

**CITY OF BASTROP
PLANNING & ZONING
COMMISSION**

**INSTRUCTIONS FOR
PARTICIPATION IN
ONLINE MEETING**



APRIL 30, 2020 AT 6:00 P.M.

Due to the National, State, County, and City Declarations of Disaster related to the COVID-19 Virus and for the safety of the public, the City of Bastrop Planning & Zoning Commission meeting to be held on April 30, 2020 at 6:00 p.m. will be held online. The meeting will be live streamed on the City of Bastrop Facebook Page (www.facebook.com/bastroptx) and broadcast on Spectrum channel 10 and AT&T U-verse channel 99. A recording of the meeting will also be available within 72 hours after the meeting on the City's YouTube channel (YouTube channel name Bastrop TX Network) and in the Boards & Commissions section of the City website www.cityofbastrop.org.

Anyone wishing to address the Commission at this meeting must email all of the following information:

- **Date of the Meeting**
- **Full Name & Address**
- **Phone Number**
- **Wishing to address Citizens' Comment or Agenda Item**
- **Comments**

Email to plan@cityofbastrop.org before 4:30 p.m. on April 28, 2020. Submitted comments will be read aloud at the meeting. Comments from each individual will be limited to three (3) minutes when read aloud.

In the alternative, those wishing to comment on agenda items before, during, or after the meeting are invited to send email messages to the Chair and Commission Members at plan@cityofbastrop.org. Messages sent to this address will be delivered to the Chair as soon as is reasonable under the circumstances.

It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Commission to allow a member of the public to slur the performance, honesty and/or integrity of any person or threaten to harm any person. Accordingly, profane, insulting or threatening language will not be read aloud at the meeting.



STAFF REPORT

MEETING DATE: April 30, 2020

AGENDA ITEM: 3A

TITLE:

Consider action to approve meeting minutes from the March 26, 2020 meeting of the Planning & Zoning Commission.

STAFF REPRESENTATIVE:

Vivianna Nicole Hamilton, Planning Technician

ATTACHMENTS:

Meeting Minutes



Planning and Zoning Commission

March 26, 2020

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, March 26, 2020 at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. CALL TO ORDER

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

Pablo Serena	Present
Matt Lassen	Absent
Debbie Moore	Present
Cynthia Meyer	Present
Glenn Johnson	Present
Ishmael Harris	Present
Cheryl Lee	Present
Greg Sherry	Present
Ed Skarnulis	Present – arrived at 6:05 pm

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the January 30, 2020 Meeting of the Planning & Zoning Commission.

Cheryl Lee made a motion to recommended approval of the January 30, 2020 meeting minutes as submitted. Pablo Serna seconded the motion and the motion carried unanimously.

- 3B. Consider action to approve with conditions, the Trem Subdivision, a replat of the Trem Subdivision Phase I, 0.319 acres of Building Block 118 East of Water, 1.24 acres of Building Block 119 East of Water, located at the southeast corner of State Highway 71 and Jackson Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to the Commission the information distributed in the Planning and Zoning Commission Agenda Packet regarding the Replat of Trem Subdivision.

Discussion commenced between Staff and the Commission regarding the drainage study that will be incorporated into their Site Plan, and the conditions on the plat recommended by the Development Review Committee.

Cynthia Meyer made a motion to recommend approval with the conditions as recommended by Staff of a replat of the Trem Subdivision Phase I, 0.319 acres of Building Block 118 East of Water, 1.24 acres of Building Block 119 East of Water, located at the southeast corner of State Highway

Planning and Zoning Commission

March 26, 2020

Meeting Minutes

71 and Jackson Street, within the city limits of Bastrop, Texas, as shown in Exhibit A. Pablo Serna seconded the motion and the motion carried unanimously.

4. UPDATES

4A. Update on recent City Council actions regarding Planning Department items.

Jennifer Bills updated the Commission on the direction from Council regarding making edits and updates to the B3 Technical Manual, as well as discussed details of current Planning and Developments operations.

4B. Individual Requests from Planning & Zoning Commissioners on particular items to be listed on future agendas (no group discussion allowed).

The Commission requested it be reflected on the record there is a desire to see the retention of the current Planning Staff because of the repository of knowledge the current team possess due to their longevity with the organization.

5. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 6:37 p.m.. Cheryl Lee seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair



STAFF REPORT

MEETING DATE: April 30, 2020

AGENDA ITEM: 3B

TITLE:

Consider action to approve, with conditions, the Bastrop Grove, Section 4 Preliminary Plat, consisting of 67.111 acres out of the Nancy Blakey Survey No. 98, located south of Agnes Street and east of State Highway 304, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director

ITEM DETAILS:

Site Address:	South of Agnes Street and east of State Highway 304 (Attachment 1)
Total Acreage:	67.111 acres
Legal Description:	67.111 acres of the Nancky Blakey Survey No. 98
Property Owner:	WMV Bastrop 71, LLC/Holt Dunlop
Agent:	John Kim, PE/BGE, Inc Meyer, Jr/QuikTrip Corporation
Existing Use:	Vacant
Existing Place Type Zoning:	PDD (The Grove Residential) Ordinance No. 2019-59
Character District:	Meadows
Future Land Use:	Transitional Residential

BACKGROUND/HISTORY:

The applicant is requesting approval of the Preliminary Plat for Bastrop Grove Section 4. The zoning for this development was approved by the City Council on November 26, 2019 as The Grove Planned Development District. This plat includes 319 single-family lots, which include 35-foot wide alley loaded lots, and 40-foot and 50-foot wide front-loaded lot. There are also 2 multifamily lots to the south. This preliminary plat complies with the Planned Development District (Attachment 2).

Once approved, the developer will be able to submit Public Improvement Plans to design and then install the required water, wastewater, stormwater, street, and electric improvements needed to serve the development.

Streets

The subdivision will connect directly to State Highway 304 with right-in, right-out connection on Cattail Lane and a full access intersection on Hunters Point Drive. Bullhead Road will connect toe Agnes Road. There are two other stub-outs that will connect when the adjacent land developments at Blacktail Drive to the north and Bass Drive to the south.

Hunters Point Drive is a Primary Multimodal Street that will continue to the east and will include a crossing over the drainage channel.

Utilities

The Preliminary Infrastructure Plan was approved April 16, 2020 by the City Engineer. This area is served by the City of Bastrop Water, Wastewater and Stormwater, and Bluebonnet Electric.

Drainage

A Preliminary Drainage Plan was approved February 12, 2020 by the City Engineer. The drainage for this subdivision will convey to the drainage channel on the east side of the property, which was installed during the construction of the Ascension Seton Hospital. This channel outlets into the Colorado River to the south.

PUBLIC NOTIFICATION:

The plat is a preliminary plat, which does not require any public notification under the Texas Local Government Code, Section 212.

POLICY EXPLANATION:

On August 27, 2019, Ordinance 2019-26 and the Bastrop Building Block (B³) Code, Ordinance 2019-51, deemed the Planning & Zoning Commission as the official municipal authority for approval of plats that require public review.

Compliance with 2036 Comprehensive Plan:

- Future Land Use Plan – Transitional Residential: The Transitional Residential character area is for lands to be developed with higher densities and a variety of housing types. The character area supports high density singlefamily detached, single-family attached (duplexes, triplexes, townhouses) and multifamily (apartments), and institutional residential uses such as nursing homes and assisted living facilities.

The replat is creating 321 residential lots that vary in size and will allow a mix of single-family, townhomes and multifamily development.

Local Government Code

- Sec. 212.002. Rules.

After a public hearing on the matter, the governing body of a municipality may adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

Bastrop adopted subdivision regulations in 1981. The B³ Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

- 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 plat conforms to the Future Land Use Plan, which is designated as Transitional Residential.

- (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 will dedicate 14.521 acres right-of-way with a gridded street pattern that will provide three connections to existing streets under existing conditions and three additional connections when adjacent properties develop. The development will extend water and wastewater lines from existing public utilities along State Highway 304 and Agnes Street.

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

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

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

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

B³ Code - Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

The Development Review Committee has reviewed the Bastrop Grove, Section 4 Preliminary Plat for compliance with subdivision and utility standards. A Preliminary Drainage Plan and Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer. Staff has approved the plat with the following conditions that must be met before the plat can be recorded:

1. *Show existing north side of Agnes ROW and future ROW.*
2. *Swap Black Buffalo Road with Sunfish Lane to keep the name length proportional to the street length (911 addressing compliance).*

RECOMMENDATION:

Consider action to approve, with conditions, the Bastrop Grove, Section 4 Preliminary Plat, consisting of 67.111 acres out of the Nancy Blakey Survey No. 98, located south of Agnes Street and east of State Highway 304, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

Conditions:

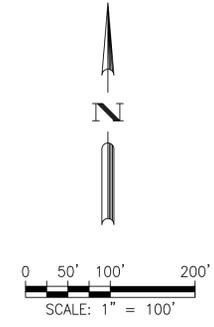
1. Show existing north side of Agnes ROW and future ROW
2. Swap Black Buffalo Road with Sunfish Lane to keep the name length proportional to the street length (911 addressing compliance).

ATTACHMENTS:

- Exhibit A: Bastrop Grove Section 4 Preliminary Plat
- Attachment 1: Location Map
- Attachment 2: The Grove PDD Concept Plan
- Powerpoint Presentation

BASTROP GROVE, SECTION 4

PRELIMINARY PLAT



REMAINDER OF A CALLED
52.684 ACRES
71 RETAIL PARTNERS, LP
VOLUME 2245, PAGE 878,
O.P.R.B.C.T.

SETON FAMILY OF HOSPITALS
CALLED 30,970 ACRES
DOC. NO. 201716541, O.P.R.B.C.T.

REMAINDER OF A CALLED
145.691 ACRES
MC BASTROP 71, LP
VOLUME 2097, PAGE 241
O.P.R.B.C.T.

OWNER:
WMV BASTROP 71, LLC
3310 N. CAPITAL OF TEXAS HWY.,
SUITE 202
AUSTIN, TEXAS 78746

ENGINEER:
BGE, INC.
101 W LOUIS HENNA BLVD, SUITE 400
AUSTIN, TX 78728
PHONE: 512-879-0400

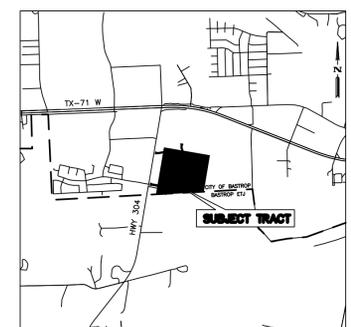
SURVEYOR:
BGE, INC.
101 W LOUIS HENNA BLVD, SUITE 400
AUSTIN, TX 78728
PHONE: 512-879-0400

TOTAL NO. OF LOTS: 321
NO. OF BLOCKS: 18
NO. OF SINGLE FAMILY LOTS: 319
NO. OF MULTIPLE FAMILY LOTS: 2
NO. OF GREEN SPACE/FUTURE PARK LOTS: 5
NO. OF OPEN SPACE LOTS: 3

TOTAL ACREAGE OF RIGHTS-OF-WAY: 14.521 AC
TOTAL ACREAGE OF GREEN SPACE/FUTURE PARK: 5.924 AC
GROSS SITE AREA: 67.111 AC
SURVEY: NANCY BLAKEY SURVEY NO. 98,
BASTROP COUNTY, TEXAS

CALLED 3.653 ACRES
DRAINAGE EASEMENT
DOC. NO. 201816096
O.P.R.B.C.T.

CALLED 43.112 ACRES
JOHN ALAN NIXON
VOLUME 1908, PAGE 825
O.P.R.B.C.T.



KEY MAP
N.T.S.

- LEGEND
- DOC. NO. DOCUMENT EASEMENT NUMBER
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS
 - P.S. PAGE
 - R.O.W. RIGHT-OF-WAY
 - VOL. VOLUME
 - SET 1/2" IRON ROD W/ "BGE INC" CAP
 - PROPOSED SIDEWALK
 - BLOCK IDENTIFICATION
 - PROPOSED BUILDING SETBACK
 - PUE PUBLIC UTILITY EASEMENT

SHEET INDEX	
NO.	TITLE
1	PRELIMINARY PLAT
2	GENERAL NOTES
3	PHASING PLAN

BENCHMARK (B.M.): 1/2" CAPPED IRON ROD WITHIN NORTHERN BOUNDARY OF 194.92 ACRE TRACT IN DEED TO JO ANN GRIENSECK CANTRELL (V 445, P684, O.P.R.B.C.T.) OUT OF THE MAZEA ROUSSEAU SURVEY NO. 56. AT THE SOUTHEAST CORNER OF 145.697 ACRE TRACT IN DEED TO BASTROP GROVE PARTNERS, LTD. (V 1698, P 245, O.P.R.B.C.T.), AND SOUTHWEST CORNER OF 43.112 ACRE TRACT IN DEED TO CHP PROPERTIES, LTD. (V 1413, P 857, O.P.R.B.C.T.)
10013530.9814 N, 3241359.4032E
ELEVATION: 360.03'

*FUTURE TRAIL SUBJECT TO CHANGE AND PENDING LCRA APPROVAL.

BOUNDARY LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S82°58'57"W	69.82'
L2	S58°31'00"E	67.53'
L3	S82°57'59"W	81.42'
C1	N225°00'	124°35'
L4	S63°38'06"E	64.18'
L5	N17°57'38"W	69.01'
L6	N9°40'53"E	11.70'
L7	N7°01'06"W	69.60'
C4	N27°22'49"W	69.60'
L8	S9°40'53"W	11.70'
L10	S17°57'38"E	69.01'

CURVE DATA (BOUNDARY)					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	225.00'	124°35'	49.78'	N 86°32'41"E	49.68'
C2	275.00'	102°35'	50.14'	N 85°25'49"E	50.08'
C3	175.00'	6°41'05"	20.42'	S 4°39'30"E	20.41'
C4	208.94'	29°44'50"	108.48'	S 4°39'30"E	107.26'
C5	175.00'	27°38'30"	84.43'	S 4°08'23"E	83.61'
C6	225.00'	112°59"	45.10'	N 127°30'3"E	45.03'

SECOND TRACT
(A/K/A TRACT NO. 5 VOL. 40 PG. 181)
JO ANN GRIENSECK CANTRELL
CALLED 45.684 ACRES
VOLUME 684, PAGE 878,
O.P.R.B.C.T.

NANCY BLAKEY SURVEY
ABSTRACT NO. 98

M. ROUSSEAU SURVEY
ABSTRACT NO. 56

DRAINAGE EASEMENT AGREEMENT
CALLED 11.563 ACRES
VOLUME 1819, PAGE 840, O.P.R.B.C.T.

FIRST TRACT
(A/K/A TRACT NO. 4 VOL. 40, PG. 181)
JO ANN GRIENSECK CANTRELL
REMAINDER OF A CALLED 115.00 ACRES
VOLUME 445, PAGE 684, O.P.R.B.C.T.

BLUEBONNET ELECTRIC COOPERATIVE, INC.
VOLUME 1790, PAGE 612, O.P.R.B.C.T.

BLUEBONNET ELECTRIC COOPERATIVE, INC.
VOLUME 1790, PAGE 632, O.P.R.B.C.T.

NETWORK FUNDING, L.P.
CALLED 5.021 ACRES
VOLUME 1987, PG. 551
O.P.R.B.C.T.

25' TEMPORARY CONSTRUCTION EASEMENT
VOLUME 1961, PAGE 649, O.P.R.B.C.T.

REMAINDER OF A CALLED
145.691 ACRES
MC BASTROP 71, LP
VOLUME 2097, PAGE 241
O.P.R.B.C.T.

ELECTRIC EASEMENT
VOLUME 155, PAGE 209
O.P.R.B.C.T.

REMAINDER OF A CALLED
145.691 ACRES
MC BASTROP 71, LP
VOLUME 2097, PAGE 241
O.P.R.B.C.T.

ELECTRIC EASEMENT
VOLUME 155, PAGE 209
O.P.R.B.C.T.

RIGHT-IN/RIGHT-OUT
INTERSECTION

DATE	REV	DESCRIPTION
APR		

DESIGNED BY: JT
REVIEWED BY: JK
DRAWN BY: JT

BGE, INC.
101 W. LOUIS HENNA BLVD, SUITE 400
AUSTIN, TX 78721
TYPE Registration No. F-1046
TEL. 512.879.0400 www.bgeinc.com

BASTROP GROVE, SECTION 4
PRELIMINARY PLAT

SHEET 1 OF 3

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

THAT _____ BEING THE OWNER OF A 67.111 ACRE TRACT OF LAND OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98 SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 67.111 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

BASTROP GROVE

SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY STREETS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

WMV BASTROP 71, LLC
3310 N. CAPITAL OF TEXAS HWY, SUITE 202
AUSTIN, TEXAS 78746

STATE OF TEXAS §
COUNTY OF BASTROP §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME

MY COMMISSION EXPIRES _____

THE STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS

THAT I, JOHN KIM, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, TEXAS, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR THE DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

JOHN KIM, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 135480
DATE: _____

BGE, INC.
101 W. LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728

THE STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS

THAT I, JONATHAN O. NOBLES, DO HEREBY CERTIFY THAT I PREPARE THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS.

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777

DATE: _____

BGE, INC.
101 W. LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728

STATE OF TEXAS §
COUNTY OF BASTROP §

I, ROSE PIETSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____ PAGE _____

FILED FOR RECORD ON THE _____ DAY OF _____, 20____, A.D.

DEPUTY _____ ROSE PIETSCH,
COUNTY CLERK,
BASTROP COUNTY, TEXAS

STREET STANDARDS CHART

STREET NAME	R.O.W. WIDTH	STREET LENGTH	PAVEMENT WIDTH	SIDEWALKS*	SURFACING	CURB AND GUTTER
HUNTERS POINT DRIVE (EXTENSION)	60'	1201 LF	40' FACE TO FACE	4'	ASPHALT	YES
BASS DRIVE	50'	1638 LF	30' FACE TO FACE	4'	ASPHALT	YES
BLACK BUFFALO ROAD	50'	473 LF	30' FACE TO FACE	4'	ASPHALT	YES
BLACKTALL DRIVE	50'	490 LF	30' FACE TO FACE	4'	ASPHALT	YES
BLUEGILL LANE	50'	567 LF	30' FACE TO FACE	4'	ASPHALT	YES
BULLHEAD ROAD	50'	1649 LF	30' FACE TO FACE	4'	ASPHALT	YES
CATFISH LANE	50'	1886 LF	30' FACE TO FACE	4'	ASPHALT	YES
CATTAIL LANE	50'	1987 LF	30' FACE TO FACE	4'	ASPHALT	YES
FLATHEAD STREET	50'	612 LF	30' FACE TO FACE	4'	ASPHALT	YES
FRESHWATER DRIVE	50'	494 LF	30' FACE TO FACE	4'	ASPHALT	YES
LARGEMOUTH LANE	50'	1161 LF	24' FACE TO FACE	4'	ASPHALT	YES
MINNOW LANE	50'	365 LF	30' FACE TO FACE	4'	ASPHALT	YES
RED SHINER ROAD	50'	356 LF	30' FACE TO FACE	4'	ASPHALT	YES
SMALLMOUTH ROAD	50'	1161 LF	24' FACE TO FACE	4'	ASPHALT	YES
SUNFISH LANE	50'	1192 LF	30' FACE TO FACE	4'	ASPHALT	YES

* SIDEWALKS WILL PROVIDE PASSING SPACES COMPLIANT WITH TAS 403.5.3.

BASTROP GROVE, SECTION 4

PRELIMINARY PLAT

FIELD NOTES

FIELD NOTES FOR 35.401 ACRES OF LAND OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, BASTROP COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 152.561 ACRE TRACT OF LAND AS DESCRIBED IN AN INSTRUMENT TO MC BASTROP 71, LP RECORDED UNDER VOLUME 2097, PAGE 241 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 35.401 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 152.561 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 43.112 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO JOHN ALAN NIXON RECORDED UNDER VOLUME 1908, PAGE 825 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, LYING ON THE NORTH LINE OF THE REMAINDER OF A CALLED 115.000 ACRE TRACT DESCRIBED AS FIRST TRACT IN AN INSTRUMENT TO JO ANN GRIESEBECK CANITRELL, ET UX RECORDED UNDER VOLUME 445, PAGE 684 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS;

THENCE, SOUTH 86°58'19" WEST, WITH THE SOUTH LINE OF SAID 152.561 ACRE TRACT, THE NORTH LINE OF SAID 115.000 ACRE TRACT AND THE NORTH LINE OF A CALLED 5.021 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO NETWORK FUNDING, LP, RECORDED UNDER VOLUME 1987, PAGE 551 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A DISTANCE OF 1,820.74 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CONCRETE NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID 152.561 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 5.021 ACRE TRACT BEARS SOUTH 86°58'19" WEST, A DISTANCE OF 307.53 FEET;

THENCE, NORTH 09°40'25" EAST, OVER AND ACROSS SAID 152.561 ACRE TRACT, A DISTANCE OF 309.57 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 80°19'07" W, OVER AND ACROSS SAID 152.561 ACRE TRACT, A DISTANCE OF 233.12 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 82°58'51" WEST, OVER AND ACROSS SAID 152.561 ACRE TRACT, A DISTANCE OF 69.82 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET ON THE WEST LINE OF SAID 152.561 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SH 304 (120' WIDE) AS DESCRIBED IN VOLUME 129, PAGE 637 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS, FOR A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 09°40'25" EAST, WITH THE WEST LINE OF SAID 152.561 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID SH 304, OVER AND ACROSS SAID 152.561 ACRE TRACT A DISTANCE OF 67.53 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 58°31'00" E, LEAVING THE WEST LINE OF SAID 152.561 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID SH 304, OVER AND ACROSS SAID 152.561 ACRE TRACT A DISTANCE OF 67.53 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 80°19'07" E, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT, A DISTANCE OF 237.30 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 09°40'25" EAST, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT, A DISTANCE OF 1250.16 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR THE INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 80°12'23" WEST, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT A DISTANCE OF 184.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR THE POINT OF BEGINNING OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 50.14 FEET, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 10°26'51" AND A CHORD WHICH BEARS SOUTH 85°25'49" WEST, A DISTANCE OF 50.08 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR THE POINT OF TANGENCY;

THENCE, SOUTH 82°57'59" WEST, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT A DISTANCE OF 81.42 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET ON THE WEST LINE OF SAID 152.561 ACRE TRACT AND THE EAST LINE OF SH 304 (120' WIDE) AS DESCRIBED IN VOLUME 129, PAGE 637 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS, FOR A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

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THENCE, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 49.78 FEET, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 12°40'35" AND A CHORD WHICH BEARS NORTH 86°32'41" EAST, A DISTANCE OF 49.68 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR POINT OF TANGENCY;

THENCE, NORTH 80°21'23" EAST, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT A DISTANCE OF 201.67 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 09°40'25" EAST, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT A DISTANCE OF 144.11 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 80°20'05" EAST, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT A DISTANCE OF 688.44 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 20.42 FEET, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 06°41'05" AND A CHORD WHICH BEARS NORTH 14°37'05" WEST, A DISTANCE OF 20.41 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY;

THENCE, NORTH 17°57'38" WEST, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT A DISTANCE OF 69.01 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

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FIELD NOTES

THENCE, SOUTH 26°22'49" WEST, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT A DISTANCE OF 69.60 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

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THENCE, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 84.43 FEET, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 27°38'30" AND A CHORD WHICH BEARS SOUTH 04°08'23" EAST, A DISTANCE OF 83.61 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR POINT OF TANGENCY;

THENCE, SOUTH 17°57'38" EAST, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT, A DISTANCE OF 69.01 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 45.10 FEET, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 11°29'09" AND A CHORD WHICH BEARS S 12°13'03" E, A DISTANCE OF 45.03 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR CORNER;

THENCE, SOUTH 80°20'05" EAST, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT, A DISTANCE OF 1,034.98" FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET ON THE WEST LINE OF SAID 152.561 ACRE TRACT, SAME BEING THE WEST LINE SAID 43.112 ACRE JOHN ALAN NIXON TRACT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF SAID 152.561 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 30.970 ACRE TRACT OF LAND AS DESCRIBED IN AN INSTRUMENT TO SETON FAMILY OF HOSPITALS RECORDED UNDER DOCUMENT NUMBER 201716541 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP, TEXAS, BEARS NORTH 09°40'14" EAST, A DISTANCE OF 318.45 FEET;

THENCE, SOUTH 09°40'14" WEST, WITH THE EAST LINE OF SAID 152.561 ACRE TRACT AND THE WEST LINE OF SAID 43.112 ACRE JOHN ALAN NIXON TRACT, A DISTANCE OF 1416.80 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 31.710 ACRES OF LAND, MORE OR LESS.

THENCE, SOUTH 09°40'25" EAST, WITH THE WEST LINE OF SAID 152.561 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID SH 304, OVER AND ACROSS SAID 152.561 ACRE TRACT A DISTANCE OF 67.53 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

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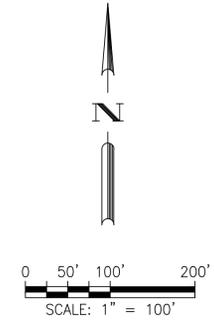
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THENCE, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 49.78 FEET, HAVING A RADIUS OF 225.00

BASTROP GROVE, SECTION 4

PRELIMINARY PLAT



REMAINDER OF A CALLED
52.684 ACRES
71 RETAIL PARTNERS, LP
VOLUME 2245, PAGE 878,
O.P.R.B.C.T.

SETON FAMILY OF HOSPITALS
CALLED 30,970 ACRES
DOC. NO. 201716541, O.P.R.B.C.T.

REMAINDER OF A CALLED
145.691 ACRES
MC BASTROP 71, LP
VOLUME 2097, PAGE 241
O.P.R.B.C.T.

500-YR FEMA
FLOODPLAIN

REMAINDER OF A CALLED
145.691 ACRES
MC BASTROP 71, LP
VOLUME 2097, PAGE 241
O.P.R.B.C.T.

CALLED 43.112 ACRES
JOHN ALAN NIXON
VOLUME 1908, PAGE 825
O.P.R.B.C.T.

NETWORK FUNDING, L.P.
CALLED 5.021 ACRES
VOLUME 1987, PG. 551
O.P.R.B.C.T.

FIRST TRACT
(A/K/A TRACT NO. 4 VOL. 40, PG. 181)
JO ANN GRIESEBECK CANTRELL
REMAINDER OF A CALLED 115.00 ACRES
VOLUME 445, PAGE 684, O.P.R.B.C.T.

1/2" I. ROD (B.M.)
NANCY BLAKEY SURVEY
ABSTRACT NO. 98

M. ROUSSEAU SURVEY
ABSTRACT NO. 56

DRAINAGE EASEMENT AGREEMENT
CALLED 11.563 ACRES
VOLUME 1819, PAGE 840, O.P.R.B.C.T.

SECOND TRACT
(A/K/A TRACT NO. 5 VOL. 40, PG. 181)
JO ANN GRIESEBECK CANTRELL
REMAINDER OF A CALLED 44.654 ACRES
VOLUME 445, PAGE 684
O.P.R.B.C.T.

PHASE 1

PHASE 2

- N.T.S.
- LEGEND**
- DOC. NO. DOCUMENT
 - ESMT. EASEMENT
 - NO. NUMBER
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS
 - PG. PAGE
 - R.O.W. RIGHT-OF-WAY
 - VOL. VOLUME
 - SET 1/2" IRON ROD W/ "BGE INC" CAP
 - FOUND 40D NAIL IN 12" CONCRETE FENCE POST
 - FOUND 1/2" IRON ROD W/ "BGE" SETSTONE" CAP (UNLESS OTHERWISE NOTED)
 - FOUND 1/2" IRON PIPE
 - PROPOSED SIDEWALK
 - Ⓝ BLOCK IDENTIFICATION
 - PROPOSED BUILDING SETBACK
 - - - PUBLIC UTILITY EASEMENT
 - PHASING BOUNDARY

REV	DATE	DESCRIPTION

DESIGNED BY: JT
REVIEWED BY: JK
DRAWN BY: JT



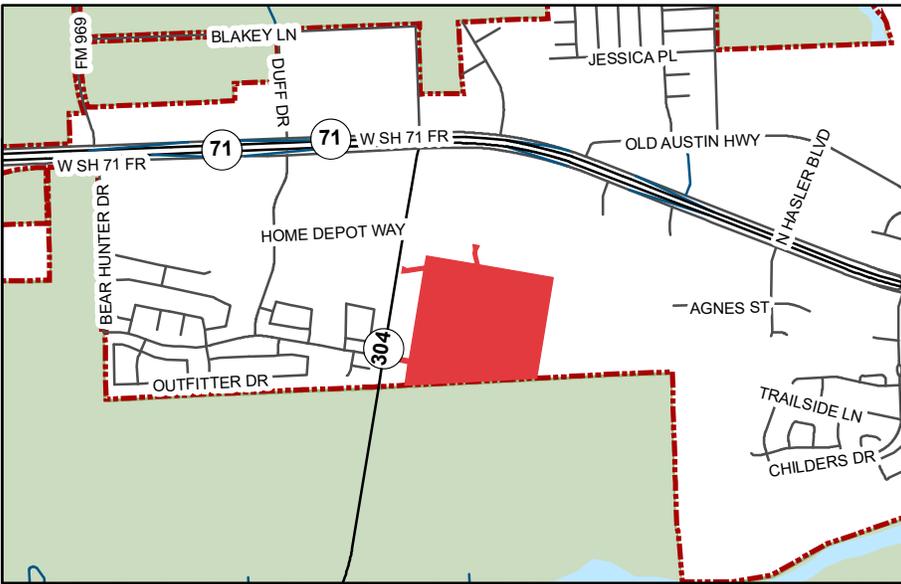
BGE, INC.
101 W. LOUIS HENNA BLVD, SUITE 400
AUSTIN, TX 78721
TYPE Registration No. F-1046
TEL: 512.919.9400 www.bgeinc.com

BASTROP GROVE, SECTION 4
PHASING PLAN



G:\TXC\Projects\WoyMaker\Bastrop\03_CADD\05_Exhibits\Preliminary_Plat_Phasing.dwg Layout: PHASING PLAN Plotted: 3/23/2020 2:08:49 PM

Attachment 1 Location Map



Bastrop Grove, Section 4 Preliminary Plat

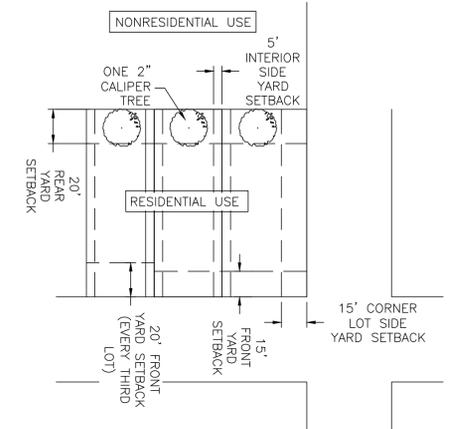
Date: 4/23/2020

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

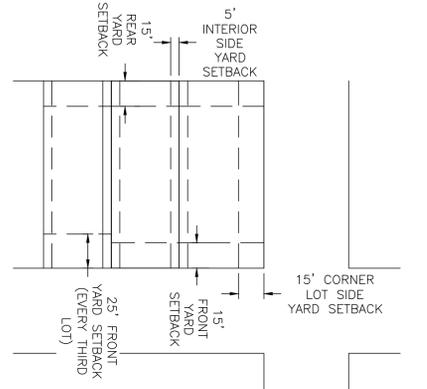


1 inch = 500 feet





TYPICAL YARD SETBACK EXHIBIT
(RESIDENTIAL USE ABUTTING NONRESIDENTIAL USE)
(1:50 SCALE)



TYPICAL YARD SETBACK EXHIBIT
(COMMERCIAL-1 USE)
(1:50 SCALE)

LEGEND

- SINGLE-FAMILY RESIDENTIAL
- MULTIPLE-FAMILY RESIDENTIAL
- ALLEYWAY
- OPEN SPACE
- LOCAL STREET CENTERLINE
- COLLECTOR STREET CENTERLINE
- PROPOSED PUBLIC UTILITY EASEMENT

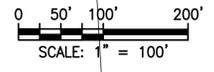
LOT COUNT		
	NO. OF LOTS	PERCENT OF TOTAL
35' LOTS	48	14.25%
40' LOTS	254	75.37%
50' LOTS	17	5.04%
MULTIFAMILY	18	5.34%
TOTAL	337	100%

FOR REVIEW PURPOSES ONLY

CONCEPTUAL PLAN

BASTROP GROVE

BGE, Inc.
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TX 78728
TEL: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046



CITY OF BASTROP ETJ

ROADWAY STUB
CITY OF BASTROP ETJ

BLUEBONNET
ELECTRIC
COOPERATIVE
VOLUME 960
PAGE 606
O.P.R.B.C.T.

25' PUBLIC
UTILITY EASEMENT
VOLUME 649,
PAGE 649,
O.P.R.B.C.T.

25' TEMPORARY
CONSTRUCTION
EASEMENT
VOLUME 961,
PAGE 649,
O.P.R.B.C.T.

BLUEBONNET
ELECTRIC
COOPERATIVE
VOLUME 1790,
PAGE 632,
O.P.R.B.C.T.

DRAINAGE EASEMENT TO BE DEDICATED BY THE PROPERTY OWNER TO THE POA BY SEPARATE INSTRUMENT

3B. Items for Individual Consideration

Consider action to approve, with conditions, the Bastrop Grove, Section 4 Preliminary Plat, consisting of 67.111 acres out of the Nancy Blakey Survey No. 98, located south of Agnes Street and east of State Highway 304, within the City Limits of Bastrop, Texas, as shown in Exhibit A.



Request

- A new Preliminary Plat for a residential development:
 - 319 – Single-Family Lots (35', 40' and 50' in width)
 - 5 – Green Space/Park Lots (5.924 acres)
 - 3 – Open Space Lots
- Future Land Use: Professional Services
- Character District: Meadows
- Place Type: PDD (The Grove Residential)



Location

- Southwest of Agnes Street and State Highway 304.



Development Review Committee

- Recommendation approved with conditions:
 1. Show existing north side of Agnes ROW and future ROW.
 2. Swap Black Buffalo Road with Sunfish Lane to keep the name length proportional to the street length (911 addressing compliance).

