

Planning & Zoning Commission
Regular Meeting Agenda
City Council Chambers
1311 Chestnut Street
Bastrop, TX 78602



This meeting will be live streamed on the City of Bastrop Facebook Page (www.facebook.com/bastroptx) and broadcast on Spectrum channel 10 and AT&T U-verse channel 99. A recording of the meeting will also be available within 72 hours after the meeting on the City's YouTube channel (Bastrop TX Network) and in the Agendas & Minutes section of the City website (www.cityofbastrop.org).

July 29, 2021 at 6:00 P.M.

City of Bastrop Planning & Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the Commission Secretary at (512) 332-8840 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Bastrop reserves the right to reconvene, recess, or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

- 1. CALL TO ORDER**
- 2. CITIZEN COMMENTS**

At this time, comments will be taken from the audience on any topic.

In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Commission cannot discuss issues raised or make any decision at this time. Instead, city Commissions are limited to making a statement of specific information or a recitation of existing policy in response to the inquiry. Issues may be referred to the Staff Liaison for research and possible future action.

It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Commission to allow a member of the public to slur the performance, honesty, and/or integrity of the Commission, as a body or any member or members of the Commission, individually or collectively, nor any members of the city's staff. Accordingly, profane, insulting, or threatening language directed toward the Commission and/or any person in the Commission's presence will not be tolerated.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the June 24, 2021 Planning and Zoning Commission Regular Meeting.
- 3B. Consider action to approve The Colony MUD 1C, Section 4 Final Plat, being 14.988 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3C. Consider action to approve The Colony MUD 1C, Section 5 Final Plat, being 16.930 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

4. WORKSHOP

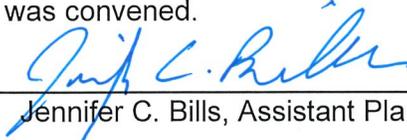
- 4A. Discussion on Bastrop Building Block (B³) Code amendments to include Wireless Transmission Facilities (Cell/Communication Towers) in the code.

5. UPDATES

- 5A. Update on recent City Council actions regarding Planning Department items.
- 5B. Planning Department Monthly Projects Volume Report.
- 5C. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

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: Friday, July 23, 2021 at 4:45 p.m. and remained posted for at least two hours after said meeting was convened.



Jennifer C. Bills, Assistant Planning Director



STAFF REPORT

MEETING DATE: July 29, 2021

AGENDA ITEM: 3A

TITLE:

Consider action to approve meeting minutes from the June 24, 2021 meeting of the Planning & Zoning Commission.

STAFF REPRESENTATIVE:

Nicole Peterson, Planning Technician

ATTACHMENTS:

Meeting Minutes



Planning and Zoning Commission

June 24, 2021

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, June 24, 2021 at 6:00 p.m. in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

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

Debbie Moore	Present
Cynthia Meyer	Present
Matt Lassen	Present – arrived at 6:05 p.m.
Cheryl Lee	Present
Greg Sherry	Absent
Ishmael Harris	Absent
Pablo Serna	Present
Carrie Caylor	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the May 27, 2021 Planning and Zoning Commission Regular Meeting.

Cynthia Meyer made a motion to recommend approval of the May 27, 2021 meeting minutes. Pablo Serna seconded the motion and the motion carried unanimously.

- 3B. Consider action to approve The Colony MUD 1C, Section 3 Final Plat, being 18.143 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located south of north of Sam Houston Drive and east of FM 969, within the Statutory and Voluntary Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A

Allison Land presented Agenda Items 3B, 3C, 3D, 3E, and 3F at the same time to the Commission. There were no comments or questions from the Commissioners.

Carrie Caylor made a motion to approve The Colony MUD 1C, Section 3 Final Plat, being 18.143 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located south of north of Sam Houston Drive and east of FM 969, within the Statutory and Voluntary Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Cheryl Lee seconded the motion and the motion carried unanimously.

- 3C. Consider action to approve The Colony MUD 1B, Section 5 Final Plat, being 24.221 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located south of north of Sam Houston Drive and east of FM 969, within the Statutory and Voluntary Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Planning and Zoning Commission

June 24, 2021

Meeting Minutes

Allison Land presented all the Colony Plats on one PowerPoint presentation. There were no comments or questions from the Commissioners.

Carrie Caylor made a motion to approve The Colony MUD 1B, Section 5 Final Plat, being 24.221 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located south of north of Sam Houston Drive and east of FM 969, within the Statutory and Voluntary Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Cheryl Lee seconded the motion and the motion carried unanimously.

- 3D. Consider action to approve The Colony MUD 1C, Section 1 Final Plat, being 20.487 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located south of north of Sam Houston Drive and east of FM 969, within the Statutory and Voluntary Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Allison Land presented all the Colony Plats on one PowerPoint presentation. There were no comments or questions from the Commissioners.

Carrie Caylor made a motion to approve The Colony MUD 1C, Section 1 Final Plat, being 20.487 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located south of north of Sam Houston Drive and east of FM 969, within the Statutory and Voluntary Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Cheryl Lee seconded the motion and the motion carried unanimously.

- 3E. Consider action to approve The Colony MUD 1B, Section 4 Final Plat, being 29.583 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located south of north of Sam Houston Drive and east of FM 969, within the Statutory and Voluntary Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Allison Land presented all the Colony Plats on one PowerPoint presentation. There were no comments or questions from the Commissioners.

Carrie Caylor made a motion to approve The Colony MUD 1B, Section 4 Final Plat, being 29.583 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located south of north of Sam Houston Drive and east of FM 969, within the Statutory and Voluntary Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Cheryl Lee seconded the motion and the motion carried unanimously.

- 3F. Consider action to approve The Colony MUD 1B, Section 6 Final Plat, being 20.980 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located south of north of Sam Houston Drive and east of FM 969, within the Statutory and Voluntary Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Allison Land presented all the Colony Plats on one PowerPoint presentation. There were no comments or questions from the Commissioners.

Carrie Caylor made a motion to approve The Colony MUD 1B, Section 6 Final Plat, being 20.980 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located south of north of Sam Houston Drive and east of FM 969, within the Statutory and Voluntary Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Cheryl Lee seconded the motion and the motion carried unanimously.

Planning and Zoning Commission

June 24, 2021

Meeting Minutes

4. WORKSHOP

- 4A. Discussion on Comprehensive Plan Chapter 9 – Implementation, Appendix A – Goals, Objections, and Actions, Appendix B – CIP, and Appendix C – Ranking Criteria

Jennifer Bills presented to the Commission.

Discussion commenced between Commissioners and Staff about the following topics;

1. CAMPO: what it stands for and what type of assistance they offer.
2. Clarification on the annexation: what all we can annex, voluntary annexation and the process to annex a river.
3. Questions and concerns about how the City of Bastrop communicates with the public at large, and how we are getting information out to the public including citizens that are not online.
4. Plans for redevelopment/new development on the North part of town and how can we focus on updating drainage and streets.
5. Environmental rebuilding and how we can assist the community with updating their properties.

Trey addressed the Commission and stated at this time Staff was looking for recommendations from the Commission, however the policy direction/decisions would ultimately be left up to City Council. He mentioned citizens can call, write, attend meetings, or make a request and that we encourage them to show up to City Council, and to request meetings with staff regarding their concerns.

5. UPDATES

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

Jennifer Bills presented to Commission updates regarding the Sign Code amendments recommendation made by the Commission to City Council, which were adopted by City Council. There will be a 6-month education campaign on getting the new sign code information out to the public and businesses before the enforcement for the amended sign ordinance begins.

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

No request at this time.

- 5C. Planning Department Monthly Projects Volume Report.

Jennifer Bills presented the May Planning Department Volume report to Commission. Discussion commenced between Commission and Staff over whether the City was going to adopt the Atlas 14. Jennifer stated that we did adopt it.

Planning and Zoning Commission
June 24, 2021
Meeting Minutes

6. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 7:09 p.m. Cheryl Lee seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair



STAFF REPORT

MEETING DATE: July 29, 2021

AGENDA ITEM: 3B

TITLE:

Consider action to approve The Colony MUD 1C, Section 4 Final Plat, being 14.988 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

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

ITEM DETAILS:

Site Address:	West of FM 969 (Attachment 1)
Total Acreage:	14.988 acres
Legal Description:	14.988 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner:	Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact:	Brendan McEntee, Carlson, Brigance, and Doering, Inc.
Existing Use:	Vacant/Undeveloped
Existing Zoning:	None. Extra-Territorial Jurisdiction, The Colony MUD
Adopted Plan:	Third Amendment to the Colony MUD Consent Agreement, Approved March 4, 2020
Future Land Use:	Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted an application for a Final Plat for The Colony MUD 1C Section 4 (Exhibit A). The plat includes 44 residential lots and 2 non-residential lots (Exhibit A). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

Traffic Impact and Streets

The Final Plat connects to the extension Sam Houston Drive, an arterial street, which currently exits onto FM 969, and 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 Colony neighborhoods to the north and south of the road. This section also has two residential connection to the east to Section 2, which was approved at the last meeting. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system.

A traffic impact analysis (TIA) for the overall development of The Colony MUD has been previously approved by the City, and the plat is consistent with the numbers for the impact to the existing

roadways. Improvements along FM 969 have been completed with previous sections, and provisions for a future traffic signal will also be provided.

Sam Houston Drive will remain ungated. The developer has the option to gate the individual neighborhoods off Sam Houston Drive within 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. A Public Improvement Plan has been reviewed and approved by the City Engineer.

Wastewater collection and treatment will also be provided by The Colony MUD. Wastewater improvements were included in the approved Public Improvement Plan.

Drainage

Stormwater runoff generated within the property will be routed through an underground storm sewer network, which will then flow into two detention ponds to the north and east of the section, which will then discharge at pre-developed rates to the north. The drainage plan is using the updated rainfall totals of Atlas 14. Additionally, the residential lots will include maximum impervious coverage limit that is reflected in the system capacity. A Final Drainage Plan has been reviewed and approved by the City Engineer.

POLICY EXPLANATION:

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

Compliance with 2036 Comprehensive Plan:

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

This plat complies with the Future Land Use Plan, which shows Neighborhood Residential in this area. The plat proposes residential lots.

Objective 2.1.2: Exercise greater influence on development patterns and character in the Bastrop ETJ.

The City of Bastrop has a Consent Agreement with The Colony Municipal Utility District that allows the city to agree to specific land uses and development standards, even though the development is not within the city limits. This allows the city to ensure the quality of development and future sustainability.

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

Through the Consent Agreement, The Colony MUD development includes four different single-family lot standards and two multi-family standards.

Local Government Code

Sec. 212.002. Rules.

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

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

Section 212.004 Plat Required

- (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared.

The applicant has proposed subdividing an undeveloped 14.988-acre tract into 44 residential lots and 2 non-residential lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.

Sec. 212.010. Standards for Approval

- (a) The municipal authority responsible for approving plats shall approve a plat if:
- (1) it conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

The Final plat conforms to the Future Land Use Plan, which is designated Neighborhood Residential for this area.

- (2) it conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;

A traffic impact analysis (TIA) for the overall development of The Colony Subdivision has been previously approved by the City, and the plat is consistent with the recommendations of that analysis. Improvements along FM 969 were built with the previous section and included items such as turning and deceleration lanes. Provisions for a future traffic signal have been required by the Texas Department of Transportation.

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

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

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

The final plat complies with the requirements of the adopted B³ Code and Consent Agreement.

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.

- Section 1.3.002 Preliminary Plat

The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on November 19, 2020.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on September 17, 2020.

The Preliminary Plat was approved by the Planning & Zoning Commission on February 25, 2021.

- Section 1.3.003 Final Plat

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on March 25, 2021.

The Public Improvement Plans for the construction of the subdivision improvements was approved by the City Engineer on March 11, 2021.

The Public Improvement Plan Agreement to ensure the performance of the installation and provide a maintenance period for the subdivision improvements was approved by City Council on May 11, 2021.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Final Plat for The Colony MUD 1C, Section 4 for compliance with subdivision, utility standards, and Consent Agreement on July 1, 2021, and deemed the plat administratively complete. The Planning Director recommends approval.

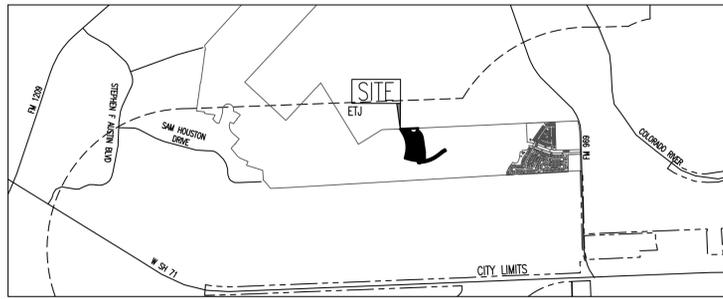
RECOMMENDATION:

Consider action to approve The Colony MUD 1C, Section 4 Final Plat, being 14.988 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

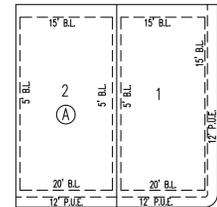
ATTACHMENTS:

- Exhibit A: The Colony MUD 1C, Section 4 Final Plat
- Attachment 1: Location Map
- Attachment 2: The Colony MUD Land Use Plan and Section 1C Layout

THE FINAL PLAT OF THE COLONY MUD 1C, SECTION 4



VICINITY MAP NOT TO SCALE



TYPICAL LOT EASEMENTS

DATE: JUNE 16, 2021

OWNER:
RICK NEFF
HUNT COMMUNITIES BASTROP, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
4401 N. MESA STREET,
EL PASO, TEXAS 79902
PHONE: (915) 298-4226

F.E.M.A. MAP NO. 48021C0335E
BASTROP COUNTY, TEXAS DATED:
JANUARY 19, 2006

ENGINEER & SURVEYOR:
AARON V. THOMASON, R.P.L.S. AND
BRENDAN P. MCENTEE, P.E.
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160
(512) 280-5165 fax

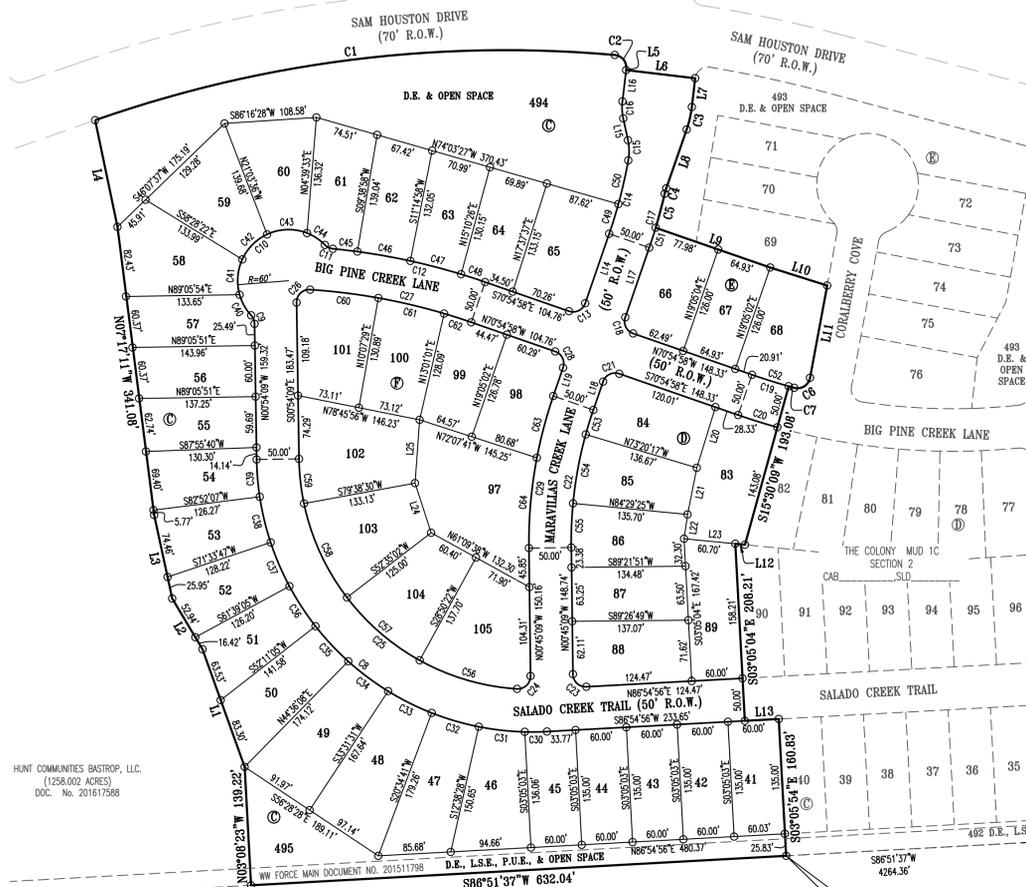
BENCHMARK:
TBM-1: CAPPED IRON ROD LABELED "CBO/SETSTONE" LOCATED APPROXIMATELY 632.03' WEST OF SITE
ELEVATION = 511.33' N:10020257.22' E:3226578.17'
VERTICAL DATUM: (NAD83)
TBM-2: CAPPED IRON ROD LABELED "CBO/SETSTONE" LOCATED APPROXIMATELY 290.09' WEST OF SITE
ELEVATION = 514.07' N:10020269.51' E:3226969.96'
VERTICAL DATUM: (NAD83)

LINEAR FOOTAGE OF RIGHT-OF-WAY			
BIG PINE CREEK LANE	50' R.O.W.	631 FT	LOCAL
SALADO CREEK TRAIL	50' R.O.W.	942 FT	LOCAL
MARAVILLAS CREEK LANE	50' R.O.W.	765 FT	LOCAL
TOTAL		2,338 FT	

HUNT COMMUNITIES BASTROP, LLC.
(1258.002 ACRES)
DOC. No. 201617588

TOTAL ACREAGE: 14.988 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY, A-5
NO. OF RESIDENTIAL LOTS: 44 TOTAL: 10,200 ACRES
NO. OF NON-RESIDENTIAL LOTS: 2 TOTAL: 2,078 ACRES
NO. OF BLOCKS: 4
R.O.W.: TOTAL: 2,710 ACRES

HUNT COMMUNITIES BASTROP, LLC.
(1258.002 ACRES)
DOC. No. 201617588

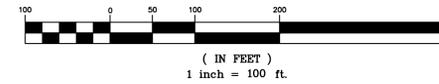


DAVID K. GRASSEL
410.599 ACRES
VOL. 714, PG. 306

POINT OF BEGINNING

SCALE: 1" = 100'

GRAPHIC SCALE



LEGEND

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

GENERAL NOTES:

1. WATER IS PROVIDED BY THE COLONY M.U.D. 1C.
2. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1C.
3. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOP.
4. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON FEBRUARY 25, 2021.
5. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
6. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
7. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
8. BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
9. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
10. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
11. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
12. ALL NEW UTILITIES WILL BE UNDERGROUND.
13. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATING.
14. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
15. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
16. AS SHOWN HEREON, A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHT-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
17. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
18. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
19. 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 (D.L.R.) AND PROVIDING DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
20. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
21. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUITS, DRAINAGE PIPES AND NATURAL GAS LINES.
22. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
23. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
24. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
25. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
26. RESIDENTIAL CORNER LOTS ON UNEQUAL CLASS STREET SHALL ONLY ACCESS THE STREET WITH THE LOWER CLASSIFICATION.
27. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.
28. THE CITY WILL PERFORM A FINAL INSPECTION OF INFRASTRUCTURE THAT WILL BE DEDICATED TO THE M.U.D.
29. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
30. CABLE SERVICE IS PROVIDED BY SPECTRUM.
31. SAM HOUSTON DRIVE SHALL REMAIN UNGATED. SAM HOUSTON DRIVE AND OTHER STREETS SHALL BE IN ACCORDANCE WITH THE 3RD AMENDMENT TO THE CONSENT AGREEMENT AND TRI-PARTY ROADWAY AGREEMENT FOR THE COLONY MUD'S.
32. 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 NO. 4210005324 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS FINAL PLAT.
33. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
34. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
35. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
36. A STORM WATER MANAGEMENT PLAN WILL BE PROVIDED PRIOR TO FINAL ACCEPTANCE.
37. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS FINAL PLAT BY THE PLANNING AND ZONING COMMISSION DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS FINAL PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS FINAL PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
38. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
39. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSENT AGREEMENT FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS.
40. IMPERVIOUS COVER IS LIMITED TO 55% FOR LOTS 45 FOOT WIDE OR LESS, AND 45% FOR LOTS GREATER THAN 45 FEET WIDE.
41. PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/COLLECTOR, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN.
42. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITY EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
43. NO STRUCTURES OR LAND USE (INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, AND LANDSCAPING) THAT NEGATIVELY IMPACTS STORMWATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.
44. ALL BUILDING LINES WILL BE BASED ON THE CONSENT AGREEMENT BETWEEN THE COLONY MUD 1C, AND THE CITY OF BASTROP AND SUBSEQUENT AMENDMENTS.
45. ALL LOTS ARE STANDARD LOTS PER THE CONSENT AGREEMENT.
46. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE FLOOD AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NOS. 48021C0195E AND 48021C0355E, EFFECTIVE JANUARY 19, 2006 FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 481193. THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.

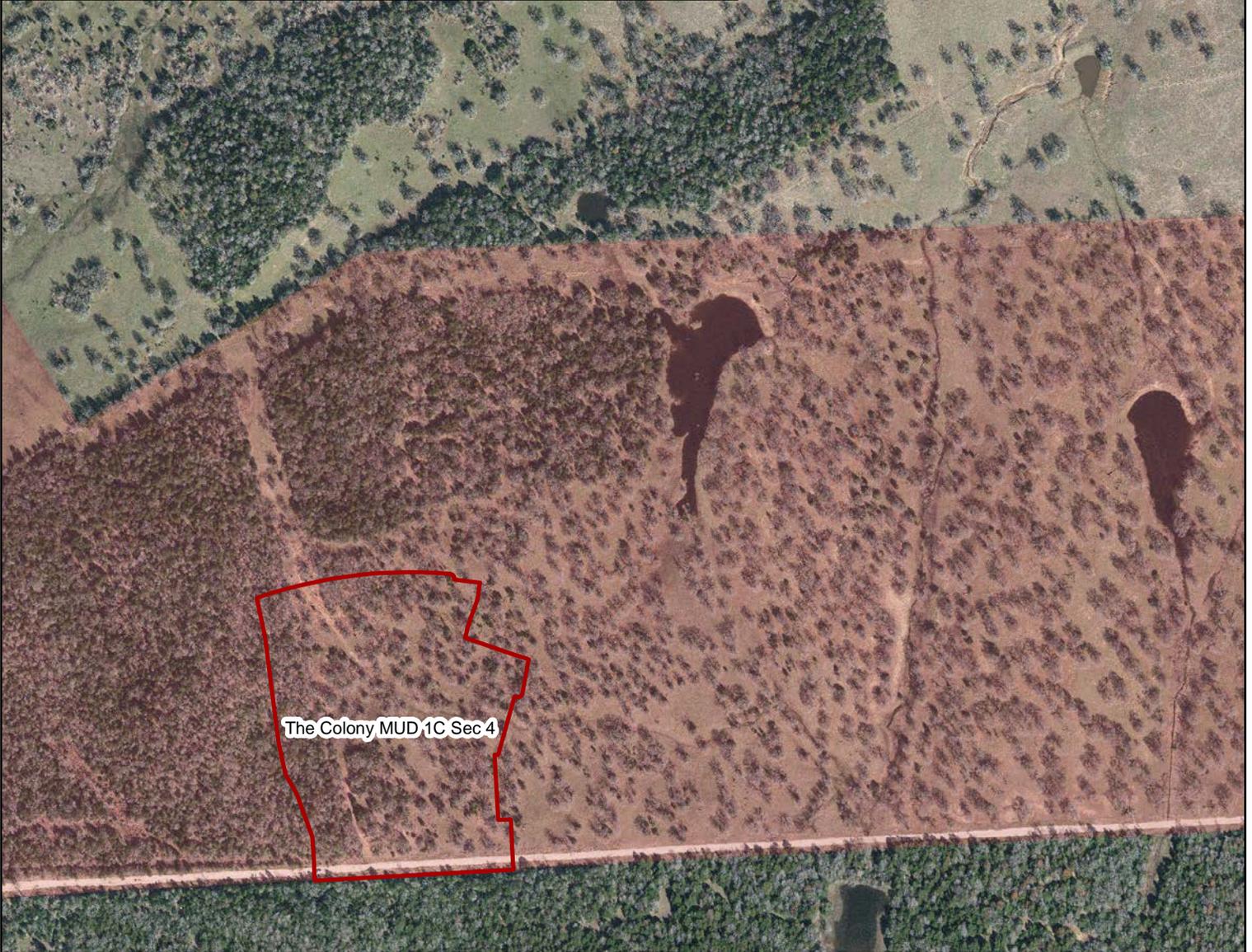
REVISION #	REASON	DATE

Carlson, Brigance & Doering, Inc.

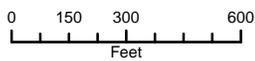
FIRM ID #F3791 REG. # 10024900

Civil Engineering	Surveying
5501 West William Cannon	Austin, Texas 78749
Phone No. (512) 280-5160	Fax No. (512) 280-5165

Attachment 1 Location Map



The Colony MUD 1C Sec 4



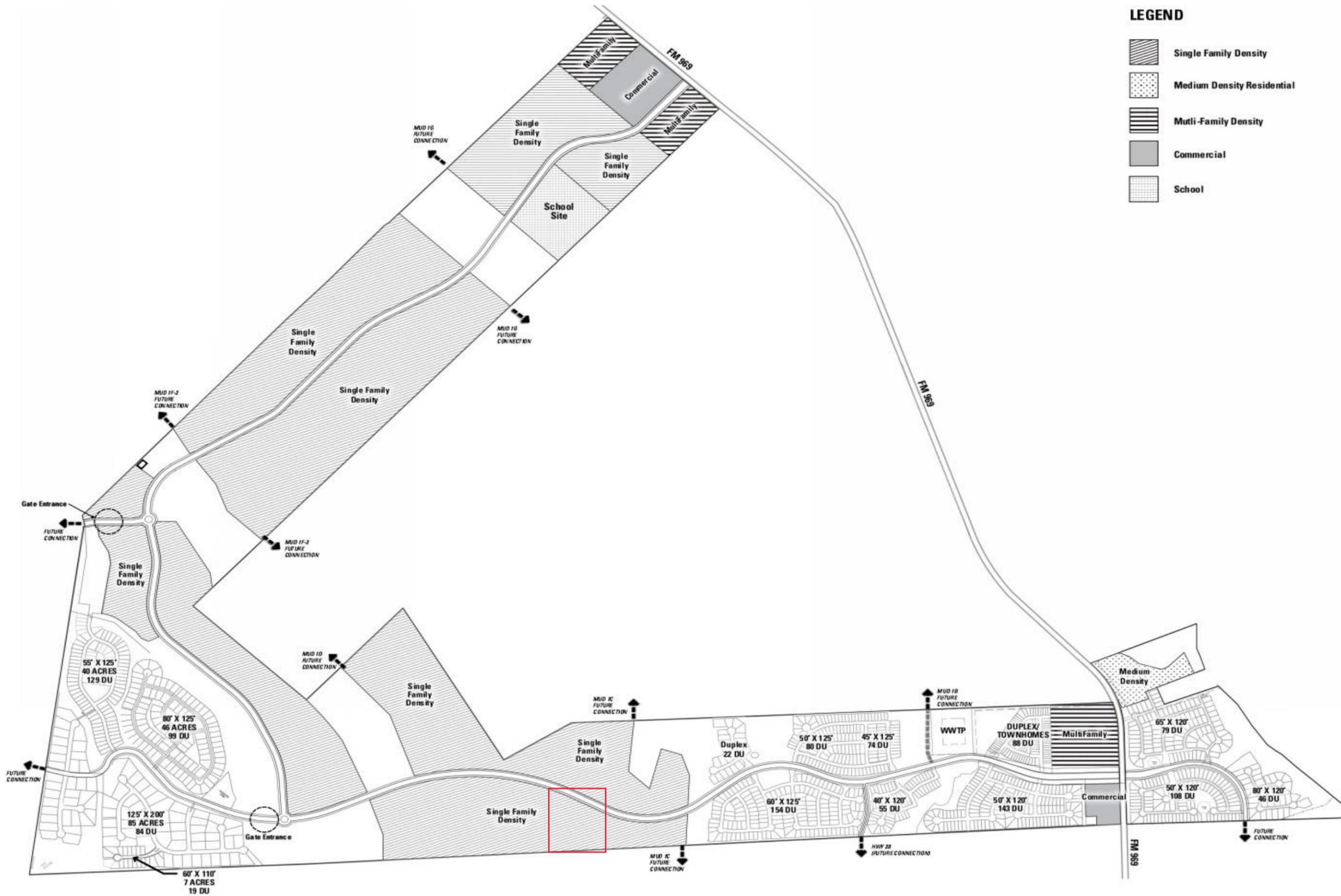
The Colony MUD 1C Section 4

1 inch = 500 feet

Date: 7/23/2021

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





LEGEND

	Single Family Density
	Medium Density Residential
	Multi-Family Density
	Commercial
	School



THE COLONY / 4,300 DU CONSENT AGREEMENT LAND PLAN

Bastrop, TX

02 August 2019

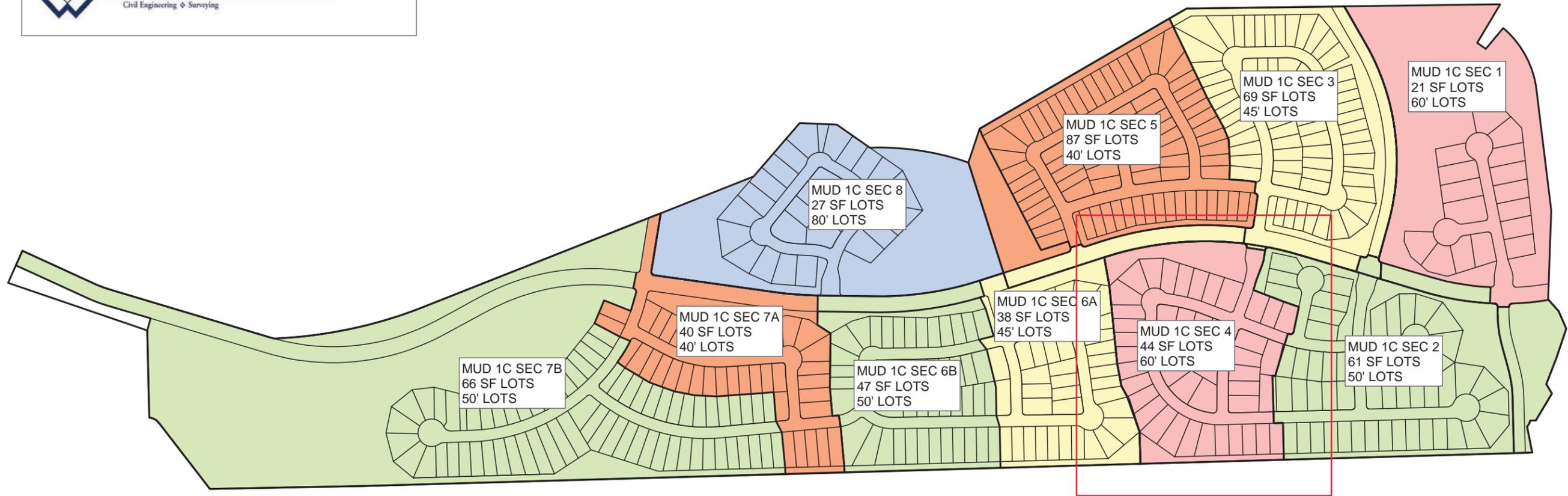


LOT SIZE	COUNT
40'	127
45'	107
50'	174
60'	65
80'	27
TOTAL MUD 1C = 500	

0 250 500 1,000 Feet



Carlson, Brigrance & Doering, Inc.
Civil Engineering ♦ Surveying





STAFF REPORT

MEETING DATE: July 29, 2021

AGENDA ITEM: 3C

TITLE:

Consider action to approve The Colony MUD 1C, Section 5 Final Plat, being 16.930 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Allison Land, Senior Planner

ITEM DETAILS:

Site Address: West of FM 969 (Attachment 1)
Total Acreage: 16.930 acres
Legal Description: 16.930 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner: Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact: Matt Synatschk, Carlson, Brigrance, and Doering, Inc.
Existing Use: Vacant/Undeveloped
Existing Zoning: None. Extra-Territorial Jurisdiction, The Colony MUD
Adopted Plan: Third Amendment to the Colony MUD Consent Agreement, Approved March 4, 2020
Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted an application for a Final Plat for The Colony MUD 1C Section 5 (Exhibit A). The plat includes 87 residential lots and 2 non-residential lots (Attachment 1). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

Traffic Impact and Streets

The Final Plat proposes to extend Brushy Creek Drive, a local street, westward from Cibolo Creek Loop, which intersects Sam Houston Drive and provides the main access into the development. Local streets connecting to Sam Houston Drive will serve the proposed residential lots and provide access into the Colony neighborhoods to the north and south of the road. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system.

A traffic impact analysis (TIA) for the overall development of The Colony MUD has been previously approved by the City, and the plat is consistent with the numbers for the impact to the existing roadways. Improvements along FM 969 have been completed with previous sections, and provisions for a future traffic signal will also be provided.

Sam Houston Drive will remain ungated. The developer has the option to gate the individual neighborhoods off Sam Houston Drive within 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. A Public Improvement Plan has been reviewed and approved by the City Engineer.

Wastewater collection and treatment will also be provided by The Colony MUD. Wastewater improvements were included in the approved Public Improvement Plan.

Drainage

Stormwater runoff generated within the western portion of the property will be routed to a detention pond to the west. The remainder of the stormwater runoff within the property will be routed through an underground storm sewer network, which will then flow into a detention pond east of the section. Both ponds will then discharge at pre-developed rates to the north. The drainage plan is using the updated rainfall totals of Atlas 14. Additionally, the residential lots will include maximum impervious coverage limit that is reflected in the system capacity. A Final Drainage Plan has been reviewed and approved by the City Engineer.

POLICY EXPLANATION:

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

Compliance with 2036 Comprehensive Plan:

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

This plat complies with the Future Land Use Plan, which shows Neighborhood Residential in this area. The plat proposes residential lots.

Objective 2.1.2: Exercise greater influence on development patterns and character in the Bastrop ETJ.

The City of Bastrop has a Consent Agreement with the Colony Municipal Utility District that allows the city to agree to specific land uses and development standards, even though the development is not within the city limits. This allows the city to ensure the quality of development and future sustainability.

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

Through the Consent Agreement, The Colony MUD development includes four different single-family lot standards and two multi-family standards.

Local Government Code

Sec. 212.002. Rules.

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

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

Section 212.004 Plat Required

- (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared.

The applicant has proposed subdividing an undeveloped 16.930-acre tract into 87 residential lots and 2 non-residential lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.

Sec. 212.010. Standards for Approval

- (a) The municipal authority responsible for approving plats shall approve a plat if:
- (1) it conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

The final plat conforms to the Future Land Use Plan, which is designated Neighborhood Residential for this area.

- (2) it conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;

A traffic impact analysis (TIA) for the overall development of The Colony Subdivision has been previously approved by the City, and the plat is consistent with the recommendations of that analysis. Improvements along FM 969 were built with the previous section and included items such as turning and deceleration lanes. Provisions for a future traffic signal have been required by the Texas Department of Transportation.

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

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

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

The final plat complies with the requirements of the adopted B³ Code and Consent Agreement.

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.

- Section 1.3.002 Preliminary Plat

The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on January 19, 2021.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on January 19, 2021.

The Preliminary Plat was approved by the Planning & Zoning Commission on January 28, 2021.

- Section 1.3.002 Final Plat

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on February 25, 2021.

The Public Improvement Plans for the feasibility of the construction of the subdivision improvements were approved by the City Engineer on February 11, 2021.

The Public Improvement Plan Agreement to ensure the performance of the installation and provide a maintenance period for the subdivision improvements was approved by City Council on April 13, 2021.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Final Plat for The Colony MUD 1C, Section 5 for compliance with subdivision and utility standards on July 1, 2021 and deemed the plat administratively complete. The Planning Director recommends approval.

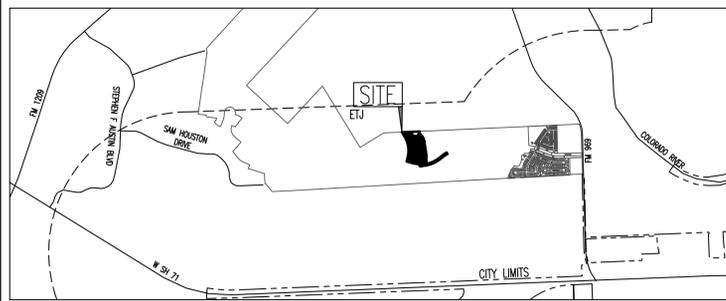
RECOMMENDATION:

Consider action to approve The Colony MUD 1C, Section 5 Final Plat, being 16.930 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

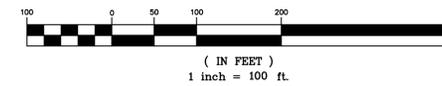
- Exhibit A: The Colony MUD 1C, Section 5 Final Plat
- Attachment 1: Location Map
- Attachment 2: The Colony MUD Land Use Plan and Section 1C Layout

THE FINAL PLAT OF THE COLONY MUD 1C, SECTION 5



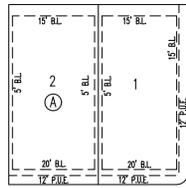
SCALE: 1" = 100'

GRAPHIC SCALE



LEGEND

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



Line #	Length	Direction
L1	58.97	S24°07'28"E
L2	111.75	S04°15'22"E
L3	60.64	S01°42'10"W
L4	50.00	S05°25'29"W
L5	123.98	S06°43'37"W
L6	63.65	S70°42'25"W
L7	50.00	S70°42'25"W
L8	29.76	N19°17'35"W
L9	126.50	S70°42'25"W
L10	34.13	N23°22'17"W

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	118.55	1825.00	S86°26'10"E	118.53	59.29	3°43'18"
C2	23.90	15.00	S38°55'27"E	21.45	15.34	91°18'08"
C3	23.31	15.00	S51°14'11"W	21.03	14.75	89°01'08"
C4	670.82	1535.00	S83°13'35"W	665.49	340.85	25°02'20"
C5	23.56	15.00	N6°11'35"W	21.21	15.00	90°00'00"

BENCHMARK:
TBM-1: CAPPED IRON ROD LABELED "CBO/SETSTONE" LOCATED APPROXIMATELY 886' SOUTHWEST OF SITE. ELEVATION = 511.33' N:10020257.22' E:3226578.17' VERTICAL DATUM: (NAD83)

TBM-2: CAPPED IRON ROD LABELED "CBO/SETSTONE" LOCATED APPROXIMATELY 884' SOUTH OF SITE. ELEVATION = 514.07' N:10020269.51' E:3226969.96' VERTICAL DATUM: (NAD83)

DATE: JUNE 16, 2021

OWNER:
RICK NEFF
HUNT COMMUNITIES BASTROP, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
4401 N. MESA STREET,
EL PASO, TEXAS 79902
PHONE: (915) 298-4226

ENGINEER & SURVEYOR:
ARRON V. THOMASON, R.P.L.S. AND
BRENDAN P. MCENTEE, P.E.
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160
(512) 280-5165 fax

F.E.M.A. MAP NO. 48021C0195E, AND 48021C0335E BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

TOTAL ACREAGE: 16.930 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY, A-5

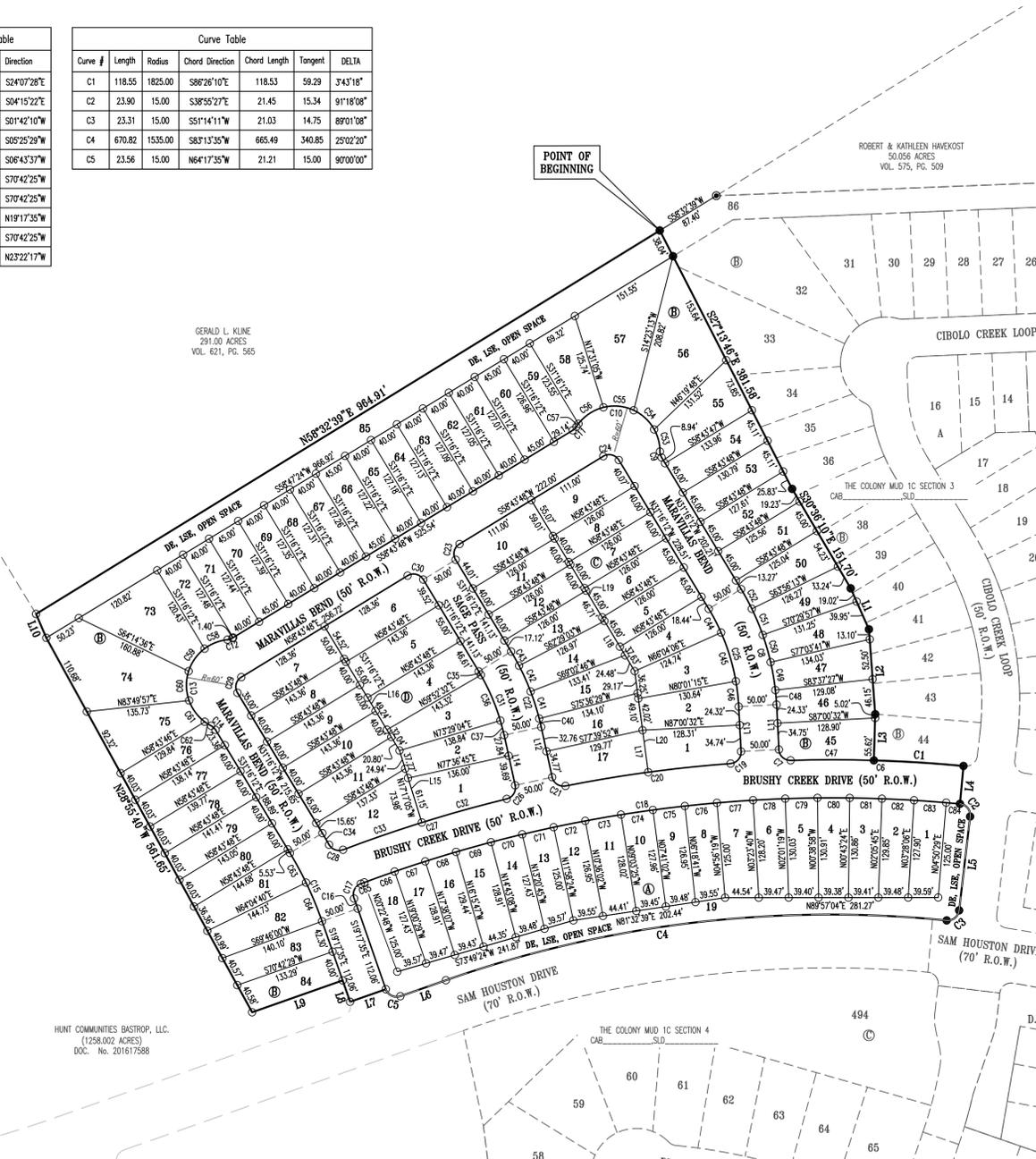
NO. OF RESIDENTIAL LOTS:	87	12,301 ACRES
NO. OF NON-RESIDENTIAL LOTS:	2	1,408 ACRES
TOTAL:	71	13,709 ACRES

NO. OF BLOCKS:	4
R.O.W.:	TOTAL: 3,221 ACRES

NON-RESIDENTIAL BLOCK	LOT	PURPOSE
A	19	DE & OPEN SPACE
B	85	DE & OPEN SPACE

LINEAR FOOTAGE OF RIGHT-OF-WAY	LENGTH	LOCAL
MARAVILLAS BEND	50' R.O.W.	1,651 FT
SAGE PASS	50' R.O.W.	387 FT
BRUSHY CREEK DRIVE	50' R.O.W.	858 FT
TOTAL		2,896 FT

HUNT COMMUNITIES BASTROP, LLC.
(1258.002 ACRES)
DOC. NO. 201617588



- GENERAL NOTES:
- WATER IS PROVIDED BY THE COLONY M.U.D. 1C.
 - WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1C.
 - ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOP.
 - THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON FEBRUARY 25, 2021.
 - ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
 - CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
 - THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 - BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
 - FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
 - WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
 - ALL NEW UTILITIES WILL BE UNDERGROUND.
 - IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
 - DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
 - TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
 - AS SHOWN HEREON, A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
 - PROPERTY OWNERS SHALL PROVIDE ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
 - NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO: BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.
 - NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDING DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
 - EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
 - PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING BUT NOT LIMITED TO: SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUITORS, DRAINAGE PIPES AND NATURAL GAS LINES.
 - A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
 - ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
 - UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
 - THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
 - RESIDENTIAL CORNER LOTS ON UNUSUAL GLASS STREET SHALL ONLY ACCESS THE STREET WITH THE LOWER CLASSIFICATION. ACCESS FOR BLOCK B LOT 45, BLOCK C LOTS 1 & 17, BLOCK D LOTS 1 & 12 ARE PROHIBITED TO BRUSHY CREEK, BLOCK C LOTS 9 & 10, BLOCK D LOTS 6 & 7 ARE PROHIBITED TO MARAVILLAS BEND.
 - THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.
 - THE CITY WILL PERFORM A FINAL INSPECTION OF INFRASTRUCTURE THAT WILL BE DEDICATED TO THE M.U.D.
 - GAS SERVICE WILL BE PROVIDED BY SPECTRUM.
 - CABLE SERVICE IS PROVIDED BY SPECTRUM.
 - SAM HOUSTON DRIVE SHALL REMAIN UNGATED. SAM HOUSTON DRIVE AND OTHER STREETS SHALL BE IN ACCORDANCE WITH THE 3RD AMENDMENT TO THE CONSENT AGREEMENT FOR THE COLONY MUD.
 - 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 NO. 421000324 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS FINAL PLAT.
 - IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
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 - STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
 - A STORM WATER MANAGEMENT PLAN WILL BE PROVIDED PRIOR TO FINAL ACCEPTANCE.
 - FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS FINAL PLAT BY THE PLANNING AND ZONING COMMISSION DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS FINAL PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS FINAL PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
 - ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 - ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSENT AGREEMENT FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS.
 - IMPERVIOUS COVER IS LIMITED TO 55% FOR LOTS 45 FEET WIDE OR LESS, AND 45% FOR LOTS GREATER THAN 45 FEET WIDE.
 - PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN.
 - NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
 - NO STRUCTURES OR LAND USE (INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, AND LANDSCAPING) THAT NEGATIVELY IMPACTS STORMWATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION AREAS.
 - ALL BUILDING LINES WILL BE BASED ON THE CONSENT AGREEMENT BETWEEN THE COLONY MUD 1C, AND THE CITY OF BASTROP AND SUBSEQUENT AMENDMENTS.
 - ALL LOTS ARE STANDARD LOTS PER THE CONSENT AGREEMENT.
 - NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE FLOOD AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NOS. 48021C0195E AND 48021C0335E, EFFECTIVE JANUARY 19, 2006 FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 481193. THIS FLOOD STATEMENT, AS DETERMINED BY A F.I.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.

REVISION #	REASON	DATE

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

THE FINAL PLAT OF THE COLONY MUD 1C, SECTION 5

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C6	228.38	1825.00	N88°09'37"W	228.23	114.34	7°10'12"
C7	23.24	15.00	N47°22'05"W	20.98	14.68	88°45'16"
C8	160.41	325.00	N17°07'50"W	158.79	81.87	28°16'45"
C9	8.13	15.00	S15°44'01"E	8.04	4.17	31°04'24"
C10	153.68	60.00	N73°34'19"W	114.98	200.94	146°44'59"
C11	6.72	15.00	N45°53'30"E	6.67	3.42	25°40'36"
C12	6.72	15.00	N71°34'09"E	6.67	3.42	25°40'36"
C13	154.13	60.00	S10°48'58"W	115.11	203.76	147°11'05"
C14	8.22	15.00	N47°04'20"W	8.12	4.22	31°24'28"
C15	99.29	475.00	S25°16'54"E	99.11	49.63	11°58'37"
C16	14.13	525.00	S20°03'50"E	14.12	7.06	1°32'30"
C17	23.64	15.00	S24°18'45"W	21.27	15.08	90°17'40"
C18	804.38	1774.89	S82°26'33"W	797.52	409.22	25°58'00"
C19	23.26	15.00	N41°20'23"E	21.00	14.70	88°50'51"
C20	219.96	1825.00	N82°18'38"E	219.83	110.11	6°54'20"
C21	23.24	15.00	S56°45'55"E	20.98	14.68	88°45'16"
C22	107.11	325.00	S21°48'45"E	106.62	54.04	18°52'56"
C23	23.56	15.00	S13°43'48"W	21.21	15.00	90°00'00"
C24	23.56	15.00	N76°16'12"W	21.21	15.00	90°00'00"
C25	135.72	276.19	N17°07'50"W	134.36	69.26	28°09'18"
C26	23.24	15.00	S31°59'22"W	20.98	14.68	88°45'14"
C27	226.31	1823.54	S72°48'50"W	226.17	113.30	7°06'39"
C28	21.31	15.00	N70°02'52"W	19.56	12.90	81°22'56"
C29	23.56	15.00	N13°43'48"E	21.21	15.00	90°00'00"
C30	23.56	15.00	S76°16'12"E	21.21	15.00	90°00'00"
C31	90.62	278.48	S21°48'45"E	90.22	45.71	18°38'38"
C32	116.29	1825.00	S74°32'27"W	116.27	58.17	3°39'04"
C33	110.02	1825.00	S70°59'18"W	110.00	55.03	3°27'15"
C34	17.53	525.00	N30°18'48"W	17.53	8.77	1°54'49"
C35	5.50	278.48	N30°35'07"W	5.50	2.75	1°07'53"
C36	65.31	278.48	N23°18'05"W	65.16	32.81	13°26'13"
C37	19.81	278.48	N14°32'42"W	19.81	9.91	4°04'33"
C40	11.36	324.98	N13°23'23"W	11.36	5.68	2°00'12"
C41	37.23	325.00	N17°40'21"W	37.20	18.63	6°33'46"
C42	37.23	325.00	N24°14'07"W	37.20	18.63	6°33'45"
C43	21.29	325.00	N29°23'36"W	21.29	10.65	3°45'13"
C44	35.22	276.19	S27°33'17"E	35.20	17.63	7°18'23"
C45	66.96	276.19	S16°57'23"E	66.79	33.64	13°53'27"
C46	33.54	276.19	S06°31'55"E	33.52	16.79	6°57'28"
C47	109.83	1825.00	S89°58'44"W	109.82	54.93	3°26'54"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C48	19.20	325.00	S04°41'00"E	19.20	9.60	3°23'06"
C49	37.22	325.00	S09°39'25"E	37.20	18.63	6°33'44"
C50	37.23	325.00	S16°13'10"E	37.20	18.63	6°33'45"
C51	37.22	325.00	S22°46'55"E	37.20	18.63	6°33'45"
C52	29.54	325.00	S28°40'00"E	29.53	14.78	5°12'25"
C53	30.32	60.00	S14°40'24"E	30.00	15.49	28°57'11"
C54	37.55	60.00	S47°04'51"E	36.94	19.42	35°51'42"
C55	40.85	60.00	S84°30'36"E	40.06	21.25	39°00'28"
C56	40.20	60.00	N56°47'15"E	39.45	20.89	38°23'11"
C57	4.76	60.00	N35°19'25"E	4.75	2.38	4°32'27"
C58	33.00	60.00	N68°39'08"E	32.59	16.93	31°30'45"
C59	36.83	60.00	N35°18'38"E	36.26	19.02	35°10'14"
C60	39.10	60.00	N00°56'31"W	38.41	20.27	37°20'05"
C61	35.30	60.00	N36°27'59"W	34.80	18.18	33°42'50"
C62	9.90	60.00	N58°02'59"W	9.89	4.96	9°27'11"
C63	44.35	475.00	N28°35'43"W	44.34	22.19	5°20'59"
C64	54.94	475.00	N22°36'24"W	54.91	27.50	6°37'38"
C65	4.97	1775.60	N68°32'22"E	4.97	2.48	0°09'37"
C66	42.52	1774.88	N70°18'22"E	42.52	21.26	1°22'21"
C67	42.52	1774.88	N71°40'43"E	42.52	21.26	1°22'21"
C68	42.52	1774.88	N73°03'04"E	42.52	21.26	1°22'21"
C69	47.83	1774.90	N74°30'34"E	47.83	23.92	1°32'39"
C70	42.52	1774.91	N75°58'04"E	42.52	21.26	1°22'21"
C71	42.52	1774.88	N77°20'26"E	42.52	21.26	1°22'21"
C72	42.52	1774.88	N78°42'47"E	42.52	21.26	1°22'21"
C73	47.83	1774.90	N80°10'17"E	47.83	23.92	1°32'39"
C74	42.52	1774.91	N81°37'47"E	42.52	21.26	1°22'21"
C75	42.52	1774.88	N83°00'09"E	42.52	21.26	1°22'21"
C76	42.52	1774.88	N84°22'30"E	42.52	21.26	1°22'21"
C77	47.84	1774.88	N85°50'00"E	47.83	23.92	1°32'39"
C78	42.52	1774.88	N87°17'30"E	42.52	21.26	1°22'21"
C79	42.52	1774.88	N88°39'52"E	42.52	21.26	1°22'21"
C80	42.52	1774.88	S89°57'47"E	42.52	21.26	1°22'21"
C81	42.52	1774.88	S88°35'26"E	42.52	21.26	1°22'21"
C82	42.52	1774.88	S87°13'04"E	42.52	21.26	1°22'21"
C83	42.52	1774.88	S85°50'43"E	42.52	21.26	1°22'21"
C84	18.12	2035.01	S84°53'07"E	18.12	9.06	0°30'37"

Line Table		
Line #	Length	Direction
L11	59.08	N02°59'28"W
L12	67.53	S12°23'17"E
L13	59.06	N02°59'28"W
L14	67.53	S12°23'17"E
L15	98.92	N17°17'05"W
L16	190.80	N31°16'12"W
L17	55.59	N07°40'02"W
L18	52.50	N31°16'12"W
L19	262.70	S31°16'12"E
L20	133.86	S07°40'02"E

STATE OF TEXAS)
COUNTY OF BASTROP) KNOW ALL MEN BY THESE PRESENTS:

THAT WE, RICK NEFF, HUNT COMMUNITIES BASTROP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNERS OF 1258.002 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANOS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO US BY DEED RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDE 18.143 ACRE TRACT OF LAND WITH THE PLAT SHOWN HERE ON, TO BE KNOWN AS:

"THE COLONY MUD 1C, SECTION 5"

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 _____ DAY OF _____, 20____, A.D.

RICK NEFF
HUNT COMMUNITIES BASTROP, LLC, A DELAWARE LIMITED LIABILITY COMPANY
4401 N. MESA STREET, EL PASO, TEXAS 79902

APPROVED THIS DAY _____ OF _____, 20____, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED: _____ ATTEST: _____

PLANNING & ZONING COMMISSION CHAIRPERSON _____ CITY SECRETARY _____

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 _____, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____, PAGE _____.

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

DEPUTY _____ COUNTY CLERK, BASTROP COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF TRAVIS) KNOW ALL MEN BY THESE PRESENTS:

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

ENGINEERING BY: _____ DATE _____

BRENDAN P. MCENTEE, P.E. #96200
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



STATE OF TEXAS)
COUNTY OF TRAVIS) KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON V. THOMASON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

SURVEYED BY: _____ DATE _____

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



FIELD NOTES
BEING ALL OF THAT CERTAIN 16.930 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANOS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, LLC, RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 16.930 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON PIPE FOUND IN THE NORTH LINE OF SAID 1258.002 ACRE TRACT OF LAND, BEING IN THE SOUTH LINE OF A CALLED 291.00 ACRE TRACT OF LAND CONVEYED TO GERALD L. KLINGE IN VOLUME 621, PAGE 565, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING AT A SOUTHWEST CORNER OF A CALLED 50.056 ACRE TRACT OF LAND CONVEYED TO ROBERT & KATHLEEN HAVEKOST IN VOLUME 575, PAGE 509, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S58°32'39"W, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID 291.00 ACRE TRACT OF LAND, A DISTANCE OF 87.40 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, THE FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES, NUMBERED 1 THROUGH 18,

- S27° 13' 46"E, A DISTANCE OF 381.58 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- S30° 36' 10"E, A DISTANCE OF 151.70 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- S24° 07' 28"E, A DISTANCE OF 58.97 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- S04° 15' 22"E, A DISTANCE OF 111.75 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- S01° 42' 10"W, A DISTANCE OF 60.64 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1825 FEET, AN ARC LENGTH OF 118.55 FEET, AND A CHORD THAT BEARS S86° 26' 10"E, A DISTANCE OF 118.53 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- S05° 25' 29"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15 FEET, AN ARC LENGTH OF 23.90 FEET, AND A CHORD THAT BEARS S38° 55' 27"E, A DISTANCE OF 21.45 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- S06° 43' 37"W, A DISTANCE OF 123.98 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15 FEET, AN ARC LENGTH OF 23.31 FEET, AND A CHORD THAT BEARS S51° 14' 11"W, A DISTANCE OF 21.03 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1535 FEET, AN ARC LENGTH OF 670.82 FEET, AND A CHORD THAT BEARS S83° 13' 35"W, A DISTANCE OF 665.49 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S70° 42' 25"W, A DISTANCE OF 63.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N64° 17' 35"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S70° 42' 25"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N19° 17' 35"W, A DISTANCE OF 29.76 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S70° 42' 25"W, A DISTANCE OF 126.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N28° 55' 40"W, A DISTANCE OF 561.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N23° 22' 17"W, A DISTANCE OF 34.13 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER BEING THE SOUTH CORNER OF SAID 291.00 ACRE TRACT SAME BEING A NORTH CORNER OF SAID 1258.002 ACRE TRACT,

THENCE, N58°32'39"E, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID 291.00 ACRE TRACT, A DISTANCE OF 964.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.930 ACRES OF LAND.

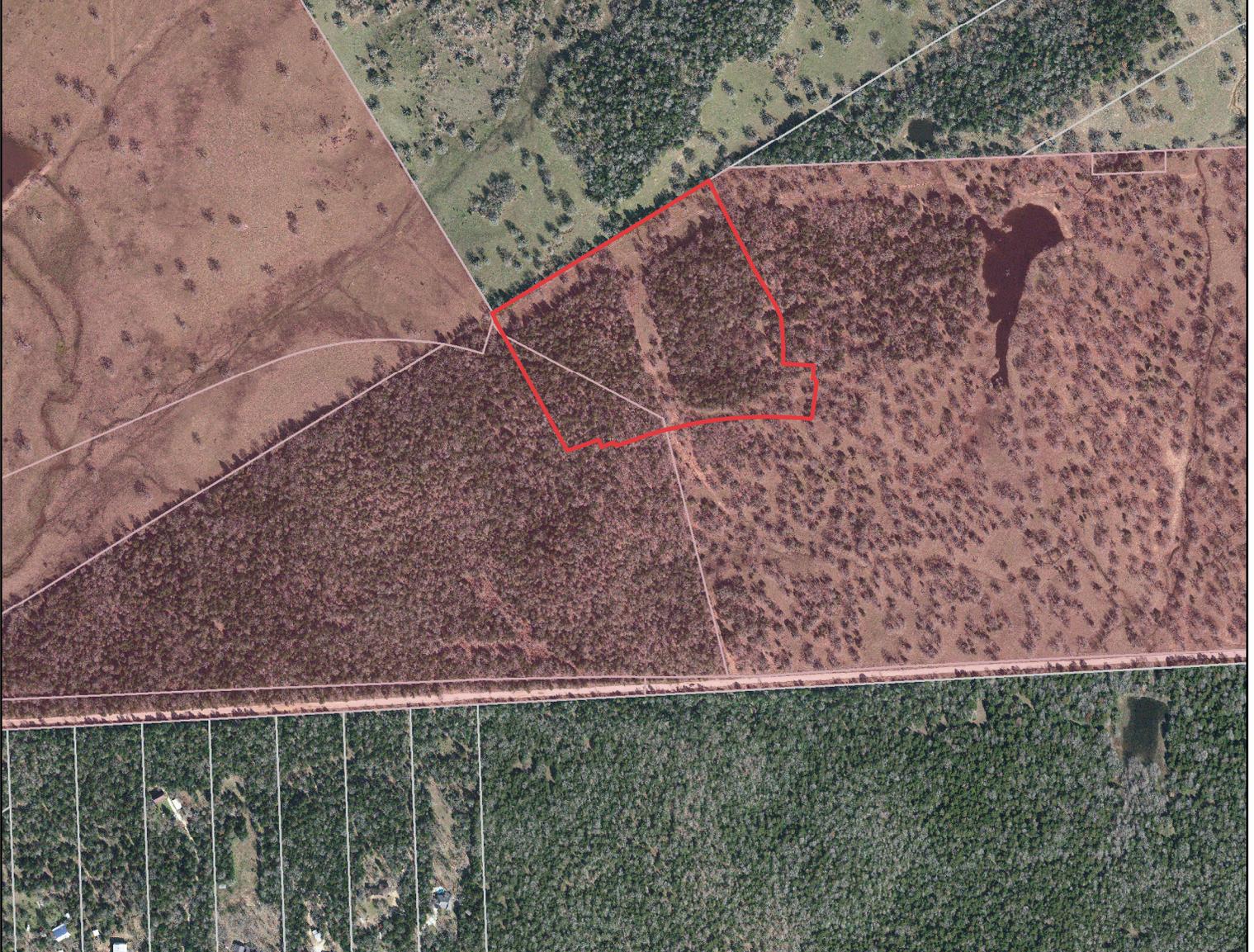
Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

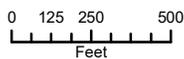
Civil Engineering 5501 West William Cannon
Phone No. (512) 280-5160

Surveying Austin, Texas 78749
♦ Fax No. (512) 280-5165

Attachment 1 Location Map



The Colony MUD 1C Section 5 Preliminary Plat

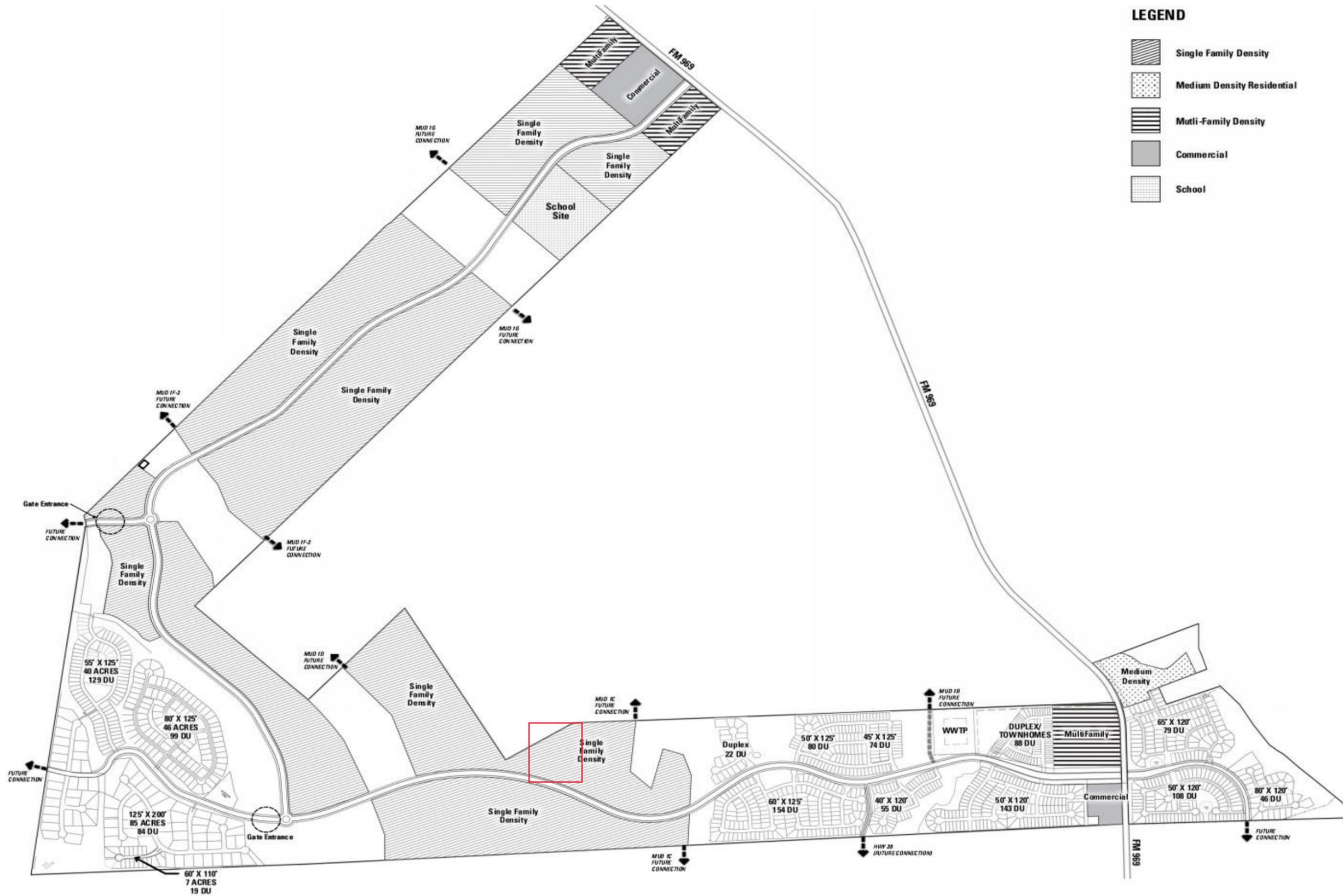


1 inch = 600 feet

Date: 1/22/2021

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





LEGEND

	Single Family Density
	Medium Density Residential
	Multi-Family Density
	Commercial
	School



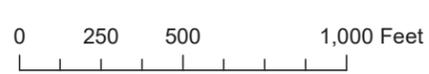
THE COLONY / 4,300 DU CONSENT AGREEMENT LAND PLAN

Bastrop, TX

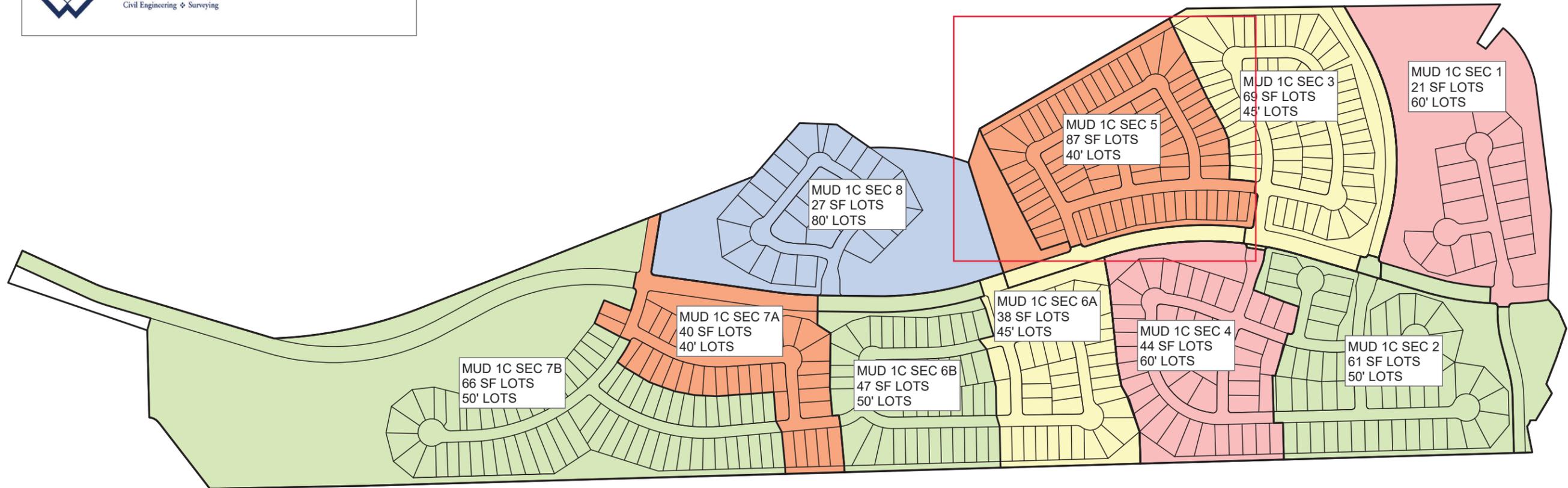
02 August 2019



LOT SIZE	COUNT
40'	127
45'	107
50'	174
60'	65
80'	27
TOTAL MUD 1C = 500	




 Carlson, Brigrance & Doering, Inc.
 Civil Engineering ♦ Surveying





STAFF REPORT

MEETING DATE: July 29, 2021

AGENDA ITEM: 4A

TITLE:

Discussion on Bastrop Building Block (B³) Code amendments to include Wireless Transmission Facilities (Cell/Communication Towers) in the code.

STAFF REPRESENTATIVE:

Allison Land, Senior Planner

BACKGROUND/HISTORY:

Wireless Transmission Facilities (WTFs) transmit or receive television, AM/FM radio, digital, microwave cellular, telephone, or similar forms of electronic communication and usually consist of an antenna or group of antennas, transmission cables, associated equipment and enclosures, and may include an antenna-supporting structure.

Common forms of wireless transmission facilities include:

- **Attached WTF:** a facility attached to a structure such as a pole, building, or tower.



Source: Chicago Tribune



Source: PWolfe

- **Stealth WTF:** same as above, but concealed, disguised, or screened as a natural structure or to blend into the structure to which it is attached.



Source: Lincoln Star Journal



Source (both above): Susan Stocker/Sun Sentinel/TNS

- **Monopole:** a freestanding structure which consists of a single vertical pole fixed into the ground and/or attached to a foundation without the use of guy wires or other stabilization devices, containing one or more externally mounted antennas and associated equipment.



Source: The Wichita Eagle



Source: Palm Coast Observer, courtesy of AT&T

- **Self-enclosed monopole:** a freestanding structure which consists of a single vertical pole, fixed into the ground and/or attached to a foundation with no guy wires, containing one or more antennas and associated equipment, with no externally mounted or visible antennas.



Source: Washington County Enterprise-Leader



Source: Business Wire

- **Lattice tower:** tapered style of antenna-supporting structure that consists of vertical and horizontal supports with multiple legs and cross-bracing, and metal crossed strips or bars to support antennas.



Source: Wikipedia



Source: Wikipedia

Proposed Facility Form by Place Type:

E. NEW WIRELESS TELECOM. FACILITY	P1	P2	P3	P4	P5	EC
ATTACHED WTF	NP	P	NP	NP		P
STEALTH WTF		P	NP	NP	P	P
MONOPOLE	NP		NP	NP		P
SELF-ENCLOSED MONOPOLE	NP		NP	NP	P	P
LATTICE TOWER	NP		NP	NP	NP	P

BLANK = BY WARRANT NP = NOT PERMITTED P = PERMITTED

No facilities would be permitted in P3 Neighborhood or P4 Mix. All facilities would be permitted in EC Employment Center.

The warrant would allow for a context-sensitive approval or denial. The B³ Code Intents of being geographically sensitive, fiscally sustainable, and authentically Bastrop would be the focus of the consideration.

For example, in P2 Rural, attached and stealth WTFs would be allowed on existing poles/towers (such as Broussard Tower), but new monopoles or towers and any WTFs being attached to those structures would be considered in a context-sensitive methodology.

In P5 Core, new lattice towers would not be permitted. Self-enclosed monopoles or stealth WTFs would be permitted as they have lower visual impacts on the community. Monopoles and Attached WTFs could be considered by warrant.

POLICY EXPLANATION:

Wireless transmission facilities are not currently covered in the Bastrop Building Block Code, Technical Manual, or other ordinances. A draft ordinance will follow this workshop. It will include definitions, building forms, place types allowing the various building forms, site design standards, and setback/fall zone considerations. WTFs are regulated by the Federal Communications Commission (FCC). Staff will work with Legal to ensure that the proposed ordinance language complies with federal regulations.

Ordinance 2017-31 in the City of Bastrop Code of Ordinances regulates facilities, such as small cell network nodes, in the public right-of-way and on public property. This ordinance establishes procedures and design requirements. Given changes in state and federal legislation, this ordinance may also need updating.

While similar, the two items are separate issues, as one covers facilities on private property, and one covers facilities in the public realm. There are different considerations and needs for each.

