

RESOLUTION NO. R-2025-156

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING A WARRANT TO INCREASE THE MAXIMUM LOT COVERAGE FROM 65% TO 80% ON NINE LOTS ZONED P5 CORE WITHIN THE SENDERO DEVELOPMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City of Bastrop ("City") has general authority to adopt an ordinance, resolution, or police regulation that is for the good government, peace, or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, the Bastrop Building Block (B³) Code allows the City Council to grant Warrants to authorize deviations from certain development standards where the Council finds that such deviations further the intent of the Code and are consistent with the public interest; and

WHEREAS, the applicant for the Sendero development has requested a Warrant to increase the maximum lot coverage from 65% to 80% on nine lots zoned P5 Core, and encompassing 43.8176 acres; and

WHEREAS, the Planning and Zoning Commission recommended approval of the warrant request on August 28, 2025 based on the history of prior project and drainage infrastructure approvals; and

WHEREAS, the City Council finds that approval of the request is consistent with the B³ Code Intents and promotes orderly development within the City;

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

Section 1. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Bastrop, Texas, and are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. Execution: The City Council approves and authorizes the execution of the Warrant for increased lot coverage (attached and incorporated herein as Exhibit A).

Section 3. The City Council grants the Warrant to increase the maximum lot coverage from 65% to 80% on nine lots zoned P5 Core within the Sendero development.

- Section 4. Repealer:** To the extent reasonably possible, resolutions are to be read together in harmony. However, all resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters regulated.
- Section 5. Severability:** Should any of the clauses, sentences, paragraphs, sections, or parts of this Resolution be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Resolution.
- Section 6. Effective Date:** This Resolution shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, its Code of Ordinances, and the laws of the State of Texas.
- Section 7. Proper Notice & Meeting:** It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

DULY RESOLVED & ADOPTED by the City Council of the City of Bastrop, TX, on this, the 9th day of September, 2025.

[Signature Page Follows]

THE CITY OF BASTROP, TEXAS:



Ishmael Harris, Mayor

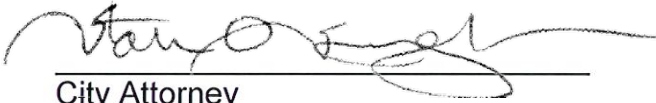
ATTEST:



Michael Muscarello, City Secretary



APPROVED AS TO FORM:



City Attorney

Denton Navarro Rocha Bernal & Zech, P.C.

July 28, 2025

**Project Description Letter
With Warrant
Sendero Phase 1**

The proposed Sendero Development project is located at BCAD property IDs: 8737767, 8737766, 8737765, 8737764, 8737763, 8737762, 8737761, 8737760, and 8737759, northeast of the intersection of HWY 71 access road and FM 969. The associated plat is titled “REPLAT OF LONE STAR STORAGE – SENDERO”. The Sendero Development proposed work includes private roadways within access easements, parking, underground storm sewer system, commercial buildings with associated storm, sanitary and water utilities.

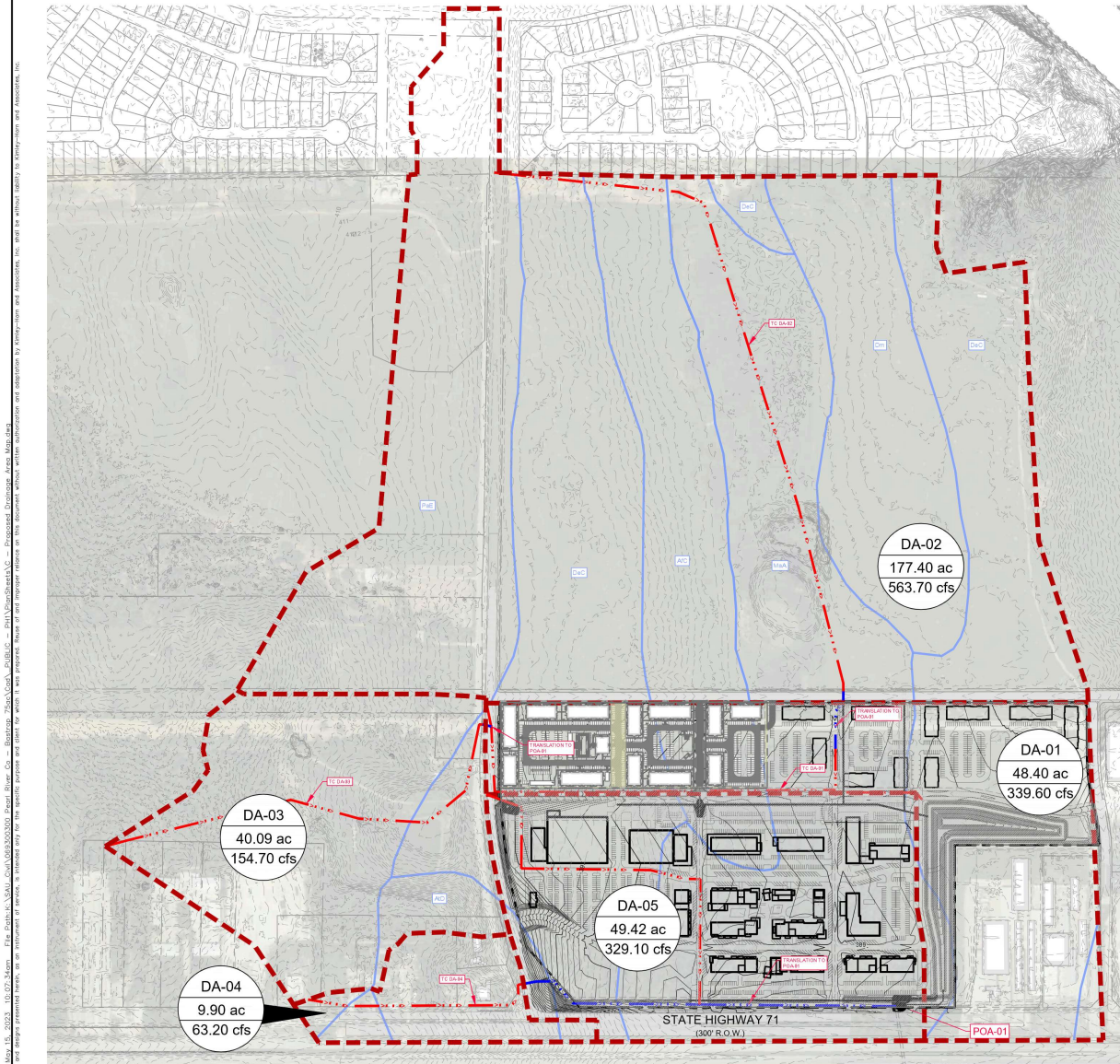
This warrant submittal aims to deviate from the revised ordinance No. 2025-02, adopted on January 28th, 2025, which states the impervious cover to be 65% in P5 Place. We are requesting to increase the impervious cover from 65% to 80% for the Sendero Development. This is in alignment with the approved Preliminary Drainage Plan (“PEARL RIVER BASTROP SUBDIVISION”, approved on 02/17/2023) and Final Drainage Plan (“ALTA BLAKEY PUBLIC PHS 1”, approved on 6/22/2023) produce by Kimley-Horn. The overall development was designed to accommodate 80% impervious area. Sendero will ensure to coordinate with future tenants to maintain a maximum of 80% impervious area for the total development.

Should you have any questions or require additional information, please contact me at 713-337-7465 or via e-mail at djuarez@ehra.team

Sincerely,



Darwin Juarez



AREA DESIGNATOR
AREA IN ACRES
Q150 FLOW IN CFS

PROPERTY LINE

TIME OF CONCENTRATION

EXISTING STORM DRAIN LINE

EXISTING DRAINAGE DITCH

EXISTING STORM DRAIN NILET

EXISTING STORM DRAIN MANHOLE

EXISTING STORM DRAIN HEADWALL

EXISTING FLOW DIRECTION

EXISTING CONTOUR

PROPOSED CONDITIONS							
DRAINAGE AREA (AC.)	IMPERVIOUS COVER	BASE CN	TC (MIN)*	Q ₁ (CFS)	Q ₁₀ (CFS)	Q ₅₀ (CFS)	Q ₁₀₀ (CFS)
DA-01	48.40	80%	78	10.0	136.10	233.40	279.70
DA-02	177.40	4%	78	34.2	165.90	392.50	509.70
DA-03	40.09	11%	78	24.5	47.00	106.60	135.40
DA-04	9.90	40%	78	10.0	21.20	41.10	51.10
DA-05	49.42	80%	78	12.3	133.50	229.60	275.40
POA-1				287.00	677.80	875.50	951.20
*Composite Curve Number Cals Provided							

EXISTING VS. PROPOSED SUMMARY				
POINT OF ANALYSIS	Q ₁ (CFS)	Q ₁₀ (CFS)	Q ₅₀ (CFS)	Q ₁₀₀ (CFS)
POA-1 (EXISTING)	286.10	683.80	884.10	951.20
POA-1 (PROPOSED)	287.00	677.80	875.50	951.20
POA-1 DIFFERENCE (CFS)	9.10	6.00	8.60	0.00

PROPOSED TIME OF CONCENTRATION CALCULATIONS

DA-01			
Sheet Flow	Shallow Concentrated Flow	Channel Flow	Channel Flow
n=	0.01 paved?	yes	v (fps)= 3
S (ft/ft)=	0.0205 (ft/ft)=	0.0205 (ft/ft)=	1900
L (ft)=	1000 (ft)=	1000 (ft)=	1900
T ₁₀ =	1.2	T ₁₀ =	5.5
Total TC = 6.0 mins			
Lag Time = 6.0 mins			

DA-02			
Sheet Flow	Shallow Concentrated Flow	Channel Flow	Channel Flow
n=	0.24 paved?	no	v (fps)= 3
S (ft/ft)=	0.015 (ft/ft)=	0.015 (ft/ft)=	2325
L (ft)=	1000 (ft)=	1000 (ft)=	2325
T ₁₀ =	14.0	T ₁₀ =	12.9
Total TC = 34.2 mins			
Lag Time = 20.5 mins			

DA-03			
Sheet Flow	Shallow Concentrated Flow	Channel Flow	Channel Flow
n=	0.24 paved?	no	v (fps)= 3
S (ft/ft)=	0.015 (ft/ft)=	0.015 (ft/ft)=	768
L (ft)=	1000 (ft)=	1000 (ft)=	768
T ₁₀ =	14.0	T ₁₀ =	4.3
Total TC = 24.5 mins			
Lag Time = 16.7 mins			

DA-04			
Sheet Flow	Shallow Concentrated Flow	Channel Flow	Channel Flow
n=	0.01 paved?	yes	v (fps)= 3
S (ft/ft)=	0.0205 (ft/ft)=	0.0205 (ft/ft)=	1005
L (ft)=	1000 (ft)=	1000 (ft)=	1005
T ₁₀ =	1.2	T ₁₀ =	5.4
Total TC = 6.6 mins			
Lag Time = 6.6 mins			

DA-05			
Sheet Flow	Shallow Concentrated Flow	Channel Flow	Channel Flow
n=	0.01 paved?	yes	v (fps)= 3
S (ft/ft)=	0.0205 (ft/ft)=	0.0205 (ft/ft)=	350
L (ft)=	1000 (ft)=	1000 (ft)=	350
T ₁₀ =	1.2	T ₁₀ =	3.8
Total TC = 12.3 mins			
Lag Time = 2.4 mins			

BENCHMARKS

1. BM#1 4'15" FROM THE INTERSECTION OF BLAKEY LANE AND FM ROAD 390 ELEVATION=405.00
2. BM#2 1'10" FROM THE INTERSECTION OF BLAKEY LANE AND CLIFT DRIVE ELEVATION=395.37



Kimley»Horn

5001 SOUTHWEST TANKWAY, BUILDING 2, SUITE 100
AUSTIN, TEXAS 78746
WWW.KIMLEY-HORN.COM
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PROPOSED DRAINAGE AREA MAP

ALTA BLAKEY - PUBLIC PHAS 1 CITY OF BASTROP BASTROP COUNTY, TEXAS

12 OF 55

23-000014

B3 Code, 2023 Lot Coverage Requirements

	P1	P2	P3	P4	P5	EC
PORCH	NP	P	P	P	NP	NP
DOORYARD	NP	NP	NP	P	P	P
TERRACE	NP	NP	NP	P	P	P
STOOP	NP	P	NP	P	P	P
LIGHTWELL	NP	NP	NP	P	P	P
GALLERY	NP	NP	NP	P	P	P
ARCADE	NP	NP	NP	NP	P	P

LOT OCCUPATION - SEC. 6.3.008

LOT COVERAGE		40% max	60% max	70% max	80% max	80% max
BUILDING FRONTAGE AT BUILD-TO-LINE		40% min	40% min	60% min	80% min	80% min
BUILD-TO-LINE		10 ft - no max	10 ft - 25 ft*	5 ft - 15 ft	2 ft - 15 ft	

* Lots exceeding 1/2 acre may extend Build-to-Line up to 60 ft from the Frontage Line.

BUILDING HEIGHT IN STORIES - SEC. 6.5.003

PRINCIPAL BUILDING	NP	2 max	2 max	3 max**	5 max / 3 max Downtown	5 max
ACCESSORY DWELLING UNIT	NP	2 max	2 max	2 max	2 max	

FIRST LAYER ENCROACHMENTS - SEC. 6.5.002

** SEE PLACE TYPE OVERLAYS BLANK= BY WARRANT P = PERMITTED NP = NOT PERMITTED

B3 Code, January 28, 2025 Amendments to Lot Coverage Requirements

	P1	P2	P3	P4	P5	EC
PORCH	NP	P	P	P	NP	NP
DOORYARD	NP	NP	NP	P	P	P
TERRACE	NP	NP	NP	P	P	P
STOOP	NP	P	NP	P	P	P
LIGHTWELL	NP	NP	NP	P	P	P
GALLERY	NP	NP	NP	P	P	P
ARCADE	NP	NP	NP	NP	P	P

LOT OCCUPATION - SEC. 6.3.008

LOT COVERAGE		40% max	50% max	60% max	65% max	80% max
BUILDING FRONTAGE AT BUILD-TO-LINE		40% min	40% min	60% min	80% min	80% min
BUILD-TO-LINE		25 ft*	25 ft*	5 ft - 15 ft	2 ft - 15 ft	
MINIMUM LOT SIZE		1 acres***	0.33 acres***			
FIRST LAYER SETBACK		Built Environment**	Built Environment**			

* Only applicable to underdeveloped lots in P2 & P3, an undeveloped lot shall mean a lot that is raw land and not a part of any preexisting neighborhood; all other lots shall adhere to the First Layer Setback.

** The First Layer Setback shall be the average of the front yard setback of two (2) lots to the right and two lots to the left, +/- 5 feet.

*** For lots not compatible with the minimum lot size, please see Section 2.4.001.

BUILDING HEIGHT IN STORIES - SEC. 6.5.003

PRINCIPAL BUILDING	NP	2 max	2 max	3 max**	5 max / 3 max Downtown	5 max
ACCESSORY DWELLING UNIT	NP	2 max	2 max	2 max	2 max	

FIRST LAYER ENCROACHMENTS - SEC. 6.5.002

** SEE PLACE TYPE OVERLAYS BLANK= BY WARRANT P = PERMITTED NP = NOT PERMITTED

ORDINANCE 2022-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE PEARL RIVER ZONING CONCEPT SCHEME, CHANGING THE ZONING FOR 26.902 ACRES FROM P2 RURAL TO P4 MIX AND 29.718 ACRES TO P5 CORE OUT OF THE NANCY BLAKEY SURVEY, AND ESTABLISHING A CONCEPT PLAN ON 74.974 ACRES, WITH 10% CIVIC SPACE REQUIRED DURING DEVELOPMENT, LOCATED EAST OF FM 969 AND NORTH OF SH 71, WITHIN THE CITY LIMITS OF BASTROP, TEXAS, AS SHOWN IN EXHIBITS A & B, PROVIDING FOR FINDINGS OF FACT, ADOPTION, REPEALER, SEVERABILITY AND ENFORCEMENT, PROPER NOTICE AND MEETING; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop, Texas (City) is a Home-Rule City acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, on or about June 13, 2022, the applicant, PRC 01 Bastrop, LLC submitted a request for zoning modifications; and,

WHEREAS, City Council has reviewed the request for zoning modifications, and finds the request to be reasonable and proper under the circumstances; and,

WHEREAS, the City Staff has reviewed the request for zoning modifications, and finds it to be justifiable based upon the Future Land Use Designation for this Property is Industry, which allows for a wide range of commercial and retail uses; and

WHEREAS, the 74.974 acres of the Nancy Blakey Survey, Abstract 98 were annexed into the city limits of Bastrop on September 13, 2022, with the default zoning of P2 Rural, as established in the Bastrop Building Block (B³) Code, Section 2.3.003 "Zoning Upon Annexation"; and

WHEREAS, in accordance with Texas Local Government Code Chapter 211, public notice was given, and a public hearing was held before the City of Bastrop Planning and Zoning Commission (P&Z) on July 28, 2022, which made a unanimous recommendation by a vote of 6-0 for approval of the rezoning request; and

WHEREAS, in accordance with Texas Local Government Code Chapter 211, public notice was given, and a public hearing was held before the City Council regarding the requested zoning modification; and

WHEREAS, Texas Local Government Code Section 51.001 provides the City general authority to adopt an Ordinance or police regulations that are for good

government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, after consideration of public input received at the hearing on August 23, 2022, the information provided by the Applicants, and all other information presented, City Council finds that it necessary and proper to enact this Ordinance.

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

Section 1: The Property, 26.902 acres out of land out of the Nancy Blakey Survey is rezoned from P2 Rural to P4 Mix and 29.718 acres out of land out of the Nancy Blakey Survey is rezoned from P2 Rural to P5 Core and a Concept Plan is established, requiring the provision of the 10% Civic Space requirement at final plat, either through the dedication of parkland/open space, or through rezoning, located east of FM 969 and north of SH 71, within the City Limits of Bastrop, Texas as more particularly shown on Exhibits A & B.

Section 2: The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

Section 3: All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

Section 4: If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

Section 5: The City shall have the power to administer and enforce the provisions of this ordinance as may be required by governing law. Any person violating any provision of this ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations, and such violation is hereby declared to be a nuisance. Nothing in this ordinance shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this ordinance and to seek remedies as allowed by law and/or equity.

Section 6: It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

Section 7: This Ordinance shall be effective immediately upon passage and publication.

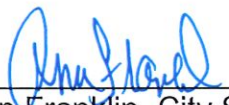
READ & ACKNOWLEDGE on First Reading on this the 23rd day of August 2022.

READ & ADOPTED on Second Reading on this the 13th day of September 2022.

APPROVED:


Connie B. Schroeder, Mayor

ATTEST:


Ann Franklin, City Secretary

APPROVED AS TO FORM:


Alan Bojorquez, City Attorney
Rezzin Pullum, Assistant City Attorney

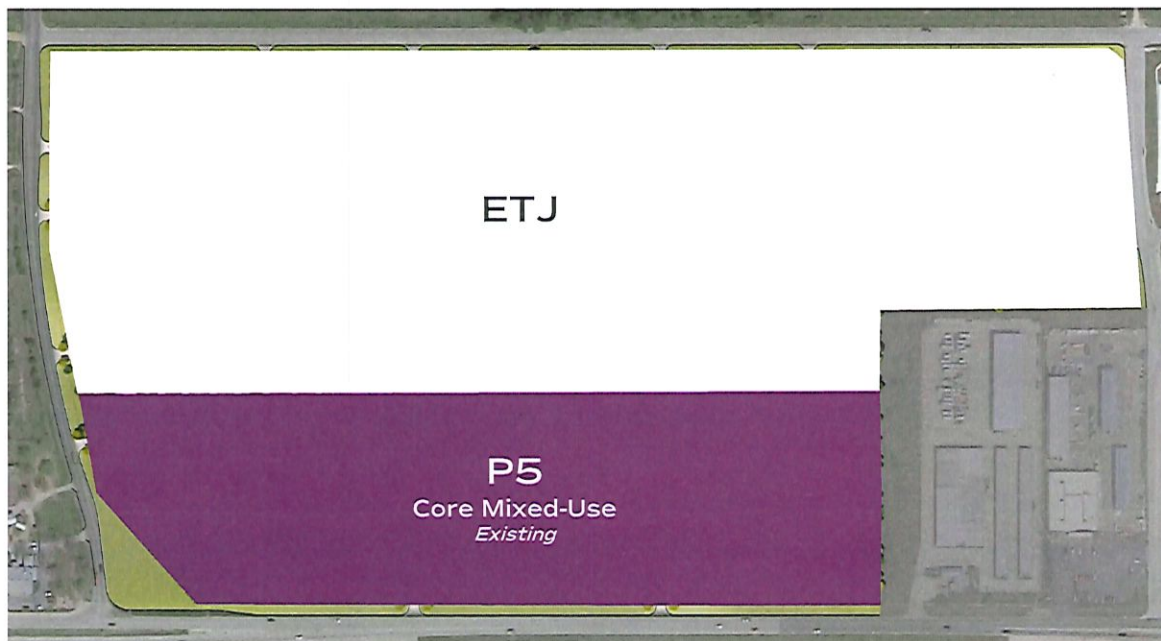
PEARL RIVER

Entitlements

ANNEXATION & P5 CORE MIXED-USE ZONING

+/- 10%
Civic Space

PER B3 CODE TO BE IDENTIFIED WHEN
THE PROPERTY IS PLATTED



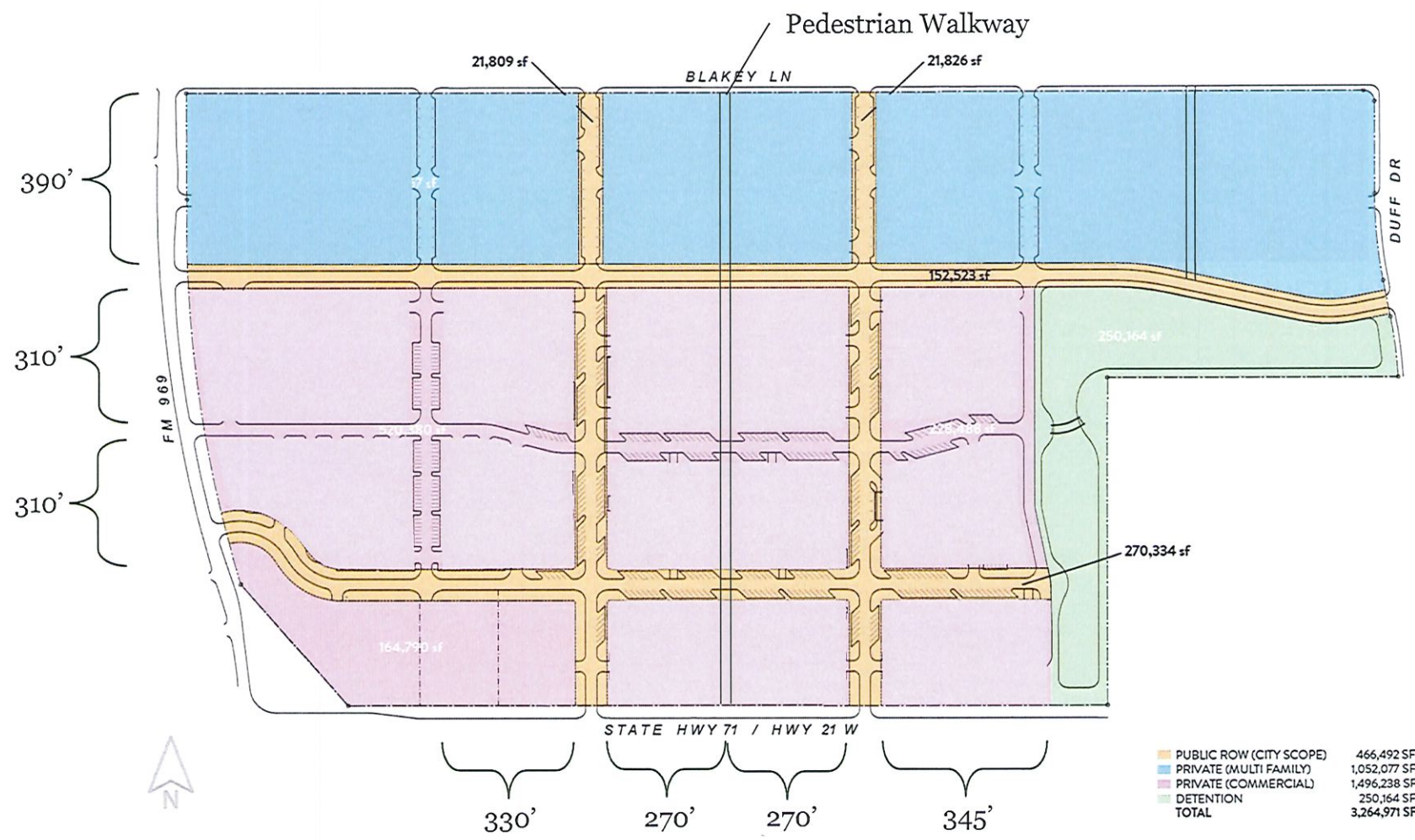
Existing Zoning



Requested Zoning

PEARL RIVER

Block Dimensions



**A METES AND BOUNDS
DESCRIPTION OF A
56.620 ACRE TRACT OF LAND**

BEING a 56.620 acre (2,466,385 square feet) tract of land situated in the Nancy Blakey Survey, Abstract 98, Bastrop County, Texas; and being a portion of a tract called "Reserve" on the plat of Lone Star Storage Subdivision, recorded in Cabinet 4, Page 163-A of the Official Public Records of Bastrop County, also being a portion of that certain 74.974 acre tract described in instrument to PRC 01 Bastrop, LLC, recorded in Document No. 202200112 of the Official Public Records of Bastrop County; and being more particularly described by metes and bounds as follows:

COMMENCING, at a "TXDOT" Concrete Monument found marking the southwest corner end of a cutback at the intersection northerly right-of-way line of State Highway 71 (300' right-of-way wide) and the easterly right-of-way line of Farm to Market Road 969 (80' right-of-way wide), and marking the southern-most southwest corner of the herein described tract;

THENCE, in a northwesterly direction along a said Farm to Market Road 969, the following four (4) courses and distances.

1. North 43°37'41" West, 370.98 feet to a "TXDOT" Concrete Monument found for corner;
2. in a northerly direction along a non-tangent curve to the right, having a radius of 2824.79 feet, a chord North 17°41'54" West, 146.68 feet, a central angle of 2°58'32", and an arc length of 146.69 feet to a POINT OF BEGINNING and southwest corner of the herein described tract;
3. in a northerly direction continuing along a tangent curve to the right, having a radius of 2824.79 feet, a chord North 08°36'51" West, 746.83 feet, a central angle of 15°11'33", and an arc length of 749.02 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
4. North 02°26'48" West, 243.14 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE, North 87°41'49" East, 2687.44 feet departing the westerly right-of-way line of said Farm to Market Road 969 and along the southerly line of Blakey Lane "North Road Segment II" recorded in Volume 1799, Page 356 of the Official Public Records of Bastrop County, to a 1/2-inch iron rod with plastic cap stamped "KHA" set marking the northwest end of a right-of-way cutback curve at the intersection with the westerly line of Duff Drive (60' wide right-of-way) recorded in Cabinet 5, Page 145A of the Amended Plat of Lots 1, 2, and 3, Block A, Burleson Crossing;

THENCE, along westerly line of said Duff Drive, the following five (5) courses and distances;

1. in a southeasterly direction along a non-tangent curve to the right, having a radius of 25.00 feet, a chord South 47°18'11" East, 35.36 feet, a central angle of 90°00'54", and an arc length of 39.28 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for a point of curvature;
2. South 02°18'11" East, 211.62 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
3. in a southerly direction along a tangent curve to the left, having a radius of 1030.00 feet, a chord of South 07°52'45" East, 200.16 feet, a central angle of 11°09'07", and an arc length of 200.48 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for point of tangency;
4. South 13°27'19" East, 85.21 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for a point of curvature;
5. in a southerly direction along a tangent curve to the right, having a radius of 970.00 feet, a chord of South 09°19'29" East, 139.73 feet, a central angle of 08°15'40", and an arc length of 139.86 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner marking the northwest corner of Lot 1 of a said Lonestar Storage Subdivision;

THENCE, along the northwest boundary line of said Lot 1, the following two (2) courses and distances;

1. South 87°45'06" West, 663.82 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
2. South 02°14'54" East, 330.32 feet to a point for corner;

THENCE, South 87°45'51" West, 2018.62 feet to the POINT OF BEGINNING, and containing 56.620 acres of land in Bastrop County, Texas. The basis of this description is the Texas State Plane Coordinate System, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. The Combined Surface to Grid Scale Factor is 1.0000139976. This description was generated on 8/8/2022 at 5:40 PM, based on geometry in the drawing file K:\SNA_Survey\069300300-PEARL RVR-BASTROP 75AC\DWG\Exhibits\56.620 AC - Pearl River Bastrop Core.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.



JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

John G. Mosier
8-9-22

**EXHIBIT OF A
56.620 ACRE
NANCY BLAKEY SURVEY,
ABSTRACT NO. 98
BASTROP COUNTY, TEXAS**

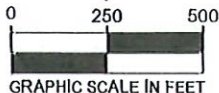
Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DJG	JGM	8/9/2022	069300300	1 OF 2



CURVE TABLE

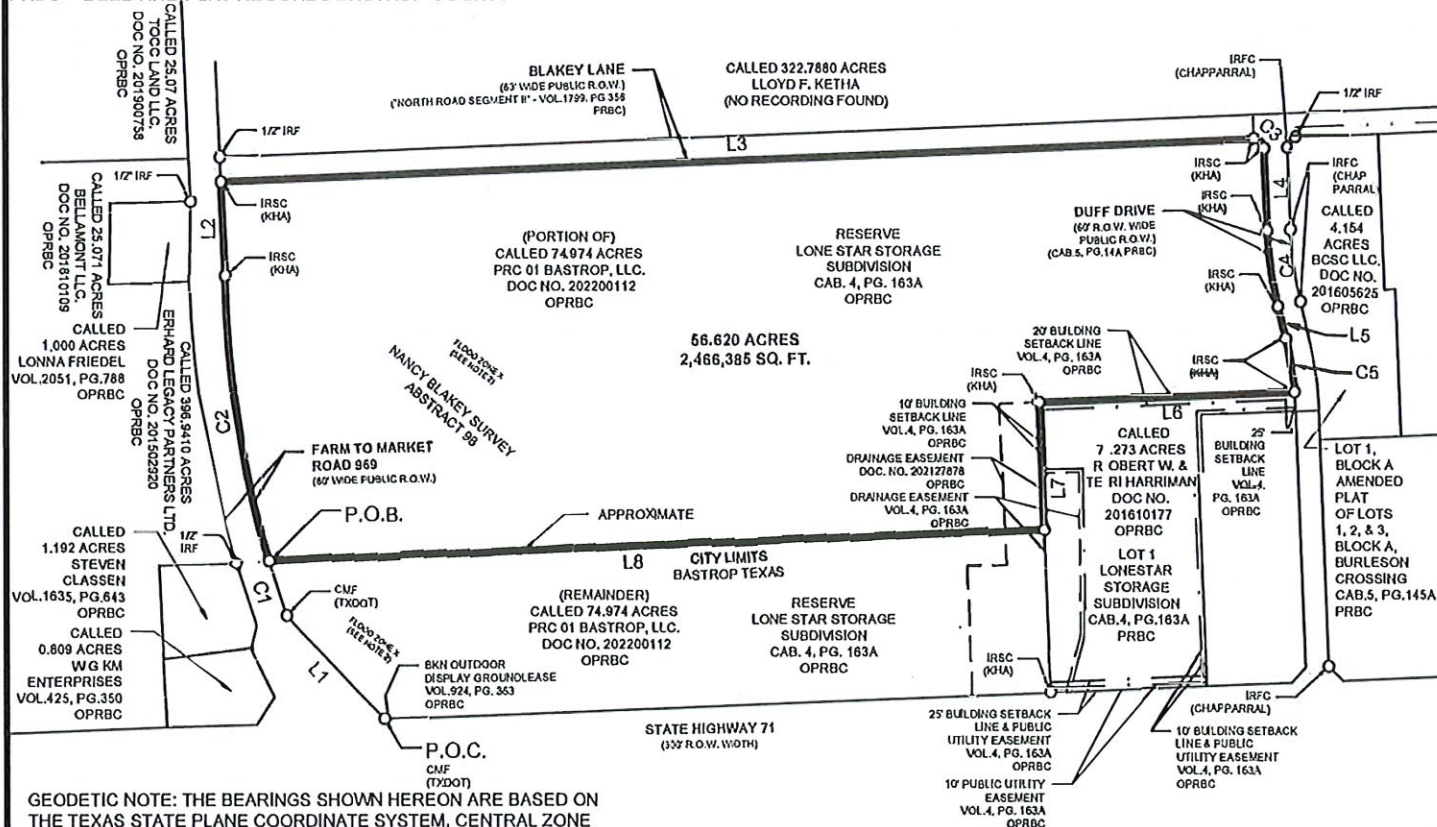
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°58'32"	2824.79'	146.69'	N17°41'54"W	146.68'
C2	15°11'33"	2824.79'	749.02'	N08°36'51"W	746.83'
C3	90°00'54"	25.00'	39.28'	S47°18'11"E	35.36'
C4	11°09'07"	1030.00'	200.48'	S07°52'45"E	200.16'
C5	8°15'40"	970.00'	139.86'	S09°19'29"E	139.73'

LINE TABLE

NO.	BEARING	LENGTH
L1	N43°37'41"W	370.98'
L2	N02°26'48"W	243.14'
L3	N87°41'49"E	2687.44'
L4	S02°18'11"E	211.62'
L5	S13°27'19"E	85.21'
L6	S87°45'06"W	663.82'
L7	S02°14'54"E	330.32'
L8	S87°45'51"W	2018.62'

LEGEND:

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 1/2" IRON ROD W/ "KHA" CAP SET
1/2" IRF = IRON ROD FOUND
1/2" IRFC = IRON ROD FOUND (W/CAP STAMPED "____")
CMF = CONCRETE MONUMENT FOUND
CAB. = CABINET NUMBER
DOC. = CABINET NUMBER
PG. = PAGE
OPRBC = OFFICIAL PUBLIC RECORDS BASTROP COUNTY
PRBC = DEED AND PLAT RECORDS BASTROP COUNTY



GEODETIC NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED GRID TO SURFACE SCALE FACTOR FOR THE PROJECT IS 1.0000139976. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

CERTIFICATION: THIS IS A LEGAL DESCRIPTION BASED ON A FIELD SURVEY BY KIMLEY-HORN PERSONNEL. NO IMPROVEMENTS ARE SHOWN. ALL EXISTING EASEMENTS ARE NOT SHOWN. THIS IS NOT A LAND TITLE SURVEY. SEE THE SEPARATE LAND TITLE SURVEY UNDER JOB NUMBER 069300300 FOR ADDITIONAL INFORMATION.

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John G. Mosier
8-9-22

EXHIBIT OF A
56.620 ACRE
NANCY BLAKEY SURVEY,
ABSTRACT NO. 98
BASTROP COUNTY, TEXAS

Kimley»Horn

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San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 500'	DJG	JGM	8/9/2022	069300300	2 OF 2

B³ CODE INTENT

The intent of the Code is to establish the Standards that enable, encourage, and ensure the community achieves:

- ✓ Fiscal Sustainability
- ✓ Geographically Sensitive Developments
- ✓ Perpetuation of Authentic Bastrop

The intent section is organized into three categories, from largest scale to smallest:

1. The City
2. The Neighborhoods
3. The Building Blocks & Buildings

THE CITY

THE CITY OF BASTROP WILL:

- › Adopt Standards and processes that result in fiscally sustainable development and promote Incremental development with intentional character by focusing on the intersection of the Public and Private Realms;
- › Retain its natural infrastructure and visual character derived from topography, woodlands, farmlands and waterways;
- › Encourage Infill and redevelopment growth strategies along with new neighborhoods;
- › Facilitate development of Infill properties contiguous to an existing built environment in the pattern of Traditional Neighborhood Development (TND) or Village Center Development (VCD) and be integrated with the existing pattern;
- › Promote development of properties non-contiguous to an existing built environment organized in the pattern of Traditional
- › Neighborhood Development (TND), Cluster Land Development (CLD), or Village Center Development (VCD);
- › Plan and reserve Transportation Corridors in coordination with land development;
- › Define and connect the built environment with trails and greenways; and
- › Create a framework of transit, Pedestrian, and bicycle systems that provide alternatives to the automobile.

THE NEIGHBORHOOD

THE CODE PROMOTES:

- › Complete neighborhood developments, not Residential subdivisions;
- › Choosing Traditional Neighborhood Development as the preferred development pattern where the natural landscape allows;
- › Developing along the frontage of the Colorado River, using the natural topography as a public amenity;
- › Allowing independence to those who do not drive by having ordinary activities of daily living within walking distance of most dwellings;
- › Interconnecting networks of Streets designed to disperse traffic and reduce the length of automobile trips;
- › Building and maintaining a range of housing types and price levels within neighborhoods to accommodate diverse ages and incomes;
- › Mixing Civic, institutional, and commercial activities, not isolating them in remote single-use complexes;
- › Enabling children to walk or bike to schools that are sized correctly and located nearby; and,
- › Distributing a range of Civic Spaces including parks, squares, plazas, and playgrounds throughout the City.

THE BUILDING BLOCK AND THE BUILDING

WITHIN THE CODE:

- › The Building Block scale is key to creating walkable, timeless places that can evolve with shifting trends;
- › Buildings and landscaping contribute to the physical definition of Streets as Civic Spaces;
- › Development adequately accommodates automobiles while respecting the Pedestrian in the Public Frontage;
- › The design of Streets and buildings reinforce safe environments, but not at the expense of accessibility;
- › Architecture and landscape design grow from local climate, topography, history, and building practice;
- › Public gathering places provided as locations that reinforce community identity and ownership;
- › Civic Buildings are distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City; and,
- › The Preservation and renewal of historic buildings must be facilitated, to affirm the continuity and evolution of the City.