

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).

March 31, 2022 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

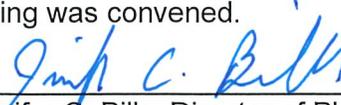
- 3A. Consider action to approve meeting minutes from the February 24, 2022, Planning and Zoning Commission Regular Meeting
- 3B. Consider action to approve meeting minutes from March 17, 2022, Planning and Zoning Workshop Meeting.
- 3C. Consider action to approve the Final Plat of West Bastrop Village Section 1 Phase 1, being 25.569 acres out of Nancy Blakey Survey, Abstract No. 98, located west of FM 20, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3D. Consider action to approve Piney Ridge Section 3, Replat of Lot 26, being 5.535 acres out of Piney Ridge Subdivision, located at 152 Black Jack Ln, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3E. Consider action to approve Replat of Lot 45, Piney Ridge Section 3, being 6.122 acres out of Piney Ridge Subdivision, located at 117 and 125 Black Jack Ln, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3F. Hold public hearing and consider action on a recommendation for the Burleson Crossing East Zoning Concept Scheme, changing the zoning for 12.95 acres out of the Nancy Blakey Survey from P2 Rural to P5 Core and establishing a plan on 19.81 acres, attached as Exhibit A, located at the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas and forward to the April 26, 2022 City Council meeting.
- 3G. Hold public hearing and consider action to recommend approval of an ordinance for amendments to Chapter 8 – Signs, Section 8.4.001 Standards for Temporary Signs (b) Banner Signs of the Bastrop Building Block B3 Code and forward to the April 12, 2022, City Council meeting for adoption.

4. UPDATES

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

5. 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: Monday, March 28, 2022 at 5:15 p.m. and remained posted for at least two hours after said meeting was convened.



Jennifer C. Bills, Director of Planning & Development



STAFF REPORT

MEETING DATE: March 31, 2022

AGENDA ITEM: 3A

TITLE:

Consider action to approve meeting minutes from the February 24, 2022 meeting of the Planning & Zoning Commission.

STAFF REPRESENTATIVE:

Nicole Peterson, Planning Technician

ATTACHMENTS:

Meeting Minutes



Planning and Zoning Commission
February 24, 2022
Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, February 24, 2022 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	Absent
Cheryl Lee	Present
Greg Sherry	Absent
Ishmael Harris	Present
Pablo Serna	Absent
Carrie Caylor	Present
Scott Long	Absent

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the January 27, 2022 Planning and Zoning Commission Regular Meeting.

Carrie Caylor made a motion to approve the January 27, 2022 meeting minutes. Cynthia Meyer seconded the motion and the motion carried unanimously.

- 3B. Consider action to approve The Colony MUD 1C Section 8 Preliminary Plat, being 19.546 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.

Allison Land presented to Commissioners the Colony MUD 1C Section 8 Preliminary Plat, being 19.546 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.

There were no comments or questions from the Commissioners.

Cynthia Meyer made a motion to approve The Colony MUD 1C Section 8 Preliminary Plat, being 19.546 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. Carrie Caylor seconded the motion and the motion carried unanimously.

- 3C. Consider action to approve The Colony MUD 1F Section 2 Preliminary Plat, being 32.249 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Eight Oaks Drive and west of Republic Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Planning and Zoning Commission

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Meeting Minutes

Allison Land presented to Commission the Colony MUD 1F Section 2 Preliminary Plat, being 32.249 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Eight Oaks Drive and west of Republic Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

There were no comments or questions from the Commissioners.

Cynthia Meyer made a motion to approve The Colony MUD 1F Section 2 Preliminary Plat, being 32.249 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Eight Oaks Drive and west of Republic Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Ishmael Harris seconded the motion and the motion carried unanimously.

- 3D. Consider action on a Neighborhood Regulating Plan on 3.973 acres of Bastrop Town Tract, A11, located at 2801 E. Loop 150 within the City of Bastrop Texas as attached in Exhibit A as The Hill Food Truck Park & Glamping Community Neighborhood Regulating Plan.

Jennifer Bills presented to Commissioners the Neighborhood Regulating Plan on 3.973 acres of Bastrop Town Tract, A11, located at 2801 E. Loop 150 within the City of Bastrop Texas as attached in Exhibit A as The Hill Food Truck Park & Glamping Community Neighborhood Regulating Plan.

Discussion commenced between Staff and Commissioners over the following topics:

1. Why are there platting requirements with the toad? The intent is to not further fragment property.
2. Is this a City of Bastrop rule? No, this is a Federal Rule.
3. Are there any concerns with a major street cutting across this property? I don't believe it will be an issue unless there is a major backup. The design of this road will encourage slower speed limits.
4. Is it the applicant's responsibility to provide sidewalks? Yes, it will be the applicant's responsibility.
5. How much footage is needed for the sidewalks? The sidewalk will need to span the entire length of the lot along East Loop 150.
6. What is the future planning/development for the land around this it? The last plans were for a restaurant.
7. Have they provided documentation for that development? They have been working on it for years.
8. Why does the applicant want the parking location there? The location can be moved, this is just a conceptual plan.
9. What kind of trees would be required? Shade trees, Live Oaks, Pines, and native Texan trees.
10. How many trees are required per acre? The code is one for every 30 feet, but we can change that depending on the site.
11. Will they be able to consider the trees already in place? Yes.
12. Does the city install the sidewalk? No, the developer is responsible for installing but the city will inspect it and then take over maintenance of the sidewalk.

Deborah Jones, resident at 1606 Pecan Street, had concerns about being forced to put in sidewalks when there were no other sidewalks to connect to. They are proposing the City would step in and do something with the path to make the sidewalks connect. Due to the toad habitat, she would like an alternative surface that fits in with the landscape, maybe a pipe fence with a crushed granite sidewalk with the perimeter of the fence and coordinate with whoever on the other side so that they could make it

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safe to cross. They have been flexible with City, County, State and LCHCP. Concerned about why the city is asking her to pay \$3,000.00 since she is well under their requirements for the toad.

Discussion between the applicant, Staff and Commissioners:

1. How many permanent structures are you going to have? One structure.
2. Does the City have any plans of going up Highway 21? No, not at this time.
3. Are there any sidewalks existing that are not concrete? No, not to my knowledge.
4. Will the County give you a statement in writing stating that they are not going to require a permit? Yes, I have a letter from Cari Croft and I signed it.
5. What is the place type for this property? The zone is P5.
6. Is there a requirement on how sidewalk can be built? It can be made from other materials but must follow the ADA compliance.

Cheryl Lee made a motion to approve Neighborhood Regulating Plan on 3.973 acres of Bastrop Town Tract, A11, located at 2801 E. Loop 150 within the City of Bastrop Texas as attached in Exhibit A as The Hill Food Truck Park & Glamping Community Neighborhood Regulating Plan contingent upon the developer working with the City and TxDOT to develop an agreeable sidewalk plan, and the removal of the platting and permit requirements, contingent on a letter from the County indicating a permit isn't required. Carrie Caylor seconded the motion and the motion carried unanimously.

4. UPDATES

- 4A. Discussion on dates for the upcoming Planning & Zoning Commission Bastrop Building Block (B³) Code Workshop.

Jennifer Bills presented to Commissioners the upcoming Planning & Zoning Commission Bastrop Building Block (B³) Code Workshop. An email will be sent out to Commissioners to pole a date that will work best for everyone.

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

Jennifer Bills presented to Commissioners recent City Council actions regarding Planning Department Items.

1. Bastrop Colorado Bend
 - a. Transportation Master Plan
 - b. Future Land Use Map
 - c. Zoning Concept Scheme

The owner asked to postpone the action on these items. They will need two more meetings to be approved.

- 4C. Building and Planning Department Monthly Projects Volume Report.

Jennifer Bills presented to Commissioners the Building and Planning Department monthly projects volume report and the quarterly updates for the first quarter. Providing the comparison from year to year.

Discussion commenced between the Staff and Commissioner over the following:

1. Are permits denied? No, permitting applications don't get denied.

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- 2. What is the review cycle for a permit? There is a two-week review cycle. There are times a review might take longer depending on if there are being reviewed by a third party.

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

Jennifer Bills asked the Commissioners about particular items to be discussed on future agendas.

Ishmael Harris wanted to commend Council for the pay increase to the Public Work Technicians, he stated being in that filed, he knows it is much needed. He hoped they are looking to do this for other departments as well.

5. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 7:16 p.m. Ishmael Harris seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair



STAFF REPORT

MEETING DATE: March 31, 2022

AGENDA ITEM: 3B

TITLE:

Consider action to approve meeting minutes from the March 17, 2022 meeting of the Planning & Zoning Commission.

STAFF REPRESENTATIVE:

Nicole Peterson, Planning Technician

ATTACHMENTS:

Meeting Minutes



Planning and Zoning Commission

March 17, 2022

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, March 17, 2022 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	Absent
Cheryl Lee	Present
Greg Sherry	Absent
Ishmael Harris	Present
Pablo Serna	Present
Carrie Caylor	Present
Scott Long	Present

2. WORKSHOP

2A. Presentation and discussion on Managing Growth and Development in Bastrop.

Jennifer Bills presented and discussed Managing Growth and Development in Bastrop to the Commissioners.

Discussion commenced between Staff and Commissioners over the following topics:

1. Were there drainage standards and ordinances prior to 2019? Yes.
2. Was the development community engaged with the development of the B3 Codes? Yes.
3. Are there protections being worked on for protections outside the city for stormwater drainage? Yes, there is a stormwater drainage master plan for the City that considers outside the City.
4. Will the master plan be integrated with the CIP? It will recommend CIP projects.
5. How often do we need to do these? It seems we just did this 5 years ago. This is the first master plan. Previous plans were project specific, or watershed specific (Gills Branch). Staff is reviewing the drainage survey data.
6. How are other cities using form-based codes? Form based codes have become more common in recent years. Typically, cities will adopt one for particular areas more often than city wide.
7. Was a city-wide code done to preserve what we call Authentic Bastrop? Yes, in addition to increasing flexibility for property owners. It addresses nuisances and drainage more than specific uses.
8. Use-based codes were more of a post-WW2 society, do older cities use form-based codes more often? Initially use-based codes were to address mitigating toxic uses next to homes in a very industrial era. Now, those impacts are mitigated, and a mix of uses is desired and encouraged.
9. For Central Texas, what percentage of cities have a form-based code? How many cities? It's becoming more common, Hutto has what they call a smart code. Buda is form based.
10. Is there any realm of possibility that one area can be form-based, and one be conventional? It creates unity and equity across the city. The conventional code created very separated areas of town.

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11. How is the form based being perceived by developers? We have received mixed responses. It forces people to think through their development wholistically and see how it interacts with the rest of the community.

Citizen Comment

Jane Sims, resident on Farm Street mentioned she has been learning about Strong Towns and was wondering if those principles were considered?

Yes, City Council attended a workshop where Strong Town principles were used. Cities have been developing in unsustainable ways and using Strong Town principles can help mitigate those impacts.

Pablo Serna mentioned Main Street programs also helps maintain character.

Cynthia Meyer mentioned while the concepts are good, some aspects are not working and need to be adjusted and codes should be amended over time.

Continued discussion between Staff and Commissioners:

12. When there are city projects, is there a bid process and does the city always take the low bid? If the City of Bastrop is conducting the work, and hiring a contractor, there are standards, and the lowest bidder is not always selected. Most new infrastructure is installed by developers and are built to city standards that the City is willing to accept.
13. Are the city employees managing this trained? Yes.
14. Geographically sensitive projects like The Hill and trying to be flexible. The City was trying to make her plat. The applicant seemed to be having a difficulty with geographic sensitivity. Can you speak to that? The City was willing to grant flexibility when she was following the LPHCP rules. If the applicant was going to disregard all the geographic sensitivity reasoning of the LPHCP, there is no reason to be flexible. The City is working with the applicant on road connections, road materials and several other items on that site.
15. Who prepares Neighborhood Regulating Plans? The developers or land planners.
16. Do existing neighborhoods have to look at this too? Yes, if they are large enough for a Neighborhood Regulating Plan.
17. A while back we saw a hospital development, has anything happened with hospital standards? No, and that developer has not come back to talk to the City about their development.
18. Are overlays helpful? Form-based codes should not remove restrictions as you lose the intent of the vision. The standard must be added on to or replaced with a different standard.
19. Would variances be used then? Variances are specified in Texas Local Government Code and must prove hardship. You cannot use your project to create a hardship.
20. Would the EC category be appropriate or adjusted to accommodate hospitals? Place type EC was designed with several standards that could be determined or adjusted by warrant to accommodate unique needs of developments that can be used for job creation centers. EC was converted from the Industrial Park and Light Industrial from the previous code.
21. When we changed to place types, did everything translate? A translation table was provided. A free zoning change was offered immediately after the code for people to decide what met the vision of their property.
22. Are we getting pushback from the place types? People like the flexibility in uses. Sometimes there is pushback on form-based code. It would be really challenging to get rid of the form-based elements without coming back to a specific use-based code.

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23. What is the motivation for providing a percentage of occupied space? So that there are consistent development patterns and street edge.
24. If you have a large lot and want to keep the trees or want a small house, what is the purpose? It improves the sidewalk network. The pattern book went from being mandatory to mostly inspirational with changes in state law. People appreciate the ideas.
25. Does the city protect intellectual property rights? The city has not seen theft. Any approved plan is subject to an open records request.
26. Are there complaints on MyGov and what are they? There are complaints. There is always a learning curve in moving to a digital system. We have multiple staff members who can assist with learning. We also have a computer and scanner in our lobby for people to use.
27. If people do not know or have computers, they can have assistance? Yes, a staff member can assist them.
28. When the Development Review Committee comes together, what are they reviewing? Problems in the process? They review specific applications to ensure they meet the adopted standards. They also ensure the project is coordinated between entities and that comments are comprehensive and coordinated before sending to the applicant.
29. Are we taking code revisions on a case-by-case basis, will there be a committee to identify issues, what will changes look like? There is no direction for a committee at this time, direction comes from Council.
30. How does someone ask for a change to the code? Those are policy changes; they need to reach out to Council for the Council to direct staff to address the changes. Specific text change requests can be made with a code text amendment application.
31. What happened to the Farm Street development? The City Council listened to neighbors and community input. You will see that result regardless of type of code in place. A lot of concerns were traffic based, which is part of why we will be looking at the Transportation Master Plan again. Large numbers of public comments for or against always have the potential to impact decisions.
32. Is there a public education campaign to help people understand? We educate the public as they come in to see us. Upcoming updates will have public engagement. Good forums for how visioning tools are implemented with development codes.

Additional Citizen Comment

Kerry Fossler, resident at 1903 Main Street thanked staff for this session. Shared she had never heard of a text amendment and asked for more information. A text amendment is a process where you can create a code that is specific for something. For example, we had a builder that wanted to use a certain material that was not an approved material, so he wrote his own code and submitted it to be approved through Planning and Zoning. There is a fee and application for this.

Debbie Moore mentioned Council needs to decide if this code is what they want. The Commission and Council both have to make hard decisions and take heat from time to time.

Pablo Serna mentioned that he is glad we set a bar and that even though it's not a finished product we need to continue to make it better.

Planning and Zoning Commission
March 17, 2022
Meeting Minutes

3. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 7:58 p.m. Cheryl Lee seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair



STAFF REPORT

MEETING DATE: March 31, 2022

AGENDA ITEM: 3C

TITLE:

Consider action to approve the Final Plat of West Bastrop Village Section 1 Phase 1, being 25.569 acres out of Nancy Blakey Survey, Abstract No. 98, located west of FM 20, 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 20 (Attachment 1)
Total Acreage: 25.569 acres
Legal Description: 25.569 acres of the Nancy Blakey Survey, Abstract 98
Property Owner: Myra J. Goepf, West Bastrop Village Ltd.
Agent Contact: Matt Synatschk, Carlson, Brigance, and Doering, Inc.
Existing Use: Vacant/Undeveloped
Existing Zoning: None. Extra-Territorial Jurisdiction, West Bastrop Village MUD
Adopted Plan: West Bastrop Village Planned Development Agreement, approved August 11, 2006
Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted a Final Plat application for West Bastrop Village Section 1 Phase 1 (Exhibit A). The plat includes 90 residential lots, nine non-residential lots, and two reserve lots (Attachment 1). The proposed single-family lots follow the lot standards adopted.

Traffic Impact and Streets

The Final Plat establishes Adelton Blvd, an arterial street that will extend westward through the development, as the primary entrance to the neighborhood off FM 20. Local streets connect the residential lots to Adelton Blvd and provide a second access to FM 20. Alleys serve rear access to residential lots. This section also has three connections to future sections to the west. Sidewalks are proposed along the streets and will connect to walking trails throughout the development.

A traffic impact analysis (TIA) for the overall development of West Bastrop Village MUD has been previously approved by the Texas Department of Transportation (TxDOT), and improvements will be installed as needed.

Utilities

Water service (domestic and fire) will be provided by West Bastrop Village MUD via water line extensions from existing infrastructure located near the water tower on FM 20. 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 West Bastrop Village MUD. Wastewater improvements were included in the approved Public Improvement Plans. The City provides wholesale wastewater services once wastewater leaves the MUD boundaries.

Drainage

Stormwater runoff generated within the property will be routed through an underground storm sewer network, which will then flow into detention ponds in the eastern portion of the section, which will then discharge at pre-developed rates. The drainage plan is using the current Stormwater Drainage Design Manual. 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 and Development Agreement with West Bastrop Village 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 Development Agreement, West Bastrop Village MUD development includes six different single-family lot standards and one multi-family standard.

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 25.569-acre tract into 90 residential lots, nine non-residential lots, and two reserve lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to West Bastrop Village Municipal Utility District or Bastrop County 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 preliminary 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 West Bastrop Village MUD has been previously approved by the Texas Department of Transportation (TxDOT), and improvements will be installed as needed. The layout also provides a gridded network.

- (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 Development and Consent Agreements.

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 or Section 1.3.003 Final Plat
The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on November 12, 2021.

The Public Improvement Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on September 17, 2020. A second Public Improvement Plan for offsite improvements was also approved by the City Engineer on October 12, 2020.

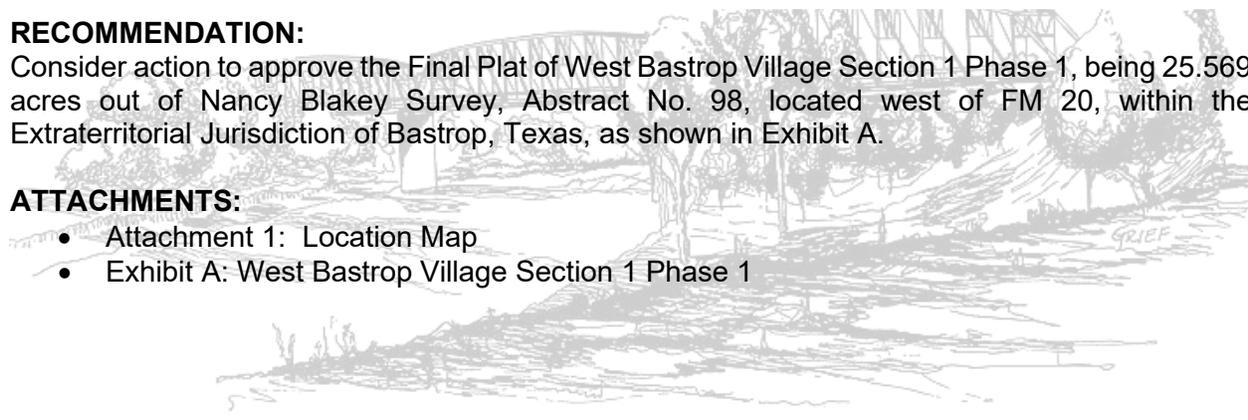
- Section 1.3.004 Plat Requirements
The Development Review Committee reviewed the Final Plat for West Bastrop Village Section 1 Phase 1 for compliance with subdivision, utility standards, and Consent Agreement on February 24, 2022 and deemed the plat administratively complete. The Planning Director recommends approval.

RECOMMENDATION:

Consider action to approve the Final Plat of West Bastrop Village Section 1 Phase 1, being 25.569 acres out of Nancy Blakey Survey, Abstract No. 98, located west of FM 20, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

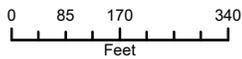
- Attachment 1: Location Map
- Exhibit A: West Bastrop Village Section 1 Phase 1



Attachment 1 Location Map



Plat West Bastrop Village Phase 1 Section 1



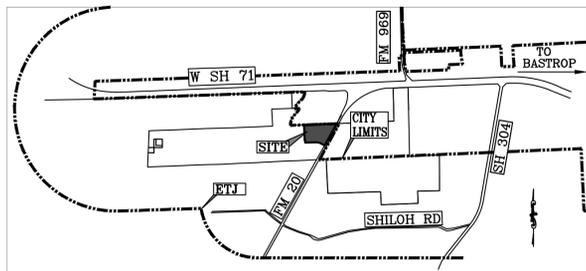
1 inch = 300 feet



Date: 3/28/2022

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.

THE FINAL PLAT OF WEST BASTROP VILLAGE SECTION 1, PHASE 1



**LOCATION MAP
NOT TO SCALE**

DATE: FEBRUARY 10, 2022
OWNER:
WEST BASTROP VILLAGE LTD.
610 W. 5TH STREET, STE. 610
AUSTIN, TEXAS 78701
PHONE: (512) 472-7455
FAX: (512) 472-7499

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, Inc.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160
(512) 280-5165 fax

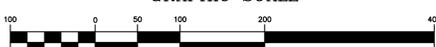
TOTAL ACREAGE: 25,569 ACRES
SURVEY: NANCY BLAKEY SURVEY, A-98

RESERVE LOTS:	2	TOTAL:	5.023 ACRES
RESIDENTIAL LOTS:	90	TOTAL:	8.936 ACRES
P.U.E. AND OPEN SPACE LOT:	2	TOTAL:	0.092 ACRES
OPEN SPACE LOT:	1	TOTAL:	0.039 ACRES
D.E., P.U.E. & OPEN SPACE LOTS:	1	TOTAL:	0.040 ACRES
D.E. & OPEN SPACE LOTS:	1	TOTAL:	3.490 ACRES
S.W.E. AND P.U.E. LOTS:	1	TOTAL:	0.026 ACRES
MEDIAN LOTS:	3	TOTAL:	0.206 ACRES
R.O.W. AND PRIVATE ALLEY:		TOTAL:	7.717 ACRES

NO. OF BLOCKS: 13

SCALE: 1" = 100'

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LINEAR FOOTAGE OF RIGHT-OF-WAY

WEAVER LANE	50' R.O.W.	1420'
ADELTON BLVD	50' R.O.W.	975'
BREDA LANE	50' R.O.W.	652'
GOUDA DRIVE	50' R.O.W.	576'

LINEAR FOOTAGE OF PRIVATE ALLEYS

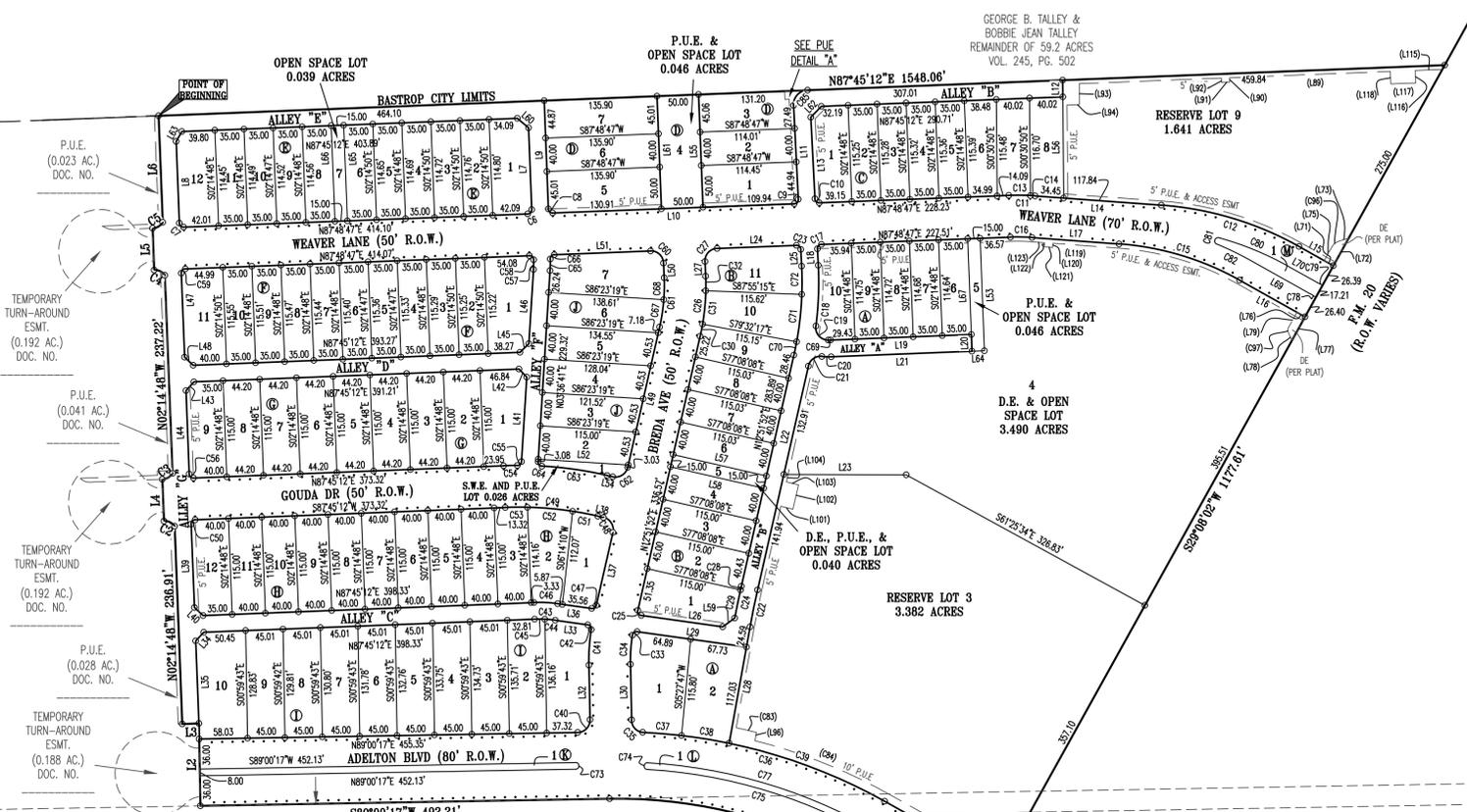
ALLEY "A"	20' R.O.W.	201'
ALLEY "B"	20' R.O.W.	1121'
ALLEY "C"	20' R.O.W.	515'
ALLEY "D"	20' R.O.W.	432'
ALLEY "E"	20' R.O.W.	444'
ALLEY "F"	20' R.O.W.	453'
ALLEY "G"	20' R.O.W.	720'
TOTAL		3,866'

LEGEND

- 1/2" CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND UNLESS OTHERWISE NOTED
- 1 LOT NUMBER
- Ⓐ BLOCK LETTER
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- E.E. ELECTRIC EASEMENT
- O.S. OPEN SPACE
- S.W.E. SIDEWALK EASEMENT
- SIDEWALK

GEORGE B. TALLEY & BOBBIE JEAN TALLEY
REMAINDER OF 59.2 ACRES
VOL. 245, PG. 502

340.80 ACRES
WEST BASTROP VILLAGE LTD.
VOL. 1903, PG. 479



Easement Line Table

Line #	Length	Direction
(L71)	12.53	S60°51'58"E
(L72)	37.85	N29°08'02"E
(L73)	12.26	S72°12'39"W
(L75)	18.60	S29°08'02"W
(L76)	11.12	S60°51'58"E
(L77)	32.25	S29°08'02"W
(L78)	8.49	N25°21'21"W
(L79)	21.24	N29°08'02"E
(L80)	39.01	N60°56'01"W
(L81)	42.72	N66°32'45"E
(L82)	50.44	S29°08'02"W
(L83)	25.93	N60°56'01"W
(L84)	16.54	N29°03'59"E
(L85)	44.09	N29°08'02"E

Easement Line Table

Line #	Length	Direction
(L86)	39.56	N22°00'05"W
(L87)	19.23	N29°03'59"E
(L88)	30.82	S60°56'01"E
(L89)	193.36	N87°45'12"E
(L90)	5.00	N02°14'50"W
(L91)	10.00	N87°45'10"E
(L92)	5.00	S02°14'50"W
(L93)	25.01	N00°30'50"W
(L94)	15.01	N87°45'12"E
(L96)	10.00	N10°13'42"E
(L101)	15.00	S76°21'39"E
(L102)	30.00	N12°51'52"E
(L103)	15.00	N76°21'39"W
(L104)	9.19	N12°51'52"E

Easement Line Table

Line #	Length	Direction
(L109)	27.66	S87°45'12"W
(L110)	5.00	S87°45'12"W
(L111)	10.00	N02°49'17"W
(L115)	32.58	S87°45'12"W
(L116)	15.00	S02°14'48"E
(L117)	30.00	S87°45'12"W
(L118)	15.00	N02°14'48"W
(L119)	79.53	N85°49'55"W
(L120)	5.00	S04°10'05"E
(L122)	5.00	N04°10'05"E
(L123)	15.37	N85°49'55"W

Easement Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C83)	25.03	680.00	N76°52'47"W	25.03	12.52	2°06'33"
(C84)	173.45	670.00	N68°20'59"W	172.96	87.21	1°44'59"57"
(C86)	11.40	14.45	S51°06'01"W	11.11	6.02	45°12'50"
(C97)	7.66	8.32	N05°31'41"W	7.39	4.13	52°43'50"

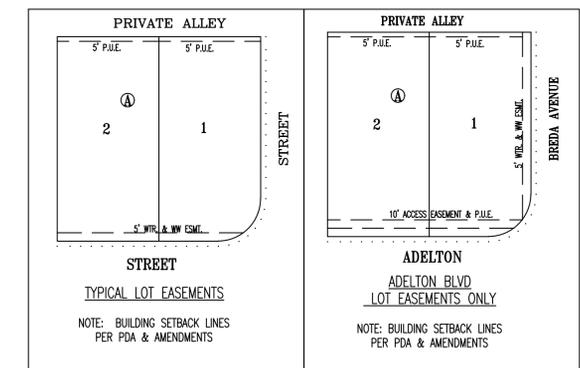
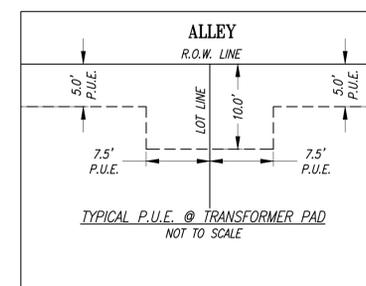
Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	304.31	580.00	N75°57'52"W	300.83	155.75	307°03'42"
C2	14.78	15.00	N64°01'31"W	14.19	8.05	56°26'34"
C3	14.78	15.00	N59°31'55"E	14.19	8.05	56°26'34"
C4	14.78	15.00	N64°01'32"W	14.19	8.05	56°26'34"
C5	14.72	15.00	N59°25'54"E	14.14	8.02	56°14'35"
C6	7.86	5.00	N42°47'00"E	7.07	5.01	90°03'36"
C7	7.85	5.00	S47°13'00"E	7.07	4.99	89°56'24"
C8	7.85	5.00	S47°13'00"E	7.07	4.99	89°56'24"
C9	7.91	5.00	N42°28'09"E	7.11	5.06	90°41'17"
C10	7.79	5.00	S47°31'51"E	7.03	4.94	89°18'43"
C11	31.61	285.00	N89°00'34"W	31.59	15.82	67°21'18"
C12	174.30	400.00	N73°20'56"W	172.92	88.55	245°75'57"
C13	25.83	285.00	N89°34'50"W	25.92	12.97	51°24'45"
C14	5.68	285.00	N89°24'11"W	5.68	2.84	1°06'32"
C15	152.51	350.00	N73°20'56"W	151.31	77.48	245°75'58"
C16	26.06	235.00	N89°00'34"W	26.05	13.05	67°21'18"
C17	7.91	5.00	S42°28'09"E	7.11	5.06	90°41'17"
C18	72.73	410.00	N02°12'26"E	72.84	36.46	10°09'52"
C19	25.34	15.00	S41°06'39"E	22.43	16.90	96°48'02"
C20	11.26	80.00	S88°12'52"E	11.25	5.64	87°03'52"
C21	21.72	15.00	S54°20'28"W	19.87	13.26	82°57'12"
C22	45.09	980.00	S11°32'47"W	45.08	22.55	2°38'09"
C23	7.85	5.00	N47°13'00"W	7.07	4.99	89°56'24"
C24	38.94	1000.00	S14°45'55"W	38.94	19.47	2°13'53"
C25	8.28	5.00	S34°35'45"E	7.37	5.45	94°55'12"
C26	72.53	275.00	N05°18'32"E	72.32	36.48	15°06'40"
C27	23.58	15.00	S42°47'00"W	21.22	15.02	90°03'36"
C28	4.57	1000.00	S12°44'00"W	4.57	2.29	0°15'43"
C29	34.37	1000.00	S11°37'04"W	34.37	17.19	1°58'10"
C30	14.77	337.74	N11°19'33"E	14.77	7.38	2°30'19"
C31	40.19	254.57	N05°36'07"E	40.14	20.13	97°02'41"
C32	17.58	275.00	N00°24'55"W	17.58	8.79	3°39'46"
C33	7.77	5.00	S53°26'13"W	7.01	4.91	89°00'52"
C34	34.88	200.00	S03°56'01"W	34.83	17.48	9°59'31"
C35	22.04	15.00	S41°45'20"E	20.11	13.55	84°10'21"
C36	305.08	660.00	N74°10'34"W	302.37	155.32	26°29'05"
C37	46.80	660.00	N85°23'13"W	46.79	23.41	4°03'46"
C38	58.09	660.00	N87°50'03"W	58.07	29.06	5°02'34"
C39	200.19	660.00	N89°37'24"W	199.43	100.87	17°22'45"
C40	23.58	15.00	N43°58'16"E	21.23	15.02	90°04'01"
C41	42.59	250.00	S03°49'04"W	42.54	21.35	9°45'37"
C42	7.92	5.00	N36°40'44"W	7.12	5.07	90°45'13"

REVISION

REVISION	DATE	COMMENT
1	10/04/21	REVISE P.U.E.
2	10/14/21	REVISE P.U.E.
3	02/02/22	REVISE P.U.E.

NANCY BLAKEY SURVEY,
ABSTRACT NO. 98



Carlson, Brigance & Doering, Inc.
FIRM ID #E3791 REG. # 10024900
Civil Engineering 5501 West William Cannon Austin, Texas 78749
Surveying Phone No. (512) 280-5160 Fax No. (512) 280-5165

THE FINAL PLAT OF WEST BASTROP VILLAGE SECTION 1, PHASE 1

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

THAT, WE WEST BASTROP VILLAGE, LTD. BEING THE OWNER OF A CALLED 340.80 ACRE TRACT OF LAND, CONVEYED BY DEED RECORDED IN VOLUME 1903, PAGE 4779 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 25.569 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

"WEST BASTROP VILLAGE SECTION 1, PHASE 1"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

WEST BASTROP VILLAGE LTD. (C/O MYRA GOEPP)
610 W 5TH STREET, STE. 601
AUSTIN, TX 78701 USA

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

FLOOD PLAN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, ZONE A, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. F.E.M.A. MAP NO. 48021C0335E DATED JANUARY 19, 2006 & F.E.M.A. MAP NO. 48021C0335E DATED JANUARY 19, 2006.

COMMUNITY	NUMBER	PANEL	SUFFIX
CITY OF BASTROP	480022	0355	E
BASTROP COUNTY	481193	0355	E
BASTROP COUNTY	481193	0335	E

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

I, DOUGLAS R. RUMMEL, JR., P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION 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 _____

DOUGLAS R. RUMMEL, JR., P.E. NO. 97387
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

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

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



GENERAL NOTES:

- THIS SUBDIVISION CONTAINS 25.569 ACRES IN 90 SINGLE FAMILY RESIDENTIAL LOTS, 2 RESERVE LOTS, 2 P.U.E. & OPEN SPACE LOTS, 1 D.E., P.U.E., & OPEN SPACE LOT, 1 DE & OPEN SPACE LOT, 1 OPEN SPACE LOT, 1 S.W.E. AND P.U.E. LOTS AND ROADWAYS.
- SIDEWALKS 5-FOOT IN WIDTH ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS.
- NO OBSTRUCTIONS SHALL BE PLACED UPON OR ACROSS ANY DRAINAGE EASEMENTS HEREBY DEDICATED WITH THIS PLAT.
- FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- ALL NEW UTILITIES WILL BE UNDERGROUND.
- IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE WATER AND WASTEWATER WHOLESALSA AGREEMENTS, RESOLUTION NO. R-2019-99, AND R-2019-100 RESPECTIVELY.
- DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- 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 CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY WEST BASTROP UTILITY DISTRICT.
- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE PDA, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- 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.
- BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION OUTSIDE FISCAL SURETY. 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.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY MULTI-FAMILY OR NON-RESIDENTIAL CONSTRUCTION.
- NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARBERS ACT (TAB).
- WATER SERVICE IS PROVIDED BY THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT.
- WASTEWATER SERVICE IS PROVIDED BY THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT.
- ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.
- GAS SERVICE IS PROVIDED BY CENTERPOINT ENERGY.
- CABLE SERVICE IS PROVIDED BY SPECTRUM CABLE.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY).
- FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
- ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES SHALL BE MAINTAINED BY THE WEST BASTROP VILLAGE MUD OR ASSIGNS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS FOR ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- RESERVE TRACTS (WALKING TRAILS WILL BE MAINTAINED BY THE M.U.D. OR ASSIGNS)
- A 911 ADDRESS MUST BE OBTAINED FROM THE BASTROP COUNTY 911 ADDRESSING DEPARTMENT, AT BASTROP COUNTY DEVELOPMENT SERVICES, PRIOR TO ANY PERMIT APPLICATIONS.
- IT IS UNDERSTOOD THAT AN APPROVAL OF THIS PLAT BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS, THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL REMAIN THE RESPONSIBILITY OF THE MUD OR HOA OF THE TRACT OF LAND COVERED BY THIS PLAT, IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF BASTROP, TEXAS. THE CITY ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS OR OTHER THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES CULVERTS IN CONNECTION HEREWITH.
- NO PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEM (SEPTIC TANK) WILL BE ALLOWED IN THIS SUBDIVISION.
- OPERATION, MAINTENANCE AND CERTIFICATION TO COMPLIANCE WITH THIS PERMIT WILL BE THE RESPONSIBILITY OF THE PERMITEE. OPERATION AND MAINTENANCE OF EACH UTILITY FROM THE PROPERTY LINE TO THE BUILDING WILL BE THE RESPONSIBILITY OF THE LOT OWNER. OPERATION AND MAINTENANCE OF THE UTILITIES IN THE ROW WILL BE THE RESPONSIBILITY OF THE M.U.D.
- THE BASTROP COUNTY HEALTH AND SANITATION DEPARTMENT WILL HAVE NO RESPONSIBILITY WITH REGARD TO THE WASTEWATER SYSTEM WITHIN THIS SUBDIVISION.
- THIS SUBDIVISION LIES WITHIN THE STATUTORY E.T.J. OF THE CITY OF BASTROP.
- WITHIN THE WEST BASTROP VILLAGE SECTION 1, PHASE 1, THE SIZE, LOCATION, AND MATERIAL FOR ALL WATER LINES, HYDRANTS, VALVES, ETC. MUST BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF BASTROP REGARDING FIRE FLOW.
- RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY AND COUNTY ENGINEERS.
- ALL CONSTRUCTION WITHIN AND/OR ADJACENT TO FM 20 SHALL BE PREVIOUSLY APPROVED AND PERMITTED BY TxDOT.
- THE BENCHMARKS USED ARE:
- BM #1 CONTROL POINT ON NORTHEAST CORNER OF WEST BASTROP VILLAGE PHASE 1, SEC. 1. EASTING 3,231,956.56', NORTHING 10,014,765.94'. ELEVATION 407.77'
- BM #2 IRF NORTHWEST CORNER OF WEST BASTROP VILLAGE PHASE 1, SEC 1. EASTING 3,229,745.15', NORTHING 10,014,694.90'. ELEVATION 460.29'
- AS SHOWN HEREON, REFER TO DETAIL ON SHEET 1, A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH REAR LOT LINE, AND ALONG SIDE LOT LINES ADJACENT TO ALLEYS.
- ALL ROADWAYS ARE TO BE PUBLIC AND MAINTAINED BY THE COUNTY AND ALL ALLEYS ARE TO BE PRIVATE AND MAINTAINED BY THE HOA.
- ALL RESIDENTIAL AND RESERVED LOTS SUBJECT TO THE WEST BASTROP UTILITY CONNECTION FEES PRIOR TO OCCUPANCY.
- AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO ADELTON BOULEVARD RIGHT-OF-WAY.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 24, 2020.
- A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
- UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.

FIELD NOTES

BEING ALL THAT CERTAIN 25.569 ACRE TRACT OF LAND SITUATED IN THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, BASTROP COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF 340.80 ACRE TRACT OF LAND CONVEYED TO WEST BASTROP VILLAGE, LTD. IN VOLUME 1903, PAGE 479, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.TX.), SAID 17.337 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A CAPPED IRON ROD FOUND (BURY) FOR THE SOUTHWESTERN CORNER OF A CALLED REMAINDER OF 59.2 ACRE TRACT CONVEYED TO GEORGE B. TALLEY AND BOBBIE JEAN TALLEY IN VOL. 245, PAGE 502, DEED RECORDS OF BASTROP COUNTY, TEXAS, (O.R.B.C.TX.), ALSO BEING AN INTERIOR ELL CORNER OF SAID 340.80 ACRE TRACT, FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 340.80 ACRES TRACT AND SAID REMAINDER OF 59.2 ACRE TRACT, N87°45'12"E, A DISTANCE OF 640.93 FEET TO A ½" CAPPED IRON ROD SET STAMPED "CBD SETSTONE", BEING A POINT ON A NORTHERN BOUNDARY LINE OF SAID 340.80 ACRE TRACT AND BEING ALSO A POINT ON A SOUTHERN BOUNDARY LINE OF SAID 59.2 ACRE TRACT, FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, CONTINUING WITH THE COMMON BOUNDARY LINE OF SAID 340.80 ACRE TRACT AND SAID 59.2 ACRE TRACT, N87°45'12"E, A DISTANCE OF 1548.06 FEET TO A ½" CAPPED IRON ROD SET STAMPED "CBD SETSTONE", AT THE EASTERMOST NORTHEASTERN CORNER OF SAID 340.80 ACRE TRACT, SAME BEING THE SOUTHEASTERN CORNER OF SAID REMAINDER OF 59.2 ACRE TRACT AND BEING ALSO IN THE NORTHWESTERN RIGHT-OF-WAY LINE OF F.M. 20 (R.O.W. VARIES), FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 340.80 ACRE TRACT, AND SAID RIGHT-OF-WAY OF F.M. 20, S29°08'02"W, A DISTANCE OF 1177.61 FEET TO A ½" CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A ½" IRON ROD FOUND BEING THE SOUTHEASTERN CORNER OF SAID 340.80 ACRE TRACT, SAME BEING A NORTHEASTERN CORNER OF A CALLED 0.999 ACRE TRACT OF LAND CONVEYED TO JESUS ALFARO IN VOLUME 1342, PAGE 709 (O.P.R.B.C.TX.), AND BEING ALSO A POINT ON A WESTERN RIGHT-OF-WAY LINE OF SAID F.M. 20, BEARS S29°08'02"W, A DISTANCE OF 763.96 FEET,

THENCE, CROSSING SAID 340.80 ACRE, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES, NUMBERED 1 THROUGH 14,

- N60°56'01"W, A DISTANCE OF 159.21 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 580.00 FEET, AN ARC LENGTH OF 304.31 FEET, AND WHOSE CHORD BEARS N75°57'52"W, A DISTANCE OF 300.83 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
- S89°00'17"W, A DISTANCE OF 492.21 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
- N01°03'59"W, A DISTANCE OF 98.71 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
- S88°20'44"W, A DISTANCE OF 20.00 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
- N02°14'48"W, A DISTANCE OF 236.91 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 14.78 FEET, AND WHOSE CHORD BEARS N64°01'31"W, A DISTANCE OF 14.19 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
- N02°14'48"W, A DISTANCE OF 50.00 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 14.78 FEET, AND WHOSE CHORD BEARS N59°31'55"E, A DISTANCE OF 14.19 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
- N02°14'48"W, A DISTANCE OF 237.22 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 14.78 FEET, AND WHOSE CHORD BEARS N64°01'32"W, A DISTANCE OF 14.19 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
- N02°11'13"W, A DISTANCE OF 50.00 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 14.72 FEET, AND WHOSE CHORD BEARS N59°25'54"E, A DISTANCE OF 14.14 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", AND
- N02°14'48"W, A DISTANCE OF 127.66 FEET TO A THE POINT OF BEGINNING AND CONTAINING 25.569 ACRES OF LAND.

STATE OF TEXAS)
COUNTY OF BASTROP)

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

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

DEPUTY _____ COUNTY CLERK, BASTROP COUNTY, TEXAS

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 _____

SHEET 2 OF 2



REVISION	DATE	COMMENT



BASTROPTX
Heart of the Lost Pines / Est. 1832

STAFF REPORT

MEETING DATE: March 31, 2022

AGENDA ITEM: 3D

TITLE:

Consider action to approve Piney Ridge Section 3, Replat of Lot 26, being 5.535 acres out of Piney Ridge Subdivision, located at 152 Black Jack Ln, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Allison Land, Senior Planner

ITEM DETAILS:

Site Address:	152 Black Jack Ln (Attachment 1)
Total Acreage:	5.535 acres
Legal Description:	Piney Ridge Section 3 Lot 26
Property Owners:	Weldon and Brenda Hitchcock Marie E. Lara and Christian Posada
Agent Contact:	Rachel Hartzler, Highland Development and Engineering Co. LLC
Existing Use:	Residential
Existing Zoning:	None, extraterritorial jurisdiction
Future Land Use:	Rural Residential

BACKGROUND/HISTORY:

The applicant has submitted an application to replat Lot 26 of Piney Ridge Section 3 (Exhibit A). The replat corrects an improper subdivision of land that occurred several years ago that split one lot into two. There is one home on each lot, and one of the homes needs to acquire permits from Bastrop County Development Services. Permits require the lots to be in compliance with the City's subdivision regulations, which this replat will rectify.

Traffic Impact and Streets

The lots share a driveway access onto Black Jack Ln, which ultimately outfalls onto Hoffman Rd.

Utilities

Water service (domestic and fire) is currently provided by the City of Bastrop. Wastewater service is provided by OSSF (on-site sewage facility).

Drainage

The lots maintain a low percentage of impervious cover. The Piney Ridge Subdivision uses open ditch systems to convey water into Piney Creek.

POLICY EXPLANATION:

Replats with residential restrictions are reviewed and approved by the Planning & Zoning Commission. This subdivision has residential restrictions.

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan - Rural Residential: The Rural Residential character area is for lands primarily found on the City's periphery, and is characterized by large lot single-family residences, as well as agriculture, ranching, silviculture, and natural landscape. Rural Residential areas which retain a pastoral setting have not always been set aside for conservation or public use, but may eventually be subject to subdivision, and/or conversion to agricultural or other similar uses.

This plat complies with the Future Land Use Plan, which shows Rural Residential in this area. The plat proposes large residential lots, one being 4.034 acres and the other being 1.501 acres.

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

The City of Bastrop has flexible requirements for subdivisions in the ETJ and in the Lost Pine Habitat Conservation Plan area. This plat does not substantially change the existing development pattern of the area.

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

These lots were improperly deed divided in the 1980s, after the subdivision was created. This replat will not change the conditions that have been present for approximately 40 years.

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 a 5.535-acre residential lot into two lots. Public improvements were not required to serve the lots.

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 replat conforms to the Future Land Use Plan, which is designated Rural 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;

Extension of roads and associated utilities were not required.

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

A fiscal guarantee is not applicable.

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

The plat complies with the requirements of the adopted B³ Code and Texas Local Government Code.

Sec. 212.014. Replatting without Vacating Preceding Plat.

A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

- (1) is signed and acknowledged by only the owners of the property being replatted;
- (2) is approved by the municipal authority responsible for approving plats; and
- (3) does not attempt to amend or remove any covenants or restrictions.

The replat meets all these conditions, pending P&Z Commission approval.

Sec. 212.015. Additional Requirements for Certain Replats.

(a) In addition to compliance with Section 212.014, a replat without vacation of the preceding plat must conform to the requirements of this section if:

- (1) during the preceding five years, any of the area to be replatted was limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot; or
- (2) any lot in the preceding plat was limited by deed restrictions to residential use for not more than two residential units per lot.

The subdivision has residential deed restrictions.

(f) If a proposed replat described by Subsection (a) does not require a variance or exception, the municipality shall, not later than the 15th day after the date the replat is

approved, provide written notice by mail of the approval of the replat to each owner of a lot in the original subdivision that is within 200 feet of the lots to be replatted according to the most recent municipality or county tax roll. This subsection does not apply to a proposed replat if the municipal planning commission or the governing body of the municipality holds a public hearing and gives notice of the hearing in the manner provided by Subsection (b).

A variance or exception is not required. A notice will be mailed to surrounding property owners.

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. This re-subdivision is fewer than four lots and did not require public infrastructure, classifying it as a replat.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the replat for compliance with subdivision and utility standards on February 24, 2022 and deemed the plat administratively complete. The Planning Director recommends approval.

RECOMMENDATION:

Consider action to approve Piney Ridge Section 3, Replat of Lot 26, being 5.535 acres out of Piney Ridge Subdivision, located at 152 Black Jack Ln, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Attachment 1: Location Map
- Exhibit A: Piney Ridge Section 3, Replat of Lot 26

Attachment 1 Location Map



1 inch = 300 feet

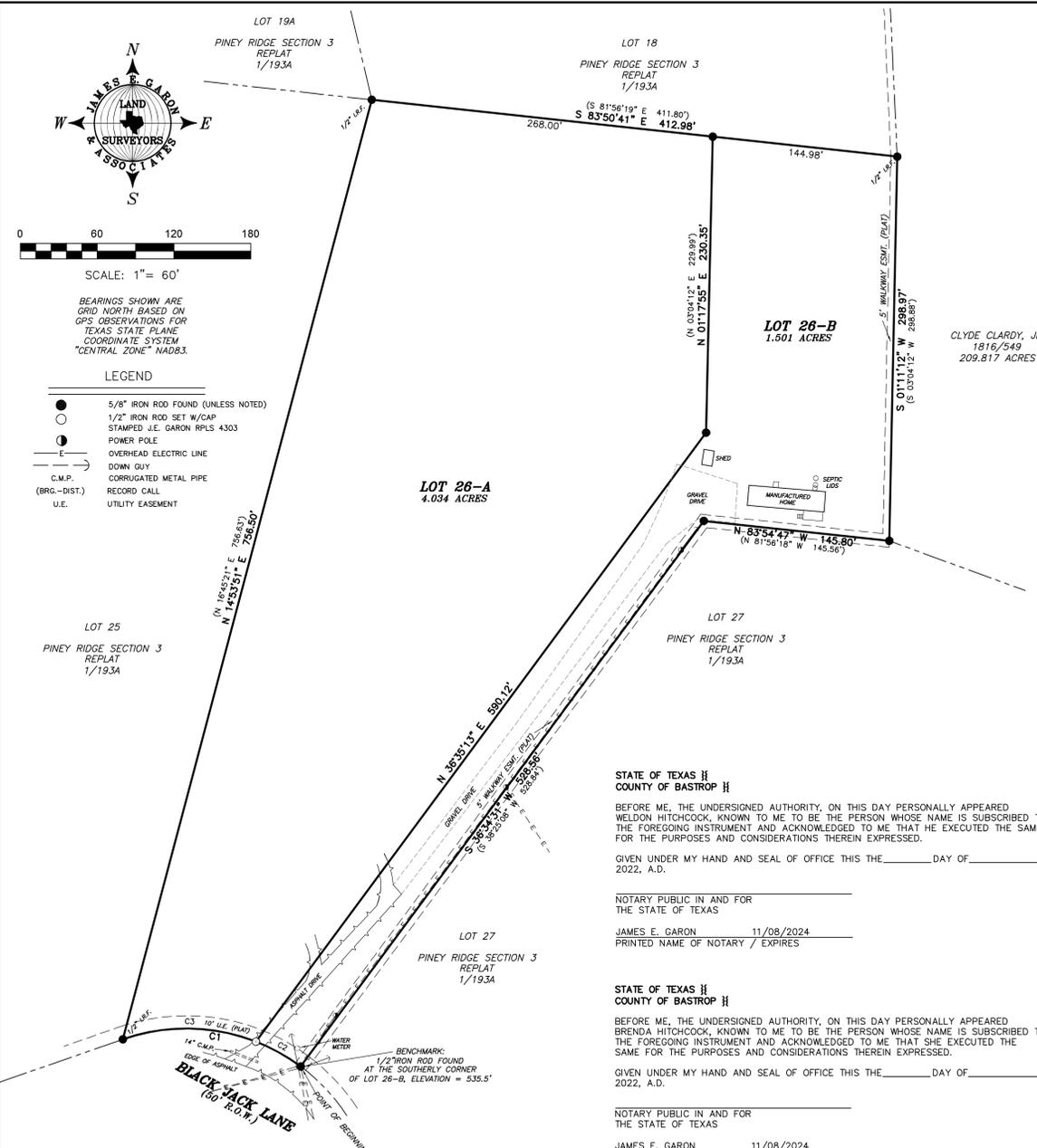


Date: 3/28/2022

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.

Plat Piney Ridge Section 3 Lot 26

REPLAT PINEY RIDGE SECTION 3, REPLAT OF LOT 26



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	146.29'	140.56'	N 81°21'16" W	55°52'39"
C2	150.00'	40.08'	39.96'	N 61°04'14" W	15°18'36"
C3	150.00'	106.21'	104.00'	N 89°00'34" W	40°34'04"

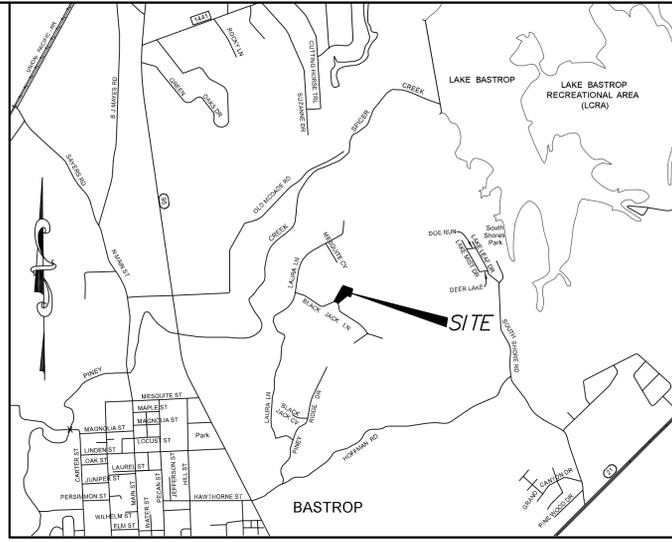
SUMMARY
 NO. OF BLOCKS = 1
 NO. OF LOTS = 3
 ACRES = 1.500 ACRES
 LAND USE - RESIDENTIAL

OWNERS:
 Weldon Hitchcock & Brenda Hitchcock
 152A Black Jack Lane
 Bastrop, Texas 78602
 512-483-1044

Maria E. Lara & Christian Posada
 9308 FM 969
 Austin, TX 78742
 512-303-2222

ENGINEER:
 James E. Garon & Associates, Inc.
 Reg. #F-20368
 Rachel D. Hartzler
 License #117344
 185 McAllister Road
 Bastrop, Texas 78602
 512-303-4185

SURVEYOR:
 James E. Garon & Associates, Inc.
 Firm Reg. #10058400
 185 McAllister Rd.
 Bastrop, Texas 78602
 512-303-4185



LEGAL DESCRIPTION:
 BEING 5.535 ACRES, BEING ALL OF LOT 26, REPLAT OF PINEY RIDGE SECTION 3, A SUBDIVISION IN PLAT CABINET NO. 1, PAGE 193A, PLAT RECORDS, BASTROP COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 1.500 ACRE TRACT OF LAND CONVEYED TO MARIA E. LARA AND CHRISTIAN POSADA BY DEED RECORDED IN INSTRUMENT #202001378 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS AND ALL OF THAT CERTAIN 4.033 ACRE TRACT OF LAND CONVEYED TO WELDON HITCHCOCK AND BRENDA HITCHCOCK BY DEED RECORDED IN VOLUME 1965, PAGE 793 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1/2" iron rod found in the curving northerly right-of-way line of Black Jack Lane (50' R.O.W.) for the most southerly southeast corner hereof and said Lot 26, being the westerly corner of Lot 27 of said Replat Piney Ridge Section 3;
 THENCE with said curve, being a curve to the left, having a radius of 150.00 feet, pass at an arc distance of 140.56 feet and whose chord bears N 61°04'14" W a distance of 39.96 feet to a 1/2" iron rod with cap stamped "J.E. Garon RPL54303" set for the southwest corner of said Lara-Posada 1.500 acre tract and the southeast corner of said Hitchcock 4.033 acre tract and continuing for a total arc distance of 146.29 feet, and whose chord bears N 81°21'16" W a distance of 140.56 feet to a 1/2" iron rod found for the southwest corner hereof and said Hitchcock 4.033 acre tract and Lot 26, being the southeast corner of Lot 25 of said Replat Piney Ridge Section 3;
 THENCE with the westerly line of said Hitchcock 4.033 acre Lot 26, the easterly line of said Lot 25, N 14°53'51" E a distance of 756.50 feet to a 1/2" iron rod found for the northwest corner hereof and said Hitchcock 4.033 acre tract and Lot 26, the northeast corner of said Lot 25, the southeast corner of Lot 19A of said Replat Piney Ridge Section 3, the southwest corner of Lot 18 of said Replat Piney Ridge Section 3;
 THENCE S 83°50'41" E, pass at a distance of 268.00 feet to a 1/2" iron rod found at the northeast corner of said Hitchcock 4.033 acre tract, the northwest corner of said Lara-Posada 1.500 acre tract and continuing for a total distance in all of 412.98 feet a 1/2" iron rod found in the westerly line of that certain 209.817 acre tract of land conveyed to Clyde Clardy, Jr. by deed recorded in volume 1816, page 549 of said official records for the northeast corner hereof and said Lara-Posada 1.500 acre tract and said Lot 26, the southeast corner of said Lot 18;
 THENCE S 01°11'12" W a distance of 298.97 feet to a 1/2" iron rod found in the northerly line of said Lot 27, being a southwesterly corner of said Clardy 209.817 acre tract for the most easterly southeast corner hereof, said Lara-Posada 1.500 acre tract and said Lot 26;
 THENCE with the common line of said Lot 26 and Lot 27, N 83°54'47" W a distance of 145.80 feet to a 1/2" iron rod found for an angle point and S 36°34'31" E a distance of 528.56 feet to the POINT OF BEGINNING, containing 5.535 acres of land.

- PLAT NOTES:**
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS FROM THE PREVIOUS SUBDIVISION REPLAT PINEY RIDGE SECTION 3, AS RECORDED IN CABINET NO. 1, PAGE 193A, PLAT RECORDS BASTROP COUNTY, TEXAS.
 - ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE RIGHT-OF-WAY. THE DEVELOPER AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF DRIVEWAYS IN ACCORDANCE WITH BASTROP COUNTY SPECIFICATIONS, WHICH MAY INCLUDE CULVERT PIPE INSTALLATION.
 - PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
 - ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
 - THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED. AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
 - WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
 - ALL UTILITIES WILL BE UNDERGROUND.
 - IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
 - DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
 - TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
 - 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.
 - PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
 - NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN HEREON, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
 - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
 - NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
 - EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
 - 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 DRAINAGEWAYS INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
 - A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
 - ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, AND OTHER DRAINAGE INFRASTRUCTURE) SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
 - UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
 - THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY OR VOLUNTARY ETJ OF THE CITY OF BASTROP.
 - BENCHMARK USED: 1/2" IRON ROD FOUND AT THE SOUTHERLY CORNER OF LOT 26-B, ELEVATION = 535.5', MONUMENT DATA, LCRA HARM STATION A757, NORTHING STP: 10020749.9478, EASTING STP: 3252162.9986, ELEVATION = 386.54'.

STATE OF TEXAS)
COUNTY OF BASTROP)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2022, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JAMES E. GARON 11/08/2024
 PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS)
COUNTY OF BASTROP)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIA E. LARA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2022, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JAMES E. GARON 11/08/2024
 PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS)
COUNTY OF BASTROP)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRISTIAN POSADA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2022, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JAMES E. GARON 11/08/2024
 PRINTED NAME OF NOTARY / EXPIRES

UTILITY SERVICE PROVIDERS:

WATER SERVICE IS PROVIDED BY: CITY OF BASTROP
 WASTEWATER SERVICE IS PROVIDED BY: INDIVIDUAL ON-SITE SEWAGE FACILITIES
 ELECTRIC SERVICE IS PROVIDED BY: BLUEBONNET ELECTRIC COOPERATIVE

FLOOD PLAIN NOTE:

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE OF FLOODING AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0220C, EFFECTIVE JANUARY 19, 2006 FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 481193.

FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE COMMISSIONERS COURT DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE THEREUNDER.

EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.

APPROVED THIS _____ DAY OF _____, 2022, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED: _____ ATTEST: _____

PLANNING & ZONING COMMISSION CHAIRPERSON _____ CITY SECRETARY _____

STATE OF TEXAS)
COUNTY OF BASTROP)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, WELDON HITCHCOCK AND BRENDA HITCHCOCK BEING THE OWNERS OF 4.033 ACRES OF LAND, BEING A PORTION OF LOT 26, REPLAT PINEY RIDGE SECTION 3, A SUBDIVISION SITUATED IN BASTROP COUNTY, TEXAS AND RECORDED IN PLAT CABINET NO. 1, PAGE 193A, PLAT RECORDS BASTROP COUNTY, TEXAS AND AS CONVEYED TO US BY DEED RECORDED IN VOLUME 1965, PAGE 793 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, AND THAT WE MARIE E. LARA AND CHRISTIAN POSADA, BEING THE OWNERS OF 1.500 ACRES OF LAND, BEING A PORTION OF SAID LOT 26, REPLAT PINEY RIDGE SECTION 3, AND AS CONVEYED TO US BY DEED RECORDED IN INSTRUMENT #202001378 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, DO HEREBY REPLAT SAID LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

**REPLAT PINEY RIDGE SECTION 3,
REPLAT OF LOT 26**

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

WITNESS MY HAND THIS THE _____ DAY OF _____, 2022, A.D.

WELDON HITCHCOCK
 152A BLACK JACK LANE
 BASTROP, TEXAS 78602

BRENDA HITCHCOCK
 152A BLACK JACK LANE
 BASTROP, TEXAS 78602

MARIE E. LARA
 9308 F.M. 969
 AUSTIN, TEXAS 78742

CHRISTIAN POSADA
 9308 F.M. 969
 AUSTIN, TEXAS 78742

REPLAT PINEY RIDGE SECTION 3, REPLAT OF LOT 26

JAMES E. GARON & ASSOC.
 LAND SURVEYORS & CIVIL ENGINEERS
 Firm Reg. #10058400 & F-20386
 185 McAllister Road
 Bastrop, Texas 78602
 (512) 303-4185
 jgaron@austin.rr.com
 www.jamesegarons.com

SURVEY DATE:	OCTOBER 1, 2020
DRAWN:	OCTOBER 16, 2020
REVISED:	FEBRUARY 3, 2021
REVISED:	NOVEMBER 22, 2021
REVISED:	FEBRUARY 14, 2022



BASTROPTX
Heart of the Lost Pines / Est. 1832

STAFF REPORT

MEETING DATE: March 31, 2022

AGENDA ITEM: 3E

TITLE:

Consider action to approve Replat of Lot 45, Piney Ridge Section 3, being 6.122 acres out of Piney Ridge Subdivision, located at 117 and 125 Black Jack Ln, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Allison Land, Senior Planner

ITEM DETAILS:

Site Address: 117 and 125 Black Jack Ln (Attachment 1)

Total Acreage: 6.122 acres

Legal Description: Piney Ridge Section 3 Lot 45

Property Owners: Kenneth James and Sylvia Ros Schoonover
Kenneth R. and Gloria J. Haworth

Agent Contact: Mandy Culler

Existing Use: Residential

Existing Zoning: None, extraterritorial jurisdiction

Future Land Use: Rural Residential

BACKGROUND/HISTORY:

The applicant has submitted an application to replat Lot 45 of Piney Ridge Section 3 (Exhibit A). The replat corrects an improper subdivision of land that occurred prior to initial sale of the lot that split one lot into two. It also subdivides one of those lots into two. There is one home on each existing lot. The lot being subdivided will allow Ms. Culler to acquire permits from Bastrop County Development Services for a house.

Traffic Impact and Streets

The two existing lots have existing driveways onto Black Jack Ln. which ultimately outfalls onto Hoffman Rd. The new lot will add one driveway.

Utilities

Water service (domestic and fire) is currently provided by the City of Bastrop. Wastewater service is provided by OSSF (on-site sewage facility).

Drainage

The lots maintain a low percentage of impervious cover. The Piney Ridge Subdivision uses open ditch systems to convey water into Piney Creek.

POLICY EXPLANATION:

Replats with residential restrictions are reviewed and approved by the Planning & Zoning Commission. This subdivision has residential restrictions.

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan - Rural Residential: The Rural Residential character area is for lands primarily found on the City's periphery, and is characterized by large lot single-family residences, as well as agriculture, ranching, silviculture, and natural landscape. Rural Residential areas which retain a pastoral setting have not always been set aside for conservation or public use, but may eventually be subject to subdivision, and/or conversion to agricultural or other similar uses.

This plat complies with the Future Land Use Plan, which shows Rural Residential in this area. The plat proposes large residential lots, being 3.058, 1.757, and 1.307 acres.

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

The City of Bastrop has flexible requirements for subdivisions in the ETJ and in the Lost Pine Habitat Conservation Plan area. This plat does not substantially change the existing development pattern of the area.

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

These lots were improperly deed divided prior to initial sale of Lot 45 as created in the subdivision. This replat rectifies the original deed division and creates a third large lot for residential use.

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 a 6.122-acre residential lot into three lots. Public improvements were not required to serve the lots.

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 replat conforms to the Future Land Use Plan, which is designated Rural 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;

Extension of roads and associated utilities were not required.

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

A fiscal guarantee is not applicable.

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

The plat complies with the requirements of the adopted B³ Code and Texas Local Government Code.

Sec. 212.014. Replatting without Vacating Preceding Plat.

A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

- (1) is signed and acknowledged by only the owners of the property being replatted;
- (2) is approved by the municipal authority responsible for approving plats; and
- (3) does not attempt to amend or remove any covenants or restrictions.

The replat meets all these conditions, pending P&Z Commission approval.

Sec. 212.015. Additional Requirements for Certain Replats.

(a) In addition to compliance with Section 212.014, a replat without vacation of the preceding plat must conform to the requirements of this section if:

- (1) during the preceding five years, any of the area to be replatted was limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot; or
- (2) any lot in the preceding plat was limited by deed restrictions to residential use for not more than two residential units per lot.

The subdivision has residential deed restrictions.

(f) If a proposed replat described by Subsection (a) does not require a variance or exception, the municipality shall, not later than the 15th day after the date the replat is approved, provide written notice by mail of the approval of the replat to each owner of a lot in the original subdivision that is within 200 feet of the lots to be replatted according to the most recent municipality or county tax roll. This subsection does not apply to a

proposed replat if the municipal planning commission or the governing body of the municipality holds a public hearing and gives notice of the hearing in the manner provided by Subsection (b).

A variance or exception is not required. A notice will be mailed to surrounding property owners.

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. This re-subdivision is fewer than four lots and did not require public infrastructure, classifying it as a replat.

- Section 1.3.004 Plat Requirements

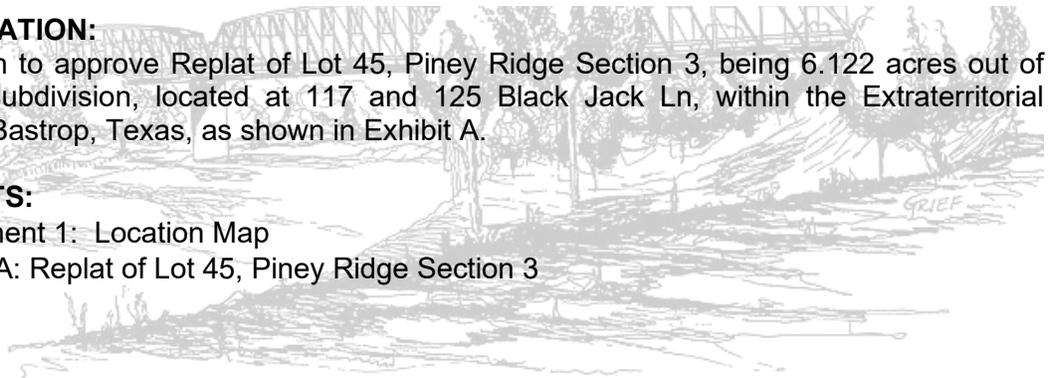
The Development Review Committee reviewed the replat for compliance with subdivision and utility standards on March 17, 2022 and deemed the plat administratively complete. The Planning Director recommends approval.

RECOMMENDATION:

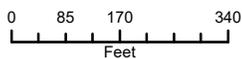
Consider action to approve Replat of Lot 45, Piney Ridge Section 3, being 6.122 acres out of Piney Ridge Subdivision, located at 117 and 125 Black Jack Ln, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Attachment 1: Location Map
- Exhibit A: Replat of Lot 45, Piney Ridge Section 3



Attachment 1 Location Map



1 inch = 300 feet

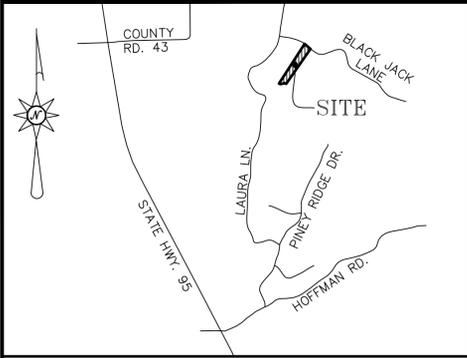
Plat Piney Ridge Section 3 Lot 45

Date: 3/28/2022

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.



REPLAT OF LOT 45, PINEY RIDGE, SECTION 3



VICINITY MAP
N.T.S.

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, KENNETH JAMES SCHOONOVER AND SYLVIA ROSE SCHOONOVER, BEING THE OWNERS OF 3.064 ACRES OF LAND, MORE OR LESS, BEING THE EAST PART OF LOT 45, REPLAT OF PINEY RIDGE, SECTION 3, AN ADDITION IN BASTROP COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, PAGE 193A, PLAT RECORDS OF BASTROP COUNTY, TEXAS, IN THE TOWN TRACT OF BASTROP SURVEY, A-11, BASTROP COUNTY, AND CONVEYED TO US ACCORDING TO THE DEED OF RECORD IN VOLUME 1966, PAGE 446, DOCUMENT NO. 201000356, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND WE, KENNETH R. HAWORTH AND GLORIA J. HAWORTH, BEING THE OWNERS OF THE WEST PART OF SAID LOT 45, REPLAT OF PINEY RIDGE, SECTION 3, CONVEYED TO US ACCORDING TO THE DEEDS OF RECORD IN DOCUMENT NO. 201803396 AND DOCUMENT NO. 201211946, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID EAST AND WEST PARTS OF SAID LOT 45, REPLAT OF PINEY RIDGE, SECTION 3, CONTAINING A TOTAL OF 6.122 ACRES OF LAND ACCORDING TO SAID REPLAT OF PINEY RIDGE SECTION 3, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS:

REPLAT OF LOT 45, PINEY RIDGE, SECTION 3

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON: WITNESS MY HAND THIS THE _____ DAY OF _____, 2021, A.D.

KENNETH JAMES SCHOONOVER
125 BLACK JACK LN.
BASTROP, TEXAS 78612

SYLVIA ROSE SCHOONOVER
125 BLACK JACK LN.
BASTROP, TEXAS 78612

KENNETH R. HAWORTH
117 BLACK JACK LN.
BASTROP, TX 78602

GLORIA J. HAWORTH
BLACK JACK LN.
BASTROP, TEXAS 78602

STATE OF TEXAS §
COUNTY OF BASTROP §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH JAMES SCHOONOVER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2022, A.D.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS §
COUNTY OF BASTROP §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SYLVIA ROSE SCHOONOVER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2022, A.D.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS §
COUNTY OF BASTROP §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH R. HAWORTH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2022, A.D.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS §
COUNTY OF BASTROP §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GLORIA J. HAWORTH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2022, A.D.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

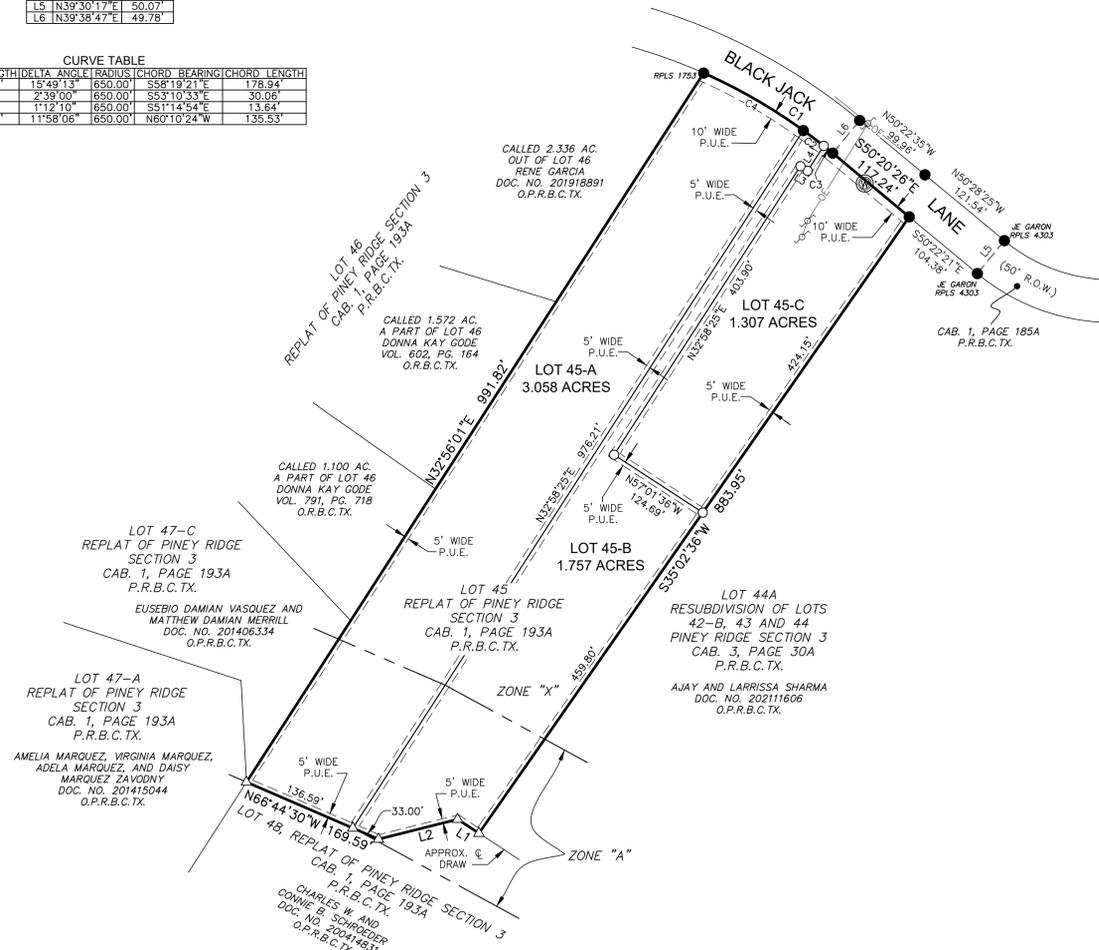
PRINTED NAME OF NOTARY / EXPIRES

LINE TABLE

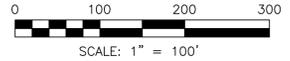
LINE	BEARING	DISTANCE
L1	N56°51'32" W	29.99'
L2	S75°58'33" W	96.14'
L3	S57°01'37" E	10.00'
L4	N32°58'26" E	35.00'
L5	N39°30'17" E	50.07'
L6	N39°38'47" E	49.78'

CURVE TABLE

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	179.49'	15°49'13"	650.00'	S56°19'21" E	178.94'
C2	30.96'	2°39'00"	650.00'	S51°10'33" E	30.06'
C3	13.64'	1°12'10"	650.00'	S51°10'33" E	13.64'
C4	135.78'	11°58'06"	650.00'	N60°10'24" W	135.53'



- LEGEND**
- SET 1/2" IRON ROD W/ALUM. CAP STAMPED "O'HARA RPLS 4878"
 - 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - △ UNMARKED CORNER IN DRAW
 - ⊗ WATER METER
 - OVERHEAD ELECTRIC LINE
 - ELECTRIC UTILITY POLE
 - DEED LINE
 - P.R.B.C.TX. PLAT RECORDS OF BASTROP COUNTY, TX
 - O.P.R.B.C.TX. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TX
 - O.R.B.C.TX. OFFICIAL RECORDS OF BASTROP COUNTY, TX
 - P.U.E. PUBLIC UTILITY EASEMENT



PLAT NOTES:

- THE SUBJECT LOT/TRACT CONTAINS A TOTAL OF 6.122 ACRES AND IS BEING SUBDIVIDED INTO THREE LOTS AS SHOWN HEREON.
- ALL UTILITIES WILL BE UNDERGROUND.
- DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 48021C0220E FOR BASTROP COUNTY, EFFECTIVE JANUARY 19, 2006, COMMUNITY OF BASTROP COUNTY NUMBER 480022, PANEL 0220E, AND IS ON ZONE A.
- 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 STREET AND REAR LOT LINE (CHANGE TO 20 FOOT ADJACENT TO ROW IN SPAL SERVICE AREA).
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY AVERNMENT AUTHORITIES.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEE.
- A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- ANY PUBLIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE SUCH PROVIDERS WITH ANY EASEMENT AND OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF PUBLIC UTILITIES.
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, REPLAT PINEY RIDGE SECTION 3, RECORDED IN CABINET 1, PAGE 193A, PLAT RECORDS, BASTROP COUNTY, TEXAS, SHALL APPLY TO THIS PLAT.
- A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
- UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
- THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY OR VOLUNTARY ETJ OF THE CITY OF BASTROP.
- THIS PROJECT IS LOCATED WITHIN THE AREA OF "KNOWN AND POTENTIAL HABITAT" OF THE ENDANGERED HOUSTON TOAD AS DETERMINED BY THE U. S. FISH AND WILDLIFE SERVICE AS AUTHORIZED UNDER BASTROP COUNTY'S FEDERAL FISH AND WILDLIFE- ISSUED ENDANGERED SPECIES - INCIDENTAL TAKE PERMIT NUMBER TE-113500-0, PROPERTY OWNERS SHOULD CONTACT THE LOST PINES HABITAT CONSERVATION PLAN (LPHCP) ADMINISTRATOR AT THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT ACTIVITY.
- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATING.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
- 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 (TLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TAB).
- EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
- 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 DRAINAGEWAYS INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.

PLANNING AND ZONING COMMISSION

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

PLANNING & ZONING COMMISSION CITY SECRETARY
CHAIRPERSON _____

STATE OF TEXAS §
COUNTY OF BASTROP §

I, KRISTA BARTSCH, CLERK OF THE COUNTY COURT 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 _____, 2021, A.D. AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____, PAGE _____.
FILED FOR RECORD ON THE _____ DAY OF _____, 20_____, A.D.

DEPUTY _____ KRISTA BARTSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

UTILITY PROVIDERS:

WATER SERVICES TO THE SUBJECT LOTS WILL BE PROVIDED BY THE CITY OF BASTROP.
ELECTRIC SERVICES TO THE SUBJECT LOTS WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE.
WASTEWATER SERVICE WILL BE ON-SITE SEWAGE FACILITY.

OWNER:
KENNETH JAMES SCHOONOVER AND SYLVIA ROSE SCHOONOVER
125 BLACK JACK LN.
BASTROP, TEXAS 78602

SURVEYOR:
BILL O'HARA LAND SURVEYOR
WILLIAM D. O'HARA, RPLS, LSLs
376 COLORADO DR.
CEDAR CREEK, BASTROP COUNTY, TEXAS 78712
TBPELS FIRM REG. NO. 10194232

EXISTING EASEMENT NOTE:

A 10-FT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES OF THE 3.064 ACRE TRACT WAS RESERVED TO BLUEBONNET ELECTRIC COOPERATIVE IN ACCORDANCE WITH THE INSTRUMENT OF RECORD IN VOL. 292, PG. 295, DEED RECORDS OF BASTROP COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF BASTROP §
I, WILLIAM D. O'HARA, 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 HEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF BASTROP COUNTY, TEXAS.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document."
WILLIAM D. O'HARA DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4878 - STATE OF TEXAS
376 COLORADO DR.
CEDAR CREEK, TEXAS 78712
BILL O'HARA LAND SURVEYOR
TBPELS FIRM NO. 10194232



BILL O'HARA
LAND SURVEYOR
376 Colorado Drive
Cedar Creek, Bastrop County, TX 78612
(512) 529-1689
bill@oharalandsurveyor.net
http://oharalandsurveyor.net/
TBPELS Firm No. 10194232

NO.	REVISION	BY	DATE
1			
2			



STAFF REPORT

MEETING DATE: March 31, 2022

AGENDA ITEM: 3F

TITLE:

Hold public hearing and consider action on a recommendation for the Burleson Crossing East Zoning Concept Scheme, changing the zoning for 12.95 acres out of the Nancy Blakey Survey from P2 Rural to P5 Core and establishing a plan on 19.81 acres, attached as Exhibit A, located at the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas and forward to the April 26, 2022, City Council meeting.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:

Site Address: Northeast corner of State Highway 71 and Edward Burleson Drive (Attachment 1)

Total Acreage: 19.81 acres

Acreage Rezoned: 12.95 acres

Legal Description: 19.81 acres out of the Nancy Blakey Survey

Property Owner: Erhard Legacy Partners LTD

Agent Contact: Kevin Pierce/Metcalf, Wolff, Stuart, & Williams

Existing Use: Vacant/Undeveloped

Existing Zoning: P5 Core (existing inside city limits) / P2 Rural (upon annexation) (Attachment 9)

Proposed Zoning: P5 Core

Character District: Cattleman's

Future Land Use: General Commercial (Attachment 10)

BACKGROUND:

The applicant has submitted an application for a Zoning Concept Scheme for Burleson Crossing East (Exhibit A). The development is proposed to be all Place Type 5 – Core zoning for commercial uses such as retail and restaurant.

Place Type 5 – Core is defined in the code as:

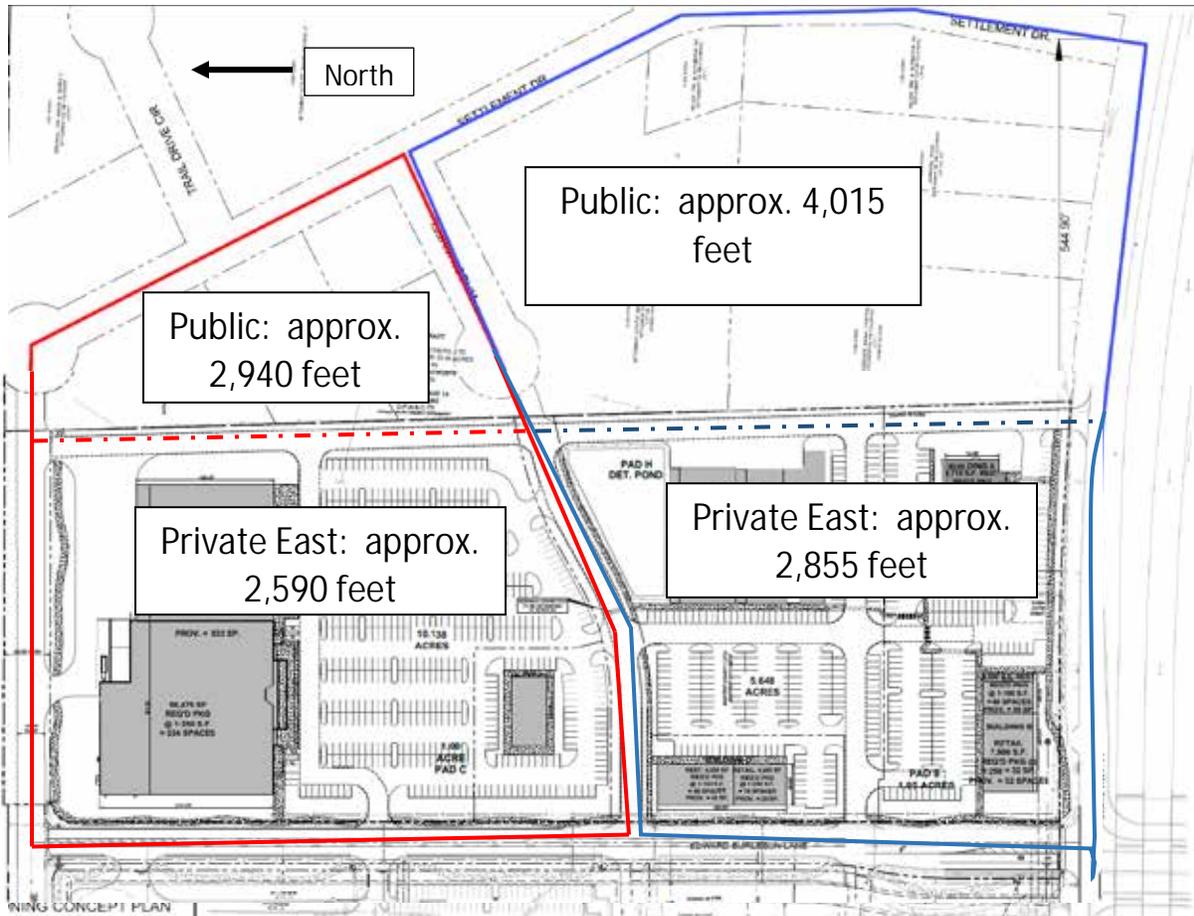
“Higher density mixture of Building Types that accommodate commercial, retail, offices, row houses, and apartments. It has a tight network of Streets, with wide sidewalks, steady Street Tree plantings, and buildings set close to the sidewalks. P5 is a highly walkable area. A continuous line of buildings is critical to define the Public Frontage and allow for visible activity along the Street edge.”

The Future Land Use Plan shows this area as General Commercial:

“The General Commercial character area supports local and regional businesses that rely on heavy traffic volumes and the visibility that is associated with being located near major roadways. General Commercial developments typically involve varying development intensities, from smaller locally owned shops to big box retailers. These areas are predominantly auto-oriented, with large accessory parking areas. **While General Commercial development will continue to be auto-oriented, improved street-side and parking lot landscaping, buffers, appropriately designed and scaled signage, bicycle and pedestrian accommodations, higher quality building materials, and access management techniques (e.g., limited access points and inter-parcel connectivity) will help to improve overall development quality and appearance.**

The proposed site is anchored by one large building with several pad sites along SH 71. In P5 Core, the block perimeter maximum is 1,320 feet. This is the distance around one building block, which is a block length of 330 feet. For a complete farm lot grid, the perimeter is 2,880 feet which is a lot length of 720 feet. The zoning concept scheme proposes the extension of Blakey Lane and Wagon Wheel Drive, which connect Blakey to Settlement Drive, and Wagon Wheel to Edward Burleson Drive, creating a 720-foot block break running north/south. To complete the 720-farm lot going east, the plan proposes to use a private driveway for the required 720' block break east of Edward Burleson Drive. Using the private drive, the block perimeters are 2,590 feet (north) and 2,855 feet (south). Using the public street grid, the perimeters are 2,940 feet and 4,015 feet. Staff recommends that the eastern private drive be dedicated as a public street, which will meet the farm lot grid. See diagram below.





For P5, the development is required to provide public streets every 330 feet to create the building block grid. The applicant has three drive aisles in the southern farm lot that somewhat mimic the building blocks. There are some pedestrian walkways provided, but they are not well defined in relation to the drive aisles and do not show street trees.

Zoning Concept Schemes also take into account the variety of place type zoning districts in a pedestrian shed. Changing the zoning to P5 increases the area to 65.74%, which provides more than the recommended 25% allocation of P5 zoning in this pedestrian shed. However, this does meet the Future Land Use Plan General Commercial Character Area. The applicant is requesting that the 10% Civic Space be waived but has not provided a justification or alternative.

Landscape plans for the overall style and Street Type compliance are also considered. Page 8 of the proposed ZCS conceptually addresses the requirements. With the landscape plan, the frontage along SH 71 and all local streets should be landscaped with Street Trees and sidewalks. The east driveway should be publicly dedicated as a street and provide the required sidewalks and street trees. Compliance with this regulation is verified upon review of the Public Improvement Plans and Site Development Plans.

The applicant's proposal contains several deviations from the B³ Code requirements. The applicant provided 28 Warrant Requests, which describe their development issues, but do not provide appropriate justification based on the B³ Code Intent. This should include information on how a warrant would provide 1) Fiscal sustainability, 2) Geographic Sensitivity, and 3) Perpetuate Authentic Bastrop.

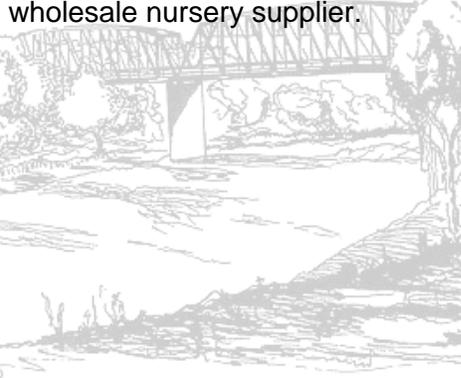
Warrant Request Summary (Attachment 3 for more detail):

	Applicant Request/Concern	Staff Analysis
Block Grid Requirements		
B³ Code		
5.2.002(b) Max block perimeter length of 1,320 ft	Use private drives for 330' and eastern 720' grid.	Has not met intents. Must meet 720' block grid. Would support an internal private block perimeter of 1,320 feet, with clearly established private drive aisles, with 6-foot pedestrian walkways on one side of the drive aisles, with lighting and street trees.
5.2.002(c) 330' x 330' block size	Use private drives for 330'	
7.4.002 (a) 330' max block length, 1,320' max block perimeter	Use private drives for 330' and eastern 720' grid	
5.2.002(d) 20' wide midblock pedestrian walkway for blocks that exceed (b) and (c)	Eliminate 20' wide pedestrian walkway on larger than 330' blocks	Has not met intents. Would support an internal private block perimeter of 1,320 feet, with clearly established private drive aisles, with 6-foot pedestrian walkways on one side of the drive aisles, with lighting and street trees.
7.4.002(b) 20' Pedestrian Way if block length exceeds 330'	Allow 30' wide private drives without street trees and sidewalks, to be utilized as boundary of blocks rather than public streets	

Driveways		
6.3.005(d) (1) Requires all vehicular access to be taken from alleys, if alleys are provided	Private drives would be considered alleys, prohibiting access from public streets.	Private drive aisle provided at the 330-foot block level would be considered in lieu of the publicly dedicated street and not an alley. Warrant not needed.
6.3.005(d) (3) For Corner Lots, driveways must be located in the Secondary Frontage	Take access from primary and secondary frontages. <i>Wants determination at zoning.</i>	Denied. Reviewed at Site Development Plan and traffic should take access off Secondary Frontages based on the 720' grid.
6.3.005(d) (4) Driveways shall be located as far as practical from adjacent public streets	This is an ambiguous statement and requirement. <i>Wants warrant to be determined with Zoning in order to define driveway requirements so as to market major large retailers</i>	Denied at this time. Will determine spacing at Site Development Plan.

6.3.005 (d) (5) Mid-block lots with more than 40' of frontage are only allowed one driveway, with a max width of 24' for two-way drives	Driveway access to public streets shall meet 200' spacing between centerlines. <i>Wants warrant to be determined with Zoning in order to define driveway requirements so as to market major large retailers</i>	Denied at this time. Will determine total number of driveways at Site Development Plan but are willing to entertain multiple driveways that meet spacing requirements.
6.3.005 (d) (6) ^{for} lots with more than 80' of frontage, driveway spacing shall be 300'		
Building & Parking Placement		
6.3.003(a)(3) Building façade to be located within 30' of street corner and parking prohibited in First Layer	Cannot meet because they are a retail shopping center with parking and loading areas. Eliminate requirement and first layer not provided. <i>Wants determination at zoning.</i>	Denied at this time. This warrant review is appropriate at the time of Site Development Plan.
6.3.006(b) (5) Requires parking to be located in the 2nd or 3rd Layer	Allow parking in any Layer (eliminate layers). <i>Wants warrant to be determined with Zoning to ensure that parking meets retailer requirements, and an adequate number of spaces can be provided.</i>	Has not met intents. More detail on pedestrian access to each building and specific architectural features that will be provided in lieu of providing interaction between the public and private realms is needed that will be determined at SDP.
6.5.003 - D Limits Parking to Layer 3		
B ³ Technical Manual Section 2.1.006(a) - Requires parking and drive aisles to be located within Layer 2 or 3	Parking in any Layer. Major Retailers expect their customers to be able to park in front of the front of the building for convenience, especially for customers with physical challenges	Has not met intents. All of the building shown (except for lot 3) show at least one side with no parking between the building and the street ROW. Applicant has not established a first layer anywhere that meets code.
6.3.006(b) (8) Parking to be screened either by building or other screening material	Limit screening to be required from Wagon Wheel, Edward Burleson, and SH 71, and to include landscaping to a height of three feet	Partially Approved. Screening will be provided from all public streets (including East Road) at a height of 3 feet.
6.3.006(b) (9) Prohibits parking to be located within the rear setback	Limit this requirement to be from eastern property line along adjacent properties only	Denied at this time. Setbacks will be determined by the ICC requirements (no zoning rear setback, just layers).
6.3.008(d) Max first floor story of a Commercial building cannot exceed 25' from floor to ceiling	Allow ceiling heights to exceed 25'	Has not met intents. Willing to discuss alternative based on architectural elevations and features that meet the intent to be human scale during the site development plan process.
6.3.009(b) Building frontage façade must be parallel to the ROW Frontage	Eliminate requirement. <i>Wants warrant to be determined with Zoning to ensure that buildings</i>	Has not met intents. Not needed. All buildings shown can be parallel to a public street (with East Road) that is not Wagon Wheel.

Line	<i>facing Wagon Wheel do not have to meet this requirement.</i>	
6.3.009(d) First floor of Commercial buildings shall have 70% minimum glazing	Limit glazing to 70% of the building front for small multi-tenant buildings, 25% of the building front for larger retail buildings, and no glazing would be required for free-standing single use buildings such as restaurants and banks. The building fronts shall be either the primary side of the building facing a public street, or the side of the building facing the parking area servicing that building, whichever front the tenant / user has the storefront entrance. <i>Wants warrant to be determined with the Zoning as the project cannot be marketed to potential retailers without a clear understanding of what glazing is required.</i>	Has not met intents. This warrant cannot be considered until the Site Development Plan review with actual building elevations provided.
6.5.003 - A 80% of the frontage width, requires the building to be located between 2'-15' from the ROW / Frontage	Allow façade to frontage width ratio to be reduced to 60% and measured cumulatively for entire block, not individual lots. Remove building placement requirement relative to ROW. <i>Wants warrant to be determined with Zoning in order to ensure that parking meets retailer requirements, and an adequate number of spaces can be provided. Shopping Center cannot be planned or marketed otherwise</i>	Has not met intents. Willing to discuss a reduction to 60% during Site Development Plan.
Street, Sidewalks, and Civic Space		
7.3.003 - Reg Comm Street Cross-section 16' wide sidewalks along both sides of road, trees every 30' on center both sides of road	Propose 10' wide sidewalks along one side of Wagon Wheel, and along the project side of Edward Burlison and SH 71. Allow more variation in tree spacing as determined by Landscape Architect,	Partially Approved. A 10' sidewalk will also be required along the 720' grid street to the east.
B ³ Tech Manual 3.2.008(c)	P5 street sidewalks to be min. 10' wide and located wholly within the street ROW.	Approved.

<p>7.3.003 - Connector Street Trees every 30' on center along both sides of the road</p>	<p>Allow more variation in tree spacing as determined by Landscape Architect, to be consistent and similar to the requirements established in the Burleson Crossing Chapter 380 Agreement</p>	<p>Denied at this time. This warrant review is appropriate at the time of Public Improvement Plan. Staff would be amenable to changing the spacing requirement, but the number of trees required will still be determined on a 30 foot spacing for the length of the street.</p>
<p>B³ Tech Manual 3.2.013(a)(1) Street trees shall be 4" caliper and spaced every 30' on center</p>	<p>Allow more variation in tree spacing and tree size with 2" minimum, as determined by Landscape Architect</p>	<p>Per Section 7.3.014 of the B³ Code, 2-inch trees are acceptable as long as they are a minimum height of 10 feet. Spacing will be reviewed during Public Improvement Plans.</p>
<p>B³ Tech Manual 3.2.013(a)(4) Provide plants: A. With healthy, normal root systems. B. That have been grown for at least 2 years under climatic conditions similar to those where scheduled for planting. C. That have been grown in properly spaced blocks. D. That have been transplanted or root pruned at least twice, and at least once in the past three years. E. That have a habit of growth normal for the species. F. With symmetrical growth typical for the variety and species. Match plants for symmetry of a grouping where required.</p>	<p>Requires plant material to meet very strict nursery / propagation Standards. Required standards further limits the availability of procuring a widely varying and diverse mix of plant material and species. Allow plants to be procured from any competent wholesale nursery supplier.</p> 	<p>Denied. Can be reviewed at Site Development Plan review</p> 
<p>7.3.013(d)(1) Requires an additional 7' of ROW on each side of a road if P5 is located on both sides of the road</p>	<p>Propose no additional ROW for Wagon Wheel. Edward Burleson was platted with a 10' ROW Reserve on the opposite side of the street. Any additional ROW required along the project side of Burleson shall be determined and commensurate with any proposed improvements to Burleson</p>	<p>Meets the intent and is consistent with the existing ROWs. The 55.5-foot ROW is sufficient for the extension of Wagon Wheel, which is a 60' ROW.</p>

Article 7.5 – 10% Civic Space	Eliminate Civic Space	Have not met intent. Meet Civic space requirement with private open space, such as open green lawns, bus stop plazas along the streets, outdoor seating and benches
B ³ Technical Manual 3.2.001(b) Requires pedestrian shed to have certain place type percentages	Allow P5 to exceed the maximum pedestrian shed requirement	Partially Approved, if providing private civic space.

To support the warrant requests to not provide the Farm Lot grid, the applicant has provided an exhibit to demonstrate that with his current layout of building, providing the eastern road as a public street would cause the layout to lose one building and part of another.

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 site includes one central location for detention. The maximum impervious cover allowed in Place Type 5 is 80%.

Annexation

The north 12.95 acres is currently in a Development Agreement approved in 2011. The property owner is required to annex the property into the city limits prior to development. The annexation of the property has been requested. The property will be annexed as P2 Rural. City Council will consider and approve the annexation prior to considering the rezoning from P2 to P5.

PUBLIC COMMENTS:

Property owner notifications were sent to 11 adjacent property owners on March 12, 2022 (Attachment 8). At the time of this report, one response has been received in favor from the property owner.

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.

At least 5 members of the Planning & Zoning Commission must vote to make an official recommendation to the City Council. Failure to reach five vote means no official recommendation can be forwarded, but this does not impact the City Council's vote requirement to approve or deny the request.

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – The General Commercial character area supports local and regional businesses that rely on heavy traffic volumes and the visibility that is associated with being located near major roadways. General Commercial developments typically involve varying development intensities, from smaller locally owned shops to big box retailers. These areas are predominantly auto-oriented, with large accessory parking areas. While General Commercial development will continue to be auto-oriented, improved street-side and parking lot landscaping, buffers, appropriately designed and scaled signage, bicycle and pedestrian accommodations, higher quality building materials, and access management techniques (e.g.,

limited access points and inter-parcel connectivity) will help to improve overall development quality and appearance.

- In some instances, a general commercial development may be proposed adjacent to or overlaying a future thoroughfare identified by the Major Thoroughfare Plan; but, the City is not in a position to reserve or acquire the street right-of-way. Where applicable, require that the site plan align buildings and internal driveways so that thoroughfare connections can be made in the future, and without obstructing pedestrian access between parking areas and buildings.
 - *The east drive aisle should be publicly dedicated. Internally, the development's driveways should include pedestrian improvements to mimic the 330-foot building block grid and provide pedestrian access.*
- Manage vehicular access by limiting the number and location of curb cuts, requiring cross-access easements (particularly for out-parcels) and providing minimum driveway throat lengths for motor vehicle queuing.
 - *With the installation of the new public streets, this will minimize curb cuts onto the main arterials.*
- For new general commercial development, include improved standards for building form and architecture such as minimum roof line articulation, prohibitions against large expanses of blank walls, screened utilities, etc.
 - *The buildings throughout the development should provide the required encroachments on the primary and secondary facades.*
- Require planned general commercial and out-parcels to be arranged in a manner so that buildings are oriented toward and frame the street.
 - *The buildings should be oriented to the public streets. In lieu of this, the internal drive aisles should be designed to mimic the street cross sections with parallel parking and sidewalks, and the front of the buildings oriented towards these aisles.*
- Increase minimum landscaping standards (i.e., large tree, small trees or shrubs, and ground covers) in required yards and parking lots. Require or incentivize native or xeriscape (i.e., low water) landscaping and / or the use of low impact development (LID) best practices to offset storm water management requirements.
 - *The proposed ZCS does not provide street trees or landscaping along State Highway 71. This should be included as well as trees along the internal drive aisles.*
- Do not require minimum lot sizes as long as all other minimum requirements (e.g., parking, landscaping, setbacks, etc.) can be met without the need for a variance.
 - *The B³ Code does not have minimum lot sizes or parking minimums.*
- Construct sidewalks along all public and private rights-of-way and include designated and safe sidewalk connections to the main entrance of the building.
 - *The ZCS should include well established internal drive aisles, in addition to the public 720-foot farm lot grid and provide the required sidewalks.*

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.

This area of town provides existing street connections and a geography that allows opportunity to meet the B³ Code. With the extension of Blakey Lane and Wagon Wheel Drive, the development can extend and connect to the existing infrastructure. At minimum, the east driveway should be dedicated as a public street, which will provide the basic built form that has existed in Bastrop since establishing the Iredell Map in 1920. Internal public streets or at minimum, drive aisles with pedestrian walkways and crosswalks, will need to be provided to create a multimodal environment. The Master Transportation Plan calls for both Blakey Lane and Wagon Wheel Drive to connect back to the existing Riverside Grove neighborhood, thereby creating a complete neighborhood.

- **Geographically Sensitive Developments**

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

This area does not provide any geographic or built conditions that would prohibit or challenge the requirements of the B³ Code.

- **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 proposed ZCS is not perpetuating the built form that has withstood the changes over the city's history but is continuing the style of development predominate in the 1990/2000's, which creates an auto-oriented development that ignores pedestrians, does not create a walkable/visible streetscape with the building placement, and creates excessive parking which leads to increased drainage detention and management.

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 Cattleman's, which allows for Traditional Neighborhood Development (TND) using the standard building block pattern, or Village Center Development, which focuses the development around a pedestrian center with the vehicular traffic kept to a street network at the outer edges of the development. 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 P5 Core, 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 does not meet this requirement. The applicant has attempted to meet the farm lot (720-foot grid) requirement using four public streets and one private driveway to form a partial farm lot; however, the development does not meet the 330-foot building block grid even with private drive aisles.

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 P5 Core increases the P5 Place Type allocation for this pedestrian shed to 66.74%.

DIRECTOR ANALYSIS & RECOMMENDATION:

This Zoning Concept Scheme does not meet the B³ Code for the following reasons:

- Does not provide the publicly dedicated building block or farm lot grid.
 - The eastern drive aisle should be a publicly dedicated street.
 - Internal to the farm lots, the 330-foot grid is required. Staff will entertain a recommendation for creating private drive aisles mimicking the 300-foot grid with parallel parking and pedestrian walkways with landscaping.
 - If the full 330-foot grid is not provided, a Traffic Impact Analysis will be required to for the development during the Preliminary Infrastructure Plan review. The Applicant has provided preliminary traffic counts (Attachment 7) that show that with improvements to State Highway 71 (deceleration/turning lanes, restriping lanes under the overpass) several intersections go from a service level C/D to F. The applicant provided a scenario that shows extending Blakey Lane east to Jessica Place and Old Austin Highway, which would bring most intersections back to a C service level, however the applicant has not proposed providing any funding for these improvements.

- Buildings are not oriented towards public streets and do not meet the lot occupation standards.
 - Buildings should be oriented and provide required encroachments on the public streets. If an acceptable private aisle grid is provided, Staff may recommend that the buildings orient to these aisles with appropriate pedestrian improvements and landscaping.
- Civic Space has not been provided. Staff recommends the applicant include a plan for internal civic space within the development, i.e. picnic areas, bus stops, plazas, etc.
- The landscape plan should provide street trees along all public streets. Compliance with this requirement will be determined during the Public Improvement Plan review.

RECOMMENDATION:

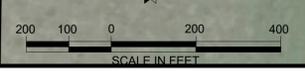
Hold public hearing and consider action on a recommendation to approval, with conditions, the Burleson Crossing East Zoning Concept Scheme, changing the zoning for 12.95 acres out of the Nancy Blakey Survey from P2 Rural to P5 Core and establishing a plan on 19.81 acres, attached as Exhibit A, located at the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas and forward to the April 26, 2022, City Council meeting.

Conditions:

- The 720-foot Farm Lot grid must be provided with public streets.
- The 330-foot Building Block grid must be provided with defined drive aisle and comprehensive pedestrian network with street trees and lighting.
- A first layer must be identified for each building that relates to the 720' public streets or the 330' internal private drive network.
- Civic space (1.9 acres) is provided as private civic space determined on the site development plan.
- Other warrant requests not recommended for approval can be requested during the Public Improvement Plan or Site Development Plan reviews.

ATTACHMENTS:

- Exhibit A: Zoning Concept Scheme
- Attachment 1: Location Map
- Attachment 2: Applicant's Project Description Letter
- Attachment 3: Applicant's Warrant Requests and Responses with Planning Determination
- Attachment 4: Applicant's Street, Driveway, and Sidewalk Layout
- Attachment 5: Applicant State Effect of 720' Farm Lot Grid
- Attachment 6: Required Street Grid Right-of-Way
- Attachment 7: Preliminary Traffic Impact
- Attachment 8: Property Owner Notice & Responses
- Attachment 9: Zoning Map
- Attachment 10: Future Land Use Map



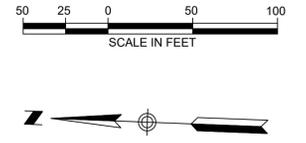
LJA Engineering, Inc.
 7500 Rialto Boulevard
 Building II, Suite 100
 Austin, Texas 78735

Phone 512.439.4700
 Fax 512.439.4716
 FRN-F-1386

**BURLESON CROSSING EAST
 ZONING CONCEPT PLAN**

OVERALL AERIAL VIEW

I:\A\141_Bastrop\407 - Burleson East\Submittal Sheets\Zoning plan set\Aerial SITE PLAN.dwg Nov 23, 2021 - 1:22pm
 User: cspoon
 Last Modified: Nov 23, 21 - 09:53
 Plot Date/Time: Nov 23, 21 - 13:25:49



BUILDING	USE	REQUIRED PARKING	PARKING PROVIDED
A	RESTAURANT	5,710 SF	58
B	RESTAURANT	7,900 SF	32
C	RESTAURANT	43,000 SF	172
D	RESTAURANT	4,400 SF	18
E	RESTAURANT	58,475 SF	234
	RESTAURANT	37,935 SF	152
TOTAL		746	958

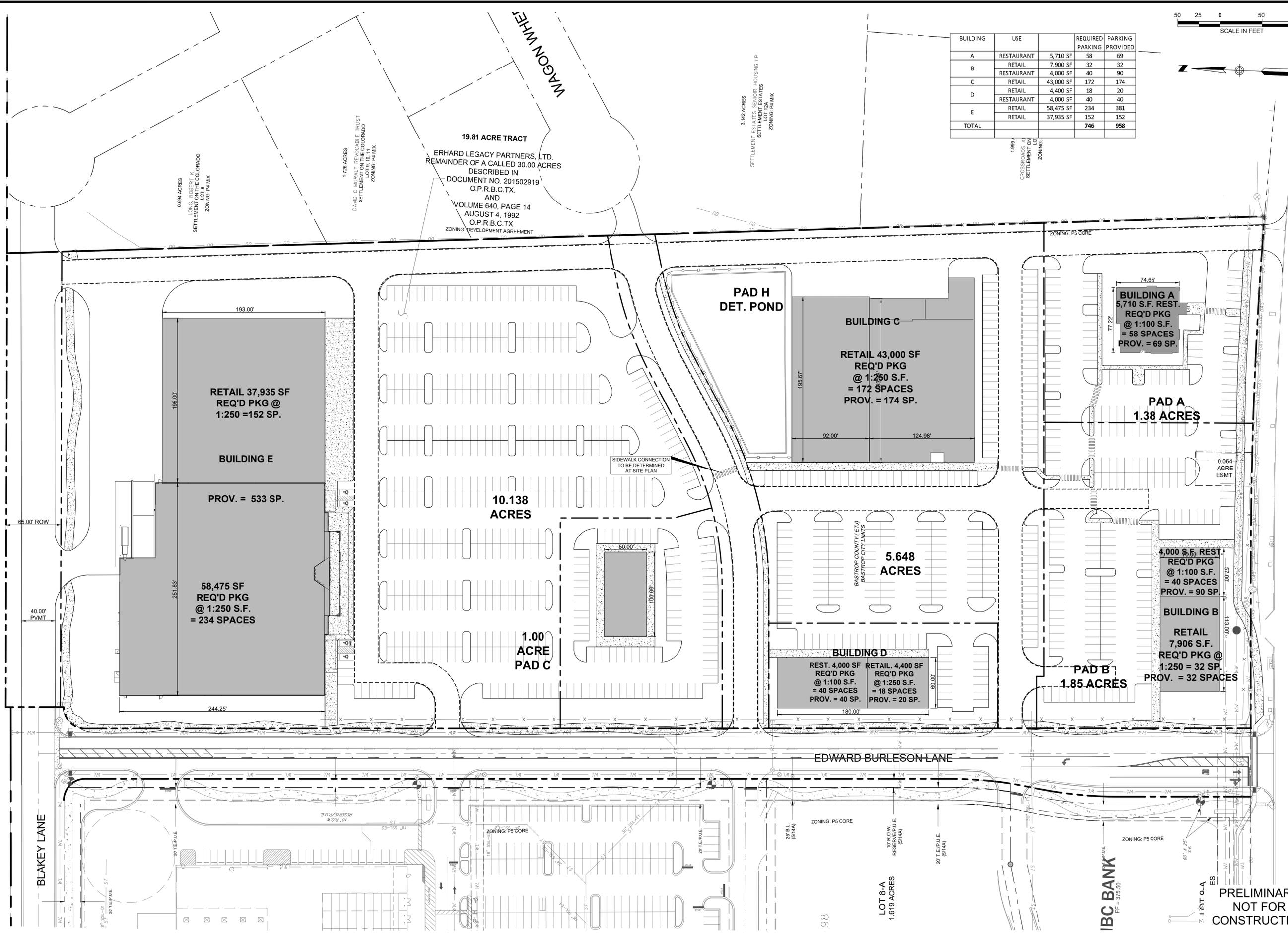
19.81 ACRE TRACT
 ERHARD LEGACY PARTNERS, LTD.
 REMAINDER OF A CALLED 30.00 ACRES
 DESCRIBED IN
 DOCUMENT NO. 201502919
 O.P.R.B.C.TX.
 AND
 VOLUME 640, PAGE 14
 AUGUST 4, 1992
 O.P.R.B.C.TX
 ZONING: DEVELOPMENT AGREEMENT

0.694 ACRES
 LONG, ROBERT K.
 SETTLEMENT ON THE COLORADO
 LOT 8, 10, 11
 ZONING: P4 MIX

1.726 ACRES
 DAVID, C. MURALT, REVOCABLE TRUST
 SETTLEMENT ON THE COLORADO
 LOT 8, 10, 11
 ZONING: P4 MIX

3.142 ACRES
 SETTLEMENT ESTATES, SENIOR HOUSING LP
 SETTLEMENT ESTATES
 LOT 12A
 ZONING: P4 MIX

1.997 ACRES
 CROSSROADS AT
 SETTLEMENT ON
 LOT 10
 ZONING:



**BURLESON CROSSING SITE PLAN
 PLANS FOR SITE IMPROVEMENTS**

EAST TRACT - SEPTEMBER 2021

NO.	DESCRIPTION	DATE	BY

DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DRAWING NAME:

LJA Engineering & Surveying, Inc.
 Phone 512.439.4700
 5316 Highway 290 West
 Suite 150
 Austin, Texas 78725
 Fax 512.439.4716
 FRNF-1386

JOB NUMBER:
A141-0401-405

SHEET NO.
OF SHEETS

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

STATE HWY. 71

PKG Date/Time: Feb. 11, 2021 - 15:17:57



MAX. BUILDING
HEIGHT = 60'



MAX. BUILDING
HEIGHT = 60'



MAX. BUILDING
HEIGHT = 60'



MAX. BUILDING
HEIGHT = 60'



MAX. BUILDING
HEIGHT = 60'



MAX. BUILDING
HEIGHT = 30'



MAX. BUILDING
HEIGHT = 30'

I:\A\141_Bastrop\407 - Burleson East\Submittal Sheets\Zoning plan set\SITE PLAN.dwg Nov 23, 2021 - 1:23pm

LJA Engineering, Inc.
7500 Rialto Boulevard
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Phone 512.439.4700
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FRN-F-1386

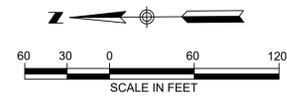
**BURLESON CROSSING EAST
ZONING CONCEPT PLAN**

BUILDING ELEVATION PLAN

LEGEND

- 1ST LAYER - 2' TO 15' FROM FRONTAGE
- 2ND LAYER - 20' BEHIND 1ST LAYER
- 3RD LAYER - REST OF LOT
- P5 PLACE TYPE
- PROP. SIDEWALK
- ~51.83' BLOCK DIMENSIONS
- BUILDING FRONTAGE
- BUILDING FACADE DIRECTION

LOT	FRONTAGE	BUILDING FRONTAGE	
LOT 1	360LF	78LF	21.66%
LOT 2	245	170	69.39%
LOT 3	47	217	461.70%
LOT 4	271	180	66.42%
LOT 5	261	100	38.31%
LOT 6	347	458	131.99%
TOTAL	1,531	1,202	78.51%



322.788 ACRES
KETHA, LLOYD F.
A88 BLAKEY, NANCY TRACT 2

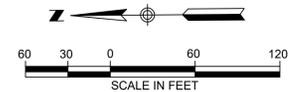
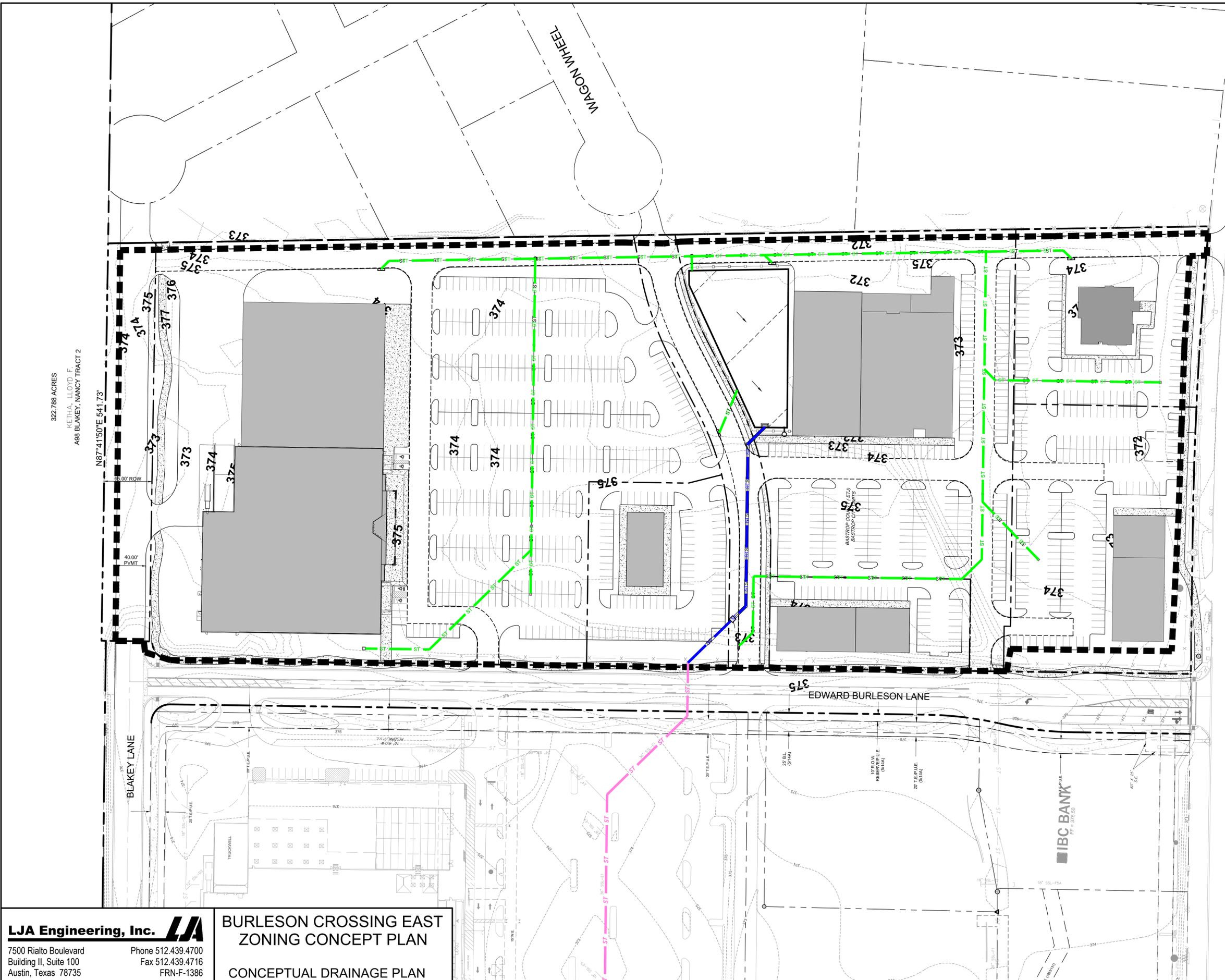


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Austin, Texas 78735

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FRN-F-1386

**BURLESON CROSSING EAST
ZONING CONCEPT PLAN**
SITE LAYERS CONCEPT PLAN



LEGEND

- 10
 2.59 ACRES
- DRAINAGE AREA
 PROPERTY LINE
 TC PATH
 SF SHEET FLOW
 SCF SHALLOW CONCENTRATED FLOW
 $Q_{25} = 16.64 \text{ cfs}$
 $Q_{100} = 23.62 \text{ cfs}$
 FLOW DIRECTION ARROW
- ST — ST — PROPOSED STORM SEWER TO CONVEY ON-SITE FLOWS TO PROPOSED BURLESON CROSSING EAST DETENTION POND
— ST — ST — PROPOSED 4" X 2" RBC STORM SEWER AND 36" STORM PIPE TO DRAIN TO EXISTING 36" STORM SEWER, BURLESON CROSSING IMPROVEMENTS
— ST — ST — EXISTING 36" STORM SEWER, BURLESON CROSSING SUBDIVISION IMPROVEMENTS, DRAINS TO EXISTING BURLESON CROSSING DETENTION POND.

NOTES:
 1. THIS IS A CONCEPTUAL DRAINAGE PLAN FOR THE PROPOSED BURLESON CROSSING EAST SITE ONLY. MORE DETAILED INFORMATION IS BEING PROVIDED AS PART OF THE SEPARATELY PREPARED DRAINAGE CONCEPT PLANS.

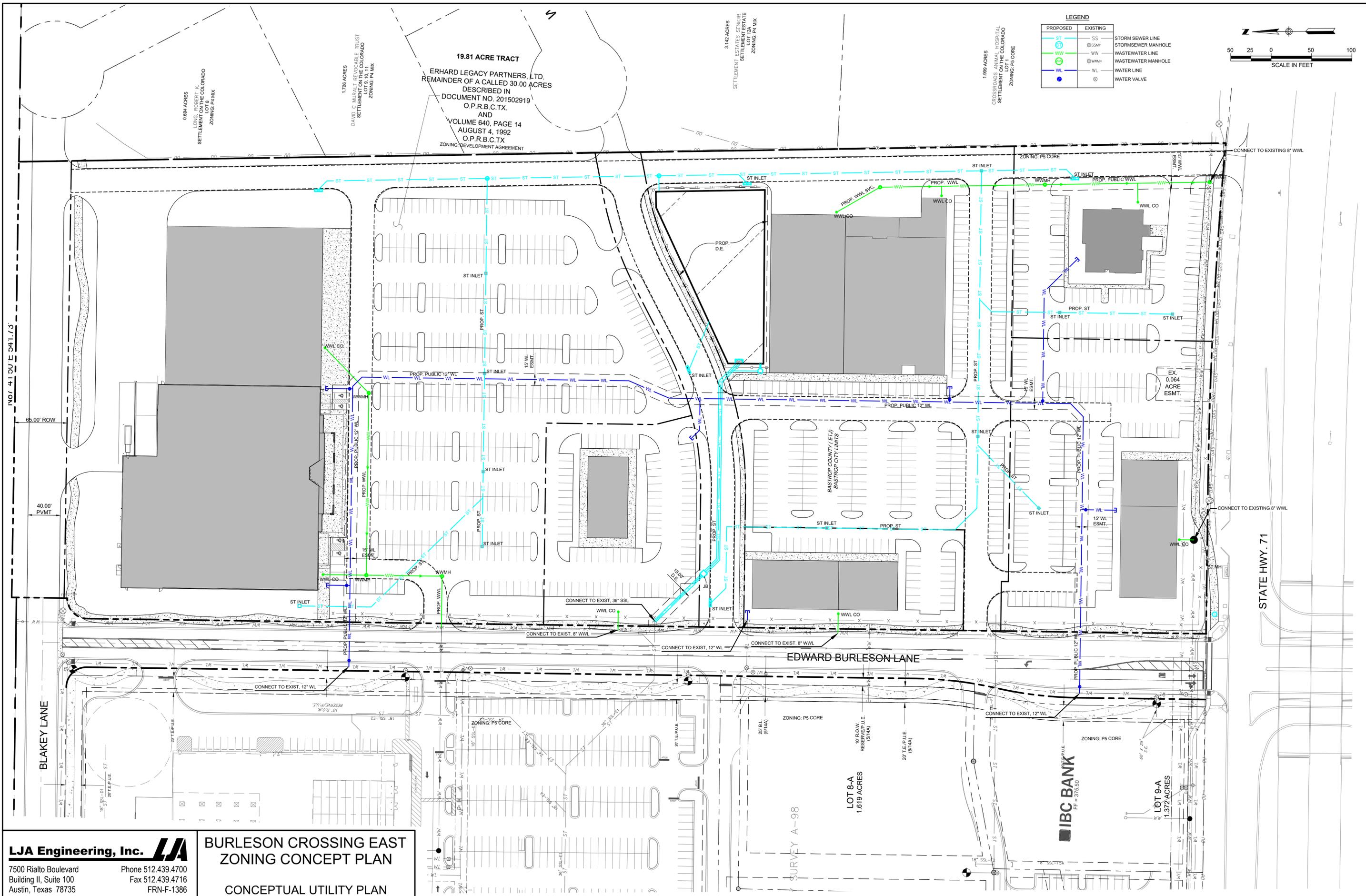
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**BURLESON CROSSING EAST
 ZONING CONCEPT PLAN**
CONCEPTUAL DRAINAGE PLAN

STATE HWY. 71

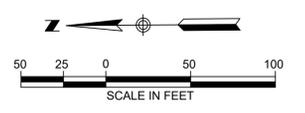
1/A/141 Bastrop407 - Burleson East/Submital Streets/Zoning plan/submital plan.dwg Nov 23, 2021 - 1:26pm

NO. 41 501 E 541.1/3'



LEGEND

PROPOSED	EXISTING	DESCRIPTION
ST	SS	STORM SEWER LINE
WW	SMH	STORMSEWER MANHOLE
WL	WW	WASTEWATER LINE
	WWMH	WASTEWATER MANHOLE
	WL	WATER LINE
	WV	WATER VALVE

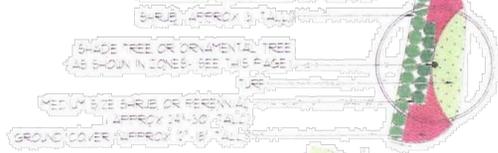


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**BURLESON CROSSING EAST
 ZONING CONCEPT PLAN**
 CONCEPTUAL UTILITY PLAN

Detail A: Typical Islands Throughout Parking Areas

Detail A1: Typical Planted Island

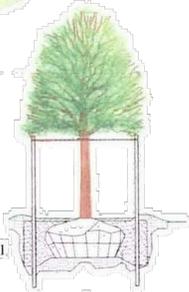


Detail A2: Typical Bermed Island



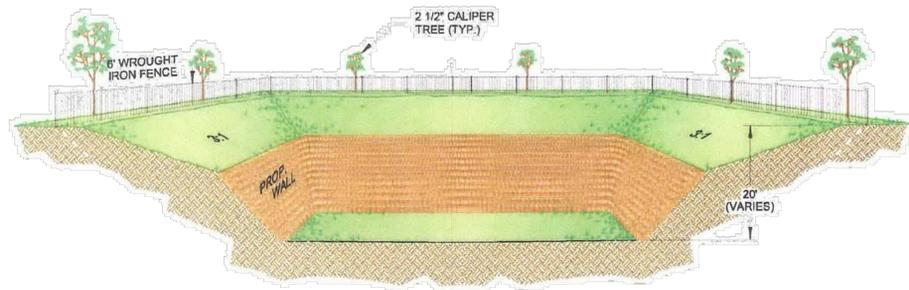
Detail B: Shade Trees

- Site to utilize at least three of the following species:
- Live Oak - 3" caliper / 10' tall
 - Cedar Elm - 3" caliper / 10' tall
 - Red Oak - 3" caliper / 10' tall
 - Burr Oak - 3" caliper / 10' tall
 - Chinquapin Oak - 3" caliper / 10' tall



Detail C: Ornamental Trees

- Site to utilize at least three of the following species:
- Texas Redbud - 1 1/2" caliper / 6' tall
 - Crape Myrtle - 1 1/2" caliper / 6' tall
 - Vitis - 1 1/2" caliper / 6' tall
 - Yaupon - 1 1/2" caliper / 6' tall
 - Mountain Laurel - 1 1/2" caliper / 6' tall



This is a general example of the landscaping in certain end islands and medians.



This is a general example of the landscaping in certain end islands and medians.



This is a general example of the landscaping in certain end islands and medians.



This is a general example of the landscaping in certain end islands and medians.



This is a general example of the landscaping in certain end islands and medians.

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 Phone 512.439.4700
 Fax 512.439.4716
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**BURLESON CROSSING EAST
 ZONING CONCEPT PLAN**
LANDSCAPE CONCEPTUAL PLAN

THIS IMAGE/DEPICTION/DRAWING IS CONCEPTUAL IN NATURE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. THIS IMAGE/DEPICTION/DRAWING IS ONLY PROVIDED TO DEMONSTRATE THE QUALITY OF THE DESIGN AND MATERIALS THAT MAY BE USED DURING CONSTRUCTION AND NOT THE EXACT IMPROVEMENTS THAT WILL BE CONSTRUCTED.



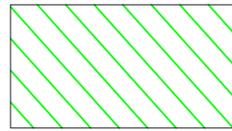
P5 CORE
(2,326,024SF - 66.74%)



P4 MIX
(298,819SF - 8.57%)



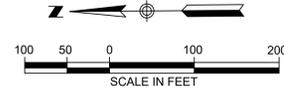
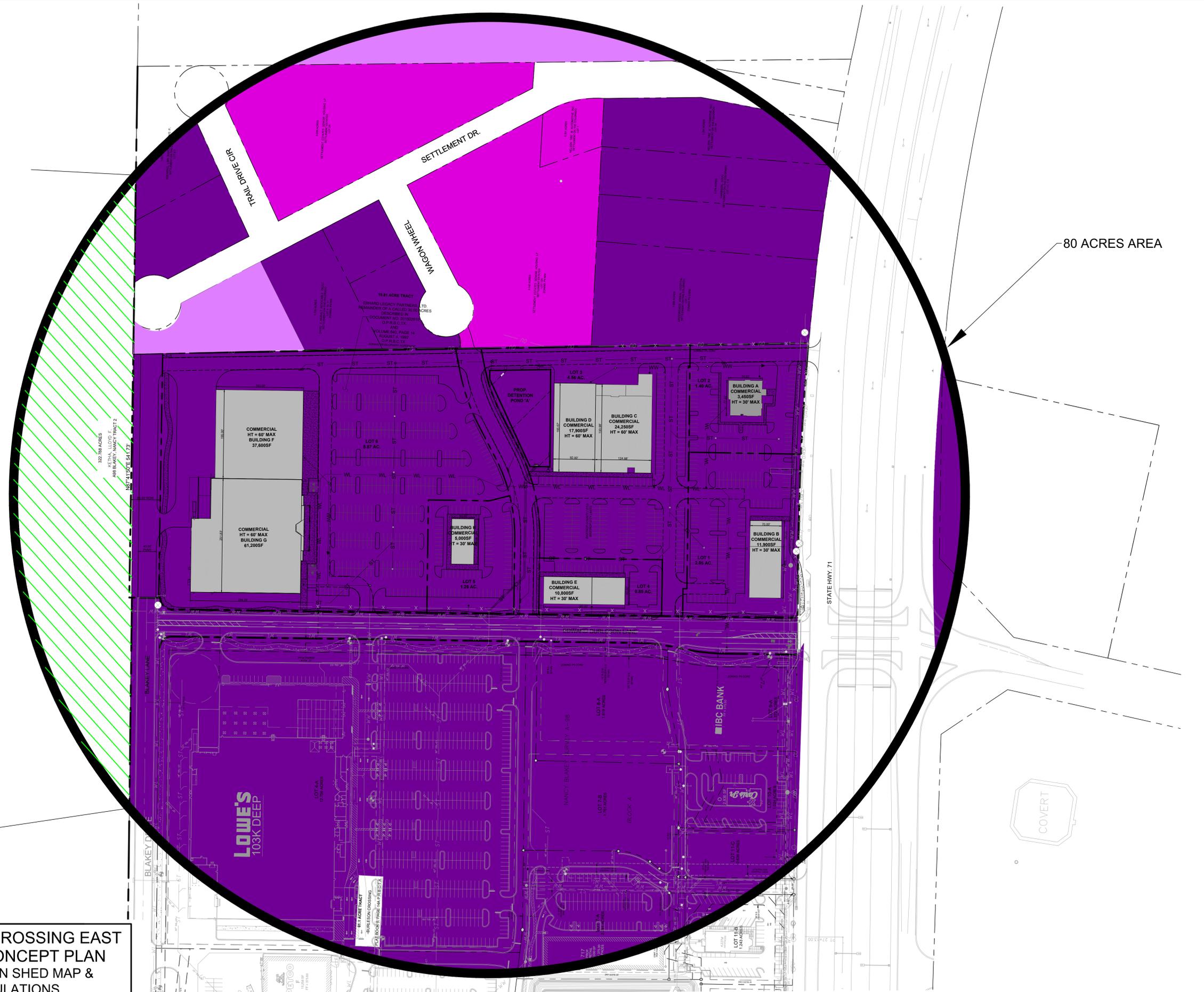
P2 RURAL
(103,017SF - 2.95%)



DEVELOPMENT
AGREEMENT
252,012SF - 7.23%



R.O.W.
504,928SF - 14.51%

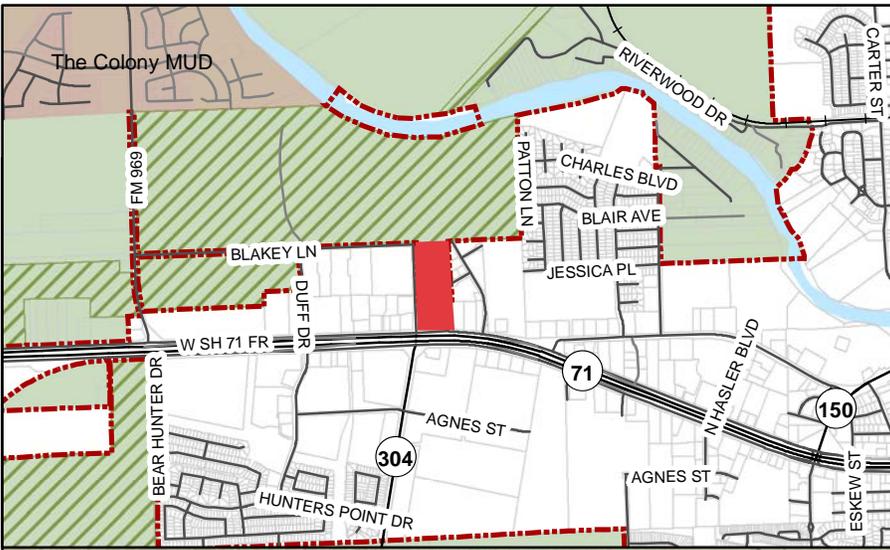


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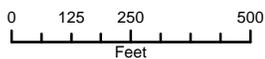
**BURLESON CROSSING EAST
ZONING CONCEPT PLAN
PEDESTRIAN SHED MAP &
CALCULATIONS**

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Attachment 1 Location Map



Zoning Concept Scheme Burleson Crossing East



1 inch = 400 feet



Date: 12/2/2021

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.



METCALFE WOLFF
STUART & WILLIAMS, LLP

TALLEY WILLIAMS
512.404.2234
TWilliams@mwswtexas.com

November 4, 2021

Via Electronic Delivery

City of Bastrop
Planning Department
1311 Chestnut Street
Bastrop, Texas 78602

Re: Proposed Rezoning of Approximately 19.837 Acres of Land Within the City of Bastrop (the “City”) generally Located East of Edward Burleson Lane and North of State Highway 71 (the “Property”).

On behalf of, and as the designated agents of, the owner of the Property, this letter serves as the formal request for a Zoning Concept Scheme (Rezoning) change for the Property. The Property is designated as BCAD ID 77734 and consists of a portion along State Highway 71 that is currently designated as a P5 (Core) Place Type Zoning District, with the remainder of the Property located in City’s ETJ and therefore not annexed or zoned.

We are planning a high-quality commercial expansion of the incredibly successful Burleson Crossing retail development on the west side of Edward Burleson Lane (the “Project”). In order to expand the commercial development of Burleson Crossing, which would include over 100,000 square feet of additional retail development that will contribute to the City’s ad valorem and sales tax, it is necessary to zone the unzoned portion of the Property to Place Type Zoning District.

The proposed project will be an expansion of the previously constructed Burleson Crossing development, which was constructed (i) pursuant to a Ch. 380 Agreement that contained specific design guidelines and parameters and (ii) prior to the B³ Code’s enactment. Due to the previously existing parking layout, infrastructure design, and traffic patterns, using the proposed P5 (Core) Place Type will necessitate some warrants that will be resolved with staff during the annexation and zoning approval process.

For the above listed reasons, we believe that the P5 (Core) Place Type (with necessary warrants) for the Property allows for proper development of the area and promotes healthful and responsible development within the City that will continue to provide employment for Bastrop residents, and



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tax revenue for the City.

In addition, pursuant to that certain Chapter 43 Texas Local Government Code Development Agreement dated October 18, 2011 by and between the City and Robert E. Duff, the submittal of the zoning application for the Project constitutes a petition for voluntary annexation by the owner of the Property.

We look forward to working with you on this project.

Sincerely,

Talley J. Williams

Talley Williams
Partner

cc: Steve Durhman

Burelson Crossing East

Warrant Requests

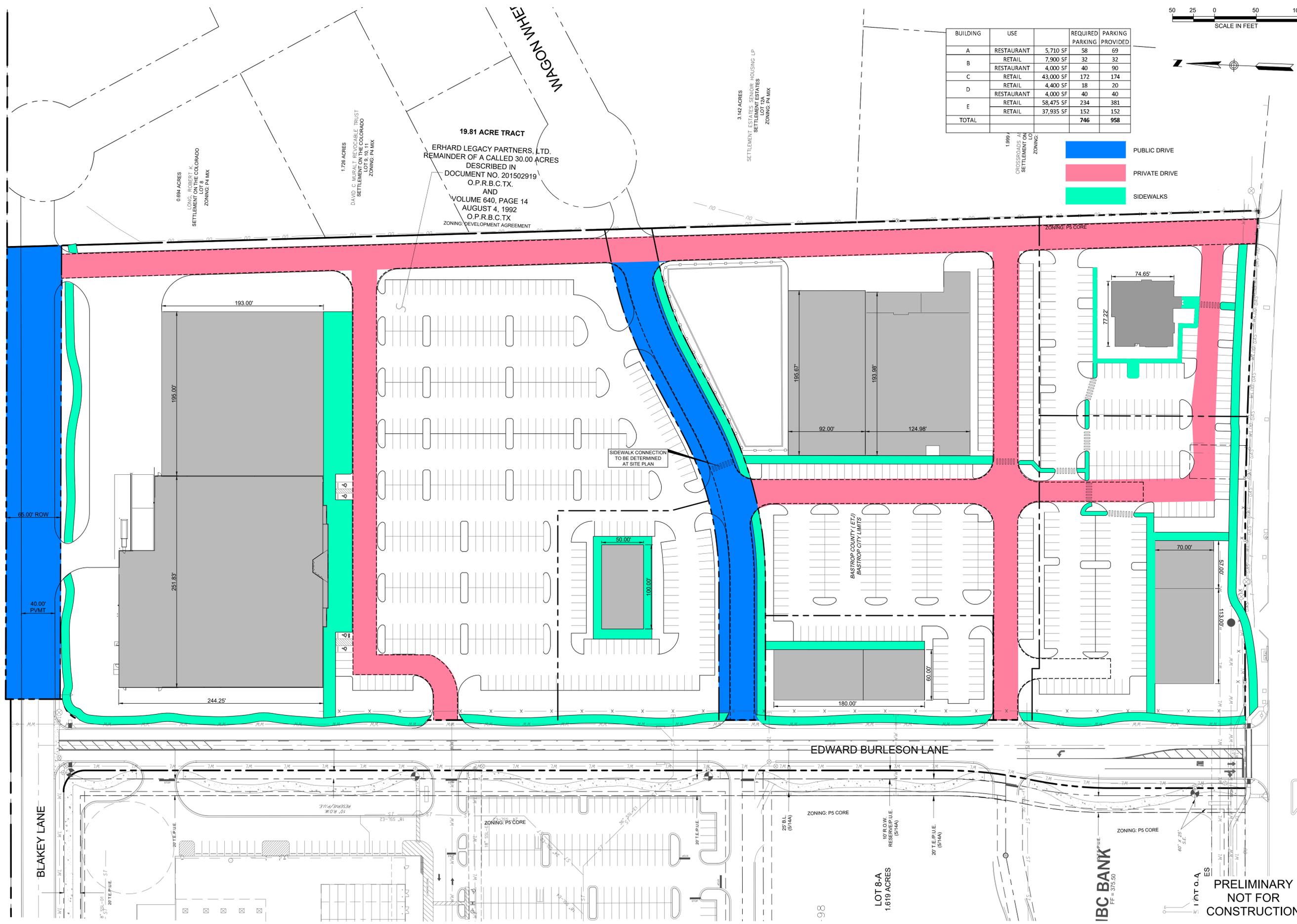
B3 Code Section	Description	Development Issue	Proposed Alternative	Warrant Determination	Response
5.2.002(b)	Max block perimeter length of 1,320 ft	Due to the nature of this project (Retail Shopping Center), limiting block perimeter and block size is too restrictive and does not allow major retailers to utilize their prototypical buildings and site plans. Eastern driveway will be used for loading and servicing the shopping center by 18 wheeler trucks. Using the Eastern driveway as a City Street would create a safety issue between non-shopping center traffic and 18 wheeler trucks and other service vehicles, as the street could be used as a cut through street. The additional ROW requested to meet the 330 foot grid would prevent many anchors and small tenant buildings from the shopping center due to the reduced parking and inadequate service / loading areas.	Allow 30' wide private drives without street trees and sidewalks, to be utilized as boundary of blocks rather than public streets, as shown on Concept Site Plan. A public street in this location would encourage cut-through traffic that would conflict with proposed service traffic and create a safety issue.	1,320 block provided by private drive aisle with sidewalks and trees - Approved. 2,880 farm lot provided with private drive aisle - Denied. It does not meet TxDOT spacing for driveways on SH 71. The B ³ Code requires a maximum block perimeter of 1,320 feet in P-5. For this proposed development, staff would support an internal private block perimeter of 1,320 feet, with clearly established private drive aisles, with 6 foot pedestrian walkways on one side of the drive aisles. The 2,880 foot farm lot perimeter must be provided with publically dedicated streets that meet the B ³ Code requirements in Chapter 7.	The bold Warrant Determination would require the Eastern Driveway to be a public street, thereby creating the issues outlined.
5.2.002(c)	330' x 330' block size				
5.2.002(d)	20' wide midblock pedestrian walkway for blocks that exceed (b) and (c)	20' pedestrian walkway, with landscaping, would eliminate 2 rows of parking	Propose a 6' walkway within median between parking rows across Lot 6. Provide additional pedestrian connectivity throughout site and to public ROW's. Alternate pedestrian connectivity will be provided but is not required to align with proposed public or private drives.	Partially approved. All private drives that are taking the place of the 330 grid will have trees and a six foot sidewalk.	
6.3.003(a)(3)	Building façade to be located within 30' of street corner and parking prohibited in First Layer	For a Retail Shopping Center of this nature with large corner lots, this requirement cannot be met due to the parking and service / loading area needs of the retailers	Eliminate this requirement	Denied at this time. This warrant review is appropriate at the time of Site Development Plan.	This warrant needs to be determined with Zoning in order to define the project constraints and to properly plan and market the Shopping Center to potential retailers.
6.3.005(d)	(1) Requires all vehicular access to be taken from alleys, if alleys are provided (3) For Corner Lots, driveways must be located in the Secondary Frontage (4) Driveways shall be located as far as practical from adjacent public streets (5) Mid-block lots with more than 40' of frontage are only allowed one driveway, with a max width of 24' for two-way drives (6) For lots with more than 80' of frontage, driveway spacing shall be 300'	Many proposed private drives would qualify as an alley, thus prohibiting access from public streets. For a Retail Shopping Center of this nature, limiting access would limit options for customers and thus create internal traffic congestion This is an ambiguous statement and requirement	Allow vehicular access from either alleys or public streets To provide adequate traffic circulation, access should be taken from primary and secondary frontages Proposed driveways shall meet the minimum separation from a public street of 40 feet, as required by this section	Private drive aisle provided at the 330 foot block level would be considered in lieu of the publically dedicated street and not an alley. Warrant not needed. Denied. Reviewed at Site Development Plan and has Traffic should take access off of Secondary Frontages based on the 720' grid. Denied at this time. Will determine spacing at Site Development Plan.	This warrant needs to be determined with Zoning in order to define driveway requirements so as to market major large retailers This warrant needs to be determined with Zoning in order to define driveway requirements so as to market major large retailers
6.3.006(b)	(5) Requires parking to be located in the 2nd or 3rd Layer	Major Retailers expect their customers to be able to park in front of the front of the building for convenience, especially for customers with physical challenges	Allow parking in any Layer	Denied. More detail on pedestrian access to each building and specific architectural features that will be provided in lieu of providing interaction between the public and private realms is needed that will be determined at SDP.	This warrant needs to be determined with Zoning in order to ensure that parking meets retailer requirements and an adequate number of spaces can be provided. Shopping Center cannot be planned or marketed otherwise
6.3.006(b)	(8) Requires all parking to be screened either by building or other screening material	By definition, all parking areas would be required to be screened from view up to six feet in height, along public streets and adjacent lots and properties	Limit screening to be required from Wagon Wheel, Edward Burelson and SH 71, and to include landscaping to a height of three feet	Partially Approved. Screening will be provided from all public streets at a height of 3 feet.	
6.3.006(b)	(9) Prohibits parking to be located within the rear setback	For a Retail Shopping Center of this nature, many lot lines could potentially cross shared parking areas Many major retailers standard prototypical buildings have ceiling heights greater than 25'. This would deter those retailers from this shopping center.	Limit this requirement to be from eastern property line along adjacent properties only Allow ceiling heights to exceed 25'	Denied. Setbacks will be determined by the ICC requirements. Denied. Willing to discuss alternative based on architectural elevations and features that meet the intent to be human scale during the site development plan process.	ICC doesn't address parking within setbacks or regulate zoning setbacks. Architectural elevations can be developed to meet human scale independently of allowing 25' ceiling heights.
6.3.009(b)	Building frontage façade must be parallel to the ROW Frontage Line	Due to the definition of "building frontage" and surrounding conditions, this project would require at least one public road to be curvilinear, thus making this requirement architecturally difficult to meet and would limit architectural articulation and creativity.	Allow any building façades to be parallel to street ROW, or all the building front to deviate from being parallel to street ROW's	Denied. Not needed. All buildings shown can be parallel to a public street that is not Wagon Wheel.	This warrant needs to be determined with Zoning to ensure that buildings facing Wagon Wheel do not have to meet this requirement.
6.3.009(d)	First floor of Commercial buildings shall have 70% minimum glazing	As written, this would require the area of all four sides of a building to be glazed with 70% glazing, which is problematic for the sides and rears of any retail building	Limit glazing to 70% of the building front for small multi-tenant buildings, 25% of the building front for larger retail buildings, an no glazing would be required for free-standing single use buildings such as restaurants and banks. The building fronts shall be either the primary side of the building facing a public street, or the side of the building facing the parking area servicing that building, whichever front the tenant / user has the storefront entrance.	Denied. This warrant cannot be considered until the Site Development Plan review with actual building elevations provided.	As codified, the glazing requirement is a deterrent for a number of potential retailers. This warrant needs to be determined with the Zoning as the project cannot be marketed to potential retailers without a clear understanding of what glazing is required.
6.5.003 - A	Requires that front façade be at least 80% of the frontage width, requires the building to be located between 2'-15' from the ROW / Frontage	To measure this for each individual lot is problematic, especially for smaller single building lots like restaurants that require substantial parking area relative to building	Allow façade to frontage width ratio to be reduced to 60% and measured cumulatively for entire block, not individual lots. Remove building placement requirement relative to ROW.	Denied. Willing to discuss a reduction to 60% during Site Development Plan.	This warrant needs to be determined with Zoning in order to define the project constraints and to properly plan and market the Shopping Center to potential retailers.
6.5.003 - D	Limits Parking to Layer 3	Major Retailers expect their customers to be able to park in front of the front of the building for convenience, especially for customers with physical challenges	Allow parking in any Layer	Denied at this time. Can be determined during SDP, once an internal 330' drive aisle grid is depicted that shows internal pedestrian	This warrant needs to be determined with Zoning in order to ensure that parking meets retailer requirements and an adequate number of spaces can be provided. Shopping Center cannot be planned or marketed otherwise
7.3.003 - Reg Comm	16' wide sidewalks along both sides of road, trees every 30' on center both sides of road	16' wide sidewalks are excessively wide for this type of project and would not be consistent with adjacent shopping center. Trees evenly spaced at 30' would detract from a native / natural landscape scheme.	Propose 10' wide sidewalks along one side of Wagon Wheel, and along the project side of Edward Burelson and SH 71. Allow more variation in tree spacing as determined by Landscape Architect, to be consistent and similar to the requirements established in the Burelson Crossing Chapter 380 Agreement.	Partially Approved. A 10' sidewalk will also be required along the 720' grid street to the east.	Encouraging pedestrian traffic along the Eastern Driveway in the close proximity to the loading and servicing area of the shopping center is unnecessary as there are no pedestrian destinations along that route, and creates potential safety issues with service trucks.
7.3.003 - Connector	Trees every 30' on center along both sides of the road	Trees evenly spaced at 30' would detract from a native / natural landscape scheme	Allow more variation in tree spacing as determined by Landscape Architect, to be consistent and similar to the requirements established in the Burelson Crossing Chapter 380 Agreement.	Denied at this time. This warrant review is appropriate at the time of Public Improvement Plan. Staff would be amenable to changing the spacing requirement, but the number of trees required will still be determined on a 30 foot spacing for the length of the street.	
7.3.013(d)(1)	Requires an additional 7' of ROW on each side of a road if PS is located on both sides of the road	This would require 70' of ROW for Wagon Wheel rather than 56', and would increase Edward Burelson from 60' to 67'.	Propose no additional ROW for Wagon Wheel. Edward Burelson was platted with a 10' ROW Reserve on the opposite side of the street. Any additional ROW required along the project side of Burelson shall be determined and commensurate with any proposed improvements to Burelson	Approved. The 55.5 foot ROW is sufficient for the extension of Wagon Wheel, which is a 60' ROW.	

Burelson Crossing East

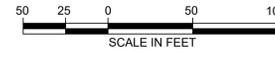
Warrant Requests

B3 Code Section	Description	Development Issue	Proposed Alternative	Warrant Determination	Response
7.4.002(a)	330' max block length, 1,320' max block perimeter	Due to the nature of this project (Retail Shopping Center), limiting block perimeter and block size is too restrictive and does not allow major retailers to utilize their prototypical buildings and site plans.	Allow 30' wide private drives without street trees and sidewalks, to be utilized as boundary of blocks rather than public streets, as shown on Concept Site Plan. A public street in this location would encourage cut-through traffic that would conflict with proposed service traffic and create a safety issue.	Partially Approved. The B ³ Code requires a maximum block perimeter of 1,320 feet in P-5. For this proposed development staff would support an internal private block perimeter of 1,320 feet, with clearly established private drive aisles, with 6 foot pedestrian walkways on one side of the drive aisles. The 2,880 foot farm lot perimeter must be provided with publically dedicated streets that meet the B³ Code requirements in Chapter 7.	The bold Warrant Determination would require the Eastern Driveway to be a public street, thereby creating the issues outlined.
7.4.002(b)	20' Pedestrian Way if block length exceeds 330'				
Art. 7.5	Requires a Civic Space for development over 13.6 acres	Though this project slightly exceeds 13.6 acres, it is considered a relatively small shopping center and thus cannot accommodate a dedicated civic space	Propose considering the existing public space constructed with the Burelson Crossing shopping center, which consists of a +/- 9000 SF gathering space, stage, lighting, and historical educational plaques, as consideration for the civic space requirement for this project. According to the management for Burelson Crossing, that public space has not been reserved or used by the public since constructed over ten years ago.	Denied. The Civic Space requirement is approximately 157,251.6 square feet. Staff recommends providing a mix of private civic spaces as open green lawns, bus stop plazas along the streets, outdoor seating and benches. Provide a proposal on the Conceptual Plan.	The Civic Space requirement quoted is approximately 3.6 acres, or 20% of the gross area of the site. We're not aware of a bus service provider in Bastrop other than CARTS, which doesn't run specific bus routes.
B3 Tech. Manual					
2.1.006(a)	Requires parking and drive aisles to be located within Layer 2 or 3	Major Retailers expect their customers to be able to park in front of the front of the building for convenience, especially for customers with physical challenges	Allow parking in any Layer	Denied. All of the building shown (except for lot 3) show at least one side with no parking between the building and the street ROW.	This warrant needs to be determined with Zoning in order to ensure that parking meets retailer requirements and an adequate number of spaces can be provided. Shopping Center cannot be planned or marketed otherwise as Layer 1 is defined as that space between the front of the building and the public realm, not just any building side.
3.2.008(c)	P5 street sidewalks to be min. 10' wide and located wholly within the street ROW.	For a Retail Shopping Center of this nature, sidewalks along both sides of Wagon Wheel is redundant and provides no additional connectivity. Requiring sidewalks to be contained within ROW limits the ability to incorporate sidewalks into a native landscape scheme	Require one 10' sidewalk along one side of Wagon Wheel. Allow all street sidewalks to meander out of ROW, but to be incorporated into a sidewalk easement as necessary	Approved.	
3.2.013(a)(1)	Street trees shall be 4" caliper and spaced every 30' on center	Trees evenly spaced at 30' would detract from a native / natural landscape scheme. 4" caliper trees are very scarce at this time due to last year's freeze and other conditions	Allow more variation in tree spacing and tree size with 2" minimum, as determined by Landscape Architect	Per Section 7.3.014 of the B ³ Code, 2 inch trees are acceptable as long as they are a minimum height of 10 feet.	
3.2.013(a)(4)	Requires plant material to meet very strict nursery / propagation standards	Required standards further limits the availability of procuring a widely varying and diverse mix of plant material and species	Allow plants to be procured from any competent wholesale nursery supplier	Denied. Can be reviewed at Site Development Plan review	
3.2.001(b)	Requires pedestrian shed to have certain place type percentages	With the adjacent existing developments to this project that would be classified as P5 Place Types, this requirement cannot be met	Allow P5 to exceed the maximum pedestrian shed requirement	Partially Approved, if providing private civic space.	

This list of warrants includes only those code sections that can be identified at this stage, and thus may not be all inclusive of warrants ultimately needed for the project. Additional Warrant Requests may be made in the future as the project progresses through the subdivision and site development phases of the project.



BUILDING	USE	REQUIRED PARKING	PARKING PROVIDED
A	RESTAURANT	5,710 SF	58
B	RESTAURANT	7,900 SF	32
C	RESTAURANT	4,000 SF	40
D	RESTAURANT	43,000 SF	172
E	RESTAURANT	4,400 SF	18
F	RESTAURANT	4,000 SF	40
G	RESTAURANT	58,475 SF	234
H	RESTAURANT	37,935 SF	152
TOTAL			746
			958



1999 CROSSROADS AT SETTLEMENT ON SETTLEMENT ON SETTLEMENT ON ZONING: P4 MIX

- PUBLIC DRIVE
- PRIVATE DRIVE
- SIDEWALKS

19.81 ACRE TRACT
 ERHARD LEGACY PARTNERS, LTD.
 REMAINDER OF A CALLED 30.00 ACRES
 DESCRIBED IN
 DOCUMENT NO. 201502919
 O.P.R.B.C.TX.
 AND
 VOLUME 640, PAGE 14
 AUGUST 4, 1992
 O.P.R.B.C.TX
 ZONING: DEVELOPMENT AGREEMENT

0.694 ACRES
 LONG, ROBERT K.
 SETTLEMENT ON THE COLORADO
 LOT 8, 10, 11
 ZONING: P4 MIX

1.726 ACRES
 DAVID, C. MURALT, REVOCABLE TRUST
 SETTLEMENT ON THE COLORADO
 LOT 8, 10, 11
 ZONING: P4 MIX

3.142 ACRES
 SETTLEMENT ESTATES, SENIOR HOUSING LP
 SETTLEMENT ESTATES
 LOT 12A
 ZONING: P4 MIX

SIDEWALK CONNECTION
 TO BE DETERMINED
 AT SITE PLAN

BASTROP COUNTY (ET/J)
 BASTROP CITY LIMITS

STATE HWY. 71

**BURLESON CROSSING SITE PLAN
 PLANS FOR SITE IMPROVEMENTS**

EAST TRACT - MARCH 2022

NO.	REVISIONS DESCRIPTION	BY	DATE

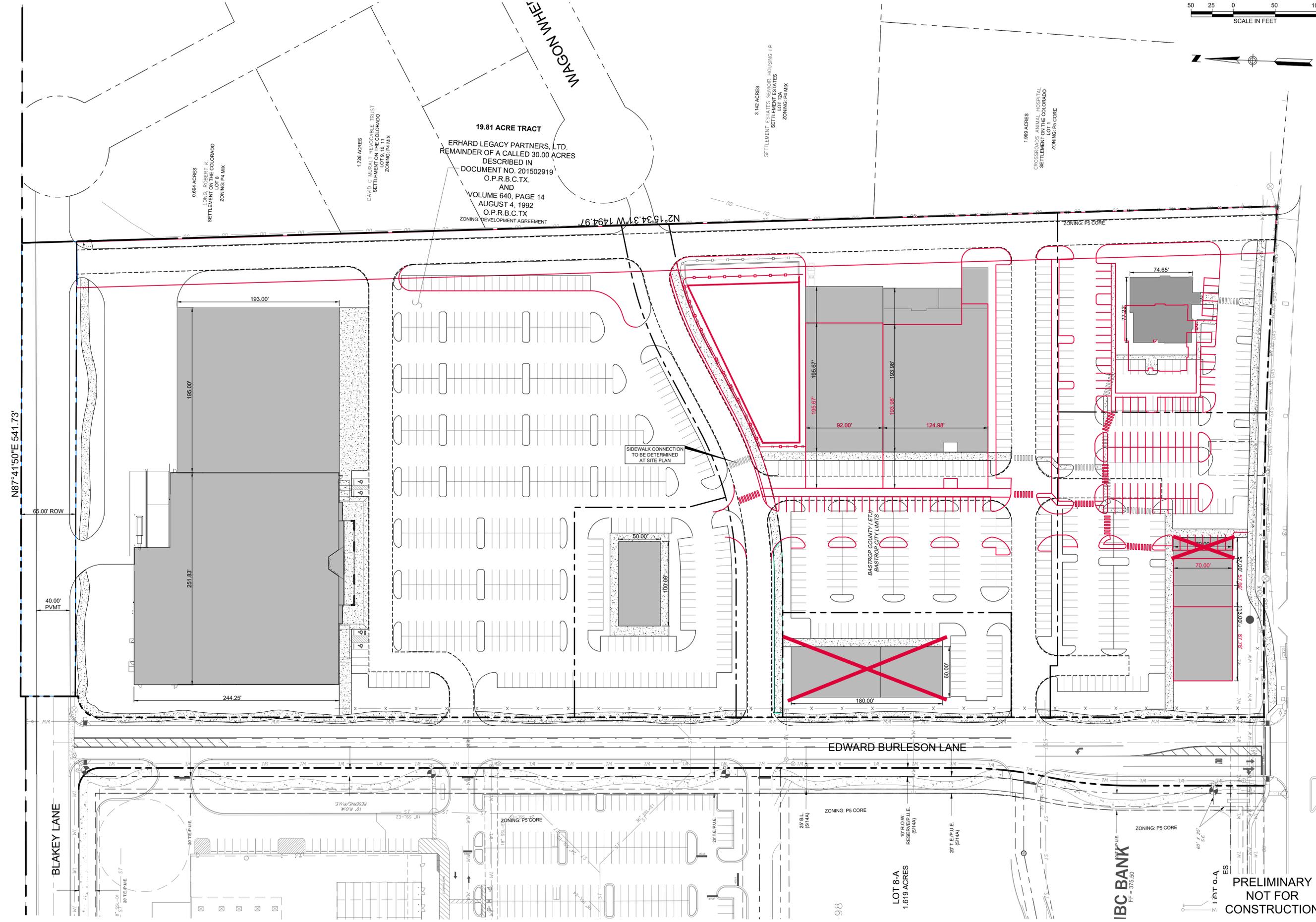
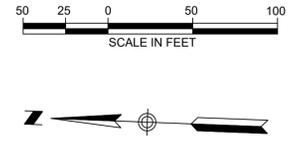
DATE: _____ DESIGNED BY: _____
 DRAWN BY: _____ CHECKED BY: _____
 DRAWING NAME: _____

LJA Engineering & Surveying, Inc.
 Phone 512.439.4700
 5316 Highway 290 West
 Suite 150
 Austin, Texas 78725
 Fax 512.439.4716
 FRNF-1386

JOB NUMBER: A141-0401-405

SHEET NO. _____ OF _____ SHEETS

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**



**BURLESON CROSSING SITE PLAN
PLANS FOR SITE IMPROVEMENTS**

EAST TRACT - SEPTEMBER 2021

NO.	REVISIONS DESCRIPTION	BY	DATE

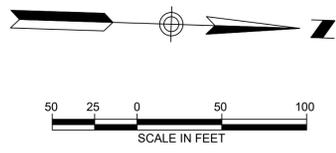
DATE: _____ DESIGNED BY: _____
 DRAWN BY: _____ CHECKED BY: _____
 DRAWING NAME: _____

LJA Engineering & Surveying, Inc.
 Phone 512.439.4700
 5316 Highway 290 West
 Suite 150
 Austin, Texas 78725
 Fax 512.439.4716
 FRNF-1386

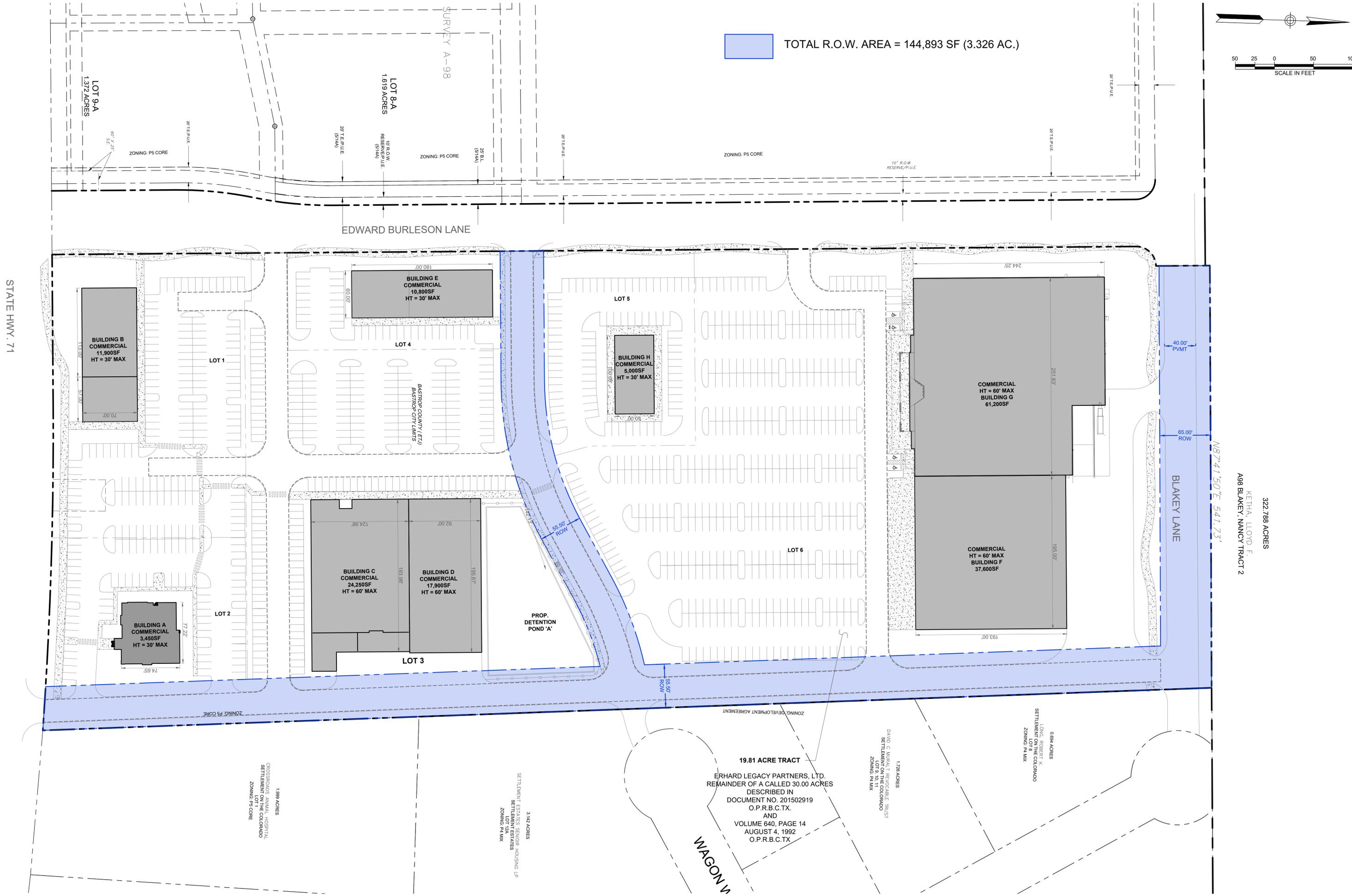
STATE HWY. 71

JOB NUMBER: A141-0401-405
SHEET NO. OF SHEETS

P:\DWG\Time.Mac.08.22 - 13:35:58



TOTAL R.O.W. AREA = 144,893 SF (3.326 AC.)



STATE HWY. 71

EDWARD BURLESON LANE

322.788 ACRES
KETHA LLOYD F.
A98 BLAKEY, NANCY TRACT 2

19.81 ACRE TRACT
ERHARD LEGACY PARTNERS, LTD.
REMAINDER OF A CALLED 30.00 ACRES
DESCRIBED IN
DOCUMENT NO. 201502919
O.P.R.B.C.TX.
AND
VOLUME 640, PAGE 14
AUGUST 4, 1992
O.P.R.B.C.TX

WAGON V

LOT 9-A
1.372 ACRES

LOT 8-A
1.619 ACRES

SURVEY A-98

ZONING: P5 CORE

ZONING: P5 CORE

ZONING: P5 CORE

10' R.O.W. RESERVE/P.U.L.E.

BUILDING B
COMMERCIAL
11,900SF
HT = 30' MAX

LOT 1

BUILDING E
COMMERCIAL
10,800SF
HT = 30' MAX

LOT 4

BASTROP COUNTY (ETJ)
BASTROP CITY LIMITS

BUILDING H
COMMERCIAL
5,000SF
HT = 30' MAX

LOT 5

COMMERCIAL
HT = 60' MAX
BUILDING G
61,200SF

BLAKEY LANE

COMMERCIAL
HT = 60' MAX
BUILDING F
37,600SF

BUILDING A
COMMERCIAL
3,450SF
HT = 30' MAX

LOT 2

BUILDING C
COMMERCIAL
24,250SF
HT = 60' MAX

BUILDING D
COMMERCIAL
17,900SF
HT = 60' MAX

LOT 3

PROP. DETENTION
POND 'A'

LOT 6

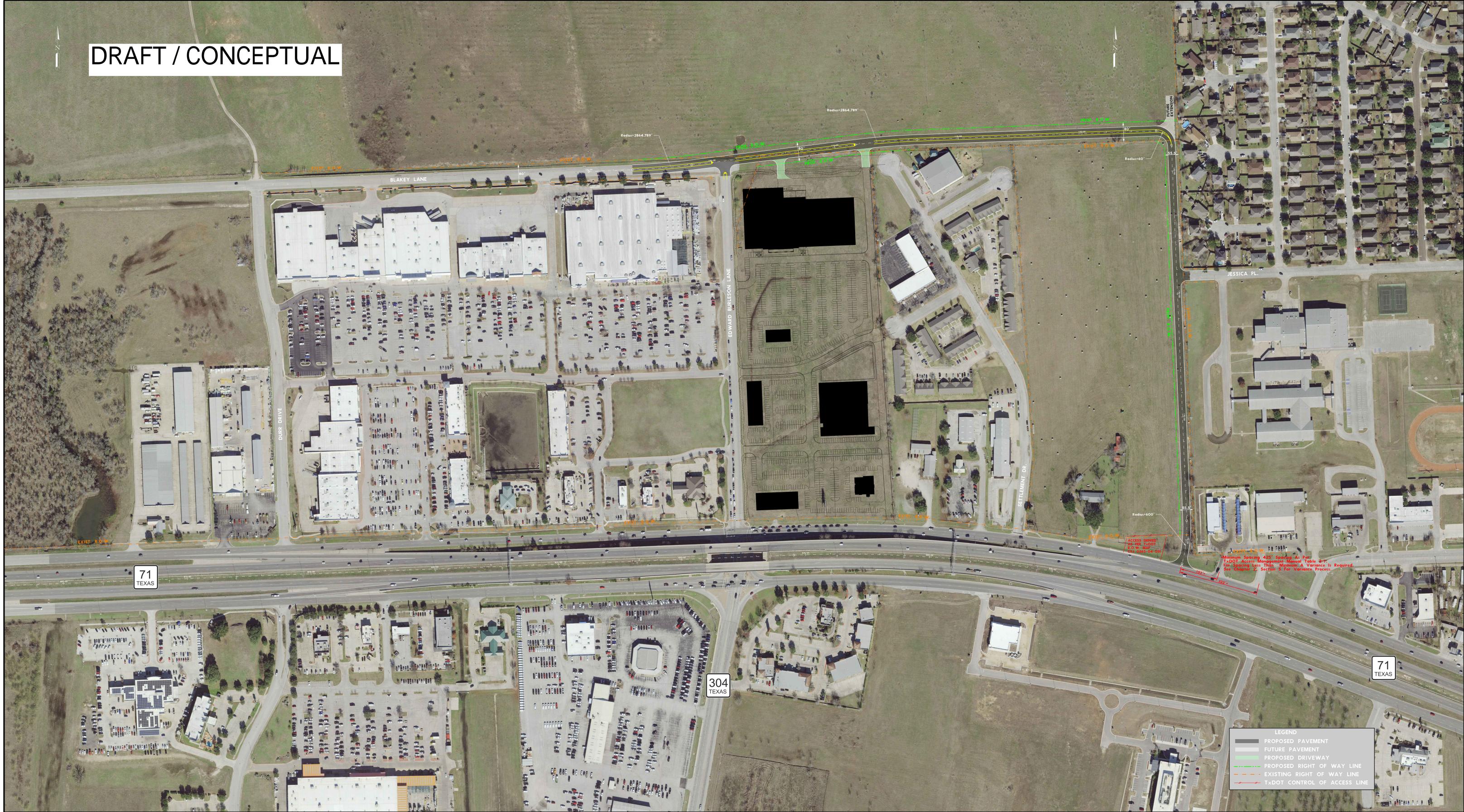
1.989 ACRES
GROSSCLOUSE ANNAL HOSPITAL
SETTLEMENT LOT 1 - COLORADO
ZONING P5 CORE

3.142 ACRES
SETTLEMENT ESTATES SENIOR HOUSING LP
SETTLEMENT LOT 12 - COLORADO
ZONING P4 MIX

1.728 ACRES
DAVID C. WIRAL T. REVOCABLE TRUST
SETTLEMENT ON THE COLORADO
ZONING P4 MIX

0.894 ACRES
LONG ROBERT K.
SETTLEMENT ON THE COLORADO
ZONING P4 MIX

DRAFT / CONCEPTUAL



LEGEND

	PROPOSED PAVEMENT
	FUTURE PAVEMENT
	PROPOSED DRIVEWAY
	PROPOSED RIGHT OF WAY LINE
	EXISTING RIGHT OF WAY LINE
	TxDOT CONTROL OF ACCESS LINE

Minimum Spacing 425' Spacing As Per TxDOT Access Management Manual Table 4-1. 60' Spacing New Trunk - Minimum A Variance Is Required. See Chapter 2, Section 5 For Variance Process.

71 TEXAS

304 TEXAS

71 TEXAS

SH 71 Eastbound Access Rd @ SH 304		2022-EXISTING			2027-FUTURE NO BUILD			2027-FUTURE BUILD						2027-MITIGATED					
		No Blakey Extension			No Blakey Extension			No Blakey Extension			With Blakey Extension			No Blakey Extension			With Blakey Extension		
		Vol	LOS	Delay	Vol	LOS	Delay	Vol	LOS	Delay	Vol	LOS	Delay	Vol	LOS	Delay	Vol	LOS	Delay
		HCM 2000			HCM 2000			HCM 2000						HCM 2000					
WEEKDAY AM	INTRXN	1397	C	22.1	1783	C	23.4	1909	C	23.7	1547	C	25.4	1909	C	22	1547	B	18.3
	EBL	21	D	43.6	27	D	44	63	D	46.3	39	D	44.7	63	D	43.1	39	C	33.3
	EBT	212	D	49.8	271	D	54.3	271	D	54.3	244	D	52.3	271	D	48.8	244	D	36.4
	EBR	70			89			89			89			89					
	NBT	149	C	31.9	190	C	32.4	221	C	32.8	219	C	32.8	221	C	31.3	219	C	23.4
	NBR	273	C	32.8	348	C	33.6	348	C	34.1	348	C	33.6	348	C	33.5	348	C	23.9
	SBL	285	A	3.3	364	A	3.7	399	A	4	91	A	2	399	A	3.4	91	A	2.5
	SBT	387			494			518			517			518			517		
WEEKDAY PM	INTRXN	1849	C	23.2	2360	C	28.7	2719	C	31.1	2064	C	28.2	2719	C	24.4	2064	B	19.8
	EBL	48	D	44.2	61	D	45	143	D	52.2	88	D	47	143	D	46	88	C	34
	EBT	326	D	54.9	416	E	72.2	416	E	72.2	374	E	62.6	416	D	53.5	374	D	40
	EBR	67			86			86			86								
	NBT	146	D	36.6	186	D	37.2	256	D	38.5	251	D	38.4	256	D	38.5	251	C	28.8
	NBR	274	D	37.2	350	D	44.5	350	D	47.8	350	D	38.1	350	D	47.8	350	C	28.5
	SBL	445	A	3.7	568	A	5	690	A	9.7	142	A	2.5	690	A	4.5	142	A	2.7
	SBT	543			693			778			773			778					
SATURDAY PEAK	INTRXN	1996	C	25.3	2546	D	35.9	2964	D	38.1	2235	C	32.4	2964	C	26.8	2235	C	22.1
	EBL	38	D	41.8	48	D	42.3	148	D	49.4	81	D	44.2	148	D	42.7	81	C	33.1
	EBT	387	E	56.8	494	F	90	494	F	90	445	E	71.1	494	D	54.4	445	D	44.3
	EBR	88			112			112			112								
	NBT	163	D	40.4	208	D	41.2	293	D	43.2	287	D	43	293	D	43.2	287	C	31
	NBR	268	D	40.6	342	D	52.9	342	D	54.1	342	D	41.2	342	D	54.1	342	C	30.1
	SBL	486	A	4.3	620	A	6.1	757	B	12.6	155	A	2.8	757	A	6.3	155	A	3.2
	SBT	566			722			818			813			818					

SH 71 Westbound Access Rd @ Edward Burleson Lane		2022-EXISTING			2027-FUTURE NO BUILD			2027-FUTURE BUILD						2027-MITIGATED					
		No Blakey Extension			No Blakey Extension			No Blakey Extension			With Blakey Extension			No Blakey Extension			With Blakey Extension		
		Vol	LOS	Delay	Vol	LOS	Delay	Vol	LOS	Delay	Vol	LOS	Delay	Vol	LOS	Delay	Vol	LOS	Delay
		HCM 2000			HCM 2000			HCM 2000						HCM 2000					
WEEKDAY AM	INTRXN	1331	D	37	1698	D	42.1	1930	D	47	1299	C	33.1	1930	D	38.4	1299	C	28.1
	WBL	319	D	41.2	407	D	48.8	407	D	53.8	414	D	41.4	407	D	45.2	414	C	34.4
	WBT	284	D	37.2	362	D	41.4	389	D	42.7	310	D	38.2	389	D	41.5	310	C	33.1
	WBR	184			235			288			84			288			84		
	NBL	124	A	4.3	158	A	4.6	158	A	4.2	158	A	4.3	158	A	3.7	158	A	3.7
	NBT	52	A	4.4	66	A	4.6	134	A	4.5	107	A	4.5	134	A	4.3	107	A	3.9
	SBT	351	D	49.5	448	E	56.3	507	E	70.5	191	D	44.6	507	D	52.3	191	D	39.1
	SBR	17			22			47			35			47			35		
WEEKDAY PM	INTRXN	1799	D	42	2296	E	62.5	2954	F	140.2	1916	D	40.2	2954	E	62.5	1916	C	29.6
	WBL	469	D	47.3	599	E	74.1	599	F	120.2	623	D	54.6	599	E	57.9	623	D	37
	WBT	382	D	40.5	488	D	54.5	580	F	84.4	458	D	46.2	580	D	49.3	458	C	33.4
	WBR	208			265			385			124			385			124		
	NBL	125	A	4.9	160	A	5.2	160	A	4.7	160	A	4	160	A	3.6	160	A	3.2
	NBT	74	A	5.1	94	A	5.7	245	A	4.6	185	A	4.5	245	A	4.6	185	A	3.9
	SBT	519	D	54.1	662	F	86.3	869	F	265.3	292	D	45	869	F	110.4	292	D	41.5
	SBR	22			28			116			74			116			74		
SATURDAY PEAK	INTRXN	1984	D	45.3	2533	F	81.6	3301	F	183.9	2120	D	43.2	3301	F	81.2	2120	C	31.5
	WBL	444	D	50.1	567	F	89.6	567	F	96.5	594	E	60.1	567	E	70.2	594	D	40
	WBT	486	D	41.8	620	E	65.7	724	F	151.9	573	D	49.3	724	E	58	573	D	35.5
	WBR	235			300			447			146			447			146		
	NBL	115	A	4.2	147	A	4.5	147	A	3.5	147	A	3.4	147	A	2.6	147	A	2.8
	NBT	83	A	4.5	106	A	5.3	291	A	5.5	218	A	5.5	291	A	5.5	218	A	4.6
	SBT	596	E	59.6	761	F	120.9	994	F	328.3	358	D	46.4	994	F	151.8	358	D	42.5
	SBR	25			32			131			84			131			84		

**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, March 31, 2022 at 6:00 p.m.** and the **City Council** will conduct a public hearing (first reading) **Tuesday, April 26, 2022 at 6:30 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas** to consider action on a Zoning Concept Scheme, changing the zoning for 12.95 +/- acres out of the Nancy Blakey Survey from P2 Rural to P5 Core and establishing a plan on 19.81 +/- acres located at the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas

Applicant(s): Kevin Pierce / Metcalfe, Wolff, Stuart and Williams
Owner(s): Erhard Legacy Partners LTD
Legal Description: 19.837 acres of land out of Nancy Blakey Survey, Abstract 98 (R77734)

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: Burleson Crossing Zoning Concept Scheme

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: ERHARD LEGACY PARTNERS

Property Address: _____

Mailing Address (if different than property address): 1111 WILCROFT GREEN, STE 100

Phone (optional): HOUSTON, TX Email (optional): TB DUFF@LAVOMARKINDUS

Property Owner's Signature: [Handwritten Signature]

Additional Comments (Optional):

TRIPS.COM

Re: Burluson Crossing Zoning Concept Scheme

PLANNING DEPARTMENT

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



Legend

Label

Burleson Crossing East

Proposed Land Use

Land Use Description

- Parks and Open Space
- Rural Residential
- Neighborhood Residential
- Transitional Residential
- Neighborhood Commercial
- General Commercial
- Professional Services
- Downtown Bastrop
- Public and Institutional
- Industrial



1 inch = 400 feet

Future Land Use Map Zoning Concept Scheme Request



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: 12/13/2021



STAFF REPORT

MEETING DATE: March 31, 2022

AGENDA ITEM: 3G

TITLE:

Public hearing and consider action recommend approval of an ordinance for amendments to Chapter 8 – Signs, Section 8.4.001 Standards for Temporary Signs (b) Banner Signs of the Bastrop Building Block B3 Code and forward to the April 12, 2022, City Council meeting for adoption.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Director of Planning & Development

BACKGROUND/HISTORY:

At the March 8, 2022, City Council provided direction to staff to bring back amendments to the B³ Code, Chapter 8 Signs, regarding temporary Banner Signs. Below are the amendments being proposed at this time:

- Article 8.4 Temporary Signs
 - Increase the amount of time that a site can have a banner for one year.
 - Banner can be changed within the permitted period as long as banner location on the site does not change.
 - Included requirement that banners cannot be placed in the right-of-way.

Planning & Zoning Commission recommendation will be forwarded to the City Council on April 12, 2022, City Council for Public Hearing and First Reading of the Ordinance to adopt amendments.

RECOMMENDATION:

Hold public hearing and consider action to recommend approval of an ordinance for amendments to Chapter 8 – Signs, Section 8.4.001 Standards for Temporary Signs (b) Banner Signs of the Bastrop Building Block B3 Code and forward to the April 12, 2022, City Council meeting for adoption.

ATTACHMENTS:

- § Exhibit A - Draft Amendments to Bastrop Building Block (B3) Code: Chapter 8 – Signs, Section 8.4.001 Standards for Temporary Signs (b) Banner Signs

Exhibit A

ARTICLE 8.4 TEMPORARY SIGNS

SEC. 8.4.001 STANDARDS FOR TEMPORARY SIGNS

Temporary signs are allowed for a limited time period in accordance with the permitting requirements.

(a) Permits Required for:

- (1) Banner Signs
- (2) Construction Site Signs
- (3) Development Information Signs

(b) Banner Signs

- (1) Maximum sign area is forty-eight (48) square feet and not to exceed 75% of the building or lease space width upon which the sign is to be located.
- (2) Maximum banner height dimension is four (4) feet.
- (3) ~~One~~ A banner sign may be placed on a property **at a single location for a maximum of one year. The Banner can be changed within the permitted period as long as banner location on the site does not change. ~~two (2) weeks, four (4) times per calendar year. The periods may be combined.~~** Each tenant space or building located on a single lot or in a complex shall be allowed an individual banner as allowed per this article.

(4) All four (4) corners of a banner sign shall be securely attached to the building, fence, or yard stakes less than 5 feet in height.

(5) **Banner signs shall not be placed on the public right-of-way, or Sight Triangle.** ~~Signs cannot be located within the Sight Triangle, as defined in the B³ Technical Manual Section 2.0.011.~~

(c) Bandit Signs

- (1) Bandit signs shall not exceed four (4) square feet and shall not be more than three (3) feet above the natural grade.
- (2) Bandit signs shall be authorized for new residential subdivisions during the development and sale phases only.
- (3) Bandit signs shall not be placed on the public right-of-way, or within the sight visibility triangle of an intersection.
- (4) The posting of bandit signs shall only be allowed between the hours of 5:00 a.m. Saturday through 6:00 a.m. Monday.
- (5) The bandit signs shall be set back from the property line a minimum of five (5) feet and shall not exceed three (3) feet in height above the natural grade.