

Planning & Zoning Commission 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).

September 30, 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 August 26, 2021 Planning and Zoning Commission Regular Meeting
- 3B. Consider action to approve the Bastrop Grove Section 4 Phase 1A Final Plat, being 15.201 acres out of the Nancy Blakey Survey, Abstract 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.
- 3C. Consider action to approve the Bastrop Grove Section 4 Section 1B Final Plat, being 14.128 acres out of the Nancy Blakey Survey, Abstract 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.
- 3D. Consider action to approve The Colony MUD 1D Section 1, Phase B Final Plat, being 30.654 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive and extending Darst Lane, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3E. Consider action to approve The Colony MUD 1C Section 2 Final Plat, being 21.604 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3F. Hold public hearing and consider action to recommend approval of the Farm Street Village Zoning Concept Scheme, changing the zoning for 15.824 acres out of Farm Lot 37 East of Main Street, located at 1500 Farm Street, from P3 Neighborhood to P4 Mix, within the city limits of Bastrop, Texas.

4. WORKSHOP

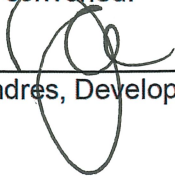
- 4A. Discussion on timeshares and form-based versus use-based or ownership-based regulations.

5. UPDATES

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

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, September 24, 2021 at 6:00 p.m. and remained posted for at least two hours after said meeting was convened.



Vivianna Andres, Development Coordinator



STAFF REPORT

MEETING DATE: September 30, 2021

AGENDA ITEM: 3A

TITLE:

Consider action to approve meeting minutes from the August 26, 2021 meeting of the Planning & Zoning Commission.

STAFF REPRESENTATIVE:

Nicole Peterson, Planning Technician

ATTACHMENTS:

Meeting Minutes



Planning and Zoning Commission

August 26, 2021

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, August 26, 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 |
| Cheryl Lee | Present |
| Greg Sherry | Present |
| 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 July 29, 2021 Planning and Zoning Commission Regular Meeting.

Carrie Caylor made a motion to approve the July 29, 2021 meeting minutes. Greg Sherry seconded the motion and the motion carried unanimously.

- 3B. Consider action to approve amended meeting minutes from the April 29, 2021 Planning and Zoning Commission Regular Meeting.

Cheryl Lee made a motion to approve the April 29, 2021 meeting minutes. Cynthia Meyer seconded the motion and the motion carried unanimously.

- 3C. Consider action to approve the Legends Cove, Section Two Preliminary Plat, being 35.228 acres out of the Stephen F. Austin Survey, Abstract No. 3, located southwest of Sayers Road, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to the Commission the Legends Cove, Section Two Preliminary Plat, being 35.228 acres out of the Stephen F. Austin Survey, Abstract No. 3, located southwest of Sayers Road, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Discussion commenced between Commissioners and Staff about the following topics:

1. What is the 720 grid? The 720 grid is the Farm Lot block structure in the B3 Code.
2. Driveway widths and standards for lots located in the ETJ.
3. B³ Code development standards and the permitting process for lots in the ETJ.

Planning and Zoning Commission

August 26, 2021

Meeting Minutes

4. Who would be responsible for the maintenance of the roads once they are accepted? Bastrop County would be responsible for the maintenance of the roads once the public improvements are accepted.

Carrie Caylor made a motion to approve the Legends Cove, Section Two Preliminary Plat, being 35.228 acres out of the Stephen F. Austin Survey, Abstract No. 3, located southwest of Sayers Road, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Cynthia Meyer seconded the motion and the motion carried unanimously.

4. WORKSHOP

- 4A. Update on upcoming amendments to the Bastrop Building Block (B³) Code.

Jennifer Bills presented to the Commission the future updates to the Bastrop Building Block B³ Code. She stated language for Wireless Transmission Facilities would be coming before the Commission in the future. And Staff is currently working on a draft B3 Code amendment to present to the Commission at a later date. She presented processes and other future amendments which included platting exemptions, Zoning and Traffic Impact Analysis process to the Commission

Discussion commenced between Commissioners and Staff about the following topics;

1. How drainage is going to be handled in the code for the ETJ.
2. Location of the codes on the website, and how to make the codes easier for people to locate.
3. Why sidewalks are not required in the ETJ/rural areas.
4. Prefabricated houses and how they are addressed in the code.

5. UPDATES

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

Jennifer Bills presented to Commission updates about a developer with property located on FM 812/SH 21 meeting with the City to discuss the possibility of annexing into the ETJ. And at the upcoming City Council meeting Staff would be presenting the Viridian PFA to Council.

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

Pablo Serna asked Staff to add an item for discussion on the next meeting agenda for time shares.

- 5C. Building Department and Planning Department Monthly Projects Volume Report.

Jennifer Bills presented the building and planning departments monthly project volume report for July to the Commission. Commission asked for clarification on what a Will Serve Letter is for. She responded the letter serves as a mechanism to communicate to customers if there is utility availability in the area they are interested in.

Planning and Zoning Commission
August 26, 2021
Meeting Minutes

6. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 6:40 p.m. Carrie Caylor seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair



STAFF REPORT

MEETING DATE: September 30, 2021

AGENDA ITEM: 3B

TITLE:

Consider action to approve the Bastrop Grove Section 4 Phase 1A Final Plat, being 15.201 acres out of the Nancy Blakey Survey, Abstract 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:

Allison Land, Senior Planner

ITEM DETAILS:

Site Address: South of Agnes and east of SH 304 (Attachment 1)
Total Acreage: 15.201 acres
Legal Description: 15.201 acres of the Nancy Blakey Survey, Abstract 98
Property Owner: Lennar Homes of Texas Land & Construction, Ltd
Agent Contact: Tim Holland, BGE
Existing Use: Vacant/Undeveloped
Existing Zoning: The Grove Planned Development
Adopted Plan: The Grove Planned Development
Future Land Use: Transitional Residential

BACKGROUND/HISTORY:

The applicant has submitted a Final Plat application for Bastrop Grove Section 4 Phase 1A (Exhibit A). The plat includes 75 residential lots, three open space lots, and three access lots (Attachment 1). The proposed single-family lots follow the lot standards adopted in the Planned Development, as amended.

Streets

The Plat connects to State Highway 304 and will provide the main access into the development. Future connectivity will be available to Agnes Street when the southern half is constructed. Local streets will serve the proposed residential and open space lots. Sidewalks will also be built alongside the roads within the development. The access lots are alleys to serve the lots fronting Smallmouth Road.

The Planned Development District was approved prior to the B³ Code's adoption. The street layout attempted to reflect the B³ Code's desire for gridded street connectivity while also working within the site's boundaries and around the LCRA transmission lines.

Utilities

Water service (domestic and fire) will be provided by the City of Bastrop and are served from SH 304. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. Public Improvement Plans have been reviewed and approved by the City Engineer.

Wastewater collection and treatment will also be provided by the City of Bastrop. 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 the drainage channel to the east, which discharges into the Colorado River. 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 - Traditional 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 single-family detached, single-family attached (duplexes, triplexes, townhouses), multi-family (apartments), and institutional residential uses such as nursing homes and assisted living facilities, along with 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 Transitional Residential in this area. The plat proposes dense residential lots and open space.

Objective 2.1.1: Implement a community growth program that maximizes the use of existing City infrastructure.

The approved Planned Development for this neighborhood contemplated the intent of the proposed B³ Code in creating a dense, gridded, network. The streets and utilities are well connected.

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 Planned Development, a variety of single-family residential lots and two multifamily lots are contemplated.

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 15.201-acre tract into 75 residential lots, three open space lots, and three access lots. Public improvements within the subdivision (streets, water, wastewater, etc.) will be dedicated to the City of Bastrop 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 plat conforms to the Future Land Use Plan, which is designated Transitional Residential for this area.

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

The street layout and associated utilities meet the approved concept plan included in the Planned Development for this neighborhood.

- (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 plat complies with the requirements of the adopted B³ Code and Planned Development District.

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 Plat was approved by the Planning and Zoning Commission on April 30, 2020.
- Section 1.3.003 Final Plat
The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on April 8, 2021.

The Public Improvement Plans for the feasibility of the construction of the subdivision improvements were approved by the City Engineer on April 8, 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 compliance with subdivision, utility standards, and Planned Development on August 26, 2021, and deemed the plat administratively complete. The Planning Director recommends approval.

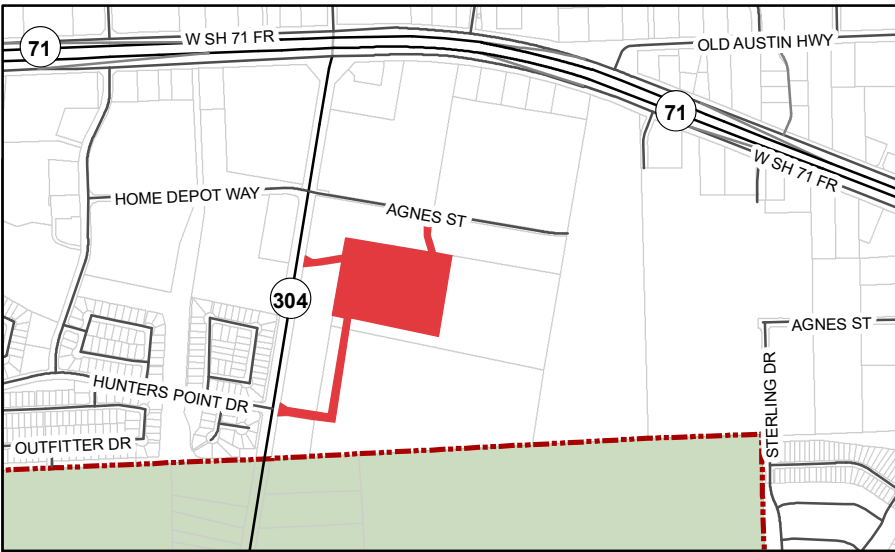
RECOMMENDATION:

Consider action to approve the Bastrop Grove Section 4 Phase 1A Final Plat, being 15.201 acres out of the Nancy Blakey Survey, Abstract 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.

ATTACHMENTS:

- Exhibit A: Bastrop Grove Section 4 Section 1A Final Plat
- Attachment 1: Location Map
- Attachment 2: Planned Development Concept Plan

Attachment 1 Location Map

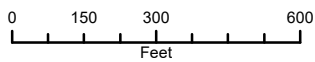


Date: 9/24/2021

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.

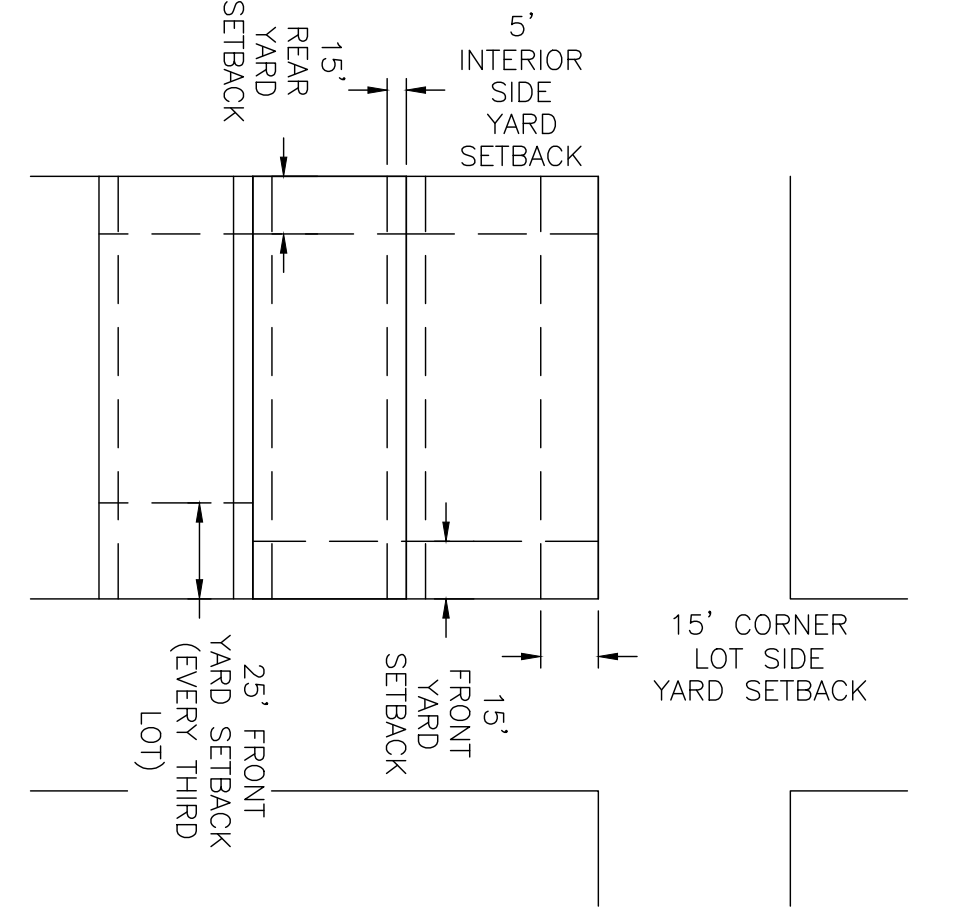
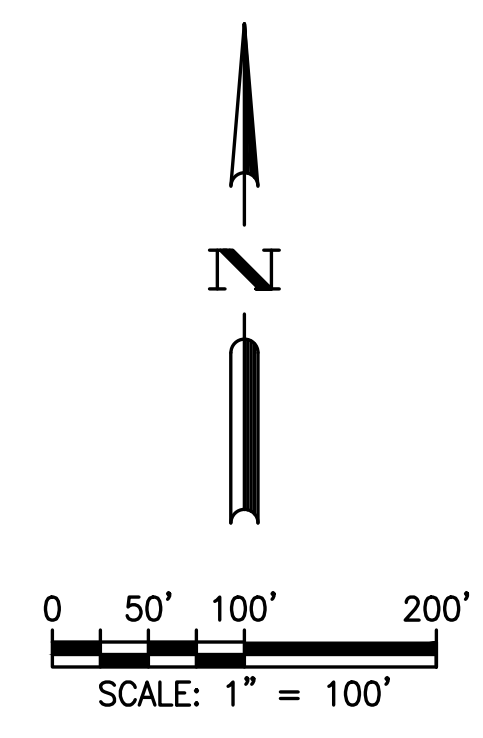
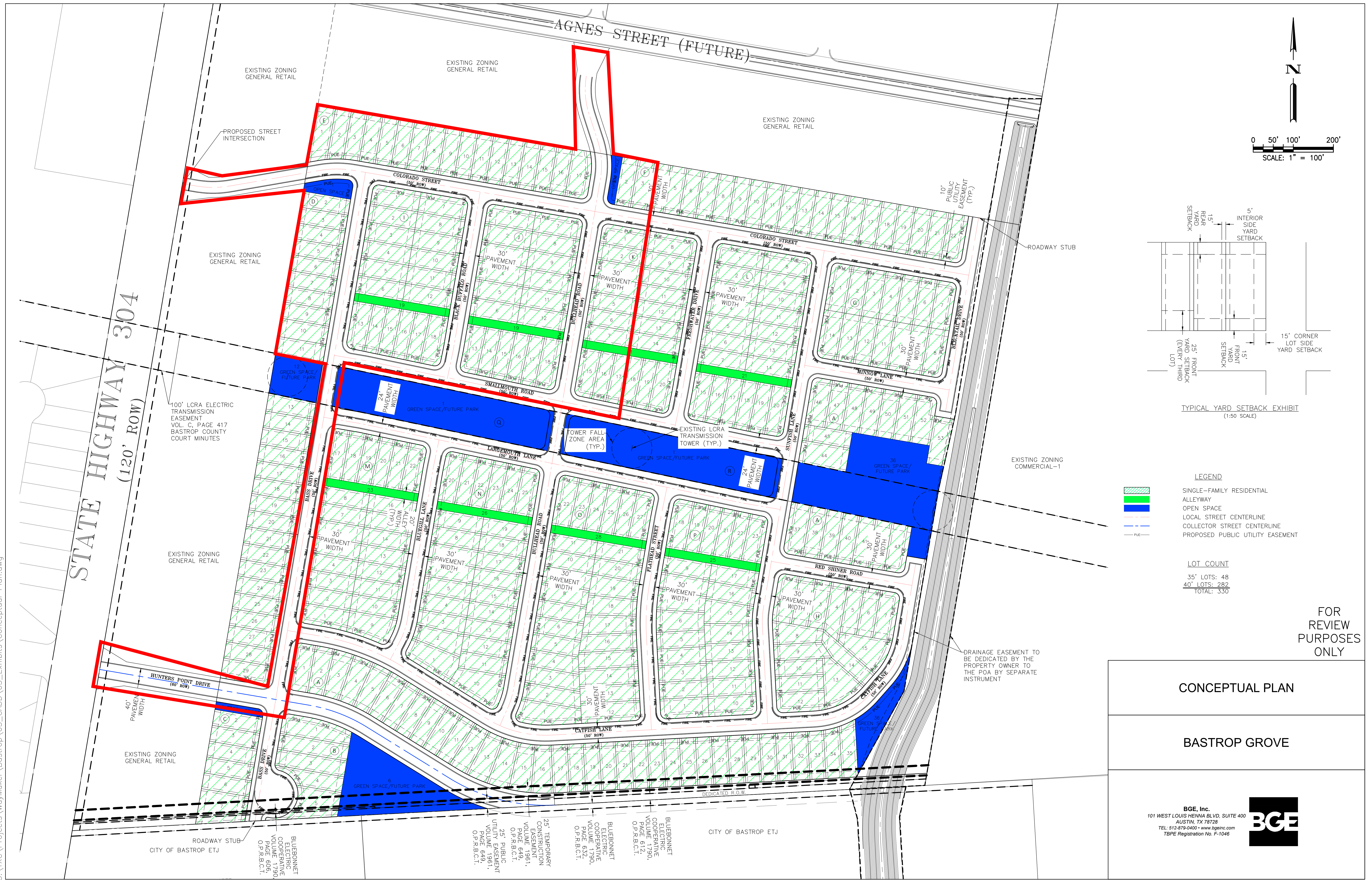


Final Plat Bastrop Grove Section 4 Phase 1A



1 inch = 400 feet

G:\TxC\Projects\WayMaker_Bastrop\03_CADD\05_Exhibits\Conceptual_Plan.dwg



TYPICAL YARD SETBACK EXHIBIT
(1:50 SCALE)

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

LOT COUNT
 35' LOTS: 48
 40' LOTS: 282
 TOTAL: 330

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

25' TEMPORARY CONSTRUCTION EASEMENT VOLUME 1790, PAGE 612, O.P.R.B.C.T.
 BLUEBONNET ELECTRIC COOPERATIVE VOLUME 1790, PAGE 612, O.P.R.B.C.T.
 25' PUBLIC UTILITY EASEMENT VOLUME 1790, PAGE 612, O.P.R.B.C.T.

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

100' LCRA ELECTRIC TRANSMISSION EASEMENT VOL. C, PAGE 417 BASTROP COUNTY COURT MINUTES

EXISTING ZONING GENERAL RETAIL

EXISTING ZONING GENERAL RETAIL

EXISTING ZONING GENERAL RETAIL

EXISTING ZONING GENERAL RETAIL

EXISTING ZONING COMMERCIAL-1

EXISTING ZONING GENERAL RETAIL

EXISTING ZONING GENERAL RETAIL

STATE HIGHWAY 304
(120' ROW)

AGNES STREET (FUTURE)

COLORADO STREET (50' ROW)

COLORADO STREET (50' ROW)

SMALLMOUTH ROAD (50' ROW)

LARGETMOUTH LANE (50' ROW)

SUNFISH LANE (50' ROW)

MINNOW LANE (50' ROW)

RED SHINER ROAD (50' ROW)

CATFISH LANE (50' ROW)

HUNTERS POINT DRIVE (60' ROW)

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



STAFF REPORT

MEETING DATE: September 30, 2021

AGENDA ITEM: 3C

TITLE:

Consider action to approve the Bastrop Grove Section 4 Section 1B Final Plat, being 14.128 acres out of the Nancy Blakey Survey, Abstract 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:

Allison Land, Senior Planner

ITEM DETAILS:

| | |
|--------------------|--|
| Site Address: | South of Agnes and east of SH 304 (Attachment 1) |
| Total Acreage: | 14.128 acres |
| Legal Description: | 14.128 acres of the Nancy Blakey Survey, Abstract 98 |
| Property Owner: | Lennar Homes of Texas Land & Construction, Ltd |
| Agent Contact: | Tim Holland, BGE |
| Existing Use: | Vacant/Undeveloped |
| Existing Zoning: | The Grove Planned Development |
| Adopted Plan: | The Grove Planned Development |
| Future Land Use: | Transitional Residential |

BACKGROUND/HISTORY:

The applicant has submitted a Final Plat application for Bastrop Grove Section 4 Phase 1B (Exhibit A). The plat includes 73 residential lots, one greenspace/park/drainage lot, and two access lots (Attachment 1). The proposed single-family lots follow the lot standards adopted in the Planned Development, as amended.

Streets

The Plat connects to State Highway 304 through Phase 1A to provide the main access into the development. Local streets will serve the proposed residential and open space lots. Sidewalks will also be built alongside the roads within the development. The access lots are alleys to serve the lots fronting Smallmouth Road.

The Planned Development District was approved prior to the B³ Code's adoption. The street layout attempted to reflect the B³ Code's desire for gridded street connectivity while also working within the site's boundaries and around the LCRA transmission lines.

Utilities

Water service (domestic and fire) will be provided by the City of Bastrop and are served from SH 304. These lines will be designed according to the City's construction standards, as well as the

Texas Commission on Environmental Quality's (TCEQ) requirements. Public Improvement Plans have been reviewed and approved by the City Engineer.

Wastewater collection and treatment will also be provided by the City of Bastrop. 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 the drainage channel to the east, which discharges into the Colorado River. 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 - Traditional 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 single-family detached, single-family attached (duplexes, triplexes, townhouses), multi-family (apartments), and institutional residential uses such as nursing homes and assisted living facilities, along with 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 Transitional Residential in this area. The plat proposes dense residential lots and open space.

Objective 2.1.1: Implement a community growth program that maximizes the use of existing City infrastructure.

The approved Planned Development for this neighborhood contemplated the intent of the proposed B³ Code in creating a dense, gridded, network. The streets and utilities are well connected.

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 Planned Development, a variety of single-family residential lots and two multifamily lots are contemplated.

Local Government Code

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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 14.128-acre tract into 73 residential lots, one greenspace/park/drainage lot, and two access lots. Public improvements within the subdivision (streets, water, wastewater, etc.) will be dedicated to the City of Bastrop upon their completion.

Sec. 212.010. Standards for Approval

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

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

The street layout and associated utilities meet the approved concept plan included in the Planned Development for this neighborhood.

- (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 plat complies with the requirements of the adopted B³ Code and Planned Development District.

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 Plat was approved by the Planning and Zoning Commission on April 30, 2020.

- Section 1.3.003 Final Plat

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on December 10, 2020.

The Public Improvement Plans for the feasibility of the construction of the subdivision improvements were approved by the City Engineer on April 8, 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

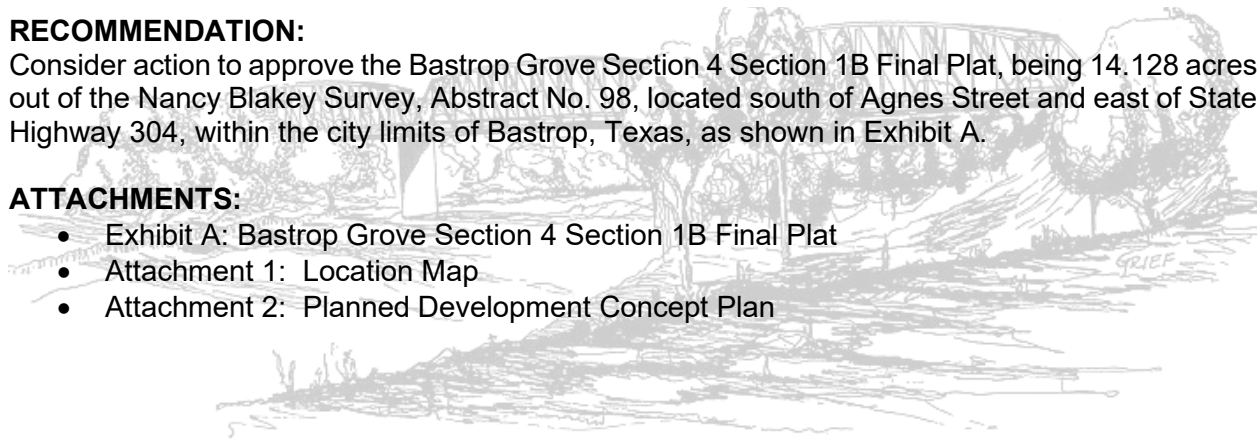
The Development Review Committee reviewed the Final Plat for compliance with subdivision, utility standards, and Planned Development on August 26, 2021, and deemed the plat administratively complete. The Planning Director recommends approval.

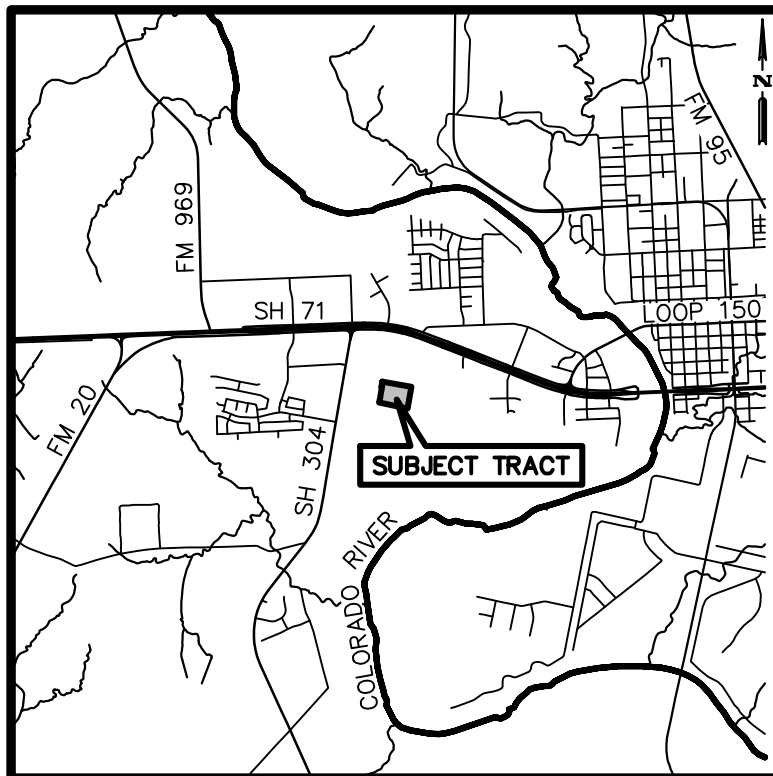
RECOMMENDATION:

Consider action to approve the Bastrop Grove Section 4 Section 1B Final Plat, being 14.128 acres out of the Nancy Blakey Survey, Abstract 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.

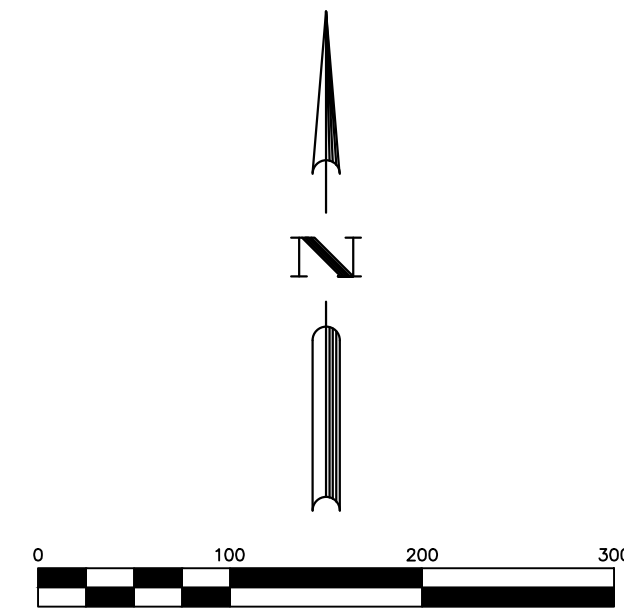
ATTACHMENTS:

- Exhibit A: Bastrop Grove Section 4 Section 1B Final Plat
- Attachment 1: Location Map
- Attachment 2: Planned Development Concept Plan





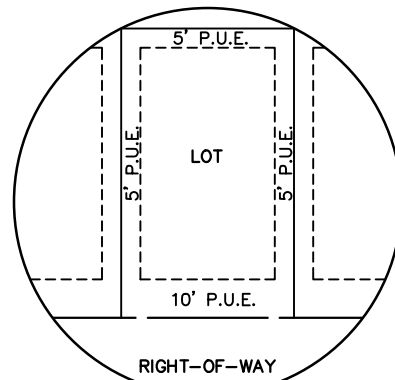
VICINITY MAP
NOT TO SCALE



LEGEND

- DOC. DOCUMENT
- D.R.B.C. DEED RECORDS OF BASTROP COUNTY
- NO. NUMBER
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
- O.S. OPEN SPACE
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
- "STAUTE"
- "STANTEC"
- "BGE INC"
- TEMPORARY BENCHMARK
- PROPOSED SIDEWALK

DETAIL FOR
TYPICAL P.U.E.



TEMPORARY BENCHMARK FOR THIS PROJECT IS SQUARE
CUT ON CENTER OF THE NORTH SIDE OF A CURB INLET
LOCATED ON THE SOUTH SIDE OF THE EXTENSION OF
HOME DEPOT WAY, NORTHEAST OF THE SUBJECT
TRACT.

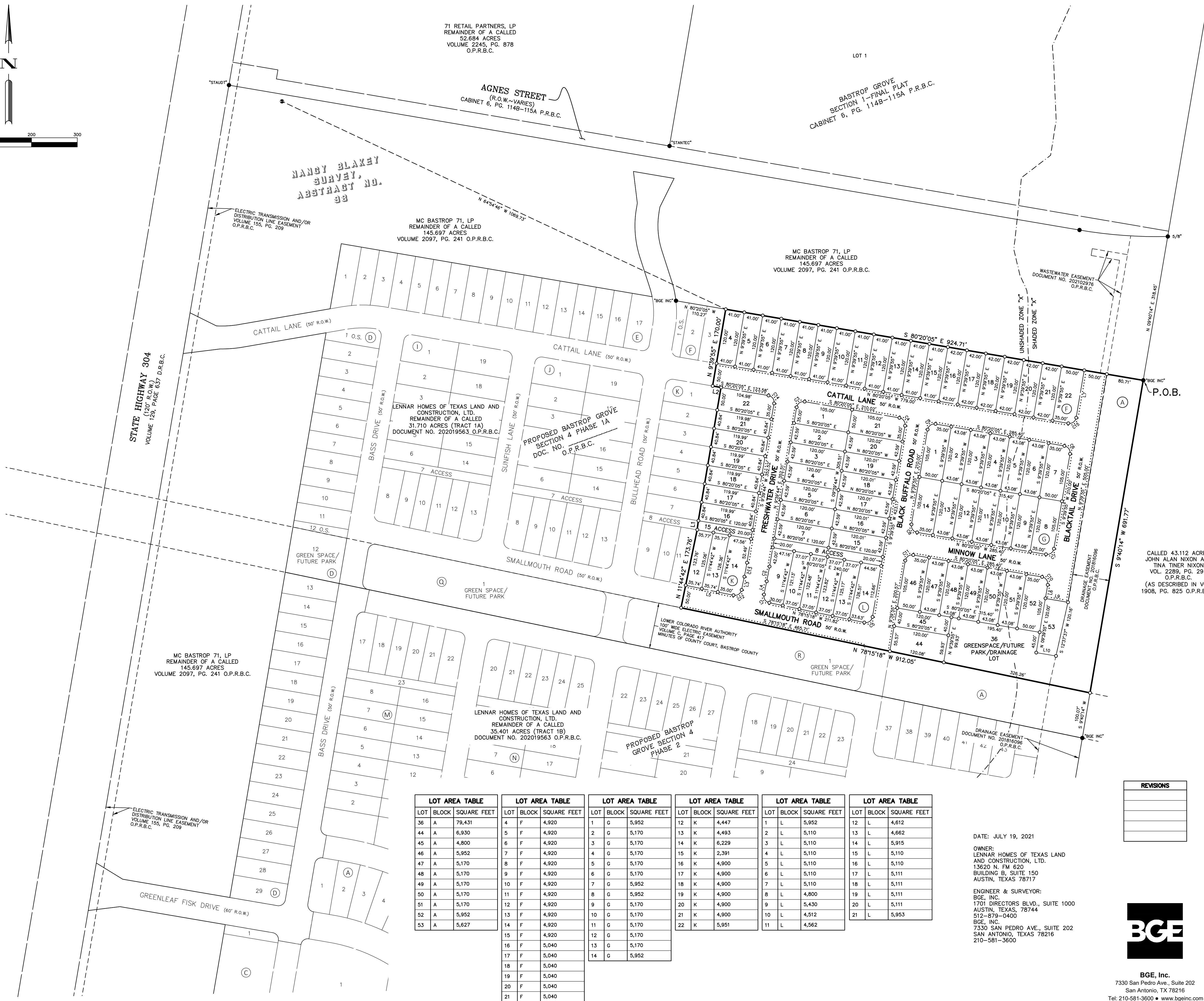
ELEVATION 365.45 FEET NAVD 88 DATUM
GRID N: 10015536.56
GRID E: 3239717.02

| STREET NAMES | | |
|--------------------|--------------|-------------------|
| STREET | R.O.W. WIDTH | CENTERLINE LENGTH |
| BLACKTAIL DRIVE | 50 FT. | 505 FT. |
| BLACK BUFFALO ROAD | 50 FT. | 530 FT. |
| CATTAIL LANE | 50 FT. | 819 FT. |
| FRESHWATER DRIVE | 50 FT. | 494 FT. |
| MINNOW LANE | 50 FT. | 365 FT. |
| SMALLMOUTH DRIVE | 50 FT. | 440 FT. |
| TOTAL LINEAR FEET | | 3,153 FT. |

| LAND USE SCHEDULE | | |
|--|-----|------------|
| DESCRIPTION | NO. | ACREAGE |
| RESIDENTIAL | 73 | 8.707 AC. |
| ACCESS | 2 | 0.165 AC. |
| RIGHT-OF-WAY | - | 3.433 AC. |
| GREENSPACE/FUTURE PARK/DRAINAGE LOT | 1 | 1.823 AC. |
| TOTAL | 76 | 14.128 AC. |

**FINAL PLAT
BASTROP GROVE
SECTION 4 PHASE 1B**

A SUBDIVISION OF 14.128 ACRES OF LAND
LOCATED IN THE
NANCY BLAKEY SURVEY, ABSTRACT NO. 98,
BASTROP COUNTY, TEXAS



| LOT AREA TABLE | | | LOT AREA TABLE | | | LOT AREA TABLE | | | LOT AREA TABLE | | | LOT AREA TABLE | | | LOT AREA TABLE | | |
|----------------|-------|-------------|----------------|-------|-------------|----------------|-------|-------------|----------------|-------|-------------|----------------|-------|-------------|----------------|-------|-------------|
| LOT | BLOCK | SQUARE FEET | LOT | BLOCK | SQUARE FEET | LOT | BLOCK | SQUARE FEET | LOT | BLOCK | SQUARE FEET | LOT | BLOCK | SQUARE FEET | LOT | BLOCK | SQUARE FEET |
| 36 | A | 79,431 | 4 | F | 4,920 | 1 | G | 5,952 | 12 | K | 4,447 | 1 | L | 4,612 | 12 | L | 4,612 |
| 44 | A | 6,930 | 5 | F | 4,920 | 2 | G | 5,170 | 13 | K | 4,493 | 2 | L | 5,110 | 13 | L | 4,662 |
| 45 | A | 4,800 | 6 | F | 4,920 | 3 | G | 5,170 | 14 | K | 6,229 | 3 | L | 5,110 | 14 | L | 5,915 |
| 46 | A | 5,952 | 7 | F | 4,920 | 4 | G | 5,170 | 15 | K | 2,391 | 4 | L | 5,110 | 15 | L | 5,110 |
| 47 | A | 5,170 | 8 | F | 4,920 | 5 | G | 5,170 | 16 | K | 4,900 | 5 | L | 5,110 | 16 | L | 5,110 |
| 48 | A | 5,170 | 9 | F | 4,920 | 6 | G | 5,170 | 17 | K | 4,900 | 6 | L | 5,110 | 17 | L | 5,111 |
| 49 | A | 5,170 | 10 | F | 4,920 | 7 | G | 5,952 | 18 | K | 4,900 | 7 | L | 5,110 | 18 | L | 5,111 |
| 50 | A | 5,170 | 11 | F | 4,920 | 8 | G | 5,952 | 19 | K | 4,900 | 8 | L | 4,800 | 19 | L | 5,111 |
| 51 | A | 5,170 | 12 | F | 4,920 | 9 | G | 5,170 | 20 | K | 4,900 | 9 | L | 5,430 | 20 | L | 5,111 |
| 52 | A | 5,952 | 13 | F | 4,920 | 10 | G | 5,170 | 21 | K | 4,900 | 10 | L | 4,512 | 21 | L | 5,953 |
| 53 | A | 5,627 | 14 | F | 4,920 | 11 | G | 5,170 | 22 | K | 5,951 | 11 | L | 4,562 | | | |
| | | | 15 | F | 4,920 | 12 | G | 5,170 | | | | | | | | | |
| | | | 16 | F | 5,040 | 13 | G | 5,170 | | | | | | | | | |
| | | | 17 | F | 5,040 | 14 | G | 5,952 | | | | | | | | | |
| | | | 18 | F | 5,040 | | | | | | | | | | | | |
| | | | 19 | F | 5,040 | | | | | | | | | | | | |
| | | | 20 | F | 5,040 | | | | | | | | | | | | |
| | | | 21 | F | 5,040 | | | | | | | | | | | | |
| | | | 22 | F | 5,952 | | | | | | | | | | | | |

| REVISIONS | |
|-----------|--|
| | |
| | |
| | |
| | |

DATE: JULY 19, 2021
OWNER:
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD.
13620 N. FM 620
BUILDING B, SUITE 150
AUSTIN, TEXAS 78717
ENGINEER & SURVEYOR:
BGE, INC.
1701 DIRECTORS BLDV., SUITE 1000
AUSTIN, TEXAS, 78744
512-879-0400
BGE, INC.
7330 SAN PEDRO AVE., SUITE 202
SAN ANTONIO, TEXAS 78216
210-581-3600



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-681-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., ACTING BY AND THROUGH KEVIN PAPE, AUTHORIZED AGENT, BEING OWNER OF A 31.710 ACRE TRACT OF LAND DESCRIBED AS TRACT 1A OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202019563 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 14.128 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

BASTROP GROVE SECTION 4 PHASE 1B

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS ____ DAY OF _____, 20__.

KEVIN PAPE, AUTHORIZED AGENT
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
13620 N. FM 820
BUILDING B, SUITE 150
AUSTIN, TEXAS 78717

STATE OF TEXAS:
COUNTY OF BASTROP:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KEVIN PAPE, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DION P. ALBERTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY EMPLOYEES OF BGE INC. ON THE GROUND ON NOVEMBER 15, 2018, AND THE CORNER MONUMENTS SHOWN THEREON AS "SET" WILL BE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF BASTROP COUNTY, TEXAS UPON COMPLETION OF CONSTRUCTION.

PRELIMINARY PENDING FINAL REVIEW

DION P. ALBERTSON, R.P.L.S. NO. 4963 DATE
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

ENGINEER'S CERTIFICATION:

I, TIMOTHY M. HOLLAND, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY PENDING FINAL REVIEW

TIMOTHY M. HOLLAND, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 94848
BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TEXAS 78744

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

APPROVED: ATTEST:

PLANNING & ZONING COMMISSION CITY SECRETARY
CHAIRPERSON

GENERAL NOTES:

1. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
2. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
3. ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE.
4. GAS SERVICE IS PROVIDED BY CENTERPOINT ENERGY.
5. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON APRIL 30, 2020.
6. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
7. 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.
8. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND/OR ASSIGNS, ASSUME 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.
9. 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 CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
10. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
12. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (T.C.E.Q.).
13. ALL UTILITIES WILL BE UNDERGROUND.
14. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF FINAL PLATTING.
15. DEVELOPER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
16. A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, SHADED ZONE "X" AND UNSHADED ZONE "X", AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0355E, FOR BASTROP COUNTY, TEXAS, REVISED DATE JANUARY 19, 2006.
17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFFSITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
18. AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
19. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
20. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
21. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
22. 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 (T.D.L.R.) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (T.A.B.A.).
23. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
24. IT IS THE RESPONSIBILITY OF EACH BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE STRUCTURE, FROM THE STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
25. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION 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.
26. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
27. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
28. BUILDING SETBACKS NOT SHOWN SHALL BE IN ACCORDANCE WITH THE BASTROP BUILDING BLOCK CODE AND PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 2019-59. (CITY LIMITS ONLY)
29. ALL SIGNS SHALL COMPLY WITH THE BASTROP SIGN ORDINANCE.
30. THE PLAT WILL COMPLY WITH THE REQUIREMENTS OF THE PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 2019-59.
31. THE SIGNAGE AND STRIPING PLAN IN THE PUBLIC IMPROVEMENT PLANS FOR THIS PROJECT SHALL REFLECT THE RIGHT-IN, RIGHT-OUT REQUIREMENT OF CATTAIL LANE AS PER ORDINANCE NO. 2019-59 1.7(M).
32. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY MULTI-FAMILY OR NON-RESIDENTIAL CONSTRUCTION. (CITY LIMITS ONLY)

THE STATE OF TEXAS

COUNTY OF BASTROP KNOW ALL MEN BY THESE PRESENTS:

I, ROSE PIETSCH, CLERK OF BASTROP COUNTY, 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., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET _____, PAGE(S) _____ FILED FOR RECORD AT _____ O'CLOCK ____M. THIS ____ DAY OF _____, 20__ AD.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____, 20__ AD.

ROSE PIETSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

BY: _____
DEPUTY

DESCRIPTION OF A 14.128 ACRE TRACT OF LAND

FIELD NOTES FOR A 14.128 ACRE TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS, BEING OUT OF A CALLED 31.710 ACRE TRACT OF LAND (TRACT 1A) AS CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. IN DOCUMENT NUMBER 202019563 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 14.128 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a cap stamped "BGE INC" found on the west line of a called 43.112 acre tract of land as conveyed unto John Alan Nixon and Tina Tiner Nixon in Volume 2289, Page 294 of the Official Public Records of Bastrop County, Texas, at the common corner of said 31.710 acre tract and a remainder of a called 145.697 acre tract of land as conveyed unto MC Bastrop 71, LP in Volume 2097, Page 241 of the Official Public Records of Bastrop County, Texas, for the POINT OF BEGINNING and northeast corner of the 31.710 acre tract and the herein described tract, from which a 5/8-inch iron rod found at the northeast corner of the remainder of said 145.697 acre tract bears N 09°40'14" E, a distance of 318.45 feet;

THENCE, S 09°40'14" W, coincident with the common line of the 31.710 acre tract and said 43.112 acre tract, a distance of 691.77 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the southeast corner of the herein described tract, from which a 1/2-inch iron rod with a cap stamped "BGE INC" found at the southeast corner of the 31.710 acre tract bears S 09°40'14" W, a distance of 100.07 feet;

THENCE, departing said common line, over and across the 31.710 acre tract the following six (6) courses:

1. N 78°15'18" W, a distance of 912.05 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the southwest corner of the herein described tract;
2. N 11°44'42" E, a distance of 173.76 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
3. N 07°04'47" E, a distance of 20.02 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
4. THENCE, N 09°39'55" E, a distance of 295.02 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
5. N 80°20'05" W, a distance of 18.60 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a west corner of the herein described tract;
6. N 09°39'55" E, a distance of 170.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the northwest corner of the herein described tract, from which a 1/2-inch iron rod with a cap stamped "BGE INC" found at a common corner of the 31.710 acre tract and the remainder of said 145.697 acre tract bears N 80°20'05" W, a distance of 110.27 feet;

THENCE, S 80°20'05" E, coincident with said common line, a distance of 924.71 feet to the POINT OF BEGINNING and containing 14.128 acres of land, more or less.

| NUMBER | ARC LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
|--------|------------|---------|-----------|---------------|----------------|
| C1 | 23.56' | 15.00' | 90°00'00" | S 33°15'18" E | 21.21' |
| C2 | 32.90' | 905.00' | 2°04'58" | N 10°42'13" E | 32.90' |
| C3 | 23.56' | 15.00' | 90°00'11" | S 54°39'49" W | 21.21' |
| C4 | 23.56' | 15.00' | 90°00'00" | N 35°20'05" W | 21.21' |
| C5 | 24.11' | 15.00' | 92°04'47" | N 55°42'18" E | 21.59' |
| C6 | 23.56' | 15.00' | 90°00'00" | N 35°20'05" W | 21.21' |
| C7 | 23.56' | 15.00' | 90°00'00" | N 54°39'55" E | 21.21' |
| C8 | 23.56' | 15.00' | 90°00'00" | S 35°20'05" E | 21.21' |
| C9 | 23.56' | 15.00' | 90°00'00" | S 54°39'55" W | 21.21' |
| C10 | 23.56' | 15.00' | 90°00'00" | N 35°20'05" W | 21.21' |
| C11 | 23.56' | 15.00' | 90°00'00" | S 54°39'55" W | 21.21' |
| C12 | 23.56' | 15.00' | 90°00'00" | N 56°44'42" E | 21.21' |
| C13 | 31.08' | 855.00' | 2°04'58" | N 10°42'13" E | 31.08' |
| C14 | 23.56' | 15.00' | 89°59'49" | N 35°20'11" W | 21.21' |
| C15 | 23.56' | 15.00' | 90°00'00" | N 54°39'55" E | 21.21' |

| NUMBER | BEARING | DISTANCE |
|--------|---------------|----------|
| L1 | N 07°04'47" E | 20.02' |
| L2 | N 80°20'05" W | 18.60' |
| L3 | S 11°44'42" W | 29.55' |
| L4 | N 11°44'42" E | 29.55' |
| L5 | N 78°15'18" W | 106.49' |
| L6 | S 09°39'55" W | 30.00' |
| L7 | S 09°39'55" W | 105.00' |
| L9 | S 80°20'05" E | 50.00' |
| L10 | S 80°20'05" E | 43.79' |

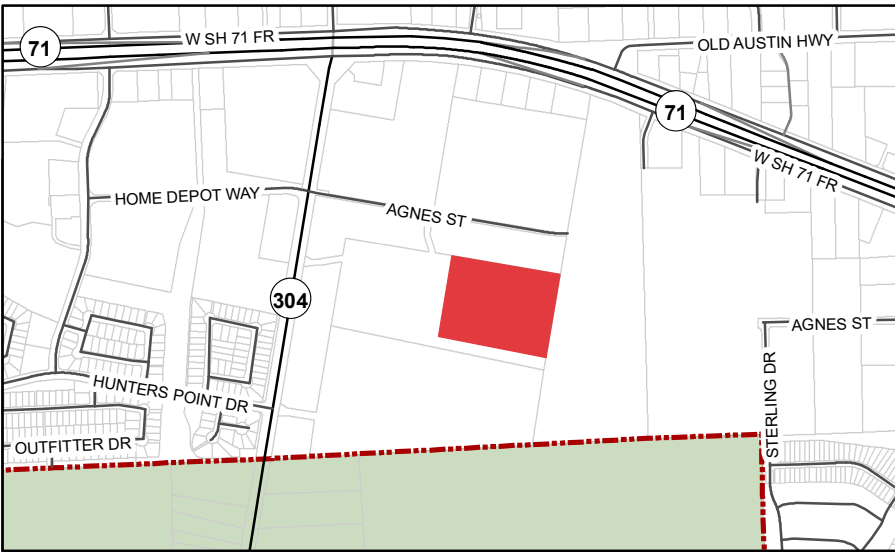
FINAL PLAT BASTROP GROVE SECTION 4 PHASE 1B

A SUBDIVISION OF 14.128 ACRES OF LAND
LOCATED IN THE
NANCY BLAKEY SURVEY, ABSTRACT NO. 98,
BASTROP COUNTY, TEXAS



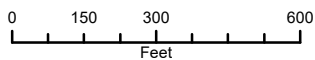
BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-681-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

Attachment 1 Location Map



Date: 9/24/2021

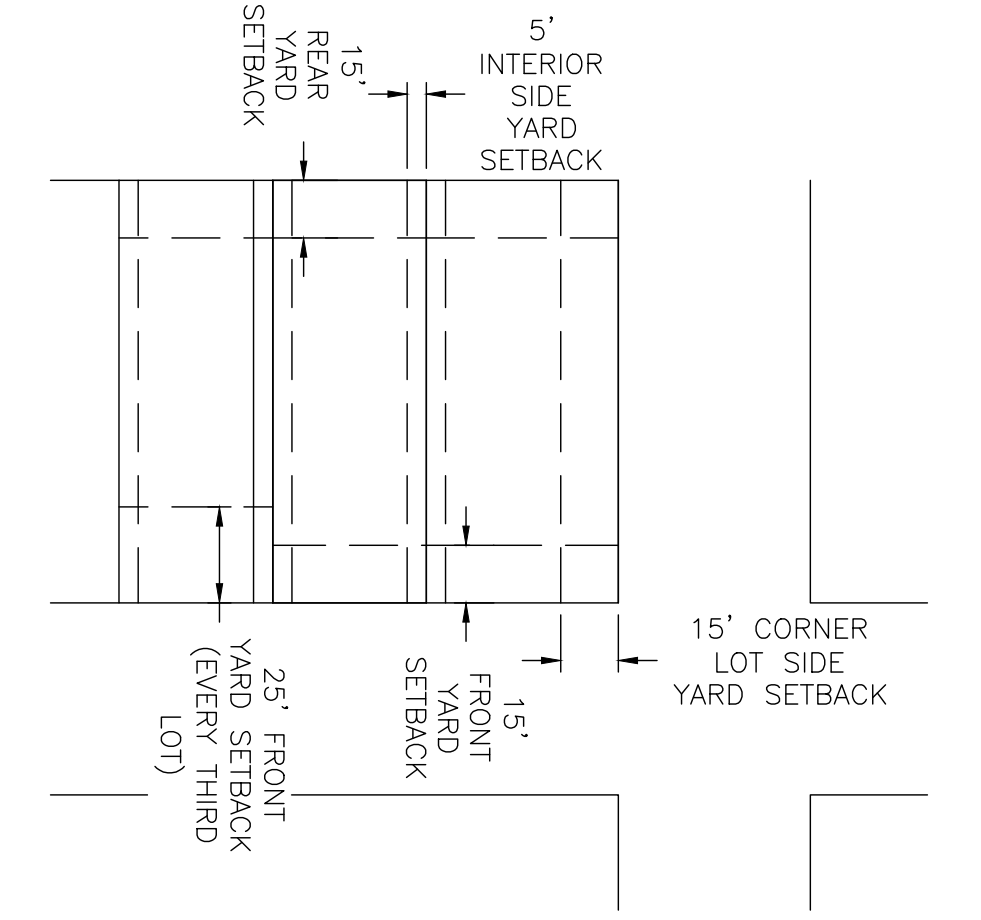
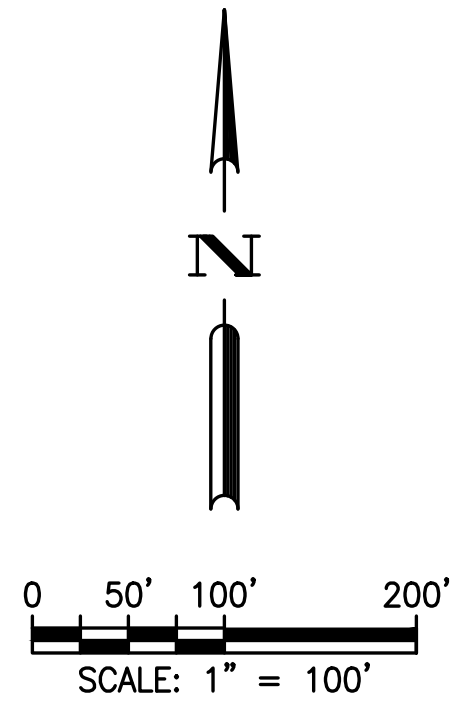
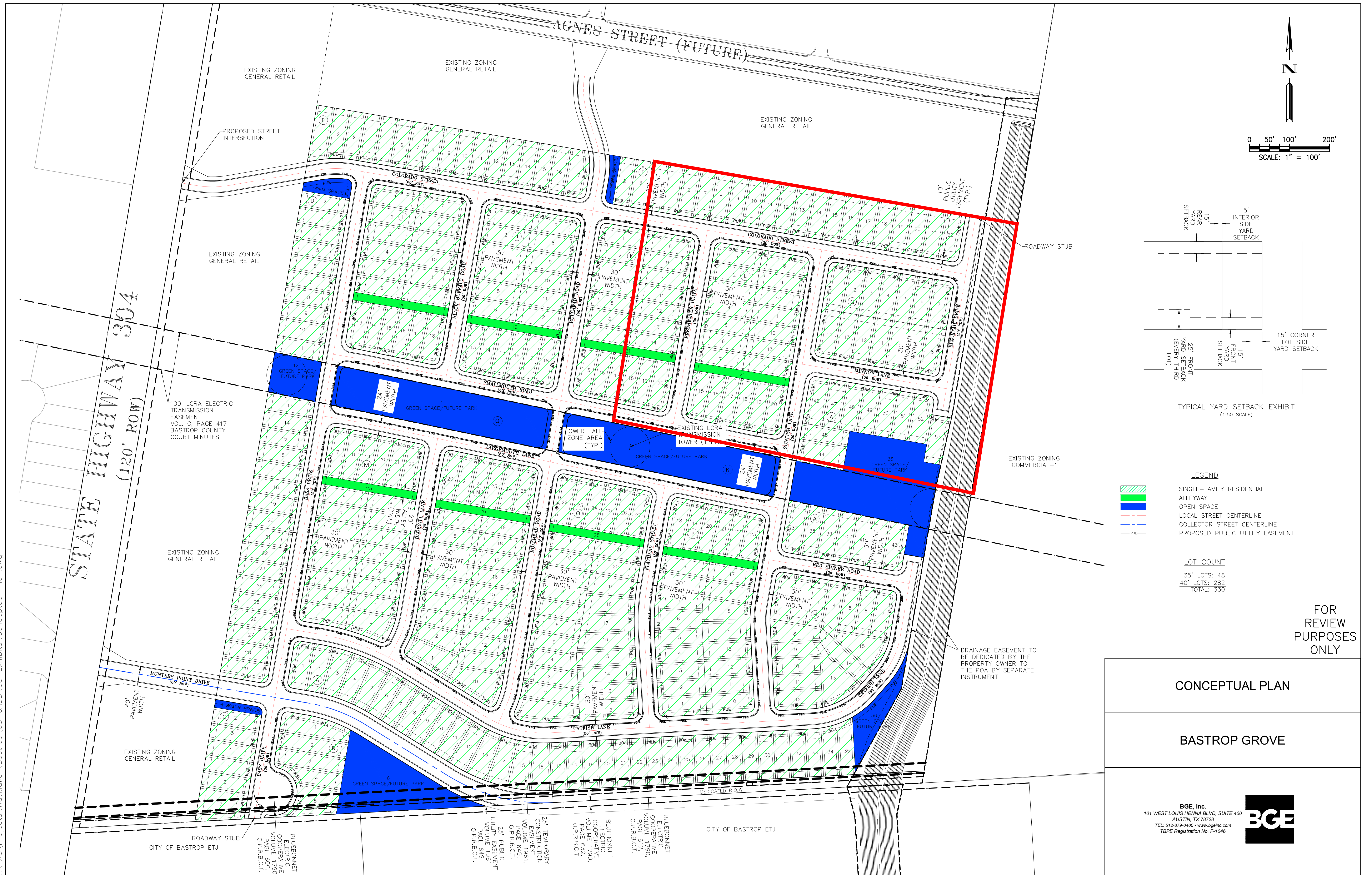
The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification 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.



1 inch = 400 feet



Final Plat Bastrop Grove Section 4 Phase 1B



TYPICAL YARD SETBACK EXHIBIT (1:50 SCALE)

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

LOT COUNT

| | |
|---------------|------------|
| 35' LOTS: | 48 |
| 40' LOTS: | 282 |
| TOTAL: | 330 |

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

BLUESONNET ELECTRIC COOPERATIVE VOLUME 1790, PAGE 612, O.P.R.B.C.T.
BLUESONNET ELECTRIC COOPERATIVE VOLUME 1790, PAGE 632, O.P.R.B.C.T.
25' TEMPORARY CONSTRUCTION EASEMENT VOLUME 1961, PAGE 649, O.P.R.B.C.T.
25' PUBLIC UTILITY EASEMENT VOLUME 1961, PAGE 649, O.P.R.B.C.T.

ROADWAY STUB CITY OF BASTROP ETJ

BLUESONNET ELECTRIC COOPERATIVE VOLUME 1960, PAGE 605, O.P.R.B.C.T.



STAFF REPORT

MEETING DATE: September 30, 2021

AGENDA ITEM: 3C

TITLE:

Consider action to approve The Colony MUD 1D Section 1, Phase B Final Plat, being 30.654 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located north of Sam Houston Drive and extending Darst Lane, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Allison Land, Senior Planner

ITEM DETAILS:

Site Address: North of SH 71 and east of FM 1209 (Attachment 1)
Total Acreage: 30.654 acres
Legal Description: 30.654 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner: Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact: Matt Synatschk, 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 1D Section 1, Phase B (Exhibit A). The plat includes 57 residential lots and six 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 extends Darst Lane, which intersects Sam Houston Drive, an arterial street, and currently exits through The Colony to Stephen F. Austin Blvd and then onto SH 71 or FM 1209, providing the main access into the development. Local streets also connect Gaston Drive to neighboring sections of development. 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.

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 an existing detention pond to the southeast portion of the section, which will then discharge at pre-developed rates to the south. The Public Improvement Plans, which included drainage, were approved in 2015, prior to adoption of the Stormwater Drainage Manual and updated rainfall totals. The drainage improvements and some underground infrastructure was constructed shortly after that, and construction on the streets has resumed in accordance with the approved plans. The project was grandfathered under the Bastrop Code of Ordinances Article 1.20 due to continued progress. A report was provided by the project engineer showing that the pond equipped to handle the additional rainfall intensities listed in the Stormwater Drainage Manual.

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 30.654-acre tract into 57 residential lots and six 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 Plat was approved by the City Council on May 12, 2015.
- Section 1.3.003 Final Plat
The Final Drainage Plan to determine drainage requirements was not applicable at the time of development. A report was provided by the project engineer showing that the pond equipped to handle the additional rainfall intensities listed in the Stormwater Drainage Manual.

The Public Improvement Plans for the construction of the subdivision improvements was approved by the City Engineer on July 30, 2015.

The Public Improvement Plan Agreement was not applicable to this development, but a maintenance bond for applicable infrastructure has been provided in accordance with the adopted codes and agreements.

- Section 1.3.004 Plat Requirements
The Development Review Committee reviewed the Final Plat for compliance with subdivision, utility standards, and Consent Agreement on September 23, 2021, and deemed the plat administratively complete. The Planning Director recommends approval.

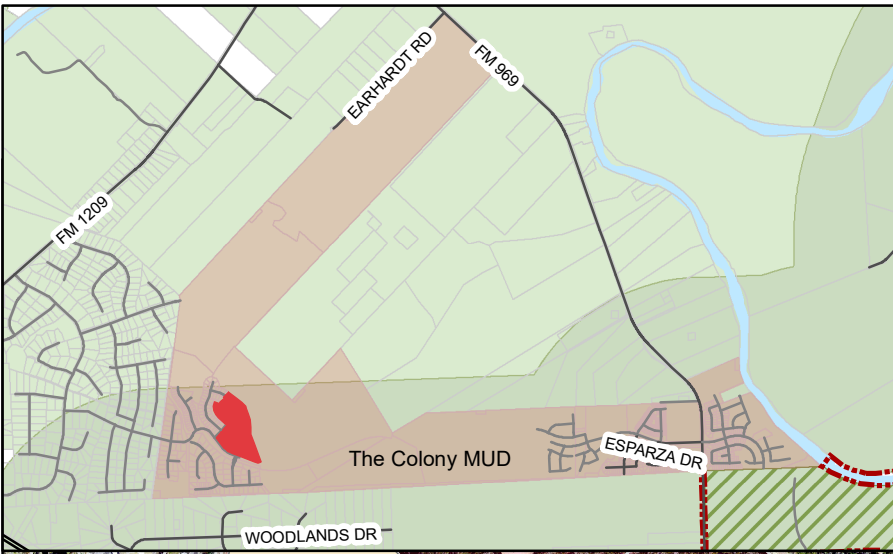
RECOMMENDATION:

Consider action to approve The Colony MUD 1D Section 1, Phase B Final Plat, being 30.654 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive and extending Darst Lane, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

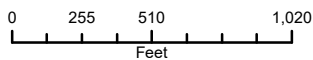
ATTACHMENTS:

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

Attachment 1 Location Map



Final Plat The Colony MUD 1D Section 1B

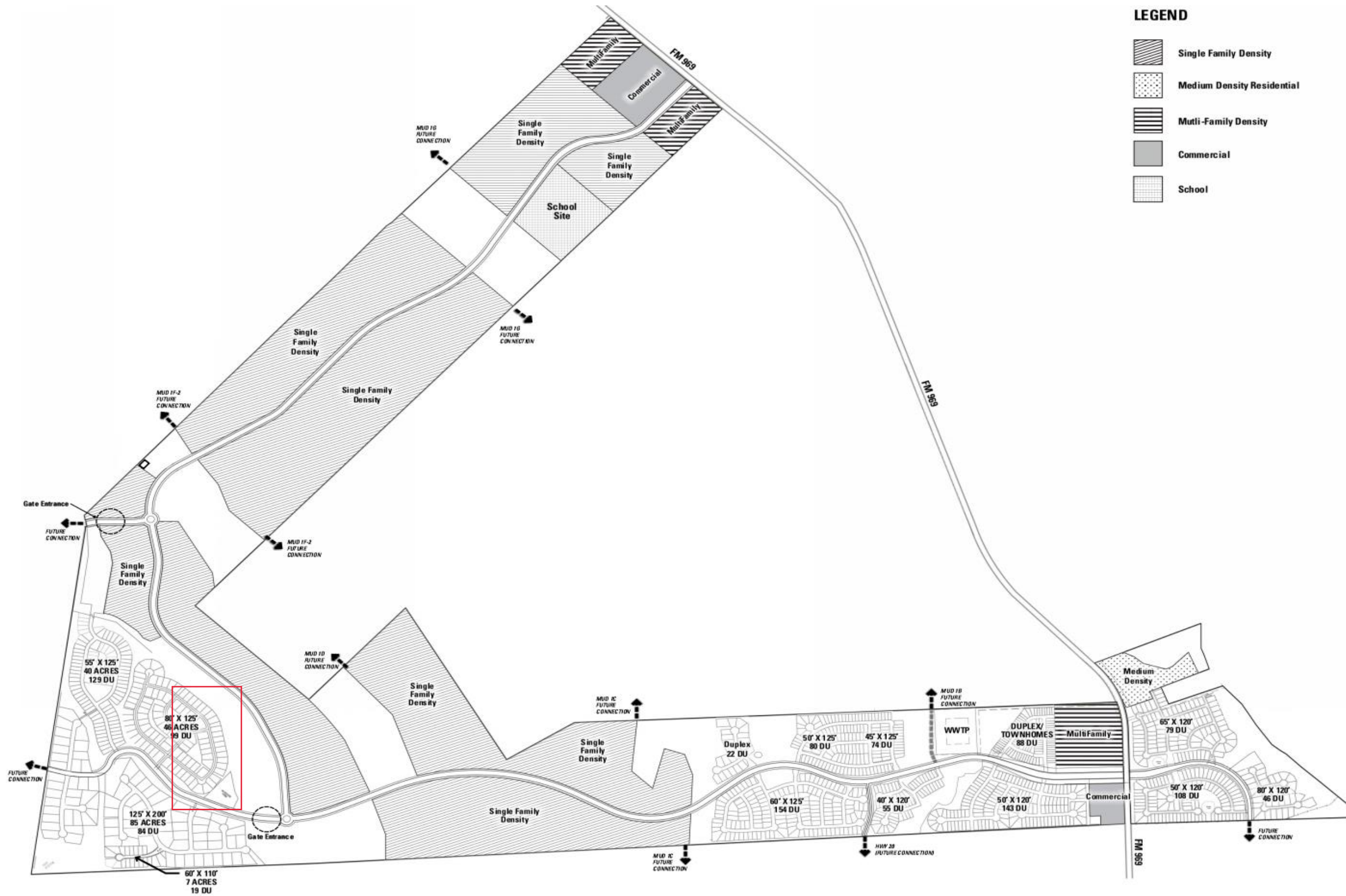


1 inch = 700 feet



Date: 9/24/2021

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





STAFF REPORT

MEETING DATE: September 30, 2021

AGENDA ITEM: 3E

TITLE:

Consider action to approve The Colony MUD 1C Section 2 Final Plat, being 21.604 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the 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: | 21.604 acres |
| Legal Description: | 21.604 acres of the Jose Manuel Bangs Survey, Abstract 5 |
| Property Owner: | Rick Neff/Hunt Communities Bastrop, L.L.C. |
| Agent Contact: | Matt Synatchk, 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 2 (Exhibit A). The plat includes 61 residential lots and three 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 connections to section to the west. 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.

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 detention ponds to the east of the section, which will then discharge at pre-developed rates to the south. 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 21.604-acre tract into 61 residential lots and three 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. Ungated streets will be dedicated to Bastrop County upon their completion and acceptance.

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 Plat was approved by the Planning & Zoning Commission on December 17, 2020.

- Section 1.3.003 Final Plat

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on December 8, 2020.

The Public Improvement Plans for the construction of the subdivision improvements was approved by the City Engineer on April 29, 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 compliance with subdivision, utility standards, and Consent Agreement on September 23, 2021, and deemed the plat administratively complete. The Planning Director recommends approval.

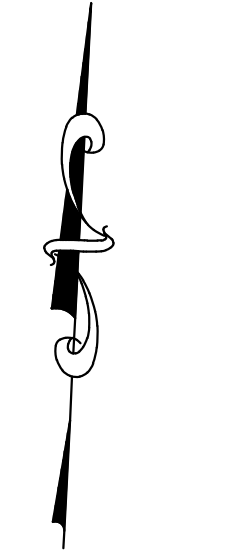
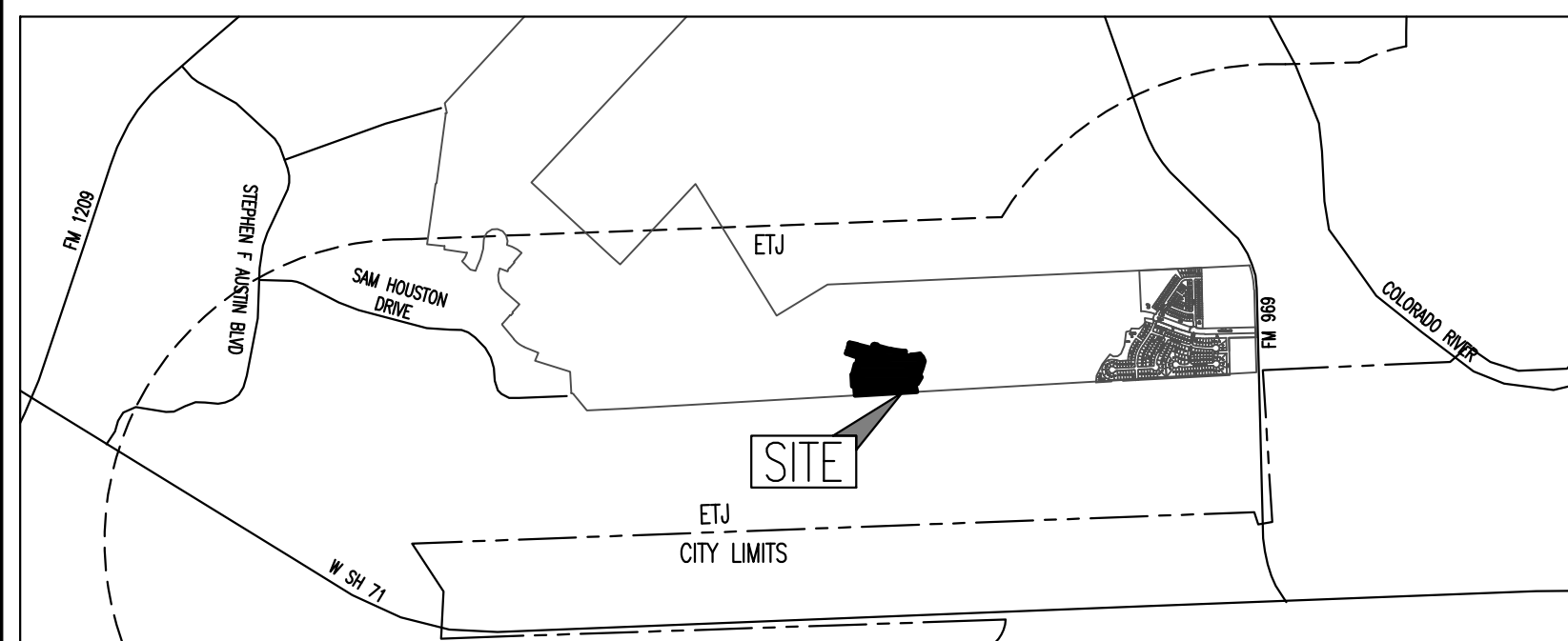
RECOMMENDATION:

Consider action to approve The Colony MUD 1C Section 2 Final Plat, being 21.604 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

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

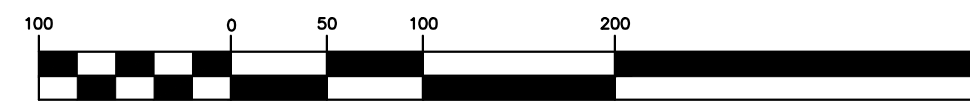
THE FINAL PLAT OF THE COLONY M.U.D. 1C, SECTION 2



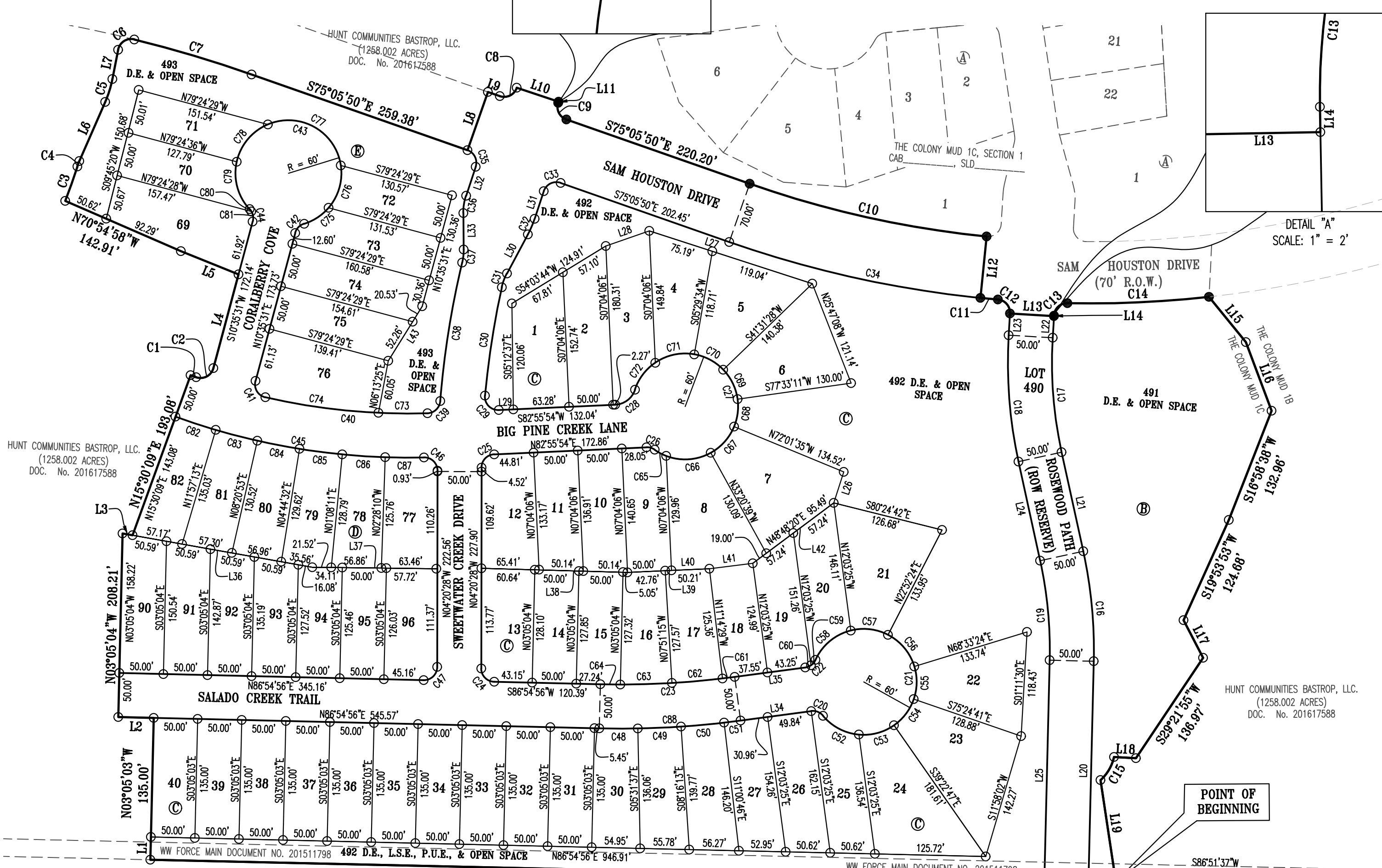
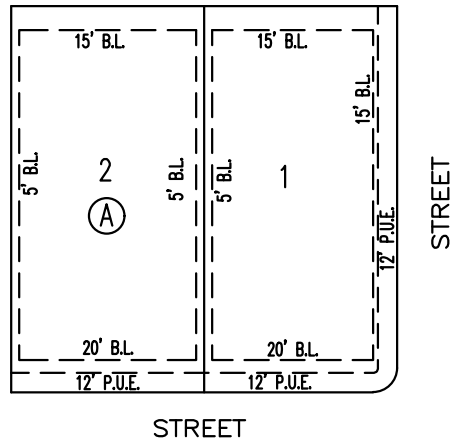
SCALE: 1" = 100'

LEGEND

- Legend items: 1/2" capped iron rod set, 1/2" iron rod found, iron pipe found, lot number, block designation, building setback line, public utility easement, drainage easement, landscape easement, right of way.



BENCHMARK information for TM-1 and TM-2, including location, elevation, and coordinates.



Summary statistics: Total Acreage (21.604), No. of Residential Lots (61), No. of Non-Residential Lots (3), No. of R.O.W. Reserve Lots (1). Includes a table for No. of Blocks (4) and R.O.W. (4.187 acres).

Table for Non-Residential Lots with columns for Block, Lot, Purpose, and Area.

Table for Linear Footage of Right-of-Way for various streets like Big Pine Creek Lane and Sweetwater Creek Drive.

- General notes: 1. Water is provided by the Colony M.U.D. 1C. 2. Wastewater service is provided by Bluebonnet Electric. 3. Electric service will be provided by Bluebonnet Electric. 4. This plat conforms to the preliminary plat approved by the Planning and Zoning Commission on December 17, 2020.

DATE: NOVEMBER 11, 2020. OWNER: RICK NEFF, HUNT COMMUNITIES BASTROP, LLC.

ENGINEER & SURVEYOR: AARON V. THOMASON, R.P.L.S. AND BRENDAN P. MCENTEE, P.E. CARLSON, BRIGANCE & DOERING, INC.

F.E.M.A. MAP NO. 4802100335E, BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006.

Curve Table with columns for Curve #, Length, Radius, Chord Direction, Chord Length, Tangent, and DELTA.

Curve Table with columns for Curve #, Length, Radius, Chord Direction, Chord Length, Tangent, and DELTA.

Curve Table with columns for Curve #, Length, Radius, Chord Direction, Chord Length, Tangent, and DELTA.

Curve Table with columns for Curve #, Length, Radius, Chord Direction, Chord Length, Tangent, and DELTA.

Line Table with columns for Line #, Length, Direction, and DELTA.

Line Table with columns for Line #, Length, Direction, and DELTA.

REVISION #, REASON, DATE table with 3 entries.

Carlson, Brigance & Doering, Inc. logo and contact information including phone numbers and addresses.

THE FINAL PLAT OF
THE COLONY M.U.D. 1C, SECTION 2

FIELD NOTES

BEING ALL OF THAT CERTAIN 21.604 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS 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 21.604 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND AT A SOUTHWEST CORNER OF LOT 144, BLOCK D, THE COLONY MUD 1A, SECTION 1, PHASE B TRACT, BEING ON THE NORTH BOUNDARY LINE OF A CALLED 410.599 ACRE TRACT OF LAND CONVEYED TO DAVID K. GRASSEL IN VOLUME 714, PAGE 306, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S86°51'37"W, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID 410.599 ACRE TRACT, A DISTANCE OF 3169.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT,

THENCE, S86°51'37"W, CONTINUING WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID 410.599 ACRE TRACT, A DISTANCE OF 1094.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, THE FOLLOWING FORTY-THREE (43) COURSES AND DISTANCES, NUMBERED 1 THROUGH 43,

1. N03°10'17"W, A DISTANCE OF 25.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
2. N03°05'03"W, A DISTANCE OF 135.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
3. S80°54'58"W, A DISTANCE OF 40.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
4. N03°05'04"W, A DISTANCE OF 208.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
5. S84°21'37"E, A DISTANCE OF 11.43 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
6. N15°30'09"E, A DISTANCE OF 193.08 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
7. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET, AND ARC LENGTH OF 6.78 FEET, AND A CHORD THAT BEARS N74°45'56"W, A DISTANCE OF 6.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
8. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.71 FEET, AND A CHORD THAT BEARS N57°46'45"E, A DISTANCE OF 22.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
9. N10°35'31"E, A DISTANCE OF 110.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
10. N72°35'05"W, A DISTANCE OF 70.48 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
11. N70°54'58"W, A DISTANCE OF 142.91 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
12. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 625.00 FEET, AN ARC LENGTH OF 41.41 FEET, AND A CHORD THAT BEARS N14°56'08"E, A DISTANCE OF 41.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
13. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 61.00 FEET, AN ARC LENGTH OF 6.54 FEET, AND A CHORD THAT BEARS N16°06'25"E, A DISTANCE OF 6.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
14. N19°10'35"E, A DISTANCE OF 73.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
15. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 27.16 FEET, AND A CHORD THAT BEARS N12°57'06"E, A DISTANCE OF 27.11 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
16. N06°43'37"E, A DISTANCE OF 33.92 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
17. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.28 FEET, AND A CHORD THAT BEARS N53°05'59"E, A DISTANCE OF 21.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
18. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1465.00 FEET, AN ARC LENGTH OF 138.84 FEET, AND A CHORD THAT BEARS S77°48'44"E, A DISTANCE OF 138.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
19. S75°05'50"E, A DISTANCE OF 259.38 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
20. N14°54'10"E, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
21. S75°05'50"E, A DISTANCE OF 14.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
22. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.82 FEET, AND A CHORD THAT BEARS N59°24'05"E, A DISTANCE OF 21.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
23. S76°06'00"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
24. S13°54'00"W, A DISTANCE OF 1.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
25. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.30 FEET, AND A CHORD THAT BEARS S30°35'55"E, A DISTANCE OF 21.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
26. S75°05'50"E, A DISTANCE OF 220.20 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
27. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1165.00 FEET, AN ARC LENGTH OF 275.93 FEET, AND A CHORD THAT BEARS S81°52'57"E, A DISTANCE OF 275.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
28. S01°19'56"W, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
29. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1235.00 FEET, AN ARC LENGTH OF 19.86 FEET, AND A CHORD THAT BEARS S89°07'42"E, A DISTANCE OF 19.86 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
30. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.19 FEET, AND A CHORD THAT BEARS S45°18'02"E, A DISTANCE OF 20.95 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
31. N88°59'16"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
32. N01°00'44"W, A DISTANCE OF 0.57 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
33. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.87 FEET, AND A CHORD THAT BEARS N42°51'56"E, A DISTANCE OF 20.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
34. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1235.00 FEET, AN ARC LENGTH OF 160.77 FEET, AND A CHORD THAT BEARS N83°00'50"E, A DISTANCE OF 160.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
35. S43°34'52"E, A DISTANCE OF 66.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
36. S24°55'51"E, A DISTANCE OF 83.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
37. S16°58'38"W, A DISTANCE OF 132.96 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
38. S19°53'53"W, A DISTANCE OF 124.68 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
39. S31°53'32"E, A DISTANCE OF 48.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
40. S29°21'55"W, A DISTANCE OF 136.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
41. S88°36'06"W, A DISTANCE OF 24.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
42. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 30.84 FEET, AND A CHORD THAT BEARS S25°47'24"W, A DISTANCE OF 30.35 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
43. S13°00'41"E, A DISTANCE OF 116.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.604 ACRES OF LAND.

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 BANGS 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 SAID TRACT OF LAND WITH THE PLAT SHOWN HERE ON, TO BE KNOWN AS:

"THE COLONY MUD 1C, SECTION 2"

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

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 _____

FLOOD PLAN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 4802100355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.

THIS FLOOD STATEMENT, AS DETERMINED BY A THE 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.

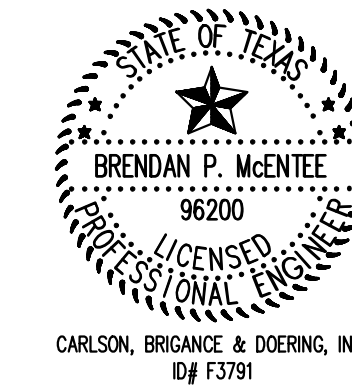
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.

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 SUBMISSION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAN 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



STATE OF TEXAS)
COUNTY OF BASTROP) (

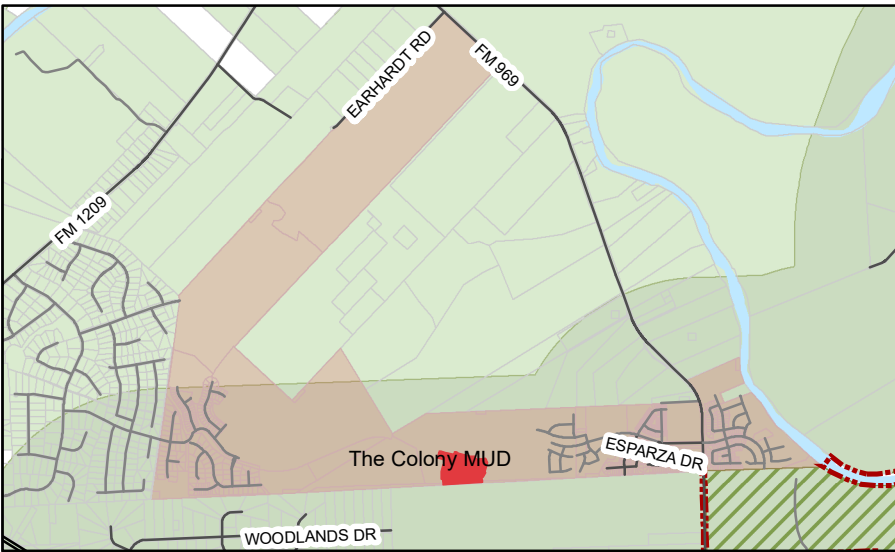
I, ROSE PRIETSCHE, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____ IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT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

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

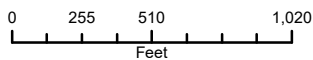
DEPUTY _____ COUNTY CLERK, BASTROP COUNTY, TEXAS

Carlson, Brigance & Doering, Inc.
FIRM ID #E3791 ♦ 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



Final Plat The Colony MUD 1C Section 2

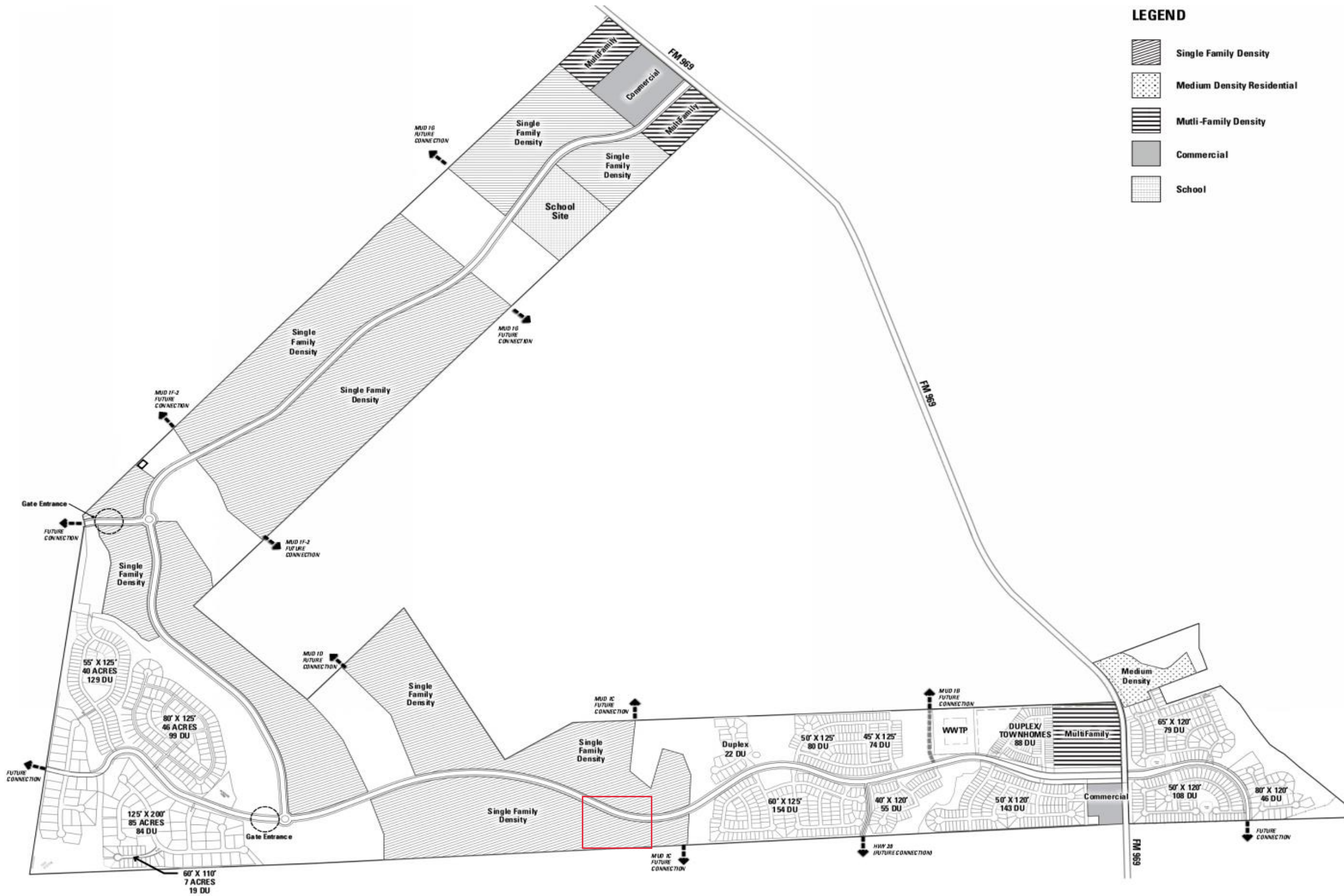


1 inch = 700 feet



Date: 9/24/2021

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

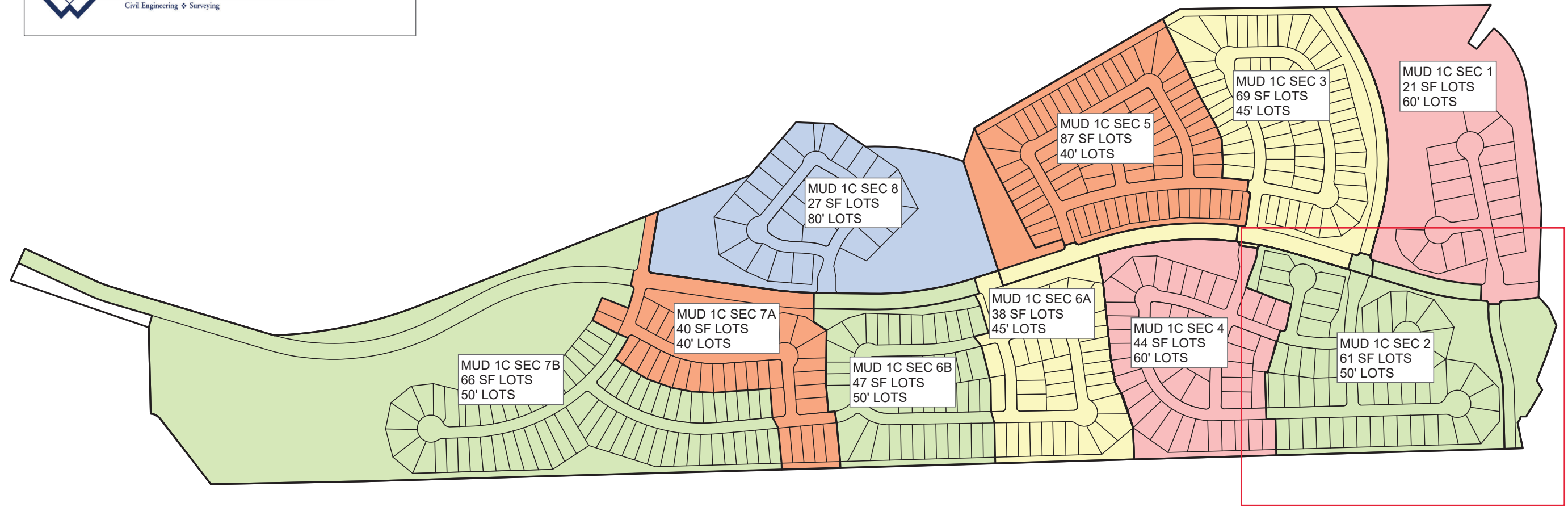


| LOT SIZE | COUNT |
|--------------------|-------|
| 40' | 127 |
| 45' | 107 |
| 50' | 174 |
| 60' | 65 |
| 80' | 27 |
| TOTAL MUD 1C = 500 | |

0 250 500 1,000 Feet



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





STAFF REPORT

MEETING DATE: September 30, 2021

AGENDA ITEM: 3F

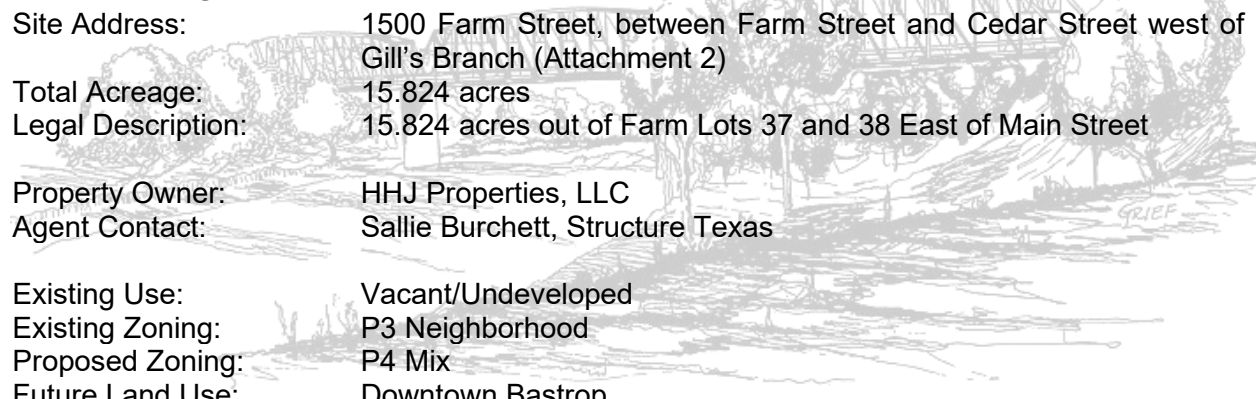
TITLE:

Hold public hearing and consider action to recommend approval of the Farm Street Village Zoning Concept Scheme, changing the zoning for 15.824 acres out of Farm Lot 37 East of Main Street, located at 1500 Farm Street, from P3 Neighborhood to P4 Mix, within the city limits of Bastrop, Texas.

STAFF REPRESENTATIVE:

Allison Land, Senior Planner

ITEM DETAILS:



Site Address: 1500 Farm Street, between Farm Street and Cedar Street west of Gill's Branch (Attachment 2)
Total Acreage: 15.824 acres
Legal Description: 15.824 acres out of Farm Lots 37 and 38 East of Main Street
Property Owner: HHJ Properties, LLC
Agent Contact: Sallie Burchett, Structure Texas
Existing Use: Vacant/Undeveloped
Existing Zoning: P3 Neighborhood
Proposed Zoning: P4 Mix
Future Land Use: Downtown Bastrop

BACKGROUND/HISTORY:

The applicant has submitted an application for a Zoning Concept Scheme for Farm Street Village (Exhibit A). The property is comprised of part of two farm lots. The Scheme shows the proportional share extension of Chambers Street between Cedar Street and Farm Street and an intent to reflect the Building Block traditional neighborhood development pattern. The building block structure intent is present; however, the applicant is requesting to provide non-vehicular public access easements instead of publicly dedicated right-of-way. The development is proposing a multifamily, potentially tax-credit funded product, and the financing does not allow for the development to be on multiple blocks with public streets running through it. See Attachments 8 and 9 for the Warrant response from the Development Review Committee and the Applicant's response.

The development proposes four blocks that are designed similarly to a city street cross section, with vehicular drive aisles, sidewalks, parking, and trees. The measurements on the blocks are slightly over the 330-foot block face requirement, but they are measured centerline to centerline, rather than along the block face. When measurement methodology is considered, the blocks are very close to the 330-foot block face requirement. On the portion nearest Gill's Branch, a public

trail connection is proposed as a pedestrian way. Over two acres next to the creek will be dedicated as public civic space. The buildings will be fronted along Chambers Street in compliance with the proposed zoning district and are proposed to be in an architectural style appropriate to the downtown Bastrop area, in accordance with the Authentic Bastrop Pattern Book (Attachment 2).

Zoning Concept Schemes also take into account the variety of place type zoning districts in a pedestrian shed. Changing the zoning to P4 increases compliance with the percentages of each place type in this pedestrian shed.

Landscape plans for overall style and Street Type compliance are also considered. The landscape plan conceptually addresses the requirements, although the plan does list plants that are not on the Preferred Plant List in the B³ Technical Manual. The Applicant has acknowledged that they will use plants from the Preferred Plant List. Compliance with this regulation is verified upon review of the Public Improvement Plans and Site Development Plans.

Drainage

A Zoning Concept Scheme must be accompanied by a Conceptual Drainage Plan to ensure that the proposed development is feasible. A Conceptual Drainage Plan has been reviewed and approved by the City Engineer. The maximum impervious cover in the existing P3 Neighborhood Place Type is 60%. It is 70% in the proposed P4 Mix Place Type. Due to the drainage and floodplain proximity and constraints, the development as proposed is only using about 22% impervious cover. The site has been configured to maximize drainage effectiveness.

PUBLIC COMMENTS:

Property owner notifications were sent to 23 adjacent property owners on September 14, 2021 (Attachment 4). At the time of this report, six responses have been received, two in favor and four opposed. (Attachment 5)

POLICY EXPLANATION:

Texas Local Government Code

Sec. 211.006. PROCEDURES GOVERNING ADOPTION OF ZONING REGULATIONS AND DISTRICT BOUNDARIES. (a) The governing body of a municipality wishing to exercise the authority relating to zoning regulations and zoning district boundaries shall establish procedures for adopting and enforcing the regulations and boundaries. A regulation or boundary is not effective until after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard. Before the 15th day before the date of the hearing, notice of the time and place of the hearing must be published in an official newspaper or a newspaper of general circulation in the municipality.

Notice was published in the Bastrop Advertiser and notice was sent to property owners within 200 feet of the property boundary.

(b) In addition to the notice required by Subsection (a), a general-law municipality that does not have a zoning commission shall give notice of a proposed change in a zoning classification to each property owner who would be entitled to notice under Section 211.007(c) if the municipality had a zoning commission. That notice must be given in the same manner as required for notice to property owners under Section 211.007(c). The governing body may not adopt the proposed change until after the 30th day after the date the notice required by this subsection is given.

N/A. Bastrop is not a general-law municipality.

(c) If the governing body of a home-rule municipality conducts a hearing under Subsection (a), the governing body may, by a two-thirds vote, prescribe the type of notice to be given of the time and place of the public hearing. Notice requirements prescribed under this subsection are in addition to the publication of notice required by Subsection (a).

Notice of the meeting was posted at least 72 hours in advance.

(d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either:

(1) the area of the lots or land covered by the proposed change; or

(2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

(e) In computing the percentage of land area under Subsection (d), the area of streets and alleys shall be included.

At the time of this report, no protest has been received.

(f) The governing body by ordinance may provide that the affirmative vote of at least three-fourths of all its members is required to overrule a recommendation of the municipality's zoning commission that a proposed change to a regulation or boundary be denied.

If the Planning & Zoning Commission recommends denial of the zoning request, the City Council must have a minimum vote of 4 out of 5 members to approve the zoning request.

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – Downtown Bastrop: The Downtown Bastrop character area allows for a wide range of residential, retail, entertainment, professional service, and institutional land uses. The character area's range of land uses may be mixed on individual parcels or developments sites, and within individual buildings. Building form and lot arrangement will support an urban character with structures framing the street. The scale of land uses, and transitions between them will compliment historic building form and intensity, but increased development intensity may be allowed on a case-by-case basis to encourage viable investment in center city Bastrop. Downtown Bastrop character area development should adhere to the following complimentary development parameters:

- Require new development in downtown Bastrop (residential and nonresidential) to adhere to a "build-to" requirement setting the front setbacks at the sidewalk edge and side setbacks along alleys to the pavement edge.
- New Downtown development should be designed to a minimum of two stories to provide a sense of enclosure which creates the "look and feel" of an urban environment.

- Require downtown uses to provide adequate sidewalk width to accommodate both an amenity area (for street trees, benches, trash cans, landscaping, etc.) and a clear walkway area.
- Accommodate parking primarily on-street or in public or private off-street parking areas.
- Promote varying residential dwelling types and densities in a manner that compliments and transitions between existing residential and non-residential development.
- Promote development that is complimentary to traditional architectural styles.
- For residences, implement (and modify as necessary) design standards that promote existing neighborhood form.
- Incorporate traffic calming features into residential streets – including curb extensions to define lanes of parking.
- Extend the public sidewalk system throughout the character area.
- Identify suitable locations for and incorporate pocket parks into traditional residential neighborhoods to provide direct access to public green spaces.

The B³ Code provides for build-to requirements. In P3 Neighborhood, the requirement is 10-25 feet from the front property line. In P4 Mix, the requirement is 5-15 feet. The proposed architectural style matches those reflected in the Authentic Bastrop Pattern Book (Attachment 1).

The proposed buildings are two and three stories, and front onto the extension of Chambers Street between Cedar Street and Farm Street. The development's share of Chambers Street is half the street. The street will be one travel lane with on-street parallel parking, extend the sidewalk network through the neighborhood, and provide street trees. The narrowness and presence of on-street parking provides traffic calming on the road section.

The development is proposing off-street parking in addition to the on-street parking, as well as dedicating public open space along Gill's Branch. The layout mimics the building block form of the neighborhood.

Compliance with Bastrop Building Block (B³) Code:

B³ CODE INTENT (See Executive Summary)

The code is built around three core intents:

- Fiscal Sustainability

New development and redevelopment must be done with a focus on the intersection of the Public and Private Realms. This is the area where city and utility infrastructure are maintained in an efficient manner and the commercial development creates a complete neighborhood.

The development provides efficient street and infrastructure connections in an area of town that lacks the standard connectivity of other areas of town. It also protects Gill's Branch and dedicates public open space that will promote multi-modal walkability and access to nature. The public non-vehicular access easements allow for public access to the open space, while putting the burden of maintenance onto the developer rather than the City. If granted tax credit funding, property standards must be maintained.

- Geographically Sensitive Developments

Development will retain its natural form and visual character, which is derived from the topography and native environment.

Gill's Branch and drainage were central the design of the development. Over two acres will be dedicated to the public along Gill's Branch, a streambank buffer that prohibits disturbance has been accounted for and will be implemented during the platting process. Detention and low impact stormwater designs are also planned.

- Perpetuation of Authentic Bastrop

The B³ Code will perpetuate the built form that has been predominate over the City's 189-year history. The recent trend of allowing parking and automobile traffic as the predominate feature has created a pattern that is contrary to the historical building patterns of the city and creates sites/buildings that are not adaptable and sustainable in the long-term.

The connection of Chambers Street furthers the neighborhood's development in the same built form that has been predominate in the City's long history on the project's side of the Colorado River. The architectural styles proposed are in accordance with the Authentic Bastrop Pattern Book and existing fabric of downtown.

B³ Code ARTICLE 5.1 INTENT OF DEVELOPMENT PATTERNS

(b) The Development Pattern type will be used to guide the creation of the Zoning Concept Scheme and Neighborhood Regulating Plan (see Article 2-3 Neighborhood Regulating Plans in B3 Technical Manual) configurations suitable for different geographies and Character Districts.

The Character District of this project is Cultural Arts, which allows for Traditional Neighborhood Development (TND) using the standard building block pattern. The development is proposing the TND form.

SEC. 5.2.002 TND STANDARDS

1. Detail the block perimeters, block lengths, pedestrian shed area, place type allocations per B³ Code 3.2.002b.

In P4 Mix, the block perimeter maximum is 1320 feet. This is the distance around one building block, which is a block length of 330 feet. The zoning concept scheme proposes four building blocks plus one long block along Gill's Branch that will have pedestrian access to and through it. The four building blocks are slightly rectangular, with two sides shorter than 330 feet and two sides longer than 330 feet. The measurements are provided as distance from drive aisle centerline to centerline in areas there is not a public right-of-way to dictate the block face.

A quarter-mile radius around the development creates the pedestrian shed for the area. The goal of a pedestrian shed is to ensure the neighborhood created is walkable. Allocations of various place types provide variety in a neighborhood to promote a complete neighborhood. Changing the place type to P4 Mix increases compliance with the place type allocation percentages in this area.

RECOMMENDATION:

Consider action to recommend approval of the Farm Street Village Zoning Concept Scheme, changing the zoning for 15.824 acres out of Farm Lot 37 East of Main Street, located at 1500 Farm Street, from P3 Neighborhood to P4 Mix, within the city limits of Bastrop, Texas.

ATTACHMENTS:

- Exhibit A: Zoning Concept Scheme
- Attachment 1: Proposed Architectural Elevations
- Attachment 2: Location Map
- Attachment 3: Applicant's Project Description Letter
- Attachment 4: Property Owner Notice
- Attachment 5: Property Owner Notice Responses
- Attachment 6: Zoning Map
- Attachment 7: Future Land Use Map
- Attachment 8: Warrant Determination
- Attachment 9: Applicant's Response to Warrant Determination



REVISIONS:

| NO. | DATE |
|----------|------------|
| ORIGINAL | 08/23/2021 |
| | |
| | |

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

PRELIMINARY
(NOT FOR CONSTRUCTION)

TIMOTHY D. CROCKETT
TX LICENSE-10075

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Milling Blvd., Bldg. 1
Columbus, MO 65202
(314) 447-9200
www.crockettingeering.com
Crockett Engineering Consultants, LLC

OWNER:

MRE CAPITAL
10777 BARKLEY STREET SUITE
140 OVERLAND PARK, KS 66201

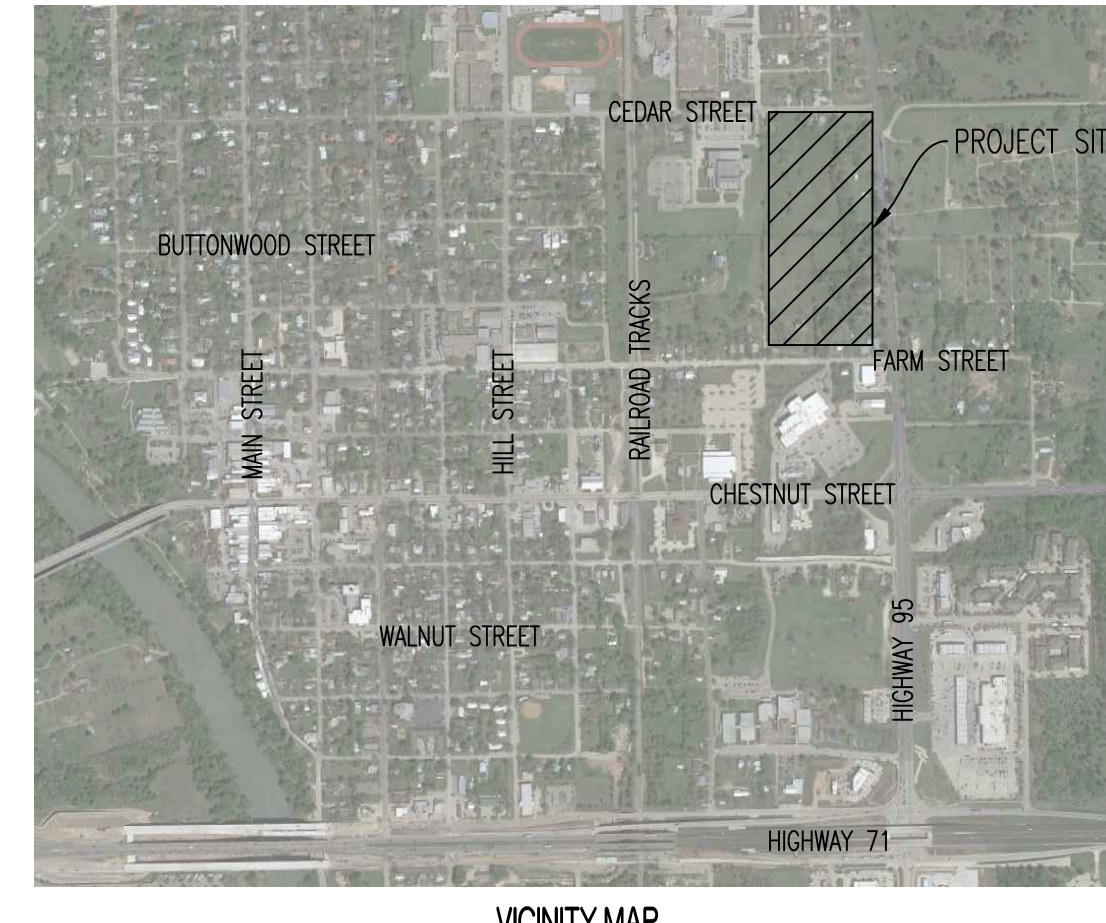
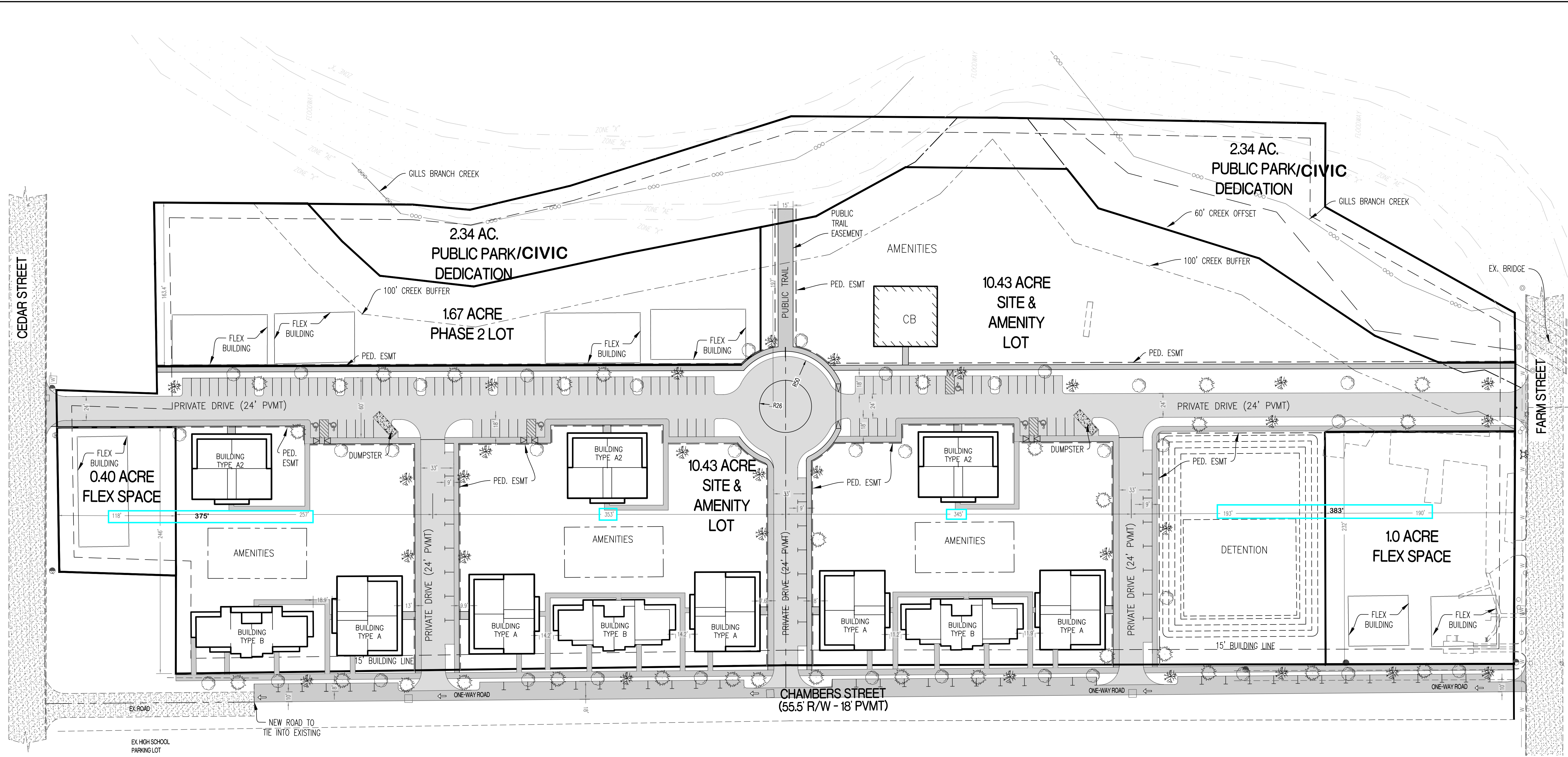
FARM STREET VILLAGE

BASTROP, BASTROP COUNTY, TEXAS

DRAWING INCLUDES:

ZONING CONCEPT
SCHEME

DESIGNED: KRM
DRAWN: KRM
PROJECT NO: 210297
SHEET:
C1



ZONING INFORMATION:
B3 ZONING DISTRICT
CULTURAL ARTS DISTRICT
TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

EXISTING ZONING: NEIGHBORHOOD P-3

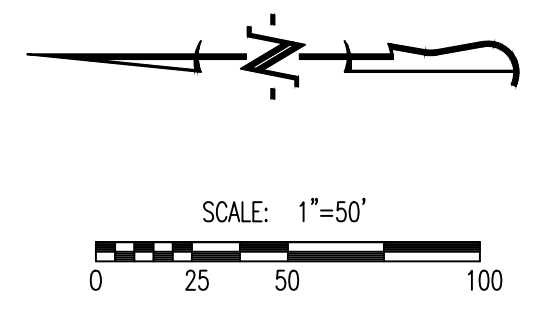
PROPOSED ZONING: MIX P-4
LOT COVERAGE: 70% MAXIMUM
• BUILD TO LINE: 5-15 FT
• MAX BUILDING HEIGHT: 3-STORIES
• NO MINIMUM AUTOMOBILE PARKING SPACE REQUIREMENTS
• BICYCLE PARKING: 10% OF AUTOMOBILE SPACES

PREDOMINANT SOILS:
ACCORDING TO THE USDS SOIL SURVEY, THE SOILS ON THE PROPERTY CONSIST OF 40% ROBCO-TANGLEWOOD COMPLEX (SAND, LOAMY SAND), AND 60% SAYERS FINE SANDY LOAM. THESE TWO SOIL GROUPS ARE CLASSIFIED AS HYDROLOGIC SOIL GROUP 'A'. GROUP 'A' SOILS CONSIST MOSTLY OF SAND, LOAMY SAND, OR SANDY LOAM AND HAVE LOW RUNOFF POTENTIAL AND HIGH INFILTRATION RATES.

DEVELOPER INFORMATION
MRE CAPITAL, LLC
10777 BARKLEY STREET, SUITE 140
OVERLAND PARK, KS 66211

| CALCULATIONS: | |
|---|------------------------------|
| LAND AREA: | |
| TOTAL LAND AREA: | 15.84 AC |
| PROJECT SITE & AMENITY AREA: | 10.43 AC |
| PHASE II PROJECT AREA: | 1.67 AC |
| NORTH FLEX SPACE: | 0.40 AC |
| SOUTH FLEX SPACE: | 1.00 AC |
| PUBLIC PARK DEDICATION / CIVIC: | 2.34 AC |
| LOT COVERAGES: | |
| NET LAND AREA: | 15.84 AC 100% |
| TOTAL IMPERVIOUS SURFACE AREA: | 3.48 AC 22% |
| TOTAL OPEN SPACE: | 12.36 AC 78% |
| DEVELOPMENT | |
| 120 TOTAL UNITS PROPOSED | DENSITY: 7.57 UNITS PER ACRE |
| 11 TOTAL BUILDINGS | TOTAL |
| TYPE: | 5 TOTAL BUILDINGS |
| BUILDING TYPE A | 3 TOTAL BUILDINGS |
| BUILDING TYPE A2 | 3 TOTAL BUILDINGS |
| BUILDING TYPE B | 3 TOTAL BUILDINGS |
| PARKING SUMMARY | |
| TOTAL PARKING SPACES INCLUDING STREET PARKING | 165 SPACES |
| ADA COMPLAINT SPACES | 6 SPACES |
| REQUIRED BICYCLE PARKING | 17 SPACES |

- NOTES:**
- THIS TRACT IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD AND THE FLOODWAY PER THE CITY OF BASTROP FEMA FIRM PANEL #48021C0360E, DATED JANUARY 19, 2006.
 - GRADING AND DRAINAGE SHALL BE COMPLETED PER CITY OF BASTROP CODES AND ORDINANCES. ON-SITE DETENTION FACILITY WILL BE REQUIRED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE FOR 100-YEAR STORM EVENTS TO THE PEAK PREDEVELOPMENT 25-YEAR STORM EVENT PER THE CITY OF BASTROP STORMWATER DRAINAGE DESIGN MANUAL.
 - NO SLOPES SHALL EXCEED A 3:1 RATIO.
 - ALL SITE LIGHTING SHALL BE IN CONFORMANCE WITH CITY OF BASTROP CODE.
 - CITY OF BASTROP IS THE WATER AND WASTEWATER SERVICE PROVIDER.
 - BASTROP POWER AND LIGHT IS THE ELECTRIC SERVICE PROVIDER FOR THE AREA AND THEY CURRENTLY HAVE FACILITIES AT THE SOUTHWEST CORNER OF THE PROPERTY.
 - TELEPHONE, INTERNET AND CABLE TELEVISION SERVICES ARE AVAILABLE FROM AT&T FOR THIS AREA.
 - CENTERPOINT ENERGY IS THE GAS PROVIDER
 - DETENTION SHALL HAVE THE OPTION TO BE DESIGNED TO HANDLE THE ENTIRE SITE OR SO FLEX LOTS AND PHASE 2 LOT CAN HANDLE DETENTION SEPARATELY.
 - All private drives shall have a public access easement for non-vehicular use.



FARM STREET VILLAGE BASTROP, TEXAS LOT CONFIGURATION

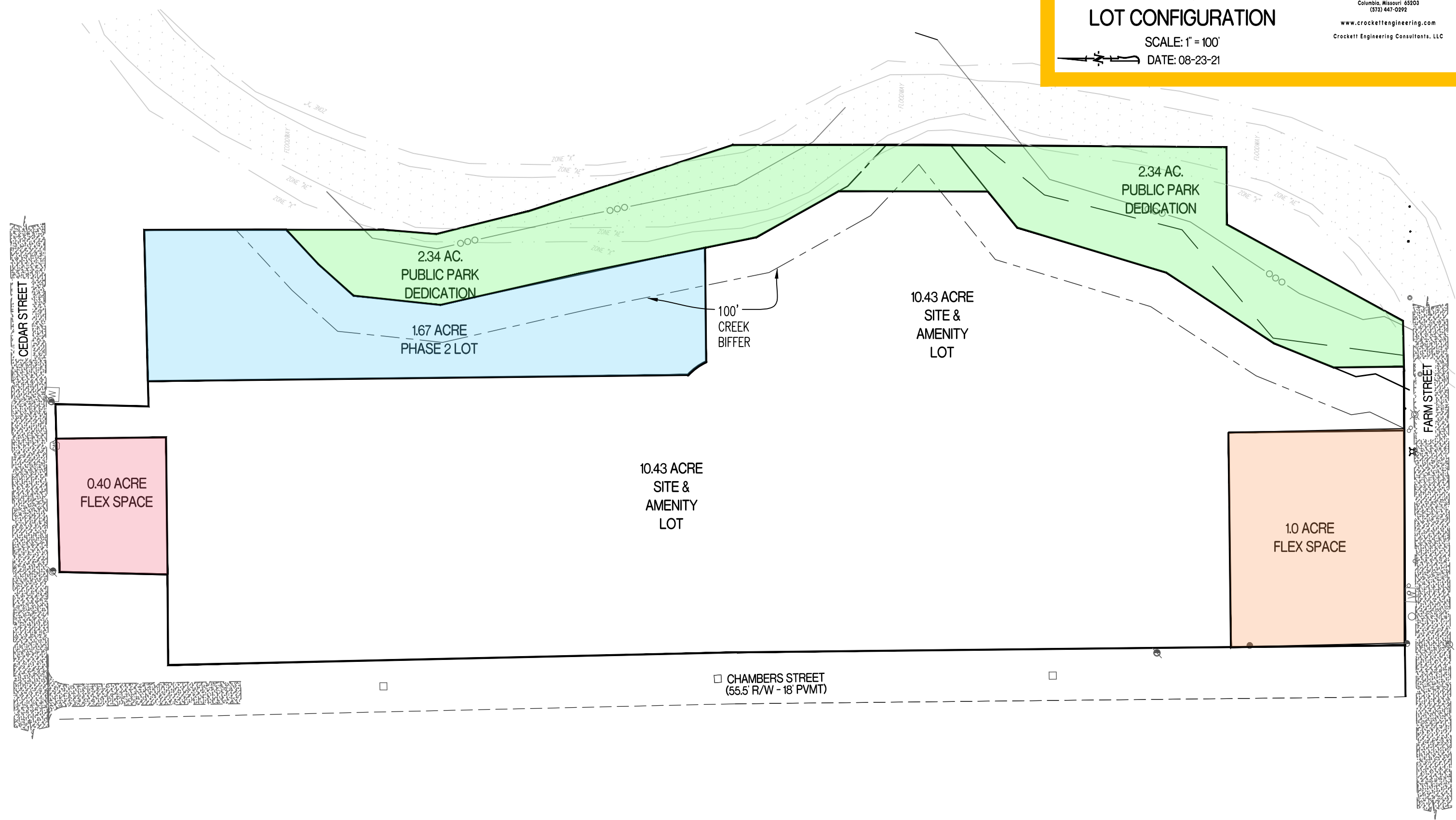
PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS

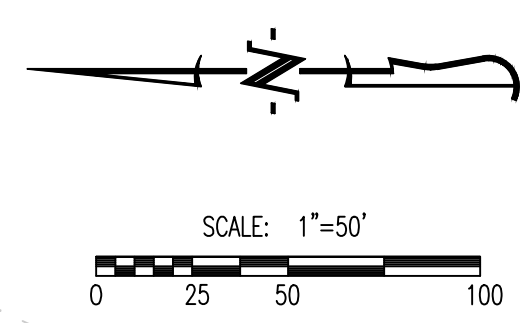
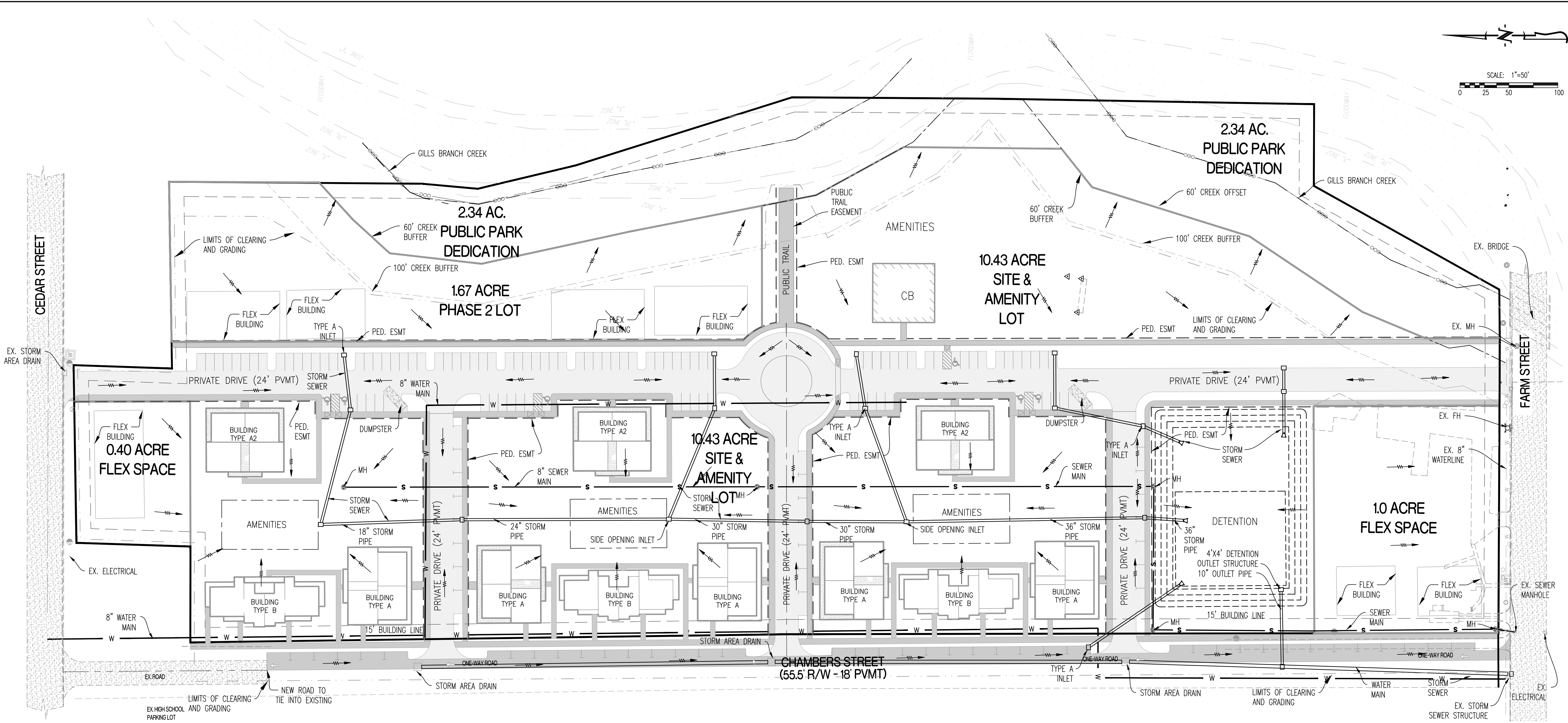
1000 W. Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292

www.crockettengineering.com
Crockett Engineering Consultants, LLC

SCALE: 1" = 100'

DATE: 08-23-21





REVISIONS:

| NO. | DATE |
|----------|------------|
| ORIGINAL | 08/23/2021 |
| | |
| | |

THIS SHEET HAS BEEN SIGNED SEALED AND DATED ELECTRONICALLY

PRELIMINARY
(NOT FOR CONSTRUCTION)

TIMOTHY D. CROCKETT
TX LICENSE-10075

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. N. Highway, Bldg. 1
Cedar Rapids, IA 52402
(319) 244-2000
www.crockettengineering.com
Crockett Engineering Consultants, LLC

OWNER:
MRE CAPITAL
10777 BARKLEY STREET SUITE
140 OVERLAND PARK, KS 66211

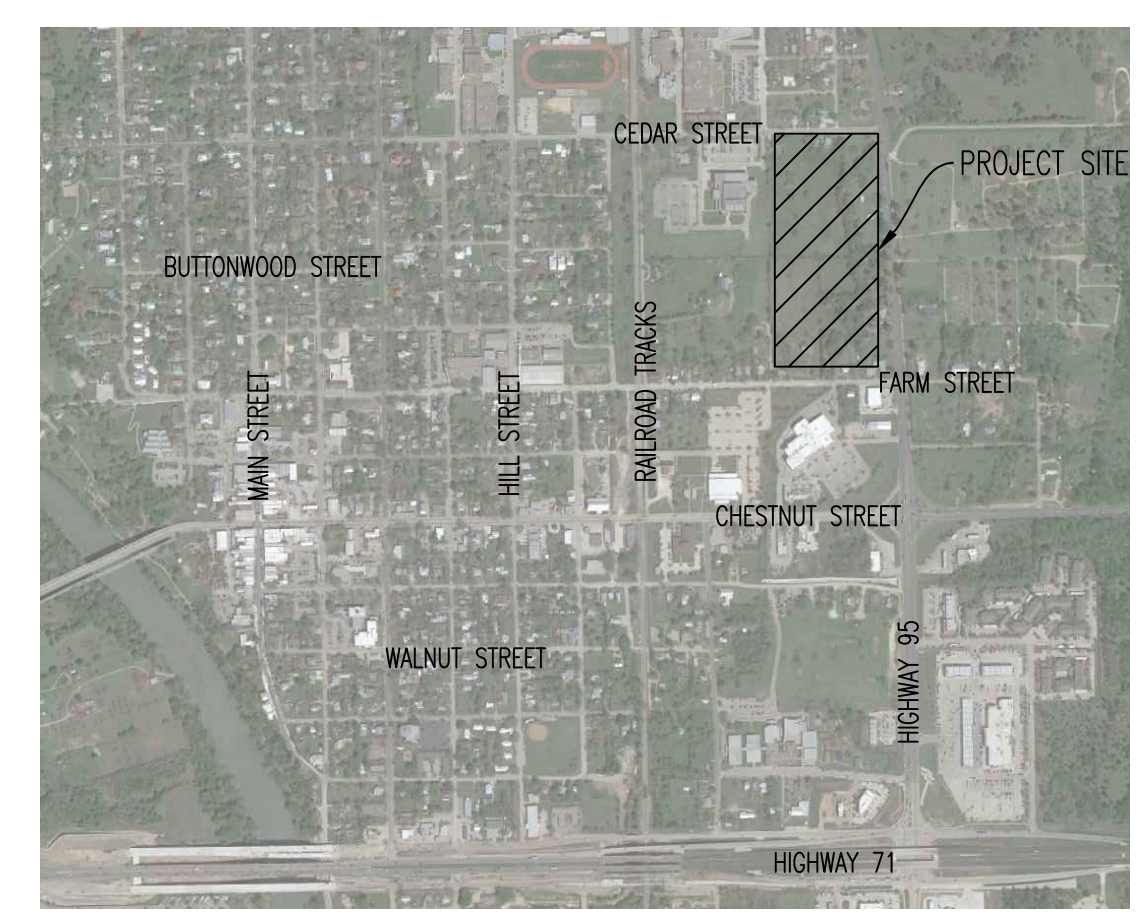
FARM STREET VILLAGE

BASTROP, BASTROP COUNTY, TEXAS

DRAWING INCLUDES:

CONCEPTUAL DRAINAGE PLAN

DESIGNED: KRM
DRAWN: KRM
PROJECT NO: 210297
SHEET:
C2



VICINITY MAP

LAND INFORMATION
ADDRESS AND LEGAL:
1) PROPERTY ID: 50831
LEGAL DESCRIPTION: FARM LOT 38 E M ST, ACRES 7.455
2) PROPERTY ID: 32387
LEGAL DESCRIPTION: FARM LOT 37 E M ST, ACRES 4.9350
3) PROPERTY ID: 80155
LEGAL DESCRIPTION: FARM LOT 37 E M ST, ACRES 3.4340

CURRENT LAND USAGE:
SINGLE FAMILY RESIDENTIAL HOME, VACANT FARM LAND, AND FARM STRUCTURES.

PROJECT DESCRIPTION:
CONSTRUCTION OF (11) MULTI-FAMILY RESIDENTIAL BUILDINGS, A CLUB HOUSE, UTILITY FEATURES, AND ASSOCIATED PARKING SPACES AND DRIVE LANES.

PROJECT BENCHMARK
TBM #1 - CUT SQUARE FOUND AT EDGE OF STREET CURBING SOUTH OF THE SOUTHWEST CORNER OF THE PROPERTY
ELEVATION = 373.15

STREAM INFORMATION
GILLS BRANCH-INTERMITTENT STREAM

ZONING INFORMATION:
B3 ZONING DISTRICT
CULTURAL ARTS DISTRICT
TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

EXISTING ZONING: NEIGHBORHOOD P-3

PROPOSED ZONING: MIX P-4
LOT COVERAGE: 70% MAXIMUM
• BUILD TO LINE: 5-15 FT
• MAX BUILDING HEIGHT: 3-STORIES
• NO MINIMUM AUTOMOBILE PARKING SPACE REQUIREMENTS
• BICYCLE PARKING: 10% OF AUTOMOBILE SPACES

PREDOMINANT SOILS:
ACCORDING TO THE USDS SOIL SURVEY, THE SOILS ON THE PROPERTY CONSIST OF 40% ROBCO-TANGLEWOOD COMPLEX (SAND, LOAMY SAND), AND 60% SAYERS FINE SANDY LOAM. THESE TWO SOIL GROUPS ARE CLASSIFIED AS HYDROLOGIC SOIL GROUP 'A'. GROUP 'A' SOILS CONSIST MOSTLY OF SAND, LOAMY SAND, OR SANDY LOAM AND HAVE LOW RUNOFF POTENTIAL AND HIGH INFILTRATION RATES.

DEVELOPER INFORMATION
MRE CAPITAL, LLC
10777 BARKLEY STREET, SUITE 140
OVERLAND PARK, KS 66211

CALCULATIONS:

| LAND AREA: | | |
|--------------------------------|----------|------|
| TOTAL LAND AREA: | 15.84 AC | |
| PROJECT SITE & AMENITY AREA: | 10.43 AC | |
| PHASE II PROJECT AREA: | 1.67 AC | |
| NORTH FLEX SPACE: | 0.40 AC | |
| SOUTH FLEX SPACE: | 1.00 AC | |
| PUBLIC PARK DEDICATION: | 2.34 AC | |
| NET LAND AREA: | 15.84 AC | 100% |
| TOTAL IMPERVIOUS SURFACE AREA: | 3.48 AC | 22% |
| TOTAL OPEN SPACE: | 12.36 AC | 78% |



ACCESS NOTES:

- ALL PRIVATE DRIVES AND ADJACENT SIDEWALKS SHALL HAVE A PUBLIC NON-VEHICULAR ACCESS EASEMENT WITHIN THE LIMITS AS SHOWN.

NOTES:

- THIS TRACT IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD AND THE FLOODWAY PER THE CITY OF BASTROP FEMA FIRM PANEL #48021C0360E, DATED JANUARY 19, 2006.
- GRADING AND DRAINAGE SHALL BE COMPLETED PER CITY OF BASTROP CODES AND ORDINANCES. ON-SITE DETENTION FACILITY WILL BE REQUIRED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE FOR 100-YEAR STORM EVENTS TO THE PEAK PREDEVELOPMENT 25-YEAR STORM EVENT PER THE CITY OF BASTROP STORMWATER DRAINAGE DESIGN MANUAL.
- NO SLOPES SHALL EXCEED A 3:1 RATIO.
- CITY OF BASTROP IS THE WATER AND WASTEWATER SERVICE PROVIDER.
- DETENTION SHALL HAVE THE OPTION TO BE DESIGNED TO HANDLE THE ENTIRE SITE OR SO FLEX LOTS AND PHASE 2 LOT CAN HANDLE DETENTION SEPARATELY.

FARM STREET VILLAGE
 1500 FARM STREET, COUNTY, BASTROP, TX

Wallace
 ARCHITECTS, L.L.C.
 Columbia, MO
 P 573-256-7200

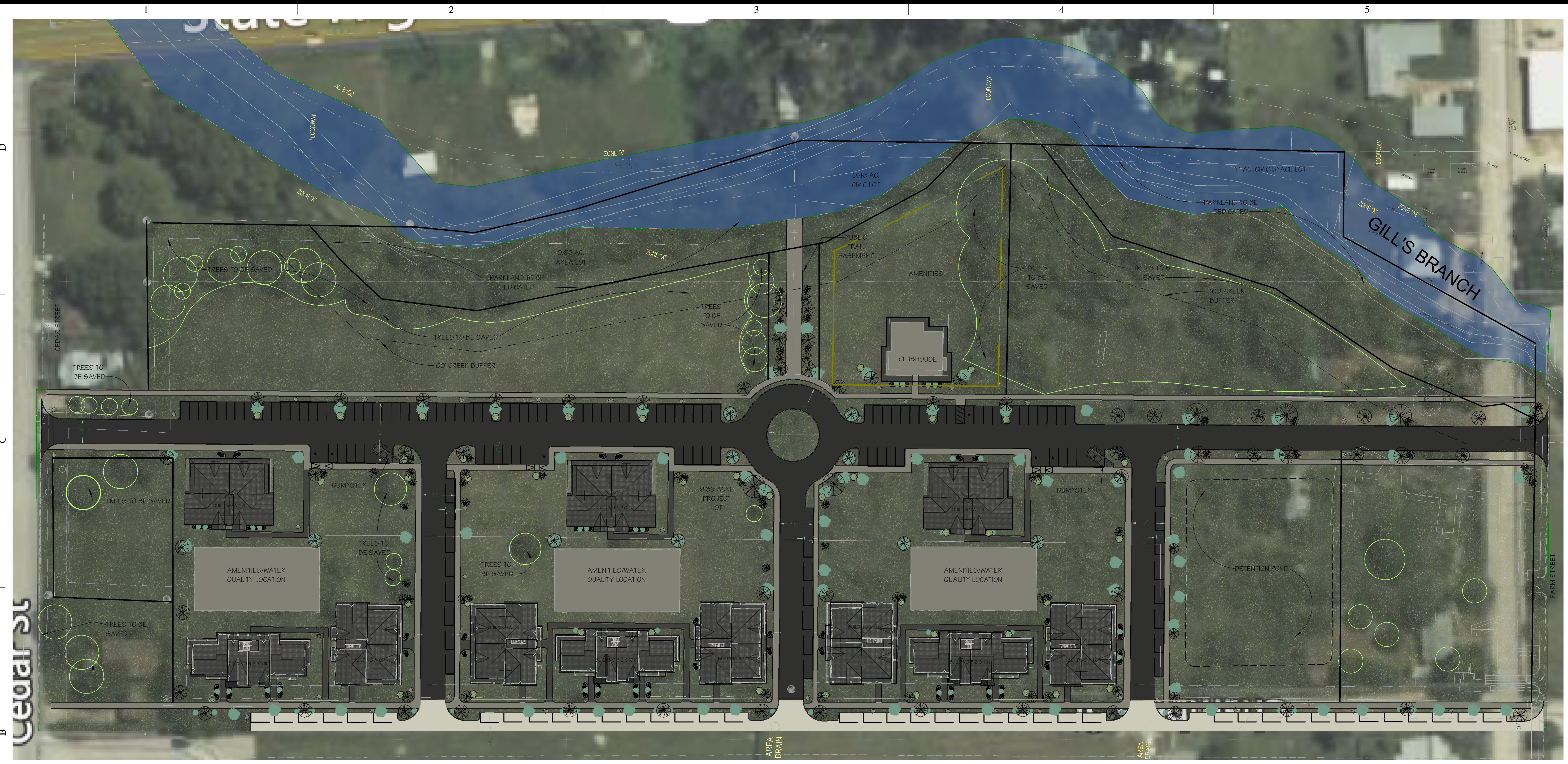
WALLACE ARCHITECTS, LLC

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 1ST ISSUE
 06 JUL 2021

| ISSUE/REVISIONS | |
|-----------------|-----------------------|
| NO. | DESCRIPTION |
| ▲ | 03/24/2021 REVIEW SET |
| ▲ | |
| ▲ | |
| ▲ | |
| ▲ | |

SHEET NO. **LS1.0**

JOB NO.
4293

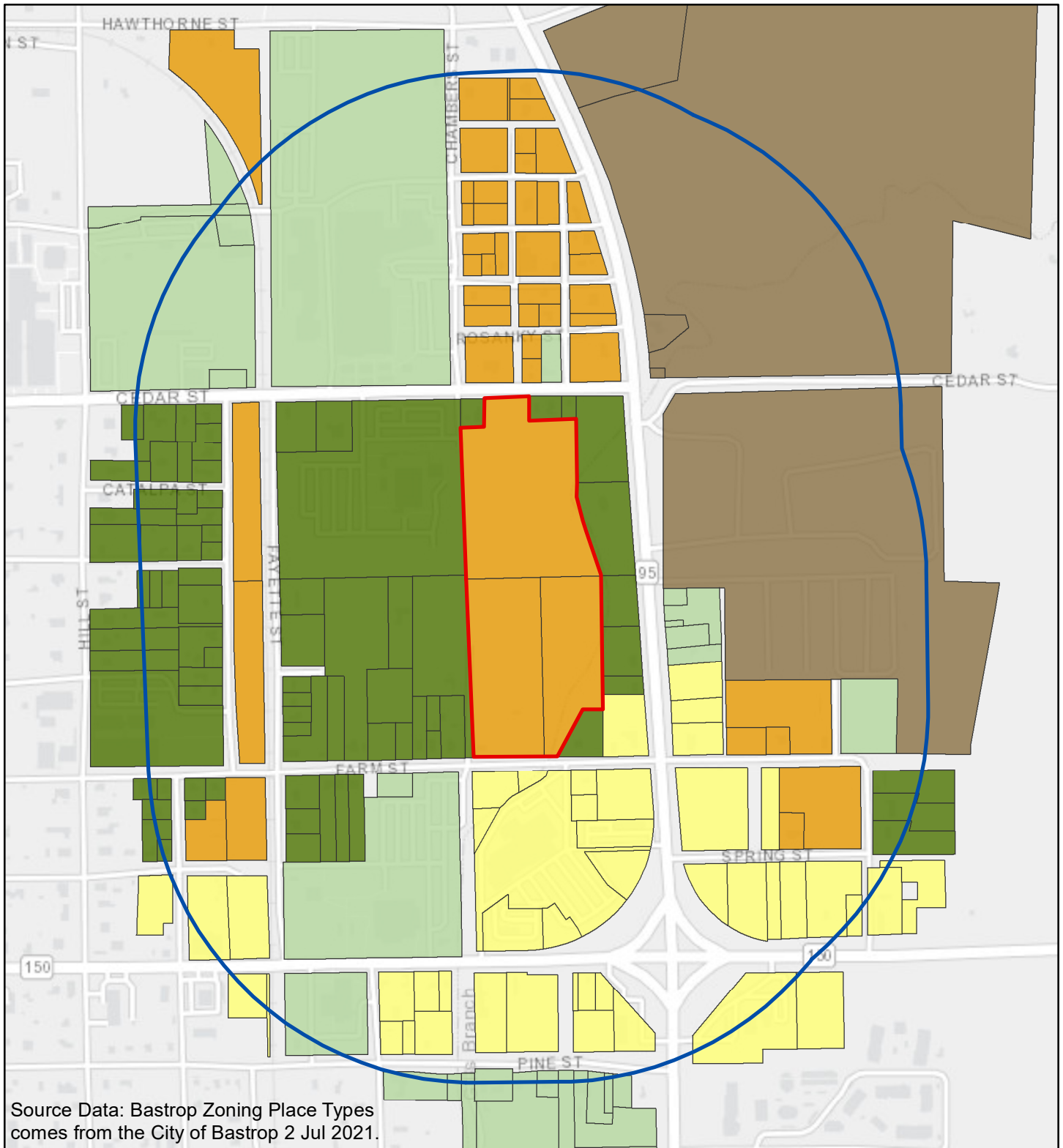


LANDSCAPE PLAN

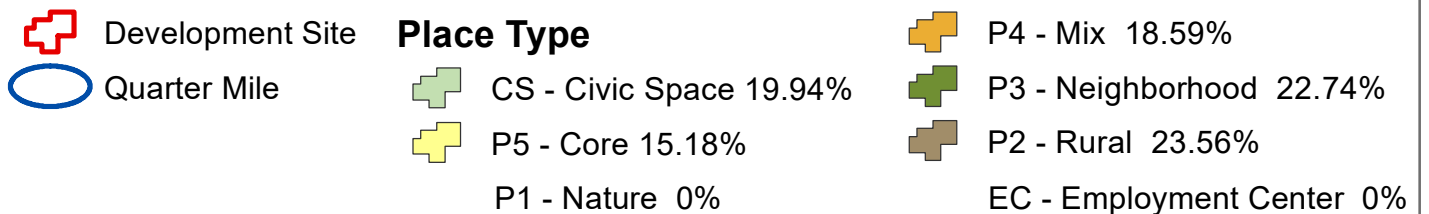
SCALE: 1" = 50'-0"

| PLANT SCHEDULE | | |
|-----------------|---|--------------------------------------|
| NATIVE TREES | | |
| SYMBOL | TREE/NAME(S) | SIZE |
| | NATIVE GREEN ASH, OR SIM. | UP TO 80'-0" HGT. |
| | RED MAPLE NATIVE, OR SIM. | HIGH MED. UP TO 50'-0" - 70'-0" HGT. |
| DECIDUOUS TREES | | |
| | TEXAS MADRONE, NAKED INDIAN, LADY'S LEG, TEXAS ARBUTUS, MADRONE, NATIVE, OR SIM. | 40'-0" HGT. |
| | MESQUITE, HONEY MESQUITE, GRANULAR, ALGARROBA (DECIDUOUS TREES) OR SIM. | 30'-0" HGT. |
| | TEXAS NATIVE, OR SIM. | 25'-0" HGT. |
| | DESERT WILLOW, FLOWERING WILLOW, WILLOWLEAF CATALPA, DESERT CATALPA, FLOR. AMHERST, MIMBRI, BOW WILLOW, OR SIM. NATIVE. | 15'-0" HGT. |
| | ORANGE ORANGE, BOTTAX, BOW WOOD, HEDGE APPLE, HORSE APPLE, NARANJO CHINO, YELLOW WOOD, OR SIM. NATIVE. | 20'-0" HGT. |
| | DWARF HACKBERRY, GEORGIA HACKBERRY, UPLAND HACKBERRY, SMALL HACKBERRY, OR SIM. NATIVE. | 25'-0" HGT. |
| GROUND COVER | | |
| | GROUND COVER | 0'-0" HGT. |

LANDSCAPE PLAN
 REVIEW SET



Farm Street Village Pedestrian Shed Map



Exterior Elevations Bldg. A –

Pattern Book Notes:
 Each block face should have a minimum of three different home design models.
 No more than 2 of the same model with the same architectural style can be employed on a block face.
 Treat each block as a unified composition.
 Coordinate building wall colors with roof colors.



1 BLDG. A EXT. ELEV. FRONT

AS1 SCALE: 1/8" = 1'-0"



3 BLDG. A RIGHT ELEV.

AS1 SCALE: 1/8" = 1'-0"

Pattern Book Notes:
 Side yards help to create usable outdoor space and insure privacy. Open space contains the most and the largest windows, and has the most usable side yard. Where possible, orient open sides towards the south and east.



1A 3D VIEW 1 BLDG. A

AS1 SCALE:

Note:
 Building A & C are similar style. Building C has a slightly larger foot print. Building C will have different block front schemes and also have different floor plans/unit plans on each level.



1B 3D VIEW 2 BLDG. A

AS1 SCALE:

Pattern Book Notes:
 Corner lots must address both streets. Corner lots are typically wider to accommodate the side yard setback along the streets and allow for building articulation and side porches. Wrap around porches on corner lots are greatly encouraged.



2 BLDG. A EXT. REAR

AS1 SCALE: 1/8" = 1'-0"

Pattern Book Notes:



4 BLDG. A LEFT ELEV.

AS1 SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS

FARM STREET VILLAGE
 1500 FARM STREET, COUNTY, BASTROP, TX

Wallace
 ARCHITECTS, L.L.C.
 Columbia, MO
 P. 673.2569.7200

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 ISSUE/REVISIONS

A3.1

JOB NO.
 4293

PROJECT IDENTIFIER

Exterior Elevations Bldg. B –



1
A3.2 SCALE: 1/8" = 1'-0"
BLDG. B (2-STORY) FRONT ELEVATION



2
A3.2 SCALE: 1/8" = 1'-0"
BLDG. B (2-STORY) SIDE ELEV.



1A
A3.2 SCALE:
3D VIEW 1 BLDG. B



1B
A3.2 SCALE:
3D VIEW 2 BLDG. B



1C
A3.2 SCALE:
3D VIEW 3 BLDG. B



3
A3.2 SCALE: 1/8" = 1'-0"
BLDG. B (2-STORY) REAR ELEVATION



4
A3.2 SCALE: 1/8" = 1'-0"
BLDG. B (2-STORY) SIDE ELEV. 2

EXTERIOR ELEVATIONS

FARM STREET VILLAGE
1500 FARM STREET, COUNTY, BASTROP, TX

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ARCHITECTS, L.L.C.
Columbia, MO
P. 573-256-7200

WALLACE ARCHITECTS, L.L.C.

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1ST ISSUE
06 JUL 2021

ISSUE/REVISIONS

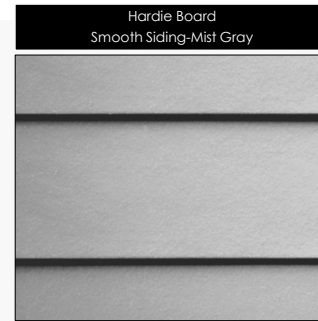
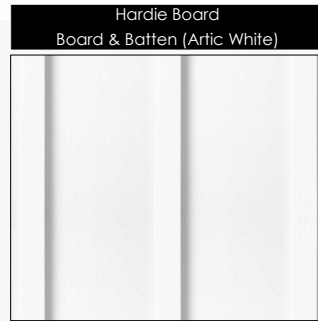
A3.2

JOB NO.
4293

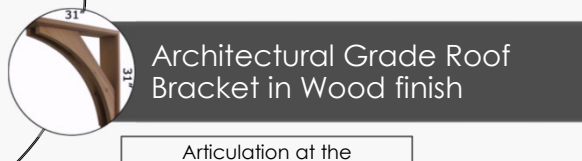
PROJECT: 1500317.RVT



Front Elevation Bldg. A



Rear Elevation Bldg. A



Articulation at the connection of the open porch to building, dormers facing the street, defined entries

Articulation at the connection of the open porch to building, dormers facing the street, defined entries

Articulation at the connection of the open porch to building, dormers facing the street, defined entries

Articulation at the connection of the open porch to building, dormers facing the street, defined entries

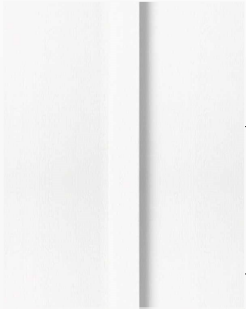
Articulation at the connection of the open porch to building, dormers facing the street, defined entries



Side Elevation Bldg. A



Side Elevation Bldg. A



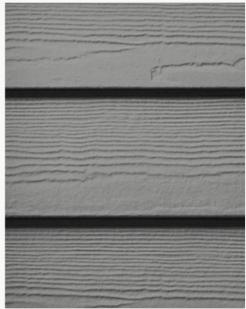
Hardie Board
Board & Batten Siding-
Artic White finish



Hardie Board
Smooth Finish Siding
Night Gray



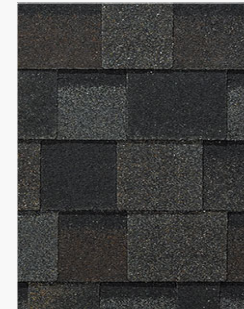
Hardie Board
Smooth Finish Siding
Mist Gray



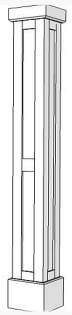
Hardie Board
Smooth Finish Siding
Gray Slate



Architectural Grade
Decorative Roof
Bracket- White finish



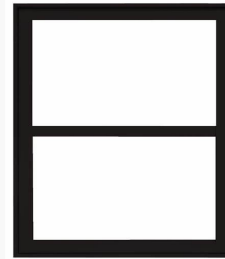
30 yr. Architectural
grade Roof Shingles



Prefinished Aluminum
Exterior Column wrap
w/ prefinished capital
& base



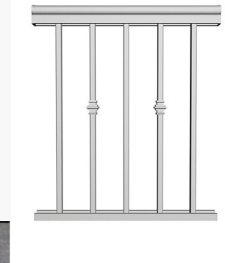
Architectural Grade
Decorative Roof
Bracket- Wood finish



Prefinished Aluminum-
Matte Black finish-
window sample



Prefinished Aluminum
Exterior Fascia-Gutter
finish



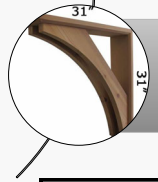
Prefinished Aluminum-
Matte Black finish-
w/wood exterior railing



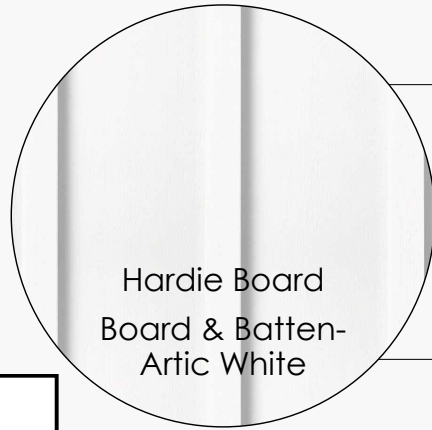
Front Elevation Bldg. B



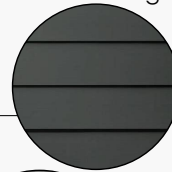
Architectural Grade Roof Bracket in White finish



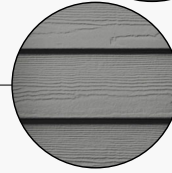
Architectural Grade Roof Bracket in Wood finish



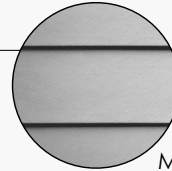
Hardie Board Board & Batten- Artic White



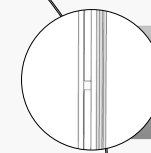
Night Gray



Slate Gray



Mist Gray



Prefinished Aluminum Exterior Colum wrap w/prefinished capital & base



30 yr. Architectural Grade Roof Shingles



Rear Elevation Bldg. B

C4. Proposed Development Exterior Elevations

Pattern Book Notes: Neighborhood Design-

Well designed neighborhoods contain different lot types for single-family homes. They are intended to respond to the needs of different households and provide diversity in house size and price. Those are large, medium, small and cottage type homes, and they are dispersed throughout the area. The largest homes are located generally along the edges of the patterns and the project, while the smaller homes are on the interior patterns often fronting on open space. Parking and garages are accommodated in various ways that allow for both front and rear access.

Pattern Book Notes:

Streetscape Diversity

- Each block face should have a minimum of three different home design models. Different models are defined as those with significant variation in floor plan configuration and massing, and minor variation in size and number of bedrooms.
- Each of the three models must have at least two architectural styles and color schemes, which can be employed to create visual interest and respond to homeowner preferences.
- Not more than two of the same model with the same architectural style can be employed on a block face.
- Similar models with similar architectural styles should not be placed next to one another.
- Materials and colors should be varied to further differentiate one model from another. Use different colors on adjacent buildings. Treat a block face as a unified composition.
- Coordinate building wall colors with roof colors.

Pattern Book Notes:

Building Sides

- Side yards are important in helping to create usable outdoor space and insure privacy. On lots 50 feet or less wide, each building must have an open and closed side. This concept establishes a more harmonious relationship between adjacent buildings.
 - The open side contains the most and largest windows, and has the most usable side yard. The closed side has fewer and smaller windows to ensure greater privacy for the neighbors.
 - Where possible, orient open sides towards the south and east.
- #### Corner Treatment
- The relationship of buildings to one another and the street is especially important at corners.
 - Buildings on corner lots must address both streets. Corner lots are typically wider to accommodate the site yard setback along the streets and allow for building articulation and side porches.
 - Wrap around porches on corner lots are generally encouraged.

Pattern Book Notes:

Multi-Unit Homes, Townhomes, Apartments

- These housing types are found in P3, P4 and some in P5. They are generally located within medium-density neighborhoods or in locations transitioning from a primary single-family neighborhood into a neighborhood main street. All of them enable appropriately scaled, well-designed higher densities and are important for providing a broad choice of housing types and promoting walkability.
- #### Building Articulation Along a Street
- Historic Neighborhoods derive their character from the simplicity of architectural forms. Buildings should emphasize one primary architectural form with supporting and secondary elements. Too much complexity or competing primary forms will undermine this goal.
- An articulation is the connection of an open porch to the building, a dormer facing the street, a well defined entry element, a horizontal offset of a least 2 feet in the principal building wall change in the height of front elevation rooflines by at least one story.
- #### Roof Types and Primary Roof Forms
- Principal roofs for single family detached houses shall be symmetrical gable or hip. Other principal roof types, such as gambrel or mansard, are acceptable if historically appropriate and approved by ARC.

Pattern Book Notes:

Multi-unit homes

- The Multi-Unit Home combines several residences within one structure designed to resemble a large single-family home. The prototype illustrated here is for a four-unit building that provides attached garages accessed from rear alleys. Different-sized buildings may be combined along a block face. When located on corners, Multi-Unit Homes provide porches and entrances on both elevations facing the street. When located on the block interior, a "family" of entrances between two buildings provides gracious access to the upper-floor residences.
- #### Architectural and Entry Articulation
- One goal for Verano is to create a handsome and timeless architecture based on San Antonio's historic neighborhoods. These neighborhoods derive much of their character from the simplicity of architectural forms. Buildings at Verano should emphasize one primary architectural form with supporting secondary elements. Too much complexity or competing primary forms undermine this goal.
 - An



July 10, 2021

Trey Job
Assistant City Manager of Community Development
City of Bastrop
1311 Chestnut Street
Bastrop, Texas 78602

Re: Farm Street Village Project Description – Zoning Change

Dear Mr. Job:

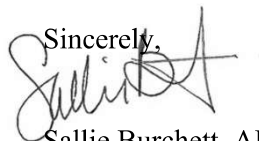
As required for the zoning change application, I am providing a project description for the proposed Farm Street Village located at 1500 Farm Street at the eastern edge of Downtown Bastrop. Farm Street Village is a proposed Class A Apartment Community between Farm Street and Cedar Street, just west of Gills Branch. It is conveniently located and designed to be walkable to the many amenities associated with downtown.

The development will consist of 120 units for families and will be comprised of a mix of 1 bedroom, 2 bedroom, and 3 bedroom units. The total cost of the development is estimated to be approximately \$21,000,000 and will be financed with conventional loans and housing tax credits. The workforce development will serve families with incomes at or below 60% of the area median income. I have attached a brochure that illustrates more about the development.

I hope that you will agree with us that our design meets the connected, walkable, and context sensitive intent of your code. The layout includes our portion of the Chambers Street extension. It also includes pedestrian access to Gills Branch through the development to connect to future trail improvements associated with Gills Branch. Finally, we have spent many hours working with our designers to ensure the site plan and architectural drawings complement and add to the existing urban fabric.

From conversations with the City of Bastrop since the fall of 2019, we understand that a change from P-3 to P-4 is considered reasonable and consistent with your comprehensive plan. Additionally, the neighboring land uses are higher intensity than P-3 including the Jerry Fay Wilhelm Center for the Performing Arts, Bastrop High School, and Film Alley Bastrop to name a few. We learned that when adopting the B3 code and new zoning categories, Bastrop rezoned using a same to same classification, thus the P-3 based on the former zoning district. The P-4 zoning classification is well suited at this location considering adjacent land zoning categories and its proximity to SH 95.

Thank you for considering the merits of the proposed development. We respectfully request the City's approval to rezone the 15.8 acres from P-3 to P-4 to permit Farm Street Village. Should you have any questions or concerns, please do not hesitate to contact me by phone at (512) 473-2527 or via email at sallie@structuretexas.com. Thank you so much for your consideration.

Sincerely,

Sallie Burchett, AICP

**Notice of Pending Zoning Change
City of Bastrop
Planning & Zoning Commission
and City Council**



Dear Property Owner:

The **Planning and Zoning Commission** will conduct a public hearing on **Thursday, September 30, 2021 at 6:00 p.m.** and the **City Council** will conduct a public hearing (first reading) **Tuesday, October 26, 2021 at 6:30 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas** to consider action on a change in zoning for 15.824 acres out of Farm Lot 37 East of Main Street, located at 1500 Farm Street from P3 Neighborhood to P4 Mix, within the city limits of Bastrop, Texas.

Applicant(s): SALLIE BURCHETT
Owner(s): HHJ PROPERTIES, LLC
Address(es): 1500 FARM STREET
Legal Description: FARM LOT 37 E M ST, ACRES 4.9350; FARM LOT 37 E M ST, ACRES 3.4340; & FARM LOT 38 E M ST, ACRES 7.455

The site location map and a letter from the property owner is attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances. For more information or to provide comments on this project, you may contact the Planning & Development Department at (512) 332-8840, plan@cityofbastrop.org, visit the office at 1311 Chestnut Street, Bastrop, Texas, or mail the response card below to PO Box 427, Bastrop, Texas 78602.



PROPERTY OWNER'S RESPONSE

As a property owner within 200 feet: (please check one)

- I am in favor of the request.
- I am opposed to the request.
- I have no objection to the request.

Property Owner Name: _____

Property Address: _____

Mailing Address (if different than property address): _____

Phone (optional): _____ Email (optional): _____

Property Owner's Signature: _____

Additional Comments (Optional):

Re: Farm Street Village

Notice of Pending Zoning Change
City of Bastrop
Planning & Zoning Commission
and City Council



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✂

PROPERTY OWNER'S RESPONSE

As a property owner within 200 feet: (please check one)

- I am in favor of the request.
- I am opposed to the request.
- I have no objection to the request.

Property Owner Name: Ruth Emanuel

Property Address: 1510 Farm Street Bastrop, TX 78602

Mailing Address (if different than property address): _____

Phone (optional): 512 303-7004 Email (optional): _____

Property Owner's Signature: Ruth Emanuel

Additional Comments (Optional):

Re: Farm Street Village

PROPERTY OWNER'S RESPONSE

As a property owner within 200 feet: (please check one)

- I am in favor of the request.
- I am opposed to the request.
- I have no objection to the request.

Property Owner Name: James + Cristy Foreman

Property Address: 1504 Farm St

Mailing Address (if different than property address): _____

Phone (optional): 512-296-9590 Email (optional): _____

Property Owner's Signature: James C. Foreman Cristy Foreman

Additional Comments (Optional):

Farm St cannot handle the extra traffic
from this project. Farm St has heavy traffic
because of Mina Elementary already and
heavy because of the theater + family Dollar

Re: Farm Street Village

PLANNING DEPARTMENT

1311 Chestnut Street • PO Box 427 • Bastrop, Texas 78602 • 512.332.8840 •
www.cityofbastrop.org

PROPERTY OWNER'S RESPONSE

As a property owner within 200 feet: (please check one)

- I am in favor of the request.
- I am opposed to the request.
- I have no objection to the request.

Property Owner Name: Sherri Lynn Hoskins

Property Address: 1201 Fayette St. Bastrop TX 78602

Mailing Address (if different than property address): N/A

Phone (optional): 512-797-7843 Email (optional): Sherri.3@gmail.com

Property Owner's Signature: Sherri Lynn Hoskins

Additional Comments (Optional):

Re: Farm Street Village

PLANNING DEPARTMENT

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www.cityofbastrop.org

PROPERTY OWNER'S RESPONSE

As a property owner within 200 feet: (please check one)

- I am in favor of the request.
- I am opposed to the request.
- I have no objection to the request.

Property Owner Name: Patrick Jaehne

Property Address: 1500 Farm Street

Mailing Address (if different than property address): 350 FM 969

Phone (optional): 979 870 9146 Email (optional): jaehneil@gmail.com

Property Owner's Signature: 

Additional Comments (Optional):
Thank you!

Re: Farm Street Village

PLANNING DEPARTMENT

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PROPERTY OWNER'S RESPONSE

As a property owner within 200 feet: (please check one).

- I am in favor of the request
- I am opposed to the request.
- I have no objection to the request.

Property Owner Name: John & Melinda Larson

Property Address: 1320 Farm Street Bastrop, Tx

Mailing Address (if different than property address): 5703 CAMDEN Midland Tx

Phone (optional): 432-770-5969 Email (optional): Lindy lar@gmail.com

Property Owner's Signature: Melinda S. Larson

Additional Comments (Optional):

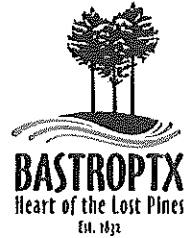
I am 100% "AGAINST" the rezoning
of farm lot 37 - located @ 1500 Farm St.
from P3 Neighborhood to P4 use
within the city limits of Bastrop, Tx

Re: Farm Street Village

PLANNING DEPARTMENT

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www.cityofbastrop.org

Notice of Pending Zoning Change
City of Bastrop
Planning & Zoning Commission
and City Council



Dear Property Owner:

The **Planning and Zoning Commission** will conduct a public hearing on **Thursday, September 30, 2021 at 6:00 p.m.** and the **City Council** will conduct a public hearing (first reading) **Tuesday, October 26, 2021 at 6:30 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas** to consider action on a change in zoning for 15.824 acres out of Farm Lot 37 East of Main Street, located at 1500 Farm Street from P3 Neighborhood to P4 Mix, within the city limits of Bastrop, Texas.

Applicant(s): SALLIE BURCHETT
Owner(s): HHJ PROPERTIES, LLC
Address(es): 1500 FARM STREET
Legal Description: FARM LOT 37 E M ST, ACRES 4.9350; FARM LOT 37 E M ST, ACRES 3.4340; & FARM LOT 38 E M ST, ACRES 7.455

The site location map and a letter from the property owner is attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances. For more information or to provide comments on this project, you may contact the Planning & Development Department at (512) 332-8840, plan@cityofbastrop.org, visit the office at 1311 Chestnut Street, Bastrop, Texas, or mail the response card below to PO Box 427, Bastrop, Texas 78602.

PROPERTY OWNER'S RESPONSE

As a property owner within 200 feet: (please check one)

- I am in favor of the request.
- I am opposed to the request.
- I have no objection to the request.

Property Owner Name: Robert Miller

Property Address: 1204 Highway 95 Bastrop

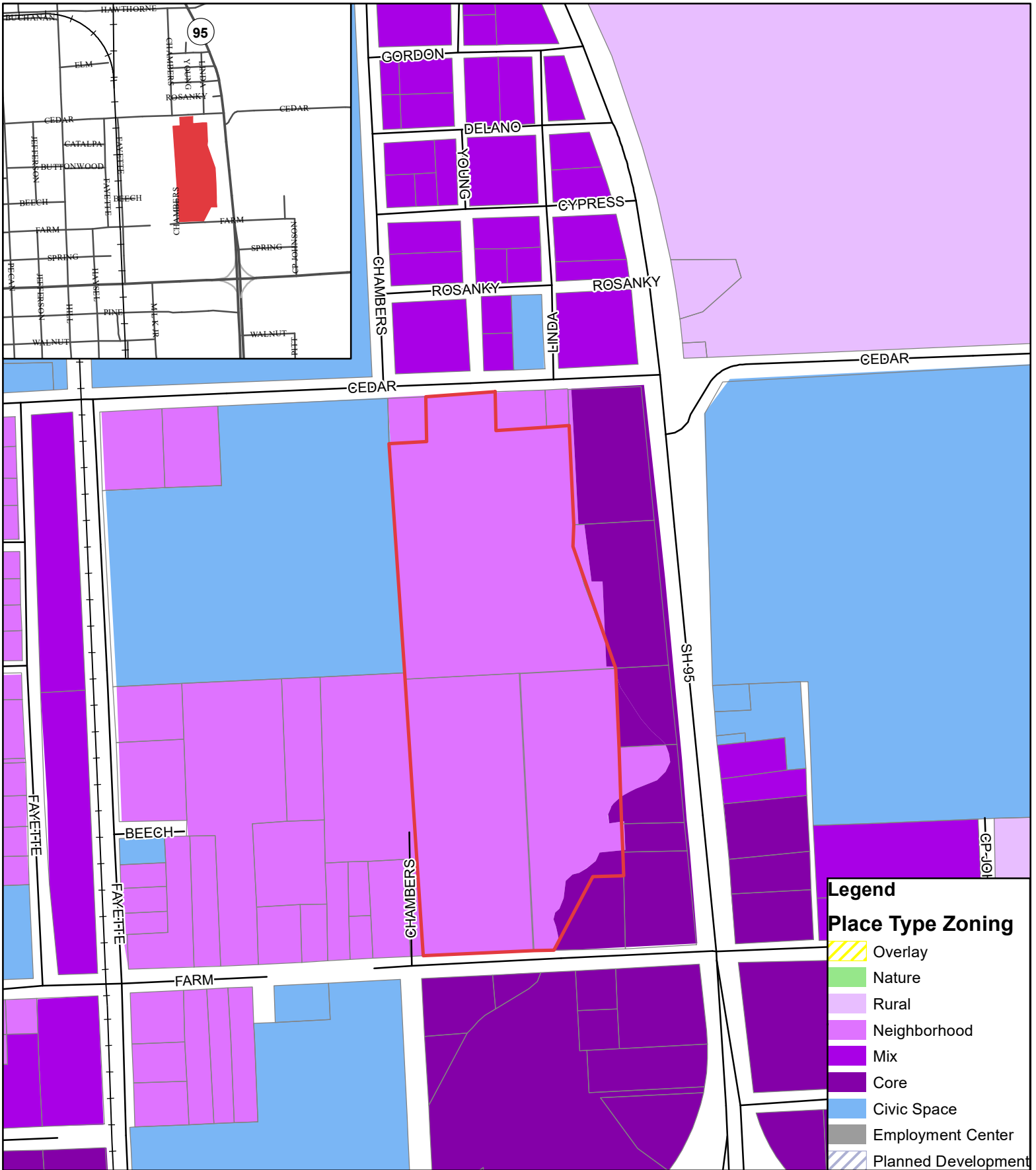
Mailing Address (if different than property address): 101 Hwy 71 West Bastrop TX

Phone (optional): _____ Email (optional): _____

Property Owner's Signature: Robert Miller

Additional Comments (Optional):

Re: Farm Street Village



Legend

Place Type Zoning

- Overlay
- Nature
- Rural
- Neighborhood
- Mix
- Core
- Civic Space
- Employment Center
- Planned Development

Zoning Map
Zoning Concept Scheme

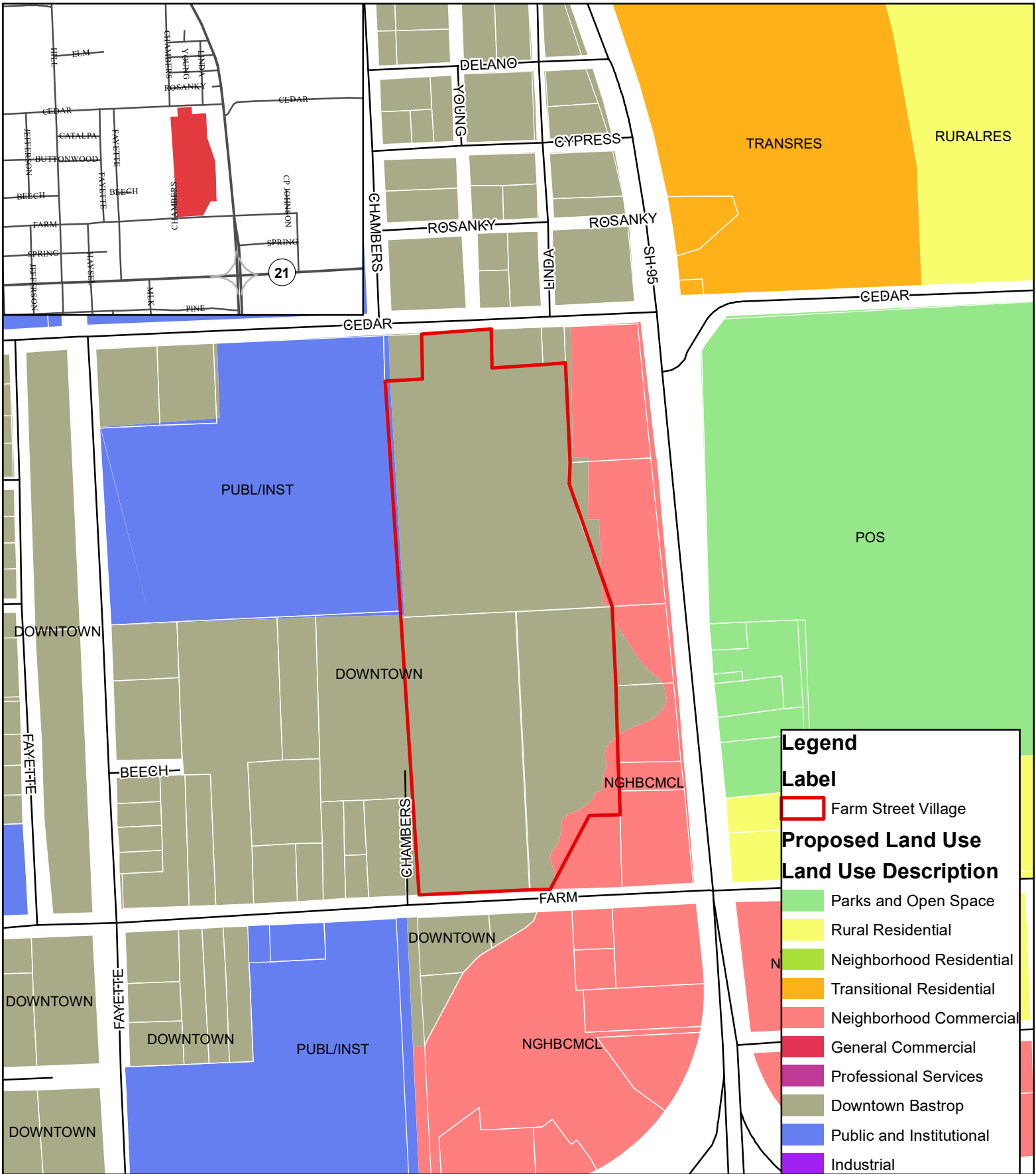


1 inch = 330 feet



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.

Date: 9/24/2021



Future Land Use Map Zoning Concept Scheme Request

1 inch = 330 feet



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.

Date: 9/24/2021

TO: Sallie Burchett/Structure Texas, Applicant
From: Trey Job, Assistant City Manager
Date: July 22, 2021
Subject: Warrant Determination - #21-000184 – Denied with conditions



=====

In order to approve a warrant one of the three B³ Code Intents must be met.

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

1. Fiscal Sustainability – new development and redevelopment must be done with a focus on the intersection of the Public and Private Realms. This is the area where city and utility infrastructure is maintained in a efficient manner and the commercial development creates a complete neighborhood.
2. Geographically Sensitive Developments – development will retain its natural form and visual character derived from the topography.
3. Perpetuation of Authentic Bastrop – The B³ Code will perpetuate the built form that has been predominate over the City’s 189-year history. The recent trend of allowing parking and automobile traffic as the predominate feature has created a pattern that is contrary to the historical building patterns of the City and creates sites/buildings that are not adaptable and sustainable in the long-term.

The applicant has requested warrants from the following code requirements:

1. Section 7.1.002 (c) New Streets shall be required when shown on the City's adopted Master Thoroughfare Plan. In addition, each Farm Lot shall include internal Streets to create Building Blocks.
2. Section 7.1.002 (d) Street Arrangement: The Bastrop Master Transportation Plan and Thoroughfare Master Plan establish the foundation for the Mandatory Street Network. Unless otherwise approved by the City Council, provision shall be made for the extension of Streets through any new neighborhood. Off-center Street intersections with Streets in adjacent neighborhoods shall be avoided. All Streets shall be continuous or in alignment with existing Streets unless variations are deemed advisable by the Council due to topography and requirements of traffic circulation.

In addition to the two above, the following would also need to be approved, because eliminating public streets also affects the publicly dedicated block structure.

3. Section 7.4.002 Blocks (a) The Master Thoroughfare Plan provides the basic framework for the Block at a Farm Lot scale. The internal Street Network shall be structured to define blocks with the following maximum Block lengths and Block Perimeters (not including exterior R.O.W. dedication): P4 330 ft max / 1,320 ft. perimeter

- The applicant is requesting to use a combination of private drives and a public non-vehicular access easement for pedestrian access in lieu of providing publicly dedicated streets that are built to a city standard.
- For the three intents the applicant has provided the following justification:
 - Fiscal Sustainability: Our underwriting requirements and site constraints preclude public streets. Without the Farm Street Village, the City of Bastrop is forgoing property taxes and jobs/material sales associated with the \$21MM construction project. Secondly, our investors require an operating reserve to accommodate all maintenance associated with repairing any paving. The development will pay for all maintenance, rather than the City of Bastrop.
 - Geographically Sensitive Developments: We will maintain a non-vehicular public connection running east-west from Chambers to Gill's Branch. It is unreasonable to expect this development to bear the burden of constructing a bridge to cross over Gill's Branch.
 - Perpetuation of Authentic Bastrop: From the perspective of the Farm Street Village resident, the grid connectivity is built to the B-3 Code establishing easy walkable connections to its neighbors and downtown. The nearby transportation network including our construction of Chambers Street is compatible with your street network requirements. Furthermore, we have spent many hours working with our architects to ensure that the multi-family buildings will complement the existing architectural fabric of downtown.

- Staff Analysis:

In general, the concept plan meets the intent of the code to create small, multimodal blocks that bring buildings forward to create interaction between the Public and Private Realms, encouraging a pedestrian friendly environment.

- The required block structure is intended to continue the building block pattern that has endured for 189 years and allowed for development and redevelopment as buildings are built re-occupied by other uses within the block. In order to meet this goal, we will need to have 55.5-foot public access easement dedicate over the private driveways to ensure access and the ability to dedicate this area as a public right-of-way in the future as redevelopment occurs.

Based on these considerations, this Warrant request is denied unless the requirement for dedicating public access easements is met.

Sincerely,



Trey Job

Assistant City Manager



August 11, 2021

Trey Job
Assistant City Manager of Community Development
City of Bastrop
1311 Chestnut Street
Bastrop, Texas 78602

Re: Farm Street Village Warrant Request - Comment Memo

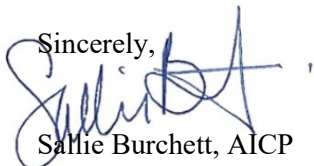
Dear Mr. Job:

We are pleased to learn that the City of Bastrop finds that the concept plan “meets the intent of the code to create small, multimodal blocks that bring buildings forward to create interaction between the Public and Private Realms, encouraging a pedestrian friendly environment.” After reviewing the warrant request feedback received August 6, 2021, we are revising the concept to expand the non-vehicular access easements over all driveways and adjacent sidewalks. Providing full access for all modes of transportation except vehicles is consistent with the intent of the B3 Code. Encouraging non-vehicular access fully complements the historic building patterns of the City and perpetuates Authentic Bastrop. The image below overlays the proposed Farm Street Village into the existing urban fabric demonstrating a connected nature equal to or exceeding its neighboring land uses.



We understand that this deviates from the warrant conditions proposed by City Staff. We respectfully request that the Community Development Department present this revised warrant request with the zoning change application. I can be reached by phone at (512) 473-2527 or via email at sallie@structuretexas.com if necessary. Thank you.

Sincerely,


Sallie Burchett, AICP



STAFF REPORT

MEETING DATE: September 30, 2021

AGENDA ITEM: 4A

TITLE:

Discussion on timeshares and form-based versus use-based or ownership-based regulations

STAFF REPRESENTATIVE:

Allison Land, Senior Planner

BACKGROUND/HISTORY:

The Bastrop Building Block B³ Code as adopted is a form-based code which does not regulate how the property is owned, and only considers uses in general terms. The focuses on creating connectivity through a multi-modal gridded network, enhancing the relationship between public and private property by regulating the way structures interact with streetscapes of the public realm, and building complete neighborhoods by providing a mix of place types in localized areas (pedestrian sheds). The B³ Code does not regulate uses at a granular level, such as coffee shop vs. lawyers' office; instead, it looks at the general nature of the use, such as residential vs. mixed use vs. commercial, when determining the applicability of that use in the area.

In the event a property falls into a non-residential classification in the IBC (lodging, etc.), there are Certificate of Occupancy requirements which would further regulate how the property functions and ensures the life safety of occupants.

Timeshares are residentially used but occupied by multiple owners. They are a shared ownership form of residential development. When regulating by lot occupation and building form, timeshares do not differentiate themselves from residential structures owned and occupied by one entity.