrop.org, or visit the office at 1311 Chestnut Street, Bastrop, Texas.

The Colony Land Use Summary

MUD 1-A	264 AC 1A-1A - 50' SFD Residential Lots (69 units) 1A-1B - 50' SFD Residential Lots (74 units) 1A-2 - 34' Attached Townhomes or Duplexes (88 units)	MUD 1-E-2	45 AC 55' SFD Residential Lots 92 Units
MUD 1-B	Future Site Acreage Residential Development	MUD 1-F-1	51 AC 55' SFD Residential Lots 83 Units
MUD 1-C	Future Site Acreage Residential Development	MUD 1-F-2	Future Site Acreage Residential Development
MUD 1-D	247 AC 80' SFD Residential Lots 100 Units	MUD 1-G	Future Site Acreage Residential Development
MUD 1-E-1	104 AC 60-125' SFD Residential Lots 86 Units		



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

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

FLOOD PLAIN NOTE:

A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE A, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021 C 0215E AND 48021 C 0355E, FOR BASTROP COUNTY TEXAS DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.

GENERAL NOTES:

1. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODES OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
2. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WITHIN THE SUBDIVISION.
3. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
4. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE MEMO OF UNDERSTANDING BETWEEN THE CITY OF BASTROP AND THE MISSOURI STATE HIGHWAY DEPARTMENT, NOVEMBER 15, 2011.
5. CITY ACCEPTANCE OF SUBDIVISION INFRASTRUCTURE OR FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PRELIMINARY PLAT RECOGNITION BY THE CITY.
6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PRELIMINARY PLAT VACATION OR RE-PLAYING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. THE CITY OF BASTROP SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION WITHIN THE SUBDIVISION OR THE CITY OF BASTROP. 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 INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION MAY REQUIRE THE DEVELOPER TO OBTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
8. 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 PROPER DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARREDS ACT (TABA).
9. WATER IS PROVIDED BY THE COLONY MUD 1A.
10. WASTEWATER SERVICE IS PROVIDED BY THE COLONY MUD 1A.
11. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
12. GAS SERVICE WILL BE PROVIDED BY CENTER ENERGY.
13. CABLE SERVICE IS PROVIDED BY THE TIME WANNER CABLE.
14. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEM.
15. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY).
16. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
17. 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. THE CITY OF BASTROP DOES NOT GUARANTEE THAT THE WATER FLOODS AND FLOOD HEIGHTS MAY BE INFLUENCED 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 DAMAGE TO PROPERTY. THE CITY OF BASTROP DOES NOT GUARANTEE THAT THIS PRELIMINARY PLAT WILL BE FREE FROM FLOODING OR DAMAGE TO PROPERTY OR ANY OTHER, OR EXCEEDS THEREOF FOR ANY FLOOD DAMAGE THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION UNWILLFULLY MAKE HEREINDER.
18. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER SUCCESSORS.
19. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: 12-01-2016, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT OF: #01420005324 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PRELIMINARY PLAT.
20. TO THE EXTENT OF ANY EASEMENT OF RECORD, THE CITY OF BASTROP SHALL BE PROVIDED AS ACCESS TO THE OFF-SITE TO WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
21. PROPERTY OWNERS SHALL PROVIDE ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
22. THE BENCHMARKS USED: BM #1 - CAPPED IRON ROD MARKED "C80 SETSTONE" LOCATED +/- S09°10'N W175°12"E FROM THE WESTERMOST CORNER OF THE COLONY MUD 1A, SECTION 2
- ELEVATION: 1424.31
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT FLOODING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM.
24. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AND EASEMENT FOR CONSTRUCTION, OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGEWAYS, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, FLOOD MAINS, WATER LINES, TELEPHONE, SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND WATER MAINS.
25. EVIDENCE OF A MANDATORY CARRIER'S ASSOCIATIONS RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS MUST BE

APPROVED AND ACCEPTED THIS
THE _____ DAY OF _____, 20____,
BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS.

APPROVED AND ACCEPTED:

KEN KESSELUS,
MAYOR OF THE CITY OF BASTROP, TEXAS

ATTEST:

CITY SECRETARY, CITY OF BASTROP, TEXAS

DATE: JULY 10, 2017

OWNER:
HUNT COMMUNITIES BASTROP, LLC.
4401 N. MESA STREET,
EL PASO, TEXAS 79902
PHONE: (915) 298-4226

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, Inc.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160
(512) 280-5165 fax

TOTAL ACREAGE: 23.689 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY, A-5

LANDSCAPE, P.U.E., PARK AND ACCESS EASEMENT	1	TOTAL: 1.998 ACRES
LOTS: 88		TOTAL: 8.855 ACRES
RESIDENTIAL LOTS: LANDSCAPE, OPEN SPACE, DRAINAGE & P.U.E. LOTS:	1	TOTAL: 7.452 ACRES
LANDSCAPE AND P.U.E. LOT:	5	TOTAL: 1.932 ACRES
NO. OF BLOCKS: 4		
R.O.W.:		TOTAL: 4.354 ACRES

F.E.M.A. MAP NO. 48021 C 0215E & 48021 C 0355E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

Line Table		
Line #	Length	Direction
L1	50.00	N80°28'07"W
L2	100.00	S13°41'26"W
L3	50.00	N69°52'53"W
L4	13.56	N69°52'53"W
L5	100.00	N20°07'07"E
L6	47.73	N48°48'46"W
L7	46.88	S88°40'26"W
L8	92.36	N01°19'34"W
L9	12.08	N12°23'41"W
L10	12.29	N09°31'53"E
L11	13.56	S69°52'53"E
L12	1.84	N20°07'07"E

Line Table		
Line #	Length	Direction
L13	105.31	S87°33'54"W
L14	46.88	S88°40'26"W
L15	56.20	N48°48'46"W
L16	75.55	N87°33'54"E
L17	62.42	N88°40'26"E
L18	51.71	S48°48'46"E
L19	47.14	N42°05'02"E
L20	34.00	N35°30'17"E
L21	12.08	N12°23'41"W
L22	12.28	N09°31'53"E
L23	1.84	S20°07'07"W

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	105.85	950.00	N86°06'55"W	105.89	53.03	67°32'24"
C2	24.20	150.00	N36°41'40"W	15.68	15.66	92°27'07"
C3	24.20	15.00	S55°45'27"W	21.66	15.66	92°27'07"
C4	28.31	950.00	N77°09'47"W	28.30	14.15	1°42'26"
C5	117.80	1050.00	N72°05'45"W	117.74	58.96	62°54'41"
C6	23.56	15.00	S85°07'07"W	21.21	15.00	90°00'00"
C7	23.56	15.00	N24°52'53"W	21.21	15.00	90°00'00"
C8	241.35	850.00	N79°03'26"W	240.54	121.49	16°16'08"
C9	26.23	100.00	S27°37'56"W	26.15	13.91	15°01'38"
C10	25.14	15.00	S83°10'00"W	22.30	16.67	96°02'28"
C11	82.74	225.00	S59°20'49"E	82.72	41.84	21°04'07"
C12	84.21	225.00	S80°36'15"E	83.27	42.61	21°26'41"
C13	23.56	15.00	N46°19'34"W	21.21	15.00	90°00'00"
C14	28.98	150.00	S06°51'37"E	28.93	14.53	11°04'07"
C15	57.40	150.00	N01°25'54"W	57.05	29.06	21°55'34"
C16	23.56	15.00	S24°52'53"W	21.21	15.00	90°00'00"
C17	23.56	15.00	N65°07'07"W	21.21	15.00	90°00'00"
C18	39.34	150.00	S27°37'56"W	39.23	19.78	15°01'38"
C19	160.10	175.00	S61°21'20"W	154.58	86.15	52°25'08"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C20	23.27	15.00	S43°07'10"W	21.21	14.71	88°53'27"
C21	23.56	15.00	N43°40'28"E	21.01	15.00	90°00'00"
C22	65.50	175.00	S80°36'13"E	65.12	33.14	212°26'41"
C23	64.35	175.00	S59°20'49"E	63.99	32.54	210°04'07"
C24	21.18	15.00	S06°00'00"E	20.00	13.50	87°53'37"
C25	114.36	125.00	S61°21'20"W	110.41	61.53	52°25'08"
C26	23.85	15.00	N46°52'50"W	21.42	15.29	91°06'32"
C27	129.13	345.00	S80°36'13"E	128.37	65.33	212°26'41"
C28	126.86	345.00	S59°20'49"E	126.15	64.16	210°04'07"
C29	11.44	225.00	S50°16'10"E	11.44	5.72	254°48"
C30	34.13	225.00	S56°08'16"E	34.10	17.10	81°24'28"
C31	33.91	225.00	S64°44'03"E	33.87	16.98	83°08'02"
C32	3.26	225.00	S69°27'58"E	3.26	1.63	0°49'49"
C33	19.52	225.00	S72°21'58"E	19.51	9.76	4°58'11"
C34	34.03	225.00	S79°11'03"E	34.00	17.05	8°39'59"
C35	30.67	225.00	S87°25'18"E	30.64	15.36	7°48'32"
C36	47.02	345.00	S87°25'18"E	46.98	23.55	7°48'32"
C37	52.18	345.00	S109°11'03"E	52.13	26.14	8°39'59"
C38	29.92	345.00	S72°21'58"E	29.91	14.97	4°58'11"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C39	50.00	345.00	S69°27'58"E	5.00	2.50	0°49'40"
C40	52.14	345.00	S64°43'18"E	52.09	26.12	8°39'31"
C41	52.18	345.00	S56°03'33"E	52.13	26.14	8°39'59"
C42	17.54	345.00	S50°16'10"E	17.54	8.77	2°54'48"
C43	59.24	175.00	S81°37'42"E	58.96	28.91	19°23'44"
C44	6.26	175.00	S70°52'21"E	6.26	3.13	2°02'57"
C45	8.63	175.00	S36°33'34"W	8.63	4.32	2°49'37"
C46	34.05	175.00	S43°25'51"W	34.00	17.08	11°08'58"
C47	39.08	175.00	S55°13'09"W	39.00	19.62	12°47'38"
C48	34.04	175.00	S67°22'27"W	33.99	17.08	11°08'46"
C49	34.20	175.00	S78°38'38"W	34.14	17.15	11°11'46"
C50	10.10	175.00	S85°42'48"W	10.10	5.05	3°18'23"
C51	12.66	150.00	S30°34'48"E	12.66	6.33	4°05'08"
C52	16.32	150.00	S09°16'41"E	16.31	8.17	6°13'58"
C53	19.32	100.00	N00°55'33"E	19.29	9.69	1°04'07"
C54	76.54	200.00	N01°24'54"E	76.07	38.74	2°15'55"44"
C55	106.58	950.00	S73°05'43"E	106.53	53.35	6°25'41"

Figure 10 is a plan view of a rectangular building layout. The building is divided into two main sections by a central vertical corridor. The left section contains a room labeled '157' with a circled 'A' below it. The right section contains a room labeled '158'. The building is surrounded by a dashed line representing the site boundary. Dimensions are indicated: 15' BL (Building Length) at the top, 10' BL (Building Length) on the right, 20' BL (Building Length) at the bottom, and 10' PUE (Public Use Easement) on the left. A 5' ME (Main Entrance) is shown at the bottom center.

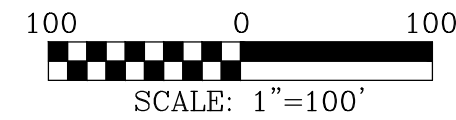
LINEAR FOOTAGE OF RIGHT-OF-WAY

SAM HOUSTON DRIVE	100' R.O.W.	675 FT	LOCAL
ANDROSS LANE	50' R.O.W.	851 FT	LOCAL
BADILLO LANE	50' R.O.W.	542 FT	LOCAL
GEORGE NEGGAN LANE	50' R.O.W.	1,149 FT	LOCAL
TOTAL		3,217 FT	



PATH-J:\4916\SURVEY\PRELIMINARY - COLONY MUD 1A, SEC 2.dwg

PECAN PARK RESIDENTIAL SECTION 6B
PRELIMINARY PLAT ONLY - NOT FOR RECORDATION



JULY, 2017
BASTROP COUNTY, TEXAS

PHASE	LOT NUMBER	BFE	MIN. FFE
6B	52	350.65	352.65
6B	53	350.65	352.65
6B	54	350.65	352.65
6B	55	350.70	352.70
6B	56	350.70	352.70
6B	57	350.65	352.65
6B	58	350.64	352.64
6B	59	350.62	352.62
6B	60	350.61	352.61
6B	61	350.59	352.59
6B	62	350.58	352.58
6B	63	350.56	352.56
6B	64	350.55	352.55
6B	65	350.53	352.53
6B	66	350.52	352.52
6B	67	350.50	352.50
6B	68	350.49	352.49
6B	69	350.47	352.47
6B	70	350.46	352.46

BENCHMARK LIST:
THE VERTICAL DATUM FOR THIS PROJECT IS GEOID12A, NAVD88, BASED ON NGS OPUS SOLUTION GENERATED FROM GPS FIELD MEASUREMENTS MADE MARCH 1 & 2, 2016 AND VERIFIED BY SMARTNET REFERENCE STATION RT0M-REF 2309 (ELGIN)

TBM_70124-99;
COTTON GIN SPINDLE SET.
ELEVATION = 357.33 FEET.

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- 5/8" 5/8" IRON ROD FOUND
- STAUDT 1/2" IRON ROD W/ PLASTIC CAP STAMPED "STAUDT SURVEYING" FOUND
- RPLS 1753 1/2" IRON ROD W/ PLASTIC CAP STAMPED "RPLS 1753" FOUND
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- BENCHMARK
- () RECORD INFORMATION PER VOL. 1482, PG. 70, O.P.R.B.C.TX.
- { } RECORD INFORMATION PER CAB. 5, PG. 176B, P.R.B.C.TX.
- [] RECORD INFORMATION

D.R.B.C.TX. DEED RECORDS OF BASTROP COUNTY, TEXAS

P.R.B.C.TX. PLAT RECORDS OF BASTROP COUNTY, TEXAS

O.R.B.C.TX. OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS

O.P.R.B.C.TX. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS

B.S.L. BUILDING SETBACK LINE

S.S.E. STORM SEWER EASEMENT

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCING

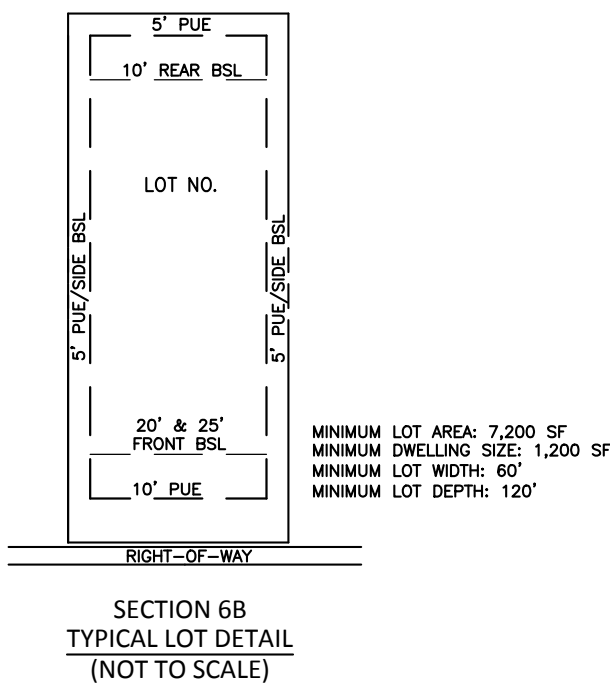
ZONE AE

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 19°17'56" W	13.39'
L2	S 34°24'49" E	65.85'
L3	N 38°13'11" W	47.32'
L4	N 38°13'11" W	55.00'
L5	N 65°05'45" E	15.58'
L6	S 57°07'09" W	21.00'
L7	N 53°27'23" E	59.38'
L8	S 57°07'09" W	39.59'
L9	S 57°07'09" W	25.07'
L10	S 57°07'09" W	35.52'
L11	S 57°07'09" W	17.75'
L12	S 89°17'04" W	43.51'
L13	N 36°23'46" W	53.63'
L14	N 23°55'48" W	15.05'

LINE TABLE		
LINE #	BEARING	DISTANCE
L15	N 32°12'00" W	25.38'
L16	S 21°15'55" E	15.28'
L17	N 57°48'00" E	123.33'
L18	S 60°56'35" W	41.42'
L19	S 65°22'28" W	8.88'
L20	N 51°46'49" E	13.80'
L21	N 61°16'25" E	60.83'
L22	S 70°21'04" W	30.02'
L23	N 64°11'20" E	10.82'
L24	N 64°11'20" E	25.00'
L25	S 64°11'20" W	25.00'
L26	N 64°11'20" E	11.48'
L27	N 64°11'20" E	38.52'
L28	S 64°11'20" W	50.00'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	15.17'	24.90'	N 67°35'03" W	22.20'
C2	15.21'	22.72'	N 23°40'32" E	20.67'
C3	175.00'	35.55'	S 59°16'34" W	35.49'
C4	224.43'	66.37'	S 62°01'40" W	726.79'
C5	580.00'	22.53'	N 21°17'29" E	22.53'
C6	225.00'	53.39'	S 77°37'54" W	53.27'
C7	225.00'	53.39'	N 88°46'21" W	53.27'
C8	225.00'	53.39'	N 75°10'36" W	53.27'
C9	225.00'	53.39'	N 61°34'51" W	53.27'
C10	225.00'	53.39'	N 61°34'51" W	53.27'
C11	225.00'	53.39'	N 47°59'06" W	53.27'
C12	225.00'	11.65'	N 39°42'12" W	11.65'
C13	15.00'	23.56'	N 83°13'11" W	21.21'
C14	525.00'	34.88'	S 53°41'00" W	34.87'
C15	525.00'	57.83'	S 58°44'31" W	57.80'
C16	525.00'	21.00'	S 63°02'36" W	20.99'
C17	15.00'	22.09'	N 22°53'55" E	20.15'
C18	375.00'	61.62'	N 24°00'23" W	61.55'
C19	225.00'	42.38'	N 59°41'58" E	42.32'
C20	225.00'	3.32'	N 53°52'47" E	3.32'
C21	175.00'	62.16'	N 63°37'57" E	61.84'
C22	175.00'	55.90'	S 47°22'16" E	55.66'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C23	15.00'	23.20'	S 06°05'39" W	20.96'
C24	475.00'	8.92'	S 64°33'30" W	8.92'
C25	25.00'	36.09'	N 73°33'07" W	33.03'
C26	375.00'	22.82'	N 30°27'25" W	22.81'
C27	581.89'	49.79'	N 76°59'57" E	49.78'
C28	15.00'	21.95'	S 63°45'00" E	20.04'
C29	425.00'	4.60'	S 19°36'33" E	4.60'
C30	425.00'	57.35'	S 23°47'06" E	57.30'
C31	425.00'	33.75'	S 29°55'31" E	33.74'
C32	25.00'	21.03'	S 08°06'19" E	20.41'
C33	50.00'	3.68'	S 13°52'43" W	3.68'
C34	50.00'	18.11'	S 01°23'36" W	18.01'
C35	50.00'	50.28'	S 37°47'22" E	48.19'
C36	50.00'	45.15'	N 87°32'07" E	43.63'
C37	50.00'	39.06'	N 39°17'14" E	38.08'
C38	25.00'	21.03'	N 41°00'04" E	20.41'
C39	525.00'	19.66'	N 64°01'24" E	19.65'
C40	525.00'	57.83'	N 59°47'43" E	57.80'
C41	525.00'	44.53'	N 54°12'36" E	44.51'
C42	475.00'	40.51'	N 54°13'25" E	40.50'
C43	475.00'	62.36'	N 60°25'40" E	62.32'



FILE: P:\070124 - Pecan Park Land Title Survey\070124-01-004 (ENG) - Pecan Park Section 6B\Engineering\Engineering Plans\070124-01-004-PLAT.dwg			
DATE: 06-12-2017	DRAWN BY: AM	CREW:	
SCALE: 1"=100'	CHECKED BY: TH	FB #:	
JOB #: 70124-01-004	DRAWING #: PRELIM PLAT	PLAN #:	
NO.	REVISION	BY	DATE



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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

PRELIMINARY PLAT
PECAN PARK RESIDENTIAL SECTION 6B
BASTROP COUNTY, TEXAS