

RESOLUTION NO. R-2025-157

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% FOR LONE STAR STORAGE COMPLEX; 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 one 7.27 acre lot, zoned P5 Core; 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 the Lone Star Storage site.

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resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters regulated.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 25, 2025
SEC No. 111.002B

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

RE: **Lone Star Storage – Phase 2 Expansion**
Warrant Request for Impervious Cover
807 State Highway 71 (± 7.27-Acres)
Bastrop, Bastrop County, Texas

To Whom It May Concern,

On behalf of the ownership team for Lone Star Storage, Southtown Engineering & Consulting, LLC (SEC) is submitting this warrant request to allow an impervious cover of approximately 80% on the above-referenced site. The property is located within a P5 Place Type under the B3 Code, which now limits impervious cover to 65% as of January 2025.

The subject site was previously approved for development as a multi-phase storage facility, and Phase 1 has already been constructed. As part of those prior approvals, a privately constructed regional detention pond was designed and permitted to serve the full build-out of the project at an 80% impervious cover rate. That pond has since been constructed and accepted by the City of Bastrop.

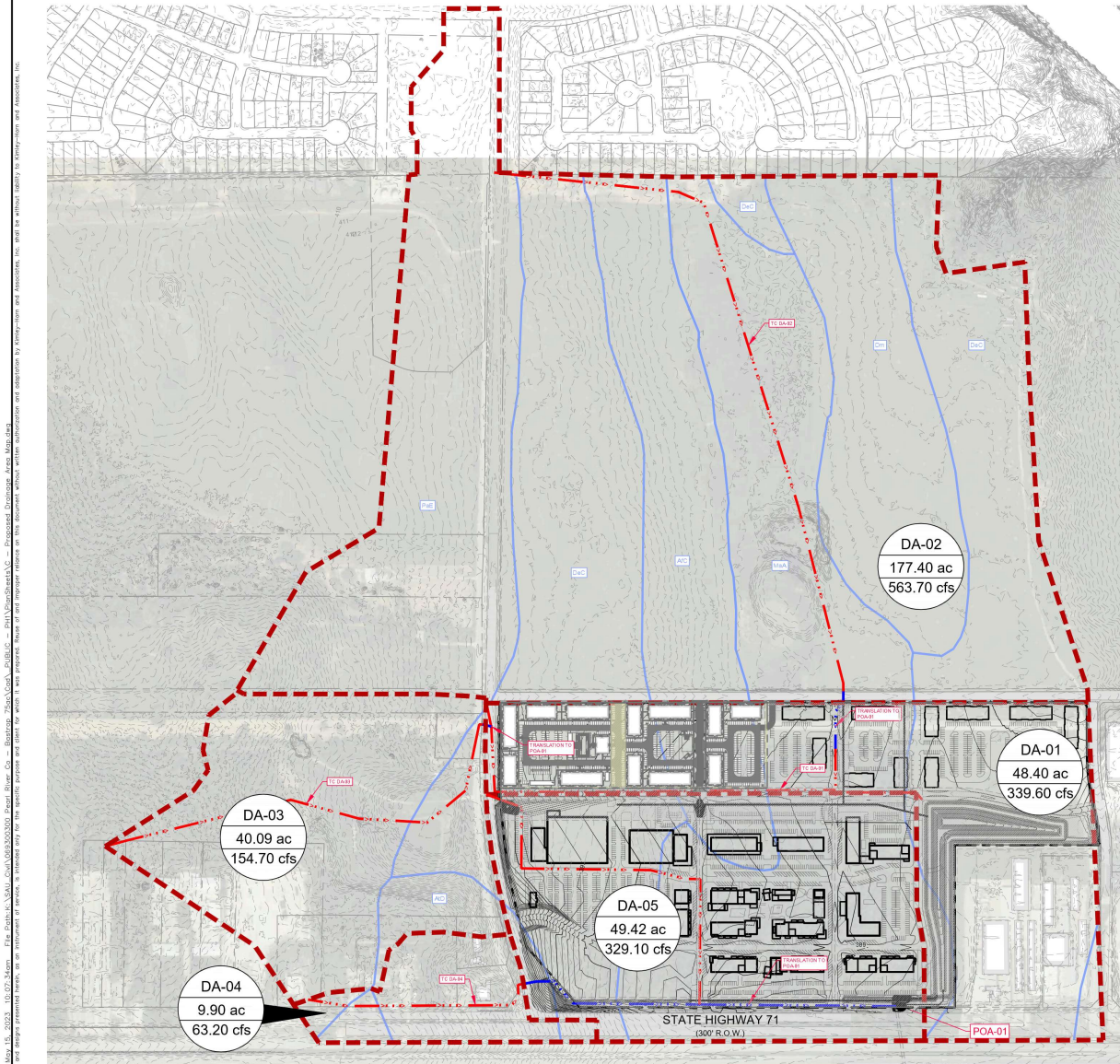
The proposed Phase 2 site plan remains consistent with the original drainage study and vested expectations established under prior development phases. No changes to drainage patterns, site intensity, or public infrastructure demands are proposed. The project will not require any new offsite improvements or upgrades to utilities or stormwater systems.

The requested warrant will allow the project to proceed using already constructed infrastructure, prevent unnecessary redesign and permitting delays, and maintain alignment with the site's originally envisioned layout.

Thank you for your consideration. Please feel free to contact our office at (210) 560-1614 with any questions or if additional documentation is needed.

Sincerely,
Southtown Engineering & Consulting LLC
Texas Engineering Firm No. F-21723

Amir Namakforoosh, P.E., President



AREA DESIGNATOR
AREA IN ACRES
Q10 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)	296.10	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=	0.015 paved?	yes	v (ft/s)= 3
S (ft/ft)=	0.0005 (ft/ft)=	0.0005 (ft/ft)=	1000 (ft)=
L (ft)=	1000 (ft)=	1000 (ft)=	1000 (ft)=
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 (ft/s)= 3
S (ft/ft)=	0.015 (ft/ft)=	0.015 (ft/ft)=	2325 (ft)=
L (ft)=	1000 (ft)=	1000 (ft)=	1000 (ft)=
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 (ft/s)= 3
S (ft/ft)=	0.015 (ft/ft)=	0.015 (ft/ft)=	788 (ft)=
L (ft)=	1000 (ft)=	1000 (ft)=	1000 (ft)=
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=	0.015 paved?	yes	v (ft/s)= 3
S (ft/ft)=	0.0005 (ft/ft)=	0.0005 (ft/ft)=	1000 (ft)=
L (ft)=	1000 (ft)=	1000 (ft)=	1000 (ft)=
T ₁₀ =	1.2	T ₁₀ =	5.5
Total TC = 6.0 mins			
Lag Time = 6.0 mins			

DA-05			
Sheet Flow	Shallow Concentrated Flow	Channel Flow	Channel Flow
n=	0.015 paved?	yes	v (ft/s)= 3
S (ft/ft)=	0.0005 (ft/ft)=	0.0005 (ft/ft)=	1000 (ft)=
L (ft)=	1000 (ft)=	1000 (ft)=	1000 (ft)=
T ₁₀ =	1.2	T ₁₀ =	5.5
Total TC = 12.3 mins			
Lag Time = 2.4 mins			

BENCHMARKS

1. BM#1 4'10" 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



Know what Call b



Kimley»Horn

5001 SOUTHWEST TANKWAY, BUILDING 2, SUITE 100
AUSTIN, TEXAS 78746
WWW.KIMLEY-HORN.COM
© 2022 KIMLEY-HORN, INC. TYPE Firm No. 008

PROPOSED DRAINAGE AREA MAP

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

REVISIONS

DATE

BY

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 NO. 2025-02

AN ORDINANCE OF THE CITY OF BASTROP, TEXAS, AMENDING THE BASTROP CODE OF ORDINANCES CHAPTER 14, THE BASTROP BUILDING BLOCK (B3) CODE, ARTICLE 6.5 BUILDING TYPES, SECTION 6.5.003 BUILDING STANDARDS PER PLACE TYPE A. LOT OCCUPATION AS ATTACHED IN EXHIBIT A; AND PROVIDING FOR FINDINGS OF FACT, REPEALER, SEVERABILITY, CODIFICATION, EFFECTIVE DATE, PROPER NOTICE, AND MEETING.

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City Council of the City of Bastrop has general authority to amend an ordinance 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, pursuant to Texas Local Government Code Chapters 211, 212, 214, and 217 the City Council of the City of Bastrop has general authority to regulate planning, zoning, subdivisions, and the construction of buildings; and

WHEREAS, This amendment seeks to reduce the impervious cover ratio in the P3 to 50% max, P4 to 60% max, and P5 to 65% max, and places the needs of residents above the desire for denser development; and

WHEREAS, the City Council find that certain amendments to the aforementioned ordinances are necessary and reasonable to meet changing conditions and are in the best interest of the City.

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

Section 1. Finding of Fact: The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. Amendment To Bastrop Building Block Code (B3), Section 6.5.003 of the Bastrop Building Code is hereby amended and shall read in accordance with Exhibit "A", which is attached hereto and incorporated into this Ordinance for all intents and purposes. Any struck-through text shall be deleted from the Code, as shown in each of the attachments.

Section 3. Severability. If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the Ordinance, which shall continue to have full force and effect.

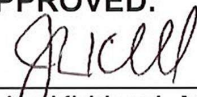
Section 4. Repeal. This Ordinance shall be and is hereby cumulative of all other ordinances of the City of Bastrop, Texas, and this Ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other Ordinances, are hereby repealed.

Section 5. Effective Date. This Ordinance shall take effect immediately after its final passage and any publication in accordance with the requirements of the City of Bastrop and the laws of the State of Texas.

READ & ACKNOWLEDGED on First Reading on this the 14th day of January 2025.

READ & ADOPTED on Second Reading on this the 28th day of January 2025.

APPROVED:

by: 
John Kirkland, Mayor Pro Tem

ATTEST:


Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:


City Attorney



Exhibit A

SEC. 6.5.003 BUILDING STANDARDS PER PLACE TYPE

Place Types	P1	P2	P3	P4	P5
A. LOT OCCUPATION					
Lot Coverage		40% max	50 60% max	60 70% max	65 80% max

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

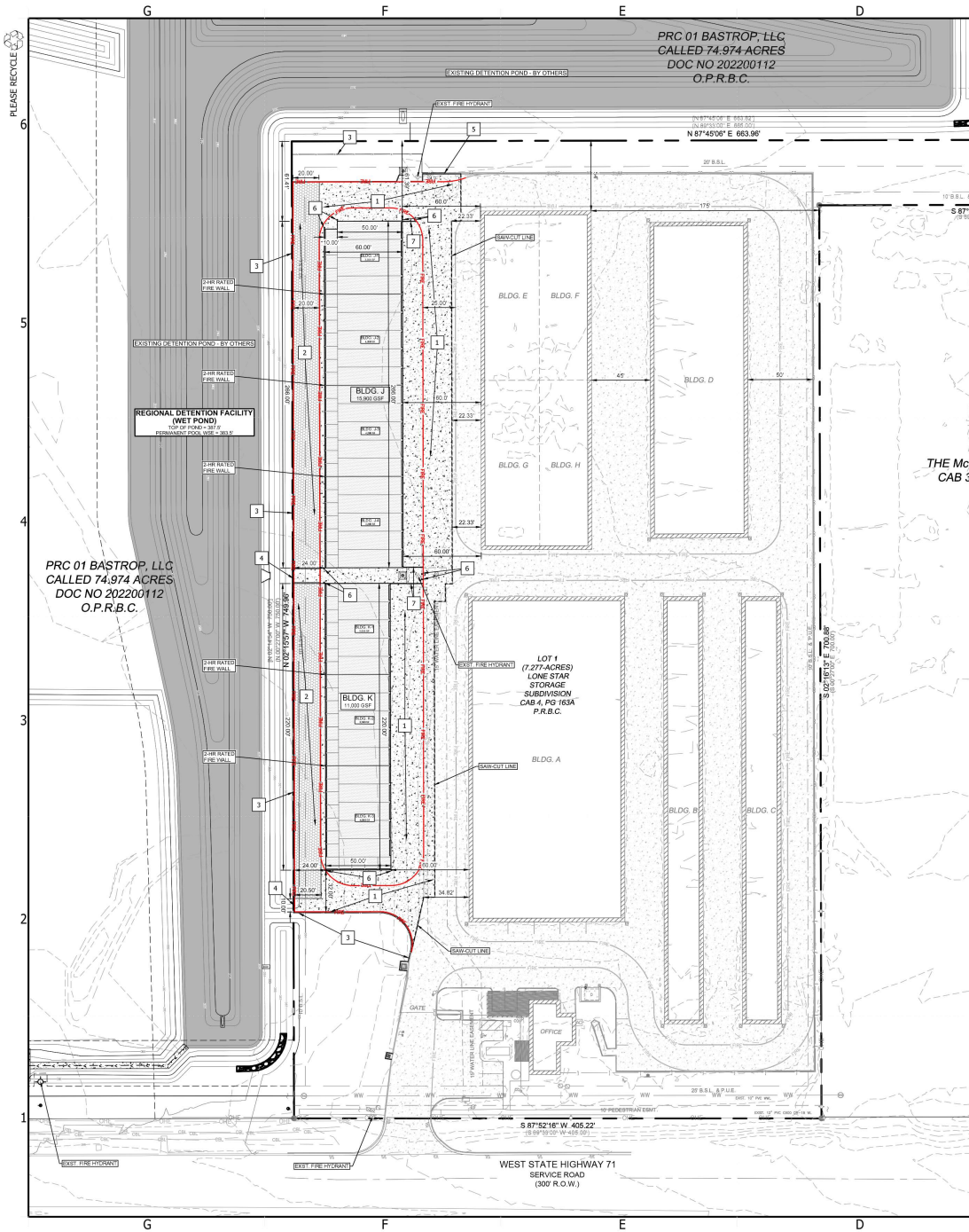
THE CODE PROMOTES:

- › 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.



SITE PLAN KEY NOTES	
1	INSTALL 25,378 SF OF REINFORCED CONCRETE CONTRACTOR TO MATCH EXISTING PAVEMENT SECTION INSTALLED PER SEPTEMBER 2004 GEOTECH REPORT BY RODRIGUEZ ENGINEERING. RIGID PAVEMENT DESIGN RECOMMENDATIONS PROVIDED ON PAGE 6 OF THE REPORT.
2	PERVIOUS PAVERS. REFERENCE DETAILS.
3	PROPOSED FENCE.
4	SAWTOOTH CURB TO FACILITATE DRAINAGE FLOW OFFSITE TO POND.
5	REPLACE XX LF OF CONCRETE CURB TO FACILITATE NEW CONCRETE PAVEMENT FROM SAWCUT.
6	BOLLARD (TYP.)
7	STEM WALL (BY OTHERS)

LEGEND	
	BOUNDARY / RIGHT OF WAY
	EASEMENT / SETBACK
	CURB / EDGE OF PAVEMENT
	FIRE LANE STRIPING
	OVERHEAD UTILITY LINE
	PAVEMENT SAWCUT LINE
	BUILDING PAD AREA (LIMITS OF PAD ELEVATION)
	EXISTING BUILDING AREA
	POROUS PAVERS
	PROPOSED REINFORCED CONCRETE PAVEMENT
	PARKING LOT BUMPER CURB
	ACCESSIBLE PARKING
	SIGN
	UTILITY POLE
	LIGHT POLE
	GUY WIRE
	ELECTRIC TRANSFORMER PAD
	AIR CONDITIONER UNIT
	WASTEWATER MANHOLE
	CLEANOUT
	WATER METER VAULT
	WATER VALVE
	FIRE HYDRANT
	BACKFLOW PREVENTER
	STORM DRAIN INLET
	STORM DRAIN MANHOLE

SITE DATA	
ZONED:	**C-2 / PS CORE
GROSS SITE AREA:	316,750 S.F. = 7.27 ACRES
IMPERVIOUS COVER SUMMARY	
BUILDING	115,065 S.F.
PAVING	137,849 S.F.
TOTAL I.C. (S.F./ACRES):	252,914 S.F. = 5.806 ACRES
TOTAL I.C. (%):	79.85% < 80%
PARKING SUMMARY	
STANDARD	10 SPACES
HANDICAP	1 SPACE
TOTAL PARKING	11 SPACES
** CLIP ORDINANCE #2004-22	

BUILDING SUMMARY			
BLDG. NO.	BLDG. AREA (S.F.)	USE	HEIGHT (FT.)
*OFFICE	1,565	SALES / OFFICE	15
*A	30,200	STORAGE	25
*B	9,900	STORAGE	15
*C	9,900	STORAGE	15
*D	18,000	STORAGE	22
*E	5,850	STORAGE	11
*F	5,200	STORAGE	11
*G	5,850	STORAGE	11
*H	5,200	STORAGE	11
*J	15,900	STORAGE	16.5
*K	11,000	STORAGE	16.5
TOTAL	118,365		
*EXISTING BUILDING			

PAVEMENT DESIGN NOTES:

1. PROPOSED RIGID CONCRETE PAVEMENT AND PERMEABLE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PAVEMENT DESIGN RECOMMENDATIONS PROVIDED IN THE BEST-ESTIMATE REPORT BY LEE PROFESSIONAL SOLUTIONS, LLC DATED MARCH 25, 2025 (PROJECT NO. A202505). REFER TO CONSTRUCTION DETAILS ON SHEET 12 FOR TYPICAL SECTIONS AND ADDITIONAL REQUIREMENTS.

- NOTES:
- ALL SITE DIMENSIONS ARE TO FACE-OF-CURB OR EDGE OF PAVEMENT (IF NO CURB), FACE OF BUILDING, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
 - ALL RADI PARKING DIMENSIONS ARE 4' 5" TO FACE-OF-CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING CONCRETE WHICH INTERFERES WITH NEW WORK AS SHOWN.
 - UTILITY STRUCTURES INCLUDING MANHOLES, INLETS, AND CLEANOUTS MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR TO MATCH THE FINISHED GRADE THIS INCLUDES GRABBED AREAS.
 - REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND OUTSIDE LIGHTING LOCATIONS, ETC.
 - FIRE LANES SHALL BE DESIGNATED BY RED PAINT WITH WHITE STENCILING READING FIRE LANE / TOWAWAY ZONE IN LETTERING NO LESS THAN THREE INCHES AND NO MORE THAN FOUR INCHES IN HEIGHT. THE STENCILING SHALL BE AT INTERVALS OF 30 FEET OR LESS.
 - ANY POWER OPERATED GATES ACROSS FIRE ACCESS ROADS MUST BE PROVIDED WITH A RED KEY SWITCH. ALL GATES MUST HAVE A CLEAN OPENING OF 25 FEET MINIMUM. GATE OPERATORS MUST COMPLY WITH UL 325 AND ASTM F2202 AND SHALL BE EQUIPPED WITH AN INHERENT EXTINGUISHMENT PROTECTION SYSTEM. A MANUAL MEAN OF OPENING THE GATE IN THE EVENT OF POWER LOSS IS REQUIRED.
- ACCESSIBILITY NOTES:
- RUNNING SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNATED AS A RAMP (ANSI 403.3).
 - THE MAXIMUM RUNNING SLOPE ON A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES (ANSI 405.2-405.6).
 - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50 (ANSI 403.3).
 - GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT (ANSI 502.1).
 - ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50 IN ALL DIRECTIONS (ANSI 502.5).
 - ALL NEW SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF AMARILLO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.

WWW.SOUTHTOWNENG.COM
SHEET 07 OF 12
SOUTH TOWN
ENGINEERS
2025 ALAMOS ST. SUITE 200
SAN ANTONIO, TEXAS 78205

04/11/2025

ISSUED FOR CONSTRUCTION
LONE STAR STORAGE PHASE 2 EXPANSION
807 W. STATE HWY. 71
BASTROP, BASTROP COUNTY, TEXAS 78602
SITE PLAN

CLIENT: MASTER BUILDERS
DESIGNED BY: J.S.
ENGINEER: J.B. / A.N.
IN CHARGE: J.A.N.
SEC. PROJECT #: 111-000

SHEET
07
OF 12