Bastrop, TX City Council Meeting Agenda

Bastrop City Hall City Council Chambers
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8800

BASTROPTX
Heart of the Lost Pines / Est. 1832

August 27, 2019 at 5:30 P.M.

City of Bastrop City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 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.

PLEASE NOTE: ANYONE WISHING TO ADDRESS THE COUNCIL MUST COMPLETE A CITIZEN COMMENT FORM AND GIVE THE COMPLETED FORM TO THE CITY SECRETARY PRIOR TO THE START OF THE CITY COUNCIL MEETING.

1. CALL TO ORDER – EXECUTIVE SESSION – 5:30 P.M.

2. EXECUTIVE SESSION

2A. City Council shall convene into closed executive session pursuant to Section 551.074 to discuss scope of authority of the Director of Public Safety with City Manager.

2B. City Council shall convene into closed executive session pursuant to Tex. Gov't Code 551.071 to confer with City Attorney to receive legal guidance on and provide direction regarding the drafting of a policy for future City Council consideration of proposed proclamations and resolutions.

3. TAKE ANY NECESSARY OR APPROPRIATE ACTION ON MATTERS POSTED FOR CONSIDERATION IN CLOSED/EXECUTIVE SESSION

4. CALL TO ORDER – REGULAR SESSION – 6:30 P.M.

5. PLEDGE OF ALLEGIANCE –

TEXAS PLEDGE OF ALLEGIANCE
Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

6. INVOCATION – The Rev. Matt Stone, Rector, Calvary Episcopal Church

7. PRESENTATIONS

7A. Mayor's Report

7B. Councilmembers' Report

7C. City Manager's Report

7D. Proclamation of the City Council of the City of Bastrop, Texas recognizing the Month of September as National Preparedness Month.

8. WORK SESSION/BRIEFINGS

8A. Discuss development related fees, the recommended fee recovery policy of 75%-25%; and a hardship process for fee assistance.

8B. Discuss the Wastewater Treatment Plant #3 design and receive presentation from Bob Lane, KSA Engineering.

8C. Discuss the Street Maintenance Plan Strategy for FY 2020 and receive presentation from Walker Partners Engineering.

8D. Discuss and provide policy direction regarding street standards in the City of Bastrop Extraterritorial Jurisdiction.

9. STAFF AND BOARD REPORTS

9A. Receive Monthly Report from Visit Bastrop.

9B. Receive Monthly Development Update.

9C. Receive presentation on the unaudited monthly Financial Report for the period ending July 31, 2019.

10. CITIZEN COMMENTS

At this time, three (3) minute comments will be taken from the audience on any topic. To address the Council, please submit a fully completed request card to the City Secretary prior to the beginning of the Council meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, City Council cannot discuss issues raised or make any decision at this time. Instead, City Council is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to City Staff for research and possible future action.

To address the Council concerning any item on the agenda, please submit a fully completed request card to the City Secretary prior to the start of the meeting.

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 Council to allow

a member of the public to slur the performance, honesty and/or integrity of the Council, as a body, or any member or members of the Council individually or collectively, or members of the City's staff. Accordingly, profane, insulting or threatening language directed toward the Council and/or any person in the Council's presence will not be tolerated.

11. CONSENT AGENDA

The following may be acted upon in one motion. A Councilmember or a citizen may request items be removed from the Consent Agenda for individual consideration.

11A. Consider action to approve City Council minutes from the August 13 and 14, 2019, Regular meetings.

11B. Consider action to approve the second reading of Resolution No. R-2019-66 of the City Council of the City of Bastrop, Texas, approving the 921 Main Street Project; repealing all resolutions in conflict; providing severability; and providing an effective date.

11C. Consider action to approve the second reading of Resolution No. R-2019-67 of the City Council of the City of Bastrop, Texas ("City"), approving (i) the Resolution of the Board of Directors of Bastrop Economic Development Corporation ("Corporation") regarding a loan in the amount not to exceed $1,420,000; (ii) a Sales Tax Remittance Agreement between the City and the Corporation (iii) resolving other matters incident and related to the loan; and (iv) the authority of the Mayor to execute, on behalf of the City, a General Certificate of the City and the Sales Tax Remittance Agreement.

12. ITEMS FOR INDIVIDUAL CONSIDERATION

12A. Consider action to approve the second reading of Ordinance No. 2019-24 of the City Council of the City of Bastrop, Texas updating and amending the Bastrop City Code of Ordinances, Chapter 10, Article 10.02, entitled "Impact Fees", updating the land use assumptions, capital improvement plan and amending impact fees for water and wastewater utilities, as attached in Exhibits A-D, and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

12B. Consider action to approve the second reading of Ordinance No. 2019-29 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances, Chapter 14, Exhibit A – "Zoning Ordinance", Article II – "Administration", Section 8 – "Planning & Zoning Commission", Subsection 8.4 – "Meetings", to change the November & December Planning & Zoning Commission meeting dates to comply with Texas Local Government Code Chapter 212; and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

12C. Consider action to approve the second reading of Ordinance 2019-32 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances Chapter 10 – "Subdivisions," Article 10.03 – "Subdivision Ordinance," Section 1 – "General," by adding a new Section 1.1, "Annual Adoption of Schedule of Uniform Submittal Dates for Public Improvement Plans", and Amending Chapter 14 – "Zoning," Section I – "Enacting Provisions," by adding a new Section 6.2, "Annual Adoption of Schedule of Uniform Submittal Dates for Site Plans, Zoning Changes, and Conditional Use Permit (CUP),", and adopting Schedules of Uniform Submittal Dates for 2019/2020 for Site Plans, Plats, Zoning Change, CUP, and Public Improvement Plans as shown as Exhibit A, in order to comply with Texas Local Government Code Chapter 212, which requires Plats, Site Plans, and

Public Improvement Plans to be reviewed within thirty (30) days of submittal or deemed approved; and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

12D. Consider action to approve the second reading of Ordinance No. 2019-30 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances Chapter 16, "Stormwater Drainage," Sections 16.01.002, 16.01.007, 16.01.009, 16.01.010, 16.01.013, and 16.01.015; by defining stormwater pollution prevention plans, and establishing requirements for maintenance plans, erosion control plans, and easements as part of construction process for stormwater control, giving the City Council the responsibility of approving or disapproving recommendations from the Development Review Committee (DRC) and the authority to hear appeals regarding the administration of this chapter, and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; proper notice and meeting.

12E. Consider action to approve the second reading of Ordinance No. 2019-25 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances, Appendix A – "Fee Schedule", Sec. A3.01. – "General provisions", Sec. A3.04. – "Building Code", Sec. A3.05. – "Electricity—Electrical Code", Sec. A3.06. – "Plumbing Code", Sec. A3.07. – "Mechanical Code", Sec. A3.15. – "Swimming Pools", Sec. A3.16. – "Moving of Structures, Demolition and Site Work", Sec. A3.20. – "Signs", Sec. A3.21. – "Streets, Rights-of-Way and Public Property", Sec. A10-03. – "Subdivision Ordinance", Sec. A14.01. – "Zoning—General Provisions" and Adding Section A5.10 – "Fire Planning Review and Inspection Fees"; and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

12F. Consider action to approve the second reading of Ordinance No. 2019-26 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances, Chapter 10, Article 10.03 – Subdivision Ordinance, Section 2 – General, Section 3 – Purpose, Authority & Jurisdiction, Section 4 – Platting Procedure and Section 5 – Standard Division Design Requirements; approving a Standardized Public Improvement Plan Agreement, attached as Attachment A; and providing for findings of fact, enactment, enforcement, a repealer, and severability, establishing an effective date; and proper notice and meeting.

12G. Consider action to approve the second reading of Ordinance No. 2019-27 of the City Council of the City of Bastrop, Texas amending Ordinance No. 2019-16 - Enhanced Permit Process – Chapter 5 Definitions; and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

12H. Consider action to approve the second reading of Ordinance No. 2019-28 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances, Chapter 14, "Zoning," Exhibit A, "Zoning Ordinance," Section 42 – "Site Development Plan Review"; and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

12I. Consider action to approve the second reading of Ordinance No. 2019-31 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances, Chapter 14, "Zoning," Exhibit A "Zoning Ordinance", Section 32 – "PD – Planned Development District"; repealing conflicting provisions, and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

12J. Consider action to approve the second reading of Ordinance No. 2019-37 of the City Council of the City of Bastrop, Texas amending the Bastrop Code of Ordinances, Chapter 14 "Zoning", Exhibit A, "Zoning Ordinance", Section 33 – "CUP or C – Conditional Use Permit"; and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

12K. Consider action to approve the second reading of Ordinance No. 2019-33 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances, Chapter 14, "Zoning," Exhibit A, "Zoning Ordinance" Section 10 – "Changes and Amendments to all Zoning Ordinances and Districts, and Administrative Procedures"; and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

12L. Consider action to approve the second reading of Ordinance No. 2019-34 of the City Council of the City of Bastrop, Texas adopting a Development Manual in compliance with Chapter 14, "Zoning", Exhibit A, "Zoning Ordinance," Section I – "Enacting Provisions", Section 6.1 – "Development Manual" and Chapter 10 – "Subdivisions", Article 10.03 – "Subdivision Ordinance," Section 3 – "Purpose, Authority and Jurisdiction," as shown as Exhibit A; and providing for findings of fact, adoption, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

12M. Consider action to approve the second reading of Ordinance No. 2019-35 of the City Council of the City of Bastrop, Texas adopting Construction Standards Technical Manual dated January 2012, amending Chapter 1 – Section II References, Abbreviations, and Definitions and adding Street Sign Standard, as attached in Exhibit A; and providing for findings of fact, adoption, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

12N. Consider action to approve the second reading of Ordinance No. 2019-36 of the City Council of the City of Bastrop, Texas amending the City of Bastrop Stormwater Drainage Design Manual, Section 2 – "Stormwater Drainage Policy", B – "Stormwater Drainage Design Process"; and providing for findings of fact, amendment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

12O. Consider action to approve Resolution No. R-2019-77 of the City Council of the City of Bastrop, Texas, rejecting all bids for the 2019 Streets Program Maintenance and Preventative Maintenance Project; repealing all resolutions in conflict; providing severability; and providing an effective date.

12P. Conduct a Public Hearing (1st) on the Proposed Ad Valorem Tax Rate for Fiscal Year 2019-2020.

12Q. Consider action to approve Resolution No. R-2019-75 of the City Council of the City of Bastrop, Texas, consenting to the creation of Bastrop County Municipal Utility District No. 2.; repealing all resolutions in conflict; providing severability; and providing an effective date.

12R Hold a Public Hearing and consider action to approve Resolution No. R-2019-76 of the City Council of the City of Bastrop, Texas, approving the City of Bastrop Updated Drought Contingency Plan; repealing all resolutions in conflict; providing severability; and providing an effective date.

13. 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: Saturday, August 24, 2018 at 12:00 p.m. and remained posted for at least two hours after said meeting was convened.

_____

Lynda K. Humble, City Manager

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM**: 2A

TITLE:
City Council shall convene into closed executive session pursuant to Section 551.074 to discuss scope of authority of the Director of Public Safety with City Manager.

STAFF REPRESENTATIVE:
Lynda Humble, City Manager

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM**: 2B

TITLE:
City Council shall convene into closed executive session pursuant to Tex. Gov't Code 551.071 to confer with City Attorney to receive legal guidance on and provide direction regarding the drafting of a policy for future City Council consideration of proposed proclamations and resolutions.

STAFF REPRESENTATIVE:
Lynda Humble, City Manager

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM**: 3

TITLE:
Take any necessary or appropriate action on matters posted for consideration in closed/executive session

STAFF REPRESENTATIVE:
Lynda Humble, City Manager

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM**: 7A

TITLE:
Mayor's Report

STAFF REPRESENTATIVE:
Lynda Humble, City Manager

POLICY EXPLANATION:

Texas Local Government Code, Section 551.045 – Governing Body of Municipality or County: Reports about Items of Community Interest Regarding Which No Action Will Be Taken:

(a) Notwithstanding Sections 551.041 and 551.042, a quorum of the governing body of a municipality or county may receive from staff of the political subdivision and a member of the governing body may make a report about items of community interest during a meeting of the governing body without having given notice of the subject of the report as required by this subchapter if no action is taken and, except as provided by Section 551.042, possible action is not discussed regarding the information provided in the report.

(b) For purposes of Subsection (a), "items of community interest" includes:

(1) expressions of thanks, congratulations, or condolence;
(2) information regarding holiday schedules;
(3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
(4) a reminder about an upcoming event organized or sponsored by the governing body;
(5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and
(6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

ATTACHMENTS:

- Power Point Presentation

Mayor's Report
August 27, 2019

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Heart of the Lost Pines / Est. 1832

Latest Activities

July 13 – Aug 1

Events in 2019: 187

Corvette Invasion

Welcome Becca

FCI CRB

Summer Finale Party

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Heart of the Lost Pines / Est. 1832

Latest Activities

Aug 2 - 15

Events in 2019: 204

Homecoming

Alive After Five – Film Alley

Chamber Luncheon

HBA Luncheon

Paul Quinn AME 143rd Anniv.

Kendall Eddie

BISD Convocation

PowerUp Breakfast

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Heart of the Lost Pines / Est. 1832

Planned Events

August 16 - 27

- August 16 – Ma'Coco Ribbon Cutting
- August 19 –
  - BEDC Board Meeting
  - Hunters Crossing PID Meeting (7pm Convention Center)
- August 20 – Council Budget Workshop #1
- August 21 – Council Budget Workshop #2
- August 22 – Agnes Street Ribbon Cutting
- August 24 – New Hope Academy Graduation
- August 25 – Mount Rose Missionary Baptist Church 132nd Anniversary
- August 26 – Board & Commission Applicant Interviews
- August 27 – City Council

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Upcoming Events & City Meetings

- August 28 – Board & Commission Applicant Interviews
- August 29 - FCI 40th Anniversary
- August 30 – BEST Breakfast
- September 2 – Labor Day City Offices Closed
- September 4 – Chamber Luncheon
- September 5 – Farm Street Opry
- September 9 – Library Board Meeting
- September 10 – City Council Meeting

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STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM**: 7B

TITLE:
Councilmembers' Report

STAFF REPRESENTATIVE:
Lynda Humble, City Manager

POLICY EXPLANATION:

Texas Local Government Code, Section 551.045 – Governing Body of Municipality or County: Reports about Items of Community Interest Regarding Which No Action Will Be Taken:

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(5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and
(6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM**: 7C

TITLE:
City Manager's Report

STAFF REPRESENTATIVE:
Lynda Humble, City Manager

POLICY EXPLANATION:

Texas Local Government Code, Section 551.045 – Governing Body of Municipality or County: Reports about Items of Community Interest Regarding Which No Action Will Be Taken:

(a) Notwithstanding Sections 551.041 and 551.042, a quorum of the governing body of a municipality or county may receive from staff of the political subdivision and a member of the governing body may make a report about items of community interest during a meeting of the governing body without having given notice of the subject of the report as required by this subchapter if no action is taken and, except as provided by Section 551.042, possible action is not discussed regarding the information provided in the report.

(b) For purposes of Subsection (a), "items of community interest" includes:

(1) expressions of thanks, congratulations, or condolence;
(2) information regarding holiday schedules;
(3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
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(6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

STAFF REPORT

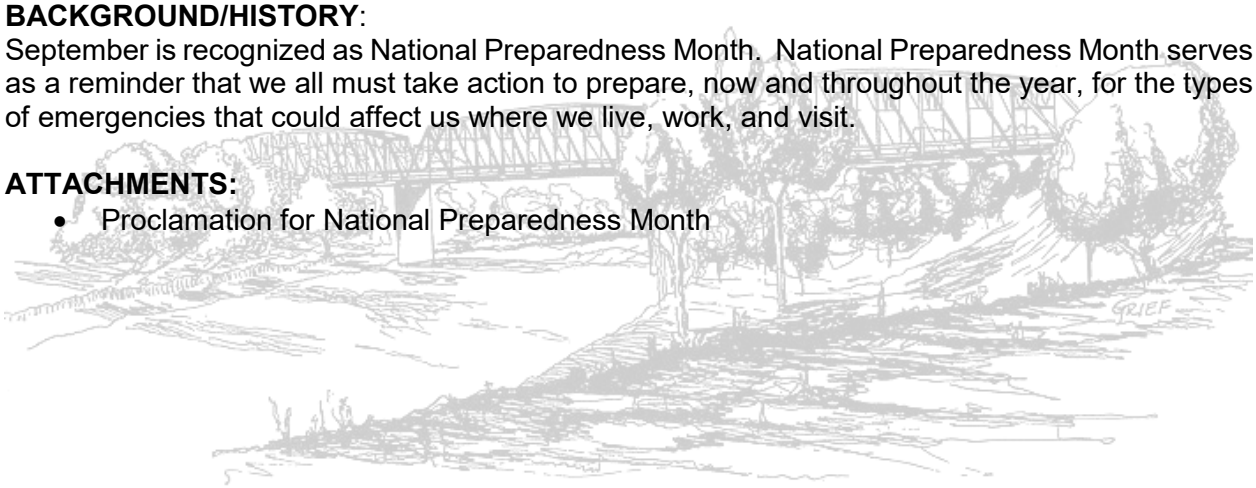
MEETING DATE: August 27, 2019 **AGENDA ITEM**: 7D

TITLE:
A proclamation of the City Council of the City of Bastrop, Texas recognizing the month of September 2019 as National Preparedness Month.

STAFF REPRESENTATIVE:
James Altgelt, Public Safety Director & Chief of Police

BACKGROUND/HISTORY:
September is recognized as National Preparedness Month. National Preparedness Month serves as a reminder that we all must take action to prepare, now and throughout the year, for the types of emergencies that could affect us where we live, work, and visit.

ATTACHMENTS:
- Proclamation for National Preparedness Month



PROCLAMATION

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WHEREAS, National Preparedness Month is a nationwide effort held each September; and

WHEREAS, the goal of National Preparedness Month is to increase public awareness about the importance of preparing for emergencies and to encourage individuals to take action; and

WHEREAS, the U.S. Department of Homeland Security, through its Ready Campaign and Citizens Corps program, works with a wide variety of organizations, including local, state and federal government agencies and the private sector, to highlight the importance of emergency preparedness and to promote individual involvement through events and activities across the nation; and

WHEREAS, all Americans need to take some simple steps to prepare for emergencies, including getting an emergency supply kit, making a family emergency plan, being informed about threats relevant to their community, and getting involved in preparing their communities; and

WHEREAS, the natural, man-made and technological emergencies and disasters witnessed nationwide in 2018 illustrate the potential devastation to communities and highlights the importance of preplanning disaster response and sheltering operations.

NOW THEREFORE, I, Mayor Connie B. Schroeder, do hereby proclaim the month of September 2019 as:

NATIONAL PREPAREDNESS MONTH

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Bastrop, Texas to be affixed this 27th day of August 2019.

_____

Connie B. Schroeder, Mayor

STAFF REPORT

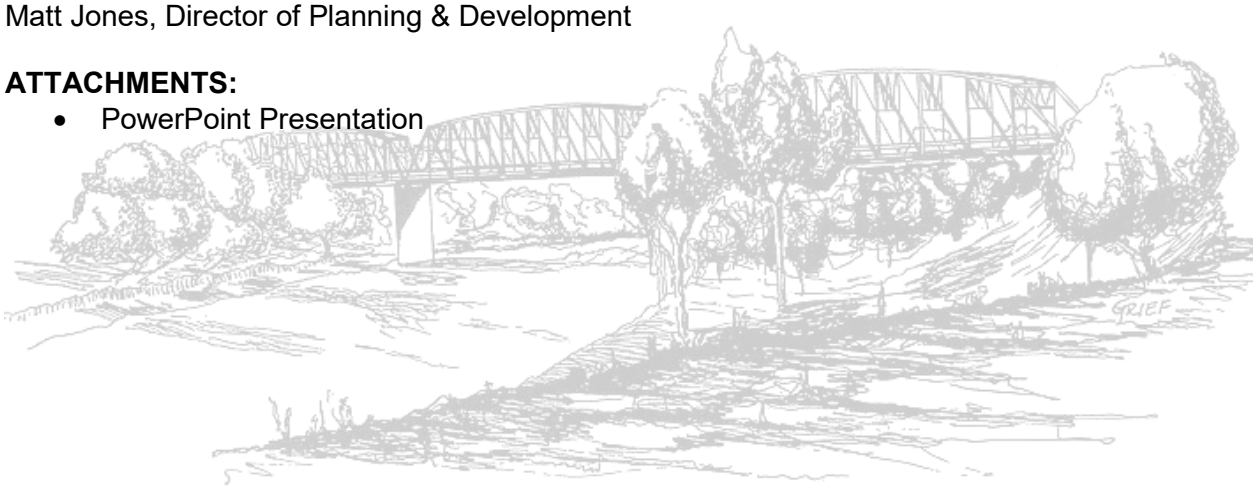
MEETING DATE: August 27, 2019 **AGENDA ITEM**: 8A

TITLE:
Discuss development related fees, the recommended fee recovery policy of 75%-25%; and a hardship process for fee assistance.

STAFF REPRESENTATIVE:
Lynda Humble, City Manager
Trey Job, Managing Director of Public Works & Leisure Services
Matt Jones, Director of Planning & Development

ATTACHMENTS:

- PowerPoint Presentation



STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM**: 8B

TITLE:
Discuss the Wastewater Treatment Plant #3 design and receive presentation from Bob Lane, KSA Engineering.

STAFF REPRESENTATIVE:
Trey Job, Managing Director of Public Works & Leisure Services

ATTACHMENTS:

- PowerPoint Presentation

SCHEDULE HIGHLIGHTS

All work is currently on schedule and KSA believes that the design for the WWTP is approximately 50% complete at this time. A 60% design set will be submitted to the City at the end of the month. The study and report phase has been completed for the Westside Collection pipelines and the surveying work has started.

CONSTRUCTION SCOPE HIGHLIGHTS

Extra work has been done to facilitate future expansions including additional work at the Influent Pump Station, Chlorine Feed Building, Outfall Pipeline, and Administration Building. The collection system work includes extra pipelines and larger pipe sizes in anticipation for expansion.

CONSTRUCTION BUDGET HIGHLIGHTS

The current construction budget for the WWTP is approximately $25.3 million. The current construction budget for the Westside Collection System is $10.6 million. These estimates are updated regularly and are not formal contractor bids.

Tree Buffer Zone (Being a Good Neighbor)

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Office Building (Grandma's Home Place)

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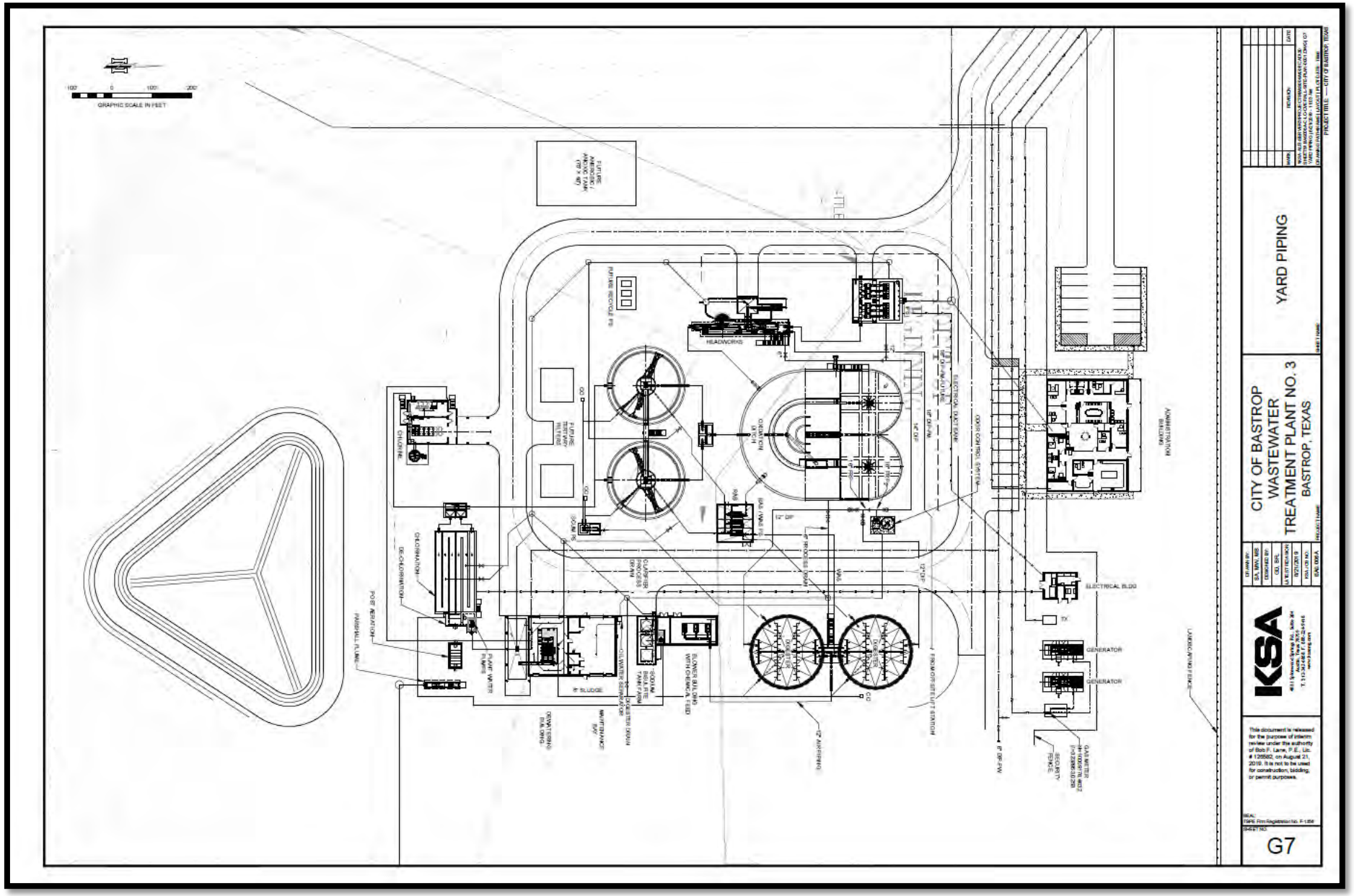

Plant Layout Lego Piece #1

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STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM**: 8C

TITLE:
Discuss the Street Maintenance Plan Strategy for FY 2020 and receive presentation from Walker Partners Engineering.

STAFF REPRESENTATIVE:
Trey Job, Managing Director of Public Works & Leisure Services

ATTACHMENTS:
- PowerPoint Presentation

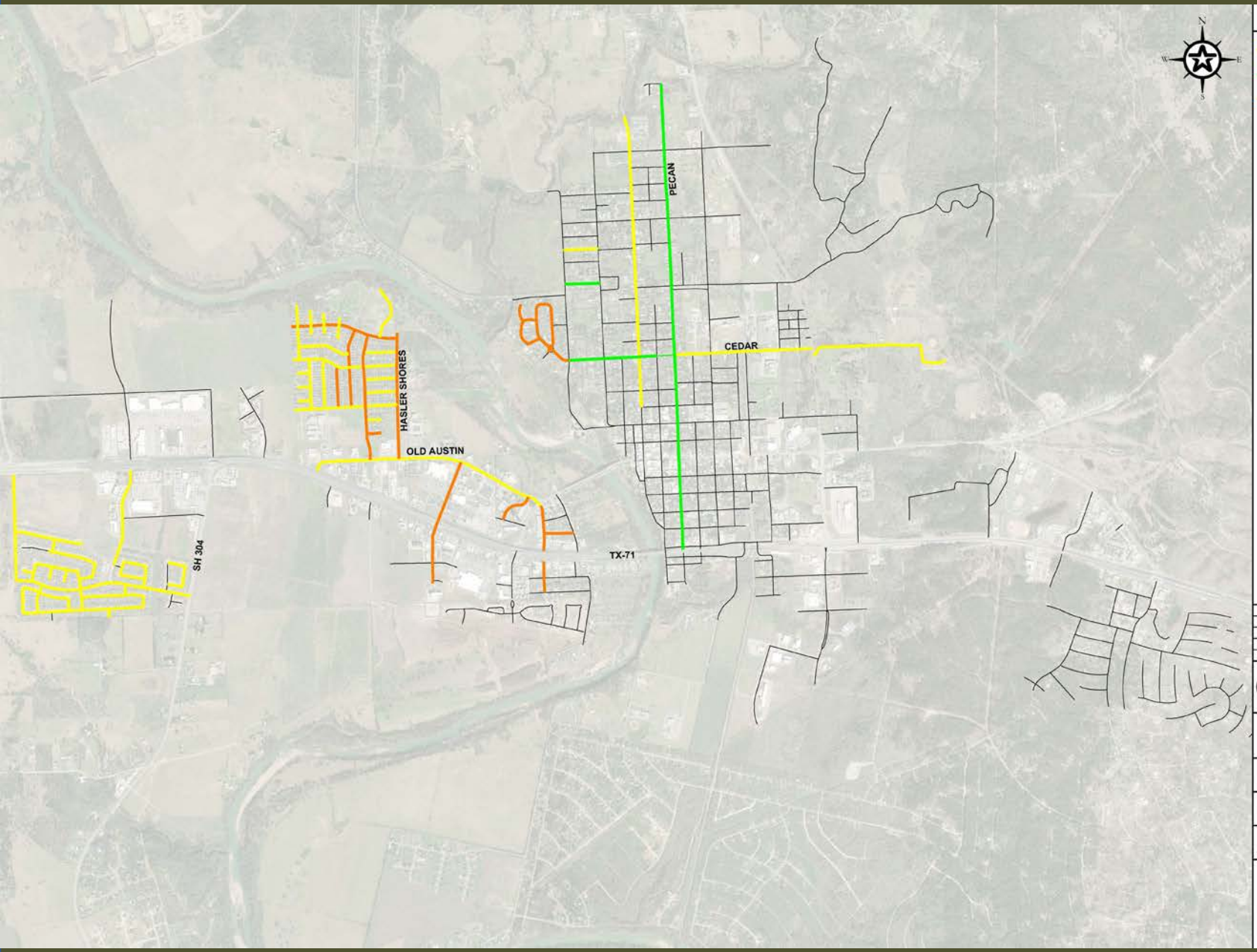
Walker Partners
engineers ★ surveyors

City of Bastrop
Streets, Pavement, and Preventative Maintenance Project

August 27, 2019

Why are we here?

- To provide the City of Bastrop with a Strategic Plan to implement a cost-effective street maintenance program as soon as practical.



LEGEND

- PROGRAM MAINTENANCE
- PREVENTATIVE MAINTENANCE
- PROGRAM & PREVENTATIVE MAINTENANCE

REV.	DESCRIPTION	DATE

Walker Partners
engineers ★ surveyors

CITY OF BASTROP

2019 MAINTENANCE PROGRAM

OVERALL MAINTENANCE OVERVIEW

07/01/19
DATE

R. Alan Munger, PE
R. ALAN MUNGER

STATE OF TEXAS
R. ALAN MUNGER
65341
REGISTERED
PROFESSIONAL ENGINEER

DESIGNED	RAM
DRAWN	RAM
CHECKED	KPD/MPP
APPROVED	RAM
PROJECT NO.	4-01126

DRAWING NO.
EXH. 1

Project Description

- Maintenance and Preventative Maintenance for 21.9 miles of City Streets.
  - Maintenance = Crack Sealing and Pavement Repair
  - Preventative Maintenance = Seal Coat, Scrub Seal, Fog Seal, and Frictional Asphaltic Surface Preservation Treatment

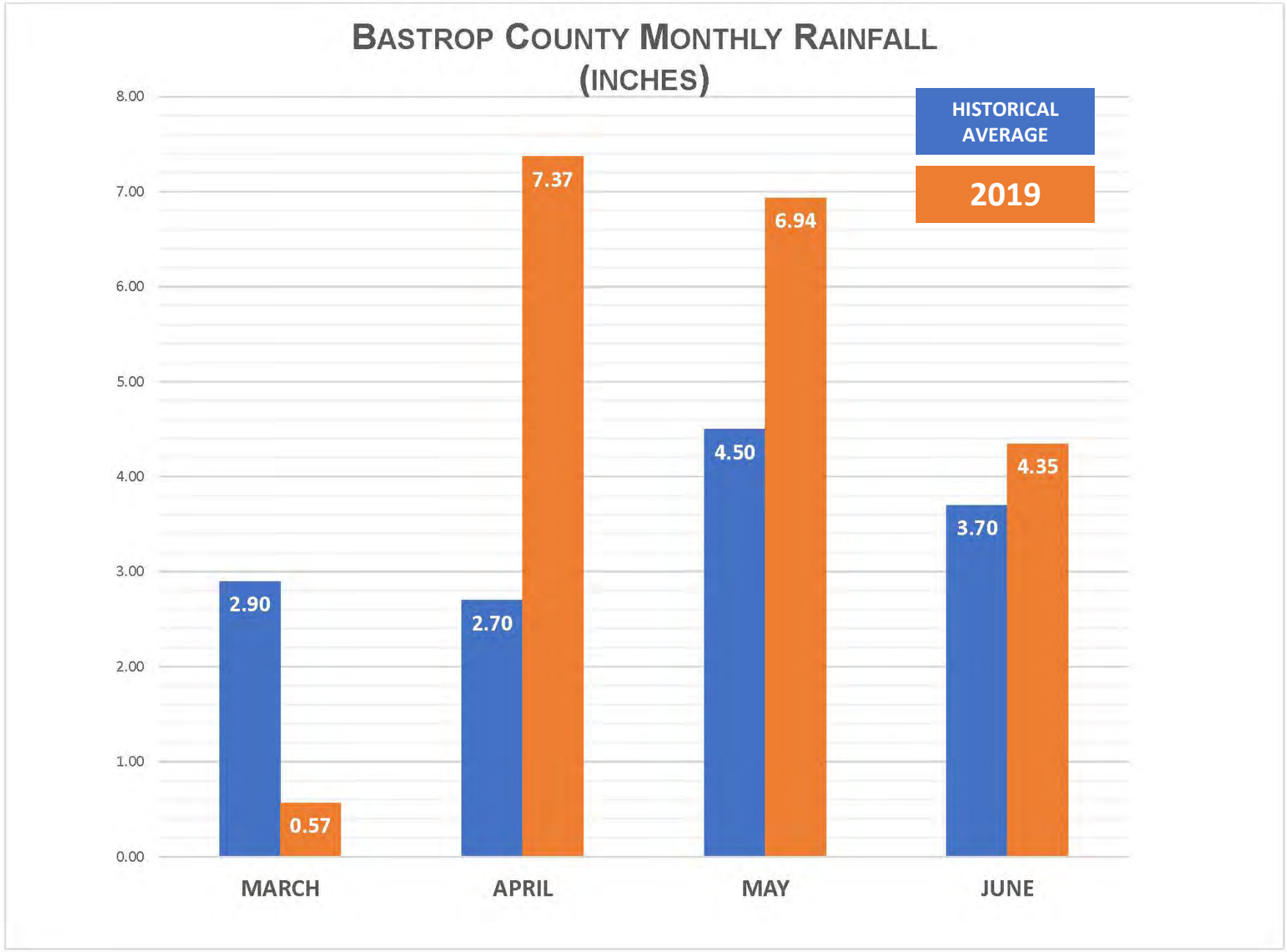
PROBLEM!

- Walker Partners' Cost Estimate (June 2019) = $600,000
- Low Bidder (only bidder) = $1,550,392

Why did this happen???

Bidding Climate

- 2014 Proposition 1: $5.4B to State Highway Fund
- 2015 Proposition 7: $5B to State Highway Fund
- Austin District
  - $1.036B Currently under Construction
  - $802.99M New Projects beginning August 2019
- Construction Cost Increases for 2019
  - Material Cost Increases
  - Labor Cost Increase
  - Extremely High Demand – Low Supply


BASTROP COUNTY MONTHLY RAINFALL
(INCHES)
HISTORICAL AVERAGE
2019
8.00
7.00
6.00
5.00
4.00
3.00
2.00
1.00
0.00
2.90
0.57
2.70
7.37
4.50
6.94
3.70
4.35
MARCH
APRIL
MAY
JUNE

Strategic Plan

1. Re-bid in October – 2 weeks after TxDOT Bid Opening

   "Piggyback" to take advantage of Low Bidder's Mobilization & Economy of Scale

   2. Incorporate Strategic Additive Alternates
   3. Utilize Competitive Sealed Proposal Procurement Method
   4. Provide Flexible Scheduling Parameters (with stipulated provisions/parameters)

   - Begin "Cold Weather" construction activities in December
   - Complete Project by July 31, 2020

BUILDING TOGETHER
FOR THE FUTURE

Connie Schroeder, Mayor

Lynda Humble, City Manager

CITY COUNCIL
Willie Lewis "Bill" Peterson
Drusilla Rogers
Lyle Nelson
Bill Ennis
Dock Jackson

CITY OF BASTROP

STREETS, PAVEMENT, AND PREVENTATIVE MAINTENANCE

$826,800.00

Updated Cost Estimate

$826,800

POTENTIAL SCHEDULE

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM**: 8D

TITLE:
Discuss and provide policy direction regarding street standards in the City of Bastrop Extraterritorial Jurisdiction.

STAFF REPRESENTATIVE:
Matt Jones, Director of Planning and Development

BACKGROUND/HISTORY:
House Bill 347 of the 86th Session of the Texas Legislature removed local municipalities ability to unilaterally annex. The new legislation greatly impacts the City of Bastrop and the Extraterritorial Jurisdiction (ETJ).

POLICY EXPLANATION:
Local municipalities are given certain regulating authority of the Extraterritorial Jurisdiction (ETJ) by Chapter 212 of the Local Government Code. Subdivision authority, which includes construction standards, is one of those regulatory authorities given under Chapter 212.

Given the impact of HB 347 on the City's ability to annex, Council will need to provide policy direction to staff regarding the street standards in the City's ETJ.

ATTACHMENTS:
- PowerPoint Presentation

BUILDING BASTROP

HONORING OUR AUTHENTIC PAST.
PLANNING FOR OUR SUSTAINABLE FUTURE.

ETJ Street Standards

BASTROPTX
Heart of the Lost Pines / Est. 1832

Street Standards - Discussion

- Why this is needed
- HB 347
- Chapter 212 – Local Government Code
- City vs County Standards

BASTROPTX
Heart of the Lost Pines / Est. 1832

BUILDING BASTROP

HONORING OUR AUTHENTIC PAST.
PLANNING FOR OUR SUSTAINABLE FUTURE.

Questions or Comments?

BASTROPTX
Heart of the Lost Pines / Est. 1832

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM**: 9A

TITLE:
Receive Monthly Report from Visit Bastrop.

STAFF REPRESENTATIVE:
Susan Smith, President/CEO of Visit Bastrop, DMO
James K. Altgelt, Director of Public Safety/Chief of Police

BACKGROUND/HISTORY:
Visit Bastrop, a 501(c)6 organization, was engaged to provide destination marketing services and provide brand marketing for Bastrop as a destination.

As outlined in the Annual Management Agreement, the City and Visit Bastrop recognize the visitor industry as a key economic generator. Visit Bastrop's purpose is to provide "brand" marketing for Bastrop as a destination and to serve as the primary brand advocate. Visit Bastrop will also leverage utilization of existing facilities, while providing global oversight of Bastrop's visitor assets and activities. Visit Bastrop will also provide a level of unity and representation to maximize Bastrop's brand potential.

The Visit Bastrop Board of Directors meets monthly on the third Thursday at 8:30 a.m. and rotates meeting locations at different hospitality venues.

City Council established that the Visit Bastrop Board of Directors include broad representation of community assets and identified those as Arts, History, Hotels, Restaurants, Sports, Outdoors, Recreation, Hyatt, Nightlife, Entertainment, and Film in the Destination Services Management Agreement.

Per their management agreement, Visit Bastrop must make a monthly presentation to the City Council outlining progress in implementing their annual Business Plan, meeting performance targets, and the scope of services pursuant to that agreement.

Specifically Visit Bastrop shall work to:

(1) attract leisure visitors to the City and its vicinity;
(2) attract and secure meetings, events, retreats, and conventions to the City and its vicinity; and
(3) serve as a liaison to local businesses (including hoteliers, restaurateurs, and other similar entities) and City departments to attract leisure and business visitors, meetings, events, retreats, and conventions to the City and its vicinity.

Visit Bastrop shall also:

(A) carry out the actions defined in the applicable Annual Business Plan;

(B) utilize research reports on economic trends, growth sectors, and regional competitive strengths and weaknesses, as is customary in the destination and marketing organization industry;
(C) provide marketing and imaging campaigns for the City's tourism and convention industry;
(D) inform and partner with the City regarding high-profile or significant recruitment/attraction efforts;
(E) provide, in appropriate detail in accordance with the Tax Code, reports listing the Visit Bastrop's expenditures made with Hotel Occupancy Tax (HOT), and Visit Bastrop's progress in performing the services in conformance with implementation of the Annual Business Plan; and
(F) provide expertise in destination management in conjunction with the City of Bastrop to leverage available resources (such as community assets and activities to maximize opportunities to attract visitors to Bastrop, both leisure and business) recognizing the critical role tourism plays in Bastrop's economy, both in HOT and sales tax revenue.

POLICY EXPLANATION:
On September 12th, 2017, the City Council passed Resolution Number R-2017-74 which approved a Destination and Marketing Services Agreement between the City of Bastrop and Visit Bastrop. Pursuant to Section 2.3(C) of this agreement, Visit Bastrop committed to providing monthly and annual written reports to the City. Tonight's presentation is in compliance with this obligation.

FUNDING SOURCE:
Visit Bastrop receives approximately $1.1 million dollars in Hotel Occupancy Tax annually from the City of Bastrop to provide destination marketing services and serve as the brand advocate for our community.

ATTACHMENTS:
- July 2019 Visit Bastrop President's Report

July 2019 – SALES, MARKETING AND PUBLIC RELATIONS

SALES

STATUS	QUANTITY	ROOM NIGHTS	ESTIMATED ATTENDEES	ECONOMIC IMPACT
LEADS	6	1492	4725	$866,765.65
DEFINITES	4	320	595	$142,259.93
LEAD SERVICE REQUEST				
DEFINITE SERVICE REQUEST				
LOST LEADS				
LOST SERVICE REQUESTS				
UNABLE TO BID				
LEAD ASSIST - HYATT	2	1076	700	$768,595.50
DEFINITE ASSIST - HYATT	2	544	600	$630,488.35
LEAD SERVICE REQUEST - HYATT				
DEFINITE SERVICE REQUEST - HYATT				
LOST LEADS ASSIST – HYATT	-	-	-	-

LODGING INDUSTRY REPORT – JUNE

Current Month - June 2019 vs June 2018								
Occ %		ADR		RevPAR		Percent Change from June 2018		
2019	2018	2019	2018	2019	2018	Occ	ADR	RevPAR
74.3	72.5	186.51	180.28	138.61	130.62	2.6	3.5	6.1

Year to Date - June 2019 vs June 2018								
Occ %		ADR		RevPAR		Percent Change from YTD 2018		
2019	2018	2019	2018	2019	2018	Occ	ADR	RevPAR
64.7	64.8	167.49	167.38	108.41	108.42	-0.1	0.1	-0.0

ADR – Average Daily Rate **RevPAR – Revenue per Available Room** **Occ - Occupancy**

	CURRENT TRAVEL INDEX (CTI)				LEADING TRAVEL INDEX (LTI)		6-MO LTI VS. CTI 6-MO AVG.	
	6-MONTH AVG	APRIL	MAY	JUNE	3-MONTH*	6-MONTH**	DIRECTION	SPEED
TOTAL MARKET	51.5	51.3	51.8	51.2	50.9	50.9	Increasing	Slower
INTERNATIONAL	49.9	52.2	50.3	49.6	49.8	49.9	Decreasing	-
DOMESTIC	51.6	51.2	51.9	51.3	51.1	51.0	Increasing	Slower
BUSINESS	51.1	49.9	51.7	49.9	50.8	50.8	Increasing	Slower
LEISURE	51.9	51.7	52.0	51.9	51.2	51.0	Increasing	Slower

CTI reading of **51.2** in **June 2019** indicates that travel to or within the U.S. grew **2.4%** in **June 2019** compared to June 2018.

LTI predicts travel will moderate through December 2019, a result of softer growth in domestic travel and stagnant international inbound travel.

Overall travel volume (person trips to or within the United States involving a hotel stay or air travel) grew at a slower year-over-year rate in June 2019 compared to May 2019.

Domestic travel experienced uneven growth supported entirely by the leisure segment; domestic business and international inbound travel stalled.

June Travel Index Report, US Travel Association

WEBSITE SUMMARY

VISITBASTROP.COM – JULY SUMMARY

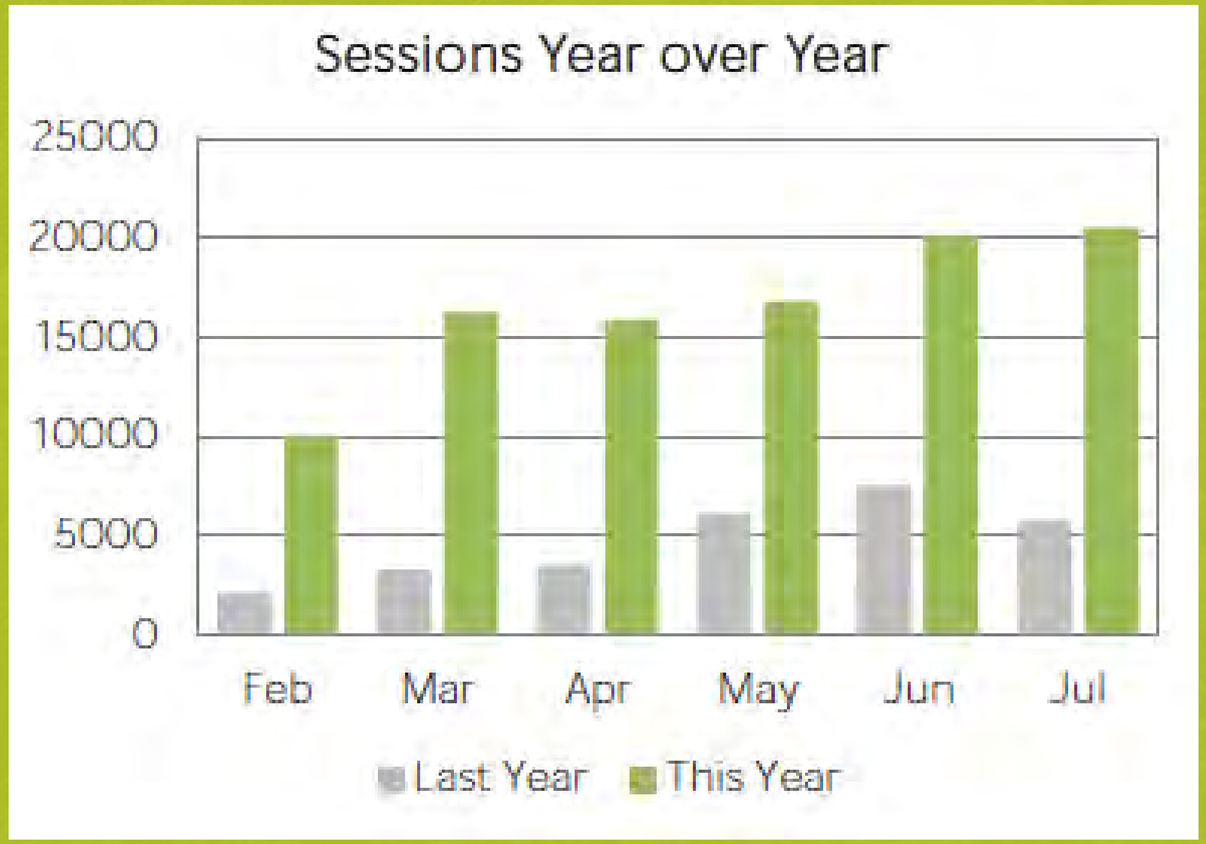
- Paid search was the top driver of traffic to the site (51%)
- Overall sessions on our website increased by 257% YoY
- Average time on site 1:49

<u>Top Organic Website Pages</u>

- Organic Sessions increased by 82% YoY
- Things to do (886 sessions – up 364%)
- Hyatt onsite activities (710 sessions – up 26%)
- Bastrop Homecoming & Rodeo (399 sessions)
- Top 10 Family Friendly Activities in Bastrop (371 sessions)
- Downtown Bastrop (+143%)
- Patriotic Festival Event Detail (+348%)

<u>Top Cities Viewing our Website</u>

Austin, Houston, Dallas, Bastrop, San Antonio, Chicago, Wyldwood, Washington, Round Rock, College Station



PUBLIC RELATIONS

JULY OVERVIEW

Total Pieces of Coverage: 22

Est. Total Potential Audience: 11,140,240+

Est. Total Coverage Views: 52,713+

Est. Advertising Value: $3,360+

Placement Ratio: 40+%*

*Placement ratio is based on the number of pickups divided by the number of media outlets contacted with a press release, cold pitch, response to a media request or event listing submission. This factors campaign/event pitching upon its completion, and is not solely calculated on a monthly basis.

MEDIA RELATIONS

MEDIA ALERT

CORVETTE INVASION

Distributed 7/9 to Texas media outlets including newspapers, magazines, radio and TV stations

Industries Represented: venues/special events, entertainment

SECURED COVERAGE

CORVETTE INVASION

FOX 7
Corvette Invasion
7/20

- Live Broadcast

Est. Audience: 9,000
Est. Advertising Value: $127

Industries Represented: venues/special events, entertainment

SECURED COVERAGE

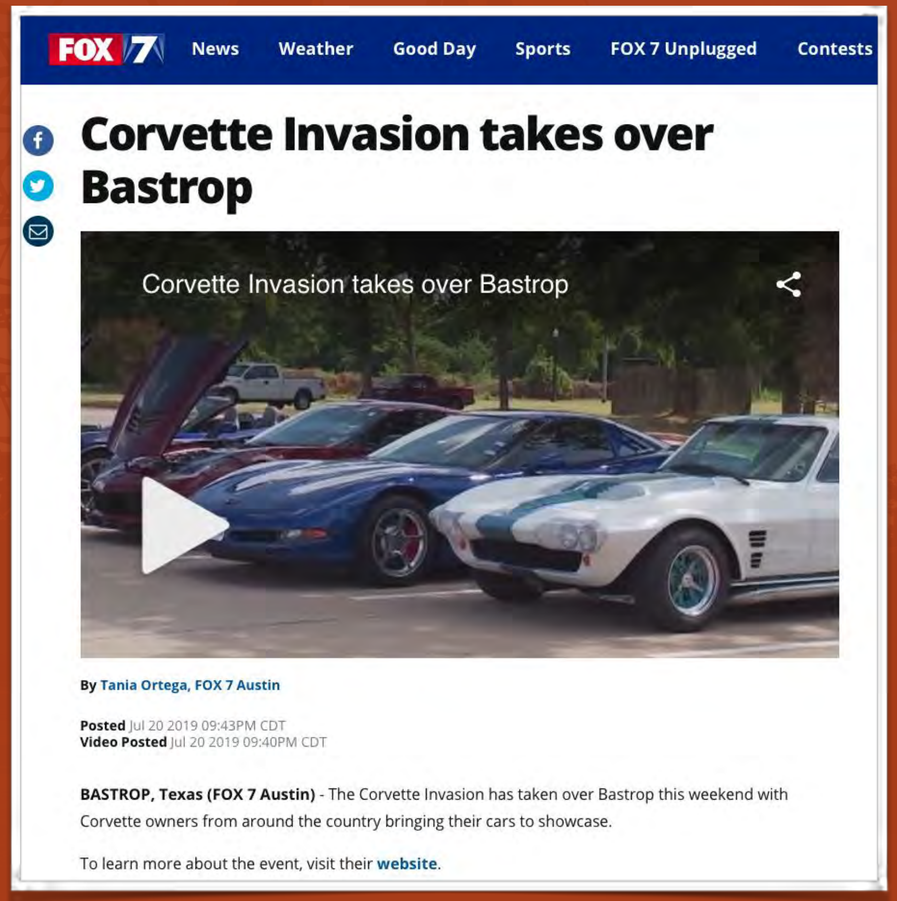
CORVETTE INVASION

FOX 7
Corvette Invasion Takes Over Bastrop
7/20

- https://www.fox7austin.com/good-day/corvette-invasion-takes-over-bastrop

Est. Online Monthly Visits: 456,000
Est. Online Coverage Views: 1,670
Est. Advertising Value: $71

Industries Represented: venues/special events, entertainment



SECURED COVERAGE

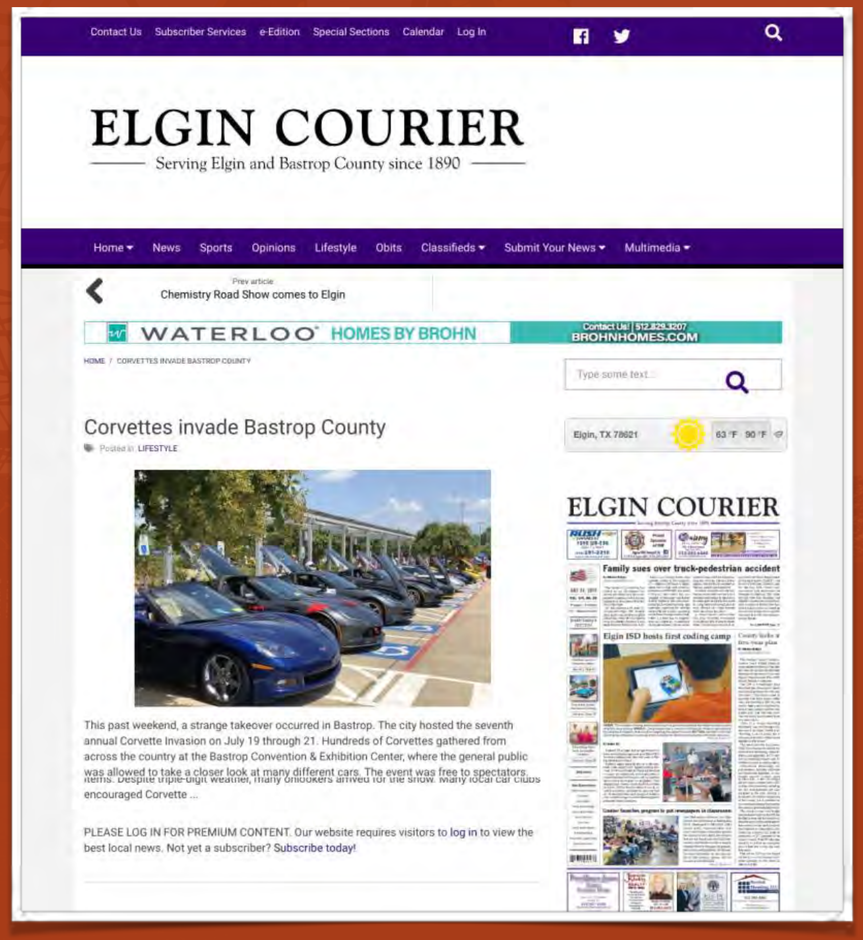
CORVETTE INVASION

Elgin Courier
Corvettes Invade Bastrop County
7/21

- https://www.elgincourier.com/article/lifestyle/corvettes-invade-bastrop-county

Est. Online Monthly Visits: 1,770
Est. Online Coverage Views: 155
Est. Advertising Value: $50

Industries Represented: venues/special events, entertainment



SECURED COVERAGE

CORVETTE INVASION

TheClassicCars.com Journal
The Biggest Corvette Show in Texas
7/17

- https://journal.classiccars.com/2019/07/17/competition-ferraris-concours-america/

Est. Online Monthly Visits: 302,000
Est. Online Coverage Views: 1,610
Est. Advertising Value: $100

Industries Represented: venues/special events, entertainment

the ClassicCars.com Journal
Your daily dose of steel, rubber and soul.

Competition Ferraris celebrated at Concours d'Elegance of America

In Concours & Events | July 17, 2019 | Bob Golfen | Leave a comment

The biggest Corvette show in Texas

The Corvette Invasion, a three-day event showcasing more than 300 unique Chevrolet Corvettes, takes place July 19-21 at the Bastrop Convention & Exhibit Center in Bastrop, Texas, located about 30 miles southeast of Austin.

Calling itself the largest all-Corvette show in Texas, the event includes shows, drives and special events, including a parade tour from Bastrop to the Circuit of the Americas in Austin, where drivers can take their cars for laps on the race track.

SECURED COVERAGE

BASTROP PATRIOTIC FESTIVAL

Elgin Courier
Bastrop Patriotic Festival Kicks Off Independence Day Celebrations
7/3

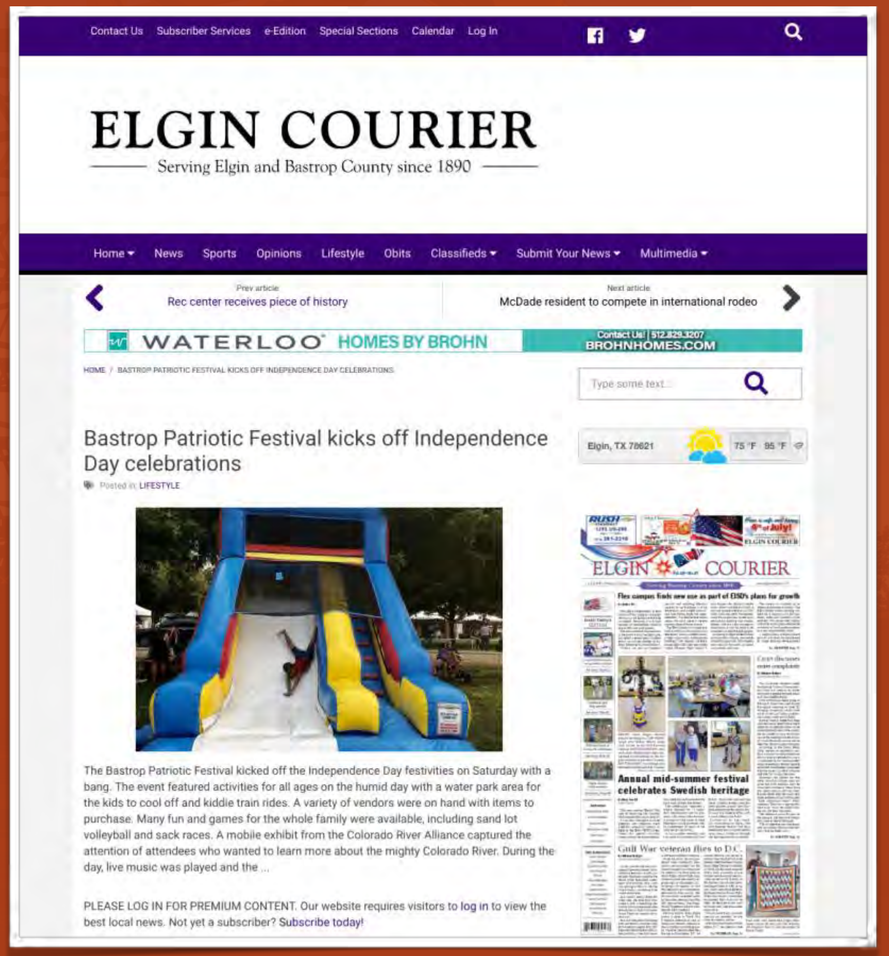
- http://bit.ly/2Gsnzxz

Est. Online Monthly Visits: 1,770
Est. Online Coverage Views: 155
Est. Advertising Value: $50

Additional coverage for media alert sent out in June

Industries Represented: venues/special events, entertainment, outdoor/recreation

* secured through media alert sent in June



SECURED COVERAGE

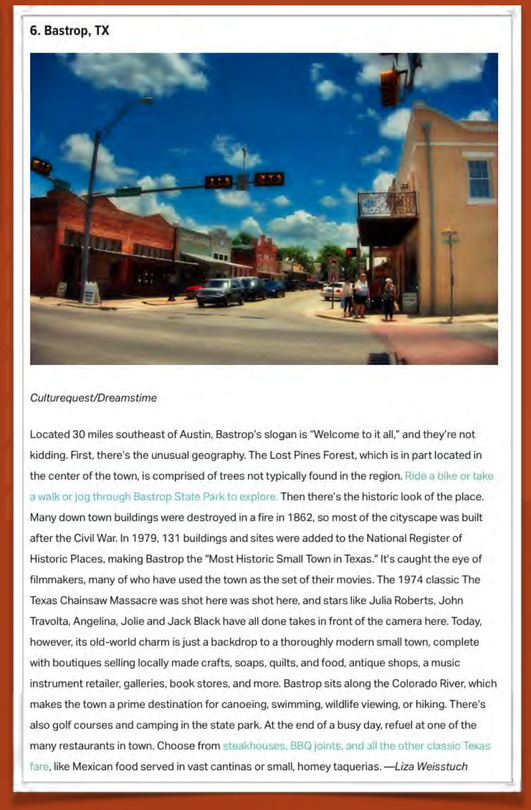
Budget Travel
10 Coolest Small Towns in America 2019
7/10

- https://www.budgettravel.com/video/coolest-small-towns-america-2019

Est. Online Monthly Visits: 335,000
Est. Online Coverage Views: 1,550
Est. Advertising Value: $343

Industries Represented: outdoor, history, film, retail, arts, sports, restaurants

Initial pitched in December 2018



PROACTIVE OUTREACH

- Anonymous (via HARO) - Wacky and Unique Water Sports in the U.S.
  Industries Represented: sports, outdoor/recreation
- Country Living - Best Small Towns in Texas
  Industries Represented: restaurants, arts, film, entertainment, retail
- AFAR - Best Small Towns
  Industries Represented: restaurants, arts, film, entertainment, retail
- Texas Meetings + Events - Instagrammable Hotels
  Industries Represented: Hyatt Regency Lost Pines
- Small Market Meetings - Resort Features
  Industries Represented: Hyatt Regency Lost Pines
- Texas Co-op Power — Road Trips and Family Vacations
  Industries Represented: restaurants, arts, entertainment, retail

texas meetings + events

CountryLiving

AFAR

SMALL MARKET MEETINGS

SOCIAL INFLUENCER CAMPAIGN

KELLY TOMLINSON

Website: livelovetexas.com
Content Type: Travel, Food & Drink, Family

Social Media Reach: 204K followers
- Pinterest: 94.7K followers
- Instagram: 56.9K followers
- Twitter: 43.9K followers

Est. Monthly Blog Visits: 9.7K - 86.8K

Dates Visited Bastrop: June 28-30

Lodging: Bastrop State Park

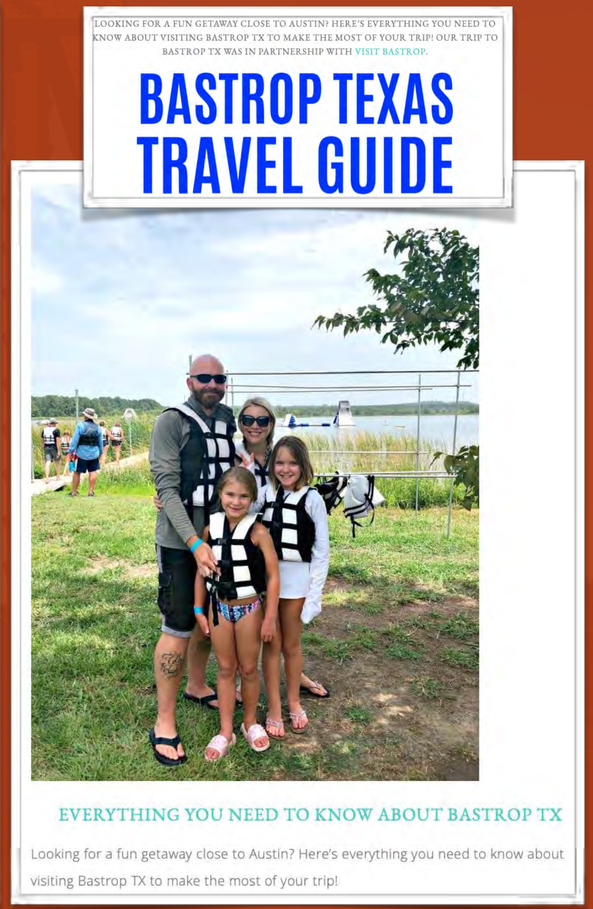
KELLY TOMLINSON

Featured Attractions: Bastrop State Park, Lake Mina, Hero Water Sports

Featured Dining: Maxine's Cafe & Bakery, The Coffee Dog Roastery, Roadhouse, Neighbor's Kitchen & Yard, Piney Creek Chop House, Sugar Shack

Blog Post: https://livelovetexas.com/bastrop/

Est. Blog Post Views: 463



KELLY TOMLINSON

Total Social Media Posts: 25
- 15 Instagram Stories
- 2 Instagram in-feed posts
- 5 Twitter Posts
- 2 Pinterest posts
- 1 Facebook post

Total Est. Social Coverage Views: 66,870*

Total Social Engagements: 2,311*
interactions an influencer's audience has with a post (e.g. likes, comments, shares)

*excludes Instagram Stories

BETSY SEGARS

Website: thedallassocials.com
Content Type: Travel, Food & Drink

Social Media Reach: 156K followers

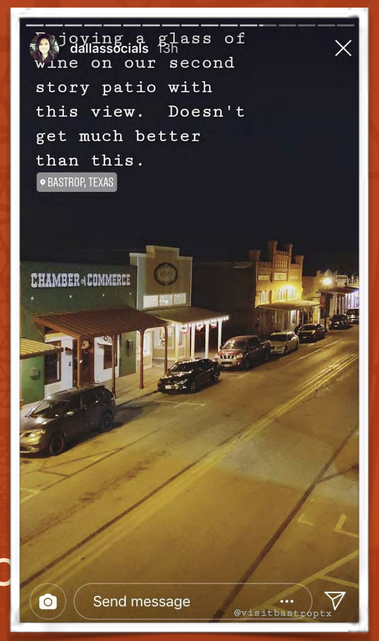
- Twitter: 77.8K followers
- Instagram: 33.2K followers
- Facebook: 30.1K followers
- Pinterest: 10.3K followers

Est. Monthly Blog Visits: 1.9K

Dates Visited Bastrop: July 25-27

Lodging: Two Bedroom Loft Downtown Bastro

*Social media and blog posts expected in August.



BLOG

BLOG

Developed and published two blog posts in July:

7/2 - Romantic Getaway Guide to Bastrop

7/26 - How to Live It Up in Bastrop This Summer

Romantic Getaway Guide to Bastrop

Jul. 02, 2019

Visit Bastrop to spend quality time with your special someone! Our charming little town is conveniently located just 30 miles southeast from Austin and guarantees a bonding, authentic Texas experience. Here are a few ideas to create sweet memories in Bastrop that you'll cherish for years to come:...

Continue Reading →

How to Live It Up in Bastrop This Summer

Jul. 26, 2019

Summers are for living it up! Dare yourself to an epic outdoor adventure, dance the night away to live music or indulge in mouthwatering meals. Here are just a few ideas to spend your summer right in Bastrop: Go Camping Thanks to our warm climate and the perfect location on the banks of the...

Continue Reading →

BLOG

June blog performance:

6/12 - Welcome to Visit Bastrop's Blog. Welcome To It All!

- Pageviews: 173
- Avg. Time Spent: 02:24

* Performance analytics are based on posts being live on visitbastrop.com for 1 month.

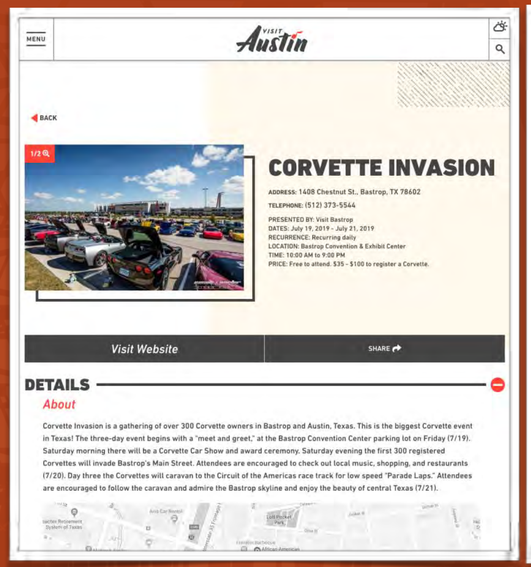
EVENT SUBMISSIONS

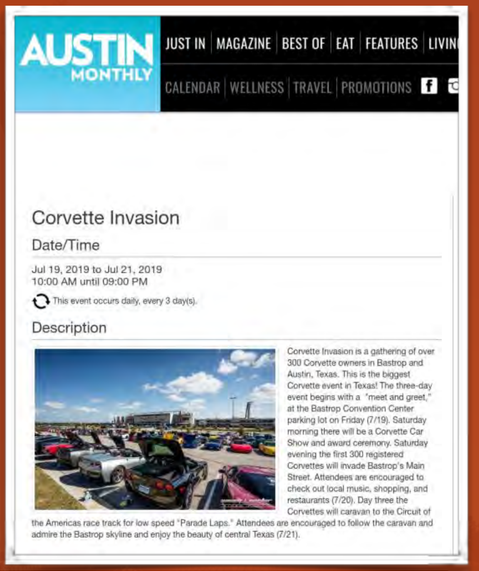
EVENT SUBMISSIONS

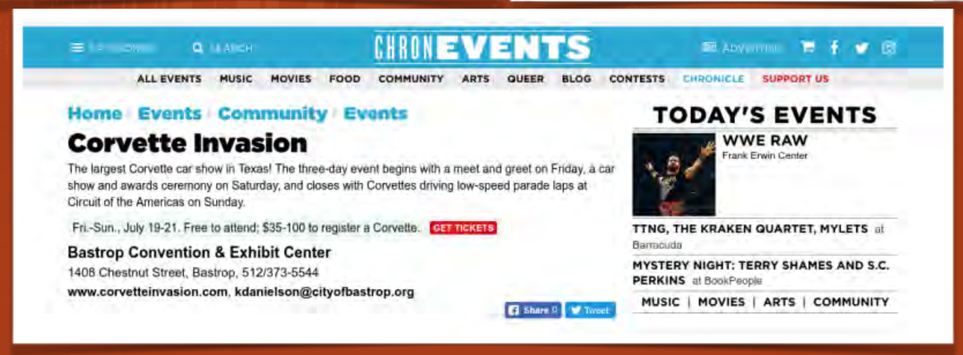
CORVETTE INVASION

Picked Up Submissions:

- Visit Austin
  (Est. Monthly Visits: 261K, Est. Coverage Views: 1.28K, Est. Ad Value: $100)
- Austin Monthly
  (Est. Monthly Visits: 56.4K, Est. Coverage Views: 363, Est. Ad Value: $60)
- Austin Chronicle
  (Est. Monthly Visits: 748K, Est. Coverage Views: 1.79K, Est. Ad Value: $198)







EVENT SUBMISSIONS

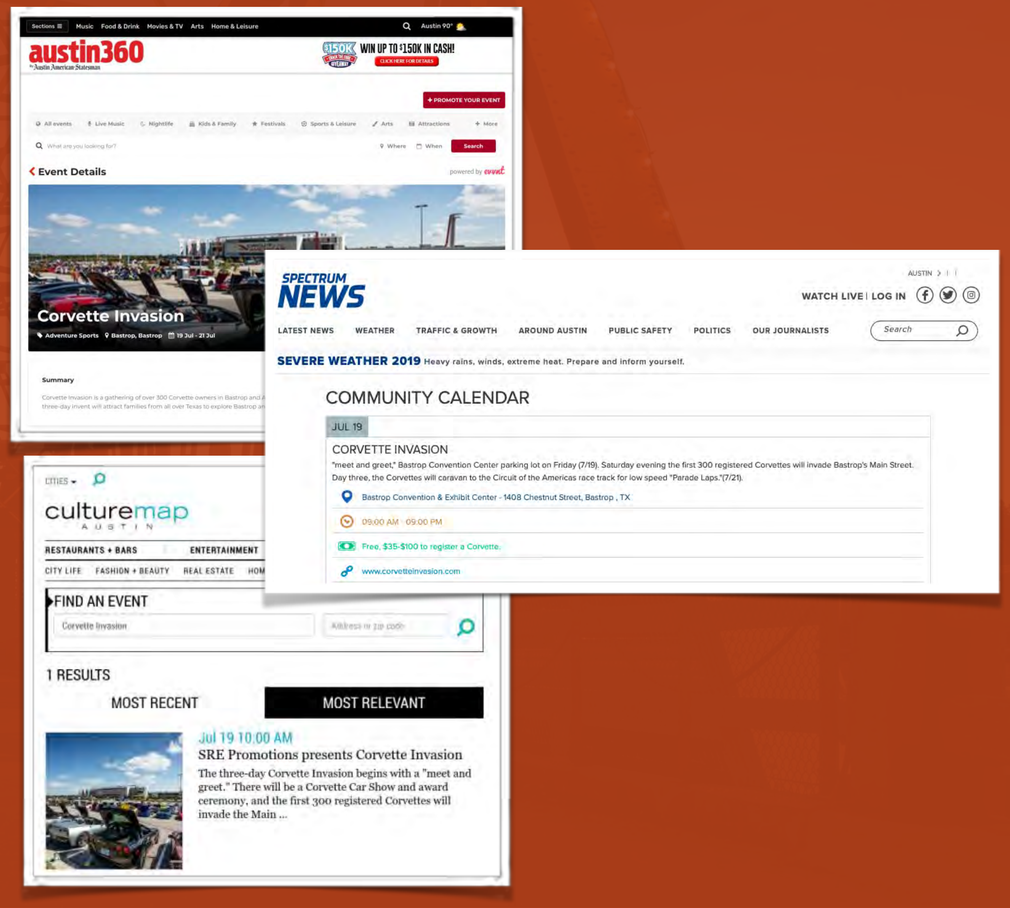
CORVETTE INVASION

Picked Up Submissions:

- Austin 360
  (Est. Monthly Visits: 391K, Est. Coverage Views: 1.54K, Est. Ad Value: $347)

- CultureMap Austin
  (Est. Monthly Visits: 282K, Est. Coverage Views: 1.03K, Est. Ad Value: $179)

- Spectrum News Austin
  (Est. Monthly Visits: 1.49M, Est. Coverage Views: 5.23K, Est. Ad Value: $N/A)



EVENT SUBMISSIONS

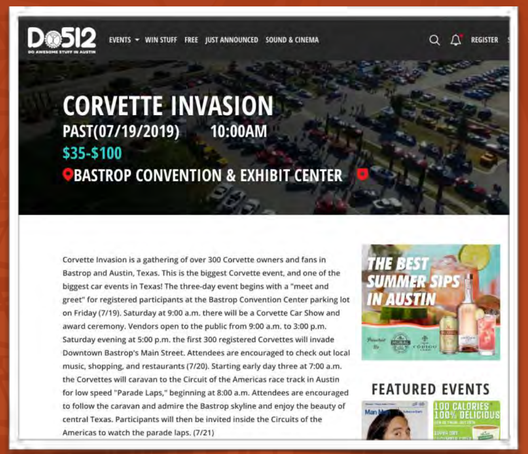
CORVETTE INVASION

Picked Up Submissions:

- Do512
  (Est. Monthly Visits: 409K, Est. Coverage Views: 2.35K, Est. Ad Value: $250)

- Community Impact Austin
  (Est. Monthly Visits: 961K, Est. Coverage Views: 4.45K, Est. Ad Value: $13)

- The Austinot
  (Est. Monthly Visits: 81.9K, Est. Coverage Views: 505, Est. Ad Value: $N/A)



EVENT SUBMISSIONS

CORVETTE INVASION

Picked Up Submissions:

- Tour Texas
  (Est. Monthly Visits: 1.11M, Est. Coverage Views: 2.67K, Est. Ad Value: $250)

- Texas Monthly
  (Est. Monthly Visits: 133K, Est. Coverage Views: 933, Est. Ad Value: $99)

Other Submissions:

- Texas Highways
- 365 Things Austin
- Austin.com
- Elgin Courier
- Austin Family

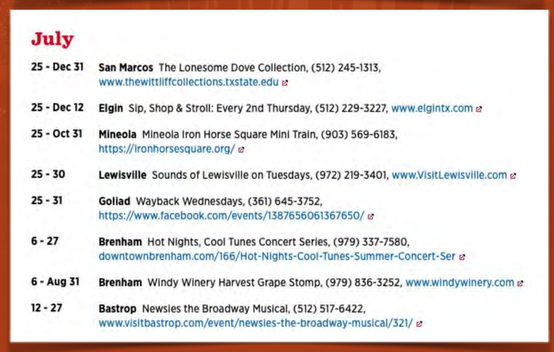
EVENT SUBMISSIONS

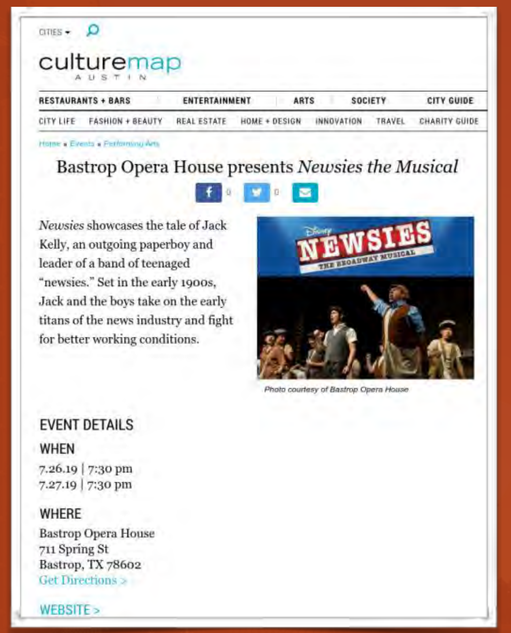
NEWSIES

Picked Up Submissions:

- Community Impact Austin
  (Est. Monthly Visits: 961K, Est. Coverage Views: 4.45K, Est. Ad Value: $N/A)
- CultureMap Austin
  (Est. Monthly Visits: 251K, Est. Coverage Views: 919, Est. Ad Value: $179)
- Texas Co-op Power
  (Est. Monthly Visits: 19.4K, Est. Coverage Views: 273, Est. Ad Value: $N/A)

COMMUNITY IMPACT NEWSPAPER
LOCAL. USEFUL. EVERYONE GETS IT.
You're seeing news from
SAN MARCOS | BUDA | KYLE
IMPACTS TRANSPORTATION GOVERNMENT BUSINESS DINING THINGS TO DO E-NEWSLETTER
JUL 12 - JUL 27
< BACK TO ALL EVENTS
*Repeating event
Newsies the Broadway Musical
EVENT DETAILS
A Broadway classic hits the stage in Bastrop! Newsies the Musical is coming to the historic Bastrop Opera House for seven incredible days this July. Newsies showcases the tale of Jack Kelly, an outgoing paperboy and leader of a band of teenaged "newsies." Set in the early 1900's, follow Jack and the boys as they take on the early titans of the news industry and fight for better working conditions. The best part about this potential night out is visiting the


July
25 - Dec 31 San Marcos The Lonesome Dove Collection, (512) 245-1313, www.thewittliffcollections.txstate.edu
25 - Dec 12 Elgin Sip, Shop & Stroll: Every 2nd Thursday, (512) 229-3227, www.elgintx.com
25 - Oct 31 Mineola Mineola Iron Horse Square Mini Train, (903) 569-6183, https://ironhorsesquare.org/
25 - 30 Lewisville Sounds of Lewisville on Tuesdays, (972) 219-3401, www.VisitLewisville.com
25 - 31 Goliad Wayback Wednesdays, (361) 645-3752, https://www.facebook.com/events/1387656061367650/
6 - 27 Brenham Hot Nights, Cool Tunes Concert Series, (979) 337-7580, downtownbrenham.com/166/Hot-Nights-Cool-Tunes-Summer-Concert-Ser
6 - Aug 31 Brenham Windy Winery Harvest Grape Stomp, (979) 836-3252, www.windywinery.com
12 - 27 Bastrop Newsies the Broadway Musical, (512) 517-6422, www.visitbastrop.com/event/newsies-the-broadway-musical/321/

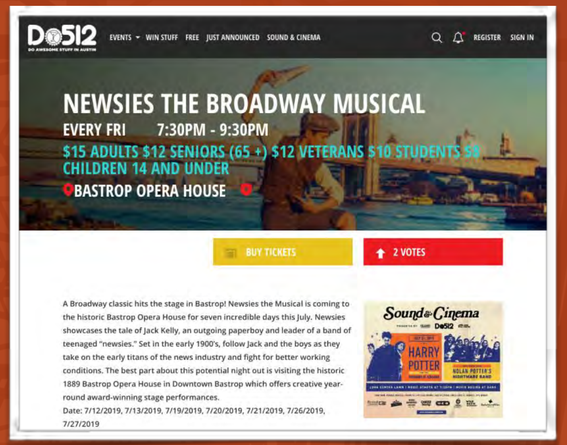

CITIES
culturemap AUSTIN
RESTAURANTS + BARS ENTERTAINMENT ARTS SOCIETY CITY GUIDE
CITY LIFE FASHION + BEAUTY REAL ESTATE HOME + DESIGN INNOVATION TRAVEL CHARITY GUIDE
Home » Events » Performing Arts
Bastrop Opera House presents *Newsies the Musical*
Newsies showcases the tale of Jack Kelly, an outgoing paperboy and leader of a band of teenaged "newsies." Set in the early 1900s, Jack and the boys take on the early titans of the news industry and fight for better working conditions.
Photo courtesy of Bastrop Opera House
EVENT DETAILS
WHEN
7.26.19 | 7:30 pm
7.27.19 | 7:30 pm
WHERE
Bastrop Opera House
711 Spring St
Bastrop, TX 78602
Get Directions >
WEBSITE >

EVENT SUBMISSIONS

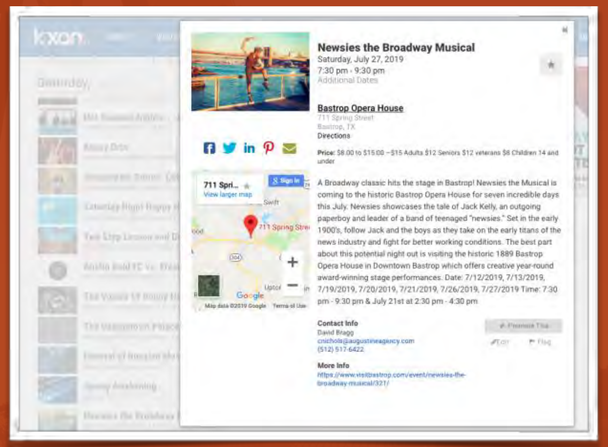
NEWSIES

Picked Up Submissions:

- Do512
  (Est. Monthly Visits: 409K, Est. Coverage Views: 2.41K, Est. Ad Value: $250)



- KXAN
  (Est. Monthly Visits: 2.48M, Est. Coverage Views: 8.38K, Est. Ad Value: $694)



Other Submissions:

- Visit Austin
- Austin Monthly
- 365 Things Austin
- Free Fun in Austin
- Tyler Morning Telegraph
- Austin Chronicle
- Austin 360
- Austin Family
- Elgin Courier
- Spectrum News
- The Austinot
- Texas Independence Trail Region

LOOKING AHEAD

- Develop and distribute a media alert promoting Boogie Back to Bastrop.
- Develop and publish two blog posts highlighting Bastrop’s art scene and dog-friendly places to celebrate Dog Appreciation Day.
- Continue sourcing and securing influencers to visit Bastrop for social influencer campaign.
- Continue proactive outreach for media opportunities relevant for the destination both regionally and nationally.
- Continue to work with team to gather details on upcoming events for pitching opportunities.

DIGITAL

SEARCH CAMPAIGN

OBJECTIVES

- BUILD AWARENESS OF VISIT BASTROP
- DRIVE QUALIFIED TRAFFIC TO WEBSITE
- CONTINUE OPTIMIZE KEYWORD AD GROUPS BASED ON CONVERSIONS AND CTR

GOOGLE SEARCH

KEY INSIGHTS (July)

- Created an impressive 3,809 conversions
- 9,884 clicks, 54,142 Impressions
- Avg. CTR 18.26% (Avg. Google CTR is 2.70%)
- Avg. CPC $0.42 (Avg. Google CPC is $2.32)
- Top Demographics: Female, 35-54
- Top user locations by clicks to site: Austin, Houston, Dallas, San Antonio
- Austin had most website visits, San Antonio had highest engagement rate

TOP ADGROUPS

Ad group	Impressions	CTR	Avg. position	Clicks	Avg. CPC	Conversions
Bastrop Hyatt	19,105	21.9%	1.6	4,184	$0.44	1.8K
Generic - DSA	25,041	15.9%	1.3	3,994	$0.45	1.1K
Spa Bastrop	5,962	16.5%	1.8	983	$0.5	422.8
Restaurants	1,436	5.4%	1.8	78	$0.25	16
Entertainment	412	23.5%	1.4	97	$0.2	12.4
Bed & Breakfasts - DSA	156	8.3%	3.2	13	$0.56	5.4
Hotels	856	1.6%	3.3	14	$0.65	5

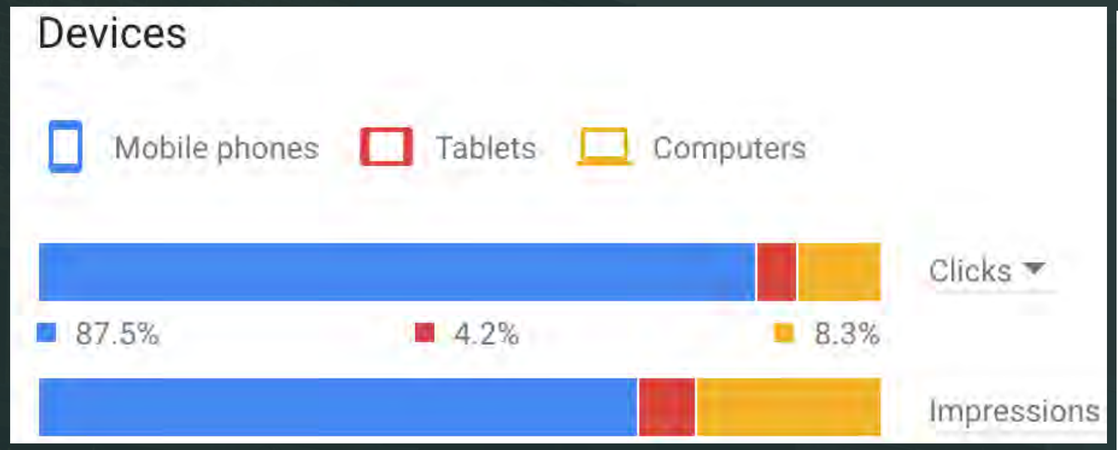
- Top Ad Groups: Hyatt, Dynamic Search Ads, Spa, Restaurants, Entertainment, Bed & Breakfasts, Hotels

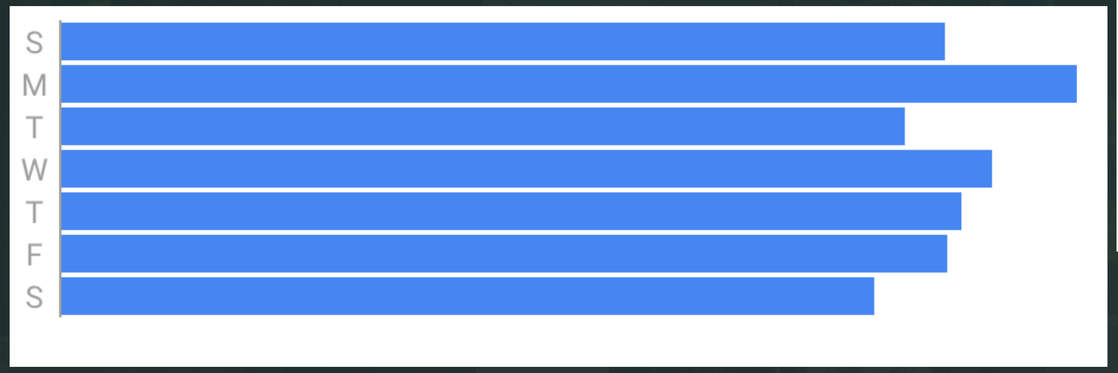
LOWEST PERFORMING ADGROUPS

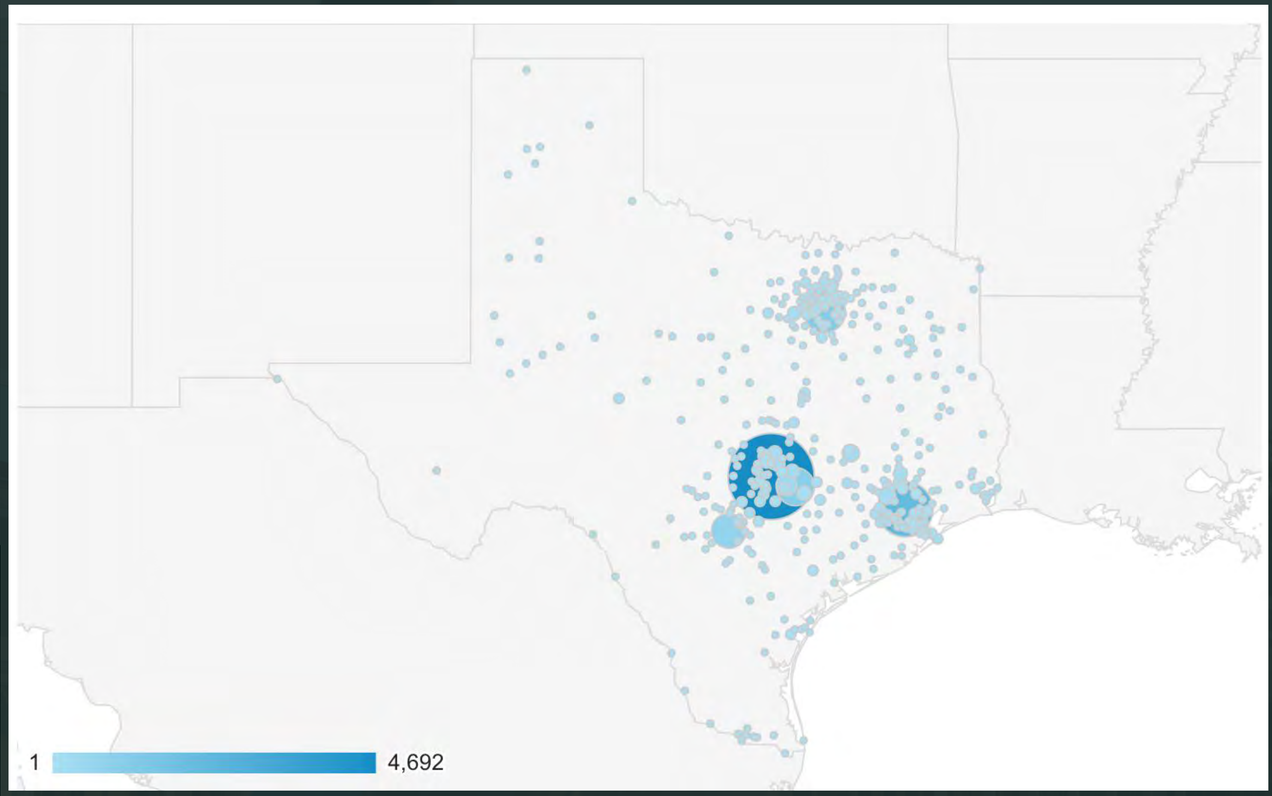
Ad group	Impressions	CTR	Avg. position	Clicks	Avg. CPC	Conversions ▲
History	57	7.0%	2	4	$0.21	0
Motorcoach	1	0.0%	5	0	$0	0
Resort Bastrop	15	6.7%	2.1	1	$0.4	0
Shopping	92	0.0%	1.9	0	$0	0
Arts & Culture	32	6.3%	2.2	2	$0.18	1
Venues/Weddings	315	1.6%	4.9	5	$0.33	1

- Lowest Performing Ad Groups: History, Motorcoach, Resort, Shopping, Arts & Culture, Venues/Weddings

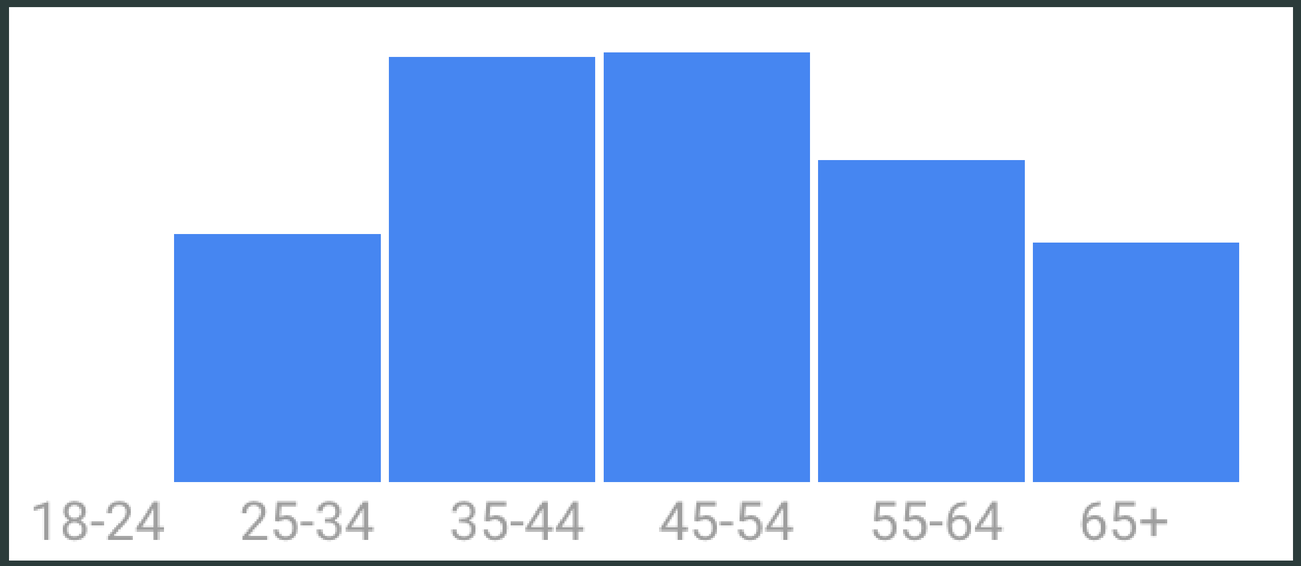
USER ENGAGEMENT (GEO, DEVICE, DAY)



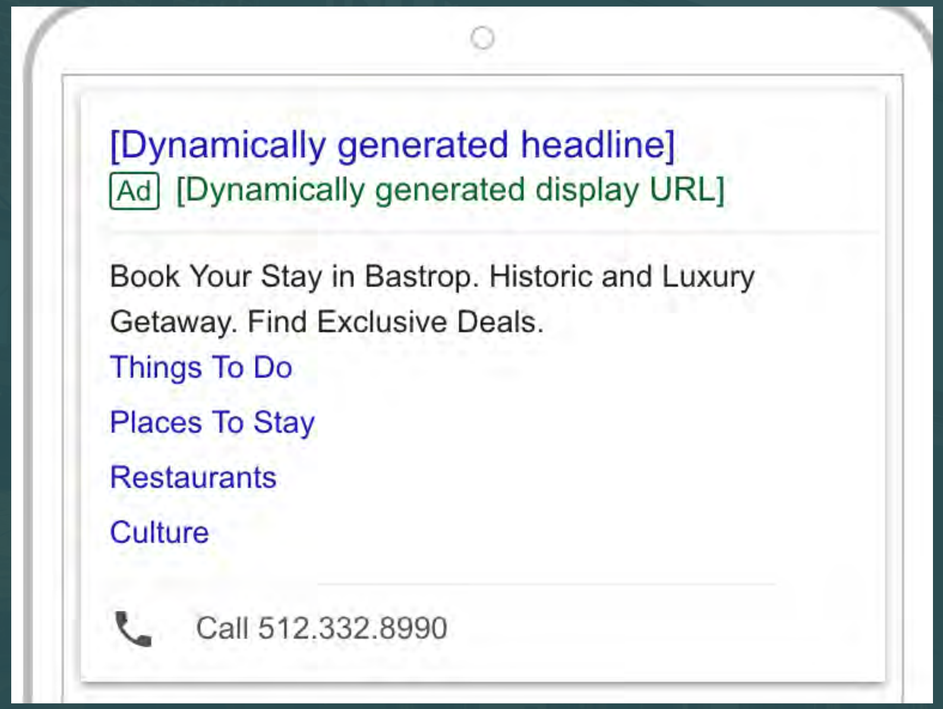




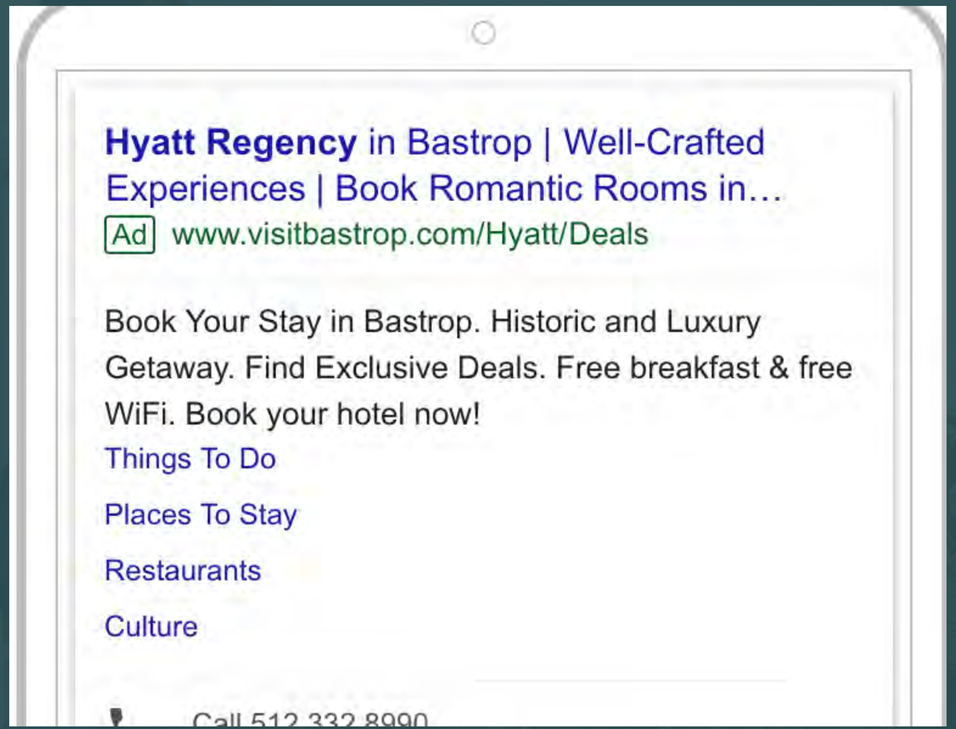
DEMOGRAPHICS



TOP PERFORMING ADS



Impressions	Clicks	Conversions
26,617	4,669	1,502.62



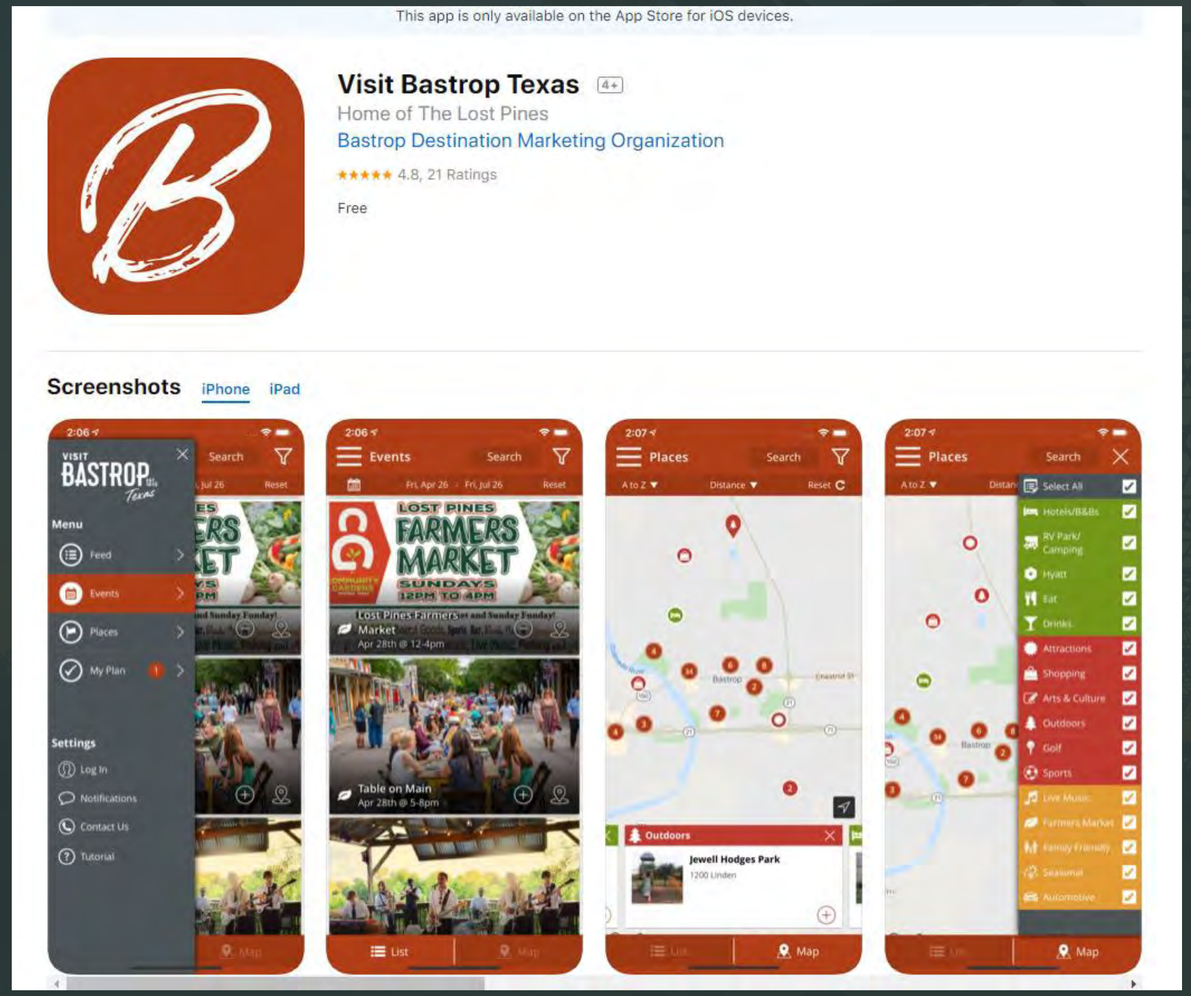
Impressions	Clicks	Conversions
23,293	4,806	2,158.69

SEARCH CAMPAIGN

CAMPAIGN HIGHLIGHTS

- EXCELLENT CTR (FAR SURPASSING INDUSTRY AVERAGES) 18.26% COMPARED TO 2.7%
- LOW COST PER ACTIONS & COST PER CLICKS (0.42 & $1.10)

VISIT BASTROP, TX APP



✓Launched

✓Rebranded

✓Updated

✓Play Store/iTunes

QUESTIONS, THOUGHTS COMMENTS?

Chamber of Commerce Newsletter
Board of Director Meetings
City Council Meetings

Susan Smith, President
512-332-8991
susan@visitbastrop.com

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM**: 9B

TITLE:
Receive Monthly Development Update.

STAFF REPRESENTATIVE:
Matt Jones, Director of Planning and Development

BACKGROUND/HISTORY:
The Planning and Development Department's mission is preserving the past, while facilitating growth and quality of life in harmony with the vision for the City of Bastrop's future. The purpose of the department is to maximize community strengths and minimize weaknesses; protect property rights and enhance property values; anticipate growth and provide adequate public facilities and services; balance economic growth with quality of life issues; and avoid unmanageable concentrations or dispersal of population.

POLICY EXPLANATION:
Regular update for City Council and community regarding planning and development related items.

ATTACHMENT:
- PowerPoint presentation

Monthly Development Update

BASTROPTX
Heart of the Lost Pines / Est. 1832

Planning and Development

Mission and Purpose

Mission:

Preserving the past while facilitating growth and quality of life in harmony with the vision for the City of Bastrop's future.

Purpose:

To maximize community strengths and minimize weaknesses; protect property rights and enhance property values; anticipate growth and provide adequate public facilities and services; balance economic growth with quality of life issues; and avoid unmanageable concentrations or dispersal of population.

BASTROPTX
Heart of the Lost Pines / Est. 1832

July - August Activity Matrix

	July - August	FYTD
Counter Visits	217	1,936
Permits Issued	120	917
Permit Applications	128	929
Pre-Application Meetings	20	163

BASTROPTX
Heart of the Lost Pines / Est. 1832

New Certificate of Occupancy

- Kristan Kouture – 601 Chestnut St., Suite I

Ongoing Commercial Projects

- Stem and Stone – 1007 Chestnut
  - Estimated Completion August 2019 - 95% complete

BASTROPTX
Heart of the Lost Pines / Est. 1832

Ongoing Commercial Projects

- Seton Hospital – 630 HWY 71 W
  - Estimated Completion October 2019 – 70% complete

BASTROPTX
Heart of the Lost Pines / Est. 1832

Ongoing Commercial Projects

- 365 Mini Storage – 510 HWY 71 W
  - Estimated Completion December 2019 – 25% complete

BASTROPTX
Heart of the Lost Pines / Est. 1832

Ongoing Commercial Projects

- Lost Pines Professional Building – 711 Old Austin Highway
  - Estimated Completion September 2019 – 60% complete

BASTROPTX
Heart of the Lost Pines / Est. 1832

Residential Projects

- Pecan Park
  - 215 lots – 64 new Section 1A
- Piney Creek Bend
  - 77 lots
- The Preserve at Hunter's Crossing
  - 140 units

BASTROPTX
Heart of the Lost Pines / Est. 1832

Events

- Boards and Commissions Volunteer Fair
- HBA Luncheon
- Bastrop Building Block Code Technical Manual Review with Developers

BASTROPTX
Heart of the Lost Pines / Est. 1832

BUILDING BASTROP

HONORING OUR AUTHENTIC PAST.
PLANNING FOR OUR SUSTAINABLE FUTURE.

Questions or Comments?

BASTROPTX
Heart of the Lost Pines / Est. 1832

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM**: 9C

TITLE:
Receive presentation on the unaudited Monthly Financial Report for the period ending July 31, 2019.

STAFF REPRESENTATIVE:
Tracy Waldron, Chief Financial Officer

BACKGROUND/HISTORY:
The Chief Financial Officer provides the City Council a monthly financial report overview for all funds to include detailed analysis for General Fund, Water-Wastewater Fund, Bastrop Power & Light and the HOT Tax Fund.

POLICY EXPLANATION:
This reporting requirement is set forth by the City of Bastrop Financial Management Policies, Chapter IV. Operating Budget, Section D. Reporting, adopted in conjunction with the FY2019 budget on September 25, 2018.

FUNDING SOURCE:
N/A

ATTACHMENTS:
- Unaudited Monthly Financial Report for the period ending July 31, 2019

CITY OF BASTROP

Comprehensive Monthly Financial Report
July 2019

Performance at a Glance as of July 31, 2019

	YEAR TO DATE	REFERENCE
ALL FUNDS SUMMARY	POSITIVE	Page 4-5
GENERAL FUND REV VS EXP	POSITIVE	Page 6
SALES TAXES	POSITIVE	Page 7
PROPERTY TAXES	POSITIVE	Page 8
WATER/WASTEWATER FUND REV VS EXP	POSITIVE	Page 9
WATER/WASTEWATER REVENUES	WARNING	Page 10
ELECTRIC FUND REV VS EXP	POSITIVE	Page 11
ELECTRIC REVENUES	WARNING	Page 12
HOT TAX FUND REV VS EXP	POSITIVE	Page 13
HOTEL OCCUPANCY TAX REVENUES	POSITIVE	Page 14
Legal fees	N/A	Page 15

PERFORMANCE INDICATORS

POSITIVE	= Positive variance or negative variance < 1% compared to seasonal trends
WARNING	= Negative variance of 1-5% compared to seasonal trends
NEGATIVE	= Negative variance of >5% compared to seasonal trends

COMPREHENSIVE MONTHLY FINANCIAL REPORT – July 2019

ECONOMIC INDICATORS

ECONOMY

National:

Real gross domestic product (GDP) increased at an annual rate of 2.1% in the 2nd quarter of 2019. This is down from 3.2% from 1st quarter 2019. The personal income increased by .4% in June 2019 after increasing in May 2019 by .4%. (All of these reported by the Bureau of Economic Analysis.)

U.S. Retail Sales:

Up .5% in July 2019

Texas Leading Index:

This index is a single summary statistic that sheds light on the future of the state's economy. The index is a composition of eight leading indicators. The index is at 128.83 in June 2019, up .02% from May 2019 and up .16% from one year ago.

UNEMPLOYMENT

State-wide:

The state unemployment is 3.4% in June 2019 which is down from May 2019.

Bastrop:

Bastrop County has an unemployment rate of 3.3% in June 2019 which is up from 2.4% in May 2019.

July 31, 2019– NEWS FOR YOU

Attached is the Comprehensive Monthly Financial report for July 2019. This is 10 month of FY 2019, or 83% of the fiscal year is complete.

Revenues: Overall, the City has earned $30,744,377. This amount is 78% of the approved budget of $39,325,5377 and is .05% higher than the amount forecasted through the month of July.

Expense: Overall, the City has spent 16% less than forecasted.

Noteworthy

The City was notified in July that they did receive the Distinguished Budget Presentation Award for the FY 2019 budget document.

BUDGET SUMMARY OF ALL FUNDS

Revenues:	FY2019 Budget	FY2019 Forecast	FY2019 YTD	Variance
General	$ 11,510,702	$ 9,962,578	$ 10,030,380	0.7%
Designated	58,100	42,367	51,768	22.2%
Innovation	928,825	386,520	398,552	3.1%
Street Maintenance	1,106,000	1,105,000	1,120,701	1.4%
Debt Service	2,637,663	2,379,236	2,402,502	1.0%
Water/Wastewater	5,707,190	4,549,685	4,476,679	-1.6%
Water/Wastewater Debt	2,235,643	1,389,959	1,399,780	0.7%
Water/Wastewater Capital Proj	155,000	129,167	149,509	15.7%
Impact Fees	509,600	393,667	313,771	-20.3%
Vehicle & Equipment Replacement	611,563	530,053	544,859	2.8%
Electric	7,721,040	6,202,552	6,043,505	-2.6%
HOT Tax Fund	3,614,246	2,909,318	3,035,593	4.3%
Library Board	20,550	15,625	27,036	73.0%
Park/Trail Land Dedicaiton (1)	102,791	417	2,078	398.3%
Cemetery	113,700	84,833	72,132	-15.0%
Capital Bond Projects	75,000	62,500	93,038	48.9%
Grant Fund	1,644,576	53,500	54,171	1.3%
Hunter's Crossing PID	573,348	532,348	528,324	-0.8%
TOTAL REVENUES	$ 39,325,537	$ 30,729,325	$ 30,744,378	0.0%

POSITIVE	= Positive variance or negative variance < 1% compared to forecast
WARNING	= Negative variance of 1-5% compared to forecast
NEGATIVE	= Negative variance of >5% compared to forecast

(1) Budgeted revenue was received at end of FY18

BUDGET SUMMARY OF ALL FUNDS

	FY2019 Budget	FY2019 Forecast	FY2019 YTD	Variance
Expense:				
General	$ 11,520,703	$ 9,514,377	$ 8,934,098	-6.1%
Designated	535,150	423,458	68,531	-83.8%
Innovation	2,375,488	1,501,284	1,213,338	-19.2%
Street Maintenance	566,797	283,398	86,317	-69.5%
Debt Service	2,716,641	2,509,516	2,447,520	-2.5%
Water/Wastewater	5,821,984	4,689,173	4,597,316	-2.0%
Water/Wastewater Debt	1,425,805	1,249,663	1,249,180	0.0%
Water/Wastewater Capital Proj.	2,857,105	2,484,148	963,019	-61.2%
Impact Fees	972,647	104,115	98,937	-5.0%
Vehicle & Equipment Replacement	423,764	274,500	154,368	-43.8%
Electric	8,344,778	6,729,289	6,402,350	-4.9%
HOT Tax Fund	3,972,045	3,339,216	3,115,673	-6.7%
Library Board	21,475	17,896	9,897	-44.7%
Park Dedication	107,977	-	-	0.0%
Cemetery	97,480	77,317	62,144	-19.6%
Hunter's Crossing PID	142,720	123,100	126,280	2.6%
Capital Projects (Bond)	5,551,132	3,980,943	1,814,524	-54.4%
Grant Fund	1,644,576	286,315	280,302	-2.1%
TOTAL EXPENSES	$ 49,098,267	$ 37,587,708	$ 31,623,794	-15.9%
Surplus/(Shortfall)	$ (9,772,730)	$ (6,858,383)	$ (879,417)	-87.2%

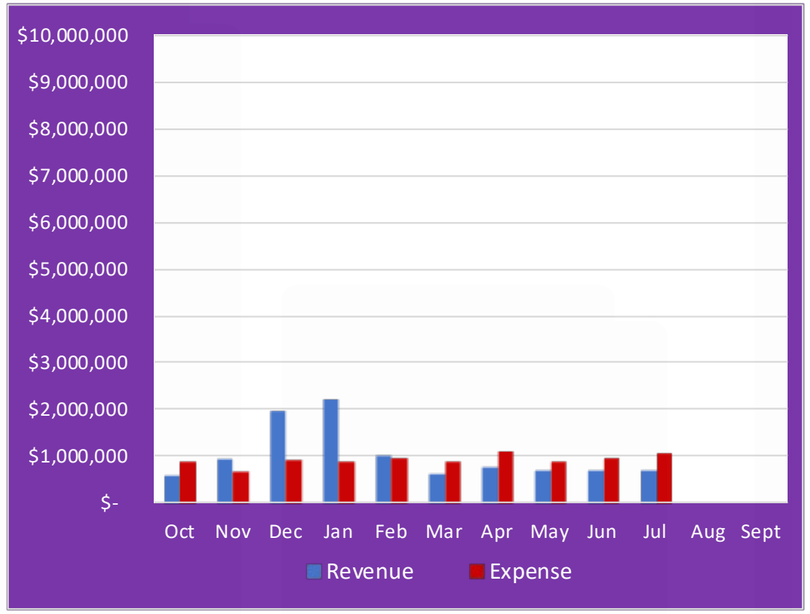
POSITIVE	= Negative variance or positive variance < 1% compared to forecast
WARNING	= Positive variance of 1-5% compared to forecast
NEGATIVE	= Positive variance of >5% compared to forecast

COMPREHENSIVE MONTHLY FINANCIAL REPORT –July 2019

OVERALL FUND PERFORMANCE

GENERAL FUND REVENUES VS EXPENSES

Month	FY2019 Revenue	FY2019 Expense	Monthly Variance
Oct	$ 579,372	$ 860,860	$ (281,488)
Nov	911,134	664,939	$ 246,195
Dec	1,937,802	897,305	$ 1,040,497
Jan	2,180,486	846,227	$ 1,334,259
Feb	998,718	931,640	$ 67,078
Mar	611,908	864,243	$ (252,335)
Apr	742,215	1,079,453	$ (337,238)
May	695,602	849,171	$ (153,569)
Jun	681,571	925,729	$ (244,158)
Jul	691,571	1,014,465	$ (322,894)
Aug			$ -
Sept			$ -
Total	$ 10,030,379	$ 8,934,032	$ 1,096,347
Cumulative Forecast	$ 9,962,578	$ 9,514,377	$ 448,201
Actual to Forecast $	$ 67,801	$ 580,345	$ 648,146
Actual to Forecast %	0.68%	6.10%	6.78%

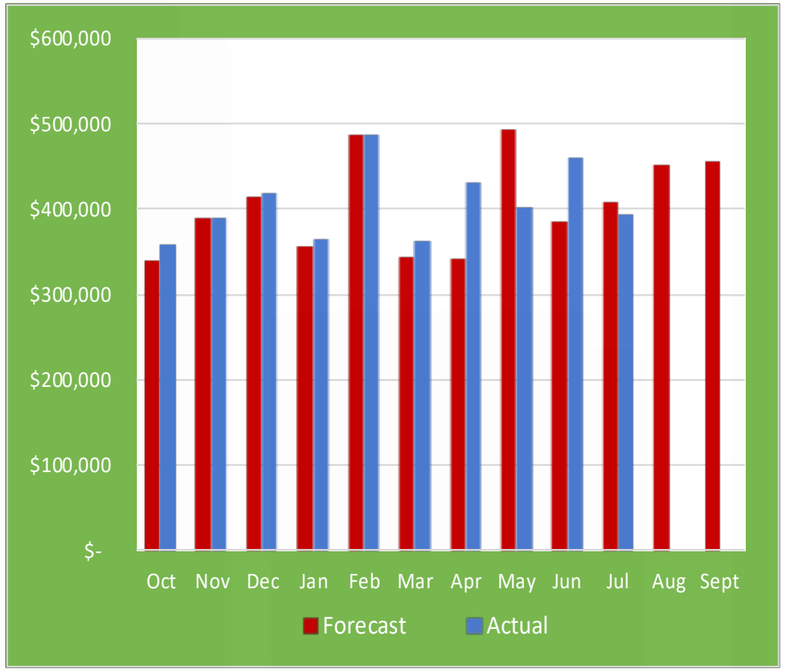


POSITIVE

Cumulatively overall, the General Fund is better than forecasted for this time of year. The fund is net positive 6.8%. Even though the expense shows a positive variance, there are some departments that have experienced unforeseen expenses. Staff is monitoring these budgets closely and will bring to Council a budget amendment if neccessary.

SALES TAX REVENUE

Month	FY2019 Forecast	FY2019 Actual	Monthly Variance
Oct	$ 340,507	$ 357,918	$ 17,411
Nov	389,151	389,073	$ (78)
Dec	413,473	417,882	$ 4,409
Jan	356,548	364,452	$ 7,904
Feb	485,934	485,877	$ (57)
Mar	342,660	362,397	$ 19,737
Apr	341,233	430,868	$ 89,635
May	492,115	402,469	$ (89,646)
Jun	385,827	460,236	$ 74,409
Jul	408,944	392,913	$ (16,031)
Aug	452,076		$ -
Sept	455,922		$ -
Total	$ 4,864,390	$ 4,064,085	$ 107,693
Cumulative Forecast	$ 3,956,392		
Actual to Forecast	$ 107,693	2.7%	

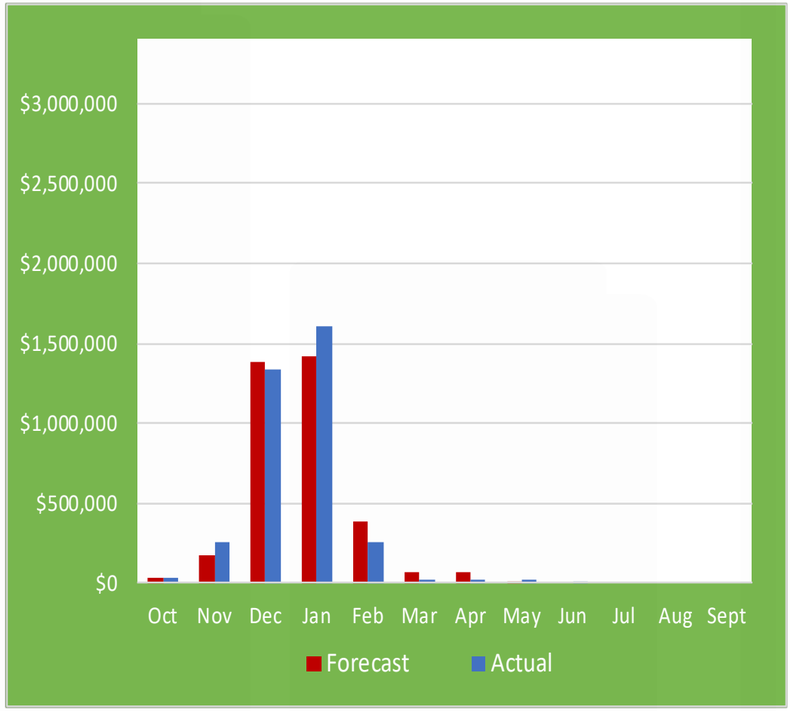


POSITIVE

Sales Tax is 42% of the total budgeted revenue for General Fund. The actual amounts for Oct. and Nov. are estimated due to the State Comptroller's two month lag in payment of these earned taxes. The actual is 2.7% greater than forecasted YTD. The June actual is higher due to several taxpayers prepaying future tax periods which may caused the actual amount for July to be lower than forecasted.

PROPERTY TAX REVENUE

Month	FY2019 Forecast	FY2019 Actual	Monthly Variance
Oct	$ 35,395	$ 39,476	$ 4,081
Nov	176,976	251,445	$ 74,469
Dec	1,380,410	1,331,743	$ (48,667)
Jan	1,415,806	1,601,144	$ 185,338
Feb	389,347	261,204	$ (128,143)
Mar	70,790	21,379	$ (49,411)
Apr	64,790	27,483	$ (37,307)
May	6,000	19,361	$ 13,361
Jun	-	10,889	$ 10,889
Jul	-	-	$ -
Aug	-		
Sept	-		
Total	$ 3,539,514	$ 3,564,124	$ 24,610
Cumulative Foreca	$ 3,539,514		
Actual to Forecast	$ 24,610	0.70%	



POSITIVE

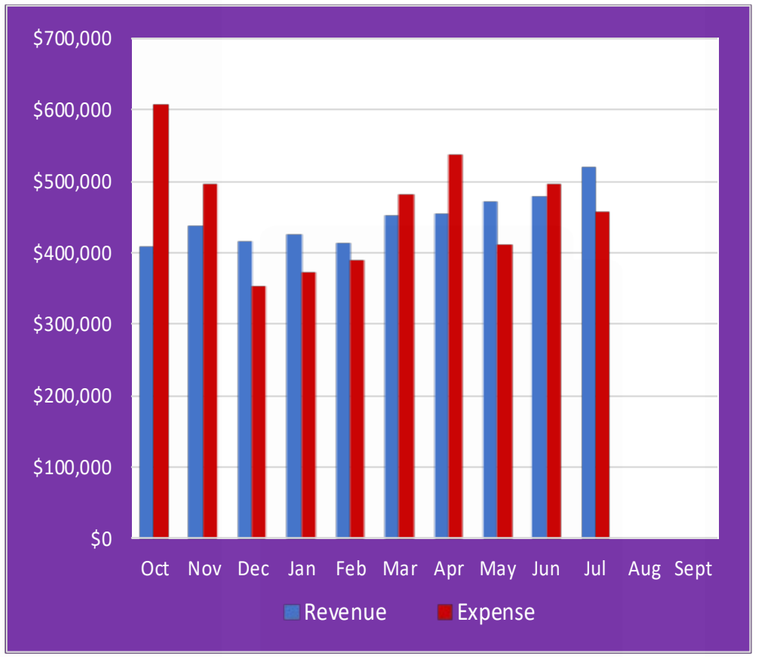
Property tax represents 31% of the total General Fund revenue budget. As you can see from the forecast, they are generally collected from December to February. The forecast to actual is almost breakeven YTD.

COMPREHENSIVE MONTHLY FINANCIAL REPORT –July 2019

OVERALL FUND PERFORMANCE

WATER/WASTEWATER FUND REVENUES VS EXPENSES

Month	FY2019 Revenue	FY2019 Expense	Monthly Variance
Oct	$ 407,528	$ 606,317	$ (198,789)
Nov	436,189	495,625	$ (59,436)
Dec	416,157	353,565	$ 62,592
Jan	425,650	372,610	$ 53,040
Feb	413,959	388,972	$ 24,987
Mar	452,893	480,740	$ (27,847)
Apr	454,547	537,405	$ (82,858)
May	471,979	410,410	$ 61,569
Jun	479,322	494,987	$ (15,665)
Jul	518,454	456,686	$ 61,768
Aug			$ -
Sept			$ -
Total	$ 4,476,678	$ 4,597,317	$ (120,639)
Cumulative Forecas	$ 4,549,685	$ 4,689,173	$ (139,488)
Actual to Forecast $	$ (73,007)	$ 91,856	$ 18,849
Actual to Forecast %	-1.60%	1.96%	0.35%



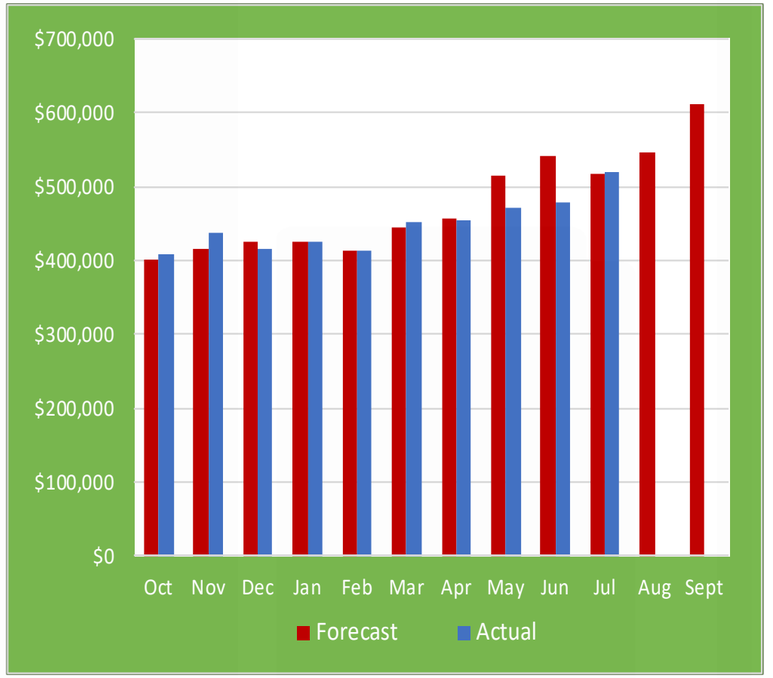
POSITIVE

Water and wastewater fund is almost net neutral. The elevated expense we experienced in Oct., due to a flood even and the purchase of extra filters, has leveled off over the last few months. Our summer months tend to generate higher revenue totals.

REVENUE ANALYSIS

WATER/WASTEWATER REVENUE

Month	FY2019 Forecast	FY2019 Actual	Monthly Variance
Oct	$ 400,030	$ 407,528	$ 7,498
Nov	414,677	436,189	$ 21,512
Dec	424,677	416,157	$ (8,520)
Jan	424,677	425,650	$ 973
Feb	412,353	413,959	$ 1,606
Mar	444,384	452,894	$ 8,510
Apr	456,707	454,547	$ (2,160)
May	513,384	471,979	$ (41,405)
Jun	541,722	479,322	$ (62,400)
Jul	517,076	518,454	$ 1,378
Aug	545,414		
Sept	612,091		
Total	$ 5,707,192	$ 4,476,679	$ (73,008)
Cumulative Forecas	$ 4,549,687		
Actual to Forecast	$ (73,008)	-1.60%	



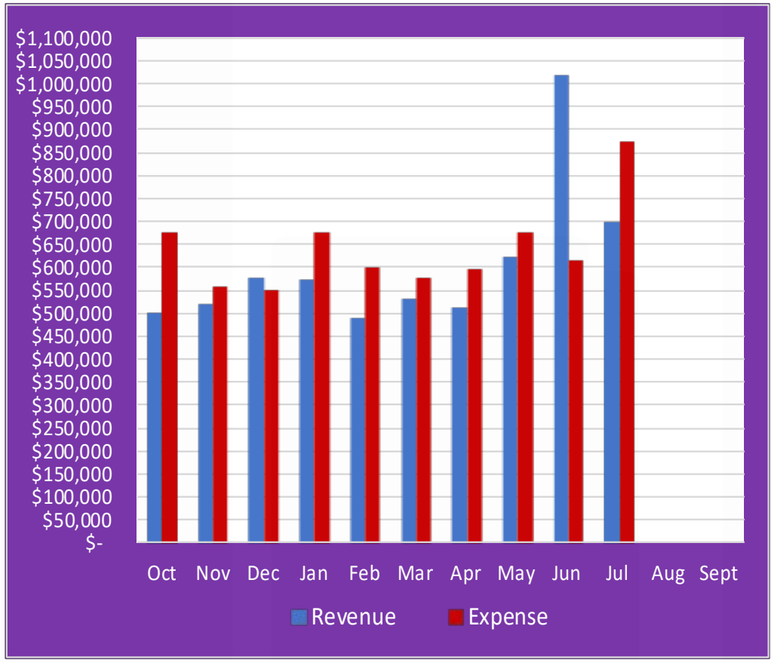
WARNING

The water and wastewater actual revenue is 1.6% net negative to forecast. We are experiencing an exceptionally wet spring which effects water usage, specifically irrigation. There was 19 new residential and 4 new commercial meter sets this month.

OVERALL FUND PERFORMANCE

ELECTRIC FUND REVENUES VS EXPENSES

Month	FY2019 Revenue	FY2019 Expense	Monthly Variance
Oct	$ 501,810	$ 675,329	$ (173,519)
Nov	519,423	559,757	$ (40,334)
Dec	578,558	550,649	$ 27,909
Jan	571,345	676,791	$ (105,446)
Feb	491,235	599,338	$ (108,103)
Mar	530,156	578,108	$ (47,952)
Apr	511,244	597,689	$ (86,445)
May	621,117	674,708	$ (53,591)
Jun	1,019,101	615,189	$ 403,912
Jul	699,516	874,794	$ (175,278)
Aug			$ -
Sept			$ -
Total	$ 6,043,505	$ 6,402,352	$ (358,847)
Cumulative Foreca	$ 6,202,552	$ 6,729,289	$ (526,737)
Actual to Forecast	$ (159,047)	$ 326,937	$ 167,890
Actual to Forecast	-2.56%	4.86%	2.29%



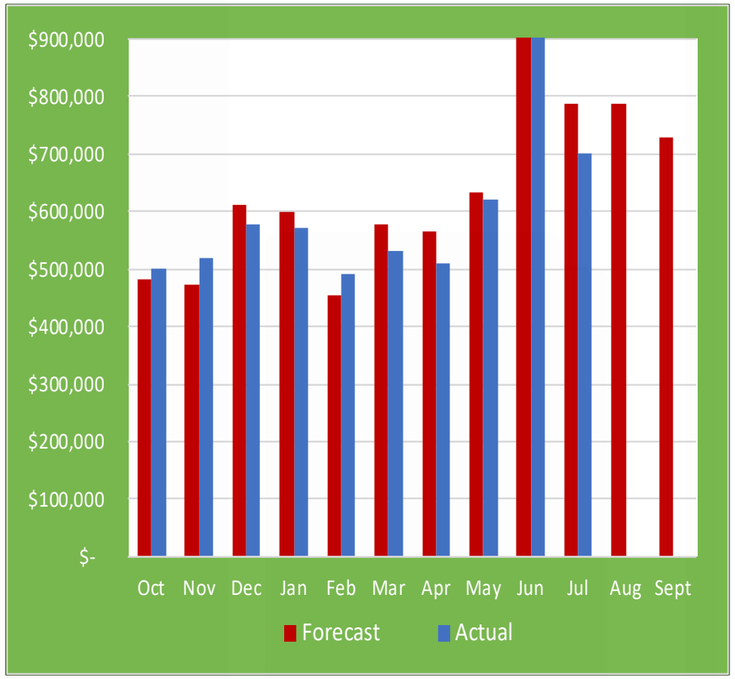
POSITIVE

The Electric utility fund is 2.3% net positive. The expense is higher in October due to budgeted annual transfers that were processed during this month.

REVENUE ANALYSIS

ELECTRIC FUND REVENUE

Month	FY2019 Forecast	FY2019 Actual	Monthly Variance
Oct	$ 481,451	$ 501,810	$ 20,359
Nov	472,138	519,423	$ 47,285
Dec	610,524	578,558	$ (31,966)
Jan	598,460	571,345	$ (27,115)
Feb	453,699	491,235	$ 37,536
Mar	578,521	530,156	$ (48,365)
Apr	564,508	511,244	$ (53,264)
May	632,025	621,117	$ (10,908)
Jun	1,022,729	1,019,101	$ (3,628)
Jul	788,496	699,516	$ (88,980)
Aug	788,496		
Sept	729,993		
Total	$ 7,721,040	$ 6,043,505	$ (159,046)
Cumulative Foreca	$ 6,202,551		
Actual to Forecast	$ (159,046)	-2.56%	



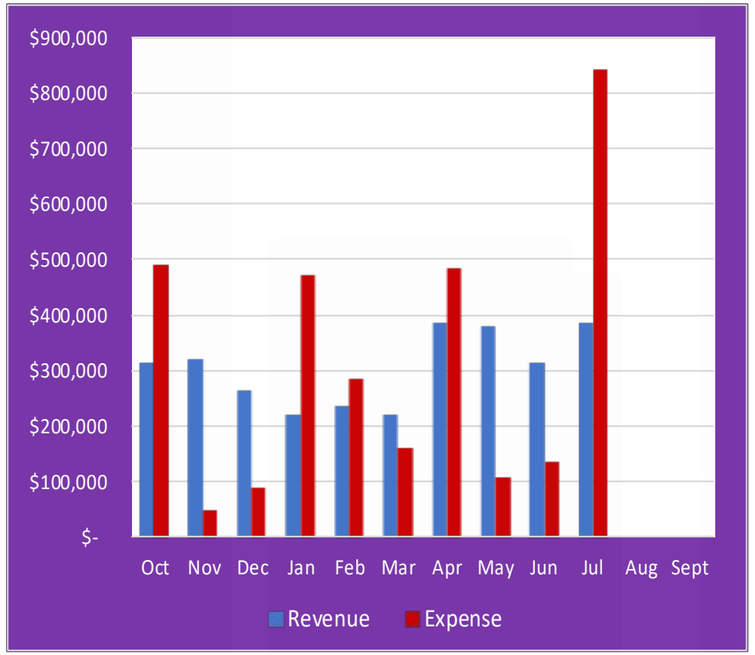
WARNING

The Electric utility revenue is 2.6% negative to forecasted revenue. There were 6 new residential meter sets this month. The mild weather is contributing to the shortfall. There are 8 more accounts than last year but consumption is down by 290,745 Kwh. The elevated revenue in June reflects Piney Creek Phase II extension fees.

OVERALL FUND PERFORMANCE

HOT TAX FUND REVENUES VS EXPENSES

Month	FY2019 Revenue	FY2019 Expense	Monthly Variance
Oct	$ 313,999	$ 489,369	$ (175,370)
Nov	318,578	50,241	$ 268,337
Dec	263,379	89,111	$ 174,268
Jan	221,133	471,250	$ (250,117)
Feb	235,767	286,720	$ (50,953)
Mar	220,037	160,987	$ 59,050
Apr	384,575	483,210	$ (98,635)
May	379,012	108,904	$ 270,108
Jun	314,678	134,823	$ 179,855
Jul	384,434	841,062	$ (456,628)
Aug			
Sept			
Total	$ 3,035,592	$ 3,115,677	$ (80,085)
Cumulative Forecast	$ 2,909,318	$ 3,339,216	$ (429,898)
Actual to Forecast $	$ 126,274	$ 223,539	$ 349,813
Actual to Forecast %	4.34%	6.69%	11.03%



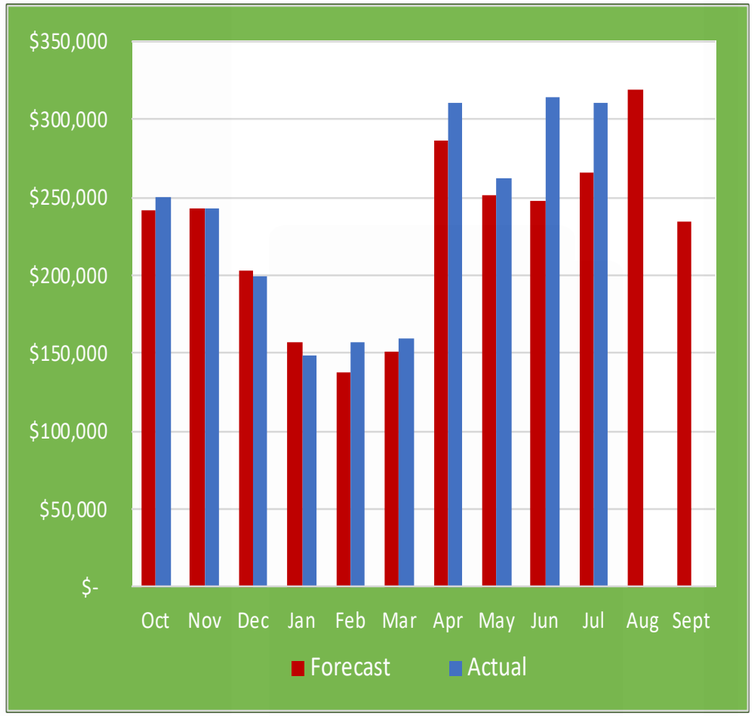
POSITIVE

The HOT Tax fund is 11% net positive. For FY2019, this fund is now a combined fund of all the HOT funded programs. Visit Bastrop is paid on a quarterly basis along with community asset organizations. This fund was budgeted to use available fund balance which is why it reflects a

REVENUE ANALYSIS

HOTEL OCCUPANCY TAX REVENUE

Month	FY2019 Forecast	FY2019 Actual	Monthly Variance
Oct	$ 241,423	$ 250,073	$ 8,650
Nov	242,303	242,469	$ 166
Dec	202,506	198,757	$ (3,749)
Jan	156,454	148,141	$ (8,313)
Feb	137,463	156,795	$ 19,332
Mar	150,729	159,156	$ 8,427
Apr	286,784	311,067	$ 24,283
May	251,767	262,551	$ 10,784
Jun	247,863	314,499	$ 66,636
Jul	265,283	310,628	$ 45,345
Aug	319,298		
Sept	234,127		
Total	$ 2,736,000	$ 2,354,136	$ 171,561
Cumulative Forecast	$ 2,182,575		
Actual to Forecast	$ 171,561	7.9%	



POSITIVE

So far YTD we are 8% positive actual to forecast. ***The Hotel Tax revenue YTD is $9,974 less than same time last year.***

Legal fees by Attorney/Category

FIRM	CASE	FY16-17	FY17-18	FY18-19
BUNDREN				
	Pine Forest Interlocal	$ 83,620	$ 26,612	$ 1,711
	Vandiver	$ 2,343	$ -	$ -
	Aqua CCN	$ 12,898	$ -	$ -
	Red Light Camera Suit	$ -	$ -	$ -
TERRELL LAW FIRM				
	Water permit	$ 37,630	$ 135	$ -
DAVID BRAGG, P.C.				
	General legal	$ 48,215	$ -	$ -
	Vandiver	$ 9,640	$ -	$ -
	Water Permit	$ 3,120	$ -	$ -
	Pine Forest Interlocal	$ 3,560	$ -	$ -
BOJORQUEZ LAW FIRM				
	General legal	$ 3,299	$ 245,168	$ 302,327
	Vandiver	$ 4,546	$ 5,079	$ 1,857
	Pine Forest Interlocal	$ -	$ 10,116	$ -
	Prosecutor	$ -	$ 19,633	$ 17,245
	Water/Wastewater	$ -	$ 18,425	$ 29,222
MULTIPLE FIRMS				
	XS Ranch Bankruptcy	$ 7,415	$ 11,770	$ -
RUSSEL RODRIGUEZ HYDE				
	XS Ranch Water Rights	$ 7,607	$ 27,965	$ 6,204
	Hunters Crossing PID	$ 17,927	$ 83,524	$ 47,614
	Water/Wastewater	$ -	$ 910	$ -
TAYLOR, OLSON, ADKINS, SRALLA & ELAM, LLP				
	Red Light Camera Suit	$ 443	$ 2,124	$ 657
	Total Legal	$ 242,263	$ 451,460	$ 406,837

Summary by Case/Type

Row Labels	Sum of FY16-17	Sum of FY17-18	Sum of FY18-19
Aqua CCN	$ 12,898	$ -	$ -
General legal	$ 51,514	$ 245,168	$ 302,327
Hunters Crossing PID	$ 17,927	$ 83,524	$ 47,614
Pine Forest Interlocal	$ 87,180	$ 36,728	$ 1,711
Prosecutor	$ -	$ 19,633	$ 17,245
Red Light Camera Suit	$ 443	$ 2,124	$ 657
Vandiver	$ 16,529	$ 5,079	$ 1,857
Water permit	$ 40,750	$ 135	$ -
Water/Wastewater	$ -	$ 19,335	$ 29,222
XS Ranch Bankruptcy	$ 7,415	$ 11,770	$ -
XS Ranch Water Rights	$ 7,607	$ 27,965	$ 6,204
Grand Total	**$ 242,263**	**$ 451,460**	**$ 406,837**

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM**: 10

TITLE:

CITIZEN COMMENTS

At this time, three (3) minute comments will be taken from the audience on any topic. To address the Council, please submit a fully completed request card to the City Secretary prior to the beginning of the Citizens' Comment portion of the Council meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, City Council cannot discuss issues raised or make any decision at this time. Instead, City Council is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to City Staff for research and possible future action.

To address the Council concerning any item on the agenda, please submit a fully completed request card to the City Secretary prior to the start of the meeting.

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 Council to allow a member of the public to slur the performance, honesty and/or integrity of the Council, as a body, or any member or members of the Council individually or collectively, or members of the City's staff. Accordingly, profane, insulting or threatening language directed toward the Council and/or any person in the Council's presence will not be tolerated.

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM**: 11A

TITLE:
Consider action to approve City Council minutes from the August 13 and 14, 2019, Regular meetings.

STAFF REPRESENTATIVE:
Lynda Humble, City Manager
Ann Franklin, City Secretary

BACKGROUND/HISTORY:
N/A

POLICY EXPLANATION:
Section 551.021 of the Government Code provides as follows:

(a) A governmental body shall prepare and keep minutes or make a tape recording of each open meeting of the body.
(b) The minutes must:
1. State the subject of each deliberation; and
2. Indicate the vote, order, decision, or other action taken.

FUNDING SOURCE:
N/A

RECOMMENDATION:
Consider action to approve City Council minutes from the August 13 and 14, 2019, Regular meetings.

ATTACHMENTS:
- August 13, 2019, DRAFT Regular Meeting Minutes.
- August 14, 2019, DRAFT Special Meeting Minutes.

BASTROP CITY COUNCIL
August 13, 2019

The Bastrop City Council met in a Regular Meeting on Tuesday, August 13, 2019, at 5:30 p.m. at the Bastrop City Hall Council Chambers, located at 1311 Chestnut Street, Bastrop, Texas. Members present were Mayor Schroeder, Mayor Pro Tem Nelson and Council Members Jackson, Ennis, Rogers and Peterson. Officers present were City Manager, Lynda Humble, City Secretary, Ann Franklin and City Attorney, Erin Higginbotham.

EXECUTIVE SESSION - CALL TO ORDER
At 5:30 p.m. Mayor Schroeder called the meeting to order with a quorum being present.

The City Council met at 5:31 p.m. in closed/executive session pursuant to the Texas Government Code, Chapter 551, et seq, to discuss the following:

2A. City Council shall convene into closed executive session pursuant to Section 551.086 of the Texas Government Code to discuss competitive matters related to Bastrop Power & Light (BP&L).

The City Council came out of closed/executive session at 6:14 p.m.

TAKE ANY NECESSARY OR APPROPRIATE ACTION ON MATTERS POSTED FOR CONSIDERATION IN CLOSED/EXECUTIVE SESSION
No action taken.

REGULAR SESSION - CALL TO ORDER
At 6:30 p.m. Mayor Schroeder called the meeting to order with a quorum being present.

PLEDGE OF ALLEGIANCE
Kendall Eddie led the pledges.

INVOCATION
Dale Burke, Police Chaplain gave the invocation.

PRESENTATIONS - NONE

WORK SESSION/BRIEFINGS

8A. Receiving briefing on Water/Wastewater Impact Fees and anticipated changes to the Standardized Wholesale Water & Wastewater Contracts.
Update was provided by Chris Ekrut, Director, Environmental Practice, NewGen Strategies & Solutions.

ITEMS FOR INDIVIDUAL CONSIDERATION

12A. Hold public hearing and consider action to approve the first reading of Ordinance No. 2019-24 of the City Council of the City of Bastrop, Texas updating and amending Bastrop Code of Ordinances, Chapter 10, Article 10.02, entitled “Impact Fees”, updating the land use assumptions, capital improvement plan and amending impact fees for water and wastewater utilities, as attached in Exhibits A-D, providing for an

effective date; and move to include on the August 27, 2019 agenda for a second reading.
Presentation was made by Chief Financial Officer, Tracy Waldron.

Public hearing was opened.

Public hearing was closed.

A motion was made by Mayor Pro Tem Nelson to approve the first reading of Ordinance No. 2019-24 and include on the August 27, 2019 agenda for a second reading, seconded by Council Member Ennis, motion was approved on a 5-0 vote.

12B. Consider action to approve the first reading of Resolution No. R-2019-66 of the City Council of the City of Bastrop, Texas, approving the 921 Main Street Project; repealing all resolutions in conflict; providing severability; and providing an effective date; and move to include on the August 27, 2019 agenda for second reading.
Presentation was made by Jean Riemenschneider, Bastrop Economic Development Corporation Project Manager.

A motion was made by Mayor Pro Tem Nelson to approve the first reading of Resolution No. R-2019-66 and include on the August 27, 2019 agenda for a second reading, seconded by Council Member Peterson, motion was approved on a 5-0 vote.

12C. Consider action to approve the first reading of Resolution No. R-2019-67 of the City Council of the City of Bastrop, Texas ("City"), approving (i) the Resolution of the Board of Directors of Bastrop Economic Development Corporation ("Corporation") regarding a loan in the amount not to exceed $1,420,000; (ii) a Sales Tax Remittance Agreement between the City and the Corporation (iii) resolving other matters incident and related to the loan; and (iv) the authority of the Mayor to execute, on behalf of the City, a General Certificate of the City and the Sales Tax Remittance Agreement; and move to include on the August 27, 2019 agenda for second reading.
Presentation was made by Angela Ryan, Bastrop Economic Development Corporation Assistant Director.

A motion was made by Council Member Ennis to approve the first reading of Resolution No. R-2019-67 and include on the August 27, 2019 agenda for a second reading, seconded by Council Member Peterson, motion was approved on a 5-0 vote.

CITIZEN COMMENTS - NONE

WORK SESSION/BRIEFINGS - CONTINUED

8B. Receive briefing from Bastrop County Historical Society Visitor Center & Museum, Bastrop Opera House, Lost Pines Art Center, and YMCA - all requesting to contract for FY2020 funding.
Bastrop County Historical Society Visitor Center & Museum - Update was provided by Kaye Sapikas.
Bastrop Opera House - Update was provided by Lisa Holcomb

Lost Pines Art Center - Update was provided by Patricia Rendulic
YMCA - Update was provided by Terry Moore

SPEAKER
Herb Goldsmith
1105 Pecan St.
Bastrop TX
979 203 1150

Mayor Schroeder recessed the Council Meeting at 7:57 p.m.

Mayor Schroeder called the Council Meeting back to order at 8:03 p.m.

WORK SESSION/BRIEFINGS – CONTINUED

8C. Receive briefing on the City Manager's submitted budget for FY 2019 as required by the City's Charter.
Update was provided by City Manager, Lynda Humble.

8D. Receive briefing from Specialized Public Finance, the City's Financial Advisors, on Limited Tax Note issuance and timeline.
Update was provided by Dan Wegmiller, Managing Director, Specialized Public Finance, Inc.

8E. Receiving briefing on Development Review Process and all changes necessary to comply with Texas Local Government Code Chapter 212 and 245, resulting from the 86th Legislative Session.
This item was withdrawn from the agenda.

STAFF AND BOARD REPORTS - NONE

CONSENT AGENDA

A motion was made by Council Member Rogers to approve Item 11A listed on the Consent Agenda after being read into the record by Mayor Schroeder. Seconded by Council Member Peterson, motion was approved on a 5-0 vote.

11A. Consider action to approve City Council minutes from the July 23, 2019, Regular meeting and August 6, 2019, Special meeting.

ADJOURNMENT

Adjourned at 10:05 p.m. without objection.

APPROVED: ATTEST:

_____ _____
Mayor Connie B. Schroeder City Secretary Ann Franklin

The Minutes were approved on August 27, 2019, by Council Member _____'s motion, Council Member _____'s second. The motion was approved on a ____ vote.

DRAFT

BASTROP CITY COUNCIL
August 14, 2019

The Bastrop City Council met in a Regular Meeting on Wednesday, August 14, 2019, at 5:30 p.m. at the Bastrop City Hall Council Chambers, located at 1311 Chestnut Street, Bastrop, Texas. Members present were Mayor Schroeder, Mayor Pro Tem Nelson and Council Members Jackson, Ennis, Rogers and Peterson. Officers present were City Manager, Lynda Humble, City Secretary, Ann Franklin and City Attorney, Erin Selvera.

CALL TO ORDER

At 5:30 p.m. Mayor Schroeder called the meeting to order with a quorum being present.

CITIZEN COMMENTS – NONE

WORK SESSION

2A. Receive briefing on Development Review Process and all changes necessary to comply with Texas Local Government Code Chapters 211, 212, and 245 resulting from the 86th Legislative Session.
Update was provided by City Manager, Lynda Humble.

Mayor Schcroeder recessed the Council Meeting at 6:59 p.m.

Mayor Schcroeder called the Council Meeting back to order at 7:05 p.m.

ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Hold public hearing and consider action to approve the first reading of Ordinance No. 2019-29 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances, Chapter 14, Exhibit A – Zoning Ordinance, II – Administration, Section 8 – Planning & Zoning Commission, 8.4 – Meetings, to change the November & December Planning & Zoning Commission meeting dates to comply with Texas Local Government Code Chapter 212; establishing a repealing clause; providing severability; and providing an effective date.
Presentation was made by City Manager, Lynda Humble.

Public hearing was opened.

Public hearing was closed.

A motion was made by Council Member Peterson to approve the first reading of Ordinance No. 2019-29 and include on the August 27, 2019 agenda for a second reading, seconded by Council Member Ennis, motion was approved on a 5-0 vote.

3B. Hold public hearing and consider action to approve the first reading of Ordinance No. 2019-32 of the City Council of the City of Bastrop, Texas amending Chapter 14 – Zoning, Section I – Enacting Provisions adding Section 6.2 Annual Adoption of Schedule of Uniform Submittal Dates for Site Plans, Zoning Changes, and Conditional Use Permits (CUP); Amending Chapter 10 – Subdivisions, Article 10.03 – Subdivision, Section 1 – General adding Section 1.1 Annual Adoption of Schedule

of Uniform Submittal Dates for Public Improvement Plans; and Adopting Schedules of Uniform Submittal Dates For 2019/2020 for Site Plans, Plats, Zoning Change, CUP, and Public Improvement Plans, as shown as Exhibit A, in order to comply with Texas Local Government Code Chapter 212, which requires plats, site plans, and public improvement plans to be reviewed within thirty (30) days of submittal or deemed approved; establishing a repealing clause; providing severability; and providing an effective date.
Presentation was made by City Manager, Lynda Humble.

Public hearing was opened.

Public hearing was closed.

A motion was made by Council Member Rogers to approve the first reading of Ordinance No. 2019-32 with the following amendment and include on the August 27, 2019 agenda for a second reading, seconded by Mayor Pro Tem Nelson, motion was approved on a 5-0 vote.

The amendment was to add the wording "calendar days" for clarification and add a timeframe to adopt next year's dates.

3K. Hold public hearing and consider action to approve the first reading of Ordinance 2019-34 of the City Council of the City of Bastrop, Texas adopting a Development Manual dated August 27, 2019 in compliance with Chapter 14 – Zoning, Section I – Enacting Provisions, Section 6.1 – Development Manual and Chapter 10 – Subdivisions, Article 10.03 – Subdivision, Section 3 – Purpose, Authority and Jurisdiction, as shown as Exhibit A; establishing a repealing clause; providing severability; and providing an effective date.
Presentation was made by City Manager, Lynda Humble.

Public hearing was opened.

Public hearing was closed.

A motion was made by Council Member Ennis to approve the first reading of Ordinance No. 2019-34 and include on the August 27, 2019 agenda for a second reading, seconded by Council Member Jackson, motion was approved on a 5-0 vote.

3E. Hold public hearing and consider action to approve the first reading of Ordinance No. 2019-26 of the City Council of the City of Bastrop, Texas amending Code of Ordinances, Article 10.03 – Subdivision Ordinance, Section 2 – General, Section 3 – Purpose, Authority & Jurisdiction, Section 4 – Platting Procedures; and Section 5 – Standard Division Design Requirements; approving a Standardized Public Improvement Plan Agreement, as attached as Exhibit A; establishing a repealing clause; providing severability; providing an effective date; and move to include on the August 27, 2019 agenda for second reading.
Presentation was made by City Manager, Lynda Humble.

A motion was made by Council Member Rogers to approve the first reading of Ordinance No. 2019-26 amended to add the "Public Improvement Plan" paragraph and include on the August 27, 2019 agenda for a second reading, seconded by Council Member Jackson, motion was approved on a 5-0 vote.

3F. Hold Public Hearing and consider action to approve the first reading of Ordinance No. 2019-27 of the City Council of the City of Bastrop, Texas amending Ordinance No. 2019-16 - Enhanced Permit Process – Chapter 5 Definitions; establishing a repealing clause; providing severability; providing an effective date; and move to include on the August 27, 2019 agenda for second reading.
Presentation was made by City Manager, Lynda Humble.

A motion was made by Council Member Ennis to approve the first reading of Ordinance No. 2019-27 and include on the August 27, 2019 agenda for a second reading, seconded by Mayor Pro Tem Nelson, motion was approved on a 5-0 vote.

3G. Hold Public Hearing and consider action to approve the first reading of Ordinance No. 2019-28 of the City Council of the City of Bastrop, Texas amending Chapter 14, Section 42 - Site Development Plan Review; establishing a repealing clause; providing severability; providing an effective date; and move to include on the August 27, 2019 agenda for second reading.
Presentation was made by City Manager, Lynda Humble.

Public hearing was opened.

Public hearing was closed.

A motion was made by Council Member Jackson to approve the first reading of Ordinance No. 2019-28 and include on the August 27, 2019 agenda for a second reading, seconded by Council Member Peterson, motion was approved on a 5-0 vote.

3H. Hold Public Hearing and consider action to approve the first reading of Ordinance No. 2019-31 of the City Council of the City of Bastrop, Texas amending Chapter 14, Section 32 – PD – Planned Development District; establishing a repealing clause; providing severability; and providing an effective date; and move to include on the August 27, 2019 agenda for second reading.
Presentation was made by City Manager, Lynda Humble.

Public hearing was opened.

Public hearing was closed.

A motion was made by Mayor Pro Tem Nelson to approve the first reading of Ordinance No. 2019-31 and include on the August 27, 2019 agenda for a second reading, seconded by Council Member Peterson, motion was approved on a 5-0 vote.

3I. Hold Public Hearing and consider action to approve the first reading of Ordinance No. 2019-32 of the City Council of the City of Bastrop, Texas amending Chapter 14, Section 33 – CUP or C – Conditional Use Permit; establishing a repealing clause;

providing severability; and providing an effective date and move to include on the August 27, 2019 agenda for second reading.
Presentation was made by City Manager, Lynda Humble.

Public hearing was opened.

Public hearing was closed.

A motion was made by Council Member Ennis to approve the first reading of Ordinance No. 2019-32 and include on the August 27, 2019 agenda for a second reading, seconded by Council Member Peterson, motion was approved on a 5-0 vote.

3J. Hold Public Hearing and consider action to approve the first reading of Ordinance No. 2019-33 of the City Council of the City of Bastrop, Texas amending Chapter 14, Section 10 - Changes and Amendments to all Zoning Ordinances and Districts, and Administrative Procedures; establishing a repealing clause; providing severability; providing an effective date; and move to include on the August 27, 2019 agenda for second reading.
Presentation was made by City Manager, Lynda Humble.

Public hearing was opened.

Public hearing was closed.

A motion was made by Council Member Jackson to approve the first reading of Ordinance No. 2019-33 and include on the August 27, 2019 agenda for a second reading, seconded by Council Member Rogers, motion was approved on a 5-0 vote.

3L. Hold public hearing and consider action to approve the first reading of Ordinance No. 2019-35 of the City Council of the City of Bastrop, Texas adopting Construction Standards Technical Manual dated January 2012, amending Chapter 1 – II References, Abbreviations, and Definitions and adding Street Sign Standard, as attached in Exhibit A; establishing a repealing clause; providing severability; providing an effective date; and move to include on the August 27, 2019 agenda for second reading.
Presentation was made by City Manager, Lynda Humble.

A motion was made by Council Member Ennis to approve the first reading of Ordinance No. 2019-35 and include on the August 27, 2019 agenda for a second reading, seconded by Mayor Pro Tem Nelson motion was approved on a 5-0 vote.

3M. Hold public hearing and consider action to approve the first reading of Ordinance No. 2019-36 of the City Council of the City of Bastrop, Texas amending the City of Bastrop Stormwater Drainage Design Manual, Section 2 – Stormwater Drainage Policy, b – Stormwater Drainage Design Process, Section 3 – Conceptual Drainage Plans, Section 4 – Preliminary Drainage Plans, and Section 5 – Final Drainage Plans, and Section 6 – Operations and Maintenance Plan; establishing a repealing clause; providing severability; providing an effective date; and move to include on the August 27, 2019 agenda for second reading.

Presentation was made by City Manager, Lynda Humble.

A motion was made by Council Member Rogers to approve the first reading of Ordinance No. 2019-36 and include on the August 27, 2019 agenda for a second reading, seconded by Council Member Ennis, motion was approved on a 5-0 vote.

3D. Hold public hearing and consider action to approve the first reading of Ordinance No. 2019-25 of the City Council of the City of Bastrop, Texas amending Appendix A – Fee Schedule, Sec. A3.01. - General provisions, Sec. A3.04. - Building code, Sec. A3.05. - Electricity—Electrical code, Sec. A3.06. - Plumbing code, Sec. A3.07. - Mechanical code, Sec. A3.15. - Swimming pools, Sec. A3.16. - Moving of Structures, Demolition and Site Work, Sec. A3.20. – Signs, Sec. A3.21. - Streets, rights-of-way and public property, Sec. A10-03. - Subdivision ordinance, Sec. A14.01. - Zoning—General provisions and Adding Section A5.10 – Fire Planning Review and Inspection Fees; establishing a repealing clause; providing severability; and providing an effective date.
Presentation was made by Planning and Zoning Director, Matt Jones.

A motion was made by Mayor Pro Tem Nelson to approve the first reading of Ordinance No. 2019-25 and include on the August 27, 2019 agenda for a second reading, seconded by Council Member Jackson, motion was approved on a 5-0 vote.

3C. Hold public hearing and consider action to approve the first reading of Ordinance No. 2019-30 of the City Council of the City of Bastrop, Texas amending Chapter 16, "Stormwater Drainage," Sections 16.01.002, 16.01.007, 16.01.009, 16.01.010, 16.01.013, and 16.01.015; by defining stormwater pollution prevention plans, and establishing requirements for maintenance plans, erosion control plans, and easements as part of construction process for stormwater control, giving the City Council the responsibility of approving or disapproving recommendations from the Development Review Committee (DRC) and the authority to hear appeals regarding the administration of this chapter, and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; proper notice and meeting; and move to include on the August 27, 2019 agenda for second reading.
Presentation was made by Managing Director of Public Works and Utilities, Trey Job.

A motion was made by Council Member Jackson to approve the first reading of Ordinance No. 2019-30 and include on the August 27, 2019 agenda for a second reading, seconded by Council Member Ennis, motion was approved on a 5-0 vote.

ADJOURNMENT

Adjourned at 8:44 p.m. without objection.

APPROVED: ATTEST:

_____ _____

Mayor Connie B. Schroeder City Secretary Ann Franklin

The Minutes were approved on August 27, 2019, by Council Member _____'s motion, Council Member _____'s second. The motion was approved on a ____ vote.

DRAFT

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM**: 11B

TITLE:
Consider action to approve the second reading of Resolution No. R-2019-66 of the City Council of the City of Bastrop, Texas, approving the 921 Main Street Project; repealing all resolutions in conflict; providing severability; and providing an effective date.

STAFF REPRESENTATIVE:
Jean Riemenschneider, Bastrop EDC Project Manager

BACKGROUND/HISTORY:
The Bastrop EDC Board of Directors approved obtaining a loan to construct a building at the site located at 921 Main Street, Bastrop, Texas, in the amount of $1,800,000 dollars from a federally insured lender to be chosen by the Board. This action was taken by the BEDC Board on May 20, 2019, via Resolution No.R-2019-0006; the Bastrop City Council gave approval to obtain the loan on June 11, 2019, by second reading of Resolution No. R-2019-54.

The BEDC Board approved the entirety of the 921 Main Street Project by Resolution No.R-2019-0015 on July 15, 2019, which includes the hiring of a construction company to construct the building approved by Council and the hiring of a project manager to oversee this construction and provide professional guidance and direction.

The attached resolution approves the BEDC fulfilling all necessary actions to complete the 921 Main Street Project.

Through the investment of community resources in infrastructure improvements, the EDC is promoting new or expanded business development, improving infrastructure and facilities, and increasing the number of full-time employees. The EDC is authorized in the LGC Section 505.158 to undertake projects related to business development in certain small municipalities:

> *Sec. 505.158. PROJECTS RELATED TO BUSINESS DEVELOPMENT IN CERTAIN SMALL MUNICIPALITIES. (a) For a Type B corporation authorized to be created by a municipality with a population of 20,000 or less, "project" also includes the land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the corporation's board of directors to promote new or expanded business development.*
> *(b) A Type B corporation may not undertake a project authorized by this section that requires an expenditure of more than $10,000 until the governing body of the corporation's authorizing municipality adopts a resolution authorizing the project after giving the resolution at least two separate readings.*
>
> *Added by Acts 2007, 80th Leg., R.S., Ch. 885 (H.B. 2278), Sec. 3.01, eff. April 1, 2009.*

City Council approved the first reading of Resolution No. R-2019-66 at the August 13, 2019 meeting.

RECOMMENDATION:
Consider action to approve the second reading of Resolution No. R-2019-66 of the City Council of the City of Bastrop, Texas, approving the 921 Main Street Project; repealing all resolutions in conflict; providing severability; and providing an effective date.

ATTACHMENTS:

- Draft City Council Resolution
- BEDC Resolution R-2019-0015 – Approval of Construction Contract for 921 Main Project
- BEDC Resolution R-2019-0017 – Approval of Project Manager for 921 Main Project

RESOLUTION NO. R-2019-66

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE 921 MAIN STREET PROJECT; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in recognition of the positive economic benefits which will accrue, and pursuant to the terms of Texas Local Government Code Chapter 501 and 505, *et seq*, the Board of Directors of the Bastrop Economic Development Corporation (BEDC) has authorized a Project, as used and authorized under the definition used in Tex. Loc. Gov't Code Sec. 505.158 at 921 Main Street in Bastrop, Bastrop County, Texas, through funding by the BEDC (hereafter "921 Main Street Project"); and

WHEREAS, the BEDC approved the 921 Main Street Project as an allowable project under Texas Local Government Code Chapters 501-505, *et seq*., and through Resolution 2019-0015 on July 15, 2019; and

WHEREAS, the BEDC approved hiring a project manager to oversee the project through Resolution 2019-0017 on July 22, 2019; and

WHEREAS, the BEDC and City Council by separate resolutions shall authorize the 921 Main Street Project as a qualified project for the creation of primary jobs and for the improvement of infrastructure and site improvements pursuant to the authority of Texas Local Government Code Sections 501.101 and 501.103; and

WHEREAS, pursuant to Texas Local Government Code Section 505.158(b) City Council has been asked by the BEDC to approve the aforementioned agreements.

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

SECTION 1. To the extent required by Texas Local Government Code Section 505.158(b) the City Council hereby finds and approves BEDC R-2019-0015 to be an allowable project and hereby approves of the project known as 921 Main Street Project.

SECTION 2. To the extent required by Texas Local Government Code Section 505.158(b) the City Council hereby finds and approves BEDC R-2019-0017 to be an allowable expense related to the 921 Main Street Project.

SECTION 3. Open Meeting. The City Council hereby finds and determines that the meeting at which this Resolution was passed was open to the public, and public notice of the time, place and purpose at which it was read was given in accordance with Chapter 551, Texas Government Code.

SECTION 4. Any prior resolution of the City Council in conflict with the provisions contained in this Resolution are hereby repealed and revoked.

SECTION 5. Should any part of this Resolution be held to be invalid for any reason, the remainder shall not be affected thereby, and such remaining portions are hereby declared to be severable.

SECTION 6. Two Readings Required. Pursuant to Texas Local Government Code Section 505.158(b), this Resolution shall take effect immediately from and after its passage upon a subsequent second reading and passage, and it is duly resolved.

This resolution shall be in full force and effect from and after its final adoption.

READ and ACKNOWLEDGED on First Reading on the 13th day of August 2019.

READ and APPROVED on the Second Reading on the 27th day of August 2019.

[SIGNATURE PAGE FOLLOWS]

DRAFT

CITY OF BASTROP, TEXAS

APPROVED:

_____

Connie B. Schroeder, Mayor

ATTEST:

_____

Ann Franklin, City Secretary

APPROVED AS TO FORM:

_____

Alan Bojorquez, City Attorney

DRAFT

RESOLUTION NO. R-2019-0015

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION APPROVING OF THE PROJECT FOR 921 MAIN STREET AND THE TERMS OF A COMMERCIAL DESIGN & CONSTRUCTION CONTRACT WITH STONE DEVELOPMENT GROUP, INC.; AUTHORIZING ALL NECESSARY ACTIONS, INCLUDING HIRING OF A PROJECT MANAGER AND EXECUTION OF NECESSARY DOCUMENTATION; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Bastrop Economic Development Corporation ("BEDC") is a public instrumentality and non-profit industrial development corporation duly established and operating under Local Government Code, Chapters 501 and 505, et seq., as amended, known as the Development Corporation Act of 1979 (the "Act"), and is acting with the approval of the governing body of the City of Bastrop, Texas (the "City"); and

WHEREAS, after careful evaluation and consideration by the Board, it was determined that a project ("Project") proposed by Stone Development Group, Inc. ("Company") will: (i) improve infrastructure upon a dilapidated and previously abandoned City lot; (ii) promote and develop new and expanded business enterprises; (iii) creation of primary jobs and full-time employees; and, (iv) facilitate the remediation of the property located at 921 Main Street, Bastrop, Texas, and owned by the BEDC; and

WHEREAS, the Board approved entering into an economic development performance agreement with 921 Bastrop, LLC, on September 17, 2018, by Resolution R-2018-0007; and

WHEREAS, a Mutual Release & Termination of said performance agreement was fully executed on June 5, 2019; and

R-2019-0006

WHEREAS, the BEDC approved entering into Resolution [illegible] on May 20, 2019, authorizing the BEDC to negotiate and enter into a contract with Roscoe State Bank and Stone Development Group, Inc., for the $1.8M loan to fund the Project; and

WHEREAS, the Bastrop City Council approved of this Project's $1.8M loan and Resolution R-2019-54 on June 11, 2019, which includes the down payment and Project's design proposal; and

WHEREAS, the BEDC began the loan process on June 17, 2019, when it approved Resolution R-2019-0007 authorizing the Design Proposal provided by the Company; and

WHEREAS, the BEDC approved of the Design Proposal and entered into an agreement with the Company on June 21, 2019, for the Design Proposal to begin; and

WHEREAS, on July 2, 2019 the Company provided the initial Design Proposal's layout and initial schematics that were approved by the Interim Executive Director on July 10, 2019; and

WHEREAS, the Board has reviewed the terms and conditions of the proposed Commercial Design & Construction Contract ("Contract") by and between the BEDC and Stone Development Group, Inc., and determined that it fully complies with the statutory requirements

that govern the BEDC and is in the best interest of the BEDC to enter such Contract as a Project under Section 501.101, et seq. Texas Local Government Code; and

WHEREAS, to fulfill its public purpose in attracting qualifying projects under Texas Local Government Code, Chapters 501 and 505, et seq., as amended, the BEDC requires certain professional services, including without limitation, the contracting with and hiring of a project manager to oversee certain BEDC projects, including this Project; and

↳ in an amount not to exceed $40,000 ($40k)

WHEREAS, after careful evaluation and consideration by the Board, it has determined that these services and this support can be provided most beneficially, efficiently and economically under a third-party professional services agreement with a project management company to be chosen by the Interim Executive Director and Board Chair.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION THAT:

SECTION 1. The findings set out above are hereby found to be true and correct and are incorporated herein for all purposes.

SECTION 2. The terms and conditions of the Contract attached hereto as Exhibit "A," are approved.

SECTION 3. The Board authorizes BEDC's Interim Executive Director and/or Treasurer Kier and/or Chair Kathryn Nash to execute a Contract in substantial form with Exhibit "A" and take those actions, including the execution of all other agreements, instruments or documents reasonably necessary to facilitate the purpose of this Resolution.

SECTION 4. This Resolution is effective upon passage.

DULY RESOLVED AND ADOPTED by the Board of Directors of the Bastrop Economic Development Corporation, this 15th day of July 2019.

[SIGNATURE PAGE FOLLOWS]

BASTROP ECONOMIC
DEVELOPMENT CORPORATION

Kathryn Nash, Board Chair

ATTEST:

Kevin Plunkett, Board Vice-Chair

APPROVED AS TO FORM:

Denton, Navarro, Rocha, Bernal & Zech, P.C.
Board Counsel

Exhibit "A"

Commercial Design & Construction Contract by and between the Bastrop Economic Development Corporation and Stone Development Group, Inc.

RESOLUTION NO. R-2019-0017

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION ENTERING INTO A PROFESSIONAL SERVICES AGREEMENT FOR PROJECT MANAGEMENT SERVICES ON THE 921 MAIN STREET PROJECT.

WHEREAS, the Bastrop Economic Development Corporation ("BEDC") approved the 921 Main Street Project as an allowable project under Texas Local Government Code Chapters 501-505, *et seq.*, and through Resolution 2019-0015; and

WHEREAS, Jimmy Crouch has proposed a Scope of Services Proposal to be the Project Manager for the BEDC as its duly authorized agent for construction and project oversight during the construction of the 921 Main Street Project ("Project");

WHEREAS, the BEDC voted and approved of this Project's scope and the hiring of a Project Manager in an amount not to exceed $40,000.00 in Resolution R-2019-0015 on July 15, 2019; and

WHEREAS, Jimmy Crouch's Proposal and Scope of Services meets the requirements of Resolution R-2019-0015.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION THAT:

SECTION 1.

a. The Board authorizes the Chair and/or Interim Executive Director to execute a contract with Jimmy Crouch to fulfill the scope of services as Project Manager for the 921 Main Street Project.

SECTION 2. Approval

PASSED AND APPROVED on the 22 day of July 2019, by the Board of Directors of the Bastrop Economic Development Corporation.

[SIGNATURE PAGE FOLLOWS]

BASTROP ECONOMIC
DEVELOPMENT CORPORATION

Kathryn Nash, Board Chair

ATTEST:

~~Kevin Plunkett, Board Vice-Chair~~
Ron Spencer, Board Member

APPROVED AS TO FORM:

Denton, Navarro, Rocha, Bernal & Zech, P.C.
Board Counsel.

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM**: 11C

TITLE:
Consider action to approve the second reading of Resolution No. R-2019-67 of the City Council of the City of Bastrop, Texas ("City"), approving (i) the Resolution of the Board of Directors of Bastrop Economic Development Corporation ("Corporation") regarding a loan in the amount not to exceed $1,420,000; (ii) a Sales Tax Remittance Agreement between the City and the Corporation (iii) resolving other matters incident and related to the loan; and (iv) the authority of the Mayor to execute, on behalf of the City, a General Certificate of the City and the Sales Tax Remittance Agreement.

STAFF REPRESENTATIVE:
Angela Ryan, Bastrop EDC Assistant Director

BACKGROUND/HISTORY:
The Bastrop EDC Board of Directors approved obtaining a loan to construct a building at the site located at 921 Main Street, Bastrop, Texas, in the amount of $1,800,000 dollars from a federally insured lender to be chosen by the Board. This action was taken by the BEDC Board on May 20, 2019, via Resolution No. R-2019-0006; the Bastrop City Council gave approval to obtain the loan on June 11, 2019, by second reading of Resolution No. R-2019-54.

Since the Bastrop EDC was required to contribute $377,072 as a down payment, the amount of the actual loan that the BEDC is obtaining is $1,420,000. The BEDC's portion was approved by BEDC Resolution No. R-2019-0007 on June 17, 2019.

The BEDC Board approved the 921 Main Street Project and the terms of a construction contract with Stone Development Group by Resolution No. R-2019-0015 on July 15, 2019, and the hiring of a project manager by Resolution No. R-2019-0017 on July 22, 2019.

The attached resolution is required by Roscoe State Bank in order for the BEDC to proceed with finalizing the loan documents.

Pursuant to Section 505.158(b) of the Local Government Code, prior to the BEDC funding a project involving an expenditure of more than $10,000, the City Council shall adopt a Resolution authorizing the project, which Resolution shall be read by the City Council on two separate occasions.

Through the investment of community resources in infrastructure improvements, the EDC is promoting new or expanded business development. The EDC is authorized in the LGC Section 505.158 to undertake projects related to business development in certain small municipalities:

> *Sec. 505.158. PROJECTS RELATED TO BUSINESS DEVELOPMENT IN CERTAIN SMALL MUNICIPALITIES. (a) For a Type B corporation authorized to be created by a*

municipality with a population of 20,000 or less, "project" also includes the land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the corporation's board of directors to promote new or expanded business development.
(b) A Type B corporation may not undertake a project authorized by this section that requires an expenditure of more than $10,000 until the governing body of the corporation's authorizing municipality adopts a resolution authorizing the project after giving the resolution at least two separate readings.

Added by Acts 2007, 80th Leg., R.S., Ch. 885 (H.B. 2278), Sec. 3.01, eff. April 1, 2009.

City Council approved the first reading of Resolution No. R-2019-67 at the August 13, 2019 meeting.

RECOMMENDATION:
Consider action to approve the second reading of Resolution No. R-2019-67 of the City Council of the City of Bastrop, Texas ("City"), approving (i) the Resolution of the Board of Directors of Bastrop Economic Development Corporation ("Corporation") regarding a loan in the amount not to exceed $1,420,000; (ii) a Sales Tax Remittance Agreement between the City and the Corporation (iii) resolving other matters incident and related to the loan; and (iv) the authority of the Mayor to execute, on behalf of the City, a General Certificate of the City and the Sales Tax Remittance Agreement.

ATTACHMENTS:
- Draft City Council Resolution and Exhibit A
- BEDC Resolution - R-2019-0006 – BEDC Board approval of obtaining a loan
- City Council Resolution - R-2019-54 – Council approval of obtaining a loan
- BEDC Resolution - R-2019-0007 – BEDC Board approval of down payment of $377,072
- BEDC Resolution - R-2019-0016 – BEDC Board approval of Certificate of Resolution

CERTIFICATE OF CITY SECRETARY

THE STATE OF TEXAS §
COUNTY OF BASTROP §
CITY OF BASTROP §

I, the undersigned, City Secretary of the City of Bastrop, Texas DO HEREBY CERTIFY as follows:

1. On August 27, 2019, a regular meeting of the City Council of the City of Bastrop, Texas, was held at a meeting place within the City; the duly constituted members of the Council being as follows:

Connie Schroeder	Mayor
Lyle Nelson	Mayor Pro-Tem
Willie Lewis Peterson	Council Member, Place 1
Drusilla Rogers	Council Member, Place 2
Bill Ennis	Council Member, Place 4
Dock Jackson	Council Member, Place 5

and all of said persons were present at said meeting, except the following: _____. Among other business considered at said meeting, the attached resolution entitled:

> **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS ("CITY"), APPROVING (I) THE RESOLUTION OF THE BOARD OF DIRECTORS OF BASTROP ECONOMIC DEVELOPMENT CORPORATION ("CORPORATION") REGARDING A LOAN IN THE AMOUNT NOT TO EXCEED $1,420,000; (II) A SALES TAX REMITTANCE AGREEMENT BETWEEN THE CITY AND THE CORPORATION (III) RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE LOAN; AND (IV) THE AUTHORITY OF THE MAYOR TO EXECUTE, ON BEHALF OF THE CITY, A GENERAL CERTIFICATE OF THE CITY AND THE SALES TAX REMITTANCE AGREEMENT**.

was introduced and submitted to the City Council for passage and adoption. After presentation and due consideration of the resolution, and upon a motion made and seconded, the resolution was duly passed and adopted by the Council to be effective immediately by the following vote:

AYES: All members of the City Council shown present above voted *"Aye"*, except as noted below,

NOES: _____

ABSTAIN: _____

all as shown in the official Minutes of the City Council for the meeting held on the aforesaid date.

DRAFT

2. The attached resolution is a true and correct copy of the original on file in the official records of the City; the duly qualified and acting members of the City Council on the date of the aforesaid meeting are those persons shown above and, according to the records of my office, advance notice of the time, place and purpose of said meeting was given to each member of the Council; and that said meeting, and deliberation of the aforesaid public business, was open to the public and written notice of said meeting, including the subject of the above-entitled resolution, was posted and given in advance thereof in compliance with the provisions of V.T.C.A., Chapter 551, Government Code, as amended.

IN WITNESS WHEREOF, I have hereunto signed my name officially on the date first written above.

_____

Ann Franklin, City Secretary

DRAFT

RESOLUTION NO. R-2019-67

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS ("CITY"), APPROVING (I) THE RESOLUTION OF THE BOARD OF DIRECTORS OF BASTROP ECONOMIC DEVELOPMENT CORPORATION ("CORPORATION") REGARDING A LOAN IN THE AMOUNT NOT TO EXCEED $1,420,000; (II) A SALES TAX REMITTANCE AGREEMENT BETWEEN THE CITY AND THE CORPORATION (III) RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE LOAN; AND (IV) THE AUTHORITY OF THE MAYOR TO EXECUTE, ON BEHALF OF THE CITY, A GENERAL CERTIFICATE OF THE CITY AND THE SALES TAX REMITTANCE AGREEMENT.

WHEREAS, the Bastrop Economic Development Corporation (the "*Corporation*") has been duly created and organized pursuant to the provisions of Chapter 505, Local Government Code, as amended (formerly Section 4B of the Development Corporation Act of 1979, Article 5190.6, Texas Revised Civil Statutes Annotated, as amended) (the "*Act*") by the City of Bastrop, Texas (the "*City*"); and

WHEREAS, pursuant to the Act, the Corporation is empowered to borrow money for the purpose of financing the cost of any "*project*" defined as such by the Act; and

WHEREAS, the Board of Directors of the Corporation has found and determined that financing the construction of certain improvements to real property to promote economic development of the City is authorized under the Act and loan proceeds may be used for such financing pursuant to that certain Loan Agreement, dated as of August 1, 2019, (as amended, restated, supplemented and/or otherwise modified, the "*Loan Agreement*") in the original principal amount not to exceed $1,420,000 (the "*Loan*") between the Corporation and Roscoe State Bank (the "*Lender*"); and

WHEREAS, the Corporation proposes to enter into a Sales Tax Remittance Agreement, dated as of August 1, 2019, (as amended, restated, supplemented and/or otherwise modified, the "*Sales Tax Remittance Agreement*") with the City pursuant to which, among other things, the Corporation will pledge its sales tax revenues to the Lender to secure repayment of the Loan; and

WHEREAS, the Act requires the City Council of the City approve the resolution of the Corporation providing for the execution and delivery of the Loan Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

Section 1. The Resolution approving the Loan Agreement and authorizing the issuance of the Note (as defined in the Loan Agreement) adopted by the Corporation (the "*Corporation Resolution*") on July 15, 2019, and submitted to the City Council this day, is hereby approved in all respects. The Note is being issued to finance the costs of constructing the Project, which is located within the City.

Section 2. The approvals herein given are in accordance with the Act, and the Note shall never be construed an indebtedness or pledge of the City, or the State of Texas (the "*State*"), within the meaning of any constitutional or statutory provision, and the owner of the Note shall never be paid in whole or in part out of any funds raised or to be raised by taxation (other than sales tax proceeds as authorized pursuant to Chapter 505 of the Act) or any other revenues of the Corporation, the City, or the State, except those revenues assigned and pledged by the Loan Agreement and the Sales Tax Remittance Agreement.

Section 3. The City hereby agrees to promptly collect and remit to the Corporation the Economic Development Sales and Use Tax (defined in the Loan Agreement) to provide for the prompt payment of the Note, and to assist and cooperate with the Corporation in the enforcement and collection of sales and use taxes imposed on behalf of the Corporation.

Section 4. The Sales Tax Remittance Agreement attached hereto as Exhibit A and incorporated by reference as a part of this Resolution for all purposes, with respect to the obligations of the City and Corporation during the time the Note is outstanding, is hereby reapproved as to form and substance. Furthermore, the Mayor and the City Secretary and the other officers of the City are hereby authorized, jointly and severally, to execute and deliver such endorsements, instruments, certificates, documents, or papers necessary and advisable to carry out the intent and purposes of this Resolution.

Section 5. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by V.T.C.A. Government Code, Chapter 551, as amended.

Section 7. This Resolution shall be in force and effect from and after its passage on the date shown below.

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DRAFT

PASSED AND ADOPTED, this _____, 2019.

CITY OF BASTROP, TEXAS

_____
Connie Schroeder, Mayor

ATTEST:

_____
Ann Franklin, City Secretary

DRAFT

EXHIBIT A

Sales Tax Remittance Agreement

DRAFT

SALES TAX REMITTANCE AGREEMENT

This **SALES TAX REMITTANCE AGREEMENT** (as amended, restated, supplemented and/or otherwise modified, this "*Agreement*") is made to be effective as of August 1, 2019, by and between the **CITY OF BASTROP, TEXAS**, a duly incorporated and existing home rule city operating and existing under the laws of the State of Texas (the "*City*") and the **BASTROP ECONOMIC DEVELOPMENT CORPORATION**, a nonprofit development corporation organized and existing under the laws of the State of Texas, including Chapter 505, Local Government Code, as amended (formally Section 4B of the Development Corporation Act of 1979, Article 5190.6, Texas Revised Civil Statutes Annotated, as amended) (the "*Corporation*").

RECITALS

WHEREAS, the Corporation on behalf of the City is to finance the construction of improvements to certain real property owned by the Corporation to promote economic development in the City (the "Project"); and

WHEREAS, such financing contemplates the issuance of the Corporation's taxable promissory note in a principal amount not to exceed $1,420,000, and the proceeds are to be used by the Corporation to finance the Project.

AGREEMENT

1. **Financing**: For and in consideration of the City's covenants and agreements herein contained and subject to the terms contained herein, the Corporation hereby agrees to enter into a Loan Agreement dated of even date herewith (as same may be amended, restated, supplemented and/or otherwise modified, the "*Loan Agreement*"), with Roscoe State Bank (the "*Lender*"), and to execute a promissory note payable to the Lender thereunder in a principal amount not to exceed $1,420,000 (as same may be renewed, extended, amended, restated, replaced and/or modified, the "*Note*"), and the Corporation hereby agrees and covenants that all proceeds of the loan evidenced by the Note shall be used solely to pay the costs of financing the Project and to pay all costs related to the issuance of the Loan.

2. **Receipt and Transfer of Proceeds of Sales Tax**. The City agrees, in cooperation with the Corporation, to take such actions as are required to cause the "*Sales Tax*" received from the Comptroller of Public Accounts of the State of Texas for and on behalf of the Corporation to be deposited immediately upon receipt by the City to the credit of the Corporation. The City agrees to continue to levy, collect and deposit the Sales Tax to the credit of the Corporation until such time as all of the Corporation's obligations under the Note and the Loan Agreement have been satisfied.

3. **Modifications**. This Agreement shall not be changed orally, and no executory agreement shall be effective to waive, change, modify or discharge this Agreement in whole or in part unless such executory agreement is in writing and is signed by the parties against whom enforcement of any waiver, change, modification or discharge is sought and approved in writing by the Lender.

4. **Entire Agreement**. This Agreement contains the entire agreement between the parties pertaining to the subject matter hereof and fully supersedes all prior agreements and understandings between the parties pertaining to such subject matter. The parties agree that the Lender is a third-party beneficiary to this Agreement.

5. **Counterparts**. This Agreement may be executed in several counterparts, and all such executed counterparts shall constitute the same agreement. It shall be necessary to account for only one such counterpart in proving this Agreement.

6. **Severability**. If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall nonetheless remain in full force and effect.

7. **Applicable Law**. This Agreement shall in all respects be governed by, and construed in accordance with, the substantive federal laws of the United States and the laws of the State of Texas.

8. **Captions**. The section headings appearing in this Agreement are for convenience of reference only and are not intended, to any extent and for any purpose, to limit or define the text of any section or any subsection hereof.

9. **Capitalized Terms**. All capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Loan Agreement.

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective as of the date and year first above written.

BASTROP ECONOMIC DEVELOPMENT CORPORATION

Kathryn Nash, Board Chair

CITY OF BASTROP, TEXAS

_____

Connie Schroeder, Mayor

ATTEST:

_____

Ann Franklin, City Secretary

RESOLUTION NO. R-2019-0006

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION APPROVING MIKE KAMERLANDER, EXECUTIVE DIRECTOR, TO OBTAIN A LOAN IN THE AMOUNT OF $1,800,000.

WHEREAS, the Bastrop Economic Development Corporation ("BEDC") is a public instrumentality and non-profit industrial development corporation duly established and operating under Local Government Code, Chapters 501 and 505, et seq., as amended, known as the Development Corporation Act of 1979 (the "Act"), and is acting with the approval of the governing body of the City of Bastrop, Texas (the "City"); and

WHEREAS, the BEDC needs to improve the site it owns at 921 Main Street in Bastrop, Texas, and to construct a facility and building upon that site to fulfill its public purpose in attracting qualifying projects under Texas Local Government Code, Chapters 501 and 505, *et seq.*, as amended; and

WHEREAS, the BEDC previously authorized a project to be conducted on that site that is now substantially changing and requires the BEDC to directly finance and construct the building and facility at 921 Main Street, Bastrop, Texas; and

WHEREAS, the project was previously under a performance agreement with 921 Bastrop, LLC, for the same or similar improvements to be made by 921 Bastrop, LLC, who can no longer construct the facility under that agreement approved under Resolution No. R-2018-0007 on September 17, 2018; and

WHEREAS, that performance agreement with 921 Bastrop, LLC, is being voided by agreement of the parties and this project is now going to be constructed by the BEDC; and

WHEREAS, to begin this new project the BEDC will need to obtain a loan in the amount of ONE MILLION EIGHT HUNDRED THOUSAND ($1,800,000.00) DOLLARS from a federally insured lender to be chosen by the Board; and

WHEREAS, after careful evaluation and consideration by the Board, it was determined that BEDC Executive Director Mike Kamerlander is authorized to obtain a loan in the amount of ONE MILLION EIGHT HUNDRED THOUSAND ($1,800,000.00) DOLLARS to facilitate the development of the property located at 921 Main Street, Bastrop, Texas, and owned by the BEDC; and

WHEREAS, the BEDC Board, having received proposed loans from various lending institutions provided by the Executive Director, determines the financial institution from which the funds will be obtained is Roscoe State Bank.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION THAT:

SECTION 1. The findings set out above are hereby found to be true and correct and are incorporated herein for all purposes.

RESOLUTION NO. R-2019-0006

SECTION 2. The Board approves the Director obtain a loan in the amount of $1,800,000.00 for the BEDC project to develop the property located at 921 Main Street, Bastrop, Texas, and to be owned by the BEDC; for signature and authorization by Executive Director and BEDC Treasurer.

SECTION 3. The Board has determined Roscoe State Bank is to be the lender on this project and the Executive Director, with the assistance of the BEDC's attorneys, is authorized and directed to prepare any instruments reasonably necessary to fulfill the intent expressed herein.

SECTION 4. This Resolution is effective upon passage.

DULY RESOLVED AND ADOPTED by the Board of Directors of the Bastrop Economic Development Corporation, this 20th day of May 2019.

BASTROP ECONOMIC
DEVELOPMENT CORPORATION

Kathryn Nash

Kathryn Nash, Board Chair

ATTEST:

Sam Kier, Board Secretary

APPROVED AS TO FORM:

Denton, Navarro, Rocha, Bernal & Zech, P.C.

RESOLUTION NO. R-2019-54

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE EXECUTIVE DIRECTOR OR INTERIM EXECUTIVE DIRECTOR OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION TO OBTAIN A LOAN IN THE AMOUNT OF ONE MILLION EIGHT HUNDRED THOUSAND ($1,800,000.00) DOLLARS FOR CONSTRUCTION OF A BUILDING TO THE LOT AT 921 MAIN STREET; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in recognition of the positive economic benefits which will accrue, and pursuant to the terms of Texas Local Government Code Sections 501-505, and specifically 501.103, the Board of Directors of the Bastrop Economic Development Corporation ("BEDC") has authorized the Executive Director or Interim Executive Director to obtain a loan to facilitate the site-improvement and construction of a building at the lot located at 921 Main Street in Bastrop, Bastrop County, Texas; and

WHEREAS, the project was previously under a performance agreement with 921 Bastrop, LLC, for the same or similar improvements to be made by 921 Bastrop, LLC, who can no longer construct the facility under that agreement approved under Resolution No. R-2018-0007 on September 17, 2018; and

WHEREAS, that performance agreement with 921 Bastrop, LLC, is being voided by agreement of the parties and this project is now going to be constructed by the BEDC; and

WHEREAS, to begin this new project the BEDC will need to obtain a loan in the amount of ONE MILLION EIGHT HUNDRED THOUSAND ($1,800,000.00) DOLLARS from a federally insured lender to be chosen by the Board; and

WHEREAS, after careful evaluation and consideration by the Board, it was determined that the BEDC Executive Director or Interim Executive Director is authorized to obtain a loan in the amount of ONE MILLION EIGHT HUNDRED THOUSAND ($1,800,000.00) DOLLARS to facilitate the development of the property located at 921 Main Street, Bastrop, Texas, and owned by the BEDC; and

WHEREAS, the BEDC and City Council by separate resolutions shall authorize the 921 Main Street Project as a qualified infrastructure and site improvement project pursuant to the authority of Texas Local Government Code Section 501.103.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

SECTION 1. To the extent required by Texas Local Government Code Section 505.158(b) the following are authorized:

SECTION 2. Open Meeting. The City Council hereby finds and determines that the meeting at which this Resolution was passed was open to the public, and public notice of the time, place and purpose at which it was read was given in accordance with Chapter 551, Texas Government Code.

SECTION 3. Any prior resolution of the City Council in conflict with the provisions contained in this Resolution are hereby repealed and revoked.

SECTION 4. Should any part of this Resolution be held to be invalid for any reason, the remainder shall not be affected thereby, and such remaining portions are hereby declared to be severable.

SECTION 5. Two Readings Required. Pursuant to Texas Local Government Code Section 505.158(b), this Resolution shall take effect immediately from and after its passage upon a subsequent second reading and passage, and it is duly resolved.

This resolution shall be in full force and effect from and after its final adoption.

READ and ACKNOWLEDGED on First Reading on the 28th day of May 2019.

READ and APPROVED on the Second Reading on the 11th day of June 2019.

CITY OF BASTROP, TEXAS

APPROVED:

Connie B. Schroeder, Mayor

ATTEST:

Ann Franklin, City Secretary

APPROVED AS TO FORM:

Alan Bojorquez, City Attorney

A RESOLUTION OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION APPROVING AND REQUESTING APPROVAL OF AN AMENDMENT TO THE BASTROP ECONOMIC DEVELOPMENT CORPORATION'S FY 2018/2019 ANNUAL BUDGET TO ALLOCATE THREE HUNDRED SEVENTY-SEVEN THOUSAND SEVENTY-TWO ($377,072) DOLLARS FROM RESERVE FUNDS TO BE USED FOR THE CASH DOWN PAYMENT ON A LOAN FOR CONSTRUCTION COSTS FOR THE 921 MAIN STREET PROJECT, TO BE USED FIRST IN THE CONSTRUCTION PROJECT.

WHEREAS, the Bastrop Economic Development Corporation ("BEDC") is a public instrumentality and non-profit industrial development corporation duly established and operating under Local Government Code, Chapters 501 and 505, et seq., as amended, known as the Development Corporation Act of 1979 (the "Act"), and is acting with the approval of the governing body of the City of Bastrop, Texas (the "City"); and

WHEREAS, the BEDC needs to improve the site it owns at 921 Main Street in Bastrop, Texas, and to construct a facility and building upon that site to fulfill its public purpose in attracting qualifying projects ("Project") under Texas Local Government Code, Chapters 501 and 505, et seq., as amended; and

WHEREAS, after careful evaluation and consideration by the Board, it was determined that the Project proposed by Stone Development Group, Inc. ("Company") will: (i) improve infrastructure upon a dilapidated and previously abandoned City lot; (ii) promote and develop new and expanded business enterprises; (iii) creation of primary jobs and full-time employees; and, (iv) facilitate the remediation of the property located at 921 Main Street, Bastrop, Texas, and owned by the BEDC; and

WHEREAS, after careful evaluation and consideration by the Board, it was determined that the BEDC would obtain a loan in the amount of ONE MILLION EIGHT HUNDRED THOUSAND ($1,800,000.00) DOLLARS to facilitate the development of the property located at 921 Main Street, Bastrop, Texas, and owned by the BEDC, by Resolution R-2019-0006 approved by the BEDC Board on May 20, 2019; and

WHEREAS, the BEDC adopted its FY 2018/2019 Annual Budget on August 20, 2018, which was subsequently adopted and authorized by the City of Bastrop City Council; and

WHEREAS, the financing option chosen by the Board includes a down payment net of the project costs in the approximate amount of $377,072, which will be used first in the construction project; and

WHEREAS, the FY 2018/2019 Annual Budget did not include sufficient funding and therefore must be amended to allocate funds for the down payment required for the loan; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public, and public notice of the time, place and purpose at which it was read was given in accordance with Chapter 551, Texas Government Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION THAT:

SECTION 1. The Board hereby finds that all of the recitals above are true and correct and are incorporated herein as if restated in full.

SECTION 2. The Board approves an amendment to the FY 2018/2019 Annual Budget to allocate funds from the BEDC Reserve Fund Balance Account in the amount of $377,072 to the appropriate BEDC account to be determined by the City of Bastrop's Finance Director (the "Budget Amendment"); and to authorize the Treasurer to distribute these funds and create all necessary documents.

SECTION 3. The Board recommends and requests that the Budget Amendment approved hereby by the BEDC be considered and approved by the City of Bastrop City Council for the purposes stated herein.

SECTION 4. This Resolution is effective upon passage.

DULY RESOLVED AND ADOPTED on this 17th day of June 2019 by the Board of Directors of the Bastrop Economic Development Corporation.

BASTROP ECONOMIC
DEVELOPMENT CORPORATION

Kathryn Nash

Kathryn Nash, Board Chair

ATTEST:

Sam Kier

Sam Kier, Board Secretary

APPROVED AS TO FORM:

Denton, Navarro, Rocha, Bernal & Zech, P.C.

CERTIFICATE FOR RESOLUTION
BEDC Resolution R-2019-0016

On July 15, 2019, we, the undersigned officers of the Bastrop Economic Development Corporation, hereby certify as follows:

1. The Board of Directors of said Corporation convened in Regular Meeting on July 15, 2019 at the designated meeting place, and the roll was called of the duly constituted officers and members of said Board of Directors, to wit:

Kathryn Nash	Chair
Kevin Plunkett	Vice-Chair
Sam Kier	Secretary/Treasurer
Connie Schroeder	Member
Jeff Haladyna	Member
Ron Spencer	Member
Pat Crawford	Member

and all of said persons were present, except the following absentees: Pat Crawford ; Sam Kier, thus constituting a quorum. Whereupon, among other business, the following was transacted at said Meeting: a written

RESOLUTION OF THE BOARD OF DIRECTORS OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION REGARDING A LOAN IN THE AMOUNT OF $1,420,000

was duly introduced for the consideration of said Board of Directors and read in full. It was then duly moved and seconded that said Resolution be adopted; and, after due discussion, said motion carrying with it the adoption of said Resolution, prevailed and carried by the following vote:

AYES: All members of the Board of Directors shown present above voted "*Aye*" except as shown below.

NOES: Ø

ABSTAIN: Ø

2. That a true, full and correct copy of the aforesaid Resolution adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Resolution has been duly recorded in said Board of Directors' minutes of said Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said Board of Directors' minutes of said Meeting pertaining to the adoption of said Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said Board of Directors as indicated therein; that each of the officers and members of said Board of Directors was duly and sufficiently notified officially and

Title	Name
Chair	Kathryn Nash
Secretary	Sam Keir
Interim Executive Director	Phallan Davis

Section 4. That there is hereby authorized the execution and delivery by the Authorized Officers or any one of them in the name of and on behalf of Borrower the Loan Agreement, including all attachments and exhibits thereto, the Note and the Sales Tax Remittance Agreement in substantially the form presented to this meeting with such changes as the signing officer shall determine advisable, and the execution thereof shall be conclusive as to such determination.

Section 5. That this Resolution shall take effect immediately.

PASSED AND ADOPTED this July 15, 2019.

BASTROP ECONOMIC DEVELOPMENT CORPORATION

By: _____
Kathryn Nash, Chair

ATTEST:

By: _____
Sam Kier, Secretary

RESOLUTION OF THE BOARD OF DIRECTORS OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION REGARDING A LOAN IN THE AMOUNT OF $1,420,000

WHEREAS, BASTROP ECONOMIC DEVELOPMENT CORPORATION (*"Borrower"*) proposes to enter into a Loan Agreement dated as of August 1, 2019 (as amended, restated, supplemented and/or otherwise modified, the *"Loan Agreement"*), with Roscoe State Bank, as lender (*"Lender"*) to enable Borrower to construct certain improvements to real property to promote economic development in the City of Bastrop, Texas (the "City"), in an amount not to exceed $1,420,000 and as for the payment of the principal of and interest thereon, the Borrower has agreed to pledge its Economic Development Sales and Use Tax. All capitalized terms used herein, but not otherwise defined herein, shall have the meaning ascribed to such term in the Loan Agreement.

WHEREAS, the proposed form of the Loan Agreement, Note and the Sales Tax Remittance Agreement have been presented to this meeting.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF BASTROP ECONOMIC DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The Board of Directors agrees to enter into the Loan Agreement, Note and the Sales Tax Remittance Agreement to finance the costs of constructing certain improvements to real property to promote economic development in the City in an amount not to exceed $1,420,000 at an interest rate agreed upon by the Lender and the Borrower on the date of execution of the Note, the Loan Agreement and the Sales Tax Remittance Agreement and, in order to secure the principal of and interest on the Note, to pledge its Economic Development Sales and Use Tax.

Section 2. That Phallan Davis, the Interim Executive Director of the Corporation, is authorized to execute, acknowledge and deliver in the name and on behalf of Borrower to the Lender the Loan Agreement, including all attachments and exhibits thereto and the Note, and the Loan Agreement and the Note shall be in substantially the form presented to this meeting with such changes as the signing officer shall determine to be advisable. Further, said Executive Director is authorized to execute, acknowledge and deliver in the name and on behalf of the Borrower any other agreement, instrument, certificate, representation and document, and to take any other action as may be advisable, convenient or necessary to enter into such Loan Agreement and the Note; the execution thereof by the Executive Director shall be conclusive as to such determination.

Section 3. That for the purposes of this resolution, the following persons, or the persons holding the following positions, are *"Authorized Officers"* duly authorized to enter into the transaction contemplated by this resolution in the name and on behalf of the Borrower:

personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Resolution would be introduced and considered for adoption at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose, and that said Meeting was open to the public and public notice of the time, place and purpose of said Meeting was given, all as required by Chapter 551, Texas Government Code.

3. That the Chairman of the Board of Directors of the Corporation has approved and hereby approves the aforesaid Resolution; that the Chairman and the Secretary of said Corporation have duly signed said Resolution; and that the Chairman and the Corporation Secretary of said Corporation hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Resolution for all purposes.

Signed on the date first written above.

Sam Kier
Secretary, Board of Directors

Kathryn Nash
Chair, Board of Directors

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM**: 12A

TITLE:
Consider action to approve the second reading of Ordinance No. 2019-24 of the City Council of the City of Bastrop, Texas updating and amending Bastrop Code of Ordinances, Chapter 10, Article 10.02, entitled "Impact Fees", updating the land use assumptions, capital improvement plan and amending impact fees for water and wastewater utilities, as attached in Exhibits A-D, providing for an effective date; and proper notice and meeting.

STAFF REPRESENTATIVE:
Tracy Waldron, Chief Financial Officer

BACKGROUND/HISTORY:
The City contracted with NewGen Strategies to conduct a Water and Wastewater Impact Fee Study. Impact Fees are the mechanism that allows municipalities the ability to recover infrastructure costs associated with future development. The water and wastewater impact fees were last updated on May 9, 2017. Since that time the City has received updated probable cost for most of the large capital water and wastewater projects. The new study includes thirty-four (34) water projects and twenty-two (22) wastewater projects.

As required by Chapter 395 of the Local Government Code, the Impact Fee Study was presented to the Impact Fee Advisory Committee at a meeting held August 6, 2019. Their comments, if any, are attached.

City Council approved the first reading of Ordinance No. 2019-24 at the August 13, 2019 meeting.

POLICY EXPLANATION:
Texas Local Government Code chapter 395.052 requires a political subdivision imposing an impact fee to update the land use assumptions and capital improvements plan at least every five years. The initial five-year period begins on the day the capital improvements plan is adopted.

RECOMMENDATION:
Consider action to approve the second reading of Ordinance No. 2019-24 of the City Council of the City of Bastrop, Texas updating and amending Bastrop Code of Ordinances, Chapter 10, Article 10.02, entitled "Impact Fees", updating the land use assumptions, capital improvement plan and amending impact fees for water and wastewater utilities, as attached in Exhibits A-D, providing for an effective date; and proper notice and meeting.

ATTACHMENTS:
- Impact Fee Advisory Committee comments
- Ordinance 2019-24

ORDINANCE NO. 2019-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS UPDATING AND AMENDING THE BASTROP CODE OF ORDINANCES, CHAPTER 10, ARTICLE 10.02, ENTITLED "IMPACT FEES", UPDATING THE LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENT PLAN AND AMENDING IMPACT FEES FOR WATER AND WASTEWATER UTILITIES, AS ATTACHED IN EXHIBITS A-D, AND PROVIDING FOR FINDINGS OF FACT, ENACTMENT, ENFORCEMENT, A REPEALER, AND SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, new residential and nonresidential development causes and imposes increased demands upon Bastrop public facilities and services, including water and wastewater facilities, that would not otherwise occur; and

WHEREAS, planning projections indicate that such development will continue and will place ever-increasing demands on the City to provide necessary public facilities; and

WHEREAS, the development potential and value of properties is strongly influenced and encouraged by City policy as expressed in the City's 2036 Comprehensive Plan and as implemented via the City zoning ordinance and map; and

WHEREAS, to the extent that such new development places demand upon the public facility infrastructure, those demands should be satisfied by more equitably assigning responsibility for financing the provision of such facilities from the public at large to the developments actually creating the demands for them; and

WHEREAS, the amount of the impact fee to be imposed shall be determined by the cost of the additional public facilities needed to support such development, which public facilities shall be identified in a capital improvements program; and

WHEREAS, the City Council, after careful consideration of the matter, hereby finds and declares that impact fees imposed upon residential and nonresidential development to finance specified major public facilities, the demand for which is created by such development, is in the best interests of the general welfare of the City and its residents, is equitable, and does not impose an unfair burden on such development;

WHEREAS, in 1987 the Texas Legislature adopted Senate Bill 336, now Chapter 395 of the Texas Local Government Code, and subsequently amended said Chapter from time to time; and

WHEREAS, the City Council finds that in all things the City has complied with said statute in the notice, adoption, promulgation and methodology necessary to adopt Impact Fees;

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

SECTION 1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if

expressly set forth herein.

SECTION 2. ENACTMENT

Article 10.02, “Impact Fees”, of Chapter 10, “Subdivisions,” of the Code of Ordinances of the City of Bastrop are amended to read as described and attached hereto as Exhibit “A.”

SECTION 3. REPEALER

In the case of any conflict between other provisions of this Ordinance and any existing Ordinance of the City, the provisions of this Ordinance will control.

SECTION 4. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

SECTION 5. ENFORCEMENT

The City shall have the power to administer and enforce the provisions of this ordinance as may be required by governing law. Any person violating any provision of this ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations, and such violation is hereby declared to be a nuisance.

Nothing in this ordinance shall be construed as a waiver of the City’s right to bring a civil action to enforce the provisions of this ordinance and to seek remedies as allowed by law and/or equity.

SECTION 6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

SECTION 7. OPEN MEETINGS

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

READ & ACKNOWLEDGED on First Reading on the 14th day of August 2019.

READ & APPROVED on the Second Reading on the 27th day of August 2019.

APPROVED:

by _____
Connie B. Schroeder, Mayor

ATTEST:

_____
Ann Franklin, City Secretary

APPROVED AS TO FORM:

_____
Alan Bojorquez, City Attorney

City of Bastrop Code of Ordinances

Chapter 10 – SUBDIVIONS

Article 10.02 – Impact Fees

DIVISION 1. - GENERALLY

Sec. 10.02.001 - Short Title.

No changes.

Sec. 10.02.002 - Intent.

No changes.

Sec. 10.02.003 - Authority.

No changes.

Sec. 10.02.004 - Definitions.

No changes.

Sec. 10.02.005 - Applicability.

No changes.

Sec. 10.02.006 - Impact Fees as Conditions of Development Approval.

No changes.

Sec. 10.02.007 - Establishment of Water and Wastewater Service Areas.

No changes.

Sec. 10.02.008 - Land Use Assumptions.

Land use assumptions used in the development of the impact fees are contained in Exhibit A to Ordinance 2019-24. These assumptions may be revised by the City Council according to the procedure set forth in V.T.C.A. Local Government Code, Chapter 395 and its successors.

Sec. 10.02.009 - Service Units.

No changes.

Sec. 10.02.010 - Impact Fees Per Service Unit.

(a) The maximum impact fee per service unit for each service area shall be computed by dividing the growth-related capital construction cost of service in the service area identified in the capital improvements plan for that category of capital improvements, by the total number of projected service units anticipated within the service area which are necessitated by and attributable to new development, based on the land use assumptions for that service area, and adjusted by subtracting credits in the form of future rate or tax contributions to water and/or wastewater CIP funding and adding any additional amount as may be yielded in the inflation-escalator portion of the fee assessment formula set forth in Sec. 10.02.011. Maximum impact fees per service unit for each service area shall be established by category of capital improvements and shall be set forth in Exhibit B to Ordinance 2019-24.

(b) Exhibit B to Ordinance 2019-24 may be amended by the City Council according to the procedure set forth in Chapter 395 of the Texas Local Government Code and its successors.

(c) The effective impact fees per service unit may be amended from time to time by the City Council through ordinance amendment to any amount less than that set forth in Exhibit B to Ordinance 2019-24.

Sec. 10.02.011 - Assessment.

(a) *No changes.*

(b) Assessment of the impact fee for any new development shall be made as follows:

(1) *No changes.*

(2) For new development, which has received final plat approval prior to the effective date of this article and for which no re-platting is necessary prior to the issuance of a building permit, assessment shall be upon the issuance of a building permit, and shall be the value of the effective impact fee per service unit set forth in Exhibit B to Ordinance 2019-24.

(3) For new development, which occurs or is proposed to occur without platting, assessment shall be upon the issuance of a building permit and shall be the value of the effective impact fee per service unit set forth in Exhibit B to Ordinance 2019-24.

(4) *No changes.*

(5) *No changes.*

(c) *No changes.*

(d) *No changes.*

Sec. 10.02.012 - Calculation of Impact Fees.

No changes

Sec. 10.02.013 - Collection of Impact Fees.

No changes.

Sec. 10.02.014 - Offsets Against Impact Fees.

No changes.

Sec. 10.02.015 - Establishment of Accounts and Records.

No changes.

Sec. 10.02.016 - Use of Proceeds of Impact Fee Accounts.

No changes.

Sec. 10.02.017 – Appeals.

No changes.

Sec. 10.02.018 – Refunds.

No changes.

Sec. 10.02.019 - Updates to Plan and Revision of Fees.

No changes.

Sec. 10.02.020 - Functions of Advisory Committee.

No Changes.

Sec. 10.02.021 - Agreement for Capital Improvements.

No changes.

Sec. 10.02.022 - Use of Other Financing Mechanisms.

No changes.

Sec. 10.02.023 - Impact Fees as Additional and Supplemental Regulation.

No changes.

Sec. 10.02.024 - Relief Procedures.

No changes.

Sec. 10.02.025 - Exemptions.

No changes.

Sec. 10.02.026 - Certification of Compliance Required.

No changes.

Secs. 10.02.027 – 10.02.060 Reserved.

DIVISION 2. – WATER FACILITIES
Sec. 10.02.061 - Service Area.

No changes.

Sec. 10.02.062 - Improvements Plan.

(a) The Water Improvements Plan for the City is hereby adopted as Exhibit C to Ordinance 2019-24 and incorporated by reference herein.

(b) *No changes.*

Sec. 10.02.063 - Impact Fees.

(a) The maximum impact fee values per service unit for water facilities are hereby adopted and incorporated in Exhibit B to Ordinance 2019-24 and made a part hereof by reference.

(b) *No changes.*

Secs. 10.02.064-10.02.090 – Reserved.

DIVISION 3. - WASTEWATER FACILITIES

Sec. 10.02.091 - Service Area.

No changes.

Sec. 10.02.092 - Improvements Plan.

(a) The Wastewater Improvements Plan for the City is hereby adopted as Exhibit D to Ordinance 2019-24 hereto and incorporated by reference herein.

(b) *No changes.*

Sec. 10.02.093 - Impact Fees.

(a) The maximum impact fee values per service unit for wastewater facilities are hereby adopted and incorporated in Exhibit B to Ordinance 2019-24 and made a part hereof by reference.

(b) *No changes.*

Exhibit A
Future Land Use Assumptions

Future Land Use Assumptions (Acres Developed)

Land Use (Acres)	**2016**	**2026**	**Build Out**
Single Family Residential	1,697	2,476	3,616
Retail / Office	96	140	211
Commercial	1,181	1,723	2,274
Industrial	174	254	459
Parks and Open Space and Agriculture	748	748	748
Total Developed Acreage	3,896	5,341	7,308

Future Land Use Assumptions (Service Unit Equivalents and Population)

	2019	**2029**	**2055**
Population	11,408	13,972	17,700
Water Service Population	8,937	12,010	15,249
Sewer Service Population	8,765	10,780	15,079
Water SUEs	6,822	9,168	9,147
Sewer SUEs	6,250	8,400	10,752

Exhibit B
Maximum and Effective Impact Fee

Meter Type	Meter Size	Multiplier	Maximum Impact Fee			Effective Impact Fee		
			Water	Sewer	Both	Water	Sewer	Both
Simple	5/8" x 3/4"	1.0	$ 1,785.00	$ 5,020.00	$ 6,805.00	$ 1,785.00	$ 5,020.00	$ 6,805.00
Simple	3/4"	1.0	1,785.00	5,020.00	6,805.00	1,785.00	5,020.00	6,805.00
Simple	1"	2.5	4,462.50	12,550.00	17,012.50	4,462.50	12,550.00	17,012.50
Simple	1 1/2"	5.0	8,925.00	25,100.00	34,025.00	8,925.00	25,100.00	34,025.00
Simple	2"	8.0	14,280.00	40,160.00	54,440.00	14,280.00	40,160.00	54,440.00
Compound	2"	8.0	14,280.00	40,160.00	54,440.00	14,280.00	40,160.00	54,440.00
Turbine	2"	10.0	17,850.00	50,200.00	68,050.00	17,850.00	50,200.00	68,050.00
Compound	3"	16.0	28,560.00	80,320.00	108,880.00	28,560.00	80,320.00	108,880.00
Turbine	3"	24.0	42,840.00	120,480.00	163,320.00	42,840.00	120,480.00	163,320.00
Compound	4"	25.0	44,625.00	125,500.00	170,125.00	44,625.00	125,500.00	170,125.00
Turbine	4"	42.0	74,970.00	210,840.00	285,810.00	74,970.00	210,840.00	285,810.00
Compound	6"	50.0	89,250.00	251,000.00	340,250.00	89,250.00	251,000.00	340,250.00
Turbine	6"	92.0	164,220.00	461,840.00	626,060.00	164,220.00	461,840.00	626,060.00
Compound	8"	80.0	142,800.00	401,600.00	544,400.00	142,800.00	401,600.00	544,400.00
Turbine	8"	160.0	285,600.00	803,200.00	1,088,800.00	285,600.00	803,200.00	1,088,800.00
Compound	10"	115.0	205,275.00	577,300.00	782,575.00	205,275.00	577,300.00	782,575.00
Turbine	10"	250.0	446,250.00	1,255,000.00	1,701,250.00	446,250.00	1,255,000.00	1,701,250.00
Turbine	12"	330.0	589,050.00	1,656,600.00	2,245,650.00	589,050.00	1,656,600.00	2,245,650.00

Exhibit C

Water Capital Improvements Plan

Facility Type	Impact Fee Project Name	Total Construction Cost	Capacity	2019-2029 Demand	Recoverable Cost
Water Supply	Willow Street Plant (Wells C-G)	$ 781,865	3,319,200	13%	$ 104,332
Water Supply	Bob Bryan Park Site Phase I (Wells H and I)	424,853	1,224,000	13%	56,692
Water Supply	Bob Bryan Park Side Phase 2	1,462,720	1,152,000	13%	195,185
Water Supply	Initial Water Supply XS Ranch	2,000,000	2,677,808	13%	266,879
Water Supply	Well J & Monitoring Well	1,449,450	2,160,000	13%	193,414
Water Supply	Water Plant (XS Ranch)	9,696,635	3,600,000	13%	1,293,915
Water Supply	Addt'l Wtr Supply (16" River Crossing Wtr Line)	1,000,000	1,058,400	13%	133,440
Water Pumping	Willow High Service 1	9,962	720,000	23%	2,324
Water Pumping	Willow High Service 2	9,962	720,000	23%	2,324
Water Pumping	Willow High Service 3	9,962	720,000	23%	2,324
Water Pumping	Willow High Service 4	19,638	768,000	23%	4,582
Water Pumping	Willow High Service 5	19,638	768,000	23%	4,582
Water Pumping	Willow High Service 6	19,638	768,000	23%	4,582
Water Pumping	Bob Bryant High Service 1	74,815	1,344,000	23%	17,456
Water Pumping	Bob Bryant High Service 2	74,815	1,344,000	23%	17,456
Water Pumping	Bob Bryant Transfer Pump 1	20,000	384,000	23%	4,667
Water Pumping	Bob Bryant Transfer Pump 2	20,000	384,000	23%	4,667
Water Pumping	Loop 150 Tank Yard Pump 1	4,862	384,000	23%	1,134
Water Pumping	Loop 150 Tank Yard Pump 2	4,862	384,000	23%	1,134
Ground Storage	Bob Bryant (Tank 4)	263,080	285,000	15%	39,190
Ground Storage	GST Re-Use at WWTP	128,762	40,000	15%	19,181
Ground Storage	Tank 1 at Willow Street	350,000	500,000	15%	52,138
Ground Storage	Tank 2 at Willow Street	350,000	500,000	15%	52,138
Ground Storage	Hwy 20 (along with Elev Tank)	1,142,100	250,000	15%	170,135
Elevated Storage	Est at Loop 150	375,000	250,000	14%	51,005
Elevated Storage	Standpipe at Loop 150	700,000	1,000,000	14%	95,209
Elevated Storage	GST at Loop 150	140,000	225,000	14%	19,042
Elevated Storage	Elevated tower west at Hwy 20 (supply)	1,490,800	250,000	14%	202,768
Transmission Lines	8-inch line on Old Austin Hwy	146,590	1,000	26%	37,849
Transmission Lines	12-inch line on Perkins/Higgins	96,491	1,000	26%	24,914
Transmission Lines	12-inch line on Eskew/Loop 150	48,904	1,000	26%	12,627
Transmission Lines	Hunters Crossing Blvd (16-inch)	100,160	1,200	26%	25,861
Transmission Lines	Downtown Feeder (8-inch)	148,500	450	26%	38,342
Transmission Lines	Willow/Wilson Connection (6-inch)	-	250	26%	-
Transmission Lines	Loop 150 Standpipe Feeder (10, 12 inch)	1,058,750	1,000	26%	273,367
Transmission Lines	SH 95 North (12-inch)	437,600	1,000	26%	112,987
Transmission Lines	Hoffman Road (8-inch)	77,000	450	26%	19,881
Transmission Lines	Loop 150 West Feeder (12-inch)	438,510	1,000	26%	113,222
Transmission Lines	Eskew St. (12-inch)	102,900	2,600	26%	26,569
Transmission Lines	Higgins St. (12-inch)	73,500	2,600	26%	18,978
Transmission Lines	SH 71 (North Line) (12-inch)	280,000	1,000	26%	72,295
Transmission Lines	SH 71 (South Line) (12-inch)	444,500	1,000	26%	114,769
Transmission Lines	Hasler Blvd (12-inch)	119,000	1,000	26%	30,726
Transmission Lines	Agnes Street (12-inch)	41,300	1,000	26%	10,664
Transmission Lines	Old Austin Hwy (8,12 inch)	647,700	1,000	26%	167,235
Transmission Lines	SH 71 (West Line) (12-inch)	13,050	1,000	26%	3,369
Transmission Lines	Hunters Point Drive (12, 16-inch)	57,750	1,200	26%	14,911
Transmission Lines	Elevated Tank Feeder (12, 16-inch)	852,500	1,200	26%	220,114
Transmission Lines	Hasler Shores Feeder (8 inch)	166,000	450	26%	42,861
Transmission Lines	SH 71 East / Buc-ee's (12-inch)	-	1,000	26%	-
Transmission Lines	Ground Storage Tank Feeder (12-inch)	375,900	1,000	26%	97,057
Transmission Lines	Bob Bryant Feeder (12-inch)	66,750	1,000	26%	17,235
Transmission Lines	Blair Avenue (12-inch)	19,500	1,000	26%	5,035
Transmission Lines	Phase II Infrastructure for Well & Transmission	5,800,000	2,500	26%	1,497,548
Transmission Lines	16" watermain crossing under river	2,235,000	1,500	26%	577,072
Transmission Lines	Watermain Replacement Pine Street Size In…	250,000	100	26%	64,549

Exhibit C
Water Capital Improvements Plan

Facility Type	Impact Fee Project Name	Total Construction Cost	Capacity	2019-2029 Demand	Recoverable Cost
Transmission Lines	Riverwood Waterline Improvements (Size Ir…)	1,000,000	250	26%	258,198
Transmission Lines	Water Main ext. Arena Dr. to Pitt	350,000	250	26%	90,369
Transmission Lines	Water Main Ext. SH304 to WWTP 3	800,000	250	26%	206,558
Transmission Lines	18" line from XS Ranch Water Plant to Willow Plant	2,420,000	9,333	26%	624,839
	Water Impact Fee Update	9,250		100%	9,250
	Total	$ 40,720,524	27,219,991		$ 7,841,146

Exhibit D

Wastewater Capital Improvements Plan

Facility Type	Impact Fee Project Name	Total Construction Cost	Capacity	2019-2029 Demand	Recoverable Cost
WW Treatment	WWTP No. 1 & 2 Replaced headworks	$ 451,274	1,400,000	16%	$ 71,325
WW Treatment	2 MGD WWTP #3 Construction / Design	25,292,000	2,000,000	16%	3,997,486
WW Pumping	Home Depot LS	70,000	115,200	25%	17,551
WW Pumping	Riverside Grove LS	69,500	662,400	25%	17,425
WW Pumping	Old Austin LS	52,000	180,000	25%	13,038
WW Pumping	Central LS	255,730	1,339,200	25%	64,117
WW Pumping	Hunters Crossing LS	100,000	751,680	25%	25,072
WW Pumping	River LS	100,000	648,000	25%	25,072
WW Pumping	North Pecan LS	66,500	475,200	25%	16,673
WW Pumping	Lincoln LS	50,000	48,960	25%	12,536
WW Pumping	Wilson LS 1	15,000	72,000	25%	3,761
WW Pumping	Wilson LS 2	15,000	72,000	25%	3,761
WW Pumping	Fisherman Park LS	225,930	329,000	25%	56,646
WW Pumping	Main Street LS	100,000	648,000	25%	25,072
WW Pumping	Mauna LOA SL	284,000	432,000	25%	71,205
WW Pumping	WWTP	50,000	1,080,000	25%	12,536
WW Pumping	Gills Branch LS	250,000	648,000	25%	62,681
WW Pumping	Lift Station Emergency Generators	-	-	25%	-
Major Collection Lines	MLK Street Gravity Main	146,590	3,192,000	92%	134,958
Major Collection Lines	Pecan Street Gravity Main	171,255	3,192,000	92%	157,666
Major Collection Lines	Central LS Force Main	143,956	1,762,000	92%	132,533
Major Collection Lines	North Pecan LS Force Main	5,775	282,000	92%	5,317
Major Collection Lines	Highway 71 Pipe Bursting Project (Expansion from 10" to 15")	659,000	1,117	92%	606,708
Major Collection Lines	Fayettte St. Improvement (Expansion from 12" to 18")	230,837	1,502	92%	212,520
Major Collection Lines	WW Main ext. Hwy 71 City Limits to Home Depot	800,000	1,650	92%	736,520
Major Collection Lines	12" Force Main and Central Lift Station	208,000	3,500	92%	191,495
Major Collection Lines	Westside Collection System Gravity Sewer Improvements	8,150,866	23,564	92%	7,504,095
Major Collection Lines	WWTP No. 1 & No. 2 Transfer Pipeline	6,440,387	5,600	92%	5,929,343
Major Collection Lines	Sewer Line replacement (Main St. & Maple, Mesquite, Magnolia, Locust)	150,000	400	92%	138,098
	Wastewater Impact Fee Update	9,250		100%	9,250
	Total	$ 44,562,850	19,366,973		$ 20,254,461

Impact Fee Advisory Committee
August 6, 2019
Meeting Minutes

The City of Bastrop Impact Fee Advisory Committee met Tuesday, August 6, 2019 at 5:30 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. CALL TO ORDER

Debbie Moore called the meeting to order at 5:30 p.m.

Debbie Moore	Present
Patrick Connell	Absent
Cynthia Meyer	Present
Matthew Lassen	Present
Richard Gartman	Present
Cheryl Lee	Present
Greg Sherry	Present
Pablo Serna	Present
Tom Dawson	Absent
Dawn Kana	Present

2. CITIZEN COMMENTS

There were no citizens comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Discussion and consider action to submit comments to City Council on the update and amendment to the Bastrop Code of Ordinances, Chapter 10, Article 10.02, entitled "Impact Fees", updating the land use assumptions, capital improvement plan and amending impact fees for water and wastewater utilities, and move to include on the August 13, 2019 City Council Agenda.

Jennifer Bills, Assistant Director of Planning and Development, opened the staff presentation and introduced Chris Ekrut, a Consultant for NewGen Strategies and Solutions LLC, who proceeded to give a presentation over the items included in the packets distributed to the Committee. The items included a letter and rate study that were used to make recommendations to the City of Bastrop for the increased cost of Impact Fees within the City Limits.

After the presentation, discussion commenced between the Committee, Consultant and Staff regarding how NewGen Strategies had arrived at their figures, and what was the reasoning behind why there were making these recommendations to the City of Bastrop.

The Commission made the following recommendations to Staff, to be passed along to City Council at their next available meeting:

1. To bring back the rates for analysis to the Committee every six months to ensure the Impact Fees are adequately priced for the increase of growth being experienced in the area.

2. To monitor the percentage of growth within the area so the Committee and Staff could be proactive about raising the Impact Fees.

3. To pass along their recommendation for approval of the update and amendment to the Bastrop Code of Ordinances, Chapter 10, Article 10.02, entitled “Impact Fees”, updating the land use assumptions, capital improvement plan and amending impact fees for water and wastewater utilities, and move to include on the August 13, 2019 City Council Agenda

4. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 6:08 p.m.. Matt Lassen seconded the motion, and the motion carried unanimously.

DRAFT

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM:** 12B

TITLE:
Consider action to approve the second reading of Ordinance No. 2019-29 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances, Chapter 14, Exhibit A – "Zoning Ordinance", Article II – "Administration", Section 8 – "Planning & Zoning Commission", Subsection 8.4 – "Meetings", to change the November & December Planning & Zoning Commission meeting dates to comply with Texas Local Government Code Chapter 212; and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

STAFF REPRESENTATIVE:
Lynda K. Humble, City Manager
Trey Job, Managing Director of Public Works & Leisure Services
Matt Jones, Director of Planning & Development
Alan Bojorquez, City Attorney

BACKGROUND/HISTORY:
House Bill 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and/or the Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction.

POLICY EXPLANATION:
Texas Local Government Code Chapter 212 - Subchapter A - Regulation of Subdivisions, Section 212.002 - Rules grants authority to a governing body of a municipality, after conducting a public hearing on the matter, to 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.

Texas Local Government Code Chapter 212 - Subchapter A - Regulation of Subdivisions, Section 212.006 states that the municipal authority responsible for approving plats under this subchapter is the municipal planning commission unless the municipality has no planning commission, then it is the governing body of the municipality.

In order to ensure compliance with Texas Local Government Code Chapter 212, City Council will annually adopt Schedule Uniform Submittal Dates in order to comply with Texas Local Government Code Chapter 212 for Zoning Change & Conditional Use Permit (CUP) applications, Public Improvement Plan applications, Plat applications, and Site Development Plan applications. The Schedule Uniform Submittal Dates will include dates when applications will be accepted, when review for completeness checks will occur, and Planning & Zoning Commission meetings.

The City's current Code of Ordinances specifies that the Planning & Zoning Commission meets the last Thursday of the month. Thanksgiving and Christmas holidays routinely conflict with the last Thursday of the month in November and December, either causing the meeting to move to another date or be cancelled. Given the need for Schedule Uniform Submittal Dates to ensure compliance with H.B. 3167, it is important that the Planning & Zoning Commission dates be established in advance for all twelve (12) months. Therefore, approval of this Ordinance will amend the Chapter 14, Exhibit A, II – Administration, Section 8 – Planning & Zoning Commission, 8.4 "Meetings" of the Code of Ordinances to include the following language:

> **Section 8.4 Meetings**: The Planning and Zoning Commission shall meet on the last Thursday of January through October and the last Thursday prior to Thanksgiving and Christmas holidays in November and December. The meeting shall be in the City Hall or other specified locations as may be designated by the Chairman or Vice Chairman, in the absence of the chairman. Special Meetings shall be held at such intervals as may be necessary to orderly and properly transact the business of the Commission as called by the Chairman or the Director of Planning and Development.

This ordinance will also allow the Director of Planning and Development to call a Special Meeting to provide maximum flexibility to meet the requirements of H.B. 3167.

FUNDING SOURCE: N/A

RECOMMENDATION:
Consider action to approve the second reading of Ordinance No. 2019-29 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances, Chapter 14, Exhibit A – "Zoning Ordinance", Article II – "Administration", Section 8 – "Planning & Zoning Commission", Subsection 8.4 – "Meetings", to change the November & December Planning & Zoning Commission meeting dates to comply with Texas Local Government Code Chapter 212; and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting..

ATTACHMENTS:
- Ordinance

ORDINANCE NO. 2019-29

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS AMENDING THE BASTROP CITY CODE OF ORDINANCES, CHAPTER 14, EXHIBIT A – "ZONING ORDINANCE," ARTICLE II – "ADMINISTRATION," SECTION 8 – "PLANNING & ZONING COMMISSION," SUBSECTION 8.4, "MEETINGS," TO CHANGE THE NOVEMBER AND DECEMBER PLANNING & ZONING COMMISSION MEETING DATES TO COMPLY WITH TEXAS LOCAL GOVERNMENT CODE CHAPTER 212; AND PROVIDING FOR FINDINGS OF FACT, ENACTMENT, ENFORCEMENT, A REPEALER, AND SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, House Bill 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and/or Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction; and

WHEREAS, Texas Local Government Code Chapter 212, Subchapter A. Regulation of Subdivisions, Section 212.002 (Rules), grants authority to a governing body of a municipality, after conducting a public hearing on the matter, to 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; and

WHEREAS, Texas Local Government Code Chapter 212, Subchapter A. Regulation of Subdivisions, Section 212.006, states that the municipal authority responsible for approving plats under this subchapter is the municipal planning commission unless the municipality has no planning commission, then it is the governing body of the municipality; and

WHEREAS, the City Council shall annually adopt Schedule Uniform Submittal Dates in September in order to comply with Texas Local Government Code Chapter 212, which lists the Planning & Zoning Commission meeting dates and recognizes their tradition of meeting the last Thursday of the month except for November and December. To address Thanksgiving and Christmas holidays, Planning and Zoning Commission meetings will be on the last Thursday prior to either holiday.

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

SECTION 1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

DRAFT

SECTION 2. ENACTMENT

That Chapter 14 of the Code of Ordinances, Exhibit A – Zoning Ordinance, II – Administration, Section 8 – Planning & Zoning Commission, 8.4 "Meetings," shall be amended in its entirety to read as follows:

> **Section 8.4 Meetings**: The Planning and Zoning Commission shall convene for regular meetings on the last Thursday of January through October, and on the last Thursday prior to Thanksgiving and Christmas holidays in November and December. The meetings shall be in the City Hall or other specified locations as may be designated by the Chairman or Vice Chairman, in the absence of the chairman. Special meetings shall be held at such intervals as may be necessary to orderly and properly transact the business of the Commission as called by the Chairman or the Director of Planning and Development.

SECTION 3. REPEALER

In the case of any conflict between other provisions of this Ordinance and any existing Ordinance of the City, the provisions of this Ordinance will control.

SECTION 4. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

SECTION 5. ENFORCEMENT

The City shall have the power to administer and enforce the provisions of this ordinance as may be required by governing law. Any person violating any provision of this ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations, and such violation is hereby declared to be a nuisance.

Nothing in this ordinance shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this ordinance and to seek remedies as allowed by law and/or equity.

SECTION 6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

SECTION 7. OPEN MEETINGS

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

DRAFT

READ and APPROVED on First Reading on the 14th day of August 2019.

READ and ADOPTED on Second Reading on the 27th day of August 2019.

APPROVED:

_____

Connie B. Schroeder, Mayor

ATTEST:

_____

Ann Franklin, City Secretary

APPROVED AS TO FORM:

_____

Alan Bojorquez, City Attorney

DRAFT

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM:** 12C

TITLE:
Consider action to approve the second reading of Ordinance 2019-32 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances Chapter 10 – "Subdivisions," Article 10.03 – "Subdivision Ordinance," Section 1 – "General," by adding a new Section 1.1, "Annual Adoption of Schedule of Uniform Submittal Dates for Public Improvement Plans", and Amending Chapter 14 – "Zoning," Section I – "Enacting Provisions," by adding a new Section 6.2, "Annual Adoption of Schedule of Uniform Submittal Dates for Site Plans, Zoning Changes, and Conditional Use Permit (CUP),", and adopting Schedules of Uniform Submittal Dates for 2019/2020 for Site Plans, Plats, Zoning Change, CUP, and Public Improvement Plans as shown as Exhibit A, in order to comply with Texas Local Government Code Chapter 212, which requires Plats, Site Plans, and Public Improvement Plans to be reviewed within thirty (30) days of submittal or deemed approved; and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

STAFF REPRESENTATIVE:
Lynda K. Humble, City Manager
Trey Job, Managing Director of Public Works & Leisure Services
Matt Jones, Director of Planning & Development
Alan Bojorquez, City Attorney

BACKGROUND/HISTORY:
House Bill 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction.

POLICY EXPLANATION:
Texas Local Government Code Chapter 212, Subchapter A. Regulation of Subdivisions, Section 212.002. Rules grants authority to a governing body of a municipality, after conducting a public hearing on the matter, to 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.

In order to ensure compliance with Texas Local Government Code Chapter 212, City Council will annually adopt Schedule Uniform Submittal Dates in September in order to comply with Texas Local Government Code Chapter 212 for Zoning Change & CUP applications, Public Improvement Plan applications, Plat applications, and Site Plan applications. The Schedule Uniform Submittal Dates will include dates when applications will be accepted, when review for completeness checks will occur, and Planning & Zoning Commission meetings.

FUNDING SOURCE: N/A

RECOMMENDATION:
Consider action to approve the second reading of Ordinance 2019-32 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances Chapter 10 – "Subdivisions," Article 10.03 – "Subdivision Ordinance," Section 1 – "General," by adding a new Section 1.1, "Annual Adoption of Schedule of Uniform Submittal Dates for Public Improvement Plans", and Amending Chapter 14 – "Zoning," Section I – "Enacting Provisions," by adding a new Section 6.2, "Annual Adoption of Schedule of Uniform Submittal Dates for Site Plans, Zoning Changes, and Conditional Use Permit (CUP),", and adopting Schedules of Uniform Submittal Dates for 2019/2020 for Site Plans, Plats, Zoning Change, CUP, and Public Improvement Plans as shown as Exhibit A, in order to comply with Texas Local Government Code Chapter 212, which requires Plats, Site Plans, and Public Improvement Plans to be reviewed within thirty (30) days of submittal or deemed approved; and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

ATTACHMENTS:
- Ordinance
- Exhibit A - Schedules

ORDINANCE 2019-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS AMENDING CHAPTER 10 – "SUBDIVISIONS," ARTICLE 10.03 – "SUBDIVISION ORDINANCE," SECTION 1 – "GENERAL," BY ADDING A NEW SECTION 1.1, "ANNUAL ADOPTION OF SCHEDULE OF UNIFORM SUBMITTAL DATES FOR PUBLIC IMPROVEMENT PLANS", AND AMENDING CHAPTER 14 – "ZONING," SECTION I – "ENACTING PROVISIONS," BY ADDING A NEW SECTION 6.2, "ANNUAL ADOPTION OF SCHEDULE OF UNIFORM SUBMITTAL DATES FOR SITE PLANS, ZONING CHANGES, AND CONDITIONAL USE PERMIT (CUP),", AND ADOPTING SCHEDULES OF UNIFORM SUBMITTAL DATES FOR 2019/2020 FOR SITE PLANS, PLATS, ZONING CHANGE, CUP, AND PUBLIC IMPROVEMENT PLANS AS SHOWN AS EXHIBIT A, IN ORDER TO COMPLY WITH TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, WHICH REQUIRES PLATS, SITE PLANS, AND PUBLIC IMPROVEMENT PLANS TO BE REVIEWED WITHIN THIRTY (30) DAYS OF SUBMITTAL OR DEEMED APPROVED; AND PROVIDING FOR FINDINGS OF FACT, ENACTMENT, ENFORCEMENT, A REPEALER, AND SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, House Bill 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and/or Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction; and

WHEREAS, Texas Local Government Code Chapter 212, Subchapter A. Regulation of Subdivisions, Section 212.002. Rules grant authority to a governing body of a municipality, after conducting a public hearing on the matter, to 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; and

WHEREAS, City Council will annually adopt a Schedule of Uniform Submittal Dates in September in order to comply with Texas Local Government Code Chapter 212 for Zoning Change & CUP applications, Public Improvement Plan applications, Plat applications, and Site Plan applications. The Schedule of Uniform Submittal Dates will include dates when applications will be accepted, when review for completeness checks will occur, and dates when the Planning & Zoning Commission will meet, and/or administrative decisions will be made.

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

SECTION 1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

SECTION 2. ENACTMENT

That Chapter 10, "Subdivisions," of the Code of Ordinances, Article 10.03 – "Subdivision Ordinance," Section 1 – "General," shall be amended to add a new Section 1.1. to read as follows:

> **Section 1.1 – Annual Adoption of Schedule of Uniform Submittal Dates for Public Improvement Plans.** City Council will annually adopt a Schedule of Uniform Submittal Dates in September in order to comply with Texas Local Government Code Chapter 212 for Public Improvement Plan and plat applications. The Schedule of Uniform Submittal Dates will include dates when applications will be accepted, when review for completeness checks will occur, and when administrative decisions by the City Engineer will occur.

That Chapter 14, "Zoning," of the Code of Ordinances, Section 1 – "Enacting Provisions," shall be amended to add a new Section 6.2 to read as follows:

> **Section 6.2 – Annual Adoption of Schedule of Uniform Submittal Dates for Site Plans, Zoning Changes, and Conditional Use Permits.** City Council will annually adopt a Schedule of Uniform Submittal Dates in September in order to comply with Texas Local Government Code Chapter 212 for Zoning Change & CUP applications and Site Plan applications. The Schedule of Uniform Submittal Dates will include dates when applications will be accepted, when review for completeness checks will occur, when the Planning & Zoning Commission will meet, and/or when administrative decisions by the Director of Planning & Development will occur.

SECTION 3. ADOPTION OF 2019-2020 SCHEDULES

The City Council hereby adopts the 2019 – 2020 Plat & Site Plan Schedule of Uniform Submittal Dates, 2019-2020 Public Improvement Plan Schedule of Uniform Submittal Dates, and 2019 – 2020 Zoning Change & Conditional Use Permit (CUP) Schedule of Uniform Submittal Dates, as attached in Exhibit A.

SECTION 4. REPEALER

In the case of any conflict between other provisions of this Ordinance and any existing Ordinance of the City, the provisions of this Ordinance will control.

SECTION 5. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

SECTION 6. ENFORCEMENT

The City shall have the power to administer and enforce the provisions of this ordinance as may be required by governing law. Any person violating any provision of this ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations, and such violation is hereby declared to be a nuisance.

DRAFT

Nothing in this ordinance shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this ordinance and to seek remedies as allowed by law and/or equity.

SECTION 7. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

READ and APPROVED on First Reading on the 14th day of August 2019.

READ and ADOPTED on Second Reading on the 27th day of August 2019.

APPROVED:

_____
Connie B. Schroeder, Mayor

ATTEST:

_____
Ann Franklin, City Secretary

APPROVED AS TO FORM:

_____
Alan Bojorquez, City Attorney

DRAFT

EXHIBIT A

2019 – 2020 Plat & Site Plan Schedule of Uniform Submittal Dates

Plat Submissions will only be accepted on these dates between 8:00 a.m. - 12:00 p.m.	All Submissions shall be reviewed for completeness and must be deemed administratively complete to be considered filed.	Due Date for Public Notice Notification in the Bastrop Advertiser, if Public Hearing is Required.	Responses to Approval with Conditions will only be accepted on these dates between 8:00 a.m. – 3:00 p.m. for Inclusion on Planning & Zoning Commission Meeting Agenda or Administrative Review in the same month. (15 Day Review Requirement or Deemed Approved)	DRC Committee Review – Staff Recommendation to Approve, Approve with Conditions or Disapprove	Planning & Zoning Commission Packet Published	Planning & Zoning Commission Meeting Date / Administrative Decision for Amending Plats & Replats not requiring Public Hearing.
9/3/2019	9/3/2019	9/3/2019	9/13/2019	9/19/2019	9/20/2019	9/26/2019
10/7/2019	10/8/2019	10/8/2019	10/18/2019	10/24/2019	10/25/2019	10/31/2019
10/28/2019	10/29/2019	10/29/2019	11/08/2019	11/14/2019	11/15/2019	11/21/2019
11/25/2019	11/26/2019	11/26/2019	12/06/2019	12/12/2019	12/13/2019	12/19/2019
1/06/2020	1/7/2020	1/7/2020	1/17/2020	1/23/2020	1/24/2020	1/30/2020
2/3/2020	2/4/2020	2/4/2020	2/14/2020	2/20/2020	2/21/2020	2/27/2020
3/3/2020	3/3/2020	3/3/2020	3/13/2020	3/19/2020	3/20/2020	3/26/2020
4/6/2020	4/7/2020	4/7/2020	4/17/2020	4/23/2020	4/24/2020	4/30/2020
5/4/2020	5/5/2020	5/5/2020	5/15/2020	5/21/2020	5/22/2020	5/28/2020
6/1/2020	6/2/2020	6/2/2020	6/12/2020	6/18/2020	6/19/2020	6/25/2020
7/6/2020	7/7/2020	7/7/2020	7/17/2020	7/23/2020	7/24/2020	7/30/2020
8/3/2020	8/4/2020	8/4/2020	8/14/2020	8/20/2020	8/21/2020	8/27/2020
8/31/2020	9/1/2020	9/1/2020	9/11/2020	9/17/2020	9/18/2020	9/24/2020
10/5/2020	10/6/2020	10/6/2020	10/16/2020	10/22/2020	10/23/2020	10/29/2020
10/26/2020	10/27/2020	10/27/2020	11/6/2020	11/12/2020	11/13/2020	11/19/2020
11/23/2020	11/24/2020	11/24/2020	12/4/2020	12/10/2020	12/11/2020	12/17/2020

*Adopted by City Council on August 27, 2019 – Ordinance 2019-32

BASTROPTX
Heart of the Lost Pines
Est. 1832

Plat & Site Plan Schedule of Uniform Submittal Dates – 2019/2020

EXHIBIT A

2019 – 2020 Public Improvement Plan Schedule of Uniform Submittal Dates

Public Improvement Plan Submission will only be accepted on these dates between 8:00 a.m. - 3:00 p.m.	All Submissions shall be reviewed for completeness and must be deemed administratively complete to be considered filed.	Responses to Approval with Conditions will only be accepted on these dates between 8:00 a.m. – 3:00 p.m. for City Engineer Action calendared on same line*	DRC Review Approval with Conditions – Staff Recommendations to Approve /Disapprove	*City Engineer Action on Public Improvement Plans
9/16/2019	9/17/2019	9/27/2019	10/3/2019	10/10/2019
10/21/2019	10/22/2019	11/1/2019	11/7/2019	11/14/2019
11/18/2019	11/19/2019	12/2/2019	12/5/2019	12/12/2019
12/30/2019	12/31/2019	1/10/2020	1/16/2020	1/23/2020
1/20/2020	1/21/2020	1/31/2020	2/6/2020	2/13/2020
2/17/2020	2/18/2020	2/28/2020	3/5/2020	3/12/2020
3/16/2020	3/17/2020	3/27/2020	4/2/2020	4/9/2020
4/20/2020	4/21/2020	5/1/2020	5/7/2020	5/14/2020
5/18/2020	5/19/2020	5/29/2020	6/4/2020	6/11/2020
6/15/2020	6/16/2020	6/26/2020	7/2/2020	7/9/2020
7/20/2020	7/21/2020	7/31/2020	8/6/2020	8/13/2020
8/17/2020	8/18/2020	8/28/2020	9/3/2020	9/10/2020
9/14/2020	9/15/2020	9/25/2020	10/1/2020	10/8/2020
10/19/2020	10/20/2020	10/30/2020	11/5/2020	11/12/2020
11/16/2020	11/17/2020	11/30/2020	12/3/2020	12/10/2020

*Adopted by City Council on August 27, 2019 – Ordinance 2019-32

BASTROPTX
Heart of the Lost Pines
Est. 1832

Public Improvement Plan Schedule of Uniform Submittal Dates – 2019/2020

EXHIBIT A

2019 – 2020 Zoning Change & Conditional Use Permit (CUP) Schedule of Uniform Submittal Dates

Zoning Submission will only be accepted on these dates between 8:00 a.m. - 3:00 p.m.	All Submissions shall be reviewed for completeness and must be deemed administratively complete to be considered filed.	Due Date for Public Notice Notification in the Bastrop Advertiser	Planning & Zoning Commission Meeting Date	City Council Meeting Date 1st Reading	City Council Meeting Date 2nd Reading
9/16/2019	9/17/2019	10/8/2019	10/31/2019	11/12/2019	11/26/2019
10/7/2019	10/8/2019	10/29/2019	11/21/2019	11/26/2019	12/10/2019
11/4/2019	11/5/2019	11/26/2019	12/19/2019	1/14/2020	1/28/2020
12/16/2019	12/17/2019	1/7/2020	1/30/2020	2/11/2020	2/25/2020
1/13/2020	1/14/2020	2/4/2020	2/27/2020	3/10/2020	3/24/2020
2/10/2020	2/11/2020	3/3/2020	3/26/2020	4/14/2020	4/28/2020
3/16/2020	3/17/2020	4/7/2020	4/30/2020	5/12/2020	5/26/2020
4/13/2020	4/14/2020	5/5/2020	5/28/2020	6/9/2020	6/23/2020
5/11/2020	5/12/2020	6/2/2020	6/25/2020	7/14/2020	7/21/2020
6/15/2020	6/16/2020	7/7/2020	7/30/2020	8/11/2020	8/25/2020
7/13/2020	7/14/2020	8/4/2020	8/27/2020	9/8/2020	9/22/2020
8/10/2020	8/11/2020	9/1/2020	9/24/2020	10/13/2020	10/27/2020
9/14/2020	9/15/2020	10/6/2020	10/29/2020	11/10/2020	11/24/2020
10/5/2020	10/6/2020	10/27/2020	11/19/2020	11/24/2020	12/8/2020
11/2/2020	11/3/2020	11/24/2020	12/17/2020	1/12/2021	1/26/2021

*Adopted by City Council on August 27, 2019 – Ordinance 2019-32

BASTROPTX
Heart of the Lost Pines
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Zoning Change & CUP Schedule of Uniform Submittal Dates – 2019/2020

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM**: 12D

TITLE:
Consider action to approve the second reading of Ordinance No. 2019-30 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances Chapter 16, "Stormwater Drainage," Sections 16.01.002, 16.01.007, 16.01.009, 16.01.010, 16.01.013, and 16.01.015; by defining stormwater pollution prevention plans, and establishing requirements for maintenance plans, erosion control plans, and easements as part of construction process for stormwater control, giving the City Council the responsibility of approving or disapproving recommendations from the Development Review Committee (DRC) and the authority to hear appeals regarding the administration of this chapter, and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; proper notice and meeting..

STAFF REPRESENTATIVE:
Trey Job, Managing Director of Public Works & Leisure Services
Alan Bojorquez, City Attorney

BACKGROUND/HISTORY:
The City Council of the City of Bastrop, Texas adopted Ordinance 2019-17, which established a new Chapter 16 regarding Stormwater Drainage into the City's Code of Ordinances. This Ordinance codified the review process for stormwater drainage to prevent, mitigate, and minimize future flooding events.

This amendment to Ordinance 2019-17 adds definition and requirements for stormwater maintenance plans, erosion control plans, and easements for stormwater drainage. A summary of the proposed amendments are as follows:

Original Ordinance	Proposed amendments
Sec.16.01.002 Definitions: Stormwater pollution prevention plan (SWPPP) Not defined	Definition added Stormwater pollution prevention plan ("SWPPP") means the plan created by constructors to show their plans for sediment and erosion control. The SWPPP identifies all potential sources of pollution which may reasonably be expected to affect the quality of storm water discharges from the construction site.
Cont.	Zoning Board of Adjustment ("ZBA") definition removed.

Sec. 16.01.007 - maintenance plan was reserved.	Sec. 16.01.007 now states: An Operations and Maintenance Plan shall be prepared to meet the requirements outlined in the City of Bastrop Stormwater Drainage Design Manual. The Operations and Maintenance Plan shall be submitted to the City along with the Final Drainage Plans and shall clearly state which entity has responsibility for the operation and maintenance of the temporary and permanent stormwater controls and drainage facilities to ensure that they will function in the future.
Sec. 16.01.009 –Erosion control plan was reserved.	Sec. 16.01.009 –Erosion control plan now states: (a) Stormwater pollution prevention plans (SWPPPs) shall be submitted for review to the City Engineer prior to release of construction projects. The Responsible Party and their engineer shall be responsible for preparation of an SWPPP in accordance with the Texas Commission on Environmental Quality (TCEQ) and U.S. Environmental Protection Agency (EPA) requirements.
Cont.	Sec. 16.01.009 –Erosion control plan now states: (b) TCEQ and EPA permitting shall also be the responsibility of the Responsible Party and their engineer.
Sec. 16.01.010 – easements was reserved	Sec. 16.01.010 – easements now states: (a)The Responsible Party shall dedicate or grant all necessary easements for construction of all stormwater drainage facilities required in the City of Bastrop Stormwater Drainage Design Manual.
Cont.	Sec. 16.01.010 – easements now states: (b)The Responsible Party shall record all easements in the deed records of Bastrop County. The easements shall conform to the requirements in the City of Bastrop Stormwater Drainage Design Manual.
Sec. 16.01.013 - Exceptions and Waivers.	Exemptions and waivers no longer go to ZBA and Now to City Council for approval
Sec. 16.01.015 – appeals. No longer go to ZBA for approval.	Sec. 16.01.015 – appeals. Now must go to the City Council for approval.

POLICY EXPLANATION:
Texas Local Government Code Section 51.001 provides the City general authority to adopt an Ordinance or police regulations that are for the good government, peace, or order of the City and is necessary or proper for carrying out a power granted by law to the City.

FUNDING SOURCE:
N/A

RECOMMENDATION:
Consider action to approve the second reading of Ordinance No. 2019-30 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances Chapter 16, "Stormwater Drainage," Sections 16.01.002, 16.01.007, 16.01.009, 16.01.010, 16.01.013, and 16.01.015; by defining stormwater pollution prevention plans, and establishing requirements for maintenance plans, erosion control plans, and easements as part of construction process for stormwater control, giving the City Council the responsibility of approving or disapproving recommendations from the Development Review Committee (DRC) and the authority to hear appeals regarding the administration of this chapter, and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; proper notice and meeting.

ATTACHMENTS:

- Ordinance No 2019-30

ORDINANCE NO. 2019-30

AN ORDINANCE OF THE CITY OF BASTROP, TEXAS, ("CITY") AMENDING CHAPTER 16, "STORMWATER DRAINAGE," SECTIONS 16.01.002, 16.01.007, 16.01.009, 16.01.010, 16.01.013, AND 16.01.015; BY DEFINING STORMWATER POLLUTION PREVENTION PLANS, AND ESTABLISHING REQUIREMENTS FOR MAINTENANCE PLANS, EROSION CONTROL PLANS, AND EASEMENTS AS PART OF CONSTRUCTION PROCESS FOR STORMWATER CONTROL, GIVING THE CITY COUNCIL THE RESPONSIBILITY OF APPROVING OR DISAPPROVING RECOMMENDATIONS FROM THE DEVELOPMENT REVIEW COMMITTEE (DRC) AND THE AUTHORITY TO HEAR APPEALS REGARDING THE ADMINISTRATION OF THIS CHAPTER, AND PROVIDING FOR FINDINGS OF FACT, ENACTMENT, ENFORCEMENT, A REPEALER, AND SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, the City Council of the City of Bastrop ("City Council") seeks to promote orderly, safe and reasonable development of land within the City Limits and Extraterritorial Jurisdiction ("ETJ"); and

WHEREAS, the City of Bastrop, Texas (the "City") is a Home-Rule City acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, Texas Local Government Code Chapters 211, 213, 214, and 217 grant the City certain regulation authority concerning construction, land use, nuisances, structures, and development-related activities; and

WHEREAS, on May 14, 2019, the City Council of the City of Bastrop ("City Council") adopted Ordinance 2019-17 establishing new Chapter 16 regarding Stormwater Drainage into the City's Code of Ordinances; and

WHEREAS, Ordinance 2019-17 codified the review process for stormwater drainage to prevent, mitigate, and minimize future flooding events; and

WHEREAS, the City Council finds that it is necessary to amend Ordinance 2019-17 by adding definitions and requirements for stormwater maintenance plans, erosion control plans and easements for stormwater drainage; and

WHEREAS, Texas Local Government Code Section 51.001 provides the City general authority to adopt an Ordinance or police regulations that are for the good government, peace, or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

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NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AS FOLLOWS:

SECTION 1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

SECTION 2. ENACTMENT

Sections 16.01.002, 16.01.007, 16.01.009, 16.01.010, 16.01.013, 16.01.015 of Chapter 16, which is titled "Stormwater Drainage," of the Code of Ordinances of the City of Bastrop are amended to read as described and attached hereto as Exhibit "A."

SECTION 3. REPEALER

In the case of any conflict between other provisions of this Ordinance and any existing Ordinance of the City, the provisions of this Ordinance will control.

SECTION 4. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

SECTION 5. ENFORCEMENT

The City shall have the power to administer and enforce the provisions of this ordinance as may be required by governing law. Any person violating any provision of this ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations, and such violation is hereby declared to be a nuisance.

Nothing in this ordinance shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this ordinance and to seek remedies as allowed by law and/or equity.

SECTION 6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

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SECTION 7. OPEN MEETINGS

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

READ & ACKNOWLEDGED on First Reading on the 14th day of August 2019.

READ & APPROVED on the Second Reading on the 27th day of August 2019.

APPROVED:

_____
Connie B. Schroeder, Mayor

ATTEST:

_____
Ann Franklin, City Secretary

APPROVED AS TO FORM:

_____
Alan Bojorquez, City Attorney

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City of Bastrop Code of Ordinances

Chapter 16 – STORMWATER DRAINAGE

Sec. 16.01.002 - DEFINITIONS.

For the purpose of this article, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

Business day means a day the office of the City is routinely and customarily open for business.

City Engineer means the registered engineer designated by the City Manager to review engineering aspects of projects located within the City.

City Manager means the City Manager of the City of Bastrop.

City of Bastrop Stormwater Drainage Design Manual means the stormwater drainage design manual adopted by the City of Bastrop concurrently with the adoption of this ordinance, as amended and incorporated by reference.

Connected Imperviousness means an impervious surface that is directly connected to a separate storm sewer or water of the state via an impervious flow path.

Development means any manmade change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations or storage of equipment or materials.

Development Review Committee ("DRC") means a group that shall consist of City staff including, but not limited to representatives from Planning & Development/building inspections, engineering, public works/parks/water/wastewater, electric, fire, and the City Manager's office ~~consisting of the Director of Planning and Development, the City Engineer, and the Public Works Director~~.

Erosion means the process by which the land's surface is worn away by the action of wind, water, ice or gravity.

Extraterritorial Jurisdiction ("ETJ") means the area outside of the City of Bastrop municipal limits in which the City exercises joint zoning authority with Bastrop County.

Final Stabilization means that all land disturbing construction activities at the construction site have been completed and that:

(A) a uniform, perennial, vegetative cover has been established, with a density of at least 70% of the cover, for the unpaved areas and areas not covered by permanent structures, or

(B) equivalent permanent stabilization measures have been employed.

Financial Guarantee means a performance bond, maintenance bond, surety bond, irrevocable letter of credit, or similar guarantees submitted to the City by the Responsible Party to assure that requirements of the ordinance are carried out in compliance with the stormwater management plan.

Impervious Surface means an area that releases as runoff all or a large portion of the precipitation that falls on it, except for frozen soil. Rooftops, sidewalks, driveways, parking lots and streets are examples of areas that typically are impervious.

In-fill Development means development of vacant parcels, or demolition of existing structures within previously built areas, which are already served by public infrastructure, such as transportation, water, wastewater, and other utilities.

Infiltration means the entry of precipitation or runoff into or through the soil.

Infiltration System means a device or practice such as a basin, trench, rain garden or swale designed specifically to encourage infiltration, but does not include natural infiltration in pervious surfaces such as lawns, redirecting of rooftop downspouts onto lawns or minimal infiltration from practices, such as swales or road side channels designed for conveyance and pollutant removal only.

Land Development Activity means any construction related activity that results in the addition or replacement of impervious surfaces such as rooftops, roads, parking lots, and other structures. Measurement of areas impacted by land development activity includes areas that are part of a larger common plan of development or sale where multiple separate and distinct land disturbing construction activities may be taking place at different times on different schedules but under one plan.

Land Disturbing Construction Activity means any man-made alteration of the land surface resulting in a change in the topography or existing vegetative or non-

vegetative soil cover, that may result in runoff and lead to an increase in soil erosion and movement of sediment into waters of the state. Land disturbing construction activity includes clearing and grubbing, demolition, excavating, pit trench dewatering, filling and grading activities.

Maintenance Agreement means a legal document that provides for long-term maintenance of stormwater management practices.

Off-site means located outside the property boundary described in the permit application.

On-site means located within the property boundary described in the permit application.

Performance Standard means a narrative or measure specifying the minimum acceptable outcome for a facility or practice.

Permit Administration Fee means a sum of money paid to the City by the permit applicant for the purpose of recouping the expenses incurred by the City in administering the permit.

Pervious Surface means an area that releases as runoff a small portion of the precipitation that falls on it. Lawns, gardens, parks, forests or other similar vegetated areas are examples of surfaces that typically are pervious.

Post-construction Site means a construction site following the completion of land disturbing construction activity and final site stabilization.

Pre-development Condition means the extent and distribution of land cover types present before the initiation of land disturbing construction activity, assuming that all land uses prior to development activity are managed in an environmentally sound manner.

Public Works Director means the individual appointed by the City Manager to administer the installation and operation of city infrastructure.

Redevelopment means areas where, in the determination of the City Engineer, development is replacing older development.

Responsible Party means any entity holding fee title to the property, or an entity contracted to develop the property.

Runoff means stormwater or precipitation including rain, snow or ice melt or similar water that moves on the land surface via sheet or channelized flow.

Site means the entire area included in the legal description of the land on which the land disturbing construction activity occurred.

Stop Work Order means an order issued by the City which requires that all construction activity on the site be stopped.

Stormwater Management Plan is a comprehensive plan designed to reduce the discharge of runoff from hydrologic units on a regional or municipal scale.

Stormwater Management Permit means a written authorization made by the City to the applicant to conduct land disturbing construction activity or to discharge post-construction runoff to waters of the state.

Stormwater Maintenance Plan means the set of tasks that must be performed in order to operate and maintain a stormwater management facility.

Stormwater pollution prevention plan ("SWPPP") means the plan created by constructors to show their plans for sediment and erosion control. The SWPPP identifies all potential sources of pollution which may reasonably be expected to affect the quality of storm water discharges from the construction site.

Technical Standard means a document that specifies design, predicted performance and operation and maintenance specifications for a material, device or method.

~~*Zoning Board of Adjustment ("ZBA")* means the citizen board appointed by the City Council pursuant to Section 9, of Chapter 14 of the Bastrop Code of Ordinances, as provided by Texas Local Government Code Chapter 211~~.

Sec. 16.01.007 - MAINTENANCE PLAN.

~~(Reserved).~~

An Operations and Maintenance Plan shall be prepared to meet the requirements outlined in the City of Bastrop Stormwater Drainage Design Manual. The Operations and Maintenance Plan shall be submitted to the City along with the Final Drainage Plans and shall clearly state which entity has responsibility for the operation and maintenance of the temporary and permanent stormwater controls and drainage facilities to ensure that they

will function in the future.

Sec. 16.01.009 – EROSION CONTROL PLAN.

~~(Reserved).~~

(a) Stormwater pollution prevention plans (SWPPPs) shall be submitted for review to the City Engineer prior to release of construction projects. The Responsible Party and their engineer shall be responsible for preparation of an SWPPP in accordance with the Texas Commission on Environmental Quality (TCEQ) and U.S. Environmental Protection Agency (EPA) requirements.

(b) TCEQ and EPA permitting shall also be the responsibility of the Responsible Party and their engineer.

Sec. 16.01.010 – EASEMENTS.

~~(Reserved).~~

(a) The Responsible Party shall dedicate or grant all necessary easements for construction of all stormwater drainage facilities required in the City of Bastrop Stormwater Drainage Design Manual.

(b) The Responsible Party shall record all easements in the deed records of Bastrop County.

The easements shall conform to the requirements in the City of Bastrop Stormwater Drainage Design Manual.

Sec. 16.01.013 - EXCEPTIONS AND WAIVERS.

(a) *Generally.* The Development Review Committee may recommend, and the ~~Zoning Board of Adjustment~~ City Council may approve exceptions or waivers to these requirements so that substantial justice may be done, and the public interest secured where extraordinary hardship or practical difficulties may result from strict compliance with this ordinance or if the purposes of this ordinance may be served to a greater extent by an alternative proposal. The exceptions or waivers shall not have the effect of nullifying the intent and purpose of this ordinance. The DRC shall only recommend approval of an exception or waiver if, based upon the evidence presented to it, all of the following conditions are met by the petitioner:

(1) the granting of the exception or waiver will not be detrimental to the public safety, health, or welfare, and will not be injurious to other property;

(2) the conditions upon which the request is based are unique to the

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property for which the relief is sought and are not applicable generally to other property;

(3) because of the location or conditions affecting the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;

(4) the relief sought will not materially alter the provisions of any existing regional stormwater management plan except that the plan may be amended in the manner prescribed by law; and

(5) the granting of the exception or waiver will not result in a violation of State or Federal laws or permits.

Sec. 16.01.015 – APPEALS.

(a) *Role of the ~~Zoning Board of Adjustment~~ City Council*. The ~~zoning board of adjustment~~ City Council of the City of Bastrop:

(1) shall approve or disapprove the recommendations of the DRC regarding the granting of exceptions or waivers from certain provisions of this Chapter, using the criteria in Section 16.01.013(a); and

(2) shall hear and decide appeals where it is alleged that there is an error in any order, decision, or determination made by the City in administering this Chapter, except for cease and desist orders obtained under Section 16.01.014; and

(3) shall apply the rules, procedures, duties and powers authorized by statute in hearing and deciding appeals.

(b) *Who may appeal*. Appeals to the ~~zoning board of adjustment~~ City Council may be taken by any aggrieved person or by an officer, department, or board of the City of Bastrop affected by any decision of the City in administering this Chapter.

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STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM**: 12E

TITLE:
Consider action to approve the second reading of Ordinance No. 2019-25 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances, Appendix A – "Fee Schedule", Sec. A3.01. – "General provisions", Sec. A3.04. – "Building Code", Sec. A3.05. – "Electricity—Electrical Code", Sec. A3.06. – "Plumbing Code", Sec. A3.07. – "Mechanical Code", Sec. A3.15. – "Swimming Pools", Sec. A3.16. – "Moving of Structures, Demolition and Site Work", Sec. A3.20. – "Signs", Sec. A3.21. – "Streets, Rights-of-Way and Public Property", Sec. A10-03. – "Subdivision Ordinance", Sec. A14.01. – "Zoning—General Provisions" and Adding Section A5.10 – "Fire Planning Review and Inspection Fees"; and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

STAFF REPRESENTATIVE:
Lynda K. Humble, City Manager
Trey Job, Managing Director of Public Works & Leisure Services
Matt Jones, Director of Planning & Development
Alan Bojorquez, City Attorney

BACKGROUND/HISTORY:
House Bill 852 and 3167 of the 86th Session of the Texas Legislature have placed mandatory requirements on municipalities. In order to ensure compliance with HB 852 and 3167, Appendix A – Fee Schedule will need to be amended by City Council to accurately reflect the additional cost that complying with HB 852 and 3167 will have on City services.

POLICY EXPLANATION:
The purpose of the proposed fee update is to ensure that the City is collecting enough revenue in development permit fees in order to accurately reflect the appropriate cost of service to off-set the expense the City incurs in providing the services. The current fee revenues do not cover the cost of service, therefore, the citizens and taxpayers are left subsidizing the difference. The City's goal is to be at 75% - 25% ratio, where development fees cover 75% of the cost of service and the remaining 25% is covered through the General Fund. The proposed fee schedule should achieve this goal based on projected development applications.

House Bill 852 requires that:

(1) in determining the amount of a building permit or inspection fee required in connection with the construction or improvement of a residential dwelling, a city may not consider:
(a) the value of the dwelling; or
(b) the cost of constructing or improving the dwelling; and

(2) a city may not require the disclosure of information related to the value of or cost of constructing or improving a residential dwelling as a condition of obtaining a building

permit except as required by the Federal Emergency Management Agency for participation in the National Flood Insurance Program.

The City currently bases our building permit fees on the cost of a proposed structure or improvement. HB 852 now prohibits that practice.

House Bill 3167 requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction.

City staff has reviewed current development and building permit fees and are recommending changes to the fee schedule in order to ensure fees adequately reflect the cost of services associated with providing the related services to meet the mandates of HB 852 and 3167.

During the August 14th Council Meeting, Council requested additional information regarding the following:

1. What does/does not require a permit
2. Average cost of remodel permit
3. Permit bundles
4. Waivers and/or hardships

Additional information will be provided by staff at the August 27th Council Meeting.

THE PROPOSED CHANGES IN FEES ONLY REFLECT NEW FEES. ALL EXISTING FEES WILL REMAIN UNCHANGED.

APPENDIX A - FEE SCHEDULE

APPLICATION	FEE
Completeness Check	**$250**
Administrative Fee – for all permits	**5% of permit fee**
Subdivision	C c0cx.
Public Improvement Plan Review formally Construction Plan Review	
Public Improvement Plan Inspections Formally known as Construction Plan Inspections	$5,000 minimum + all professional fees*
	3.5% of total cost of improvement, $2,500 minimum
License to encroach Agreement	$500 + all professional fees*
Preliminary Drainage Plan review	$2,300
Final Drainage Plan Review	$1,500
Public Improvement Plan agreement Review	$3,000 + professional fees*
Infrastructure Plan Review	$1,900
Site Development	

Misc. Administrative Plan Review	$500
Zoning	
Standard Zoning or Change in Place Type:	$3,000
Consent agreements for MUD, PID, SUD, WCID, etc…..	$25,000 + Professional fees*
Certificate of Appropriateness	$50
Certificate of Appropriateness - Demolition or Relocation	$100

PERMIT/INSPECTION	FEE
Administration fee (per permit application)	**5% of permit fee**
Completeness Check Review	**$250**
General Construction	
Floodplain Permit:	
Single Family or community facility	$150
Multifamily, commercial or industrial	$250
Moving of Structures, Demolition, Site Work	
Road Closure/ROW obstruction	$150
Inspection Fee	$75 per inspection
Signs	
New Free-Standing Sign Application	$200 plus $2/ft. of sign height and $2/sq. ft. of sign area
New Wall Sign Permit Application	$100 plus $1/sq. ft.
Temporary Sign	$50/month
Repair or reface existing sign cabinet	$75
Master (Comprehensive) Sign Plan	$500
Fire	Fee

Category	Fee
Cancellation Fees	
Cancellation Fee	$100.00
License/Use Permits	

Fire Protection System Permit	$30.00
Annual permit to ensure that life-safety systems including sprinkler systems, alarm systems, stand-pipe systems, and hood systems, have been inspected by a third party.	
Hazardous Materials Permit Fee	Variable based upon Haz-Mat
Fees paid once every 3 years. Note: Range based on number of gallons of liquid, pounds of solid, and cubic feet of gas.	
Hazardous Materials Permit Renewal	Variable based upon Haz-Mat
High Pile Review	$145.00
High Pile Review with Hazmat	$215.00
High Pile Storage Permit	
Annual Fee for High Pile Storage	
0-15,000 sq feet	$100.00
15,001-50,000 sq feet	$200.00
> 50,001 sq feet	$300.00
Printing/Copies	
Inspection Reports	Same
System Plans and Calculations	Same
Professional Services/Analysis	
After Hours Fire Inspection	$100/hr (2 hr minimum)
Annual State Short-Term Occupancy Inspections	
Includes Daycare, Foster Care, Adoption, Halfway Houses, Group Care, MHMR, Adult Daycare, or other short term	
1-30 Occupants	$75.00
>30 Occupants	$150.00
Clean Agent Extinguishing System Inspection	
1-50 heads	$145.00
> 50 heads	$145 + $0.50 per head over 50
Fire Alarm System Inspection	
1-10 devices	$100.00

11-25 devices	$150.00
26-100 devices	$200.00
100-200 devices	$250.00
>200 devices	$250 + $0.50/device over 50
Fire Sprinkler System Inspection	
1-10 devices	$100.00
11-25 devices	$150.00
26-100 devices	$200.00
100-200 devices	$250.00
>200 devices	$250 + $0.50/device over 50
Fire Final (Certificate of Occupancy) Inspection	
0-10,000 sq ft	$100.00
> 10,000 sq. ft.	$100 + $1.00/SF over 1000
Fire Pump Test	$315.00
Generator Testing	
<660 gallons of fuel	$100.00
>660 gallons of fuel	$150.00
Hospitals/Similar Occupancy Inspections	$100
Nursing Home/Occupancy Inspections	$100
Hydrant Flow Testing Reports	
Actual flow test performed	$150.00
Each additional hydrant	$75.00
Pulled from files	$25.00
Hydrostatic Tests	$100.00
Kitchen Extinguishing Hood System Test	$100.00
Miscellaneous Inspections	$100 plus $50/hr over 1st hr
Mobile Food Vendor Inspection (LP Gas)	$100.00
Inspection of use, storage, handling and transportation	
Standpipe Flow Test - Requires Eng. Company	
1st building	$600.00 / building
Additional building	$150 per addtl bldg

State Licensed Occupancy Inspections	$100.00
Includes Labs, Clinics, Massage Therapy, Rehabilitation, Bonded Warehouses, Physical Therapy, or other similar	
Reinspection Fee	$125 plus $65/hr over 2 hrs
Site/Plan Reviews	
Access Control & Egress Impact Systems Review	$125.00
(per system submitted)	
Dry/Wet Chemical & Clean Agent System Review	$125.00
(per system submitted)	
Fire Alarm System Plan Review	
"Alarm devices" include individual pieces of equipment such as initiating devices, signaling devices, fire alarm panels, and power extenders.	
1-10 devices	$50.00
11-25 devices	$100.00
26-100 devices	$150.00
100-200 devices	$200.00
>200 devices	$200.00
Charge for drawings to a scale other than 1/8"=1'	$10.00 per sheet
Fire Sprinkler System Plan Review	
1-10 heads	$50.00
11-25 heads	$100.00
26-100 heads	$150.00
100-200 heads	$200.00
>200 heads	$200.00
Charge for drawings to a scale other than 1/8"=1'	$10.00 per sheet
Standpipe Systems Review	$150.00
(per system submitted)	
Site Plan Review	$150.00
Building Permit Review	$100.00 + $0.10 per SF

Miscellaneous Plan Review	$150.00
Preliminary Design/Review Fee	$100/hr (1 hr minimum
This fee will is charged to the customer for staff time needed to provide code consultations, code interpretations, and preliminary design input for new architectural and engineering designs.	
Resubmittal Fee	
1st resubmittal	$75.00
>2 resubmittals	$125 per submittal
Special Events	
Burn Permit (Special Event)	$100.00
Carnival/Circus Operational Permit	$200.00
Permit required for outdoor events with expected attendance of > 75 people with some exceptions granted	
Festival/Fair Operational Permit	
49 - 499 Expected Attendees	$150.00
>500 Expected Attendees	$300.00
Fire Watch (Stand By for Special Events)	$100/hr (2 hr minimum)
Fireworks/Pyrotechnics	$200.00
Fee includes plan review, license review, and site inspection	
Public Assembly Permit	$150.00
Annual permit requirement for nightclubs	
Re-inspection Fee for Special Events	$16.00
Fee is charged for inspector to revisit a special event site due to safety findings in initial inspection	
Special Effects	$100.00
Special Event Permit Revision Fee	$75.00

Fee is charged for a re-review of site plan changes for a special event	
Stand By Type VII Fire Apparatus	$150 per hr. (2 hr minimum)
This is for a six wheeler ATV with 2 firefighters.	
Stand By Type VI Fire Apparatus	$200 per hr. (2 hr minimum)
This is for a Brush Truck with 2 firefighters.	
Standby Fire Apparatus (Engine Company)	$300 per hr. (2 hr minimum)
This is for a Fire Engine with 4 firefighters	
Temporary Change of Use Permit	$150.00
Permit issued for hosting public events of > 50 people in a non-public event structure	
Temporary Helistop Permit	$150.00
Permit is required to ensure temporary helistop is in compliance with adopted Fire Code and applicable NFPA standards	
Temporary Occupancy Load Adjustment	$100.00
Tents/Temporary Membrane Structure Permit	$100.00
Permit required for tents walled on any side in excess of 400 sq. ft. or any tent which exceeds 700 sq. ft. in area. Permit also required for temporary membrane structures.	
Theatrical Performance w/ Open Flame	$100.00
Performances with open flames	
Trade Show/Exhibit Permit	$100.00
Permit required for all events classified as trade shows, exhibits, or garden shows	
Trade Show/Exhibit Additional Floor Plan Review	$50.00

FUNDING SOURCE: N/A

RECOMMENDATION:
Consider action to approve the second reading of Ordinance No. 2019-25 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances, Appendix A – "Fee

Schedule", Sec. A3.01. – "General provisions", Sec. A3.04. – "Building Code", Sec. A3.05. – "Electricity—Electrical Code", Sec. A3.06. – "Plumbing Code", Sec. A3.07. – "Mechanical Code", Sec. A3.15. – "Swimming Pools", Sec. A3.16. – "Moving of Structures, Demolition and Site Work", Sec. A3.20. – "Signs", Sec. A3.21. – "Streets, Rights-of-Way and Public Property", Sec. A10-03. – "Subdivision Ordinance", Sec. A14.01. – "Zoning—General Provisions" and Adding Section A5.10 – "Fire Planning Review and Inspection Fees"; and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

ATTACHMENTS:

- Ordinance
- Proposed Fire Fees
- City of Austin Fee Schedule
- PowerPoint Presentation

ORDINANCE NO. 2019-33

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS AMENDING THE BASTROP CITY CODE OF ORDINANCES, APPENDIX A – "FEE SCHEDULE," SEC. A3.01. – "GENERAL PROVISIONS," SEC. A3.04. - "BUILDING CODE," SEC. A3.05. – "ELECTRICITY—ELECTRICAL CODE," SEC. A3.06. – "PLUMBING CODE," SEC. A3.07. – "MECHANICAL CODE," SEC. A3.15. – "SWIMMING POOLS," SEC. A3.16. – "MOVING OF STRUCTURES, DEMOLITION AND SITE WORK," SEC. A3.20. – "SIGNS," SEC. A3.21. – "STREETS, RIGHTS-OF-WAY AND PUBLIC PROPERTY," SEC. A10-03. – "SUBDIVISION ORDINANCE," SEC. A14.01. – "ZONING—GENERAL PROVISIONS" AND ADDING A NEW SECTION A5.10 "FIRE PLANNING REVIEW AND INSPECTION FEES," AND PROVIDING FOR FINDINGS OF FACT, ENACTMENT, ENFORCEMENT, A REPEALER, AND SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, House Bill 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and/or Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction; and

WHEREAS, House Bill 852 of the 86th Session of the Texas Legislature requires that: (1) in determining the amount of a building permit or inspection fee required in connection with the construction or improvement of a residential dwelling, a city may not consider: (a) the value of the dwelling; or (b) the cost of constructing or improving the dwelling; and (2) a city may not require the disclosure of information related to the value of or cost of constructing or improving a residential dwelling as a condition of obtaining a building permit except as required by the Federal Emergency Management Agency for participation in the National Flood Insurance Program; and

WHEREAS, In order to ensure compliance with House Bill 3167 and House Bill 852, portions of Appendix A – Fee Schedule, Sec. A3.01. - General provisions, Sec. A3.04. - Building code, Sec. A3.05. - Electricity—Electrical code, Sec. A3.06. - Plumbing code, Sec. A3.07. - Mechanical code, Sec. A3.15. - Swimming pools, Sec. A3.16. - Moving of Structures, Demolition and Site Work, Sec. A3.20. – Signs, Sec. A3.21. - Streets, rights-of-way and public property, Sec. A10-03. - Subdivision ordinance, Sec. A14.01. - Zoning—General provisions will need to be amended Sec. A5.10 – Fire planning review and inspection fees will need to be added; and

WHEREAS, The City's current fee schedule is based on valuation and House Bill 852 now prohibits that practice; and

WHEREAS, Development and building permit fees should adequately reflect the cost of services associated with providing the related services after the processes and policies have been met under the mandates of House Bill 852 and House Bill 3167; and

WHEREAS, the current fee revenues do not cover the cost of service, therefore, the citizens and taxpayers are left subsidizing the difference. The City's goal is to be at 75% - 25% ratio, where development fees cover 75% of the cost of service and the remaining 25% is covered through the General Fund; and

WHEREAS, the City will achieve the 25% coverage by assisting individuals to maintain and ensure quality local development, by limiting certain expenses associated with permits and associated review typically utilized by residents, through the offset of revenue received from the General Fund.

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

SECTION 1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

SECTION 2. ENACTMENT

That the Master Fee Schedule and Appendix A – "Fee Schedule," shall be amended by amending the fees in Sec. A3.01. – "General provisions," Sec. A3.04. – "Building code," Sec. A3.05. – "Electricity—Electrical Code," Sec. A3.06. – "Plumbing code," Sec. A3.07. – "Mechanical code," Sec. A3.15. – "Swimming pools," Sec. A3.16. – "Moving of Structures, Demolition and Site Work," Sec. A3.20. – "Signs," Sec. A3.21. – "Streets, rights-of-way and public property," Sec. A10-03. – "Subdivision ordinance," Sec. A14.01. – "Zoning—General provisions," and by adding and incorporating the fees in a new Sec. A5.10 – "Fire planning review and inspection fees" of Appendix A, as described and attached hereto as Exhibit "A."

SECTION 3. REPEALER

In the case of any conflict between other provisions of this Ordinance and any existing Ordinance of the City, the provisions of this Ordinance will control.

SECTION 4. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

SECTION 5. ENFORCEMENT

The City shall have the power to administer and enforce the provisions of this ordinance as may be required by governing law. Any person violating any provision of this ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations, and such violation is hereby declared to be a nuisance.

Nothing in this ordinance shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this ordinance and to seek remedies as allowed by law and/or equity.

SECTION 6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

SECTION 7. OPEN MEETINGS

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

READ & ACKNOWLEDGED on First Reading on the 14th day of August 2019.

READ & APPROVED on the Second Reading on the 27th day of August 2019.

APPROVED:

by _____
Connie B. Schroeder, Mayor

ATTEST:

_____
Ann Franklin, City Secretary

APPROVED AS TO FORM:

_____
Alan Bojorquez, City Attorney

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Exhibit A

City of Bastrop Code of Ordinances

APPENDIX A - FEE SCHEDULE

APPENDIX A - FEE SCHEDULE

APPLICATION	FEE
Completeness Check	**$250**
Administrative Fee – for all permits	**5% of permit fee**
Subdivision	C c0cx.
Public Improvement Plan Review formally Construction Plan Review	
Public Improvement Plan Inspections Formally known as Construction Plan Inspections	$5,000 minimum + all professional fees*
	3.5% of total cost of improvement, $2,500 minimum
License to encroach Agreement	$500 + all professional fees*
Preliminary Drainage Plan review	$2,300
Final Drainage Plan Review	$1,500
Public Improvement Plan agreement Review	$3,000 + professional fees*
Infrastructure Plan Review	$1,900
Site Development	
Misc. Administrative Plan Review	$500
Zoning	
Standard Zoning or Change in Place Type:	$3,000
Consent agreements for MUD, PID, SUD, WCID, etc…..	$25,000 + Professional fees*
Certificate of Appropriateness	$50
Certificate of Appropriateness - Demolition or Relocation	$100

PERMIT/INSPECTION	FEE
Administration fee (per permit application)	**5% of permit fee**

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Completeness Check Review	**$250**
General Construction	
Floodplain Permit:	
Single Family or community facility	$150
Multifamily, commercial or industrial	$250
Moving of Structures, Demolition, Site Work	
Road Closure/ROW obstruction	$150
Inspection Fee	$75 per inspection
Signs	
New Free-Standing Sign Application	$200 plus $2/ft. of sign height and $2/sq. ft. of sign area
New Wall Sign Permit Application	$100 plus $1/sq. ft.
Temporary Sign	$50/month
Repair or reface existing sign cabinet	$75
Master (Comprehensive) Sign Plan	$500
Fire	Fee

Category	Fee
Cancellation Fees	
Cancellation Fee	$100.00
License/Use Permits	
Fire Protection System Permit	$30.00
Annual permit to ensure that life-safety systems including sprinkler systems, alarm systems, stand-pipe systems, and hood systems, have been inspected by a third party.	
Hazardous Materials Permit Fee	Variable based upon Haz-Mat
Fees paid once every 3 years. Note: Range based on number of gallons of liquid, pounds of solid, and cubic feet of gas.	
Hazardous Materials Permit Renewal	Variable based upon Haz-Mat
High Pile Review	$145.00
High Pile Review with Hazmat	$215.00

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High Pile Storage Permit	
Annual Fee for High Pile Storage	
0-15,000 sq feet	$100.00
15,001-50,000 sq feet	$200.00
> 50,001 sq feet	$300.00
Printing/Copies	
Inspection Reports	Same
System Plans and Calculations	Same
Professional Services/Analysis	
After Hours Fire Inspection	$100/hr (2 hr minimum)
Annual State Short-Term Occupancy Inspections	
Includes Daycare, Foster Care, Adoption, Halfway Houses, Group Care, MHMR, Adult Daycare, or other short term	
1-30 Occupants	$75.00
>30 Occupants	$150.00
Clean Agent Extinguishing System Inspection	
1-50 heads	$145.00
> 50 heads	$145 + $0.50 per head over 50
Fire Alarm System Inspection	
1-10 devices	$100.00
11-25 devices	$150.00
26-100 devices	$200.00
100-200 devices	$250.00
>200 devices	$250 + $0.50/device over 50
Fire Sprinkler System Inspection	
1-10 devices	$100.00
11-25 devices	$150.00
26-100 devices	$200.00
100-200 devices	$250.00
>200 devices	$250 + $0.50/device over 50
Fire Final (Certificate of Occupancy) Inspection	
0-10,000 sq ft	$100.00
> 10,000 sq. ft.	$100 + $1.00/SF over 1000

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Fire Pump Test	$315.00
Generator Testing	
<660 gallons of fuel	$100.00
>660 gallons of fuel	$150.00
Hospitals/Similar Occupancy Inspections	$100
Nursing Home/Occupancy Inspections	$100
Hydrant Flow Testing Reports	
Actual flow test performed	$150.00
Each additional hydrant	$75.00
Pulled from files	$25.00
Hydrostatic Tests	$100.00
Kitchen Extinguishing Hood System Test	$100.00
Miscellaneous Inspections	$100 plus $50/hr over 1st hr
Mobile Food Vendor Inspection (LP Gas)	$100.00
Inspection of use, storage, handling and transportation	
Standpipe Flow Test - Requires Eng. Company	
1st building	$600.00 / building
Additional building	$150 per addtl bldg
State Licensed Occupancy Inspections	$100.00
Includes Labs, Clinics, Massage Therapy, Rehabilitation, Bonded Warehouses, Physical Therapy, or other similar	
Reinspection Fee	$125 plus $65/hr over 2 hrs
Site/Plan Reviews	
Access Control & Egress Impact Systems Review	$125.00
(per system submitted)	
Dry/Wet Chemical & Clean Agent System Review	$125.00
(per system submitted)	

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Fire Alarm System Plan Review	
"Alarm devices" include individual pieces of equipment such as initiating devices, signaling devices, fire alarm panels, and power extenders.	
1-10 devices	$50.00
11-25 devices	$100.00
26-100 devices	$150.00
100-200 devices	$200.00
>200 devices	$200.00
Charge for drawings to a scale other than 1/8"=1'	$10.00 per sheet
Fire Sprinkler System Plan Review	
1-10 heads	$50.00
11-25 heads	$100.00
26-100 heads	$150.00
100-200 heads	$200.00
>200 heads	$200.00
Charge for drawings to a scale other than 1/8"=1'	$10.00 per sheet
Standpipe Systems Review	$150.00
(per system submitted)	
Site Plan Review	$150.00
Building Permit Review	$100.00 + $0.10 per SF
Miscellaneous Plan Review	$150.00
Preliminary Design/Review Fee	$100/hr (1 hr minimum
This fee will is charged to the customer for staff time needed to provide code consultations, code interpretations, and preliminary design input for new architectural and engineering designs.	
Resubmittal Fee	
1st resubmittal	$75.00
>2 resubmittals	$125 per submittal
Special Events	

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Burn Permit (Special Event)	$100.00
Carnival/Circus Operational Permit	$200.00
Permit required for outdoor events with expected attendance of > 75 people with some exceptions granted	
Festival/Fair Operational Permit	
49 - 499 Expected Attendees	$150.00
>500 Expected Attendees	$300.00
Fire Watch (Stand By for Special Events)	$100/hr (2 hr minimum)
Fireworks/Pyrotechnics	$200.00
Fee includes plan review, license review, and site inspection	
Public Assembly Permit	$150.00
Annual permit requirement for nightclubs	
Re-inspection Fee for Special Events	$16.00
Fee is charged for inspector to revisit a special event site due to safety findings in initial inspection	
Special Effects	$100.00
Special Event Permit Revision Fee	$75.00
Fee is charged for a re-review of site plan changes for a special event	
Stand By Type VII Fire Apparatus	$150 per hr. (2 hr minimum)
This is for a six wheeler ATV with 2 firefighters.	
Stand By Type VI Fire Apparatus	$200 per hr. (2 hr minimum)
This is for a Brush Truck with 2 firefighters.	
Standby Fire Apparatus (Engine Company)	$300 per hr. (2 hr minimum)
This is for a Fire Engine with 4 firefighters	
Temporary Change of Use Permit	$150.00
Permit issued for hosting public events of > 50 people in a non-public event structure	

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Temporary Helistop Permit	$150.00
Permit is required to ensure temporary helistop is in compliance with adopted Fire Code and applicable NFPA standards	
Temporary Occupancy Load Adjustment	$100.00
Tents/Temporary Membrane Structure Permit	$100.00
Permit required for tents walled on any side in excess of 400 sq. ft. or any tent which exceeds 700 sq. ft. in area. Permit also required for temporary membrane structures.	
Theatrical Performance w/ Open Flame	$100.00
Performances with open flames	
Trade Show/Exhibit Permit	$100.00
Permit required for all events classified as trade shows, exhibits, or garden shows	
Trade Show/Exhibit Additional Floor Plan Review	$50.00

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Appendix A - Section 5.10 - Fire Planning Review & Inspection Fees	
Category	**Fee**
Cancellation Fees	
Cancellation Fee	$100.00
License/Use Permits	
Fire Protection System Permit	$30.00
Annual permit to ensure that life-safety systems including sprinkler systems, alarm systems, stand-pipe systems, and hood systems, have been inspected by a third party.	
Hazardous Materials Permit Fee	Variable based upon Haz-Mat
Fees paid once every 3 years. Note: Range based on number of gallons of liquid, pounds of solid, and cubic feet of gas.	
Hazardous Materials Permit Renewal	Variable based upon Haz-Mat
High Pile Review	$145.00
High Pile Review with Hazmat	$215.00
High Pile Storage Permit	
Annual Fee for High Pile Storage	
0-15,000 sq feet	$100.00
15,001-50,000 sq feet	$200.00
> 50,001 sq feet	$300.00
Printing/Copies	
Inspection Reports	Same
System Plans and Calculations	Same
Professional Services/Analysis	
After Hours Fire Inspection	$100/hr (2 hr minimum)
Annual State Short-Term Occupancy Inspections	
Includes Daycare, Foster Care, Adoption, Halfway Houses, Group Care, MHMR, Adult Daycare, or other short term	
1-30 Occupants	$75.00
>30 Occupants	$150.00
Clean Agent Extinguishing System Inspection	
1-50 heads	$145.00
> 50 heads	$145 + $0.50 per head over 50

Fire Alarm System Inspection	
1-10 devices	$100.00
11-25 devices	$150.00
26-100 devices	$200.00
100-200 devices	$250.00
>200 devices	$250 + $0.50/device over 50
Fire Sprinkler System Inspection	
1-10 devices	$100.00
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Fire Pump Test	$315.00
Generator Testing	
<660 gallons of fuel	$100.00
>660 gallons of fuel	$150.00
Hospitals/Similar Occupancy Inspections	$100
Nursing Home/Occupancy Inspections	$100
Hydrant Flow Testing Reports	
Actual flow test performed	$150.00
Each additional hydrant	$75.00
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Hydrostatic Tests	$100.00
Kitchen Extinguishing Hood System Test	$100.00
Miscellaneous Inspections	$100 plus $50/hr over 1st hr
Mobile Food Vendor Inspection (LP Gas)	$100.00
Inspection of use, storage, handling and transportation	
Standpipe Flow Test - Requires Eng. Company	
1st building	$600.00 / building
Additional building	$150 per addtl bldg

State Licensed Occupancy Inspections	$100.00
Includes Labs, Clinics, Massage Therapy, Rehabilitation, Bonded Warehouses, Physical Therapy, or other similar	
Reinspection Fee	$125 plus $65/hr over 2 hrs
Site/Plan Reviews	
Access Control & Egress Impact Systems Review	$125.00
(per system submitted)	
Dry/Wet Chemical & Clean Agent System Review	$125.00
(per system submitted)	
Fire Alarm System Plan Review	
"Alarm devices" include individual pieces of equipment such as initiating devices, signaling devices, fire alarm panels, and power extenders.	
1-10 devices	$50.00
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Charge for drawings to a scale other than 1/8"=1'	$10.00 per sheet
Standpipe Systems Review	$150.00
(per system submitted)	
Site Plan Review	$150.00
Building Permit Review	$100.00 + $0.10 per SF
Miscellaneous Plan Review	$150.00
Preliminary Design/Review Fee	$100/hr (1 hr minimum
This fee will is charged to the customer for staff time needed to provide code consultations, code interpretations, and preliminary design input for new architectural and engineering designs.	

Resubmittal Fee	
1st resubmittal	$75.00
>2 resubmittals	$125 per submittal
Special Events	
Burn Permit (Special Event)	$100.00
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This is for a Fire Engine with 4 firefighters	
Temporary Change of Use Permit	$150.00

Permit issued for hosting public events of > 50 people in a non public event structure	
Temporary Helistop Permit	$150.00
Permit is required to ensure temporary helistop is in compliance with adopted Fire Code and applicable NFPA standards	
Temporary Occupancy Load Adjustment	$100.00
Tents/Temporary Membrane Structure Permit	$100.00
Permit required for tents walled on any side in excess of 400 sq. ft. or any tent which exceeds 700 sq. ft. in area. Permit also required for temporary membrane structures.	
Theatrical Performance w/ Open Flame	$100.00
Performances with open flames	
Trade Show/Exhibit Permit	$100.00
Permit required for all events classified as trade shows, exhibits, or garden shows	
Trade Show/Exhibit Additional Floor Plan Review	$50.00

Commercial Building Plan Review & Permit Fees (4 of 4)

Miscellaneous Fees

	DSD Fees	4% Surcharge	Total
After Hours Inspection Fees			
First Hour	$178.00		$178.00
Each Additional Hour	$58.00		$58.00
Re-Inspection Fee *The fee will be charged for a scheduled inspection each time (1) work is not complete; (2) corrections from prior deficiency were not completed; or (3) the site is not accessible.*	$46.00		$46.00
Inspections for Standalone Projects	**$46.00**	**$1.84**	**$47.84**
Per inspection after two inspections	$23.00	$0.92	$23.92
Demolition Permit	**$120.00**	**$4.80**	**$124.80**
Relocation Permit	**$34.00**	**$1.36**	**$35.36**
Boat Dock New Construction Permit	**$131.00**	**$5.24**	**$136.24**
Electric Sign Permit	**$58.00**	**$2.32**	**$60.32**
Municipal Utility District (MUD) / ETJ Inspections *(Electrical & Plumbing)*	**$42.00**	**$1.68**	**$43.68**
Permits Outside the City Limits	**$58.00**	**$2.32**	**$60.32**
Electric Service Planning Application / DPGA *Required when new or change in electric service load on the property.*	**$8.00**	**$0.32**	**$8.32**
Electric Service Inspection Fee in COA	**$136.00**		**$136.00**
Electric Service Inspection Fee in PESD	**$155.00**	**$6.20**	**$161.20**
Electrical Special Inspection Program Fee			
Initial Application	$12.00	$0.48	$12.48
Annual Renewal	$4.00	$0.16	$4.16
Duplicate Certificate of Occupancy	**$12.00**	**$0.48**	**$12.48**
Temporary Certificate of Occupancy *(Expires after 90 days)*			
Building	$60.00	$2.40	$62.40
Mechanical, Electrical, Plumbing	$60.00	$2.40	$62.40
Temporary Certificate of Occupancy Renewal			
Building	$55.00	$2.20	$57.20
Mechanical, Electrical, Plumbing	$60.00	$2.40	$62.40
Contractors Expired Permits			
Building, Electrical, Mechanical or Plumbing Permits	$15.00	$0.60	$15.60
Escrow Accounts *(Establishment of Escrow Account)*	**$23.00**		**$23.00**
Registration *(Mechanical, Irrigation)*			
New	$23.00		$23.00 /per discipline
Annual Renewal	$8.00		$8.00 /per discipline
Annual Permit			
Processing Fee	$15.00	$0.60	$15.60
Inspections	$58.00	$2.32	$60.32

Commercial Building Plan Review & Permit Fees (3 of 4)

Commercial Remodel, Repair & Alterations Permit Fees

A 4% Development Services Surcharge fee will be added to all permit fees.

Occupancy Groups: A, B, E, F, H, I, M, R-1, R-2, S, U

All buildings except warehouses, parking garages and residences

	Building	Electrical	Mechanical	Plumbing	Energy
≤ 1,000 sq. ft.	**$286.50**	**$276.81**	**$257.45**	**$305.86**	**$38.73**
≤ 5,000 sq. ft.	**$286.50**	**$276.81**	**$257.45**	**$305.86**	**$38.73**
per additional 1,000 over 1,000	$9.68	$21.78	$12.10	$14.52	
≤ 10,000 sq. ft.	**$325.22**	**$363.95**	**$305.86**	**$363.95**	**$38.73**
per additional 1,000 over 5,000	$16.46	$34.85	$9.68	$11.62	
≤ 25,000 sq. ft.	**$407.51**	**$538.21**	**$354.27**	**$422.04**	**$38.73**
per additional 5,000 over 10,000	$46.79	$87.13	$45.18	$45.18	
≤ 50,000 sq. ft.	**$547.89**	**$799.61**	**$489.81**	**$557.57**	**$38.73**
per additional 5,000 over 25,000	$32.92	$34.85	$27.11	$27.11	
> 50,000 sq. ft.	**$712.48**	**$973.88**	**$625.34**	**$693.11**	**$38.73**
per additional 10,000	$32.92	$34.85	$27.11	$27.11	
per additional floor	**$4.84**	**$4.84**	**$4.84**	**$4.84**	

Warehouse Space and Parking Garages Only

	Building	Electrical	Mechanical	Plumbing	Energy
≤ 5,000 sq. ft.	**$162.84**	**$201.57**	**$249.98**	**$395.20**	**$46.67**
≤ 10,000 sq. ft.	**$162.84**	**$201.57**	**$249.98**	**$395.20**	**$46.67**
per additional 1,000 over 5,000	$21.30	$4.84	$9.68	$18.39	
≤ 50,000 sq. ft.	**$269.34**	**$225.77**	**$298.38**	**$487.17**	**$46.67**
per additional 10,000 over 10,000	$31.46	$66.56	$14.52	$25.41	
> 50,000 sq. ft.	**$395.20**	**$492.01**	**$356.47**	**$588.83**	**$46.67**
per additional 10,000	$15.73	$33.28	$7.26	$12.71	
No HVAC Systems			**$96.81**		

Refunds on Permits

- For detailed information regarding refunds, see the Technical Criteria Manual.
- No refund shall be granted if the purchaser has paid the minimum fee established for the specific type of permit.
- No refund shall be granted if any work governed by the permit has been performed.
- No refund shall be granted if an inspection has been performed, scheduled, or requested on the permit.
- Refunds for permits equal 75% of the original permit less the minimum permit fee established for the specific type of permit.
- Refund claims must be submitting in writing with a copy of the permit receipt.
- Only active fees may be refunded.

Commercial Tree Permit Review & Inspection Fees

A 4% Development Services Surcharge fee will be added to all permit fees.

	DSD Fee	4% Surcharge	Total
Pre-Development Consultation	**$701.00**	**$28.04**	**$729.04**
Site Plan Exemption Review	**$515.00**	**$20.60**	**$535.60**
Update Fee	**$333.00**	**$13.32**	**$346.32**
City Arborist Site Plan/Subdivision Review			
≤ 5 trees	$1,087.00	$43.48	$1,130.48
≤ 20 trees	$1,421.00	$56.84	$1,477.84
≤ 50 trees	$1,840.00	$73.60	$1,913.60
≤ 100 trees	$2,174.00	$86.96	$2,260.96
≤ 200 trees	$3,013.00	$120.52	$3,133.52
> 200 trees	$3,013.00	$120.52	$3,133.52
per additional 50 trees	$253.00	$10.12	$263.12
Inspection	**$244.00**	**$9.76**	**$253.76**
Re-inspections	**$264.00**	**$10.56**	**$274.56**
Utility Repair/Replacement			
Review	$335.00	$13.40	$348.40
Inspection	$244.00	$9.76	$253.76
Non-Development Tree Review *Fees waived for dead, diseased, or imminent hazard trees*	**$258.00**	**$10.32**	**$268.32**
Heritage Tree Review Variance			
Administratively Approved	$672.00	$26.88	$698.88
Commission Approved	$3,718.00	$148.72	$3,866.72
Protected Tree Review Commission Appeal	$3,718.00	$148.72	$3,866.72

Commercial Building Plan Review & Permit Fees (2 of 4)

Commercial New Construction Permit Fees

A 4% Development Services Surcharge fee will be added to all permit fees.

Occupancy Groups: A, B, E, F, H, I, M, S, U

All buildings except apartments, motels, hotels, warehouses, parking garages, and residences

	Building	Electrical	Mechanical	Plumbing	Energy
≤ 1,000 sq. ft.	$286.50	$276.81	$160.64	$286.50	$54.14
≤ 5,000 sq. ft.	$286.50	$276.81	$160.64	$286.50	$54.14
per additional 1,000 over 1,000	$50.83	$21.78	$36.31	$73.82	$2.42
≤ 10,000 sq. ft.	$489.81	$363.95	$305.86	$581.78	$63.82
per additional 1,000 over 5,000	$13.55	$34.85	$11.62	$49.38	$1.94
≤ 25,000 sq. ft.	$557.57	$538.21	$363.95	$828.65	$73.50
per additional 1,000 over 10,000	$5.16	$8.71	$8.39	$18.07	$0.65
≤ 50,000 sq. ft.	$635.03	$668.91	$489.81	$1,099.73	$83.19
per additional 5,000 over 25,000	$6.20	$17.43	$4.26	$8.91	$0.39
> 50,000 sq. ft.	$789.93	$1,104.57	$596.30	$1,322.41	$92.87
per additional 10,000	$6.20	$17.43	$4.26	$8.91	$0.39
per add'l floor	$9.68	$9.68	$9.68	$9.68	$9.68

All Occupancy Groups

Shell Buildings

	Building	Electrical	Mechanical	Plumbing	Energy
≤ 5,000 sq. ft.	$282.76	$360.21	$205.31	$302.12	$50.40
≤ 50,000 sq. ft.	$282.76	$360.21	$205.31	$302.12	$50.40
per additional 1,000 over 5,000	$3.66	$1.29	$2.15	$3.87	$0.22
≤ 100,000 sq. ft.	$447.34	$418.30	$302.12	$476.39	$60.09
per additional 10,000 over 50,000	$17.43	$23.24	$11.62	$23.24	$1.94
≤ 500,000 sq. ft.	$534.47	$534.47	$360.21	$592.56	$69.77
per additional 10,000 over 100,000	$2.66	$10.89	$8.23	$2.90	$0.24
≤ 1,000,000 sq. ft.	$640.97	$970.14	$689.38	$708.74	$79.45
per additional 100,000 over 500,000	$60.02	$87.13	$38.73	$92.94	$1.94
> 1,000,000 sq. ft.	$941.09	$1,405.80	$883.01	$1,173.45	$89.13
per additional 100,000	$30.01	$43.57	$19.36	$46.47	$0.97
per add'l floor	$9.68	$9.68	$9.68	$9.68	$9.68

Occupancy Group R

Apartments

	Building	Electrical	Mechanical	Plumbing	Energy
Base per sq. ft.	$0.03	$0.03	$0.05	$0.06	$0.00
Per Unit	$9.68	$19.36	$9.68	$9.68	$4.84
Per Floor	$17.62	$17.62	$17.62	$17.62	$12.78

Motels / Hotels

	Building	Electrical	Mechanical	Plumbing	Energy
Base per sq. ft.	$0.03	$0.03	$0.05	$0.06	$0.00
Per Unit	$9.68	$14.52	$9.68	$9.68	$4.84
Per Floor	$17.62	$17.62	$17.62	$17.62	$12.78

Warehouse Space and Parking Garages Only

	Building	Electrical	Mechanical	Plumbing	Energy
≤ 5,000 sq. ft.	$162.84	$356.47	$298.38	$395.20	$46.67
≤ 10,000 sq. ft.	$162.84	$356.47	$298.38	$395.20	$46.67
per additional 1,000 over 5,000	$21.30	$38.73	$11.62	$18.39	$1.94
≤ 50,000 sq. ft.	$269.34	$550.10	$356.47	$487.17	$56.35
per additional 10,000 over 10,000	$31.46	$58.09	$14.52	$13.31	$2.42
> 50,000 sq. ft.	$395.20	$782.45	$414.56	$540.42	$66.03
per additional 10,000 sq. ft.	$15.73	$29.04	$7.26	$6.66	$1.21
No HVAC Systems			$96.81		

CITY OF AUSTIN Development SERVICES DEPARTMENT
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Commercial Building Plan Review & Permit Fees (1 of 4)

- A 4% Development Services Surcharge fee will be added to all plan review & permit fees.
- The review fee is payable at the time of submittal and is non-refundable unless the fee is collected in error by the City of Austin.
- The permit fee is payable at the time of permit issuance for building and trade permits.

Commercial Building Plan Review Fees

	DSD Fees	4% Surcharge	Total
Commercial Building Plan Review Application Processing Fee	**$72.00**	**$2.88**	**$74.88**
Building Plan Resubmittal Fee *per discipline*	**$611.00**	**$24.44**	**$635.44**
Approved Plan Revision Fee			
Minor Plan Revision	$306.00	$12.24	$318.24
Major Plan Revision	$1,223.00	$48.92	$1,271.92
Overtime Plan Review Fee *(per discipline, per hour, two-hour minimum)*	**$242.00**	**$9.68**	**$251.68**
Temporary (Limited) Building Permit *(per discipline)*	**$290.00**	**$11.60**	**$301.60**
Commercial Plan Review Consultation *(per discipline, per hour)*	**$183.00**	**$7.32**	**$190.32**
Occupant Load Card Review	**$146.00**	**$5.84**	**$151.84**
Occupant Load Card Increase Plan Review	**$450.00**	**$18.00**	**$468.00**
Alternate Methods of Compliance	**$146.00**	**$5.84**	**$151.84**
Quick Turnaround Fee	**$99.00**	**$3.96**	**$102.96**
7-Day Review	**$1,233.00**	**$49.32**	**$1,282.32**

Occupancy Group A	
≤ 1,500 sq. ft.	**$2,594.00**
≤ 5,000 sq. ft.	**$2,594.00**
per additional 500 over 1,500	$64.00
≤ 10,000 sq. ft.	**$3,045.00**
per additional 1,000 over 5,000	$68.00
≤ 25,000 sq. ft.	**$3,384.00**
per additional 5,000 over 10,000	$153.00
≤ 50,000 sq. ft.	**$3,843.00**
per additional 5,000 over 25,000	$87.00
≤ 100,000 sq. ft.	**$4,279.00**
per additional 10,000 over 50,000	$350.00
> 100,000 sq. ft.	**$6,173.00**
per additional 10,000	$175.00

Occupancy Group H	
≤ 1,500 sq. ft.	**$2,231.00**
≤ 5,000 sq. ft.	**$2,231.00**
per additional 500 over 1,500	$128.00
> 5,000 sq. ft.	**$3,125.00**
per additional 1,000	$64.00

Occupancy Group R	
≤ 1,500 sq. ft.	**$1,990.00**
≤ 5,000 sq. ft.	**$1,990.00**
per additional 500 over 1,500	$93.00
≤ 10,000 sq. ft.	**$2,642.00**
per additional 1,000 over 5,000	$132.00
≤ 25,000 sq. ft.	**$3,303.00**
per additional 5,000 over 10,000	$247.00
≤ 50,000 sq. ft.	**$4,044.00**
per additional 5,000 over 25,000	$538.00
≤ 100,000 sq. ft.	**$6,880.00**
per additional 10,000 over 50,000	$745.00
≤ 300,000 sq. ft.	**$10,676.00**
per additional 10,000 over 100,000	$124.00
> 300,000 sq. ft.	**$13,230.00**
per additional 10,000	$62.00

Occupancy Groups B, E, F, M, S, U	
≤ 1,500 sq. ft.	**$2,271.00**
≤ 5,000 sq. ft.	**$2,271.00**
per additional 500 over 1,500	$64.00
≤ 10,000 sq. ft.	**$2,723.00**
per additional 1,000 over 5,000	$60.00
≤ 25,000 sq. ft.	**$3,021.00**
per additional 5,000 over 10,000	$153.00
≤ 50,000 sq. ft.	**$3,481.00**
per additional 5,000 over 25,000	$200.00
≤ 100,000 sq. ft.	**$4,480.00**
per additional 10,000 over 50,000	$374.00
> 100,000 sq. ft.	**$6,495.00**
per additional 10,000	$187.00

Occupancy Group I	
≤ 1,500 sq. ft.	**$2,634.00**
≤ 5,000 sq. ft.	**$2,634.00**
per additional 500 over 1,500	$87.00
≤ 10,000 sq. ft.	**$3,246.00**
per additional 1,000 over 5,000	$172.00
≤ 25,000 sq. ft.	**$4,108.00**
per additional 5,000 over 10,000	$381.00
≤ 50,000 sq. ft.	**$5,253.00**
per additional 5,000 over 25,000	$321.00
≤ 100,000 sq. ft.	**$7,001.00**
per additional 10,000 over 50,000	$769.00
> 100,000 sq. ft.	**$10,917.00**
per additional 10,000	$384.00

Shell Buildings	
≤ 5,000 sq. ft.	**$2,320.00**
≤ 10,000 sq. ft.	**$2,320.00**
per additional 1,000 over 5,000	$36.00
≤ 25,000 sq. ft.	**$2,497.00**
per additional 5,000 over 10,000	$193.00
≤ 50,000 sq. ft.	**$3,078.00**
per additional 5,000 over 25,000	$103.00
≤ 100,000 sq. ft.	**$3,594.00**
per additional 10,000 over 50,000	$261.00
> 100,000 sq. ft.	**$5,046.00**
per additional 10,000	$131.00

Residential Building Plan Review & Permit Fees (5 of 5)

Residential Tree Permit Review & Inspection Fees

	DSD Fee	4% Surcharge	Total
Pre-Development Consultation	**$304.00**	**$12.16**	**$316.16**
Plan Review	**$460.00**	**$18.40**	**$478.40**
Update Fee	**$228.00**	**$9.12**	**$237.12**
Inspection			
New Construction	$508.00	$20.32	$528.32
All Other Residential Projects	$344.00	$13.76	$357.76
Foundation Pre-Pour Inspection	$205.00	$8.20	$213.20
Re-Inspections	**$264.00**	**$10.56**	**$274.56**
Utility Repair/Replacement			
Review	$335.00	$13.40	$348.40
Inspection	$244.00	$9.76	$253.76
Non-Development Tree Review *Fees waived for dead, diseased, or imminent hazard trees*	**$258.00**	**$10.32**	**$268.32**
Heritage Tree Review Variance			
Administratively Approved	$672.00	$26.88	$698.88
Commission Approved	$3,718.00	$148.72	$3,866.72
Protected Tree Review Commission Appeal	**$3,718.00**	**$148.72**	**$3,866.72**
Demolitions			
Tree Review	$221.00	$8.84	$229.84
Tree Inspection	$197.00	$7.88	$204.88

Refunds on Permits

- For detailed information regarding refunds, see the Technical Criteria Manual.
- No refund shall be granted if the purchaser has paid the minimum fee established for the specific type of permit.
- No refund shall be granted if any work governed by the permit has been performed.
- No refund shall be granted if an inspection has been performed, scheduled, or requested on the permit.
- Refunds for permits equal 75% of the original permit less the minimum permit fee established for the specific type of permit.
- Refund claims must be submitting in writing with a copy of the permit receipt.
- Only active fees may be refunded.

Residential Building Plan Review & Permit Fees (4 of 5)

Single Family, Duplex, Townhouse, and other Residential Structures				
	0-1,000 square feet			
Building	$206.05			
Electrical	$211.85			
Mechanical	$75.56			
Plumbing	$145.15			
Energy	$43.66			
	1,000-2,000 square feet			
Building	$206.05		$4.06	
Electrical	$211.85		$1.88	
Mechanical	$75.56	plus	$0.87	per 100 sq ft above 1,000
Plumbing	$145.15		$2.03	
Energy	$43.66		$0.00	
	2,000-3,000 square feet			
Building	$246.65		$4.06	
Electrical	$230.70		$5.36	
Mechanical	$84.25	plus	$0.87	per 100 sq ft above 2,000
Plumbing	$165.45		$2.03	
Energy	$43.66		$0.00	
	3,000-4,000 square feet			
Building	$287.24		$4.06	
Electrical	$284.34		$2.17	
Mechanical	$92.95	plus	$0.87	per 100 sq ft above 3,000
Plumbing	$185.75		$2.03	
Energy	$43.66		$0.00	
	4,000-5,000 square feet			
Building	$327.84		$4.06	
Electrical	$306.09		$6.23	
Mechanical	$101.65	plus	$1.74	per 100 sq ft above 4,000
Plumbing	$206.05		$4.06	
Energy	$43.66		$0.00	
	5,000+ square feet			
Building	$368.44		$20.30	
Electrical	$368.44		$31.17	
Mechanical	$119.05	plus	$8.70	per 1,000 sq ft above 5,000
Plumbing	$246.65		$20.30	
Energy	$43.66		$0.00	

Residential Building Plan Review & Permit Fees (3 of 5)

Miscellaneous Fees (continued)

	DSD Fees	4% Surcharge	Total
Plan Review - Floodplains			
Floodplain	$495.00	$19.80	$514.80
Erosion Hazard Zone	$495.00	$19.80	$514.80
Grading & Drainage	$495.00	$19.80	$514.80
Update Fee	$165.00	$6.60	$171.60
Duplicate Certificate of Occupancy	**$12.00**		**$12.00**
Temporary Certificate of Occupancy - Building Only *(Expires after 90 days)*	**$46.00**	**$1.84**	**$47.84**
Temporary Certificate of Occupancy Renewal - Building Only	**$38.00**	**$1.52**	**$39.52**
Contractors Expired Permits *(Building, Electrical, Mechanical or Plumbing)*	**$15.00**	**$0.60**	**$15.60** /per discipline
Escrow Accounts - Establishment of Escrow Account	**$23.00**		**$23.00**
Registration *(Mechanical, Irrigation)*			
New	$23.00		$23.00
Annual Renewal	$8.00		$8.00
Overtime Plan Review Fee (*per discipline, per hour, two-hour minimum)*	**$241.00**	**$9.64**	**$250.64**

Residential Building Plan Review & Permit Fees (2 of 5)

Miscellaneous Fees

	DSD Fees	4% Surcharge	Total
Alternate Methods of Compliance	**$146.00**	**$5.84**	**$151.84**
Residential Express Permits/Kitchen Remodels - Inspection	**$43.00**	**$1.72**	**$44.72**
Residential Change-Out Program Permits			
HVAC *(first system)*	$53.00	$2.12	$55.12
each additional system	$16.00	$0.64	$16.64
Water Heater *(first appliance)*	$53.00	$2.12	$55.12
each additional appliance	$16.00	$0.64	$16.64
Retrofit Windows	$53.00	$2.12	$55.12
After Hours Inspection Fee			
First Hour	$178.00		$178.00
each additional hour	$58.00		$58.00
Reinspection Fee The fee will be charged for a scheduled inspection each time: (1) work is not complete; (2) corrections from prior deficiency were not completed; or (3) the site is not accessible.	**$46.00**		**$46.00**
Inspections for Standalone Projects	**$46.00**	**$1.84**	**$47.84**
Per inspection after two inspections	$23.00	$0.92	$23.92
Demolition Permit *(each)*	**$30.00**	**$1.20**	**$31.20 /each**
Relocation Permit *(each)*	**$34.00**	**$1.36**	**$35.36 /each**
Boat Dock New Construction Permit	**$131.00**	**$5.24**	**$136.24**
Municipal Utility District (MUD)/ETJ Inspections *(electric & plumbing)*	**$42.00**	**$1.68**	**$43.68**
Permits Outside the City Limits	**$15.00**		**$15.00**
Electric Service Planning Application Processing/DPGA *Required when there is a new or change in electric service load on the property.*	**$8.00**	**$0.32**	**$8.32**
Electric Service Inspection Fee in COA	**$136.00**	**$5.44**	**$141.44**
Electric Service Inspection Fee in PESD	**$155.00**	**$6.20**	**$161.20**
Electrical Special Inspection Program Fee			
Initial Application	$12.00	$0.48	$12.48
Annual Renewal	$4.00	$0.16	$4.16

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Residential Building Plan Review & Permit Fees (1 of 5)

- A 4% Development Services Surcharge fee will be added to all permit fees.
- The review fee is payable at the time of submittal and is non-refundable unless the fee is collected in error by the City of Austin.
- The permit fee is payable at the time of permit issuance for building and trade permits.

Residential Building Plan Review Fees

One & Two Family Dwellings

	DSD Fees	4% Surcharge	Total
Residential Plan Review Application Processing Fee	**$78.00**	**$3.12**	**$81.12**
Plan Review Fee			
Residential Plan Review	$1,006.00	$40.24	$1,046.24
Small Projects Plan Review	$126.00	$5.04	$131.04
Express Residential Plan Review	$78.00	$3.12	$81.12
Residential Plan Review Resubmittal	**$503.00**	**$20.12**	**$523.12**
Residential Plan Revision Fee			
Minor Plan Revision	$82.00	$3.28	$85.28
Major Plan Revision *(per hour)*	$503.00	$20.12	$523.12 /hour
Demolition/Relocation Processing Fee	**$78.00**	**$3.12**	**$81.12**
Driveway Review Fee	**$63.00**	**$2.52**	**$65.52**
Restamp Fee	**$58.00**	**$2.32**	**$60.32**
Consultation Fee *(per hour)*	**$253.00**	**$10.12**	**$263.12** /hour
New Construction (Volume Builder Program)			
Volume Builder Registration Fee - Initial	$1,116.00	$44.64	$1,160.64
Volume Builder Registration Fee - Renewal	$846.00	$33.84	$879.84
Zoning Review Fee	$706.00	$28.24	$734.24
Prototype Plan Review Fee	$506.00	$20.24	$526.24
Volume Builder Plan Review *(per unit)*	$118.00	$4.72	$122.72 /unit

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Fee Update

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Fee Update - Recap

- What is staying the same?
  - Accommodate the permits used by citizens
- What departments and/or positions make up "development“
- Total cost of development
  - Reviewed existing
  - New charges
- 75%/25% allocation and why?
  - Drainage – decoupling

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Question from August 14th

- What does/does not require a permit?
- Average cost of remodel permit?
- Permit bundles?
- Waivers and/or hardships?

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Permit Requirements

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What does/does not require a permit?

- Remodels
- Plumbing Fixtures
- Flooring

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Remodel Costs

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Average cost of remodel permit?

- Current Fees
- Proposed Fees

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Alternative Permit Options

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What are some possible alternatives?

- Permit bundles
- Waivers and/or hardships
  - Community Partners

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Permit bundles

- Permit process

Waivers and/or hardships

- Community Partners
- Application

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No Changes

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No Changes - Overview

- Accommodate the permits used by citizens (tax dollars)
- Trades
  - Mechanical, Electrical, Plumbing
- Fences
- Roofs
- Swimming Pools
- Accessory Buildings
  - Enhanced Permit Review
- Irrigation
- Lots of Record

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Schedule of Fees

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Schedule of Fees – See Staff Report

- Proposed Fire Fees
- Comparison of Existing & Proposed Permitting, Inspection & Development Fees
- City of Austin Fee Schedule
- Permitting & Inspection Fees
- Development Fees

* Detailed information to be provided during meeting

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Questions or Comments?

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Development Team

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Development Team

- Development Review Committee
  - City Team
  - Planning & Zoning Department
  - Engineering
  - Public Works
  - Water/Wastewater
  - BP&L
  - Fire
  - Parks
  - Building Inspections
  - City Manager's Office
  - City Partners
  - Engineering – 3rd party
  - AQUA, WCID 2, Corix
  - Bluebonnet and Center Point
  - Telecommunications
  - ESD #1 and #2
  - TXDOT
  - LCRA
  - Bastrop County
  - BISD

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75%/25% Allocation

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75%/25% Allocation

- What is it?
  - Goal based on projected development patterns
  - $1,085,324 – FY20 Development Department
  - $518,367 – FY19 Projected Revenue
- Why?
  - Public dollars to fund private purposes
  - Texas Constitution prohibits
- 25% to cover services primarily used by residents covered by taxes paid by residents (trades, lots of record, etc.)

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Development Costs

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Development Costs

- HB 3167 and HB 852
  - Significantly impacted process
  - Resulted in higher fees
  - Drainage – decoupling
  - Completeness checks
- DRC Hourly Rate
- Time allocated per process
- Development Process
  - Required Hours x Hourly DRC Cost = Application Fee
  - Plus Administrative fee (5%)

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STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM:** 12F

TITLE:
Consider action to approve the second reading of Ordinance No. 2019-26 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances, Chapter 10, Article 10.03 – Subdivision Ordinance, Section 2 – General, Section 3 – Purpose, Authority & Jurisdiction, Section 4 – Platting Procedure and Section 5 – Standard Division Design Requirements; approving a Standardized Public Improvement Plan Agreement, attached as Attachment A; and providing for findings of fact, enactment, enforcement, a repealer, and severability, establishing an effective date; and proper notice and meeting.

STAFF REPRESENTATIVE:
Lynda K. Humble, City Manager
Trey Job, Managing Director of Public Works & Leisure Services
Matt Jones, Director of Planning & Development
Alan Bojorquez, City Attorney

BACKGROUND/HISTORY:
House Bill (HB) 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and/or Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction.

In order to ensure compliance with HB 3167, portions of Chapter 10 – Subdivision Ordinance, Sections 2, 3, 4 and 5 will need to be amended by City Council. HB 3167 also requires any comment or denial include a direct citation to a state, federal, or municipal ordinance that is the basis for the conditional approval or disapproval. A summary of changes are as follows:

- Add definitions for Filed, Calendar Day, and Sketch Drawing
- Adopting a Development Manual dated August 27, 2019 by reference
- Section 4.10 – referencing State Law
- Section 4.10 – Adding Enhanced Permit Review Process as a condition prior to platting
- Creates new process for Preliminary Plats that separates engineering elements
- Creates new process for Final Plats
- Adopts specific submittal for platting
- Adopts specific plat requirements
- Updates submission and approvals for plats to meet State Law
- Creates a Development Review Committee
- Adopts process and requirements for Infrastructure Plan
- Adopts process and requirements for Public Improvement Plan
- Adopts a Public Improvement Plan Agreement

- Infrastructure Acceptance process
- Engineering Seal requirements

The City of Bastrop Standard Public Improvement Plan Agreement is attached to the Ordinance as Exhibit A. The Public Improvement Plan Agreement shall be approved by the City Council prior to the scheduling of a Pre-Construction Meeting or the issuance of a Notice to Proceed.

POLICY EXPLANATION:
Texas Local Government Code Chapter 212, Subchapter A. Regulation of Subdivisions, Section 212.002 – Rules, grants authority to a governing body of a municipality, after conducting a public hearing on the matter, to 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.

FUNDING SOURCE: N/A

RECOMMENDATION:
Consider action to approve the second reading of Ordinance No. 2019-26 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances, Chapter 10, Article 10.03 – Subdivision Ordinance, Section 2 – General, Section 3 – Purpose, Authority & Jurisdiction, Section 4 – Platting Procedure and Section 5 – Standard Division Design Requirements; approving a Standardized Public Improvement Plan Agreement, attached as Attachment A; and providing for findings of fact, enactment, enforcement, a repealer, and severability, establishing an effective date; and proper notice and meeting.

ATTACHMENT:
- Ordinance
- Exhibit A – Public Improvement Plan Agreement - Draft

ORDINANCE NO. 2019-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS AMENDING THE BASTROP CITY CODE OF ORDINANCES, CHAPTER 10, ARTICLE 10.03 SUBDIVISION ORDINANCE, SECTION 2- GENERAL, SECTION 3 – PURPOSE, AUTHORITY & JURISDICTION, SECTION 4 - PLATTING PROCEDURE, AND CHAPTER 5 – STANDARD DIVISION DESIGN REQUIREMENTS; REPEALING CONFLICTING PROVISIONS; APPROVING A STANDARDIZED PUBLIC IMPROVEMENT PLAN AGREEMENT, ATTACHED AS ATTACHMENT A; AND PROVIDING FOR FINDINGS OF FACT, ENACTMENT, ENFORCEMENT, A REPEALER, AND SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, House Bill 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and/or Planning & Zoning Commission within 30 days of filing or it is deemed approved by inaction; and

WHEREAS, Texas Local Government Code Chapter 212, Subchapter A. Regulation of Subdivisions, Section 212.002 – Rules, grants authority to a governing body of a municipality, after conducting a public hearing on the matter, to 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.

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

SECTION 1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

SECTION 2. ENACTMENT

That Chapter 10 of the Code of Ordinance, entitled Article 10.03 "Subdivision Ordinance," shall be amended to read as described and attached hereto as Exhibit "A."

SECTION 3. REPEALER

In the case of any conflict between other provisions of this Ordinance and any existing Ordinance of the City, the provisions of this Ordinance will control.

SECTION 4. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

SECTION 5. ENFORCEMENT

The City shall have the power to administer and enforce the provisions of this ordinance as may be required by governing law. Any person violating any provision of this ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations, and such violation is hereby declared to be a nuisance.

Nothing in this ordinance shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this ordinance and to seek remedies as allowed by law and/or equity.

SECTION 6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

SECTION 7. OPEN MEETINGS

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

READ & ACKNOWLEDGED on First Reading on the 14th day of August 2019.

READ & APPROVED on the Second Reading on the 27th day of August 2019.

APPROVED:

by _____
Connie B. Schroeder, Mayor

ATTEST:

_____
Ann Franklin, City Secretary

APPROVED AS TO FORM:

_____
Alan Bojorquez, City Attorney

Draft

City of Bastrop Code of Ordinances

ARTICLE 10.03 Subdivision Ordinance

SECTION 2 – GENERAL

For the purposes of this Ordinance, certain terms and words are hereby defined; terms not defined herein shall be constructed in accordance with customary usage in municipal planning and engineering practices.

Administrative Procedure – no change.

Amending – no change

Applicant: A person or entity who submits to the City an application for an approval required by this Chapter. To be qualified as an Applicant under this Chapter, the person or entity must have sufficient legal authority or proprietary interests in the land to commence and maintain proceedings under this Chapter. The term shall be restricted to include only the Property Owner(s), or a duly authorized agent and representative of the Property Owner.

Application – A written request to the City for an approval required by this Chapter that contains all information required by this Chapter and that has been deemed administratively complete by the City on a uniform submittal date.

Calendar Day – every consecutive day on the calendar, including holidays and weekends.

City Engineer – no change

City or The City – no change

City Secretary – no change

City Zoning and Planning Commission – no change

Developer/Subdivider – no change

Development Review Committee ("DRC") – A group that shall consist of City staff including, but not limited to, Planning & Development/building inspections, engineering, public works/parks/water/wastewater, electric, fire, and the City Manager's office.

Extraterritorial Jurisdiction (ETJ) – no change

Filed – The date on a uniform submittal date when a submission has been deemed an administratively complete application. A plan or permit application shall be reviewed for completeness and be deemed administratively complete to be considered filed.

Homeowners Association – no change

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Major Street – no change

*Minor or Residential Street*s – no change

OSSF – no change

Plat – no change

Pre-Construction – formal meeting with the City Engineer before a Public Improvement Plan or Public Improvement Plan Agreement may be approved.

Pre-Development Meeting -- formal meeting with planning staff required before a request for any plat, replat, or plat vacation may be submitted to the city.

Public Wastewater Treatment and Collection System – no change

Replat – no change

Resubdivision – no change

Rural Subdivision – no change

Secondary or Collector Street – no change

Shall or May – no change

Short Form Procedure – Delete

Small Rural Subdivision – no change

Sketch Drawing – shall mean a preliminary design of a subdivision and/or development that illustrates the layout of rights-of-way, blocks, lots, easements, civic/open spaces, drainage areas, and land uses. A sketch drawing is preliminary in nature but provides enough detail to define the physical form of a subdivision and/or development to allow staff to provide relative feedback to an applicant. Review of a sketch drawing is not considered the filing of an original application or plan for development for purposes of Chapter 245 of the Texas Local Government Code.

Standard Procedure – no change

Standard Subdivision – no change

Subdivision – no change

Suburban Subdivision – no change

Texas Department of Transportation and/or TxDOT – no change

Total Construction Cost – no change

Transmission lines – no change

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SECTION 3 – PURPOSE, AUTHORITY AND JURISDICTION

3.50 Development Manual – The Development Manual dated August 27, 2019 is hereby adopted by reference as if set forth in full. The Development Manual shall contain specifications and policy guidance necessary to comply with the Texas Local Government Code Chapters 211 and 212 and the City's Subdivision and Zoning Ordinances. The Development Manual may be amended administratively from time to time by the Director of Planning & Development to maintain compliance with state law provisions and City ordinances.

SECTION 4 – PLATTING PROCEDURE

4.10 – STANDARD PROCEDURE – PLATTING

4.10.1 Plat Required. Refer to Texas Local Government Code Chapter 212, Subchapter A. Regulations of Subdivisions, Section 212.004 – Plat Required. Additionally, all plats shall meet the requirements of Ordinance No. 2019-27, Enhanced Permit Review Process, as a condition prior to submitting a plat to the City.

4.10.2 Delegation of Approval Responsibility. The City Council hereby delegates approval authority to the Director of Planning and Development in accordance with Texas Local Government Code Chapter 212, Subchapter A. Regulations of Subdivisions, Section 212.0065 – Delegation of Approval Responsibility.

4.10.3 Vacating Plat. Refer to Texas Local Government Code Chapter 212, Subchapter A. Regulations of Subdivisions, Section 212.013 – Vacating Plat.

4.10.4 Replat. Refer to Texas Local Government Code Chapter 212, Subchapter A. Regulations of Subdivisions, Section 212.014 – Replatting without Vacating Preceding Plat; Section 212.0145 – Replatting without Vacating Preceding Plat: Certain Subdivisions; Section 212.015 – Additional Requirements for Certain Replats.

4.10.5 Amending Plat. Refer to Texas Local Government Code Chapter 212, Subchapter A. Regulations of Subdivisions, Section 212.016 - Amending Plat.

4.10.6 All Other Plats.

a. **Preliminary Plat** is required if a property is being subdivided into five (5) or more lots, right-of-way dedication when roadway improvements are required, and any public infrastructure is required. The purpose is to present a detailed layout of the proposed subdivision in order to facilitate review by the Planning & Zoning Commission of the proposed subdivision's street and drainage system, easements, utilities, building lots, and other lots including open space. Preliminary plats shall be submitted for approval, in accordance with Sections 4.10.7 and 4.10.8 of this Ordinance **AFTER** complying with 4.10.6.1-6 below and prior to the approval of construction plans or a final plat. No application will be deemed administratively complete and filed on the next uniform submittal date until the below steps are taken.

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1. **Step One**: In order to file a Preliminary Plat, a Pre-Development Meeting shall be required. A sketch drawing of lots, blocks, and street layout; a concept drainage plan, as required in Section 2.B.3 of the Stormwater Drainage Design Manual; and a completed Pre-Development Meeting Application are required for submission in order to schedule a meeting. Staff will review for compliance with all existing and applicable State Laws and City requirements and provide written feedback to the applicant within five (5) business days of the conclusion of the meeting.

2. **Step Two**: A preliminary drainage plan, as required in Section 2.B.4 of the Stormwater Drainage Manual, shall be submitted and approved by the City Engineer along with a geotechnical report by a qualified professional testing laboratory to determine the engineering characteristics of soil, rock and/or fill material such that a geotechnical engineer can then determine and design the type of foundations, earthworks, drainage infrastructure design, and/or pavement subgrades required for the intended man-made structures to be built. Once Step Two is completed, the applicant can proceed to Step Three.

3. **Step Three**: A schematic Infrastructure Plan shall be submitted and approved by the City Engineer in accordance with Section 5.05.2. Once Step Three is completed, the applicant can proceed to Steps Four - Six.

4. **Step Four**: All TxDOT requirements in Section 5.05.11 must be met and all required TxDOT permits shall be obtained and submitted to the City as a part of the Preliminary Plat submittal.

5. **Step Five**: If the preliminary plat is for property located in the Lost Pines Habitat Conservation Area, a copy of an approved Certification of Participation to Landowners from Bastrop County shall be obtained and submitted to the City as a part of the Preliminary Plat submittal.

6. **Step Six**: Temporary Construction Easements for all infrastructure shall be acquired and submitted to the City as a part of the Preliminary Plat submittal.

b. **Final Plat** provides detailed geographic information and associated text indicating property boundaries, easements, streets, utilities, drainage, and other information required for the maintenance of public records of the subdivision of land. A Final Plat shall be submitted for approval by the Planning & Zoning Commission, in accordance with Sections 4.10.7,4.10.8, and 5.05.7 of this Ordinance only after a Preliminary Plat is submitted and approved by the Planning & Zoning Commission and all requirements of Section 5 – Standard Division Design Requirements are met. The Preliminary Plat must be valid at the time the final plat for the subdivision is submitted to the City for consideration by the Planning & Zoning Commission.

4.10.7 Submission: The subdivider shall submit a plat of the entire area being subdivided. Each Submittal Package shall contain the following documents in order to be deemed complete. If all items are not present, the submission will not be accepted. The submission will be considered a filed application on the next uniform submittal date after which the submission has been considered administratively complete.

A. Completed and signed Planning Application.
B. Agent Authorization Letter.

C Signed Project Description Letter explaining proposed project, including number of lots existing and proposed, and if those lots are residential or commercial. If submission is for Vacating Plat, the Project Description Letter must provide evidence that the current plat does not meet the proposed development, granting the vacation would not be detrimental to the public health, safety, or welfare or otherwise injurious to the other property in the area, does not substantially conflict with the Comprehensive Plan and the purposes of the Code, and would not generally apply to other properties in the area, and contain signatures of owners of all lots within the original subdivision, if not under common ownership.

D. Bastrop Central Appraisal District Map highlighting the subject property.

E. Copy of deed showing current ownership.

F. Copy of current tax statement of account or tax receipt showing taxes have been paid.

G. Plat prints, collated and folded: Eight (8) 24" X 36".

H. Eight (8) prints of the approved Preliminary Drainage Study as required in Section 4.10.6, if submitting a preliminary plat.

I. Eight (8) prints of the utility schematic/plan.

J. Eight (8) copies of letter outlining Planned Development requirements and how those required are addressed on the plat, if zoning is derived from a Planned Development.

K. Utility Easement Release approvals from all utility providers.

L. Proof of ability to serve by each proposed utility or completed utility evaluation by the City if utility is provided by the City.

M. Digital Submittal: Digital submittals shall be provided on a labeled CD/DVD or flash drive in the format specified below in addition to the hard copy submittal. Application will not be accepted if not in the specified format listed below. The CD/DVD or flash drive will not be returned to the applicant.

1. PDF 1 – Main Application Materials shall be one document and include a title page called Application – (Specify Project Name), Completed Application, Agent Authorization Form, Waiver Letter, and Project Description Letter.

2. PDF 2 – Plats & Utilities shall be one document and include a title page called Plat Details – (Specify Project Name), Plat(s), drainage study, and utility schematics.

3. PDF 3 – Remaining Checklist Items shall be one document and include a title page called Checklist Items – (Specify Project Name), tax map, deed(s), tax certificate, and Planned Development Information (if applicable).

4. GIS or AutoCAD Files – should include files that show new parcel layout and easements formatted in a GIS geodatabase file or shape file; AutoCAD dwg file spatially referenced using NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet. should be Parcels_ProjectName and Easements_ProjectName.

N. Plat filing fee shall be paid at the time of the submission as set forth in City of Bastrop Code of Ordinances – Appendix A.

O. Copy of original plat, if filing an amending plat or replat.

P. Proof of approved variances, if any.

Q. All other required submittals and approvals required by this chapter.

R. For Final Plat, proof that all contractors have been paid.

4.10.8 Plat Requirements. The plat shall be drawn to scale and shall show or be accompanied by the following information:

	4.10.8A. - PLAT DETAIL	Amending	Minor	Replat	Preliminary Plat	Final Plat
1	The name of the subdivision, which shall not duplicate an existing or pending subdivision.	X	X	X	X	X
2	The total acreage and the proposed total number of lots and blocks within the subdivision and the total acreage of rights-of-way.	X	X	X	X	X
3	The name of the owner and address. If the owner is a partnership, corporation or other entity other than an individual, the name of the responsible individual such as president or vice-president must be given.	X	X	X	X	X
4	The name of the licensed public surveyor and licensed engineer, when required, responsible for preparing the plat.	X	X	X	X	X
5	Scale: 1" = 100'.	X	X	X	X	X
6	North arrow, north to be at top of sheet, if possible.	X	X	X	X	X
7	Legend, depicting all symbols, located beside the plat sketch.	X	X	X	X	X
8	Date, revision block, and each revision shall bear a new date.	X	X	X	X	X
9	Applicable Plat Notes as shown in Section 4.10.4	X	X	X	X	X
10	Ownership boundaries shall be drawn in very heavy lines and shall include overall dimension and bearings.	X	X	X	X	X
11	Adjacent boundary lines and adjacent right-of-way lines of the proposed subdivision drawn with dashed lines.	X	X	X	X	X
12	A tie to an original corner of the tract of land of which subdivision is a part.	X	X	X	X	X

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13	Name and location of adjacent subdivision, streets, easements, pipelines, water courses, etc. and the property lines and name of all adjoining property owners.		X	X	X	X
14	Name and location of adjacent subdivisions, streets, and property lines.	X				
15	Existing and proposed topographic and planimetric features within the subdivision, including water courses and ravines, high banks, width of existing and proposed easements and any other physical features pertinent to the subdivision. Contour lines at two (2) foot intervals in terrain with a slope of two (2) percent or less and five (5) foot intervals in terrain with slope greater than two (2) percent.		X	X	X	X
16	Existing transportation features within the subdivision including the location and width of right-of-way, streets, alleys and easements.	X	X	X	X	X
17	Proposed features to be dedicated for public use including location, right-of-way, pavement width, surfacing, and name of streets; approximate width and depth of all lots; and location of building lines, alleys, parks, squares, public easements, sanitary facilities, utilities, and sanitary control easements.	X	X	X	X	X
18	Lot and block lines and numbers of all lots and blocks proposed to be created with complete dimensions for front, rear and side lot lines.	X	X	X	X	X
19	Floodway, 100-year flood plain and finish floor elevation.	X	X	X	X	X
20	Locations and size of dimensions of existing utilities, drainage facilities, streets, alleys, and easements.	X	X	X	X	X
21	Location of City limits line, the outer border of the City's extraterritorial jurisdiction and zoning district boundaries, if they traverse the subdivision, form part of the subdivision, or are contiguous to such boundary.	X	X	X	X	X
22	Key Map. A key map showing relation of subdivision to well-known streets in all directions to a distance of at least one (1) mile.	X	X	X	X	X
23	An accurate on-the-ground boundary survey of the property with bearing and distances and showing the lines of all adjacent land, streets, easements and alleys with their names and width. (Streets, alleys and lot lines in adjacent subdivisions shall be shown		X	X	X	X

Draft

	dashed). All necessary data to reproduce the plat on the ground must be shown on the plat.					
24	A complete legal description by metes and bounds of the land being subdivided (field notes).		X	X	X	X
25	For streets to be dedicated: Complete curve data (delta, length of curve, radius, point of reverse curvature, point of tangency, chord length and bearing) shown on each side of the street; length and bearing of all tangents; dimensions from all angle points of curve to an adjacent side lot line shall be provided.			X		X
26	For water courses and easements to be dedicated: Distances to be provided along the side lot lines from the front lot line or the high bank of a stream. Travers line to be provided along the edge of all large water courses in a convenient location, preferably along a utility easement or drainage if paralleling the easement or stream. The 100-year flood plain easement shall be shown where applicable. A note shall be provided prohibiting construction within the 100-year flood plain except for public streets or roads or utilities.			X		X
27	A Certificate of ownership and dedication to the public of all streets, easements, alleys, parks, playgrounds, or other dedicated public uses, signed and acknowledged before a notary public by the owners and any holders of liens against the land.			X		X
28	A certificate of approval to be signed by the Planning & Zoning Chairman shall be placed on the face of the plat. See Section 4.10.7C1.			X		X
29	The certificate of the licensed public surveyor who surveyed, mapped and monumented the land shall be placed on the face of the plat.			X		X
30	Phasing Plan				X	
	4.10.8B. - STANDARD PLAT NOTES	Amending	Minor	Replat	Preliminary Plat	Final Plat
1	The Benchmarks used are: INSERT BENCHMARK DATA AND MONUMENT DATA.	X	X	X	X	X
2	Water service is provided by the INSERT NAME OF PROVIDER.			X	X	X
3	Wastewater service is provided by INSERT NAME OF PROVIDER.			X	X	X
4	Electric service is provided by INSERT NAME OF PROVIDER.			X	X	X

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5	All easements of record as indicated on the most recent title run, dated INSERT DATE, conducted by INSERT NAME for this property are shown on this plat.	X	X	X	X	X
6	This Plat conforms to the Preliminary Plat approved by the Planning & Zoning Commission on INSERT APPROVAL DATE.					X
7	All subdivision permits shall conform to the City of Bastrop Code of Ordinances, public improvement standards, and generally accepted engineering practices per Section 5.10 of the Subdivision Ordinance.			X	X	X
8	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.				X	X
9	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.			X	X	X
10	By approving this plat, the City of Bastrop assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the sole responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City to deny applications for certain development permits including building permits, site plan approvals and/or Certificate of Occupancy.				X	X
11	Fiscal surety for subdivision construction, in a form acceptable to the City of Bastrop, shall be provided prior to plat approval by the City.				X	X
12	No lot in this subdivision shall be occupied until connected to the approved water distribution and wastewater connection facilities.			X	X	X
13	Wastewater and Water systems shall conform to Texas Commission on Environmental Quality (TCEQ).			X	X	X
14	All utilities will be underground.	X	X	X	X	X

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15	Impact fees shall be assessed in accordance with the ordinance effective at the time of platting.		X	X	X	X
16	Developer or property owner shall be solely responsible for all relocation and modifications to existing utilities.	X	X	X	X	X
17	A portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel # STATE NUMBER for Bastrop County, Effective INSERT DATE, INSERT COMMUNITY NUMBER Community Number, and is on Zone INSERT ZONE.	X	X	X	X	X
18	Temporary and permanent easements to be provided, as required at the City's sole discretion for off-site improvements.			X	X	X
19	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 BP&L service area.)	X	X	X	X	X
20	Property owner shall provide for access to all easements as may be necessary and shall not prohibit access by government authorities.	X	X	X	X	X
21	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.	X	X	X	X	X
22	All easements on private property shall be maintained by the property owner or his or her assignees.	X	X	X	X	X
23	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).					X
24	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.		X	X	X	X
25	Public utility and drainage easements where shown and/or described hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.		X	X	X	X

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	STANDARD PLAT NOTES SPECIFIC TO CITY LIMITS:					
26	Sidewalks shall be constructed in accordance with the Subdivision Ordinance of the City of Bastrop.	X	X	X	X	X
27	Prior to construction of any improvements on lots in the subdivision, building permits will be obtained from the City of Bastrop.		X	X	X	X
28	Building setbacks shall be in accordance with City of Bastrop Subdivision Ordinance.	X	X	X	X	X
	STANDARD PLAT NOTES SPECIFIC TO EXTRATERRITORIAL JURISDICTION:					
29	A Bastrop County development permit is required prior to any site development.	X	X	X	X	X
	STANDARD PLAT NOTES SPECIFIC TO BASTROP POWER & LIGHT:					
30	Blanket Temporary Access and Construction Easement Document #INSERT NUMBER has been provided for construction access.		X	X	X	X
31	Upon completion of construction and installation of the Electric Facilities on the Property, the developer/owner shall have the Permanent Utility Easement (20 foot easement, to include a 10 foot buffer around all non-opening sides and a 20 foot buffer around opening sides of equipment) surveyed by metes and bounds, at its sole cost and expense, and a copy of that Permanent Easement survey provided to BP&L for the granting and recording of a Permanent Public Utility Easement. The Blanket Temporary Access and Construction Easement shall be vacated as such time BP&L accepts and records the Permanent Public Utility Easement.		X		X	X
32	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.	X	X	X	X	X
33	The owner shall be responsible for installation of temporary erosion control, re-vegetation and tree protection for electric utility work required to provide electric service to this project.		X		X	X
34	All fees must be paid before materials are ordered or construction of electric facilities will be scheduled.		X		X	X

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35	Line extension fees are required to be assessed at the time of platting. Provide electric load calculations, number of services, or plans for review.		X	X	X	X
	STANDARD PLAT NOTES, WHEN APPLICABLE:					
36	Variance from INSERT CODE AND VARIANCE DESCRIPTION was approved by the City of Bastrop on INSERT DATE.	X	X	X	X	X
37	Residential corner lots on unequal class street shall only access the street with the lower classification. Access for INSERT LOT is prohibited to INSERT STREET NAME.	X	X	X		X
38	All restrictions and notes from the previous existing subdivision, INSERT SUBDIVISION NAME, recorded in INSERT RECORDATION NUMBER, plat records, Bastrop County, Texas, shall apply to this plat.	X		X		X
	4.10.8.C - SIGNATURE BLOCK					
1	Planning & Zoning Commission Approval Format			X	X	X

Approved this INSERT DAY day of INSERT MONTH, INSERT YEAR, A.D. by the Planning & Zoning Commission of the City of Bastrop, Texas.

Approved: Attest:

_____ _____

Planning & Zoning Commission Chairman

City Secretary

2	Administrative Approval Format	X	X			

Administratively approved and accepted by the City of Bastrop this INSERT DAY day of INSERT MONTH, INSERT YEAR.

Approved: Attest:

_____ _____

City Manager

City Secretary

_____

Director of Planning

3	Certificate of the Licensed Public Surveyor	X	X	X	X	X

The State of Texas§

Draft

County of Bastrop§

KNOW ALL MEN BY THESE PRESENTS

That I, INSERT NAME, 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 regulations of the City of Bastrop, Texas.

_____ _____

Signature and Seal of Registered Public Surveyor | Date

4	Certificate of the Licensed Engineer	X	X	X	X	X

The State of Texas§
County of Bastrop§

KNOW ALL MEN BY THESE PRESENTS

That I, INSERT NAME, do hereby certify that the information contained on this plat complies with the subdivision regulations for the City of Bastrop, Texas and that the 100 year flood plain is as shown and will be contained within the drainage easement and or drainage right-of-way, as shown hereon.

_____ _____

Signature and Seal of Registered Engineer | Date

5	Owner's Signature Block	X	X	X		X

The State of Texas§
County of Bastrop§

KNOW ALL MEN BY THESE PRESENTS

That we, INSERT NAME(S) OF OWNER(S), being the owners of INSERT NUMBER OF ACRES acres out of INSERT LEGAL DESCRIPTION, according to the map or plat recorded in Plat Cabinet INSERT NAME, Page INSERT NUMBER, plat records of Bastrop County, Texas and as conveyed to us by deeds recorded in Instrument Number INSERT NUMBER of the official public records of said county do hereby subdivide said land with the plat shown hereon, to be known as:

INSERT SUBDIVISION NAME

Subject to easements and restrictions heretofore granted and not released and do hereby dedicate any streets and/or easements shown hereon to the public.

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	Witness my hand this INSERT DAY day of INSERT MONTH, INSERT YEAR, A.D. _____ Property Owner Name Property Owner Address					
6	County Clerk Signature Block	X	X	X	X	X
	The State of Texas§ County of Bastrop§ I, INSERT COUNTY CLERK'S NAME, 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 INSERT DAY day of INSERT MONTH, INSERT YEAR, A.D. at INSERT HOUR o'clock INSERT AM BEFORE NOON or PM AFTER NOON, in the plat records of Bastrop County, Texas in Plat Cabinet INSERT NAME, Page INSERT NUMBER. Filed for record on the INSERT DAY day of INSERT MONTH, INSERT YEAR, A.D. _____ _____ Deputy County Clerk, Bastrop County, Texas					

4.10.9 **Incomplete Submissions.** All plat submittals shall be reviewed for completeness and must be deemed administratively complete on a uniform submittal date to be considered filed. All incomplete submissions will be returned to applicant on the date listed for completeness checks on the Plat Schedule of Uniform Submittal Dates adopted annually by City Council.

4.10.10 **Authority Responsible for Approval**. The municipal authority responsible for approving plats is the City of Bastrop Planning & Zoning Commission unless authority is granted to the Director of Planning & Development in Section 4.10.2.

4.10.11 **Action Taken by Planning & Zoning Commission or Director of Planning & Development:** The Planning & Zoning Commission or Director of Planning & Development, as appropriate, shall approve, approve with conditions, or disapprove a plat within 30 days after the date the plat is filed on a uniform submittal date in accordance with Chapter 212, Section 212.009. A plat is considered approved by the municipal authority unless it is disapproved within that period.

If the plat is disapproved, the commission or director, as appropriate, shall provide a written statement to the subdivider listing the deficiencies that the plat has as related to

specific city ordinances or other law.

After disapproval, the subdivider may submit to the City a written response that remedies each reason for disapproval provided on a uniform submittal date. If the subdivider responds to the written comments, the Planning & Zoning Commission or Director of Planning & Development, as appropriate, will approve or disapprove the plat within fifteen (15) days of resubmission. The plat based on noncompliance with city code or state law. If disapproved, the Commission shall provide a written statement to the subdivider listing the deficiencies the plat has as related to specific city ordinances or other law.

4.10.12 **Expiration of Preliminary Plat Approval**. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is authority to proceed with the preparation of the final plat. Any work done on the subdivision before the final plat is accepted and recorded is done at the risk of the subdivider. The approved preliminary plat shall expire two (2) years from the date such plat was approved if no progress has been made towards completion of the project pursuant to Texas Local Government Code Chapter 245, Issuance of Local Permits, Section 245.005 – Dormant Projects.

4.10.13 **Recordation**. After approval of the plat and only after the approval statement set forth in paragraph 4.10.8C has been executed, the City shall file the original of the plat in the Bastrop County Clerk's office after all public improvements, if required, have received final acceptance in accordance with the all City Ordinances and the Construction Technical Manual. One (1) copy of the plat shall be provided to the Director of Planning and Development for filing. The plat shall be submitted on a 24" x 36" mylar sheet(s) with all appropriate signatures provided on the City of Bastrop signature blocks. A current copy of a tax certificate showing all taxes have been paid will be required prior to the City filing the plat with the County.

4.10.13 **Responsibility**. Notwithstanding the approval of any final plat by the Planning & Zoning Commission, the applicant and the engineer that prepares and submits such plats shall be and remain responsible for the adequacy of the design and nothing in this chapter shall be deemed or constructed to relieve or waive the responsibility of the applicant or his/her engineer for or with respect to any plat submitted.

4.10.14 **Fees**. Platting fees shall be paid at the time of the submittal in accordance with the Code of Ordinances, Appendix A – Fee schedule.

SECTION 5 – STANDARD DIVISION DESIGN REQUIREMENTS

5.05.1 Administration and Review.

a. **Development Review Committee – Purpose**. The Development Review Committee (DRC) shall be organized to generally ensure compliance by site owners with all applicable codes, regulations, laws, ordinances and plans and to coordinate examination of development proposals to ensure that all City requirements, established by Ordinance, resolution or policy, have been met without conflict. The Development Review Committee shall have all the power and duties specifically provided for herein.

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b. **Development Review Committee - Organization and Membership.** The Development Review Committee shall consist of City staff including, but not limited to representatives from:

1. Planning & Development/Building Inspections.
2. Engineering.
3. Public Works/Parks/Water/Wastewater
4. Electric.
5. Fire.
6. City Manager's Office

c. **Development Review Committee – Powers and Duties.**

(1) Provide a series of technical reviews and analysis of each project in a holistic manner to provide quick turnaround reviews, reduce comment conflicts, provide consistent feedback to each applicant and project, and ensure all recommendations for disapproval have clear and convincing evidence to meet the requirements of Texas Local Government Code Chapter 212.0097.

(2) Approve applications which meet the intent, standards, and requirements, if no public hearing is required by state law or by City ordinances.

(3) Recommend approval or disapproval of exceptions or waivers to City Council in accordance with the City's Code of Ordinances, Chapter 16 – Stormwater Drainage, Section 16.01.013.

(4) Conduct annual reviews of all technical manuals and provide a consolidated list of recommendations for City Council considerations, if needed.

5.05.2 Infrastructure Plan.

a. Format. Drawings shall be on twenty-two-inch by thirty-four-inch (22"x34") sheets at generally accepted horizontal and vertical engineering scales.

b. Content. An Infrastructure Plan shall be submitted and approved by the City Engineer in accordance with Section 5.05.1 as Step 3 prior to submitting a request for any Plat. The Infrastructure Plan shall be drawn to scale and shall show or be accompanied by the following information:

	5.10.2 Infrastructure Plan Requirements
1	**COVER SHEET**
1.1	Title of Project, Location, and Type of Plans
1.2	Sheet Index/Table of Contents
1.3	Vicinity Map of the Project including surrounding streets with a north arrow pointing in the correct direction
2	**NOTE SHEET(S)**

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2.1	City of Bastrop general construction notes, water notes, wastewater notes, and erosion, sedimentation control and tree protection notes.
2.2	Project Specific Notes (Must not conflict with other required notes).
2.3	Street Summary Design Table with Pavement
3	**EROSION, SEDIMENTATION AND TREE PROTECTION SHEET**
3.1	Drainage flow arrows/patterns
3.2	Clearly marked limits of construction
3.3	Location of all known underground storage tanks
3.4	Location of all critical environmental features and their required setbacks
3.5	All areas of cut and fill > or = 4' clearly labeled
4	**DEMOLITION PLAN**
4.1	Show all structures being demolished
4.2	Will there be a need for infill, call-outs for infill material and positions?
5	**STREET PLAN AND PROFILE**
5.1	Street names, lot and block numbers
5.2	Benchmarks that are spotted in plain view, conveniently spaced (500'±), located outside construction limits, set on permanent structure
5.3	Match lines for continuations of streets on other streets
5.4	Clearly show the beginning and ending of project
5.5	All fill areas shaded/hatched on profile
5.6	Sidewalks and approved ADA ramps
5.7	Existing street slopes at tie-ins to existing
5.8	Verify sufficient clearance exists for driveways from inlet transitions, streetlights, fire hydrants, etc.
5.9	ADA ramp wings shown
5.10	Street end barricades shown
5.11	Intersecting and adjacent streets: type and width of private, walks, alleys
5.12	Mailbox locations
6	**OVERALL WASTEWATER LAYOUT**
6.1	Street names, lot names, and block letters
6.2	Lot dimensions
6.3	Surrounding subdivision names/property owners
6.4	Services applied to lateral to each lot
6.5	Street names, street/alley widths, fences, and right-of-way widths
6.6	Existing pavements (type) and existing/proposed easements (type and width)
6.7	Adjoining buildings and improvements
6.8	"Connect to" note to an existing wastewater main
6.9	Wastewater designation, size, and direction of flow
6.10	Manholes at all future stub outs
6.11	Easements for all offsite sewer lines
6.12	Centerline station every 300', deflection angles at points of intersection
6.13	Detail for water/wastewater crossing
6.14	Main lines between manholes must be straight, with no more than 300 feet between manholes
	WASTEWATER PLAN AND PROFILE
7.1	All wastewater main overall plan
7.2	Vertical scale of 1" = 5'
7.3	Existing ground and proposed ground/subgrade/top of curb
7.4	Direction, length, size and type of pipe

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7.5	Elevations of all crossing utilities in the wastewater overall plan
7.6	Size of manholes
7.7	Drop manholes identified
7.8	Existing/proposed manholes, pipes and sizes (parallel to mains)
7.9	Existing/proposed bridges, culverts and drainage channels
8	**OVERALL WATER PLAN**
8.1	Water service at each lot
8.2	Existing/proposed main lines
8.3	Street names, lot numbers, and block letters
8.4	Street/alley widths, rights-of-way, and lot dimensions
8.5	Valves provided on all legs of pipe intersections
8.6	All bends are 45 degrees or less
8.7	Automatic flush valves at all dead ends
8.8	Air release valves at all high points
8.9	Utility easements for all pipes off-site
8.10	Fittings, fire hydrants, manholes, services, and taps are shown
8.11	Utility crossing details
8.12	Main designation with stationing
8.13	Material call-out for water main(s)
8.14	All existing pavements (type), existing and proposed easements (type and width)
8.15	Show location and size of existing/proposed water meter(s)
8.16	All fire lines must be ductile iron , =>6”
9	**WATER PLAN AND PROFILE (ALL WATER LINES MUST BE PROFILED)**
9.1	Clearly labeled vertical scale of 1” = 5’ (All plans must be drawn to scale)
9.2	Direction, linear foot, size, and material callout for all water mains
9.3	Existing underground utilities (parallel)
9.4	Existing and proposed storm sewer manhole, pipes, sizes (parallel to mains)
9.5	All existing and proposed utilities (including gas lines, buried or overhead power or telephone lines)
10	**SIGN, STRIPING, AND SLEEVE LAYOUT**
10.1	Stop bars at all stop sign locations
10.2	“No through truck” signs at all subdivision entrances
10.3	Note for all signs and striping to be installed per TX Manual on Uniform Traffic Control
10.4	Show all sleeves and conduit for dry utilities (i.e. gas, cable, phone)
11	**LIGHTING PLAN**
11.1	Street Light Locations with coverage areas
11.2	All utility lines must be installed underground.
12	**PHASING PLAN**
12.1	Provide Applicable Phasing Plan
13	**TRAFFIC CONTROL PLAN**
13.1	Provide applicable traffic control and detour details
14	**WASTEWATER DETAILS**
14.1	Current City of Bastrop detail (when inside Bastrop CCN)
14.2	Current Utility Provider detail (when outside Bastrop CCN)
15	**WATER DETAILS**
15.1	Current City of Bastrop detail (when inside Bastrop CCN)
15.2	Current Utility Provider detail (when outside Bastrop CCN)

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c. Submittal. An Infrastructure Plan Submittal shall contain the following:

A. Completed and signed Planning Application.

B. Agent Authorization Letter.

C. Eight (8) copies of the Infrastructure Plan in compliance with Section 5.05.1 a and b.

D. Eight (8) prints of the approved preliminary drainage study by the City Engineer as required in Section 4.10.6 Step 2.

d. **Incomplete Submissions.** All Infrastructure Plan submittals shall be reviewed for completeness and must be deemed administratively complete to be considered filed. All incomplete submissions will be returned to applicant. A request for a Plat will not be considered a filed application unless an approved Infrastructure Plan is submitted before or at the time of the submission of the request for a Plat.

e. **Approval.** Within 30 days of the date on which all required information been accepted by review, the City Engineer shall approve or disapprove in compliance with the requirements of this Ordinance.

5.05.3 Public Improvement Plan Requirements.

Public Improvement Plans shall consist of detailed specifications and diagrams illustrating the location, design, and composition of all improvements identified in the preliminary plat phase and required by this chapter and other applicable city ordinances, codes and policies. Public Improvement Plans shall be submitted to the City for approval by the City Engineer. In addition, any project that necessitates the construction, reconstruction or modification of existing city infrastructure shall also be submitted to the city for approval. The plans shall be kept by the city as a permanent record of required improvements in order to:

1. Provide better records that facilitate the operation and maintenance of, and any future modifications to existing city infrastructure.

2. Provide data for evaluation of materials, methods of construction and design.

3. Provide documentation of approved public improvements to ensure that all such improvements are built to city standards and specifications.

4. No construction activities shall commence, until such time as construction plans completely describing the on-site and off-site improvements required by this chapter and other applicable city ordinances and codes have been approved by the City Engineer and Notice to Proceed as been granted in accordance with Section 5.05.5.

a. Format. Drawings shall be on twenty-two-inch by thirty-four-inch (22"x34") sheets at generally accepted horizontal and vertical engineering scales.

b. Content. Public Improvement Plans shall include all on- and off-site improvements required to serve the proposed development as indicated on the approved preliminary plat and in compliance with applicable ordinances, codes, standards and policies of the city, and other applicable governmental entities. All Public Improvement Plans shall be signed and sealed by a licensed professional engineer, licensed to practice in the State of Texas, in compliance with Section 5.10.1. The Public Improvement Plan shall be submitted for approval by the City

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Engineer, in accordance with Section 5.05.2 of this Ordinance AFTER complying with Step One and Two below:

1. Step One: A final drainage plan, as required in Section 2.b.5 of the Stormwater Drainage Manual, shall be submitted and approved by the City Engineer along with a geotechnical report by a qualified professional testing laboratory to determine the engineering characteristics of soil, rock and/or fill material such that a geotechnical engineer can then determine and design the type of foundations, earthworks, drainage infrastructure design, and/or pavement subgrades required for the intended man-made structures to be built. Once Step One is completed, the applicant can proceed to Step Two.

2. Step Two: A Public Improvement Plan Submittal shall contain the following:

A. Completed and signed Planning Application.
B. Agent Authorization Letter.
C. Eight (8) copies of the Public Improvement Plan in compliance with Section 5.05.2 a and b.
D. Eight (8) prints of the approved final drainage study by the City Engineer as required in Section 4.10.6 Step 2.

	5.05.3b - Public Improvement Plan Requirements
1	**COVER SHEET**
1.1	Title of Project, Location, and Type of Plans
1.2	City Approval Signature Block
1.3	City Approval Signature Notes
1.4	Sheet Index/Table of Contents
1.5	Vicinity Map of the Project including surrounding streets with a north arrow pointing in the correct direction
2	**PRELIMINARY PLAT SHEET**
2.1	Legible Copy of Planning & Zoning Commission Approved, Preliminary Plat
3	**NOTE SHEET(S)**
3.1	City of Bastrop general construction notes, water notes, wastewater notes, and erosion, sedimentation control and tree protection notes.
3.2	Current TCEQ Notes.
3.3	Project Specific Notes (Must not conflict with other required notes).
3.4	Temporary survey monuments
3.5	Permanent survey monuments
3.6	Street Summary Design Table with Pavement
3.7	Description of proposed brass benchmark(s) locations
4	**EROSION, SEDIMENTATION AND TREE PROTECTION SHEET**
4.1	Drainage flow arrows/patterns
4.2	Stabilized construction entrance
4.3	Existing and proposed grade(s)
4.4	Clearly marked limits of construction
4.5	Contractor staging area(s) with silt fence on downstream side
4.6	Location and type of all proposed temporary and permanent erosion controls
4.7	Location of all known underground storage tanks
4.8	Location of all critical environmental features and their required setbacks
4.9	Location of all tree protection measures

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4.10	Survey of all trees six (6) inches in diameter or larger
4.10a	Indicate trees by circles with radius of 1' per inch of trunk diameter
4.10b	Dashed/broken circles for trees to be removed
4.10c	Solid/unbroken circles for trees to remain
4.11	All areas of cut and fill > or = 4' clearly labeled
4.12	Limits and type of slope stabilization
5	**DEMOLITION PLAN**
5.1	Show all structures being demolished
5.2	Are there any hazardous materials or designated substances in or below structure being demolished?
5.3	Will there be a need for infill, call-outs for infill material and positions?
6	**OVERALL DRAINAGE**
6.1	Submit Approved & Signed Copy of Final Drainage Plan by City Engineer
7	**STREET PLAN AND PROFILE**
7.1	Clearly labeled horizonal scale of 1" – 50' and vertical scale of 1" – 5' (All plans MUST be drawn to scale)
7.2	Street names, lot and block numbers
7.3	Benchmarks that are spotted in plain view, conveniently spaced (500'±), located outside construction limits, set on permanent structure
7.4	Drainage facilities within or intersecting right-of-way and indicate stationing (show inlet type)
7.5	Drainage flow arrows
7.6	Grade breaks (high and low points)
7.7	Match lines for continuations of streets on other streets
7.8	Labeled concrete valley gutter at intersections where appropriate
7.9	Clearly show the beginning and ending of project
7.10	Limits of inlet transition
7.11	All point of curve, point of tangency, compound curvature, point of reverse curvature stations and vertical curve information
7.12	All fill areas shaded/hatched on profile
7.13	Sidewalks and approved ADA ramps
7.14	Existing street slopes at tie-ins to existing
7.15	Labeled set-backs, face-of-curb to face-of-curb width, and right-of-way width (all proposed right-of-way dedications)
7.16	Verify sufficient clearance exists for driveways from inlet transitions, streetlights, fire hydrants, etc.
7.17	Erosion matting on all slopes 3:1 or steeper
7.18	ADA ramp wings shown
7.19	Street end barricades shown
7.20	Buildings on developed property with addresses
7.21	Intersecting and adjacent streets: type and width of private, walks, alleys
7.22	Show spot elevation in ditches and gutters to clarify drainage and transitions
7.23	Existing concrete paving clearly shown according to standard symbols and accurately dimensioned. Curb and gutter dimension. Pavement thickness indicated.
7.24	Size and construction of fences
7.25	Signs; if commercial in right-of-way, state if electrical
7.26	Mailbox locations
8	**OVERALL WASTEWATER LAYOUT**

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8.1	Street names, lot names, and block letters
8.2	Existing contours
8.3	Lot dimensions
8.4	Surrounding subdivision names/property owners
8.5	Services applied to lateral to each lot
8.6	Street names, street/alley widths, fences, and right-of-way widths
8.7	Existing pavements (type) and existing/proposed easements (type and width)
8.8	Adjoining buildings and improvements
8.9	Minimum finished floor elevation for each lot
8.10	“Connect to” note to an existing wastewater main
8.11	Wastewater designation, size, and direction of flow
8.12	“Construct” notes for sewer and sewer appurtenances
8.13	Manholes at all future stub outs
8.14	Easements for all offsite sewer lines
8.15	Centerline station every 300’, deflection angles at points of intersection
8.16	Centerline station at points of curvature, points of tangency, and C.O.s
8.17	Centerline curve data
8.18	Note for all existing manholes modified by construction to be tested, repaired, and recoated
8.19	Detail for water/wastewater crossing
8.20	Main lines between manholes must be straight, with no more than 300 feet between manholes
8.21	Easements that need separate instruments
8.22	Minimum finished floor elevation(s)
9	**WASTEWATER PLAN AND PROFILE**
9.1	All wastewater main profiled
9.2	Vertical scale of 1” = 5’
9.3	Existing ground and proposed ground/subgrade/top of curb
9.4	Special notes and references to appurtenance sheet numbers
9.5	Direction, grade, length, size and type of pipe
9.6	Embedment of pipe
9.7	Identify elevation of the invert, flow out, flow in, and rim
9.8	Minimum drop of 0.1’ across manhole
9.9	Elevations of all crossing utilities in the wastewater profile
9.10	Size of manholes
9.11	Drop manholes identified
9.12	Stationing and manhole numbers
9.13	Existing/proposed manholes, pipes and sizes (parallel to mains)
9.14	Existing/proposed bridges, culverts and drainage channels
10	**OVERALL WATER PLAN**
10.1	Water service at each lot
10.2	Existing/proposed main lines
10.3	Street names, lot numbers, and block letters
10.4	Street/alley widths, rights-of-way, and lot dimensions
10.5	Valves provided on all legs of pipe intersections
10.6	All bends are 45 degrees or less
10.7	Thrust restraints on dead ends
10.8	Restraints on dead ends
10.9	Automatic flush valves at all dead ends

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10.10	Air release valves at all high points
10.11	Utility easements for all pipes off-site
10.12	Fittings, fire hydrants, manholes, services, and taps are shown
10.13	Utility crossing details
10.14	Main designation with stationing
10.15	Material call-out for water main(s)
10.16	All existing pavements (type), existing and proposed easements (type and width)
10.17	Show location and size of existing/proposed water meter(s)
10.18	All fire lines must be ductile iron , =>6”
11	**WATER PLAN AND PROFILE (ALL WATER LINES MUST BE PROFILED)**
11.1	Clearly labeled vertical scale of 1” = 5’ (All plans must be drawn to scale)
11.2	References to appurtenance sheet numbers
11.3	Show all mains
11.4	Existing and proposed ground at Water Main Centerline
11.5	Direction, linear foot, size, grade and material callout for all water mains
11.6	Embedment for water main
11.7	Wastewater/storm sewer crossing with stations and elevation
11.8	Existing underground utilities (parallel)
11.9	Existing and proposed storm sewer manhole, pipes, sizes (parallel to mains)
11.10	Existing and proposed bridges, culverts and drainage channels
11.11	Elevation of existing and proposed storm sewer pipes and drainage
11.12	All existing and proposed utilities (including gas lines, buried or overhead power or telephone lines)
12	**SIGN, STRIPING, AND SLEEVE LAYOUT**
12.1	Stop bars at all stop sign locations
12.2	Speed limit signs at all entrances (Maximum 30 mph)
12.3	“No through truck” signs at all subdivision entrances
12.4	Note for all signs and striping to be installed per TX Manual on Uniform Traffic Control
12.5	Show all sleeves and conduit for dry utilities (i.e. gas, cable, phone)
13	**LIGHTING PLAN**
13.1	Street Light Locations with coverage areas
13.2	All utility lines must be installed underground.
14	**PHASING PLAN**
14.1	Provide Applicable Phasing Plan
15	**TRAFFIC CONTROL PLAN**
15.1	Provide applicable traffic control and detour details
16	**WASTEWATER DETAILS**
16.1	Current City of Bastrop detail (when inside Bastrop CCN)
16.2	Current Utility Provider detail (when outside Bastrop CCN)
17	**WATER DETAILS**
17.1	Current City of Bastrop detail (when inside Bastrop CCN)
17.2	Current Utility Provider detail (when outside Bastrop CCN)
18	**EROSION CONTROL AND TREE PROTECTION DETAILS**
18.1	All applicable details
19	**PUBLIC IMPROVEMENT PLAN NOTES**
	GENERAL NOTES

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1. All construction shall be in accordance with the City of Bastrop Construction Technical Manual.

2. Any existing utilities, pavement, curbs, sidewalks, structures, trees, etc., not planned for demolition that are damaged or removed shall be repaired or replaced at the Applicant's expense.

3. The Contractor shall verify all depths and locations of existing utilities prior to any construction. Any discrepancies with the construction plans found in the field shall be brought immediately to the attention of the Engineer who shall be responsible for revising the plans are appropriate.

4. Manhole frames, covers, valves, cleanouts, etc. shall be raised to finished grade after to final paving construction. A concrete square shall be poured around all appurtenances.

5. The Contractor shall give the City of Bastrop 48 hours notice before beginning each phase of construction. Notice shall be given to the Planning and Development Department: 512-332-8840.

6. All areas disturbed or exposed during construction shall follow the required best management practices.

    a) Each site shall provide an access drive and parking area of sufficient dimensions and design, surfaced with a material that will prevent erosion and minimize tracking or washing of soil onto public or private roadways. All non-paved access drives shall be designed so that stormwater runoff from adjacent areas does not flow down the drive surface.

    b) Any significant amount of runoff from upslope land area, rooftops, or other surfaces that drain across the proposed land disturbance shall be diverted around the disturbed area, if practical. Any diversion of upslope runoff shall be done in a manner that prevents erosion of the flow path and the outlet.

    c) Any cuts and fills shall be planned and constructed to minimize the length and steepness of slope and stabilized in accordance with the approved erosion control plan timelines and standards of this document.

    d) Open channels shall be stabilized as required to prevent erosion.

    e) Inlets to storm drains, culverts, and other stormwater conveyance systems shall be protected from siltation until final site stabilization.

    f) Water pumped from the site shall be treated by temporary sedimentation basins or other appropriate controls designed for the highest dewatering pumping rate. Water may not be

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discharged in a manner that causes erosion of the site or receiving channels.

g) All waste and unused building materials shall be properly disposed of and not allowed to be carried by runoff into a receiving channel or storm sewer system.

h) All off-site sediment deposits occurring as a result of a storm event shall be cleaned up by the end of the next workday. All other off-site sediment deposits occurring as a result of land-disturbing activities shall be cleaned up by the end of the workday. Flushing may not be used unless the sediment will be controlled by a filter fabric barrier, sediment trap, sediment basin, or equivalent.

i) All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at one time. Existing vegetation shall be maintained as long as possible.

j) Soil stockpiles shall be located no closer than 25-feet from lakes, streams, wetlands, ditches, drainage ways, or roadway drainage systems. Stockpiles shall be stabilized by mulching, vegetative cover, tarps, or other means if remaining for

7. Prior to any construction, the Applicant's Engineer shall convene a preconstruction conference between himself, the City of Bastrop, the Contractor, utility companies, any affected parties and any other entity the City or the Engineer may require. Reference Development Packet for guidance on how to schedule a preconstruction conference.

8. The Contractor and the Engineer shall keep accurate records of all construction that deviates from the plans. The Engineer shall furnish the City of Bastrop accurate "As-Built" drawings following completion of all construction. These "As-Built" drawings shall meet with the satisfaction of the City Engineer prior to final acceptance.

9. The Bastrop City Council shall not be petitioned for acceptance until all necessary easement documents have been signed and recorded.

10. When construction is being carried out within easements, the Contractor shall confine his work to within the permanent and any temporary easements. Prior to final acceptance, the Contractor shall be responsible for removing all trash and debris within the permanent and temporary easements. Clean-up shall be to the satisfaction of the City Engineer.

11. Prior to any construction, the Contractor shall apply for and secure all proper permits from the appropriate authorities.

12. Available benchmarks that may be utilized for the construction of this project are described as follows: (INSERT HERE)

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TRENCH SAFETY NOTES

1. In accordance with the Laws of the State of Texas and the U. S. Occupational Safety and Health Administration regulations, all trenches over 5 feet in depth in either hard and compact or soft and unstable soil shall be sloped, shored, sheeted, braced or otherwise supported. Furthermore, all trenches less than 5 feet in depth shall also be effectively protected when hazardous ground movement may be expected. Trench safety systems to be utilized for this project will be provided by the contractor to the City. Trench safety system plans are on sheet of the plan set.

2. In accordance with the U. S. Occupational Safety and Health Administration regulations, when persons are in trenches 4-feet deep or more, adequate means of exit, such as a ladder or steps, must be provided and located so as to require no more than 25 feet of lateral travel.

3. If trench safety system details were not provided in the plans because trenches were anticipated to be less than 5 feet in depth and during construction it is found that trenches are in fact 5 feet or more in depth or trenches less than 5 feet in depth are in an area where hazardous ground movement is expected, all construction shall cease, the trenched area shall be barricaded and the Engineer notified immediately. Construction shall not resume until appropriate trench safety system details, as designed by a professional engineer, are retained and copies submitted to the City of Bastrop.

STREET AND DRAINAGE NOTES

1. All testing shall be done by an independent laboratory at the Applicant's expense. A City Inspector shall be present during all tests. Testing shall be coordinated with the City of Bastrop Construction Manager and he shall be given a minimum of 24 hours notice prior to any testing. Contact the Planning and Development Department with notice 512-332-8840.

2. Backfill behind the curb shall be compacted to obtain a minimum of 85% maximum density to within 3 inches of top of curb. Material used shall be primarily granular with no rocks larger than 3 inches in the greatest dimension. The remaining 3 inches shall be clean topsoil free from all clods and suitable for sustaining plant life.

3. Depth of cover for all crossings under pavement including gas, electric, telephone, cable TV, water services, etc., shall be a minimum of 36 inches below subgrade unless approved by the City Engineer.

4. Street rights-of-way shall be graded at a slope of 1/4 inch per foot toward the curb unless otherwise indicated. However, in no case

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shall the width of right-of-way at 1/4 inch per foot slope be less than 10 feet unless a specific request for an alternate grading scheme is made to and accepted by the City of Bastrop Planning and Development Department.

5. Barricades built to City of Bastrop standards shall be constructed on all dead-end streets and as necessary during construction to maintain job and public safety.

6. All RCP shall be minimum Class III.

7. The subgrade material for the streets shown herein was tested by _____. The paving sections were designed by _____ in accordance with the current City of Bastrop design criteria. The paving sections are to be constructed as follows:

Street	Station	Flex. Base Thickness	HMAC Thickness	Lime Stab. Thickness

8. The Geotechnical Engineer shall inspect the subgrade for compliance with the design assumptions made during preparation of the Soils Report. Any adjustments that are required shall be made through revision of the construction plans.

9. Where PI's are over 20, subgrades must be stabilized utilizing a method acceptable to the City Engineer. The Geotechnical Engineer shall recommend an appropriate subgrade stabilization if sulfates are determined to be present.

WATER AND WASTEWATER NOTES

1. Pipe material for water mains shall be PVC (AWWA C-900, minimum Class 200), or Ductile Iron (AWWA C-100, minimum Class 200). Water services (2 inches or less) shall be polyethylene tubing (black, 200 psi, DR 9).

2. Pipe material for pressure wastewater mains shall be PVC, or Ductile Iron (minimum Class 250). Pipe material for gravity wastewater mains shall be PVC (ASTM D2241 or D3034, maximum DR-26), Ductile Iron (AWWA C-100, minimum Class 200200).

3. Unless otherwise accepted by the City Engineer, depth of cover for all lines out of the pavement shall be 42 inches minimum, and depth of cover for all lines under pavement shall be a minimum of 30 inches below subgrade.

4. All fire hydrant leads shall be PVC (AWWA C-900, minimum Class

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200) or ductile iron pipe (AWWA C-100, minimum Class 200). as approved by the Director of Water and Wastewater during plan review.

5. All iron pipe and fittings shall be wrapped with minimum 8-mil polyethylene and sealed with duct tape or equal accepted by the City Engineer.

6. The Contractor shall contact the City Inspector, telephone at 512-332-8840 to coordinate utility tie-ins and notify him at least 48 hours prior to connecting to existing lines.

7. All manholes shall be concrete with cast iron ring and cover. All manholes located outside of the pavement shall have bolted covers. Tapping of fiberglass manholes shall not be allowed.

8. The Contractor must obtain a bulk water permit or purchase and install a water meter for all water used during construction. A copy of this permit must be carried at all times by all who use water.

9. Line flushing or any activity using a large quantity of water must be scheduled with the City Inspector, telephone at 512-332-8840.

10. The Contractor, at his expense, shall perform sterilization of all potable water lines constructed and shall provide all equipment (including test gauges), supplies (including concentrated chlorine disinfecting material), and necessary labor required for the sterilization procedure. The sterilization procedure shall be monitored by City of Bastrop personnel. Water samples will be collected by the City of Bastrop to verify each treated line has attained an initial chlorine concentration of 50 ppm. Where means of flushing is necessary, the Contractor, at his expense, shall provide flushing devices and remove said devices prior to final acceptance by the City of Bastrop.

11. Sampling taps shall be brought up to 3 feet above grade and shall be easily accessible for City personnel. At the Contractor's request, and in his presence, samples for bacteriological testing will be collected by the City of Bastrop not less than 24 hours after the treated line has been flushed of the concentrated chlorine solution and charged with water approved by the City. The Contractor shall supply a check or money order, payable to the City of Bastrop, to cover the fee charged for testing each water sample. City of Bastrop fee amounts may be obtained by calling the Water and Wastewater Department, telephone at 512-332-8960.

12. The Contractor, at his expense, shall perform quality testing for all wastewater pipe installed and pressure pipe hydrostatic testing of all water lines constructed and shall provide all equipment (including pumps and gauges), supplies and labor necessary to perform the tests. Quality and pressure testing shall be monitored by City of

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Bastrop personnel.

13. The Contractor shall coordinate testing with the City of Inspector and provide no less than 24 hours notice prior to performing sterilization, quality testing or pressure testing.

14. The Contractor shall not open or close any valves unless authorized by the City of Bastrop.

15. All valve boxes and covers shall be in accordance with the City of Bastrop Construction Technical Manual.

16. Contact the Water and Wastewater Department, telephone at 512-332-8960 for assistance in obtaining existing water and wastewater locations.

17. The Planning and Development Department, telephone at 512-332-8840, shall be notified 48 hours prior to testing of any building sprinkler piping in order that the Building Official and/or Fire Department may monitor such testing.

18. Sand, as described in Specification item 510 pipe, shall not be used as bedding for wastewater lines. Acceptable bedding materials are pipe bedding stone, pea gravel and in lieu of sand, a naturally occurring or manufactured stone material conforming to ASTM C33 for stone quality and meeting the following gradation specification:

Sieve Size	Percent Retained By Weight
1/2"	0
3/8"	0-2
#4	40-85
#10	95-100

19. The Contractor is hereby notified that connecting to, shutting down, or terminating existing utility lines may have to occur at off-peak hours. Such hours are usually outside normal working hours and possibly between 12 a.m. and 6 a.m.

20. All wastewater construction shall be in accordance with the Texas Commission on Environmental Quality (TCEQ) Regulations, 30 TAC Chapter 213 and 317, as applicable. Whenever TCEQ and City of Bastrop Specifications conflict, the more stringent shall apply.

TRAFFIC MARKING NOTES

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1. Any methods, street markings and signage necessary for warning motorists, warning pedestrians or diverting traffic during construction shall conform to the Texas Manual of Uniform Traffic Control Devices for Streets and Highways, latest edition.

2. All pavement markings, markers, paint, traffic buttons, traffic controls and signs shall be installed in accordance with the Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges and, the Texas Manual of Uniform Traffic Control Devices for Streets and Highways, latest editions.

EROSION AND SEDIMENTATION CONTROL NOTES

1. Erosion control measures, site work and restoration work shall be in accordance with the City of Bastrop Code of Ordinances.

2. All slopes shall be sodded or seeded with approved grass, grass mixtures or ground cover suitable to the area and season in which they are applied.

3. Silt fences, rock berms, sedimentation basins and similarly recognized techniques and materials shall be employed during construction to prevent point source sedimentation loading of downstream facilities. Such installation shall be regularly inspected by the City of Bastrop for effectiveness. Additional measures may be required if, in the opinion of the City Engineer, they are warranted.

4. All temporary erosion control measures shall not be removed until final inspection and approval of the project by the City Inspector. It shall be the responsibility of the Contractor to maintain all temporary erosion control structures and to remove each structure as approved by the City Inspector.

5. All mud, dirt, rocks, debris, etc., spilled, tracked or otherwise deposited on existing paved streets, drives and areas used by the public shall be cleaned up immediately.

ELECTRIC

1. All utilities are to be underground.

2. A Blanket Temporary Access and Construction Easement for the construction of Electric Facilities is currently on file for the property.

3. A plat note referencing the Blanket Temporary Access and Construction Easement to be added to the final plat.

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	4. Upon completion of construction and installation of the Electric Facilities on the Property the developer/owner shall have the Permanent Utility Easement Area (20-foot easement, to include a 10-foot buffer around all non-opening sides and a 20-foot buffer around opening sides of equipment) surveyed by metes and bounds, at its sole cost and expense, and a copy of that Permanent Easement survey provided to BP&L for the granting and recording of a Permanent Public Utility Easement. The Blanket Temporary Access and Construction Easement shall be vacated at such time as BP&L accepts and records the Permanent Public Utility Easement. 5. As shown herein, a twenty (20) foot wide Public Utility Easement is hereby dedicated adjacent to street ROW on all lots. 6. The electric 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 the City of Bastrop electric utility department with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. 7. The owner shall be responsible for installation of temporary erosion control, re-vegetation and tree protection for electric utility work required to provide electric service to this project 8. All fees must be paid before materials are ordered or construction of Electric Facilities will be scheduled. 9. Provide electric schedule and load calculations.

d. **Incomplete Submissions.** All Public Improvement Plan submittals shall be reviewed for completeness and must be deemed administratively complete to be considered filed. All incomplete submissions will be returned to applicant on the date listed for completeness checks on the Public Improvement Plan Schedule of Uniform Submittal Dates adopted annually by City Council.

e. **Approval.** Within 30 days of the date on which all required information been accepted by review, the City Engineer shall approve or disapprove in compliance with Texas Local Government Code Chapter 212.009.

5.05.4 Public Improvement Plan Agreement. Prior to the scheduling of a Pre-Construction Meeting, a Public Improvement Plan Agreement (PIPA) shall be submitted to the Planning and Development Department for review. The submittal shall be 20 days prior to the desired City Council meeting date. Incomplete agreements will not be accepted by the Planning and Development Department. Within six (6) days the Director of Planning

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and Development, will determine if the agreement is complete. The Director of Planning and Development shall either place the PIPA on the next available regularly scheduled City Council meeting agenda for consideration or deny the submittal for incompleteness. Any deviation, omission, or inaccurate information of required elements on the City of Bastrop standard PIPA shall cause the Director of Planning and Development to deny the submittal. The City of Bastrop standard PIPA is attached to the Ordinance as Appendix A. The PIPA shall be approved by the City Council prior to the scheduling of a Pre-Construction Meeting or the issuance of a Notice to Proceed.

5.05.5 Pre-Construction Meeting. Prior to a Pre-Construction Meeting being conducted by the City Engineer, the approval of the Public Improvement Plan has been given by the City Engineer, a Public Improvement Plan Agreement has been approved by the City Council, and requirements of the Public Improvement Plan Agreement have been satisfied. No public improvements shall be installed or construction activities commence prior to a Pre-Construction Meeting or the issuance of a Notice to Proceed. The City Engineer will be responsible for setting the Pre-Construction Meeting Agenda and notifying all required representatives of the meeting.

5.05.6 Notice to Proceed. A Notice to Proceed Letter will be issued by the City Engineer after the approval of the Public Improvement Plan has been given by the City Engineer, a Public Improvement Plan Agreement has been approved by the City Council, and a Pre-Construction Meeting has been conducted by the City Engineer.

5.05.7 Infrastructure Acceptance. Once construction of public infrastructure is completed, a walk-through will be conducted by the City Engineer with authorized representative(s). A punch-list will be created and must be completed. At the completion of all items on the punch-list, a two (2) year maintenance bond must be filed in accordance with approved Public Improvement Plan Agreement. A letter shall be submitted to the City from the developer's Engineer certifying that the improvements were built in accordance with the approved Public Improvement Plan. A letter of concurrence will be issued by the City Engineer stating that the improvements were built in accordance with the approved Public Improvement Plan, after which a final plat can be submitted to the City in accordance with Section 4.10.6b. Approval of a final plat constitutes acceptance of the infrastructure by the City.

5.05.8 As-builts. As-builts shall include the full set of construction plans with the improvements shown as it was actually constructed. The as-builts should reflect the original site development plans modified to reflect the actual construction. The plans shall include grading, entrance locations, pavement layout, striping, curb and gutter, storm sewers in plan and profile, building location(s), etc. Detention facilities grading and outlet works shall be shown with a certification that the pond complies with the original design. A digital copy of the as-built plans shall also be submitted in a format and coordinate system compatible with the city's geographic information system. As-built plans shall be submitted along with an engineer's concurrence letter prior to issuance of a temporary certificate of occupancy or certificate of occupancy.

5.05.9 Expiration Date.

a. A Public Improvement Plan shall expire two (2) years from the date such plan was approved if no progress has been made towards completion of the project, pursuant to Section 245.005 of the Texas Local Government Code, as amended.

b. Any project, as defined under Chapter 245 of the Texas Local Government Code, as amended, shall expire on the fifth anniversary of the date the first permit application was filed for the project, pursuant to Section 245.005 of the Texas Local Government Code, as amended.

5.05.10 Changes in Approved Plans and Specifications. After approval by the City Engineer, any changes in the plans and specifications shall be in compliance with the Preliminary Plat. If not, an amendment to the Preliminary Plat shall require the approval of the Planning & Zoning Commission on the same timeline and procedure as the original preliminary plat. Any changes in the plans and specifications, requiring an amended Preliminary Plat, shall have the recommendation of the City Engineer.

5.05.11 Fees. All fees shall be paid at the time of the submittal in accordance with the Code of Ordinances, Appendix A – Fee schedule.

5.05.12 Texas Department of Transportation (TxDOT) Permit Required. No person, firm or corporation shall construct, reconstruct, alter or repair, remove or replace any sidewalk, drive approach, or any concrete work on any TxDOT right-of-way within the city without first obtaining an approved TxDOT permit. A copy of the approved TxDOT permit is required before a Preliminary Plat application may be submitted.

SECTION 5.10 – REQUIREMENT FOR ENGINEERING LICENSE IN STATE OF TEXAS

The subdivider shall retain the services of an Engineer, licensed in the State of Texas, whose seal shall be placed on each sheet of the drawings, and who shall be responsible for the design and inspection of the drainage, roads and streets, and sewer and water facilities within the subdivision. The services performed by the Engineer shall be designated in the most current issue of "Manual of Professional Practice – General Engineering Service," published by the Texas Society of Professional Engineers, and shall include both design and inspection as defined therein.

5.10.01 – **Engineering Seal**. The engineering seal used by an Engineer licensed in the State of Texas must be in compliance with Texas Board of Professional Engineers.

5.10.1 – Delete

5.10.2 – Delete

5.10.3 - Delete

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CITY OF BASTROP, TEXAS

Public Improvement Plan Agreement

INSERT PROJECT NAME

The State of Texas

County of Bastrop

WHEREAS, ***INSERT OWNER NAME*** hereinafter referred to as, "Developer", is the developer of the following described property and desires to make certain improvements to the following lots and blocks in ***INSERT PROJECT NAME*****,** a proposed addition to the City of Bastrop, Texas: being ***INSERT LOTS AND BLOCKS***; and

WHEREAS, the said Developer has requested the City of Bastrop, a Home Rule Municipality of Bastrop County, Texas, hereinafter referred to as, "City", to provide approvals and cooperative arrangements in connection with said improvements:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That said Developer, acting herein by and through ***INSERT OWNER REPRESENTATIVE*****,** its duly authorized officer, and the City, acting herein by and through ***INSERT CITY MANAGER*** it's City Manager, for and in consideration of the covenants and agreements herein performed and to be performed, do hereby covenant and agree as follows regarding assurance of construction of sanitary sewer facilities, streets, drainage, street lights and street signs, and park/trail improvements; summary of infrastructure (development) amounts; assurance payments to the City; payment of impact fees; and miscellaneous provisions relating to the acceptable completion of said construction according to the plans for ***INSERT PROJECT NAME*** approved by the City on ***INSERT DATE OF PUBLIC IMPROVEMENT PLAN APPROVAL*****.**

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1.00 Assurance of Infrastructure Construction

1.10 Employment of Contractors

In accordance with this agreement, the Developer agrees to employ a general contractor or contractors in accordance with the conditions set forth in Section 4.00 for work for which the Developer is providing as stated herein and indicated in the Summary of Infrastructure (Development) Assurance Amounts, Section 2.30 on page 4 of this agreement.

1.11 Payment of Developer Infrastructure Assurance Fees

The Developer and the City agree that the final plat of ***INSERT PROJECT NAME*** will not be filed for record until payment of the Final Assurance Amount**.** Except as otherwise provided in Section 4.40 of this contract, no building permits will be issued for any lots prior to the plat recording.

1.12 Payment of Miscellaneous Construction Costs

It is further agreed and understood that additional costs may be required of the Developer to cover such additional work, materials and/or other costs as may be made necessary by conditions encountered during construction and within the scope of this project.

1.13 Compliance with Tree Preservation Ordinance

The Developer is responsible to fully comply with the City's Tree Preservation Ordinance during all phases of construction. The Developer submitted a tree protection plan and protected tree survey on ***Insert Date*****,** showing the protected trees on site and the measures of tree protection to be employed during

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construction prior to any site work on the project. The Developer submitted landscape, hardscape, irrigation, and materials plans that were approved by the City on ***INSERT DATE*** and these plans have been included in the final Public Improvement Plans which were approved on ***INSERT DATE*.**

2.00 Infrastructure (Development) Improvement Costs

All infrastructure (development) improvement costs are the full responsibility of the Developer unless otherwise noted, or unless otherwise funded with ****public improvement district revenue, tax increment reinvestments zone revenue, or a Chapter 380*** grant pursuant to a separate agreement. The following improvement costs have been developed using the Developer's plans and specifications and recommendations by the City in accordance with the construction guidelines set forth by the City:

2.10 Sanitary Sewer Improvements

The distribution of costs between the City and the Developer for all sanitary sewer improvements are as follows:

ON-SITE IMPROVEMENTS:

	Full Project Cost	Developer's Assurance Amount	City Participation
Sanitary Sewer Facilities	$1,000,000.00	$1,000,000.00	$0.00
Other Related Facilities	$0.00	$0.00	$0.00
Total Construction Cost	$1,000,000.00	$1,000,000.00	$0.00

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OFF-SITE IMPROVEMENTS: ***DELETE IF NOT NEEDED***

	Full Project Cost	Developer's Assurance Amount	City Participation
Sanitary Sewer Facilities	$1,000,000.00	$1,000,000.00	$0.00
Other Related Facilities	$0.00	$0.00	$0.00
Total Construction Cost	$1,000,000.00	$1,000,000.00	$0.00

2.20 Street and Storm Drainage Improvements

The distribution of costs between the City and the Developer for all street and drainage improvements are as follows:

	Full Project Cost	Developer's Assurance Amount	City Participation
Storm Drainage Facilities	$1,000,000.00	$1,000,000.00	$0.00
Streets & Sidewalks	$1,000,000.00	$1,000,000.00	$0.00
Total Construction Cost	$2,000,000.00	$2,000,000.00	$0.00

2.30 Summary of Infrastructure (Development) Assurance Amounts

	Final Assurance Amount
Sanitary Sewer Facilities	$1,000,000.00
Storm Drainage Facilities	$1,000,000.00
Streets & Sidewalks	$1,000,000.00
Total Construction Cost	$3,000,000.00

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ASSURANCE FEES TO BE PAID PRIOR TO PRE-CONSTRUCTION MEETING*:

	Percentage of Construction	Construction Cost	Final Assurance Amount
Sanitary Sewer Inspection Fee	2.5%	$1,000,000.00	$25,000.00
Storm Drainage Inspection Fee	2.5%	$1,000,000.00	$25,000.00
Streets & Sidewalks Inspection Fee	2.5%	$1,000,000.00	$25,000.00
Payment to the City			**$75,000.00**

The final construction amount is $***INSERT DOLLAR AMOUNT***, and the final assurance amount is $***INSERT DOLLAR AMOUNT*** (the "Final Assurance Amount").

RECOMMENDED:

Jerry Palady, P. E. Date
Director of Engineering

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3.00 Miscellaneous Improvements

3.10 Drainage Operation and Maintenance Plan

The developer will provide the City with a Drainage Operation and Maintenance Plan (plan) in accordance with the Stormwater and Drainage Manual. The plan shall provide detailed information regarding the obligation of responsible parties for any drainage system, stormwater system, or other improvement which will not be dedicated to the City as part of this agreement. Proof of payment to the surety and that all other obligations of the developer or contractor have been met in order for the bonds to be binding upon the surety.

3.10 Sidewalks

The Developer shall be responsible for installing sidewalks along right-of-ways on open space lots and other lots that will not contain single family residential units within ***INSERT DEVELOPMENT NAME*** as shown on the approved Public Improvement Plans, as required by the Master Transportation Plan, and as approved by the Regulating Plan by the City on ***INSERT DATE*****.** All sidewalks shall be in compliance with the City's Master Transportation Plan, and conform to the City of Bastrop Standard Construction Details. * ***INSERT LANGUAGE AS NEEDED, Ex:*** *The Developer shall also be responsible for installing a ten-foot (10') trail within the dedicated open space along the eastern property boundary that extends from the southern boundary along Agnes St., to the northern boundary along HWY 71 West.*

3.20 Screening Wall, Landscaping, and Irrigation

The Developer shall be responsible for installing screening walls, retaining walls,

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landscaping, and irrigation in accordance with the approved Public Improvement Plans, landscape plans approved on ***INSERT DATE***, and Regulating Plan as approved by the City on ***INSERT DATE***.

3.30 Street Lights and Street Name and Regulatory Signs

The Developer is responsible for the initial installation and maintenance of all street lights. Street name and regulatory signs shall be installed by the Developer at the Developer's expense at locations specified by the City's Director of Public Works per the signage regulations on ***INSERT CONTROLLING DOCUMENT*** of the City of Bastrop Standard Construction Details. The signs shall conform to The State of Texas Manual on Uniform Traffic Control Devices and City requirements, including but not limited to, exact placement, sign height and block numbers. The City shall not be responsible or obligated to maintain and/or replace any non-standard street light poles, sign poles, street name signs or regulatory signs. Installation shall be completed prior to the acceptance of the subdivision.

FEES TO BE PAID UPON EXECUTION OF THE DEVELOPER AGREEMENT:

WOULD REQUIRE AN ORDINANCE AMENDMENT

	Quantity	Unit Cost	Participation Payment to the City
Power for Streetlights	25	$25.00 per pole per month for 24 months	$15,000.00
Payment to the City			**$15,000.00**

RECOMMENDED:

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Trey Job Date
Managing Director of Public Works & Leisure Services

3.50 Land Dedication

The Developer shall dedicate to the City the area shown as public open space on the ***INSERT PLAN NAME*** attached to Ordinance 201***X-XX*** (the "Public Open Space"), including, but not limited to, the ***INSERT DESCRIPTION*** parcel identified on the Parcel Plan attached to Ordinance 201***X-XX***. A private home owners association or property owners association shall maintain the Public Open Space. ****INSERT LANGUAGE AS NEEDED, Ex.*** *This dedication shall be credited to the Developer in the amount of $75,000.00. In no case shall the amount of dedicated open space to the City be less than 1.50 acres.*

The following table identifies the Park Development Fees due by the Developer for this project at the time of single family building permit issuance, subject to a credit reduction as described above in this Section 3.50:

Number of Lots	**Fee Per Lot**	**Total Amount of Park Development Fees Owed (Subject to Credits)**
10	$500.00	$5,000.00

The above open space dedications and fees in lieu of shall fully satisfy all City requirements for dedication of park land or payment of fees in lieu of dedication.

OR

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The following table identifies the Park Land Dedication by the final plat:

Lots	Blocks	Acres
1	A	7.0046
1	C	30.4158

RECOMMENDED:

Matthew Jones Date
Director of Planning and Development

DRAFT

3.60 Impact Fees

Water Impact Fees and Wastewater Impact Fees as set forth by City ordinances will be assessed at the time of final plat recording and shall be paid by the builder, property owner or developer at the time of Building Permit issuance for each individual lot within ***DEVELOPMENT NAME*** and shall be based on the Water and Wastewater Impact Fee for Service as set forth in the City of Bastrop Impact Fee Ordinance that is in effect as of the final plat recording date.

IMPACT FEES TO BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE:

	Lots	Fee per Lot	Final Assessment Amount
Waste Water Impact Fee	10	$5,020.00	$50,200.00
Water Impact Fee	10	$1,785.00	$17,850.00
Total Impact Fees To Be Collected			**$68,050.00**

RECOMMENDED:

Trey Job Date
Managing Director of Public Works & Leisure Services

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4.00 Miscellaneous Provisions

4.10 Bonds

The Developer agrees to require the contractor(s) to furnish the City with a payment and performance bond if the contract cost exceeds $25,000.00. The payment and performance bonds shall be submitted prior to the City issuing the Notice to Proceed.

The Developer agrees to require the contractor(s) to furnish the City with a two (2) year maintenance bond in the name of the City, subject to City approval for one hundred twenty-five percent (125%) of the contract price of the residential streets, sanitary sewer, and underground stormwater drainage facilities improvements. The maintenance bond(s) shall be submitted and approved prior to the final acceptance of the improvements.

The developer will provide the City with proof of payment to the surety and that all other obligations of the developer or contractor have been met in order for the bonds to be binding upon the surety.

4.20 Public Liability

The Developer shall further require the contractor(s) to secure Public Liability Insurance. The amount of Insurance required shall include Public Liability, Bodily Injury and Property Damage of not less than $100,000 one person, $300,000 one accident and $100,000 property damage. The minimum requirements for automobile and truck public liability, bodily injury and property damage shall also include not less than $100,000 one person, $300,000 one accident, and $100,000 property damage.

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The Contractor shall provide Worker's Compensation Insurance in accordance with the most recent Texas Workers' Compensation Commission's rules.

4.30 General Indemnity Provisions

The Developer shall waive all claims, fully release, indemnify, defend and hold harmless the City and all of its officials, officers, agents, consultants, employees and invitees in both their public and private capacities, from any and all liability, claims, suits, demands or causes of action, including all expenses of litigation and/or settlement which may arise by injury to property or person occasioned by error, omission, intentional or negligent act of Developer, its officers, agents, consultants, employees, invitees, or other person, arising out of or in connection with the Agreement, or on or about the property, and Developer will, at its own cost and expense, defend and protect the City and all of its officials, officers, agents, consultants, employees and invitees in both their public and private capacities, from any and all such claims and demands. Also, Developer agrees to and shall indemnify, defend and hold harmless the City and all of its officials, officers, agents, consultants, employees and invitees in both their public and private capacities, from and against any and all claims, losses, damages, causes of action, suit and liability of every kind, including all expenses of litigation, court costs and attorney fees for injury to or death of any person or for any damage to any property arising out of or in connection with this Agreement or any and all activity or use pursuant to the Agreement, or on or about the property. This indemnity shall apply whether

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the claims, suits, losses, damages, causes of action or liability arise in whole or in part from the intentional acts or negligence of developer or any of its officers, officials, agents, consultants, employees or invitees, whether said negligence is contractual, comparative negligence, concurrent negligence, gross negligence or any other form of negligence. The City shall be responsible only for the City's sole negligence. Provided, however, that nothing contained in this Agreement shall waive the City's defenses or immunities under Section 101.001 et seq. of the Texas Civil Practice and Remedies Code or other applicable statutory or common law. Notwithstanding anything to the contrary in this section, the Developer shall not be required to indemnify the City in the event the claims, suits, losses, damages, causes of action or liability arise in whole or in part as a result of the City's breach of this agreement or a separate agreement pertaining to the property governed by this agreement.

4.31 Indemnity Against Design Defects

Approval of the City Engineer or other City employee, official, consultant, employee, or officer of any plans, designs or specifications submitted by the Developer under this Agreement shall not constitute or be deemed to be a release of the responsibility and liability of the Developer, its engineer, contractors, employees, officers, or agents for the accuracy and competency of their design and specifications. Such approval shall not be deemed to be an assumption of such responsibility or liability by the City for any defect in the design and specifications prepared by the consulting engineer, his officers, agents, servants,

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or employees, it being the intent of the parties that approval by the City Engineer or other City employee, official, consultant, or officer signifies the City's approval of only the general design concept of the improvements to be constructed. In this connection, the Developer shall indemnify and hold harmless the City, its officials, officers, agents, servants and employees, from any loss, damage, liability or expense on account of damage to property and injuries, including death, to any and all persons which may arise out of any defect, deficiency or negligence of the engineer's designs and specifications incorporated into any improvements constructed in accordance therewith, and the Developer shall defend at his own expense any suits or other proceedings brought against the City, its officials, officers, agents, servants or employees, or any of them, on account thereof, to pay all expenses and satisfy all judgments which may be incurred by or rendered against them, collectively or individually, personally or in their official capacity, in connection herewith. Notwithstanding anything to the contrary in this section, the Developer shall not be required to indemnify the City in the event the claims, suits, losses, damages, causes of action or liability arise in whole or in part as a result of the City's breach of this agreement or a separate agreement pertaining to the property governed by this agreement.

4.32 Approval of Plans

The Developer and City agree that the approval of plans and specifications by the City shall not be construed as representing or implying that improvements built in accordance therewith shall be free of defects. Any such approvals shall in no event be construed as representing or guaranteeing that any improvement built in accordance therewith will be designed or built in a good and workmanlike manner.

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Neither the City nor its elected officials, officers, employees, contractors and/or agents shall be responsible or liable in damages or otherwise to anyone submitting plans and specifications for approval by the City for any defects in any plans or specifications submitted, revised, or approved, in the loss or damages to any person arising out of approval or disapproval or failure to approve or disapprove any plans or specifications, for any loss or damage arising from the non-compliance of such plans or specifications with any governmental ordinance or regulation, nor any defects in construction undertaken pursuant to such plans and specifications.

4.33 Venue

Venue of any action brought hereunder shall be in Bastrop, Bastrop County, Texas.

4.40 Release of Building Permits

The Developer may request, and the Director of Planning and Development may approve, the release of up to ten percent (10%) of the total building permits for the lots listed on pg. 1 of this agreement upon completion of the public streets, to include street lights, and final acceptance of the sanitary sewer and underground stormwater drainage facilities that are not deemed private. Building permits for all lots will be released upon final acceptance of all public and private infrastructure improvements, park and trail construction, screening walls, retaining walls, landscaping, irrigation, and tree mitigation in accordance with the Public Improvement Plans that were approved by the City on ***INSERT APPROVAL DATE***.

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4.50 Dedication of Infrastructure Improvements

Upon final acceptance of ***INSERT DEVELOPMENT NAME*****,** the public streets, sanitary sewer, and underground stormwater drainage facilities shall become the property of the City.

4.60 Assignment

This agreement, any part hereof, or any interest herein shall not be assigned by the Developer without written consent of the City Manager, said consent shall not be unreasonably withheld, and it is further agreed that such written consent will not be granted for the assignment, transfer, pledge and/or conveyance of any refunds due or to be come due to the Developer except that such assignment, transfer, pledge and/or conveyance shall be for the full amount of the total of all such refunds due or to become due hereunder nor shall assignment release assignor or assignee from any and all Development assurances and responsibilities set forth herein.

4.70 Conflicts

In the event of a conflict between this agreement and that certain Development Agreement between the City of Bastrop and ***INSERT DEVELOPER NAME*** effective ***INSERT DATE*** (the "Development Agreement"), the Development Agreement shall control. In the event of a conflict between this agreement and that certain ***MUD, PID, 380*** agreement between the City of Bastrop and ***INSERT DEVELOPER NAME*** effective ***INSERT DATE*** (the "***MUD,PID,380*** Reimbursement Agreement"), the ***PID, MUD, 380*** Reimbursement Agreement shall control. Nothing in this agreement shall be construed as amending the Development

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Agreement or the PID Reimbursement Agreement.

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IN TESTIMONY WHEREOF, the City of Bastrop has caused this instrument to be executed in duplicate in its name and on its behalf by its City Manager, attested by its City Secretary, with the corporate seal of the City affixed, and said Developer has executed this instrument in duplicate, at the City of Bastrop, Texas this the **XX** day of **XXXXXXXXX**, **20__**.

INSERT DEVELOPMENT NAME **City of Bastrop, Texas**

Developer Name
Company Name

Lynda Humble
City Manager

ATTEST:

Ann Franklin
City Secretary

Date

APPROVED AS TO FORM AND LEGALITY:

Alan Bojorquez
City Attorney

Date

Distribution of Originals: Developer
City Secretary
Planning and Development Department

DRAFT

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM**: 12G

TITLE:
Consider action to approve the second reading of Ordinance No. 2019-27 of the City Council of the City of Bastrop, Texas amending Ordinance No. 2019-16 - Enhanced Permit Process – Chapter 5 Definitions; and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

STAFF REPRESENTATIVE:
Lynda K. Humble, City Manager
Trey Job, Managing Director of Public Works & Leisure Services
Matt Jones, Director of Planning & Development
Alan Bojorquez, City Attorney

BACKGROUND/HISTORY:
House Bill (H.B.) 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and/or Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction.

The attached ordinance will amend Section 5 – Definitions as follows:

> ***Permit:*** means a license, certificate, approval, registration, consent, permit, contract or other agreement for construction related to, or provision of, service from a water or wastewater utility owned, operated, or controlled by a regulatory agency, or other form of authorization required by law, rule, regulation, order, or ordinance that a person must obtain to perform an action or initiate, continue, or complete a project for which the permit is sought.
>
> The term includes (but is not limited to) permits covered by the following sections of the Code of Ordinances:
>
> §3.16.001: Permits for moving of structures, demolition, and site work
> §3.18.002: Permit for construction, alteration or extension; construction or occupancy of permanent structures
> §3.20.051: Permit to erect or install a sign
> §10.03 Platting, excluding Preliminary and Final Plats.

Language has been added to Article 10.03 – Subdivision Ordinance, Section 4 – Platting Procedure, 4.10.1 Plat Required, stating “all plats shall meet the requirements of Ordinance No. 2019-27, Enhanced Permit Review Process, as a condition prior to submitting a plat to the City.

The following sections of the Code of Ordinances have been removed from the Permit definition and are addressed in the amendments to Chapter 10 – Subdivision Ordinance, Chapter 14 – Zoning, or the Stormwater Drainage Design Manual:

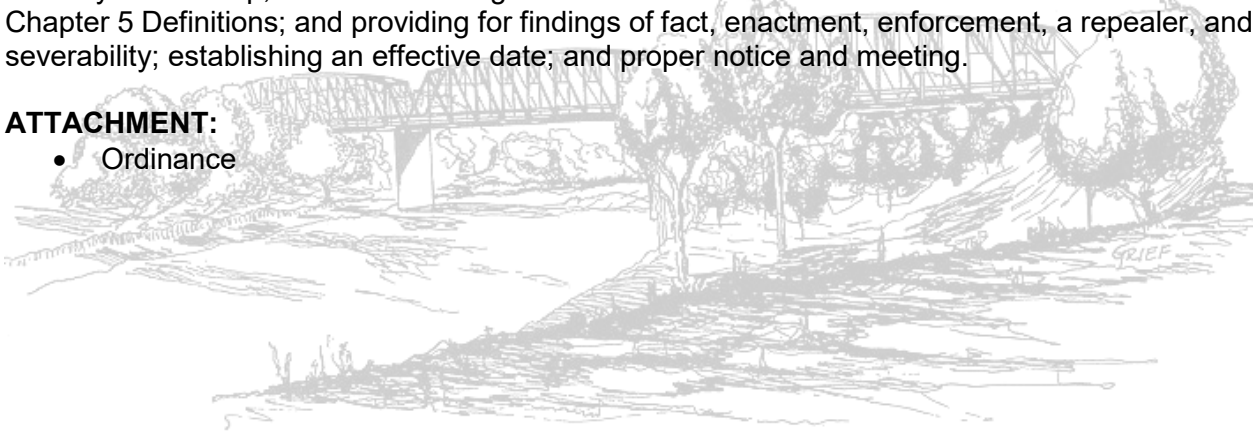
§14.02 Zoning
§42.1 Site Plan Development & Development Plan Review

POLICY EXPLANATION:
Texas Local Government Code Chapter 212, Subchapter A. Regulation of Subdivisions, Section 212.002 – Rules, grants authority to a governing body of a municipality, after conducting a public hearing on the matter, to 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.

FUNDING SOURCE: N/A

RECOMMENDATION:
Consider action to approve the second reading of Ordinance No. 2019-27 of the City Council of the City of Bastrop, Texas amending Ordinance No. 2019-16 - Enhanced Permit Process – Chapter 5 Definitions; and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

ATTACHMENT:
- Ordinance



ORDINANCE NO. 2019-27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AMENDING ORDINANCE NO. 2019-16, ENHANCED PERMIT REVIEW - SECTION 5 – DEFINITIONS; AND PROVIDING FOR FINDINGS OF FACT, ENACTMENT, ENFORCEMENT, A REPEALER, AND SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, House Bill 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and/or Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction; and

WHEREAS, House Bill 3167 further requires any comment or denial include a direct citation to a municipal ordinance that is the basis for the conditional approval or disapproval; and

WHEREAS, In order to ensure compliance with House Bill 3167, portions of Chapter 14, Section 42 - Site Development Plan Review will need to be amended; and

WHEREAS, House Bill 3167 removes the ability for any discretionary approval or denial of Site Development Plans and requires any comment or denial include a direct citation to a municipal ordinance that is the basis for the conditional approval or disapproval.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AS FOLLOWS:

SECTION 1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

SECTION 2. ENACTMENT

That Ordinance 2019-16 shall be amended as follows:

> ***Permit:*** means a license, certificate, approval, registration, consent, permit, contract or other agreement for construction related to, or provision of, service from a water or wastewater utility owned, operated, or controlled by a regulatory agency, or other form of authorization required by law, rule, regulation, order, or ordinance that a person must obtain to perform an action or initiate, continue, or complete a project for which the permit is sought.
>
> The term includes (but is not limited to) permits covered by the following sections of the Code of Ordinances:
>
> §3.16.001: Permits for moving of structures, demolition and site work
> §3.18.002: Permit for construction, alteration or extension; construction or occupancy of permanent structures
> §3.20.051: Permit to erect or install a sign
> §10.03: Platting, excluding Preliminary and Final Plats

~~§14.02 Zoning~~
~~§42.1: Site Plan & Development Plan Review~~

The term does not include Trade Permits, which are excluded from complying with this Ordinance.

SECTION 3. REPEALER

In the case of any conflict between other provisions of this Ordinance and any existing Ordinance of the City, the provisions of this Ordinance will control.

SECTION 4. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

SECTION 5. ENFORCEMENT

The City shall have the power to administer and enforce the provisions of this ordinance as may be required by governing law. Any person violating any provision of this ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations, and such violation is hereby declared to be a nuisance.

Nothing in this ordinance shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this ordinance and to seek remedies as allowed by law and/or equity.

SECTION 6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

SECTION 7. OPEN MEETINGS

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

READ & ACKNOWLEDGED on First Reading on the 14th day of August 2019.

READ & APPROVED on the Second Reading on the 27th day of August 2019.

APPROVED:

by _____
Connie B. Schroeder, Mayor

ATTEST:

_____
Ann Franklin, City Secretary

APPROVED AS TO FORM:

_____
Alan Bojorquez, City Attorney

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM:** 12H

TITLE:
Consider action to approve the second reading of Ordinance No. 2019-28 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances, Chapter 14, "Zoning," Exhibit A, "Zoning Ordinance," Section 42 – "Site Development Plan Review"; and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

STAFF REPRESENTATIVE:
Lynda K. Humble, City Manager
Trey Job, Managing Director of Public Works & Leisure Services
Matt Jones, Director of Planning & Development
Alan Bojorquez, City Attorney

BACKGROUND/HISTORY:
House Bill 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, Site Development Plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and/or Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction. HB 3167 further requires any comment or denial include a direct citation to the law, statute, or municipal ordinance that is the basis for the conditional approval or disapproval.

POLICY EXPLANATION:
In order to ensure compliance with HB 3167, portions of Chapter 14, Section 42 - Site Development Plan Review will need to be amended by City Council. The City's current Code of Ordinances specifies that City Council shall be the authority to approve Site Development Plan applications. HB 3167 removes the ability for any discretionary approval or denial of Site Development Plans; therefore, staff is recommending that Site Development Plan applications be approved by the Director of Planning and Development after review by the Development Review Committee (DRC).

HB 3167 also requires any comment or denial include a direct citation to the law, statute, or a municipal ordinance that is the basis for the conditional approval or disapproval. The City's current Code of Ordinances does not include a comprehensive list of everything that needs to be provided for a comprehensive review of a Site Development Plan. Over the years, items have been added to a checklist that have been used to determine what is required to be provided with the submittal of a Site Development Plan application. HB 3167 requires any requirement for the approval or disapproval of a Site Development Plan be a direct citation to the law, statute, or a municipal ordinance. In response, the requirements for a complete submittal will need to be added to the submittal requirements in Section 42.

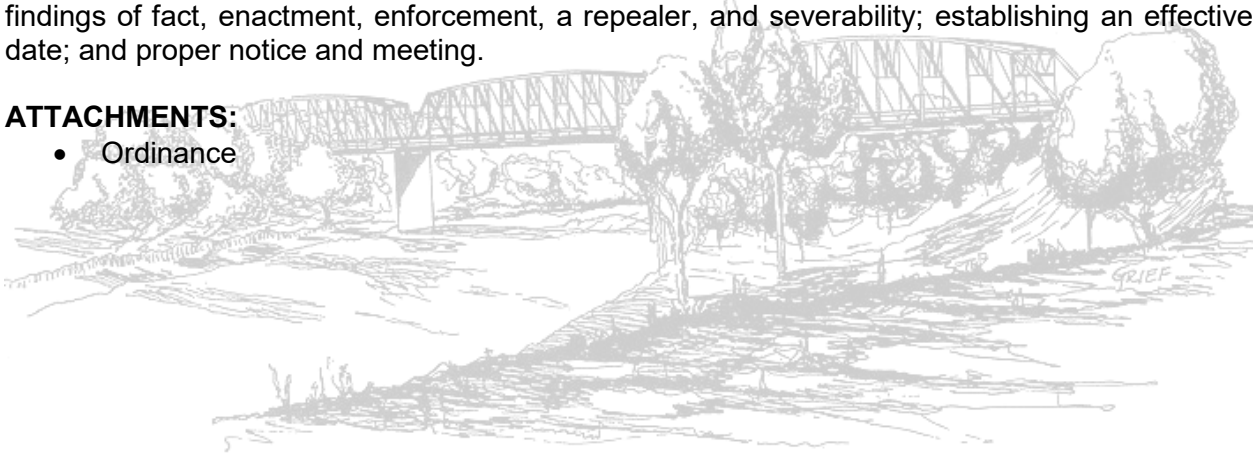
Therefore, approval of this Ordinance will amend the Chapter 14, Section 42 - Site Development Plan Review of the Code of Ordinances to ensure compliance with the mandates of HB 3167. A summary of changes is as follows:

- Requires a Site Development Plan prior to issuance of building permit or Certificate of Occupancy.
- Incorporates required detailed Site Development Plan submittal requirements, which will become the Site Development Plan Checklist, to provide legal authority as required by HB 3167.
- Allows Director of Planning and Development the administrative authority to approve, approve with conditions, or deny all Site Development Plans.

FUNDING SOURCE: N/A

RECOMMENDATION:
Consider action to approve the second reading of Ordinance No. 2019-28 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances, Chapter 14, "Zoning," Exhibit A, "Zoning Ordinance," Section 42 – "Site Development Plan Review"; and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

ATTACHMENTS:
- Ordinance



ORDINANCE NO. 2019-28

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS AMENDING THE BASTROP CITY CODE OF ORDINANCES, CHAPTER 14, "ZONING," EXHIBIT A, "ZONING ORDINANCE," SECTION 42 – "SITE DEVELOPMENT PLAN REVIEW"; AND PROVIDING FOR FINDINGS OF FACT, ENACTMENT, ENFORCEMENT, A REPEALER, AND SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, House Bill 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, Site Development Plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and/or Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction; and

WHEREAS, House Bill 3167 further requires any comment or denial include a direct citation to the law, statute, or a municipal ordinance that is the basis for the conditional approval or disapproval; and

WHEREAS, In order to ensure compliance with House Bill 3167, portions of Chapter 14, Exhibit A, Section 42 - Site Development Plan Review will need to be amended; and

WHEREAS, House Bill 3167 removes the ability for any discretionary approval or denial of Site Development Plans and requires any comment or denial include a direct citation to the law, statute, or a municipal ordinance that is the basis for the conditional approval or disapproval.

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

SECTION 1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

SECTION 2. ENACTMENT

That Chapter 14, "Zoning," of the Code of Ordinances, Exhibit A, "Zoning Ordinance," Section 42 – "Site Development Plan Review," shall be amended to read as described and attached hereto as Exhibit "A.":

SECTION 3. REPEALER

In the case of any conflict between other provisions of this Ordinance and any existing Ordinance of the City, the provisions of this Ordinance will control.

SECTION 4. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

SECTION 5. ENFORCEMENT

The City shall have the power to administer and enforce the provisions of this ordinance as may be required by governing law. Any person violating any provision of this ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations, and such violation is hereby declared to be a nuisance.

Nothing in this ordinance shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this ordinance and to seek remedies as allowed by law and/or equity.

SECTION 6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

SECTION 7. OPEN MEETINGS

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

READ & ACKNOWLEDGED on First Reading on the 14th day of August 2019.

READ & APPROVED on the Second Reading on the 27th day of August 2019.

APPROVED:

by _____
Connie B. Schroeder, Mayor

ATTEST:

_____
Ann Franklin, City Secretary

APPROVED AS TO FORM:

_____
Alan Bojorquez, City Attorney

DRAFT

City of Bastrop Code of Ordinances

CHAPTER 14 Zoning

EXHIBIT A Zoning Ordinance

SECTION 42 – SITE DEVELOPMENT PLAN REVIEW

42.1 – SITE DEVELOPMENT PLAN REVIEW

A. Purpose
The purpose of a Site Development Plan is to ensure efficient and safe land development, harmonious use of land, compliance with appropriate design standards, safe and efficient vehicular and pedestrian circulation, parking and loading, and adequate water supply, drainage and storm water management, sanitary facilities, and other utilities and services.

B. Applicability
Site Development Plan review and approval shall be required for new construction or the significant enlargement or alteration of any exterior dimension of any building, structure, or improvement involving the uses listed below:

1. Any nonresidential development,
2. Any multi-family development (duplex and single family attached) or manufactured/mobile home park,
3. Any development with two (2) or more buildings per platted lot,
4. As used in this section, the term "improvements" shall also include alterations made to land only, such as paving, filling, clearing, or excavating. As used in this section, the term "significant enlargement or alteration" shall mean the construction of structures, or the alteration of land, if such construction or alteration impacts or potentially affects other existing or future land uses, including those on adjacent or nearby land.

The Director of Planning and Development shall make the initial determination of whether a proposed development, construction, enlargement, or improvement requires a Site Development Plan or not. The initial determination is subject to review by the City Manager.

The Site Development Plan must be prepared by a licensed and registered professional land surveyor, and/or a licensed professional engineer.

No building permit shall be issued for any of the above developments unless a Site Development Plan is first approved by the City. No certificate of occupancy shall be issued unless all construction and development conforms to the Site Development Plan as approved by the City.

The fee for a Site Development Plan is set forth in Article 8 of Appendix A, of the Bastrop City Code, as well as on the application form.

C. Incomplete submissions
All required items and information must be received by the City in order for a site plan submission to be considered an application that can be filed. Incomplete submissions will not be reviewed or filed until all deficient items or information has been received.

D. Official filing date

E. For the purpose of these regulations, the "official filing date" shall be the date upon which a submission for approval for a site plan, that contains all required elements mandated by city ordinance, is deemed complete by the city on a uniform submittal date. To be considered complete, the application must contain all elements and information required, including all related fees. It is only after the official filing date that any statutory period required for approval or disapproval of the site plan shall commence to run. No application shall be deemed officially filed until the uniform submittal date after the Planning and Development Director determines that the submission is complete. Site Development Plan Submittal Requirements
A Site Development Plan submittal shall include the following documents in order to be considered a complete submittal after an administrative completeness review by the Planning and Development Department. All submittals shall be delivered to the Planning and Development Department in accordance with the approved submittal schedule. If the Planning and Development Department determines that a submittal is incomplete during the administrative completeness review, then the incomplete submittal will not be accepted by the Planning and Development Department for filing. The applicant shall be required to submit a fee in accordance with the adopted Fee Schedule for the Completeness Review. If the application is deemed incomplete, the applicant shall be required to submit a new fee for Completeness Review with the next submittal application.
Any requested variance must be submitted and approved prior to submission for a request for a site plan. If the site plan requires a variance, and one has not been approved, the site plan shall be denied until such time the need for the variance is removed or the variance is submitted and approved.

	42.1.E – Site Development Plan Submittal Requirements
1	Completed and signed Application
2	Agent Authorization Form if Applicant is not the Property Owner
3	Location map highlighting the subject property in context of the surrounding area
4	Copy of deed showing current ownership
5	Copy of current statement of account showing taxes have been paid
6	Six (6) paper copies of the Site Development Plan with all Required Details listed in the section below. Plans shall be on 24" x 36" sheets collated and folded into 8 ½" x 11"
7	Copy of the Approved Final Drainage Plan – attached to the plan sheets
	Copy of the Approved Final Utility Plan – attached to the plan sheets
8	Paper copy of a Bastrop Fire Dept. (BFD) witnessed fire hydrant flow test report that is less than 1 year old (IFC 507.1 and 507.4)
9	Digital Submittal – Labeled CD/DVD or flash drive PDF 1 – Combined Application and Checklist Items PDF2 – Combined plan sheets for Required Details
10	Site Development Plan filing fee
11	Two (2) copies of TIA when required

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12	Three (3) copies of a letter outlining Planned Development Requirements and how those requirements are addressed on the Site Development Plan when required
13	If any required fire code requirements cross into a property other than the owners, a joint-use access agreement or unified development agreement shall be provided and recorded
14	For projects involving an Alternative Method of Compliance (AMoC); documentation showing that an alternate method has been approved per IFC 104.8 and 104.9.

F. Site Development Plan Detail Requirements
The Site Development Plan shall contain sufficient information relative to site design considerations including the following:

	42.1.D – Site Development Plan Detail Requirements
1	**COVER SHEET**
1.1	Project Name
1.2	Contact name and information for property owner, engineer, surveyor, and any other parties responsible in preparing the Site Development Plan
1.3	Signature blocks for Owner, City Engineer, Fire Dept., and Director of Planning and Development. See Signature Blocks section below
1.4	Fire Department cover sheet table. See BFD Table in section below
1.5	List of ordinances or codes that the site was designed using
1.6	List of jurisdiction and service providers for the site
1.7	Date of preparation and any subsequent revisions
1.8	Acceptable scale: 1" = 40', 1" = 100', or similar
1.9	North arrow, graphic and written scale in close proximity
1.10	Small scale location map showing the location of the property
2	**FINAL PLAT SHEET**
2.1	Copy of Final Plat. Note recordation information or if plat is under review.
3	**OVERALL SITE PLAN SHEET**
3.1	**Site Data Summary Chart to include the following:** 1. Existing zoning 2. Gross acreage and net acreage 3. Percentage of impervious coverage (building footprint and impervious areas) 4. Area of open space 5. Open space as a percentage 6. Gross building area 7. Total building area by floor 8. Square footage broken down by use 9. Parking spaces required and provided 10. Number of proposed lots 11. Residential density
3.2	Location of existing and proposed building(s), structure(s) or other improvement(s), as well as proposed modifications of the external configuration of the building(s), structure(s) or improvement(s)
3.3	Entrances and exits to the buildings

3.4	Required front, side, and rear setbacks from property lines
3.5	Existing or proposed easements or right of way, within or abutting the lot where the development is being proposed
3.6	The dimensions of any street, sidewalk, alley, or other part of the property intended to be dedicated to public use. These dedications must be made by separate instrument and referenced on the Site Development Plan
3.7	On and off-site circulation (including truck loading and pickup areas) and fire lanes
3.8	All types of surfacing (asphalt, brick, concrete, sod, crushed granite) not under roof
3.9	Location of dumpster and screening with materials
3.10	Required parking with dimensions given for layout
3.11	The location and ownership of adjacent properties
3.12	The location and boundary of any regulatory floodplain or floodway
3.13	All improvements located in the ROW
3.14	Curb return radii of all driveways and access aisles
3.15	Safety barriers, fencing, wheel stops, curbing or other restrictive barriers adjacent to driveways, aisles, maneuvering, or parking areas
3.16	All existing or proposed driveways
3.17	Dimensions from each driveway from property lines, intersections, or other driveways. Distances shall be measured from the nearest radii
4	**LANDSCAPE PLAN**
4.1	Location, size and species of all trees to be preserved
4.2	Tree protection plan
4.3	Location of all plant and landscaping material to be used, including plants, paving, benches, screens, fountains, statues, earthen berms, ponds (to include depth of water), topography of site
4.4	Species of all plant material to be used
4.5	Size of all plant material to be used
4.6	All types of surfacing (asphalt, brick, concrete, sod, crushed granite) not under roof
4.7	Spacing of plant material where appropriate
4.8	Layout and description of irrigation, sprinkler, or water systems including placement of water sources
4.9	Description of maintenance provisions
4.10	Person(s) responsible for the preparation of the landscape plan
4.11	Vegetative Screening: Planted height, full growth height, distance between plants
4.12	60-foot radius around each tree to show there is one tree within 60 feet of every parking space
4.13	List of all plants to be used, legend, and location of all plants and landscape elements
4.14	Location of screening with dimensions and material used
5	**BUILDING ELEVATIONS**
5.1	Architectural renderings or elevations of all proposed buildings and structures
6	**FIRE ACCESS AND CONTROL PLAN**
6.1	Curb markings and/or signs indicating No Parking – Fire Zone on the designated fire lane
6.2	The location of any existing and proposed fire hydrants

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6.3	Note if any of the buildings required to have an automatic fire sprinkler system (IFC 903)
6.4	The location of the fire sprinkler riser room labeled, if applicable. (IFC 901.4.6/105.4.2)
6.5	Distance between all exterior building walls and all required fire apparatus access areas. (IFC 503.1)
6.6	Location of motorized gates in the path of a fire lane have been labeled and provided with a Knox key switch, if applicable. (IFC 503.6)
6.7	All locations of Knox key switches and key boxes have been labeled. (IFC 506.1)
6.8	Show any fuel tanks to be stored on site and indicate the volume, type of fuel, and tank construction standard (propane, gasoline, diesel, etc.). (IFC 5001.5.1 SUB 6)
6.9	Show location of any diesel-fueled emergency generators and the UL listing number of the tank, the fuel capacity of the tank in gallons, and fuel tank impact protection. (IFC 5001.5.2)
7.0	**Lighting Plan**
7.1	Detailed lighting plan showing locations, types, and fixtures. Plan shall include both freestanding and wall mounted lighting
7.2	Photometric plan for the proposed site extending out to the property lines

E. Supplemental requirements

1. Site Development Plan cannot be approved until Final Plat is recorded
2. Site Development Plan must be prepared by a licensed and registered professional land surveyor and/or a licensed professional engineer
3. Building permits will not be issued for any development until the Site Development Plan is approved
4. Property taxes must be paid prior to approval of plan
5. Irrigation plans require separate permits – approval of Site Development Plan does not constitute approval of any included irrigation plans or elements of the Landscape Plan
6. Signs require separate permits – approval of the Site Development Plan does not constitute approval of any included sign plans or elements
7. The following table illustrates the requirements of the Bastrop Fire Department in each line item:

Bastrop Fire Department	
Fire Design Codes	*International Fire Code Edition with adopted appendices*
Fire Flow Demand @ 20 psi (gpm)	*Most demanding building's calculated fire flow demand – 2009 IFC Appendix B, Table B105.1 – Based on SF and Construction Type*
Intended Use	*Most demanding building's intended use*
Construction Classification	*Most demanding building's IBC construction classification*
Building Fire Area (S.F.)	*Most demanding building's fire area in gross square feet (all floor levels combined) per 2009 IFC Appendix B.*

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Automatic Fire Sprinkler System Type (If applicable)	*The sprinkler system type that is in the most demanding building's fire area - NFPA 13, NFPA 13R or NFPA 13D*
Reduced Fire Flow Demand @ 20 psi for having a sprinkler system (gpm) (If applicable)	*Reduced fire flow demand, as permitted by BFD and Appendix B.*
Fire Hydrant Flow Test Date	*Not more than 1 yr from the date of Site Development Plan submittal*
Fire Hydrant Flow Test Location	*Block and Street Name*
Alternative Method of Compliance AMOC (If applicable)	*AMOC number and the date the AMOC was approved by the City.*

8. Signature blocks shall be placed on the Site Development Plan. Signature blocks shall also be placed for any additional entities responsible in preparing the Site Development Plan. The following are the approved signature blocks:

The certificate of the licensed public surveyor:
THE STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS

That I, _____ do hereby certify that I prepare this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Bastrop, Texas.

_____
Signature and Seal of Registered Public Surveyor with date

Owner's Signature Block:

As owner of this property, I promise to develop and maintain this property as described by this plan.

_____ _____
Name of Owner/Trustee Date

City Approval Signature Block:

All responsibility for the adequacy of these plans remains with the engineer who prepared them. In accepting these plans, the City of Bastrop must rely upon the adequacy of the work of the design engineer.

Accepted for Construction:

_____ _____
Director of Planning and Development Date

City of Bastrop Engineer _____ Date _____

City of Bastrop Fire Department _____ Date _____

Signed and sealed certification of the licensed engineer who prepared the Site Development Plan:
I, _____, do hereby certify that the information contained in these engineering documents are complete, accurate, and adequate for the intended purposes, including construction, but are not authorized for construction prior to formal City approval.

_____
Signature and Seal of Registered Engineer with date

F. Principles and standards for Site Development Plan Review.

The following criteria have been set forth as a guide for evaluating the adequacy of proposed development in the City of Bastrop. The City staff shall review the Site Development Plan for compliance with all applicable Ordinances and the Comprehensive Plan; as a means to assure harmony with surrounding uses and the overall plan for development of the City of Bastrop; as well as for the promotion of the health, safety, order, efficiency, and economy of the City; and for the maintenance of property values and the general welfare.

Based upon its review, city staff may approve, conditionally approve, or deny the Site Development Plan based on evaluation of the Site Development Plan details based on the items listed in Section C above with respect to:

1. The Site Development Plan's compliance with all provisions of the Zoning Ordinance and other ordinances of the City of Bastrop including but not limited to off-street parking and loading, lighting, open space, and the generation of objectionable smoke, fumes, noise, odors, dust, glare, vibration, or heat
2. The impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
3. The relationship of the development to adjacent uses in terms of harmonious design, setbacks, maintenance of property values, and negative impacts.
4. The provision of a safe and efficient vehicular and pedestrian circulation system.
5. The design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.
6. The sufficient width and suitable grade and location of streets designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.
7. The coordination of streets and sidewalks so as to arrange a convenient system consistent with the Master Thoroughfare Plan of the City of Bastrop.
8. The use of landscaping and screening (1) to provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary, and (2) to

complement the design and location of buildings and be integrated into the overall site design.

9. Exterior lighting to ensure safe movement and for security purposes, which shall be arranged so as to minimize glare and reflection on adjacent properties.
10. The location, size, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.
11. Protection and conservation of soils from erosion by wind or water or from excavation or grading.
12. Protection and conservation of water courses and areas subject to flooding.
13. The adequacy of water, drainage, sewage facilities, garbage disposal, and other utilities necessary for essential services to residents and occupants.

42.2 – APPROVAL PROCESS

A. The Director of Planning and Development, or designee, after review by the Development Review Committee, shall approve, approve with conditions, or disapprove all Site Development Plans. If the plan is disapproved, the Director shall provide a written statement to the subdivider listing the deficiencies that the plan has as related to specific city ordinances or other law.

B. If the applicant amends its filed plan application in response to the city's initial disapproval, the applicant may file its amended application at the city on a date or day on which the city is accepting amended filings. It is deemed filed on next the uniform submittal date on which it has been submitted to the City. The city will then have up to fifteen (15) days to approve or disapprove the amended application. The Director of Planning and Development may either: (1) approve plan if response adequately addresses each reason for the disapproval; or (2) disapprove plan if the response does not adequately address each reason for disapproval or creates new reasons for a violation of a statute or city ordinance. Any disapproval shall include a written statement of the reasons for disapproval that clearly articulates the reason for disapproval including citation to the law, including a statute or city ordinance, that is the basis of disapproval. Any plan that is disapproved after the city has reviewed the response in the form of an amended application may be refiled at any time as a new site plan application.

C. If the Site Development Plan is denied by the Director of Planning and Development, the applicant may appeal that decision to the City Manager within five (5) business days of receipt of decision. The City Manager shall uphold or reject the decision of the Director within ten (10) business days. If the City Manager upholds the decision of denial, an applicant may appeal that decision to the City Council. The applicant must request in writing that the Site Development Plan be placed on the City Council's agenda within ten (10) days from the date the appeal was denied by the City Manager. The City Council shall have final approval or disapproval on all Site Development Plans which are appealed.

D. Effect of Site Development Plan approval. If development of a lot with an approved Site Development Plan has not commenced within two (2) years of the date of final

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approval of the Site Development Plan, the Site Development Plan shall be deemed to have expired. Any development on a lot with an expired Site Development Plan shall be required to submit a new Site Development Plan as outlined above.

It is recognized that final architectural and engineering design may necessitate minor changes in the approved Site Development Plan. In such cases, the Director of Planning and Development shall have the authority to approve minor modifications of an approved Site Development Plan, provided that such modifications do not materially change the circulation and building location on the site, or any conditions specifically attached as part of approval.

Section 2: In the case of any conflict between the other provisions of this Ordinance and any existing Ordinance of the City, the provisions of this Ordinance will control.

Section 3: If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

Section 4: This Ordinance shall take effect immediately upon passage.

Section 5: It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

READ and APPROVED on First Reading on the 14th day of August 2019.

READ and ADOPTED on Second Reading on the 27th day of August 2019.

APPROVED:

_____
Connie B. Schroeder, Mayor

ATTEST:

_____
Ann Franklin, City Secretary

APPROVED AS TO FORM:

_____
Alan Bojorquez, City Attorney

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STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM:** 12I

TITLE:
Consider action to approve the second reading of Ordinance No. 2019-31 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances, Chapter 14, "Zoning," Exhibit A "Zoning Ordinance", Section 32 – "PD – Planned Development District"; repealing conflicting provisions, and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting..

STAFF REPRESENTATIVE:
Lynda K. Humble, City Manager
Trey Job, Managing Director of Public Works & Leisure Services
Matt Jones, Director of Planning & Development
Alan Bojorquez, City Attorney

BACKGROUND/HISTORY:
House Bill 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, Site Development Plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and/or Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction. HB 3167 further requires any comment or denial include a direct citation to the law, statute, or municipal ordinance that is the basis for the conditional approval or disapproval.

POLICY EXPLANATION:
In order to ensure compliance with HB 3167, Chapter 14, Section 32 – PD – Planned Development District will need to be amended by City Council. The City's current Code of Ordinances specifies that a site plan be submitted with an application for Planned Development District. Chapter 211 – Municipal Zoning Authority of the Local Government Code is not subject to the 30-day requirement of HB 3167; however, Site Development Plans are. Staff is recommending that the Site Development Plan requirement for applications and any reference to a site plan be removed and replaced with the submittal of a Zoning Concept Scheme. The proposed requirements for a Zoning Concept Scheme are as follows:

a. Boundary of the proposed area
b. A scaled drawing showing types and location of proposed uses
c. Thoroughfares and preliminary lot arrangements
d. A sketch drawing that shows the size, type and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, and project scheduling
e. Physical features of the site including a scaled drawing showing major existing vegetation, natural water courses, creeks or bodies of water and an analysis of planned

changes in such natural features as a result of the development. This shall include a delineation of any flood prone areas

f. Any existing thoroughfares and easements
g. Location of proposed public open spaces or civic spaces
h. The points of ingress and egress from existing and proposed streets
i. A landscape plan showing turf areas, screening walls, ornamental planting, wooded areas to be preserved, and trees to be planted. The landscape plan should provide types of plantings to be used and give a general landscape design scheme for the development
j. A conceptual infrastructure plan showing the location of any existing or proposed utilities needed to adequately serve the development
k. Architectural drawings (elevations, etc.) showing elevations and architectural style to be used throughout the development
l. A parks and trails plan showing any proposed parks, trails, hardscape, playscape, water feature or any other proposed improvements to any civic or open space
m. A Conceptual Drainage Plan as required by Appendix A of the City of Bastrop Stormwater Drainage Design Manual

Therefore, approval of this Ordinance will amend the Chapter 14, Section 32 – PD – Planned Development District of the Code of Ordinances to ensure compliance with the mandates of HB 3167.

FUNDING SOURCE: N/A

RECOMMENDATION:
Consider action to approve the second reading of Ordinance No. 2019-31 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances, Chapter 14, "Zoning," Exhibit A "Zoning Ordinance", Section 32 – "PD – Planned Development District"; repealing conflicting provisions, and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

ATTACHMENTS:

- Ordinance

ORDINANCE NO. 2019-31

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS AMENDING THE BASTROP CITY CODE OF ORDINANCES, CHAPTER 14, "ZONING," EXHIBIT A "ZONING ORDINANCE," SECTION 32 – "PD – PLANNED DEVELOPMENT DISTRICT"; REPEALING CONFLICTING PROVISIONS; AND PROVIDING FOR FINDINGS OF FACT, ENACTMENT, ENFORCEMENT, A REPEALER, AND SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, House Bill 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development p lan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and/or Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction; and

WHEREAS, Chapter 211 – Municipal Zoning Authority of the Local Government Code is not subject to the 30-day requirement of House Bill 3167; and

WHEREAS, In order to ensure compliance with House Bill 3167, portions of Chapter 14, Section 32 – PD – Planned Development District will need to be amended; and

WHEREAS, The City's current Code of Ordinances specifies that a site plan be submitted with an application for Planned Development District which would be subject to the 30-day requirement; and

WHEREAS, Application requirements for a Planned Development District need to be clearly defined and compliant with Chapter 211 of the Local Government Code.

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

SECTION 1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

SECTION 2. ENACTMENT

That Chapter 14, "Zoning," of the Code of Ordinances, Exhibit A, "Zoning Ordinance," Section 32 – "PD – Planned Development District'" is amended to read as described and attached hereto as Exhibit "A."

SECTION 3. REPEALER

In the case of any conflict between other provisions of this Ordinance and any existing Ordinance of the City, the provisions of this Ordinance will control.

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SECTION 4. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

SECTION 5. ENFORCEMENT

The City shall have the power to administer and enforce the provisions of this ordinance as may be required by governing law. Any person violating any provision of this ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations, and such violation is hereby declared to be a nuisance.

Nothing in this ordinance shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this ordinance and to seek remedies as allowed by law and/or equity.

SECTION 6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

SECTION 7. OPEN MEETINGS

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

READ & ACKNOWLEDGED on First Reading on the 14th day of August 2019.

READ & APPROVED on the Second Reading on the 27th day of August 2019.

APPROVED:

by _____
Connie B. Schroeder, Mayor

ATTEST:

_____
Ann Franklin, City Secretary

APPROVED AS TO FORM:

_____
Alan Bojorquez, City Attorney

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City of Bastrop Code of Ordinances

CHAPTER 14 Zoning

EXHIBIT A Zoning Ordinance

SECTION 32 - PD - PLANNED DEVELOPMENT DISTRICT

32.1 - GENERAL PURPOSE AND DESCRIPTION:
As new development occurs in the City of Bastrop, it is the intent of the City Council to foster neighborhoods and the commercial enterprises serving these neighborhoods with the accessibility to public space, diversity and richness of building styles, lot sizes, and uses found in the older areas of the City (i.e., principally that area bounded by the Colorado River on the west, Highway 71 on the south and Highway 95 on the east).

To that end, this ordinance provides for Planned Development Districts which encourage innovation in design and combinations of the land use units and uses described in this ordinance. This flexibility can provide a developer of such a Planned Development District the potential for a more efficient development through clustered higher densities, a more interesting and attractive development, if in turn it also provides for more public lands for parks, trails, squares, educational purposes, and other public uses.

The developer of a Planned Development District can maximize use of the land through higher lot coverages and densities, variable setback provisions, and by mixing uses to accommodate different lot sizes.

On the other hand, the potential residents and users of the district - including the broader community of Bastrop - will have available to them greater choice in meeting their housing, shopping and recreational needs. Such a district could also be viewed as one more nearly akin to historic Bastrop than would a typical suburban neighborhood.

The City Council of the City of Bastrop, Texas, after public hearing and proper notice to all parties affected and after recommendation from the Planning and Zoning Commission may authorize the creation of a Planned Development District.

The Planned Development (PD) District is a district which accommodates planned associations of uses developed as integral land use units such as industrial districts, offices, retail, commercial or service centers, shopping centers, residential developments of multiple or mixed housing including attached single-family dwellings or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A PD District may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this Ordinance. While greater flexibility is given to allow special conditions or restrictions which would not otherwise allow the development to occur, procedures are established herein to ensure against misuse of increased flexibility.

32.2 - PERMITTED USES:
An application for a PD District shall specify the base district and the use or the combination of uses proposed. Uses which may be permitted in a PD are specified in the Use Charts (Section 36) and must be specified if not permitted in the base district. In selecting a base zoning district,

the uses allowed in the base district must be similar or compatible with those allowed in the PD. PD designations shall not be attached to Conditional Use Permit (CUP) requirements. CUP allowed in a base zoning district are allowed in a PD only if specifically identified at the time of PD approval.

32.3 - PLANNED DEVELOPMENT REQUIREMENTS:

A. Development requirements for each separate PD District shall be set forth in the amending Ordinance granting the PD District and shall include, but may not be limited to: uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, project phasing or scheduling, management associations, and other requirements as the City Council and Planning and Zoning Commission may deem appropriate.
B. In the PD District, uses shall generally conform to the standards and regulations of the base zoning district to which it is most similar. The base zoning district shall be stated in the granting ordinance. Consideration will be given certain combinations of zoning districts. All applications to the City shall list all requested deviations from the standard requirements set forth throughout this Ordinance (applications without this list will be considered incomplete). The Planned Development District shall conform to all other sections of the Ordinance unless specifically excluded in the granting ordinance.
C. The Ordinance granting a PD District shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of modifications in each district or districts and general statement citing the reason for the PD request.
D. In return for this greater flexibility in the use of land within a PD District, the PD proposal must also include provisions for public space in the form of parks, trails, or other public amenities.
E. The minimum acreage for a planned development request shall be three (3) acres.

32.4 - PLANS:

In establishing a Planned Development District in accordance with this section, the City Council shall approve and file as part of the amending Ordinance appropriate plans and standards for each Planned Development District. To facilitate understanding of the request during the review and public hearing process, the Planning and Zoning Commission and City Council shall require a Zoning Concept Scheme of the proposed project.

A. Zoning Concept Scheme – The concept scheme shall be submitted by the applicant at the time of the PD request. The scheme shall show the applicant's intent for the use of the land within the proposed Planned Development District in a graphic manner and as may be required, supported by written documentation of proposals and standards for development. The City may prepare application form(s) which further describe and explain the following requirements:

    1. The Zoning Concept Scheme shall include:
        a. Boundary of the proposed area
        b. A scaled drawing showing types and location of proposed uses
        c. Thoroughfares and preliminary lot arrangements
        d. A sketch drawing that shows the size, type and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, and project scheduling

e. Physical features of the site including a scaled drawing showing major existing vegetation, natural water courses, creeks or bodies of water and an analysis of planned changes in such natural features as a result of the development. This shall include a delineation of any flood prone areas
f. Any existing thoroughfares and easements
g. Location of proposed public open spaces or civic spaces
h. The points of ingress and egress from existing and proposed streets
i. A landscape plan showing turf areas, screening walls, ornamental planting, wooded areas to be preserved, and trees to be planted. The landscape plan should provide types of plantings to be used and give a general landscape design scheme for the development
j. A conceptual infrastructure plan showing the location of any existing or proposed utilities needed to adequately serve the development
k. Architectural drawings (elevations, etc.) showing elevations and architectural style to be used throughout the development
l. A parks and trails plan showing any proposed parks, trails, hardscape, playscape, water feature or any other proposed improvements to any civic or open space
m. A Conceptual Drainage Plan as required by Appendix A of the City of Bastrop Stormwater Drainage Design Manual

32.5 - APPROVAL PROCESS AND PROCEDURE:
The procedure for establishing a Planned Development District shall follow the procedure for zoning amendments as set forth in Section 10. This procedure is further expanded as follows for approval of Zoning Concept Schemes.

A. The Planning and Zoning Commission and the City Council may approve the Zoning Concept Scheme or any section of the scheme, separately or jointly, in public hearings. One public hearing at the Planning and Zoning Commission and one at the City Council for the PD request is adequate when:

    1. The applicant submits adequate data with the request for the Planned Development District to fulfill the requirement for a Zoning Concept Scheme; or
    2. The Ordinance establishing the Planned Development District shall not be approved until the Zoning Concept Scheme is approved.
    3. A Site Development Plan or plat shall be submitted for approval within two (2) years from the approval of the Zoning Concept Scheme for some portion of the project. If a partial Site Development Plan or plat is not submitted within two (2) years, the Zoning Concept Scheme is subject to review by the Planning and Zoning Commission and City Council. If some portion of the entire project is not started within two (2) years, the Planning and Zoning Commission and City Council may review the original Zoning Concept Scheme to ensure its continued validity. If the City determines the scheme is not valid, a new Zoning Concept Scheme must be approved prior to issuing a building permit for any portion of the PD District.

B. Site Development Plan – A Site Development Plan as provided for in Section 42.1.B – Applicability will be required prior to any construction or building permit within the PD. Approval of the Site Development Plan shall be in accordance with Section 42.2 – Approval Process.

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32.6 - WRITTEN COMMENTS FROM DIRECTOR OF PLANNING AND DEVELOPMENT:
When a PD District is being considered, a written report shall be prepared by the Director of Planning and Development which discusses the merits of the development. In addition, written comments from applicable public agencies (such as the school district and utility companies) may be submitted to the Planning and Zoning Commission prior to the Commission making any recommendations to the City Council.

32.7 - REFERENCED ON ZONING MAP:
All Planned Development Districts approved in accordance with the provisions of this Ordinance in its original form, or by subsequent amendments thereto, shall be referenced on the Zoning District Map, and a list of such Planned Development Districts, together with the category of uses permitted therein, shall be maintained as part of this Ordinance.

32.8 - PLANNED DEVELOPMENT ORDINANCES CONTINUED:
Prior to adoption of this Ordinance, the City Council has established various Planned Development Districts, some of which are to be continued in full force and effect. The ordinances or parts of ordinances approved prior to this Ordinance specified in Appendix A-1 shall be carried forth in full force and effect and are the conditions, restrictions, regulations and requirements which apply to the respective Planned Development Districts shown on the Zoning Map at the date of adoption of this ordinance.

32.9 - USES OR DEVELOPMENTS ALLOWED ONLY BY PD:
Because of the uniqueness of the following uses in Bastrop, they shall be permitted by PD designation only:

A. Patio Homes/Zero-Lot-Line Homes

1. General Purpose and Description: Patio homes allow for development of detached "zero-lot-line" homes in a modified residential district which encourages greater use of the side yard areas. Clustered lot patterns with a common usable open space system can be incorporated as an integral part of the development.

2. Height Regulations:
   a. Maximum Height - Two and one-half (2½) stories for the main structure; one (1) story for accessory buildings.

3. Area Regulations:
   a. Minimum Front Yard - Twenty-five feet (25').
   b. Minimum Rear Yard - Twelve feet (12'); twenty feet (20') for a structure accommodation required off-street parking, if provided access is from a dedicated or private alley.

4. Side Yard Regulations:
   a. Side Yard Setback: Side setbacks are one and one-half foot (1½') maximum on one side and a minimum of eight and one-half feet (8½') on the opposite side. The dwelling shall be no closer than ten feet (10') between the face of exterior walls of neighboring dwelling units.
   b. No roof overhang, gutter or extension from a wall will be allowed to extend over a property line.
   c. The closest exterior roof line to an adjacent property shall be storm guttered if the general slope of the roof falls toward the neighboring property.

d. Each adjacent lot shall provide a maintenance easement, a minimum of five feet (5'), adjacent to the "zero" (zero foot) side to allow the property owner access for maintenance of his dwelling.
e. The majority of one side of the structure shall be located within three feet (3') of one side lot line. The building wall which faces the "zero" side of the lot shall not have any doors, windows, ducts, grills, vents, or other openings.
f. Minimum Side Yard Setback Adjacent to Street Right-of-Way: Fifteen feet (15').

5. Size of Lots:
   a. Minimum Lot Area - Five thousand (5000) square feet.
   b. Minimum Lot Width - Fifty feet (50').
   c. Minimum Lot Depth - Ninety feet (90').

6. Maximum Lot Coverage: Fifty percent (50%) total, including main and accessory buildings.

7. Minimum Area of Dwelling Unit: Each unit shall have a minimum floor area of one thousand (1,000) square feet.

8. Parking Regulations: Two (2) enclosed spaces on the same lot as the main structure (see Section 38, Off-Street Parking and Loading Requirements).

9. Items 5, 6, and 7 above may be modified depending on the PD proposal and the required public amenities, open space, etc., which are included in the proposal.

DRAFT

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM:** 12J

TITLE:
Consider action to approve the second reading of Ordinance No. 2019-37 of the City Council of the City of Bastrop, Texas amending the Bastrop Code of Ordinances, Chapter 14 "Zoning", Exhibit A, "Zoning Ordinance", Section 33 – "CUP or C – Conditional Use Permit"; and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

STAFF REPRESENTATIVE:
Lynda K. Humble, City Manager
Trey Job, Managing Director of Public Works & Leisure Services
Matt Jones, Director of Planning & Development
Alan Bojorquez, City Attorney

BACKGROUND/HISTORY:
House Bill 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and/or Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction. HB 3167 further requires any comment or denial include a direct citation to law, statute or municipal ordinance that is the basis for the conditional approval or disapproval.

POLICY EXPLANATION:
In order to ensure compliance with HB 3167, Chapter 14, Section 33 – CUP or C – Conditional Use Permit will need to be amended by City Council. The City's current Code of Ordinances specifies that a site plan be submitted with an application for a Conditional Use Permit. Chapter 211 – Municipal Zoning Authority of the Local Government Code is not subject to the 30-day requirement of HB 3167; however, site development plans are. Staff is recommending that the Site Development Plan requirement for applications and any reference to a site plan be removed from Section 33 and replaced with the submittal of a Zoning Concept Scheme. The proposed requirements for a Zoning Concept Scheme are as follows:

a. Boundary of the proposed area
b. A scaled drawing showing types and location of proposed uses
c. Thoroughfares and preliminary lot arrangements
d. A sketch drawing that shows the size, type and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, and project scheduling
e. Physical features of the site including a scaled drawing showing major existing vegetation, natural water courses, creeks or bodies of water and an analysis of planned

changes in such natural features as a result of the development. This shall include a delineation of any flood prone areas

f. Any existing thoroughfares and easements
g. Location of proposed public open spaces or civic spaces
h. The points of ingress and egress from existing and proposed streets
i. A landscape plan showing turf areas, screening walls, ornamental planting, wooded areas to be preserved, and trees to be planted. The landscape plan should provide types of plantings to be used and give a general landscape design scheme for the development
j. A conceptual infrastructure plan showing the location of any existing or proposed utilities needed to adequately serve the development
k. Architectural drawings (elevations, etc.) showing elevations and architectural style to be used throughout the development
l. A parks and trails plan showing any proposed parks, trails, hardscape, playscape, water feature or any other proposed improvements to any civic or open space
m. A Conceptual Drainage Plan as required by Appendix A of the City of Bastrop Stormwater Drainage Design Manual

Therefore, approval of this Ordinance will amend the Chapter 14, Section 33 – CUP or C – Conditional Use Permit of the Code of Ordinances to ensure compliance with the mandates of HB 3167.

FUNDING SOURCE: N/A

RECOMMENDATION:
Consider action to approve the second reading of Ordinance No. 2019-37 of the City Council of the City of Bastrop, Texas amending the Bastrop Code of Ordinances, Chapter 14 "Zoning", Exhibit A, "Zoning Ordinance", Section 33 – "CUP or C – Conditional Use Permit"; and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

ATTACHMENTS:

- Ordinance

ORDINANCE NO. 2019-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS AMENDING THE BASTROP CITY CODE OF ORDINANCES, CHAPTER 14, "ZONING," EXHIBIT A, "ZONING ORDINANCE," SECTION 33 – "CUP OR C – CONDITIONAL USE PERMIT"; AND PROVIDING FOR FINDINGS OF FACT, ENACTMENT, ENFORCEMENT, A REPEALER, AND SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, House Bill 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and/or Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction; and

WHEREAS, Chapter 211 – Municipal Zoning Authority of the Local Government Code is not subject to the 30-day requirement of House Bill 3167; and

WHEREAS, In order to ensure compliance with House Bill 3167, portions of Chapter 14, Section 33 – CUP or C – Conditional Use Permit will need to be amended; and

WHEREAS, The City's current Code of Ordinances specifies that a site plan be submitted with an application for a Conditional Use Permit which would be subject to the 30-day requirement; and

WHEREAS, Application requirements for a Conditional Use Permit need to be clearly defined and compliant with Chapter 211 of the Local Government Code.

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

SECTION 1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

SECTION 2. ENACTMENT

That Chapter 14, "Zoning," of the Code of Ordinances, Exhibit A, "Zoning Ordinance," Section 33 – "CUP or C – Conditional Use Permit" is amended to read as described and attached hereto as Exhibit "A."

SECTION 3. REPEALER

In the case of any conflict between other provisions of this Ordinance and any existing Ordinance of the City, the provisions of this Ordinance will control.

SECTION 4. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

SECTION 5. ENFORCEMENT

The City shall have the power to administer and enforce the provisions of this ordinance as may be required by governing law. Any person violating any provision of this ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations, and such violation is hereby declared to be a nuisance.

Nothing in this ordinance shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this ordinance and to seek remedies as allowed by law and/or equity.

SECTION 6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

SECTION 7. OPEN MEETINGS

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

READ & ACKNOWLEDGED on First Reading on the 14th day of August 2019.

READ & APPROVED on the Second Reading on the 27th day of August 2019.

APPROVED:

by _____
Connie B. Schroeder, Mayor

ATTEST:

_____
Ann Franklin, City Secretary

APPROVED AS TO FORM:

_____
Alan Bojorquez, City Attorney

DRAFT

City of Bastrop Code of Ordinances

Chapter 14 Zoning

Exhibit A Zoning Ordinances

SECTION 33 - CUP or C - CONDITIONAL USE PERMITS

33.1 – GENERAL PURPOSE AND DESCRIPTION:
The purpose of this section is to allow certain uses in districts that under most circumstances would not be compatible with other permitted uses but with certain conditions and development restrictions may be compatible.

33.2 – PERMITTED USES:
Uses permitted by CUP are specified in Section 36 (Use Charts).

33.3 - CONDITIONAL USE PERMIT REGULATIONS:

A. In recommending that a Conditional Use Permit for the premises under consideration be granted, the City shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, screening and open space, heights of structures, and compatibility of buildings. In approving a requested CUP, the Planning and Zoning Commission and City Council may consider the following:
    1. The use is harmonious and compatible with surrounding existing uses or proposed uses;
    2. The activities requested by the applicant are normally associated with the permitted uses in the base district;
    3. The nature of the use is reasonable;
    4. Any negative impact on the surrounding area has been mitigated;
    5. That any additional conditions specified ensure that the intent of the district purposes are being upheld.
B. In granting a Conditional Use Permit, the Planning and Zoning Commission and City Council may impose conditions which shall be complied with by the owner or grantee before a Certificate of Occupancy may be issued by the Building Official for use of the building on such property pursuant to such Conditional Use Permit and such conditions precedent to the granting of the Certificate of Occupancy. Any special conditions shall be set forth in writing by the City Council prior to issuance of the Certificate of Occupancy.
C. No Conditional Use Permit shall be granted unless the applicant, owner and grantee of the Conditional Use Permit shall be willing to accept and agree to be bound by and comply with the written requirements of the Conditional Use Permit, as attached to the Zoning

Concept Scheme and reviewed by the Planning and Zoning Commission and approved by the City Council.

D. A building permit or Certificate of Occupancy shall be applied for and secured within one (1) year from the time of granting the Conditional Use Permit, provided however, that the City Council may authorize an extension of up to one (1) year. After one (1) year from the date of approval has elapsed, the Planning and Zoning Commission and City Council may review the Zoning Concept Scheme for compliance. If an extension is not authorized and the concept scheme is determined to be invalid, the property owner(s) must submit a new or revised concept scheme for approval prior to any construction or application for building permit for the area designated for the Conditional Use Permit.
E. No building, premise, or land used under a Conditional Use Permit may be enlarged, modified, structurally altered, or otherwise significantly changed unless an amended Conditional Use Permit is granted for such enlargement, modification, structural alteration, or change. Minor changes or alterations may be approved by the Director of Planning and Development.
F. The Board of Adjustment shall not have jurisdiction to hear, review, reverse, or modify any decision, determination, or ruling with respect to the specific land use designated by any Conditional Use Permit.
G. The Planning and Development Department shall keep an updated map of the Conditional Use Permits authorized by approval of the City Council.

33.4 – APPROVAL PROCESS AND PROCEDURE:

The City Council by an affirmative vote may, after public hearing and proper notice to all parties affected, and after recommendations from the Planning and Zoning Commission that the uses are in general conformance with the Comprehensive Plan and general objectives of the City and containing such requirements and safeguards as are necessary to protect adjoining property, authorize certain uses by a Conditional Use Permit (CUP or C). The procedure for approving a CUP shall follow the procedure for zoning amendments as set forth in Section 10.

33.5 – CONDITIONAL USE PERMIT REQUIREMENTS:

A. Applications shall be accompanied by a Zoning Concept Scheme – The concept scheme shall be submitted by the applicant at the time of the CUP request. The scheme shall show the applicant's intent for the use of the property in a graphic manner and as may be required, supported by written documentation of a purpose statement. The City may prepare application form(s) which further describe and explain the following requirements:
    1. The Zoning Concept Scheme shall include:
        a. Boundary of the proposed area
        b. A scaled drawing showing types and location of proposed uses
        c. Thoroughfares and preliminary lot arrangements
        d. A sketch drawing that shows the size, type and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, and project scheduling
        e. Physical features of the site including a scaled drawing showing major existing vegetation, natural water courses, creeks or bodies of water and an analysis

of planned changes in such natural features as a result of the development. This shall include a delineation of any flood prone areas

f. Any existing thoroughfares and easements
g. Location of proposed public open spaces or civic spaces
h. The points of ingress and egress from existing and proposed streets
i. A landscape plan showing turf areas, screening walls, ornamental planting, wooded areas to be preserved, and trees to be planted. The landscape plan should provide types of plantings to be used and give a general landscape design scheme for the development
j. A conceptual infrastructure plan showing the location of any existing or proposed utilities needed to adequately serve the development
k. Architectural drawings (elevations, etc.) showing elevations and architectural style to be used throughout the development
l. A parks and trails plan showing any proposed parks, trails, hardscape, playscape, water feature or any other proposed improvements to any civic or open space
m. A Conceptual Drainage Plan as required by Appendix A of the City of Bastrop Stormwater Drainage Design Manual

33.6 – PRIOR CUP ORDINANCES REMAINING IN EFFECT:
Prior to adoption of this Ordinance, the City Council had established various Conditional Use Permits, some of which are to be continued in full force and effect. The permits or parts of permits approved prior to this Ordinance shall be carried forth in full force and effect and are the conditions, restrictions, regulations and requirements which apply to the respective Conditional Use Permits as previously approved by City Council.

Section 2: In the case of any conflict between the other provisions of this Ordinance and any existing Ordinance of the City, the provisions of this Ordinance will control.

Section 3: If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

Section 4: This Ordinance shall take effect immediately upon passage.

Section 5: It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

READ and APPROVED on First Reading on the 14th day of August 2019.

READ and ADOPTED on Second Reading on the 27th day of August 2019.

APPROVED:

Connie B. Schroeder, Mayor

ATTEST:

Ann Franklin, City Secretary

APPROVED AS TO FORM:

Alan Bojorquez, City Attorney

DRAFT

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM:** 12K

TITLE:
Consider action to approve the second reading of Ordinance No. 2019-33 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances, Chapter 14, "Zoning," Exhibit A, "Zoning Ordinance" Section 10 – "Changes and Amendments to all Zoning Ordinances and Districts, and Administrative Procedures"; and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

STAFF REPRESENTATIVE:
Lynda K. Humble, City Manager
Trey Job, Managing Director of Public Works & Leisure Services
Matt Jones, Director of Planning & Development
Alan Bojorquez, City Attorney

BACKGROUND/HISTORY:
House Bill 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and/or Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction. HB 3167 further requires any comment or denial include a direct citation to law, statute, or municipal ordinance that is the basis for the conditional approval or disapproval.

POLICY EXPLANATION:
In order to be consistent with other zoning requirements of Chapter 14 and ensure compliance with HB 3167, Chapter 14, Section 10 - Changes and Amendments to all Zoning Ordinances and Districts will need to be amended by City Council. The City's current Code of Ordinances does not clearly specify what is required to be submitted with an application for a zoning change or amendment. Chapter 211 – Municipal Zoning Authority of the Local Government Code is not subject to the 30-day requirement of HB 3167; however, other requirements of Chapter 14 including site plan submittal are. Staff is recommending the submittal of a Zoning Concept Scheme be required for an application of a zoning change or amendment. The proposed requirements for a Zoning Concept Scheme are as follows:

a. Boundary of the proposed area
b. A scaled drawing showing types and location of proposed uses
c. Thoroughfares and preliminary lot arrangements
d. A sketch drawing that shows the size, type and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, and project scheduling

e. Physical features of the site including a scaled drawing showing major existing vegetation, natural water courses, creeks or bodies of water and an analysis of planned changes in such natural features as a result of the development. This shall include a delineation of any flood prone areas
f. Any existing thoroughfares and easements
g. Location of proposed public open spaces or civic spaces
h. The points of ingress and egress from existing and proposed streets
i. A landscape plan showing turf areas, screening walls, ornamental planting, wooded areas to be preserved, and trees to be planted. The landscape plan should provide types of plantings to be used and give a general landscape design scheme for the development
j. A conceptual infrastructure plan showing the location of any existing or proposed utilities needed to adequately serve the development
k. Architectural drawings (elevations, etc.) showing elevations and architectural style to be used throughout the development
l. A parks and trails plan showing any proposed parks, trails, hardscape, playscape, water feature or any other proposed improvements to any civic or open space
m. A Conceptual Drainage Plan as required by Appendix A of the City of Bastrop Stormwater Drainage Design Manual

Therefore, approval of this Ordinance will amend the Chapter 14, Section 10 Changes and Amendments to all Zoning Ordinances and Districts, and Administrative Procedures of the Code of Ordinances to provide consistency in the requirements of Chapter 14 and ensure compliance with the mandates of HB 3167.

FUNDING SOURCE: N/A

RECOMMENDATION:
Consider action to approve the second reading of Ordinance No. 2019-33 of the City Council of the City of Bastrop, Texas amending the Bastrop City Code of Ordinances, Chapter 14, “Zoning,” Exhibit A, “Zoning Ordinance” Section 10 – “Changes and Amendments to all Zoning Ordinances and Districts, and Administrative Procedures”; and providing for findings of fact, enactment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

ATTACHMENTS:
- Ordinance

ORDINANCE NO. 2019-33

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS AMENDING THE BASTROP CITY CODE OF ORDINANCES, CHAPTER 14, "ZONING," EXHIBIT A, "ZONING ORDINANCE," SECTION 10 – "CHANGES AND AMENDMENTS TO ALL ZONING ORDINANCES AND DISTRICTS, AND ADMINISTRATIVE PROCEDURES"; AND PROVIDING FOR FINDINGS OF FACT, ENACTMENT, ENFORCEMENT, A REPEALER, AND SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, House Bill 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and/or Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction; and

WHEREAS, Chapter 211 – Municipal Zoning Authority of the Local Government Code is not subject to the 30-day requirement of House Bill 3167; and

WHEREAS, In order to ensure compliance with House Bill 3167, portions of Chapter 14, Section 10 - Changes and Amendments to all Zoning Ordinances and Districts, and Administrative Procedures will need to be amended; and

WHEREAS, The City's current Code of Ordinances does not clearly specify what is required to be submitted with an application for a zoning change or amendment which creates inconsistencies in Chapter 14 of the City's current Code of Ordinances; and

WHEREAS, Application requirements for a zoning change and amendment need to be clearly defined, consistent, and compliant with Chapter 211 of the Local Government Code and House Bill 3167.

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

SECTION 1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

SECTION 2. ENACTMENT

That Chapter 14, "Zoning," of the Code of Ordinances, Exhibit A, "Zoning Ordinance," Section 10 – "Changes and Amendments to all Zoning Ordinances and Districts, and Administrative Procedures," is amended to read as described and attached hereto as Exhibit "A."

SECTION 3. REPEALER

In the case of any conflict between other provisions of this Ordinance and any existing Ordinance of the City, the provisions of this Ordinance will control.

SECTION 4. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

SECTION 5. ENFORCEMENT

The City shall have the power to administer and enforce the provisions of this ordinance as may be required by governing law. Any person violating any provision of this ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations, and such violation is hereby declared to be a nuisance.

Nothing in this ordinance shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this ordinance and to seek remedies as allowed by law and/or equity.

SECTION 6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

SECTION 7. OPEN MEETINGS

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

READ & ACKNOWLEDGED on First Reading on the 14th day of August 2019.

READ & APPROVED on the Second Reading on the 27th day of August 2019.

APPROVED:

by _____
Connie B. Schroeder, Mayor

ATTEST:

_____
Ann Franklin, City Secretary

APPROVED AS TO FORM:

_____
Alan Bojorquez, City Attorney

DRAFT

City of Bastrop Code of Ordinances

Chapter 14 Zoning

Exhibit A Zoning Ordinances

10.1 - DECLARATION OF POLICY AND REVIEW CRITERIA:

The City declares the enactment of these regulations governing the use and development of land, buildings, and structures as a measure necessary to the orderly development of the community. Therefore, no change shall be made in these regulations or in the boundaries of the zoning districts except:

A. To correct any error in the regulations or map.
B. To recognize changed or changing conditions or circumstances in a particular locality.
C. To recognize changes in technology, the style of living, or manner of conducting business.
D. To change the property to uses in accordance with the approved Comprehensive Plan.

In making a determination regarding a requested zoning change, the Planning and Zoning Commission and City Council shall consider the following factors:

A. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole.
B. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
C. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.
D. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
E. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.
F. Any other factors which will substantially affect the public health, safety, morals, or general welfare.

10.2 - AUTHORITY TO AMEND ORDINANCE:

The City Council may from time to time, after receiving a final report thereon by the Planning and Zoning Commission and after public hearings required by law, amend, supplement, or change the regulations herein provided or the boundaries of the zoning districts specified on the Zoning Map. Any Ordinance regulations or Zoning District boundary amendment may be ordered for consideration by the City Council, be initiated by the Planning and Zoning Commission, or be requested by the owner of real property, or the authorized representative of an owner of real property.

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Consideration for a change in any district boundary line or special zoning regulation may be initiated only with written consent of the property owner, or by the Planning and Zoning Commission or City Council on its own motion when it finds that public benefit will be derived from consideration of such matter. In the event the ownership stated on an application and that shown on the City records are different, the applicant shall submit proof of ownership.

No person who owes delinquent taxes, delinquent paving assessments, impact fees, or any other delinquent debts or obligations to the City of Bastrop, and which are directly attributable to a piece of property requested for zoning shall be allowed to submit a zoning request until the taxes, assessments, debts, or obligations directly attributable to said property and owed by the owner or previous owner thereof shall have been first fully discharged by payment, or until an arrangement satisfactory to the City has been made for the payment of such debts or obligations. It shall be the applicant's responsibility to provide evidence or proof that the taxes have been paid.

10.3 - APPLICATION:

A. Prior to the submittal of an application for any zoning change or amendment, the applicant shall schedule a Pre-Development Meeting with the Planning and Development Department. The applicant shall prepare and submit a Sketch Drawing prior to the scheduling of the meeting with the Planning and Development Department. A Sketch Drawing shall mean a preliminary design of a subdivision and/or development that illustrates the layout of rights-of-way, blocks, lots, easements, civic/open spaces, drainage areas, and land uses. A sketch drawing is preliminary in nature but provides enough detail to define the physical form of a subdivision and/or development to allow staff to provide relative feedback to an applicant prior to the submittal of an application for any zoning change or amendment.

B. Each application for zoning or for an amendment or change to the existing provisions of this Zoning Ordinance shall be made in writing on an application form available at the City, filed with the City and shall be accompanied by payment of the appropriate fee as established by the City of Bastrop, Texas in Chapter 12, City Code of Ordinances, subsection (a) [section 14.01.001].
C. Any application for zoning or for an amendment or change shall require a Zoning Concept Scheme – The concept scheme shall be submitted by the applicant at the time of the zoning request. The scheme shall show the applicant's intent for the use of the land within the proposed area in a graphic manner and as may be required, supported by written documentation of proposals and standards for development. The City may prepare application form(s) which further describe and explain the following requirements:

    1. The Zoning Concept Scheme shall include:
        a. Boundary of the proposed area
        b. A scaled drawing showing types and location of proposed uses
        c. Thoroughfares and preliminary lot arrangements
        d. A sketch drawing that shows the size, type and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, and project scheduling

e. Physical features of the site including a scaled drawing showing major existing vegetation, natural water courses, creeks or bodies of water and an analysis of planned changes in such natural features as a result of the development. This shall include a delineation of any flood prone areas
f. Any existing thoroughfares and easements
g. Location of proposed public open spaces or civic spaces
h. The points of ingress and egress from existing and proposed streets
i. A landscape plan showing turf areas, screening walls, ornamental planting, wooded areas to be preserved, and trees to be planted. The landscape plan should provide types of plantings to be used and give a general landscape design scheme for the development
j. A conceptual infrastructure plan showing the location of any existing or proposed utilities needed to adequately serve the development
k. Architectural drawings (elevations, etc.) showing elevations and architectural style to be used throughout the development
l. A parks and trails plan showing any proposed parks, trails, hardscape, playscape, water feature or any other proposed improvements to any civic or open space
m. A Conceptual Drainage Plan as required by Appendix A of the City of Bastrop Stormwater Drainage Design Manual

10.4 – PUBLIC HEARING AND NOTICE:

Prior to making its report to the City Council, the Planning and Zoning Commission shall hold at least one public hearing on each application as applicable by state law (Texas Local Government Code Chapter 211 as so may be amended). Written notice of all public hearings on proposed changes in district boundaries shall be sent to all owners of property, or to the person rendering the same for City taxes, located within the area of application and within two hundred feet (200') of any property affected thereby, within not less than ten (10) days before such hearing is held. Such notice may be served by using the last known address as listed on the latest approved tax roll and depositing the notice, postage paid, in the United States mail. Notice of hearings on proposed changes in the text of the Zoning Ordinance shall be accomplished by one publication not less than fifteen (15) days prior thereto in the official newspaper of the City. Changes in the ordinance text which do not change zoning district boundaries do not require written notification to individual property owners.

10.5 – FAILURE TO APPEAR:

Failure of the applicant or his representative to appear before the Planning and Zoning Commission or City Council for more than one hearing without an approved delay by the City Manager shall constitute sufficient grounds for the Planning and Zoning Commission or the City Council to table or deny the application unless the City is notified in writing by the applicant at least seventy-two (72) hours prior to the hearing.

10.6 - PLANNING AND ZONING COMMISSION CONSIDERATION AND REPORT:

The Planning and Zoning Commission shall function in accordance with Section 8 of this ordinance. The Planning and Zoning Commission, after the public hearing is closed, shall prepare its report and recommendations on the proposed change stating its findings, its evaluation of the request and of the relationship of the request to the Comprehensive Plan. The Planning and Zoning Commission may defer its report for not more than forty-five (45) days from the time it is posted on the agenda or until it has had an opportunity to consider other proposed changes which may have a direct bearing thereon unless a postponement is requested by the applicant. If the Planning and Zoning Commission has not acted, the request shall be sent to the City Council as a recommendation to deny.

10.7 – DENIAL:
If the Planning and Zoning Commission recommends denial of the zoning change request, it shall offer reasons to the applicant for the denial, if requested by the applicant.

10.8 – CITY COUNCIL CONSIDERATION:

A. Applications Recommended for Approval by the Planning and Zoning Commission: Every application or proposal which is recommended for approval by the Planning and Zoning Commission shall be automatically forwarded to the City Council for setting and holding of public hearing thereon. No change, however, shall become effective until after the adoption of an ordinance for same and its publication as required by law.
B. Applications Recommended for Denial by the Planning and Zoning Commission: When the Planning and Zoning Commission makes a recommendation that a proposal should be denied, the request, in its original form, will automatically be placed on the City Council agenda unless requested not to by the applicant within ten (10) days of such action (see E.2. below).
C. Resubmission of Applications - Similar Applications Within One (1) Year Prohibited: No applications for a change of zoning classification, variance or Conditional Use Permit shall be accepted if a similar application for the same property has been denied by the Council or Zoning Board of Adjustment within the preceding twelve (12) month period. However, the City Council or the Zoning Board of Adjustment may, if requested in writing, reconsider an application previously denied within a period of thirty (30) days from such denial if such denial was based upon erroneous or omitted information or if substantial new information is discovered. Such reconsideration shall only be heard if agreed by four or more members of the City Council or the Zoning Board of Adjustment. No previous denial shall be overturned except by a 4/5ths vote of the City Council or the Zoning Board of Adjustment. Written notice of any such reconsideration shall be given to all property owners within two hundred feet (200') of the subject property at least ten (10) days prior to any reconsideration hearing. All costs of such notices shall be paid by the applicant for reconsideration prior to any vote on the matter. (Ordinance 97-26 adopted 7/22/97)
D. City Council Hearing and Notice for Zoning Changes: Notice of the City Council public hearing shall be given by publication in the official newspaper of the City, stating the time and place of such hearing, which shall be at least fifteen (15) days after the date of publication.
E. Three-Fourths Vote:

a. A favorable vote of three-fourths (3/4) of all members of the City Council shall be required to approve any change in zoning when written objections are received from twenty percent (20%) of the area of the adjacent landowners which comply with the provisions of Section 211.006 of the Local Government Code of the State of Texas commonly referred to as the "twenty percent (20%) rule." If a protest against such proposed amendment, supplement or change has been filed with the City Secretary, duly signed and acknowledged by the owners of twenty percent (20%) or more, either of the area of the lots included in such a proposed change or those immediately adjacent to the area thereof extending two hundred feet (200') therefrom or of those directly opposite thereto extending two hundred feet (200') from the street frontage of such opposite lots, such amendments shall not become effective except by a three-fourths (3/4) vote of the City Council.
b. When the Planning and Zoning Commission makes a recommendation(s) that a proposed zoning change or site plan be denied, the request (in its original form) shall require a three-fourths (3/4) majority vote from City Council for it to be approved.

F. Final Approval and Ordinance Adoption: Upon approval of the zoning request by the City Council, the applicant shall submit all related material with revisions, if necessary, to the City for the preparation of the amending ordinance. A metes and bounds description of all property and appropriate exhibits must be submitted with the zoning change request application. The amending ordinance will not be approved until a correct description has been prepared. The zoning request shall be approved at the time the City Council makes a decision to approve the request as submitted or with certain conditions.

10.9 – JOINT PUBLIC HEARINGS:

As authorized in Section 211.007 of the Texas Local Government Code, the City Council may, by a two-thirds (2/3) vote, prescribe the type of notice to be given of the time and place of a public hearing held jointly by the City Council and Planning and Zoning Commission. If the notice provisions are different than Section 10.4 above, then the provisions of Section 10.4 do not apply.

10.10 – PROCEDURE FOR NEWLY ANNEXED LAND:

As soon as reasonable, after an annexation ordinance is approved by the City Council, the Director of Planning and Development shall prepare an application for zoning the newly annexed land from "AOS" Agricultural Open Space to a more permanent zoning district. The application shall be placed on the Planning and Zoning Commission's agenda. All procedures as set forth in this section shall apply.

10.11 – FEES:

Fees shall be as provided for in the Fee Schedule found in the Appendix A of the Code of Ordinances.

Section 2: In the case of any conflict between the other provisions of this Ordinance and any existing Ordinance of the City, the provisions of this Ordinance will control.

Section 3: If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

Section 4: This Ordinance shall take effect immediately upon passage.

Section 5: It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

DRAFT

READ and APPROVED on First Reading on the 14th day of August 2019.

READ and ADOPTED on Second Reading on the 27th day of August 2019.

APPROVED:

_____

Connie B. Schroeder, Mayor

ATTEST:

_____

Ann Franklin, City Secretary

APPROVED AS TO FORM:

_____

Alan Bojorquez, City Attorney

DRAFT

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM:** 12L

TITLE:
Consider action to approve the second reading of Ordinance No. 2019-34 of the City Council of the City of Bastrop, Texas adopting a Development Manual in compliance with Chapter 14, "Zoning", Exhibit A, "Zoning Ordinance," Section I – "Enacting Provisions", Section 6.1 – "Development Manual" and Chapter 10 – "Subdivisions", Article 10.03 – "Subdivision Ordinance," Section 3 – "Purpose, Authority and Jurisdiction," as shown as Exhibit A; and providing for findings of fact, adoption, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

STAFF REPRESENTATIVE:
Lynda K. Humble, City Manager
Trey Job, Managing Director of Public Works & Leisure Services
Matt Jones, Director of Planning & Development
Alan Bojorquez, City Attorney

BACKGROUND/HISTORY:
House Bill 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and/or Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction.

POLICY EXPLANATION:
Texas Local Government Code Chapter 212, Subchapter A. Regulation of Subdivisions, Section 212.002. Rules grants authority to a governing body of a municipality, after conducting a public hearing on the matter, to 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.

In order to ensure compliance with Texas Local Government Code Chapters 211 and 212, City Council will annually adopt Schedule of Uniform Submittal Dates for Zoning Change & CUP applications, Public Improvement Plan applications, Plat applications, and Site Development Plan applications. The Schedule of Uniform Submittal Dates will include dates when applications will be accepted, when review for completeness checks will occur, and Planning & Zoning Commission meetings.

Chapter 14 – Zoning, Section I – Enacting Provisions, Section 6.1 – Development Manual and Chapter 10 – Subdivisions, Article 10.03 – Subdivision, Section 3 – Purpose, Authority and Jurisdiction require a Development Manual, which needs to be updated to reflect the new development review process, Schedule of Uniform Submission Dates, checklists, and fees.

FUNDING SOURCE: N/A

RECOMMENDATION:
Consider action to approve the second reading of Ordinance No. 2019-34 of the City Council of the City of Bastrop, Texas adopting a Development Manual in compliance with Chapter 14, "Zoning", Exhibit A, "Zoning Ordinance," Section I – "Enacting Provisions", Section 6.1 – "Development Manual" and Chapter 10 – "Subdivisions", Article 10.03 – "Subdivision Ordinance," Section 3 – "Purpose, Authority and Jurisdiction," as shown as Exhibit A; and providing for findings of fact, adoption, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

ATTACHMENTS:
- Ordinance
- Exhibit A – Development Manual

ORDINANCE 2019-34

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS ADOPTING A DEVELOPMENT MANUAL IN COMPLIANCE WITH CHAPTER 14, "ZONING," EXHIBIT A, "ZONING ORDINANCE," SECTION I – "ENACTING PROVISIONS," SECTION 6.1 – "DEVELOPMENT MANUAL," AND WITH CHAPTER 10 – "SUBDIVISIONS," ARTICLE 10.03 – "SUBDIVISION ORDINANCE," SECTION 3, – "PURPOSE, AUTHORITY AND JURISDICTION," AS SHOWN AS EXHIBIT A; AND PROVIDING FOR FINDINGS OF FACT, ADOPTION, ENFORCEMENT, A REPEALER, AND SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, House Bill 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and/or Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction; and

WHEREAS, Texas Local Government Code Chapter 212, Subchapter A. Regulation of Subdivisions, Section 212.002. Rules grants authority to a governing body of a municipality, after conducting a public hearing on the matter, to 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; and

WHEREAS, To ensure compliance with Texas Local Government Code Chapters 211 and 212, City Council will annually adopt Schedule of Uniform Submittal Dates for Zoning Change & CUP applications, Public Improvement Plan applications, Plat applications, and Site Development Plan applications. The Schedule of Uniform Submittal Dates will include dates when applications will be accepted, when review for completeness checks will occur, and Planning & Zoning Commission meetings.

WHEREAS, In compliance with Chapter 14 – "Zoning," of the Code of Ordinances, Exhibit A, "Zoning Ordinance," Section 6.1 – "Development Manual," and with Chapter 10 – "Subdivisions", Article 10.03 – "Subdivision Ordinance," Section 3 – "Purpose, Authority and Jurisdiction," which require a Development Manual, City Council adopts a Development Manual dated August 27, 2019, in compliance with both requirements.

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

SECTION 1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

SECTION 2. ADOPTION

The City Council hereby adopts the Development Manual dated August 27, 2019, as attached in Exhibit A.

SECTION 3. REPEALER

In the case of any conflict between other provisions of this Ordinance and any existing Ordinance of the City, the provisions of this Ordinance will control.

SECTION 4. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

SECTION 5. ENFORCEMENT

The City shall have the power to administer and enforce the provisions of this ordinance as may be required by governing law. Any person violating any provision of this ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations, and such violation is hereby declared to be a nuisance.

Nothing in this ordinance shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this ordinance and to seek remedies as allowed by law and/or equity.

SECTION 6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

SECTION 7. OPEN MEETINGS

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

DRAFT

READ & ACKNOWLEDGED on First Reading on the 14th day of August 2019.

READ & APPROVED on the Second Reading on the 27th day of August 2019.

APPROVED:

by _____
Connie B. Schroeder, Mayor

ATTEST:

_____
Ann Franklin, City Secretary

APPROVED AS TO FORM:

_____
Alan Bojorquez, City Attorney

DRAFT

City of Bastrop
Development Manual

BASTROPTX
Heart of the Lost Pines
Est. 1832

Planning & Development Department
1311 Chestnut Street
Bastrop, Texas 78602
(512) 332-8840

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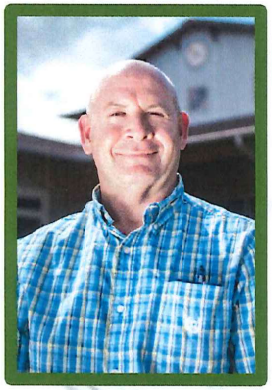
Development Team

City of Bastrop, TX Development Process

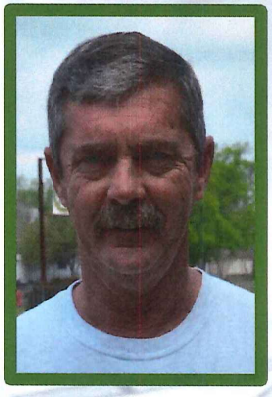
Development Team

Building Inspection



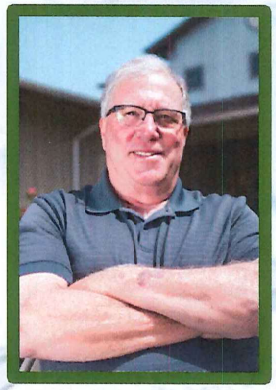
David Brasich
Building Official
dbrasich@cityofbastrop.org
512-332-8840

Electric



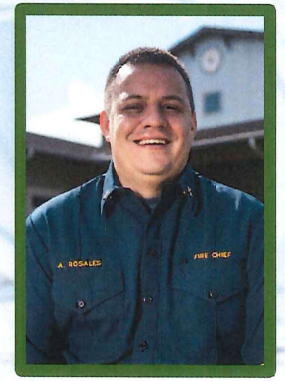
Curtis Ervin
Director of BP&L
cervin@cityofbastrop.org
512-332-8900

Engineering



Jerry Palady
City Engineer
jpalady@cityofbastrop.org
512-332-8800

Fire



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512-332-8800

Chief James Altgelt
Director of Public Safety/Police Chief
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512-332-8800

Vivianna Hamilton
Planning Technician
vhamilton@cityofbastrop.org
512-332-8840

Lynda Humble
City Manager
lhumble@cityofbastrop.org
512-332-8800

City of Bastrop, TX Development Process

Overview

City of Bastrop, TX Development Process

Development Type Dictates Process

Property / Development Type	Zoning	Platting	Public Improvements	Site Plan
Single Lot – Residential	X	X (Minor Plat required, if not a Lot of Record)	X (if utility extension(s) are needed.)	
Single Lot – Multi-Family or Commercial	X	X	X (if public improvements are required)	X
Residential Subdivision	X	X	X	
Mixed-Used Development	X	X	X	X

Planning Application

City of Bastrop, TX Development Process

BASTROPTX
Heart of the Lost Pines / Est. 1832

Planning Application

Select Your Plan:					
	Subdivision		**Zoning & Development**		**Other**
	Minor Plat		**Planned Development**		**Abandonment – Easement**
	Amending Plat		**Site Development Plan**		**Abandonment – ROW**
	Replat		**Zoning Variance**		**License to Encroach – ROW**
	Preliminary Plat ☐ Yes ☐ No: TxDOT permits required (If yes, must attach to this application) ☐ Yes ☐ No: Temporary Construction Easements required (If yes, must attach to this application) ☐ Yes ☐ No: Lost Pines Conservation Permit required (If yes, must attach to this application)		**Conditional Use Permit**		**License to Encroach – Easement**
			Site Work (On-Site Infrastructure)		**Work in ROW**
			Infrastructure Plan		**Land Disturbance**
			Public Improvement Plan Agreement		**Administrative Appeal**
	Final Plat		**Conceptual Drainage Plan**		**Planning Appeal**
	Plat Vacation		**Preliminary Drainage Plan**		**Voluntary Annexation**
	Public Improvement Plans		**Final Drainage Plan**		
	Subdivision Variance				

***See associated checklists to ensure a complete submittal.**

Project Information

Project Name (if any):_____

Project Address:_____ BCAD Property ID:_____

Legal Description: _____

Land Use Category (what is the property being used for now?):_____

Existing Zoning District:_____ Proposed Zoning District (If rezoning):_____

Name of Overarching Regulation (PD, MUD, DA, etc.):_____

Total Acreage:_____ Total Lots:_____

Acreage Not Designated as Lots:_____ Lots Subject to Parkland Fee:_____

Property Owner

Name/Entity/Trustee: _____

Address: _____

Phone Number:_____ E-mail Address _____

Applicant

BASTROPTX
Heart of the Lost Pines / Est. 1832

Planning Application

Name:_____ Role (i.e. developer, agent, etc.):_____

Company Name:_____

Address:_____

Phone Number:_____E-mail Address _____

Additional Contact (Optional)

Name:_____ Role (i.e. engineer, architect, etc.):_____

Company Name:_____

Address:_____

Phone Number:_____E-mail Address _____

The applicant certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. **If this application is filed by anyone other than the property owner, an Agent Authorization form signed by all property owners must accompany this application.** Signature below also authorizes the City of Bastrop and its agents to visit and inspect the property for which this application is being submitted.

_____ _____

Signature and Title Date

Staff Use Only

☐ Received By: Date:

Fees Paid $

Comments:

Administratively Complete Date:

Paper: Prop. Owner Notification: P&Z: City Council:

Pre-Development Meeting

Pre-Development Meeting Request

INSTRUCTIONS: Please submit this completed form and required items electronically to Vivianna Hamilton, Planning Technician at vhamilton@cityofbastrop.org or provide one hard copy of all materials in-person at 1311 Chestnut Street, Bastrop, TX 78602. The meeting will be scheduled once ALL required items are provided.

Contact Information

Contact Name(s): _____

Owner's Name(s): _____

Project Name: _____

Project Address(s): _____

Owner's Email Address: _____

Owner's Phone Number: _____

REQUIRED ITEMS FOR PRE-DEVELOPMENT MEETING	
	1. Completed Pre-Development Meeting Request Application
	2. Sketch Drawing of lots, blocks, and street layout.
	3. Concept Drainage Plan, as required by Section 2.B.3 of the Stormwater Drainage Design Manual.

I, the undersigned, request a pre-development meeting for the purpose of discussing a proposed project in general terms. I have proved the information requested in this form and understand that this meeting does not constitute City review for purposes of approval or permit issuance. A licensed professional engineer should be consulted independently by the applicant regarding potential drainage, utility, and floodplain impact issues prior to making any decisions regarding real estate or other business transactions.

Furthermore, I understand that this meeting is not a development permit application and does not constitute the first in a series of permits or projects, as defined by 245.001 et Seq. of the Texas Local Government Code, for this proposed project. Plans shall be prepared in accordance with the City of Bastrop Code of Ordinances, as well as any federal, state, or local codes incorporated or referenced therein.

_____ _____

Signature Date

_____

Print Name

Pre-Development Meeting Request

List of people who will attend the meeting and their responsibilities in the development:

_____

_____

_____

Please check any topics that you wish to discuss at the meeting: The following are general discussion topics. If you have specific questions, please provide more information in the box below:

	Planning - Zoning		Transportation		Building Code
	City Limits or ETJ		Master Thoroughfare Plan		Occupancy Class
	Current Zoning Regulation		Driveway Locations		Exit Requirements
	Building Setbacks, Height, and Lot Size Requirements		Parking and Loading Design Requirements		Adopted Code Books
	Architectural Design Standards		Sidewalks		Signage
	Parking Requirements		Access Easements		Historical Preservation
	Bufferyard Requirements		Ingress & Egress		
	Screening Requirements		License to Encroach		
	Application Process and Schedule		Street Design		
	Other:		Other:		Other:
	Planning – Subdivision		**Engineering – Drainage & Utilities**		**Fire**
	Verify type of Plat required		Detention/Water Quality Requirements		Fire Access
	Preliminary Plats		Drainage Study Requirements		Lanes/Turning Radii
	Minor Plats/Replats		FEMA Flood Plain		Hydrants / Hose Lengths
	Easements		Water & Sewer Infrastructure		Sprinklers & Alarms
	Addressing / Street Signage		Verify Existing Lines and Size		
			Taps & Meters		
	Other:		Other:		Other:
	Electric – BP&L		**Parks & Recreation**		**Industrial Pre-Treatment**
	Power Needs in order to size transformers		Tree Preservation / Mitigation / Survey		Backflow Prevention Assemblies (BPAs)
	Underground Primary Electric Service		Landscaping Requirements		Pre-Treatment Requirements
	Underground Secondary Electric Service		Parkland Dedication / Fee-in-Lieu		
	Street Lighting		Public Realm		
	Other:		Other:		Other:

Additional Comments/Questions:

Conceptual Drainage Plan Checklist

City of Bastrop, TX Development Process

City of Bastrop, Texas
Conceptual Drainage Plan Checklist

Planning Department • 1311 Chestnut Street • 512-332-8840

APPLICANT:			OFFICIAL USE ONLY	
Included in Submittal	**Bastrop Ordinance 2019-36 – Stormwater Drainage Design Manual – Appendix A requires:**		Meets Standard	Does Not Meet Standard
	A.	**Conceptual Drainage Site Plan**		
		The conceptual drainage site plan shall be submitted at the time of Concept Plan submittal at the same scale as the Concept Plan, preferably one inch is equal to fifty feet (1"=50') and shall include:		
	1.	Project Description.		
	1a.	Address and legal description of site.		
	1b.	Vicinity map.		
	1c.	Land use.		
	2.	Existing Conditions.		
	2a.	Copy of applicable digital orthophotos showing the proposed boundaries.		
	2b.	A topographic map of existing site conditions (no greater than two-foot (2') contour interval with drainage basin boundaries indicated and project boundaries shown at the same scale as the Sketch Plat.		
	3.	Total area size of development in acres.		
	4.	Total impervious area as a percentage (%) of total area.		
	5.	Benchmarks used for site control.		
	6.	Perennial and intermittent streams.		
	7.	Map of predominant soils from USDA soil surveys.		
	8.	Boundaries of existing predominant vegetation.		
	9.	Location and boundaries of other natural feature protection and conservation areas, such as wetlands, lakes, ponds, floodplains, stream buffers and other setbacks (e.g., drinking water well setbacks, septic setbacks, etc.		
	10.	Location of existing roads, buildings, parking areas and other impervious surfaces.		
	11.	Existing utilities (e.g., water, sewer, gas, electric) and easements.		
	12.	Location of existing drainage conveyance systems such as grass channels, swales, and storm drains.		
	13.	Flow paths.		
	14.	Location of floodplain/floodway limits and relationship of site to upstream and downstream properties and drainage systems.		
	15.	Location and dimensions of existing channels, bridges or culvert crossings.		
	B.	**Conceptual Site Layout**		
	1.	Hydrologic analysis to determine conceptual runoff rates, volumes, and velocities to support selection of stormwater controls.		
	2.	Conceptual site design identifying integrated site design practices used.		
	3.	Conceptual estimates of the three-storm design approach requirements (i.e. 2-year, 25-year and 100-year 24-hour storms)		
	4.	Conceptual selection, location and size of proposed structural stormwater controls.		
	5.	Conceptual limits of proposed grading and clearing.		
	6.	Total proposed impervious area, as a percentage of total area.		

Zoning Change Process

EXHIBIT A

2019 – 2020 Zoning Change & Conditional Use Permit (CUP) Schedule of Uniform Submittal Dates

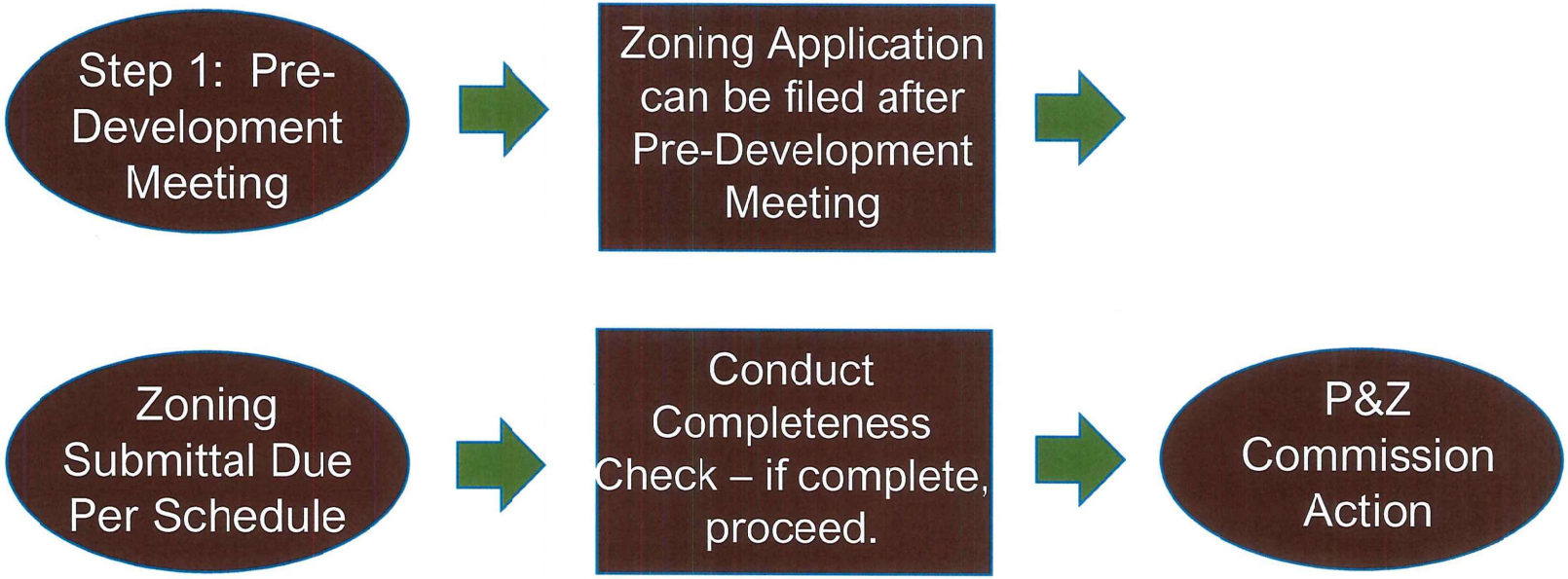
Zoning Submission will only be accepted on these dates between 8:00 a.m. - 3:00 p.m.	All Submissions shall be reviewed for completeness and must be deemed administratively complete to be considered filed.	Due Date for Public Notice Notification in the Bastrop Advertiser	Planning & Zoning Commission Meeting Date	City Council Meeting Date 1st Reading	City Council Meeting Date 2nd Reading
9/16/2019	9/17/2019	10/8/2019	10/31/2019	11/12/2019	11/26/2019
10/7/2019	10/8/2019	10/29/2019	11/21/2019	11/26/2019	12/10/2019
11/4/2019	11/5/2019	11/26/2019	12/19/2019	1/14/2020	1/28/2020
12/16/2019	12/17/2019	1/7/2020	1/30/2020	2/11/2020	2/25/2020
1/13/2020	1/14/2020	2/4/2020	2/27/2020	3/10/2020	3/24/2020
2/10/2020	2/11/2020	3/3/2020	3/26/2020	4/14/2020	4/28/2020
3/16/2020	3/17/2020	4/7/2020	4/30/2020	5/12/2020	5/26/2020
4/13/2020	4/14/2020	5/5/2020	5/28/2020	6/9/2020	6/23/2020
5/11/2020	5/12/2020	6/2/2020	6/25/2020	7/14/2020	7/21/2020
6/15/2020	6/16/2020	7/7/2020	7/30/2020	8/11/2020	8/25/2020
7/13/2020	7/14/2020	8/4/2020	8/27/2020	9/8/2020	9/22/2020
8/10/2020	8/11/2020	9/1/2020	9/24/2020	10/13/2020	10/27/2020
9/14/2020	9/15/2020	10/6/2020	10/29/2020	11/10/2020	11/24/2020
10/5/2020	10/6/2020	10/27/2020	11/19/2020	11/24/2020	12/8/2020
11/2/2020	11/3/2020	11/24/2020	12/17/2020	1/12/2021	1/26/2021

*Adopted by City Council on August 27, 2019 – Ordinance 2019-32

BASTROPTX
Heart of the Lost Pines
Est. 1832

Zoning Change & CUP Schedule of Uniform Submittal Dates – 2019/2020

Proposed Process Overview – Zoning Process



BASTROPTX
Heart of the Lost Pines / Est. 1832

Process – Zoning

Pre-Development Meeting (Mandatory)
STEP 1

- Requires complete application and appointment
- Provide sketch drawing of lot, block and street layout
- Discuss land-uses/fiscal sustainability
- Feedback from Staff

BASTROPTX
Heart of the Lost Pines / Est. 1832

Process – Zoning

Zoning Submittal	Review for Completeness Check	Planning & Zoning Commission Consideration	City Council Consideration
• Once Pre-Development Mtg. occurs, a completed Zoning application can be submitted according to the Zoning Schedule Uniform Submittal Dates.	• Review for Administrative Compliance. • If complete, goes onto P&Z Commission agenda. • If incomplete, submittal is rejected.	• Conducts a Public Hearing. • Recommends approval or denial to City Council.	• Conducts a Public Hearing. • Approves or denies Zoning request.

Platting Process

EXHIBIT A

2019 – 2020 Plat & Site Plan Schedule of Uniform Submittal Dates

Plat Submissions will only be accepted on these dates between 8:00 a.m. - 12:00 p.m.	All Submissions shall be reviewed for completeness and must be deemed administratively complete to be considered filed.	Due Date for Public Notice Notification in the Bastrop Advertiser, if Public Hearing is Required.	Responses to Approval with Conditions will only be accepted on these dates between 8:00 a.m. – 3:00 p.m. for Inclusion on Planning & Zoning Commission Meeting Agenda or Administrative Review in the same month. (15 Day Review Requirement or Deemed Approved)	DRC Committee Review – Staff Recommendation to Approve, Approve with Conditions or Disapprove	Planning & Zoning Commission Packet Published	Planning & Zoning Commission Meeting Date / Administrative Decision for Amending Plats & Replats not requiring Public Hearing.
9/3/2019	9/3/2019	9/3/2019	9/13/2019	9/19/2019	9/20/2019	9/26/2019
10/7/2019	10/8/2019	10/8/2019	10/18/2019	10/24/2019	10/25/2019	10/31/2019
10/28/2019	10/29/2019	10/29/2019	11/08/2019	11/14/2019	11/15/2019	11/21/2019
11/25/2019	11/26/2019	11/26/2019	12/06/2019	12/12/2019	12/13/2019	12/19/2019
1/06/2020	1/7/2020	1/7/2020	1/17/2020	1/23/2020	1/24/2020	1/30/2020
2/3/2020	2/4/2020	2/4/2020	2/14/2020	2/20/2020	2/21/2020	2/27/2020
3/3/2020	3/3/2020	3/3/2020	3/13/2020	3/19/2020	3/20/2020	3/26/2020
4/6/2020	4/7/2020	4/7/2020	4/17/2020	4/23/2020	4/24/2020	4/30/2020
5/4/2020	5/5/2020	5/5/2020	5/15/2020	5/21/2020	5/22/2020	5/28/2020
6/1/2020	6/2/2020	6/2/2020	6/12/2020	6/18/2020	6/19/2020	6/25/2020
7/6/2020	7/7/2020	7/7/2020	7/17/2020	7/23/2020	7/24/2020	7/30/2020
8/3/2020	8/4/2020	8/4/2020	8/14/2020	8/20/2020	8/21/2020	8/27/2020
8/31/2020	9/1/2020	9/1/2020	9/11/2020	9/17/2020	9/18/2020	9/24/2020
10/5/2020	10/6/2020	10/6/2020	10/16/2020	10/22/2020	10/23/2020	10/29/2020
10/26/2020	10/27/2020	10/27/2020	11/6/2020	11/12/2020	11/13/2020	11/19/2020
11/23/2020	11/24/2020	11/24/2020	12/4/2020	12/10/2020	12/11/2020	12/17/2020

*Adopted by City Council on August 27, 2019 – Ordinance 2019-32

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Heart of the Lost Pines
Est. 1832

Plat & Site Plan Schedule of Uniform Submittal Dates – 2019/2020

City of Bastrop, Texas
Plat Checklist

Planning Department • 1311 Chestnut Street • 512-332-8840

Bastrop Code of Ordinances, Chapter 10 – Subdivision, Section 4.10.8a – Plat Requirements are:

	4.10.8A. - PLAT DETAIL	Amending	Minor	Replat	Preliminary Plat	Final Plat
1	The name of the subdivision, which shall not duplicate an existing or pending subdivision.	X	X	X	X	X
2	The total acreage and the proposed total number of lots and blocks within the subdivision and the total acreage of rights-of-way.	X	X	X	X	X
3	The name of the owner and address. If the owner is a partnership, corporation or other entity other than an individual, the name of the responsible individual such as president or vice-president must be given.	X	X	X	X	X
4	The name of the licensed public surveyor and licensed engineer, when required, responsible for preparing the plat.	X	X	X	X	X
5	Scale: 1" = 100'.	X	X	X	X	X
6	North arrow, north to be at top of sheet, if possible.	X	X	X	X	X
7	Legend, depicting all symbols, located beside the plat sketch.	X	X	X	X	X
8	Date, revision block, and each revision shall bear a new date.	X	X	X	X	X
9	Applicable Plat Notes as shown in Section 4.10.4	X	X	X	X	X
10	Ownership boundaries shall be drawn in very heavy lines and shall include overall dimension and bearings.	X	X	X	X	X

	4.10.8A. - PLAT DETAIL	Amending	Minor	Replat	Preliminary Plat	Final Plat
11	Adjacent boundary lines and adjacent right-of-way lines of the proposed subdivision drawn with dashed lines.	X	X	X	X	X
12	A tie to an original corner of the tract of land of which subdivision is a part.	X	X	X	X	X
13	Name and location of adjacent subdivision, streets, easements, pipelines, water courses, etc. and the property lines and name of all adjoining property owners.		X	X	X	X
14	Name and location of adjacent subdivisions, streets, and property lines.	X				
15	Existing and proposed topographic and planimetric features within the subdivision, including water courses and ravines, high banks, width of existing and proposed easements and any other physical features pertinent to the subdivision. Contour lines at two (2) foot intervals in terrain with a slope of two (2) percent or less and five (5) foot intervals in terrain with slope greater than two (2) percent.		X	X	X	X
16	Existing transportation features within the subdivision including the location and width of right-of-way, streets, alleys and easements.	X	X	X	X	X
17	Proposed features to be dedicated for public use including location, right-of-way, pavement width, surfacing, and name of streets; approximate width and depth of all lots; and location of building lines, alleys, parks, squares, public easements, sanitary facilities, utilities, and sanitary control easements.	X	X	X	X	X
18	Lot and block lines and numbers of all lots and blocks proposed to be created with complete dimensions for front, rear and side lot lines.	X	X	X	X	X
19	Floodway, 100-year flood plain and finish floor elevation.	X	X	X	X	X
20	Locations and size of dimensions of existing utilities, drainage facilities, streets, alleys, and easements.	X	X	X	X	X
21	Location of City limits line, the outer border of the City's extraterritorial jurisdiction and zoning district boundaries, if they traverse the subdivision, form part of the subdivision, or are contiguous to such boundary.	X	X	X	X	X
22	Key Map. A key map showing relation of subdivision to well-known streets in all directions to a distance of at least one (1) mile.	X	X	X	X	X

	4.10.8A. - PLAT DETAIL	Amending	Minor	Replat	Preliminary Plat	Final Plat
23	An accurate on-the-ground boundary survey of the property with bearing and distances and showing the lines of all adjacent land, streets, easements and alleys with their names and width. (Streets, alleys and lot lines in adjacent subdivisions shall be shown dashed). All necessary data to reproduce the plat on the ground must be shown on the plat.		X	X	X	X
24	A complete legal description by metes and bounds of the land being subdivided (field notes).		X	X	X	X
25	For streets to be dedicated: Complete curve data (delta, length of curve, radius, point of reverse curvature, point of tangency, chord length and bearing) shown on each side of the street; length and bearing of all tangents; dimensions from all angle points of curve to an adjacent side lot line shall be provided.			X		X
26	For water courses and easements to be dedicated: Distances to be provided along the side lot lines from the front lot line or the high bank of a stream. Travers line to be provided along the edge of all large water courses in a convenient location, preferably along a utility easement or drainage if paralleling the easement or stream. The 100-year flood plain easement shall be shown where applicable. A note shall be provided prohibiting construction within the 100-year flood plain except for public streets or roads or utilities.			X		X
27	A Certificate of ownership and dedication to the public of all streets, easements, alleys, parks, playgrounds, or other dedicated public uses, signed and acknowledged before a notary public by the owners and any holders of liens against the land.			X		X
28	A certificate of approval to be signed by the Planning & Zoning Chairman shall be placed on the face of the plat. See Section 4.10.7C1.			X		X
29	The certificate of the licensed public surveyor who surveyed, mapped and monumented the land shall be placed on the face of the plat.			X		X
30	Phasing Plan				X	
	4.10.8B. - STANDARD PLAT NOTES	Amending	Minor	Replat	Preliminary Plat	Final Plat
1	The Benchmarks used are: INSERT BENCHMARK DATA AND MONUMENT DATA.	X	X	X	X	X
2	Water service is provided by the INSERT NAME OF PROVIDER.			X	X	X
3	Wastewater service is provided by INSERT NAME OF PROVIDER.			X	X	X
4	Electric service is provided by INSERT NAME OF PROVIDER.			X	X	X
5	All easements of record as indicated on the most recent title run, dated INSERT DATE, conducted by INSERT NAME for this property are shown on this plat.	X	X	X	X	X

	4.10.8A. - PLAT DETAIL	Amending	Minor	Replat	Preliminary Plat	Final Plat
6	This Plat conforms to the Preliminary Plat approved by the Planning & Zoning Commission on INSERT APPROVAL DATE.					X
7	All subdivision permits shall conform to the City of Bastrop Code of Ordinances, public improvement standards, and generally accepted engineering practices per Section 5.10 of the Subdivision Ordinance.			X	X	X
8	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.				X	X
9	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.			X	X	X
10	By approving this plat, the City of Bastrop assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the sole responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City to deny applications for certain development permits including building permits, site plan approvals and/or Certificate of Occupancy.				X	X
11	Fiscal surety for subdivision construction, in a form acceptable to the City of Bastrop, shall be provided prior to plat approval by the City.				X	X
12	No lot in this subdivision shall be occupied until connected to the approved water distribution and wastewater connection facilities.			X	X	X
13	Wastewater and Water systems shall conform to Texas Commission on Environmental Quality (TCEQ).			X	X	X
14	All utilities will be underground.	X	X	X	X	X
15	Impact fees shall be assessed in accordance with the ordinance effective at the time of platting.		X	X	X	X
16	Developer or property owner shall be solely responsible for all relocation and modifications to existing utilities.	X	X	X	X	X
17	A portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel # STATE NUMBER for Bastrop County, Effective INSERT DATE, INSERT COMMUNITY NUMBER Community Number, and is on Zone INSERT ZONE.	X	X	X	X	X
18	Temporary and permanent easements to be provided, as required at the City's sole discretion for off-site improvements.			X	X	X
19	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 BP&L service area.)	X	X	X	X	X

	4.10.8A. - PLAT DETAIL	Amending	Minor	Replat	Preliminary Plat	Final Plat
20	Property owner shall provide for access to all easements as may be necessary and shall not prohibit access by government authorities.	X	X	X	X	X
21	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.	X	X	X	X	X
22	All easements on private property shall be maintained by the property owner or his or her assignees.	X	X	X	X	X
23	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).					X
24	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.		X	X	X	X
25	Public utility and drainage easements where shown and/or described hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.		X	X	X	X
	STANDARD PLAT NOTES SPECIFIC TO CITY LIMITS:					
26	Sidewalks shall be constructed in accordance with the Subdivision Ordinance of the City of Bastrop.	X	X	X	X	X
27	Prior to construction of any improvements on lots in the subdivision, building permits will be obtained from the City of Bastrop.		X	X	X	X
28	Building setbacks shall be in accordance with City of Bastrop Subdivision Ordinance.	X	X	X	X	X
	STANDARD PLAT NOTES SPECIFIC TO EXTRATERRITORIAL JURISDICTION:					
29	A Bastrop County development permit is required prior to any site development.	X	X	X	X	X
	STANDARD PLAT NOTES SPECIFIC TO BASTROP POWER & LIGHT:					
30	Blanket Temporary Access and Construction Easement Document #INSERT NUMBER has been provided for construction access.		X	X	X	X
31	Upon completion of construction and installation of the Electric Facilities on the Property, the developer/owner shall have the Permanent Utility Easement (20 foot easement, to include a 10 foot buffer around all non-opening sides and a 20 foot buffer around opening sides of equipment) surveyed by metes and bounds, at its sole cost and expense, and a copy of that Permanent Easement survey provided to BP&L for the granting and recording of a Permanent Public Utility Easement. The Blanket Temporary Access and Construction Easement shall be vacated as such time BP&L accepts and records the Permanent Public Utility Easement.		X		X	X

	4.10.8A. - PLAT DETAIL	Amending	Minor	Replat	Preliminary Plat	Final Plat
32	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.	X	X	X	X	X
33	The owner shall be responsible for installation of temporary erosion control, re-vegetation and tree protection for electric utility work required to provide electric service to this project.		X		X	X
34	All fees must be paid before materials are ordered or construction of electric facilities will be scheduled.		X		X	X
35	Line extension fees are required to be assessed at the time of platting. Provide electric load calculations, number of services, or plans for review.		X	X	X	X
	STANDARD PLAT NOTES, WHEN APPLICABLE:					
36	Variance from INSERT CODE AND VARIANCE DESCRIPTION was approved by the City of Bastrop on INSERT DATE.	X	X	X	X	X
37	Residential corner lots on unequal class street shall only access the street with the lower classification. Access for INSERT LOT is prohibited to INSERT STREET NAME.	X	X	X		X
38	All restrictions and notes from the previous existing subdivision, INSERT SUBDIVISION NAME, recorded in INSERT RECORDATION NUMBER, plat records, Bastrop County, Texas, shall apply to this plat.	X		X		X
	4.10.8.C - SIGNATURE BLOCK					
1	Planning & Zoning Commission Approval Format			X	X	X

Approved this INSERT DAY day of INSERT MONTH, INSERT YEAR, A.D. by the Planning & Zoning Commission of the City of Bastrop, Texas.

Approved: Attest:

_____ _____

Planning & Zoning Commission Chairman City Secretary

	4.10.8A. - PLAT DETAIL	Amending	Minor	Replat	Preliminary Plat	Final Plat
2	Administrative Approval Format	X	X			

Administratively approved and accepted by the City of Bastrop this INSERT DAY day of INSERT MONTH, INSERT YEAR.

Approved: Attest:

_____ _____

City Manager City Secretary

_____

Director of Planning

3	Certificate of the Licensed Public Surveyor	X	X	X	X	X

The State of Texas§
County of Bastrop§

KNOW ALL MEN BY THESE PRESENTS

That I, INSERT NAME, 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 regulations of the City of Bastrop, Texas.

_____ _____

Signature and Seal of Registered Public Surveyor Date

4	Certificate of the Licensed Engineer	X	X	X	X	X

The State of Texas§
County of Bastrop§

KNOW ALL MEN BY THESE PRESENTS

That I, INSERT NAME, do hereby certify that the information contained on this plat complies with the subdivision regulations for the City of Bastrop, Texas and that the 100 year flood plain is as shown and will be contained within the drainage easement and or drainage right-of-way, as shown hereon.

_____ _____

Signature and Seal of Registered Engineer Date

	4.10.8A. - PLAT DETAIL	Amending	Minor	Replat	Preliminary Plat	Final Plat
5	Owner's Signature Block	X	X	X		X

The State of Texas§
County of Bastrop§

KNOW ALL MEN BY THESE PRESENTS

That we, INSERT NAME(S) OF OWNER(S), being the owners of INSERT NUMBER OF ACRES acres out of INSERT LEGAL DESCRIPTION, according to the map or plat recorded in Plat Cabinet INSERT NAME, Page INSERT NUMBER, plat records of Bastrop County, Texas and as conveyed to us by deeds recorded in Instrument Number INSERT NUMBER of the official public records of said county do hereby subdivide said land with the plat shown hereon, to be known as:

INSERT SUBDIVISION NAME

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 INSERT DAY day of INSERT MONTH, INSERT YEAR, A.D.

_____
Property Owner Name
Property Owner Address

6	County Clerk Signature Block	X	X	X	X	X

The State of Texas§
County of Bastrop§

I, INSERT COUNTY CLERK'S NAME, 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 INSERT DAY day of INSERT MONTH, INSERT YEAR, A.D. at INSERT HOUR o'clock INSERT AM BEFORE NOON or PM AFTER NOON, in the plat records of Bastrop County, Texas in Plat Cabinet INSERT NAME, Page INSERT NUMBER.

Filed for record on the INSERT DAY day of INSERT MONTH, INSERT YEAR, A.D.

_____ _____
Deputy County Clerk, Bastrop County, Texas

Preliminary Plat Process

Proposed Process Overview – Preliminary Plat Process

Step 1: Pre-Development Meeting → Step 2: Preliminary Drainage Plan – Admin. Approval → Step 3: Infrastructure Plan – Admin. Approval →

Steps 1 – 3 are SEQUENTIAL and MUST be completed before proceeding to next step.

Step 4: TxDOT Permitting → Step 5: Lost Pines Habitat Permit, if required → Step 6: Temporary Construction Easements

Steps 4 - 6 are CONCURRENT and MUST be completed before plat submittal.

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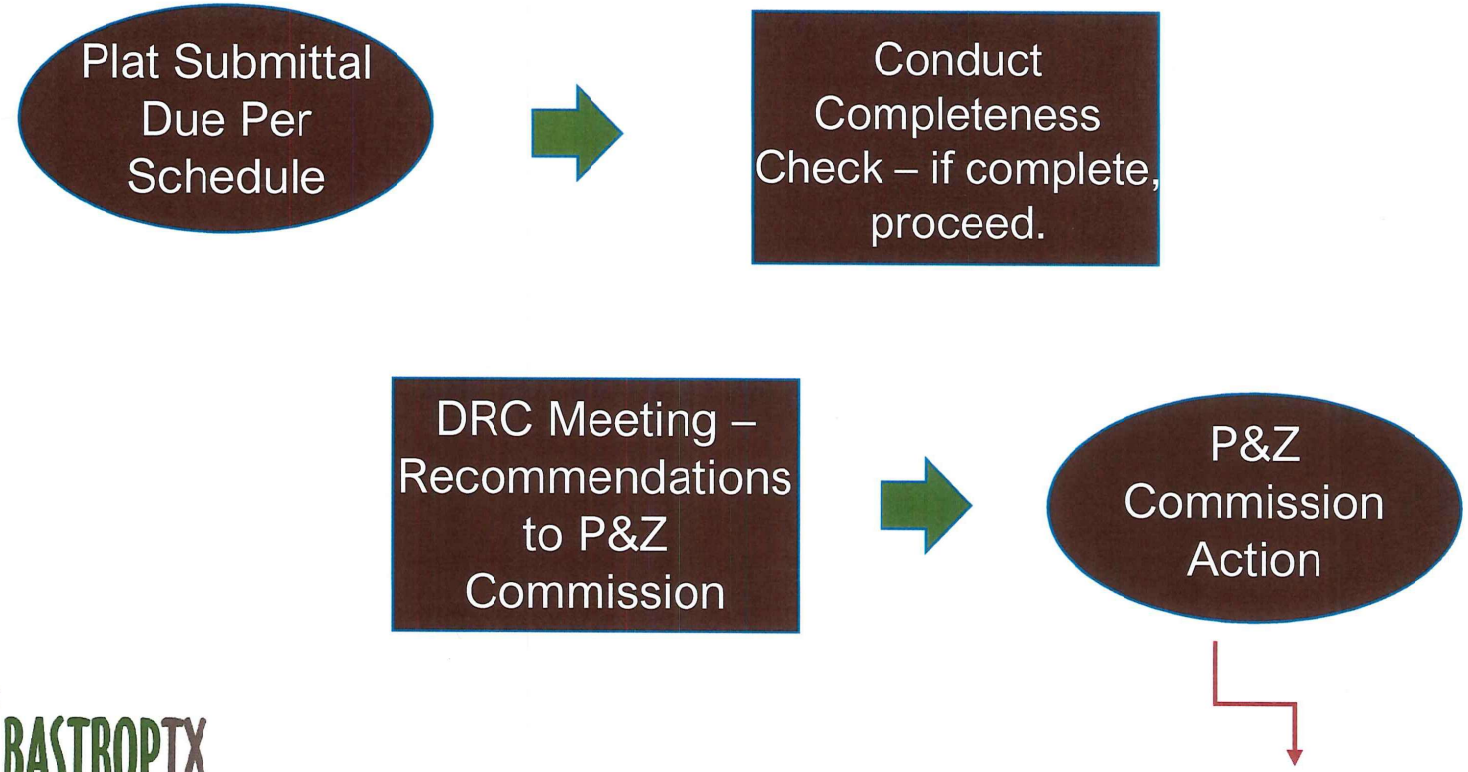
→ File Preliminary Plat Submittal

NOTE: At this point, ALL engineering elements have been removed from platting and approved. ALL permits that impact a plat have been acquired. The Plat should be "lines on a map."

Proposed Process Overview – Preliminary Plat Process



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P & Z Commission Action MUST occur within 30 days of acceptance or deemed APPROVED.

Platting Process – Preliminary Plat

Pre-Submittal Meeting for Subdivision (Optional)	Pre-Development Meeting (Mandatory) STEP 1
• Meet with Staff to discuss process, design standards, and drainage requirements.	• Requires complete application and appointment • Provide sketch drawing of lot, block and street layout • Provide concept drainage plan • Discuss land-uses/fiscal sustainability • Comments from Staff within five (5) days that provide a roadmap

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Platting Process – Preliminary Plat

(Sequential Process – Removes all Engineering Elements)

Preliminary Drainage Plan (Step 2)	Infrastructure Plan (Step 3)
• As required in Stormwater Drainage Manual – Checklist provided • Requires a Geotechnical Report • Shall be submitted and approved by City Engineer before going to Step 3.	• Provides a "bird's eye" view of proposed infrastructure improvements and how improvements will connect to existing infrastructure. • Reviewed by City Engineer, Public Works (Parks, Water, Wastewater), Fire, Electric. • Shall be submitted and approved by City Engineer before going to Step 4 – 6.

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Platting Process – Preliminary Plat

(Concurrent Process – External Processes Outside City Control)

TxDOT Permits (Step 4)	Lost Pines Habitat Conservation Permit (Step 5)	Temporary Construction Easements (Step 6)
• If a TxDOT permit is required (use of their ROW) for sidewalks, driveways, etc., a copy of the issued TxDOT permit is required with the Preliminary Plat application.	• If a Lost Pines Conservation Permit is required from County, a copy of this County issued permit is required with the Preliminary Plat application.	• All temporary construction easements for infrastructure must be acquired and submitted with the Preliminary Plat application.

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Platting Process – Preliminary Plat

(Submission Process – 30 Approval Process Required by HB 3167)

Preliminary Plat Submittal	Review for Completeness Check	Planning & Zoning Commission Consideration
• Once all of the required steps are met, a completed Preliminary Plat application can be submitted according to the Plat & Site Plan Schedule Uniform Submittal Dates.	• Review for Administrative Compliance. • If complete, goes onto P&Z Commission agenda. • If incomplete, submittal is rejected.	• Municipal authority for Plat approval. • If all standards are met, must approve within 30 days or deemed approved. • If disapprove, must give written reason.

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Heart of the Lost Pines / Est. 1832

Preliminary Drainage Checklist

City of Bastrop, Texas
Preliminary Drainage Plan Checklist

Planning Department • 1311 Chestnut Street • 512-332-8840

APPLICANT:			OFFICIAL USE ONLY	
Included in Submittal	Bastrop Ordinance 2019-36 – Stormwater Drainage Design Manual – Appendix B requires:		Meets Standard	Does Not Meet Standard
		For a standard plat, this sheet shall be submitted with the preliminary plat and shall be at the same scale as the preliminary plat. For a minor plat, this sheet shall be submitted with the final plat. The preliminary drainage site plan should consist of maps, narrative, and supporting design calculations (hydrologic and hydraulic) for the proposed stormwater management system. The scale of supplementary plans, profiles and cross-sections shall be sufficient to clearly show details, if required to demonstrate the adequacy of existing or proposed facilities. The Preliminary Drainage Plan shall include the following sections:		
	1.	Existing Conditions Hydrologic Analysis. Provide an existing condition hydrologic analysis for stormwater runoff rates, volumes, and velocities which includes:		
	1a.	Existing conditions data developed in the conceptual drainage site plan;		
	1b.	All existing stormwater conveyances and structural control facilities;		
	1c.	Direction of flow and exits from the site;		
	1d.	Analysis of runoff provided by off-site areas upstream of the project site;		
	1e.	Methodologies, assumptions, site parameters and supporting design calculations used in analyzing the existing conditions site hydrology.		
	2.	Project Description and Design Considerations. Provide an updated description of the project and the considerations and factors affecting the design approach that have changed between the conceptual and preliminary plans, including:		
	2a.	A description of the overall project and the site plan showing facility locations, roadways, etc.;		
	2b.	A discussion of the applicable local criteria and how it will be integrated into the design of the project;		
	2c.	Evaluate the integrated and low impact design site design practices and their applicability to this site;		
	2d.	A discussion of any credits for integrated site design being requested;		
	2g.	Identify hotspot land uses, if applicable, and how runoff will be addressed.		
	3.	Post-Development Hydrologic Analysis. Provide a post-development hydrologic analysis for stormwater runoff rates, volumes, and velocities, which includes:		
	3a.	A topographic map of developed site conditions (minimum one-foot (1') contour interval recommended) with post development basin boundaries indicated;		
	3b.	Total area of post development impervious surfaces and other land cover areas for each sub-basin affected by the project;		
	3c.	Runoff calculation for flood control and streambank protection for each sub-basin.		
	3d.	Location and boundaries of proposed natural feature protection and conservation areas;		
	3e.	Methodologies, assumptions, site parameters and supporting design calculations used in analyzing the post-development conditions site hydrology;		
	3f.	Supporting documentation that there is existing streambank protection/reinforcement or that the planned development will provide streambank protection downstream;		
	3g.	Supporting calculations for a downstream peak flow analysis to show safe passage of post-development design flows downstream. Document point downstream at which analysis ends, and how it was determined.		
	3h.	Where a lot is located adjacent to a major drainage course or overflow channel, such that a part of all of the lot lies within the regulatory 100-year flood boundary, the drainage plan shall show proposed building sites and elevations required to put finish floor a minimum of one foot (2') above the 100-year flood level of drainage course		

		or overflow channel as stipulated in the City of Bastrop's Flood Damage Prevention Regulations, as periodically amended.		
		In calculating runoff volumes and discharge rates, consideration may need to be given to any planned future upstream land use changes. Depending on the site characteristics and given local design criteria, upstream lands may need to be modeled as "existing conditions" of "projected buildout/future condition" when sizing and designing on-site conveyances and stormwater controls.		
	4.	Stormwater Management System Design. Provide drawings and design calculations for the proposed stormwater management system, including:		
	4a.	A drawing or sketch of the stormwater management system including the location of nonstructural site design features and the placement of existing and proposed structural stormwater controls. This drawing should show design water surface elevations, storage volumes available from zero to maximum head, location of inlets and outlets, location of bypass and discharge systems, and all orifice/restrictor sizes;		
	4b.	Narrative describing that appropriate and effective structural stormwater controls have been selected;		
	4c.	Cross-section and profile drawings and design details for each of the structural stormwater controls in the system. This should include supporting calculations to show that the facility is designed to the applicable design criteria;		
	4d.	Hydrologic and hydraulic analysis of the stormwater management system for all applicable design storms (should include stage-storage or outlet rating curves, and inflow and outflow hydrographs);		
	4e.	Drawings, design calculations and elevations for all existing and proposed stormwater conveyance elements including stormwater drains, pipes, culverts, catch basins, channels, swales and areas of overland flow.		
	5.	Plans shall show storm (flood) water routing and all drainage structures with sizes of culverts, retarding and retaining structures, drainage easements with course and distance of centerline and boundaries, lot lines, street layout, proposed inlets, culverts, roadside swales, channel sections and slopes, bridges, channel improvements, levees, or berms, fills necessary to elevate land above flood levels, and remove same from the flood area.		
	6.	The limits of the 100-year frequency storm watershed area shall be shown for all water ways, including overflow of structures and related backwater effects. Storm water runoff resulting from a design storm of 100-year frequency shall be contained within the available right-of-way and/or drainage easement. All drainage facilities must be designed for a capacity to safely contain storm water from a design storm of 25-year frequency and sufficient right-of-way and drainage easements to accommodate the 100-year frequency.		
	7.	The drainage plan shall be prepared by a Licensed Professional Engineer of the State of Texas, whose seal and signature shall appear on the plan.		
	8.	Engineering drainage report to support all drainage designs shall be submitted to the City. Computations shall be complete and orderly and shall clearly state all assumptions and design basis.		
	9.	Profiles, cross-sections, or substantiating data may be required at the City's request as necessary to support flood levels and backwater analysis.		

Infrastructure Plan Checklist

City of Bastrop, Texas
Infrastructure Plan Checklist

Planning Department • 1311 Chestnut Street • 512-332-8840

APPLICANT:			OFFICIAL USE ONLY	
Included in Submittal	Bastrop Code of Ordinances, Chapter 10 – Subdivision, Section 5.05.2b - Infrastructure Plan requires:		Meets Standard	Does Not Meet Standard
	1	**COVER SHEET**		
	1.1	Title of Project, Location, and Type of Plans		
	1.2	Sheet Index/Table of Contents		
	1.3	Vicinity Map of the Project including surrounding streets with a north arrow pointing in the correct direction		
	2	**NOTE SHEET(S)**		
	2.1	City of Bastrop general construction notes, water notes, wastewater notes, and erosion, sedimentation control and tree protection notes.		
	2.2	Project Specific Notes (Must not conflict with other required notes).		
	2.3	Street Summary Design Table with Pavement		
	3	**EROSION, SEDIMENTATION AND TREE PROTECTION SHEET**		
	3.1	Drainage flow arrows/patterns		
	3.2	Clearly marked limits of construction		
	3.3	Location of all known underground storage tanks		
	3.4	Location of all critical environmental features and their required setbacks		
	3.5	All areas of cut and fill > or = 4' clearly labeled		
	4	**DEMOLITION PLAN**		
	4.1	Show all structures being demolished		
	4.2	Will there be a need for infill, call-outs for infill material and positions?		
	5	**STREET PLAN AND PROFILE**		
	5.1	Street names, lot and block numbers		
	5.2	Benchmarks that are spotted in plain view, conveniently spaced (500'±), located outside construction limits, set on permanent structure		
	5.3	Match lines for continuations of streets on other streets		
	5.4	Clearly show the beginning and ending of project		
	5.5	All fill areas shaded/hatched on profile		
	5.6	Sidewalks and approved ADA ramps		
	5.7	Existing street slopes at tie-ins to existing		
	5.8	Verify sufficient clearance exists for driveways from inlet transitions, streetlights, fire hydrants, etc.		
	5.9	ADA ramp wings shown		
	5.10	Street end barricades shown		
	5.11	Intersecting and adjacent streets: type and width of private, walks, alleys		
	5.12	Mailbox locations		
	6	**OVERALL WASTEWATER LAYOUT**		
	6.1	Street names, lot names, and block letters		
	6.2	Lot dimensions		
	6.3	Surrounding subdivision names/property owners		
	6.4	Services applied to lateral to each lot		
	6.5	Street names, street/alley widths, fences, and right-of-way widths		
	6.6	Existing pavements (type) and existing/proposed easements (type and width)		
	6.7	Adjoining buildings and improvements		
	6.8	"Connect to" note to an existing wastewater main		
	6.9	Wastewater designation, size, and direction of flow		
	6.10	Manholes at all future stub outs		
	6.11	Easements for all offsite sewer lines		
	6.12	Centerline station every 300', deflection angles at points of intersection		
	6.13	Detail for water/wastewater crossing		

APPLICANT:			OFFICIAL USE ONLY	
Included in Submittal	Bastrop Code of Ordinances, Chapter 10 – Subdivision, Section 5.05.2b - Infrastructure Plan requires:		Meets Standard	Does Not Meet Standard
	6.14	Main lines between manholes must be straight, with no more than 300 feet between manholes		
		WASTEWATER PLAN AND PROFILE		
	7.1	All wastewater main overall plan		
	7.2	Vertical scale of 1" = 5'		
	7.3	Existing ground and proposed ground/subgrade/top of curb		
	7.4	Direction, length, size and type of pipe		
	7.5	Elevations of all crossing utilities in the wastewater overall plan		
	7.6	Size of manholes		
	7.7	Drop manholes identified		
	7.8	Existing/proposed manholes, pipes and sizes (parallel to mains)		
	7.9	Existing/proposed bridges, culverts and drainage channels		
	8	**OVERALL WATER PLAN**		
	8.1	Water service at each lot		
	8.2	Existing/proposed main lines		
	8.3	Street names, lot numbers, and block letters		
	8.4	Street/alley widths, rights-of-way, and lot dimensions		
	8.5	Valves provided on all legs of pipe intersections		
	8.6	All bends are 45 degrees or less		
	8.7	Automatic flush valves at all dead ends		
	8.8	Air release valves at all high points		
	8.9	Utility easements for all pipes off-site		
	8.10	Fittings, fire hydrants, manholes, services, and taps are shown		
	8.11	Utility crossing details		
	8.12	Main designation with stationing		
	8.13	Material call-out for water main(s)		
	8.14	All existing pavements (type), existing and proposed easements (type and width)		
	8.15	Show location and size of existing/proposed water meter(s)		
	8.16	All fire lines must be ductile iron , =>6"		
	9	**WATER PLAN AND PROFILE (ALL WATER LINES MUST BE PROFILED)**		
	9.1	Clearly labeled vertical scale of 1" = 5' (All plans must be drawn to scale)		
	9.2	Direction, linear foot, size, and material callout for all water mains		
	9.3	Existing underground utilities (parallel)		
	9.4	Existing and proposed storm sewer manhole, pipes, sizes (parallel to mains)		
	9.5	All existing and proposed utilities (including gas lines, buried or overhead power or telephone lines)		
	10	**SIGN, STRIPING, AND SLEEVE LAYOUT**		
	10.1	Stop bars at all stop sign locations		
	10.2	"No through truck" signs at all subdivision entrances		
	10.3	Note for all signs and striping to be installed per TX Manual on Uniform Traffic Control		
	10.4	Show all sleeves and conduit for dry utilities (i.e. gas, cable, phone)		
	11	**LIGHTING PLAN**		
	11.1	Street Light Locations with coverage areas		
	11.2	All utility lines must be installed underground.		
	12	**PHASING PLAN**		
	12.1	Provide Applicable Phasing Plan		
	13	**TRAFFIC CONTROL PLAN**		
	13.1	Provide applicable traffic control and detour details		
	14	**WASTEWATER DETAILS**		
	14.1	Current City of Bastrop detail (when inside Bastrop CCN)		
	14.2	Current Utility Provider detail (when outside Bastrop CCN)		
	15	**WATER DETAILS**		
	15.1	Current City of Bastrop detail (when inside Bastrop CCN)		
	15.2	Current Utility Provider detail (when outside Bastrop CCN)		

Public Improvement Plan Process

EXHIBIT A

2019 – 2020 Public Improvement Plan Schedule of Uniform Submittal Dates

Public Improvement Plan Submission will only be accepted on these dates between 8:00 a.m. - 3:00 p.m.	All Submissions shall be reviewed for completeness and must be deemed administratively complete to be considered filed.	Responses to Approval with Conditions will only be accepted on these dates between 8:00 a.m. – 3:00 p.m. for City Engineer Action calendared on same line*	DRC Review Approval with Conditions – Staff Recommendations to Approve /Disapprove	*City Engineer Action on Public Improvement Plans
9/16/2019	9/17/2019	9/27/2019	10/3/2019	10/10/2019
10/21/2019	10/22/2019	11/1/2019	11/7/2019	11/14/2019
11/18/2019	11/19/2019	12/2/2019	12/5/2019	12/12/2019
12/30/2019	12/31/2019	1/10/2020	1/16/2020	1/23/2020
1/20/2020	1/21/2020	1/31/2020	2/6/2020	2/13/2020
2/17/2020	2/18/2020	2/28/2020	3/5/2020	3/12/2020
3/16/2020	3/17/2020	3/27/2020	4/2/2020	4/9/2020
4/20/2020	4/21/2020	5/1/2020	5/7/2020	5/14/2020
5/18/2020	5/19/2020	5/29/2020	6/4/2020	6/11/2020
6/15/2020	6/16/2020	6/26/2020	7/2/2020	7/9/2020
7/20/2020	7/21/2020	7/31/2020	8/6/2020	8/13/2020
8/17/2020	8/18/2020	8/28/2020	9/3/2020	9/10/2020
9/14/2020	9/15/2020	9/25/2020	10/1/2020	10/8/2020
10/19/2020	10/20/2020	10/30/2020	11/5/2020	11/12/2020
11/16/2020	11/17/2020	11/30/2020	12/3/2020	12/10/2020

*Adopted by City Council on August 27, 2019 – Ordinance 2019-32

BASTROPTX
Heart of the Lost Pines
Est. 1832

Proposed Process Overview – Public Improvement Plan (PIP)

Step 1: Final Drainage Plan → PIP Application can be filed when Final Drainage Plan is approved. →

PIP Submittal Due Per Schedule → Conduct Completeness Check – if complete, proceed. → DRC Meeting – Recommendations to City Engineer

→ Administrative Action → **Administrative Action MUST occur within 30 days of acceptance or deemed APPROVED.**

BASTROPTX
Heart of the Lost Pines / Est. 1832

Process - Public Improvement Plan

Final Drainage Plan – Step 1

- As required in Stormwater Drainage Manual – Checklist provided
- Requires a Geotechnical Report
- Shall be submitted and approved by City Engineer before filing Public Improvement Plan Application.

BASTROPTX
Heart of the Lost Pines / Est. 1832

Process – Public Improvement Plan (PIP)

(Submission Process – 30 Approval Process Required by HB 3167)

PIP Submittal	Review for Completeness Check	City Engineer – Administrative Review
• Once all of the required steps are met, a completed PIP application can be submitted according to the PIP Schedule Uniform Submittal Dates.	• Review for Administrative Compliance. • If complete, goes onto Development Review Committee agenda. • If incomplete, submittal is rejected.	• Technical details that must meet City Council approved standards. • Must take action within 30 days or deemed approved. • If disapprove, must give written reason.

BASTROPTX
Heart of the Lost Pines / Est. 1832

Final Drainage Checklist

City of Bastrop, Texas
Final Drainage Plan Checklist

Planning Department • 1311 Chestnut Street • 512-332-8840

APPLICANT:			OFFICIAL USE ONLY	
Included in Submittal	**Bastrop Ordinance 2019-36 – Stormwater Drainage Design Manual – Appendix C requires:**		Meets Standard	Does Not Meet Standard
	1.	Final Drainage Plans. Upon approval of the preliminary drainage study, the developer shall submit detailed plans, specifications and cost projections prepared by a registered professional engineer registered in the State of Texas and experienced in municipal drainage work. Existing and proposed flow lines of all improvements shall be shown. Unless otherwise specified herein, drainage requirements shall be based on the City of Bastrop Stormwater Drainage Design Manual. The Hydraulic Manual prepared and compiled by the Texas Department of Transportation Bridge Division, with current revisions, may be used in cases not covered by the City of Bastrop Stormwater Drainage Design Manual. The following shall be included in the Plans:		
	1.a.	Final drainage site plan, which includes all the revised elements included in the preliminary drainage site plan, plus a construction stormwater pollution prevention plan (SWPPP), a landscaping plan, stormwater maintenance plan, maintenance agreement (if needed), financial guarantee, stormwater permit application, evidence of acquisition of applicable federal and state permits, and any waiver requests		
	1.a.1.	Existing and proposed topographic information, with minimum two-foot contour intervals.		
	1.a.2.	Location map.		
	1.a.3.	Off-site and on-site drainage area maps.		
	1.a.4.	Centerline of watercourses.		
	1.a.5.	Regulatory flood elevations and boundaries of flood prone areas, including Floodways where designated.		
	1.a.6.	Drainage easements.		
	1.a.7.	All street widths and grades.		
	1.a.8.	Calculations showing the anticipated stormwater flow, including watershed area, runoff coefficient, and time of concentration. When a drainage structure or storm sewer is proposed, calculations shall be submitted showing basis for design.		
	1.a.9.	Storm sewer plans and profiles showing size, grade, and pipe or culvert material. Runoff, inlet, conduit hydraulic grade line calculations are required.		
	b.	Final grading and drainage construction plans, indicating two-foot contours. All street width and grades shall be indicated on the plan, and runoff figures shall be indicated on the outlet and inlet side of all drainage ditches and storm sewers, and at all points in the street at changes of grade or where the water enters another street or storm sewer or drainage ditch. Drainage easements shall be indicated. A grading plan shall be prepared for each subdivision and show in sufficient detail grading of all roads, streets, drainage structures, channels, swales, or other drainage related features and provide minimum finished floor elevations, based on an acceptable elevation datum, for proposed structures to assure a minimum of two feet (2') of freeboard to computed flood elevations for the rainfall runoff events for a one hundred (100) year frequency storm.		
	c.	The location and dimensions of proposed storm drainage easements. The limits of the one hundred-year floodplain shall be shown and encompassed in a dedicated easement (see paragraph gg below). Minimum finished floor elevations at least two feet (2') above the one hundred-year (100-year) water surface elevations shall be shown for any lot within the 100-year and five-hundred-year floodplain, or adjacent to any channel, sump inlets or drainage facilities. For water courses and easement: Distances to be provided along the side lot lines from the front lot line or the high bank of a stream. Traverse line to be provided along the edge of all large water courses in a convenient location, preferably along a utility		

		easement or drainage if paralleling the easement or stream. The 100-year flood plain easement shall be shown where applicable. A note shall be provided prohibiting construction within the 100-year flood plain except for public streets or roads and utilities.		
	d.	When a drainage channel or storm sewer is proposed, complete plans, profiles and specifications shall be submitted showing complete construction details. Scales shall be no greater than one inch equals to forty or fifty feet (1" = 40' or 50') horizontally and one inch equal four or five feet (1" = 4' or 5') vertically.		
	e.	Two (2) copies of detailed cost estimates.		
	f.	A plan of the development shall be submitted depicting the final grading contours and elevations, earthwork, slopes, retaining walls, minimum finished floor elevations of all affected structures, and any other information considered necessary by the City Engineer at a scale of one inch is equal to one hundred feet (1" = 100') minimum.		
	g.	Complete detention pond plans and calculations.		
	h.	All drainage calculations are required to be present on the plans or in an engineering report signed and sealed by an engineer licensed in the State of Texas. Computations shall be complete and orderly and shall clearly state all assumptions and design basis.		
	i.	The following full statement of restrictions shall be placed in the dedication instrument of any subdivision plat that contains land designated as part of a one hundred-year (100 year) floodplain by FEMA: "Floodplain Restriction No construction shall be allowed within a floodplain easement unless specifically approved by the City of Bastrop. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) foot above the base flood elevation (100-year flood or one percent probability flood elevation.) Any existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots. The City of Bastrop will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing adjacent to their property clean and free of debris, silt, or any substance which would result in unsanitary conditions and the City shall have the right of ingress and egress for inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channel, as in the case of all-natural drainage channels, is subject to storm water overflow and natural bank erosion to an extent that cannot be defined definitively. The City of Bastrop shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structures within the natural drainage channels. The natural drainage channel crossing each lot is shown by the floodplain easement line as shown on the plat."		

Public Improvement Plan Checklist

City of Bastrop, TX Development Process

City of Bastrop, Texas
Public Improvement Plan Checklist

Planning Department • 1311 Chestnut Street • 512-332-8840

APPLICANT:			OFFICIAL USE ONLY	
Included in Submittal	Bastrop Code of Ordinances, Chapter 10 – Subdivision, Section 5.05.3b - Public Improvement Plan requires:		Meets Standard	Does Not Meet Standard
	1	**COVER SHEET**		
	1.1	Title of Project, Location, and Type of Plans		
	1.2	City Approval Signature Block		
	1.3	City Approval Signature Notes		
	1.4	Sheet Index/Table of Contents		
	1.5	Vicinity Map of the Project including surrounding streets with a north arrow pointing in the correct direction		
	2	**PRELIMINARY PLAT SHEET**		
	2.1	Legible Copy of Planning & Zoning Commission Approved, Preliminary Plat		
	3	**NOTE SHEET(S)**		
	3.1	City of Bastrop general construction notes, water notes, wastewater notes, and erosion, sedimentation control and tree protection notes.		
	3.2	Current TCEQ Notes.		
	3.3	Project Specific Notes (Must not conflict with other required notes).		
	3.4	Temporary survey monuments		
	3.5	Permanent survey monuments		
	3.6	Street Summary Design Table with Pavement		
	3.7	Description of proposed brass benchmark(s) locations		
	4	**EROSION, SEDIMENTATION AND TREE PROTECTION SHEET**		
	4.1	Drainage flow arrows/patterns		
	4.2	Stabilized construction entrance		
	4.3	Existing and proposed grade(s)		
	4.4	Clearly marked limits of construction		
	4.5	Contractor staging area(s) with silt fence on downstream side		
	4.6	Location and type of all proposed temporary and permanent erosion controls		
	4.7	Location of all known underground storage tanks		
	4.8	Location of all critical environmental features and their required setbacks		
	4.9	Location of all tree protection measures		
	4.10	Survey of all trees six (6) inches in diameter or larger		
	4.10a	Indicate trees by circles with radius of 1' per inch of trunk diameter		
	4.10b	Dashed/broken circles for trees to be removed		
	4.10c	Solid/unbroken circles for trees to remain		
	4.11	All areas of cut and fill > or = 4' clearly labeled		
	4.12	Limits and type of slope stabilization		
	5	**DEMOLITION PLAN**		
	5.1	Show all structures being demolished		
	5.2	Are there any hazardous materials or designated substances in or below structure being demolished?		
	5.3	Will there be a need for infill, call-outs for infill material and positions?		
	6	**OVERALL DRAINAGE**		
	6.1	Submit Approved & Signed Copy of Final Drainage Plan by City Engineer		
	7	**STREET PLAN AND PROFILE (Construction Standards Manual)**		
	7.1	Clearly labeled horizontal scale of 1" – 50' and vertical scale of 1" – 5' (All plans MUST be drawn to scale)		
	7.2	Street names, lot and block numbers		
	7.3	Benchmarks that are spotted in plain view, conveniently spaced (500'±), located outside construction limits, set on permanent structure		

APPLICANT:			OFFICIAL USE ONLY	
Included in Submittal	Bastrop Code of Ordinances, Chapter 10 – Subdivision, Section 5.05.3b - Public Improvement Plan requires:		Meets Standard	Does Not Meet Standard
	7.4	Drainage facilities within or intersecting right-of-way and indicate stationing (show inlet type)		
	7.5	Drainage flow arrows		
	7.6	Grade breaks (high and low points)		
	7.7	Match lines for continuations of streets on other streets		
	7.8	Labeled concrete valley gutter at intersections where appropriate		
	7.9	Clearly show the beginning and ending of project		
	7.10	Limits of inlet transition		
	7.11	All point of curve, point of tangency, compound curvature, point of reverse curvature stations and vertical curve information		
	7.12	All fill areas shaded/hatched on profile		
	7.13	Sidewalks and approved ADA ramps		
	7.14	Existing street slopes at tie-ins to existing		
	7.15	Labeled set-backs, face-of-curb to face-of-curb width, and right-of-way width (all proposed right-of-way dedications)		
	7.16	Verify sufficient clearance exists for driveways from inlet transitions, streetlights, fire hydrants, etc.		
	7.17	Erosion matting on all slopes 3:1 or steeper		
	7.18	ADA ramp wings shown		
	7.19	Street end barricades shown		
	7.20	Buildings on developed property with addresses		
	7.21	Intersecting and adjacent streets: type and width of private, walks, alleys		
	7.22	Show spot elevation in ditches and gutters to clarify drainage and transitions		
	7.23	Existing concrete paving clearly shown according to standard symbols and accurately dimensioned. Curb and gutter dimension. Pavement thickness indicated.		
	7.24	Size and construction of fences		
	7.25	Signs; if commercial in right-of-way, state if electrical		
	7.26	Mailbox locations		
	8	**OVERALL WASTEWATER LAYOUT**		
	8.1	Street names, lot names, and block letters		
	8.2	Existing contours		
	8.3	Lot dimensions		
	8.4	Surrounding subdivision names/property owners		
	8.5	Services applied to lateral to each lot		
	8.6	Street names, street/alley widths, fences, and right-of-way widths		
	8.7	Existing pavements (type) and existing/proposed easements (type and width)		
	8.8	Adjoining buildings and improvements		
	8.9	Minimum finished floor elevation for each lot		
	8.10	"Connect to" note to an existing wastewater main		
	8.11	Wastewater designation, size, and direction of flow		
	8.12	"Construct" notes for sewer and sewer appurtenances		
	8.13	Manholes at all future stub outs		
	8.14	Easements for all offsite sewer lines		
	8.15	Centerline station every 300', deflection angles at points of intersection		
	8.16	Centerline station at points of curvature, points of tangency, and C.O.s		
	8.17	Centerline curve data		
	8.18	Note for all existing manholes modified by construction to be tested, repaired, and recoated		
	8.19	Detail for water/wastewater crossing		
	8.20	Main lines between manholes must be straight, with no more than 300 feet between manholes		
	8.21	Easements that need separate instruments		
	8.22	Minimum finished floor elevation(s)		
	9	**WASTEWATER PLAN AND PROFILE**		
	9.1	All wastewater main profiled		
	9.2	Vertical scale of 1" = 5'		
	9.3	Existing ground and proposed ground/subgrade/top of curb		
	9.4	Special notes and references to appurtenance sheet numbers		
	9.5	Direction, grade, length, size and type of pipe		

APPLICANT: Included in Submittal	Bastrop Code of Ordinances, Chapter 10 – Subdivision, Section 5.05.3b - Public Improvement Plan requires:		OFFICIAL USE ONLY: Meets Standard	OFFICIAL USE ONLY: Does Not Meet Standard
	9.6	Embedment of pipe		
	9.7	Identify elevation of the invert, flow out, flow in, and rim		
	9.8	Minimum drop of 0.1' across manhole		
	9.9	Elevations of all crossing utilities in the wastewater profile		
	9.10	Size of manholes		
	9.11	Drop manholes identified		
	9.12	Stationing and manhole numbers		
	9.13	Existing/proposed manholes, pipes and sizes (parallel to mains)		
	9.14	Existing/proposed bridges, culverts and drainage channels		
	10	**OVERALL WATER PLAN**		
	10.1	Water service at each lot		
	10.2	Existing/proposed main lines		
	10.3	Street names, lot numbers, and block letters		
	10.4	Street/alley widths, rights-of-way, and lot dimensions		
	10.5	Valves provided on all legs of pipe intersections		
	10.6	All bends are 45 degrees or less		
	10.7	Thrust restraints on dead ends		
	10.8	Restraints on dead ends		
	10.9	Automatic flush valves at all dead ends		
	10.10	Air release valves at all high points		
	10.11	Utility easements for all pipes off-site		
	10.12	Fittings, fire hydrants, manholes, services, and taps are shown		
	10.13	Utility crossing details		
	10.14	Main designation with stationing		
	10.15	Material call-out for water main(s)		
	10.16	All existing pavements (type), existing and proposed easements (type and width)		
	10.17	Show location and size of existing/proposed water meter(s)		
	10.18	All fire lines must be ductile iron , =>6"		
	11	**WATER PLAN AND PROFILE (ALL WATER LINES MUST BE PROFILED)**		
	11.1	Clearly labeled vertical scale of 1" = 5' (All plans must be drawn to scale)		
	11.2	References to appurtenance sheet numbers		
	11.3	Show all mains		
	11.4	Existing and proposed ground at Water Main Centerline		
	11.5	Direction, linear foot, size, grade and material callout for all water mains		
	11.6	Embedment for water main		
	11.7	Wastewater/storm sewer crossing with stations and elevation		
	11.8	Existing underground utilities (parallel)		
	11.9	Existing and proposed storm sewer manhole, pipes, sizes (parallel to mains)		
	11.10	Existing and proposed bridges, culverts and drainage channels		
	11.11	Elevation of existing and proposed storm sewer pipes and drainage		
	11.12	All existing and proposed utilities (including gas lines, buried or overhead power or telephone lines)		
	12	**SIGN, STRIPING, AND SLEEVE LAYOUT**		
	12.1	Stop bars at all stop sign locations		
	12.2	Speed limit signs at all entrances (Maximum 30 mph)		
	12.3	"No through truck" signs at all subdivision entrances		
	12.4	Note for all signs and striping to be installed per TX Manual on Uniform Traffic Control		
	12.5	Show all sleeves and conduit for dry utilities (i.e. gas, cable, phone)		
	13	**LIGHTING PLAN**		
	13.1	Street Light Locations with coverage areas		
	13.2	All utility lines must be installed underground.		
	14	**PHASING PLAN (Ordinance)**		
	14.1	Provide Applicable Phasing Plan		
	15	**TRAFFIC CONTROL PLAN**		
	15.1	Provide applicable traffic control and detour details		
	16	**WASTEWATER DETAILS (Construction Standards)**		
	16.1	Current City of Bastrop detail (when inside Bastrop CCN)		

APPLICANT:			OFFICIAL USE ONLY	
Included in Submittal	Bastrop Code of Ordinances, Chapter 10 – Subdivision, Section 5.05.3b - Public Improvement Plan requires:		Meets Standard	Does Not Meet Standard
	16.2	Current Utility Provider detail (when outside Bastrop CCN)		
	17	**WATER DETAILS (Construction Standards)**		
	17.1	Current City of Bastrop detail (when inside Bastrop CCN)		
	17.2	Current Utility Provider detail (when outside Bastrop CCN)		
	18	**EROSION CONTROL AND TREE PROTECTION DETAILS (Construction Standards)**		
	18.1	All applicable details		
	19	**PUBLIC IMPROVEMENT PLAN NOTES**		
		GENERAL NOTES		
		1. All construction shall be in accordance with the City of Bastrop Construction Technical Manual.		
		2. Any existing utilities, pavement, curbs, sidewalks, structures, trees, etc., not planned for demolition that are damaged or removed shall be repaired or replaced at the Applicant's expense.		
		3. The Contractor shall verify all depths and locations of existing utilities prior to any construction. Any discrepancies with the construction plans found in the field shall be brought immediately to the attention of the Engineer who shall be responsible for revising the plans are appropriate.		
		4. Manhole frames, covers, valves, cleanouts, etc. shall be raised to finished grade after to final paving construction. A concrete square shall be poured around all appurtenances.		
		5. The Contractor shall give the City of Bastrop 48 hours notice before beginning each phase of construction. Notice shall be given to the Planning and Development Department: 512-332-8840.		
		6. All areas disturbed or exposed during construction shall follow the required best management practices. a) Each site shall provide an access drive and parking area of sufficient dimensions and design, surfaced with a material that will prevent erosion and minimize tracking or washing of soil onto public or private roadways. All non-paved access drives shall be designed so that stormwater runoff from adjacent areas does not flow down the drive surface. b) Any significant amount of runoff from upslope land area, rooftops, or other surfaces that drain across the proposed land disturbance shall be diverted around the disturbed area, if practical. Any diversion of upslope runoff shall be done in a manner that prevents erosion of the flow path and the outlet. c) Any cuts and fills shall be planned and constructed to minimize the length and steepness of slope and stabilized in accordance with the approved erosion control plan timelines and standards of this document. d) Open channels shall be stabilized as required to prevent erosion. e) Inlets to storm drains, culverts, and other stormwater conveyance systems shall be protected from siltation until final site stabilization. f) Water pumped from the site shall be treated by temporary sedimentation basins or other appropriate controls designed for the highest dewatering pumping rate. Water may not be discharged in a manner that causes erosion of the site or receiving channels.		

APPLICANT:			OFFICIAL USE ONLY	
Included in Submittal		**Bastrop Code of Ordinances, Chapter 10 – Subdivision, Section 5.05.3b - Public Improvement Plan requires:**	Meets Standard	Does Not Meet Standard
		g) All waste and unused building materials shall be properly disposed of and not allowed to be carried by runoff into a receiving channel or storm sewer system. h) All off-site sediment deposits occurring as a result of a storm event shall be cleaned up by the end of the next workday. All other off-site sediment deposits occurring as a result of land-disturbing activities shall be cleaned up by the end of the workday. Flushing may not be used unless the sediment will be controlled by a filter fabric barrier, sediment trap, sediment basin, or equivalent. i) All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at one time. Existing vegetation shall be maintained as long as possible. j.) Soil stockpiles shall be located no closer than 25-feet from lakes, streams, wetlands, ditches, drainage ways, or roadway drainage systems. Stockpiles shall be stabilized by mulching, vegetative cover, tarps, or other means if remaining for 20 days or longer.		
		7. Prior to any construction, the Applicant's Engineer shall convene a preconstruction conference between himself, the City of Bastrop, the Contractor, utility companies, any affected parties and any other entity the City or the Engineer may require. Reference Development Packet for guidance on how to schedule a preconstruction conference.		
		8. The Contractor and the Engineer shall keep accurate records of all construction that deviates from the plans. The Engineer shall furnish the City of Bastrop accurate "As-Built" drawings following completion of all construction. These "As-Built" drawings shall meet with the satisfaction of the City Engineer prior to final acceptance.		
		9. The Bastrop City Council shall not be petitioned for acceptance until all necessary easement documents have been signed and recorded.		
		10. When construction is being carried out within easements, the Contractor shall confine his work to within the permanent and any temporary easements. Prior to final acceptance, the Contractor shall be responsible for removing all trash and debris within the permanent and temporary easements. Clean-up shall be to the satisfaction of the City Engineer.		
		11. Prior to any construction, the Contractor shall apply for and secure all proper permits from the appropriate authorities.		
		12. Available benchmarks that may be utilized for the construction of this project are described as follows: (INSERT HERE)		
		TRENCH SAFETY NOTES		
		1. In accordance with the Laws of the State of Texas and the U. S. Occupational Safety and Health Administration regulations, all trenches over 5 feet in depth in either hard and compact or soft and unstable soil shall be sloped, shored, sheeted, braced or otherwise supported. Furthermore, all trenches less than 5 feet in depth shall also be effectively protected when hazardous ground movement may be expected. Trench safety systems to be utilized for this project will be provided by the contractor to the City. Trench safety system plans are on sheet of the plan set.		

APPLICANT: Included in Submittal		Bastrop Code of Ordinances, Chapter 10 – Subdivision, Section 5.05.3b - Public Improvement Plan requires:	OFFICIAL USE ONLY Meets Standard	Does Not Meet Standard
		2. In accordance with the U. S. Occupational Safety and Health Administration regulations, when persons are in trenches 4-feet deep or more, adequate means of exit, such as a ladder or steps, must be provided and located so as to require no more than 25 feet of lateral travel.		
		3. If trench safety system details were not provided in the plans because trenches were anticipated to be less than 5 feet in depth and during construction it is found that trenches are in fact 5 feet or more in depth or trenches less than 5 feet in depth are in an area where hazardous ground movement is expected, all construction shall cease, the trenched area shall be barricaded and the Engineer notified immediately. Construction shall not resume until appropriate trench safety system details, as designed by a professional engineer, are retained and copies submitted to the City of Bastrop.		
		STREET AND DRAINAGE NOTES		
		1. All testing shall be done by an independent laboratory at the Applicant's expense. A City Inspector shall be present during all tests. Testing shall be coordinated with the City of Bastrop Construction Manager and he shall be given a minimum of 24 hours notice prior to any testing. Contact the Planning and Development Department with notice 512-332-8840.		
		2. Backfill behind the curb shall be compacted to obtain a minimum of 85% maximum density to within 3 inches of top of curb. Material used shall be primarily granular with no rocks larger than 3 inches in the greatest dimension. The remaining 3 inches shall be clean topsoil free from all clods and suitable for sustaining plant life.		
		3. Depth of cover for all crossings under pavement including gas, electric, telephone, cable TV, water services, etc., shall be a minimum of 36 inches below subgrade unless approved by the City Engineer.		
		4. Street rights-of-way shall be graded at a slope of 1/4 inch per foot toward the curb unless otherwise indicated. However, in no case shall the width of right-of-way at 1/4 inch per foot slope be less than 10 feet unless a specific request for an alternate grading scheme is made to and accepted by the City of Bastrop Planning and Development Department.		
		5. Barricades built to City of Bastrop standards shall be constructed on all dead-end streets and as necessary during construction to maintain job and public safety.		
		6. All RCP shall be minimum Class III.		
		7. The subgrade material for the streets shown herein was tested by _____. The paving sections were designed by _____ in accordance with the current City of Bastrop design criteria. The paving sections are to be constructed as follows:		
		8. The Geotechnical Engineer shall inspect the subgrade for compliance with the design assumptions made during preparation of the Soils Report. Any adjustments that are required shall be made through revision of the construction plans.		

Street	Station	Flex. Base Thickness	HMAC Thickness	Lime Stab. Thickness

APPLICANT:			OFFICIAL USE ONLY	
Included in Submittal		**Bastrop Code of Ordinances, Chapter 10 – Subdivision, Section 5.05.3b - Public Improvement Plan requires:**	Meets Standard	Does Not Meet Standard
		9. Where PI's are over 20, subgrades must be stabilized utilizing a method acceptable to the City Engineer. The Geotechnical Engineer shall recommend an appropriate subgrade stabilization if sulfates are determined to be present.		
		WATER AND WASTEWATER NOTES		
		1. Pipe material for water mains shall be PVC (AWWA C-900, minimum Class 200), or Ductile Iron (AWWA C-100, minimum Class 200). Water services (2 inches or less) shall be polyethylene tubing (black, 200 psi, DR 9).		
		2. Pipe material for pressure wastewater mains shall be PVC, or Ductile Iron (minimum Class 250). Pipe material for gravity wastewater mains shall be PVC (ASTM D2241 or D3034, maximum DR-26), Ductile Iron (AWWA C-100, minimum Class 200200).		
		3. Unless otherwise accepted by the City Engineer, depth of cover for all lines out of the pavement shall be 42 inches minimum, and depth of cover for all lines under pavement shall be a minimum of 30 inches below subgrade.		
		4. All fire hydrant leads shall be PVC (AWWA C-900, minimum Class 200) or ductile iron pipe (AWWA C-100, minimum Class 200). as approved by the Director of Water and Wastewater during plan review.		
		5. All iron pipe and fittings shall be wrapped with minimum 8-mil polyethylene and sealed with duct tape or equal accepted by the City Engineer.		
		6. The Contractor shall contact the City Inspector, telephone at 512-332-8840 to coordinate utility tie-ins and notify him at least 48 hours prior to connecting to existing lines.		
		7. All manholes shall be concrete with cast iron ring and cover. All manholes located outside of the pavement shall have bolted covers. Tapping of fiberglass manholes shall not be allowed.		
		8. The Contractor must obtain a bulk water permit or purchase and install a water meter for all water used during construction. A copy of this permit must be carried at all times by all who use water.		
		9. Line flushing or any activity using a large quantity of water must be scheduled with the City Inspector, telephone at 512-332-8840.		
		10. The Contractor, at his expense, shall perform sterilization of all potable water lines constructed and shall provide all equipment (including test gauges), supplies (including concentrated chlorine disinfecting material), and necessary labor required for the sterilization procedure. The sterilization procedure shall be monitored by City of Bastrop personnel. Water samples will be collected by the City of Bastrop to verify each treated line has attained an initial chlorine concentration of 50 ppm. Where means of flushing is necessary, the Contractor, at his expense, shall provide flushing devices and remove said devices prior to final acceptance by the City of Bastrop.		
		11. Sampling taps shall be brought up to 3 feet above grade and shall be easily accessible for City personnel. At the Contractor's request, and in his presence, samples for bacteriological testing will be collected by the City of Bastrop not less than 24 hours after the treated line has been flushed of the concentrated chlorine solution and charged with water approved by the City. The Contractor shall supply a check or money order, payable to the City of Bastrop, to cover the fee charged for testing each water sample. City of Bastrop fee amounts may be obtained by calling the Water and Wastewater Department, telephone at 512-332-8960.		

APPLICANT:			OFFICIAL USE ONLY	
Included in Submittal		**Bastrop Code of Ordinances, Chapter 10 – Subdivision, Section 5.05.3b - Public Improvement Plan requires:**	Meets Standard	Does Not Meet Standard
		12. The Contractor, at his expense, shall perform quality testing for all wastewater pipe installed and pressure pipe hydrostatic testing of all water lines constructed and shall provide all equipment (including pumps and gauges), supplies and labor necessary to perform the tests. Quality and pressure testing shall be monitored by City of Bastrop personnel.		
		13. The Contractor shall coordinate testing with the City of Inspector and provide no less than 24 hours notice prior to performing sterilization, quality testing or pressure testing.		
		14. The Contractor shall not open or close any valves unless authorized by the City of Bastrop.		
		15. All valve boxes and covers shall be in accordance with the City of Bastrop Construction Technical Manual.		
		16. Contact the Water and Wastewater Department, telephone at 512-332-8960 for assistance in obtaining existing water and wastewater locations.		
		17. The Planning and Development Department, telephone at 512-332-8840, shall be notified 48 hours prior to testing of any building sprinkler piping in order that the Building Official and/or Fire Department may monitor such testing.		
		18. Sand, as described in Specification item 510 pipe, shall not be used as bedding for wastewater lines. Acceptable bedding materials are pipe bedding stone, pea gravel and in lieu of sand, a naturally occurring or manufactured stone material conforming to ASTM C33 for stone quality and meeting the following gradation specification:		

Sieve Size	Percent Retained By Weight
1/2"	0
3/8"	0-2
#4	40-85
#10	95-100

		19. The Contractor is hereby notified that connecting to, shutting down, or terminating existing utility lines may have to occur at off-peak hours. Such hours are usually outside normal working hours and possibly between 12 a.m. and 6 a.m		
		20. All wastewater construction shall be in accordance with the Texas Commission on Environmental Quality (TCEQ) Regulations, 30 TAC Chapter 213 and 317, as applicable. Whenever TCEQ and City of Bastrop Specifications conflict, the more stringent shall apply.		
		TRAFFIC MARKING NOTES		
		1. Any methods, street markings and signage necessary for warning motorists, warning pedestrians or diverting traffic during construction shall conform to the Texas Manual of Uniform Traffic Control Devices for Streets and Highways, latest edition. 2. All pavement markings, markers, paint, traffic buttons, traffic controls and signs shall be installed in accordance with the Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges and, the Texas Manual of Uniform Traffic Control Devices for Streets and Highways, latest editions.		

APPLICANT:			OFFICIAL USE ONLY	
Included in Submittal		**Bastrop Code of Ordinances, Chapter 10 – Subdivision, Section 5.05.3b - Public Improvement Plan requires:**	Meets Standard	Does Not Meet Standard
		EROSION AND SEDIMENTATION CONTROL NOTES		
		1. Erosion control measures, site work and restoration work shall be in accordance with the City of Bastrop Code of Ordinances.		
		2. All slopes shall be sodded or seeded with approved grass, grass mixtures or ground cover suitable to the area and season in which they are applied.		
		3. Silt fences, rock berms, sedimentation basins and similarly recognized techniques and materials shall be employed during construction to prevent point source sedimentation loading of downstream facilities. Such installation shall be regularly inspected by the City of Bastrop for effectiveness. Additional measures may be required if, in the opinion of the City Engineer, they are warranted.		
		ELECTRIC		
		4. All temporary erosion control measures shall not be removed until final inspection and approval of the project by the City Inspector. It shall be the responsibility of the Contractor to maintain all temporary erosion control structures and to remove each structure as approved by the City Inspector.		
		5. All mud, dirt, rocks, debris, etc., spilled, tracked or otherwise deposited on existing paved streets, drives and areas used by the public shall be cleaned up immediately.		
		1. All utilities are to be underground.		
		2. A Blanket Temporary Access and Construction Easement for the construction of Electric Facilities is currently on file for the property.		
		3. A plat note referencing the Blanket Temporary Access and Construction Easement to be added to the final plat.		
		4. Upon completion of construction and installation of the Electric Facilities on the Property the developer/owner shall have the Permanent Utility Easement Area (20-foot easement, to include a 10-foot buffer around all non-opening sides and a 20-foot buffer around opening sides of equipment) surveyed by metes and bounds, at its sole cost and expense, and a copy of that Permanent Easement survey provided to BP&L for the granting and recording of a Permanent Public Utility Easement. The Blanket Temporary Access and Construction Easement shall be vacated at such time as BP&L accepts and records the Permanent Public Utility Easement.		
		5. As shown herein, a twenty (20) foot wide Public Utility Easement is hereby dedicated adjacent to street ROW on all lots.		
		6. The electric 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 the City of Bastrop electric utility department with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities.		
		7. The owner shall be responsible for installation of temporary erosion control, re-vegetation and tree protection for electric utility work required to provide electric service to this project		

APPLICANT:			OFFICIAL USE ONLY	
Included in Submittal		**Bastrop Code of Ordinances, Chapter 10 – Subdivision, Section 5.05.3b - Public Improvement Plan requires:**	Meets Standard	Does Not Meet Standard
		8. All fees must be paid before materials are ordered or construction of Electric Facilities will be scheduled.		
		9. Provide electric schedule and load calculations.		

Construction of Public Improvements Process

Proposed Process Overview – Construction of PIP

Step 1: PIP Agreement approved by Council

Step 2: Once PIP Agreement approved, Hold Pre-Construction Meeting

Step 3: Notice to Proceed Letter will be issued.

Step 4: Walk-Through. Create & Complete Punchlist

Step 5: Letter from Dev. Engineer – Letter of Compliance

Step 6: Letter from City Engineer – Concurrence Built to PIP

Eligible to submit Final Plat

BASTROPTX
Heart of the Lost Pines / Est. 1832

City of Bastrop, TX Development Process

Construction of Approved Public Improvement Plan

Approved PIP Agreement	Pre-Construction Meeting	Notice to Proceed
• Council must approve the PIP Agreement PRIOR to scheduling Pre-Construction Meeting.	• Mandatory Meeting scheduled by City Engineer.	• Issued in writing by City Engineer.

BASTROPTX
Heart of the Lost Pines / Est. 1832

Acceptance Process of Completed Public Infrastructure

Walk-Thru & Punch List	Maintenance Bond	Certification Process
• Walk-Thru with City Engineer & Developer Representative • Create punch-list • Complete punch-list	• File 2 – year maintenance bond in accordance with approved PIP agreement.	• Developer's Engineer must issue letter of compliance. • City Engineer must issue letter of concurrence.

BASTROPTX
Heart of the Lost Pines / Est. 1832

Sample Public Improvement Plan Agreement

CITY OF BASTROP, TEXAS

Public Improvement Plan Agreement

INSERT PROJECT NAME

The State of Texas

County of Bastrop

WHEREAS, ***INSERT OWNER NAME*** hereinafter referred to as, "Developer", is the developer of the following described property and desires to make certain improvements to the following lots and blocks in ***INSERT PROJECT NAME,*** a proposed addition to the City of Bastrop, Texas: being ***INSERT LOTS AND BLOCKS***; and

WHEREAS, the said Developer has requested the City of Bastrop, a Home Rule Municipality of Bastrop County, Texas, hereinafter referred to as, "City", to provide approvals and cooperative arrangements in connection with said improvements:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That said Developer, acting herein by and through ***INSERT OWNER REPRESENTATIVE,*** its duly authorized officer, and the City, acting herein by and through ***INSERT CITY MANAGER*** it's City Manager, for and in consideration of the covenants and agreements herein performed and to be performed, do hereby covenant and agree as follows regarding assurance of construction of sanitary sewer facilities, streets, drainage, street lights and street signs, and park/trail improvements; summary of infrastructure (development) amounts; assurance payments to the City; payment of impact fees; and miscellaneous provisions relating to the acceptable completion of said construction according to the plans for ***INSERT PROJECT NAME*** approved by the City on ***INSERT DATE OF PUBLIC IMPROVEMENT PLAN APPROVAL.***

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1.00 Assurance of Infrastructure Construction

1.10 Employment of Contractors

In accordance with this agreement, the Developer agrees to employ a general contractor or contractors in accordance with the conditions set forth in Section 4.00 for work for which the Developer is providing as stated herein and indicated in the Summary of Infrastructure (Development) Assurance Amounts, Section 2.30 on page 4 of this agreement.

1.11 Payment of Developer Infrastructure Assurance Fees

The Developer and the City agree that the final plat of ***INSERT PROJECT NAME*** will not be filed for record until payment of the Final Assurance Amount. Except as otherwise provided in Section 4.40 of this contract, no building permits will be issued for any lots prior to the plat recording.

1.12 Payment of Miscellaneous Construction Costs

It is further agreed and understood that additional costs may be required of the Developer to cover such additional work, materials and/or other costs as may be made necessary by conditions encountered during construction and within the scope of this project.

1.13 Compliance with Tree Preservation Ordinance

The Developer is responsible to fully comply with the City's Tree Preservation Ordinance during all phases of construction. The Developer submitted a tree protection plan and protected tree survey on ***Insert Date,*** showing the protected trees on site and the measures of tree protection to be employed during

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construction prior to any site work on the project. The Developer submitted landscape, hardscape, irrigation, and materials plans that were approved by the City on ***INSERT DATE*** and these plans have been included in the final Public Improvement Plans which were approved on ***INSERT DATE.***

2.00 Infrastructure (Development) Improvement Costs

All infrastructure (development) improvement costs are the full responsibility of the Developer unless otherwise noted, or unless otherwise funded with ****public improvement district revenue, tax increment reinvestments zone revenue, or a Chapter 380*** grant pursuant to a separate agreement. The following improvement costs have been developed using the Developer's plans and specifications and recommendations by the City in accordance with the construction guidelines set forth by the City:

2.10 Sanitary Sewer Improvements

The distribution of costs between the City and the Developer for all sanitary sewer improvements are as follows:

ON-SITE IMPROVEMENTS:

	Full Project Cost	Developer's Assurance Amount	City Participation
Sanitary Sewer Facilities	$1,000,000.00	$1,000,000.00	$0.00
Other Related Facilities	$0.00	$0.00	$0.00
Total Construction Cost	$1,000,000.00	$1,000,000.00	$0.00

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OFF-SITE IMPROVEMENTS: ***DELETE IF NOT NEEDED***

	Full Project Cost	Developer's Assurance Amount	City Participation
Sanitary Sewer Facilities	$1,000,000.00	$1,000,000.00	$0.00
Other Related Facilities	$0.00	$0.00	$0.00
Total Construction Cost	$1,000,000.00	$1,000,000.00	$0.00

2.20 Street and Storm Drainage Improvements

The distribution of costs between the City and the Developer for all street and drainage improvements are as follows:

	Full Project Cost	Developer's Assurance Amount	City Participation
Storm Drainage Facilities	$1,000,000.00	$1,000,000.00	$0.00
Streets & Sidewalks	$1,000,000.00	$1,000,000.00	$0.00
Total Construction Cost	$2,000,000.00	$2,000,000.00	$0.00

2.30 Summary of Infrastructure (Development) Assurance Amounts

	Final Assurance Amount
Sanitary Sewer Facilities	$1,000,000.00
Storm Drainage Facilities	$1,000,000.00
Streets & Sidewalks	$1,000,000.00
Total Construction Cost	$3,000,000.00

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ASSURANCE FEES TO BE PAID PRIOR TO PRE-CONSTRUCTION MEETING*:

	Percentage of Construction	Construction Cost	Final Assurance Amount
Sanitary Sewer Inspection Fee	2.5%	$1,000,000.00	$25,000.00
Storm Drainage Inspection Fee	2.5%	$1,000,000.00	$25,000.00
Streets & Sidewalks Inspection Fee	2.5%	$1,000,000.00	$25,000.00
Payment to the City			**$75,000.00**

The final construction amount is $***INSERT DOLLAR AMOUNT***, and the final assurance amount is $***INSERT DOLLAR AMOUNT*** (the "Final Assurance Amount").

RECOMMENDED:

_____

Jerry Palady, P. E. Date
Director of Engineering

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3.00 Miscellaneous Improvements

3.10 Drainage Operation and Maintenance Plan

The developer will provide the City with a Drainage Operation and Maintenance Plan (plan) in accordance with the Stormwater and Drainage Manual. The plan shall provide detailed information regarding the obligation of responsible parties for any drainage system, stormwater system, or other improvement which will not be dedicated to the City as part of this agreement. Proof of payment to the surety and that all other obligations of the developer or contractor have been met in order for the bonds to be binding upon the surety.

3.10 Sidewalks

The Developer shall be responsible for installing sidewalks along right-of-ways on open space lots and other lots that will not contain single family residential units within ***INSERT DEVELOPMENT NAME*** as shown on the approved Public Improvement Plans, as required by the Master Transportation Plan, and as approved by the Regulating Plan by the City on ***INSERT DATE.*** All sidewalks shall be in compliance with the City's Master Transportation Plan, and conform to the City of Bastrop Standard Construction Details. * ***INSERT LANGUAGE AS NEEDED, Ex:*** *The Developer shall also be responsible for installing a ten-foot (10') trail within the dedicated open space along the eastern property boundary that extends from the southern boundary along Agnes St., to the northern boundary along HWY 71 West.*

3.20 Screening Wall, Landscaping, and Irrigation

The Developer shall be responsible for installing screening walls, retaining walls,

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landscaping, and irrigation in accordance with the approved Public Improvement Plans, landscape plans approved on ***INSERT DATE***, and Regulating Plan as approved by the City on ***INSERT DATE***.

3.30 Street Lights and Street Name and Regulatory Signs

The Developer is responsible for the initial installation and maintenance of all street lights. Street name and regulatory signs shall be installed by the Developer at the Developer's expense at locations specified by the City's Director of Public Works per the signage regulations on ***INSERT CONTROLLING DOCUMENT*** of the City of Bastrop Standard Construction Details. The signs shall conform to The State of Texas Manual on Uniform Traffic Control Devices and City requirements, including but not limited to, exact placement, sign height and block numbers. The City shall not be responsible or obligated to maintain and/or replace any non-standard street light poles, sign poles, street name signs or regulatory signs. Installation shall be completed prior to the acceptance of the subdivision.

FEES TO BE PAID UPON EXECUTION OF THE DEVELOPER AGREEMENT:

WOULD REQUIRE AN ORDINANCE AMENDMENT

	Quantity	Unit Cost	Participation Payment to the City
Power for Streetlights	25	$25.00 per pole per month for 24 months	$15,000.00
Payment to the City			**$15,000.00**

RECOMMENDED:

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_____

Trey Job Date
Managing Director of Public Works & Leisure Services

3.50 Land Dedication

The Developer shall dedicate to the City the area shown as public open space on the ***INSERT PLAN NAME*** attached to Ordinance 201***X-XX*** (the "Public Open Space"), including, but not limited to, the ***INSERT DESCRIPTION*** parcel identified on the Parcel Plan attached to Ordinance 201***X-XX***. A private home owners association or property owners association shall maintain the Public Open Space. ****INSERT LANGUAGE AS NEEDED, Ex.*** *This dedication shall be credited to the Developer in the amount of $75,000.00. In no case shall the amount of dedicated open space to the City be less than 1.50 acres.*

The following table identifies the Park Development Fees due by the Developer for this project at the time of single family building permit issuance, subject to a credit reduction as described above in this Section 3.50:

Number of Lots	Fee Per Lot	Total Amount of Park Development Fees Owed (Subject to Credits)
10	$500.00	$5,000.00

The above open space dedications and fees in lieu of shall fully satisfy all City requirements for dedication of park land or payment of fees in lieu of dedication.

OR

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The following table identifies the Park Land Dedication by the final plat:

Lots	Blocks	Acres
1	A	7.0046
1	C	30.4158

RECOMMENDED:

_____

Matthew Jones Date
Director of Planning and Development

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3.60 Impact Fees

Water Impact Fees and Wastewater Impact Fees as set forth by City ordinances will be assessed at the time of final plat recording and shall be paid by the builder, property owner or developer at the time of Building Permit issuance for each individual lot within ***DEVELOPMENT NAME*** and shall be based on the Water and Wastewater Impact Fee for Service as set forth in the City of Bastrop Impact Fee Ordinance that is in effect as of the final plat recording date.

IMPACT FEES TO BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE:

	Lots	Fee per Lot	Final Assessment Amount
Waste Water Impact Fee	10	$5,020.00	$50,200.00
Water Impact Fee	10	$1,785.00	$17,850.00
Total Impact Fees To Be Collected			**$68,050.00**

RECOMMENDED:

Trey Job Date
Managing Director of Public Works & Leisure Services

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4.00 Miscellaneous Provisions

4.10 Bonds

The Developer agrees to require the contractor(s) to furnish the City with a payment and performance bond if the contract cost exceeds $25,000.00. The payment and performance bonds shall be submitted prior to the City issuing the Notice to Proceed.

The Developer agrees to require the contractor(s) to furnish the City with a two (2) year maintenance bond in the name of the City, subject to City approval for one hundred twenty-five percent (125%) of the contract price of the residential streets, sanitary sewer, and underground stormwater drainage facilities improvements. The maintenance bond(s) shall be submitted and approved prior to the final acceptance of the improvements.

The developer will provide the City with proof of payment to the surety and that all other obligations of the developer or contractor have been met in order for the bonds to be binding upon the surety.

4.20 Public Liability

The Developer shall further require the contractor(s) to secure Public Liability Insurance. The amount of Insurance required shall include Public Liability, Bodily Injury and Property Damage of not less than $100,000 one person, $300,000 one accident and $100,000 property damage. The minimum requirements for automobile and truck public liability, bodily injury and property damage shall also include not less than $100,000 one person, $300,000 one accident, and $100,000 property damage.

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The Contractor shall provide Worker's Compensation Insurance in accordance with the most recent Texas Workers' Compensation Commission's rules.

4.30 General Indemnity Provisions

The Developer shall waive all claims, fully release, indemnify, defend and hold harmless the City and all of its officials, officers, agents, consultants, employees and invitees in both their public and private capacities, from any and all liability, claims, suits, demands or causes of action, including all expenses of litigation and/or settlement which may arise by injury to property or person occasioned by error, omission, intentional or negligent act of Developer, its officers, agents, consultants, employees, invitees, or other person, arising out of or in connection with the Agreement, or on or about the property, and Developer will, at its own cost and expense, defend and protect the City and all of its officials, officers, agents, consultants, employees and invitees in both their public and private capacities, from any and all such claims and demands. Also, Developer agrees to and shall indemnify, defend and hold harmless the City and all of its officials, officers, agents, consultants, employees and invitees in both their public and private capacities, from and against any and all claims, losses, damages, causes of action, suit and liability of every kind, including all expenses of litigation, court costs and attorney fees for injury to or death of any person or for any damage to any property arising out of or in connection with this Agreement or any and all activity or use pursuant to the Agreement, or on or about the property. This indemnity shall apply whether

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the claims, suits, losses, damages, causes of action or liability arise in whole or in part from the intentional acts or negligence of developer or any of its officers, officials, agents, consultants, employees or invitees, whether said negligence is contractual, comparative negligence, concurrent negligence, gross negligence or any other form of negligence. The City shall be responsible only for the City's sole negligence. Provided, however, that nothing contained in this Agreement shall waive the City's defenses or immunities under Section 101.001 et seq. of the Texas Civil Practice and Remedies Code or other applicable statutory or common law. Notwithstanding anything to the contrary in this section, the Developer shall not be required to indemnify the City in the event the claims, suits, losses, damages, causes of action or liability arise in whole or in part as a result of the City's breach of this agreement or a separate agreement pertaining to the property governed by this agreement.

4.31 Indemnity Against Design Defects

Approval of the City Engineer or other City employee, official, consultant, employee, or officer of any plans, designs or specifications submitted by the Developer under this Agreement shall not constitute or be deemed to be a release of the responsibility and liability of the Developer, its engineer, contractors, employees, officers, or agents for the accuracy and competency of their design and specifications. Such approval shall not be deemed to be an assumption of such responsibility or liability by the City for any defect in the design and specifications prepared by the consulting engineer, his officers, agents, servants,

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or employees, it being the intent of the parties that approval by the City Engineer or other City employee, official, consultant, or officer signifies the City's approval of only the general design concept of the improvements to be constructed. In this connection, the Developer shall indemnify and hold harmless the City, its officials, officers, agents, servants and employees, from any loss, damage, liability or expense on account of damage to property and injuries, including death, to any and all persons which may arise out of any defect, deficiency or negligence of the engineer's designs and specifications incorporated into any improvements constructed in accordance therewith, and the Developer shall defend at his own expense any suits or other proceedings brought against the City, its officials, officers, agents, servants or employees, or any of them, on account thereof, to pay all expenses and satisfy all judgments which may be incurred by or rendered against them, collectively or individually, personally or in their official capacity, in connection herewith. Notwithstanding anything to the contrary in this section, the Developer shall not be required to indemnify the City in the event the claims, suits, losses, damages, causes of action or liability arise in whole or in part as a result of the City's breach of this agreement or a separate agreement pertaining to the property governed by this agreement.

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4.32 Approval of Plans

The Developer and City agree that the approval of plans and specifications by the City shall not be construed as representing or implying that improvements built in accordance therewith shall be free of defects. Any such approvals shall in no event be construed as representing or guaranteeing that any improvement built in accordance therewith will be designed or built in a good and workmanlike manner.

Neither the City nor its elected officials, officers, employees, contractors and/or agents shall be responsible or liable in damages or otherwise to anyone submitting plans and specifications for approval by the City for any defects in any plans or specifications submitted, revised, or approved, in the loss or damages to any person arising out of approval or disapproval or failure to approve or disapprove any plans or specifications, for any loss or damage arising from the non-compliance of such plans or specifications with any governmental ordinance or regulation, nor any defects in construction undertaken pursuant to such plans and specifications.

4.33 Venue

Venue of any action brought hereunder shall be in Bastrop, Bastrop County, Texas.

4.40 Release of Building Permits

The Developer may request, and the Director of Planning and Development may approve, the release of up to ten percent (10%) of the total building permits for the lots listed on pg. 1 of this agreement upon completion of the public streets, to include street lights, and final acceptance of the sanitary sewer and underground stormwater drainage facilities that are not deemed private. Building permits for all lots will be released upon final acceptance of all public and private infrastructure improvements, park and trail construction, screening walls, retaining walls, landscaping, irrigation, and tree mitigation in accordance with the Public Improvement Plans that were approved by the City on ***INSERT APPROVAL DATE.***

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4.50 Dedication of Infrastructure Improvements

Upon final acceptance of ***INSERT DEVELOPMENT NAME,*** the public streets, sanitary sewer, and underground stormwater drainage facilities shall become the property of the City.

4.60 Assignment

This agreement, any part hereof, or any interest herein shall not be assigned by the Developer without written consent of the City Manager, said consent shall not be unreasonably withheld, and it is further agreed that such written consent will not be granted for the assignment, transfer, pledge and/or conveyance of any refunds due or to be come due to the Developer except that such assignment, transfer, pledge and/or conveyance shall be for the full amount of the total of all such refunds due or to become due hereunder nor shall assignment release assignor or assignee from any and all Development assurances and responsibilities set forth herein.

4.70 Conflicts

In the event of a conflict between this agreement and that certain Development Agreement between the City of Bastrop and ***INSERT DEVELOPER NAME*** effective ***INSERT DATE*** (the "Development Agreement"), the Development Agreement shall control. In the event of a conflict between this agreement and that certain ***MUD, PID, 380*** agreement between the City of Bastrop and ***INSERT DEVELOPER NAME*** effective ***INSERT DATE*** (the "***MUD,PID,380*** Reimbursement Agreement"), the ***PID, MUD, 380*** Reimbursement Agreement shall control. Nothing in this agreement shall be construed as amending the Development

DRAFT

Agreement or the PID Reimbursement Agreement.

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IN TESTIMONY WHEREOF, the City of Bastrop has caused this instrument to be executed in duplicate in its name and on its behalf by its City Manager, attested by its City Secretary, with the corporate seal of the City affixed, and said Developer has executed this instrument in duplicate, at the City of Bastrop, Texas this the **XX** day of **XXXXXXXXX**, **20__**.

INSERT DEVELOPMENT NAME **City of Bastrop, Texas**

_____ _____

Developer Name
Company Name

Lynda Humble
City Manager

ATTEST:

_____ _____

Ann Franklin
City Secretary

Date

APPROVED AS TO FORM AND LEGALITY:

_____ _____

Alan Bojorquez
City Attorney

Date

Distribution of Originals: Developer
City Secretary
Planning and Development Department

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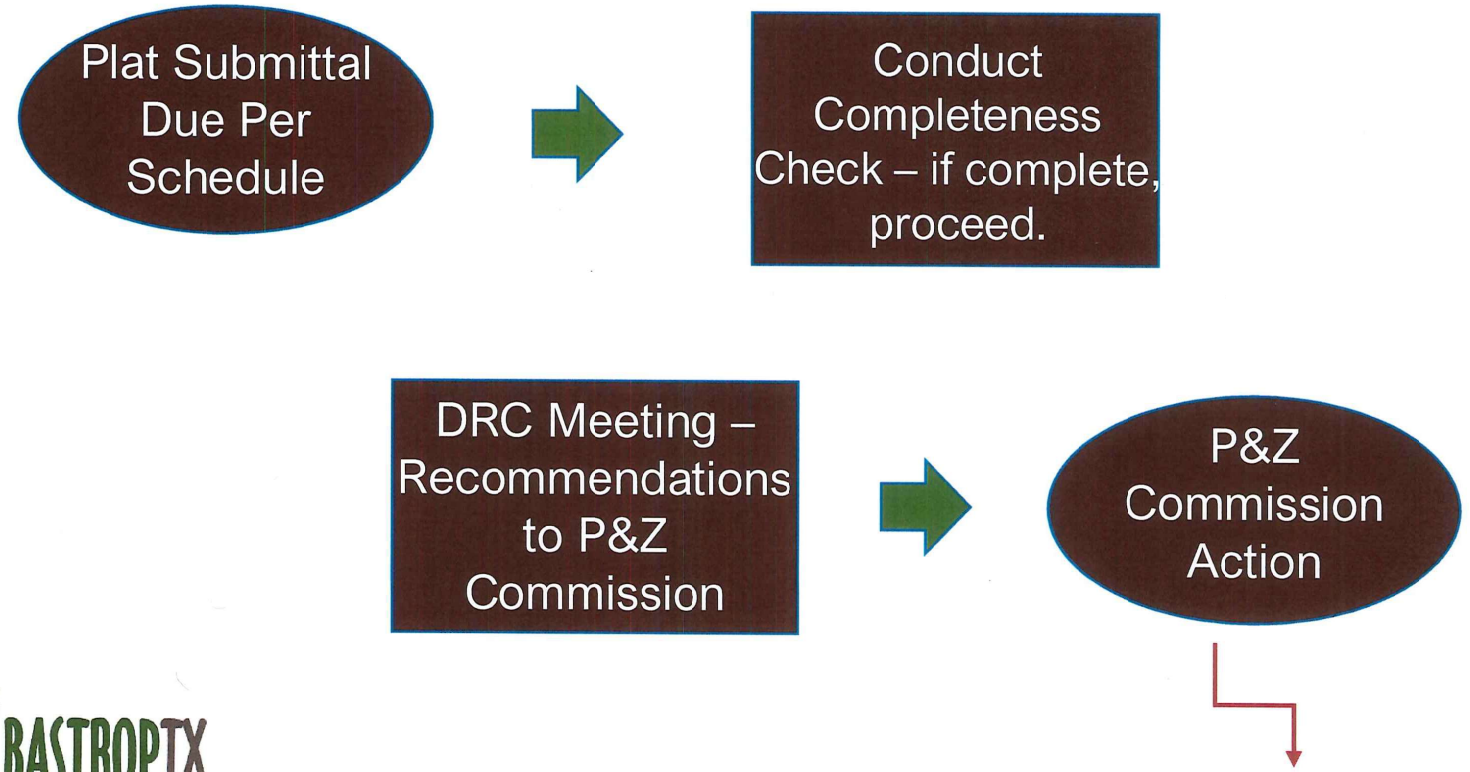
Final Plat Process

Proposed Process Overview – Final Plat Process

Once P&Z Commission Approves Final Plat – Infrastructure is Deemed Accepted by City



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P & Z Commission Action MUST occur within 30 days of acceptance or deemed APPROVED.

City of Bastrop, TX Development Process

Process – Final Plat

All requirements MUST be met:

- Preliminary Plat must be valid.
- All public infrastructure must be built.
- Letter of Concurrence issued by City Engineer.

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Platting Process – Final Plat

(Submission Process – 30 Approval Process Required by HB 3167)

Final Plat Submittal	Review for Completeness Check	Planning & Zoning Commission Consideration
• Once all of the required steps are met, a completed Final Plat application can be submitted according to the Plat & Site Plan Schedule Uniform Submittal Dates.	• Review for Administrative Compliance. • If complete, goes onto P&Z Commission agenda. • If incomplete, submittal is rejected.	• Municipal authority for Plat approval. • If all standards are met, must approve within 30 days or deemed approved. • If disapprove, must give written reason.

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Once Planning & Zoning Commission approves the Final Plat, the infrastructure is deemed accepted by the City of Bastrop.

Site Plan Process

EXHIBIT A

2019 – 2020 Plat & Site Plan Schedule of Uniform Submittal Dates

Plat Submissions will only be accepted on these dates between 8:00 a.m. - 12:00 p.m.	All Submissions shall be reviewed for completeness and must be deemed administratively complete to be considered filed.	Due Date for Public Notice Notification in the Bastrop Advertiser, if Public Hearing is Required.	Responses to Approval with Conditions will only be accepted on these dates between 8:00 a.m. – 3:00 p.m. for Inclusion on Planning & Zoning Commission Meeting Agenda or Administrative Review in the same month. (15 Day Review Requirement or Deemed Approved)	DRC Committee Review – Staff Recommendation to Approve, Approve with Conditions or Disapprove	Planning & Zoning Commission Packet Published	Planning & Zoning Commission Meeting Date / Administrative Decision for Amending Plats & Replats not requiring Public Hearing.
9/3/2019	9/3/2019	9/3/2019	9/13/2019	9/19/2019	9/20/2019	9/26/2019
10/7/2019	10/8/2019	10/8/2019	10/18/2019	10/24/2019	10/25/2019	10/31/2019
10/28/2019	10/29/2019	10/29/2019	11/08/2019	11/14/2019	11/15/2019	11/21/2019
11/25/2019	11/26/2019	11/26/2019	12/06/2019	12/12/2019	12/13/2019	12/19/2019
1/06/2020	1/7/2020	1/7/2020	1/17/2020	1/23/2020	1/24/2020	1/30/2020
2/3/2020	2/4/2020	2/4/2020	2/14/2020	2/20/2020	2/21/2020	2/27/2020
3/3/2020	3/3/2020	3/3/2020	3/13/2020	3/19/2020	3/20/2020	3/26/2020
4/6/2020	4/7/2020	4/7/2020	4/17/2020	4/23/2020	4/24/2020	4/30/2020
5/4/2020	5/5/2020	5/5/2020	5/15/2020	5/21/2020	5/22/2020	5/28/2020
6/1/2020	6/2/2020	6/2/2020	6/12/2020	6/18/2020	6/19/2020	6/25/2020
7/6/2020	7/7/2020	7/7/2020	7/17/2020	7/23/2020	7/24/2020	7/30/2020
8/3/2020	8/4/2020	8/4/2020	8/14/2020	8/20/2020	8/21/2020	8/27/2020
8/31/2020	9/1/2020	9/1/2020	9/11/2020	9/17/2020	9/18/2020	9/24/2020
10/5/2020	10/6/2020	10/6/2020	10/16/2020	10/22/2020	10/23/2020	10/29/2020
10/26/2020	10/27/2020	10/27/2020	11/6/2020	11/12/2020	11/13/2020	11/19/2020
11/23/2020	11/24/2020	11/24/2020	12/4/2020	12/10/2020	12/11/2020	12/17/2020

*Adopted by City Council on August 27, 2019 – Ordinance 2019-32

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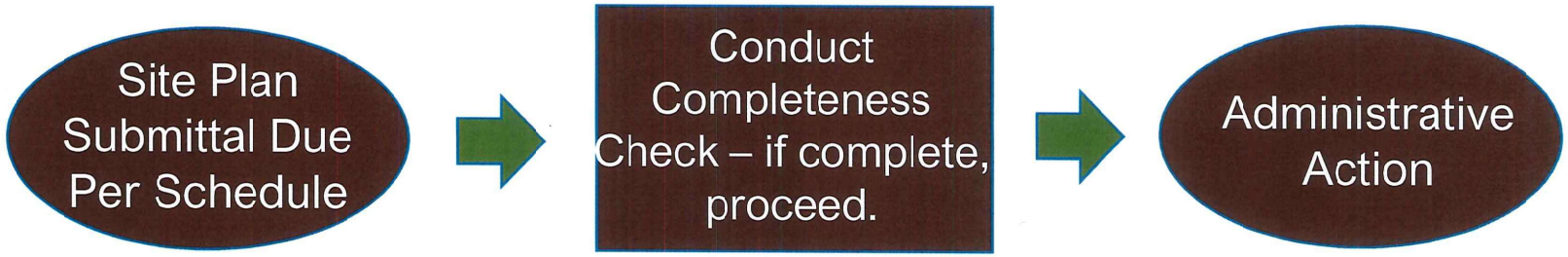
Est. 1832

Plat & Site Plan Schedule of Uniform Submittal Dates – 2019/2020

Proposed Process Overview – Site Plan Process



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Process – Site Plan

Site Plan – Step 1

- Property must be appropriately zoned.
- Property must be platted, unless it is a lot of record.
- All public improvements must be constructed and accepted, if required.
- NOTE: ONLY MULTI-FAMILY AND COMMERCIAL DEVELOPMENTS REQUIRE A SITE PLAN.

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Process – Site Plan

(Submission Process – 30 Approval Process Required by HB 3167)

Final Plat Submittal	Review for Completeness Check	Director of Planning & Development – Administrative Review
• Once all of the required steps are met, a completed Site Plan application can be submitted according to the Plat & Site Plan Schedule Uniform Submittal Dates.	• Review for Administrative Compliance. • If complete, goes onto Development Review Committee agenda. • If incomplete, submittal is rejected.	• Technical details that must meet City Council approved standards. • Must take action within 30 days or deemed approved. • If disapprove, must give written reason.

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Site Development Plan Checklist

City of Bastrop, TX Development Process

City of Bastrop, Texas
Site Development Plan Checklist

Planning Department • 1311 Chestnut Street • 512-332-8840

APPLICANT:			OFFICIAL USE ONLY	
Included in Submittal		**Bastrop Code of Ordinances, Chapter 14 – Zoning, Exhibit A – Zoning Ordinance, Section 42.1 – Site Development Plan requires:**	Meets Standard	Does Not Meet Standard
		42.1.E – Site Development Plan Submittal Requirements		
	1	Completed and signed Application		
	2	Agent Authorization Form if Applicant is not the Property Owner		
	3	Location map highlighting the subject property in context of the surrounding area		
	4	Copy of deed showing current ownership		
	5	Copy of current statement of account showing taxes have been paid		
	6	Six (6) paper copies of the Site Development Plan with all Required Details listed in the section below. Plans shall be on 24" x 36" sheets collated and folded into 8 ½" x 11"		
	7	Copy of the Approved Final Drainage Plan – attached to the plan sheets		
		Copy of the Approved Final Utility Plan – attached to the plan sheets		
	8	Paper copy of a Bastrop Fire Dept. (BFD) witnessed fire hydrant flow test report that is less than 1 year old (IFC 507.1 and 507.4)		
	9	Digital Submittal – Labeled CD/DVD or flash drive PDF 1 – Combined Application and Checklist Items PDF2 – Combined plan sheets for Required Details		
	10	Site Development Plan filing fee		
	11	Two (2) copies of TIA when required		
	12	Three (3) copies of a letter outlining Planned Development Requirements and how those requirements are addressed on the Site Development Plan when required		
	13	If any required fire code requirements cross into a property other than the owners, a joint-use access agreement or unified development agreement shall be provided and recorded		
	14	For projects involving an Alternative Method of Compliance (AMoC); documentation showing that an alternate method has been approved per IFC 104.8 and 104.9.		

When is it time to move from the Development Process to Building Permitting?

Proposed Process Overview – Building Permits

At this point in the process:

Property is appropriately zoned. ✔ → Property has an approved Final Plat. ✔ → Infrastructure has been accepted by the City. ✔

→ Site Plan is approved. ✔ → Development Process is complete. Property is ready for "vertical" construction.

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STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM:** 12M

TITLE:
Consider action to approve the second reading of Ordinance No. 2019-35 of the City Council of the City of Bastrop, Texas adopting Construction Standards Technical Manual dated January 2012, amending Chapter 1 – Section II References, Abbreviations, and Definitions and adding Street Sign Standard, as attached in Exhibit A; and providing for findings of fact, adoption, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

STAFF REPRESENTATIVE:
Lynda K. Humble, City Manager
Trey Job, Managing Director of Public Works & Leisure Services
Matt Jones, Director of Planning & Development
Alan Bojorquez, City Attorney

BACKGROUND/HISTORY:
House Bill 3167 of the 86th Session of the Texas Legislature requires that a subdivision Construction plan be approved within 30 days. The attached Construction Technical Manual provides the technical specification referencing the City's current Stormwater Drainage Design Manual, adopted in May, the City of Bastrop Construction Standards latest revision from January of 2012, adds the new street sign specifications, and adds a few new definitions.

POLICY EXPLANATION:
It has been the policy of this City Council to ensure that any development that takes place in the City of Bastrop meets the envisioned community purpose to be geographically sensitive, fiscally sustainable and authentic to ensure development complies with the long term goals of the community. The manual's standards are in compliance with City of Bastrop codes, state law, and engineering best practices, and the right amount of local input and amendments to include items such as:

a. Design Standards & Policies
b. Development Procedures
c. Construction Document Standards
d. Land Divisions
e. Public Improvement Construction Plans (Pips) & The Public Realm Requirements
f. Street Cross-Sections
g. Construction Standard Details
h. Newly Approved Drainage Standards
i. New Street Sign Standards

FUNDING SOURCE: N/A

RECOMMENDATION:
Consider action to approve the second reading of Ordinance No. 2019-35 of the City Council of the City of Bastrop, Texas adopting Construction Standards Technical Manual dated January 2012, amending Chapter 1 – Section II References, Abbreviations, and Definitions and adding Street Sign Standard, as attached in Exhibit A; and providing for findings of fact, adoption, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

ATTACHMENTS:
- Ordinance
- Exhibit A – Revised Construction Standards Technical Manual

ORDINANCE 2019-35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS ADOPTING CONSTRUCTION STANDARDS TECHNICAL MANUAL DATED JANUARY 2012, AMENDING CHAPTER 1 – SECTION II REFERENCES, ABBREVIATIONS, AND DEFINITIONS AND ADDING STREET SIGN STANDARD, AS ATTACHED IN EXHIBIT A; AND PROVIDING FOR FINDINGS OF FACT, ADOPTION, ENFORCEMENT, A REPEALER, AND SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, House Bill 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and/or Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction; and

WHEREAS, Texas Local Government Code Chapter 212, Subchapter A. Regulation of Subdivisions, Section 212.002. Rules grants authority to a governing body of a municipality, after conducting a public hearing on the matter, to 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; and

WHEREAS, City Council adopts a Construction Standards Technical Manual dated January 2012, adding Street Sign Standard and amending Definitions.

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

SECTION 1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

SECTION 2. ADOPTION

The City Council hereby adopts the Construction Standards Technical Manual dated January 2012, adding Street Sign Standard and amending Definitions, as attached in Exhibit A.

SECTION 3. REPEALER

In the case of any conflict between other provisions of this Ordinance and any existing Ordinance of the City, the provisions of this Ordinance will control.

SECTION 4. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

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SECTION 5. ENFORCEMENT

The City shall have the power to administer and enforce the provisions of this ordinance as may be required by governing law. Any person violating any provision of this ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations, and such violation is hereby declared to be a nuisance.

Nothing in this ordinance shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this ordinance and to seek remedies as allowed by law and/or equity.

SECTION 6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

SECTION 7. OPEN MEETINGS

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

READ & ACKNOWLEDGED on First Reading on the 14th day of August 2019.

READ & APPROVED on the Second Reading on the 27th day of August 2019.

APPROVED:

by _____
Connie B. Schroeder, Mayor

ATTEST:

_____
Ann Franklin, City Secretary

APPROVED AS TO FORM:

_____
Alan Bojorquez, City Attorney

DRAFT

City of Bastrop Construction Standards Manual

Effective Date: May 2011
Revised January 2012
Revised August 27, 2019

Planning & Development Department
1311 Chestnut Street
Bastrop, Texas 78602
(512) 332-8840

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CHAPTER 1 - GENERAL PROVISIONS, REFERENCES, ABBREVIATIONS AND DEFINITIONS

I. SCOPE AND EFFECTIVE DATES

The criteria, requirements, limitations and specifications included in these Standards shall govern, from the effective date hereinafter set out, all development or improvement of subdivided areas and other water, wastewater, paving and drainage within the City of Bastrop, Bastrop County, Texas and, to the extent legally permitted, in the extraterritorial jurisdiction of the City of Bastrop.

These Standards shall apply to any water, wastewater, paving or drainage improvements within the City of Bastrop which have not been approved by the City prior to the effective date of these Standards, May 24, 2011.

II. REFERENCES, ABBREVIATIONS, AND DEFINITIONS

Abbreviations, initials, and definitions customarily used in reference to real estate, subdivisions development, engineering and construction standards and specifications, and in some cases used in other Standards, may be used in applications, filings, specifications and other documents and correspondence pertaining to subdivisions within the City of Bastrop, Bastrop within the City of Bastrop, Bastrop County, Texas and, to the extent applicable, to the subdivisions within the extraterritorial jurisdiction of the City, provided, however, no such variance with those set out in this Chapter.

A. Reference to Parties

As to references to individuals, officials, or entities, who or which may be involved in owning, preparing, developing, sponsoring or otherwise involved in a subdivision, the following definitions apply:

1. City - City of Bastrop, Bastrop County, Texas
2. City's Representative - An individual holding the authority, either by virtue of official position or by virtue of written authorization to give or withhold approval on behalf of the City.
3. Contractor - The person or firm engaged by the owner or Developer of a subdivision to construct water lines, sewer lines, streets, culverts, curbs, sidewalks, and similar facilities in a subdivision.
4. Design Engineer - The engineer or engineering firm who or which, on behalf of the owner or the Developer, prepares the plans and engineering specifications for a subdivision or a subdivision proposal.
5. Developer - The individual or firm, being the owner, or operating on behalf of the owner, of land being subdivided or being proposed for subdivision.
6. Engineer - The engineer or engineering firm designated and authorized by the City to review, inspect, and to approve or withhold approval of aspects of a subdivision or a proposal for a subdivision.

B. References to Organizations

Initials used to designate agencies of government, technical or trade associations, and similar entities are as follows:

1. AASHTO - American Association of State Highway and Transportation Officials

2. ASTM - American Society for Testing Materials
3. AWWA - American Water Works Association
4. NSF - National Sanitation Foundation
5. TxDOT - Texas Department of Transportation
6. TCEQ – Texas Commission on Environmental Quality
7. TXMUTCD – Texas Manual on Uniform Traffic Control

C. Abbreviations as to Specifications

Abbreviations to represent particular designs, qualities, quantities, or materials or components in specification requirements, limits, or standards are acceptable and used as follows:

1. CC – Compound curvature
2. CI - cast iron
3. DI - ductile iron
4. DR - Dimension Ratio
5. CMP - corrugated metal pipe
6. ppm - parts per million
7. PC - point of curve
8. PRC – Point of reverse curature
9. psi - pounds per square inch
10. PS - pipe stiffness
11. PT - point of tangency
12. PVC - polyvinyl chloride
13. RCP - reinforced concrete pipe
14. SDR - standard dimension ratio

D. Definitions

Words with very specific meanings in reference to subdivisions, plans, specifications, etc., are:

1. Bid Schedules - Refers to a listing and description of kinds work required for project construction, with unit prices for the various tasks performed.
2. Detail Sheet(s) - Engineering drawings included with these Standards which show typical construction details for water lines, sewer lines, streets and drainage.
3. Manning's Formula - $V = \frac{1.486}{n} R^{2/3} S^{1/2}$

   where

   V = velocity in feet per second

   n = roughness coefficient

   R = hydraulic radius

   S = slope of hydraulic grade line
4. Plans - Refers to the Public Improvement Construction Plans submitted by the Developer or the Design Engineer in support of a subdivision request and/or as approved by the City.
5. Specifications - Refers to (i) the specifications submitted by the Developer or the Design Engineer in support of a subdivision request or as approved by the City, or (ii) the

specifications which are included in these Standards.

III. TRENCH SAFETY SYSTEM

This section covers the design and use of devices required to be placed in open trenches over five feet deep to protect the safety of workers. For the purposes of this section, a trench shall include any excavation of material that a worker or inspector is required to be inside. An excavated hole for a manhole is classified as a trench for the purpose of this section. The Contractor shall include in his bid the trench safety method specified below and called for in the bid schedule. The Contractor is also responsible for meeting all trench safety requirements of the U. S. Department of Labor Occupational Safety and Health Administration (OSHA) regulations as contained in Subpart P Part 1926 of the Code of Federal Regulations (CFR).

1. Trench Safety System

   System for insuring safe working conditions in trenches shall be one of the follow types, dependent on depth; sloping the sides of the excavation, trench box or an alternate system submitted by the Contractor. Trench depth is the depth from natural ground to the bottom of the excavation, i.e. below the initial embedment material. Alternates proposed by the Contractor to the system described below shall be designed and certified by a Texas Registered Professional Engineer.

   For all trench depths over 5 feet but not more than 10 feet deep, either a trench box for the entire height of the trench may be used or a vertical walled sub-trench no more than four feet high may be excavated and the trench above four feet shall be sloped, a slope which meets the OSHA regulations, dependent on soil type.

   For all trench depths over 10 feet deep, a trench box or other approved trench safety system shall be used. The trench box shall extend to the surface of natural ground, or a minimum of 8 feet above the bottom of the trench, provided that the trench above the trench box is benched as described above.

2. Trench Box

   The trench box shall be placed and moved so that the pipe joints and bedding are not disturbed. The trench box may be placed up to two feet above the initial embedment material to avoid disturbing the bedding. Any voids left in the embedment material by trench box movement removal shall be carefully filled with granular material which is adequately compacted. Removal of the trench box shall only be done when backfilling proceeds and removal shall be done in a manner that does not relax trench support.

   Prior to installation of pipe in any trench that is 5'-0" deep for which a trench box is required, the Contractor shall submit to the Engineer information demonstrating the adequacy of the trench box proposed to be used.

   The Contractor shall allow ten days for the acceptance of this submittal by the Engineer.

   The submittal shall include a general description of the trench box or boxes with dimensions and capacities and in what manner that they will be used. The information shall include the rating of the trench box in pounds per square foot of lateral earth pressure which the box can resist and the depth at which the box can be used. The rating information shall have been prepared by a Registered Professional Engineer licensed in the State of Texas.

CHAPTER 2 - WATER DISTRIBUTION SYSTEM STANDARDS

I. GENERAL DESIGN REQUIREMENTS

A. Incorporations by Reference

All water line connections shall be in general compliance with the following ordinance, rules, regulations and standards.

- Rules and Regulations for Public Water System, TCEQ, latest edition.
- Key Rate Grading Standards of the Texas Commission on Fire Protection, latest edition.
- Subdivision Ordinance of the City of Bastrop, or the latest revision thereto.

B. Design Requirements

The design of water lines within the City of Bastrop shall also comply with the following general requirements:

1. Minimum Pressure. Water lines serving residential areas shall be sized to provide a minimum dynamic pressure of 40 pounds per square inch at an instantaneous demand of 3.5 gallons per minute per connection.
2. Minimum Diameter. Except for service lines, all mains shall have a diameter of not less than 6 inches. Dead-end lines shall not exceed 1800 feet in length.
3. Gate Valves. Gate valves shall be provided on all water mains so that repairs can be made without inactivating more than 500 feet of water mains in commercial and industrial areas or more than 800 feet in residential areas.
4. Water Mains. All water mains must extend to the most distant boundary of the proposed subdivision. A valve, plug, and concrete block shall be provided on the end of each said main such that an extension of the main can be made without removing the main from service.
5. Service Lines. All service lines shall be extended to the lot lines.
6. Fire Hydrants.

   Fire hydrant spacing shall not exceed 300 feet in non-residential areas and shall not exceed 500 feet in residential areas.

   Fire hydrant distance from structures shall be in accordance with the current International Fire Code.
7. Meters. The City of Bastrop will tap, furnish and install the meter.

II. MATERIALS FOR WATER DISTRIBUTION SYSTEMS

A. General.

All pipe used in distribution systems shall be rated for a minimum of 150 psi, shall display the appropriate AWWA specification stamp, and shall display the National Sanitation Foundation (NSF) stamp. All pipe 4" and larger shall be either PVC C-900, or ductile iron (DI), as detailed below. All pipe fittings shall be either cast iron or ductile iron.

B. Polyvinyl Chloride Pipe (PVC)

All 4" and larger PVC pipe shall conform to AWWA Specification C 900, DR 18, Class 150 or DR 14, Class 200. Where smaller service lines are permitted, PVC SDR 21 pipe shall be used. Cast iron or ductile iron fittings shall be used with PVC pipe 6 inch diameter and larger as specified below.

C. Cast Iron Pipe and Fittings

1. Cast Iron Pipe. Cast iron pipe and fittings shall conform to the current AWWA specification C 108. Cast iron pipe shall be lined with cement mortar and coated with a bituminous coating.
2. Iron Fittings. All fittings for ductile iron and PVC pipe shall conform to the current AWWA specification C 110 or C 153. Mechanical joints shall be used for all underground fittings and shall be lined with cement mortar and outside coated as per the AWWA specification.

D. Ductile Iron Pipe

Ductile iron pipe shall meet the requirements of the latest revision of AWWA Specification C 151 and shall be Pressure Class 350.

E. Fire Hydrants

1. General. Fire hydrants shall conform to AWWA Specification C 502 and shall have one 4-1/2 inch pumper connection and two 2-1/2 inch hose connections. Threads of hose connections shall be National Standard Threads.
2. Operating Nut. The operating nut shall be designed to prevent the seepage of rain or sleet into the top of the bonnet.
3. Bonnet. The bonnet or hydrant top shall be free-draining, easily replaceable without shutting off the hydrant from the water main, and shall contain means of automatically lubricating all operating threads.
4. Breakaway Design. The hydrant shall be of such design that the entire top barrel may be broken away as by traffic collision without causing leakage, and the broken hydrant shall be repairable without any excavation. The breakaway flange shall be at least 3 inches or no more than 8 inches above finished grade.
5. Main Valve. The main valve shall be compression closed with a 5-1/4 inch valve seat and the pipe connection shall be a 6 inch mechanical joint.
6. Type. Hydrants shall be Mueller Centurion or equal.

F. Gate Valves

1. General. Gate valves shall be resilient seat or resilient wedge, type valves. Valves shall be iron body, bronze mounted and designed for a minimum of 150 psi working pressure conforming to AWWA Specifications C-509.
2. Underground Installations. For underground installations non-rising stem valves with square operating nuts shall be used.
3. Direction of Opening. Direction of opening shall be counter clockwise.
4. Type. Valves shall be Mueller or equal.

G. Gate Valve Boxes

Valve boxes shall be the two piece sliding type, adjustable by sliding the upper section over the lower section. Flanges on both sections shall serve to locate the upper section and hold it in place. Boxes shall be cast iron and shall have a cover designed for easy removal for access to the valve operating nut, and shall be marked "water" for ready identification.

H. Service Connections

Water service shall be provided to each separate tract or lot. Residential and commercial service connections shall include the following items for the service categories as listed below. 1. Double Service (long side).

1-1/2" saddle, Smith-Blair #313 or equal
1-1/2" corporation stop, Mueller or equal
1-1/2" Polyethylene Class 200 tubing
U-Branch, Mueller H 15362, 1"x3/4", 7-1/2"
centers with 1-1/2"x1" reducer coupling
3/4" angle stop, female fitting both
sides, iron pipe thread
Straight Coupling, 1-1/2" male
IPT x 1-1/2" PE tubing

2. Double Service (near side). All items to be the same as set out in paragraph 1. Length of 1-1/2" polyethylene tubing will be as needed.
3. Single Service (long side). All items shall be identical to that set out in paragraph 1, except that the U-branch is not required and the dimensions of the tubing and fittings may be 1 inch instead of 1-1/2 inch.
4. Single Service (near side). All items shall be the same as that required for the long side except length of the polyethylene tubing will be as needed.
5. The Specifications which are common to all service connections numbered 1 through 4 above are:
    a. Service Line. All service lines from the water main to the meter installation shall be polyethylene flexible tubing. Tubing shall be designed for not less than 200 pounds per square inch.
    b. Meter Valve. Meter valves shall be single swivel type with flared joint fitting on one end (single service) or female iron pipe thread (double service) and meter coupling nut on other end to connect to meter. Meter valves shall have wings for locking valve in the closed position. Locking holes shall be not less than 7/16 inch diameter.
    c. Meter Box. Meter boxes shall be plastic (if non-traffic area) with reading lid by a manufacturer approved by the City. In traffic areas a fiber composite box with lid with an AASHTO H-20 32 kip traffic loading.
    d. Corporation Stop. Brass stops for connecting tubing to service clamps shall be 1" (single service) or 1½ inch (double service) with male iron pipe thread inlet and flare joint outlet.

III. WATER DISTRIBUTION SYSTEM

A. Trench Excavation

The minimum trench width shall be 12 inches wider than the outside diameter of the pipe and not more than 24 inches wider than the outside diameter of the pipe.

Trench safety system shall be in accordance with Chapter 1 Section III.

B. Trench Bottom

The soil surface at the trench bottom shall be free of any protrusions which may cause point loading on any portion of the pipe or bell, and shall provide a firm, stable and uniform support for the pipe.

Where an unstable trench bottom condition is encountered, it must be stabilized prior to placing embedment material. Stabilizing shall be provided using the embedment material except that

up to 1 ½-inch size rock will be allowed.

During the course of construction, should the Contractor inadvertently over-excavate the trench more than 6 inches below the bottom of the pipe, but less than 12 inches below the bottom of the pipe, he shall fill that area of over-excavation with embedment material and compact to a density approximately equal to the native soil. The Contractor shall fill any area of over-excavation more than 12 inches below the bottom of the pipe with processed stone or processed gravel.

Ledge rock, hard pan, cobbles, boulders, or stones larger than 1½ inches shall be removed from the trench bottom to permit a minimum bedding thickness of 4 to 6 inches under pipe.

C. Bedding

1. Granular Material. Granular material is defined as a free flowing field sand or pit run sand free from lumps, large stone, clay and organic material. When wet the material shall not form mud or muck. When the pipe has a minimum of 12 inches of cover, the specified testing may be performed.
2. Bedding Requirements as to Types of Pipe.
    a. PVC Pipe. PVC pipe may not be installed without granular embedment. Embedment shall be as shown on the detail sheet and shall be not less than 12 inches over the pipe.
    b. Cast Iron and Ductile Iron Pipe. Cast iron and ductile iron pipe shall be installed on a granular bed. If the bottom of the trench is cut true and even, so that the barrel of the pipe will bear uniformly along its full length and bell holes are excavated such that bells will not rest on the bottom of the trench, the requirement for granular beddings may be deleted by the Engineer. Specified bedding material may not be required if material acceptable to the City is removed in the trenching operation.

D. Installation

Pipe shall be installed in accordance with the manufacturer's recommended procedure for each type of pipe, using trench construction and with bedding as set forth above in these Standards.

After inspection of pipe installation has been finished and approval given on any completed portion of the work, the trench may be backfilled in accordance with these Standards.

When specified by the Engineer or Design Engineer, cast iron and ductile iron pipe shall be polyethylene wrapped with a wrap of at least 8 mils thickness. The polyethylene wrap shall be at least 2 feet longer than the pipe joint to provide overlap at each juncture. Plastic tape used to join pieces of the wrap shall be 1-1/2 inches wide and 10 mils thick. The Developer, at his expense, may elect to have soil resistivity tests performed by an approved independent laboratory. If such tests determine that the soil resistivity is greater than 1500 ohms per c.c., polyethylene wrap may be deleted.

E. Backfill

1. Backfil**l** Material. Only that backfill material previously approved by the City shall be used. This backfill material may be excavated material if no stones larger than 6 inches in their largest dimension are included, and if the backfill material contains less than 25% stones. Broken concrete, rocks, bituminous pavement or other lumpy material shall not be used in backfill except when lumps are small and are dispersed in the upper section of the backfill in a manner satisfactory to the Engineer. Spongy materials or materials subject to decay shall not be used in the backfill. The top 6 inches of backfill shall be the same as the topsoil removed.

Where the pipe crosses travelways including drive entrances, the method of backfilling pipe trenches shall be as follows: The sand shall first be carefully placed on both sides of the pipe simultaneously in layers of not more than 8 inches in loose thickness, and firmly compacted by hand. Such layers shall be sprinkled lightly with water if additional moisture is required for proper compaction. This process of filling and tamping in layers shall be continued until the backfill is brought up to the level of the top of the pipe. A sufficient amount of selected material shall then be carefully placed over the top of the pipe so that, when consolidated in 6 inch lifts, the level of the select material will not be less than 12 inches above the top of the pipe. Before backfilling the remainder of the trench, the select material shall be consolidated to such an extent as to obtain 95 percent density. The remainder of the trench shall then be filled with road base material. Mechanical tamping in 8 inch maximum lifts shall be used to obtain not less than 95 percent density.

2. Backfill Methods and Testing During Backfill. When the pipe has a minimum of 12 inches of cover, the specified testing may be performed. After the pipeline section passes testing, the balance of the backfill may be added as shown on the drawings or as otherwise specified or approved by the Engineer. At ground level, the backfill shall be mounted slightly above the original ground level to allow for any subsequent settlement. Large loose stones removed by the ditching operation shall not be left on the surface along the ditch line right-of-way, but shall be removed from the project site. The top surface or slopes of all backfill shall be neatly graded off in a workman like manner.

F. Pressure Taps on Main Lines

Taps made on main lines for branch lines shall be made under pressure where required by the Director of Water and Wastewater to limit the disruption of water service. The taps shall be made by a qualified contractor, experienced in this type of work who is approved by the City.

Prior to making the tap, a submittal shall be made to the City identifying the name of the company making the tap and a clear description of the materials to be used which shall be in accordance with the following.

The tapping sleeve shall be a cast iron, mechanical joint split sleeve with longitudinal sleeve gaskets and split gaskets for the pipe. A compatible epoxy coated resilient wedge seated tapping valve conforming to AWWA C509 shall be used. Test plugs shall be provided for air pressure testing. Bolts shall be high tensile strength tee head bolts.

A fabricated steel tapping sleeve shall only be allowed at the discretion of the Director of Water and Wastewater if the branch line is 4-inches or smaller. Fabricated steel sleeves shall be epoxy coated and shall have stainless bolts.

The tapping sleeve shall be air pressure tested by the contractor who shall give the City 24 hours notice of the test prior to making the tap. The City shall observe the air test and approve the test prior to the Contractor making the tap.

IV. DISTRIBUTION SYSTEM TESTING AND DISINFECTING

A. Pressure Testing

After the pipeline section has been laid and valved off, and at least 12 inches of backfill has been placed over the top of the pipe, the pipe shall be slowly filled with water in a manner that will expel all air from the pipeline. With the line full, the test pressure shall be applied by means of a pump connected to the pipe in a manner satisfactory to the Engineer. The pump, pipe connection, and necessary apparatus shall be furnished by the Contractor. The duration of the hydrostatic test shall be a minimum of four (4) hours. The pipeline shall be tested so that the

pressure at the lowest point in the test section is at least 100%, but not greater than 120% of the pipe pressure class of the pipe, and minimum pressure at the highest point in the test section is not less than 85% of the pipe pressure class of the pipe. One gauge shall be located at the pump and the other shall be located at a remote or high point on the line.

During the test, the pipeline, fittings, valve, and hydrants shall be examined for leakage. The maximum allowable leakage for push-on joints is the number of gallons per hour as determined by the following formula:

$$L = \frac{ND(P)^{\frac{1}{2}}}{7400}$$

where: L = Allowable leakage in gallons per hour

N = Number of joints in the length of pipe tested

D = Nominal diameter of the pipe in inches

P = Average of the max. and min. pressures within the test section in psi.

If there are visible leaks or the leakage in any section exceeds these specified rates, the Contractor shall locate and repair or replace the defective joints or pipe lengths at his own expense. The testing and repairing shall continue until the leakage is less than the maximum allowable.

B. Disinfection

After each pipeline section has been satisfactorily tested, it shall be disinfected using the procedures set forth in AWWA Standard C651.

1. Flushing. The pipeline section shall be flushed prior to disinfection. Flushing shall be done through a 2 ½ inch fire hydrant opening if there is a hydrant on the end of the section, or through a tap on the end of the line which provides a 2-inch orifice. The line shall be flushed for a period of time equal to one minute for each 100 feet of line, or until the water being discharged is no longer transporting visible particles, whichever is longer.

   The flushing velocity in the main shall not be less than 2.5 feet per second as tabulated below.

Table 1: Required Flow and Openings to Flush Pipelines (40 psi Residual Pressure in Water Main)

Pipe Diameter (inches)	Flow Required (gpm)	Number of 2-inch Taps on Pipe	Number of 2 ½- inch Hydrant Outlets
4	100	--	1
6	200	--	1
8	400	1	1
10	600	2	1
12	900	2	2
16	1600	4	2

C. Chlorination

1. Continuous Feed. The Contractor shall use either the continuous feed or tablet method of chlorination. The chlorine may be added to the water in the new lines by a chlorine gas-water mixture or a chlorine compound-water mixture may be injected as setforth in Section 512 of AWWA Standard C651.

   The chlorinating agent selected shall be applied through a tap on the pressure side of the gate valve controlling the flow of water into the new line. The flow of water into the new

line shall be limited to approximately 1 foot per second. The chlorinating agent shall be added at a rate such that the application shall be at least 50 ppm.

The application shall be made until the water being discharged at the other end of the new section shows that the chlorine has reached the length of the new section, then the valves shall be closed and the new section isolated for at least 24 hours. All valves and hydrants shall be operated during the chlorination process.

At the end of the detention period of 24 hours, the water shall indicate at least 25 ppm residual. If this residual is not obtained, a second dosage of 25 ppm shall be applied as before and retained for at least 12 hours, with at least a 10 ppm residual at the end of the 12 hour period.

2. Tablet Method. The tablet method consists of placing calcium hypochlorite granules in the water main as it is being installed and filling the main with potable water when installation is completed.

   This method may be used only if the pipes and appurtenances are kept clean and dry during construction. The procedure to follow shall be as setforth in Section 5.1 of AWWA Standard C651.

   Calcium hypochlorite granules shall be placed at the upstream end of the first section of pipe, at the upstream end of each branch main, and at 500 foot intervals. The quantity of granules shall be as shown below:

   Ounces of Calcium Hypochlorite Granules to be Placed at Beginning of Main and at Each 500 Foot Interval

Table 2: Calcium Hypochlorite Granule Requirements per Pipe Diameter

Pipe diameter	Calcium Hypochlorite Granules
2 inches	0.13 ounces
4 inches	0.5 ounces
6 inches	1.0 ounces
8 inches	2.0 ounces
12 inches	4.0 ounces

   When installation has been completed, the main shall be filled with water at a rate such that water within the main will flow at a velocity no greater than 1 foot per second. Precautions shall be taken to assure that air pockets are eliminated. This water shall remain in the pipe for at least 24 hours.

   During all chlorination work, care shall be taken to prevent the highly chlorinated water from flowing back into the line supplying the water to the new line.

3. Final Flushing and Testing. Following the chlorination of each section, the section shall be thoroughly flushed until the water being discharged has the same chlorine residual as the water being used to feed the system. A sample of water taken at the extremity of the section shall be obtained and submitted to the Texas Commission on Environmental Quality (TCEQ) or a laboratory approved by the TCEQ for this purpose for bacteriological examination, and shall be of the same purity and quality as the water in the existing water lines. Samples shall be taken from taps located and installed in such a way as to prevent outside contamination. Results of the laboratory analysis shall be made available to the City and the analysis shall state that no coliform was found. If the sample shows coliform the line shall be retested at the expense of the contractor until satisfactory results are obtained.
4. Water for Flushing and Testing. The Contractor shall make the necessary arrangements for all water required in the construction of the lines. In the event of line failure prior to

the acceptance by the City, the Contractor shall reimburse to the City the cost of all water loss. The City will provide a reasonable allowance for flushing and testing equivalent to three (3) times the gallonage of water contained within the new construction. All water required over this amount by the Contractor for additional flushing and testing shall be paid by the Contractor to the City. Payment shall be in the amount determined by the City per each 1,000 gallons used.

CHAPTER 3 - WASTEWATER COLLECTION SYSTEM STANDARDS

I. GENERAL DESIGN REQUIREMENTS

All new subdivisions must have wastewater collections facilities constructed in general compliance with Design Criteria of the Texas Natural Resource Conservation Commission. The following design considerations must be observed:

A. No sewer main shall be less than 6 inches in diameter and shall have a minimum velocity, flowing full or one-half full, of 2 feet per second based on Manning's formula and utilizing an "n" valve of 0.013. Minimum grade for a 6 inch line shall be 0.5 percent.

B. Sewer lines shall be designed with straight alignment where possible. Horizontal radius of bends, where required, shall not be less than 300 pipe diameters or in accordance with the pipe manufacturer requirements.

C. All lines shall be designed for trench and dynamic loads.

D. Unless otherwise approved, manholes shall be constructed (I) at all changes in grade if the downstream grade is less; (ii) at changes in pipe size and (iii) at intersections with other mains. In straightaway, manholes shall be spaced at maximum distances of 500 feet or in accordance with Texas Natural Resource Conservation Commission regulations.

E. Pipe crown elevations of mains flowing into manholes shall be 0.1 feet above the crown of out-flowing mains.

F. Where water and sewer lines are installed in the same area, a separation of 9 feet between the outside pipe diameters shall be maintained.

G. Sewer service lines shall be extended to the street right-of-way lines as shown on the detail sheet.

H. All sewer lines must extend to the most distant boundary of the proposed subdivision.

On-site systems, if allowed by the City, must conform to the City's on site sewer system ordinance.

II. MATERIALS FOR WASTEWATER COLLECTION SYSTEM

A. Gravity Flow Lines

All gravity flow sewer lines shall be constructed of polyvinyl chloride (PVC) pipe which conforms to ASTM standards D 3034 with gasketed joints meeting ASTM standards D 3212. The pipe shall have a minimum pipe stiffness (PS) of 46 psi at 5 percent deflection when tested in accordance with ASTM Method of Test D 2412 unless otherwise called out on the plans. The PVC compound shall be 12454B, 12454C, or 12164B per ASTM D1784.

The lubricant used for assembly shall have no detrimental effect on the gasket or on the pipe. The pipe shall be homogenous throughout and free from visible cracks, holes, foreign inclusions or other injurious defects. All 6-inch pipe and larger shall be PVC SDR 35 Sewer Pipe, unless otherwise noted. Individual service lines shall be 4-inch Schedule 40 PVC, D.W. & V Pipe. Service lines serving two lots shall be 6-inch Schedule 40 PVC, D.W. & V Pipe.

B. Pressure Lines

Force mains shall be constructed of 4 inch or larger PVC pipe with PVC gasketed fittings. All plastic pipe and fittings shall be Type 1, Grade 1, with a hydrostatic design stress of 2000 psi for water at 73.4 degrees F, designated as PVC 1120. Pipe shall have a standard dimension ratio of 21 (SDR-21) and a pressure rating of 200 psi.

C. Aerial Crossing

Where aerial crossing of creeks is required to maintain grade, cast iron or ductile iron pipe, Class 150 shall be used with not less than one concrete support per joint.

D. Concrete Manholes

Manholes shall be constructed of 4 foot diameter precast reinforced concrete pipe section meeting the requirements of ASTM C-478 with rubber gasket joints meeting the requirements of ASTM Specification 4 and 3 unless otherwise approved by the City's Engineer. All concrete manholes over 8 feet deep shall have eccentric cones. Concrete rings shall be used to adjust manhole heights to match street grade or to a minimum of 3-inches in nonpaved areas. Cast iron frames and covers shall conform to ASTM Specification A 48, Class 30. Manhole rings and covers shall weigh a minimum of 240 lbs. Outside diameter of the lid shall be 32 inches. Lids are to be solid with no pick holes. Manhole covers shall be marked "sanitary sewer."

Where manholes are in the flood plain the covers shall be stainless steel bolts and gaskets. A minimum of two concrete grade rings shall be set on top of the fiberglass manhole to distribute the load. However, the grade rings shall be no more than 12 inches in height.

Manhole bases shall be precast for all new sewer lines. Precast bases shall meet the same specifications as barrel section and shall have flexible pipe to manhole connections consisting of chemical resistant rubber boot which seals to the interior of the manhole wall with a stainless steel band and to the pipe with a stainless steel clamp.

E. Cleanouts

Cleanouts shall be provided at the end of each line if the line is unlikely to be extended. Where a line will likely be extended in the future, the line shall terminate with a standard manhole. A cast iron cleanout casting, minimum weight of 100 pounds, shall be installed on each cleanout as shown on the standard detail sheet.

III. WASTEWATER COLLECTION SYSTEM

A. Trench Excavation

The The minimum trench width shall be 12 inches wider than the outside diameter of the pipe and not more than 24 inches wider than the outside diameter of the pipe.

Trench safety system shall be in accordance with Chapter 1 Section III.

B. Trench Bottom

The soil surface at the trench bottom shall be free of any protrusions which may cause point loading on any portion of the pipe or bell, and shall provide a firm, stable and uniform support for the pipe.

Where an unstable trench bottom condition is encountered, it must be stabilized prior to placing embedment material. Stabilizing shall be provided using the embedment material except that up to 1 ½-inch size rock will be allowed.

During the course of construction, should the Contractor inadvertently over-excavate the trench more than 6 inches below the bottom of the pipe, but less than 12 inches below the bottom of the pipe, he shall fill that area of over-excavation with embedment material and compact to a density approximately equal to the native soil. The Contractor shall fill any area of over-excavation more than 12 inches below the bottom of the pipe with processed stone or processed gravel.

Ledge rock, hard pan, cobbles, boulders, or stones larger than 1-1/2 inches shall be removed

from the trench bottom to permit a minimum bedding thickness of 4 to 6 inches under pipe.

C. Embedment Materials

Embedment materials shall include the material used for bedding, haunching and initial backfill and shall meet the requirements of ASTM 2321, Class 1 material. Embedment material shall be angular 1/4 to 3/4 inch uniformly graded, hard, durable crushed stone. The embedment material shall have 95 percent passing a 3/4 inch sieve and 95 percent retained on a 1/4 inch sieve (No. 4 sieve). No material which is rounded or has smooth surfaces shall be suitable for embedment material. Sand shall not be used for bedding.

VI. METHODS OF PLACING EMBEDMENT MATERIALS

The following compaction method is recommended as the optimum which will achieve desirable densities with the least effort. Manufactured materials which are angular, such as crushed stone or rock, may be placed by loose dumping with a minimum of compactive effort, except that care shall be taken to assure proper placement of material under pipe haunches.

If compaction equipment is required, care shall be taken to avoid contact between the pipe and compaction equipment. Do not use compaction equipment directly over the pipe until sufficient backfill has been placed to assure that such equipment will not damage or disturb the pipe.

A. Bedding

Bedding is required primarily to bring the trench bottom up to grade. Bedding materials shall be placed to provide uniform and adequate longitudinal support under the pipe. (Blocking shall not be used to bring the pipe to grade.) Bell holes at each joint shall be provided to permit the joint to be assembled properly while maintaining uniform pipe support. A compacted depth of 4 to 6 inches shall be provided. Sand shall not be used for bedding.

B. Haunching

The most important factor affecting pipe performance and deflection is the haunching material and its density. Place and consolidate the material under the pipe haunch to provide adequate side support to the pipe while avoiding both vertical and lateral displacement of the pipe from proper alignment. The same material as used for bedding shall also be used for haunching. The minimum haunching to be provided shall be two-thirds (2/3) of the pipe diameter. The haunching material shall provide complete support between the sides of the pipe and sides of the trench which will necessitate placement of haunching material around all pipes in the trench if there are multiple pipes in the same trench. Sand shall not be used for haunching.

C. Initial Backfill

Initial backfill shall be completed to a point at least 12 inches over the top of the pipe. Use little or no tamping of the initial backfill directly over the top of the pipe to avoid disturbing the embedded pipe, since this area will contribute nothing to the pipe support. The initial backfill shall be the same material as for bedding and haunching.

VII. LAYING AND JOINING PIPE FITTINGS

A. General Procedure

Before being set in place, each component of piping shall be inspected for damage and cleaned. Damaged components shall be rejected or repaired. Pipe bells shall be laid on the upstream end. Sewer laying shall commence at the lowest elevation and shall terminate only at manholes. Trenches shall be dewatered, if necessary, and pipe shall not be laid under water. Whenever pipe laying is interrupted, the end of the pipe shall be temporarily plugged to prevent

the entrance of water, mud or foreign matter, and the pipe shall be secured to prevent its being dislodged.

B. Location and Alignment

Pipe and fittings shall be embedded in the trench with the invert conforming to the required elevations, slopes, and alignment, and with the pipe bottom uniformly and continuously supported by firm bedding. Where curved alignment is required, the allowable minimum curve radii for PVC sewer pipe shall be based on the formula:

$$R = 300\ D;$$

where R = minimum allowable radius of curvature for bending,

D = pipe diameter,

Where R and D are in same dimensional units.

C. Joining Pipe and Fittings

1. Cutting and Beveling Pipe. For shorter than standard pipe lengths, field cuts may be made with either hand or mechanical saws. Ends shall be cut square and perpendicular to the pipe axis. Spigots shall have burrs removed and ends smoothly beveled by hand with a rasp or file. Field spigots shall be stop-marked with felt tip marker or wax crayon for the proper length of assembly insertion. The angle and depth of field bevels and lengths to stop-marks shall be comparable to factory pipe spigots.
2. Bell Holes for Joints. The bell hole shall be no larger than necessary to accomplish proper joint assembly. When the joint has been made, the void under the bell should be filled with bedding or haunching material to provide adequate support to the pipe throughout its entire length.
3. Assembly of Joints. Assemble all joints in accordance with recommendations of the manufacturer. Proper jointing may be verified by rotation of the spigot by hand or with a strap wrench. If unusual joining resistance is encountered or if the insertion mark does not reach the flush position, disassemble the joint, inspect for damage, reclean the joint components and repeat the assembly steps.

D. Service Lines, Connections and Incidental Structures

1. Branch Fittings. Fitting for service branch shall be a molded or tee wye with 4 inch branch.
2. Service Lines. Service lines from the property line to the collection sewer shall be at a minimum depth of 48 inches at the property line and shall be laid to straight alignment and uniform slope of not less than 1/4 inch per foot for 4 inch pipe and 1/8 inch per foot for 6 inch pipe. Where collection sewers are deeper than 7 feet, construction shall conform to the typical service connection detail shown on the Plans.
3. All non-residential and multi-family developments shall be required to connect to the wastewater collection system at a manhole. If a manhole does not exist at the location of the desired connection one shall be installed at the expense of the Developer/Owner.
4. Pipe Caps and Plugs. All caps and plugs shall be set using PVC screw top.

VIII. Final Backfill Restoration and Cleanup

A. Backfill Material

The material used in the final backfilling operation need not be as carefully selected as was the bedding, haunching and initial backfill. In selection of final backfill material exclude all rock with

any dimension more than 12 inches.

B. Backfill Compaction

Unless specified otherwise, the final backfill shall use special compaction under improved surfaces and shoulders of streets, roads, aprons, curbs and walks and natural compaction shall be used under open fields, lawns, unimproved rights-of-way, or grounds which are free of traffic. The special compaction shall provide not less than 95% of the maximum dry density of road base material placed in 8 inch lifts, as determined by THD Test Method TEX-113-E. Natural compaction is attained by the loose placing of material (usually pushed or bladed) into the trench, rolling the surface layer with the placement equipment, mounding the surface, and filling and maintaining all sunken trenches through the warranty period of the work. In natural compaction the main consolidation results from rainfall.

C. Minimum Cover for Load Application

Provide at least 30 inches of cover over the top of the pipe before the trench is wheel-loaded. Provide at least 48 inches of cover before using mobile trench compactors of the hydro-hammer or impactor type. Use such compactors only when the pipe embedment has previously been compacted to at least 95% of Standard Proctor Density (see ASTM D698 or AASHTO T99).

The Contractor shall restore and/or replace paving, curbing, sidewalks, gutters, shrubbery, fences, sod or other disturbed surfaces or structures to a condition equal to that which existed before the work began to the satisfaction of the Engineer.

The Contractor shall furnish all labor, materials, and incidentals at no extra compensation for all restoration work.

D. Clean Up

Surplus pipeline materials, tools and temporary structures resulting from the work shall be removed by the Contractor. All debris, pavement, and excess earth from excavations shall be removed and disposed of by the Contractor. The construction site shall be left clean, to the satisfaction of the Engineer.

IX. GREASE TRAPS/SAND TRAP AND PLUMBING INTERCEPTOR

A. General

A pretreatment tank on a wastewater service line known as a grease trap, oil trap or separator, sand trap or plumbing interceptor is required by the Bastrop City Code for any non-residential wastewater service connection which may contribute grease, oil or other floatable material, grit, mud, sand or gravel which could cause a violation of the City's Industrial Waste Ordinance.

A non-residential facility need not plumb the following fixtures to the trap: restroom or bathroom fixtures, clothes washing drains, hand washing or mop sinks and drinking fountains.

The traps (or any other plumbing interceptor as referred to in the proceeding paragraph) shall be an underground watertight vapor tight concrete, two compartment, tank sized, constructed and installed in accordance with the following regulations and the Standard Detail following.

Vehicle wash and maintenance facilities shall have individual grated catch basins under wash racks with a trap (on the wastewater service line prior to connection to the City collection system.)

B. Capacity

The trap shall be sized to contain a volume of water equal to or greater than 12 minutes of the

peak flow rate through the trap but not less than 250 gallons. Where the flow rate is not known or measured, it can be calculated based on 3 gallons per minute per standard plumbing fixture unit (as designated by the Standard Plumbing Code) connected to the trap.

The first compartment shall contain approximately 60% of the total volume and the second compartment shall contain 40%.

Traps for car washes shall have a minimum of 250 gallons capacity for the first wash bay plus 100 gallons capacity for each additional bay.

C. Design

The trap shall be watertight and structurally sound, capable of withstanding the earth backfill loading and wheel loads (Traffic Loading H20 per ASTM A796) in traffic areas.

Concrete for the tank shall be a minimum of 3600 psi strength and shall be reinforced with number 4 ASTM A615, Grade 60 steel bars spaced a maximum of 12" apart in vertical and horizontal. The tank shall have cured a minimum of 7 days before shipping.

The inlet and outlet connections in the tank walls shall be not less than 4", the inlet nozzle shall be a minimum of 12" below the operating level and the outlet nozzle shall be a minimum of 20" below the operating level and shall be pumped to create a minimum 3-inch drop, between the inlet and outlet lines. The first trap chamber shall have a 2" vent and the outlet pipe shall also be vented. The trap vents shall be connected to the building plumbing vents. An outlet cleanout shall be provided and shall be accessible for sampling by the City or an alternate accessible provision for sampling shall be provided on the trap outlet line.

Each compartment shall have a removable, accessible, manhole cover at the ground surface with minimum opening of 20 inches in any dimension. The area around the trap shall be graded so as not to allow surface drainage to enter the manhole.

The trap shall be watertight and sealed between sections and between the walls and the top (although manhole riser, rings and cover do not need to be watertight).

A baffle of at least 20 square inches in area shall be permanently installed not less than 6" nor greater than 18" in front of the inlet nozzle of the first compartment.

D. Installation and Inspection

Traps shall be placed level on a bed of washed sand or pea gravel and shall be tested for water tightness prior to backfilling. The water test requires filling the tank to a point above the underside of the top and observing the water level over a 24 hour period. No noticeable (less than 1/4 inch) drop in water level from the initial measuring point is the passing criteria.

After the water test, the tank may be backfilled and plumbed and an inspection of the piping, grades, backfill and venting shall be made for conformance with this standard.

CHAPTER 4 - STORM WATER DRAINAGE SYSTEM STANDARDS

I. GENERAL

All storm water drainage systems shall conform to the requirements of the City of Bastrop Code of Ordinances, Chapter 16 Stormwater Drainage and the Stormwater Drainage Design Manual.

CHAPTER 5 - PAVING STANDARDS FOR STREETS AND SIDEWALKS

I. STREET DESIGN

A. General

All construction of new streets within the City of Bastrop or it's Extraterritorial Jurisdiction shall be designed in accordance with of the City of Bastrop Subdivision Ordinance.

B. Design Requirements

1. No streets shall be designed having a slope of less than 0.40 feet per 100 feet.
2. Streets shall have standard concrete curb and gutter unless otherwise approved by the City Engineer.
3. Streets shall be constructed per the geotechnical report and pavement recommendations prepared for the Public Improvement Construction Plans.

II. MATERIALS

A. Flexible Base Material

Flexible base material shall consist of a foundation course and a surface course, shall be composed of crusher-run broken limestone, and shall be constructed in two courses as herein specified in conformity with the typical sections shown on the plan detail sheet.

Flexible base material shall be composed of crusher run broken limestone, TxDOT, Type A, Grade 1. The materials shall be obtained from a source approved by the Texas Department of Transportation or the City and shall be crushed, and shall consist of durable particles of stone mixed with approved binding materials. Acceptance of material shall be made upon delivery to the job site. The processed material, when properly tested shall meet the following requirements:

Table 3: Flexible Base Material

Retained on 1-3/4” sieve	00%
Retained on 7/8” sieve	10% to 35%
Retained on 3/8” sieve	30% to 50%
Retained on No. 4 sieve	45% to 65%
Retained on No. 40 sieve	70% to 85%

Material passing the No. 4 sieve shall be known as "binder"; that portion of the binder material passing the No. 40 sieve shall be known as the "soil binder" and shall meet the following requirements:

The liquid limit shall not exceed 35%

The plasticity index shall not exceed 10%

The minimum compressive strength, with a lateral pressure of 0 psi, shall be 45 psi

The minimum compressive strength, with a lateral pressure of 15 psi, shall be 175 psi

Before any material is accepted by the Owner, the Supplier shall furnish a report analysis of the proposed material made by an approved laboratory certifying that the materials meet the above Specifications. Preliminary approval of a source does not guarantee acceptability of all material obtained there from; individual loads of material will be accepted as delivered to the site.

Tonnage of base material (without compaction) is calculated as follows:

$$\text{Tons} = \frac{\text{Length (ft)} \times \text{Width (ft)} \times \text{Thickness (inches)}}{12 \text{ (ft/in)} \times 27 \text{ (cf/cfy)}} \times 1.4 \text{ (tons/cy)}$$

$$= \text{L (ft)} \times \text{W (ft)} \times \text{T (inches)} \times 0.00432$$

B. Asphaltic Prime Coat

This section shall govern the materials and construction method to be used in applying asphaltic prime coat to the completed base course. The asphaltic prime coat material shall be cut-back asphalt, MC-30, and shall meet the TDH standards:

Table 4: Asphaltic Prime Coat, Grade MC-30

GRADE MC-30		
	Minimum	**Maximum**
Water		0.2%
Viscocity, 140°F	30	60
Flash Point T.O.C., degrees F	100	

When distilled by ASTM Method D 402, the distillate off volume shall be as follows:

Table 5: Asphaltic Prime Coat Distillate Volume

	Minimum	**Maximum**
Off at 437°F	25%	
Off at 500°F	40%	70%
Off at 600°F	75%	93%

The residue, when poured from the flask without cooling, immediately upon reaching the maximum temperature specified, shall have the following characteristics:

	Minimum	Maximum
Penetration, 100 grams, 5 sec, 77°F,	120	250
Ductility, 5 cm/min at 77°F	100	
Solubility	99.0%	

The material shall be free from water.

Application Rate: 0.15 gallons per square yard.

C. Hot Mix, Hot Laid Asphaltic Concrete and Pavement

Course and fine aggregates used in hot laid asphaltic concrete and pavement shall meet the following grading requirements:

Table 6: Type D: Fine Graded Surface Course

	Percent Aggregate by Weight
Passing ½" sieve	100
Passing 3/8" sieve	85 to 100
Passing 3/8" sieve, retained on #4 sieve	21 to 53
Passing #4 sieve, retained on #10 sieve	11 to 32
Total retained on #10 sieve	54 to 74

Passing #10 sieve, retained on #40 sieve	6 to 32
Passing #40 sieve, retained on #80 sieve	4 to 27
Passing #80 sieve, retained on #200 sieve	3 to 27
Passing #200 sieve	1 to 8

The coarse aggregate shall be crushed rock, uniform in quality throughout and shall be free from dirt, organic or other injurious matter occurring either free or as coating on the aggregate. The rock shall have an abrasion of not more than 40 percent by weight when subject to the Texas Department of Transportation (TxDOT) Test Method Tex-410-A.

The fine aggregate shall consist of sand, rock screenings or a combination of both. Sand shall be composed of sound, durable stone particles free from loams or other injurious foreign matter. Screenings shall be of the same or similar material specified for coarse aggregate. The plasticity index of that part of the fine aggregate passing the #40 sieve shall be not more than 6 when tested TxDOT Test Method Tex-106-E.

The asphaltic material shall form 4.5% to 7% of the mixture weight, and shall be homogenous, free from water, and not foam when heated to 347^{o} F. It shall meet the following specific requirements.

Table 7: Asphaltic Material Requirements

	AC-20	
Grade Limits	**Minimum**	**Maximum**
Penetration at 77°F, 100g, 5 sec	55	100
Ductility at 77°F, 5 cm/min., cms.	50	
Flash Point (degrees F)	450	
Penetration of Residue, 77°F	55	
Solubility in Trichloroethylene (Percent)	99	

The material shall not be cracked. The asphaltic material shall be oil asphalt and be from a source approved by the Owner.

Laboratory test results shall be submitted to the Owner, if requested, certifying that the material proposed to be used meets the requirements of these standards.

The asphalt for paving mixture shall conform to Texas Department of Transportation AC-20.

III. CONSTRUCTION METHODS

A. Preparation of Sub-Grade

The sub-grade shall be excavated and shaped in conformity with the typical sections shown on the detail sheet. Before base material is placed, the sub-grade shall be thoroughly wetted, bladed and rolled until a minimum of 95% of maximum density has been attained for a 6" depth, as determined by the standard method of test for the moisture-density relation of soils, TxDOT Test Method TEX-113-E, or the most current standard test for density approved by the Texas Department of Transportation. If it has been determined that the sub-grade needs to be lime stabilized, all material, equipment, and construction methods shall be in accordance with standards currently approved by the Texas Department of Transportation.

B. First Course

Flexible base material deposited upon the sub-grade shall be spread, shaped and rolled the same day unless otherwise authorized by the City's Engineer, in which case the Engineer will

provide directions for avoiding damage from the delay. This base course shall be wetted, bladed and rolled until a minimum of 96% of moisture density has been attained as determined by the standard method of test for the moisture-density relation of soils, AASHO Designation T 99-57, Method "A", or the most current standard test for density approved by the Texas Department of Highways and Public Transportation.

C. Second Course

Construction methods for the second course shall be the same as prescribed for the first course shall be the same as prescribed for the first course with the addition of the following:

(a) Any deviation, in the finished surface in excess of 1/4", in cross-section or in a length of 16' measured longitudinally, shall be corrected by loosening, adding or removing material, reshaping and compacting by sprinkling and rolling.

(b) When the depth of flexible base as specified is greater than 6 inches, it shall be constructed in equal compacted courses not to exceed 6 inches.

(c) The completed flexible base shall have a minimum compacted depth as specified.

D. Hot Mix Asphaltic Concrete Pavement

The asphaltic mixture, prime coat or tack coat shall not be placed when the air temperature is below 45 degrees and is falling, but may be placed when the air temperature is above 40 degrees and is steady or rising.

The asphaltic mixture shall not be placed when the air temperature is below 60^{o}F and is falling, but may be placed when the air temperature is above 50^{o}F and is rising.

The asphaltic concrete mixture, heated and prepared as specified must be hauled to the project in tight vehicles previously cleansed of all foreign material. The mixture, when laid, shall be at a temperature of 200 degrees F. to 350 degrees F. The City will determine the lowest temperature and variance of 30 degrees upward will be allowed. It shall be spread into place with an approved mechanical finishing machine to the compacted depth shown on the Plans. The finishing machine shall be of the screening and/or tamping type.

E. Rolling

While still hot and as soon as it will bear the roller without undue displacement or hair cracking, the surface shall first be compressed thoroughly and uniformly with acceptable power-driven wheel or tandem rollers weighing from 8 to 10 tons. Subsequent compression shall be obtained by starting at the sides, and rolling longitudinally toward the center of the pavement, overlapping on successive trips by at least ½ of the width of the rear wheels. Alternate trips of the roller shall be slightly different in length. Rolling shall be continued until no further compression can be obtained and all roller marks are eliminated. To prevent adhesion of the surfacing mixture to the roller, the wheels shall be kept properly moistened with water, but an excess of water will not be permitted. The final rolling shall be done with a tandem roller. A double coverage with an approved pneumatic roller shall be used on the asphaltic concrete surface after flat wheel and tandem rolling has been completed.

F. Hand Tamping

Along curbs and similar structures, and at all places not accessible to the roller, the mixture shall be compacted thoroughly with a lightly oiled hot tamp.

G. Surface Tests

The completed surface, when tested with a 16" straight edge laid parallel to the centerline of the roadway, shall have no deviation in excess of 1/16" per foot from the nearest point of contact

and the maximum ordinate measured from the face of the straight edge shall not exceed 1/4" at any point.

If requested by the City, approved templates shall be furnished by the Contractor for checking sub-grade and finished sections. The templates shall be of such strength and rigidity that if the support is transferred to the center there will not be a deflection of more than 1/8".

H. Construction Joints

Placing of the course shall be as nearly continuous as possible, and the roller shall pass over the unprotected end of the freshly laid mixture only when the laying of the course is discontinued for such a length of time as to permit the mixture to become chilled. In all such cases when the work is resumed, the material shall be cut back so as to produce a slightly beveled edge for the full thickness of the course. The old material which has been cut away shall be removed from the work and the new mix laid against the fresh cut.

IV. EQUIPMENT

Mixing plants that will not continuously produce a mixture meeting all of the requirements of this specification will be condemned. Mixing plants may be either the weight-batching type or the continuous mixing type. Both types of plants shall be equipped with satisfactory conveyors, power units, aggregate handling equipment, hot aggregate screens and bins, and dust collectors and shall consist, as a minimum, of equipment in the number, condition, and capacities as follows:

Cold aggregate bin and portioning device, dryer, screens, aggregate weight box and batching scales, mixer asphalt storage and heating devices, and truck scales (if used), shall be of the type to adequately supply materials in accordance with the rated capacity of the plant and produce a finished material within the tolerances as set out in these Specifications.

The aggregate shall be separated into at least three bins for Type 3 aggregate as specified herein. Bin No. 1 will contain aggregates of which 90 to 100 percent will pass the #10 sieve. Bin No. 2 will contain aggregates of which at least 85 percent by weight will be of such size as to pass the 1/4" sieve and be retained on the #10 sieve. Bin No. 3 will contain aggregates of which at least 85 percent by weight will be of such size as to pass the ½" sieve and be retained on the #4 sieve.

V. CONCRETE PAVEMENT CONSTRUCTION

A. General

All concrete paving shall be in conformity with of the City of Bastrop Subdivision Ordinance and with appropriate typical sections on the detail sheet.

B. Materials

1. Concrete. Concrete used in paving shall be in accordance with Concrete and Reinforcing Standards (Chapter 6) and as shown on the detail sheets.
2. Reinforcing. Steel for concrete paving shall be in conformity with all requirements of Concrete and Reinforcing Standards (Chapter 6) and as shown on the detail sheets.

C. Construction Methods

1. Subbase. All loose material shall be removed or compacted. The subbase shall be shaped to conform to the required cross section.
2. Forms. Forms shall be accurately set to grade for a minimum distance of 300 feet. Forms shall be placed at each side of every point. Form sections shall be tightly jointed

and keyed to prevent relative displacement. They shall be cleaned and oiled each time they are used. Forms must be inspected by the City's Representative before any concrete is poured. If forms settle and/or deflect over 1/8 inch under finishing operations, paving operations shall be stopped and the forms shall be reset to line and grade.

3. Placement. Concrete shall not be poured when the temperature is below 40 degrees F. and falling. Concrete may be poured when the temperature is above 35 degrees F. and steady or rising. Salt or other chemical additives shall not be added to concrete to prevent freezing. The contractor shall be responsible for replacing any concrete that freezes during curing. All concrete shall be constructed monolithically unless otherwise stated on construction drawings or typical sections.
4. Finishing. Where hand spreading is necessary, concrete shall be distributed by shovels. The use of rakes will not be permitted. Immediately upon unintended stoppage of a pouring operation, a standard bulkhead shall be installed at right angles to the centerline of the pavement. Joint-sealing material shall be placed in sawed and other joints as required. Pavement shall be finished with a belt finish or as directed by the Engineer. After finishing is complete and the concrete is still workable, the gutter surface shall be tested by the contractor for trueness with an approved 10 foot steel straightedge. The maximum ordinate measurement shall be 1/6 inch.

D. Curb and Gutter and Valley Gutters

1. General. Construction of separate concrete curb and gutters and valley gutters shall be in accordance with the following standards:
2. Materials.
   (a) Concrete. Concrete used in construction of curb and gutter and valley gutters shall be in accordance with Concrete and Reinforcing Standards (Chapter 6) and as shown on the detail sheet.
   (b) Reinforcing Steel. Where reinforcing steel is required, it shall conform to the requirements given in the Concrete and Reinforcing Standards (Chapter 6) and as indicated on the detail sheet.
3. Formed Curb and Gutter. Curb and gutter or separate gutter installations shall conform to the following standards: Curb and gutter shall be constructed in accordance with the typical sections. In not more than one hour after the concrete has been placed, a thin coating not over 1/4" thick of finish mortar, composed of one part cement to two parts of fine aggregate, shall be worked into the exposed faces of the curb and gutter by means of a "mule". The curb and gutter shall then be finished true to line and grade with the aid of a straight edge, steel trowel, steel "gooseneck" and fine hair brush. The straight edge is to be worked with a steel trowel and "gooseneck" to give the work the appearance of a trowel finish. It is to be edged and jointed in the same manner, as specified for sidewalks in this Chapter at IV - D - 5 and IV - 3 - e, except that the joint material shall be bitumastic fiber instead of red wood. After the work has become firm, it is to be brushed lightly with a final crosswise brushing.
4. Machine Laid Curb. Machine laid curb shall conform to the following standards:
   (a) Machine laid curb shall be constructed on a compacted flexible base or on the finished roadway surface in accordance with lines and grades of the approved Plans. The cross-sectional configuration of the curb shall be obtained by using an approved template in the machine for the specific curb section desired.
   (b) Materials shall conform to the requirements as specified in the Concrete and Reinforcing Standards (Chapter 6) except that the slump shall not exceed 1", the concrete shall contain a minimum of 6 sacks of cement per cubic yard and the

coarse aggregate when tested by approved methods shall conform to the following grading requirements:

Table 8: Machine Laid Curb Aggregate Grading Requirements

Retained on ½" sieve	0%
Retained on 3/8" sieve	0-5%
Retained on No. 4 sieve	35-60%
Retained on No. 10 sieve	90-100%

5. Immediately prior to placing of the curb, the previously approved foundation shall be thoroughly cleaned. The line for the top of the curb shall be maintained from a guideline set by the Contractor. Curb outline shall strictly conform to the details shown on the Plans. The forming tube of the extrusion machine shall be readily adjustable vertically during the forward motion of the machine to provide required variable height of the curb necessary to conform to the established grade line. To provide a continual check on the curb grade, a pointer or gauge shall be attached to the machine in such a manner that a comparison can be made between the curb and the guideline. Other methods may be used if approved by the Engineer in writing.
6. The approved mix shall be fed into the machine in such manner and at such consistency that the finished curb will present a well compacted mass true to the established shape, line and grade, with a surface free of voids or honeycomb. Any additional surface finishing specified and/or required shall be performed immediately after extrusion. The completed curb shall be cured for a period of not less than 72 hours.

E. Expansion and Contraction Joints

Expansion and contraction joints shall conform to the following Standards: A one-half inch (½") deep (minimum) transverse tooled joint shall be formed at twenty foot (20') intervals in curbs and gutters and a one-half inch (½") expansion joint shall be installed where a curb intersects, joins or abuts a structure. The joint material shall be bitumastic fiber.

F. Valley Gutters

Valley Gutters shall be constructed as shown on the Detail Sheet. Valley gutters shall be monolithical with the curb and gutters. The valley gutter shall be extended to include the area formed by the intersection of the backface of the valley gutter, the projections of the gutter face of the intersection street, and the circular curb return.

VI. SIDEWALKS AND DRIVEWAYS

A. General

Sidewalks and driveways shall be constructed in accordance with the Plans shown on the Detail Sheet.

B. Materials

1. Concrete used in the construction of sidewalks and driveways shall be in accordance with the Specifications set out in Concrete and Reinforcing Standards (Chapter 6)
2. Reinforcing steel used in driveway and sidewalk construction shall conform to the requirements of Concrete and Reinforcing Standards (Chapter 6) and conform to the Plans on the Detail Sheet.

C. Construction Methods

1. Sidewalks shall be located in accordance the City of Bastrop Subdivision Ordinance.

2. Sidewalks and driveways shall be constructed on a two inch (2") sand cushion over undisturbed natural soil.
3. Mats of wire fabric shall overlap sufficiently to maintain a uniform strength and shall be fastened securely at the ends and edges.
4. No concrete shall be deposited until the City's Representative has inspected and approved the type and placement of the reinforcement steel.
5. A transverse tooled joint of at least one-half inch (½") depth shall be formed at five (5) foot intervals in the sidewalks. A one-half inch (½") expansion joint shall be installed where a sidewalk intersects, joins, or abuts another sidewalk, a curb, or a structure. Expansion joints shall be provided at intervals not exceeding forty feet (40') of longitudinal dimension, and at grade breaks. Joint material shall be one inch (1") heart of redwood.

VII. HIKE AND BIKE TRAIL

A. General

All work for the installation of Hike and Bike Trail shall conform to the grades, details and instructions on the Standard Detail and shall conform to the standards below.

The Hike and Bike Trail shall be an open coarseway for pedestrians and non-motorized vehicles generally located in parkland, public easements or rights-of-way. The trail shall conform to the natural contours of the existing ground graded to provide gradual and uniform changes in elevation or as called for on the approved plans. The trail shall generally have a uniform cross-section, 10 feet wide, as shown on the Standard Detail and shall be constructed from reinforced concrete with a minimum thickness of 4 inches.

B. Construction Methods and Materials

1. Excavation and Subgrade Preparation. The route of the trail shall be excavated to the subgrade elevations indicated by the plans or if elevations are not given, to 5 inches below natural ground to provide a gradual and uniform change in elevation. The subgrade shall be cut into undisturbed natural ground where possible. Excavated material shall be disposed of as directed by the City or in the absence of directions spread over the natural ground along the trail in a fashion which will not be detrimental to surface drainage of the surrounding area.

   If rock is encountered which would require use of a jackhammer to remove, the City, or its representative, shall be consulted about raising the grade to clear the rock. In no case shall less than the minimum 4 inches of concrete be placed over the rock. In areas of muddy or unstable subgrade material, this shall be excavated and replaced with select granular fill. Select fill material shall have no rock or clods over 2 inches in diameter and shall be placed in lifts of not over 12 inches by ordinary compaction methods, such as; bladed into place and rolled with equipment wheel or tracks. In areas with 2 feet or more of fill, mechanical compaction shall be used.

   As the work progresses, special care shall be taken to not use the previously constructed trail as a travelway for construction equipment. Equipment shall not cross or travel upon previously placed concrete.

   The Contractor shall take special care after placing concrete to prevent the defacing of unhardened concrete by workers or anyone coming onto the job site. The Contractor shall keep worker(s) on-site until the concrete has sufficiently hardened to prevent defacing of the finished work.
2. Base and Bedding Placement. After completion of subgrade preparation the Contractor shall request an inspection by the Owner prior to placing sand bedding.

The preparation for placement of concrete shall consist of laying a cushion bed, setting expansion joints and placing forms for grade control. The cushion bed shall be a minimum of two inches thick over the previously prepared subgrade and shall consist of gravel and sand, crushed rock or coarse sand. The cushion material shall be evenly spread, wetted thoroughly, tamped and leveled. The cushion material shall be moist at the time concrete is placed. If the subgrade is rock or gravel, a cushion bed need not be used. The Engineer will determine if the subgrade is rock or gravel.

3. Concrete Materials and Placement. Reinforcing for concrete trail shall be one layer of #3 deformed reinforcing bars set at 15 inches on center each way tied at all intersections and laps. Reinforcing shall terminate 2 inches from the edge of concrete and be uniformly supported by plastic chairs or concrete blocks. Laps shall be a minimum of 15 inches.

   Expansion joint materials shall be 3/4 inch thick, sound, heartwood Redwood free from knots, checks and splits in single pieces. Expansion joints shall be at a minimum spacing of 30 feet and extend the full depth of the concrete. Dummy joints consisting of a groove 1/4 inch wide and 3/4 inch deep across the surface of the concrete to control cracking shall be located at a minimum of 5 foot intervals.

   Six, 24 inch long dowels of #3 or #4 smooth bars shall be installed at each expansion joint. The dowel shall be tied on one side of the joint and greased on the other side.

   Concrete shall be as setforth in Section 6 and have the following characteristics.

   Minimum 28 day compressive strength 3000 psi

   Type of mix 5 sacks cement/CY, 6.0 water cement ratio

   Maximum coarse aggregate 1 inch

   Slump 3 to 6 inches

   No admixtures are to be used. Concrete shall be placed within 90 minutes of mixing. Concrete placement is allowed when the temperatures (in shade) is 35^{o} F and rising but not if the temperature is 40^{o} F and falling. Immediately after the concrete is placed it shall be tamped and then struck off with a straight edge. The surface shall then be "floated" and troweled to uniform smooth surface, then finished with a hair brush to a gritty texture. Curing is required using an approved curing agent or by wetting mats. The final surface shall generally have a 1/8 inch per foot cross-slope with no flat areas which would allow pooling of water. The direction of the cross-slope shall be in the direction of natural drainage flow. In locations that are designated on the plans to have surface drainage flowing across the trail, the elevations of the concrete shall be set to match the flow line elevation of the drainage.

   The outer edges and joints shall be rounded with 1/4 inch radius tool. Care shall be taken to prevent loss of dummy joints and rounded edges when applying the brush finish.

4. Clean Up. The areas along each side of the trail shall be fine graded with local topsoil material to allow water to run off from the trail. After the trail is in place the Contractor shall call for a final inspection by the Owner. Prior to acceptance, all construction material and debris shall be removed by the Contractor and excavated material shall be wasted in an acceptable manner.

CHAPTER 6 - CONCRETE AND REINFORCING STANDARDS

I. DESCRIPTION

The materials and methods employed for the proportioning and mixing concrete used for paving and other concrete structures and the material used for reinforcing such concrete shall conform to the requirements of this Chapter. All concrete structures shall be constructed in accordance with the design requirements and details and in conformity with the special requirements herein set forth.

Concrete shall be of fine and course aggregate, so graded and proportioned, and thoroughly mixed with Portland Cement and water as will produce a homogenous mixture of such quality that concrete shall have a minimum compressive strength of 3,000 psi after 28 days.

The Engineer should be contacted for specific requirements with regard to this Chapter.

II. MATERIALS

A. Cement

The cement shall be Type I of a standard brand of Portland cement conforming to ASTM Designation C-150-70. Only one brand of cement will be permitted in any structure. No flyash filler will be allowed to be used in the mix.

B. Mixing Water

The water used with the cement shall be clean and suitable for drinking or for ordinary household use.

C. Coarse Aggregate

The coarse aggregate shall consist of gravel, crushed stone, or combinations of these two. Coarse aggregate shall conform to ASTM C-33-67. Gravel shall consist of durable particles of crushed or uncrushed gravel of uniform quality throughout. It shall have wear of not more than 40 percent when tested according to TxDOT Test Method TEX-410-A.

Crushed stone shall consist of durable particles of stone of uniform quality and have the same wear as that required of gravel.

The coarse aggregate shall be free from excess salt, alkali, roots and other objectionable matter. The maximum size aggregate shall be governed by the type of structure in which the concrete is to be used and as shown in **Table 14.**

The grading requirements of the coarse aggregates shall conform to the following:

Table 9: Coarse Aggregate Gradation Chart (Percent Retained)

Grade No.	Maximum Size	2 ½"	2"	1 ½"	1"	¾"	½"	3/8"	No. 4	No. 8
1	2 ½"	0	0-20	15-50		40-60			95-100	
2	1 ½"		0	0-5		30-65		70-90	95-100	
3	1"			0-5		10-40	40-75		95-100	
4	1"			0	0-5		40-45		70-100	95-100
5	¾"				0	0-10		45-80	90-100	95-100

D. Fine Aggregate

Fine aggregate shall consist of natural sand and be free of broken material, foreign material, excess salt, alkali or vegetable matter. It shall contain not more than 0.5 percent by weight of

clay lumps. Fine aggregate shall conform to ASTM 33-67. The grading requirements of the fine aggregates shall conform to the following:

Table 10: Fine Aggregate Gradation Chart

Sieve	Percent Retained
3/8”	0%
No. 4	0-5%
No. 8	0-20%
No. 16	15-50%
No. 30	35-75%
No. 50	65-90%
No. 100	90-100%
No. 200	97-100%

The sand equivalent shall not be less than 80. For Classes A, C, E and F, the fineness modules shall be determined by adding the percentages by weight retained in sieves No. 4, 8, 16, 30, 50 and 100 and then dividing by 100.

E. Admixtures

Water reducing admixtures shall conform to Type A or Type D as set forth in ASTM Designation C-494. Air entraining admixtures shall conform to requirements of ASTM Designation C-260.

No cement will be used unless the manufacturer shall have certified that the admixture meets the requirements of either Designation ASTM C-260 or Designation ASTM C-494.

Calcium chloride will not be permitted as an admixture.

III. MIX DESIGN

The mix design must meet the requirements for concrete strength, durability and slump. Testing of all mix design specimens will be made in a laboratory.

Trial batches, when required, will be made and tested prior to placing the concrete on the job. When transit mix concrete is used, the batch size shall not be less than 50% of the rated capacity of a representative truck.

Mix design from previous or concurrent jobs may be used without trial batches if it can be shown that no substantial change in any of the proposed ingredients has been made and approval of the Engineer is given.

The coarse aggregate factor shall not be more than 0.82 except that when the voids in the coarse aggregate exceed 48% of the total dry loose volume, the coarse aggregate factor shall not exceed 0.85. The coarse aggregate factor shall not be less than 0.70 for Grades l, 2 and 3 aggregate.

Water reducing or retarding agents may be used with all classes of concrete at the option of the Contractor. Water reducing or retarding agents are required for hot weather placement and continuous slab placement.

Entrained air will be required for Class A and Class C concrete. The concrete shall be designed to entrain 5% air when Grade 2 coarse aggregate is used and 6% air when Grade 3 coarse aggregate is used. Concrete, as placed in the structure, shall contain the amount as stated above with a tolerance of plus or minus l-l/2 percent. Occasional variation beyond this tolerance will not be cause for rejection. When the quantity of entrained air is found to be above 7% with Grade 2 coarse aggregate or above 8% with Grade 3 coarse aggregate, additional test beams

or cylinders will be required. If these beams or cylinders pass the minimum flexural or compressive requirements, the concrete will not be rejected because of the variation in air control.

IV. CONSISTENCY

Concrete shall be of such consistency as to insure the required workability and result in compact masses having dense, uniform surfaces. The quantities of the mix design shall not be varied unless authorized by the Engineer. In cases where the characteristics of the aggregates are such that, with the maximum allowable amount of water, the consistency requirements cannot be satisfied, additional aggregates, mineral filler or aggregate of a different character may produce the desired results. The Engineer may modify the mix design with additional cement in order to produce proper workability. The addition of water to the approved batch design to provide workability is not permitted.

In general, the consistency of concrete mixture shall be such that:

1. The aggregates will not segregate and mortar will cling to the coarse aggregate.
2. The concrete when dropped from the discharge chute will flatten out at the center of the pile, and the edges will not flow.
3. The concrete will not show free water.
4. The concrete will slide and not flow into place when discharged from metal chutes at an angle of 30 degrees with the horizontal.
5. The surface of the finished concrete will be free of laitance.

Any concrete mix failing to meet the above consistency requirements will be considered unsatisfactory although the concrete meets the required slump test. In cases where the characteristics of the aggregate furnished are such that with the maximum allowable amount of water, the specified slump and consistency requirements are not met, the Contractor may provide aggregates of an improved grading, or the Engineer will modify the mix design to meet the slump and consistency requirements by adding cement.

Slump requirements for designated structures are set out below:

Table 11: Slump Requirements

Type of Construction	Minimum Slump	Maximum Slump
Cased Drilled Shafts	3	6
Uncased Drilled Shafts	5	6
Thin Wall (9” or less)	4	5
Pre-stressed Members	4	5
Slabs	1	4
Caps	1	4
Columns	1	4
Piers	1	4
Walls (over 9”)	3	4
Rip-rap, Miscellaneous	1	6
Underwater or Seal Concrete	5	6

V. Classification

Concrete shall be classified as in the **Table 14** as follows. Construction Plans shall indicate the type of concrete to be used in each structure. If the Plans do not designate the classification to be used in a particular structure, then Class A concrete is required to be used.

Table 12: Classes of Concrete

Class	Sacks Cement per CY	Strength (28) day	Strength (7) day	Max W/C Ratio	Coarse Agg. Grade No.
A	5	3000	500	6.5	1,2,3,4*,5
B	4	2000	300	8.0	2,3,4*,5
C	6	3600	600	6.0	1**2,3,4,5
D	3	2500	425	7.5	2,3,4*
E	6	3000	500	7.0	2,3,4,5

* Must have prior approval from Engineer before Grade 4 aggregate may be used.

** Grade l may be used in foundations only, except in foundations poured in drilled shafts.

Class A and Class C concrete shall be air entrained.

VI. TESTING OF CONCRETE

During the progress of the work, the Engineer or designated laboratory shall cast cylinders or test beams for testing of compressive or flexural strength.

For small placements, such as manholes, culverts, inlets or small rip-rap placements, the Engineer may waive the testing procedures. For placements of twenty-five cubic yards or more the testing will not be waived. A set of test cylinders will be made for each 20 cubic yards of a pour, at the discretion of the Engineer's representative.

If testing is required for removal of forms or falsework, the cylinders or beams shall be cured at the jobsite and in the same method as that concrete which the test represents.

Tests made for design strength concrete shall be cured in accordance with THD Bulletin C-ll.

Job control shall be made on seven day compressive strengths which are compatible with the seven day tests made at the mix design. If these seven day tests do not meet the requirements, then a new batch design shall be made.

VII. GENERAL PLACEMENT REQUIREMENTS

Unless otherwise provided, the following requirements shall govern for the time sequences in which construction operations may be carried on. Forms and falsework for superstructures shall not be erected on concrete footings until the concrete in the footing has cured at least two curing days. Concrete may be placed in the wall or column as soon as the forms and reinforcing steel placement are approved.

A joint formed by placing plastic concrete in direct contact with concrete that has attained its initial set shall be deemed a construction joint. When concrete in a structure or a portion of a structure is specified to be placed monolithic, the term monolithic shall be interpreted to mean that the manner and sequence of concrete placing shall be such that construction joints will not be created.

Construction joints will be of the type and at the locations shown on the plans. Additional joints will not be permitted without written authorization from the Engineer. Any additional construction joints shall have details equivalent to those shown on the plans for joints in similar locations.

The top surface of a concrete placement which terminates at a horizontal construction joint shall have the surface cement film removed and shall be roughened thoroughly as soon as practicable after the concrete has attained initial set.

Before joining plastic concrete to concrete that has already set, the surface of the concrete in place shall be free from all loose material, latence, dirt or foreign matter, shall be washed and scrubbed clean with stiff brooms and drenched thoroughly with water until saturated, and shall be kept wet until the plastic concrete has been placed. Immediately prior to the placing of additional concrete, all forms shall be drawn tight against the concrete in place, and the surface of the concrete in place shall be flushed with a coating of grout mixed in the proportions of one part cement to two parts sand.

If shown on the plans, construction joints shall be provided with concrete keyways, reinforcing steel dowels, and/or metal flashing strips or plastic waterstop. The method of forming keys in keyed joints shall be such as to permit the easy removal of forms without chipping, breaking or damaging the concrete in any manner.

All falsework shall be designed and constructed so that no settlement or deformation will occur, so that the necessary rigidity will be provided.

For calculating the loads on falsework, a weight of 150 pounds per cubic foot shall be assumed for concrete, and a live load allowance of 50 pounds per square foot of horizontal surface of the form work shall be included.

All timber used in falsework centering shall be sound, in good condition, and free from defects which will impair its strength. All timber for wedges shall be hardwood.

Upon completion of the structure, all falsework shall be removed to the ground level. Falsework piling shall be pulled or cut off a minimum of 6 inches below ground level. Falsework in a stream shall be removed completely to a point specified by the Engineer to prevent any obstruction to the waterway.

VIII. FORMS

A. General Requirements

Except where otherwise specified, forms may be constructed of either timber or metal as elected by the Contractor.

Forms for round columns exposed to view shall be of steel except that other materials will be allowed with written permission of the Engineer.

Forms shall be built and maintained mortar-tight and of material sufficient in strength to prevent bulging between supports and shall be set and maintained to the lines designated until the concrete is sufficiently hardened to permit form removal. During the elapsed time between the building of the forms and placing of concrete, the forms shall be maintained in a manner to eliminate warping and shrinkage.

Permission to place concrete will not be given until all of such work is complete to the satisfaction of the Engineer.

If, at any stage of the work, the forms show signs of bulging or sagging, that portion of the concrete causing such condition shall be removed immediately, if necessary, and the forms shall be reset and braced securely against further movement.

B. Timber Forms

Lumber for forms shall be seasoned properly and of good quality. It shall be free from loose or unsound knots, knot holes, twists, shakes, decay, and other imperfections which would affect its strength or impair the finished surface of the concrete.

Forms may be constructed of plywood not less than one-half inch thickness, with no form lining

required. The grain of the face plies on such plywood forms shall be laid parallel to the span between the supporting studs or joists.

Plywood used for forms for surfaces which remain exposed shall be equal to that specified as "Exterior Type," of the grade, "Concrete-Form Exterior," of the U.S. Department of Commerce, National Bureau of Standards, Commercial Standard, latest edition.

Forms or form lumber to be re-used shall be maintained clean and in good condition as to accuracy, shape, strength, rigidity, tightness, and smoothness of surface. Forms shall be reworked between each use. Any lumber which is split, warped, bulged, marred, or has defects that will produce work inferior to that resulting from using new material shall not be used.

Forms shall be braced rigidly to prevent movement while placing the concrete. Forms on surfaces not to be finished but exposed to view, shall be placed so that the form panels are symmetrical, i.e. long dimensions set in the same direction. Horizontal joints shall be level and continuous.

Molding specified for chamfer strips or other uses shall be made of redwood, cypress, or pine materials, of such grade that will not split when nailed, and which can be maintained to a true line without warping. The molding shall be mill cut and dressed on all faces. Unless otherwise provided, forms shall be filleted at all sharp corners and edges with triangular chamfer strips. The strips shall be 3/4 inch measured on the sides.

All forms shall be so constructed as to permit removal without damage to the concrete.

Metal form ties of an approved type or a satisfactory substitute shall be used to hold forms in place. Such ties shall be of a type as to permit ease of removal of the metal as hereinafter specified.

All metal appliances used inside of forms to hold them in correct alignment shall be removed to a depth of at least one-half inch from the surface of the concrete and shall be so constructed that the metal may be removed without undue injury to the surface by shipping or spalding. Such devices, when removed, shall leave a smooth opening in the concrete surface. Burning off of rods, bolts, or ties will not be permitted.

Whenever practicable, forms shall be erected complete before the reinforcement is placed. For concrete structures which are to contain water, ties shall be removed to 1 ½" of the surface and the hole grouted to leave a smooth surface.

For narrow walls and other locations where access to the bottom of the forms is not readily attainable otherwise, adequate cleanout openings shall be provided.

At the time of placing concrete, the forms shall be clean and free entirely from all chips, dirt, sawdust, and other extraneous matter.

The facing of all forms shall be treated with oil before concrete is placed. In hot weather, both sides of face forms may be required to be treated with oil to prevent warping and to secure tight joints. The oils used for this purpose shall be light clear oil which will not discolor or otherwise injuriously affect the concrete surface.

All forms shall be wetted thoroughly before the concrete is placed therein.

C. Metal Forms

The foregoing Specifications for timber forms as regards mortar-tightness, filleted corners, alignment, removal, reuse, oiling, and wetting shall apply equally to metal forms.

The metal used for forms shall be of such thickness that the forms will remain true to shape. Forms may be made in sections of such length as will facilitate the placing of concrete and the

removal of forms. The fit of joints of sections shall not produce offsets. All bolt and rivet heads on the facing sides shall be countersunk. Clamps, pins or other connecting devices shall be designated to hold the forms rigidly together and to allow removal without injury to the concrete. Metal forms which do not present a smooth surface or line up properly shall not be used. Metal shall be kept free from rust, grease, or other foreign material that will tend to discolor the concrete.

IX. REINFORCING STEEL

A. Materials

Except where otherwise designated on the Plans, all bar reinforcement shall be deformed, and shall conform to ASTM Designation: A6l5, Grade 60 and shall be open hearth, basic oxygen or electric furnace new billet steel.

The reinforcement shall be bent cold and be true to the shapes indicated on the Plans. Bending shall preferably be done in the shop. Irregularities in bending shall be cause for rejection.

B. Storing

Steel reinforcement shall be stored above the surface of the ground upon platforms, skids or other supports and shall be protected as far as practicable from surface deterioration caused by exposure to conditions producing rust. When placed in the work, reinforcement shall be free from dirt, paint, grease, oil or other foreign materials. Rust, surface seams, surface irregularities or mill scale will not be cause for rejection, provided the minimum dimensions, cross-sectional area and tensile properties of a hand wire brushed specimen meet the physical requirements for the size and grade of steel specified.

C. Splices

No splicing of bars, except when provided on the Plans, or specified herein, will be permitted. Splices not provided for on the Plans will be permitted, size No. 8 and smaller, subject to the following:

1. Splices will not be permitted in bars less than 20 feet in plan length. Splices which are not shown on the Plans, but permitted hereby, shall be made in accordance with the following TABLE. The specified concrete cover shall be maintained at such splices and the bars placed in contact and securely tied together.
2. Splices will not be permitted in main reinforcement at points of maximum stress. When permitted in main bars, splices in adjacent bars will be staggered a minimum of two splice lengths.

Table 13: Bar Splicing

Horizontal Bars w/ 12” of Concrete or less below	20 Bar Diameters*
Horizontal Bars w/ more than 12” of concrete below bar	35 Bar Diameters*
Vertical Bars	30 Bar Diameters*

***12 inch minimum**

Welding of reinforcing bars will not be permitted.

D. Placing

Reinforcement shall be placed as near as possible in the position shown on the Plans. Unless otherwise shown on the Plans, dimensions shown for reinforcement are to the centers of the bars. In the plane of the steel parallel to the nearest surface of concrete, bars shall not vary from plan placement by more than 1/12 of the spacing between bars. In the plane of the steel

perpendicular to the nearest surface of concrete, bars shall not vary from plan placement by more than 1/4 inch. Cover of concrete to the nearest surface of steel shall never be less than one inch.

Vertical stirrups shall always pass around the main tension members and be attached securely thereto. The reinforcing steel shall be spaced its required distance from the form surface by means of approved galvanized metal spacers with plastic coated tips or plastic spacers if sufficient numbers are used to maintain the required clearance.

All reinforcing steel shall be tied at all intersections, except that where spacing is less than one foot in each direction, alternate intersections only need to be tied.

Mats of wire fabric shall overlap each other sufficiently to maintain a uniform strength and shall be fastened securely at the ends and edges.

No concrete shall be deposited until the Engineer has inspected the placement of the reinforcing steel and given permission to proceed.

X. CONCRETE PLACEMENT

The Engineer shall be given sufficient advance notice before starting to place concrete to permit the inspection of forms and the reinforcing steel placement. No concrete shall be placed prior to the completion of the formwork and the placement of the reinforcement.

Concrete mixing, placing, and finishing shall be done in daylight hours. Placement shall not commence when it is evident that the work cannot be completed before dark, unless adequate provisions are made to light the entire site of all operations.

Concrete placement will not be permitted when impending weather conditions may result in rainfall or low temperature which will impair the quality of the finished work. In case rainfall should occur after placing operations are started, the Contractor shall provide ample covering to protect the work.

The sequence of placing concrete shall be as provided on the Plans or in the Specifications. The operation of depositing and compacting the concrete shall be conducted to produce a compact, dense, impervious mass of uniform texture which shall show smooth faces on all surfaces.

All forms shall be wetted thoroughly before the concrete is placed therein. The method and manner of placing shall be such as to avoid segregation or separation of the aggregate or the displacement of the reinforcement. Concrete shall not have a free fall of more than 3 feet except in the case of thin walls. The splattering of forms or reinforcement bars shall be prevented if the concrete so spattered will dry or harden before being incorporated in the mass.

Each part of the forms shall be filled by depositing concrete directly as near its final position as possible. The coarse aggregate shall be worked back from the face and the concrete forced under and around the reinforcement bars without displacing them. Depositing large quantities at one point in the forms and running or working it along the forms will not be allowed.

After the concrete has taken initial set, the forms shall not be jarred or any strain placed on projecting reinforcement. Concrete shall be placed in continuous horizontal layers approximately l2 inches in thickness. Not more than one hour shall elapse between the placing of successive layers of concrete in any portion of the structure included in a continuous placement. Unauthorized construction joints shall be avoided.

Laitance or foreign matter of any kind shall not be permitted to accumulate inside the forms.

All concrete shall be well compacted and the mortar flushed to the surface of the forms by continuous working with mechanical vibrators of an approved type. Vibrators of the type which operate by attachment to forms or reinforcement will not be permitted except that external vibration will be allowed when the forms are of steel.

At least one standby vibrator shall be provided for emergency use in addition to the ones required for placement. The vibrators shall be applied to the concrete immediately after deposit and shall be moved throughout the mass, into the corners and angles of the forms until it has been reduced to a plastic mass. The mechanical vibrator shall not be operated so that it will penetrate or disturb previously placed layers which have become partially set or hardened. The vibration shall be of sufficient duration to accomplish thorough compaction and complete embedment of reinforcement and fixtures but shall not be done to an extent that will cause segregation.

Anchor bolts shall be set to exact locations in concrete when it is placed.

A. Placement Conditions

The concrete shall be mixed in quantities required for immediate use and concrete not in place within the following time limits shall not be used. Retempering of the mix will not be permitted.

Table 14: Concrete Maximum Mixer Time Based on Temperature

Air Temperature or Concrete Temperature (Highest Value – Degrees F)	Maximum Time in Mixer (Minutes)
40 to 70	90
75 to 89	60
90 or above	45

In threatening weather, which may result in conditions that will affect the quality of the concrete, the Engineer may order the postponement of the work. Where work has been started and changes in weather conditions require protective measures, the Contractor shall furnish adequate shelter to protect the concrete against damage from rainfall or freezing temperatures.

Concreting will not be permitted when the temperature is 40 degrees and falling.

All concrete which has not attained an age of 24 hours before the atmospheric temperature falls below 40°F shall be covered with framework and satisfactory covering material, so that the air surrounding the concrete and forms may be heated and maintained at a temperature of not less than 50°F, nor more than 90°F for a total of 5 days.

Concrete shall be placed in the forms without the addition of more water to the concrete than required by the design (slump and consistency), and adequately finished without adding excess water on the surface. Control of the initial set of the concrete and lengthening the time for finishing operations under adverse wind, humidity, and hot weather conditions may be accomplished with the use of an approved cement dispersing agent.

The maximum time interval between the addition of mixing water and/or cement to the batch, and the placing of concrete in the forms shall not exceed that set forth in this Chapter.

Where the top slab and walls are placed monolithically in culverts or similar structures more than 4 feet in clear height, an interval of not less than one nor more than 2 hours shall elapse before placing the top slab to allow for shrinkage in the wall concrete. The base slab shall be finished accurately at the proper time to provide a smooth, uniform surface.

XI. CONCRETE CURING

The Engineer shall be fully informed of the methods and procedures proposed for curing. The proper equipment and material in adequate amounts, and the proposed method, equipment and material approved by the Engineer prior to placing the concrete.

Inadequate curing, procedures, methods or application thereof shall be cause for the Engineer to stop all construction on the project until remedial action is taken.

When the air temperature is expected to drop below 35^{o}F, the water curing mats shall be covered with polyethylene sheeting, burlap, polyethylene blankets, or other protection to prevent any possibility of freezing.

A curing day is defined as a calendar day when the temperature, taken in the shade away from artificial heat is above 50^{o}F for at least l9 hours. The curing period shall begin when all concrete has attained its initial set.

The following methods are permitted or required for each concrete placement:

a. Form Curing - When forms are left in contact with concrete, other curing methods will not be required, except for cold weather protection.
b. Wet Mat Curing - The cotton mats shall be weighted down adequately to provide continuous contact with the concrete surface. The surfaces of the concrete shall be kept wet for the required curing time. Surfaces which cannot be cured by contact shall be enclosed with mats, and anchored positively so that air cannot enter the enclosure.
c. A method consisting of overlapping sprays or sprinklers so as to keep all unformed surfaces continuously wet but without adversely affecting the surface may be used with the authorization of the Engineer.
d. Membrane Curing - Membrane curing shall be applied immediately after the free moisture has left the concrete. Formed surfaces which have been given a first rub shall be dampened and shall be moist at the time of application of the membrane.

When membrane film has been damaged, the Contractor shall repair the damaged portion by immediately applying new film.

XII. REMOVAL OF FORMS AND FINISHING SURFACES

Except as hereinafter provided, forms for surfaces which are required to be surface finished shall, for normal concrete, be removed when the concrete has aged not less than 4 nor more than 7 days.

Forms under slabs, caps or beams shall be left in place 7 days plus one day for each 10 feet of span.

Any defective work discovered after the forms have been removed shall be repaired immediately. In repairing honeycombed areas, all loose material shall be removed before the repair work is started. Thorite or equal patching mortar shall be used in the patching of defective areas in accordance with the manufacturer's instructions. After stripping forms, cut all tie-wires to a depth of 3/4 inch. Dampen these and all honeycombed areas with clean water and patch flush with Thorite or Tamm's equal product. After patching, finish exposed concrete from 6 inches below grade with one coat of Thoroseal cement based coating mixed with one part of Acryl 60 and three parts of water at two pounds per square yard.

Apply second brush coat at same rate after first coat has set. When finish coat has set, float it to a uniform texture with a sponge float. Do not apply in temperatures below 40 degrees F or

when temperature is expected to fall below 40 degrees F within 24 hours.

XIII. TESTING OF HYDRAULIC CONCRETE STRUCTURES

Concrete structures which are intended to contain liquid shall be tested for water tightness.

Exfiltration testing shall be conducted for large concrete structures. To conduct the test, clean water shall be introduced to the interior of the structure to a level at least one foot above the hydraulic joint to be tested, however, at the discretion of the Engineer, the structure may need to be filled to the operating level. The level of the water shall be measured using a staff gauge, plumb bob, or similar device, by the Engineer or his representative.

After the 24 hour test period the water level shall be remeasured. A calculation of volume change shall be made. The allowable leakage is NONE. If the test does not meet the criteria, repairs shall be made and the structure re-tested.

XIV. MISCELLANEOUS

A. Expansion Joint Material

Preformed fiber expansion joint material shall be of the dimensions shown on the Plans. "Preformed Bituminous Fiber Material" shall be formed from cane or other suitable fibers of a cellular nature securely bound together and uniformly impregnated with a suitable asphaltic binder and shall meet the requirements of the Standard Specifications for Preformed Expansion Joint Filler for Concrete Paving and Structural Construction, ASTM Designation: Dl75l-65.

B. Waterstop

Waterstops shall be a self sealing extruding plastic strip approximately one square inch in cross-section which does not require the addition of any compound or plasticizer to function. It shall have protective strips which are easily removed for installation. Waterstop shall be Synko-flex or equal. (Snyko-flex Products Co. in Houston).

C. Grout

Where non-shrink grout is indicated on the Plans for plugging holes in concrete and filling concrete pipe sleeves and blockouts, the Contractor shall provide high strength, non-shrink, non-metallic, grout with compressive strength not less than 5000 psi at 3 days and 8000 psi at 28 days.

Where grouting is required for anchor bolts, imbedded items, equipment and machinery bases, the Contractor shall provide high strength, high impact resistant, non-shrink, epoxy grout with compressive strength not less than 12,000 psi and tensile strength not less than 2000 psi.

APPENDIX 1

Air Test Data Sheet
Mandrel Test Report
Waterline Pressure Test Results
Standard Grease Trap/Sand Trap and Plumbing Interceptor
DR-01: Storm Sewer Line Bedding Detail (Existing Paved Surface)
DR-02: Storm Sewer Line Bedding Detail (Non-Paved Surface)
DR-05: Bolted Storm Sewer Manhole Cover and Frame Detail
DR-06: Non-bolted Storm Sewer Manhole Cover and Frame Detail
DR-07: Storm Sewer Inlet Cover and Frame Detail
EC-01: Stabilized Construction Entrance Detail
EC-02: Silt Fence Detail
EC-03: Curb Inlet Protection Detail
EC-04: Area Inlet Protection Detail
EC-05: Tree Protection Notes
EC-06: Tree Protection Tree Wells
EC-07: Tree Protection Fence Locations
EC-08: Tree Protection Fence-Chain Link
ST-01: Sidewalk Detail
ST-02: Concrete Driveway Detail (Residential)
ST-03: Concrete Driveway Detail (Commercial or Multi-Family)
ST-04: Laydown and Ribbon Curb Detail (with Curb Expansion Joint Dowel Detail)
ST-05: Spill and Catch Curb Detail (with Curb Expansion Joint Dowel Detail)
ST-06: Concrete Valley Gutter Detail
ST-07: Sidewalk Pedestrian Ramp Detail (Type 1)
ST-08: Sidewalk Pedestrian Ramp Detail (Type 2)
ST-10A: Local Street Section – *Reserved for future use*
ST-11A: Collector Street Section – *Reserved for future use*
ST-12: Un-divided Arterial Street Section – *Reserved for future use*
ST-12A: Divided Arterial Street Section – *Reserved for future use*
ST-13: Fire Lane Marking Detail
ST-14: Concrete Driveway Detail (Ribbon Curb or Rural Section)
WT-01: Water Service Casing Detail
WT-02: Single 5/8” or 1” Water Meter Detail
WT-03: Single 1 ½” or 2” Water Meter Detail
WT-04: Dual 5/8”, ¾” or 1” Water Meters Detail
WT-05: Fire Hydrant Assembly Detail
WT-06: Valve Box Assembly Detail
WT-06A: Valve Box Casting Lid
WT-06B: Valve Box Casting Paving Ring
WT-06B: Valve Box Casting Paving Ring

WT-07: Waterline Bedding and Pavement Repair Detail (Existing Paved Surface)

WT-08: Waterline Bedding and Surface Repair Detail (Non-paved & Proposed Paved Surfaces)

WT-09: Waterline and Storm Sewer Line Crossing Detail (Type 1)

WT-10: Waterline and Storm Sewer Line Crossing Detail (Type 2)

WT-11: Vertical Valve Installation Detail

WT-12: Horizontal Valve Installation Detail

WT-13: Compound Water Meter Vault Detail

WT-14: 1” thru 2” Air Release Valve Installation Detail (Developed Areas)

WT-15: 1” thru 2” Air Release Valve Installation Details (Undeveloped Areas)

WT-16: Pipe Encasement Detail

WW-01: Precast Concrete Wastewater Manhole Detail

WW-02: Precast Concrete Wastewater Manhole with Drop Connection Detail

WW-03: Precast Concrete Wastewater Manhole with Drop Service Detail

WW-05: Manhole Vent for Below Ground Installation Detail (Developed Areas)

WW-06: Manhole Vent for Above Ground Installation Detail (Undeveloped Areas)

WW-07: Bolted Wastewater Manhole Cover and Frame Detail

WW-08 Non-bolted Wastewater Manhole Cover and Frame Detail

WW-09: Precast 48” Concentric Concrete Cone Section Detail

WW-10: Flexible “Seal Boot” Resilient Connector Detail

WW-11: Wastewater Flow Patterns for Invert Channels Detail

WW-12: Wastewater Service Detail

WW-13: Wastewater Clean-out Detail (Paved Surface)

WW-14: Wastewater Clean-out Detail (Non-paved Surface)

WW-15: Wastewater Manhole Abandonment Detail

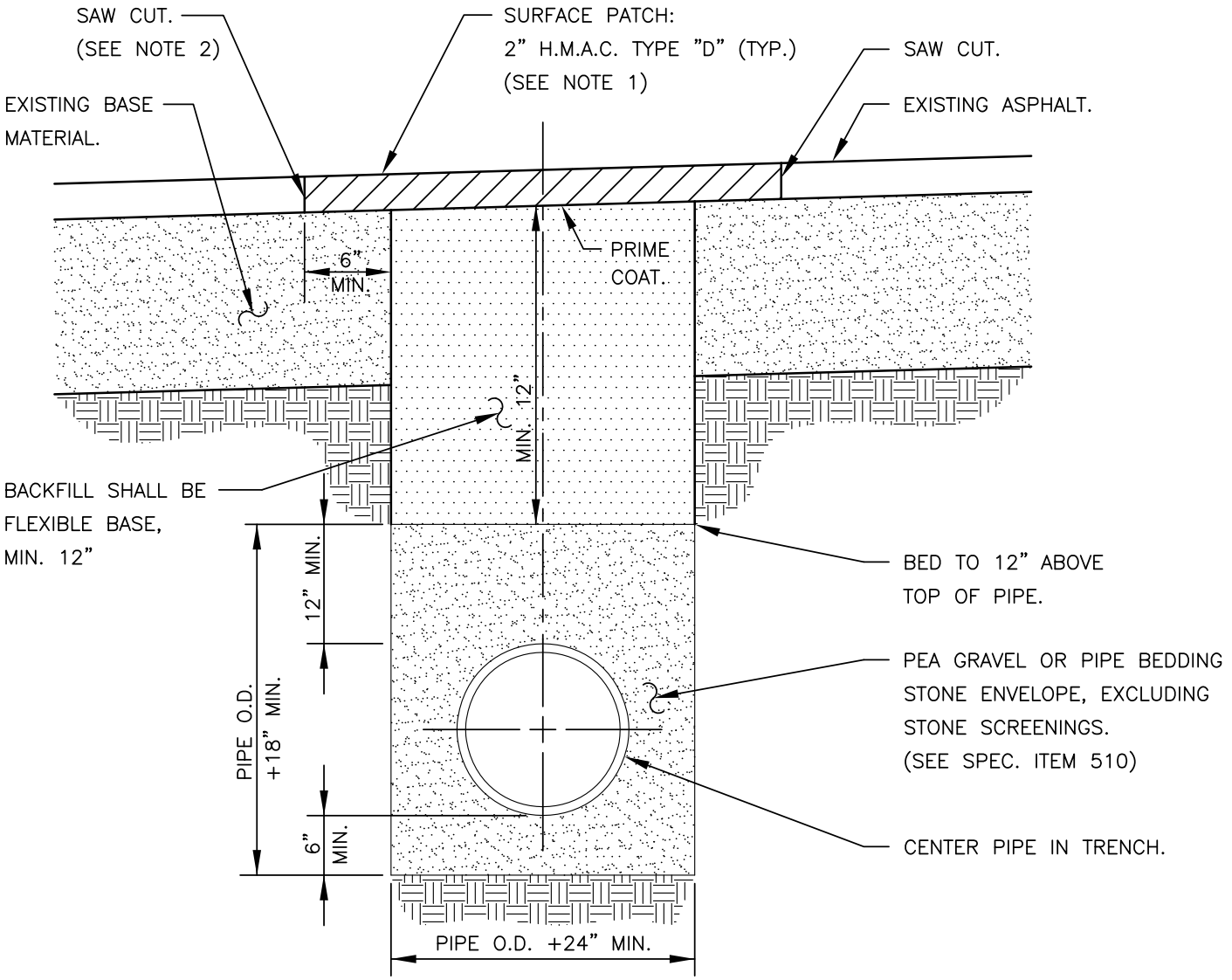
WW-16: Wastewater Lateral Connection to Existing Wastewater Main Detail

WW-17: Wastewater Line Bedding and Pavement Repair Detail

WW-18: Wastewater Line Bedding and Surface Repair Detail (Non-paved & Proposed Paved Surfaces)

SS-1: Street Sign Detail Drawing

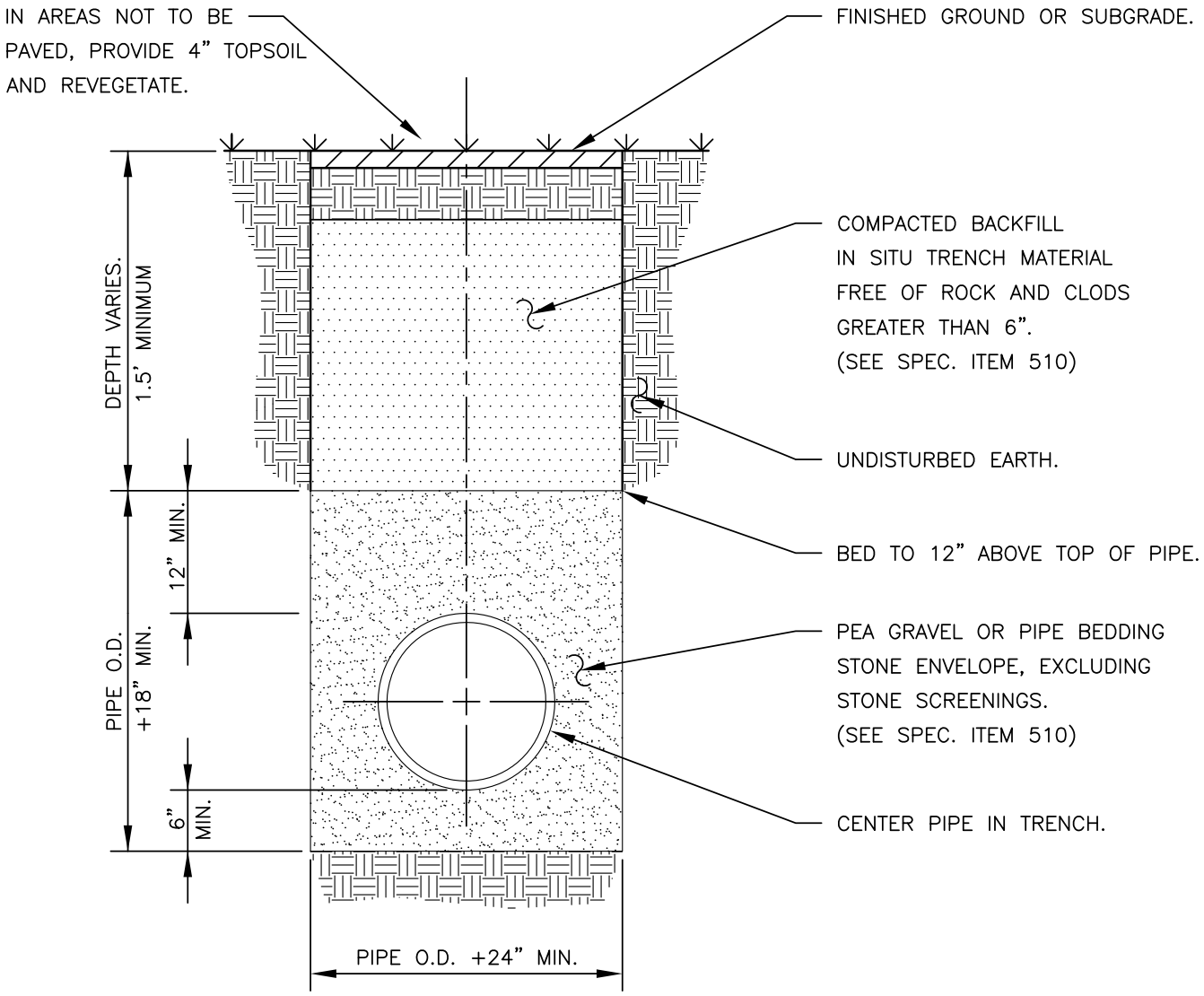
SS-2: Street Sign Logo Detail Drawing



NOTES:

1. H.M.A.C. SHOWN IN THIS DETAIL IS SEPARATE FROM ANY ADDITIONAL THICKNESS CREATED BY ANY OVERLAY ITEM IN CONTRACT.
2. THE CONTRACTOR SHALL SAW CUT, REMOVE AND REPLACE EXISTING PAVEMENT A MINIMUM OF 6" BEYOND EITHER THE EDGE OF THE STORM SEWER TRENCH OR THE POINT WHERE EXISTING PAVEMENT IS DAMAGED DUE TO TRENCHING OPERATIONS, WHICHEVER IS GREATER.
3. INSTALLATION OF BACKFILL, SAW CUTTING AND REMOVAL OF EXISTING PAVEMENT AND SURFACE PATCH, SHALL NOT BE PAID FOR SEPARATELY. COSTS FOR THESE ITEMS SHALL BE INCLUDED IN UNIT PRICE BIDS FOR STORM SEWER PIPE.
4. THE CONTRACTOR SHALL PROVIDE STEEL PLATES TO SPAN THE TRENCH AS NECESSARY OR TO ALLOW BACKFILL TO CURE. SUCH PLATES SHALL BE SUITABLE FOR VEHICLE PASSAGE OVER THE TRENCH AND SHALL BE SATISFACTORILY ANCHORED IN PLACE. COSTS FOR THIS ITEM SHALL BE INCLUDED IN UNIT PRICE BIDS FOR STORM SEWER PIPE.
5. ALL TRENCHING AND TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

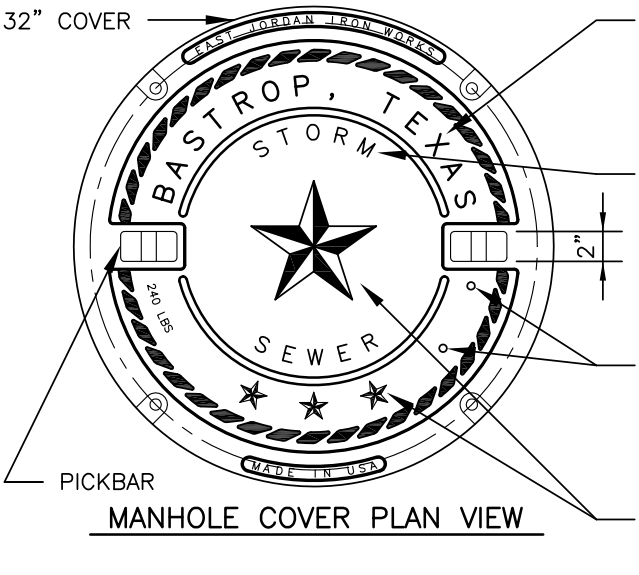
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 24, 2011 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	CITY OF BASTROP STORM SEWER LINE BEDDING DETAIL (EXISTING PAVED SURFACE)	DRAWING NO: DR-01



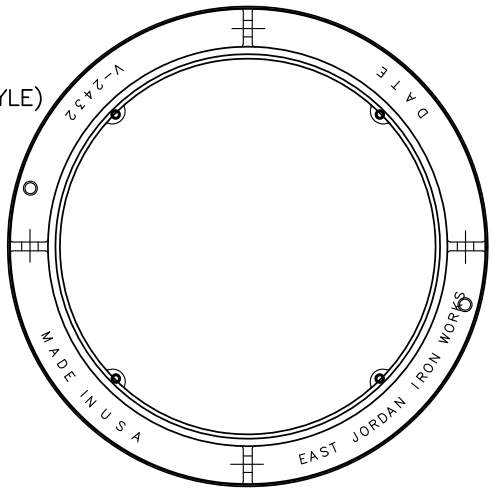
NOTE:

ALL TRENCHING AND TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

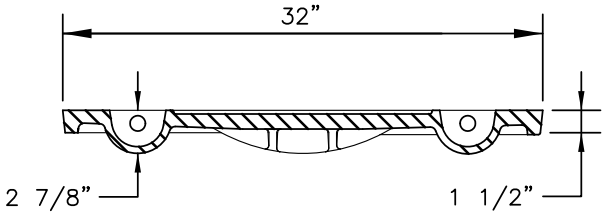
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 24, 2011 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	CITY OF BASTROP STORM SEWER LINE BEDDING DETAIL (NON-PAVED SURFACE)	DRAWING NO: DR-02



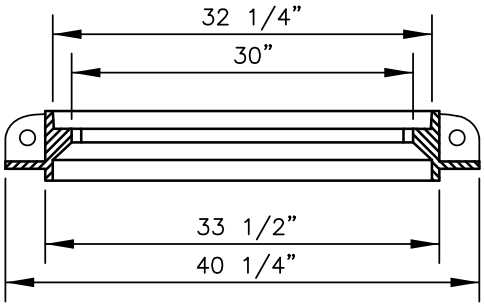
MANHOLE COVER PLAN VIEW



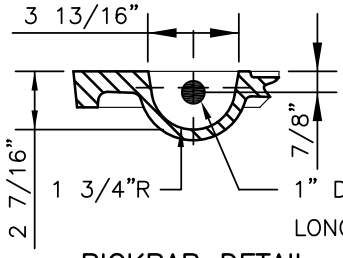
MANHOLE FRAME PLAN VIEW



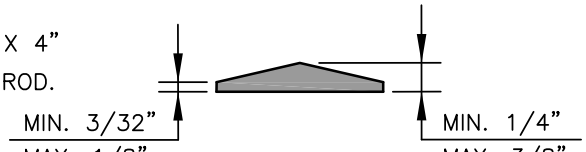
MANHOLE COVER SECTION VIEW



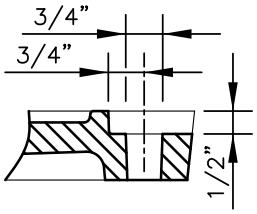
MANHOLE FRAME SECTION VIEW



PICKBAR DETAIL



STAR SECTION VIEW



BOLT HOLE SECTION

NOTES:

1. COVER AND FRAME SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR DRAINAGE, SEWER, UTILITY AND RELATED CASTINGS: AASHTO DESIGNATION M306-04.
2. MANHOLE COVER SHALL BE MODEL NUMBER: V-2432-3, AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL
3. MANHOLE FRAME SHALL BE MODEL NUMBER: V-2432, AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
4. MANHOLE COVER AND FRAME ASSEMBLY, IF ORDERED AS A SET, SHALL BE MODEL NUMBER: V-2432, AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
5. ALL CORNERS AND EDGES SHALL HAVE A 1/16" MINIMUM AND 1/8" MAXIMUM RADIUS.
6. MANHOLE COVERS SHALL BE CAST WITH TWO 1" DIAMETER STEEL PICKBARS.
7. MANHOLE COVER WEIGHT SHALL BE 240 LBS. FOR CAST IRON. WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF COVER.
8. MANUFACTURER SHALL CERTIFY THAT EACH MANHOLE COVER MEETS HS-20 LOADING.
9. FILLETS SHALL BE 1/4" RADIUS UNLESS OTHERWISE SPECIFIED.
10. MANUFACTURER SHALL REMOVE EXCESS IRON AND MACHINE FINISH SEATING SURFACES TO NOTED DIMENSIONS.
11. COVER SHALL BE DIPPED IN A WATER-BASED ASPHALTIC COATING, PRIOR TO SHIPMENT FROM FOUNDRY.
12. BOLTS SHALL BE 5/8"-11NC X 2" LONG HEX STAINLESS STEEL WITH WASHER.
13. MANUFACTURER SHALL DRILL 2-3/16"X1/2" DEEP HOLES FOR A MANHOLE NUMBER PLATE TO BE PROVIDED BY THE CITY OF BASTROP. THE TOP HOLE SHALL BE DRILLED 1" O.C. FROM THE BOTTOM OF THE PICKBAR AND THE BOTTOM HOLE SHALL BE DRILLED 4" O.C. FROM THE TOP HOLE.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS

APPROVED

MAY 24, 2011

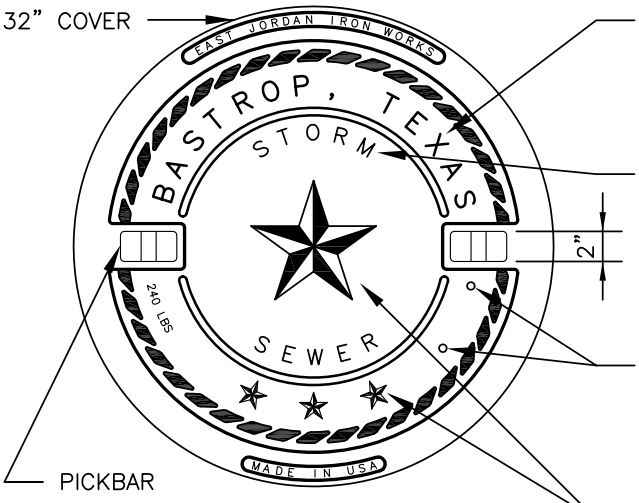
DATE

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.

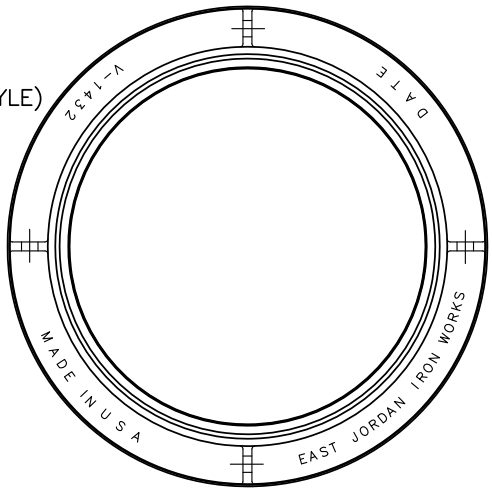
CITY OF BASTROP

BOLTED STORMSEWER MANHOLE COVER AND FRAME DETAIL

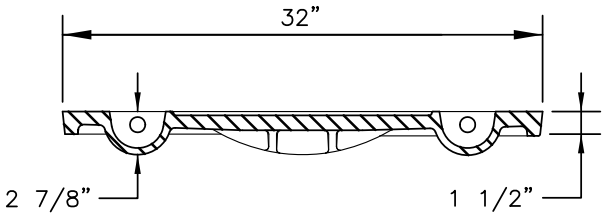
DRAWING NO: DR-05



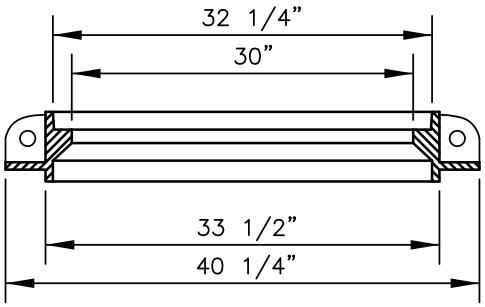
MANHOLE COVER PLAN VIEW



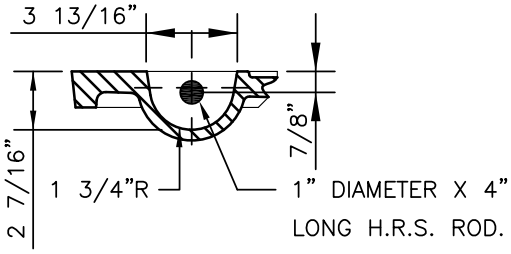
MANHOLE FRAME PLAN VIEW



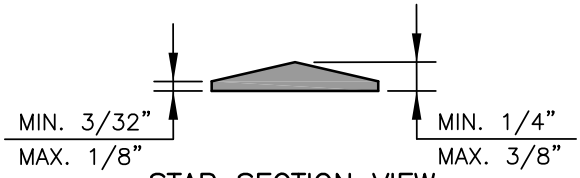
MANHOLE COVER SECTION VIEW



MANHOLE FRAME SECTION VIEW



PICKBAR DETAIL

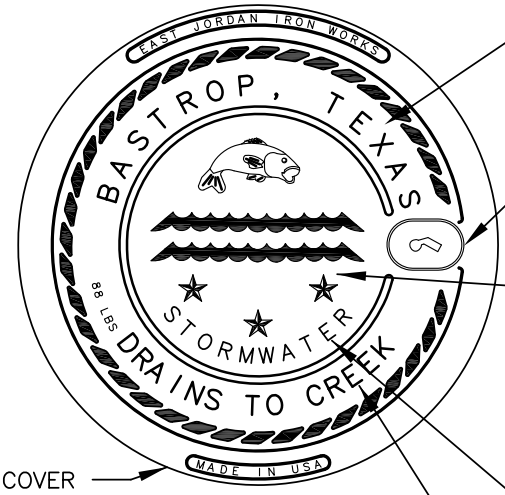


STAR SECTION VIEW

NOTES:

1. COVER AND FRAME SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR DRAINAGE, SEWER, UTILITY AND RELATED CASTINGS: AASHTO DESIGNATION M306-04.
2. MANHOLE COVER SHALL BE MODEL NUMBER: V-1432-3, AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
3. MANHOLE FRAME SHALL BE MODEL NUMBER: V-1432, AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
4. MANHOLE COVER AND FRAME ASSEMBLY, IF ORDERED AS A SET, SHALL BE MODEL NUMBER: V-1432, AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
5. ALL CORNERS AND EDGES SHALL HAVE A 1/16" MINIMUM AND 1/8" MAXIMUM RADIUS.
6. MANHOLE COVERS SHALL BE CAST WITH TWO 1" DIAMETER STEEL PICKBARS.
7. MANHOLE COVER WEIGHT SHALL BE 240 LBS. FOR DUCTILE IRON. WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF COVER.
8. MANUFACTURER SHALL CERTIFY THAT EACH MANHOLE COVER MEETS HS-20 LOADING.
9. FILLETS SHALL BE 1/4" RADIUS UNLESS OTHERWISE SPECIFIED.
10. MANUFACTURER SHALL REMOVE EXCESS IRON AND MACHINE FINISH SEATING SURFACES TO NOTED DIMENSIONS.
11. COVER SHALL BE DIPPED IN A WATER-BASED ASPHALTIC COATING, PRIOR TO SHIPMENT FROM FOUNDRY.
12. MANUFACTURER SHALL DRILL 2-3/16"X1/2" DEEP HOLES FOR A MANHOLE NUMBER PLATE TO BE PROVIDED BY THE CITY OF BASTROP. THE TOP HOLE SHALL BE DRILLED 1" O.C. FROM THE BOTTOM OF THE PICKBAR AND THE BOTTOM HOLE SHALL BE DRILLED 4" O.C. FROM THE TOP HOLE.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS **APPROVED** **MAY 24, 2011** **DATE** **THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.**	# CITY OF BASTROP ## NON-BOLTED STORMSEWER MANHOLE COVER AND FRAME DETAIL	DRAWING NO: DR-06



24" COVER

INLET COVER PLAN VIEW

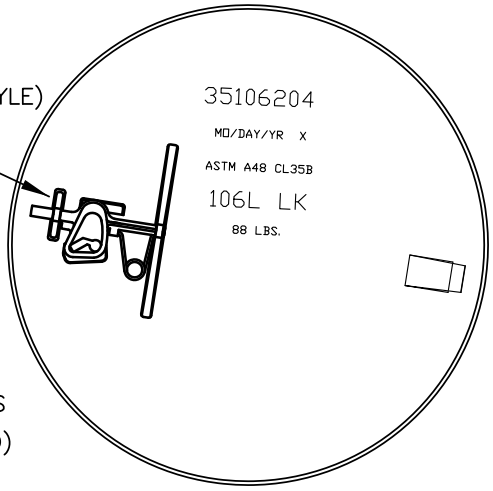
1" LETTERS
(RECESSED FLUSH)
(BOOKMAN OLD STYLE)

KEYED LOCKING
MECHANISM

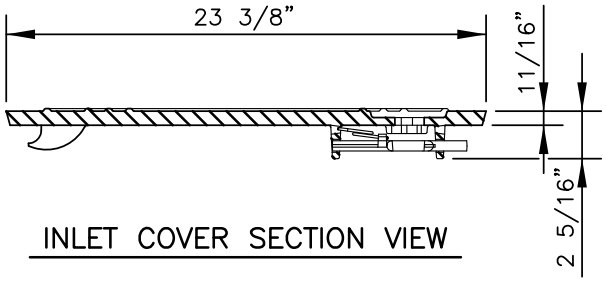
CUSTOM LOGO
(RECESSED FLUSH)
(PROVIDE ETCHING
AROUND ALL STARS
AND CUSTOM LOGO)

1/2" LETTERS
(RECESSED FLUSH)
(BOOKMAN OLD STYLE)

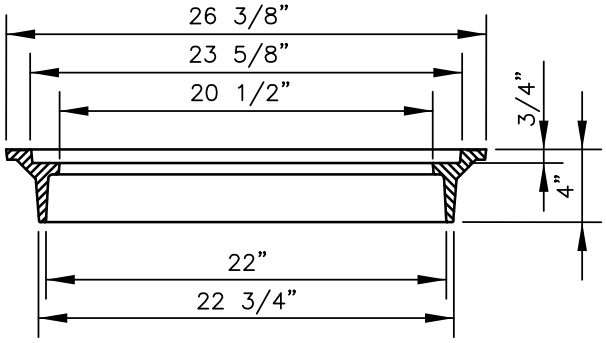
1" LETTERS
(RECESSED FLUSH)
(BOOKMAN OLD STYLE)



INLET COVER BOTTOM VIEW



INLET COVER SECTION VIEW

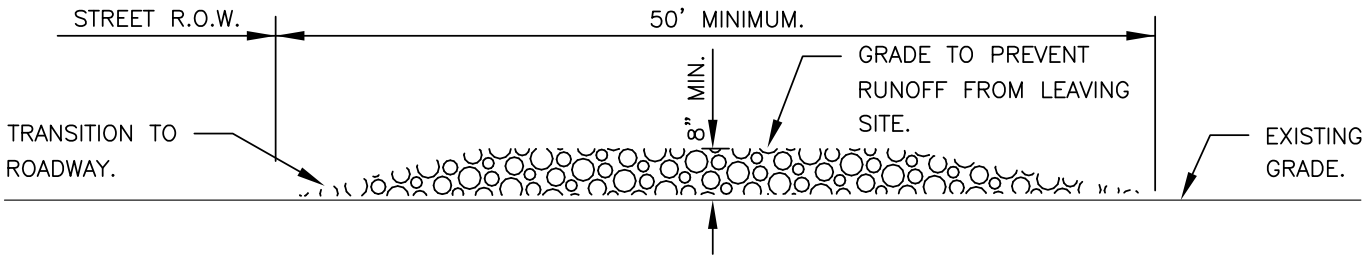


INLET FRAME SECTION VIEW

NOTES:

1. COVER AND FRAME SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR DRAINAGE, SEWER, UTILITY AND RELATED CASTINGS: AASHTO DESIGNATION M306–04.
2. INLET COVER SHALL BE MODEL NUMBER: 106L LK, AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL. INCORPORATED, OR APPROVED EQUAL.
3. INLET FRAME SHALL BE MODEL NUMBER: 106L LK, AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL. INCORPORATED, OR APPROVED EQUAL.
4. INLET COVER AND FRAME ASSEMBLY, IF ORDERED AS A SET, SHALL BE MODEL NUMBER: 106L–4L LK, AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
5. ALL CORNERS AND EDGES SHALL HAVE A 1/16" MINIMUM AND 1/8" MAXIMUM RADIUS.
6. INLET COVER WEIGHT SHALL BE 88 LBS. FOR DUCTILE IRON. WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF COVER.
7. FILLETS SHALL BE 1/4" RADIUS UNLESS OTHERWISE SPECIFIED.
8. MANUFACTURER SHALL REMOVE EXCESS IRON AND MACHINE FINISH SEATING SURFACES TO NOTED DIMENSIONS.
9. INLET COVER SHALL BE DIPPED IN A WATER–BASED ASPHALTIC COATING, PRIOR TO SHIPMENT FROM FOUNDRY.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS **APPROVED** **MAY 24, 2011** **DATE** **THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.**	# CITY OF BASTROP ## STORM SEWER INLET COVER AND FRAME DETAIL	DRAWING NO: DR–07



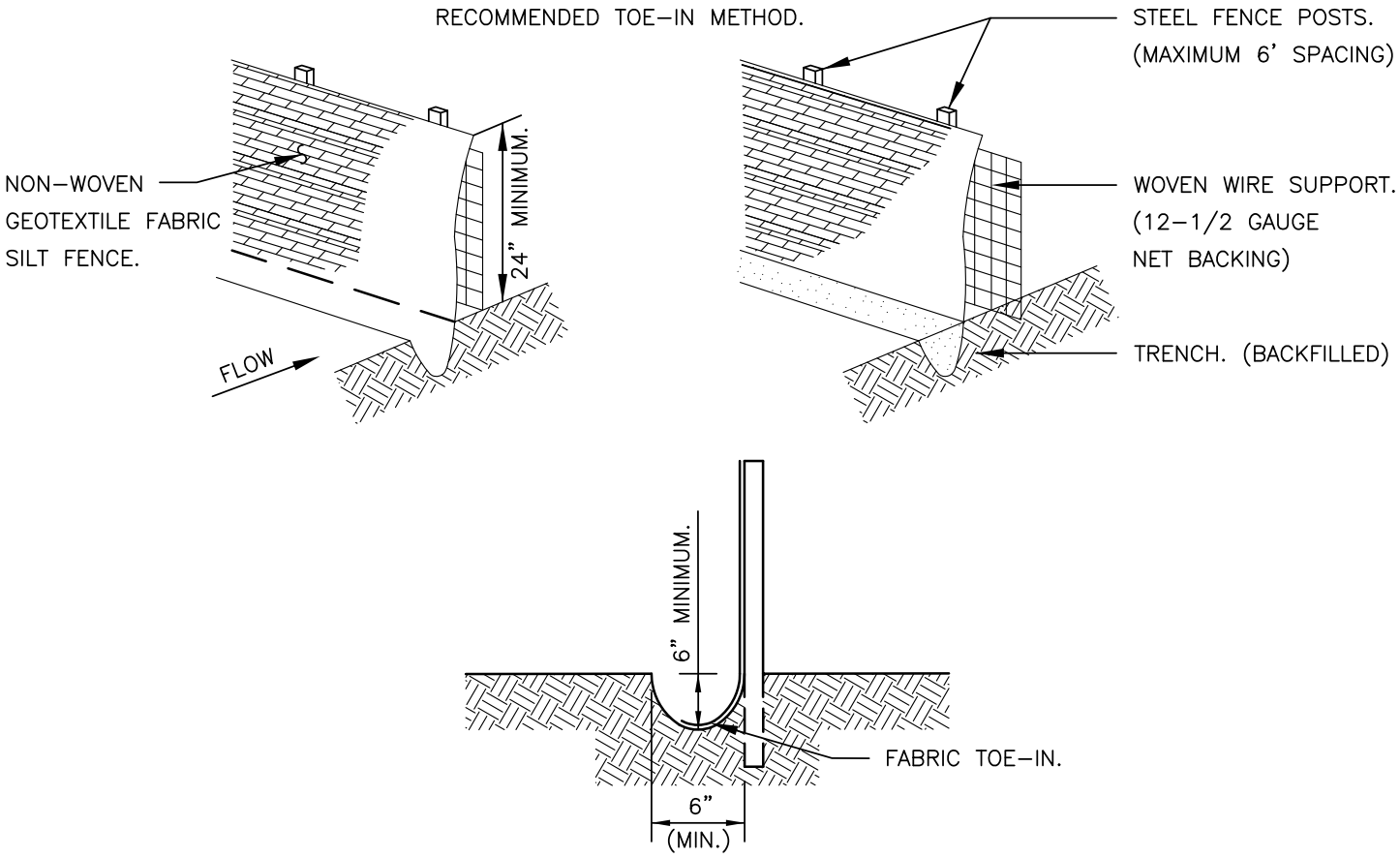
NOTES:

1. A STABILIZED CONSTRUCTION ENTRANCE APPLIES TO ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO A PUBLIC RIGHT OF WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA.
2. STONE SIZE SHALL BE 4" – 8" OPEN GRADED ROCK.
3. THICKNESS OF CRUSHED STONE PAD TO BE NOT LESS THAN 8".
4. LENGTH SHALL BE A MINIMUM OF 50' FROM ACTUAL ROADWAY, AND WIDTH NOT LESS THAN FULL WIDTH OF INGRESS/EGRESS.
5. ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY BY CONTRACTOR.

AS NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED	CITY OF BASTROP	DRAWING NO: EC–01
MAY 24, 2011 DATE	STABILIZED CONSTRUCTION ENTRANCE DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		

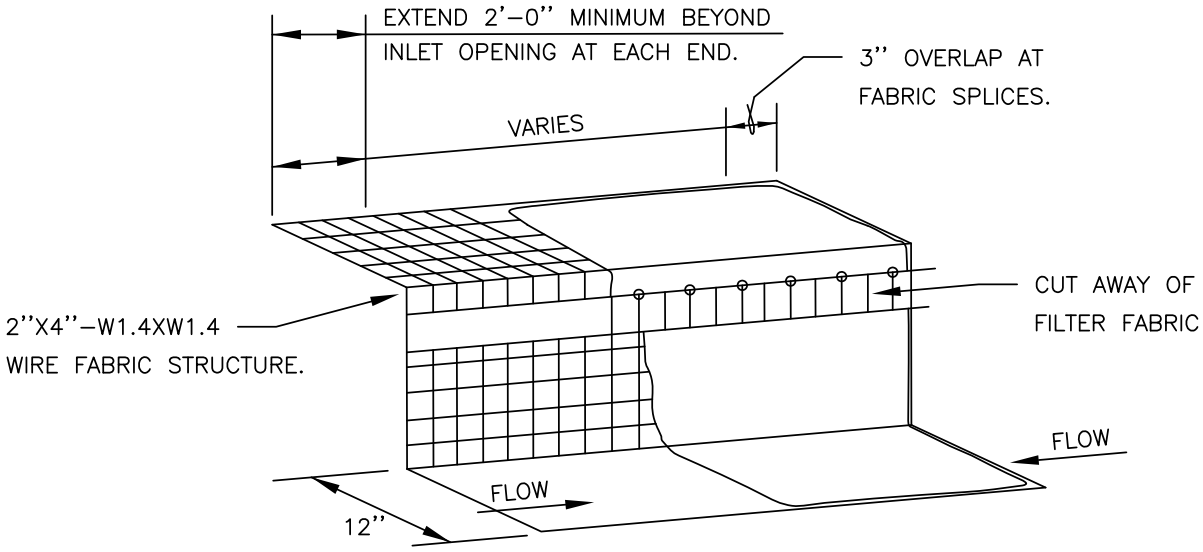


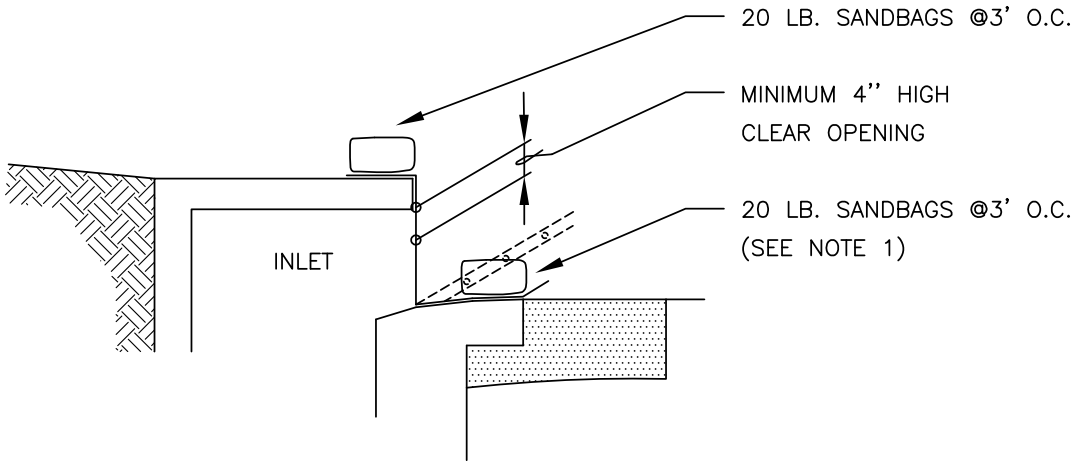
TRENCH CROSS–SECTION

NOTES:

1. SILT FENCE SHALL CONFORM TO CITY OF BASTROP SPECIFICATION 642.
2. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MIN. OF ONE (1') FOOT.
3. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
5. SILT FENCE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS SECURELY FASTENED TO THE STEEL FENCE POSTS.
6. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
7. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS **APPROVED**	# CITY OF BASTROP	DRAWING NO: EC–02
MAY 24, 2011 **DATE**	SILT FENCE DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		

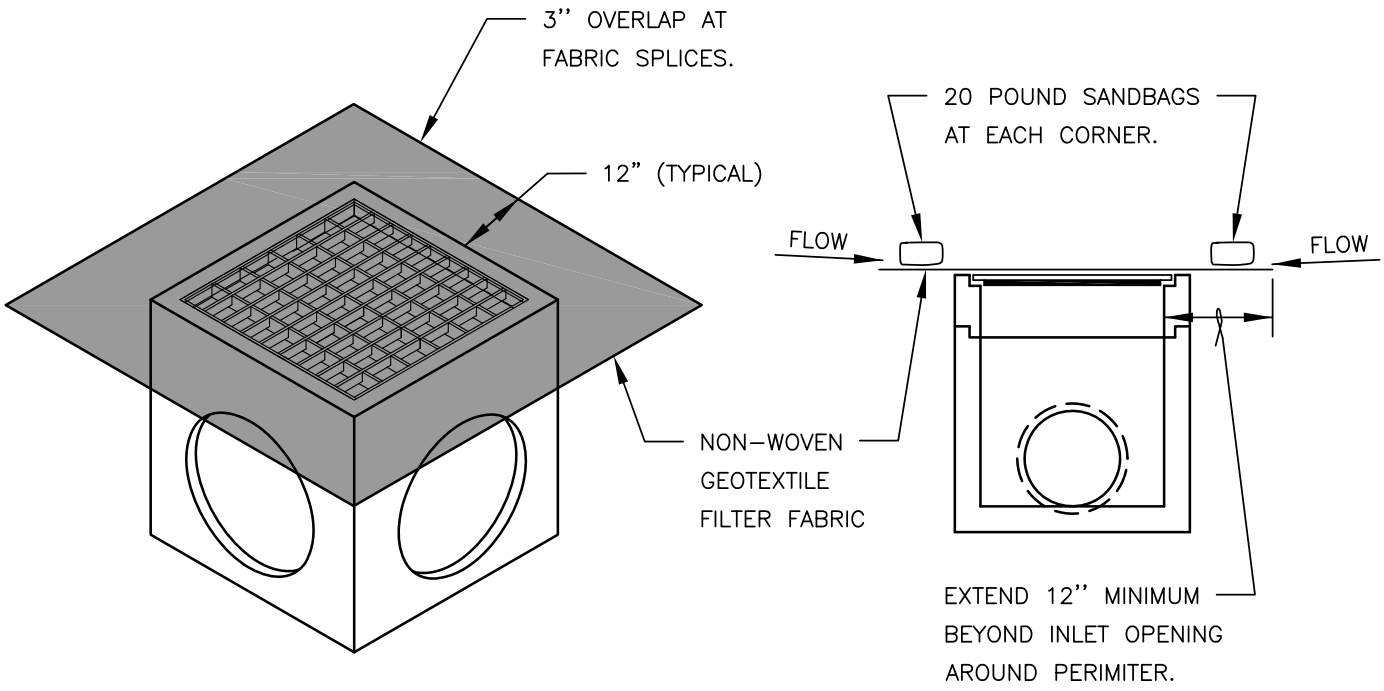




NOTES:

1. WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, THE CONTRACTOR MAY SUBSTITUTE A 1" X 4" BOARD SECURED WITH CONCRETE NAILS 3' O.C. NAILED INTO THE GUTTER IN LIEU OF SANDBAGS TO HOLD THE FILTER DIKE IN PLACE. UPON REMOVAL, CLEAN ANY DIRT/DEBRIS FROM NAILING LOCATIONS, APPLY CHEMICAL SANDING AGENT AND APPLY NON–SHRINK GROUT FLUSH WITH SURFACE OF GUTTER.
2. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
3. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
4. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM–WATER BEGINS TO OVERTOP THE CURB.
5. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS **APPROVED** **MAY 24, 2011** **DATE** THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	# CITY OF BASTROP ## CURB INLET PROTECTION DETAIL	DRAWING NO: EC–03



NOTES:

1. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2''.
2. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY CLEAN THE INLET PROTECTION IF EXCESSIVE PONDING OCCURS.
3. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED	CITY OF BASTROP	DRAWING NO: EC–04
MAY 24, 2011 DATE	AREA INLET PROTECTION DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		

1. ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL TREES TO BE PRESERVED FROM HIS ACTIVITIES.
2. ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING. **SEE: TREE PROTECTION TREE WELLS (EC–06), TREE PROTECTION TREE LOCATION (EC–07) AND TREE PROTECTION FENCE–CHAIN LINK (EC–08).**
3. TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO CITY STANDARDS FOR TREE PROTECTION, INCLUDING TYPES OF FENCING AND SIGNAGE.
4. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
5. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD–UP WITHIN TREE DRIPLINES.
6. FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES, LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
   A) SOIL COMPACTION IN DRIPLINE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL.
   B) DRIPLINE DISTURBANCES DUE TO GRADE CHANGES OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE FORESTRY MANAGER.
   C) WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT
   D) OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, AND FIRES.
7. EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A) WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL;
   B) WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
   C) WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING.
   D) WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE FORESTRY MANAGER TO DISCUSS ALTERNATIVES.
8. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE THAT IS CLOSER THAN 5 FEET TO A TREE TRUNK, THE TRUNK SHALL BE PROTECTED BY STRAPPED–ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
9. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIPLINE. THOSE AREAS SHOULD BE COVERED WITH 4 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
10. ALL GRADING WITHIN DRIPLINE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.
11. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH GOOD QUALITY TOP SOIL WITHIN TWO DAYS. IF EXPOSED ROOT AREAS CANNOT BE BACKFILLED WITHIN 2 DAYS, AN ORGANIC MATERIAL WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION SHALL BE PLACED TO COVER THE ROOTS UNTIL BACKFILL CAN OCCUR.
12. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE WITH A ROCK SAW OR SIMILAR EQUIPMENT, IN A LOCATION AND TO A DEPTH APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
13. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES WILL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON LEAVES.
14. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, A PLASTIC VAPOR BARRIER SHALL BE PLACED BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE ROOT ZONE.
15. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
16. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.
17. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRUNING MUST BE DONE ACCORDING TO CITY STANDARDS AND AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).
18. ALL OAK TREE CUTS, INTENTIONAL OR UNINTENTIONAL, SHALL BE SEALED WITH AN APPROVED PRUNING SEALER IMMEDIATELY (WITHIN 10 MINUTES). TREE PAINT MUST BE KEPT ON SITE AT ALL TIMES.
19. THE CITY INSPECTOR HAS THE AUTHORITY TO REQUIRE ADDITIONAL TREE PROTECTION BEFORE OR DURING CONSTRUCTION.
20. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
21. DEVIATIONS FROM THE ABOVE REQUIREMENTS AND NEGLIGENT DAMAGE TO TREES MAY BE CONSIDERED AS ORDINANCE VIOLATIONS.

FOR QUESTIONS CONCERNING THIS DETAIL, PLEASE CONTACT THE DIRECTOR OF PLANNING AND DEVELOPMENT.

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APPROVED

MAY 24, 2011

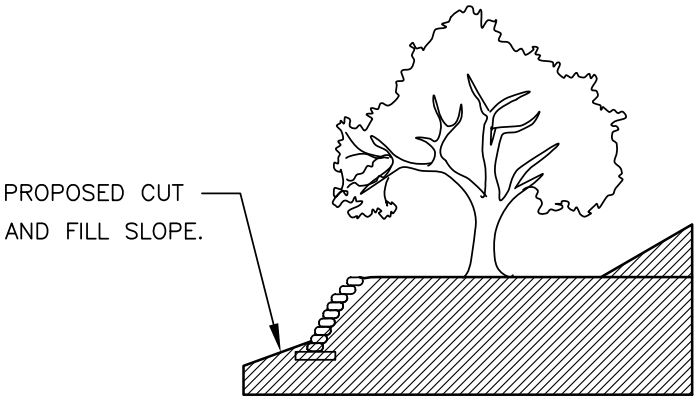
DATE

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.

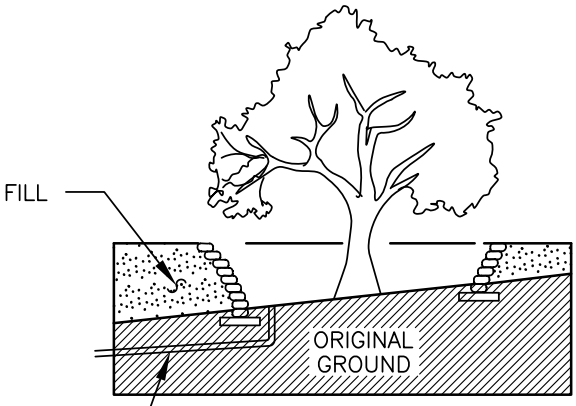
CITY OF BASTROP

TREE PROTECTION NOTES

DRAWING NO: EC–05

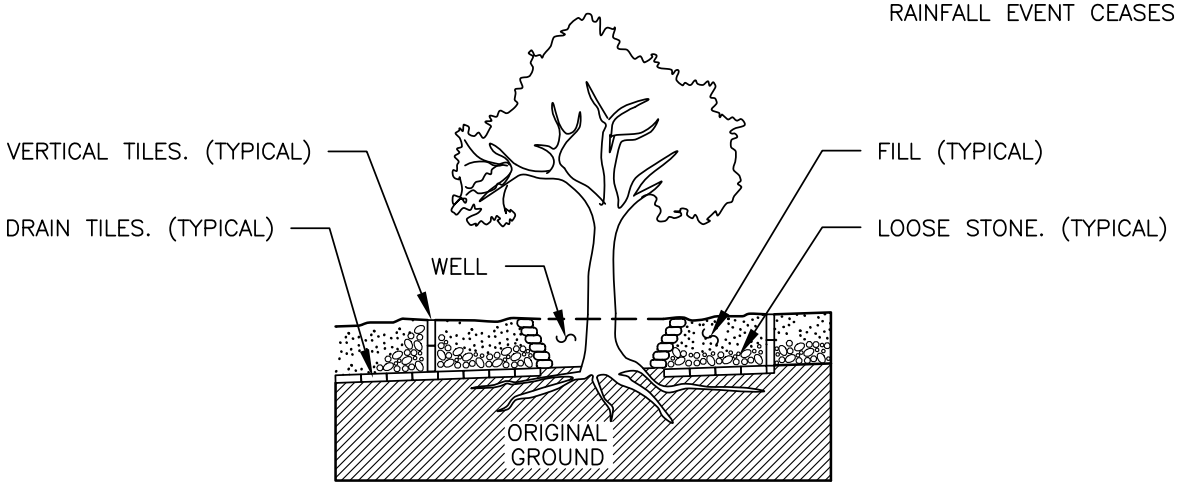


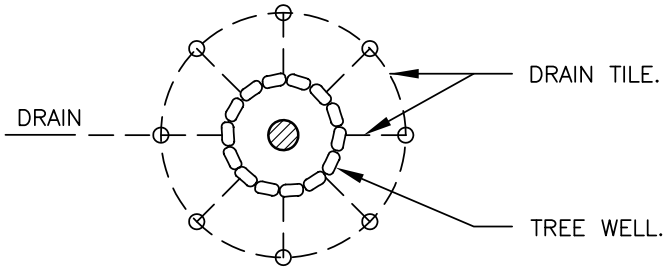
PERMANENT PROTECTIVE WALL



OPEN TREE WELL

PROVIDE DRAIN AS NECESSARY TO PREVENT WATER PONDING AFTER A RAINFALL EVENT CEASES.





TREE WELL WITH RAISED GRADE

NOTE:

LOCATION, TYPE, DEPTHS AND CONSTRUCTION SPECIFICATIONS OF FILL, DRAINS AND WALLS SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.

FOR QUESTIONS CONCERNING THIS DETAIL, PLEASE CONTACT THE CITY ENGINEER.

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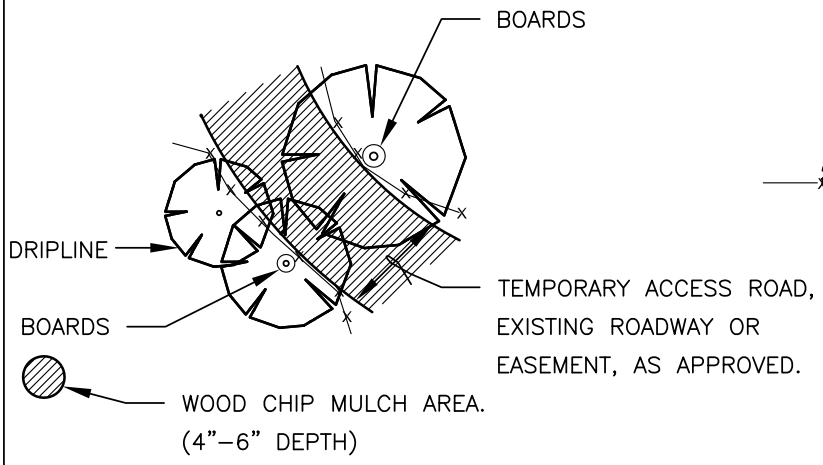
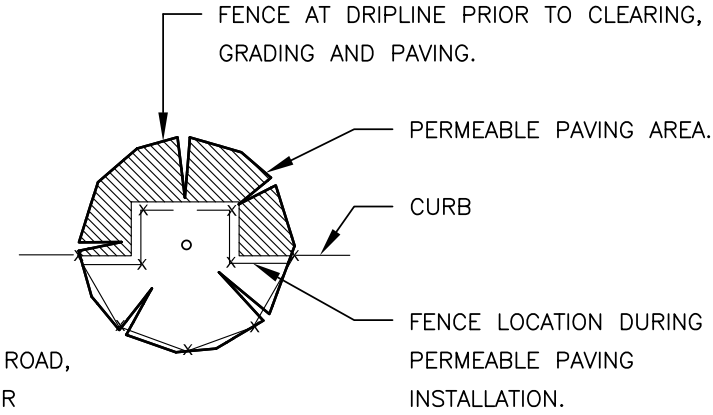
CITY OF BASTROP

DRAWING NO: EC–06

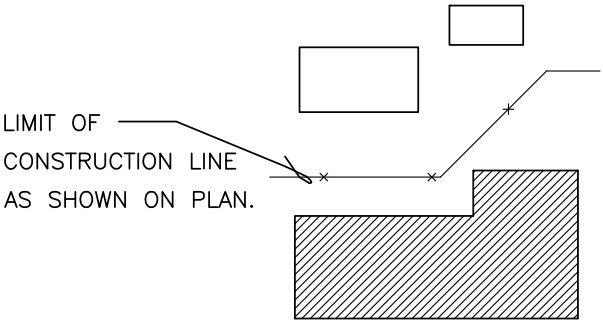
TREE PROTECTION TREE WELLS



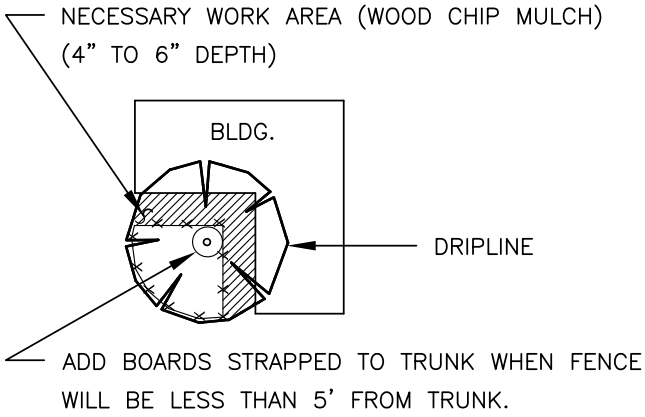
LINEAR CONSTRUCTION THROUGH TREES



TREES IN PAVING AREA



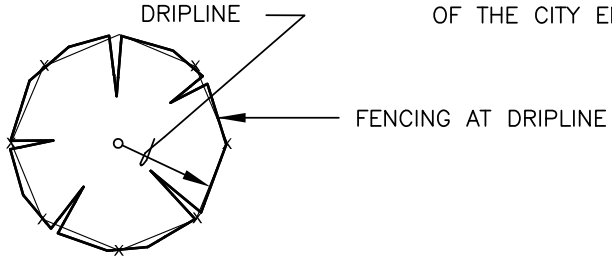
NATURAL AREAS



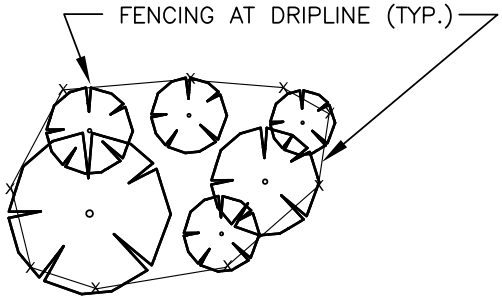
TREES NEAR CONSTRUCTION ACTIVITY

NOTE:

LIMITS OF MULCH AREAS AND DISTANCE FROM TRUNKS TO WORK/ PERMEABLE PAVING AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.



INDIVIDUAL TREE



GROUP OF TREES

FOR QUESTIONS CONCERNING THIS DETAIL, PLEASE CONTACT THE CITY ENGINEER.

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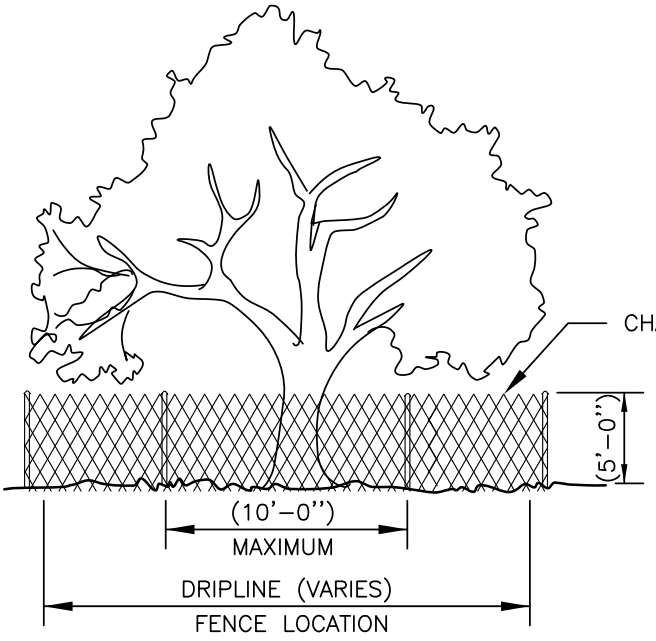
MAY 24, 2011
DATE

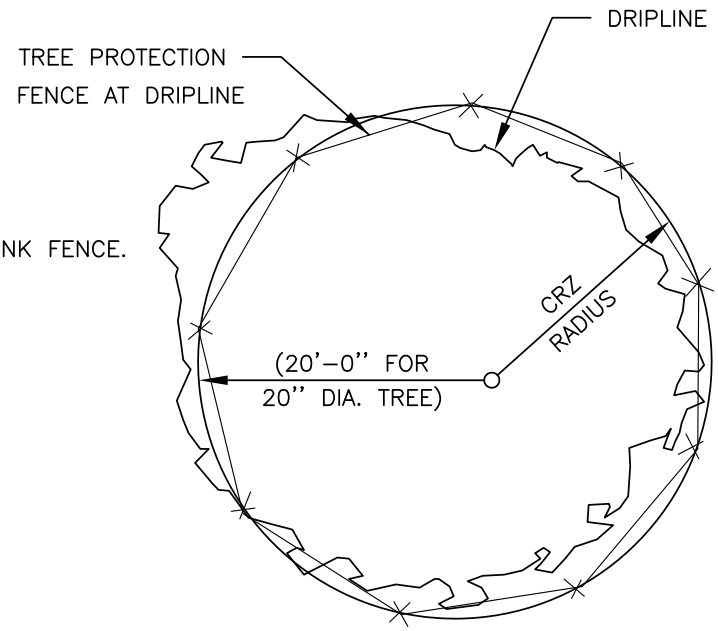
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.

CITY OF BASTROP

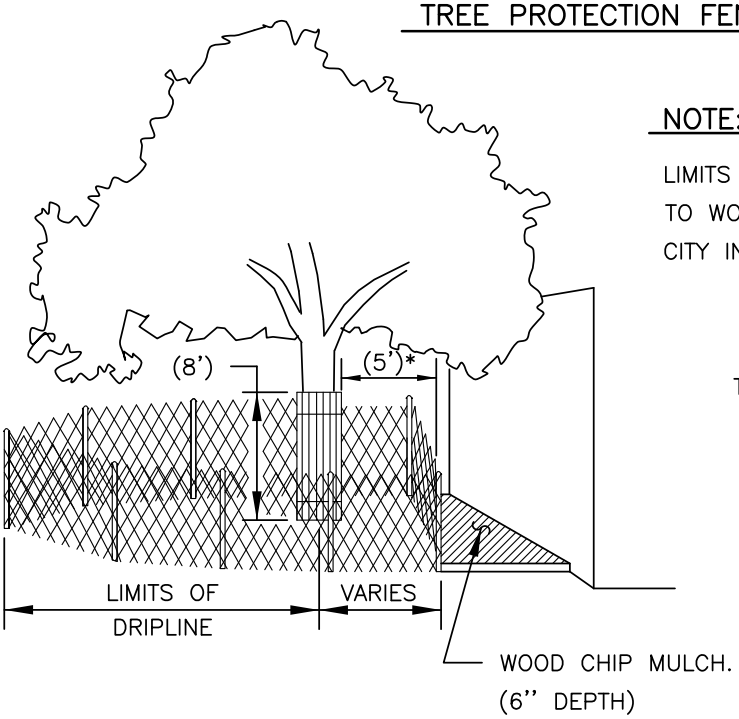
TREE PROTECTION FENCE LOCATIONS

DRAWING NO: EC–07



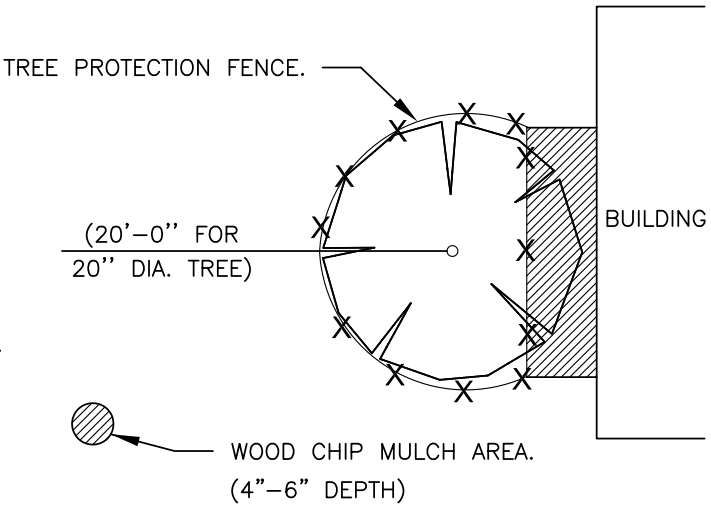


TREE PROTECTION FENCE – CHAIN LINK



NOTE:

LIMITS OF WOOD CHIP MULCH AREA AND DISTANCE FROM TRUNK TO WORK AREA SHALL BE SUBJECT TO THE APPROVAL OF THE CITY INSPECTOR.



*AS NEEDED TO PROVIDE NECESSARY WORK SPACE.
IF LESS THAN 5', THEN ADD BOARDS STRAPPED TO TRUNK.

TREE PROTECTION FENCE (MODIFIED) – CHAIN LINK

FOR QUESTIONS CONCERNING THIS DETAIL, PLEASE CONTACT THE CITY ENGINEER.

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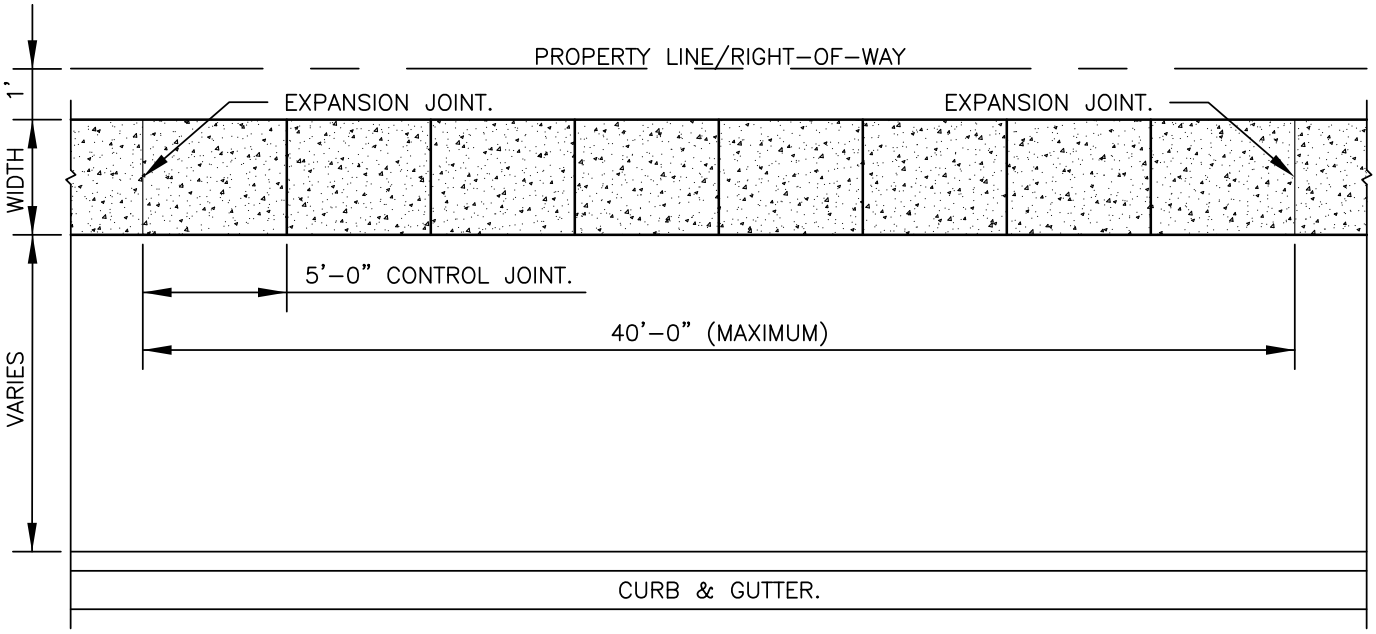
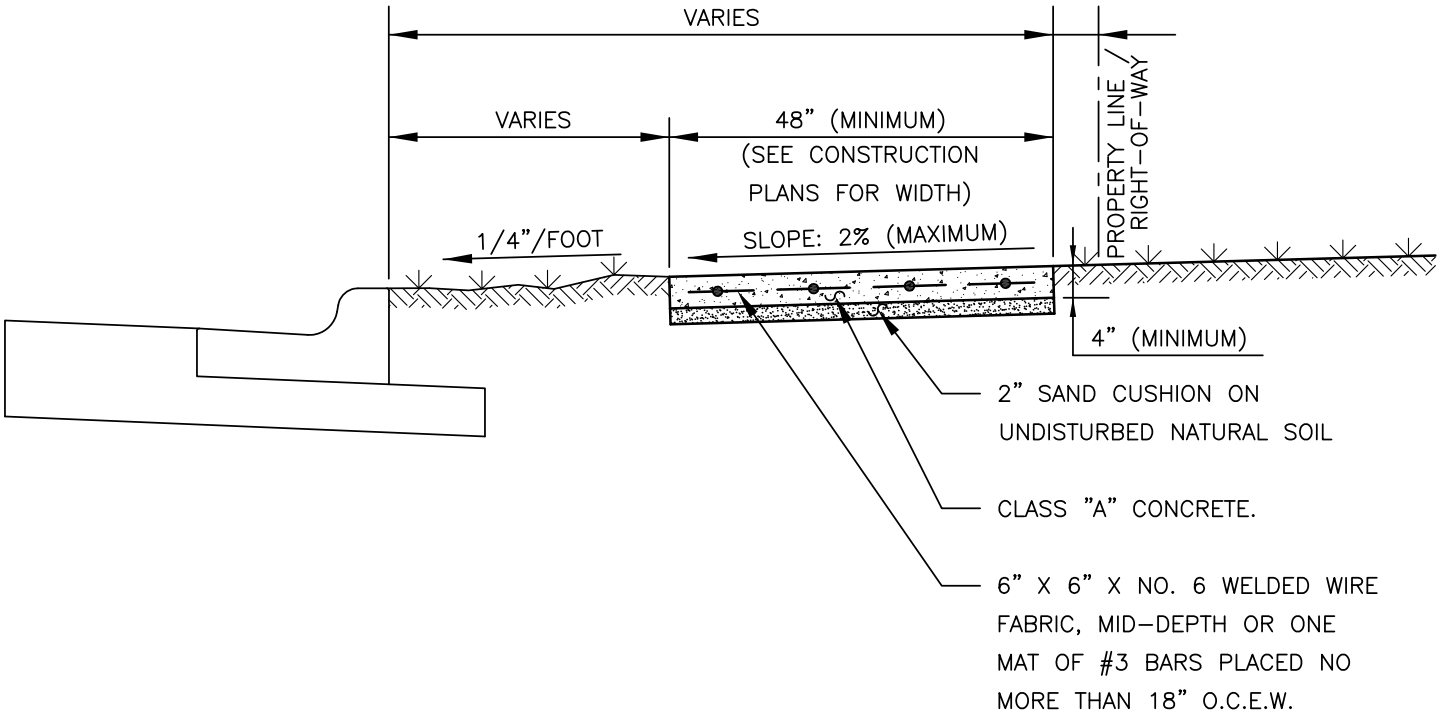


PLAN



SECTION

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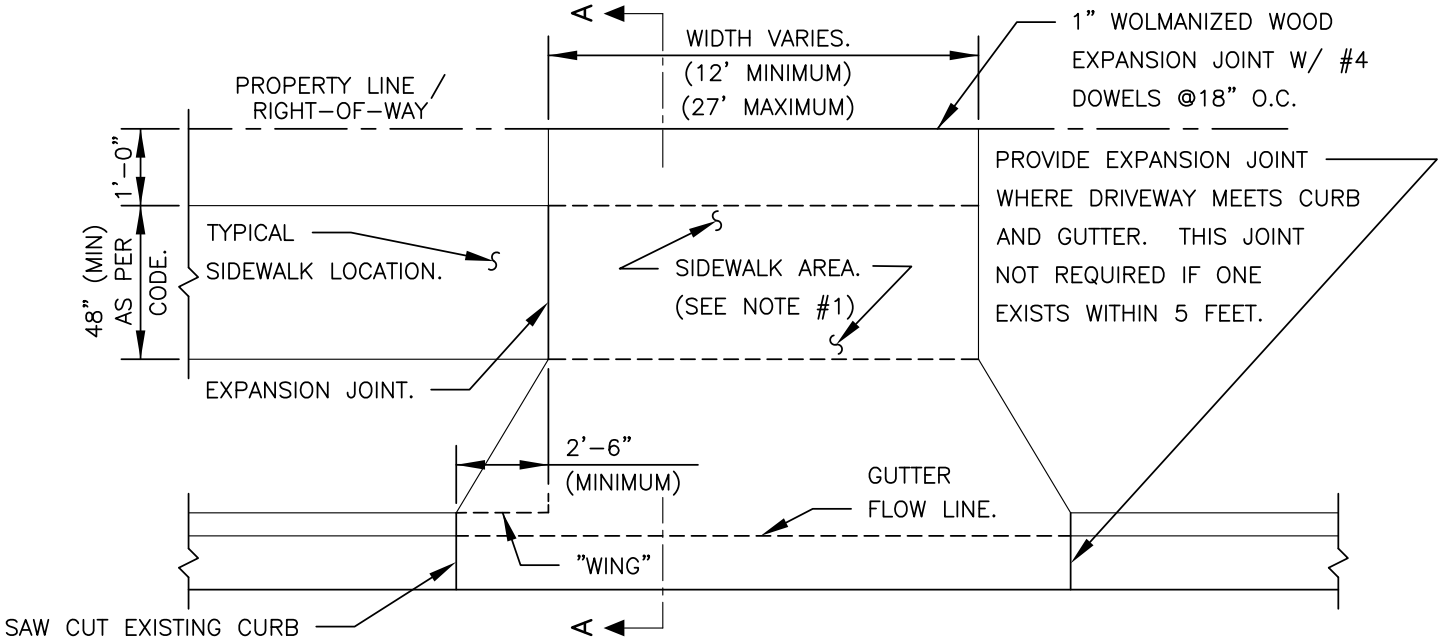
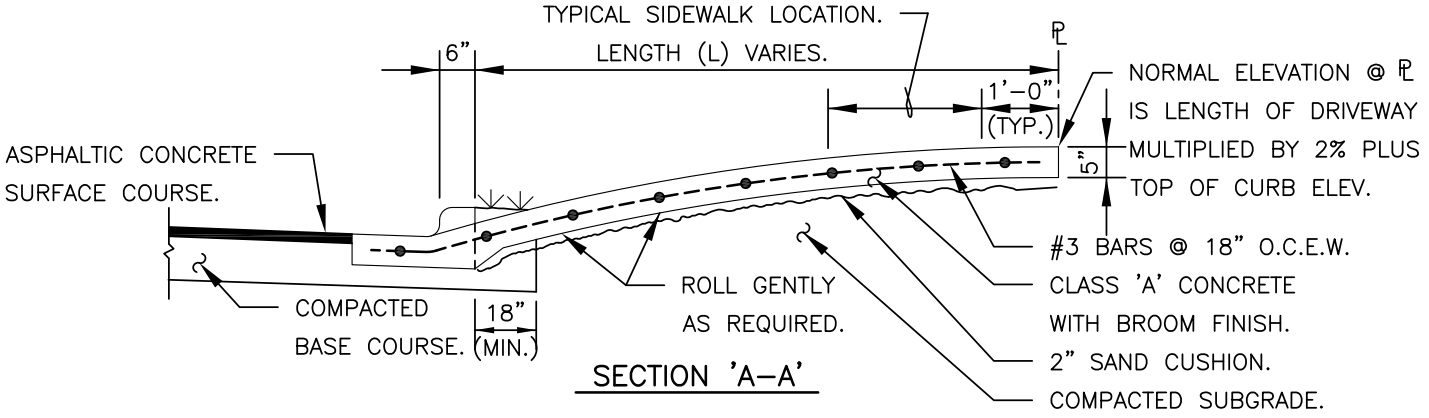
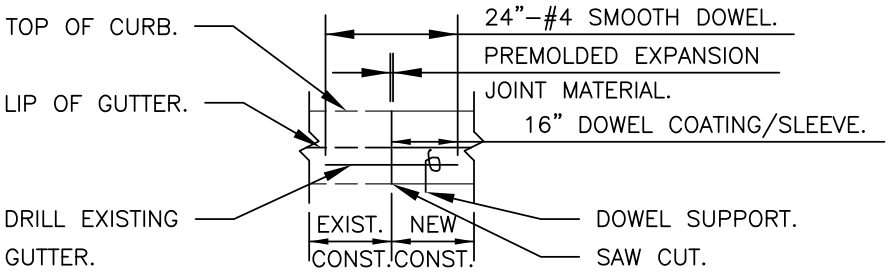


AND GUTTER SECTION AT PROPOSED DRIVEWAY. IF NEAREST EXPANSION JOINT IS 5 FEET OR LESS FROM DRIVEWAY WING, EXISTING CURB AND GUTTER SECTION SHALL BE REMOVED AND REPLACED TO THE NEAREST EXPANSION JOINT.

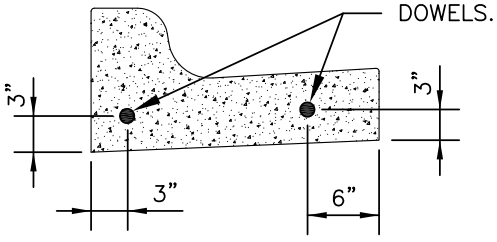
PLAN



SECTION 'A-A'



EXPANSION JOINT DETAIL



SECTION

NOTE:

1. THE SIDEWALK AREA OF THE DRIVEWAY SHALL SLOPE TOWARD THE STREET PAVING AT NO MORE THAN 2%.

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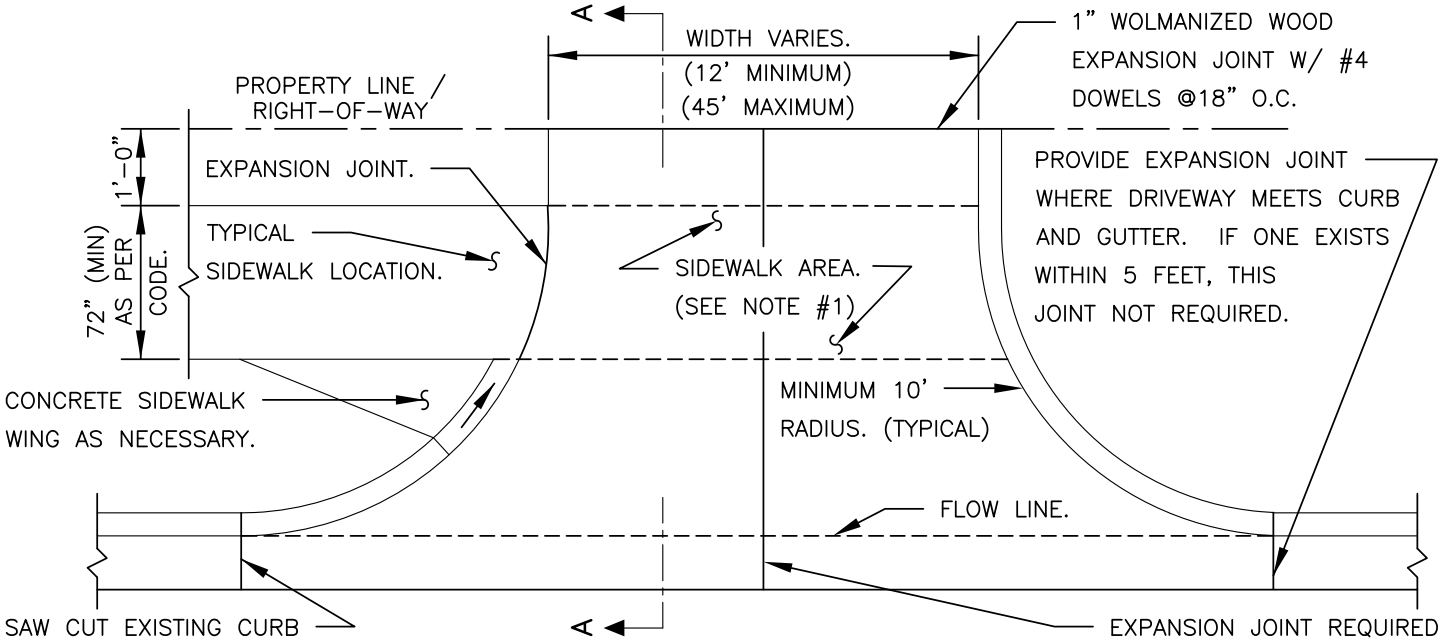
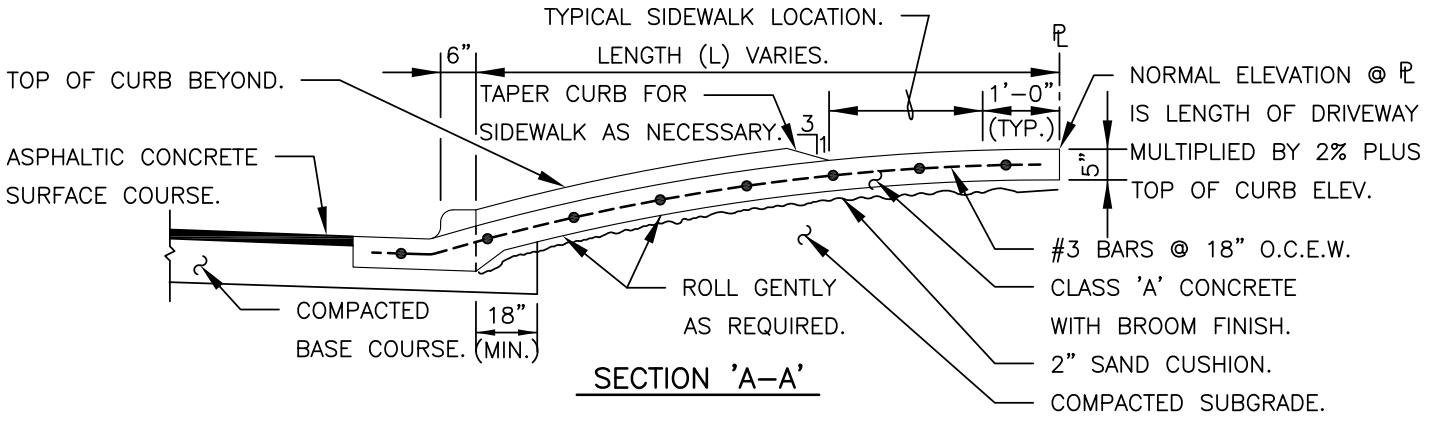
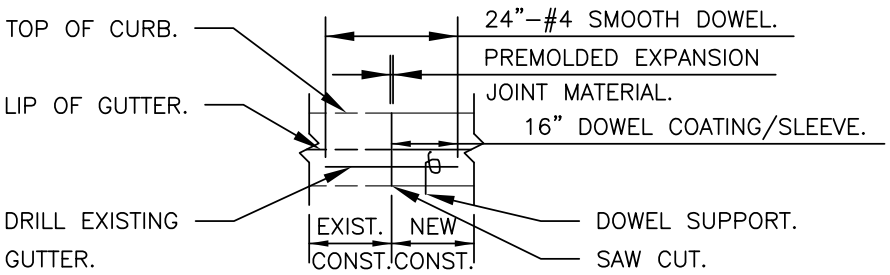


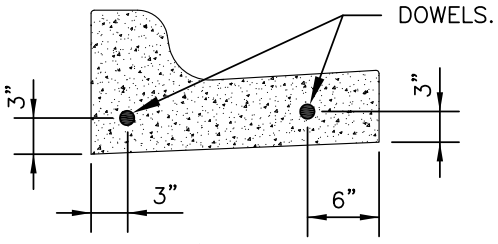
PLAN



SECTION 'A-A'



EXPANSION JOINT DETAIL



SECTION

NOTE:

1. THE SIDEWALK AREA OF THE DRIVEWAY SHALL SLOPE TOWARD THE STREET PAVING AT NO MORE THAN 2%.

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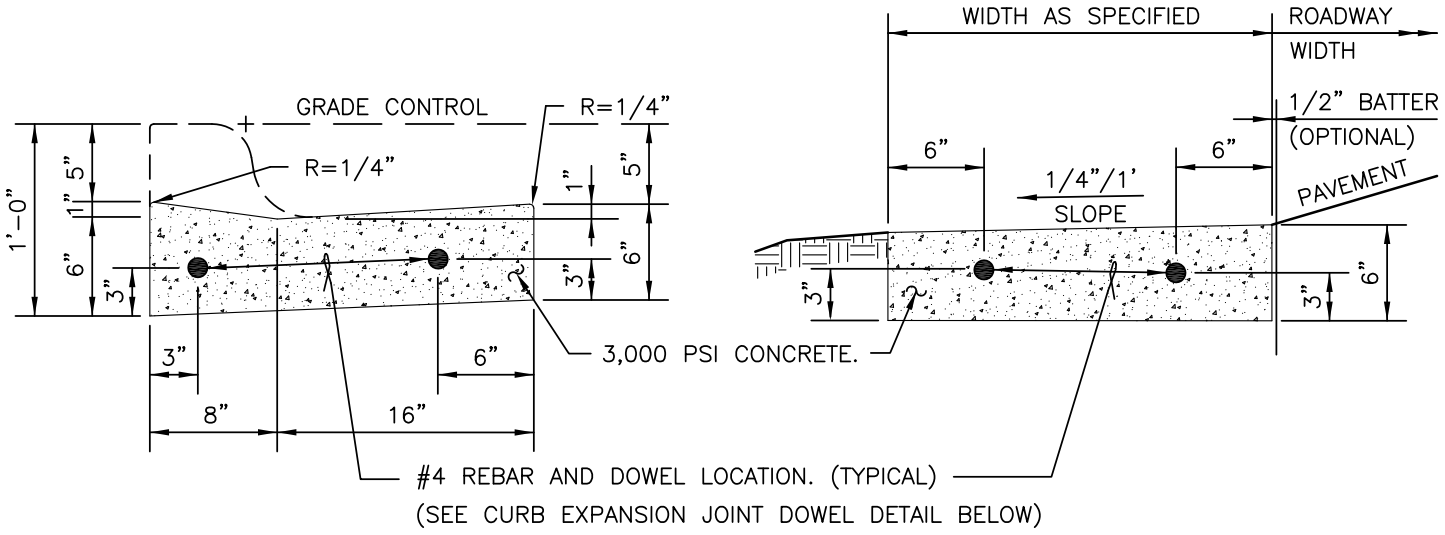
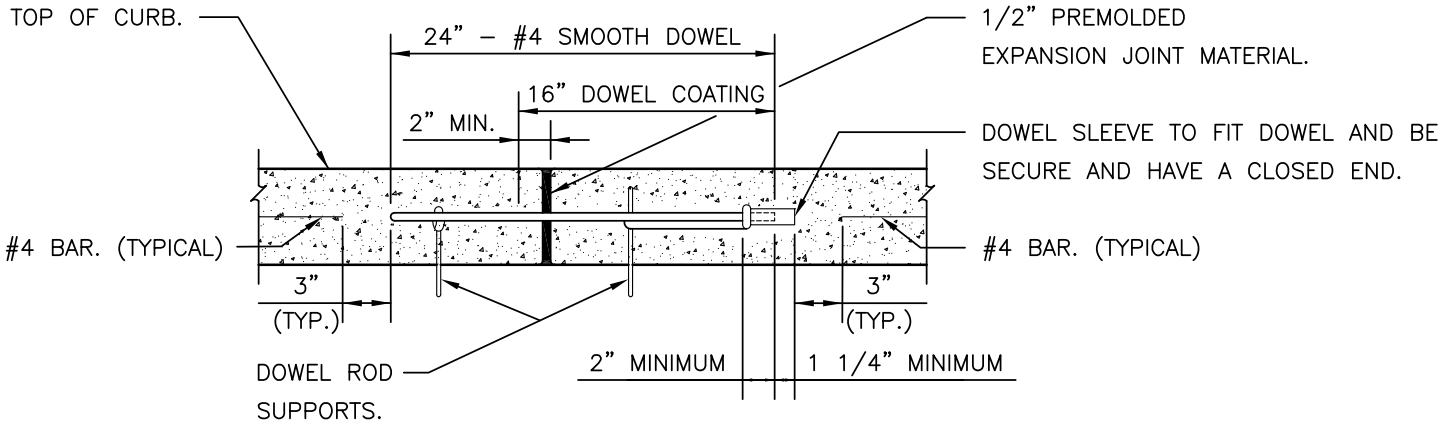


LAY DOWN CURB

RIBBON CURB



CURB EXPANSION JOINT DOWEL DETAIL

NOTES:

1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309 AND D1752. BROOM FINISH EXPOSED SURFACE.
2. CONTROL JOINT SPACING SHALL NOT EXCEED 10'-0'.
3. EXPANSION JOINTS AS PER STANDARD ASTM D-1752.
4. EXPANSION JOINT INTERVALS NOT TO EXCEED 40'-0" FOR ALL CURBS AND CONSTRUCTION METHODS.
5. ALL CURBS SHALL HAVE A MINIMUM OF 4" OF COMPACTED FLEXIBLE BASE BETWEEN BOTTOM OF CURB AND TOP SUBGRADE THAT SHALL EXTEND A MINIMUM OF 18" BEHIND BACK OF CURB. TOTAL DEPTH OF FLEXIBLE BASE UNDER AND BEHIND CURB SHALL BE: (TOTAL DEPTH OF FLEXIBLE BASE) LESS (6-INCHES).
6. ALL CURBS SHALL CONFORM TO THESE DETAILS INDEPENDANT OF THE CONSTRUCTION METHODS USED.

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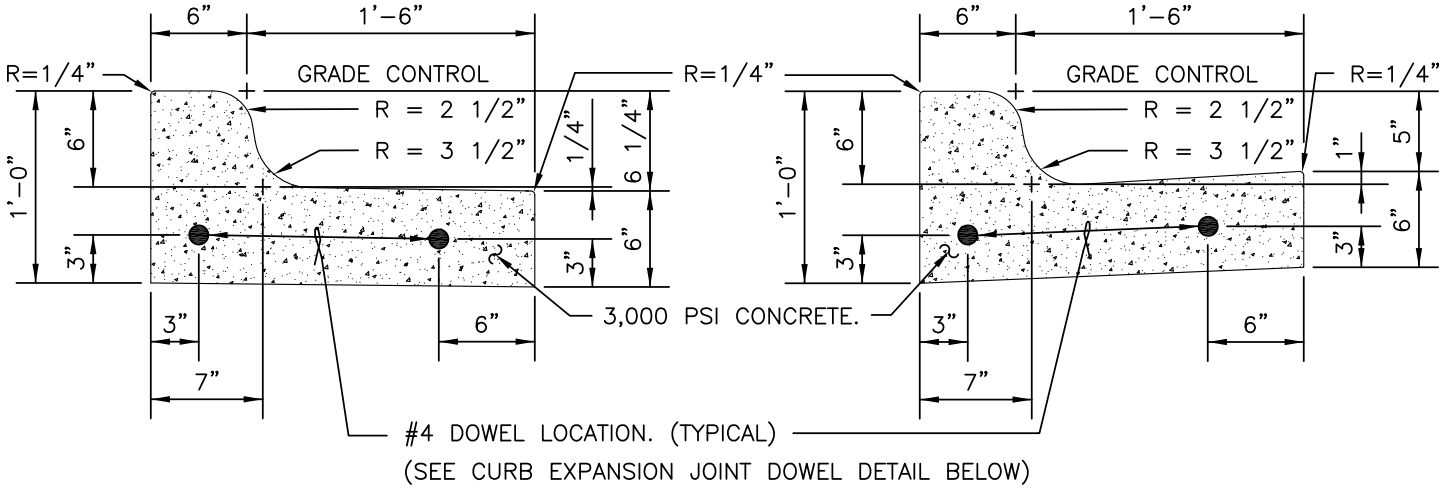
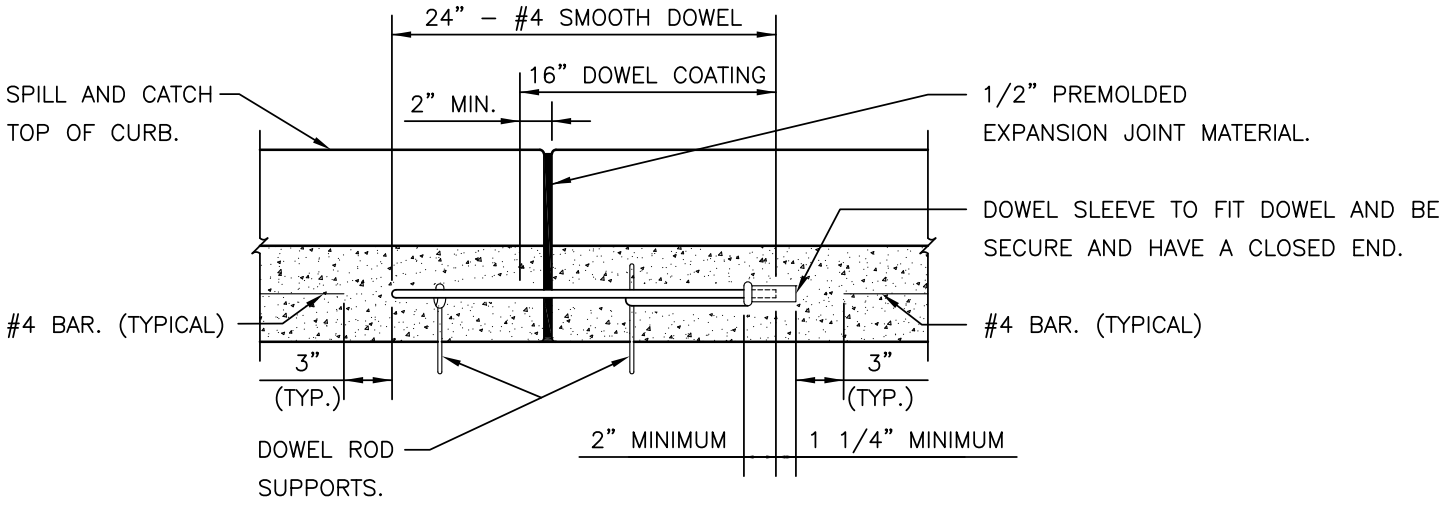


SPILL CURB

CATCH CURB

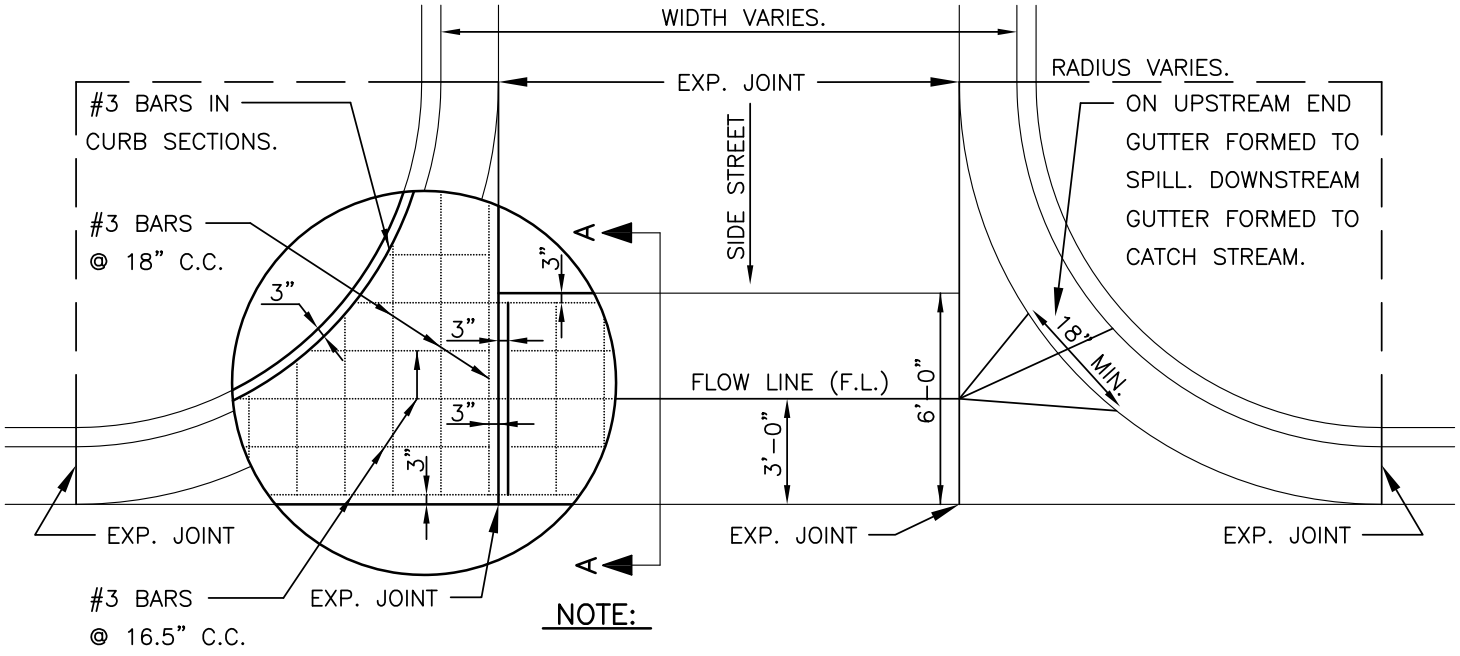


CURB EXPANSION JOINT DOWEL DETAIL

NOTES:

1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309 AND D1752. BROOM FINISH EXPOSED SURFACE.
2. CONTROL JOINT SPACING SHALL NOT EXCEED 10'–0'.
3. EXPANSION JOINTS AS PER STANDARD ASTM D–1752.
4. EXPANSION JOINT INTERVALS NOT TO EXCEED 40'–0" FOR ALL CURBS AND CONSTRUCTION METHODS.
5. ALL CURBS SHALL HAVE A MINIMUM OF 4" OF COMPACTED FLEXIBLE BASE BETWEEN BOTTOM OF CURB AND TOP SUBGRADE THAT SHALL EXTEND A MINIMUM OF 18" BEHIND BACK OF CURB. TOTAL DEPTH OF FLEXIBLE BASE UNDER AND BEHIND CURB SHALL BE: (TOTAL DEPTH OF FLEXIBLE BASE) LESS (6–INCHES).
6. ALL CURBS SHALL CONFORM TO THESE DETAILS INDEPENDANT OF THE CONSTRUCTION METHODS USED.

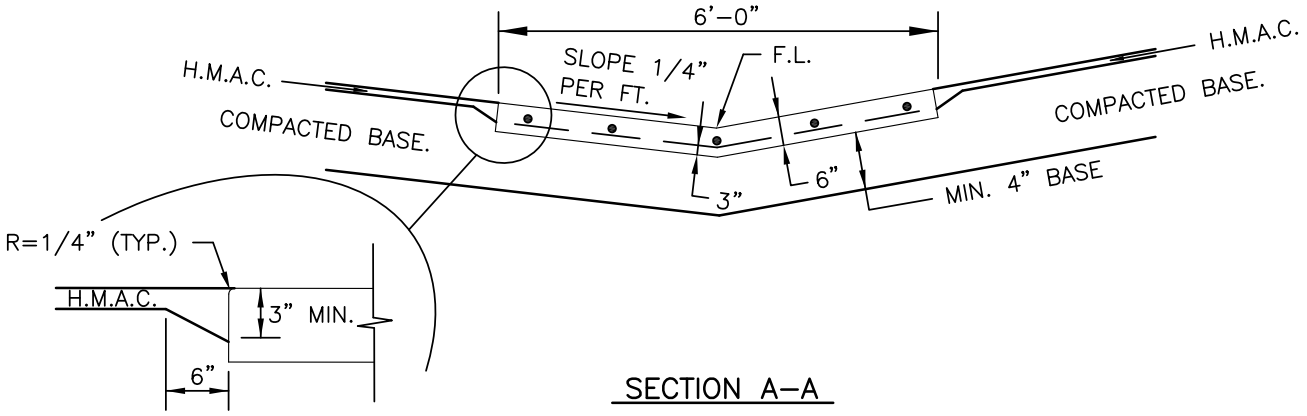
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 24, 2011 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	CITY OF BASTROP SPILL AND CATCH CURB DETAIL (WITH CURB EXPANSION JOINT DOWEL DETAIL)	DRAWING NO: ST–05



NOTE:

ALTERNATE #3 BARS TO BE CONTINUOUS ACROSS EXPANSION JOINT. BREAK BOND 6" ON EACH SIDE OF EXPANSION JOINT.

PLAN

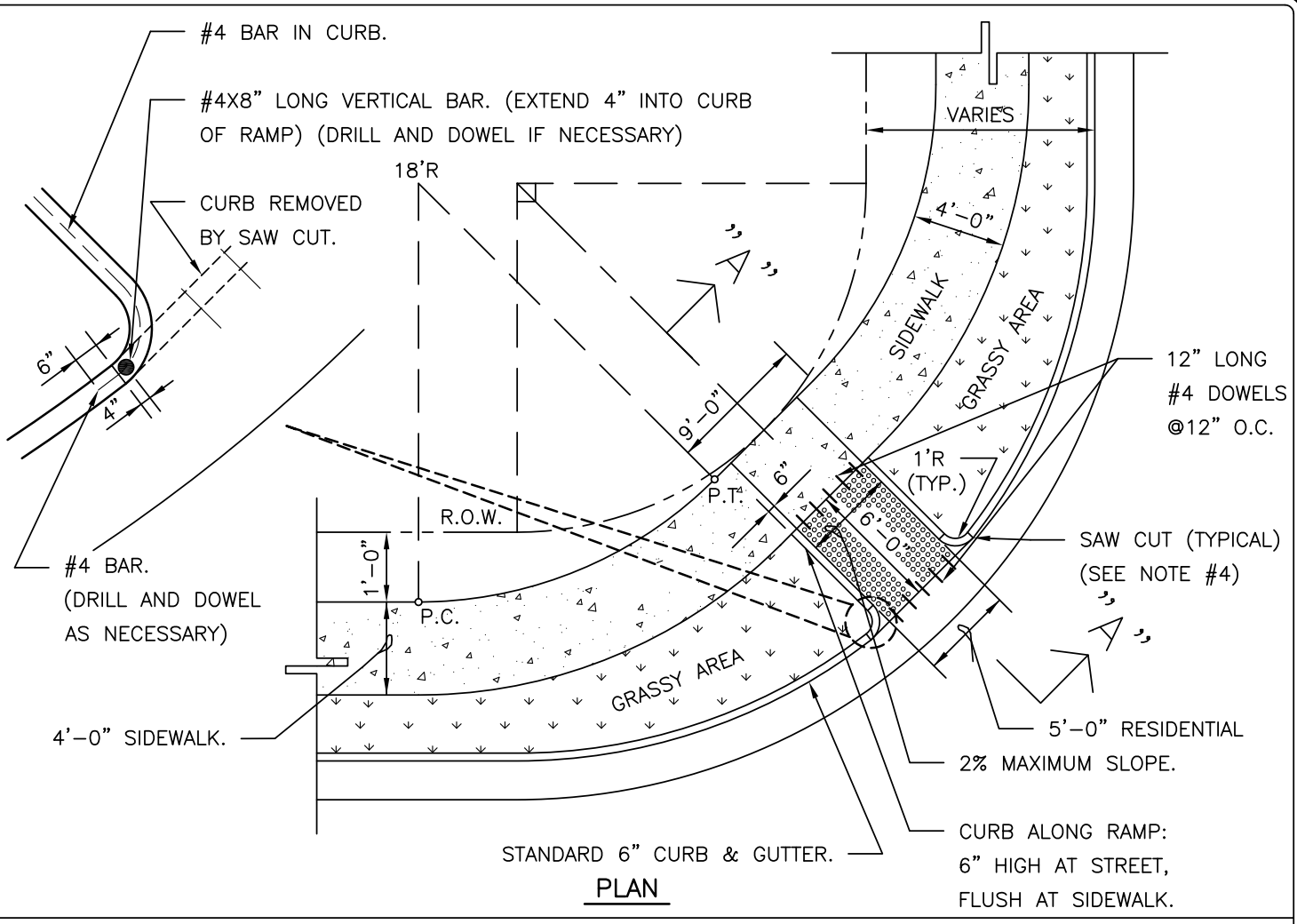


SECTION A-A

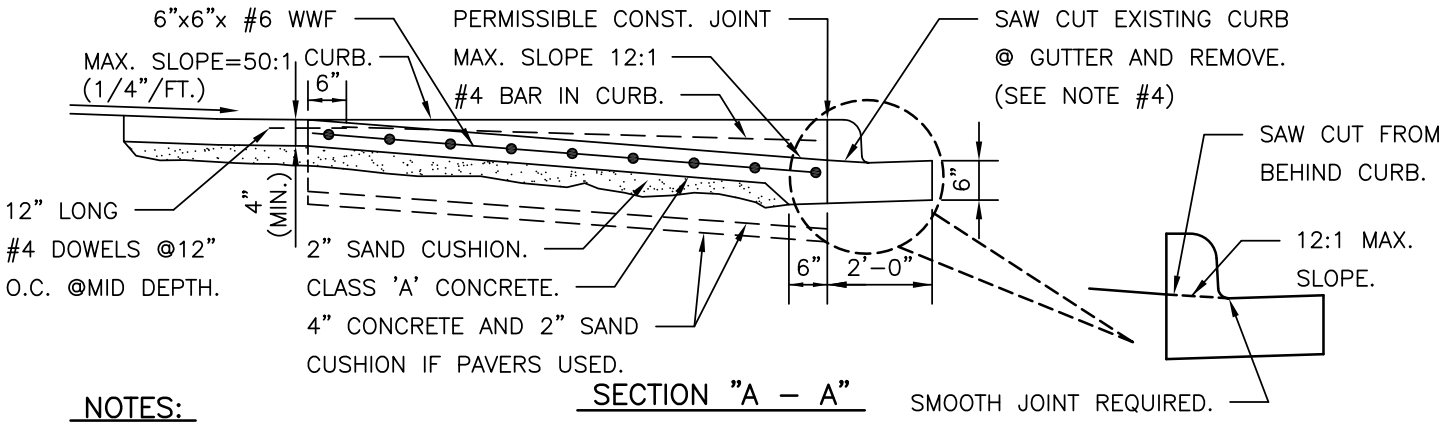
NOTES:

1. STREET DESIGNS SHALL MINIMIZE THE USE OF VALLEY GUTTERS.
2. CONCRETE SHALL BE CLASS "A".
3. MONOLITHIC CURB & GUTTER SHALL BE MEASURED BY PLAN SQUARE FEET AND PAID AS VALLEY GUTTER.
4. THE UPSTREAM CURB MID POINT MUST BE AT OR LOWER THAN THE BEGINNING P.C. AND .5% (MIN.) HIGHER THAN THE OPPOSING MID POINT.
5. ALLOWABLE CONSTRUCTION JOINT AT ℄ WHEN TRAFFIC FLOW MUST BE MAINTAINED, CONSTRUCTED AS A CONTROL JOINT. PROVIDE EXPANSION JOINT @ ℄ FOR WIDTHS GREATER THAN 40 FEET.
6. ALL EXPANSION JOINTS SHALL BE CONSTRUCTED WITH 1/2" PREMOLDED EXPANSION JOINT MATERIAL AND DOWELS AND CAPS (SEE STANDARD CURB DOWEL DETAIL ON DETAIL ST-05).

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 24, 2011 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	CITY OF BASTROP CONCRETE VALLEY GUTTER DETAIL	DRAWING NO: ST-06



PLAN



SECTION "A – A"

NOTES:

1. SIDEWALKS SHALL BE A MINIMUM OF 4'–0" WIDE IN RESIDENTIAL AREAS AND 6'–0" WIDE IN COMMERCIAL AREAS.
2. THE RAMP SHALL HAVE A DETECTABLE WARNING AND CONTRASTING COLORED SURFACE. THE RAMP SHALL BE STAMPED AND DYED CONCRETE OR APPROVED EQUAL.
3. THE POSITION OF THE RAMP MAY BE ALTERED IN THE FIELD BY THE DESIGN ENGINEER, BUT ONLY WITH THE APPROVAL OF THE CITY INSPECTOR.
4. SAW CUTTING IS APPLICABLE FOR INSTALLATION WHERE THE CURB LAYDOWN FOR THE RAMP IS NOT PROVIDED.
5. THE SIDEWALK PEDESTRIAN RAMP SHALL MEET ALL APPLICABLE A.D.A. REQUIREMENTS.

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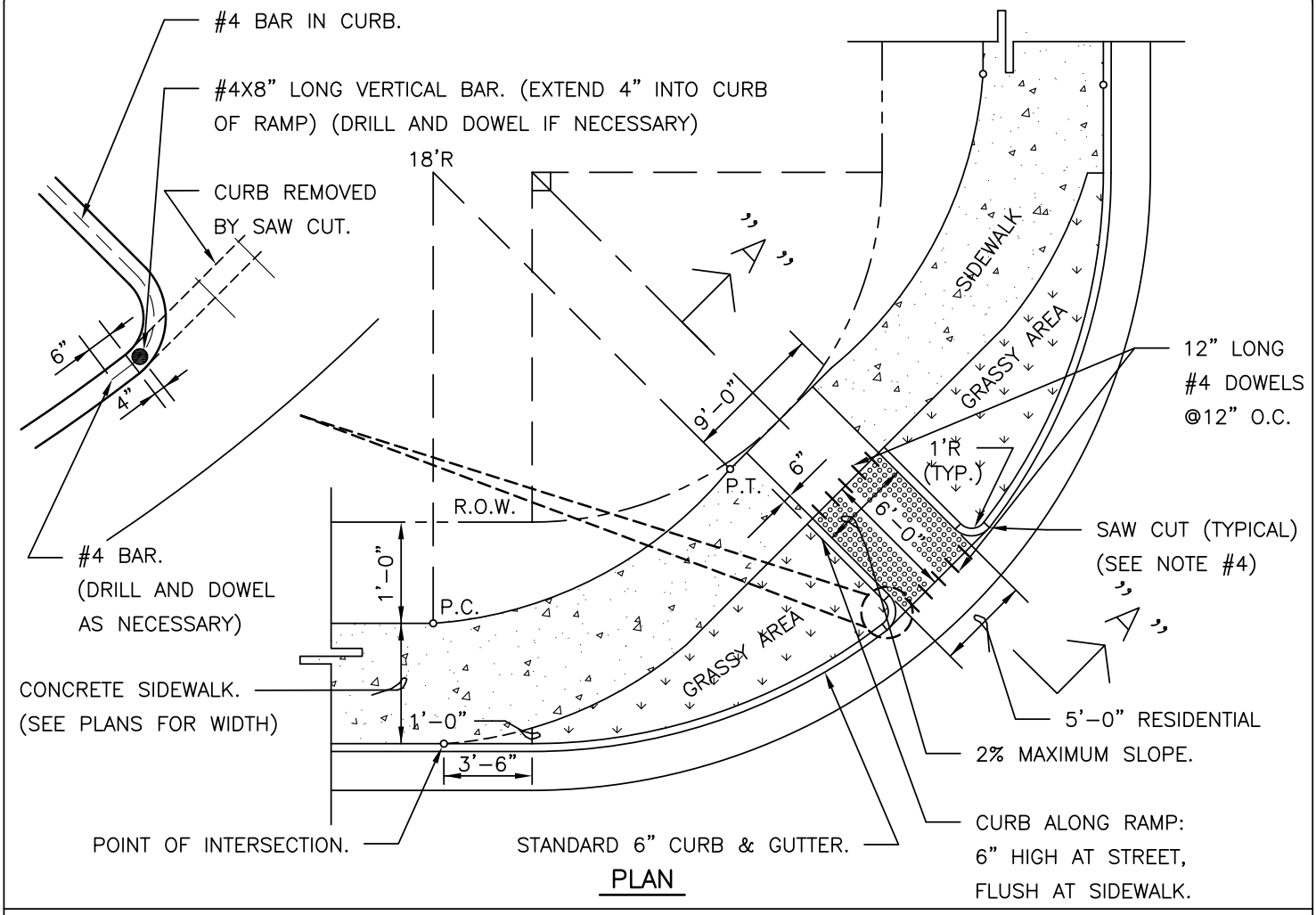
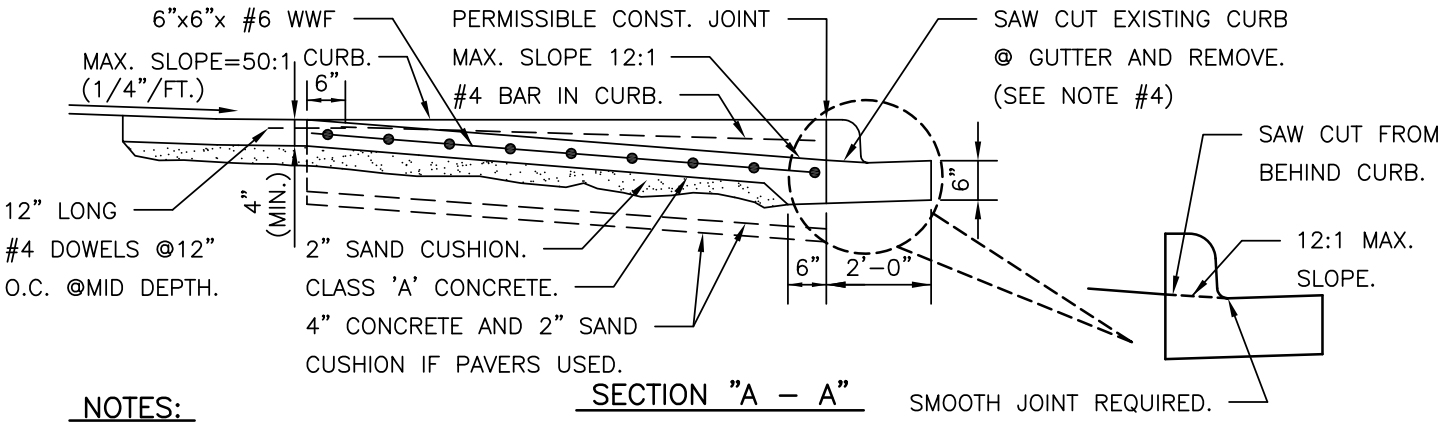


PLAN



SECTION "A – A"

NOTES:

1. SIDEWALKS SHALL BE A MINIMUM OF 4'–0" WIDE IN RESIDENTIAL AREAS AND 6'–0" WIDE IN COMMERCIAL AREAS.
2. THE RAMP SHALL HAVE A DETECTABLE WARNING AND CONTRASTING COLORED SURFACE. THE RAMP SHALL BE STAMPED AND DYED CONCRETE OR APPROVED EQUAL.
3. THE POSITION OF THE RAMP MAY BE ALTERED IN THE FIELD BY THE DESIGN ENGINEER, BUT ONLY WITH THE APPROVAL OF THE CITY INSPECTOR.
4. SAW CUTTING IS APPLICABLE FOR INSTALLATION WHERE THE CURB LAYDOWN FOR THE RAMP IS NOT PROVIDED.
5. THE SIDEWALK PEDESTRIAN RAMP SHALL MEET ALL APPLICABLE A.D.A. REQUIREMENTS.

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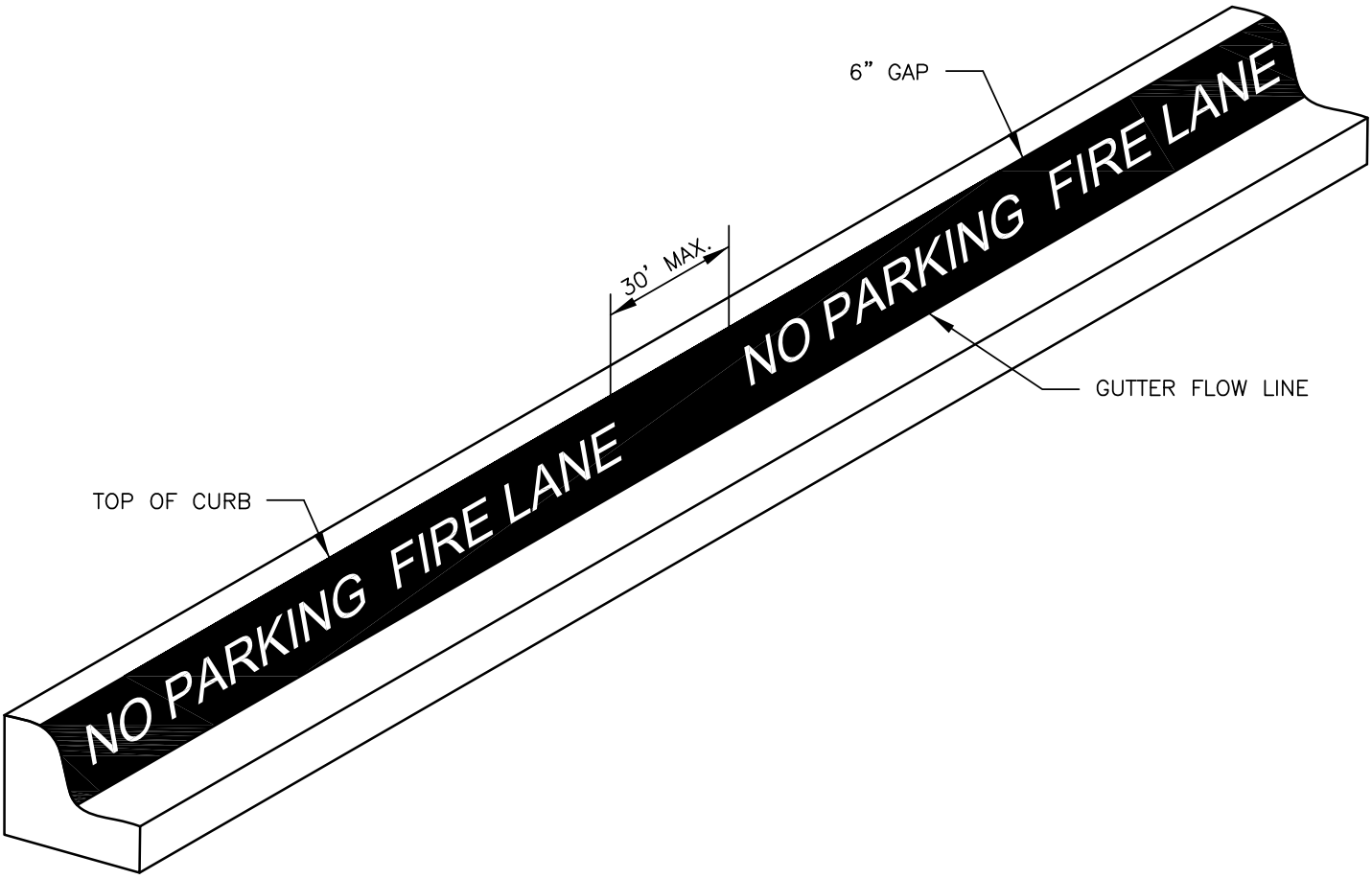
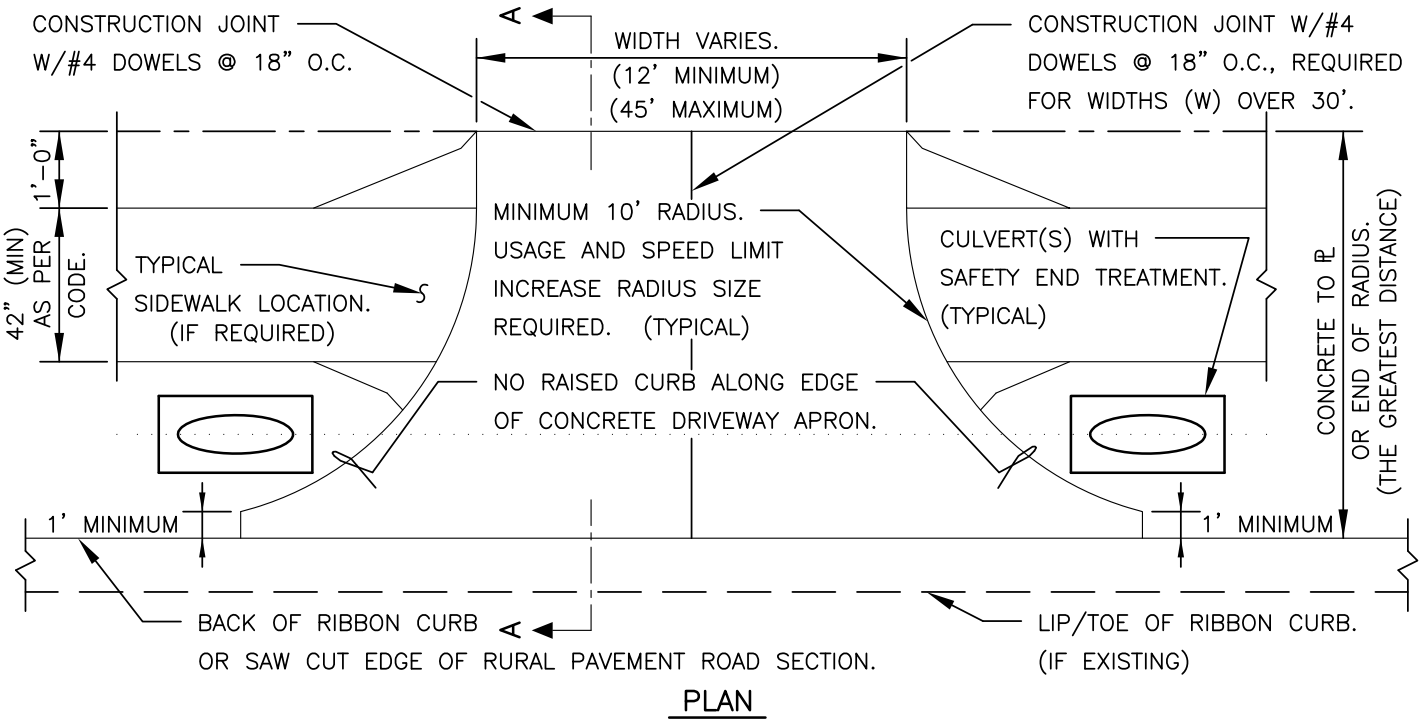
MAY 24, 2011 **DATE**	SIDEWALK PEDESTRIAN RAMP DETAIL (TYPE 2)	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		



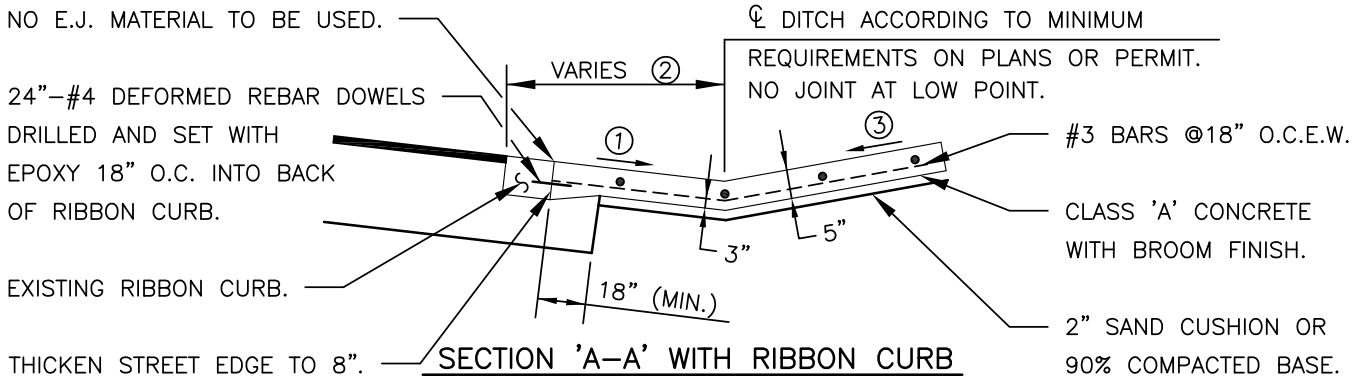
NOTES:

FIRE LANE STRIPING TO BE 6" WIDE RED PAINT WITH "NO PARKING FIRE LANE" IN 4" TALL WHITE LETTERS. WORDING MAY NOT BE SPACED GREATER THAN 30' APART. STRIPING TO BE PAINTED ON THE FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT.

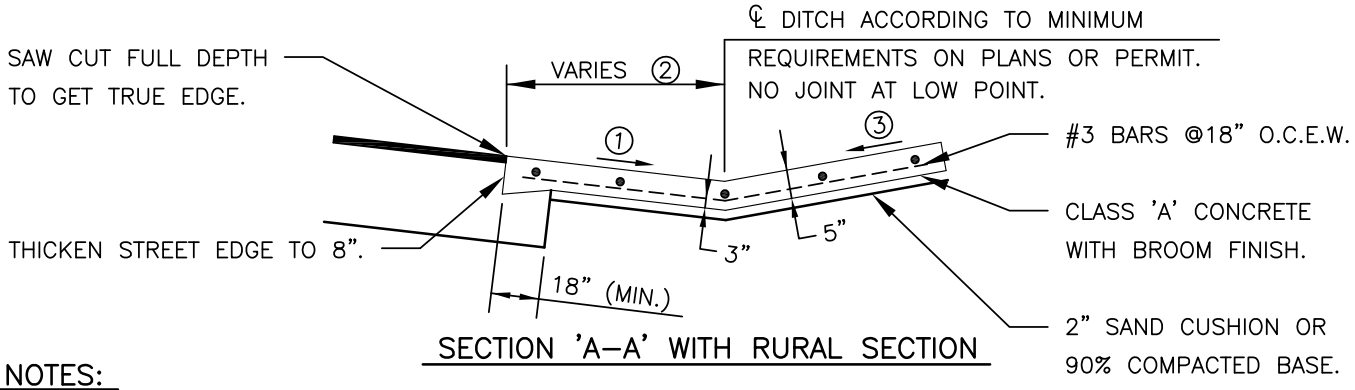
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED	CITY OF BASTROP	DRAWING NO: ST-13
MAY 24, 2011 DATE	FIRE LANE MARKING DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		



PLAN



SECTION 'A–A' WITH RIBBON CURB



SECTION 'A–A' WITH RURAL SECTION

NOTES:

1. NEW DRIVEWAY MUST ACCEPT STORM WATER RUNOFF FROM ROADWAY PAVEMENT, GRADING AWAY FROM PAVEMENT AT MINIMUM –2%, MAXIMUM –12%.
2. GRADE BACK DISTANCES MUST BE AT A MINIMUM OF 12' OR ℄ OF BAR DITCH IF GREATER THAN 12' OR TO THE DISTANCE REQUIRED IN THE ACCEPTED CONSTRUCTION PLANS. (SHORTER OR LONGER)
3. GRADE OF DRIVEWAY PAST THE 12' POINT MAY CHANGE MULTIPLE TIMES AND BE POSITIVE OR NEGATIVE TO THE BACK SIDE OF THE APRON, BUT CAN BE NO GREATER THAN 2% IN THE AREA WHERE THE SIDEWALK IS TO CROSS.

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APPROVED

MAY 24, 2011

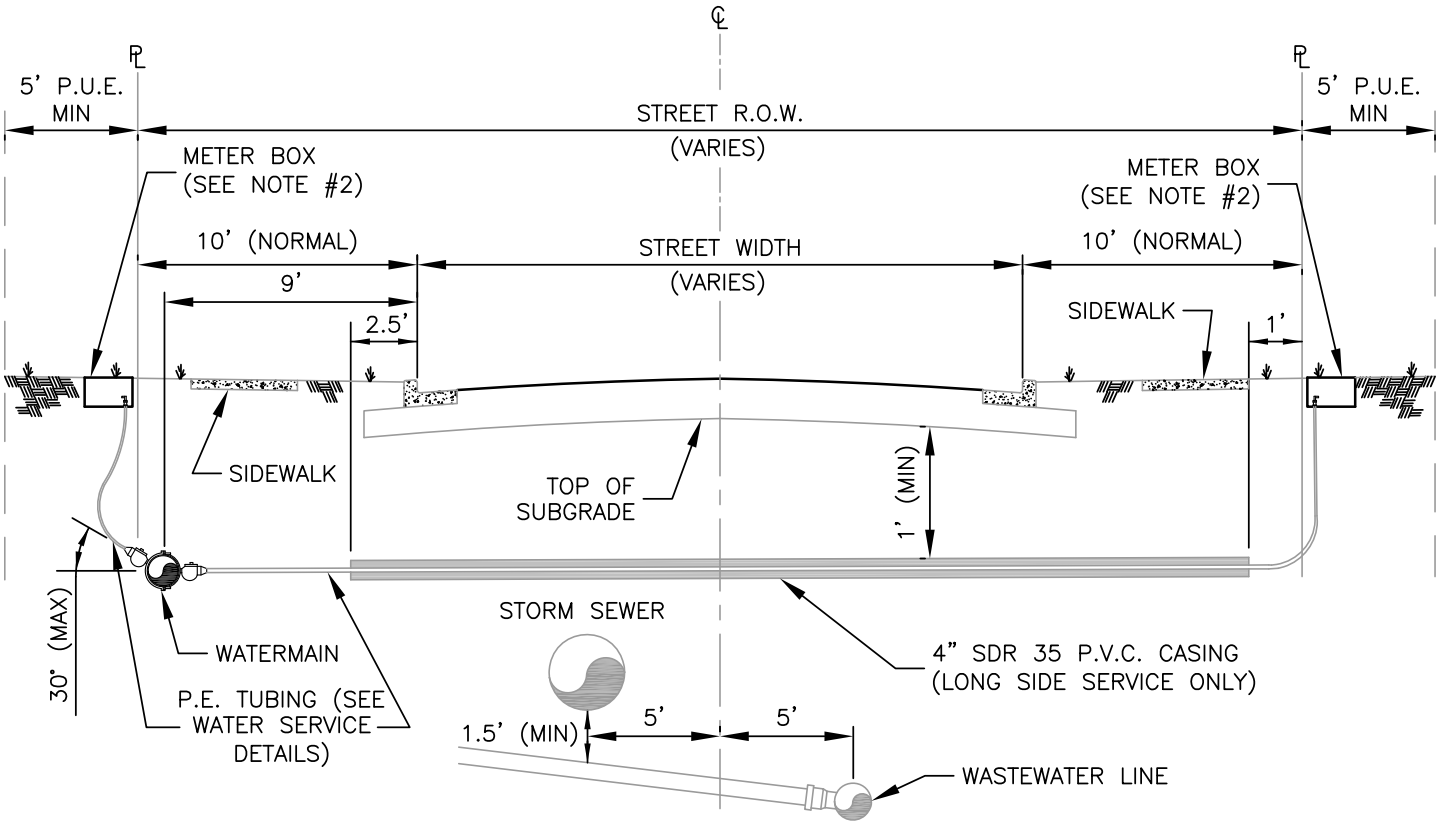
DATE

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.

CITY OF BASTROP

CONCRETE DRIVEWAY DETAIL (RIBBON CURB OR RURAL SECTION)

DRAWING NO: ST–14



NOTES:

1. REFER TO STANDARD DETAILS WT-02, WT-03 OR WT-04 FOR SERVICE SPECIFICS.
2. METER BOXES SHALL BE SET AS CLOSE TO R.O.W. (℄) AS POSSIBLE, WITH NO PART OF BOX WITHIN R.O.W. METER BOXES SHALL BE LEVEL FROM SIDE TO SIDE AND NO MORE THAN 1/4"/FT. SLOPE FROM FRONT TO BACK (OR BACK TO FRONT). GRADING IN P.U.E. AROUND METER BOX SHALL BE 3:1 MAXIMUM AND SHALL BLEND TO OTHER UTILITY APPURTENANCES WITHOUT ABRUPT ELEVATION CHANGES.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED	CITY OF BASTROP	DRAWING NO: WT-01
MAY 24, 2011 DATE	WATER SERVICE CASING DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

MATERIAL LIST

A. SERVICE CLAMP REQUIRED.

B. 1" CORPORATION STOP – SERVICE PIPE OUTLET.

C. 1" SERVICE PIPE.

D. LOCKING ANGLE METER STOP; SERVICE PIPE INLET X SWIVEL COUPLING NUT OUTLET:
- FOR 5/8" AND 3/4" METERS: 1" X 3/4"
- FOR 1" METERS: 1" X 1"

E. PLASTIC RECTANGULAR METER BOX. (SEE TABLE BELOW)

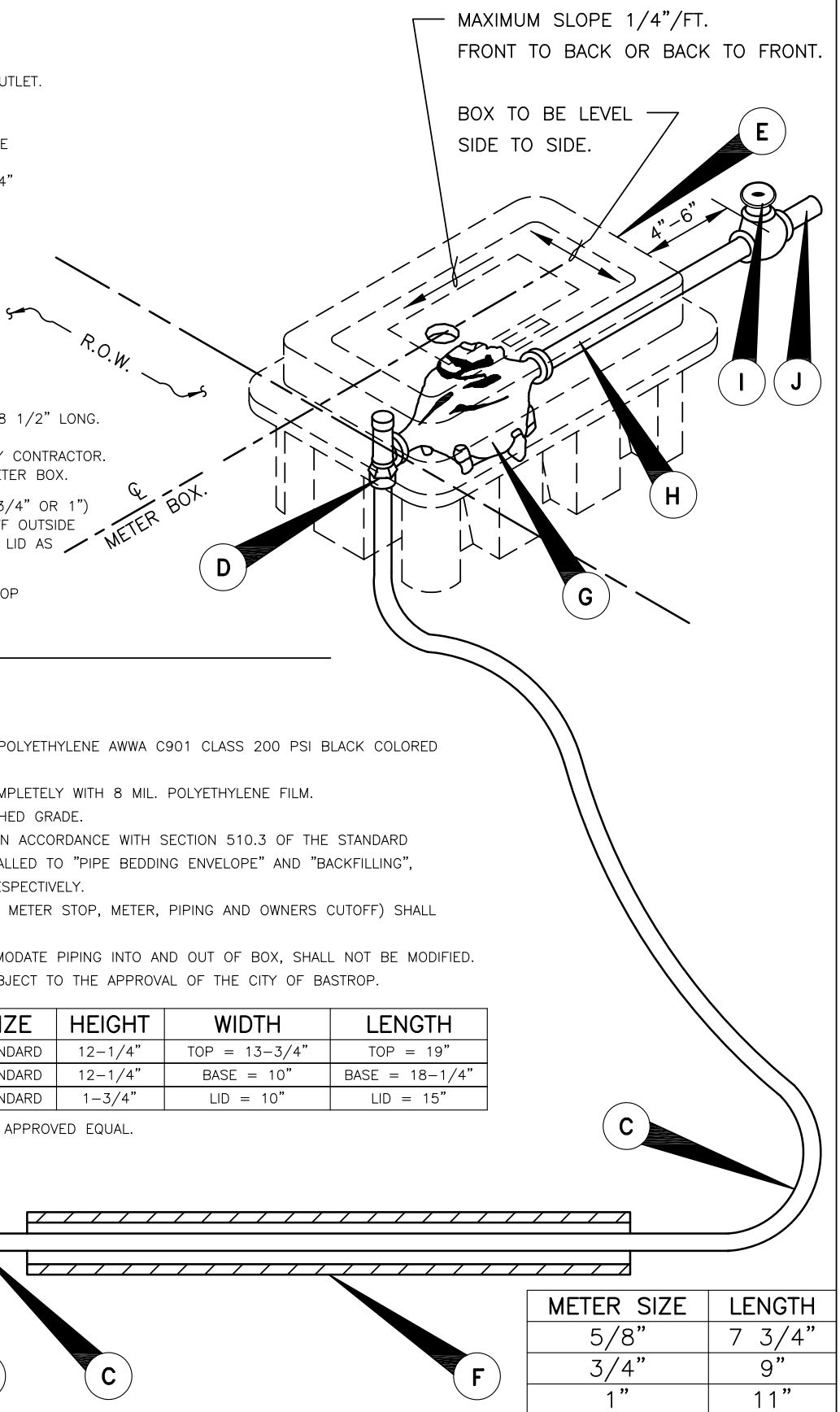
F. PIPE CASING WHERE APPLICABLE. (AS PER DETAIL WT-01)

G. WATER METER, CENTERED IN BOX. (SEE TABLE BELOW)

H. WATER METER COUPLING; MALE I.P.T. X SWIVEL COUPLING NUT:
- FOR 5/8" AND 3/4" METERS: 3/4" X 8 1/2" LONG.
- FOR 1" METERS: LENGTH OF PIPE TO BE DETERMINED BY CONTRACTOR. EXTEND PIPE TO 4"-6" OUTSIDE OF METER BOX.

I. BRONZE GATE VALVE: NON-RISING STEM (3/4" OR 1") FEMALE I.P.T. (PROPERTY OWNERS CUT-OFF OUTSIDE METER BOX IN SEPARATE VALVE CAN WITH LID AS PER CITY OF BASTROP STANDARDS).

J. 3/4" OR 1" PIPE MEETING CITY OF BASTROP PLUMBING CODE REQUIREMENTS.



NOTES:

1. SERVICE PIPE SHALL BE HIGH PRESSURE POLYETHYLENE AWWA C901 CLASS 200 PSI BLACK COLORED HAVING A DIMENSION RATIO OF 9 (DR9).
2. SERVICE SADDLES SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM.
3. TOP OF BOXES SHALL BE 1" ABOVE FINISHED GRADE.
4. PIPING AND TUBING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 510.3 OF THE STANDARD SPECIFICATIONS. SPECIAL ATTENTION IS CALLED TO "PIPE BEDDING ENVELOPE" AND "BACKFILLING", SECTIONS 510.3 (14) AND 510.3 (25), RESPECTIVELY.
5. AXIS OF METER ASSEMBLY (LINE THROUGH METER STOP, METER, PIPING AND OWNERS CUTOFF) SHALL BE 10" BELOW TOP OF BOX.
6. SLOTS PROVIDED IN METER BOX TO ACCOMODATE PIPING INTO AND OUT OF BOX, SHALL NOT BE MODIFIED.
7. LOCATION OF METER BOXES SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF BASTROP.

PART NUMBER	SERIES	SIZE	HEIGHT	WIDTH	LENGTH
DFW36C-BODY*	36C	STANDARD	12-1/4"	TOP = 13-3/4"	TOP = 19"
DFW36C-SBSM*	36C	STANDARD	12-1/4"	BASE = 10"	BASE = 18-1/4"
DFW36C-SBSM-LID*	36C	STANDARD	1-3/4"	LID = 10"	LID = 15"

* ROTEC BY DFW PLASTICS INCORPORATED OR APPROVED EQUAL.

METER SIZE	LENGTH
5/8"	7 3/4"
3/4"	9"
1"	11"

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MAY 24, 2011
DATE

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.

CITY OF BASTROP

DRAWING NO: WT-02

SINGLE 5/8", 3/4" OR 1" WATER METER DETAIL

MATERIAL LIST

A. SERVICE CLAMP REQUIRED.

B. 1" CORPORATION STOP – SERVICE PIPE OUTLET.

C. 1" SERVICE PIPE.

D. BUSHING (IF NECESSARY) AND LOCKING ANGLE METER STOP; SERVICE PIPE INLET X FLANGED COUPLING OUTLET:
- FOR 1 1/2" METERS: 1 1/2" X 1 1/2"
- FOR 2" METERS: 2" X 2"

E. PLASTIC RECTANGULAR METER BOX. (SEE TABLE BELOW)

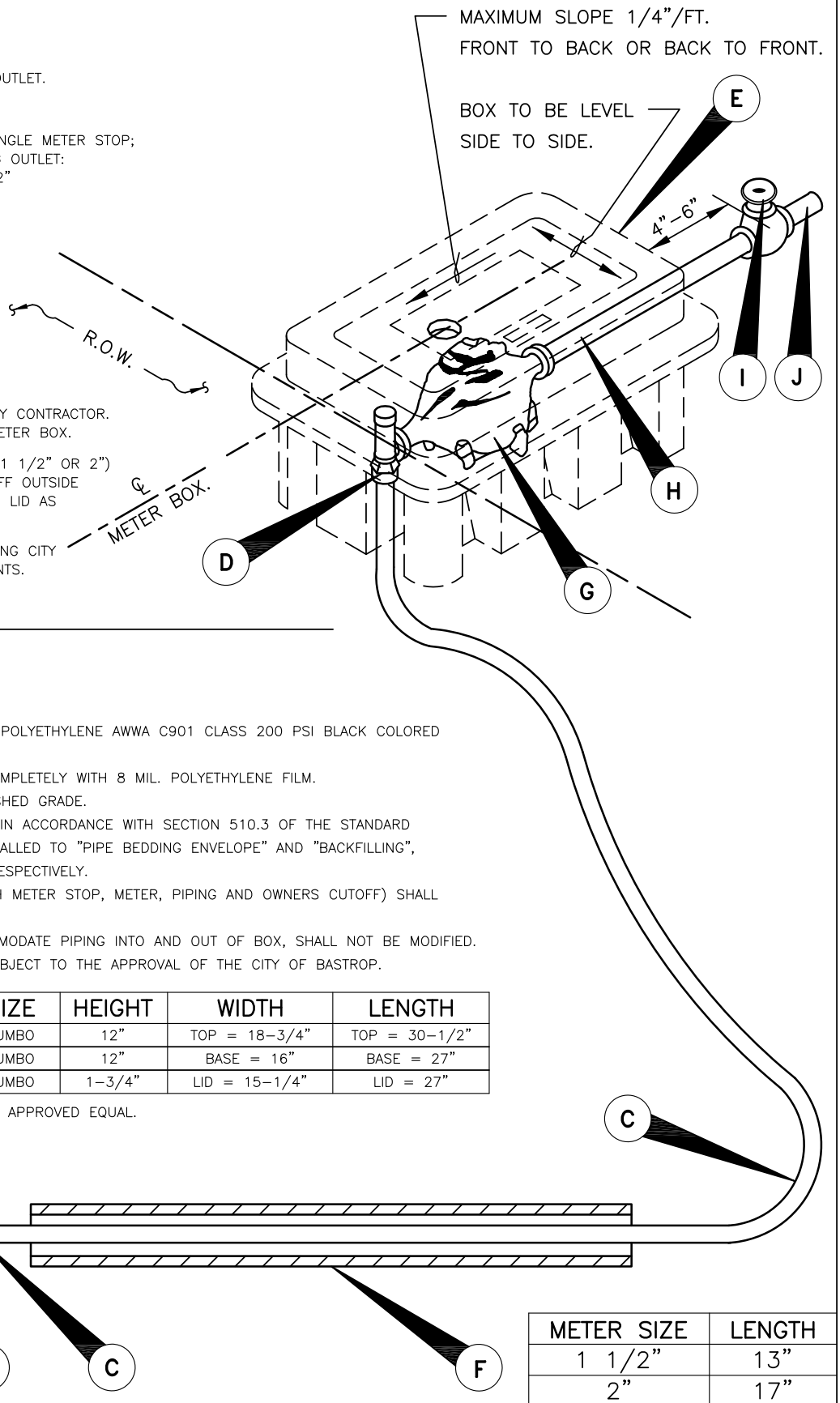
F. PIPE CASING WHERE APPLICABLE. (AS PER DETAIL WT-01)

G. WATER METER, CENTERED IN BOX. (SEE TABLE BELOW)

H. WATER METER COUPLING; MALE I.P.T. X FLANGED COUPLING NUT:
- LENGTH OF PIPE TO BE DETERMINED BY CONTRACTOR.
- EXTEND PIPE TO 4"-6" OUTSIDE OF METER BOX.

I. BRONZE GATE VALVE: NON-RISING STEM (1 1/2" OR 2") FEMALE I.P.T. (PROPERTY OWNERS CUT-OFF OUTSIDE METER BOX IN SEPARATE VALVE CAN WITH LID AS PER CITY OF BASTROP STANDARDS).

J. BUSHING (IF NECESSARY) AND PIPE MEETING CITY OF BASTROP PLUMBING CODE REQUIREMENTS.



NOTES:

1. SERVICE PIPE SHALL BE HIGH PRESSURE POLYETHYLENE AWWA C901 CLASS 200 PSI BLACK COLORED HAVING A DIMENSION RATIO OF 9 (DR9).
2. SERVICE SADDLES SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM.
3. TOP OF BOXES SHALL BE 1" ABOVE FINISHED GRADE.
4. PIPING AND TUBING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 510.3 OF THE STANDARD SPECIFICATIONS. SPECIAL ATTENTION IS CALLED TO "PIPE BEDDING ENVELOPE" AND "BACKFILLING", SECTIONS 510.3 (14) AND 510.3 (25), RESPECTIVELY.
5. AXIS OF METER ASSEMBLY (LINE THROUGH METER STOP, METER, PIPING AND OWNERS CUTOFF) SHALL BE 10" BELOW TOP OF BOX.
6. SLOTS PROVIDED IN METER BOX TO ACCOMODATE PIPING INTO AND OUT OF BOX, SHALL NOT BE MODIFIED.
7. LOCATION OF METER BOXES SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF BASTROP.

PART NUMBER	SERIES	SIZE	HEIGHT	WIDTH	LENGTH
DFW65C-12-BODY*	65C	JUMBO	12"	TOP = 18-3/4"	TOP = 30-1/2"
DFW65C-12-BDSM*	65C	JUMBO	12"	BASE = 16"	BASE = 27"
DFW65C-BDSM-LID*	65C	JUMBO	1-3/4"	LID = 15-1/4"	LID = 27"

* ROTEC BY DFW PLASTICS INCORPORATED OR APPROVED EQUAL.

METER SIZE	LENGTH
1 1/2"	13"
2"	17"

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APPROVED

MAY 24, 2011
DATE

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.

CITY OF BASTROP

DRAWING NO: WT-03

SINGLE 1 1/2" OR 2" WATER METER DETAIL

MATERIAL LIST

A. SERVICE CLAMP REQUIRED.

B. 1 1/2" CORPORATION STOP (TYPICAL) – SERVICE PIPE OUTLET.

C. 1 1/2" SERVICE PIPE (TYPICAL).

D. BRANCH CONNECTION: 1 1/2" SERVICE PIPE INLET AND 2 3/4" MALE I.P.T. OUTLETS 7 1/2" O.C.

E. 3/4" LOCKING ANGLE METER STOP; FEMALE I.P.T. INLET AND SWIVEL COUPLING NUT OUTLET.

F. PLASTIC RECTANGULAR METER BOX. (SEE TABLE BELOW)

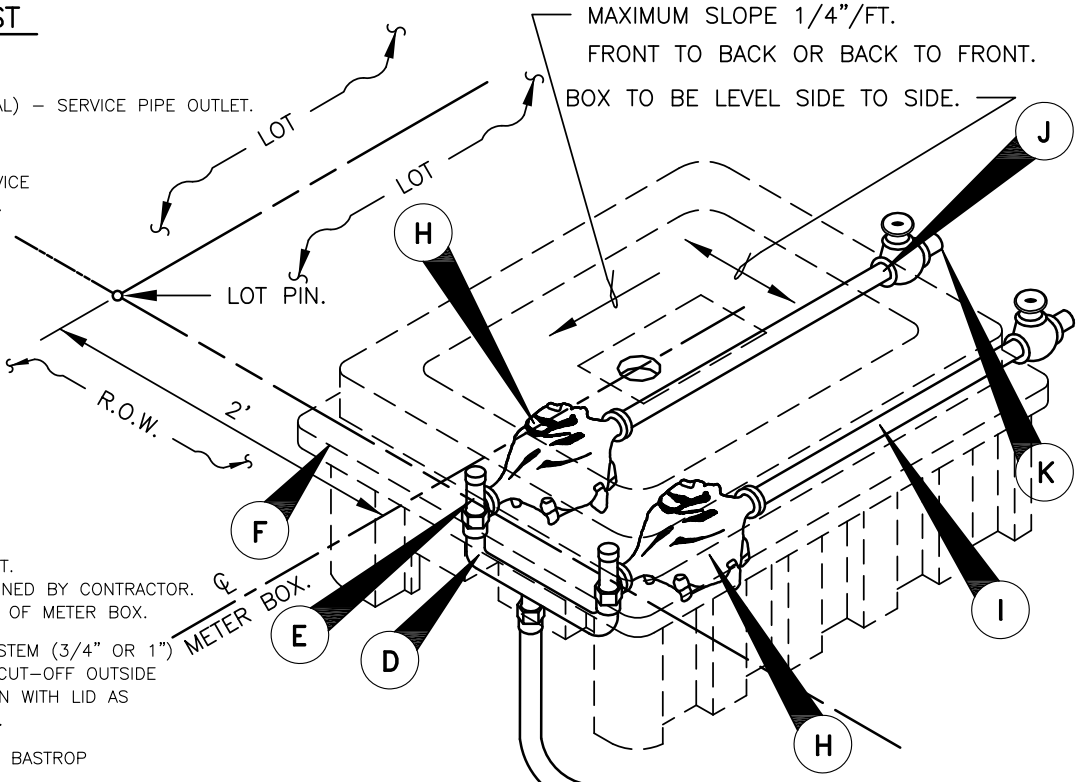
G. PIPE CASING WHERE APPLICABLE. (AS PER DETAIL WT–01)

H. WATER METERS, CENTERED IN BOX. (SEE TABLE BELOW)

I. WATER METER COUPLING; MALE I.P.T. X SWIVEL COUPLING NUT.
– LENGTH OF PIPE TO BE DETERMINED BY CONTRACTOR.
– EXTEND PIPE TO 4"–6" OUTSIDE OF METER BOX.

J. BRONZE GATE VALVE: NON–RISING STEM (3/4" OR 1") FEMALE I.P.T. (PROPERTY OWNERS CUT–OFF OUTSIDE METER BOX IN SEPARATE VALVE CAN WITH LID AS PER CITY OF BASTROP STANDARDS).

K. 3/4" OR 1" PIPE MEETING CITY OF BASTROP PLUMBING CODE REQUIREMENTS.

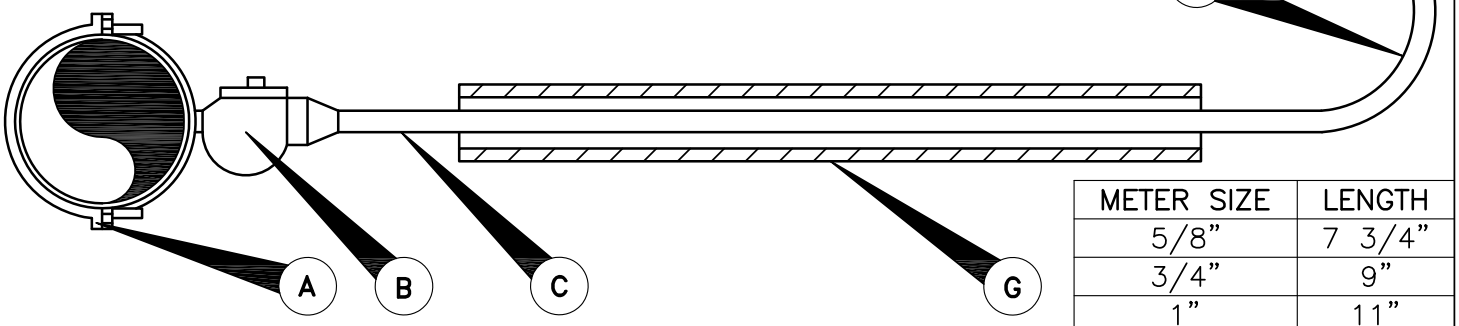


NOTES:

1. SERVICE PIPE SHALL BE HIGH PRESSURE POLYETHYLENE AWWA C901 CLASS 200 PSI BLACK COLORED HAVING A DIMENSION RATIO OF 9 (DR9).
2. SERVICE SADDLES SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM.
3. TOP OF BOXES SHALL BE 1" ABOVE FINISHED GRADE.
4. PIPING AND TUBING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 510.3 OF THE STANDARD SPECIFICATIONS. SPECIAL ATTENTION IS CALLED TO "PIPE BEDDING ENVELOPE" AND "BACKFILLING", SECTIONS 510.3 (14) AND 510.3 (25), RESPECTIVELY.
5. AXIS OF METER ASSEMBLY (LINE THROUGH METER STOP, METER, PIPING AND OWNERS CUTOFF) SHALL BE 10" BELOW TOP OF BOX.
6. SLOTS PROVIDED IN METER BOX TO ACCOMODATE PIPING INTO AND OUT OF BOX, SHALL NOT BE MODIFIED.
7. BRANCH CONNECTION AND BOTH ANGLE METER STOPS MUST BE INSTALLED PRIOR TO FIRST METER INSTALLATION EVEN THOUGH THE SECOND PROPERTY MAY NOT BE READY FOR SERVICE.
8. LOCATION OF METER BOXES SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF BASTROP.

PART NUMBER	SERIES	SIZE	HEIGHT	WIDTH	LENGTH
DFW38C–14–BODY*	38C	LARGE	14–1/4"	TOP = 21–1/4"	TOP = 22"
DFW38C–14–SBSM*	38C	LARGE	14–1/4"	BASE = 17–1/4"	BASE = 18"
DFW38C–SBSM–LID*	38C	LARGE	2"	LID = 17"	LID = 18"

* ROTEC BY DFW PLASTICS INCORPORATED OR APPROVED EQUAL.



METER SIZE	LENGTH
5/8"	7 3/4"
3/4"	9"
1"	11"

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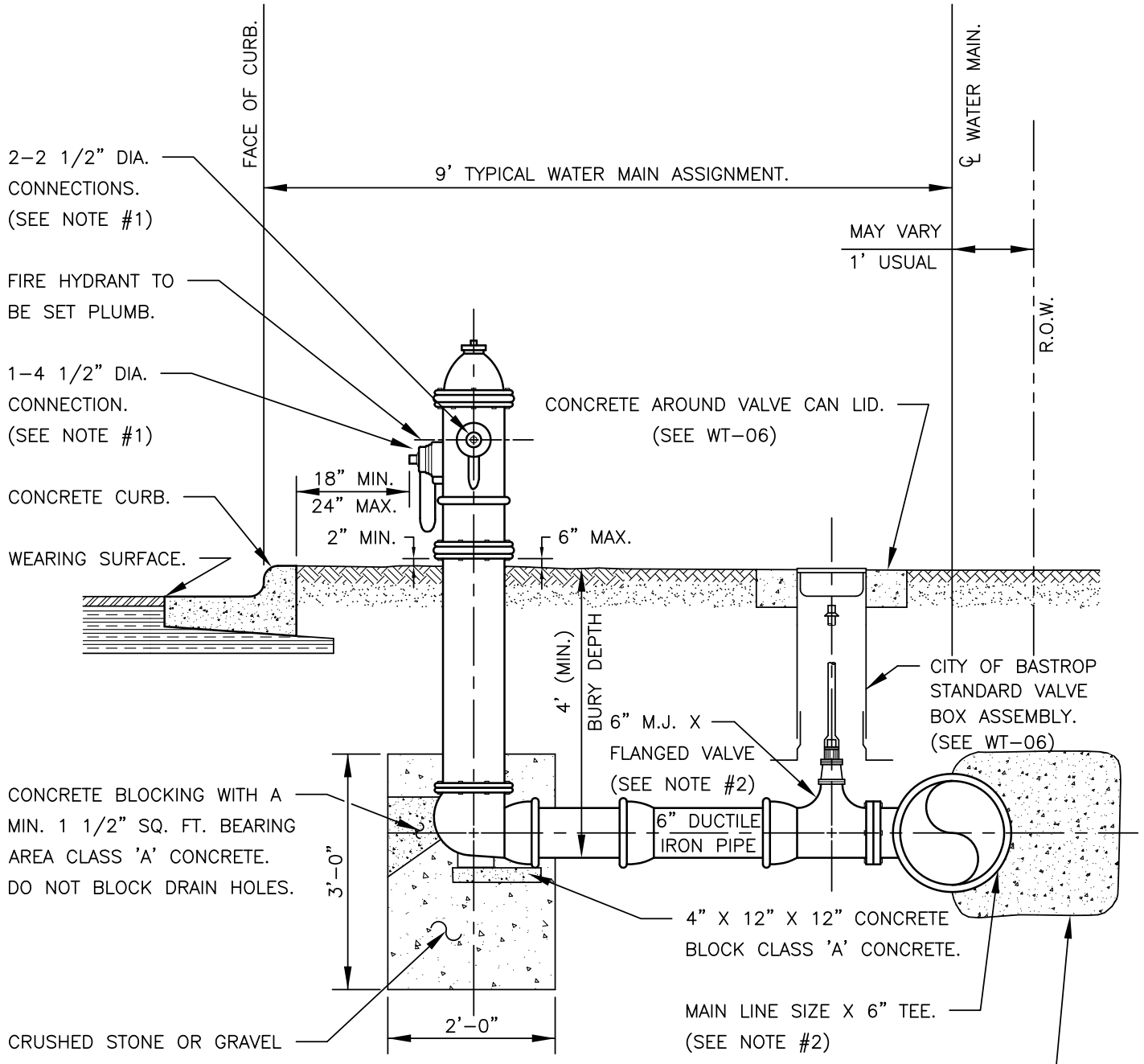
DATE

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.

CITY OF BASTROP

DRAWING NO: WT–04

DUAL 5/8", 3/4" OR 1" WATER METERS DETAIL



NOTES:

1. THREADS ON OUTLET NOZZLES SHALL BE COMPATIBLE WITH CITY OF BASTROP FIRE DEPARTMENT EQUIPMENT.
2. TEE MAY HAVE FLANGED OUTLET FOR M.J. X FLANGED GATE VALVE OR, ANCHOR (SWIVEL) TEE MAY BE USED WITH M.J. X M.J. GATE VALVE.

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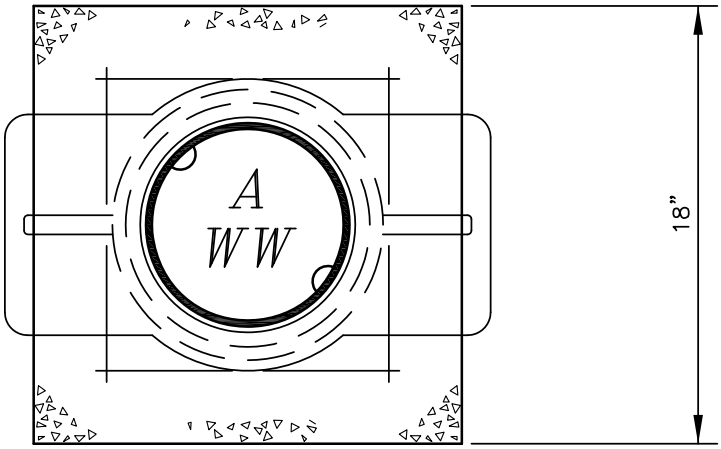

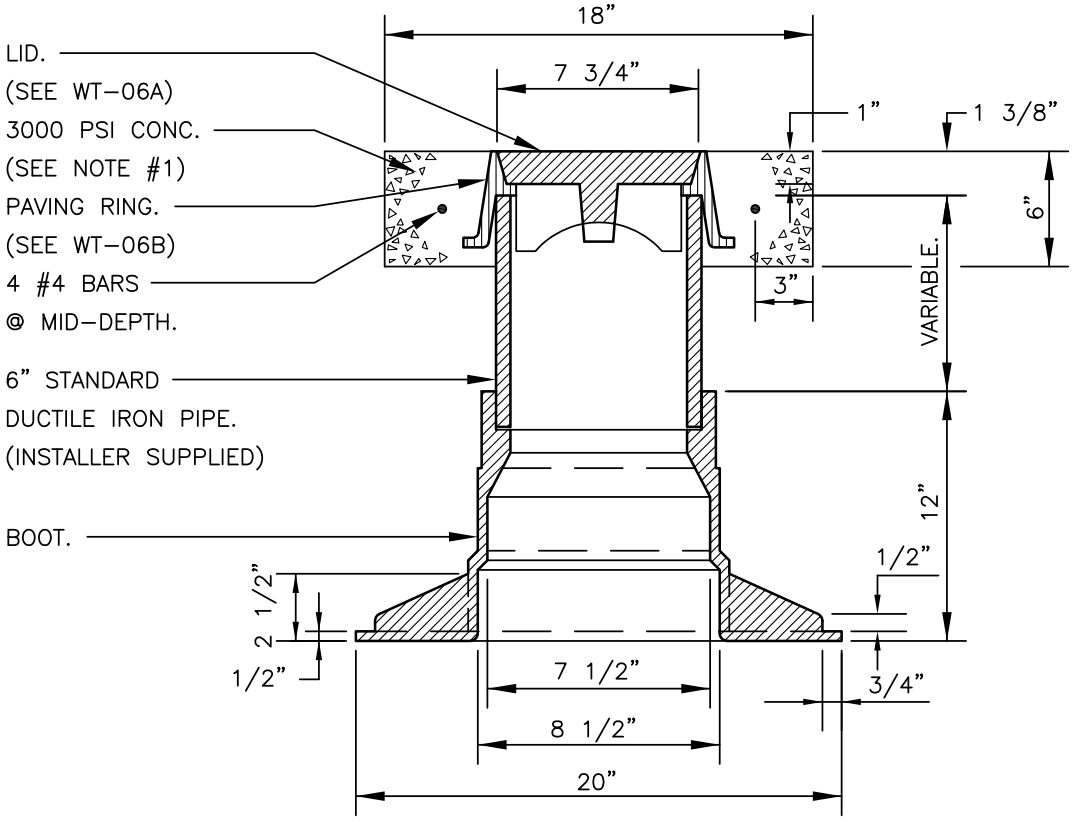

NOTE:

1. DELETE CONCRETE & REBAR WHEN VALVE IS WITHIN PAVED STREET.

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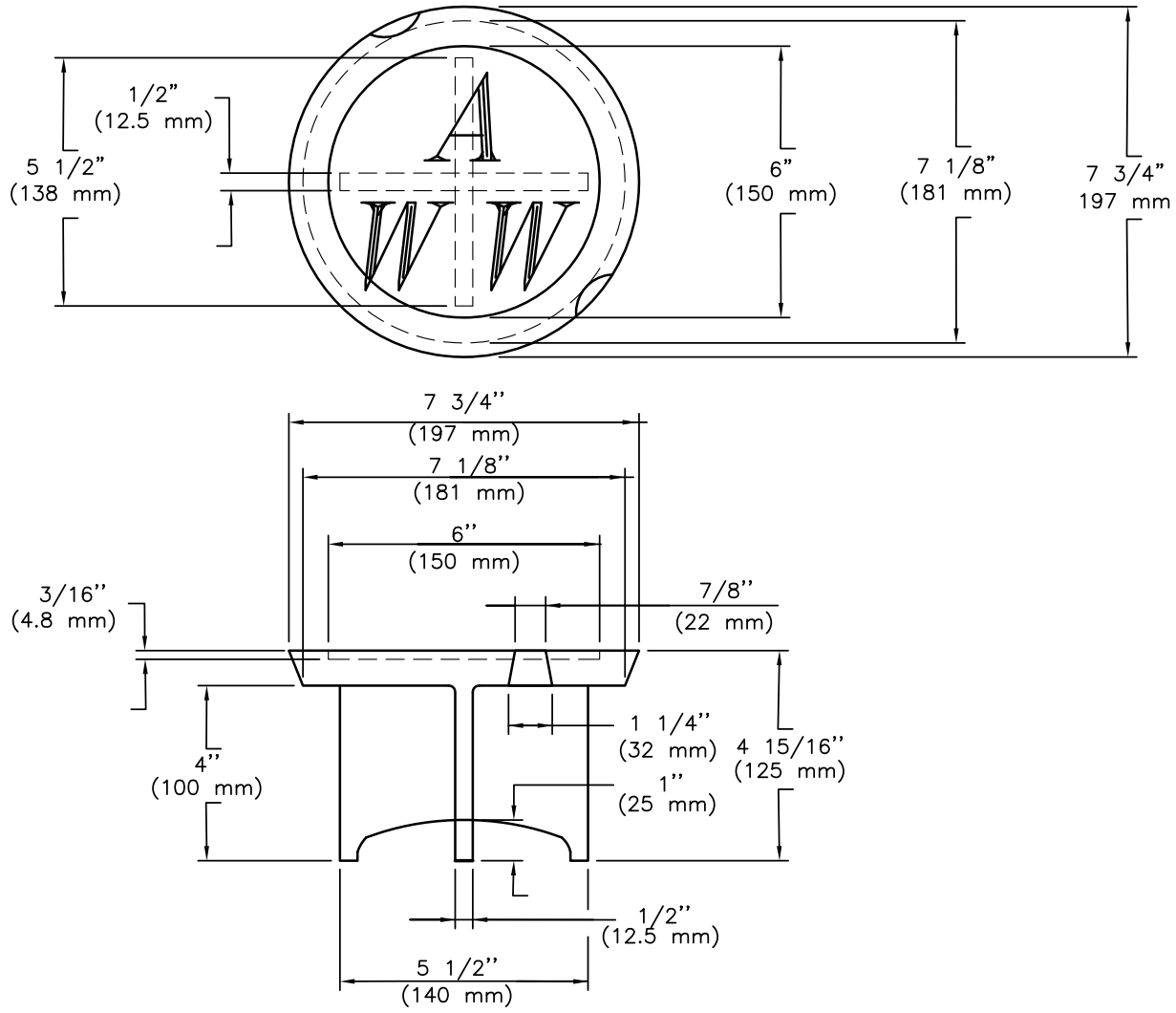

NOTES:

1. MATERIAL SHALL BE GRAY CAST IRON, ASTM A48, GRADE 30B.
2. TYPICAL FILLET IS 4.8 mm (3/16 '') RADIUS
3. LETTERING SHALL BE 38 mm (1 1/2 '') HEIGHT AND LOCATED AS SHOWN.
4. THIS LID REQUIRES TWO (2) PICK SLOTS.
5. THE MANUFACTURER'S IDENTIFICATION AND CASTING NUMBER, AND THE COUNTRY WHERE CAST, SHALL BE DISTINCTLY CAST ONTO EACH LID.
6. DRAFT AND SHRINKAGE ALLOWANCE SHALL BE IN ACCORD WITH NORMAL FOUNDRY PRACTICE.
7. FINISH BY REMOVING FINS AND FLASHING; PAINT WITH BLACK ASPHALT COATING.
8. WEIGHT: APPROXIMATELY 6 KG (13 LBS).

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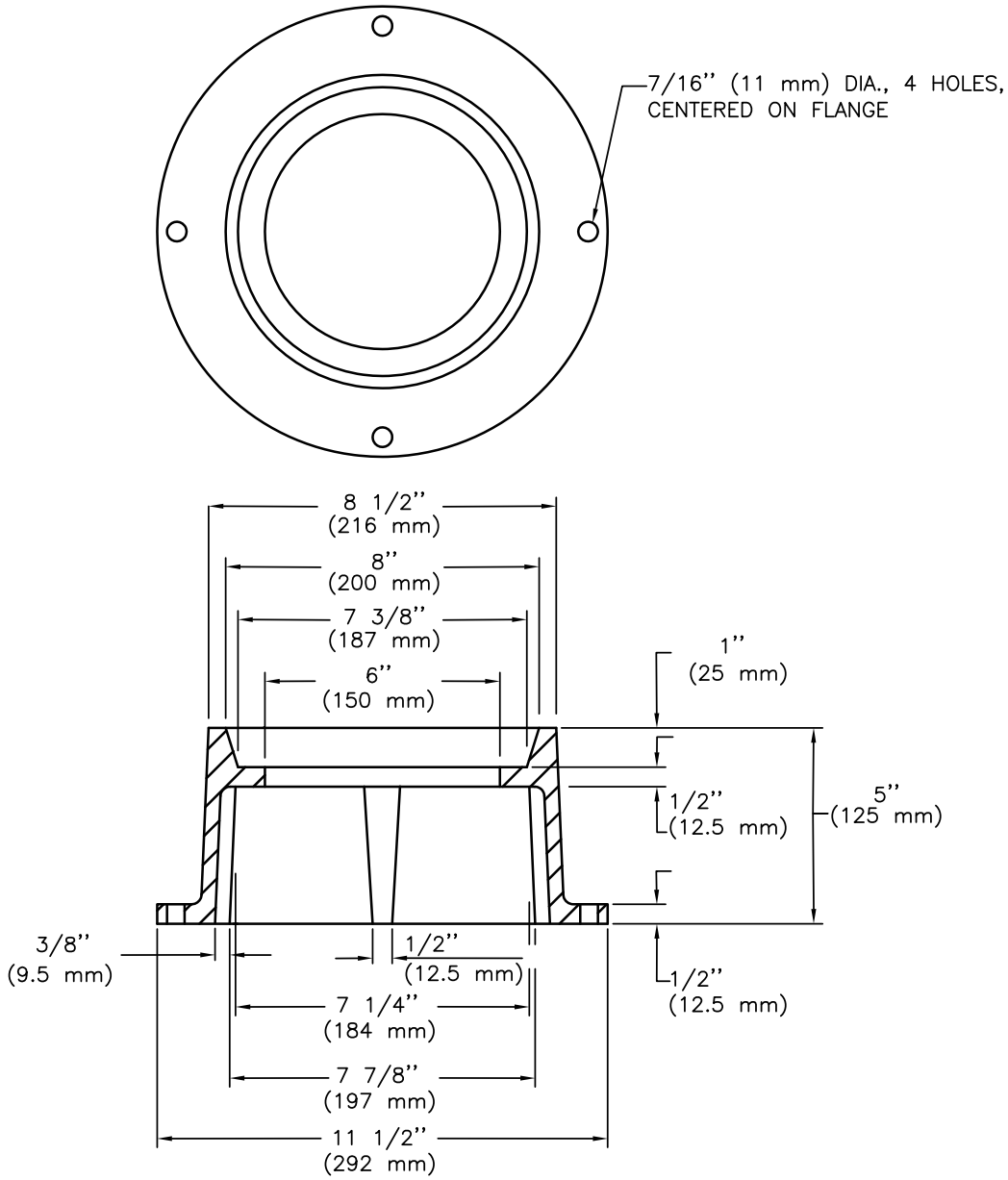

NOTES:

1. MATERIALS SHALL BE GRAY CAST IRON, ASTM A48, GRADE 30B.
2. THE MANUFACTURER'S IDENTIFICATION & CASTING NUMBER & THE COUNTRY WHERE CAST, SHALL BE DISTINCTLY CAST ONTO EACH RING.
3. DRAFT & SHRINKAGE ALLOWANCE SHALL BE IN ACCORD WITH NORMAL FOUNDRY PRACTICE.
4. FINISH BY REMOVING FINS & FLASHING; PAINT WITH BLACK ASPHALT COATING.
5. WEIGHT: APPROXIMATELY 10.5 KG (23 LBS).

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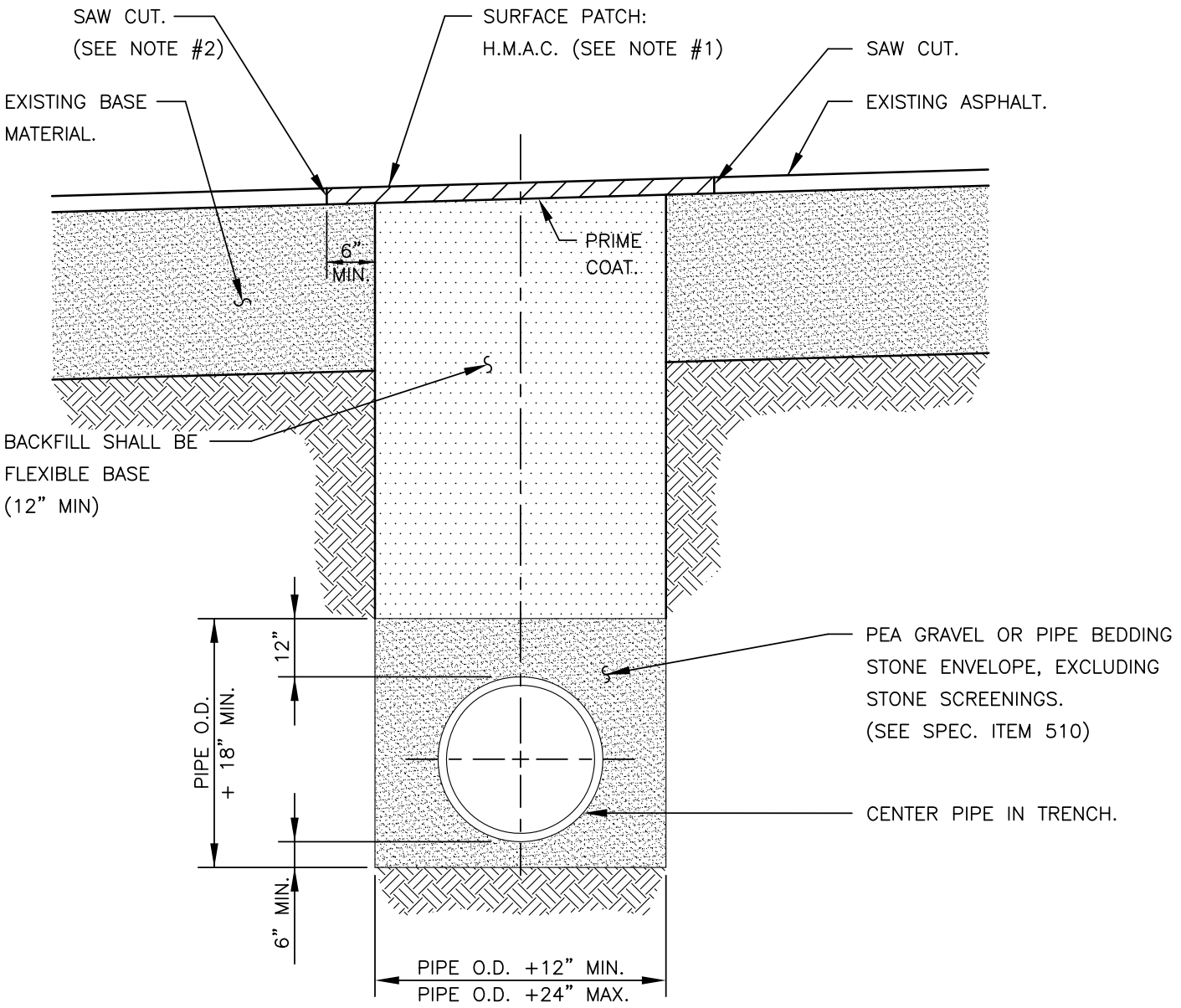

NOTES:

1. H.M.A.C. THICKNESS SHALL MATCH EXISTING ASPHALT THICKNESS AND NO LESS THAN 2".
2. THE CONTRACTOR SHALL SAW CUT, REMOVE AND REPLACE EXISTING PAVEMENT A MINIMUM OF 6" BEYOND EITHER THE EDGE OF THE WATERLINE TRENCH OR THE POINT WHERE EXISTING PAVEMENT IS DAMAGED DUE TO TRENCHING OPERATIONS, WHICHEVER IS GREATER. FINISHED PATCH SHALL BE NEAT AND UNIFORM.
3. INSTALLATION OF BACKFILL, SAW CUTTING AND REMOVAL OF EXISTING PAVEMENT, AND SURFACE PATCH SHALL NOT BE PAID FOR SEPARATELY. COSTS FOR THESE ITEMS SHALL BE INCLUDED IN UNIT PRICE BID FOR WATERLINE PIPE.
4. THE CONTRACTOR SHALL PROVIDE STEEL PLATES TO SPAN THE TRENCH AS NECESSARY OR TO ALLOW BACKFILL TO CURE. SUCH PLATES SHALL BE SUITABLE FOR VEHICLE PASSAGE OVER THE TRENCH AND SHALL BE SATISFACTORILY ANCHORED IN PLACE. COSTS FOR THIS ITEM SHALL BE INCLUDED IN UNIT PRICE BID FOR WATERLINE PIPE.
5. ALL TRENCHING AND TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

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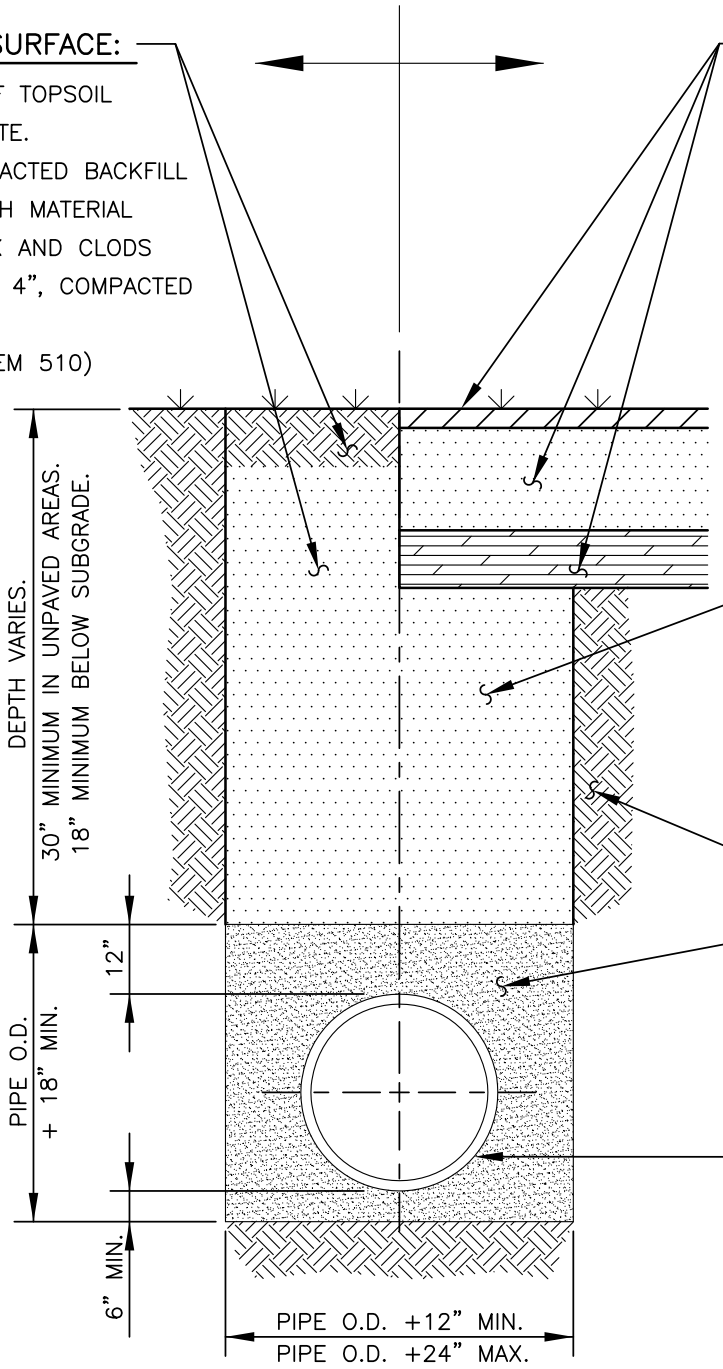
NON–PAVED SURFACE:

(A) PROVIDE 4" OF TOPSOIL AND REVEGETATE.

(B) PROVIDE COMPACTED BACKFILL IN SITU TRENCH MATERIAL FREE OF ROCK AND CLODS GREATER THAN 4", COMPACTED IN 6" LIFTS. (SEE SPEC. ITEM 510)

PROPOSED PAVED SURFACE:

SUBGRADE PREP, FLEXIBLE BASE AND H.M.A.C. PER PAVEMENT PLANS, UNDER SEPARATE PROCEDURE.



PROVIDE COMPACTED BACKFILL IN SITU TRENCH MATERIAL FREE OF ROCK AND CLODS GREATER THAN 4", COMPACTED IN 6" LIFTS. (SEE SPEC. ITEM 510)

UNDISTURBED EARTH.

PEA GRAVEL OR PIPE BEDDING STONE ENVELOPE, EXCLUDING STONE SCREENINGS. (SEE SPEC. ITEM 510)

CENTER PIPE IN TRENCH.

NOTE:

ALL TRENCHING AND TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

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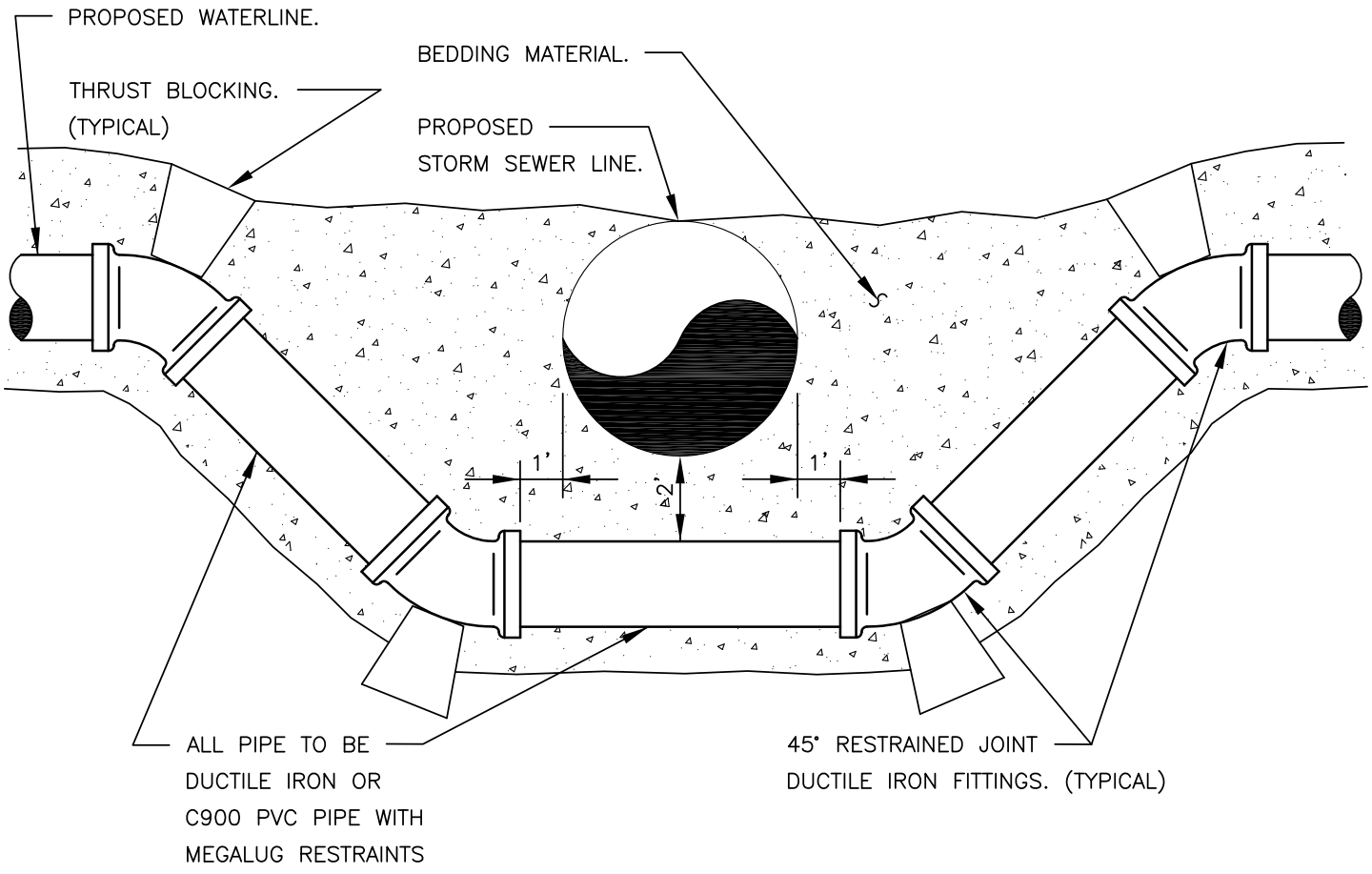

NOTES:

1. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8 MIL POLYETHYLENE (BLACK POLY) AND OPEN ENDS/SEAMS SEALED WITH DUCT TAPE.
2. ALL FITTINGS SHALL BE BLOCKED WITH CONCRETE BLOCKING.

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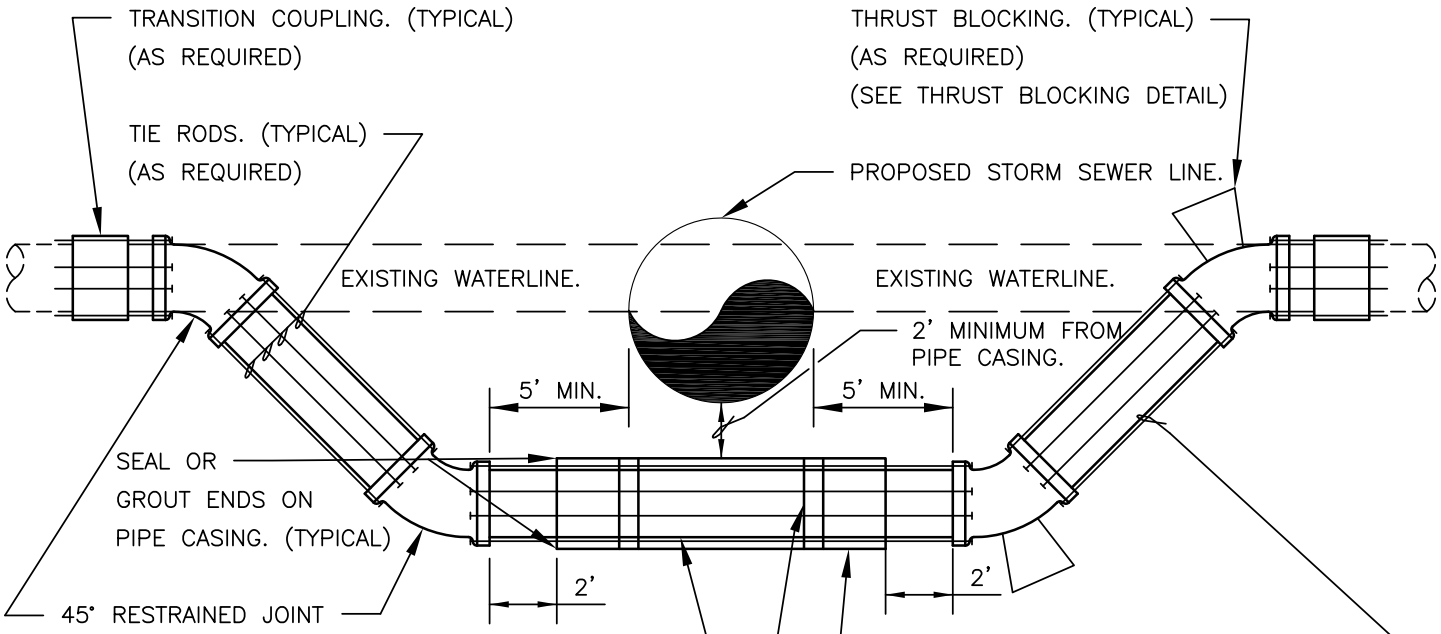

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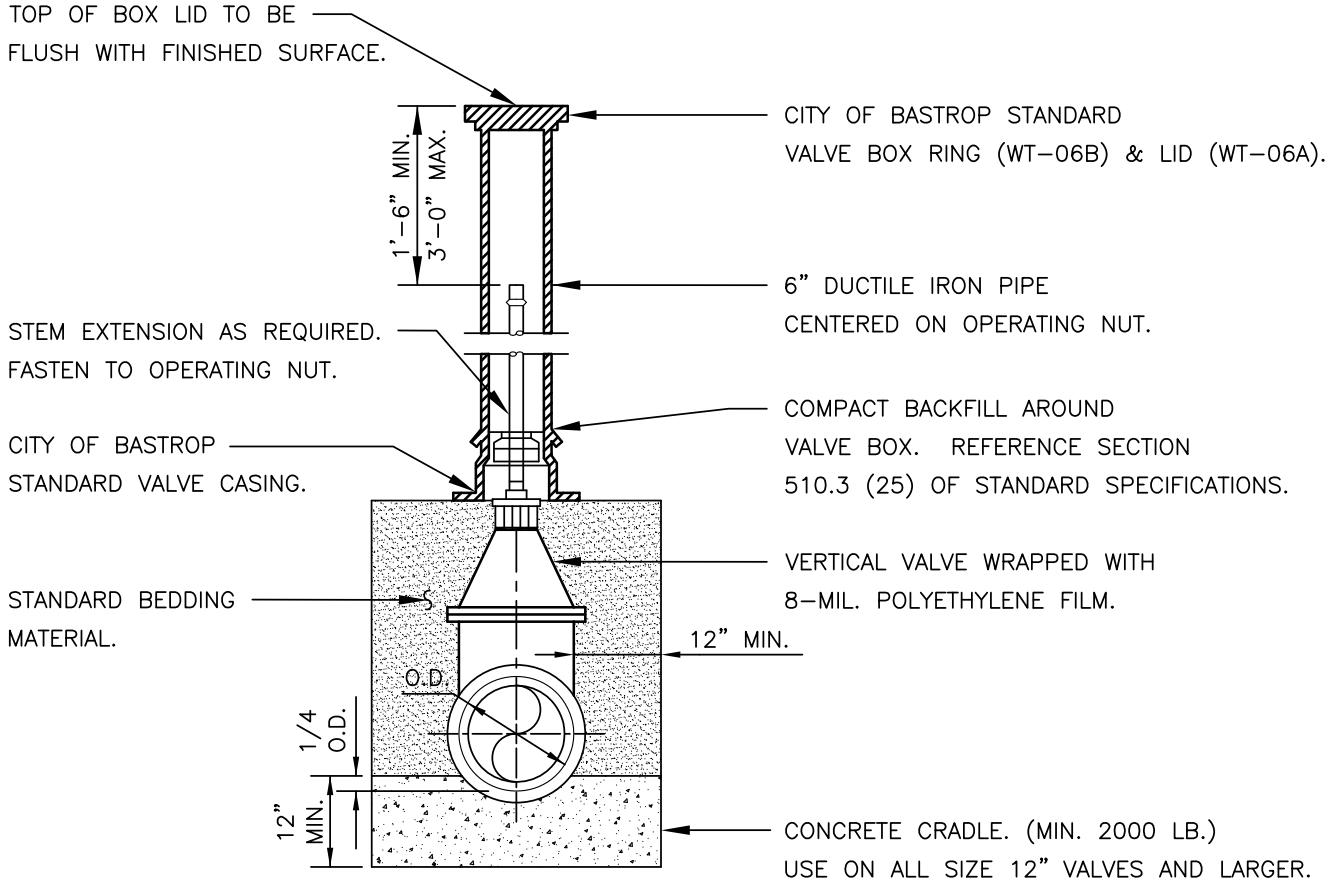

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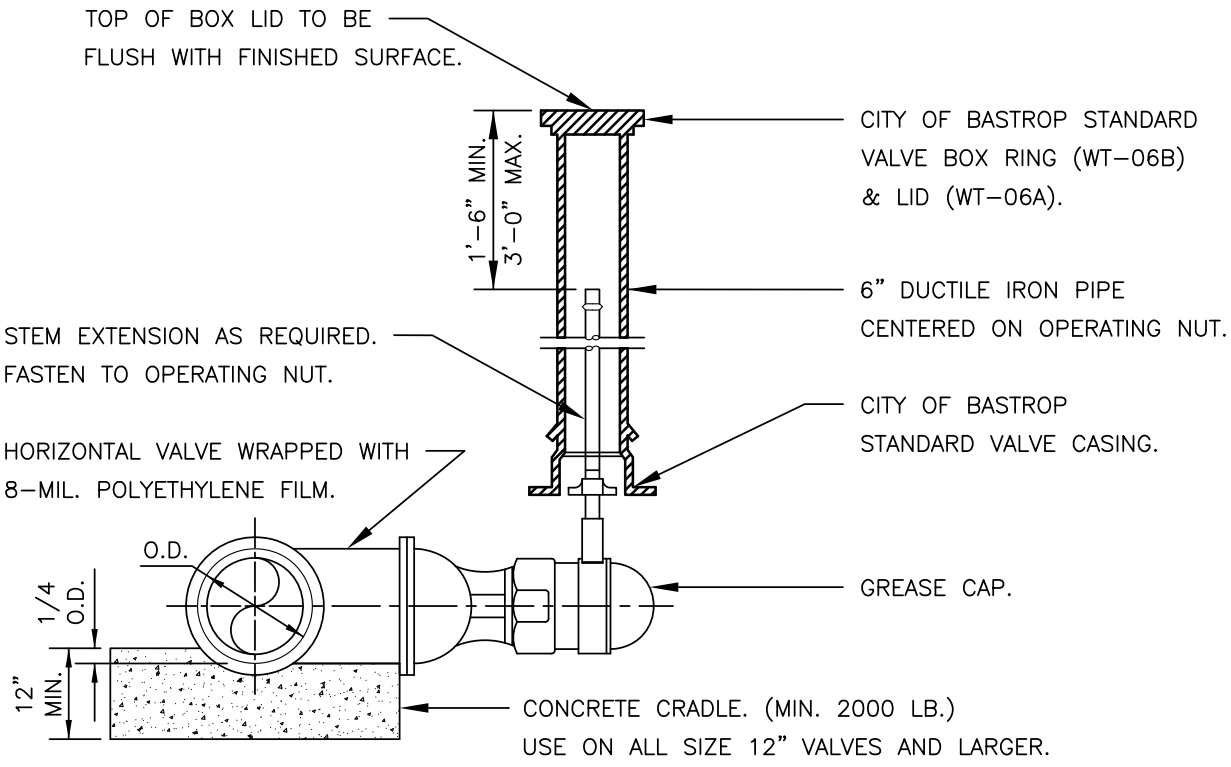
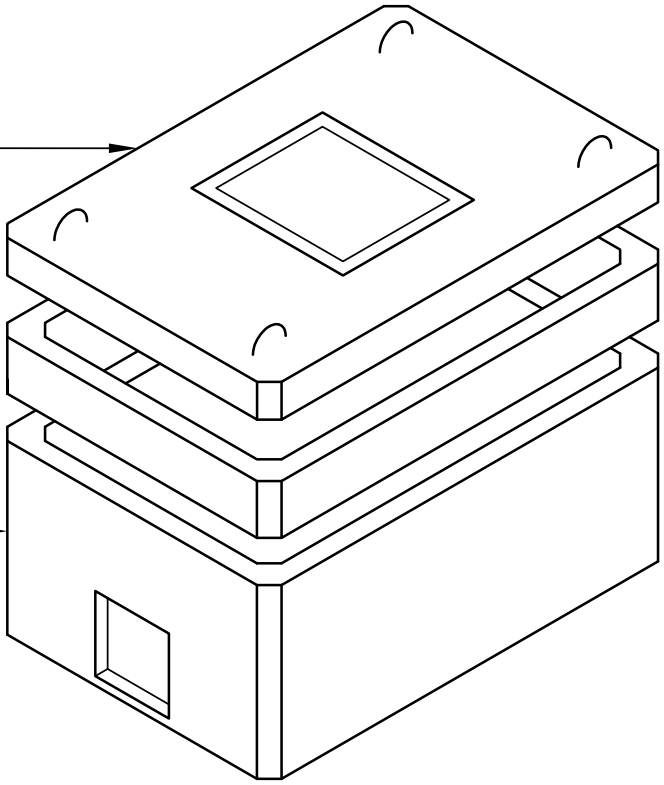
MAY 24, 2011 DATE	VERTICAL VALVE INSTALLATION DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		



RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 24, 2011 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	# CITY OF BASTROP ## HORIZONTAL VALVE INSTALLATION DETAIL	DRAWING NO: WT-12

LID

4000 TO 4500 P.S.I. CONCRETE, 28 DAY STRENGTH.
RECESSED VALVE OPENING KNOCKOUTS.
30"X30" DOOR CAST INTO LID.
REINFORCING FOR H-20 LOADING.
LID AS MANUFACTURED BY CONCRETE PRODUCTS, INCORPORATED, OR APPROVED EQUAL.

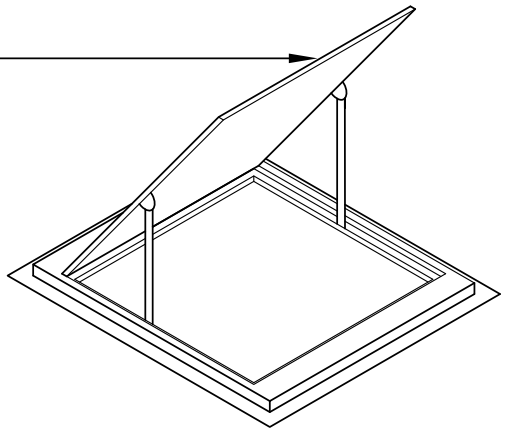


VAULT

4000 TO 4500 P.S.I. CONCRETE, 28 DAY STRENGTH.
18"X18" PIPE KNOCKOUTS.
REINFORCING FOR H-20 LOADING TO DEPTH OF 6'.
BASE WITHOUT FLOOR.
12" EXTENSION FOR BASE.
6" WALLS, WITH OPTIONAL 8" WALLS FOR DEPTH TO 10'.
VAULT AS MANUFACTURED BY CONCRETE PRODUCTS, INCORPORATED, OR APPROVED EQUAL.

HATCH

SPRING ASSISTED STEEL HATCH WITH MANUAL LID LOCKOUTS.
CAST FLUSH TO TOP OF LID.
30"X30" OPENING AREA.
H-20 STEEL DOOR.
DOOR AS MANUFACTURED BY CONCRETE PRODUCTS, INCORPORATED, OR APPROVED EQUAL.



NOTE:

THE METER VAULT SHALL BE LARGE ENOUGH, SO THAT THE FITTED METER ASSEMBLY CAN BE EASILY MAINTAINED.

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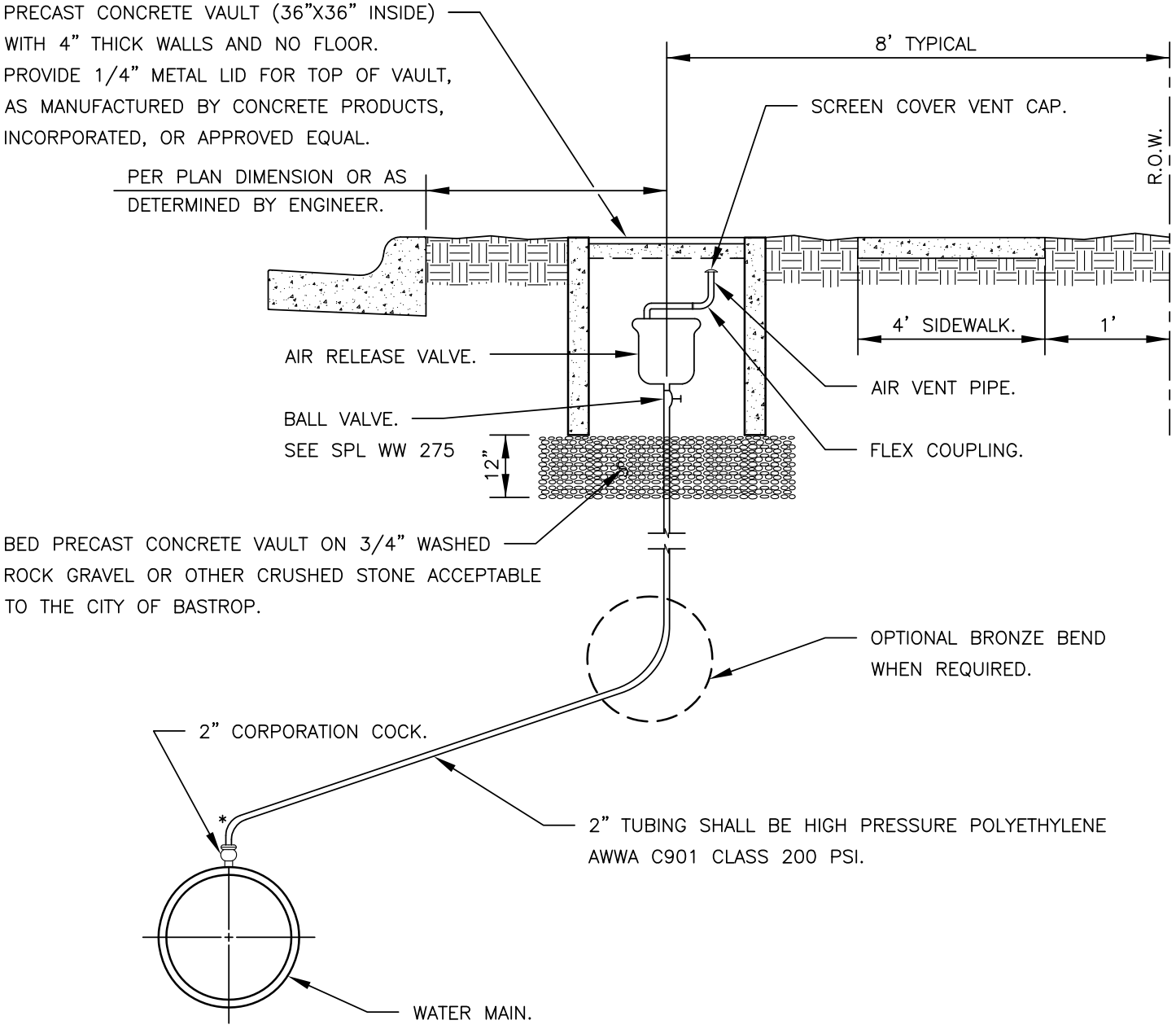
MAY 24, 2011 DATE	COMPOUND WATER METER VAULT DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		



* THREAD TO COMPRESSION BRASS ELBOW ALLOWED IF NECESSARY DUE TO DEPTH LIMITATIONS.

GALVANIZED IRON PIPE	
AIR VALVE	GATE VALVE
1"	1"
2"	2"

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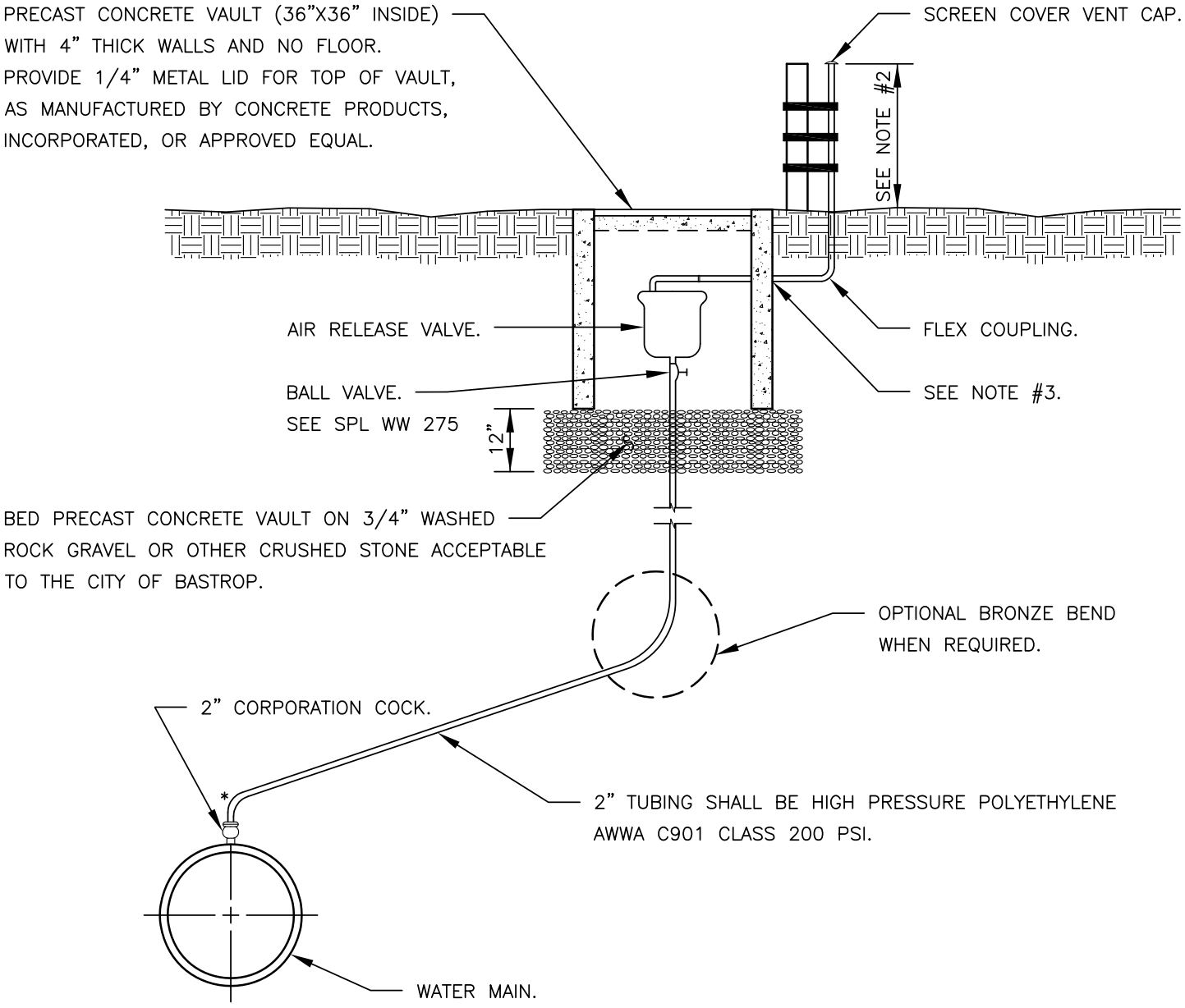
CITY OF BASTROP

1" THRU 2" AIR RELEASE VALVE INSTALLATION DETAIL (DEVELOPED AREAS)

DRAWING NO: WT-14



* THREAD TO COMPRESSION BRASS ELBOW ALLOWED IF NECESSARY DUE TO DEPTH LIMITATIONS.

GALVANIZED IRON PIPE	
AIR VALVE	GATE VALVE
1"	1"
2"	2"

NOTES:

1. EXTERIOR SURFACES OF EXPOSED AIR VENT PIPE AND STEEL SUPPORT PIPE SHALL BE CLEANED, PREPPED, PRIMED AND PAINTED WITH RUST–OLEUM SAFETY BLUE ACRYLIC #5225402 PAINT, OR APPROVED EQUAL.
2. THE AIR VENT PIPE SHALL BE 5' MINIMUM IN HEIGHT AND SHALL BE SUPPORTED BY A 4" STEEL PIPE, WHICH IS TO BE SET IN 2500 P.S.I. CONCRETE, FILLED WITH CONCRETE AND SUPPOTED WITH 3 STAINLESS STEEL CLAMPS.
3. CONCRETE VAULT PENETRATION SHALL BE CORE BIT DRILLED. VOID SHALL BE FILLED BY PRESS–SEAL GASKET CORP. PSX RESILIENT CONNECTOR MEETING ASTM C923, OR APPROVED EQUAL.

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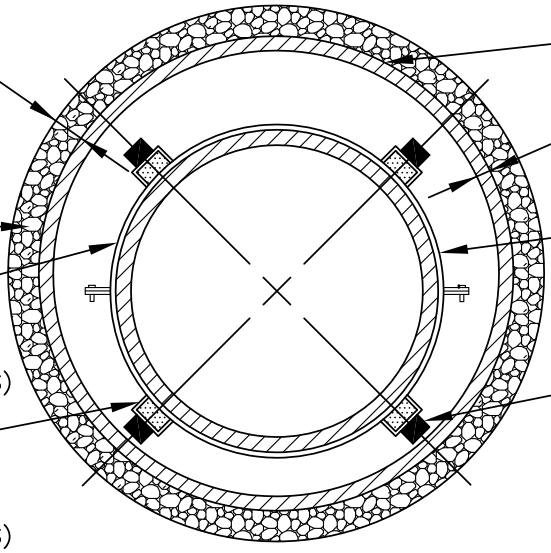
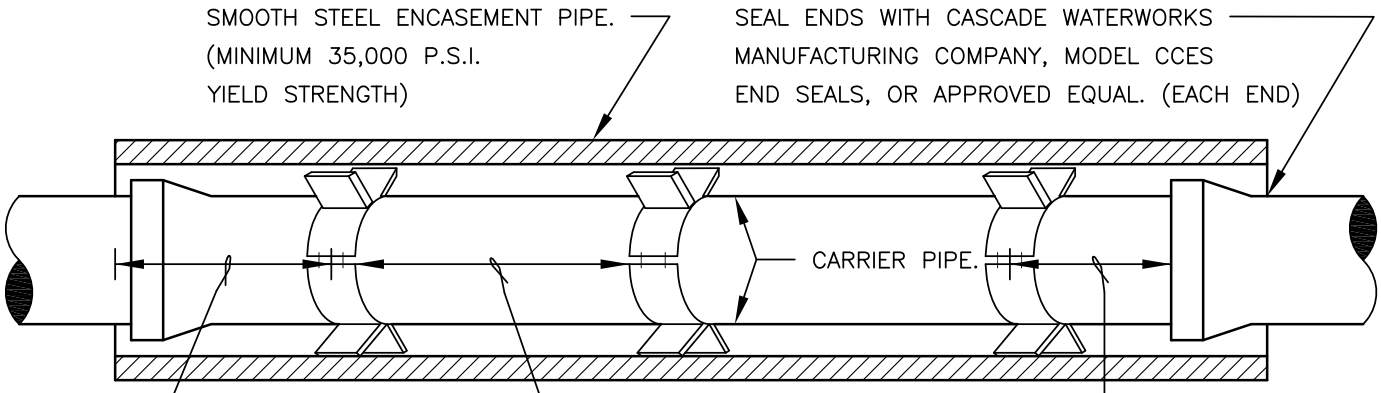
CITY OF BASTROP

1" THRU 2" AIR RELEASE VALVE INSTALLATION DETAIL (UNDEVELOPED AREAS)

DRAWING NO: WT–15



PIPE SIZE–CARRIER (DIAMETER)	PIPE SIZE–CASING (DIAMETER) (MIN.)	MINIMUM PIPE THICKNESS (INCHES)	
6"	16"	1/4	0.2500
8"	18"	1/4	0.2500
10"	20"	5/16	0.3125
12" ~ 14"	24"	3/8	0.3750
16" ~ 18"	30"	7/16	0.4375
20"	36"	1/2	0.5000
24"	42"	1/2	0.5000
30"	48"	1/2	0.5000



NOTES:

1. CASING SPACER CONFIGURATION AND SPACING SHALL BE AS SHOWN ON MANUFACTURER'S DRAWINGS FOR SPECIFIC WORK; THESE MUST BE ACCEPTABLE TO THE CITY OF BASTROP
2. CASING SPACER SHALL BE AS MANUFACTURED BY CASCADE WATERWORKS MANUFACTURING COMPANY, MODEL CCS, OR APPROVED EQUAL.

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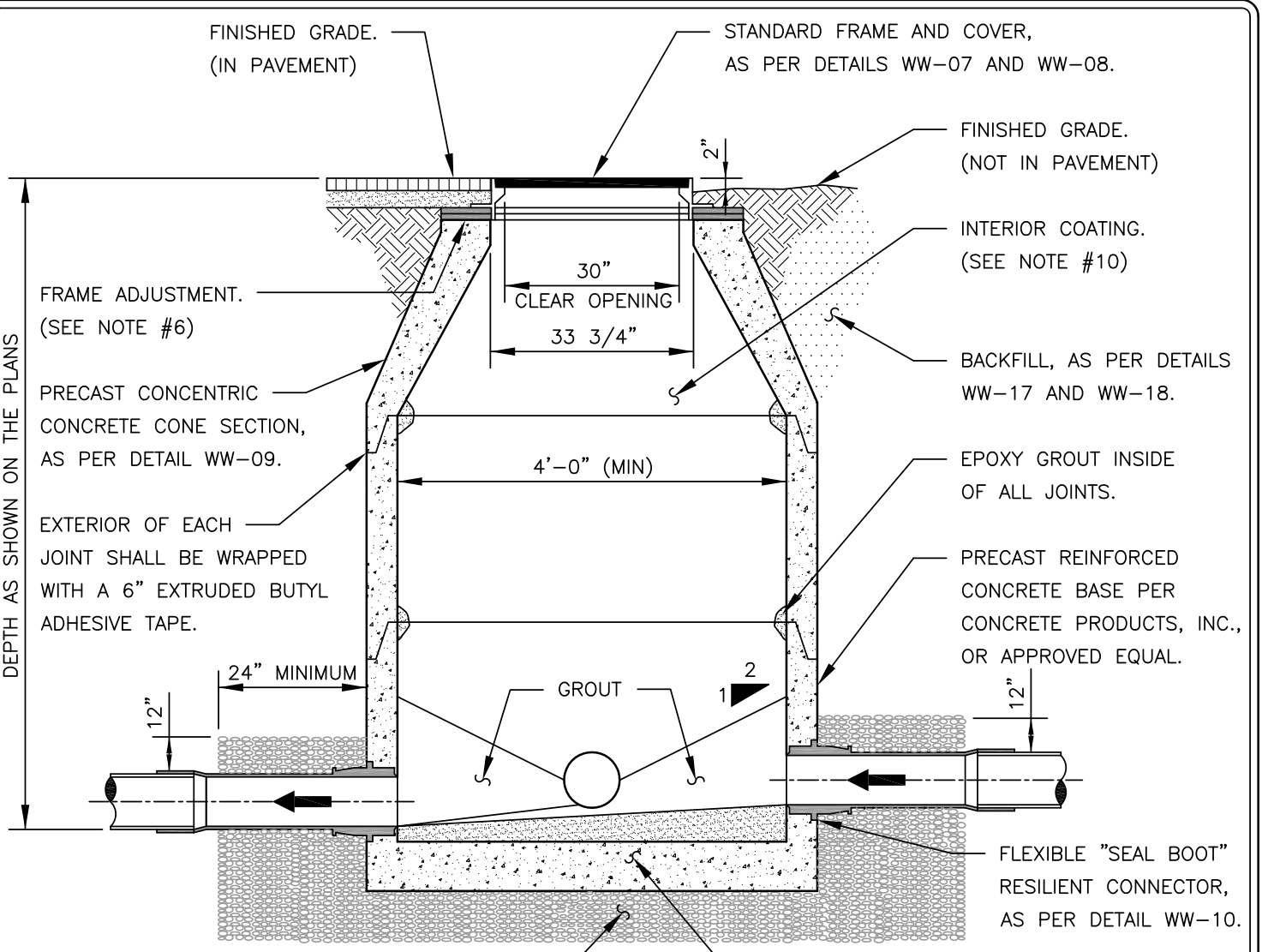
CITY OF BASTROP

PIPE ENCASEMENT DETAIL

DRAWING NO: WT–16



NOTES:

1. IF DROP IS SIX INCHES (6") TO TWO FEET (2'–0"), CONSTRUCTION OF DROP SHALL PROVIDE AN OVERSIZED INVERT TO EXTEND UNDER THE DROP CONNECTION.
2. SEE CONSTRUCTION PLANS FOR MANHOLE SIZE, LOCATION, CONFIGURATION, TYPE OF TOP SECTION, VENTING REQUIREMENTS, PIPE SIZES AND TYPES.
3. MANHOLES SHALL BE PRECAST ASTM C478 BELL AND SPIGOT WITH "O" RING JOINTS.
4. MANHOLES TO BE DESIGNED TO RESIST LATERAL AND VERTICAL SOIL FORCES RESULTING FROM MANHOLE DEPTH. ADDITIONALLY, MANHOLES LOCATED IN PAVEMENT TO BE DESIGNED FOR H20 TRAFFIC LOADING.
5. ALL MANHOLE COVERS SHALL BE BOLTED AND GASKETED, WHEN MANHOLES ARE LOCATED OUTSIDE OF PAVEMENT.
6. FRAME ADJUSTMENT HEIGHT SHALL CONSIST OF FIVE INCHES (5") MINIMUM TO EIGHTEEN INCHES (18") MAXIMUM. GRADE RINGS SHALL BE WRAPPED WITH A HEAT–SHRINK THERMO–PLASTIC MATERIAL. HDPE GRADE RINGS, AS MANUFACTURED BY LABTECH, INCORPORATED, OR APPROVED EQUAL, MAY BE USED IN PAVEMENT AREAS ONLY.
7. FOR MANHOLES TO BE VENTED, SEE DETAILS WW–05 AND WW–06.
8. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO THE FLOW STREAM. ALL P.V.C. PIPE SHALL BE REMOVED FROM INVERT.
9. BASE SECTION SHALL BE DESIGNED FOR H20 LOADING, PLUS EARTH LOAD AT 130 PCF.
10. ENTIRE INTERIOR OF WASTEWATER MANHOLES TO BE COATED WITH RAVEN 405, OR APPROVED EQUAL, WITH A UNIFORM THICKNESS OF 124 MILS AND A MINIMUM THICKNESS OF 100 MILS, APPLIED AFTER MANHOLE HAS PASSED THE VACUUM TEST.

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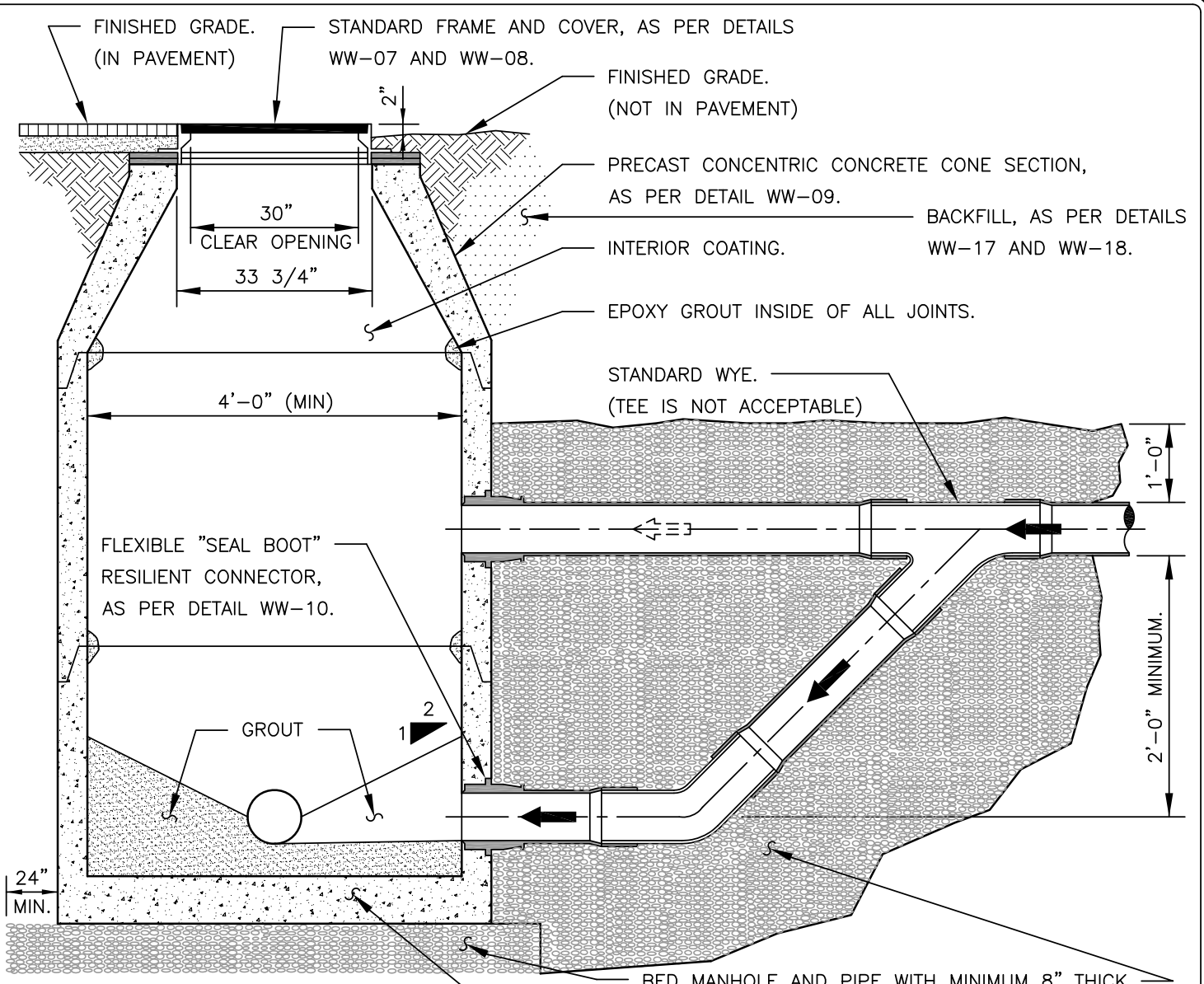

NOTES:

1. DROP CONNECTIONS SHALL BE REQUIRED WHENEVER AN INFLUENT SEWER IS LOCATED MORE THAN TWO FEET (2'–0") ABOVE THE MAIN INVERT CHANNEL.
2. SEE CONSTRUCTION PLANS FOR MANHOLE SIZE, LOCATION, CONFIGURATION, TYPE OF TOP SECTION, VENTING REQUIREMENTS, PIPE SIZES AND TYPES.
3. MANHOLES SHALL BE PRECAST ASTM C478 BELL AND SPIGOT WITH "O" RING JOINTS.
4. MANHOLES TO BE DESIGNED TO RESIST LATERAL AND VERTICAL SOIL FORCES RESULTING FROM MANHOLE DEPTH. ADDITIONALLY, MANHOLES LOCATED IN PAVEMENT TO BE DESIGNED FOR H20 TRAFFIC LOADING.
5. ALL MANHOLE COVERS SHALL BE BOLTED AND GASKETED, WHEN MANHOLES ARE LOCATED OUTSIDE OF PAVEMENT.
6. FRAME ADJUSTMENT HEIGHT SHALL CONSIST OF FIVE INCHES (5") MINIMUM TO EIGHTEEN INCHES (18") MAXIMUM. GRADE RINGS SHALL BE WRAPPED WITH A HEAT–SHRINK THERMO–PLASTIC MATERIAL. HDPE GRADE RINGS, AS MANUFACTURED BY LABTECH, INCORPORATED, OR APPROVED EQUAL, MAY BE USED IN PAVEMENT AREAS ONLY.
7. FOR MANHOLES TO BE VENTED, SEE DETAILS WW–05 AND WW–06.
8. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO THE FLOW STREAM. ALL P.V.C. PIPE SHALL BE REMOVED FROM INVERT.
9. BASE SECTION SHALL BE DESIGNED FOR H20 LOADING, PLUS EARTH LOAD AT 130 PCF.
10. ENTIRE INTERIOR OF WASTEWATER MANHOLES TO BE COATED WITH RAVEN 405, OR APPROVED EQUAL, WITH A UNIFORM THICKNESS OF 124 MILS AND A MINIMUM THICKNESS OF 100 MILS, APPLIED AFTER MANHOLE HAS PASSED THE VACUUM TEST.
11. WHEN P.V.C. PIPE IS USED IN SANITARY SEWER LINES, SOLVENT TYPE JOINT P.V.C. FITTINGS MAY BE UTILIZED IN THE DROP ASSEMBLY ONLY.

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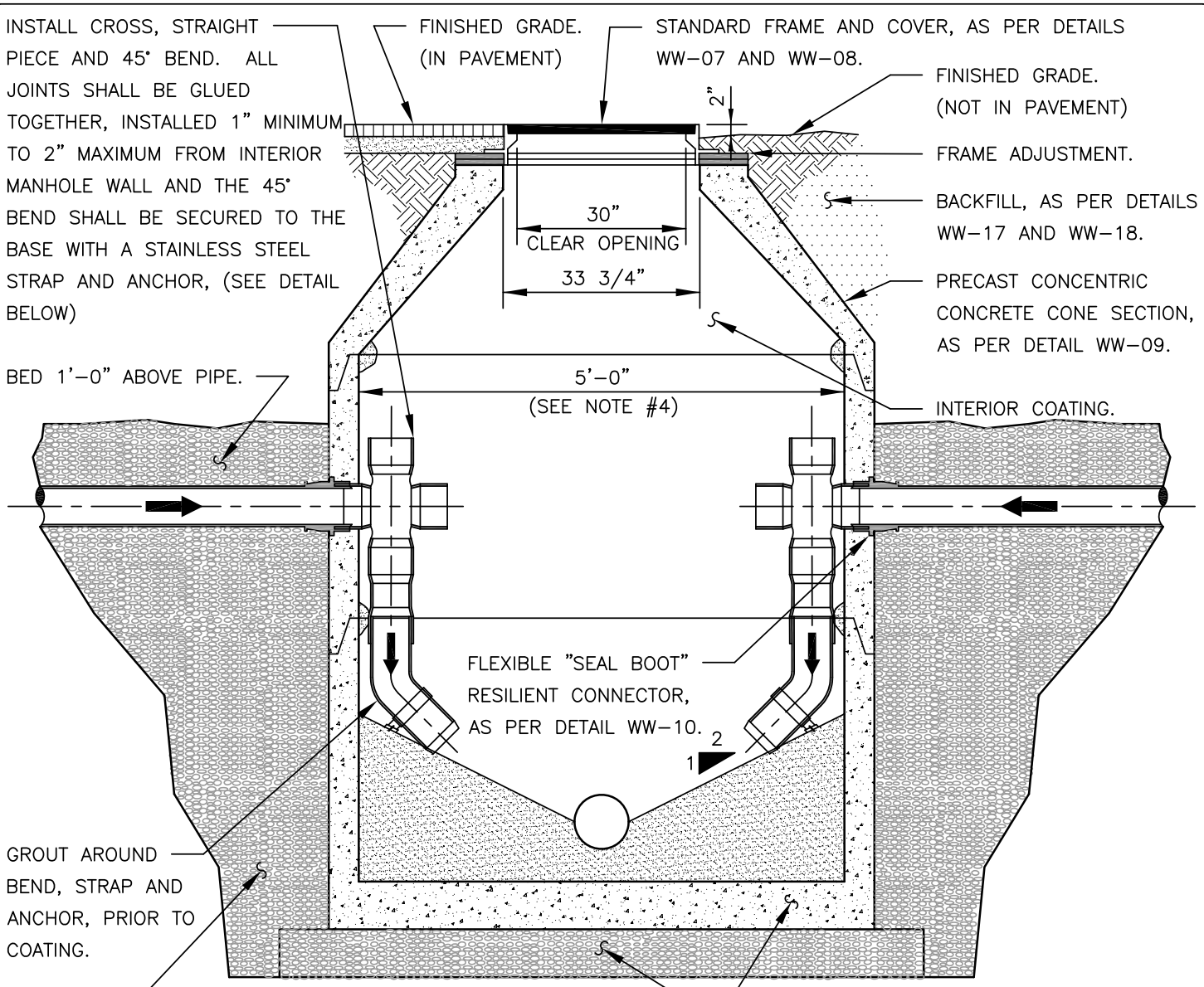
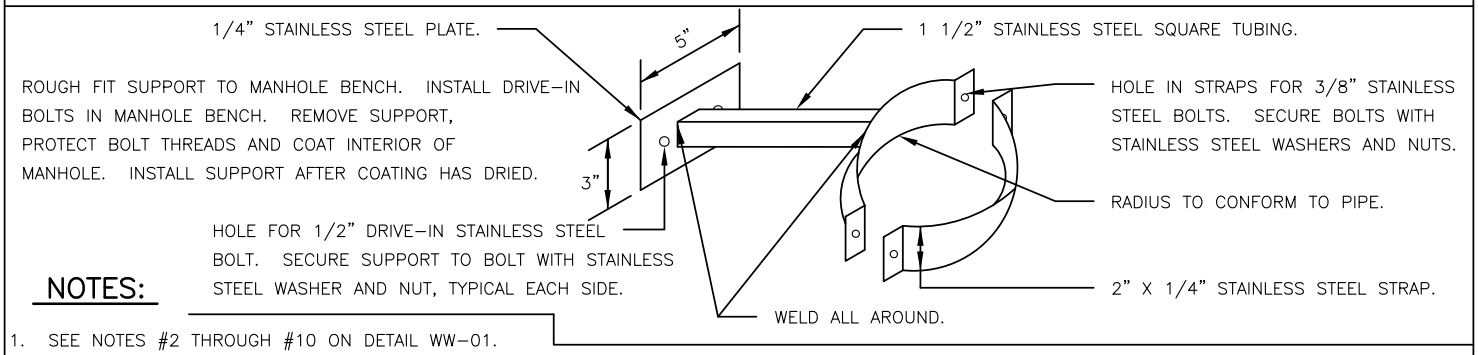
CITY OF BASTROP

PRECAST CONCRETE WASTEWATER MANHOLE WITH DROP CONNECTION DETAIL

DRAWING NO:
WW–02





NOTES:

1. SEE NOTES #2 THROUGH #10 ON DETAIL WW-01.
2. DROP SERVICES SHALL BE REQUIRED WHENEVER AN INFLUENT SEWER SERVICE IS LOCATED MORE THAN TWO FEET (2'-0") ABOVE THE MAIN INVERT CHANNEL.
3. WHEN P.V.C. PIPE IS USED IN SANITARY SEWER LINES, SOLVENT TYPE JOINT P.V.C. FITTINGS MAY BE UTILIZED IN THE DROP ASSEMBLY ONLY.
4. A 5'-0" MANHOLE IS REQUIRED FOR 1 OR 2 DROP SERVICES. IF THERE ARE MORE THAN 2 DROP SERVICES, A 6'-0" DIAMETER MANHOLE IS REQUIRED.

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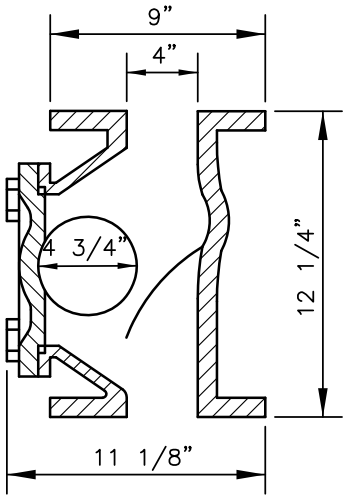
CITY OF BASTROP

PRECAST CONCRETE WASTEWATER MANHOLE WITH DROP SERVICE DETAIL

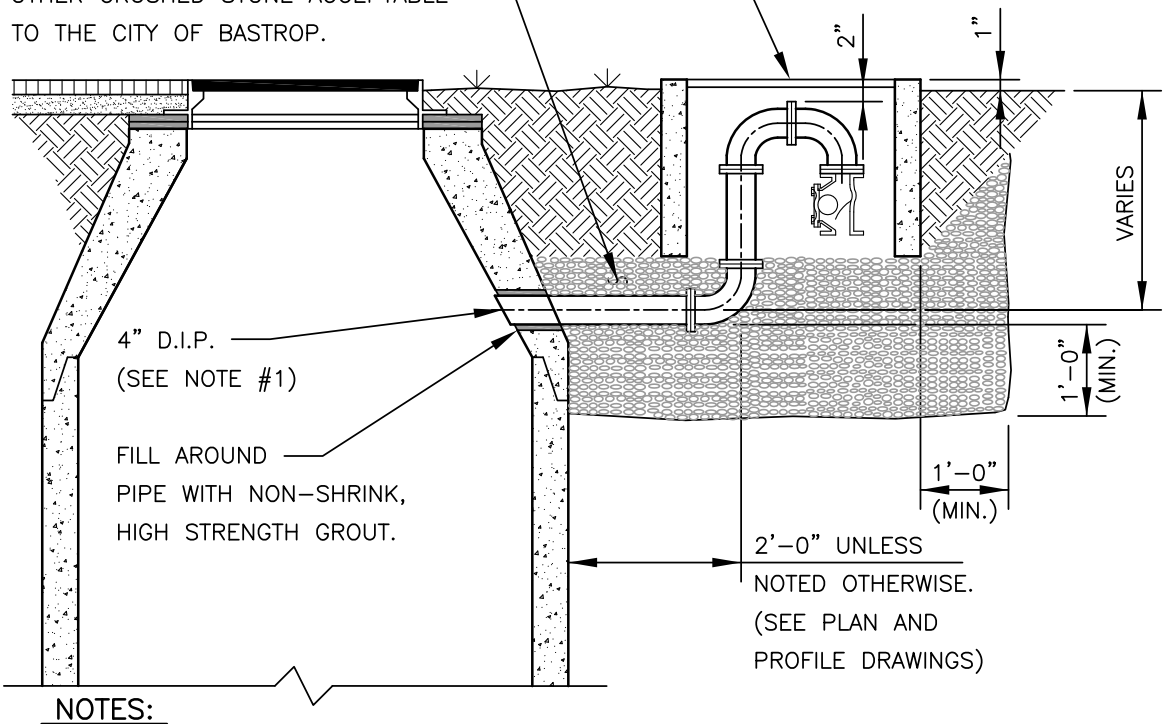
DRAWING NO: WW-03



SECTION VIEW
FLOMATIC MODEL 408 BALL CHECK VALVE
(SEE NOTE #4)

PRECAST CONCRETE VAULT (36"X36" INSIDE) WITH 4" THICK WALLS AND NO FLOOR. PROVIDE BOLT DOWN H-20 1/4" METAL LID FOR TOP OF VAULT, AS MANUFACTURED BY CONCRETE PRODUCTS, INCORPORATED, OR APPROVED EQUAL. (6" ABOVE TOP OF CURB, WHERE APPLICABLE)

BED PRECAST CONCRETE VAULT ON 3/4" WASHED ROCK GRAVEL OR OTHER CRUSHED STONE ACCEPTABLE TO THE CITY OF BASTROP.



NOTES:

1. AIR VENT PIPE TO BE 4" D.I.P., CLASS 53 WITH FLANGED CONNECTIONS.
2. ALL FITTINGS TO BE 150 PSIG RATED & ANSI/AWWA C110/A21.10.
3. AIR VENT PIPE RISER SHALL BE INSTALLED TO A MINIMUM DEPTH FROM GROUND SURFACE AS POSSIBLE, PREFERABLY LOCATED IN THE CONCENTRIC CONCRETE CONE.
4. MINIMUM ELEVATION AT THE VENT OPENING SHALL BE 1 FOOT (1'-0") ABOVE THE ULTIMATE 100 YEAR FLOOD PLAIN ELEVATION. IF ELEVATION OF VENT OPENING IS LESS THAN 1 FOOT (1'-0") ABOVE THE ULTIMATE 100 YEAR FLOOD PLAIN ELEVATION, A FLOMATIC MODEL 408, PART #2145 BALL CHECK VALVE, OR APPROVED EQUAL, WITH FLOATING TYPE BALL, SHALL BE INSTALLED AT DOWN TURNED OPENING OF VENT. A 16 MESH 304 STAINLESS STEEL INSECT SCREEN SHALL BE PLACED IN THE OPENING.

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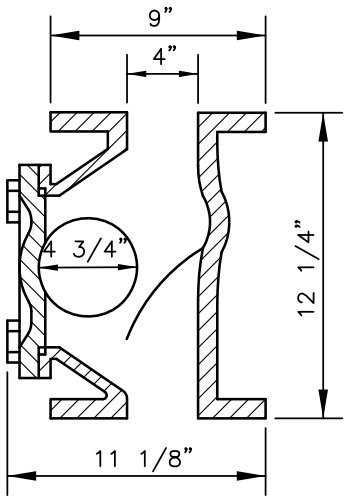
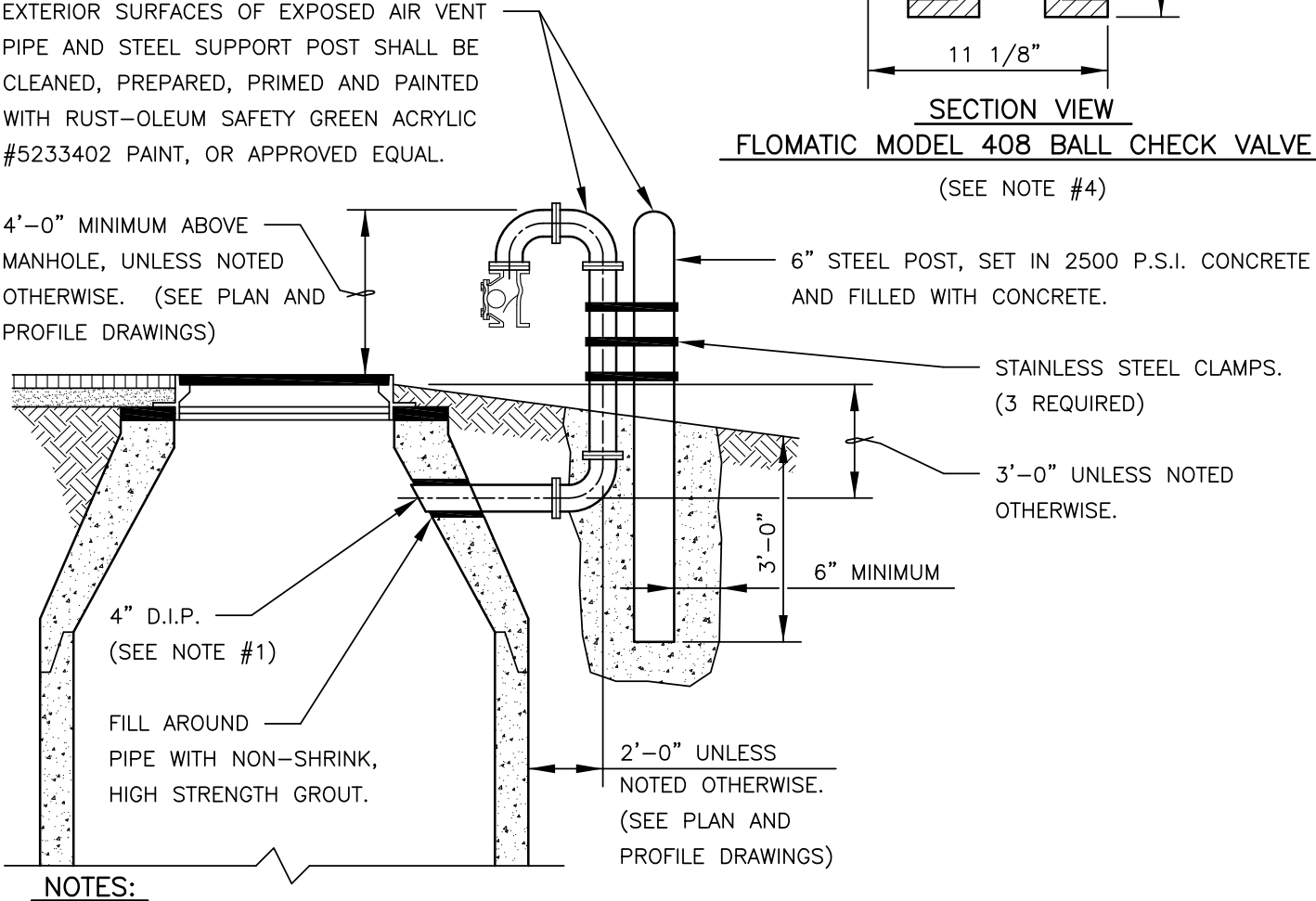


SECTION VIEW
FLOMATIC MODEL 408 BALL CHECK VALVE
(SEE NOTE #4)



NOTES:

1. AIR VENT PIPE TO BE 4" D.I.P., CLASS 53 WITH FLANGED CONNECTIONS.
2. ALL FITTINGS TO BE 150 PSIG RATED & ANSI/AWWA C110/A21.10.
3. AIR VENT PIPE RISER SHALL BE INSTALLED TO A MINIMUM DEPTH FROM GROUND SURFACE AS POSSIBLE, PREFERABLY LOCATED IN THE CONCENTRIC CONCRETE CONE.
4. MINIMUM ELEVATION AT THE VENT OPENING SHALL BE 1 FOOT (1'-0") ABOVE THE ULTIMATE 100 YEAR FLOOD PLAIN ELEVATION. IF ELEVATION OF VENT OPENING IS LESS THAN 1 FOOT (1'-0") ABOVE THE ULTIMATE 100 YEAR FLOOD PLAIN ELEVATION, A FLOMATIC MODEL 408, PART #2145 BALL CHECK VALVE, OR APPROVED EQUAL, WITH FLOATING TYPE BALL, SHALL BE INSTALLED AT DOWN TURNED OPENING OF VENT. A 16 MESH 304 STAINLESS STEEL INSECT SCREEN SHALL BE PLACED IN THE OPENING.

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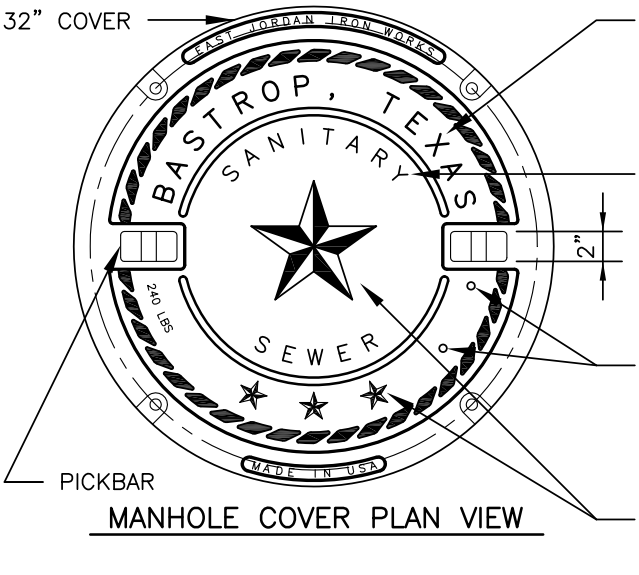
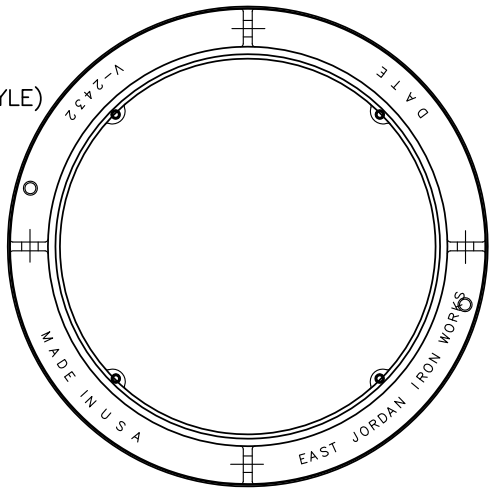
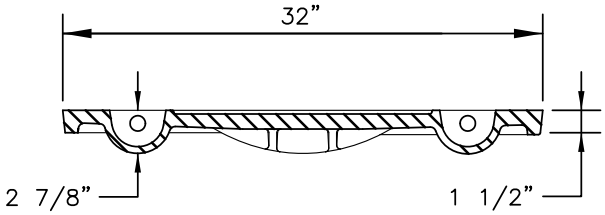


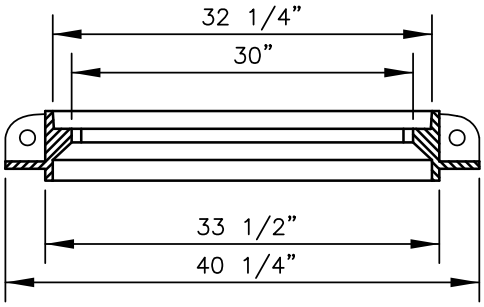
MANHOLE COVER PLAN VIEW



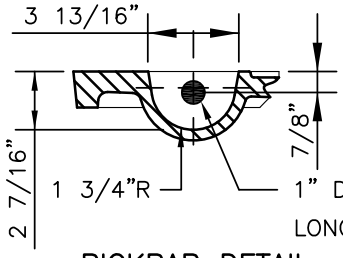
MANHOLE FRAME PLAN VIEW



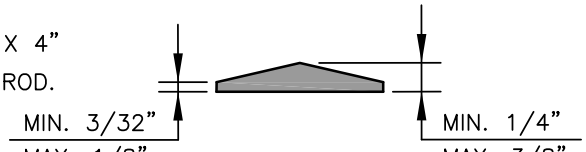
MANHOLE COVER SECTION VIEW



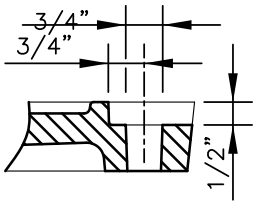
MANHOLE FRAME SECTION VIEW



PICKBAR DETAIL



STAR SECTION VIEW



BOLT HOLE SECTION

NOTES:

1. COVER AND FRAME SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR DRAINAGE, SEWER, UTILITY AND RELATED CASTINGS: AASHTO DESIGNATION M306-04.
2. MANHOLE COVER SHALL BE MODEL NUMBER: V-2432-3, AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
3. MANHOLE FRAME SHALL BE MODEL NUMBER: V-2432, AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
4. MANHOLE COVER AND FRAME ASSEMBLY, IF ORDERED AS A SET, SHALL BE MODEL NUMBER: V-2432, AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
5. ALL CORNERS AND EDGES SHALL HAVE A 1/16" MINIMUM AND 1/8" MAXIMUM RADIUS.
6. MANHOLE COVERS SHALL BE CAST WITH TWO 1" DIAMETER STEEL PICKBARS.
7. MANHOLE COVER WEIGHT SHALL BE 240 LBS. FOR DUCTILE IRON. WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF COVER.
8. MANUFACTURER SHALL CERTIFY THAT EACH MANHOLE COVER MEETS HS-20 LOADING.
9. FILLETS SHALL BE 1/4" RADIUS UNLESS OTHERWISE SPECIFIED.
10. MANUFACTURER SHALL REMOVE EXCESS IRON AND MACHINE FINISH SEATING SURFACES TO NOTED DIMENSIONS.
11. COVER SHALL BE DIPPED IN A WATER-BASED ASPHALTIC COATING, PRIOR TO SHIPMENT FROM FOUNDRY.
12. BOLTS SHALL BE 5/8"-11NC X 2" LONG HEX STAINLESS STEEL WITH WASHER.
13. MANUFACTURER SHALL DRILL 2-3/16"X1/2" DEEP HOLES FOR A MANHOLE NUMBER PLATE TO BE PROVIDED BY THE CITY OF BASTROP. THE TOP HOLE SHALL BE DRILLED 1" O.C. FROM THE BOTTOM OF THE PICKBAR AND THE BOTTOM HOLE SHALL BE DRILLED 4" O.C. FROM THE TOP HOLE.

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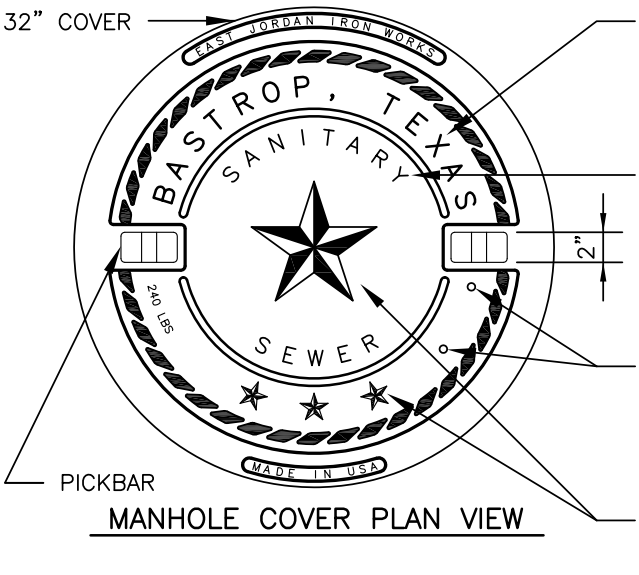
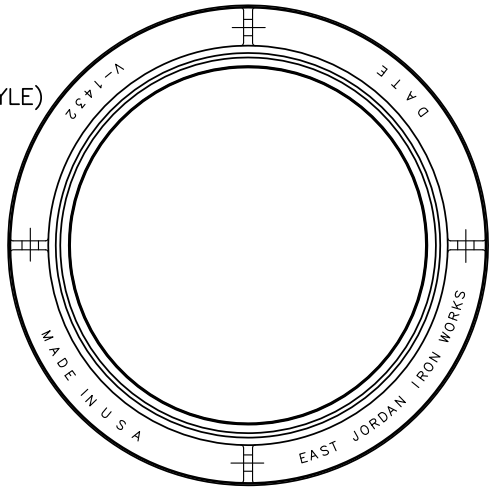
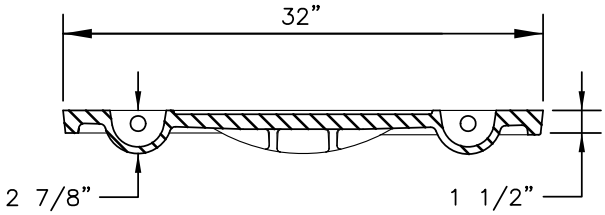


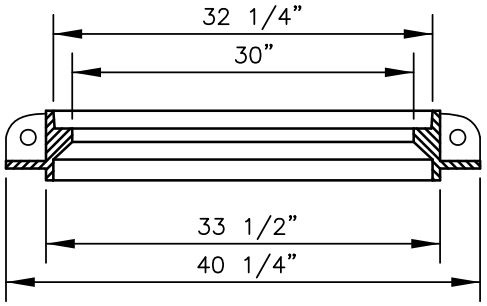
MANHOLE COVER PLAN VIEW



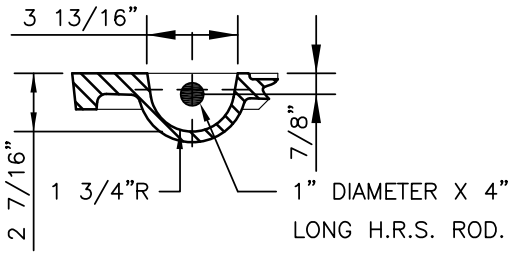
MANHOLE FRAME PLAN VIEW



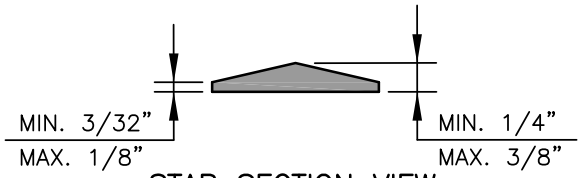
MANHOLE COVER SECTION VIEW



MANHOLE FRAME SECTION VIEW



PICKBAR DETAIL

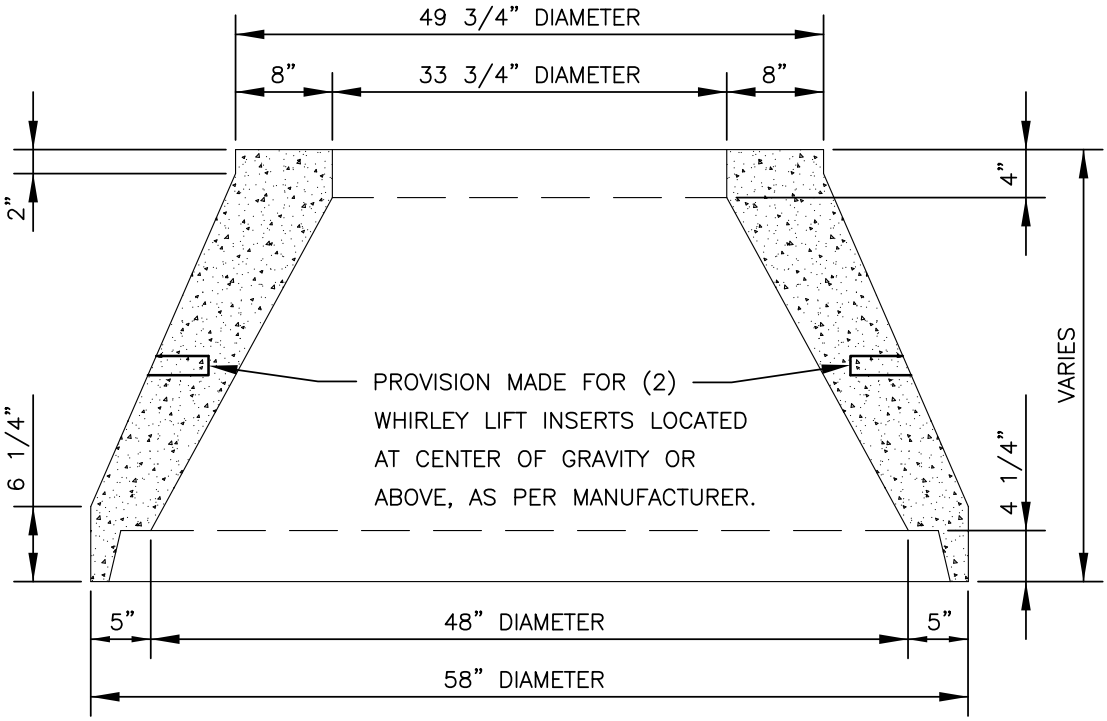


STAR SECTION VIEW

NOTES:

1. COVER AND FRAME SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR DRAINAGE, SEWER, UTILITY AND RELATED CASTINGS: AASHTO DESIGNATION M306–04.
2. MANHOLE COVER SHALL BE MODEL NUMBER: V–1432–3, AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
3. MANHOLE FRAME SHALL BE MODEL NUMBER: V–1432, AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
4. MANHOLE COVER AND FRAME ASSEMBLY, IF ORDERED AS A SET, SHALL BE MODEL NUMBER: V–1432, AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
5. ALL CORNERS AND EDGES SHALL HAVE A 1/16" MINIMUM AND 1/8" MAXIMUM RADIUS.
6. MANHOLE COVERS SHALL BE CAST WITH TWO 1" DIAMETER STEEL PICKBARS.
7. MANHOLE COVER WEIGHT SHALL BE 240 LBS. FOR DUCTILE IRON. WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF COVER.
8. MANUFACTURER SHALL CERTIFY THAT EACH MANHOLE COVER MEETS HS–20 LOADING.
9. FILLETS SHALL BE 1/4" RADIUS UNLESS OTHERWISE SPECIFIED.
10. MANUFACTURER SHALL REMOVE EXCESS IRON AND MACHINE FINISH SEATING SURFACES TO NOTED DIMENSIONS.
11. COVER SHALL BE DIPPED IN A WATER–BASED ASPHALTIC COATING, PRIOR TO SHIPMENT FROM FOUNDRY.
12. MANUFACTURER SHALL DRILL 2–3/16"X1/2" DEEP HOLES FOR A MANHOLE NUMBER PLATE TO BE PROVIDED BY THE CITY OF BASTROP. THE TOP HOLE SHALL BE DRILLED 1" O.C. FROM THE BOTTOM OF THE PICKBAR AND THE BOTTOM HOLE SHALL BE DRILLED 4" O.C. FROM THE TOP HOLE.

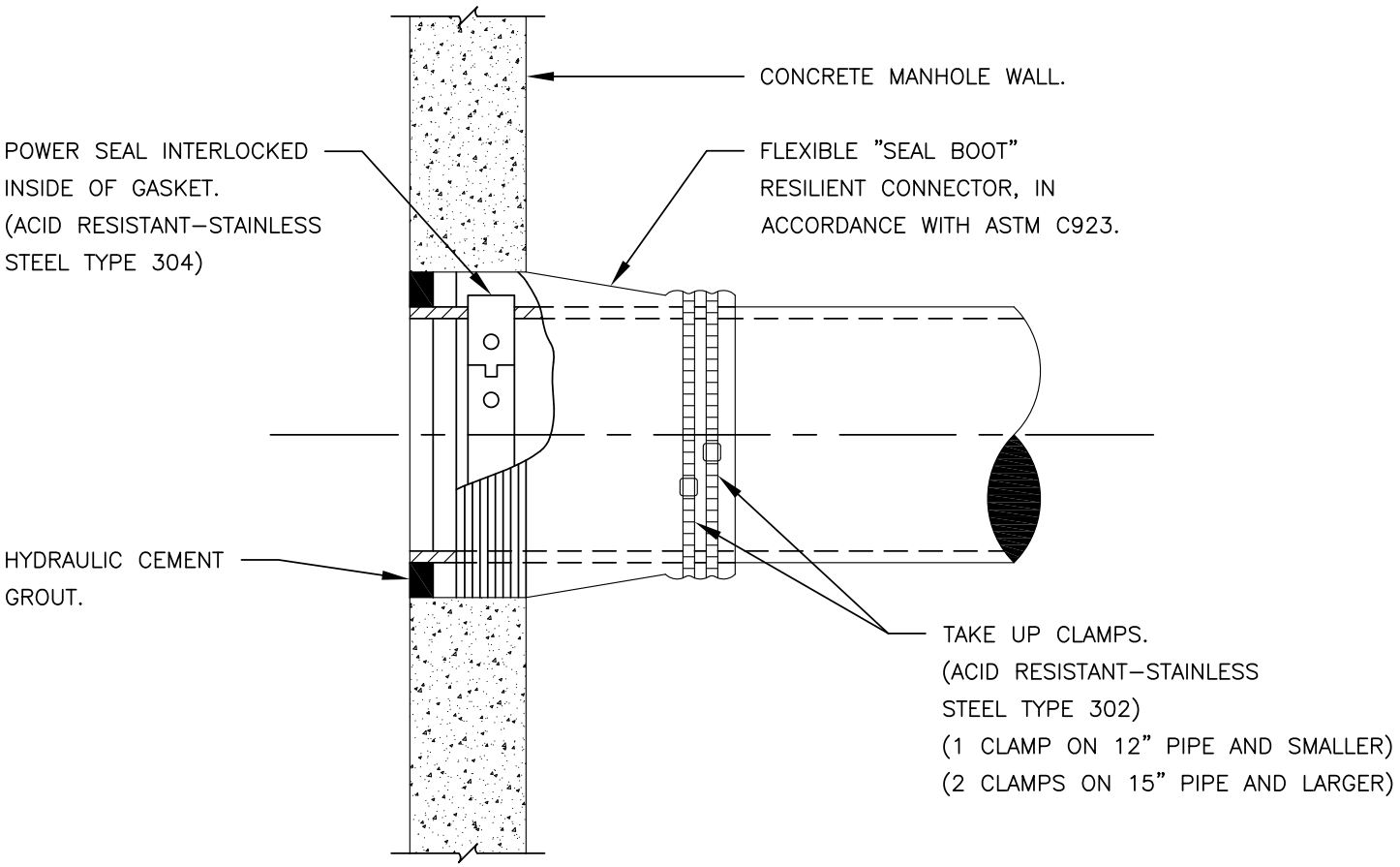
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS **APPROVED** **MAY 24, 2011** **DATE** **THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.**	# CITY OF BASTROP ## NON–BOLTED WASTEWATER MANHOLE COVER AND FRAME DETAIL	DRAWING NO: WW–08



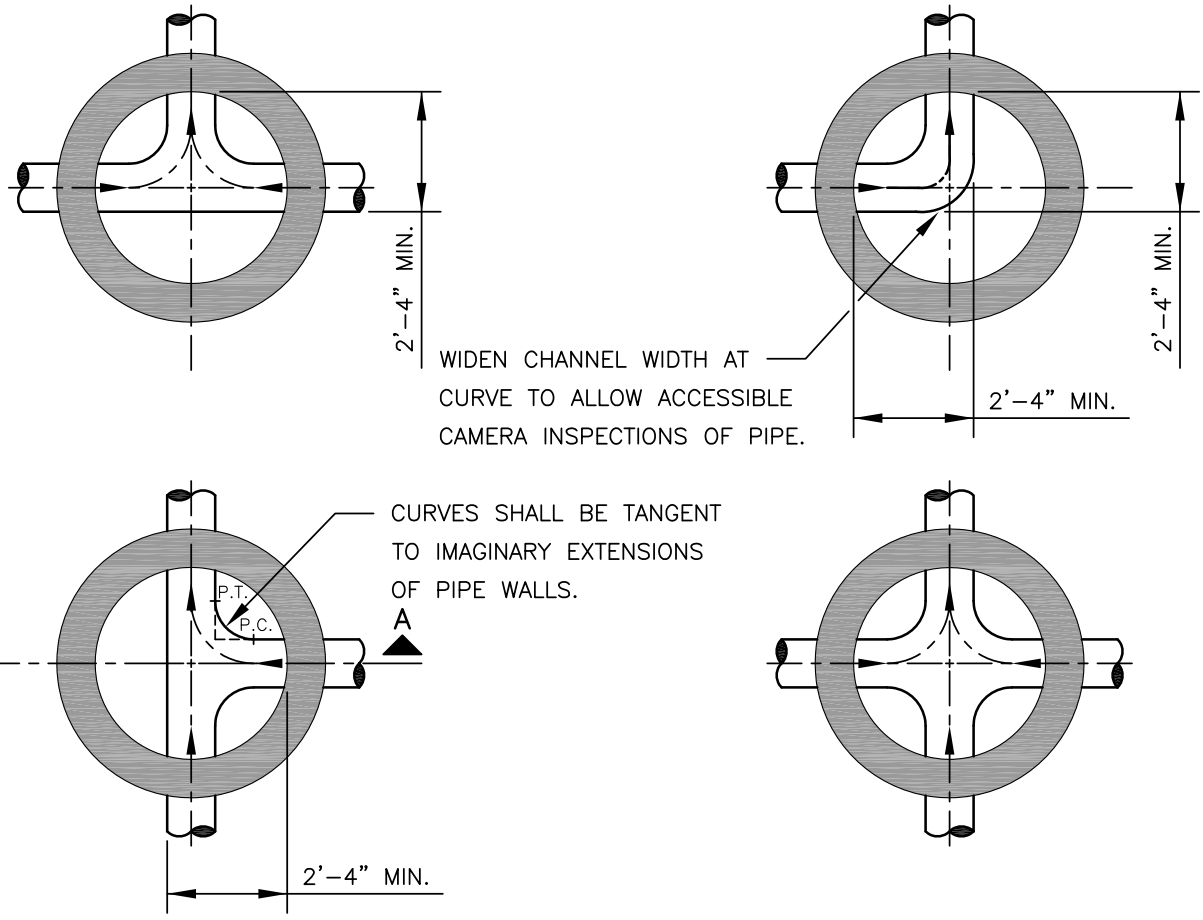
NOTE:

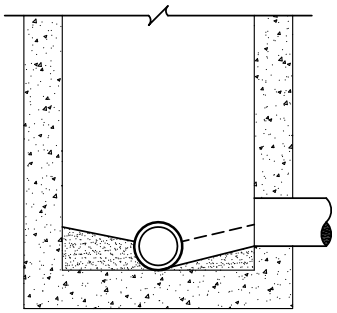
CONCENTRIC CONCRETE CONE SECTION SHALL BE MANUFACTURED USING 4000 TO 4500 P.S.I. CONCRETE, 28 DAY STRENGTH AND IN ACCORDANCE WITH ASTM C478, AS MANUFACTURED BY CONCRETE PRODUCTS, INCORPORATED, OR APPROVED EQUAL.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED	CITY OF BASTROP	DRAWING NO: WW-09
MAY 24, 2011 DATE	PRECAST 48" CONCENTRIC CONCRETE CONE SECTION DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		



RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 24, 2011 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	# CITY OF BASTROP ## FLEXIBLE "SEAL BOOT" RESILIENT CONNECTOR DETAIL	DRAWING NO: WW–10





SECTION "A-A"

NOTES:

1. MINIMUM DROP FROM INLET TO OUTLET OF MANHOLE IS 0.1 FEET AND MAXIMUM DROP IS 2.5 FEET, UNLESS SPECIAL APPROVAL IS OBTAINED FROM THE CITY OF BASTROP.
2. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
3. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOW.
4. CHANNELS FOR FUTURE CONSTRUCTIONS, SHALL BE CONSTRUCTED WITH PIPE EXTENDING 3' BEYOND EXTERIOR OF MANHOLE WALL, WITH GLUED PLUG.
5. SLOPE MANHOLE BENCH AT 2:1 SLOPE FROM MANHOLE WALL TO CHANNEL.
6. INVERT CHANNEL SHALL BE A MINIMUM OF 1/2 THE DIAMETER OF THE LARGEST PIPE OR FOUR INCHES (4") DEEP.

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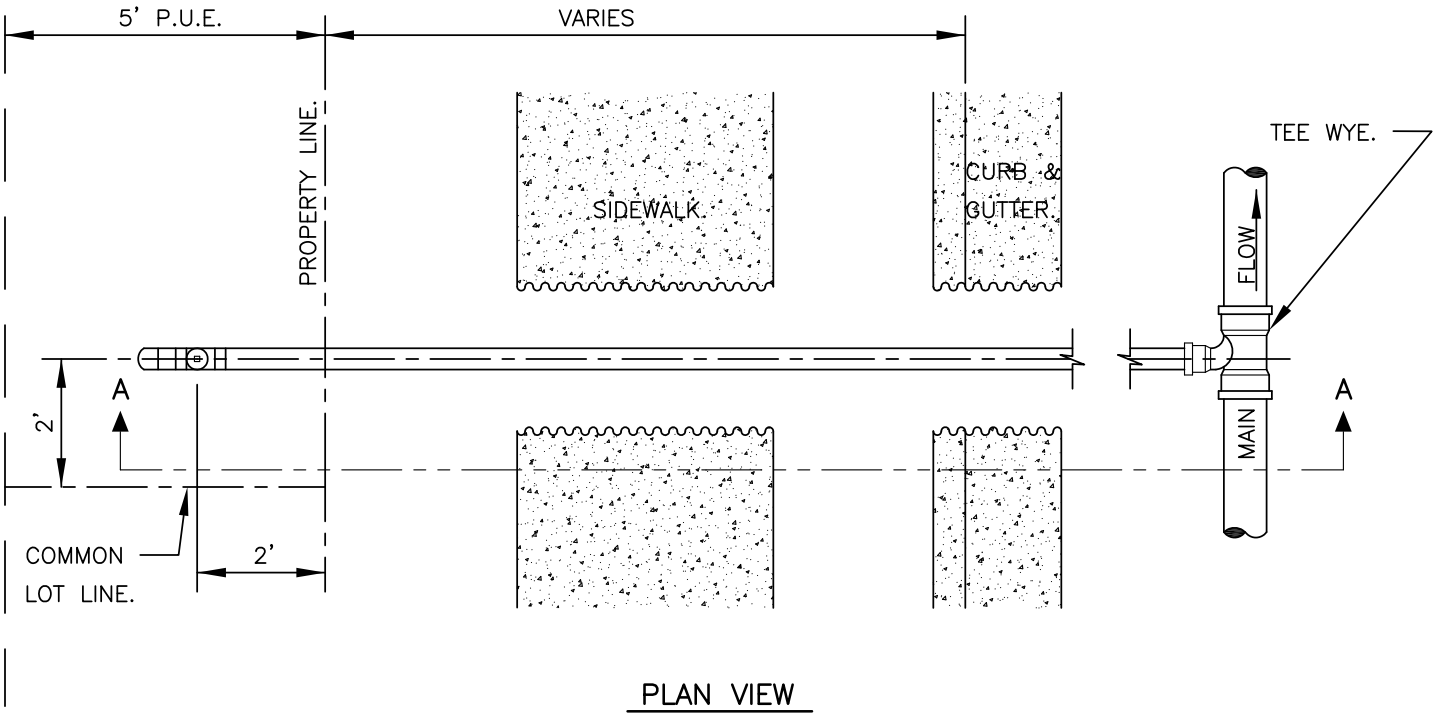
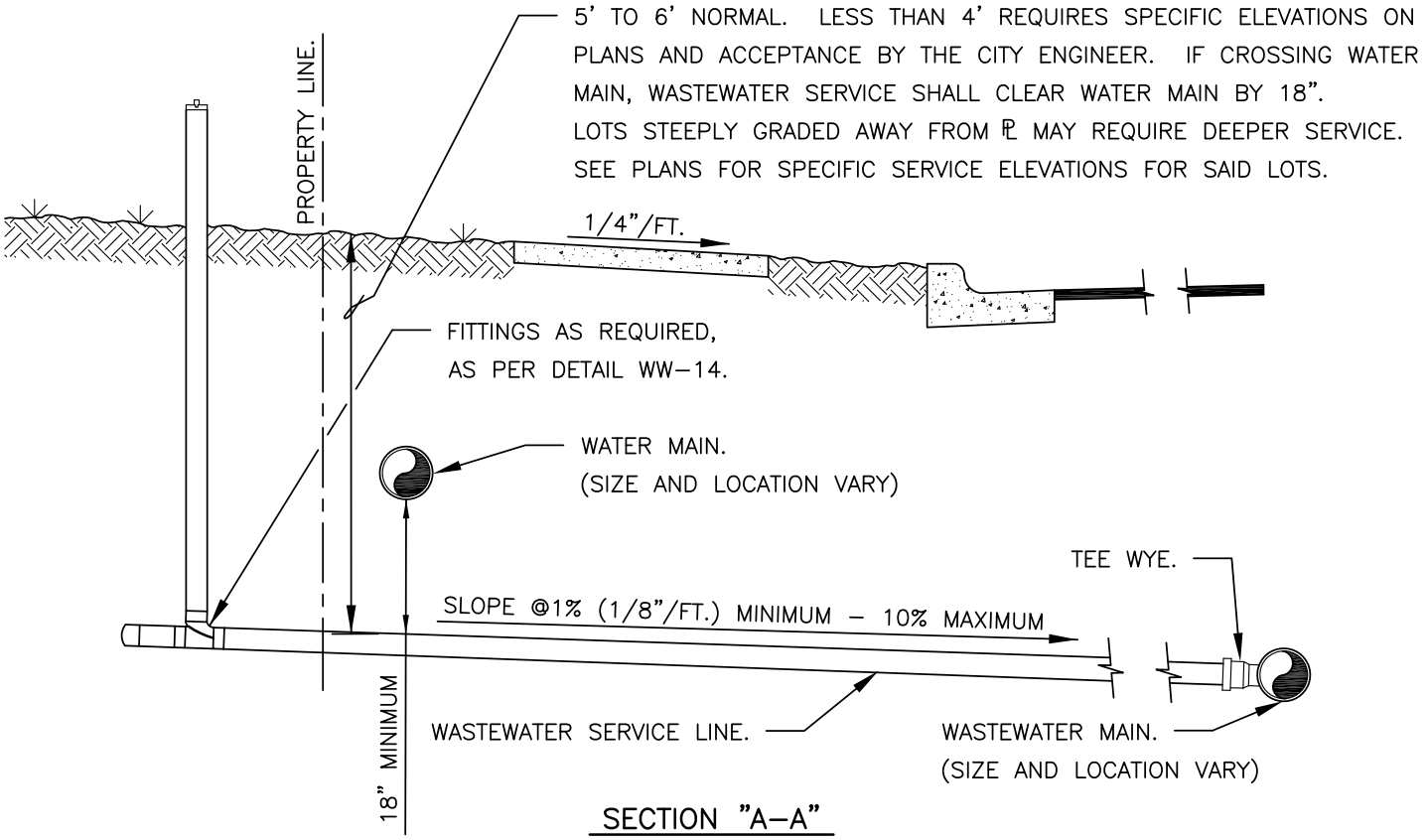
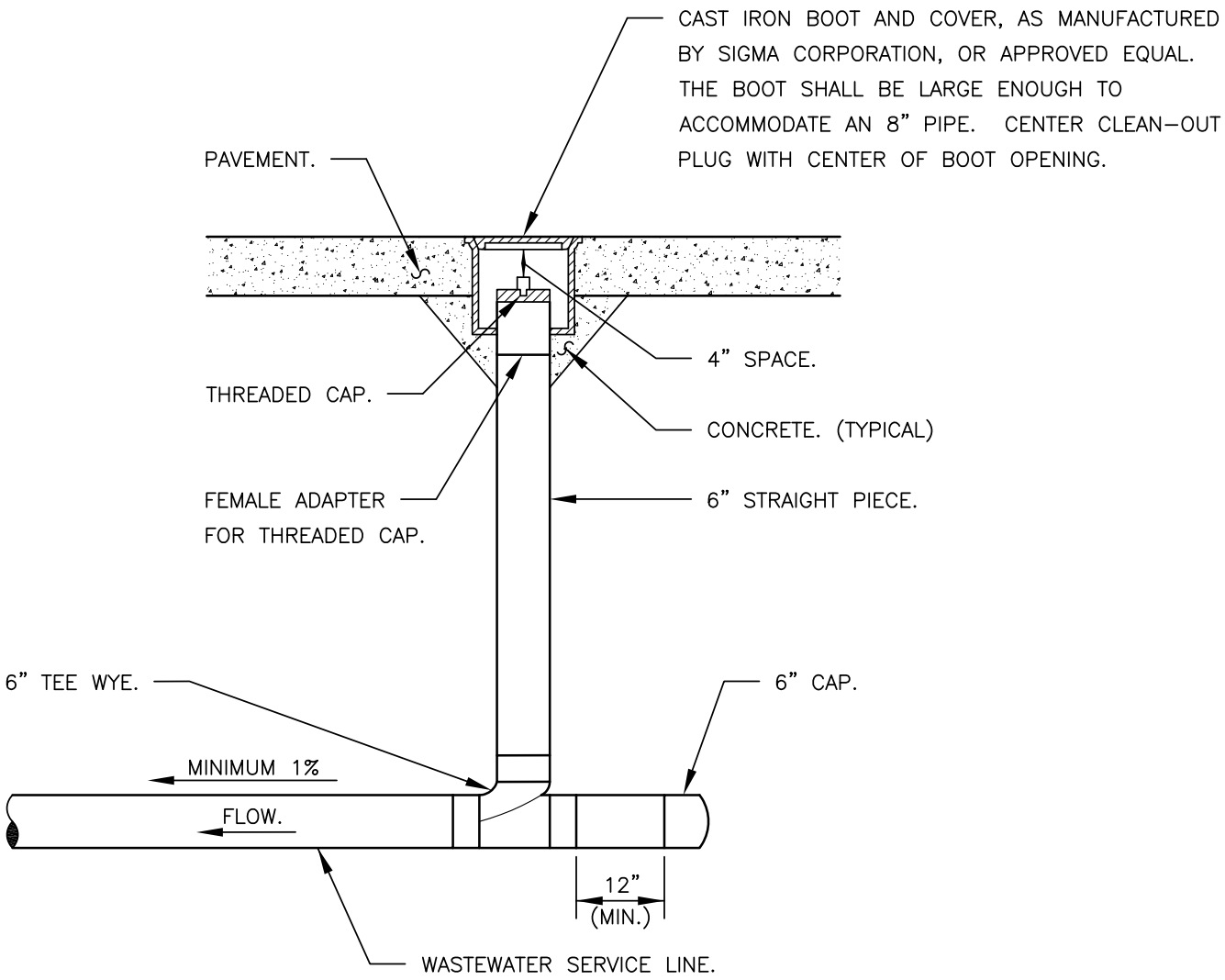


PLAN VIEW



SECTION "A-A"

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 24, 2011 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	# CITY OF BASTROP ## WASTEWATER SERVICE DETAIL	DRAWING NO: WW-12



PROFILE VIEW

NOTES:

1. ALL PIPE AND FITTINGS TO BE SDR 26.
2. ALL FITTINGS SHALL BE SOLVENT WELD. CLEAR GLUE WILL NOT BE ACCEPTABLE.

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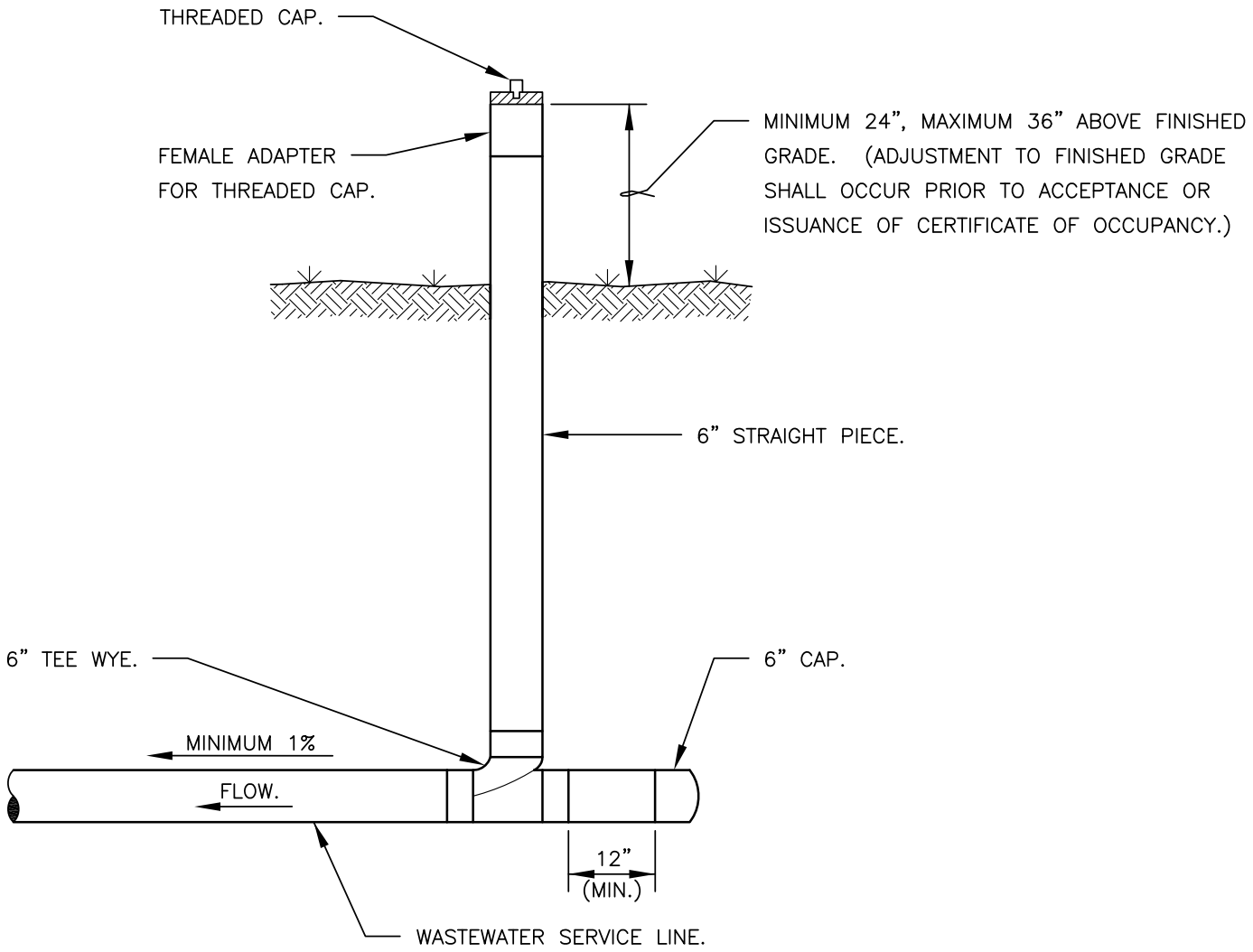
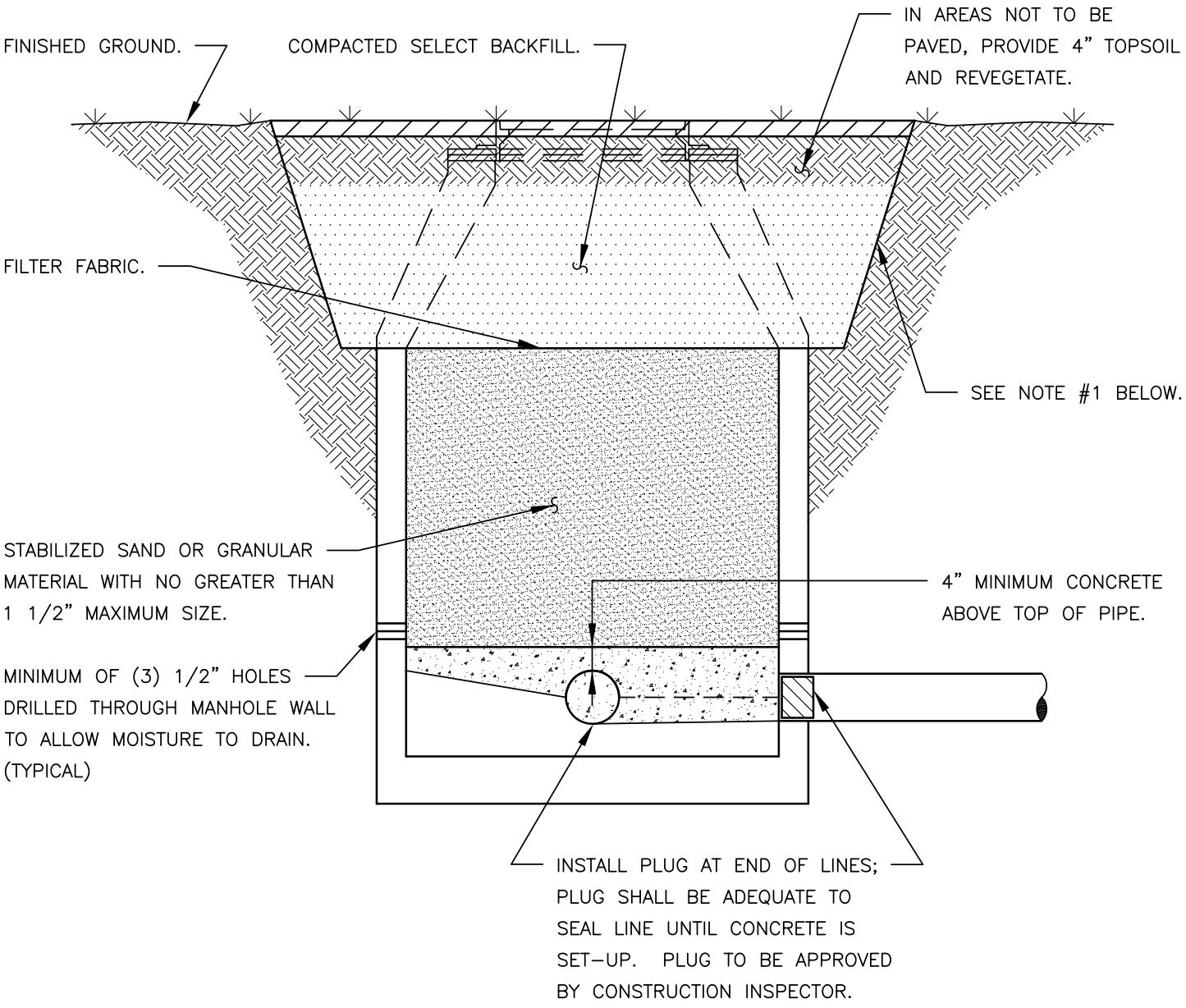


PROFILE VIEW

NOTES:

1. ALL PIPE AND FITTINGS TO BE SDR 26.
2. ALL FITTINGS SHALL BE SOLVENT WELD. CLEAR GLUE WILL NOT BE ACCEPTABLE.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 24, 2011 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	CITY OF BASTROP WASTEWATER CLEAN-OUT DETAIL (NON-PAVED SURFACE)	DRAWING NO: WW-14



NOTES:

1. REMOVE ENTIRE CONE SECTION AND DEMOLISH STRUCTURE TWO FEET (2'-0") MINIMUM BELOW GROUND LEVEL.
2. IF LINE WHICH IS TO ABANDONED IN PLACE, EXTENDS UNDER EXISTING OR PROPOSED STRUCTURE, THEN THE ENTIRE LINE TO THE NEXT MANHOLE SHALL BE GROUTED OR SLURRY FILLED.
3. IF LINE IS NOT LOCATED UNDER A STRUCTURE, ABANDON EXISTING LINE IN PLACE BY PLUGGING BOTH ENDS OF LINE AND GROUTING AROUND PLUGS.
4. THE CONTRACTOR IS TO RECORD AND CERTIFY QUANTITIES OF GROUT OR SLURRY PUMPED. QUANTITIES MUST BE A MINIMUM OF 90% OF CALCULATED EXISTING VOID CAPACITY.

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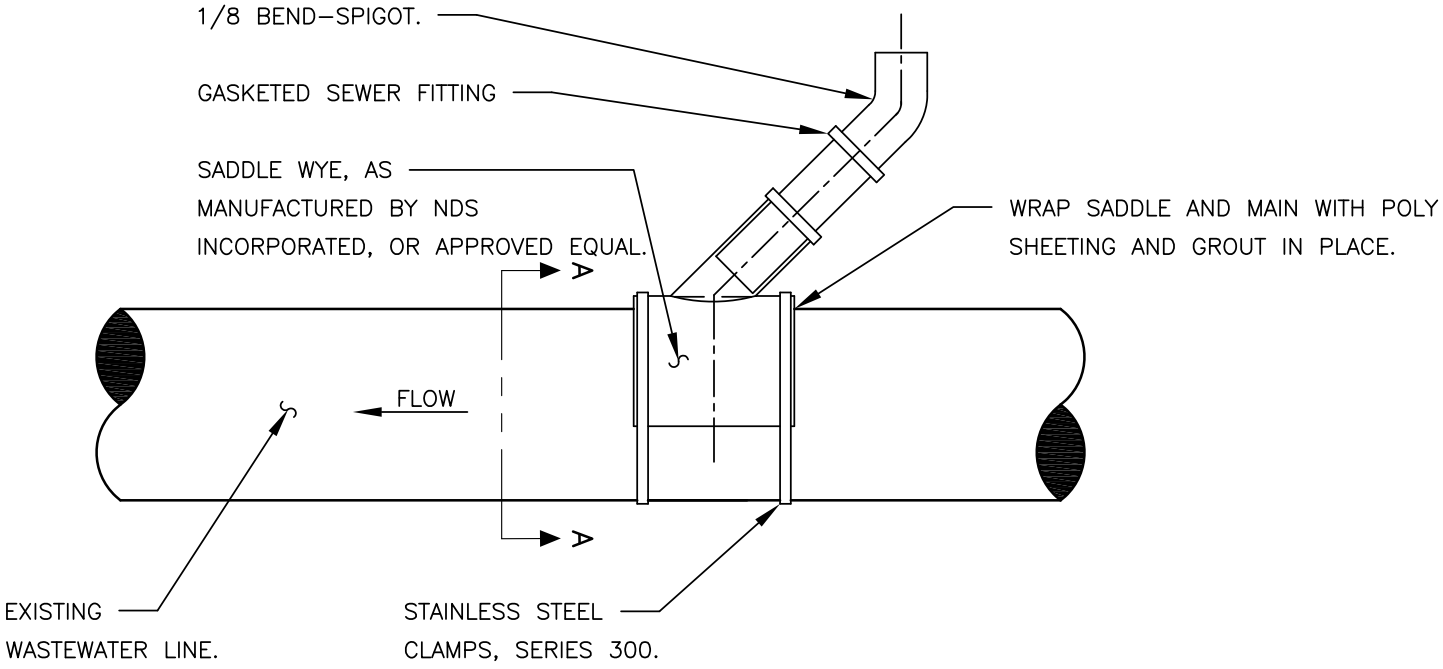
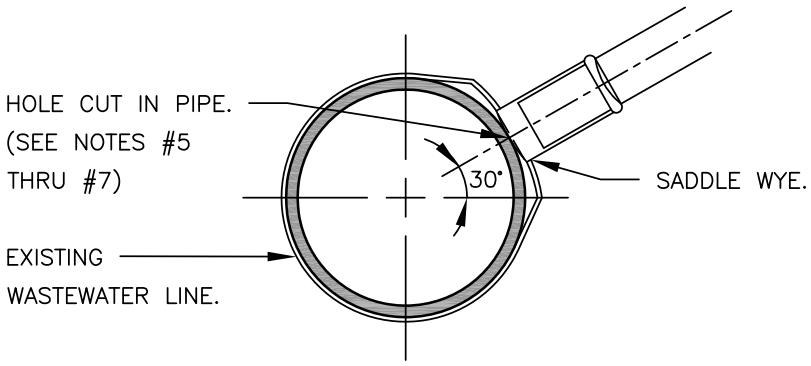


PLAN VIEW



SECTION "A–A"

NOTES:

1. FLEXIBLE SADDLE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
2. EXCAVATE AROUND EXISTING WASTEWATER PIPE, EXPOSING SUFFICIENT ROOM FOR STAINLESS STEEL CLAMPS.
3. THOROUGHLY CLEAN AND DRY THE MATING SURFACE.
4. MARK THE SIZE OF THE HOLE TO BE CUT USING THE SADDLE ITSELF AS A TEMPLATE.
5. SAW OUT THE SECTION OF THE PIPE WHERE THE SADDLE WILL BE LOCATED, WITH A SABER OR KEY HOLE SAW. PIPE COUPONS SHALL BE REMOVED FROM EXISTING MAIN AND DISCARDED. PIPE CUTTINGS IN EXCESS OF 1" IN DIAMETER SHALL NOT BE LEFT IN EXISTING MAIN.
6. ENSURE SADDLE FITS HOLE PROPERLY.
7. PLACE GASKET SKIRT AND SADDLE OVER OPENING AND TIGHTEN BAND CLAMPS EVENLY UNTIL SADDLE IS FIRMLY ATTACHED TO THE PIPE. APPLY PRESSURE ON THE SADDLE AGAINST THE PIPE WHILE TIGHTENING THE CLAMPS AS INDICATED ABOVE. DO NOT OVER TIGHTEN, DO NOT STRIP THREAD.
8. SERVICE PIPE SHALL BE INSERTED FULLY TO CONTACT SEAT FORMED IN FITTING.
9. REPLACE THE BEDDING AND BACKFILL IN ACCORDANCE WITH THE TRENCH EMBEDMENT DETAILS (WW–18).

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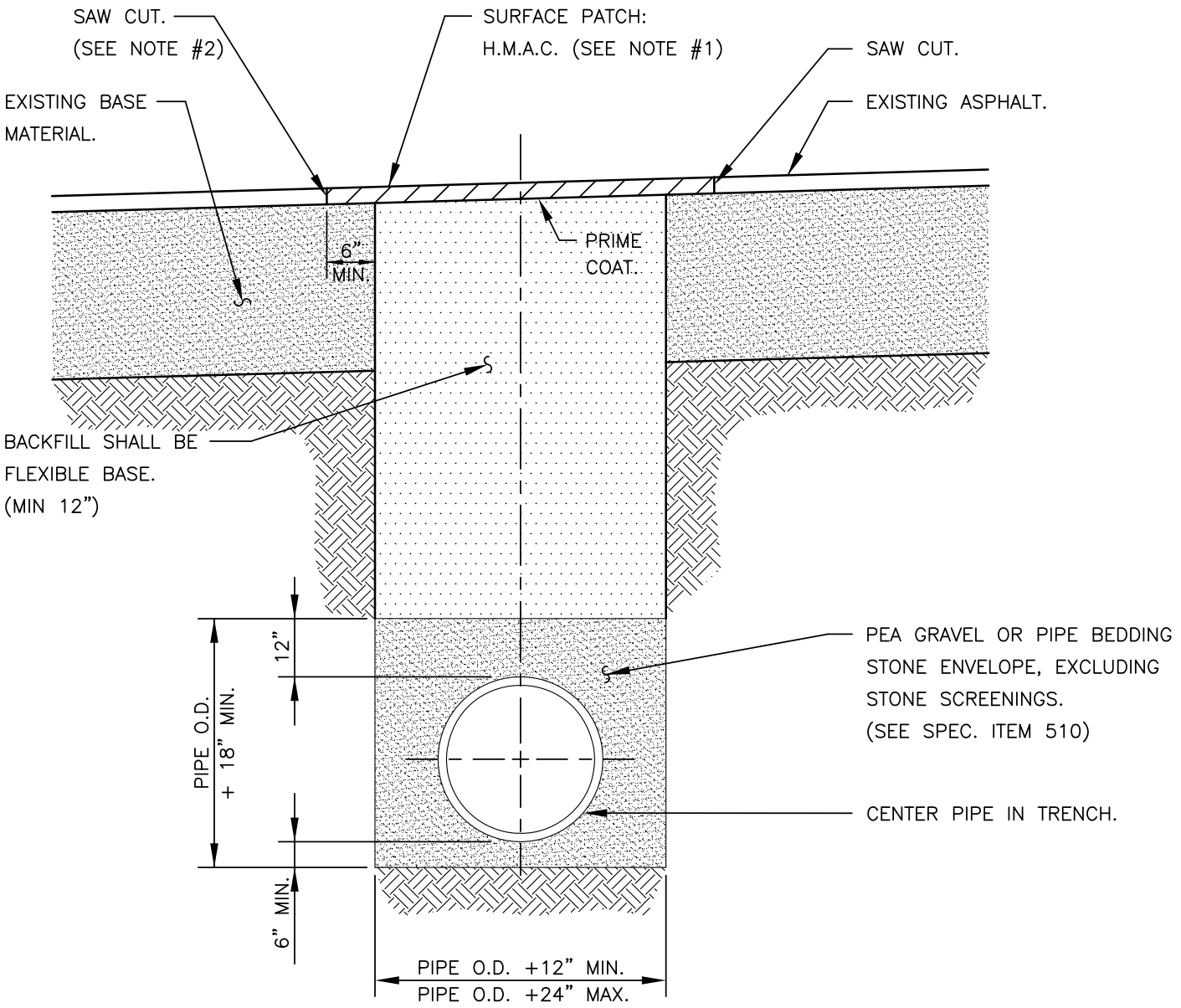


NOTES:

1. H.M.A.C. THICKNESS SHALL MATCH EXISTING ASPHALT THICKNESS AND NO LESS THAN 1 1/2".
2. THE CONTRACTOR SHALL SAW CUT, REMOVE AND REPLACE EXISTING PAVEMENT A MINIMUM OF 6" BEYOND EITHER THE EDGE OF THE WASTEWATER LINE TRENCH OR THE POINT WHERE EXISTING PAVEMENT IS DAMAGED DUE TO TRENCHING OPERATIONS, WHICHEVER IS GREATER. FINISHED PATCH SHALL BE NEAT AND UNIFORM.
3. INSTALLATION OF BACKFILL, SAW CUTTING AND REMOVAL OF EXISTING PAVEMENT, AND SURFACE PATCH SHALL NOT BE PAID FOR SEPARATELY. COSTS FOR THESE ITEMS SHALL BE INCLUDED IN UNIT PRICE BID FOR WASTEWATER PIPE.
4. THE CONTRACTOR SHALL PROVIDE STEEL PLATES TO SPAN THE TRENCH AS NECESSARY OR TO ALLOW BACKFILL TO CURE. SUCH PLATES SHALL BE SUITABLE FOR VEHICLE PASSAGE OVER THE TRENCH AND SHALL BE SATISFACTORILY ANCHORED IN PLACE. COSTS FOR THIS ITEM SHALL BE INCLUDED IN UNIT PRICE BID FOR WASTEWATER PIPE.
5. ALL TRENCHING AND TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 24, 2011 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	# CITY OF BASTROP ## WASTEWATER LINE BEDDING AND PAVEMENT REPAIR DETAIL (EXISTING PAVED SURFACE)	DRAWING NO: WW–17

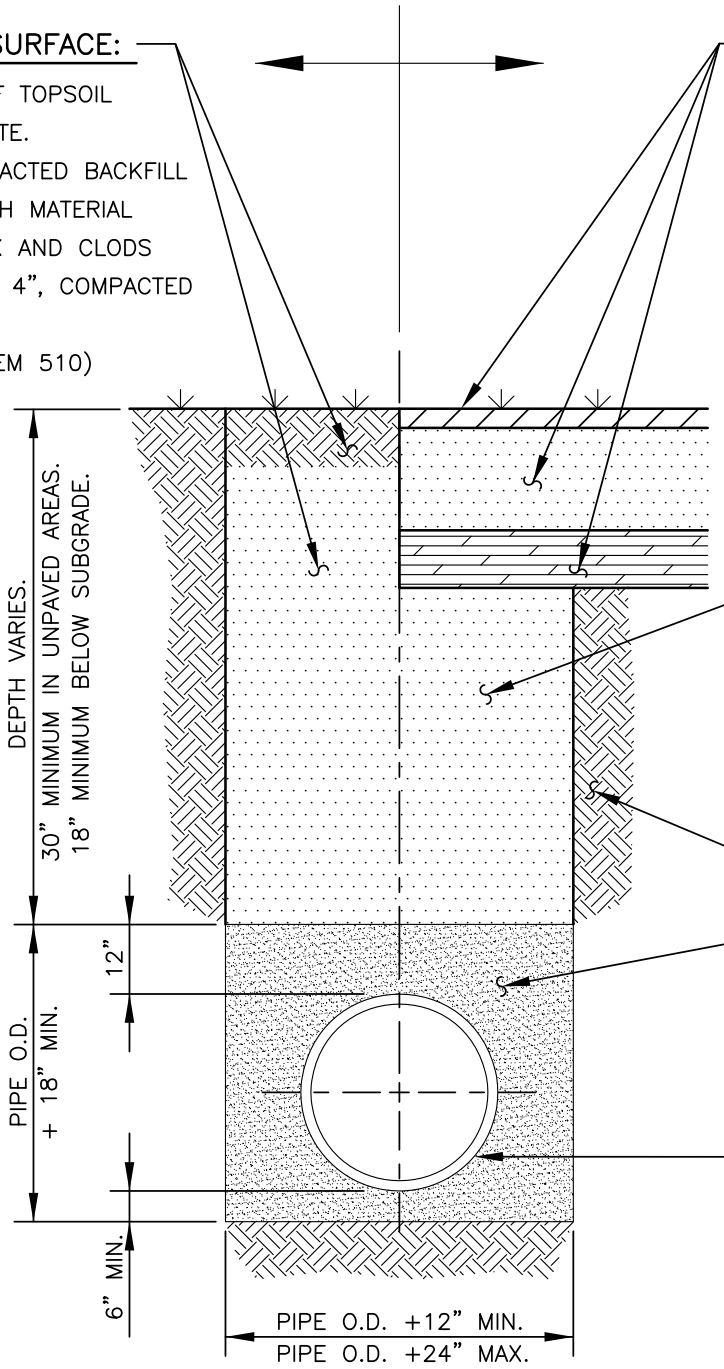
NON–PAVED SURFACE:

(A) PROVIDE 4" OF TOPSOIL AND REVEGETATE.

(B) PROVIDE COMPACTED BACKFILL IN SITU TRENCH MATERIAL FREE OF ROCK AND CLODS GREATER THAN 4", COMPACTED IN 6" LIFTS. (SEE SPEC. ITEM 510)

PROPOSED PAVED SURFACE:

SUBGRADE PREP, FLEXIBLE BASE AND H.M.A.C. PER PAVEMENT PLANS, UNDER SEPARATE PROCEDURE.



PROVIDE COMPACTED BACKFILL IN SITU TRENCH MATERIAL FREE OF ROCK AND CLODS GREATER THAN 4", COMPACTED IN 6" LIFTS. (SEE SPEC. ITEM 510)

UNDISTURBED EARTH.

PEA GRAVEL OR PIPE BEDDING STONE ENVELOPE, EXCLUDING STONE SCREENINGS. (SEE SPEC. ITEM 510)

CENTER PIPE IN TRENCH.

NOTE:

ALL TRENCHING AND TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 24, 2011 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	CITY OF BASTROP WASTEWATER LINE BEDDING AND SURFACE REPAIR DETAIL (NON–PAVED & PROPOSED PAVED SURFACES)	DRAWING NO: WW–18

SS-1
City of Bastrop
Street Sign
Detail Drawing

WIDTH: 36"
HEIGHT: 9"
THICKNESS: .080
FABRICATION NOTES
FINISH: HIP + OVERLAY
SHEETING COLOR: WHITE
OF SIDES: 2
RADIUS: 3/4"
HOLE PLACEMENT: NONE (0)
HOLE DIAMETER: NONE
HOLE INSET: NONE

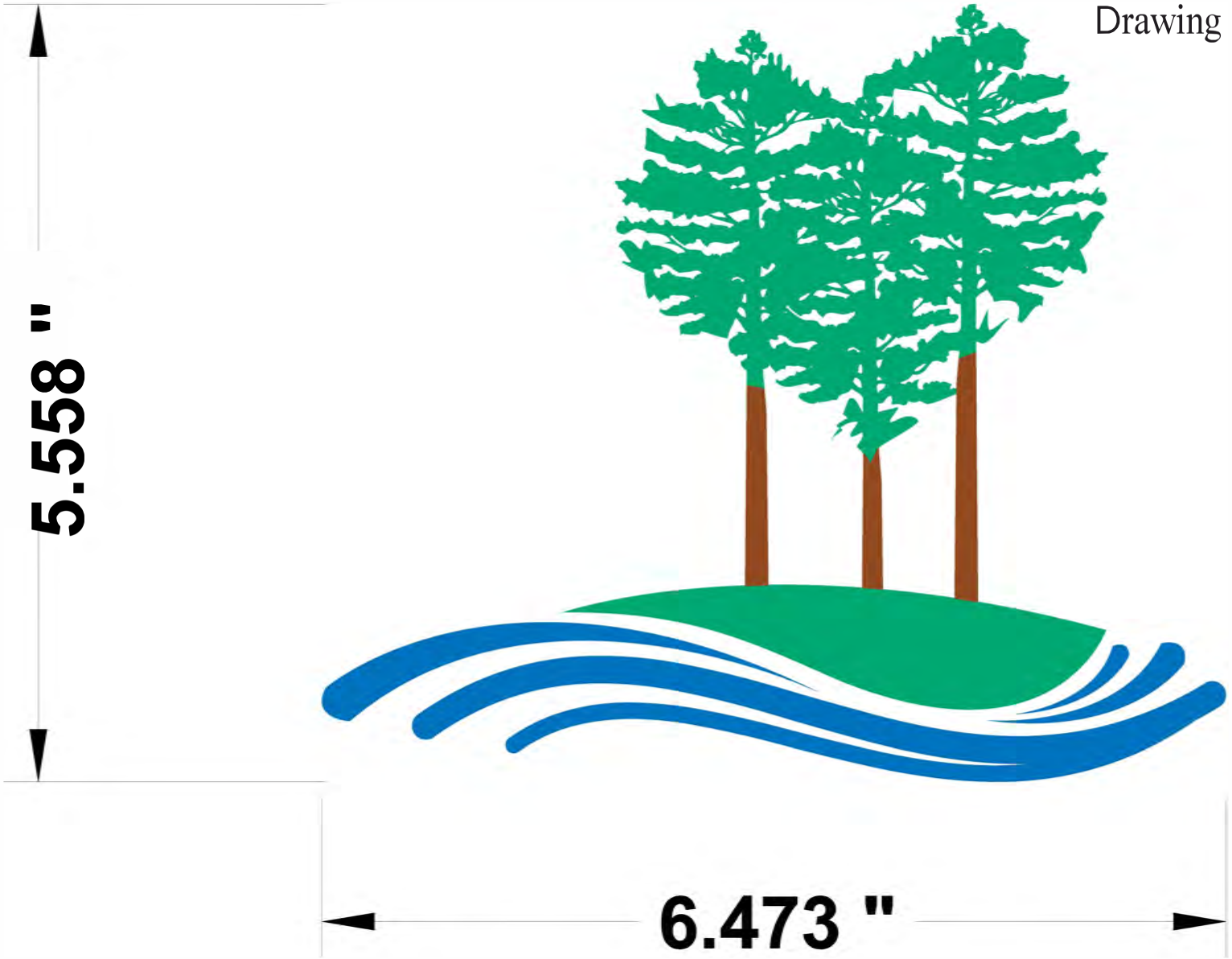
MFG NOTES:

FONT COLOR	GREEN
LOGO COLOR	GREEN/BLUE/BROWN
BACK COLOR	WHITE
BORDER	NONE
FONT	FHWA
U/L?	Upper/Lower
LTR SERIES	C SERIES
LTR HGT	6" 3"

HIP - HI INTENSITY 3930 SERIES (TYPE III) PRISMATIC REFLECTIVE
OVERLAY - 3M 1170 CLEAR

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.

SS2 - City of Bastrop Street Sign Logo Detail Drawing



THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM:** 12N

TITLE:
Consider action to approve the second reading of Ordinance No. 2019-36 of the City Council of the City of Bastrop, Texas amending the City of Bastrop Stormwater Drainage Design Manual, Section 2 – "Stormwater Drainage Policy", B – "Stormwater Drainage Design Process"; and providing for findings of fact, amendment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

STAFF REPRESENTATIVE:
Lynda K. Humble, City Manager
Trey Job, Managing Director of Public Works & Leisure Services
Matt Jones, Director of Planning & Development
Alan Bojorquez, City Attorney

BACKGROUND/HISTORY:
House Bill (HB) 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and/or Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction.

Texas Municipal League, American Planning Association – Texas Chapter, and the Texas City Attorney Association have all reviewed HB 3167 and offer numerous recommendations for complying with this expedited review requirement. Two specific recommendations include:

- ***Require a Pre-Application Conference***, which is referred to in the attached ordinance as a Pre-Development Conference.
- ***Decouple studies*** – avoid requiring engineering, traffic, drainage, or utility studies be submitted with plats or plans.

The attached ordinance will amend Section 2 – Stormwater Drainage Policy, B. Stormwater Drainage Design Process as follows:

- Preliminary Conference and Conceptual Plan – required as a part of the Enhanced Permitting Process, which will be amended by separate ordinance.
- Conceptual Drainage Plan – required as a part of the Pre-Development Conference.
- Preliminary Drainage Plan – required to be submitted and approved by the City Engineer as one of the steps mandated before submitting a preliminary plat.
- Final Drainage Plan – required to be submitted and approved by the City Engineer prior to submitting a Public Improvement Plan. A final drainage plan is also required for a Minor Plat and Site Development Plan.

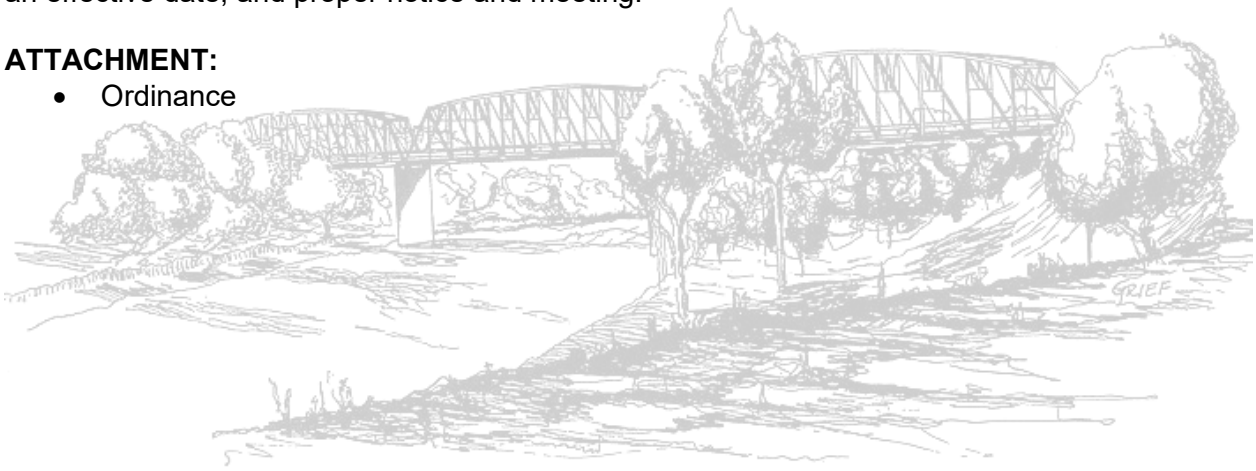
- Operations and Maintenance Plan – required to be submitted and approved by the City Engineer prior to submitting a Public Improvement Plan.

POLICY EXPLANATION:
Texas Local Government Code Chapter 212, Subchapter A. Regulation of Subdivisions, Section 212.002. Rules grants authority to a governing body of a municipality, after conducting a public hearing on the matter, to 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.

FUNDING SOURCE: N/A

RECOMMENDATION:
Consider action to approve the second reading of Ordinance No. 2019-36 of the City Council of the City of Bastrop, Texas amending the City of Bastrop Stormwater Drainage Design Manual, Section 2 – "Stormwater Drainage Policy", B – "Stormwater Drainage Design Process"; and providing for findings of fact, amendment, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting.

ATTACHMENT:
- Ordinance



ORDINANCE NO. 2019-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS AMENDING THE CITY OF BASTROP STORMWATER DRAINAGE DESIGN MANUAL, SECTION 2, – "STORMWATER DRAINAGE POLICY," B – "STORMWATER DRAINAGE DESIGN PROCESS"; AND PROVIDING FOR FINDINGS OF FACT, AMENDMENT, ENFORCEMENT, A REPEALER, AND SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, House Bill 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and/or Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction; and

WHEREAS, Texas Local Government Code Chapter 212, Subchapter A. Regulation of Subdivisions, Section 212.002. Rules grants authority to a governing body of a municipality, after conducting a public hearing on the matter, to 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; and

WHEREAS, City Council adopted a Stormwater Drainage Design Manual dated May 2019.

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

SECTION 1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

SECTION 2. AMENDMENT

That the City of Bastrop Stormwater Drainage Design Manual, Section 2 – Stormwater Drainage Policy, B. Stormwater Drainage Design Process, is amended to read as described and attached hereto as Exhibit "A."

SECTION 3. REPEALER

In the case of any conflict between other provisions of this Ordinance and any existing Ordinance of the City, the provisions of this Ordinance will control.

SECTION 4. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

SECTION 5. ENFORCEMENT

The City shall have the power to administer and enforce the provisions of this ordinance as may be required by governing law. Any person violating any provision of this ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations, and such violation is hereby declared to be a nuisance.

Nothing in this ordinance shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this ordinance and to seek remedies as allowed by law and/or equity.

SECTION 6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

SECTION 7. OPEN MEETINGS

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

READ & ACKNOWLEDGED on First Reading on the 14th day of August 2019.

READ & APPROVED on the Second Reading on the 27th day of August 2019.

APPROVED:

by _____
Connie B. Schroeder, Mayor

ATTEST:

_____
Ann Franklin, City Secretary

APPROVED AS TO FORM:

_____
Alan Bojorquez, City Attorney

DRAFT

City of Bastrop

Stormwater Drainage Design Manual

SECTION 2 STORMWATER DRAINAGE POLICY

B. Stormwater Drainage Design Process:

1. Preliminary Conference and Conceptual Plan Review.

a. Preliminary Conference, also known as a “Pre-Submittal Meeting” or “Pre-Submittal Meeting for Subdivision”. Refer to Code of Ordinances, Chapter 10 – Subdivision Ordinance, Section 5.02.01 Development Process. As a part of the Enhanced Permit Review Process, applicants shall consult with and present a proposed plan (conceptual plan) to the Development Review Committee (DRC) members as required for comments and guidance of the procedures, specifications, and standards for permits required by the following sections of the Code of Ordinances:

§3.16.001: Permits for moving of structures, demolition, and site work

§3.18.002: Permits for construction, alteration or extension; construction or occupancy of permanent structures.

§3.20.051: Permit to erect or install a sign

b. Before submitting the regulating and conceptual site drainage plan, the Applicant should discuss with the planning and development department and City Engineer the procedure set for the adoption of a subdivision plat and the requirements of the "Design Standards," the iSWM TM Design Manual and of any pertinent City ordinances. The planning and development department staff and City Engineer shall also advise the Applicant of existing conditions which may affect the proposed subdivision, such as existing or proposed streets, adjacent subdivisions or properties, floodplain and drainage, sewage, fire protection, reservation of land, and similar matters, referring the Applicant to the proper agencies if services are not provided by the City.

c. Concept Plan Review. Concept plan review will normally be accomplished by submission of supporting plan material and a conference with the Director of Planning and Development.

(1) Three (3) copies of the Conceptual Plan.

(2) Two (2) copies of the Site Analysis and Conceptual Site Drainage Plan, in accordance with the requirements described below.

2. Site Analysis: Using field and mapping techniques approved by the City Engineer, the developer’s engineer shall collect and review information on the existing site conditions and map the following features:

a. Topography
b. Drainage patterns and basins
c. Intermittent and perennial streams on-site and off-site that contribute to or receive water from the site
d. Soil types and their susceptibility to erosion
e. Property lines, adjacent areas and easements
f. Wetlands and critical habitat areas
g. Boundaries of wooded areas and tree clusters (tree survey)
h. Existing FEMA (or best available data) floodplain and floodway boundaries and base flood elevations
i. Ground cover and vegetation, particularly unique or sensitive vegetation areas to be protected during development
j. Existing development
k. Existing stormwater facilities on-site and off-site that will receive discharges from the proposed development
l. Steep slopes
m. Required buffers and setbacks along waterbodies
n. Proposed stream crossing locations

3. Conceptual Drainage Plans

Based on the Site Analysis, the design engineer shall prepare a Conceptual Drainage Plan for the proposed site layout to give the developer and the City Planning and Engineering staff an initial look at the project as a part of a mandatory Pre-Development meeting. This plan will be submitted along with the Concept Plan. A copy of the Concept Drainage Plan submittal checklist is included in Appendix A. The Design engineer should typically follow the following steps:

a. Use applicable LID techniques to develop the site layout, including:

(1) Preserving the natural feature conservation areas defined in the site analysis
  (a) Preserve undisturbed natural areas
  (b) Preserve riparian buffers
  (c) Avoid floodplains
  (d) Avoid steep slopes
  (e) Minimize siting on porous or erodible soils
(2) Use lower impact site design techniques
  (a) Fit design to the terrain
  (b) Locate development in less sensitive areas
  (c) Reduce limits of clearing and grading
  (d) Use open space development
  (e) Consider creative designs
(3) Reducing impervious surface areas

(a) Reduce roadway lengths and widths
(b) Reduce building footprints
(c) Reduce the parking footprint
(d) Use fewer or alternative cul-de-sacs
(e) Create parking lot stormwater “islands”

(4) Preserving and using the natural drainage system wherever possible
(a) Use buffers and undisturbed areas
(b) Use natural drainage ways instead of storm sewers
(c) Use vegetated swale instead of curb and gutter
(d) Drain rooftop runoff to pervious areas

While implementation of LID techniques is not mandated, the developer is strongly encouraged to consider the above-referenced LID techniques.

b. Calculate conceptual estimates for the design requirements for the 2-year 24-hour storm volume, 25-year 24-hour storm volume and 100-year, 24-hour storm volume events.
c. Determine any appropriate temporary and permanent structural stormwater controls and identify potential locations on the site.

4. Preliminary Drainage Plans

This step builds on the data developed and LID standards provided in the Conceptual Drainage Plan by ensuring that requirements and criteria are met, opportunities have been taken to minimize adverse effects of the development and providing more detail. The Preliminary Drainage Plan will be submitted in compliance with Article 10.03 Subdivision Ordinance, Section 4 Platting Procedure, 4.10.6.a. Preliminary Plat, and shall consist of maps, plan sheets, narrative and supporting design calculations (hydrologic and hydraulic) for the proposed stormwater system. A copy of the Preliminary Drainage Plan submittal checklist is included within Appendix B.

5. Final Drainage Plans

This step builds on the data developed and LID standards provided in the Preliminary Drainage Plan. The Final Drainage Plan and Construction Plans shall be submitted to and approved by the City Engineer prior to submitting a Public Improvement Plan and a Site Development Plan in accordance with Code of Ordinances, Chapter 14 Sec. 42 and Chapter 10, Section 5.05 – Public Improvement Plan Requirements. A final drainage plan is also required for a Minor Plat. A copy of the Final Drainage Plan submittal checklist is included within Appendix C.

6. Operations and Maintenance Plan

An Operations and Maintenance Plan shall be submitted along with the Final Drainage Plans to clearly state which entity has responsibility for the operation and maintenance of temporary and permanent stormwater controls and drainage facilities to ensure that they will function in the future. The O&M plan shall include, but not be limited to:

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a. Responsible party for all facilities and tasks in the plan
b. Inspection and maintenance requirements
c. Maintenance of permanent stormwater controls and drainage facilities during construction
d. Cleaning and repair of permanent stormwater controls and drainage facilities before transfer of ownership
e. Frequency of inspections for the life of the permanent facility
f. Funding source for long-term maintenance
g. Description of maintenance tasks and frequency
h. Access and safety issues

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City of Bastrop Stormwater Drainage Design Manual

Effective Date: May 9, 2019
Revised August 27, 2019

Planning & Development Department
1311 Chestnut Street
Bastrop, Texas 78602
(512) 332-8840

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SECTION 1 INTRODUCTION

SECTION 1 - INTRODUCTION

A. Purpose and Intent Statements

Managing and resolving stormwater drainage issues and flooding problems has historically been one of the most persistent and critical challenges experienced by the City of Bastrop. In the past, the City's stormwater drainage control regulations for new land development have not effectively taken into account the City's unique topographic and geographic landscape. As a result, recent development has aggravated existing stormwater drainage and flooding issues at many locations within the City. Consequently, one of the City's highest priorities is to develop a strong stormwater drainage policy and criteria that ensures that new development does not increase flooding and erosion in the City of Bastrop.

The overarching purpose of this Drainage Design Manual is to establish standard policies and criteria for the design and implementation of stormwater drainage infrastructure that will promote geographically sensitive and fiscally responsible land development within the City and its extraterritorial jurisdiction.

Note that it is assumed that the reader of this document will already have a working knowledge of the basic mathematical theories and methodologies involved with hydrology and hydraulics and is seeking to understand standard City stormwater drainage policies and practices.

Specific goals and objectives of the City's Stormwater Drainage Design Manual include:

1. Minimizing flood risks to citizens and properties related to increases in peak runoff rates, volumes and velocities.
2. Stabilizing and decreasing streambank and channel erosion within downstream receiving waterways.
3. Facilitating comprehensive watershed-based planning that promotes controlled and sustainable land development and future growth.

In order to achieve the goals and objectives listed above, it is the City's intent to require that new land and development strongly consider low-impact development (LID) and natural approaches to stormwater management to mimic and restore pre-development hydrology. LID strategies that are encouraged in this document include:

1. Avoiding traditional engineering approaches to stormwater management that rapidly conveys runoff into large-scale drainage systems and discharges large volumes of stormwater and associated pollutants to downstream receiving waters.
2. Promoting management of stormwater runoff closer to its source by using small, distributed stormwater control devices that seek to slow down, infiltrate, and retain stormwater runoff using native or improved soils, vegetation, and bioengineering.
3. Studying, identifying and preserving sensitive natural areas such as floodplains,

wetlands, and steep slopes, while also reducing impervious land cover.

4. Supporting potential multi-objective functions of stormwater management features by implementing trails, green space, parkland, greenways, and other recreational and natural features, so long as they are compatible with the primary function of the stormwater feature.
5. Focusing on integrating stormwater management into the early concept-level stages of the land development process.

It is also the intent of the City of Bastrop that the requirements outlined herein regulate post-construction stormwater discharges to downstream receiving waterbodies. This design manual may be applied on a site-by-site basis. However, the City of Bastrop recognizes that the preferred method of achieving the stormwater performance standards set forth in this design manual is through the preparation and implementation of comprehensive, systems-level stormwater management plans that cover hydrologic units, such as watersheds, on a municipal and regional scale. Such plans may prescribe regional stormwater devices, practices or systems, any of which may be designed to convey and managed from more than one site prior to discharge to downstream receiving waterbodies. Where such plans are in conformance with the performance standards outlined in the City of Bastrop's Stormwater Drainage Design Manual and have been approved by the City of Bastrop, it is the intent of this document that the approved plan be used to identify post-construction stormwater management measures acceptable for the community.

B. General Provisions

1. Conformance with Comprehensive Plan. All drainage design must comply with the City of Bastrop Comprehensive Master Plan and the effective Flood Insurance Study (FIS) and effective Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA) or best available data. The developer shall provide those drainage improvements which traverse or abut the proposed development, where specified in the comprehensive plan. All costs for such improvements shall be paid by the Responsible Party, except where the City Manager determines that the improvements benefit other properties more than that of the proposed subdivision in which case the City Manager shall determine the equitable City participation in such improvements. Such City participation, or any appeal of such requirements, shall be subject to the approval of the City Council.
2. To protect health, safety and environmental quality, it shall be the policy of the City of Bastrop that no new development will be allowed within the one hundred-year floodplain, as delineated by FEMA or based on best available data, unless a Letter of Map Revision (LOMR) is approved by FEMA, that compensating storage be provided for any floodplain encroachments, and that there is no significant rise in the base flood elevation. Undeveloped land within the floodplain may be used for agricultural purposes, be incorporated into adjacent lots outside of the floodplain,

or set aside as private or public open space.

3. Development shall not increase stormwater runoff peak flow discharge or velocities over natural conditions, particularly on adjacent and downstream properties for the two-year, 25-year or 100-year, 24-hour storm events, unless a downstream assessment shows no impact to the downstream receiving stream. When preliminary drainage studies indicate that peak flows or velocities will be increased, then detention basins or other techniques shall be provided to reduce flows to natural conditions.

4. Development within the Gills Branch Watershed shall be required to limit post-developed 100-year, 24-hour design storm peak stormwater runoff discharges to not exceed pre-developed 25-year, 24-hour design storm peak stormwater runoff discharges. When the results of the required downstream drainage assessment indicate that receiving stormwater conveyance systems have less than a 25-year, 24-hour design storm capacity, developments shall be required to reduce 100-year, 24-hour design storm peak runoff discharges to not exceed the receiving stormwater conveyance system capacity as determined in the downstream drainage assessment.

5. The Responsible Party shall be responsible for the conveyance of all storm drainage flowing through or abutting the property to be developed. This responsibility includes the drainage directed to that property by prior development, future development of the watershed, as well as the drainage naturally flowing through the property.

6. The subdivider shall pay for the cost of all drainage improvements required for the development of the subdivision, including the subdivision's proportionate cost for any necessary off-site channels or storm sewers and acquisition of the required easements.

7. The Planning and Zoning Commission shall not recommend for approval and the Council may not approve any plat of a subdivision which does not make adequate provisions for stormwater or floodwater runoff channels or basins. Drainage provisions shall ensure the health and safety of the public and the property in times of flood.

8. Where the improvement or construction of a storm drainage facility is required along a property line common to two (2) or more owners, the Responsible Party hereafter proposing development or use of their property, shall be responsible for all the required improvements on either side of the common property line, regardless of ownership, at the time of development, including the dedication by the legal owner(s) of all necessary rights-of-way or easements, to accommodate

the construction and maintenance of improvements.

9. Where a property Responsible Party proposes development or use of only a portion of their property, provision for stormwater drainage shall only be required in that portion of the property proposed for immediate development or use, except for construction or improvements of a drainage facility outside that designated portion necessary for the proposed development. However, future development runoff shall be considered in the design of the proposed development.

10. The Responsible Party shall dedicate to the City the required drainage easements and/or rights-of-way to contain the drainage improvements or surface water flows. Determination of minimum easements and/or rights-of-way required shall be made by the City Engineer.

11. The Responsible Party shall extend to provision of adequate drainage improvements to accommodate the full effects of the development of their property. Such drainage improvements shall prevent a diversion, impounding or increase of the natural flow of surface waters caused by the development of the property from damaging the property of another. Such improvements may be on-site or off-site, or a combination of both, and shall be made at the expense of the Responsible Party or developer. Such drainage improvements shall be a condition of plat approval.

12. Inundation by a One-Percent Probability (100-Year Frequency) Storm: Any water course, whether natural or manmade, shall have provision to accommodate the rainfall runoff generated by a 100-year frequency storm such that there is no loss of, or be detrimental to, property or to create an undue inconvenience to the public.

    a. Any watercourse with a contributing drainage area greater than ten (10) acres, whether natural or manmade, shall have provision to accommodate the rainfall runoff generated by a 100-year frequency storm such that there is no loss of, or be detrimental to, property or to create an undue inconvenience to the public.

    b. Delineation of the limits of areas subject to inundation by a 100-year frequency storm shall be shown on a drainage plan and shall be based on detailed hydrologic and hydraulic computations prepared by a Registered Professional Engineer of the State of Texas. Effective FEMA floodplain information or best available data shall be shown when available.

    c. Easements shall be provided to contain areas inundated by a 100-year frequency storm along natural and manmade drainage ways and any additional width necessary to provide sufficient ingress and egress for maintenance purposes.

d. A grading plan shall be prepared for each subdivision, by a Registered Professional Engineer of the State of Texas, and show in sufficient detail grading of all roads, streets, drainage structures, channels, swales, or other drainage related features and provide minimum finished floor elevations, based on an acceptable elevation datum, for proposed structures to assure no inundation of such structures by the rainfall run- off by a 100-year frequency storm. All buildings shall have a minimum finished floor elevation of two feet (2') above the base flood elevation water surface elevation generated by a 100-year frequency storm, or as stipulated in the City of Bastrop's Flood Damage Prevention Regulations, whichever is greater.

C. Definitions

Applicant means the owner of land proposed to be subdivided, or their representative when written consent is obtained from the legal owner of the premises. The terms "applicant," "developer," and "subdivider" are used interchangeably in these rules, regulations and procedures.

Best Management Practice or "BMP" means structural or non-structural measures, practices, techniques or devices employed to avoid or minimize sediment or pollutants carried in runoff to waters of the state.

Capital improvements means facilities of a permanent nature, such as streets, drainage, sanitary sewer, etc.

Channel sinuosity equals the length between two points on the channel thalweg divided by the straight-line distance.

City or The City shall mean the City of Bastrop, Texas.

City Council means the City Council of the City of Bastrop, Texas.

City Engineer means the registered engineer designated by the City Manager to review engineering aspects of projects located within the City limits and ETJ.

City Inspector means the person designated by the City Manager to provide inspection services for public improvements or buildings located within the City Limits and ETJ.

City Manager means the person duly approved by the City Council and charged with the responsibility of administering the City's various departments.

City of Bastrop Construction Standards Manual means the Construction Standards Manual adopted by the City Council, as amended.

City Secretary shall mean the City Secretary of the City of Bastrop or the authorized representative of the secretary.

Common area means an area or facility that is owned jointly by the owners within the subdivision

and/or members of the property-owners association. Common areas include, but are not limited to, private parks, community buildings and screening walls.

Comprehensive Plan means the comprehensive plan of the City of Bastrop, Texas, as adopted by the City Council of the City of Bastrop, Texas.

Concept Plan means a sketch drawing of initial development ideas superimposed on a topographic map to indicate generally the plan of development and to serve as a working base for noting and incorporating suggestions of the staff, City Engineer, utilities or others who are consulted prior to the preparation of the preliminary plat.

Construction plans means the maps or construction drawings accompanying a subdivision plat that show the specific location and design of all required or proposed improvements to be installed in the subdivision.

Design storm means a hypothetical discrete rainstorm characterized by a specific duration, temporal distribution, rainfall intensity, return frequency, and total depth of rainfall.

Detention pond means a pond or impoundment designed to store stormwater runoff for controlled release during or immediately following the storm event for a limited period of time.

Develop or Development means any manmade change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations or storage of equipment or materials.

Developer means an individual, partnership, corporation, or governmental entity undertaking the subdivision or improvement of land and other activities covered by the subdivision ordinance or the design standards and criteria, including the preparation of a subdivision plat showing the layout of the land and the public improvements involved therein. The term "developer" is intended to include the term "subdivider" even though personnel in successive stages of a project may vary.

Developer's agreement means a written contractual agreement between the City and the developer establishing the terms and conditions for approval and acceptance of the public improvements required for a development.

Director of Planning and Development means the person designated by the City Manager to oversee the City of Bastrop Planning Department.

Drainage easement means an easement created for conveying stormwater across property either on the surface or in an underground system. A drainage easement entitles the City to make necessary improvements within the easement to adequately convey stormwater.

Drainage plan means an engineering study evaluating stormwater runoff and flows that recommends drainage improvements necessary to comply with design standards adopted by the City.

Easement means an interest in land granted to the City, to the public generally, and/or to a private or public utility corporation for installing and/or maintaining public facilities or utilities or providing access to such facility or utility

Energy dissipaters means devices designed to protect downstream areas from erosion by reducing the velocity of flow to acceptable limits.

Engineer means a person duly authorized under the provisions of the Texas Engineering Registration Act, as heretofore or hereafter amended, to practice the profession of engineering.

Erosion means the process by which the land's surface is worn away by the action of wind, water, ice or gravity.

Erosion control means structural and nonstructural techniques to prevent the erosion and sedimentation of soil from rainfall and/or runoff.

Extraterritorial Jurisdiction (ETJ) means the area outside of the City of Bastrop municipal limits in which the City exercises joint zoning authority with Bastrop County.

Final plat means the one official and authentic map of any given subdivision of land prepared from actual field measurement and staking of all identifiable points by a surveyor with the subdivision location references to a survey corner or other established reference and all boundaries, corners and curves of the land division sufficiently described so that they can be reproduced without additional references. Angular measurements and bearings shall be accurate to the nearest tenth of a foot. The final plat of any lot, tract, or parcel of land shall be recorded in the Plat Records of Bastrop County, Texas.

Floodplain means an area identified by FEMA or based on best available data as possibly being flood-prone at or below the base flood elevation (100-year floodplain, or one-percent probability flood event). The issuance of building permits for construction of any structure within such floodplain is regulated by a separate specific ordinance governing the safeguards, preventing actions against flooding, types of uses permitted in flood-prone areas, etc.

Floodway means the channel of a river of other water course and the adjacent land areas that must be reserved to discharge the base flood as defined by FEMA without cumulatively increasing the water surface elevation more than one foot.

Floodway fringe means the area within the floodplain but outside of the floodway.

Geotechnical testing means testing by a qualified professional testing laboratory to determine the engineering characteristics of soil, rock and/or fill material.

Greenbelt means an open space area consisting of primarily natural features, that may be in a floodplain or along a creek channel or be used as a buffer between land uses or be used as an open space linkage between various land uses.

Homeowners Association shall mean an incorporated or unincorporated association that is

designated as the representative of the owners of the property in the Suburban Subdivision that: (1) has a membership primarily consisting of the owners of the property covered by the dedicatory instrument for the Suburban Subdivision, and (2) manages and/or regulates the Suburban Subdivision for the benefit of the owners of property in the subdivision.

Hydrograph means a plot of the variation of discharge with respect to time or the variation of stage or other water property with respect to time.

Impervious surface means an area that releases as runoff all or a large portion of the precipitation that falls on it, except for frozen soil. Rooftops, sidewalks, driveways, parking lots and streets are examples of areas that typically are impervious.

In-fill area means an undeveloped area of land located within existing development or which adjacent properties on at least three sides are developed or in public rights-of-way, as determined by the City Engineer.

Infiltration means the entry of precipitation or runoff into or through the soil.

Infiltration system means a device or practice such as a basin, trench, rain garden or swale designed specifically to encourage infiltration, but does not include natural infiltration in pervious surfaces such as lawns, redirecting of rooftop downspouts onto lawns, or minimal infiltration from practices, such as swales or road side channels designed for conveyance and pollutant removal only.

Infrastructure means facilities needed to sustain manufacturing, residential, commercial and all other land use activities. Infrastructure includes water lines, sewer lines, and other utilities, streets and roads, communications, and public facilities, such as fire stations, parks, schools, and other similar type uses.

iSWM ™ means the Integrated Stormwater Management Design Manual TM as published by the North Central Texas Council of Governments and as modified and adopted by the City of Bastrop.

Land development activity means any construction related activity that results in the addition or replacement of impervious surfaces such as rooftops, roads, parking lots, and other structures. Measurement of areas impacted by land development activity includes areas that are part of a larger common plan of development or sale where multiple separate and distinct land disturbing construction activities may be taking place at different times on different schedules but under one plan.

Land disturbing construction activity means any man-made alteration of the land surface resulting in a change in the topography or existing vegetative or non-vegetative soil cover, that may result in runoff and lead to an increase in soil erosion and movement of sediment into waters of the state. Land disturbing construction activity includes clearing and grubbing, demolition, excavating, pit trench dewatering, filling and grading activities.

Land use plan means part of the comprehensive plan showing future land use.

Landscape plan means a plan showing the proposed landscape improvements to be made on a site.

Lot of Record means any unplatted tract of land whose boundaries have not been changed since April 20, 1981.

Low-Impact Development (LID) means an approach to land development or re-development that works with nature to manage stormwater as close to its source as possible.

Natural flow means the flow of water or drainage over land whose topography has not been altered.

Outfalls means the outlet of any stormwater conveyance system.

Owner means an entity holding fee title to the property and shall include any part owner, joint owner, tenant in common, tenant in partnership, joint tenant or tenant by the entirety of the whole or of a part of such building or land.

Pervious surface means an area that releases as runoff a small portion of the precipitation that falls on it. Lawns, gardens, parks, forests or other similar vegetated areas are examples of surfaces that typically are pervious.

Planning and Zoning Commission means the City of Bastrop Planning and Zoning Commission.

Plat means the map, drawing, chart, or plan showing the exact layout of a subdivision into lots, blocks, streets, parks, school sites, drainage ways, easements and/or any other element required by this chapter which a subdivider shall submit for approval in accordance with this chapter. It shall include plan, plat or replat, both singular and plural.

Policy means a statement or document which has been enacted by the governing body of the City that forms the basis for enacting legislation or making decisions.

Pre-development condition means the extent and distribution of land cover types present before the initiation of land disturbing construction activity; assuming that all land uses prior to development activity are managed in an environmentally sound manner.

Preliminary plat means a formal document showing the detailed concept of the subdivision, presented with the required accompanying material to the Planning and Zoning Commission for approval. The graphic expression of the proposed overall plan for subdividing, improving and developing a tract shown by superimposing a scale drawing of the proposed land division on a topographic map and showing existing and proposed drainage features and facilities, street layout and direction of curb flow, and other pertinent features with notations sufficient to substantially identify the general scope and detail of proposed development.

Public facilities mean any facilities authorized or franchised by the City for the public welfare, usually including public utilities, governmental buildings and public schools.

Public facilities system means the water, wastewater, roadway, drainage or parks facilities owned

or operated by or on behalf of the City to provide services to the public, including existing and new developments and subdivisions.

Public improvements mean facilities such as streets or drainage systems which are dedicated for public use.

Public infrastructure improvement means a water, wastewater, roadway, drainage or park facility that is part of one or more of the City's public facilities systems.

Public open space easement means an easement that restricts construction or plantings so that open space and/or sight visibility is maintained.

Public utility and storm sewer easement means an easement upon a private street not having the same width as the lot which is intended to contain privately owned and maintained pavement as well as publicly owned and maintained water lines, sanitary sewer lines, storm sewers and such other utility or franchise infrastructure as can be reasonably accommodated.

Responsible Party means the owner or any entity holding fee title to the property, or an entity contracted to develop the property.

Retention pond means a pond or other impoundment designed to store stormwater runoff permanently.

Right-of-way means lands dedicated to the public for use as a street, alley or crosswalk.

Runoff means stormwater or precipitation including rain, snow or ice melt or similar water that moves on the land surface via sheet or channelized flow.

Site means the entire area included in the legal description of the land on which the land disturbing construction activity occurred.

Site Development Plan means a plan prepared by a licensed and registered professional land surveyor, and/or a licensed professional engineer that complies with the requirements of City of Bastrop Code of Ordinances Article V. Section 42.

Steep slope means areas that contain slopes over fifteen percent grade and are characterized by increased runoff and erosion hazards.

Stormwater and Stormwater runoff means rainfall runoff, snow melt runoff, and surface runoff and drainage.

Stormwater Management Plan means a comprehensive plan designed to reduce the discharge of runoff from hydrologic units on a regional or municipal scale.

Stormwater Maintenance Plan means the set of tasks that must be performed in order to operate and maintain a stormwater management facility.

Stormwater Maintenance Agreement

Stormwater Pollution Prevention Plan (SWPPP or SW3P) means the plan created by constructors

to show their plans for sediment and erosion control. The SWPPP identifies all potential sources of pollution which may reasonably be expected to affect the quality of storm water discharges from the construction site.

Subdivision shall mean the division of any lot, tract or parcel of land into two or more parts to lay out a subdivision of the tract, including an addition to the City or its extraterritorial jurisdiction, 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. A division of a tract under this subsection includes a division regardless of whether it is made by using metes and bounds descriptions in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. Each subdivision shall be classified as a rural or standard subdivision. Subdivision includes resubdivision and one-lot plats.

Subdivider means the owner or his appointed representative(s) that proposes to subdivide a tract of land within the corporate City limits of [or] ETJ of the City of Bastrop.

Suburban Subdivision means a subdivision in which the minimum lot width is one hundred and twenty-five feet (125') and the minimum lot size is one (1) acre, if on-site sewer facilities are to be used on the lot; or the minimum lot size is 0.6 acres if the public sewer collection and treatment system serves the lot.

Thalweg means is the line of lowest elevation within a valley or watercourse.

TR-55 means the United States Department of Agriculture, Natural Resources Conservation Service (previously Soil Conservation Service), Urban Hydrology for Small Watersheds, Second Edition, Technical Release 55, June 1986.

Watercourse means a channel, with a well-defined bed and banks, in which water flows as a stream and has a permanent source of supply.

SECTION 2 STORMWATER DRAINAGE POLICY

SECTION 2 - STORMWATER DRAINAGE POLICY

A. Stormwater Drainage Design Goals and Objectives

Drainage shall be designed for two goals (streambank protection and flood mitigation), to be evaluated by three storm events for projects with more than 10,000 square feet of land disturbance or the net addition of 5,000 square feet of impervious surface, as shown in Table 2-1.

Table 2-1. Design Storm Events

Storm Event Name	Storm Event Description
"Streambank Protection"	2-year, 24-hour storm event
"Conveyance"	25-year, 24-hour storm event
"Flood Mitigation"	100-year, 24-hour storm event

1. Streambank Protection: Increased peak flows from urban runoff can increase erosion from more frequent bank full flows. Streambank protection can be provided by minimizing increases of the 2-year, 24-hour storm event by reducing the controlled release of water of the 2-year, 24-hour storm over 24 hours from the site. Reinforcing or stabilizing streambanks downstream may also be used in limited circumstances. A downstream assessment will be required.

2. Flood Mitigation and Conveyance: To protect citizens and property from flooding, increases in the 100-year, 24-hour storm event must be controlled. Flood mitigation can be met by limiting discharges from the site to no more than under pre-development conditions, or by providing adequate conveyance of the 100-year flows downstream of the site. A downstream assessment will be required. Protection during the Conveyance storm event (25-year, 24-hour storm) is designed to minimize localized flooding of streets, sidewalks and property. As stated in Section 1.B.4 of this document, development within the Gills Branch Watershed shall be required to limit post-developed 100-year, 24-hour design storm peak runoff discharges to not exceed pre-developed 25-year, 24-hour design storm peak runoff discharges.

B. Stormwater Drainage Design Process

1. Preliminary Conference and Conceptual Plan Review.

   a. Preliminary Conference, also known as a "Pre-Submittal Meeting" or "Pre-Submittal Meeting for Subdivision". Refer to Code of Ordinances, Chapter 10 – Subdivision Ordinance, Section 5.02.01 Development Process. As a part of the Enhanced Permit Review Process, applicants shall consult with and present a proposed plan (conceptual plan) to the Development Review Committee (DRC)

members as required for comments and guidance of the procedures, specifications, and standards for permits required by the following sections of the Code of Ordinances:
§3.16.001: Permits for moving of structures, demolition, and site work
§3.18.002: Permits for construction, alteration or extension; construction or occupancy of permanent structures.
§3.20.051: Permit to erect or install a sign

b. Before submitting the regulating and conceptual site drainage plan, the Applicant should discuss with the planning staff and City Engineer the procedure set for the adoption of a subdivision plat and the requirements of the "Design Standards," the iSWM TM Design Manual and of any pertinent City ordinances. Planning staff and City Engineer shall also advise the Applicant of existing conditions which may affect the proposed subdivision, such as existing or proposed streets, adjacent subdivisions or properties, floodplain and drainage, sewage, fire protection, reservation of land, and similar matters, referring the Applicant to the proper agencies if services are not provided by the City.

c. Concept Plan Review. Concept plan review will normally be accomplished by submission of supporting plan material and a conference with the Director of Planning and Development.

(1) Three (3) copies of the Conceptual Plan.

(2) Two (2) copies of the Site Analysis and Conceptual Site Drainage Plan, in accordance with the requirements described below.

2. Site Analysis: Using field and mapping techniques approved by the City Engineer, the developer's engineer shall collect and review information on the existing site conditions and map the following features:

a. Topography

b. Drainage patterns and basins

c. Intermittent and perennial streams on-site and off-site that contribute to or receive water from the site

d. Soil types and their susceptibility to erosion

e. Property lines, adjacent areas and easements

f. Wetlands and critical habitat areas

g. Boundaries of wooded areas and tree clusters (tree survey)

h. Existing FEMA (or best available data) floodplain and floodway boundaries and base flood elevations

i. Ground cover and vegetation, particularly unique or sensitive vegetation areas to be protected during development

j. Existing development

k. Existing stormwater facilities on-site and off-site that will receive discharges from the proposed development

l. Steep slopes

m. Required buffers and setbacks along waterbodies

n. Proposed stream crossing locations

3. Conceptual Drainage Plans

Based on the Site Analysis, the design engineer shall prepare a Conceptual Drainage Plan for the proposed site layout to give the developer and the City Planning and Engineering staff an initial look at the project as a part of a mandatory Pre-Development meeting. This plan will be submitted along with the Concept Plan. A copy of the Concept Drainage Plan submittal checklist is included in Appendix A. The Design engineer should typically follow the following steps:

a. Use applicable LID techniques to develop the site layout, including:

(1) Preserving the natural feature conservation areas defined in the site analysis
- (a) Preserve undisturbed natural areas
- (b) Preserve riparian buffers
- (c) Avoid floodplains
- (d) Avoid steep slopes
- (e) Minimize siting on porous or erodible soils

(2) Use lower impact site design techniques
- (a) Fit design to the terrain
- (b) Locate development in less sensitive areas
- (c) Reduce limits of clearing and grading
- (d) Use open space development
- (e) Consider creative designs

(3) Reducing impervious surface areas
- (a) Reduce roadway lengths and widths
- (b) Reduce building footprints
- (c) Reduce the parking footprint
- (d) Use fewer or alternative cul-de-sacs
- (e) Create parking lot stormwater “islands”

(4) Preserving and using the natural drainage system wherever possible
- (a) Use buffers and undisturbed areas
- (b) Use natural drainage ways instead of storm sewers
- (c) Use vegetated swale instead of curb and gutter
- (d) Drain rooftop runoff to pervious areas

While implementation of LID techniques is not mandated, the developer is strongly encouraged to consider the above-referenced LID techniques.

b. Calculate conceptual estimates for the design requirements for the 2-year 24-hour storm volume, 25-year 24-hour storm volume and 100-year, 24-hour storm volume events.

c. Determine any appropriate temporary and permanent structural stormwater controls and identify potential locations on the site.

4. Preliminary Drainage Plans

This step builds on the data developed and LID standards provided in the Conceptual

Drainage Plan by ensuring that requirements and criteria are met, opportunities have been taken to minimize adverse effects of the development and providing more detail. The Preliminary Drainage Plan will be submitted in compliance with Article 10.03 Subdivision Ordinance, Section 4 Platting Procedure, 4.10.6.a. Preliminary Plat, and shall consist of maps, plan sheets, narrative and supporting design calculations (hydrologic and hydraulic) for the proposed stormwater system. A copy of the Preliminary Drainage Plan submittal checklist is included within Appendix B.

5. Final Drainage Plans

This step builds on the data developed and LID standards provided in the Preliminary Drainage Plan. The Final Drainage Plan and Construction Plans shall be submitted to and approved by the City Engineer prior to submitting a Public Improvement Plan and a Site Development Plan in accordance with Code of Ordinances, Chapter 14 Sec. 42 and Chapter 10, Section 5.05 – Public Improvement Plan Requirements. A final drainage plan is also required for a Minor Plat. A copy of the Final Drainage Plan submittal checklist is included within Appendix C.

6. Operations and Maintenance Plan

An Operations and Maintenance Plan shall be submitted along with the Final Drainage Plans to clearly state which entity has responsibility for the operation and maintenance of temporary and permanent stormwater controls and drainage facilities to ensure that they will function in the future. The O&M plan shall include, but not be limited to:

a. Responsible party for all facilities and tasks in the plan
b. Inspection and maintenance requirements
c. Maintenance of permanent stormwater controls and drainage facilities during construction
d. Cleaning and repair of permanent stormwater controls and drainage facilities before transfer of ownership
e. Frequency of inspections for the life of the permanent facility
f. Funding source for long-term maintenance
g. Description of maintenance tasks and frequency
h. Access and safety issues
i. Maintenance easements
j. Any required maintenance agreements, reviewed and approved by the City (sample stormwater maintenance agreement provided as Appendix G)
k. Testing and disposal of sediments
l. Projected lifespan of structures and required replacement intervals and cost

C. Stormwater Drainage Design Criteria

1. Hydrologic Methods: For general guidance on drainage calculations, the design engineer shall use the Integrated Stormwater Manual, Hydrology Technical Manual (http://iswm.nctcog.org/technical-manual.html). The design engineer may use any of the empirical hydrologic methods shown in Table 2-2, subject to the limitations indicated.

2. Hydrologic design procedures shall conform to the following methods where appropriate and shall assume a fully developed watershed upstream of the proposed development. It may be assumed that the undeveloped area will be developed under the same regulations.

a. "Computer Program for Project Formulation-Hydrology" distributed by SCS through Technical Release No. 20 (SCS-TR-20).

b. Hydraulic Engineering Center, Hydrologic Modeling System, U.S. Army Corp of Engineers (HEC-HMS).

c. Other stormwater modeling programs capable of developing and routing hydrographs, subject to approval by the City Engineer.

3. Rainfall Estimation

Rainfall estimates should be based on published values in the National Oceanic and Atmospheric Administration (NOAA) Atlas 14, Volume 11: Precipitation-Frequency Atlas of the United States. Rainfall intensity shall be computed using the following Intensity-Duration-Frequency (IDF) equation and coefficients.

$$i = b/(t+d)^e$$

where:

i = rainfall intensity (inches per hour)

t = rainfall duration (minutes) or time of concentration

b, d and e = parameters found in Table 2-3

Rainfall intensities for Bastrop Depth-Duration-Frequency (DDF) values are provided in Table 2-4.

Time of concentration can be calculated by the nomograph or the equation in the iSWM Technical Manual but must remain within the ranges in Table 2-5.

4. Rational Method: For sizing of stormwater conveyance systems with drainage areas less than 100 acres and situations where reflecting storage volume routing effects is not necessary, the Rational Method is acceptable. To determine the runoff rates for the various areas, the standard rational method may be used. The Rational Formula is expressed as follows:

$$Q = CIA$$

where:

Q = maximum rate of runoff (cfs)

C = runoff coefficient representing a ratio of runoff to rainfall

I = average rainfall intensity for a duration equal to the t_C (in/hr)

A = drainage area contributing to the design location (acres)

Table 2-2. Constraints on Using Recommended Hydrologic Methods

Method	Size Limitations[1]	Comments
Rational	0 – 100 acres	Method can be used for estimating peak flows and the design of small site or subdivision storm sewer systems.
Modified Rational[2]	0 – 200 acres	Method can be used for estimating preliminary runoff volumes for storage design. Final storage sizing and design shall use Unit Hydrograph (SCS) Method.
Unit Hydrograph (SCS)[3]	Any Size	Method can be used for estimating peak flows and hydrographs for all design applications. Required for sizing of conveyance measures draining greater than 100 acres.
TXDOT Regression Equations	10 to 100 Sq. Miles	Method can be used for estimating peak flows for rural conveyance design applications.
USGS Regression Equations	3 to 40 Sq. Miles	Method can be used for estimating peak flows for urban conveyance design applications.

[1] Size limitation refers to the drainage basin for the stormwater management facility (e.g., culvert, inlet).
[2] Where the Modified Rational Method is used for conceptualizing, the engineer is cautioned that the method could underestimate the storage volume.
[3] This refers to SCS routing methodology included in many readily available programs (such as HEC-HMS) that utilize this methodology.

Table 2-3. IDF Coefficients for Bastrop

	2 year	5 year	10 year	25 year	50 year	100 year
e	0.841	0.814	0.805	0.793	0.786	0.784
b	67	77	87	100	113	130
d	13.3	11.5	11.1	10.8	10.8	11.3

Source: TxDOT, 2015. New Rainfall Coefficients, Research Report 0-6824

Table 2-4. Rainfall Depth (in inches) for Bastrop by Duration and Recurrence Frequency

Tc(min)	2-year	5-year	10-year	25-year	50-year	100-year
10	0.86	1.07	1.24	1.48	1.67	1.85
15	1.08	1.34	1.56	1.85	2.07	2.30
30	1.53	1.89	2.19	2.59	2.89	3.20
60	2.00	2.50	2.90	3.46	3.87	4.30
120	2.47	3.14	3.71	4.52	5.15	5.83
180	2.74	3.53	4.22	5.22	6.03	6.90
360	3.22	4.20	5.10	6.43	7.54	8.78
720	3.68	4.84	5.94	7.60	9.02	10.60
1440	4.17	5.51	6.81	8.81	10.50	12.60

Design storm depth for given Annual Recurrence Interval in inches. 60 min. = 1 hr.; 120 min. = 2 hrs.; 180 min. = 3 hrs.; 360 min. = 6 hrs.; 720 min. = 12 hrs.;1440 min. = 24 hrs.]
Source: NOAA Atlas 14, Vol. 11, Ver. 2, Location: Lat.: 30.1102 deg., Long.: -97.3187 deg.

Table 2-5 Time of Concentration Ranges

Table 2-5. Time of Concentration Ranges		
Land Use	**Minimum (minutes)**	**Maximum (minutes)**
Residential Development	10	30
Commercial and Industrial	10	25
Central Business District	10	15

Source: iSWM Technical Manual, NCTCOG, Sept. 2014

Runoff coefficients in Table 2-6 must be used, unless otherwise authorized by the City Engineer.

The coefficients given in Table 2-6 are applicable for storms with return periods less than or equal to 10 years. Less frequent, higher intensity storms may require modification of the coefficient because infiltration and other losses have a proportionally smaller effect on runoff (Wright-McLaughlin Engineers, 1969). The adjustment of the Rational Method for use with major storms can be made by multiplying the right side of the Rational Formula by a frequency factor Cf. The modified Rational Formula now becomes:

$$Q = C_f CIA$$

Table 2-6. Recommended Runoff Coefficient Values

Description of Area	Runoff Coefficients (C)
Lawns:	
Sandy soil, flat, 2%	0.10
Sandy soil, average, 2 - 7%	0.15
Sandy soil, steep, > 7%	0.20
Clay soil, flat, 2%	0.17
Clay soil, average, 2 - 7%	0.22
Clay soil, steep, > 7%	0.35
Agricultural	0.30
Forest	0.15
Streams, Lakes, Water Surfaces	1.00
Business:	
Downtown areas	0.95
Neighborhood areas	0.70
Residential:	
Single Family (1/8 acre lots)	0.65
Single Family (1/4 acre lots)	0.60
Single Family (1/2 acre lots)	0.55
Single Family (1+ acre lots)	0.45
Multi-Family Units, (Light)	0.65
Multi-Family, (Heavy)	0.85
Commercial/Industrial:	
Light areas	0.70
Heavy areas	0.80
Parks, cemeteries	0.25
Playgrounds	0.35
Railroad yard areas	0.40
Streets:	
Asphalt and Concrete	0.95
Brick	0.85
Drives, walks, and roofs	0.95
Gravel areas	0.50
Graded or no plant cover:	
Sandy soil, flat, 0 - 5%	0.30
Sandy soil, flat, 5 - 10%	0.40
Clayey soil, flat, 0 - 5%	0.50
Clayey soil, average, 5 - 10%	0.60

Source: iSWM Technical Manual, NCTCOG, Sept. 2014

Table 2-7. Frequency Factors for Rational Formula	
Recurrence Interval (years)	**C_f**
10 or less	1.0
25	1.1
50	1.2
100	1.25

Source: iSWM Technical Manual, NCTCOG, Sept. 2014

The C_f values that can be used are listed in Table 2-7. The product of C_f times C shall not exceed 1.0.

5. Unit Hydrograph Methods:

   The National Resources Conservation Service (formerly the U.S. Soil Conservation Service) unit hydrograph methods are acceptable for any size drainage area and are required for design of stormwater conveyance measures that have drainage areas larger than 100 acres. Unit hydrograph methods shall be used for design of all stormwater storage measures (detention basins). The Engineer can propose to use other hydrologic methods but must have their use approved by the City Engineer. Details of the methodology can be found in the Natural Resources Conservation Service's *National Engineering Handbook Hydrology Chapters* or in the iSWM Technical Manual.

   Detention ponds shall be designed using SCS unit hydrograph methods. The engineer can propose to use other hydrologic methods but must have their use approved by the City Engineer.

   When unit hydrograph methods for computing runoff are proposed, the following NOAA Atlas 14 rainfall depths shall be used, applying the appropriate NOAA Atlas 14 temporal rainfall distributions provided in Table 2-8 below.

Table 2-8. NOAA Atlas 14 Rainfall Depths							
Design Storm	2-year	5-year	10-year	25-year	50-year	100-year	500-year
24-hour depth (in)	4.17	5.51	6.81	8.81	10.50	12.60	18.50

Source: NOAA Atlas 14, Vol. 11, Ver. 2, Location: Lat.: 30.1102 deg., Long.: -97.3187 deg.

   The appropriate hydrologic soil group must be obtained from the SCS Soil Survey for Bastrop County for the soils that comprise the watershed. Runoff Curve Numbers can then be obtained from Table 2-9.

   When a drainage area has more than one land use, a composite curve number can be calculated and used in the analysis. It should be noted that when composite curve numbers are used, the analysis does not account for the location of the specific land uses but sees the drainage area as a uniform land use represented by the composite curve number.

Table 2-9. Runoff Curve Numbers[1]

Cover Description		Curve numbers for hydrologic soil groups			
Cover type and hydrologic condition	*Average percent impervious area[2]*	**A**	**B**	**C**	**D**
Cultivated Land:					
Without conservation treatment		72	81	88	91
With conservation treatment		62	71	78	81
Pasture or range land:					
Poor condition		68	79	86	89
Good condition		39	61	74	80
Meadow:					
Good condition		30	58	71	78
Wood or forest land:					
Thin stand, poor cover		45	66	77	83
Good cover		25	55	70	77
Open space (lawns, parks, golf courses, cemeteries, etc.)[3]					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved; curbs and storm drains (excluding right-of-way)		98	98	98	98
Paved; open swales (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Urban districts:					
Commercial and business	85%	89	92	94	95
Industrial	72%	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town house)	65%	77	85	90	92
1/4 acre	38%	61	75	83	87
1/3 acre	30%	57	72	81	86
1/2 acre	25%	54	70	80	85
1 acre	20%	51	68	79	84
2 acres	12%	46	65	77	82
Developing urban areas and newly graded areas (previous areas only, no vegetation)		77	86	91	94

[1] Average runoff condition, and $I_a = 0.2S$

[2] The average percent impervious area shown was used to develop the composite CNs. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. If the impervious area is not connected, the SCS method has an adjustment to reduce the effect.

[3] CNs shown are equivalent to those of pasture. Composite CNs may be computed for other combinations of open space cover type.

Source: United States Department of Agriculture, Natural Resources Conservation Service (previously Soil Conservation Service), Urban Hydrology for Small Watersheds, Second Edition, Technical Release 55, June 1986.

SECTION 3 STORMWATER DRAINAGE PRACTICES

SECTION 3 - STORMWATER DRAINAGE PRACTICES

A. Downstream Assessments

In evaluating controls for streambank protection and flood mitigation, the downstream effects of the development must be evaluated. The assessment shall extend from the outfall of the proposed development to a point downstream where the discharge no longer has a significant impact on the receiving stream or storm drain system, known as the zone of influence. Generally, the zone of influence is the stream length between the outfall and a point where the drainage area controlled by the detention or storage facility comprises ten percent (10%) of the total drainage area. The downstream assessment should include:

1. Hydrologic analysis of the pre- and post-development on-site conditions
2. Drainage path which defines the extent of the analysis
3. Capacity analysis of all existing constraint points along the drainage path
4. Off-site undeveloped areas are considered as “full build-out” for both the pre- and post-development analyses
5. Evaluation of peak discharges and velocities for the following design storm events:
    a. Streambank protection storm (2-year, 24-hour storm)
    b. Conveyance storm (25-year, 24-hour storm)
    c. Flood mitigation storm (100-year, 24-hour storm)
6. Assessment of whether the post-development discharges are greater than the predevelopment discharges, whether the post-development velocities are greater than the predevelopment velocities, and whether the post-development velocities are greater than the allowed velocities for the receiving system.

    After starting with a simple drainage area analysis using a topographic map, the zone of influence may need to be adjusted after running the pre- and post-development peak flows and velocities.

    If it is shown that no peak flow increases occur downstream, and post-development velocities are acceptable, then control of the flood mitigation storm volume may be waived by the City Engineer. If peak discharges are increased by development, then an on-site structural stormwater control facility must be designed such that the post-development flows do not increase the peak flows, and the velocities are not erosive.

    Note that for all land development occurring within the Gills Branch Watershed, post-developed peak runoff discharges for a 100-year, 24-hour design storm shall not exceed the pre-developed peak runoff discharges for a 25-year, 24-hour design storm.

    Where it is anticipated that additional runoff incidental to the development of the subdivision will overload an existing downstream drainage facility, whether natural

or manmade, the Planning and Zoning Commission may withhold approval of the subdivision until appropriate provisions have been made to accommodate the problem, and plans shall be provided which include all necessary off-site improvements including storm sewer systems, channel grading, driveway adjustments, culvert improvements, etc.

In areas where downstream pipes or channels are inadequate to handle proposed increased flows, the City, as one alternative, may consider accepting cash payment in lieu of actual drainage improvements. The developer must show that the proposed pipe system to handle the flow from their development would not function properly without substantial downstream improvements. Prior to permitting any development that will significantly increase flood heights downstream or upstream, a hearing before the Planning and Zoning Commission is required with special notice to the adjacent property owners.

B. Streambank Protection

If the downstream assessment shows that the proposed project does not exceed acceptable downstream velocity or the downstream conditions are improved to adequately handle the increased velocity, then no additional streambank protection is required. If velocities exceed the allowable velocities, then one or more of the following options are required:

1. Reinforce or stabilize downstream conditions using stone riprap, gabions, and/or bioengineered methods. Additional easements downstream may be required and conformance with Corps of Engineers permits is required.
2. Install Stormwater Controls to maintain existing Downstream Conditions to reduce post-development discharges at or below allowable velocity limits.
3. Control the release of the 2-year, 24-hour storm to provide 24-hours of extended detention.

C. Flood Mitigation

When the downstream assessment shows an increase in peak flood discharges, the developer must address downstream flood mitigation using one of the following three options:

1. Provide adequate downstream conveyance systems.
2. Install stormwater controls to maintain existing downstream conditions by providing detention designed and constructed so that there is no increase in downstream peak discharges or water surface elevations resulting from the development.
3. In lieu of a downstream assessment, maintain existing on-site runoff conditions by providing detention that limits runoff from the development site to pre-development conditions. For many developments, the results of a downstream assessment may show that significantly less flood mitigation is required, as well as reducing the potential of exacerbating downstream flooding resulting from the timing of flood

peaks. The developer must confirm that providing detention does not exacerbate peak flows in downstream reaches.

SECTION 4 STORMWATER FACILITY DESIGN STANDARDS

SECTION 4 - STORMWATER FACILITY DESIGN STANDARDS

A. General

1. Drainage facilities shall be provided and constructed as specified by the City Engineer. Hydraulic design procedures shall conform to the following methods where appropriate. The methodology selected is a function of the complexity of the hydraulic design and may use the following methods (or others if approved by the City Engineer).

    a. United States Department of Agriculture, Natural Resources Conservation Service (previously Soil Conservation Service), Urban Hydrology for Small Watersheds, Second Edition, Technical Release 55, June 1986 (hereinafter referred to as T.R. 55).

    b. Hydraulic Design Manual (HDM) prepared and compiled by the Texas Department of Transportation Bridge Division.

    c. Integrated Stormwater Manual, Hydraulics Technical Manual (http://iswm.nctcog.org/technical-manual.html).

    d. Manning's Equation for computing normal depths for flows confined to uniform cross-sections with free surface flow.

    e. The Hydraulic Gradient Method shall be used for closed conduit systems flowing full.

    f. The HEC-RAS, Flood Plain Hydraulics, developed by the U.S. Army Corps of Engineers will be used for non-uniform channel design or analysis and back water surface profiles.

    Notwithstanding, all designs shall be in accordance with good engineering practices and are not to be limited to minimum criteria when it is deemed necessary for the welfare or safety of the public to implement more stringent requirements or criteria.

2. Approval of necessary storm drain facilities and construction requirements shall be the responsibility of the City Engineer. Where there is a question as to the justification of the size of the facility required, the question will be resolved in favor of additional drainage capacity.

3. All drainage structures shall be designed to convey the design storms specified and in such a manner that no ponding, pooling, erosion, sedimentation or other adverse condition would be created.

4. All storm sewers, inlets, head walls and manholes in the drainage system shall be designed and built in accordance with the current City of Bastrop Construction Standards Manual.

5. All drainage facilities shall be constructed on public right-of-way or easements dedicated for this purpose. Drainage easements shall be of a sufficient size to

permit access for maintenance of the drainage facility. The easement shall be designed to facilitate maintenance access to the drainage channel by City crews and equipment. Additional easements shall be required at any access points and the access points shall be designed to restrict access by unauthorized personnel. An access point will typically be required at every intersection of the drainage easement with street right-of-way.

6. When a drainage channel or storm drain pipe, culvert or bridge is proposed, calculations shall be submitted showing the basis for the design and completed plans, profiles and specifications shall be submitted, showing complete construction details and a detailed cost estimate.
7. All drainage improvements shall be designed to an acceptable outfall as approved by the City Engineer.
8. Off-Site Drainage.
    a. Adequate consideration shall be given by the Responsible Party in the development of property to determine how the discharge leaving the proposed development will affect adjacent property.
    b. On lots or tracts of three acres or more where stormwater runoff has been collected or concentrated, it shall not be permitted to drain onto adjacent property except in existing creeks, channels or storm sewers unless proper drainage easements or notarized letters of permission from the affected property owners are provided. Such letters of permission shall be recorded in the property records of Bastrop County.

B. Streets and Roads

Streets may be used for conveyance of surface runoff within the following standards:

1. Streets and Right-of-Way: Depth in the street shall not exceed top of curb or maximum flow spread limits for the conveyance storm (25-year storm), or no more than 6 inches of depth at the edge of pavement. The flood mitigation storm (100-year storm) shall be contained within the rights-of-way or drainage easements.
2. Flow Spread Limits: Inlets shall be spaced so that the spread of flow in the street for the conveyance storm (25-year) shall not exceed the guidelines listed in Table 4-1, as measured from the gutter or face of the curb.

Table 4-1. Flow Spread Limits

Street Classification	Allowable Encroachment
Collectors, Arterial, and Thoroughfares (greater than 2-lanes)	• 8 feet or one travel lane, both sides for a divided roadway
Local Residential Streets	• Curb depth or maximum 6 inches at gutter while keeping one 11-foot travel lane open

3. Where inlets are required, inlets shall be spaced so that the maximum travel distance of water in a gutter will not exceed six hundred (600) feet. On-grade inlets will be sized using an allowable capacity of one (1) cubic foot per second of opening for a throat height of five (5) inches. Design of inlets shall conform to the City of Bastrop Construction Standards Manual.
4. Parking Lots: Parking lots shall be designed for the conveyance storm (25-year) not to exceed the top of the curb with maximum ponding at low points of six (6) inches and one (1) foot for the 25- and 100-year storm event, respectively. The flood mitigation storm (100-year) shall also be contained on-site or within dedicated easements.
5. Roadside Swales & Driveway Culverts
    a. Roadside drainage swales shall conform to the following:
        (1) Minimum grade - 0.5%
        (2) Maximum grade in sandy soils - 5%
        (3) Maximum grade in clay soils - 8%
        (4) All open swales, channels, bar ditches or other drainage ways shall have a minimum velocity of two feet per second.
        (5) Maximum velocities:
            (a) coarse sand - 4 feet per second
            (b) fine gravel - 6 feet per second
            (c) sandy silt - 2 feet per second
            (d) clay - 3.5 feet per second
            (e) grass-lined sandy silt - 6 feet per second
            (f) silt clay - 8 feet per second
            (g) poor rock (usually sedimentary) - 10 feet per second
            (h) soft sandstone - 8 feet per second
            (i) soft shale - 3.5 feet per second
            (j) good rock (usually igneous or hard metamorphic) - 12 feet per second
            (k) reinforced concrete lining - 15 feet per second
    b. Rock or riprap retards shall be used to control the erosive characteristics of drainage in roadside swales on steep slopes. Retards shall be designed to reduce drainage water velocity to an acceptable level and to prevent drainage water from encroaching on the driving surface. Retards shall not project onto shoulder surfaces and shall blend into ditch lines so that

normal roadside ditch maintenance is possible.

c. Roadside swales shall be designed to carry the 25-year event, provided that the 100-year event is maintained in the right-of-way or an easement and that 100-year storm flood depths do not exceed one foot within any portion of the roadway. Roadside swales (bar ditches) shall have a maximum front slope of 6:1 (horizontal: vertical). The maximum back-slope shall be 4:1 (horizontal: vertical). Exceptions to the slopes may be made by the City's Engineer for unusual circumstances, provided slopes are adequate for maintenance, soil stability and traffic safety.

d. The design engineer shall calculate the culvert sizes for every lot within the subdivision and provide a table identifying each lot, culvert size and elevations.

e. The length of culvert pipe, where used, shall be sufficient to allow for driveway base width (including radius as applicable) plus three times the pipe diameter plus three feet (3'), but in any case, no less than twenty feet (20'). All driveway culvert ends shall be constructed with safety end treatments.

f. Headwalls, catch basins or other culvert structures shall be designed in accordance with the drainage requirements of these specifications and the Typical Construction Details of the Texas Department of Transportation or these specifications whichever is applicable. No headwall, wingwall or other structural member shall protrude above the surface of the traveled roadway. Flush headwalls at three to one (3:1) maximum or flatter slopes are preferred for any culverts parallel to streets (driveways, etc.).

g. All special designs of roadside ditches, retaining walls, etc., requires the specific approval of the City.

h. All grass-lined drainage systems, including bar ditches shall be seeded per TxDOT right-of-way vegetation standards Item 164, and the developer shall make provisions to establish vegetation per Stormwater Pollution Prevention Plan.

6. Drainage at Drive Approaches

a. Conveyance - Driveway installations requiring conveyance for storm drainage in roadside ditches shall be sized to provide adequate capacity to pass the 25-year storm event.

b. Dip-Type Driveways - Properly designed and installed dip-type driveway installations function better to pass roadside drainage with minimum scour damage to driveway and/or road shoulders or surface and are preferred where terrain will allow economical installation. Standard details are provided in the City of Bastrop’s Construction Standards Manual for both concrete and asphalt surfaces. Installation of dip- type driveways approved

under these standards for subdivision development shall be the responsibility of the Developer. If the Developer does not wish to construct these driveways at the time the roadways and other improvements are constructed or prior to the sale of lots, he must provide a cash bond or performance bond in the amount of the driveway construction cost to the City prior to approval of other subdivision improvements. Dip-type driveways may be allowed provided the design event flow can be accommodated. Dip-type driveways shall be constructed of six-inch concrete paving from the edge of pavement to the property line. Such driveways shall not exceed a slope of 0.5 feet over a distance of 10 feet.

c. Culvert Pipe Driveway Installations - Installation of culvert pipe driveway entrances for subdivision development approved under these standards shall be the responsibility of the Developer. If the Developer does not wish to construct these driveways at the time the roadways and other improvements are constructed, he must provide a cash bond or performance bond to the City and/or County in the amount of the driveway construction cost prior to approval of other subdivision improvements.

(1) Culvert Pipe Length - The length of culvert pipe, where used, be sufficient to allow for driveway base width (including radius as applicable) plus three times the pipe diameter plus three feet (3'), but in any case, no less than twenty feet (20').

C. Storm Sewers

1. All storm sewers, inlets, manholes or junctions shall be designed in accordance with the Texas Department of Transportation hydraulic criteria. However, as stated in 2a. below, the hydraulic grade line (HGL) for the design storm event will be allowed to operate under pressure flow conditions.
2. Design Frequency
    a. Pipe Design: The conveyance storm (25-year) event within pipe with hydraulic grade line (HGL) below throat of inlets. In no case shall the system surcharge back through an inlet or inlets.
    b. Right-of-way and Easements: The flood mitigation storm (100-year) event must be contained within the right-of-way or easement.
3. Design Criteria
    a. For ordinary conditions, storm drain pipes shall be sized on the assumption that they will flow full or practically full under the design discharge but will not be placed under pressure head. Capacity of storm sewers shall be determined by using Manning's formula based on hydraulic gradients rather than physical slope of the pipe.
    b. The maximum hydraulic gradient shall not produce a velocity that exceeds

15 feet per second (fps). Table 4-2 shows the desirable velocities for most storm drainage designs. Storm drains shall be designed to have a minimum mean velocity flowing full at 2.5 fps.

Table 4-2. Desirable Velocity in Storm Drains

Description	Maximum Desirable Velocity (feet per second)
Culverts (All types)	15
Storm Drains (Inlet laterals)	No Limit
Storm Drains (Collectors)	15
Storm Drains (Mains)	15

c. The minimum desirable physical slope shall be that which provides a minimum velocity of 2.5 feet per second.

d. If the hydraulic grade line elevation is less than one foot below ground elevation or gutter line for the design flow, adjustments are needed in the system to reduce the elevation of the hydraulic grade line.

e. Manholes: Manholes (inlets and junction boxes) shall be provided at all changes in grade or alignment of sewer intersections, and at a maximum of one thousand (1,000) feet on straight lines. Alternatives to providing manholes at changes in grade and alignment may include providing precast reinforced concrete pipe joints and bends. Design of manholes shall conform to the current City of Bastrop Construction Standards Manual. Access manholes are required at intermediate points along straight runs of closed conduits. Table 4-3 gives the maximum spacing criteria.

Table 4-3. Access Manhole Spacing Criteria
(HEC 22, 2001)

Pipe Size (inches)	Maximum Spacing (feet)
12-24	300
27-36	400
42-54	500
60 and up	600

f. Pipe: Pipe for storm drains located within the public right-of-way shall be reinforced concrete pipe in sizes as shown on the approved plans. The minimum size of the storm sewer shall be eighteen (18) inches and shall be reinforced concrete pipe minimum ASTM C76, Class III. Where, in the opinion of the City Engineer, added strength of pipe is needed for traffic loads over minimum cover or for excessive height of backfill, concrete pipe shall be ASTM C14 Extra Strength or ASTM C76, Class IV or Class V. Pipe shall have a minimum cover of not less than one (1) foot over the top of the

pipe. Storm sewers will be required where subsurface conditions indicate a potential for seepage or underground flow as determined by the City Engineer. Alternate pipe materials may be used for areas located on private lands or within the public right-of-way where the City Engineer determines they meet an equivalent or better performance criteria.

g. The developer may install an approved open channel in lieu of installing pipe larger than sixty (60) inches. This open channel shall be at the rear of residential lots and shall be adequately armored with a material approved by the City (e.g., concrete, rock gabions, etc.). In the event it is necessary to locate the drainage facility adjacent to and parallel to a street, it shall be a closed conduit even though pipe sizes larger than sixty inches are required.

h. Outfalls: Whenever possible, outfalls from storm sewers and swales into natural drainage ways shall enter at the grade of the natural drainage channel. The engineer will design drop-type outfall structures, or otherwise provide adequate protection against erosion.

D. Bridges and Culverts

1. For this Section, bridges are defined as cross drainage facilities with a span of 20 feet or larger.

2. Design of culvert and bridge structures shall conform to the TxDOT Standard Specifications for Construction of Highways, Streets and Bridges, latest revision. Culvert and bridge design loading and widths for roads and streets shall conform to the TxDOT standards. Bridge widths shall conform to Design Standards for Farm to Market Roads, secondary roads division, TxDOT, or as directed by the City. Structures of this nature require the specific approval of the City. All street and road culverts shall be constructed of reinforced concrete box culverts or reinforced concrete pipe culverts.

3. Design Frequency for Bridges:

    a. Flood mitigation storm (100-year) for all bridges.

4. Design Criteria for Bridges

    a. Freeboard considerations outlined in Chapter 9 of the TxDOT Hydraulic Design Manual should be followed.

    b. The contraction and expansion of water through the bridge opening creates hydraulic losses. These losses are accounted for by using loss coefficients. Table 4-4 gives recommended values for the Contraction (K_c) and Expansion (K_e) Coefficients.

5. For this Section, culverts are cross drainage facilities that transport runoff under

roadways or other improved areas.

6. Culvert hydraulics shall be analyzed using Federal Highway Administration (FHWA) Hydraulic Design Series Number 5 (HDS-5) HYDRAULIC DESIGN OF HIGHWAY CULVERTS methods.

7. Box culverts shall conform to TxDOT design standards and details.

Table 4-4. Recommended Loss Coefficients for Bridges

Transition Type	Contraction (K_c)	Expansion (K_e)
No losses computed	0.0	0.0
Gradual transition	0.1	0.3
Typical bridge	0.3	0.5
Severe transition	0.6	0.8

Source: TxDOT Hydraulic Design Manual, July 2016

8. Design Frequency for Culverts
    a. Culverts shall be designed for the flood mitigation storm (100-year) or in accordance with TxDOT requirements, whichever is more stringent. Consideration when designing culverts includes: roadway type, tailwater or depth of flow, structures, and property subject to flooding, emergency access, and road replacement costs. Culverts must convey the Conveyance Storm (25-year), and the headwater surface elevation shall not exceed the minimum road surface elevation. The headwater depth for a 100-year frequency storm shall not exceed one foot (1') over the minimum roadway surface elevation.
    b. The flood mitigation storm (100-year) shall be routed through all culverts to be sure building structures (e.g., houses, commercial buildings) are not flooded or increased damage does not occur to the highway or adjacent property for this design event.

9. Design Criteria for Culverts
    a. Velocity Limitations
        (1) The maximum velocity shall be consistent with channel stability requirements at the culvert outlet.
        (2) The maximum allowable velocity for corrugated metal pipe is 15 feet per second. There is no specified maximum allowable velocity for reinforced concrete pipe, but outlet protection shall be provided where discharge velocities will cause erosion conditions.
        (3) To ensure self-cleaning during partial depth flow, a minimum

velocity of 2.5 feet per second is required for the streambank protection storm when the culvert is flowing partially full.

b. Length and Slope

(1) The maximum slope using concrete pipe is ten percent (10%) and for corrugated metal pipe is fourteen percent (14%) before pipe-restraining methods must be taken.

(2) Maximum vertical distance from throat of intake to flow line in a drainage structure is 10 feet (10').

(3) Drops greater than four feet (4') will require additional structural design.

c. Headwater Limitations: The allowable headwater is the depth of water that can be ponded at the upstream end of the culvert during the design flood, which will be limited by one or more of the following constraints or conditions:

(1) Headwater will be non-damaging to upstream property.

(2) Culvert headwater plus twelve inches (12") of freeboard shall not exceed top of curb or pavement for low point of road over culvert, whichever is lower.

(3) Ponding depth will be no greater than the elevation where flow diverts around the culvert.

(4) Elevations will be established to delineate necessary floodplain easements.

(5) The headwater shall be checked for the flood mitigation storm elevation to ensure compliance with flood plain management criteria and the culvert shall be sized to maintain flood-free conditions on major thoroughfares with twelve-inch (12") freeboard at the low-point of the road.

(6) Either the headwater shall be set to produce acceptable velocities or stabilization/energy dissipation shall be provided where these velocities are exceeded.

(7) In general, the constraint that gives the lowest allowable headwater elevation establishes the criteria for the hydraulic calculations.

d. Tailwater Considerations

(1) If the culvert outlet is operating with a free outfall, the critical depth and equivalent hydraulic grade line shall be determined.

(2) For culverts that discharge to an open channel, a stage-discharge curve using Manning's Equation for the channel must be determined.

(3) If an upstream culvert outlet is located near a downstream culvert inlet, the headwater elevation of the downstream culvert will establish the design tailwater depth for the upstream culvert.

(4) If the culvert discharges to a lake, pond, or other major water body, the expected high-water elevation of the water body will establish the culvert tailwater.

e. Other Criteria

(1) In designing debris control structures, the Hydraulic Engineering Circular No. 9 entitled *Debris Control Structures* or other approved reference is required to be used.

(2) If storage is being assumed or will occur upstream of the culvert, refer to *Section 2.0 of the iSWM Hydraulics Technical Manual* regarding storage routing as part of the culvert design.

(3) Reinforced concrete pipe, pre-cast and cast-in-place concrete boxes are recommended for use:

(a) under a roadway,

(b) when pipe slopes are less than one percent (1%), or

(c) for all flowing streams.

(4) Driveway corrugated metal pipe culverts to single residences may be used when approved by the City Engineer.

(5) Use of any storm drain pipe material other than reinforced concrete pipe shall require prior approval from the City Engineer.

(6) Culvert skews shall not exceed forty-five degrees (45°) as measured from a line perpendicular to the roadway centerline without approval.

f. The minimum allowable pipe size for a storm drain main shall be twenty-four inches (24"). Eighteen-inch (18") pipe may be used for storm drain lead lines with approval from City.

g. Erosion, sediment control, and velocity dissipation shall be designed in accordance with *Section 4.0 of the Hydraulics Technical Manual*.

10. Headwalls and Wingwalls

a. All headwall and wingwalls shall conform to TxDOT design standards and

details.

b. No headwall, wingwall or other structural member shall protrude above the surface of the traveled roadway.

c. All headwall and wingwalls within the "clear zone" as defined by TxDOT of any roadway shall conform to TxDOT design standards and details for safety end treatment or shall be protected by a traffic barrier.

E. Drainage Channels

1. Design Frequency

a. Open channels, including all natural or structural channels and swales shall be designed for the flood mitigation storm event (100-year).

b. Channels shall be designed with multiple stages. A low flow channel section containing the streambank protection flows (2-year) and a high flow section that contains the conveyance (25-year) and flood mitigation storms (100-year) will improve stability and better mimic natural channel dimensions.

2. Design Criteria

a. Open channels shall incorporate meanders to the maximum extent practical; however, the two-year peak flow shall be conveyed in a channel with the following meander configuration:

(1) Channel sinuosity ratio (distance measured between two points along the channel flow line divided by the straight-line distance between the same two points) shall exceed 1.5;

(2) The angle between the channel centerline and the valley axis is less than 90 degrees;

(3) Sinusoidal curvature patterns may be regular or irregular; and

(4) The ratio of the design radius of curvature to the channel width shall be between
1.5 and 4.5.

b. If the channel slope exceeds ten percent (10%), or a combination of channel linings will be used, additional procedures not presented below are required. References include HEC-15 and HEC-14 (USDOT, FHWA, 1983).

c. HEC-RAS, or similarly capable software approved by the entity with jurisdiction, shall be used to confirm the water surface profiles in open channels.

d. The final design of artificial open channels shall be consistent with the velocity limitations for the selected channel lining. Maximum velocity values for selected lining categories are presented in Table 4-5. Seeding and

mulch shall only be used when the design value does not exceed the allowable value for bare soil. Velocity limitations for vegetative linings are reported in Table 4-5. Vegetative lining calculations and stone riprap procedures are presented in *Section 3.2 of the iSWM Hydraulics Technical Manual*.

e. Drainage swales, where approved by the City Engineer, may be used for outfalls to natural or major drainage channels. Swales shall be designed to have a minimum of one (1) foot of freeboard at design flow and side slopes shall not be steeper than 4:1.

f. Channels with slopes less than one percent (1.0%) shall be constructed with a reinforced concrete pilot channel, unless other low flow methods are approved by the City Engineer.

g. Water surface profiles for all channels shall be computed using a standard step backwater model, such as US Army Corps of Engineers (USACE) HEC-RAS. The engineer can propose to use other hydraulic methods but must have their acceptability approved by the City Engineer.

h. Open channels shall meet the criteria of either the Texas State Department of Highways and Public Transportation or S.C.S. TR. No. 25 Design of Open Channels and shall be constructed in accordance with one of the design methods. Design of channels shall consider velocities and shall be shaped, graded, lined, or protected to minimize or prevent scour and erosion from excessive velocities. This requirement shall extend to roadside drainage swales. Concrete or rock retards shall be used when velocities exceed four feet (4') per second with sandy soil conditions or five feet (5') per second with clay soil conditions. All channels or roadside drainage swales without a protective lining shall have an established vegetative or grass cover. The depth of the 100-year frequency storm runoff shall not exceed one foot (1') over the minimum roadway surface elevation.

i. The Applicant may be required by the City Engineer to carry away by pipe or open ditch any spring or surface water that exists prior to, or because of the subdivision. Such drainage facilities shall be located in the road right-of-way where feasible, or in the perpetual unobstructed drainage easements of appropriate width and shall be constructed in accordance with the City of Bastrop Construction Standards Manual.

j. Trapezoidal channels shall have a minimum channel bottom width of six feet (6').

k. Channels with bottom widths greater than six feet (6') shall be designed with a minimum bottom cross slope of 12 to 1 (12:1) or with compound cross sections.

Table 4-5. Roughness Coefficients (Manning's n) and Allowable Velocities for Natural Channels

Channel Description	Manning's n	Max. Permissible Channel Velocity (ft/s)
MINOR NATURAL STREAMS		
Fairly regular section		
1. Some grass and weeds, little or no brush	0.030	3 to 6
2. Dense growth of weeds, depth of flow materially greater than weed height	0.035	3 to 6
3. Some weeds, light brush on banks	0.035	3 to 6
4. Some weeds, heavy brush on banks	0.050	3 to 6
5. Some weeds, dense willows on banks	0.060	3 to 6
For trees within channels with branches submerged at high stage, increase above values by Irregular section with pools, slight channel meander, increase above values by	0.010 0.010	
Floodplain – Pasture		
1. Short grass	0.030	3 to 6
2. Tall grass Floodplain –	0.035	3 to 6
Cultivated Areas		
1. No crop	0.030	3 to 6
2. Mature row crops	0.035	3 to 6
3. Mature field crops	0.040	3 to 6
Floodplain – Uncleared		
1. Heavy weeds scattered brush	0.050	3 to 6
2. Wooded	0.120	3 to 6
MAJOR NATURAL STREAMS Roughness coefficient is usually less than for minor streams of similar description because of less effective resistance offered by irregular banks or vegetation on banks. Values of "n" for larger streams of mostly regular sections, with no boulders or brush	Range from 0.028 to 0.060	3 to 6
UNLINED VEGETATED CHANNELS		
Clays (Bermuda Grass)	0.035	5 to 6
Sandy and Silty Soils (Bermuda Grass)	0.035	3 to 5
UNLINED NON-VEGETATED CHANNELS		
Sandy Soils	0.030	1.5 to 2.5
Silts	0.030	0.7 to 1.5
Sandy Silts	0.030	2.5 to 3.0
Clays	0.030	3.0 to 5.0
Coarse Gravels	0.030	5.0 to 6.0
Shale	0.030	6.0 to 10.0
Rock	0.025	15
For natural channels with specific vegetation type, refer to Table 4-7 for more detailed velocity control.		

Source: iSWM Technical Manual, NCTCOG, Sept. 2014

l. Channel side slopes shall be stable throughout the entire length and the side slope shall depend on the channel material. Roadside swales shall have maximum foreslopes of 4:1 and maximum backslopes of 3:1.

m. Trapezoidal or parabolic cross sections are preferred over triangular shapes.

n. For vegetative channels, design stability shall be determined using low vegetative retardance conditions (Class D as defined in Table 4-7). For design capacity, higher vegetative retardance conditions (Class C as defined in Table 4-7) shall be used.

o. For vegetative channels, flow velocities within the channel shall not exceed the maximum permissible velocities given in Tables 4-5 and 4-6.

p. If relocation of a stream channel is unavoidable, the cross-sectional shape, meander, pattern, roughness, sediment transport, and slope shall conform to the existing conditions insofar as practicable. Energy dissipation will be necessary when existing conditions cannot be duplicated.

q. Streambank stabilization shall be provided, when appropriate, as a result of any stream disturbance such as encroachment and shall include both upstream and downstream banks as well as the local site.

r. Vegetative Design: A two-part procedure is required for final design of temporary and vegetative channel linings.

   (1) Part 1- the design stability component, involves determining channel dimensions for low vegetative retardance conditions, using Class D as defined in Table 4-7.

   (2) Part 2: the design capacity component, involves determining the depth increase necessary to maintain capacity for higher vegetative retardance conditions, using Class C as defined in Table 4-7.

   (3) If temporary lining is to be used during construction, vegetative retardance Class E shall be used for the design stability calculations.

   Design examples outlining the steps of design stability calculations are provided within Section 3.2.6 of the iSWM Technical Manual.

s. For gabions, design velocities range from 10 fps for 6-inch mattresses up to fifteen feet per second (15 fps) for one-foot (1') mattresses. Some manufacturers indicate that velocities of twenty feet per second (20 fps) are allowable for basket installations. The design of stable rock riprap lining depends on the intersection of the velocity (local boundary shear) and the size and gradation of the riprap material. More information on calculating acceptable riprap velocity limits is available in *Section 3.2.7 of the Hydraulics Technical Manual*.

t. Swales: Drainage swales, where approved by the City Engineer, may be used for outfalls to natural or major drainage channels. Swales shall be designed to have a minimum of one foot (1') of freeboard at design flow and side slopes shall not be steeper than 4:1 and constructed with a reinforced concrete trickle channel.

u. A permanent chain link fence or other fence meeting the requirements of the City shall be constructed along the top of any channel exceeding three feet (3') in depth to enclose the area where it is adjacent to residential lots and in other cases, where it is deemed necessary to restrict access to the channel.

Table 4-6. Maximum Velocities for Vegetative Channel Linings

Vegetation Type	Slope Range (%)[1]	Maximum Velocity[2] (ft/s)
Bermuda grass	0-5	6
Bahia		4
Tall fescue grass mixtures[3]	0-10	4
Kentucky bluegrass	0-5	6
Buffalo grass	5-10 >10	5 4
Grass mixture	0-5[1] 5-10	4 3
Sericea lespedeza, Weeping lovegrass, Alfalfa	0-5[4]	3
Annuals[5]	0-5	3
Sod		4
Lapped sod		5

[1] Do not use on slopes steeper than 10% except for side-slope in combination channel.
[2] Use velocities exceeding 5 ft/s only where good stands can be maintained.
[3] Mixtures of Tall Fescue, Bahia, and/or Bermuda
[4] Do not use on slopes steeper than 5% except for side-slope in combination channel.
[5] Annuals - used on mild slopes or as temporary protection until permanent covers are established.

Source: Manual for Erosion and Sediment Control in Georgia, 1996.

Table 4-7. Classification of Vegetal Covers as to Degrees of Retardance		
Retardance Class	**Cover**	**Condition**
A	Weeping Lovegrass	Excellent stand, tall (average 30")
	Yellow Bluestem Ischaemum	Excellent stand, tall (average 36")
B	Kudzu	Very dense growth, uncut
	Bermuda grass	Good stand, tall (average 12”)
	Native grass mixture Little bluestem, bluestem, blue gamma other short and long stem Midwest grasses	Good stand, unmowed
	Weeping lovegrass	Good stand, tall (average 24”)
	Laspedeza sericea	Good stand, not woody, tall (average 19”)
	Alfalfa	Good stand, uncut (average 11”)
	Weeping lovegrass	Good stand, unmowed (average 13”)
	Kudzu	Dense growth, uncut
	Blue gamma	Good stand, uncut (average 13”)
C	Crabgrass	Fair stand, uncut (10 – 48”)
	Bermuda grass	Good stand, mowed (average 6”)
	Common lespedeza	Good stand, uncut (average 11”)
	Grass-legume mixture: summer (orchard grass redtop, Italian ryegrass, and common lespedeza)	Good stand, uncut (6 – 8 “)
	Centipede grass	Very dense cover (average 6”)
	Kentucky bluegrass	Good stand, headed (6 – 12”)
D	Bermuda grass	Good stand, cut to 2.5”
	Common lespedeza	Excellent stand, uncut (average 4.5”)
	Buffalo grass	Good stand, uncut (3 – 6”)
	Grass-legume mixture: fall, spring (orchard grass, redtop, Italian ryegrass, and common lespedeza)	Good stand, uncut (4 – 5”)
	Lespedeza serices	After cutting to 2” (very good before cutting)
E	Bermuda grass	Good stand, cut to 1.5”
	Bermuda grass	Burned stubble

Note: Covers classified have been tested in experimental channels. Covers were green and generally uniform. Source: HEC-15, 1988.

F. Detention/Retention Structures

1. General

a. Retention (maintains a permanent pool elevation) and detention (no permanent pool storage) shall be designed in accordance with the criteria below.

b. Stormwater detention facilities shall be required where deemed appropriate by the City when it is determined that adverse downstream flooding would occur due to a proposed development. Stormwater detention shall be used to reduce the net increase in stormwater runoff due to development of the property at the 2-, 25-, and 100-year events, unless a downstream assessment shows that none is required. Multi-stage outlet structures may be required. Within the Gills Branch Watershed, stormwater detention shall be used to reduce the net increase in stormwater runoff due to development to reduce the post-developed 100-year storm peak discharge to the pre-developed 25-year storm peak discharge.

c. Retention/detention ponds shall be encompassed by an easement. The facility will remain the maintenance responsibility of the Responsible Party or property-owners association, unless otherwise accepted by the City. Acceptance by the City will be contingent upon the facility being a part of a dedicated park or other such property which meets with the City's approval.

d. Preservation of major floodplains is strongly encouraged and detention/retention may be required if a proposed drainage improvement is found to create actual or potential upstream, adjacent or downstream property damage due to the creation of excessive flood velocities or heights.

e. Runoff from development sites that exceeds 10,000 square feet of land disturbance or a net increase of 5,000 square feet of impervious surface must not exceed pre-development levels for the 2-year, 25-year and 100-year, 24-hour events, unless a downstream assessment determines that it is not required. Multi-phase developments will be considered as a single entity in determining the requirement for detention. For development sites not exceeding the above referenced disturbed area and impervious area thresholds, the City may at their discretion require that stormwater detention be provided.

f. No increase or concentration of stormwater may be conveyed off-site without easements and/or downstream drainage improvements. Increased stormwater runoff attributable to new development must not exceed the capacity of the downstream drainage system. If no downstream drainage system exists, increased stormwater runoff must not adversely affect adjoining property. In cases where the proposed runoff would exceed the capacity of downstream facilities, the developer will be required to provide detention to prevent overloading of downstream systems.

g. In all new developments where stormwater runoff has been collected or concentrated, discharge shall be conveyed off-site by creeks, channels or storm sewer systems. Easements shall be provided by the Responsible Party to the City for off-site drainage facilities, as well as for on-site facilities. All flows shall be discharged in a non-erosive manner.

h. The Responsible Party shall pay for the cost of all drainage improvements required, including any necessary off-site channels or storm sewers and acquisition of the required easements.

i. If it is anticipated that additional runoff caused by the development will overload any existing downstream drainage facility, whether natural or improved, and result in hazardous conditions, approval of the improvements for the proposed subdivision may be withheld until appropriate provisions have been made to accommodate the problem. If existing capacity is not available downstream and property damage could occur, the Responsible Party shall provide a drainage system or detention facility to mitigate the deficiency. In any case, a letter of acknowledgement shall be obtained from the downstream property owner indicating that the downstream property owner is aware of proposed drainage improvements impacting drainage on or to said owner's property.

j. Permanent impoundments of water shall be constructed in such a way that negative effects on aesthetics, function, flooding, health, and safety are minimized. Such improvements shall be allowed at the discretion of the City Engineer. The developer shall be responsible for all necessary permitting required by the Texas Commission on Environmental Quality for impounding public water. The City Engineer may require calculations and/or other documentation that no negative impact is created. All Texas Commission on Environmental Quality (TCEQ) requirements for impoundments and dam safety shall apply. These requirements relate to both the size and the hazard classification of the embankment. Copies of all materials submitted to TCEQ for permitting, along with the TCEQ permits, must be submitted to the City Engineer.

k. All storage facilities shall be designed and analyzed using reservoir routing of an inflow unit hydrograph. The software program or computational method must be approved by the City Engineer. The analysis should consist of comparing the design flows at a point or points downstream of the proposed storage site with and without storage. Design calculations shall show the effects of the detention facility in each of the 2-, 25-, and 100-year storm events. This may require the use of multi-stage control structures. The detention facility shall be designed to provide the required detention for all the above-listed frequencies.

l. The facilities shall be designed using SCS unit hydrograph methodologies or by other approved hydrograph routing methods.

m. Detention ponds may be counted toward the required parkland dedication if designed to accommodate recreational activities.

2. Design Frequency

   Detention structures shall be designed for the three storms (streambank protection (2-year), conveyance (25-year), and flood mitigation storms (100-year)) for the critical storm duration that results in the maximum (or near maximum) peak flow.

3. Design Criteria

   a. Dry detention basins are sized to temporarily store the volume of runoff required to provide flood protection up to the flood mitigation storm, if required.

   b. Extended detention dry basins are sized to provide extended detention of the streambank protection volume over 24 hours and can also provide additional storage volume for normal detention (peak flow reduction) of the flood mitigation storm event.

   c. Routing calculations must be used to demonstrate that the storage volume and outlet structure configuration are adequate. See *Section 2.0 of the iSWM Hydraulics Technical Manual* for procedures on the design of detention storage.

   d. Detention Basins shall be designed with an 8-foot-wide maintenance access.

   e. A freeboard of one (1) foot will be required for all detention ponds. Freeboard distance is measured between the elevation of the emergency spillway crest and the elevation of the top of the detention basin containment embankment/berm.

   f. A calculation summary shall be provided on construction plans. For detailed calculations of unit hydrograph studies, a separate report shall be provided to the City for review and referenced on the construction plans. Stage-storage-discharge values shall be tabulated and flow calculations for discharge structures shall be shown on the construction plans.

   g. An emergency spillway shall be provided at the flood mitigation maximum storage elevation with sufficient capacity to convey the flood mitigation storm assuming blockage of the outlet works with six inches of freeboard. Spillway requirements must also meet all appropriate state and federal criteria.

   h. A landscape plan shall be provided for all detention ponds.

   i. All detention basins shall be stabilized against significant erosion and include a maintenance plan.

   j. Design calculations will be provided for all spillways and outlet structures.

k. Stormwater maintenance agreements shall be included for all detention structures (example stormwater maintenance agreement is provided as Appendix G).

l. Storage may be subject to the requirements of the Texas Dam Safety Program (see iSWM Program Guidance) based on the volume, dam height, and level of hazard.

m. Earthen embankments six feet (6') in height or greater shall be designed per TCEQ guidelines for dam safety (see iSWM Program Guidance).

n. Vegetative slopes shall be less than ten feet (10') in height and shall have side slopes no steeper than 4:1.

o. Areas above the normal high-water elevations of the detention facility should be sloped toward the basin to allow drainage and to prevent standing water. Careful finish grading is required to avoid creation of upland surface depressions that may retain runoff. The bottom area of storage facilities should be graded toward the outlet to prevent standing water conditions. A low flow or pilot channel across the facility bottom from the inlet to the outlet (often constructed with riprap) is recommended to convey low flows and prevent standing water conditions.

4. Outlet Structures

a. Outlet structures shall be designed to intercept sediment and floatables from the 25-year storm. The potential for the impact of sedimentation on the detention facility should be evaluated. A means of access for maintenance of the facility shall be provided.

b. The outlet control structures for storage facilities typically include a principal outlet and an emergency overflow. The principal outlet functions to restrict the outflow and cause the runoff to use the available storage volume. The principal outlet shall be designed to accommodate the multiple frequency storms listed above while maintaining the minimum freeboard of one foot. The emergency overflow shall be paved and provide positive overflow.

c. The outlet control structure may be drop inlets, pipes, culverts, weirs, or orifices. Checks should be made to determine if the outlet structure is controlled by weir or orifice flow. The tailwater on the structure could significantly affect its capacity. The engineer should carefully evaluate the tailwater depth. For detention facilities in a series, the lower facility should not cause inundation of the upper outlet control structure. The calculation of the hydraulic capacity for outlet control structures is based on the type of structure used, using standard hydraulic calculations.

d. Extended detention (ED) orifice sizing is required in design applications that provide extended detention for downstream streambank protection (2-year). The release rate for the orifice shall discharge the ED volume in a

period of 24 hours or longer. In this case an extended detention orifice or reverse slope pipe must be used for the outlet.

e. Design Frequency

(1) Streambank protection storm (2-year, 24-hour)

(2) Conveyance storm (25-year, 24-hour)

(3) Flood mitigation storm (100-year, 24-hour)

f. Design Criteria

(1) Estimate the required storage volumes for streambank protection, conveyance storm, and flood mitigation.

(2) Design extended detention outlets for each storm event.

(3) Outlet velocities shall be within the maximum allowable range based on channel material as shown in Tables 4-5 and 4-6.

(4) Design necessary outlet protection and energy dissipation facilities to avoid erosion problems downstream from outlet devices and emergency spillway(s).

(5) Perform buoyancy calculations for the outlet structure and footing. Flotation will occur when the weight of the structure is less than or equal to the buoyant force exerted by the water.

(6) Additional design guidance is in *Section 2.2 of the iSWM Hydraulics Technical Manual*.

5. Energy Dissipation

a. Design Frequency

All drainage system outlets, whether for closed conduits, culverts, bridges, open channels, or storage facilities, shall provide energy dissipation to protect the receiving drainage element from erosion.

(1) Conveyance storm (25-year, 24-hour)

(2) Flood mitigation storm (100-year, 24-hour)

b. Design Criteria

(1) *Energy dissipaters* are engineered devices such as rip-rap aprons or concrete baffles placed at the outlet of stormwater conveyance systems for reducing the velocity, energy and turbulence of the discharged flow.

(2) Erosion problems at culvert, pipe and engineered channel outlets are common. Determination of the flow conditions, scour potential,

and channel erosion resistance shall be standard procedure for all designs.

(3) Energy dissipaters shall be employed whenever the velocity of flows leaving a stormwater management facility exceeds the erosion velocity of the downstream area channel system.

(4) Energy dissipater designs will vary based on discharge specifics and tailwater conditions.

(5) Outlet structures shall provide uniform redistribution or spreading of the flow without excessive separation and turbulence.

(6) Energy dissipaters are a required component of the Final Drainage Plan.

(7) Recommended Energy Dissipaters for outlet protection include the following:

(a) Riprap apron
(b) Riprap outlet basins
(c) Baffled outlets
(d) Grade Control Structures

The reader is referred to *Section 4.0 of the iSWM Hydraulics Technical Manual* and the Federal Highway Administration Hydraulic Engineering Circular No. 14 entitled, Hydraulic Design of Energy Dissipaters for Culverts and Channels, for the design procedures of other energy dissipaters.

SECTION 5 EASEMENTS

SECTION 5 - EASEMENTS

The subdivider shall dedicate or grant easements as follows, and record them in the in the deed records of Bastrop County:

A. General Policy

1. Drainage easements shall generally be located along the existing drainage way and should be of sufficient width for the designed improvements (if any) to be installed and enough extra width for maintenance equipment to be able to work.
2. All drainage easements shall be so designed to allow maintenance equipment to enter the easement and be able to perform the necessary work.

B. Drainage Easements

Where a subdivision is traversed by a watercourse, drainage way, natural channel or stream, there shall be provided an easement or right-of-way conforming substantially to the limit of such watercourse, plus additional width to accommodate future needs as determined by the City of Bastrop Comprehensive Plan and the City Manager. Natural waterways and channels should be used wherever practical to carry runoff. Any modification to an existing waterway and channel requires approval by the City Engineer and City Manager.

Easements shall be retained along drainage ways, which carry drainage away from roads or which convey main drainage from and through the lots or tracts. Easements shall be a minimum of twenty-five-feet (25') wide for open drainage channels or sized to accommodate the 100-year flood plain. A suitable note on the plat must restrict all properties within the subdivision ensuring that drainage easements within the plat boundaries shall be kept clear of fences, buildings, and plantings that would obstruct the flow of water, and other obstructions to the operations and maintenance of the drainage facility.

1. Storm drainage easements of fifteen feet (15') minimum width shall be provided for existing and proposed enclosed drainage systems. Easements shall be centered on the systems. Larger easements, where necessary, shall be provided as directed by the City Engineer.
2. Storm drainage easements along existing or proposed open channels shall be a minimum of twenty-five-feet (25') wide for open drainage channels or sized to accommodate the 100-year flood plain, providing sufficient width for the required channel and such additional width as may be required for ingress and egress of maintenance equipment; to provide clearance from fences and space for utility poles; to allow maintenance of the channel bank; and, to provide necessary slopes along the bank.
3. Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road rights-of-way, perpetual unobstructed easements for such drainage facilities shall be provided across property outside

the road right-of-way lines and with satisfactory access to the road. Easements shall be indicated on the plat. Drainage easements shall be carried from the road to a natural watercourse or to other drainage facilities.

4. When a proposed drainage system will carry water across private land outside the subdivision, appropriate drainage rights must be secured and indicated on the plat or other instrument as approved by the City Attorney. Easements in areas adjoining a proposed subdivision necessary to provide adequate drainage thereof or to serve such subdivision with utilities, shall be obtained by the subdivider prior to final plat approval. In the case of clear public interest, the City may participate in easement acquisition by power of condemnation.
5. The Applicant shall dedicate an appropriate drainage easement either in fee or by drainage easement or by conservation easement of land on both sides of existing watercourses to a distance to be determined by the City Engineer.
6. Easements for storm drainage facilities shall be provided at locations containing proposed or existing drainage ways.
7. Storm drainage easements shall be provided for emergency overflow drainage ways of sufficient width to contain within the easement stormwater resulting from a 100-year frequency storm less the amount of stormwater carried in an enclosed system of a capacity required by the City of Bastrop.
8. The width of the easements shall be substantiated by a drainage study and drainage calculations or other criteria submitted to and approved by the City Engineer.
9. Floodplain Easements. Floodplain easements shall be provided along natural drainage ways and lakes or reservoirs. Floodplain easements shall encompass all areas beneath the water surface elevation resulting from a storm whose design frequency is 100-years (or a one-percent annual probability), plus such additional width as may be required to provide ingress and egress to allow maintenance of the banks and for the protection of adjacent property, as determined and required by the City Engineer.
10. Detention area easements shall be provided that completely encompass the pond and associated improvements. Detention ponds on nonresidential property shall be maintained by the property owner's association, unless otherwise approved by the City.
11. Streambank Buffer Easements – A 100-foot stream buffer easement shall be provided along any of the major stream channels (Colorado River, Piney Creek, Gills Branch, or any other perennial stream) with no grading or vegetation removal to serve as a streambank buffer for erosion and for water quality protection. No buildings may be constructed within the streambank buffer and any fences within the 100-year floodplain shall be designed to not impede flow, including by debris that may be caught in the fence.

SECTION 6 CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

SECTION 6 - CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

A. General

Stormwater pollution prevention plans (SWPPPs) shall be submitted for review to the City Engineer prior to release of construction projects. The developer and their engineer shall be responsible for preparation of a SWPPP in accordance with TCEQ and U.S. Environmental Protection Agency (EPA) requirements. TCEQ and EPA permitting shall also be the responsibility of the developer and their engineer.

B. Required Best Management Practices

Where appropriate, the plan shall include sediment controls to do all of the following to the maximum extent practicable:

1. Each site shall provide an access drive and parking area of sufficient dimensions and design, surfaced with a material that will prevent erosion and minimize tracking or washing of soil onto public or private roadways. All non-paved access drives shall be designed so that stormwater runoff from adjacent areas does not flow down the drive surface.
2. Any significant amount of runoff from upslope land area, rooftops, or other surfaces that drain across the proposed land disturbance shall be diverted around the disturbed area, if practical. Any diversion of upslope runoff shall be done in a manner that prevents erosion of the flow path and the outlet.
3. Any cuts and fills shall be planned and constructed to minimize the length and steepness of slope and stabilized in accordance with the approved erosion control plan timelines and standards of this document.
4. Open channels shall be stabilized as required to prevent erosion.
5. Inlets to storm drains, culverts, and other stormwater conveyance systems shall be protected from siltation until final site stabilization.
6. Water pumped from the site shall be treated by temporary sedimentation basins or other appropriate controls designed for the highest dewatering pumping rate. Water may not be discharged in a manner that causes erosion of the site or receiving channels.
7. All waste and unused building materials shall be properly disposed of and not allowed to be carried by runoff into a receiving channel or storm sewer system.
8. All off-site sediment deposits occurring as a result of a storm event shall be cleaned up by the end of the next workday. All other off-site sediment deposits occurring as a result of land-disturbing activities shall be cleaned up by the end of the workday. Flushing may not be used unless the sediment will be controlled by a filter fabric barrier, sediment trap, sediment basin, or equivalent.
9. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at one time. Existing vegetation shall be maintained as long as possible.
10. Soil stockpiles shall be located no closer than 25-feet from lakes, streams, wetlands, ditches, drainage ways, or roadway drainage systems. Stockpiles shall be stabilized by mulching, vegetative cover, tarps, or other means if remaining for

20 days or more.

11. For any disturbed area that remains inactive for greater than 7 working days, or where grading work extends beyond annual permanent seeding deadlines, the City of Bastrop may require the site to be treated with temporary stabilization measures.
12. When the disturbed area has been stabilized by permanent vegetation or other means, temporary BMPs such as silt fences, straw bales, and sediment traps shall be removed and these areas stabilized.

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM**: 12O

TITLE:
Consider action to approve Resolution No. R-2019-77 of the City Council of the City of Bastrop, Texas, rejecting all bids for the 2019 Streets Program Maintenance and Preventative Maintenance Project; repealing all resolutions in conflict; providing severability; and providing an effective date.

STAFF REPRESENTATIVE:
Trey Job, Managing Director of Public Works & Leisure Services

BACKGROUND/HISTORY:
In December of 2017, the City of Bastrop conducted a pavement condition survey of its existing street network. A pavement condition index was developed based on the findings of that study. The results of that study were presented to City Council in April 2018. Staff then used that information to develop various types of pavement maintenance needed, and the costs associated with each type of treatment.

The City of Bastrop City Council received a presentation from staff on the condition of local streets within the City limits again in June 2018 to begin to develop costs for the FY 19 budget year. As a result of the workshop, the first two years of the Street Maintenance Program were funded for Fiscal Years 2019 and 2020.

On July 22, 2019, only one bid was received from Lone Star Paving Company for One Million Five Hundred Fifty Thousand Three Hundred Ninety-Two Dollars. ($1,550,392.00). Walker Partners recommends rejection of the bid proposal from Lone Star Paving Company as the bid price of the lowest bidder exceeds the budget available.

Walker Partners opines that the current market for street maintenance and repair has consistently seen a twenty-five percent (25%) increase over the last year. The City of Bastrop has witnessed this change in the market, and has received bids within the past twelve months in the range of fifty to one hundred and fifty percent. (50-150%) over the opinion of probable cost.

POLICY EXPLANATION:
The City is required to maintain its infrastructure for all utilities and is given authority to do so in the Local City Charter, Article II, Section 2.01 General Powers of the City. This project also meets the Fiscal Responsibility Focus Area established by City Council in Fiscal Year 2018-19 budget.

FUNDING SOURCE:
Street Maintenance Fund contains $1,109,118 for FY 2019 and FY 2020.

RECOMMENDATION:
Consider action to approve Resolution No. R-2019-77 of the City Council of the City of Bastrop, Texas, rejecting all bids for the 2019 Streets Program Maintenance and Preventative Maintenance Project; repealing all resolutions in conflict; providing severability; and providing an effective date.

ATTACHMENTS:

- Resolution
- Walker Partners Recommendation to reject all bids.

RESOLUTION NO. R-2019-77

RESOLUTION NO. R-2019-77 OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS REJECTING ALL BIDS FOR THE 2019 STREETS PROGRAM MAINTENANCE AND PREVENTATIVE MAINTENANCE PROJECT; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Bastrop, Texas recognizes that the current market for street maintenance and repair has seen a minimum of a twenty-five percent increase; and

WHEREAS, the City Council of the City of Bastrop, Texas recognizes that tax dollars should be spent responsibly; and

WHEREAS, the City Council understands that by re-bidding this project at a time of year that will allow the market time to readjust and provide more a greater value to the citizens of Bastrop; and

WHEREAS, the City Council of the City of Bastrop recognizes the importance of maintaining streets and the value added to the community by proper maintenance; and

WHEREAS, the City of Bastrop will continue to make preventative maintenance a priority for all City Infrastructure.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

Section 1: That all bids received for the 2019 Streets Program Maintenance and Preventative Maintenance Project are formally rejected.

Section 2: All orders, ordinances, and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 3: That this Resolution shall take effect immediately upon its passage, and it is so resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop, Texas this 27th day of August 2019.

APPROVED:

Connie B. Schroeder, Mayor

ATTEST:

Ann Franklin, City Secretary

APPROVED AS TO FORM:

Alan Bojorquez, City Attorney

Walker Partners
engineers ★ surveyors

2700 Earl Rudder Frwy, Suite 1600
College Station, Texas 77845

August 12, 2019

City of Bastrop
1311 Chestnut Street
Bastrop, TX 78602

Attn: Mr. Trey Job, CPM

Re: City of Bastrop 2019 Streets Program Maintenance and Preventative Maintenance
City of Bastrop Proposal No.: 19-004
Walker Partners Project No.: 4-01126

Dear Mr. Job:

On July 22, 2019, one bid was received for the subject Project. The sole bid was received from Lone Star Paving Company for $1,550,392.00.

Walker Partners recommends rejection of the bid proposal from Lone Star Paving Company as the bid price of the lowest bidder exceeds the budget available. It is recommended that the project be re-advertised later this fall with modifications to the drawings and specifications to allow additional time in contract, add alternate bid items and to receive bids in a more competitive bid environment as contractor scheduling pressures due to bad spring weather begin to ease.

Please contact me if you have any questions or require additional information.

Sincerely,

R. Alan Munger, P.E.

R. Alan Munger, P.E.
Manager

RAM:ram

Attachment

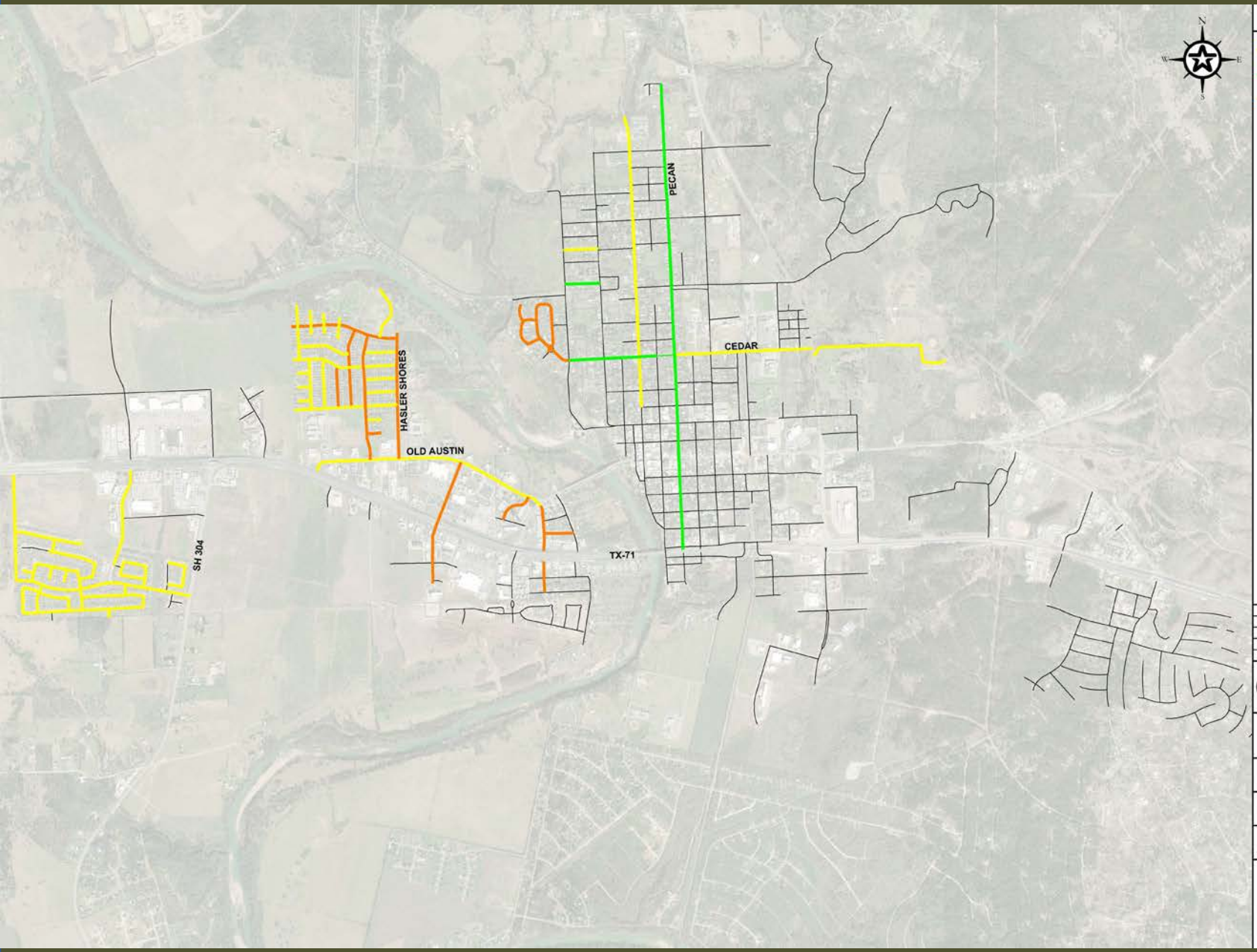
Walker Partners
engineers ★ surveyors

City of Bastrop
Streets, Pavement, and Preventative Maintenance Project

August 27, 2019

Why are we here?

- To provide the City of Bastrop with a Strategic Plan to implement a cost-effective street maintenance program as soon as practical.



LEGEND

- PROGRAM MAINTENANCE
- PREVENTATIVE MAINTENANCE
- PROGRAM & PREVENTATIVE MAINTENANCE

REV.	DESCRIPTION	DATE

Walker Partners
engineers ★ surveyors

CITY OF BASTROP

2019 MAINTENANCE PROGRAM

OVERALL MAINTENANCE OVERVIEW

07/01/19
DATE

R. Alan Munger, PE
R. ALAN MUNGER

STATE OF TEXAS
R. ALAN MUNGER
65341
REGISTERED
PROFESSIONAL ENGINEER

DESIGNED	RAM
DRAWN	RAM
CHECKED	KPD/MPP
APPROVED	RAM
PROJECT NO.	4-01126

DRAWING NO.
EXH. 1

Project Description

- Maintenance and Preventative Maintenance for 21.9 miles of City Streets.
  - Maintenance = Crack Sealing and Pavement Repair
  - Preventative Maintenance = Seal Coat, Scrub Seal, Fog Seal, and Frictional Asphaltic Surface Preservation Treatment

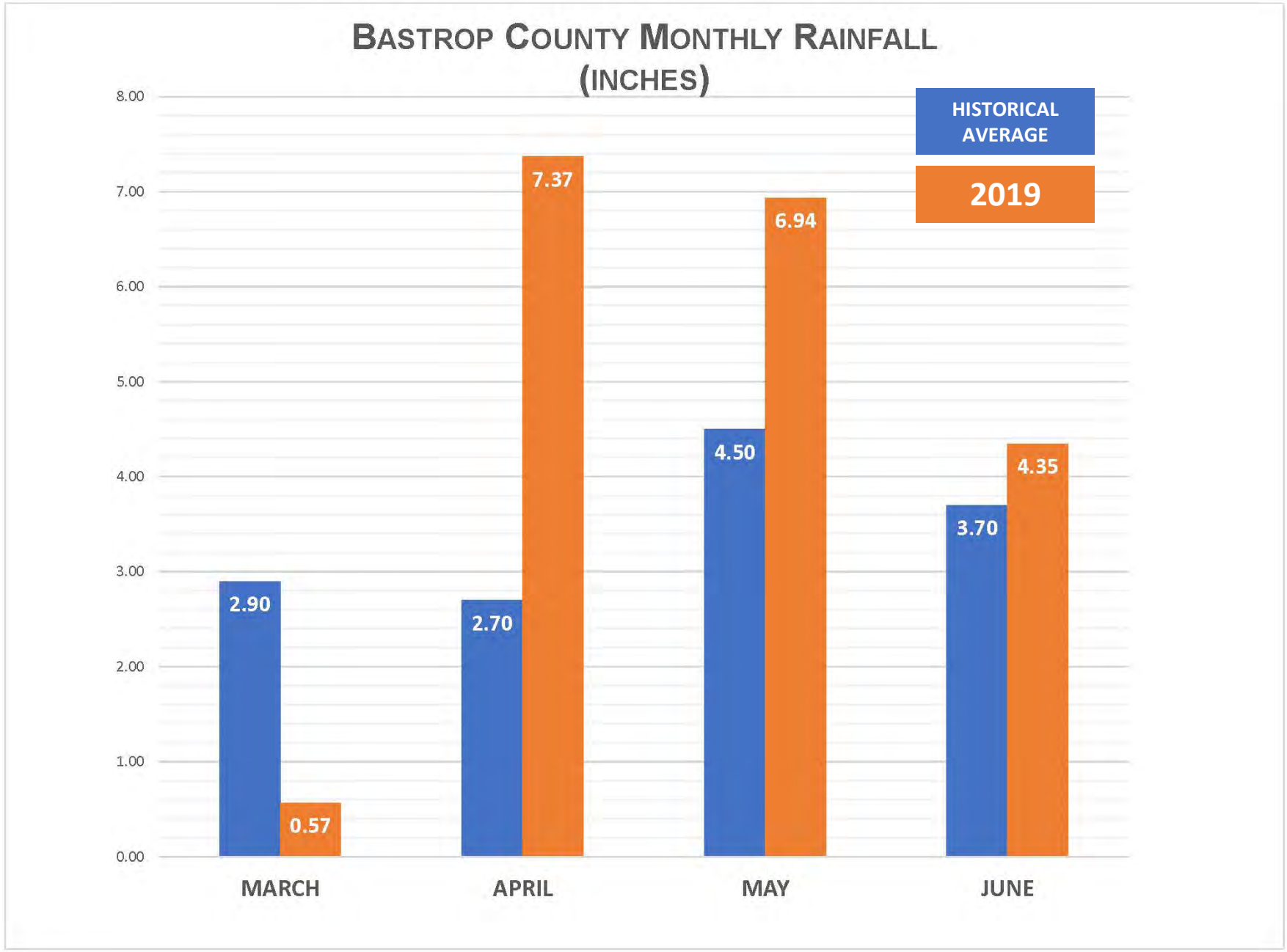
PROBLEM!

- Walker Partners' Cost Estimate (June 2019) = $600,000
- Low Bidder (only bidder) = $1,550,392

Why did this happen???

Bidding Climate

- 2014 Proposition 1: $5.4B to State Highway Fund
- 2015 Proposition 7: $5B to State Highway Fund
- Austin District
  - $1.036B Currently under Construction
  - $802.99M New Projects beginning August 2019
- Construction Cost Increases for 2019
  - Material Cost Increases
  - Labor Cost Increase
  - Extremely High Demand – Low Supply


BASTROP COUNTY MONTHLY RAINFALL
(INCHES)
HISTORICAL AVERAGE
2019
8.00
7.00
6.00
5.00
4.00
3.00
2.00
1.00
0.00
2.90
0.57
2.70
7.37
4.50
6.94
3.70
4.35
MARCH
APRIL
MAY
JUNE

Strategic Plan

1. Re-bid in October – 2 weeks after TxDOT Bid Opening

   "Piggyback" to take advantage of Low Bidder's Mobilization & Economy of Scale

   2. Incorporate Strategic Additive Alternates
   3. Utilize Competitive Sealed Proposal Procurement Method
   4. Provide Flexible Scheduling Parameters (with stipulated provisions/parameters)

   - Begin "Cold Weather" construction activities in December
   - Complete Project by July 31, 2020

BUILDING TOGETHER
FOR THE FUTURE

Connie Schroeder, Mayor

Lynda Humble, City Manager

CITY COUNCIL
Willie Lewis "Bill" Peterson
Drusilla Rogers
Lyle Nelson
Bill Ennis
Dock Jackson

CITY OF BASTROP

STREETS, PAVEMENT, AND PREVENTATIVE MAINTENANCE

$826,800.00

Updated Cost Estimate

$826,800

POTENTIAL SCHEDULE

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM**: 12P

TITLE:
Conduct a Public Hearing (1st) on the Proposed Ad Valorem Tax Rate for Fiscal Year 2019-2020.

STAFF REPRESENTATIVE:
Tracy Waldron, Chief Financial Officer

BACKGROUND/HISTORY:
The City Manager presented the proposed budget for FY 2019-2020 on August 13, 2019 that includes a proposed tax rate of $0.5640 per $100 assessed value.

Truth-in-taxation is a concept embodied in the Texas Constitution and the Tax Code that requires local taxing units to make taxpayers aware of tax rate proposals. When a proposed tax rate exceeds the rollback rate or the effective rate, whichever is lower, the taxing unit's government body must hold two public hearings to allow the public the opportunity to express their views on the proposed tax rate.

POLICY EXPLANATION:
City staff is considering a tax rate up to $0.5640 including an operations and maintenance (O&M) tax rate of $0.3691 and a debt service (I&S) tax rate of $0.1949 per $100 in taxable value.

The effective tax rate, which is the total tax rate needed to raise the same amount of property tax revenue from the same properties in both 2018 tax year and 2019 tax year, has been calculated by City staff and certified by the Bastrop Central Appraisal District to be $0.5322. The rollback rate, which is the maximum rate that can be applied and not be subject to a rollback petition, has been calculated by staff and certified by the Bastrop Central Appraisal District to be $0.5704. These rates will be published in the local newspaper, the City's website, and the government access cable channel as required by State law.

TAX RATES		
Tax Rates	**FY 2018-2019**	**FY 2019-2020**
Effective Rate	$0.5534	$0.5322
Rollback Rate	$0.5809	$0.5704
O & M Rate	$0.3691	$0.3691
Debt (I&S) Rate	$0.1949	$0.1949
Proposed Tax Rate	$0.5640	$0.5640

There will be a second public hearing on Tuesday, September 10, 2019 at 6:30pm. The public hearing will be held in the City Council Chambers, located in City Hall at 1311 Chestnut St. Bastrop, TX 78602.

RECOMMENDATION:
City staff recommends the City Council conduct a public hearing to allow the public the opportunity to express their views on the proposed tax rate. No official action is required after the public hearing.

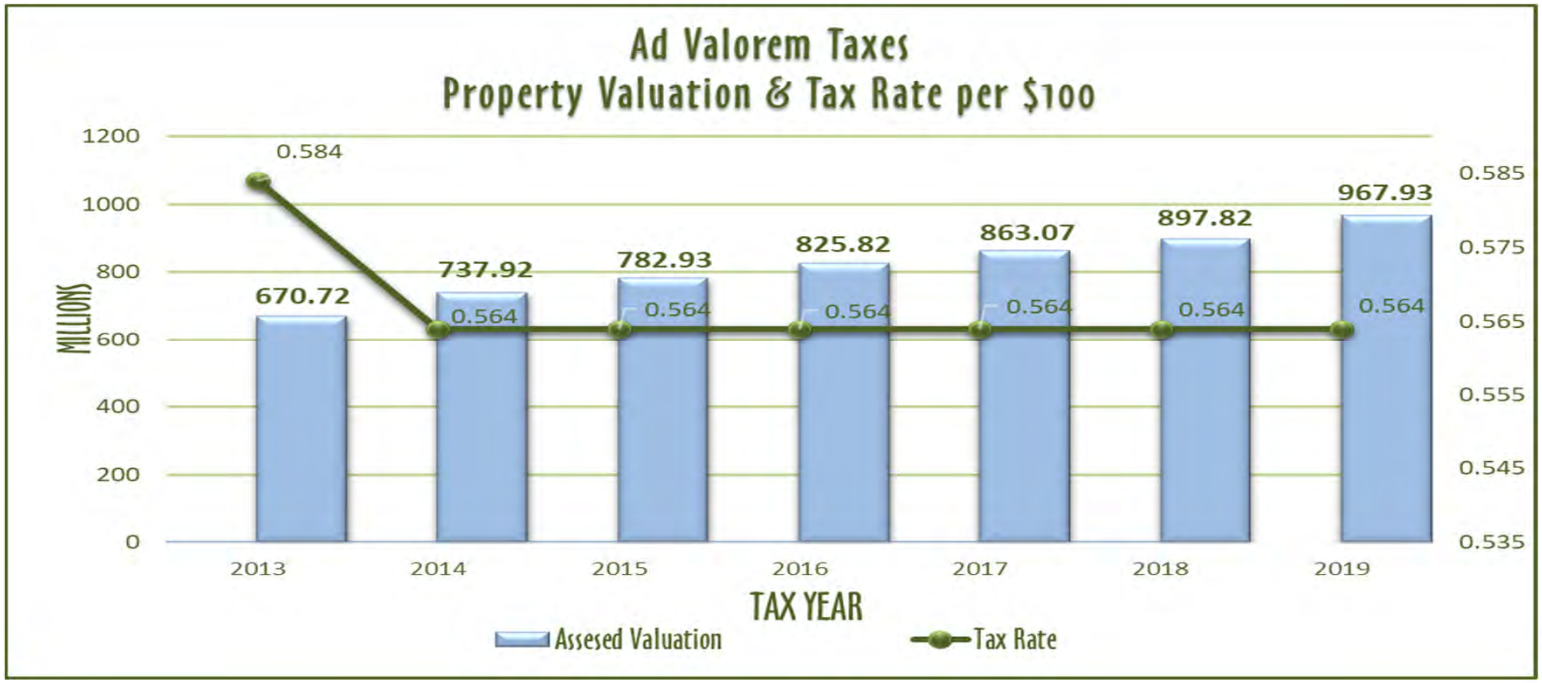
AT EACH HEARING, THE GOVERNING BODY MUST ANNOUNCE THE DATE, TIME AND PLACE OF THE MEETING AT WHICH IT WILL VOTE ON THE TAX RATE. THE CITY OF BASTROP WILL VOTE ON THE TAX RATE ON SEPTEMBER 24, 2019 AT 6:30 PM AT CITY HALL, 1311 CHESTNUT STREET, BASTROP, TX 78602.

Proposed Tax Rate
August 27, 2019

BASTROPTX
Heart of the Lost Pines / Est. 1832

Assessed Value Overview

	FY2018-2019	FY2019-2020
Assessed Value	$897,823,408	$967,932,907
		This is a taxable base increase of 7.8%



BASTROPTX
Heart of the Lost Pines / Est. 1832

Tax Rate Overview

TAX RATE	FY 2018-2019	FY 2019-2020
Property Tax Rate	0.5640	0.5640
Effective Rate	0.5534	0.5322
Rollback Rate	0.5809	0.5704
M&O Rate	0.3691	0.3691
Debt Service (I&S Rate)	0.1949	0.1949

Effective Tax Rate – the rate would generate the same amount of revenue than last year based on the value of the same properties from both years.

Rollback Tax Rate – this rate is the maximum rate allowed by law without voter approval.

The proposed tax rate will generate $307,803 more revenue than the effective rate. The amount generated from new property added to the tax roll this year is $124,315.

BASTROPTX
Heart of the Lost Pines / Est. 1832

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM**: 12Q

TITLE:
Consider action to approve Resolution No. R-2019-75 of the City Council of the City of Bastrop, Texas, consenting to the creation of Bastrop County Municipal Utility District No. 2.; repealing all resolutions in conflict; providing severability; and providing an effective date.

STAFF REPRESENTATIVE:
Trey Job, Managing Director of Public Works & Leisure Services
Alan Bojorquez, City Attorney

BACKGROUND/HISTORY:
Bastrop County Municipal Utility District No. 2, also known as Double Eagle Ranch Municipal Utility District No. 1, initially petitioned for and received conditional consent from the City of Bastrop in 2007, but that consent lapsed when the MUD and the City didn't complete the process of finalizing the necessary agreements. The MUD was subsequently created by the Texas Legislature in 2009, but the final steps of the process as required in statute are not complete. Two of the pending requirements are as follows:

1. getting consent from the City; and
2. executing contracts with the City regulating development continuation of the ETJ status.

The recommendation from the City Attorney is to proceed with the negotiation of a Resolution of Consent. Additionally, the recommendation is to address all legitimate health, safety and welfare concerns to be included in the final agreement. This will guarantee ETJ status and we can also negotiate a Consent to the Creation of MUD Agreement containing those terms (such as compliance with the City's drainage regulations).

POLICY EXPLANATION:
Chapter 13, Sec. 13.04.043 – Standards Art. 13.05 – Creation of water districts grants the Council authority to grant consent under and subject to the authority, conditions and restrictions of this Ordinance in addition to of article XVI, section 59 of the state constitution and of V.T.C.A. Water Code, Chapters. 50 and 54.

FUNDING SOURCE:
N/A

RECOMMENDATION:
Consider action to approve Resolution No. R-2019-75 of the City Council of the City of Bastrop, Texas, consenting to the creation of Bastrop County Municipal Utility District No. 2.; repealing all resolutions in conflict; providing severability; and providing an effective date.

ATTACHMENTS:

- Resolution
- Resolution R-2008-5
- Sketch of the new configuration.
- MUD field notes and survey

RESOLUTION NO. R-2019-75

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, CONSENTING TO THE CREATION OF BASTROP COUNTY MUNICIPAL UTILITY DISTRICT NO. 2.; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, by petition filed October 29, 2007, Double Eagle Estates, Ltd. requested the written consent of the City of Bastrop, Texas (the "City"), to the inclusion of land within, and creation of a municipal utility district pursuant to Section 42.042, Local Government Code, and Section 54.016, Water Code; and

WHEREAS, subsequent to the receipt of the above described petition, the City adopted Resolution R-2008-5 (the "Initial Consent Resolution") consenting to the creation of Double Eagle Ranch Municipal Utility District No. 1 on January 29, 2008, attached as Exhibit "A" providing such consent; and

WHEREAS, the Initial Consent Resolution expired on September 1, 2009 and is no longer effective; and

WHEREAS, the Texas Legislature passed House Bill 4772 during the 81st Legislative Session, creating Bastrop County Municipal Utility District No. 2 (the "District") and establishing Chapter 8335, Special District Local Laws Code; and

WHEREAS, Chapter 8335 requires the District, prior to holding a confirmation and director's election, to receive consent to creation of the district and to the inclusion of land in the district from each municipality in whose corporate limits or extraterritorial jurisdiction the district is located; and

WHEREAS, Chapter 8335 requires the District to comply with all applicable requirements of any ordinance or resolution that is adopted under Section 54.016 or 54.0165, Water Code, and that consents to the creation of the district or to the inclusion of land in the district; and

WHEREAS, Chapter 8335 requires the District to enter into a written contract with any municipality within whose extraterritorial jurisdiction the district is wholly or partly located:

WHEREAS, (1) regulating the continuation of the extraterritorial status of the district and its annexation by the municipality; (2) regulating the development within the boundaries of the district in a manner that the parties agree will further the health, safety, and welfare of the residents of the district; and (3) containing other terms and consideration that the municipality determines to be reasonable and appropriate; and

WHEREAS, although the City and Petitioner are cooperating in good faith to negotiate the required City Agreements, including the Consent Agreement and the agreements required under Chapter 8335, these City Agreements have not yet been finalized; and

WHEREAS, DE Development Inc. ("the Developer"), the current owner of the property in the District, plans to develop the property in the District and seeks to obtain consent from the City; and

WHEREAS, the District was initially created over approximately 700.8 acres in the extraterritorial jurisdiction of the City. The District has or will exclude certain lands from the boundaries of the District such that the revised boundaries of the District, following said exclusions, will total approximately 408.031 acres, as more particularly described in Exhibit "B"; and

WHEREAS, the District boundary is located over 7 miles from the city limits; and

WHEREAS, the District is located within the certificated service area of Aqua Water Supply Corporation and will receive water service from such corporation; and

WHEREAS, the District is located within the certificated wastewater service area of the City but due to its proximity to the City, District will not receive wastewater service from the City; and

WHEREAS, the City and the Developer are currently cooperating to negotiate a development agreement, relating to development within the District in a manner that the parties agree will further the health, safety, and welfare of the residents of the district; and

WHEREAS, the City desires to grant its written consent to the creation of the District at this time and conditioning the bond issuance upon the City's future, final approval of the requisite Consent Agreement and any related development agreements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

SECTION 1. That the City Council of the City of Bastrop, Texas, in satisfaction of Section 54.016, Water Code, hereby consents to the creation of and inclusion of land in Bastrop County Municipal District No. 2 and consents to the exclusion of land from the boundaries of the District and to the inclusion within the District of the approximately 408.031 acres of land described on Exhibit "B" in Bastrop County Municipal Utility District No. 2.

SECTION 2. District shall be designated as a non-city service district

SECTION 3. District shall construct all facilities to serve the land in accordance with plans and specifications which have been approved by the City and City shall have the right to inspect all facilities being constructed by District.

SECTION 4. The City further determines and agrees that the District is authorized to conduct elections, including elections to confirm the creation of the District, elect directors, and to authorize bonds and taxes; provided that the District shall not issue bonds until such time as (i) a Consent Agreement between the City and the Developer has been finally negotiated and executed by the City, the landowner and the District, (ii) a Development Agreement between the City and the Developer has been finally negotiated and executed by the City, the landowner and the District, and (iii) any other agreements related to the development of the MUD have been fully resolved to the satisfaction of the City, the Landowner and the District. If the execution of the above noted agreements has not taken place on or before February 28, 2020 then the City's consent to the formation of the District, provided herein, shall become void, on February 29, 2020, unless otherwise agreed upon between the City, the Landowner, and the District, which agreement shall me memorialized in writing.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop, Texas this 27th day of August 2019.

APPROVED:

_____
Connie B. Schroeder, Mayor

ATTEST:

_____
Ann Franklin, City Secretary

APPROVED AS TO FORM:

_____
Alan Bojorquez, City Attorney

RESOLUTION NO. R-2008-5

A RESOLUTION OF THE CITY OF BASTROP, TEXAS CONSENTING TO THE CREATION OF DOUBLE EAGLE RANCH MUNICIPAL UTILITY DISTRICT NO. 1

WHEREAS, by petition filed October 29, 2007, Double Eagle Estates, Ltd. ("Petitioner") requested the written consent of the City of Bastrop, Texas to the inclusion of land within, and creation of, Double Eagle Ranch Municipal Utility District No. 1 pursuant to Section 42.042, Local Government Code, and Section 54.016, Texas Water Code;

WHEREAS, the boundaries of the land to be included in Double Eagle Estates Municipal Utility District No. 1 are described on ***Exhibit "A"*** attached hereto (the "Property"). The Property is located in the extraterritorial jurisdiction of the City of Bastrop, Texas; and

WHEREAS, Section 42.042 of the Local Government Code provides that land within a municipality's' extraterritorial jurisdiction may not be included within a district without the municipality's written consent;

WHEREAS, although the City and the Petitioner are cooperating in good faith to negotiate the required City Agreements, including the Consent Agreement and the related agreements including but not limited to an agreed upon Master Plan Agreement, at the time of this Resolution these City Agreements have not yet been finalized; and

WHEREAS, nevertheless, the City of Bastrop desires to grant its written consent to the inclusion of the Property in, and creation of, Double Eagle Ranch Municipal Utility District No. 1, at this time, and conditioning the elections and bond issuance upon the City's future, final approval of the requisite Consent Agreement and any related development agreements.

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

Section 1. That the City Council of the City of Bastrop, Texas, hereby confirms its consent to the creation of the Double Eagle Municipal Utility District no. 1, over the 706.33 acres of land described on Exhibit A, being the same land described in the Petition for Consent to establish a Municipal Utility District, which Petition is attached hereto as Exhibit B, and agrees that the District is authorized to conduct elections, including elections to confirm the creation of the District and to authorize bonds; provided that the District may not proceed with such elections and/or may not take actions related to the issuance of bonds until such time as: (i) a Consent Agreement between the City and the Petitioner has been finally negotiated and executed by the City, the Landowner and the District, (ii) a Master Plan Agreement, or similar

development agreement, has been finally negotiated and executed by the City, the Landowner and the District, and (iii) any other agreements related to the development of the MUD have been fully resolved to the satisfaction of the City, the Landowner and the District. If the execution of the above noted agreements has not taken place on or before August 31, 2009, then the City's consent to the formation of the Double Eagle Utility District No. 1, provided herein, shall become void, on September 1, 2009, unless otherwise agreed upon between the City the Landowner and the District, which agreement shall be memorialized in writing.

PASSED AND APPROVED this 29th day of January 2008.

Tom Scott

Mayor Tom Scott

ATTEST:

Teresa Valdez

Teresa Valdez, City Secretary

EXHIBIT "A"

DALE L. OLSON
Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR A 723.330 ACRE TRACT IN THE JOSE ANTONIO NAVARRO SURVEY, BASTROP COUNTY, TEXAS.

BEING a 723.330 acre tract or parcel of land out of and being a part of the Jose Antonio Navarro Survey, A-53, in Bastrop County, Texas, and being all of that certain tract said to contain 725.39 acres described in a deed from Clovia L. Vaughn and wife, Amy E. Vaughn, to Ruth Coquet Collins, dated October 23, 1967, recorded in Volume 182, Page 186, Bastrop County Deed Records and being the same tract described in a deed from Ruth Coquat Collins, et vir, to Margaret Collins Maguire, recorded in Volume 304, Page 475, Bastrop County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at a fence corner in the curving north or northeast line of Old State Highway No. 71, the southeast corner of River Crossing, Section 1, a subdivision in said county as recorded in Plat Cabinet 3, Page 14B-16A, Bastrop County Plat Records for the southwest corner of this tract.

THENCE with the east line of River Crossing, Section 1, N 30 deg. 04 min. 15 sec. E, at 2613.57 feet pass a 5/8 inch iron rod found at the termination of the south line of Pecos Street, a 60 foot roadway as shown on the plat of River Crossing, Section 1 at 2673.63 feet pass a 5/8 inch iron rod found at the termination of the north line of Pecos Street, in all, 4020.65 feet to the northeast corner of Lot No. 26, a point in the center of Moss Branch, from which a 5/8 inch iron rod found for reference bears S 30 deg. 04 min. 15 sec. W, 192.11 feet.

THENCE with the center of Moss Branch and east line of Lot No. 27, River Crossing, Section 1, S 68 deg. 22 min. 59 sec. E, 191.26 feet; N 13 deg. 05 min. 56 sec. E, 94.19 feet to a point; N 07 deg. 47 min. 19 sec. W, 164.23 feet to a point; N 11 deg. 19 min. 45 sec. E, 446.03 feet to a point, the northeast corner of Lot No. 27 for an interior corner of this tract.

THENCE leaving Moss Branch with the north line of Lots No. 27 and 28, River Crossing, N 66 deg. 10 min. 49 sec. W, at 66.98 feet pass a 5/8 inch iron rod found for reference on the bank of said branch, in all, 225.44 feet to a fence angle corner; N 74 deg. 35 min. 17 sec. W, 326.06 feet to a 5/8 inch iron rod found at a fence corner, the common corner of Lots No. 28, 29 and 40 for an angle corner of this tract.

THENCE with the east line of Lots No. 40, 41 and 53, N 20 deg. 32 min. 59 sec. E, 1088.06 feet to a 5/8 inch iron rod found at a fence corner, an angle corner of Lot No. 53, for the interior corner of this tract.

THENCE with a lower north line of Lot No. 53, N 77 deg. 42 min. 58 sec. W, 250.00 feet to a 5/8 inch iron rod found at a fence corner, an interior corner of Lot No. 53, for an angle corner of this tract.

THENCE with the east line of Lots No. 53 and 54, N 07 deg. 56 min. 22 sec. E, 760.84 feet to a 5/8 inch iron rod set at a fence corner post found at the northeast corner of Lot No. 54, for an interior corner of this tract.

THENCE with the north line of Lots No. 54 through 61, N 78 deg. 57 min. 05 sec. W, 432.85 feet to a 5/8 inch iron rod found; N 82 deg. 52 min. 24 sec. W, 308.49 feet to a 5/8 inch iron rod set; N 87 deg. 31 min. 01 sec. W, 862.24 feet to a 5/8 inch iron rod found at a fence corner, the northwest corner of Lot No. 61 and an angle corner of Reserve "C", a 1.62 acre nature trail for an angle corner of this tract.

THENCE with the east line of Reserve "C" River Crossing Section 1 and east line of Reserve "F", a 4.63 acre Nature Trail, River Crossing, Section 2, a subdivision as recorded in Plat Cabinet 3, Page 109A, Bastrop County Plat Records, N 04 deg. 07 min. 24 sec. E, at 424.40 feet pass a common corner of Section 1 and Two, River Crossing, in all, 1430.96 feet to a 5/8 inch iron rod found at a fence corner; N 65 deg. 41 min. 43 sec. E, 354.60 feet to a fence angle post; N 89 deg. 37 min. 04 sec. E, 52.95 feet to a fence angle post; N 42 deg. 29 min. 10 sec. E, 372.33 feet to a fence angle post; N 33 deg. 35 min. 22 sec. E, 510.52 feet to a fence angle post; N 29 deg. 36 min. 13 sec. E, 2081.00 feet to a point on the low bank of the Colorado River, the northeast corner of River Crossing, Section 2, for the northwest corner of this tract, from which a 5/8 inch

iron rod found for reference on the bank of said river bears S 29 deg. 36 min. 13 sec. W, 35.55 feet.

THENCE with the meanders of the low bank of the Colorado River, S 65 deg. 18 min. 24 sec. E, 412.45 feet to a point; S 71 deg. 35 min. 55 sec. E, 839.02 feet to a point; S 53 deg. 16 min. 26 sec. E, 583.63 feet to a point; S 28 deg. 33 min. 45 sec. E, 125.98 feet to a point; S 45 deg. 12 min. 43 sec. E, 461.33 feet to a point; S 87 deg. 18 min. 13 sec. E, 210.42 feet to a point; S 74 deg. 10 min. 23 sec. E, 625.52 feet to a point; N 84 deg. 50 min. 45 sec. E, 539.66 feet to a point; N 71 deg. 28 min. 51 sec. E, 145.57 feet to a point; N 50 deg. 51 min. 15 sec. E, 509.84 feet to a point; N 69 deg. 43 min. 46 sec. E, 494.75 feet to a point; S 84 deg. 21 min. 36 sec. E, 325.33 feet to a point and S 68 deg. 06 min. 23 sec. E, 94.88 feet to a 6 inch tree on the low bank found for the northwest corner of that certain 89.704 acre tract described in a deed from James Borgium to Julie Salem, recorded in Volume 709, Page 379, Bastrop County Deed Records for the northeast corner of this tract. Said point being at or near the northeast corner of said Jose Antonio Navarro Survey and northwest corner of the John Jones Survey, A-210.

THENCE leaving said river with the east line of the Jose Antonio Navarro Survey and west line of the John Jones Survey and Salem 89.704 acre tract, S 29 deg. 48 min. 14 sec. W, 2695.41 feet to the west or southwest corner of the 89.704 acre tract, a 5/8 inch iron rod found in the center of a Ravine, the north or northwest corner of Lot No. 28, Rocking "S" Estates, a subdivision in said county as recorded in Plat Cabinet 3, Page 107B, Bastrop County Plat Records for an angle corner of this tract.

THENCE continuing with the east line of the Jose Antonio Navarro Survey and west line of the John Jones Survey and Rocking "S" Estates, S 28 deg. 33 min. 20 sec. W, 2170.98 feet to a ½ inch iron rod found at the southwest corner of Rocking "S" Estates, the northwest corner of that certain 126 acre tract upon re-survey found to contain 124.158 acres described in a deed from Jimmy Dwight Reid to Beverly Kay Thomas Reid, recorded in Volume 991, Page 408, Bastrop County Deed Records.

THENCE with the west line of the Reid 124.158 acre tract, S 26 deg. 27 min. 07 sec. W, 276.42 feet to a fence angle corner; S 35 deg. 23 min. 48 sec. W, 112.38 feet to a fence angle corner; S 49 deg. 59 min. 24 sec. W, 115.38 feet to a 14 inch elm fence angle; S 30 deg. 04 min. 19 sec. W, 1803.15 feet to the southwest corner of the Reid 124.158 acre tract, a concrete monument found at a fence corner, the northwest corner of that certain 28.7 acre tract described in a deed from Robert Lee Hodge, et al, to M.L. Stanfield, recorded in Volume 173, Page 312, Bastrop County Deed Records for an angle corner of this tract.

THENCE with the occupied east line of the Jose Antonio Navarro Survey and west line of the John Jones Survey and Standfield 28.7 acre tract, S 32 deg. 13 min. 37 sec. W, 1311.89 feet to the southwest corner of the Standfield tract, a point in the center of Moss Branch, the north or northwest corner of that certain 126.200 acre tract described as Tract Two in a deed from Victor John Antonlik, et al, to the Forest at Colorado Crossing, Ltd., recorded in Volume 1050, Page 01, Bastrop County Deed Records for an angle corner of this tract.

THENCE with the west line of the 126.200 acre tract, S 22 deg. 38 min. 58 sec. W, 497.62 feet to the west corner of same, a point in the center of Fowler Branch, the north or northwest corner of that certain 122.030 acre tract described as Tract One in said deed to the Forest at Colorado Crossing, Ltd. the northwest corner of Lot No. 1, Block D, The Forest at Colorado Crossing, Section 1, a subdivision as recorded in Plat Cabinet 4, Page 18A, Bastrop County Plat Records.

THENCE with the west line of the Forest at Colorado Crossing, Section 1, S 25 deg. 36 min. 10 sec. W, 302.16 feet to a 5/8 inch iron rod found at the northeast corner of a cemetery; S 27 deg. 29 min. 47 sec. W, 99.38 feet to a 5/8 inch iron rod found at a fence angle; S 30 deg. 01 min. 03 sec. W, 114.73 feet to a 5/8 inch iron rod found at the southeast corner of said cemetery, S 35 deg. 55 min. 59 sec. W, at 348.87 feet pass a 5/8 inch iron rod found at the southwest corner of Lot No. 1 in the north termination of Estate Row, a 60 foot roadway in said subdivision, at 408.87 feet pass a 5/8 inch iron rod found at the northwest corner of Lot No. 13, Block C, in the south line of termination of said roadway, in all, 561.06 feet to a 5/8 inch iron rod found; S 31 deg. 42 min. 10 sec. W, 466.77 feet to a fence corner post found at the southwest corner of Lot No. 12, Block C, the northwest corner of the Ruth Ann Hobbs 18.000 acre tract described in a deed recorded in Volume 719, Page 794, Bastrop County Deed Records for an angle corner of this tract.

THENCE with the west line of the Hobbs 18.000 acre tract, S 85 deg. 26 min. 19 sec. W, 56.57 feet to a fence angle post; S 25 deg. 20 min. 01 sec. W, 201.24 feet to a 6 inch oak fence angle; S 51 deg. 35 min. 37 sec. W, 171.49 feet to a fence angle post; S 20 deg. 59 min. 29 sec. W, 523.42 feet to a fence angle post; S 20 deg. 32 min. 05 sec. W, 371.48 feet to a fence angle post; S 21 deg. 51 min. 10 sec. W, 149.66 feet to a 5/8 inch iron rod set for the northeast corner of that certain 11.68 acre tract described as Second Tract in a deed from L.B. Templeton, et ux, to S.B. Smith and wife, Nora E. Smith, recorded in Volume 146, Page 332, Bastrop County Deed Records for the southeast corner of this tract. Said 11.68 acre tract being the same tract described as approximately 14 acres in a deed from J.B. Kitten, et ux, to Arthur F. Corwin, et ux, recorded in Volume 166, Page 191, Bastrop County Deed Records.

THENCE with the north line of the said 11.68 acre tract, N 61 deg. 19 min. 45 sec. W, at 229.60 feet pass the northeast corner of that certain 3.374 acre tract described in a deed from Weldon R. French to Hershal French, recorded in Volume 1285, Page 898, Bastrop County Deed Records at 451.99 feet pass a ½ inch iron rod found at the northwest corner of the French tract, the northeast corner of that certain 1.45 acre tract described in a deed from Mary Helen Holland to Robert J. Muggley, recorded in Volume 295, Page 302, Bastrop County Deed Records, at 604.01 feet pass a ½ inch iron rod found at the northwest corner of the Muggley tract and northeast corner of that certain 1.133 acre tract described in a deed from Michael LeBlanc to Lydia Heard, recorded in Volume 813, Page 35, Bastrop County Deed Records, in all, 754.35 feet to a ½ inch iron rod found at the northwest corner of the Heard tract and northeast corner of that certain 0.91 acre tract described in a deed from Chadwick C. Road to M-C Affordable Homes, Inc., recorded in Volume 1572, Page 794, Bastrop County Deed Records for an angle corner of this tract.

THENCE continuing with the north line of the 11.68 acre tract, N 61 deg. 05 min. 14 sec. W, at 150.28 feet pass a ½ inch iron rod found at the northwest corner of the 0.91 acre tract and northeast corner of that certain 0.64 acre tract described in a deed from Billy Bob Moore, et ux, to Clyde Poldrack, et ux, recorded in Volume 852, Page 182, Bastrop County Deed Records, at 300.73 feet pass a 5/8 inch iron rod set at a fence corner for the northwest corner of the Poldrack tract and northeast corner of that certain Triangular shaped tract excepted in the before mentioned deed to Corwin, recorded in Volume 166, Page 191, Bastrop County Deed Records, in all, 660.23 feet to a 5/8 inch iron rod set where same intersects the curving northeast line of Old State Highway No. 71 for an angle corner of this tract.

THENCE with the northeast line of Old State Highway No. 71, along a curve to the left whose radius is 1195.98 feet; whose long chord bears N 46 deg. 41 min. 40 sec. W, 120.88 feet; 120.93 feet along the arc to the POINT OF BEGINNING, containing 723.330 acres of land.

STATE OF TEXAS
REGISTERED
DALE L. OLSON
1753
PROFESSIONAL
LAND SURVEYOR

Dale L. Olson
Reg. Pro. Land Surveyor 1753

Michael D. Olson
Reg. Pro. Land Surveyor 5386

©2006 Dale L. Olson Surveying Co.

Order #: 127606 Date Created: 07/25/06

DALE L. OLSON

Registered Professional Land Surveyor

711 Water Street

Bastrop, TX 78602

Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR A 17.000 ACRE TRACT IN THE JOSE ANTONIO NAVARRO SURVEY, BASTROP COUNTY, TEXAS.

BEING a 17.000 acre tract or parcel of land out of and being a part of the Jose Antonio Navarro Survey, A-53, in Bastrop County, Texas, and being a part of that certain tract said to contain 725.39 acres described in a deed from Clovis L. Vaughn and wife, Amy E. Vaughn, to Ruth Coquat Collins, dated October 23, 1947, recorded in Volume 182, Page 186, Bastrop County Deed Records and being the same tract described in a deed from Ruth Coquat Collins, et vir, to Margaret Collins Maguire, recorded in Volume 304, Page 475, Bastrop County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the northeast corner of the said 725.39 acre tract, a 6 inch tree found on the low bank of the Colorado River, the northwest corner of that certain 89.704 acre tract described in a deed from James Bomplum to Julie Salem, recorded in Volume 709, Page 379, Bastrop County Deed Records. Said point being at or near the northeast corner of the said Jose Antonio Navarro Survey and northwest corner of the John Jones Survey, A-210.

THENCE leaving said river with the east line of the Jose Antonio Navarro Survey and 725.39 acre tract, the west line of the John Jones Survey and Salem 89.704 acre tract, S 29 deg. 40 min. 14 sec. W, 2062.13 feet to a point from which the west or southwest corner of the Salem 89.704 acre tract and northwest corner of Lot No. 28, Rocking "S" Estates, a subdivision as recorded in Plat Cabinet 3, Page 107B, Bastrop County Plat Records bears S 29 deg. 18 min. 14 sec. W, 633.78 feet.

THENCE with a tie line, N 80 deg. 11 min. 46 sec. E, 151.93 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE N 80 deg. 41 min. 08 sec. W, at 571.06 feet pass a 5/8 inch iron rod set for reference, in all, 751.95 feet in all to a point in Dry Creek.

THENCE with the center of said creek, N 14 deg. 28 min. 11 sec. W, 224.58 feet; N 47 deg. 13 min. 06 sec. W, 109.44 feet; N 56 deg. 24 min. 57 sec. W, 135.80 feet; N 86 deg. 06 min. 59 sec. W, 107.40 feet to a point for the southwest corner of this tract.

THENCE leaving said creek, N 48 deg. 00 min. 44 sec. E, at 50.00 feet pass a 60d nail set in a fence post, 799.60 feet in all to a 60d nail set in a fence post; N 67 deg. 19 min. 10 sec. E, 245.13 feet to a 60d nail set in a fence post; S 74 deg. 15 min. 50 sec. E, 29.89 feet to a 60d nail set in a fence post; S 35 deg. 52 min. 03 sec. E, 87.53 feet to a 5/8 inch iron rod set at a fence corner for an interior corner of this tract.

THENCE N 50 deg. 51 min. 15 sec. E, 53.01 feet to a 5/8 inch iron rod set; N 65 deg. 47 min. 30 sec. E, 110.77 feet to a 5/8 inch iron rod set; N 65 deg. 09 min. 41 sec. E, 83.84 feet to a 5/8 inch iron rod set; N 36 deg. 04 min. 12 sec. E, 55.48 feet to a 5/8 inch iron rod set; N 87 deg. 46 min. 30 sec. E, 59.95 feet to a 5/8 inch iron rod set; N 71 deg. 09 min. 15 sec. E, 90.82 feet to a 5/8 inch iron rod set; N 75 deg. 12 min. 09 sec. E, 68.32 feet to a 5/8 inch iron rod set; S 89 deg. 01 min. 58 sec. E, 205.77 feet to a concrete nail set in sandstone outcrop for the northeast corner of this tract.

THENCE S 18 deg. 02 min. 34 sec. E, 137.45 feet to a 5/8 inch iron rod set; S 31 deg. 40 min. 31 sec. W, 109.73 feet to a 5/8 inch iron rod set; S 09 deg. 36 min. 31 sec. E, 153.93 feet to a 5/8 inch iron rod set; S 24 deg. 19 min. 11 sec. E, 242.36 feet to a 5/8 inch iron rod set; S 26 deg. 46 min. 59 sec. W, 367.29 feet to the POINT OF BEGINNING, containing 17.000 acres of land.

STATE OF TEXAS
REGISTERED
DALE L. OLSON
1753
LAND SURVEYOR

Dale L. Olson
Reg. Pro. Land Surveyor 1753

Michael D. Olson
Reg. Pro. Land Surveyor 5386

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Order #: 127606-1 Date Created: 07/25/06

EXHIBIT "B"

REQUEST FOR CONSENT TO THE
CREATION OF A MUNICIPAL UTILITY DISTRICT

THE STATE OF TEXAS §
§
COUNTIES OF BASTROP §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

The undersigned (herein the "Landowner") holder of title to land within the territory hereinafter described by metes and bounds, constituting a majority in value of the holders of title of the lands therein as indicated by the tax rolls of Bastrop County, Texas, and acting pursuant to the provisions of Chapters 49 and 54, Texas Water Code and Section 42.042, Texas Local Government Code, respectfully requests the City Council of the City of Bastrop, Texas, for its written consent to the inclusion of land in, or the creation of, a conservation and reclamation district under either Chapters 49 and 54, Texas Water Code (the "Code Chapters") or by special act of the Texas Legislature (the "Act") and would respectfully show the following:

I.

The name of the proposed District shall be DOUBLE EAGLE RANCH MUNICIPAL UTILITY DISTRICT NO. 1 or some similar name as required or permitted by law (the "District").

II.

The land shall be included within the District by creation and organization of the District as provided above. The District shall exist under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas, Chapters 49 and 54, Texas Water Code, and/or the Act.

III.

The District shall contain an area of approximately 706.33 acres of land, more or less, situated wholly within Bastrop County, Texas. All of the area within the District is within the extraterritorial jurisdiction of the City of Bastrop, Texas. All of the territory proposed to be included may properly be included in the District. The area proposed to be within the District consists of one tract, which is described in **Exhibit "A"**, which is attached hereto and incorporated herein for all purposes.

IV.

The undersigned is the owner of title to land within the District and is the owner of a majority in value of the lands therein as indicated by the tax rolls in Bastrop County, Texas. There are no residents on the land.

V.

The general nature of the work to be done by the District at the present time is the construction, acquisition, maintenance, and operation of a waterworks and sanitary sewer system for domestic purposes and of drainage and park facilities and services.

VI.

There is, for the following reasons, a necessity for the above-described work: There is not now available within the area, which will be developed as a residential subdivision, an adequate waterworks and sanitary sewer system and drainage and park facilities and services. The health and welfare of the present and future inhabitants of the area and of territories adjacent thereto require the construction, acquisition, maintenance, and operation of an adequate waterworks and sanitary sewer system and drainage system, and park facilities and services. A public necessity therefore exists for the organization, extension, improvement, maintenance, and operation of such waterworks and sanitary sewer system and drainage and park facilities and services so as to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VII.

A preliminary investigation has been instituted to determine the cost of the project, and it is now estimated by the Landowners, from such information as it has at this time, that the ultimate costs of the development contemplated will be approximately $42,070,479.00. The project will be financed by the issuance of bonds by the District.

WHEREFORE, the Landowner respectfully prays that this request be heard and that your Honorable Body duly pass and approve an ordinance or resolution granting the consent to the creation of the District and authorizing the inclusion of the land described herein with the District.

RESPECTFULLY SUBMITTED, this 29 day of October, 2007.

LANDOWNER:

DOUBLE EAGLE ESTATES, LTD., a Texas limited partnership

By: Development Associates Group of Central Texas, Inc., a Texas corporation, its Managing General Partner

By: _____
Name: Russell Parker
Title: President
Date: 10-25-07

APPROVED BY:

DOUBLE EAGLE FUNDING, INC., a Texas corporation, its Additional General Partner

By: _____
Name: Charles Nichols
Title: President
Date: 10-24-07

Exhibit "A"

Description of Property

That certain tract of land in Bastrop County, Texas, being more particularly described on the attached Exhibit "A-1", SAVE AND EXCEPT, that certain tract of land in Bastrop County, Texas being more particularly described on the attached Exhibit "A-2".

EXHIBIT A-1

DALE L. OLSON

Registered Professional Land Surveyor

711 Water Street

Bastrop, TX 78602

Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR A 723.330 ACRE TRACT IN THE JOSE ANTONIO NAVARRO SURVEY, BASTROP COUNTY, TEXAS.

BEING a 723.330 acre tract or parcel of land out of and being a part of the Jose Antonio Navarro Survey, A-53, in Bastrop County, Texas, and being all of that certain tract said to contain 725.39 acres described in a deed from Clovia L. Vaughn and wife, Amy E. Vaughn, to Ruth Coquet Collins, dated October 23, 1967, recorded in Volume 182, Page 186, Bastrop County Deed Records and being the same tract described in a deed from Ruth Coquat Collins, et vir, to Margaret Collins Maguire, recorded in Volume 304, Page 475, Bastrop County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at a fence corner in the curving north or northeast line of Old State Highway No. 71, the southeast corner of River Crossing, Section 1, a subdivision in said county as recorded in Plat Cabinet 3, Page 148-16A, Bastrop County Plat Records for the southwest corner of this tract.

THENCE with the east line of River Crossing, Section 1, N 30 deg. 04 min. 15 sec. E, at 2613.57 feet pass a 5/8 inch iron rod found at the termination of the south line of Pecos Street, a 60 foot roadway as shown on the plat of River Crossing, Section 1 at 2673.63 feet pass a 5/8 inch iron rod found at the termination of the north line of Pecos Street, in all, 4020.65 feet to the northeast corner of Lot No. 26, a point in the center of Moss Branch, from which a 5/8 inch iron rod found for reference bears S 30 deg. 04 min. 15 sec. W, 192.11 feet.

THENCE with the center of Moss Branch and east line of Lot No. 27, River Crossing, Section 1, S 68 deg. 22 min. 59 sec. E, 191.26 feet; N 13 deg. 05 min. 56 sec. E, 94.19 feet to a point; N 07 deg. 47 min. 19 sec. W, 164.23 feet to a point; N 11 deg. 19 min. 45 sec. E, 446.03 feet to a point, the northeast corner of Lot No. 27 for an interior corner of this tract.

THENCE leaving Moss Branch with the north line of Lots No. 27 and 28, River Crossing, N 66 deg. 10 min. 49 sec. W, at 66.98 feet pass a 5/8 inch iron rod found for reference on the bank of said branch, in all, 225.44 feet to a fence angle corner; N 74 deg. 35 min. 17 sec. W, 326.06 feet to a 5/8 inch iron rod found at a fence corner, the common corner of Lots No. 28, 29 and 40 for an angle corner of this tract.

THENCE with the east line of Lots No. 40, 41 and 53, N 20 deg. 32 min. 59 sec. E, 1088.06 feet to a 5/8 inch iron rod found at a fence corner, an angle corner of Lot No. 53, for the interior corner of this tract.

THENCE with a lower north line of Lot No. 53, N 77 deg. 42 min. 58 sec. W, 250.00 feet to a 5/8 inch iron rod found at a fence corner, an interior corner of Lot No. 53, for an angle corner of this tract.

THENCE with the east line of Lots No. 53 and 54, N 07 deg. 56 min. 22 sec. E, 760.84 feet to a 5/8 inch iron rod set at a fence corner post found at the northeast corner of Lot No. 54, for an interior corner of this tract.

THENCE with the north line of Lots No. 54 through 61, N 78 deg. 57 min. 05 sec. W, 432.85 feet to a 5/8 inch iron rod found; N 82 deg. 52 min. 24 sec. W, 308.49 feet to a 5/8 inch iron rod set; N 87 deg. 31 min. 01 sec. W, 862.24 feet to a 5/8 inch iron rod found at a fence corner, the northwest corner of Lot No. 61 and an angle corner of Reserve "C", a 1.62 acre nature trail for an angle corner of this tract.

THENCE with the east line of Reserve "C" River Crossing Section 1 and east line of Reserve "F", a 4.63 acre Nature Trail, River Crossing, Section 2, a subdivision as recorded in Plat Cabinet 3, Page 109A, Bastrop County Plat Records, N 04 deg. 07 min. 24 sec. E, at 424.40 feet pass a common corner of Section 1 and Two, River Crossing, in all, 1430.96 feet to a 5/8 inch iron rod found at a fence corner; N 65 deg. 41 min. 43 sec. E, 354.60 feet to a fence angle post; N 89 deg. 37 min. 04 sec. E, 52.95 feet to a fence angle post; N 42 deg. 29 min. 10 sec. E, 372.33 feet to a fence angle post; N 33 deg. 35 min. 22 sec. E, 510.52 feet to a fence angle post; N 29 deg. 36 min. 13 sec. E, 2081.00 feet to a point on the low bank of the Colorado River, the northeast corner of River Crossing, Section 2, for the northwest corner of this tract, from which a 5/8 inch

iron rod found for reference on the bank of said river bears S 29 deg. 36 min. 13 sec. W, 35.55 feet.

THENCE with the meanders of the low bank of the Colorado River, S 65 deg. 18 min. 24 sec. E, 412.45 feet to a point; S 71 deg. 35 min. 55 sec. E, 839.02 feet to a point; S 53 deg. 16 min. 26 sec. E, 583.63 feet to a point; S 28 deg. 33 min. 45 sec. E, 125.98 feet to a point; S 45 deg. 12 min. 43 sec. E, 461.33 feet to a point; S 87 deg. 18 min. 13 sec. E, 210.42 feet to a point; S 74 deg. 10 min. 23 sec. E, 625.52 feet to a point; N 84 deg. 50 min. 45 sec. E, 539.66 feet to a point; N 71 deg. 28 min. 51 sec. E, 145.57 feet to a point; N 50 deg. 51 min. 15 sec. E, 509.84 feet to a point; N 69 deg. 43 min. 46 sec. E, 494.75 feet to a point; S 84 deg. 21 min. 36 sec. E, 325.33 feet to a point and S 68 deg. 06 min. 23 sec. E, 94.88 feet to a 6 inch tree on the low bank found for the northwest corner of that certain 89.704 acre tract described in a deed from James Borglum to Julie Salem, recorded in Volume 709, Page 379, Bastrop County Deed Records for the northeast corner of this tract. Said point being at or near the northeast corner of said Jose Antonio Navarro Survey and northwest corner of the John Jones Survey, A-210.

THENCE leaving said river with the east line of the Jose Antonio Navarro Survey and west line of the John Jones Survey and Salem 89.704 acre tract, S 29 deg. 48 min. 14 sec. W, 2695.41 feet to the west or southwest corner of the 89.704 acre tract, a 5/8 inch iron rod found in the center of a Ravine, the north or northwest corner of Lot No. 28, Rocking "S" Estates, a subdivision in said county as recorded in Plat Cabinet 3, Page 107B, Bastrop County Plat Records for an angle corner of this tract.

THENCE continuing with the east line of the Jose Antonio Navarro Survey and west line of the John Jones Survey and Rocking "S" Estates, S 28 deg. 33 min. 20 sec. W, 2170.98 feet to a ½ inch iron rod found at the southwest corner of Rocking "S" Estates, the northwest corner of that certain 126 acre tract upon re-survey found to contain 124.158 acres described in a deed from Jimmy Dwight Reid to Beverly Kay Thomas Reid, recorded in Volume 991, Page 408, Bastrop County Deed Records.

THENCE with the west line of the Reid 124.158 acre tract, S 26 deg. 27 min. 07 sec. W, 276.42 feet to a fence angle corner; S 35 deg. 23 min. 48 sec. W, 112.38 feet to a fence angle corner; S 49 deg. 59 min. 24 sec. W, 115.38 feet to a 14 inch elm fence angle; S 30 deg. 04 min. 19 sec. W, 1803.15 feet to the southwest corner of the Reid 124.158 acre tract, a concrete monument found at a fence corner, the northwest corner of that certain 28.7 acre tract described in a deed from Robert Lee Hodge, et al, to M.L. Stanfield, recorded in Volume 173, Page 312, Bastrop County Deed Records for an angle corner of this tract.

THENCE with the occupied east line of the Jose Antonio Navarro Survey and west line of the John Jones Survey and Standfield 28.7 acre tract, S 32 deg. 13 min. 37 sec. W, 1311.89 feet to the southwest corner of the Standfield tract, a point in the center of Moss Branch, the north or northwest corner of that certain 126.200 acre tract described as Tract Two in a deed from Victor John Antonlik, et al, to the Forest at Colorado Crossing, Ltd., recorded in Volume 1050, Page 01, Bastrop County Deed Records for an angle corner of this tract.

THENCE with the west line of the 126.200 acre tract, S 22 deg. 38 min. 58 sec. W, 497.62 feet to the west corner of same, a point in the center of Fowler Branch, the north or northwest corner of that certain 122.030 acre tract described as Tract One in said deed to the Forest at Colorado Crossing, Ltd. the northwest corner of Lot No. 1, Block D, The Forest at Colorado Crossing, Section 1, a subdivision as recorded in Plat Cabinet 4, Page 18A, Bastrop County Plat Records.

THENCE with the west line of the Forest at Colorado Crossing, Section 1, S 25 deg. 36 min. 10 sec. W, 302.16 feet to a 5/8 inch iron rod found at the northeast corner of a cemetery; S 27 deg. 29 min. 47 sec. W, 99.38 feet to a 5/8 inch iron rod found at a fence angle; S 30 deg. 01 min. 03 sec. W, 114.73 feet to a 5/8 inch iron rod found at the southeast corner of said cemetery, S 35 deg. 55 min. 59 sec. W, at 348.87 feet pass a 5/8 inch iron rod found at the southwest corner of Lot No. 1 in the north termination of Estate Row, a 60 foot roadway in said subdivision, at 408.87 feet pass a 5/8 inch iron rod found at the northwest corner of Lot No. 13, Block C, in the south line of termination of said roadway, in all, 561.06 feet to a 5/8 inch iron rod found; S 31 deg. 42 min. 10 sec. W, 466.77 feet to a fence corner post found at the southwest corner of Lot No. 12, Block C, the northwest corner of the Ruth Ann Hobbs 18.000 acre tract described in a deed recorded in Volume 719, Page 794, Bastrop County Deed Records for an angle corner of this tract.

THENCE with the west line of the Hobbs 18.000 acre tract, S 85 deg. 26 min. 19 sec. W, 56.57 feet to a fence angle post; S 25 deg. 20 min. 01 sec, W, 201.24 feet to a 6 inch oak fence angle; S 51 deg. 35 min. 37 sec. W, 171.49 feet to a fence angle post; S 20 deg. 59 min. 29 sec. W, 523.42 feet to a fence angle post; S 20 deg. 32 min. 05 sec. W, 371.48 feet to a fence angle post; S 21 deg. 51 min. 10 sec. W, 149.66 feet to a 5/8 inch iron rod set for the northeast corner of that certain 11.68 acre tract described as Second Tract in a deed from L.B. Templeton, et ux, to S.B. Smith and wife, Nora E. Smith, recorded in Volume 146, Page 332, Bastrop County Deed Records for the southeast corner of this tract. Said 11.68 acre tract being the same tract described as approximately 14 acres in a deed from J.B. Kitten, et ux, to Arthur F. Corwin, et ux, recorded in Volume 166, Page 191, Bastrop County Deed Records.

THENCE with the north line of the said 11.68 acre tract, N 61 deg. 19 min. 45 sec. W, at 229.60 feet pass the northeast corner of that certain 3.374 acre tract described in a deed from Weldon R. French to Hershal French, recorded in Volume 1285, Page 898, Bastrop County Deed Records at 451.99 feet pass a ½ inch iron rod found at the northwest corner of the French tract, the northeast corner of that certain 1.45 acre tract described in a deed from Mary Helen Holland to Robert J. Muggley, recorded in Volume 295, Page 302, Bastrop County Deed Records, at 604.01 feet pass a ½ inch iron rod found at the northwest corner of the Muggley tract and northeast corner of that certain 1.133 acre tract described in a deed from Michael LeBlanc to Lydia Heard, recorded in Volume 813, Page 35, Bastrop County Deed Records, in all, 754.35 feet to a ½ inch iron rod found at the northwest corner of the Heard tract and northeast corner of that certain 0.91 acre tract described in a deed from Chadwick C. Road to M-C Affordable Homes, Inc., recorded in Volume 1572, Page 794, Bastrop County Deed Records for an angle corner of this tract.

THENCE continuing with the north line of the 11.68 acre tract, N 61 deg. 05 min. 14 sec. W, at 150.28 feet pass a ½ inch iron rod found at the northwest corner of the 0.91 acre tract and northeast corner of that certain 0.64 acre tract described in a deed from Billy Bob Moore, et ux, to Clyde Poldrack, et ux, recorded in Volume 852, Page 182, Bastrop County Deed Records, at 300.73 feet pass a 5/8 inch iron rod set at a fence corner for the northwest corner of the Poldrack tract and northeast corner of that certain Triangular shaped tract excepted in the before mentioned deed to Corwin, recorded in Volume 166, Page 191, Bastrop County Deed Records, in all, 660.23 feet to a 5/8 inch iron rod set where same intersects the curving northeast line of Old State Highway No. 71 for an angle corner of this tract.

THENCE with the northeast line of Old State Highway No. 71, along a curve to the left whose radius is 1195.98 feet; whose long chord bears N 46 deg. 41 min. 40 sec. W, 120.88 feet; 120.93 feet along the arc to the POINT OF BEGINNING, containing 723.330 acres of land.

STATE OF TEXAS
REGISTERED
DALE L. OLSON
1753
PROFESSIONAL
LAND SURVEYOR

Dale L. Olson
Reg. Pro. Land Surveyor 1753

Michael D. Olson
Reg. Pro. Land Surveyor 5386

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Order #: 127606 Date Created: 07/25/06

EXHIBIT A-2

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR A 17.000 ACRE TRACT IN THE JOSE ANTONIO NAVARRO SURVEY, BASTROP COUNTY, TEXAS.

BEING a 17.000 acre tract or parcel of land out of and being a part of the Jose Antonio Navarro Survey, A-53, in Bastrop County, Texas, and being a part of that certain tract said to contain 725.39 acres described in a deed from Clovis L. Vaughn and wife, Amy E. Vaughn, to Ruth Coquat Collins, dated October 23, 1967, recorded in Volume 182, Page 186, Bastrop County Deed Records and being the same tract described in a deed from Ruth Coquat Collins, et vir, to Margaret Collins Maguire, recorded in Volume 304, Page 475, Bastrop County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the northeast corner of the said 725.39 acre tract, a 6 inch tree found on the low bank of the Colorado River, the northwest corner of that certain 89.704 acre tract described in a deed from James Borglum to Julie Salem, recorded in Volume 709, Page 379, Bastrop County Deed Records. Said point being at or near the northeast corner of the said Jose Antonio Navarro Survey and northwest corner of the John Jones Survey, A-210.

THENCE leaving said river with the east line of the Jose Antonio Navarro Survey and 725.39 acre tract, the west line of the John Jones Survey and Salem 89.704 acre tract, S 29 deg. 48 min. 14 sec. W, 2052.13 feet to a point from which the west or southwest corner of the Salem 89.704 acre tract and northwest corner of Lot No. 28, Rocking "S" Estates, a subdivision as recorded in Plat Cabinet 3, Page 107B, Bastrop County Plat Records bears S 29 deg. 48 min. 14 sec. W, 693.78 feet.

THENCE with a tie line, N 60 deg. 11 min. 46 sec. E, 151.93 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE N 80 deg. 41 min. 08 sec. W, at 671.06 feet pass a 5/8 inch iron rod set for reference, in all, 751.95 feet in all to a point in Dry Creek.

THENCE with the center of said creek, N 14 deg. 28 min. 11 sec. W, 224.58 feet; N 47 deg. 13 min. 06 sec. W, 109.44 feet; N 56 deg. 24 min. 57 sec. W, 135.80 feet; N 86 deg. 06 min. 59 sec. W, 107.40 feet to a point for the southwest corner of this tract.

THENCE leaving said creek, N 48 deg. 00 min. 44 sec. E, at 50.00 feet pass a 60d nail set in a fence post, 799.60 feet in all to a 60d nail set in a fence post; N 67 deg. 19 min. 10 sec. E, 245.13 feet to a 60d nail set in a fence post; S 74 deg. 15 min. 50 sec. E, 29.89 feet to a 60d nail set in a fence post; S 35 deg. 52 min. 03 sec. E, 87.53 feet to a 5/8 inch iron rod set at a fence corner for an interior corner of this tract.

THENCE N 50 deg. 51 min. 15 sec. E, 53.61 feet to a 5/8 inch iron rod set; N 65 deg. 47 min. 30 sec. E, 110.77 feet to a 5/8 inch iron rod set; N 65 deg. 09 min. 41 sec. E, 83.84 feet to a 5/8 inch iron rod set; N 36 deg. 04 min. 12 sec. E, 55.48 feet to a 5/8 inch iron rod set; N 67 deg. 46 min. 30 sec. E, 59.95 feet to a 5/8 inch iron rod set; N 71 deg. 09 min. 15 sec. E, 90.82 feet to a 5/8 inch iron rod set; N 75 deg. 12 min. 09 sec. E, 68.32 feet to a 5/8 inch iron rod set; S 89 deg. 01 min. 58 sec. E, 205.77 feet to a concrete nail set in sandstone outcrop for the northeast corner of this tract.

THENCE S 16 deg. 02 min. 34 sec. E, 137.45 feet to a 5/8 inch iron rod set; S 31 deg. 40 min. 31 sec. W, 109.73 feet to a 5/8 inch iron rod set; S 09 deg. 36 min. 31 sec. E, 153.93 feet to a 5/8 inch iron rod set; S 24 deg. 19 min. 11 sec. E, 242.36 feet to a 5/8 inch iron rod set; S 26 deg. 46 min. 59 sec. W, 367.79 feet to the POINT OF BEGINNING, containing 17.000 acres of land.

STATE OF TEXAS
REGISTERED
DALE L. OLSON
1753
LAND SURVEYOR

Dale L. Olson
Reg. Pro. Land Surveyor 1753

Michael D. Olson
Reg. Pro. Land Surveyor 5386

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Order #: 127606-1 Date Created: 07/25/06

CONSENT TO AND JOINDER OF LIENHOLDER

PlainsCapital Bank, the owner of a lien upon the land described in the foregoing Request, does hereby consent to and join the Request For Consent to Creation of Municipal Utility District in all respects.

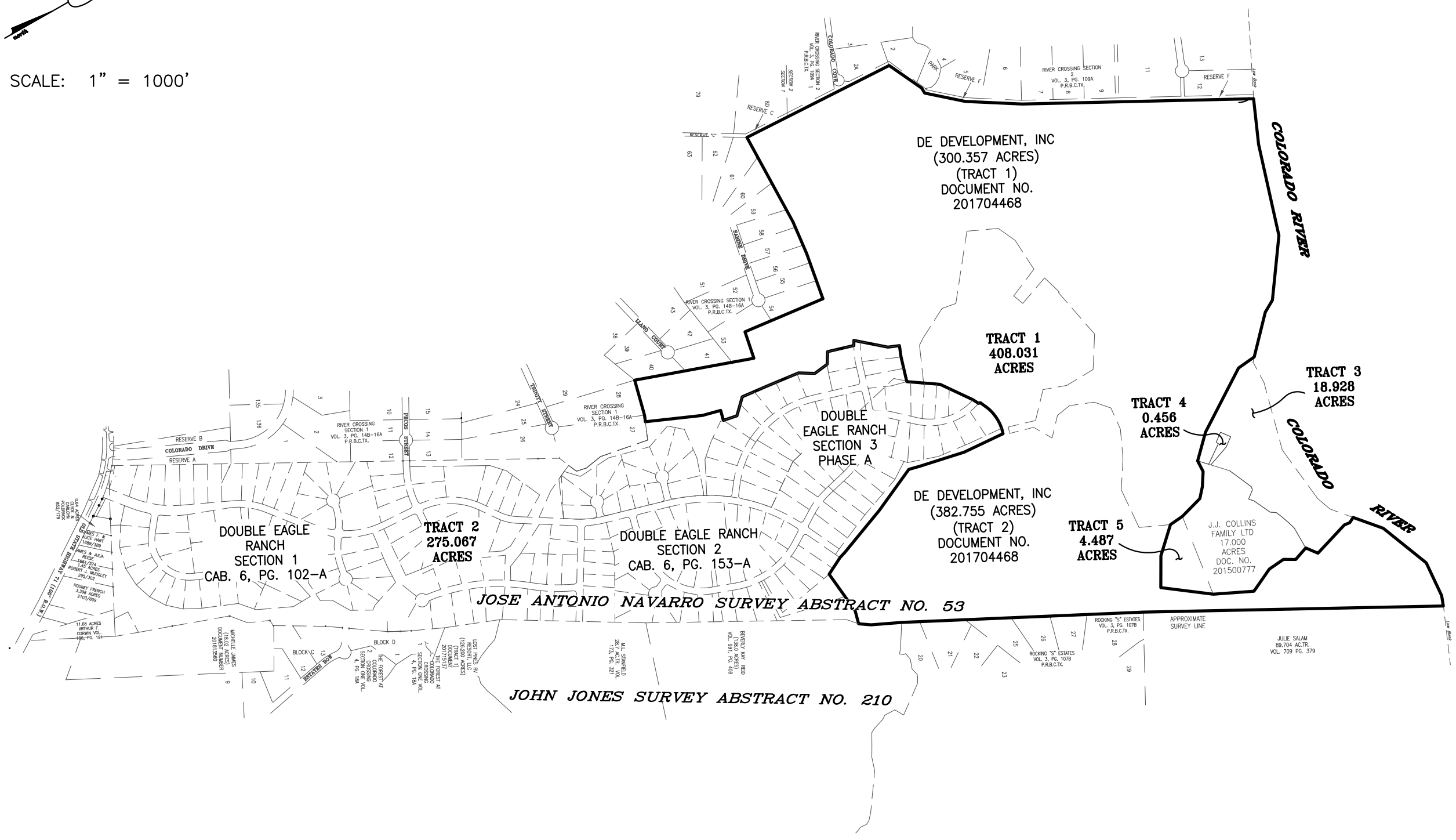
LIENHOLDER:

PLAINSCAPITAL BANK

By: _____
Name: Sean M. Hs
Title: VP
Date: 10/24/07

DOUBLE EAGLE RANCH, MUD NO.1 – NEW CONFIGURATION – 408.031 ACRES

SCALE: 1" = 1000'



Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ www.cbdeng.com

PATH:– J:AC3D\5081\SURVEY\NEW MUD BNDY.DWG

FIELD NOTES
TRACT 1

BEING A 408.031 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NUMBER 53, SITUATED IN BASTROP COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CALLED 300.357 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO DE DEVELOPMENT, INC., IN DOCUMENT NUMBER 201704468, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 382.755 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO DE DEVELOPMENT, INC., IN DOCUMENT NUMBER 201704468, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 408.031 ACRE TRACT OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at a southern west corner of said 300.357 acre tract of land, being at the northwest corner of Lot 28, the southeast corner of Lot 40, and the northeast corner of lot 38, all of River Crossing, Section 1, a subdivision recorded in Volume 3, Page 14-B, Plat Records of Bastrop County, Texas, for a southwestern corner and the **POINT OF BEGINNING** of the herein described tract of land,

THENCE, with a western line of said 300.357 acre tract, the eastern line of said River Crossing, Section 1, and the eastern line of River Crossing, Section 2, a subdivision recorded in Volume 3, Page 109A, Plat Records of Bastrop County, Texas, the following twelve (12) courses and distances, numbered 1 through 3,

1) N19°12'01"E, a distance of 1088.43 feet to a capped 1/2 inch iron rod found,
2) N79°05'33"W, a distance of 250.28 feet to a capped 1/2 inch iron rod found at an interior angle point of Lot 53 of said River Crossing, Section 1 plat, for an exterior angle point of the herein described tract,
3) N06°36'57"E, a distance of 760.90 feet to an 1/2 inch iron rod found at the northeast corner of Lot 54 of said River Crossing, Section 1, for an interior angle point of the herein described tract,
4) N80°16'29"W, a distance of 432.86 feet to an 1/2 inch iron rod found,
5) N83°45'20"W, a distance of 309.09 feet to a capped 1/2 inch iron rod found, and
6) N89°00'04"W, a distance of 862.05 feet to a capped 1/2 inch iron rod found at the northwest corner of Lot 61 and a corner in the east line of Reserve "C" (a 1.62 acre nature trail) of said River Crossing, Section 1, also being an exterior angle point of said 300.357 acre tract of land, and the herein described tract,
7) N02°47'32"E, a distance of 1431.43 feet to a capped 1/2 inch iron rod found for a western corner of the herein described tract,
8) N64°22'53"E, a distance of 354.51 feet to a calculated point,
9) N88°18'14"E, a distance of 52.94 feet to a calculated point,
10) N41°10'20"E, a distance of 372.24 feet to a calculated point,
11) N32°16'32"E, a distance of 510.39 feet to a calculated point, and
12) N28°17'23"E, passing at a distance of 2044.95 an 1/2 inch iron rod found in the common line of said 300.357 acre tract and said River Crossing, Section 2, and continuing for a total distance of 2080.49 feet to a calculated point on the low bank of the Colorado River, being at the north corner of said 300.357 acre tract, same being at the northeast corner of said River Crossing Section 2, for the north corner of the herein described tract,

THENCE, with the meanders of the low bank of said Colorado River and the north line of said 300.357 acre tract of land, the following five (5) courses and distances, numbered 1 through 5,

1) S66°39'19"E, a distance of 412.18 feet to a calculated point,
2) S72°56'50"E, a distance of 838.46 feet to a calculated point,
3) S54°37'21"E, a distance of 583.24 feet to a calculated point,
4) S29°54'40"E, a distance of 125.90 feet to a calculated point, and
5) S46°33'38"E, a distance of 413.00 feet to a calculated point at the westernmost corner of an 18.928 acre tract conveyed to J.J. Collins Family, LTD., in Vol. 2190, Pg. 461, Deed Records of Bastrop County, Texas, being a northern corner of said 300.357 acre tract of land,

THENCE, leaving the low bank of said Colorado River, with the common boundary line of said 18.928 acre tract and said 300.357 acre tract of land, the following three (3) courses and distances, numbered 1 through 3,

1) S05°41'11"E, a distance of 172.80 feet to a 1/2 inch iron rod found,
2) S33°05'25"E, a distance of 647.82 feet to a 1/2 inch iron rod found, and
3) S45°04'38"E, a distance of 267.16 feet to a 1/2 inch iron rod found at the south corner of said 18.928 acre tract, being the west corner of a 17.000 acre tract conveyed to J.J. Collins Family, LTD., in Document Number 201500777, of the Official Public Records of Bastrop County, Texas,

THENCE, with the common boundary line of said 17.000 acre tract, and said 300.357 acre tract of land, the following four (4) courses and distances, numbered 1 through 4,

1) S87°27'33"E, a distance of 107.40 feet to a 1/2 inch iron rod found,
2) S57°45'37"E, a distance of 135.80 feet to a 1/2 inch iron rod found,
3) S48°33'46"E, a distance of 109.44 feet to a 1/2 inch iron rod found, and
4) S15°48'51"E, a distance of 224.58 feet to a 1/2 inch iron rod found at the south corner of said 17.000 acre tract, being the west corner of a 4.487 acre tract conveyed to J.J. Collins Family, LTD, in Document Number 201500776, of the Official Public Records of Bastrop County, Texas,

THENCE, with the common line of said 4.487 acre tract, said 300.357 acre tract, said 17.00 acre tract, said 18.928 acre tract of land, the meanders of the low bank of said Colorado River, and said 382.755 acre tract, the following seventeen (17) courses and distances, numbered 1 through 17,

1) S05°00'54"E, a distance of 130.00 feet to a 1/2 inch iron rod found,
2) S43°23'08"E, a distance of 292.58 feet to a 1/2 inch iron rod found,
3) S60°16'26"E, a distance of 286.24 feet to a 1/2 inch iron rod found,
4) N36°45'58"E, a distance of 474.11 feet to a 1/2 inch iron rod found, for the northeast corner of said 4.487 acre tract, and being the southeast corner of said 17.000 acre tract,
5) N25°26'19"E, a distance of 367.29 feet to a 1/2 inch iron rod found,
6) N25°39'51"W, a distance of 242.36 feet to a 1/2 inch iron rod found,
7) N04°57'11"W, a distance of 153.93 feet to a 1/2 inch iron rod found,
8) N30°19'51"E, a distance of 109.73 feet to a 1/2 inch iron rod found, and
9) N19°23'14"W, a distance of 137.45 feet to a 1/2 inch iron rod found, for the north corner of said 17.000 acre tract, and being the southeast corner of said 18.928 acre tract,
10) N52°42'36"E, a distance of 119.92 feet to a 1/2 inch iron rod found,
11) N17°25'22"W, a distance of 346.69 feet to a 1/2 inch iron rod found,
12) N06°52'44"E, a distance of 53.57 feet to a 1/2 inch iron rod found, and
13) N27°59'40"W, a distance of 55.39 feet to a calculated point on the low bank of the Colorado River, being the northeast corner of said 18.928 acre tract, same being a northern corner of said 382.755 acre tract and a northern corner of the herein described tract,
14) N49°30'20"E, a distance of 288.08 feet to a calculated point,
15) N68°22'51"E, a distance of 494.42 feet to a calculated point,
16) S85°42'31"E, a distance of 325.11 feet to a calculated point and
17) S69°27'18"E, a distance of 94.82 feet to a calculated point on the low bank of said Colorado River at the northeast corner of said 382.755 acre tract, being the northwest corner of an 89.704 acre tract of land conveyed to Julie Salam in Volume 709, Page 379 of the Deed Records of Bastrop County, Texas, for the northeast corner of the herein described tract,

THENCE, S28°25'57"W, leaving said low bank of the Colorado River, with the western boundary line of said Salam tract and the eastern boundary of said 382.755 acre tract, a distance of 2695.41 feet to an iron rod found at the north corner of Lot 28 of Rocking "S" Estates, a subdivision recorded in Cabinet 3, Slide 107B of the Plat Records of Bastrop County, Texas,

THENCE, S27°11'03"W, continuing with the eastern boundary line of said 382.775 acre tract and the western boundary line of said Rocking "S" Estates, a distance of 2170.98 feet to an 1/2 inch iron rod found at the southwest corner Lot 20 of said Rocking

"S" Estates, being the north corner of a 138 acre tract of land conveyed to Beverly Kay Thomas Reid in Volume 991, Page 408, Deed Records of Bastrop County, Texas, for a corner of the herein described tract,

THENCE, with the western boundary line of said Reid tract, and the east line of said 382.755 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

1) S25°04'50"W, a distance of 276.42 feet to a calculated point, and
2) S34°01'31"W, a distance of 112.38 feet to a calculated point at the northeast corner of Lot 24, block B, Double Eagle Ranch, Section 2, recorded in Cabinet 6, Slide 153-A, Plat Records of Bastrop County, Texas,

THENCE, over and across said 382.755 acre tract, said 300.357 acre tract of land, and with the north and west lines of said Double Eagle Ranch, Section 2, the following thirty-one (31) courses and distances, numbered 1 through 31,

1) N75°29'49"W, a distance of 122.71 feet to a calculated point,
2) S84°09'16"W, a distance of 401.46 feet to a calculated point,
3) N27°17'15"W, a distance of 178.94 feet to a calculated point,
4) N17°33'54"W, a distance of 61.09 feet to a calculated point,
5) N20°57'34"W, a distance of 488.59 feet to a calculated point,
6) N24°39'58"W, a distance of 455.44 feet to a calculated point,
7) N14°11'45"E, a distance of 101.30 feet to a calculated point,
8) N11°55'37"E, a distance of 418.78 feet to a calculated point,
9) N04°13'30"E, a distance of 386.41 feet to a calculated point at the beginning of a curve to the left,
10) Along said curve to the left, having a radius of 400.00 feet, an arc length of 295.83 feet, and a chord that bears S86°57'33"W, a distance of 289.13 feet to a calculated point,
11) S65°46'19"W, a distance of 53.03 feet to a calculated point at the beginning of a curve to the left,
12) Along said curve to the left, having a radius of 15.00 feet, an arc length of 22.42 feet, and a chord that bears S22°57'33"W, a distance of 20.39 feet to a calculated point,
13) S62°24'06"W, a distance of 60.62 feet to a calculated point,
14) S54°38'02"W, a distance of 325.30 feet to a calculated point,
15) S34°14'05"W, a distance of 300.41 feet to a calculated point,
16) N73°24'22"W, a distance of 232.46 feet to a calculated point,
17) N68°17'01"W, a distance of 98.43 feet to a calculated point,
18) S22°10'48"W, a distance of 104.88 feet to a calculated point,
19) S40°37'41"W, a distance of 310.94 feet to a calculated point at the beginning of a curve to the left,
20) Along said curve to the left, having a radius of 880.00 feet, an arc length of 45.46 feet, and a chord that bears S59°21'33"E, a distance of 45.45 feet to a calculated point,
21) S16°24'10"W, a distance of 242.40 feet to a calculated point,
22) S58°43'05"E, a distance of 112.60 feet to a calculated point,
23) S06°54'02"E, a distance of 137.60 feet to a calculated point,
24) S31°13'59"W, a distance of 146.34 feet to a calculated point,
25) S07°02'25"W, a distance of 283.84 feet to a calculated point,
26) S06°09'47"W, a distance of 265.12 feet to a calculated point,
27) S44°38'55"E, a distance of 177.62 feet to a calculated point,
28) S11°04'06"W, a distance of 128.29 feet to a calculated point,
29) N75°31'59"W, a distance of 92.21 feet to a calculated point,
30) S14°28'01"W, a distance of 170.78 feet to a calculated point, and
31) S23°16'43"W, a distance of 515.19 feet to a calculated point in the south line of said 300.357 acre tract, being in the north line of Lot 27 of said River Crossing, Section 1, same being at a southwest corner of Lot 40, Block D, of said Double Eagle Ranch, Section 2,

THENCE, with the north line of said River Crossing, Section 1, the following two (2) courses and distances, numbered 1 and 2,

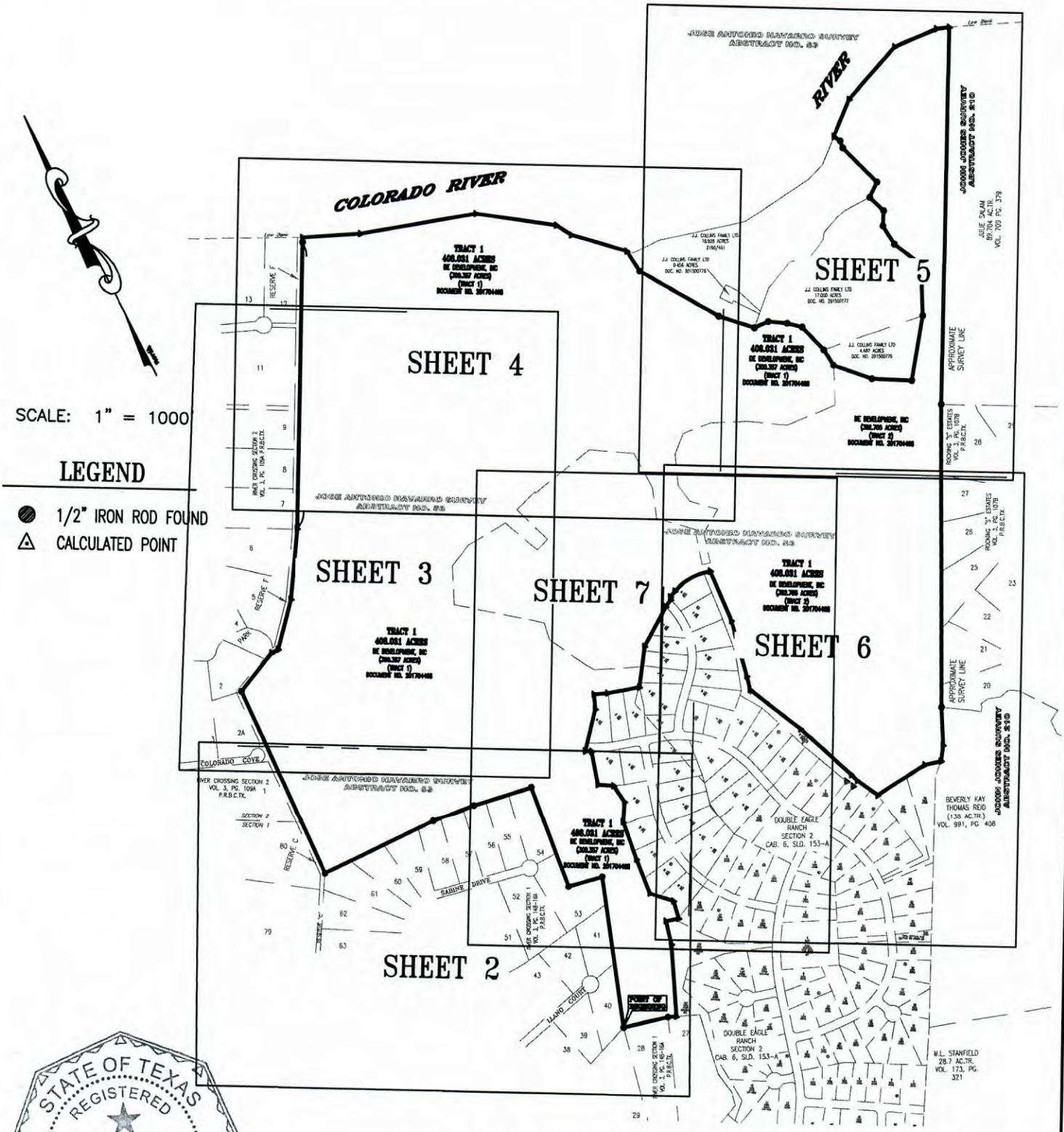
1) N67°35'53"W, a distance of 59.41 feet to a 1/2 inch iron rod found at the northwest corner of Lot 27 and the northeast corner of said Lot 28 of said River Crossing, Section 1,
2) N76°02'24"W, a distance of 326.78 feet to the **POINT OF BEGINNING**, and containing 408.031 acres of land.

Surveyed by: 15 MAR 2019

AARON V. THOMASON, R.P.L.S. NO. 6214
Carlson, Brigance and Doering, Inc.
5501 West William Cannon
Austin, TX 78749
Phone: 512-280-5160 Fax: 512-280-5165

Bearing Basis: Deed recorded in Volume 1727, Page 637 of the Deed Records of Bastrop County, Texas,

SKETCH TO ACCOMPANY FIELD NOTES



BEARING BASIS: DEED RECORDED IN VOLUME 1727, PAGE 637 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS,

STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL
LAND SURVEYOR

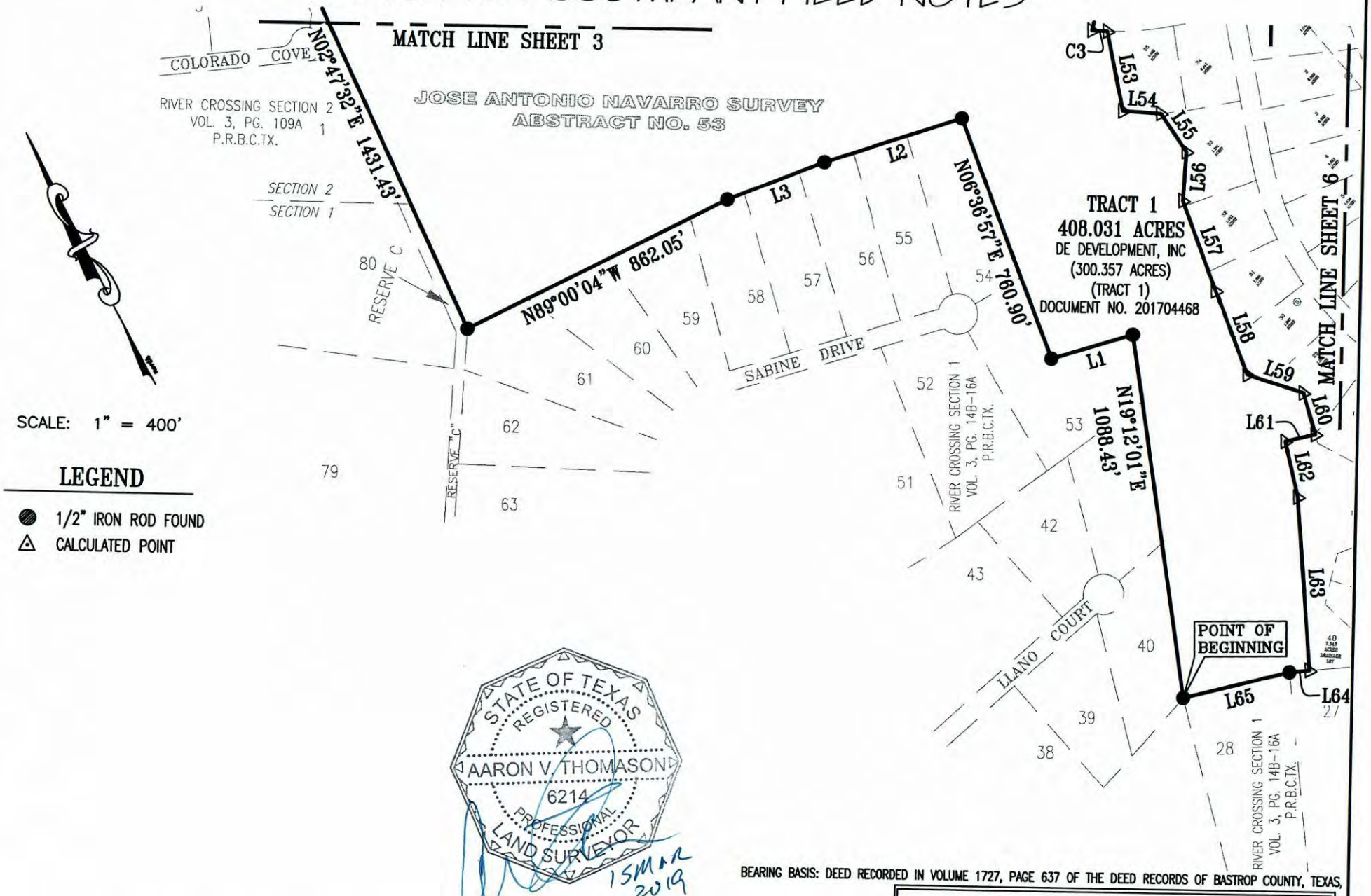
15 Mar 2019

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

SHEET 1 OF 8

PATH:- J:\AC3D\5081\SURVEY\FN - TRACT 1 - 408.031 ACRES.DWG

SKETCH TO ACCOMPANY FIELD NOTES



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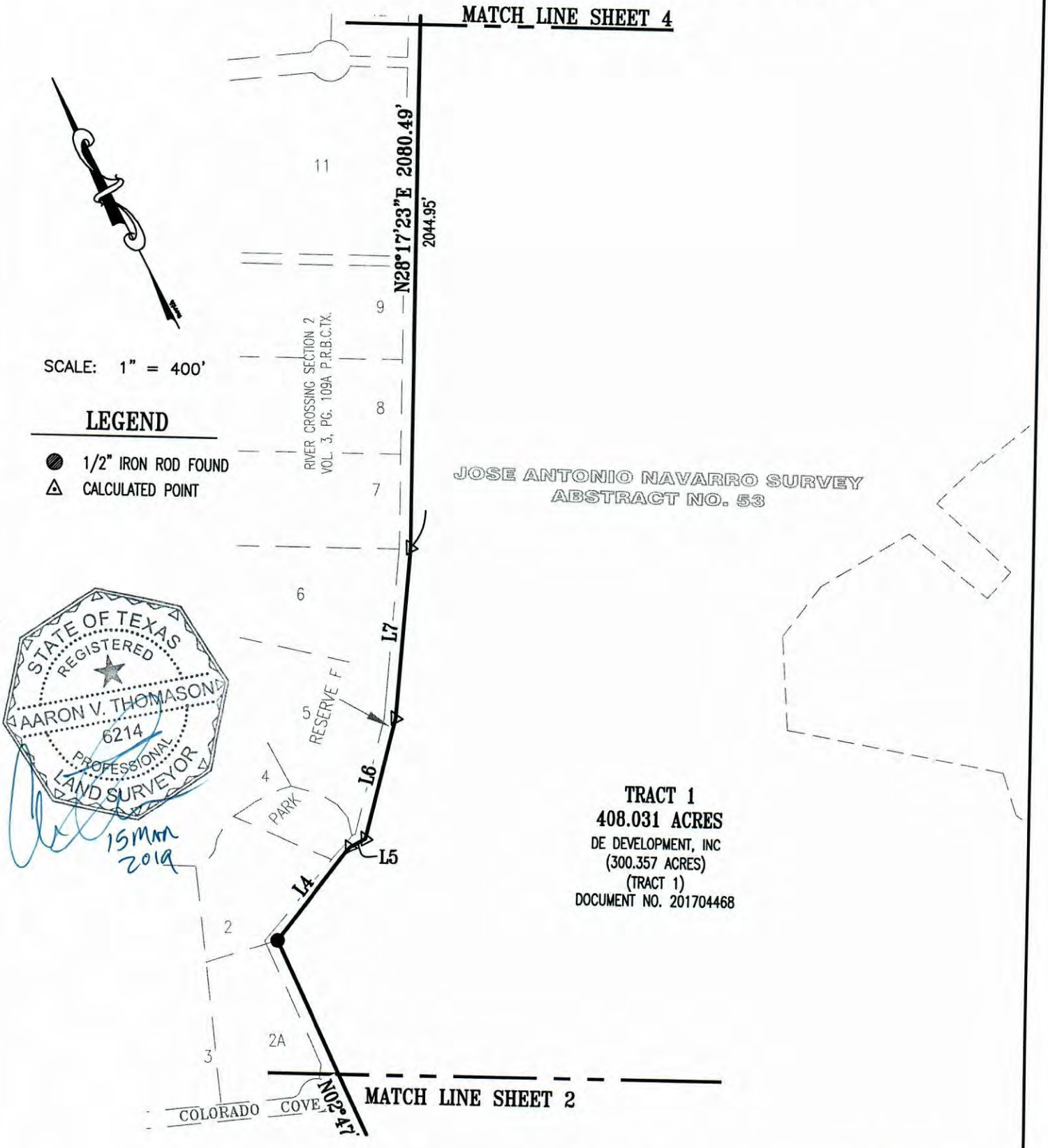

SCALE: 1" = 400'

LEGEND

- 1/2" IRON ROD FOUND
- CALCULATED POINT

STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL
LAND SURVEYOR

15 MAR 2019

BEARING BASIS: DEED RECORDED IN VOLUME 1727, PAGE 637 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS,

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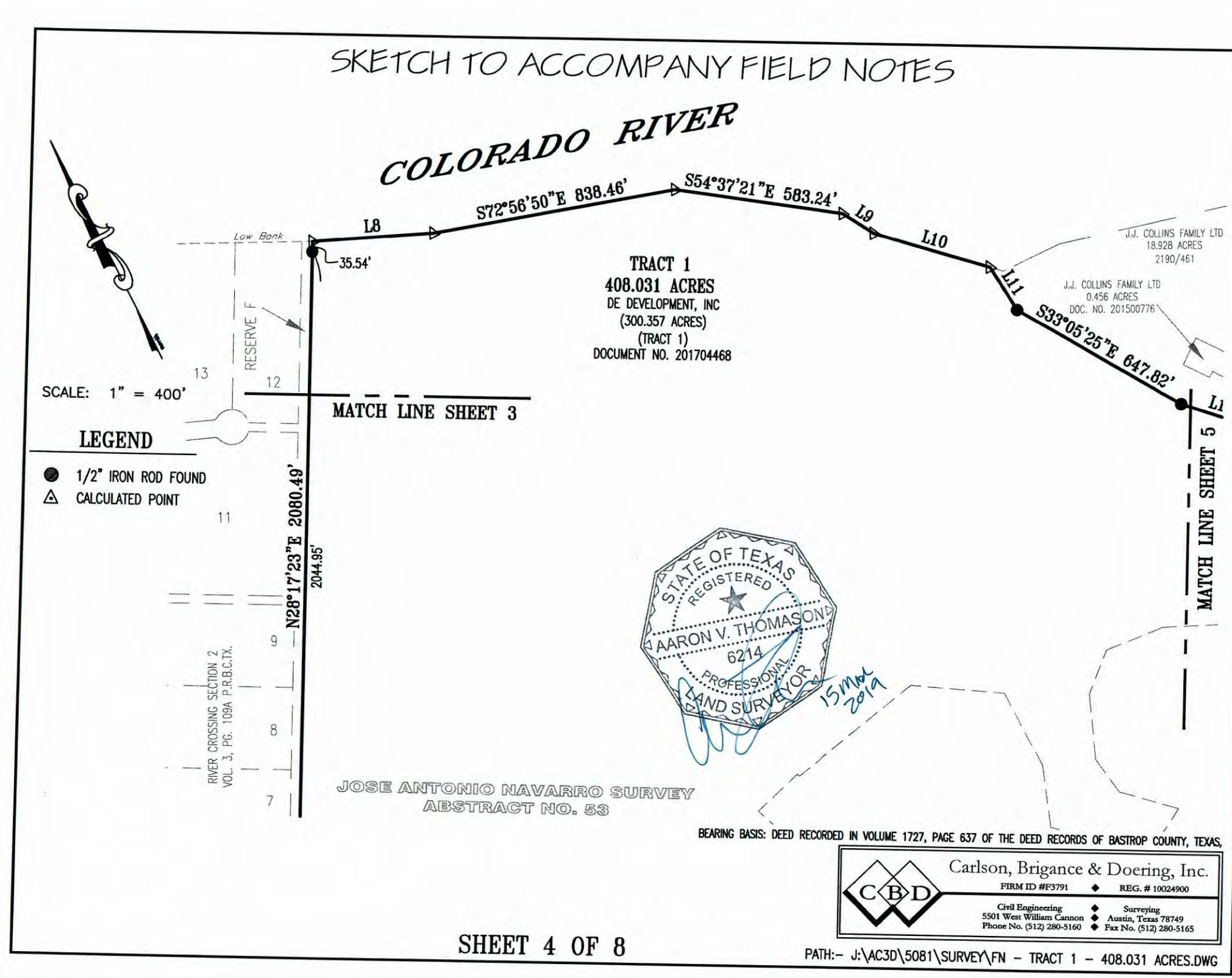

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SKETCH TO ACCOMPANY FIELD NOTES

SCALE: 1" = 400'

LEGEND

- 1/2" IRON ROD FOUND
- CALCULATED POINT

JOSE ANTONIO NAVARRO SURVEY
ABSTRACT NO. 53

RIVER

Low Bank

L33 L32 L31 L30 L29 L28 L27 L26 L25 L24 L23 L22 L21 L20 L19 L18 L17 L16 L15 L14 L13 L12

S28°25'57"W 2695.41'

JOHN JONES SURVEY
ABSTRACT NO. 210

JULIE SALAM
89.704 AC.TR.
VOL. 709 PG. 379

J.J. COLLINS FAMILY LTD
18.928 ACRES
2190/461

J.J. COLLINS FAMILY LTD
0.456 ACRES
DOC. NO. 201500776

S33°05'25"E 647.82'

J.J. COLLINS FAMILY LTD
17.000 ACRES
DOC. NO. 201500777

TRACT 1
408.031 ACRES
DE DEVELOPMENT, INC
(300.357 ACRES)
(TRACT 1)
DOCUMENT NO. 201704468

J.J. COLLINS FAMILY LTD
4.487 ACRES
DOC. NO. 201500776

APPROXIMATE
SURVEY LINE

MATCH LINE SHEET 4

DE DEVELOPMENT, INC
(382.755 ACRES)
(TRACT 2)
DOCUMENT NO. 201704468

ROCKING "S" ESTATES
VOL. 3, PG. 107B
P.R.B.C.TX.

29

28

MATCH LINE SHEET 6

BEARING BASIS: DEED RECORDED IN VOLUME 1727, PAGE 637 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS,

STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL
LAND SURVEYOR

15 MAR 2019

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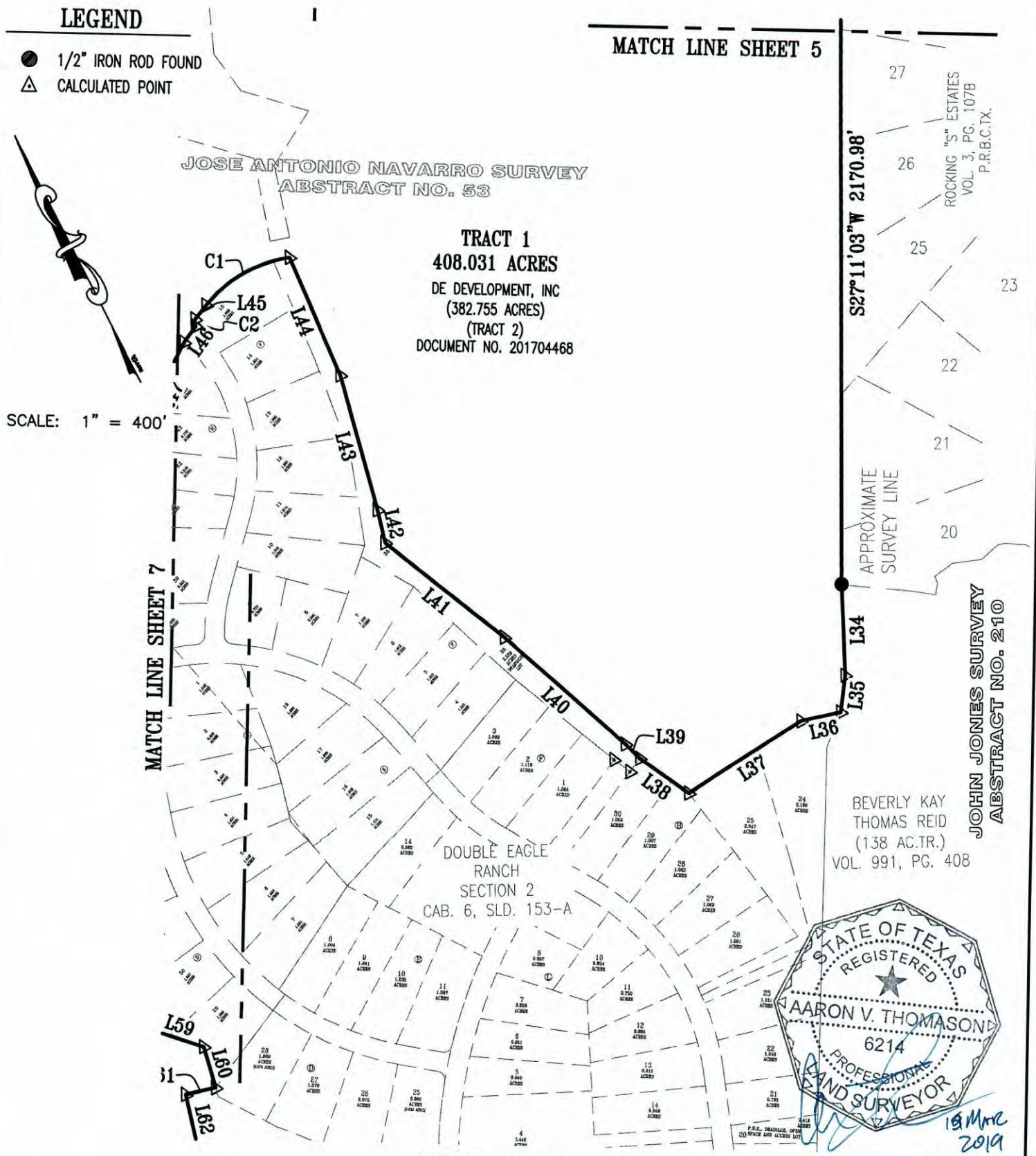

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PATH:- J:\AC3D\5081\SURVEY\FN - TRACT 1 - 408.031 ACRES.DWG

SKETCH TO ACCOMPANY FIELD NOTES

SCALE: 1" = 400'

LEGEND

- 1/2" IRON ROD FOUND
- CALCULATED POINT

BEARING BASIS: DEED RECORDED IN VOLUME 1727, PAGE 637 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS,

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REGISTERED
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PATH:- J:\AC3D\5081\SURVEY\FN - TRACT 1 - 408.031 ACRES.DWG

SKETCH TO ACCOMPANY FIELD NOTES

Line Table		
Line #	Length	Direction
L1	250.28	N79°05'33"W
L2	432.86	N80°16'29"W
L3	309.09	N83°45'20"W
L4	354.51	N64°22'53"E
L5	52.94	N88°18'14"E
L6	372.24	N41°10'20"E
L7	510.39	N32°16'32"E
L8	412.18	S66°39'19"E
L9	125.90	S29°54'40"E
L10	413.00	S46°33'38"E
L11	172.80	S05°41'11"E
L12	267.16	S45°04'38"E
L13	107.40	S87°27'33"E
L14	135.80	S57°45'37"E
L15	109.44	S48°33'46"E
L16	224.58	S15°48'51"E
L17	130.00	S05°00'54"E

Line Table		
Line #	Length	Direction
L18	292.58	S43°23'08"E
L19	286.24	S60°16'26"E
L20	474.11	N36°45'58"E
L21	367.29	N25°26'19"E
L22	242.36	N25°39'51"W
L23	153.93	N04°57'11"W
L24	109.73	N30°19'51"E
L25	137.45	N19°23'14"W
L26	119.92	N52°42'36"E
L27	346.69	N17°25'22"W
L28	53.57	N06°52'44"E
L29	55.39	N27°59'40"W
L30	288.08	N49°30'20"E
L31	494.42	N68°22'51"E
L32	325.11	S85°42'31"E
L33	94.82	S69°27'18"E
L34	276.42	S25°04'50"W

Line Table		
Line #	Length	Direction
L35	112.38	S34°01'31"W
L36	122.71	N75°29'49"W
L37	401.46	S84°09'16"W
L38	178.94	N27°17'15"W
L39	61.09	N17°33'54"W
L40	488.59	N20°57'34"W
L41	455.44	N24°39'58"W
L42	101.30	N14°11'45"E
L43	418.78	N11°55'37"E
L44	386.41	N04°13'30"E
L45	53.03	S65°46'19"W
L46	60.62	S62°24'06"W
L47	325.30	S54°38'02"W
L48	300.41	S34°14'05"W
L49	232.46	N73°24'22"W
L50	98.43	N68°17'01"W
L51	104.88	S22°10'48"W

Line Table		
Line #	Length	Direction
L52	310.94	S40°37'41"W
L53	242.40	S16°24'10"W
L54	112.60	S58°43'05"E
L55	137.60	S06°54'02"E
L56	146.34	S31°13'59"W
L57	283.84	S07°02'25"W
L58	265.12	S06°09'47"W
L59	177.62	S44°38'55"E
L60	128.29	S11°04'06"W
L61	92.21	N75°31'59"W
L62	170.78	S14°28'01"W
L63	515.19	S23°16'43"W
L64	59.41	N67°35'53"W
L65	326.78	N76°02'24"W

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	295.83	400.00	S86°57'33"W	289.13	155.05	42°22'27"
C2	22.42	15.00	S22°57'33"W	20.39	13.90	85°37'33"
C3	45.46	880.00	S59°21'33"E	45.45	22.73	2°57'35"

BEARING BASIS: DEED RECORDED IN VOLUME 1727, PAGE 637 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS.

Carlson, Brigance & Doering, Inc.
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Civil Engineering ◆ Surveying
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Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH:– J:\AC3D\5081\SURVEY\FN – TRACT 1 – 408.031 ACRES.DWG

STAFF REPORT

MEETING DATE: August 27, 2019 **AGENDA ITEM**:12R

TITLE:
Hold a Public Hearing and consider action to approve Resolution No. R-2019-76 of the City Council of the City of Bastrop, Texas, approving the City of Bastrop Updated Drought Contingency Plan; repealing all resolutions in conflict; providing severability; and providing an effective date.

STAFF REPRESENTATIVE:
Trey Job, Managing Director of Public Works & Leisure Services
Curtis Hancock, Assistant Director of Public Works & Utilities

BACKGROUND/HISTORY:
On July 10, 2018, the City of Bastrop City Council approved a list of qualified consulting firms to aid with civil engineering, geotechnical engineering, hydraulic and hydrologic engineering, surveying, landscape architecture, land planning and architecture. Walker Partners was identified as a qualified consultant in the areas of water/wastewater, streets/drainage, and land survey.

The City of Bastrop is required by the Texas Commission on Environmental Quality (TCEQ) to enlist the services of a civil engineering firm when updating the Drought Contingency Plan every five years or as part of a change in water supply. A Task Order with Walker Partners to update the City of Bastrop Drought Contingency Plan was executed in February 2019.

POLICY EXPLANATION:
The Texas Water Codes: Sec. 11.1272 requires the City of Bastrop to adopt have a Drought Contingency Plan consistent with the appropriate approved regional water plan to be implemented during periods of water shortages and drought.

FUNDING SOURCE:
W/WW FY 19 budget.

RECOMMENDATION:
Hold a Public Hearing and consider action to approve Resolution No. R-2019-76 of the City Council of the City of Bastrop, Texas, approving the City of Bastrop Updated Drought Contingency Plan; repealing all resolutions in conflict; providing severability; and providing an effective date.

ATTACHMENTS:
- Resolution
- Draft Drought Contingency Plan
- Draft Drought Contingency Plan with notes
- List of Changes

RESOLUTION NO. R-2019-76

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS APPROVING THE ADOPTION OF A DROUGHT CONTINGENCY; REPEALING CONFLICTING PROVISIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Bastrop, Texas recognizes that the amount of water available to the City of Bastrop and its water utility customers are limited and subject to depletion during periods of extended drought; and

WHEREAS, the City Council of the City of Bastrop, Texas recognizes that natural limitations due to drought conditions and other acts of God cannot guarantee an uninterrupted water supply for all purposes; and

WHEREAS, Section 11.1272 of the Texas Water Code and applicable rules of the Texas Commission on Environmental Quality require all public water supply systems in Texas to prepare a drought contingency plan; and

WHEREAS, as authorized under law, and in the best interests of the customers of the City of Bastrop, the City Council of the City of Bastrop, Texas deems it expedient and necessary to establish certain rules and policies for the orderly and efficient management of limited water supplies during drought and other water supply emergencies; and

WHEREAS, the City of Bastrop previously adopted a Drought Contingency Plan and requires it be amended or revised and resubmitted to the Texas Commission on Environmental Quality.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

SECTION 1. That the amended Drought Contingency Plan attached hereto as Exhibit "A" and made part hereof for all purposes be, and the same is hereby, adopted as the official policy of the City of Bastrop.

SECTION 2. That the City Manager is hereby directed to implement, administer, and enforce the Drought Contingency Plan.

SECTION 3. That this resolution shall take effect immediately upon its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop, Texas this 27th day of August 2019.

APPROVED:

_____
Connie B. Schroeder, Mayor

ATTEST:

_____
Ann Franklin, City Secretary

APPROVED AS TO FORM:

_____
Alan Bojorquez, City Attorney

CITY OF BASTROP

DROUGHT CONTINGENCY PLAN

August 18, 2019

Prepared by:

Walker Partners
engineers ★ surveyors

AMENDED DROUGHT CONTINGENCY PLAN
FOR THE
CITY OF BASTROP, TEXAS

Introduction and Background

The City of Bastrop provides utility services which includes providing treated water to its residents. Refer to the information below concerning general details for the city's water utility.

- Name of Utility: City of Bastrop
- Address: 300 Water Street., Bastrop, TX 78602
- Water CCN#: 11198
- PWS #: TX0110001

Safe, high quality drinking water is a precious resource in the Bastrop region. This Drought Contingency Plan (Plan) requires that the available resources of the City of Bastrop be put to the most beneficial use possible. The Plan also requires that the waste, unreasonable use, or unreasonable method of use of water be prevented and that conservation of water be extended with a view to reasonable and beneficial use in the interests of public health and welfare of the Bastrop community.

Section I: Declaration of Policy, Purpose, and Intent

In order to conserve the available water supply and protect the integrity of water supply facilities, with particular regard for domestic water use, sanitation, and fire protection, and to protect and preserve public health, welfare, and safety and minimize the adverse impacts of water supply shortage or other water supply emergency conditions, the City of Bastrop hereby adopts the following regulations and restrictions on the delivery and consumption of water by ordinance.

Water uses regulated or prohibited under this Plan are considered to be non-essential and continuation of such uses during times of water shortage or other emergency water supply conditions are deemed to constitute a waste of water which subjects the offender(s) to penalties as defined in Section XI of this Plan.

Section II: Public Involvement

Opportunity for the public to provide input into the preparation of the Plan was provided by the City of Bastrop by means of public hearing during a City Council meeting on August 27, 2019.

Section III: Public Education

The City of Bastrop will periodically provide the public with information about the Plan as well as water conservation and drought conditions, including information about the conditions under which each stage of the Plan is to be initiated or terminated and the drought response measures to be implemented in each stage. This information will be provided by means of paid advertisements, public notices, press releases, publication through City social media account(s), and/or utility bill inserts.

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Section IV: Coordination with the Lower Colorado Regional Water Planning Group

The service area of the City of Bastrop is located within the Lower Colorado Regional Water Planning Region (Region K) and the City of Bastrop has provided a copy of this plan to the Lower Colorado Regional Water Planning Group.

Section V: Authorization

The City Manager, or his/her designee is hereby authorized and directed to implement the applicable provisions of this Plan upon determination that such implementation is necessary to protect public health, safety, and welfare. The City Manager, or his/her designee shall have authority to initiate or terminate drought or other water supply emergency response measures as described in this Plan. This Plan shall also be referenced in, and become an Appendix to, the City of Bastrop Emergency Management Plan, Annex L; Utilities.

Section VI: Application

The provisions of this Plan shall apply to all persons, customers, and property utilizing water provided by the City of Bastrop. The terms "person" and " customer" as used in the Plan include individuals, corporations, partnerships, associations, and all other legal entities. Utilization of a water source other than City potable water is exempt from the provisions of this Plan.

Section VII: Permanent Water Restrictions

This section establishes permanent water conservation regulations and applies year-round regardless of Drought stage.

(a) Landscape irrigation using automatic in-ground or hose-end sprinkler systems is prohibited between the hours of 9:30 a.m. and 6:30 p.m.
   1. The time restrictions do not apply to:
      i. The irrigation of commercial plant nurseries.
      ii. Irrigation using reclaimed water or other non-potable water sources.
      iii. New landscape installation during planting and the first ten (10) days after planting.
      iv. The testing of new irrigation systems or systems that are under repair.
      v. Irrigation using a hand-held bucket or hose equipped with a positive shut-off valve, pressure washer system, or other device that automatically shut off water flow when the hose is not being held by the water user.
      vi. Irrigation by drip irrigation or soaker hoses.

(b) The following constitute a waste of water and are prohibited:
   1. Washing sidewalks, walkways, driveways, parking lots, tennis courts, patios, or other hard-surfaced areas except with a pressure-washing system or to alleviate immediate health or safety hazards.
   2. Allowing water to run off a property or allowing water to pond or pool in the street, parking lot, or sidewalk.
   3. Operating an irrigation system with sprinkler heads that are broken or out of adjustment.
   4. Failure to repair a controllable leak(s) within a reasonable time period after having been given notice directing the repair of such leak(s).

(c) Ornamental fountains or ponds for aesthetic or scenic purposes must be equipped with a recirculation device. This restriction does not apply to ornamental fountains or ponds that use reclaimed water, non-potable water, or water provided by sources other than the City.

(d) Use of water for irrigation of golf course greens, tees, and fairways is permitted only on designated watering days as outlined in Section X of this plan. Such irrigation shall only occur from 1:00 a.m. to 7:00 a.m.and from 8:00 p.m. to midnight. These restrictions do not apply to irrigation of any golf course that uses reclaimed water or other non-potable sources.

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Section VIII: Definitions

For the purposes of this Plan, the following definitions shall apply:

Aesthetic water use: water used for ornamental or decorative purposes such as fountains, reflecting pools, and water gardens.

Commercial and institutional water use: water use which is integral to the operations of commercial and non-profit establishments and governmental entities such as retail establishments, hotels and motels, restaurants, and office buildings.

Conservation: those practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water or increase the recycling and reuse of water so that a supply is conserved and made available for future or alternative uses.

Customer: any person, company, or organization using water supplied by the City of Bastrop.

Daily water demand: the total amount of water pumped or otherwise released into distribution system(s) for customer use. Expressed in gallons, which are metered in a given 24-hour period (gallons per day).

Declaration of disaster: that action taken by the Mayor, as authorized by the City of Bastrop Emergency management Basic Plan and the Texas Disaster Act of 1975, when the Mayor determines that the public health, safety, and welfare may be threatened by a disastrous event, or the imminent threat of such an event.

Director: the director of water and wastewater, City of Bastrop, Texas.

Domestic water use: water use for personal needs or for household or sanitary purposes such as drinking, bathing, heating, cooking, sanitation, or for cleaning a residence, business, industry, or institution.

Drip irrigation: also known as *trickle irrigation* or *micro-irrigation* is an irrigation method which minimizes the use of water and fertilizer by allowing water to drip slowly to the roots of plants through a network of valves, pipes, tubing, and emitters.

Even number address: street addresses, box numbers, or rural postal route numbers ending in 0, 2, 4, 6, or 8 and locations without addresses.

Hose-end sprinkler: designed to screw into a standard hose and rest on the ground wherever you drag it and set it down; it then delivers water in a spray pattern in the immediate area.

Industrial water use: the use of water in processes designed to convert materials of lower value into forms having greater usability and value.

Landscape irrigation use: water used for the irrigation and maintenance of landscaped areas, whether publicly or privately owned, including residential and commercial lawns, gardens, golf courses, parks, and rights-of-way and medians.

Non-essential water use: water uses that are neither essential nor required for the protection of public, health, safety, and welfare, including:

(a) irrigation of landscape areas, including parks, athletic fields, and gold courses, except otherwise provided under this Plan;

(b) use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle;

(c) use of water to wash down any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas;

(d) use of water to wash down buildings or structures for purposes other than immediate fire protection;

(e) flushing gutters or permitting water to run or accumulate in any gutter or street;

(f) use of water to fill, refill, or add indoor or outdoor swimming pools or Jacuzzi-type pools;

(g) use of water in a fountain or pond for aesthetic water use or scenic purposes except where necessary to support aquatic life;

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(h) failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such leak(s); and

(i) use of water from hydrants for construction purposes or any other purposes other than firefighting.

Odd numbered address: street addresses, box numbers, or rural postal route numbers ending in 1, 3, 5, 7, or 9.

Total production capability: the total net aggregate amount of water that can be produced from all water wells capable of supplying water to the system in any given 16-hour period.

Trigger: a threshold level to be used as an initiation or termination point for actions based on certain mathematical criteria, or as per the authority granted by Section 13.06.013 of the Bastrop City Code of Ordinances.

Section IX: Criteria for Initiation and Termination of Drought Response Stages

Daily water demand will be monitored for emergency conditions by the City Manager or his/her designee. Trigger conditions will be based on an emergency situation caused by a natural disaster, equipment or system failure, natural or manmade contamination, high daily average water demand, or any other condition that substantially and negatively affects the City's potable water supply. The City Manager, on either the recommendations of the Director or pursuant to their sole discretion and authority, shall determine when conditions warrant initiation or termination of each stage of the Plan.

The triggering criteria described below are based on a statistical analysis of the vulnerability of the water source under drought of record condition, and on known system capacity limits.

Stage 1 Trigger -- MILD Water Shortage Conditions / Water Awareness

Requirements for initiation
Customers shall be requested to voluntarily conserve water and adhere to the prescribed restrictions on certain non-essential water uses, as provided in Section X of this Plan, when daily water demand exceeds 85% of Total Production Capability for three (3) consecutive days or water demand approaches a reduced delivery capacity for all or parts of the system, and the City Manager determines that no circumstances exist that will decrease the demand except conservation by customers.

Requirements for termination
Stage 1 of the Plan may be terminated or rescinded when all of the conditions listed as triggering events have ceased to exist for a period of (3) consecutive days and would be unlikely to recur upon termination, or until such time as determined by the City Manager.

Stage 2 Trigger -- MODERATE Water Shortage Conditions / Water Watch

Requirements for initiation
Customers shall be required to comply with the requirements and restrictions on certain non-essential water uses, as provided in Section X of this Plan, when the daily water demand exceeds 90 % of Total Production Capability for three (3) consecutive days, and that response measures required by Stage 1 trigger – MILD Water Shortage Conditions / Water Awareness have been implemented, and the City Manager determines that no circumstances exist that will decrease the demand below the Stage 2 Trigger except conservation by customers.

Requirements for Termination
Stage 2 of the Plan may be terminated or rescinded when all of the conditions listed as triggering events have ceased to exist for a period of (3) consecutive days and would be unlikely to recur upon termination, as determined by the City Manager. Upon termination of Stage 2, Stage 1 becomes operative.

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Stage 3 Trigger -- CRITICAL Water Shortage Conditions

Requirements for Initiation
Customers shall be required to comply with the requirements and restrictions on certain non-essential water uses, as provided in Section X of this Plan, when the daily water demand exceeds 95 % of Total Production Capability for three (3) consecutive days, and that response measures required by Stage 2 trigger – MODERATE Water Shortage Conditions / Water Watch have been implemented, and the City Manager determines that no circumstances exist that will decrease the demand below the Stage 3 Trigger except conservation by customers.

Requirements for Termination
Stage 3 of the Plan may be terminated or rescinded when all of the conditions listed as triggering events have ceased to exist for a period of (3) consecutive days. Upon termination of Stage 3, Stage 2 becomes operative.

Stage 4 Trigger –– EMERGENCY Water Shortage Conditions / Water Emergency

Requirements for Initiation
Customers shall be required to comply with the requirements and restrictions for Stage 4 of this Plan when the City Manager determines that a water supply emergency exists based on:

1. Major water line breaks, or pump or system failures occur, which cause substantially significant threat of a loss of capability to provide water service; or
2. Natural or man-made contamination of the water supply sources(s); or
3. Daily water demand equals or exceeds 100 % of the Total Production Capability for three (3) consecutive days.

Requirements for Termination
Stage 4 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of three (3) consecutive days and would be unlikely to recur upon termination, as determined by the City Manager. Upon termination of Stage 4, the City Manager may impose requirements of Stage 1, 2, or 3 of the Plan if circumstances exist that require continued abatement to the effects of the emergency water shortage condition.

Stage 5 Trigger — WATER ALLOCATION

Requirements for Initiation
Customers shall be required to comply with the water allocation plan prescribed in Section IX of this Plan if the City Manager makes the determination that water shortage conditions threated public health, safety, and welfare due to the type, effect, or magnitude of such conditions.

Requirements for Termination
Stage 5 of the plan may be rescinded when the City Manager makes a determination that the triggering conditions no longer threaten public health, safety, and welfare of the City of Bastrop water utility customers.

Section X: Drought Response Stages

The City Manager, or his/her designee, shall monitor water supply and/or demand conditions on a daily basis and, in accordance with the triggering criteria set forth in Section IX of this Plan, and the City Manager will determine if conditions exist that would trigger any of the designated drought stages, and if so, shall implement the following notification protocol:

Notification of the Public:
The City Manager or his/her designee shall notify the public by means of:

(a) Publication in a newspaper of general circulation, and/or direct mail to customers, or
(b) Public service announcements, or signs posted in public places, or

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(c) Notice posted on the City of Bastrop's website at https://www.cityofbastrop.org

Additional Notification:
The City Manager or his/her designee shall notify directly, or cause to be notified directly, the following individuals and entities:

(a) Mayor / Members of the City Council
(b) Fire Chief
(c) City and/or County Emergency Management Coordinator(s)
(d) County Judge
(e) State Disaster District / Department of Public Safety
(f) TNRCC (required when mandatory restrictions are imposed) Major water users
(g) Critical water users; i.e. hospitals, clinics and nursing homes
(h) City of Bastrop Department Heads

Stage 1 Response -- MILD Water Shortage Conditions

Target: Raise public awareness of water demand conditions and achieve a voluntary reduction such that daily water demand is equal to 85 % or less of Total Production Capability.

Best Management Practices for Supply Management:

The City Manager shall implement supply management measures that include reduction in flushing of water mains, visually inspect lines and repair leaks on a daily basis, monthly review of customer use/consumption records and follow-up on any that have unusually high usage, as well as conservation of incidental water usage at water and wastewater plants. Activities shall be implemented which include increased monitoring of meters, gauges, water levels in tanks, and water well production data.

Voluntary Water Use Restrictions for Reducing Demand:

Water customers are requested to voluntarily limit the use of water for nonessential purposes and to practice water conservation.

(a) Restricted Days/Hours: Water customers are requested to voluntarily limit the irrigation of landscaped areas to Sundays and Thursdays for customers with a street address ending in an even number (0, 2, 4, 6 or 8), and Saturdays and Wednesdays for water customers with a street address ending in an odd number (1, 3, 5, 7 or 9), and to irrigate landscapes only between the hours of 12:00 a.m. (midnight) and 7:00 a.m., and between the hours of 6:00 p.m. to 9:00 p.m. on designated watering days. However, irrigation of landscaped areas is permitted at any time if it is by means of a hand-held hose, a faucet-filled bucket or watering can of five (5) gallons or less, or drip irrigation system.

(b) All general operations of the City of Bastrop shall adhere to mandatory water use restrictions prescribed for Stage 2 of the Plan.

(c) Water customers are requested to practice water conservation and to minimize or discontinue water use for non-essential purposes.

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Stage 2 Response –MODERATE Water Shortage Conditions

Target: Achieve a reduction in water use such that daily water demand is equal to 90% or less of Total Production Capability.

Best Management Practices for Supply Management:

The City Manager shall implement supply management measures that discontinue flushing of water mains, irrigation of public landscaped areas and all water usage at water and wastewater plants not required for direct operations of the facilities.

Mandatory Water Use Restrictions for Demand Reduction:

Under threat of penalty for violation, the following water use restrictions shall apply to all City of Bastrop water utility customers.

(a) Irrigation of landscaped areas with hose-end sprinklers or automatic irrigation systems shall be limited to Sundays and Thursdays for customers with a street address ending in an even number (0, 2, 4, 6 or 8), and Saturdays and Wednesdays for water customers with a street address ending in an odd number (1, 3, 5, 7 or 9), and irrigate landscapes only between the hours of 4:00 a.m. and 8:00 a.m. and between the hours of 8:00 p.m. and 12:00 a.m. (midnight) on designated watering days. However, irrigation of landscaped areas is permitted at any time if it is by means of a hand-held hose, a faucet-filled bucket or watering can of five (5) gallons or less, or drip irrigation system.

(b) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle is prohibited except on designated watering days between the hours of 7:00 p.m. until 11:00 p.m. Such washing, when allowed, shall be done with a faucet-filled bucket or a hand-held hose equipped with a positive shut-off nozzle. Vehicle washing may be done at any time on the immediate premises of a commercial car wash or commercial service station. Further, such washing may be exempted from these regulations if the health, safety, and welfare of the public is contingent upon frequent vehicle cleansing, such as garbage trucks and vehicles used to transport food and perishables.

(c) Use of water to fill, refill, or add to any indoor or outdoor swimming pools, wading pools, or Jacuzzi-type pools is prohibited except on designated watering days during the hours prior to 8:00 a.m. and the hours after 8:00 p.m.

(d) Use of water from hydrants shall be limited to firefighting, related activities, or other activities necessary to maintain public health, safety, and welfare, except that use of water from designated fire hydrants for construction purposes may be allowed under special permit from the City Manager.

(e) Use of water for the irrigation of athletic fields or golf course greens, tees, and fairways is prohibited except on designated watering days between the hours of 4:00 a.m. and 8:00 a.m. and the hours of 8:00 p.m. and 12:00 a.m. (midnight). However, if the athletic field or golf course utilizes a water source other than that provided by the City of Bastrop, the facility shall not be subject to these regulations.

(f) The following uses of water are defined as non-essential and are prohibited:
1. Use of water to wash down any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas;
2. Use of water to wash down buildings or structures for purposes other than immediate fire protection;
3. Use of water for dust control;
4. Flushing gutters or permitting water to run or accumulate in any gutter or street; and
5. Failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such leak(s).

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Stage 3 Response - CRITICAL Water Shortage Conditions

Target: Achieve a reduction in water use such that daily water demand is equal to 95% or less of Total Production Capability.

Best Management Practices for Supply Management:

The City Manager shall implement supply management measures that discontinue flushing of water mains, irrigation of public landscaped areas and all water usage at water and wastewater plants not required for direct operations of the facilities. Water usage at all City buildings shall be restricted to health, sanitation, cleanliness or firefighting purposes.

Mandatory Water Use Restrictions:

Under threat of penalty for violation, the following water use restrictions shall apply to all City of Bastrop water utility customers:

(a) Irrigation of landscaped areas by means of hand-held hoses, hand-held buckets or drip irrigation shall be limited to designated watering days, as outlined in Stage 2 of this Plan and between the hours of 6:00 a.m. and 8:00 a.m. and between 8:00 p.m. and 12:00 a.m. (midnight). The use of hose-end sprinklers or automatic sprinkler systems are prohibited at all times.

(b) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle not occurring on the premises of a commercial car wash and commercial service stations and not in the immediate interest of public health, safety and welfare is prohibited. Further, such vehicle washing at commercial car washes and commercial service stations shall occur only between the hours of 8:00 and 6:00 p.m.

(c) The filling, refilling, or adding of water to indoor or outdoor swimming pools, wading pools, and Jacuzzi-type pools is prohibited.

(d) Operation of any ornamental fountain or pond for aesthetic or scenic purposes is prohibited except where necessary to support aquatic life or where such fountains or ponds are equipped with a re-circulation system.

(e) No new, additional, expanded, or increased-in-size water service connections, meters, service lines, pipeline extensions, mains, or water service facilities of any kind shall be approved or installed for such time as this drought response stage or a higher-numbered stage shall be in effect.

(f) Use of water from hydrants shall be limited to firefighting, related activities, or other activities necessary to maintain public health, safety, and welfare. Use of water from fire hydrants for construction purposes is prohibited.

(g) Use of water for the irrigation of athletic fields or golf course greens, tees, and fairways is prohibited. However, if the athletic field or golf course utilizes a water source other than that provided by the City of Bastrop, the facility shall not be subject to these regulations.

(h) All non-essential uses of water as listed in Stage 2 of this plan are prohibited.

Stage 4 Response – EMERGENCY Water Shortage Conditions

Target: Achieve reduction in daily water demand sufficient to assure protection of public health, safety, and welfare of the City of Bastrop water utility customers.

Best Management Practices for Supply Management:

The City Manager shall implement supply management measures that discontinue flushing of water mains, irrigation of public landscaped areas and all water usage at water and wastewater plants not required for direct operations of the facilities. Water usage at all City buildings shall be restricted to health, sanitation, cleanliness or firefighting purposes.

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Mandatory Water Use Restrictions:

Under threat of penalty for violation, all requirements of Stage 3 shall remain in effect during Stage 4 except:

(a) Irrigation of landscaped areas is absolutely prohibited.

(b) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle is absolutely prohibited.

(c) Curtailment of service to persons shown to be of violation of prohibited uses of water may be ordered by the City Manager, if the City Manager determines that such curtailment would not be detrimental to the public health, safety, and welfare, and determines that such curtailment would benefit the mitigation of Stage 4 conditions.

Stage 5 Response - WATER ALLOCATION

In the event that water shortage conditions threaten public health, safety, and welfare due to the duration, type, effect or magnitude of such conditions, and a Declaration of Disaster has been issued relating to such conditions, the City Manager is hereby authorized to allocate water according to the following plan. In addition to other restrictions required in Stage 2, 3, or 4 Response, a monthly water allocation may be established by the City Manager for single family residential water customers.

Single-Family Residential Customers

The allocation to residential water customers residing in a single-family dwelling shall be as follows:

Persons per Household	Gallons per Month
1 or 2	4,500
3 or 4	5,500
5 or 6	6,500
7 or 8	7,500
9 or 10	8,500
11 or more	10,000

"Household" means the residential premises served by the customer's meter. "Persons per household" includes only those persons currently physically residing at the premises and expected to reside there for the entire billing period. It shall be assumed that a particular customer's household is comprised of two (2) persons unless the customer notifies the City of Bastrop of a greater number of persons per household on a form prescribed by the City Manager. It shall be the customer's responsibility to go to the City of Bastrop offices to complete and sign the form claiming more than two (2) persons per household. When the number of persons per household increases so as to place the customer in a different allocation category, the customer may notify the City of Bastrop on such form and the change will be implemented in the next practicable billing period. If the number of persons in a household is reduced, the customer shall notify the City of Bastrop in writing. Any person who knowingly, recklessly, or with criminal negligence falsely reports the number of persons in a household or fails to timely notify the City of Bastrop of a reduction in the number of persons in a household shall be subject to penalties set forth in Section XI of this Plan.

Residential water customers shall pay the following surcharge: 125 % of the normal and routine charge for water billed in excess of allocation.

Master-Metered Multi-Family Residential Customers

In addition to other restrictions in Stage 2, 3 or 4 Responses, a monthly water allocation may be established by the City Manager for master-metered multi-family water customers. The allocation to a customer billed from a master meter which jointly measures water to multiple permanent residential dwelling units (e.g., apartments, mobile homes) shall be allocated 6,ooo gallons per month for each dwelling unit. A dwelling unit may be claimed under this provision whether it is occupied or not. Any person who knowingly, recklessly, or with criminal negligence falsely reports the

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number of dwelling units served by a master meter shall be subject to penalties set forth in Section XI of this Plan.

Customers billed from a master meter under this provision shall pay the following monthly surcharge: 125 % of the normal and routine charges for water billed in excess of allocation.

Commercial Customers

In addition to other restrictions in Stage 2, 3 or 4 Responses, a monthly water allocation may be established by the City Manager for each commercial customer. The commercial customer's allocation shall be no less than 75 percent of the customer's usage for corresponding month's billing period for the previous 12 months. If the customer's billing history is shorter than 12 months, the monthly average for the period for which there is a record shall be used for any monthly period for which no history exists. However, a customer for which 75 percent of the monthly usage is less than 6,ooo gallons, shall be allocated 6,ooo gallons. Upon request of a customer or at the initiative of the City Manager, the allocation may be reduced or increased if, (1) the designated period does not accurately reflect the customer's normal water usage or (2) other objective evidence demonstrates that the designated allocation is inaccurate under present conditions. A customer may appeal an allocation established hereunder to the Bastrop City Council.

Non-residential commercial customers shall pay the following surcharges: 150 % of the normal and routine charges for water billed in excess of allocation.

Industrial Customers

In addition to other restrictions in Stage 2, 3 or 4 Responses, a monthly water allocation may be established by the City Manager for each industrial customer, which uses water for processing purposes. The industrial customer's allocation shall be no less than 85 percent of the customer's water usage baseline. However, a customer of which 85 percent of the monthly usage is less than 6,ooo gallons, shall be allocated 6,ooo gallons. The industrial customer's water use baseline will be computed on the average water use for the three month period ending prior to the date of implementation of Stage 2 of the Plan. If the industrial water customer's billing history is shorter than 3 months, the monthly average for the period for which there is a record shall be used. Upon request of the customer or at the initiative of the City Manager, the allocation may be reduced or increased if, (1) the designated period for baseline calculation does not accurately reflect the customer's normal water usage, (2) the customer has added or is in the process of adding significant additional processing capacity, (3) the customer has shut down or significantly reduced the production of a major processing unit, (4) the customer has previously implemented significant permanent water conservation measures such that the ability to further reduce water use is limited, or (5) if other objective evidence demonstrates that the designated allocation is inaccurate under present conditions. A customer may appeal an allocation established hereunder to the Bastrop City Council.

Industrial customers shall pay the following surcharges: 150 % of the normal and routine charges for water billed in excess of allocation.

Section XI: Enforcement

(a) No person shall knowingly or intentionally allow the use of water from the City of Bastrop for residential, commercial, industrial, agricultural, governmental, or any other purpose in a manner contrary to any provision of this Plan, or in an amount in excess of that permitted by the drought response stage in effect at the time pursuant to action taken by in accordance with provisions of this plan.

(b) Any person who violates this Plan is guilty of a Class C misdemeanor and, upon conviction shall be punished by a fine of not less than FIFTY DOLLARS ($50.00) and not more than FIVE HUNDRED DOLLARS ($500.00). Each day that one or more of the provisions in this Plan is violated shall constitute a separate offense. If a person is convicted of two or more distinct violations of this Plan, the City Manager shall, upon due notice to the customer, be authorized to discontinue water service to the premises where such violations occur. Services discontinued under such circumstances shall be

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restored only upon payment of a re-connection charge, hereby established at $25.00, and any other costs incurred by the City of Bastrop in discontinuing service. In addition, suitable assurance must be given to the City Manager that the same action shall not be repeated while the Plan is in effect. Compliance with this Plan may also be sought through injunctive relief in the District Court.

(c) Any person, including a person classified as a water customer of the City of Bastrop, in apparent control of the property where a violation occurs or originates shall be presumed to be the violator, and proof that the violation occurred on the person's property shall constitute a rebuttable presumption that the person in apparent control of the property committed the violation, but any such person shall have the right to show the he/she did not commit the violation. Parents shall be presumed to be responsible for violations of their minor children and proof that violation, committed by a child, occurred on property within the parents' control shall constitute a rebuttable presumption that the parent committed the violation, but any such parent may be excused if he/she proves that he/she had previously directed the child not to use the water as it was used in violation of this Plan and that the parent could not have reasonably known of the violation.

(d) Any police officer, Code Compliance Official, building official or other City of Bastrop employee designated by the City Manager, may issue a citation to a person he/she reasonably believes to be in violation of this Ordinance. The citation shall be prepared in duplicate and shall contain the name and address of the alleged violator, if known, the offense charged, and shall direct him/her to appear in the Municipal Court on the date shown on the citation for which the date shall not be less than three (3) days nor more than five (5) days from the date the citation was issued. The alleged violator shall be served a copy of the citation. Service of the citation shall be complete upon delivery of the citation to the alleged violator, to an agent or employee of a violator, or to a person over fourteen (14) years of age who is a member of the violator's immediate family or is a resident of the violator's residence. The alleged violator shall appear in Municipal Court to enter a plea of guilty or not guilty for the violation of this Plan. If the alleged violator fails to appear in Municipal Court, a warrant for his/her arrest may be issued. A summons to appear may be issued in lieu of an arrest warrant. These cases shall be expedited and given preferential setting in Municipal Court before all other cases.

Section XII: Variances

The City Manager may, in writing, grant temporary variance for existing water uses otherwise prohibited under this Plan if it is determined that failure to grant such variance would cause an emergency condition adversely affecting the health, sanitation, or fire protection for the public or the person requesting such variance and if one or more of the following conditions are met:

(a) Compliance with this Plan cannot be technically accomplished during the duration of the water supply shortage or other condition for which the Plan is in effect.

(b) Alternative methods can be implemented which will achieve the same level of reduction in water use.

Persons requesting an exemption from the provisions of this Ordinance shall file a petition for variance with the City of Bastrop within five (5) days after the Plan or particular drought response stage has been invoked. All petitions for variances shall be reviewed by the City Manager, or his/her designee, and shall include the following:

(a) Name and address of the petitioner(s).

(b) Purpose of water use.

(c) Specific provision(s) of the Plan from which the petitioner is requesting relief.

(d) Detailed statement as to how the specific provision of the Plan adversely affects the petitioner or what damage or harm will occur to the petitioner or others if the petitioner complies with this Ordinance.

(e) Description of the relief requested.

(f) Period of time for which the variance is sought.

(g) Alternative water use restrictions or other measures the petitioner is taking or proposes to take to meet the intent of this Plan and the compliance date.

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(h) Other pertinent information.

Variances granted by the City Manager shall be subject to the following conditions, unless waived or modified:

(a) Variances granted shall include a timetable for compliance.

(b) Variances granted in a particular stage shall expire upon advancing to a more restrictive stage of the Plan.

(c) Petitioners shall promptly display the variance granted where it can be read by the general public at all location(s) for which the variance applies, and make said variance available to the public.

(d) Variances granted may be rescinded or revoked by the City Manager if the Petitioner fails to meet specific requirements set forth in the variance. The variance will automatically expire when the Plan is no longer in effect.

(e) No variance shall be retroactive or otherwise justify any violation of this Plan occurring prior to the issuance of the variance.

Section XIII: City Manager's Authority to Impose Additional Restrictions

(a) The City Manager may, in his/her sole discretion, implement mandatory water restrictions in addition to those previously described in this Drought Contingency Plan, to protect the public health and safety in the event of an unusual water system operation event, equipment failure, catastrophic occurrence, or severe weather event.

(b) The City Manager may implement mandatory restrictions, immediately effective, by public announcement.

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CITY OF BASTROP

DROUGHT CONTINGENCY PLAN

August 18, 2019

Prepared by:

Walker Partners
engineers ★ surveyors

AMENDED DROUGHT CONTINGENCY PLAN
FOR THE
CITY OF BASTROP, TEXAS

Introduction and Background

The City of Bastrop provides utility services which includes providing treated water to its residents. Refer to the information below concerning general details for the city's water utility.

- Name of Utility: City of Bastrop
- Address: 300 Water Street., Bastrop, TX 78602
- Water CCN#: 11198
- PWS #: TX0110001

Safe, high quality drinking water is a precious resource in the Bastrop region. This Drought Contingency Plan (Plan) requires that the available resources of the City of Bastrop be put to the most beneficial use possible. The Plan also requires that the waste, unreasonable use, or unreasonable method of use of water be prevented and that conservation of water be extended with a view to reasonable and beneficial use in the interests of public health and welfare of the Bastrop community.

Section I: Declaration of Policy, Purpose, and Intent

In order to conserve the available water supply and protect the integrity of water supply facilities, with particular regard for domestic water use, sanitation, and fire protection, and to protect and preserve public health, welfare, and safety and minimize the adverse impacts of water supply shortage or other water supply emergency conditions, the City of Bastrop hereby adopts the following regulations and restrictions on the delivery and consumption of water by ordinance.

Water uses regulated or prohibited under this Plan are considered to be non-essential and continuation of such uses during times of water shortage or other emergency water supply conditions are deemed to constitute a waste of water which subjects the offender(s) to penalties as defined in Section XI of this Plan.

Section II: Public Involvement

Opportunity for the public to provide input into the preparation of the Plan was provided by the City of Bastrop by means of public hearing during a City Council meeting on August 27, 2019.

Section III: Public Education

The City of Bastrop will periodically provide the public with information about the Plan as well as water conservation and drought conditions, including information about the conditions under which each stage of the Plan is to be initiated or terminated and the drought response measures to be implemented in each stage. This information will be provided by means of paid advertisements, public notices, press releases, publication through City social media account(s), and/or utility bill inserts.

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Section IV: Coordination with the Lower Colorado Regional Water Planning Group

The service area of the City of Bastrop is located within the Lower Colorado Regional Water Planning Region (Region K) and the City of Bastrop has provided a copy of this plan to the Lower Colorado Regional Water Planning Group.

Section V: Authorization

The City Manager, or his/her designee is hereby authorized and directed to implement the applicable provisions of this Plan upon determination that such implementation is necessary to protect public health, safety, and welfare. The City Manager, or his/her designee shall have authority to initiate or terminate drought or other water supply emergency response measures as described in this Plan. This Plan shall also be referenced in, and become an Appendix to, the City of Bastrop Emergency Management Plan, Annex L; Utilities.

Section VI: Application

The provisions of this Plan shall apply to all persons, customers, and property utilizing water provided by the City of Bastrop. The terms "person" and " customer" as used in the Plan include individuals, corporations, partnerships, associations, and all other legal entities. Utilization of a water source other than City potable water is exempt from the provisions of this Plan.

Section VII: Permanent Water Restrictions

This section establishes permanent water conservation regulations and applies year-round regardless of Drought stage.

(a) Landscape irrigation using automatic in-ground or hose-end sprinkler systems is prohibited between the hours of 9:30 a.m. and 6:30 p.m.
   1. The time restrictions do not apply to:
      i. The irrigation of commercial plant nurseries.
      ii. Irrigation using reclaimed water or other non-potable water sources.
      iii. New landscape installation during planting and the first ten (10) days after planting.
      iv. The testing of new irrigation systems or systems that are under repair.
      v. Irrigation using a hand-held bucket or hose equipped with a positive shut-off valve, pressure washer system, or other device that automatically shut off water flow when the hose is not being held by the water user.
      vi. Irrigation by drip irrigation or soaker hoses.

(b) The following constitute a waste of water and are prohibited:
   1. Washing sidewalks, walkways, driveways, parking lots, tennis courts, patios, or other hard-surfaced areas except with a pressure-washing system or to alleviate immediate health or safety hazards.
   2. Allowing water to run off a property or allowing water to pond or pool in the street, parking lot, or sidewalk.
   3. Operating an irrigation system with sprinkler heads that are broken or out of adjustment.
   4. Failure to repair a controllable leak(s) within a reasonable time period after having been given notice directing the repair of such leak(s).

(c) Ornamental fountains or ponds for aesthetic or scenic purposes must be equipped with a recirculation device. This restriction does not apply to ornamental fountains or ponds that use reclaimed water, non-potable water, or water provided by sources other than the City.

(d) Use of water for irrigation of golf course greens, tees, and fairways is permitted only on designated watering days as outlined in Section X of this plan. Such irrigation shall only occur from 1:00 a.m. to 7:00 a.m.and from 8:00 p.m. to midnight. These restrictions do not apply to irrigation of any golf course that uses reclaimed water or other non-potable sources.

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Section VIII: Definitions

For the purposes of this Plan, the following definitions shall apply:

Aesthetic water use: water used for ornamental or decorative purposes such as fountains, reflecting pools, and water gardens.

Commercial and institutional water use: water use which is integral to the operations of commercial and non-profit establishments and governmental entities such as retail establishments, hotels and motels, restaurants, and office buildings.

Conservation: those practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water or increase the recycling and reuse of water so that a supply is conserved and made available for future or alternative uses.

Customer: any person, company, or organization using water supplied by the City of Bastrop.

Daily water demand: the total amount of water pumped or otherwise released into distribution system(s) for customer use. Expressed in gallons, which are metered in a given 24-hour period (gallons per day).

Declaration of disaster: that action taken by the Mayor, as authorized by the City of Bastrop Emergency management Basic Plan and the Texas Disaster Act of 1975, when the Mayor determines that the public health, safety, and welfare may be threatened by a disastrous event, or the imminent threat of such an event.

Director: the director of water and wastewater, City of Bastrop, Texas.

Domestic water use: water use for personal needs or for household or sanitary purposes such as drinking, bathing, heating, cooking, sanitation, or for cleaning a residence, business, industry, or institution.

Drip irrigation: also known as *trickle irrigation* or *micro-irrigation* is an irrigation method which minimizes the use of water and fertilizer by allowing water to drip slowly to the roots of plants through a network of valves, pipes, tubing, and emitters.

Even number address: street addresses, box numbers, or rural postal route numbers ending in 0, 2, 4, 6, or 8 and locations without addresses.

Hose-end sprinkler: designed to screw into a standard hose and rest on the ground wherever you drag it and set it down; it then delivers water in a spray pattern in the immediate area.

Industrial water use: the use of water in processes designed to convert materials of lower value into forms having greater usability and value.

Landscape irrigation use: water used for the irrigation and maintenance of landscaped areas, whether publicly or privately owned, including residential and commercial lawns, gardens, golf courses, parks, and rights-of-way and medians.

Non-essential water use: water uses that are neither essential nor required for the protection of public, health, safety, and welfare, including:

(a) irrigation of landscape areas, including parks, athletic fields, and gold courses, except otherwise provided under this Plan;

(b) use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle;

(c) use of water to wash down any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas;

(d) use of water to wash down buildings or structures for purposes other than immediate fire protection;

(e) flushing gutters or permitting water to run or accumulate in any gutter or street;

(f) use of water to fill, refill, or add indoor or outdoor swimming pools or Jacuzzi-type pools;

(g) use of water in a fountain or pond for aesthetic water use or scenic purposes except where necessary to support aquatic life;

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(h) failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such leak(s); and

(i) use of water from hydrants for construction purposes or any other purposes other than firefighting.

Odd numbered address: street addresses, box numbers, or rural postal route numbers ending in 1, 3, 5, 7, or 9.

Total production capability: the total net aggregate amount of water that can be produced from all water wells capable of supplying water to the system in any given 16-hour period.

Trigger: a threshold level to be used as an initiation or termination point for actions based on certain mathematical criteria, or as per the authority granted by Section 13.06.013 of the Bastrop City Code of Ordinances.

Section IX: Criteria for Initiation and Termination of Drought Response Stages

Daily water demand will be monitored for emergency conditions by the City Manager or his/her designee. Trigger conditions will be based on an emergency situation caused by a natural disaster, equipment or system failure, natural or manmade contamination, high daily average water demand, or any other condition that substantially and negatively affects the City's potable water supply. The City Manager, on either the recommendations of the Director or pursuant to their sole discretion and authority, shall determine when conditions warrant initiation or termination of each stage of the Plan.

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The triggering criteria described below are based on a statistical analysis of the vulnerability of the water source under drought of record condition, and on known system capacity limits.

Stage 1 Trigger -- MILD Water Shortage Conditions / Water Awareness

Requirements for initiation
Customers shall be requested to voluntarily conserve water and adhere to the prescribed restrictions on certain non-essential water uses, as provided in Section X of this Plan, when daily water demand exceeds 85% of Total Production Capability for three (3) consecutive days or water demand approaches a reduced delivery capacity for all or parts of the system, and the City Manager determines that no circumstances exist that will decrease the demand except conservation by customers.

Requirements for termination
Stage 1 of the Plan may be terminated or rescinded when all of the conditions listed as triggering events have ceased to exist for a period of (3) consecutive days and would be unlikely to recur upon termination, or until such time as determined by the City Manager.

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Stage 2 Trigger -- MODERATE Water Shortage Conditions / Water Watch

Requirements for initiation
Customers shall be required to comply with the requirements and restrictions on certain non-essential water uses, as provided in Section X of this Plan, when the daily water demand exceeds 90 % of Total Production Capability for three (3) consecutive days, and that response measures required by Stage 1 trigger – MILD Water Shortage Conditions / Water Awareness have been implemented, and the City Manager determines that no circumstances exist that will decrease the demand below the Stage 2 Trigger except conservation by customers.

Requirements for Termination
Stage 2 of the Plan may be terminated or rescinded when all of the conditions listed as triggering events have ceased to exist for a period of (3) consecutive days and would be unlikely to recur upon termination, as determined by the City Manager. Upon termination of Stage 2, Stage 1 becomes operative.

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Stage 3 Trigger -- CRITICAL Water Shortage Conditions

Requirements for Initiation
Customers shall be required to comply with the requirements and restrictions on certain non-essential water uses, as provided in Section X of this Plan, when the daily water demand exceeds 95 % of Total Production Capability for three (3) consecutive days, and that response measures required by Stage 2 trigger – MODERATE Water Shortage Conditions / Water Watch have been implemented, and the City Manager determines that no circumstances exist that will decrease the demand below the Stage 3 Trigger except conservation by customers.

Requirements for Termination
Stage 3 of the Plan may be terminated or rescinded when all of the conditions listed as triggering events have ceased to exist for a period of (3) consecutive days. Upon termination of Stage 3, Stage 2 becomes operative.

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Stage 4 Trigger –- EMERGENCY Water Shortage Conditions / Water Emergency

Requirements for Initiation
Customers shall be required to comply with the requirements and restrictions for Stage 4 of this Plan when the City Manager determines that a water supply emergency exists based on:

1. Major water line breaks, or pump or system failures occur, which cause substantially significant threat of a loss of capability to provide water service; or
2. Natural or man-made contamination of the water supply sources(s); or
3. Daily water demand equals or exceeds 100 % of the Total Production Capability for three (3) consecutive days.

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Requirements for Termination
Stage 4 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of three (3) consecutive days and would be unlikely to recur upon termination, as determined by the City Manager. Upon termination of Stage 4, the City Manager may impose requirements of Stage 1, 2, or 3 of the Plan if circumstances exist that require continued abatement to the effects of the emergency water shortage condition.

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Stage 5 Trigger — WATER ALLOCATION

Requirements for Initiation
Customers shall be required to comply with the water allocation plan prescribed in Section IX of this Plan if the City Manager makes the determination that water shortage conditions threated public health, safety, and welfare due to the type, effect, or magnitude of such conditions.

Requirements for Termination
Stage 5 of the plan may be rescinded when the City Manager makes a determination that the triggering conditions no longer threaten public health, safety, and welfare of the City of Bastrop water utility customers.

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Section X: Drought Response Stages

The City Manager, or his/her designee, shall monitor water supply and/or demand conditions on a daily basis and, in accordance with the triggering criteria set forth in Section IX of this Plan, and the City Manager will determine if conditions exist that would trigger any of the designated drought stages, and if so, shall implement the following notification protocol:

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Notification of the Public:
The City Manager or his/her designee shall notify the public by means of:

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(a) Publication in a newspaper of general circulation, and/or direct mail to customers, or
(b) Public service announcements, or signs posted in public places, or

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(c) Notice posted on the City of Bastrop's website at https://www.cityofbastrop.org

Additional Notification:
The City Manager or his/her designee shall notify directly, or cause to be notified directly, the following individuals and entities:

(a) Mayor / Members of the City Council
(b) Fire Chief
(c) City and/or County Emergency Management Coordinator(s)
(d) County Judge
(e) State Disaster District / Department of Public Safety
(f) TNRCC (required when mandatory restrictions are imposed) Major water users
(g) Critical water users; i.e. hospitals, clinics and nursing homes
(h) City of Bastrop Department Heads

Stage 1 Response -- MILD Water Shortage Conditions

Target: Raise public awareness of water demand conditions and achieve a voluntary reduction such that daily water demand is equal to 85 % or less of Total Production Capability.

Best Management Practices for Supply Management:

The City Manager shall implement supply management measures that include reduction in flushing of water mains, visually inspect lines and repair leaks on a daily basis, monthly review of customer use/consumption records and follow-up on any that have unusually high usage, as well as conservation of incidental water usage at water and wastewater plants. Activities shall be implemented which include increased monitoring of meters, gauges, water levels in tanks, and water well production data.

Voluntary Water Use Restrictions for Reducing Demand:

Water customers are requested to voluntarily limit the use of water for nonessential purposes and to practice water conservation.

(a) Restricted Days/Hours: Water customers are requested to voluntarily limit the irrigation of landscaped areas to Sundays and Thursdays for customers with a street address ending in an even number (0, 2, 4, 6 or 8), and Saturdays and Wednesdays for water customers with a street address ending in an odd number (1, 3, 5, 7 or 9), and to irrigate landscapes only between the hours of 12:00 a.m. (midnight) and 7:00 a.m., and between the hours of 6:00 p.m. to 9:00 p.m. on designated watering days. However, irrigation of landscaped areas is permitted at any time if it is by means of a hand-held hose, a faucet-filled bucket or watering can of five (5) gallons or less, or drip irrigation system.

(b) All general operations of the City of Bastrop shall adhere to mandatory water use restrictions prescribed for Stage 2 of the Plan.

(c) Water customers are requested to practice water conservation and to minimize or discontinue water use for non-essential purposes.

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Stage 2 Response –MODERATE Water Shortage Conditions

Target: Achieve a reduction in water use such that daily water demand is equal to 90% or less of Total Production Capability.

Best Management Practices for Supply Management:

The City Manager shall implement supply management measures that discontinue flushing of water mains, irrigation of public landscaped areas and all water usage at water and wastewater plants not required for direct operations of the facilities.

Mandatory Water Use Restrictions for Demand Reduction:

Under threat of penalty for violation, the following water use restrictions shall apply to all City of Bastrop water utility customers.

(a) Irrigation of landscaped areas with hose-end sprinklers or automatic irrigation systems shall be limited to Sundays and Thursdays for customers with a street address ending in an even number (0, 2, 4, 6 or 8), and Saturdays and Wednesdays for water customers with a street address ending in an odd number (1, 3, 5, 7 or 9), and irrigate landscapes only between the hours of 4:00 a.m. and 8:00 a.m. and between the hours of 8:00 p.m. and 12:00 a.m. (midnight) on designated watering days. However, irrigation of landscaped areas is permitted at any time if it is by means of a hand-held hose, a faucet-filled bucket or watering can of five (5) gallons or less, or drip irrigation system.

(b) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle is prohibited except on designated watering days between the hours of 7:00 p.m. until 11:00 p.m. Such washing, when allowed, shall be done with a faucet-filled bucket or a hand-held hose equipped with a positive shut-off nozzle. Vehicle washing may be done at any time on the immediate premises of a commercial car wash or commercial service station. Further, such washing may be exempted from these regulations if the health, safety, and welfare of the public is contingent upon frequent vehicle cleansing, such as garbage trucks and vehicles used to transport food and perishables.

(c) Use of water to fill, refill, or add to any indoor or outdoor swimming pools, wading pools, or Jacuzzi-type pools is prohibited except on designated watering days during the hours prior to 8:00 a.m. and the hours after 8:00 p.m.

(d) Use of water from hydrants shall be limited to firefighting, related activities, or other activities necessary to maintain public health, safety, and welfare, except that use of water from designated fire hydrants for construction purposes may be allowed under special permit from the City Manager.

(e) Use of water for the irrigation of athletic fields or golf course greens, tees, and fairways is prohibited except on designated watering days between the hours of 4:00 a.m. and 8:00 a.m. and the hours of 8:00 p.m. and 12:00 a.m. (midnight). However, if the athletic field or golf course utilizes a water source other than that provided by the City of Bastrop, the facility shall not be subject to these regulations.

(f) The following uses of water are defined as non-essential and are prohibited:
1. Use of water to wash down any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas;
2. Use of water to wash down buildings or structures for purposes other than immediate fire protection;
3. Use of water for dust control;
4. Flushing gutters or permitting water to run or accumulate in any gutter or street; and
5. Failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such leak(s).

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Stage 3 Response - CRITICAL Water Shortage Conditions

Target: Achieve a reduction in water use such that daily water demand is equal to 95% or less of Total Production Capability.

Best Management Practices for Supply Management:

The City Manager shall implement supply management measures that discontinue flushing of water mains, irrigation of public landscaped areas and all water usage at water and wastewater plants not required for direct operations of the facilities. Water usage at all City buildings shall be restricted to health, sanitation, cleanliness or firefighting purposes.

Mandatory Water Use Restrictions:

Under threat of penalty for violation, the following water use restrictions shall apply to all City of Bastrop water utility customers:

(a) Irrigation of landscaped areas by means of hand-held hoses, hand-held buckets or drip irrigation shall be limited to designated watering days, as outlined in Stage 2 of this Plan and between the hours of 6:00 a.m. and 8:00 a.m. and between 8:00 p.m. and 12:00 a.m. (midnight). The use of hose-end sprinklers or automatic sprinkler systems are prohibited at all times.

(b) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle not occurring on the premises of a commercial car wash and commercial service stations and not in the immediate interest of public health, safety and welfare is prohibited. Further, such vehicle washing at commercial car washes and commercial service stations shall occur only between the hours of 8:00 and 6:00 p.m.

(c) The filling, refilling, or adding of water to indoor or outdoor swimming pools, wading pools, and Jacuzzi-type pools is prohibited.

(d) Operation of any ornamental fountain or pond for aesthetic or scenic purposes is prohibited except where necessary to support aquatic life or where such fountains or ponds are equipped with a re-circulation system.

(e) No new, additional, expanded, or increased-in-size water service connections, meters, service lines, pipeline extensions, mains, or water service facilities of any kind shall be approved or installed for such time as this drought response stage or a higher-numbered stage shall be in effect.

(f) Use of water from hydrants shall be limited to firefighting, related activities, or other activities necessary to maintain public health, safety, and welfare. Use of water from fire hydrants for construction purposes is prohibited.

(g) Use of water for the irrigation of athletic fields or golf course greens, tees, and fairways is prohibited. However, if the athletic field or golf course utilizes a water source other than that provided by the City of Bastrop, the facility shall not be subject to these regulations.

(h) All non-essential uses of water as listed in Stage 2 of this plan are prohibited.

Stage 4 Response – EMERGENCY Water Shortage Conditions

Target: Achieve reduction in daily water demand sufficient to assure protection of public health, safety, and welfare of the City of Bastrop water utility customers.

Best Management Practices for Supply Management:

The City Manager shall implement supply management measures that discontinue flushing of water mains, irrigation of public landscaped areas and all water usage at water and wastewater plants not required for direct operations of the facilities. Water usage at all City buildings shall be restricted to health, sanitation, cleanliness or firefighting purposes.

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Mandatory Water Use Restrictions:

Under threat of penalty for violation, all requirements of Stage 3 shall remain in effect during Stage 4 except:

(a) Irrigation of landscaped areas is absolutely prohibited.

(b) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle is absolutely prohibited.

(c) Curtailment of service to persons shown to be of violation of prohibited uses of water may be ordered by the City Manager, if the City Manager determines that such curtailment would not be detrimental to the public health, safety, and welfare, and determines that such curtailment would benefit the mitigation of Stage 4 conditions.

Stage 5 Response - WATER ALLOCATION

In the event that water shortage conditions threaten public health, safety, and welfare due to the duration, type, effect or magnitude of such conditions, and a Declaration of Disaster has been issued relating to such conditions, the City Manager is hereby authorized to allocate water according to the following plan. In addition to other restrictions required in Stage 2, 3, or 4 Response, a monthly water allocation may be established by the City Manager for single family residential water customers.

Single-Family Residential Customers

The allocation to residential water customers residing in a single-family dwelling shall be as follows:

Persons per Household	Gallons per Month
1 or 2	4,500
3 or 4	5,500
5 or 6	6,500
7 or 8	7,500
9 or 10	8,500
11 or more	10,000

"Household" means the residential premises served by the customer's meter. "Persons per household" includes only those persons currently physically residing at the premises and expected to reside there for the entire billing period. It shall be assumed that a particular customer's household is comprised of two (2) persons unless the customer notifies the City of Bastrop of a greater number of persons per household on a form prescribed by the City Manager. It shall be the customer's responsibility to go to the City of Bastrop offices to complete and sign the form claiming more than two (2) persons per household. When the number of persons per household increases so as to place the customer in a different allocation category, the customer may notify the City of Bastrop on such form and the change will be implemented in the next practicable billing period. If the number of persons in a household is reduced, the customer shall notify the City of Bastrop in writing. Any person who knowingly, recklessly, or with criminal negligence falsely reports the number of persons in a household or fails to timely notify the City of Bastrop of a reduction in the number of persons in a household shall be subject to penalties set forth in Section XI of this Plan.

Residential water customers shall pay the following surcharge: 125 % of the normal and routine charge for water billed in excess of allocation.

Master-Metered Multi-Family Residential Customers

In addition to other restrictions in Stage 2, 3 or 4 Responses, a monthly water allocation may be established by the City Manager for master-metered multi-family water customers. The allocation to a customer billed from a master meter which jointly measures water to multiple permanent residential dwelling units (e.g., apartments, mobile homes) shall be allocated 6,ooo gallons per month for each dwelling unit. A dwelling unit may be claimed under this provision whether it is occupied or not. Any person who knowingly, recklessly, or with criminal negligence falsely reports the

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number of dwelling units served by a master meter shall be subject to penalties set forth in Section XI of this Plan.

Customers billed from a master meter under this provision shall pay the following monthly surcharge: 125 % of the normal and routine charges for water billed in excess of allocation.

Commercial Customers

In addition to other restrictions in Stage 2, 3 or 4 Responses, a monthly water allocation may be established by the City Manager for each commercial customer. The commercial customer's allocation shall be no less than 75 percent of the customer's usage for corresponding month's billing period for the previous 12 months. If the customer's billing history is shorter than 12 months, the monthly average for the period for which there is a record shall be used for any monthly period for which no history exists. However, a customer for which 75 percent of the monthly usage is less than 6,ooo gallons, shall be allocated 6,ooo gallons. Upon request of a customer or at the initiative of the City Manager, the allocation may be reduced or increased if, (1) the designated period does not accurately reflect the customer's normal water usage or (2) other objective evidence demonstrates that the designated allocation is inaccurate under present conditions. A customer may appeal an allocation established hereunder to the Bastrop City Council.

Non-residential commercial customers shall pay the following surcharges: 150 % of the normal and routine charges for water billed in excess of allocation.

Industrial Customers

In addition to other restrictions in Stage 2, 3 or 4 Responses, a monthly water allocation may be established by the City Manager for each industrial customer, which uses water for processing purposes. The industrial customer's allocation shall be no less than 85 percent of the customer's water usage baseline. However, a customer of which 85 percent of the monthly usage is less than 6,ooo gallons, shall be allocated 6,ooo gallons. The industrial customer's water use baseline will be computed on the average water use for the three month period ending prior to the date of implementation of Stage 2 of the Plan. If the industrial water customer's billing history is shorter than 3 months, the monthly average for the period for which there is a record shall be used. Upon request of the customer or at the initiative of the City Manager, the allocation may be reduced or increased if, (1) the designated period for baseline calculation does not accurately reflect the customer's normal water usage, (2) the customer has added or is in the process of adding significant additional processing capacity, (3) the customer has shut down or significantly reduced the production of a major processing unit, (4) the customer has previously implemented significant permanent water conservation measures such that the ability to further reduce water use is limited, or (5) if other objective evidence demonstrates that the designated allocation is inaccurate under present conditions. A customer may appeal an allocation established hereunder to the Bastrop City Council.

Industrial customers shall pay the following surcharges: 150 % of the normal and routine charges for water billed in excess of allocation.

Section XI: Enforcement

(a) No person shall knowingly or intentionally allow the use of water from the City of Bastrop for residential, commercial, industrial, agricultural, governmental, or any other purpose in a manner contrary to any provision of this Plan, or in an amount in excess of that permitted by the drought response stage in effect at the time pursuant to action taken by in accordance with provisions of this plan.

(b) Any person who violates this Plan is guilty of a Class C misdemeanor and, upon conviction shall be punished by a fine of not less than FIFTY DOLLARS ($50.00) and not more than FIVE HUNDRED DOLLARS ($500.00). Each day that one or more of the provisions in this Plan is violated shall constitute a separate offense. If a person is convicted of two or more distinct violations of this Plan, the City Manager shall, upon due notice to the customer, be authorized to discontinue water service to the premises where such violations occur. Services discontinued under such circumstances shall be

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restored only upon payment of a re-connection charge, hereby established at $25.00, and any other costs incurred by the City of Bastrop in discontinuing service. In addition, suitable assurance must be given to the City Manager that the same action shall not be repeated while the Plan is in effect. Compliance with this Plan may also be sought through injunctive relief in the District Court.

(c) Any person, including a person classified as a water customer of the City of Bastrop, in apparent control of the property where a violation occurs or originates shall be presumed to be the violator, and proof that the violation occurred on the person's property shall constitute a rebuttable presumption that the person in apparent control of the property committed the violation, but any such person shall have the right to show the he/she did not commit the violation. Parents shall be presumed to be responsible for violations of their minor children and proof that violation, committed by a child, occurred on property within the parents' control shall constitute a rebuttable presumption that the parent committed the violation, but any such parent may be excused if he/she proves that he/she had previously directed the child not to use the water as it was used in violation of this Plan and that the parent could not have reasonably known of the violation.

(d) Any police officer, Code Compliance Official, building official or other City of Bastrop employee designated by the City Manager, may issue a citation to a person he/she reasonably believes to be in violation of this Ordinance. The citation shall be prepared in duplicate and shall contain the name and address of the alleged violator, if known, the offense charged, and shall direct him/her to appear in the Municipal Court on the date shown on the citation for which the date shall not be less than three (3) days nor more than five (5) days from the date the citation was issued. The alleged violator shall be served a copy of the citation. Service of the citation shall be complete upon delivery of the citation to the alleged violator, to an agent or employee of a violator, or to a person over fourteen (14) years of age who is a member of the violator's immediate family or is a resident of the violator's residence. The alleged violator shall appear in Municipal Court to enter a plea of guilty or not guilty for the violation of this Plan. If the alleged violator fails to appear in Municipal Court, a warrant for his/her arrest may be issued. A summons to appear may be issued in lieu of an arrest warrant. These cases shall be expedited and given preferential setting in Municipal Court before all other cases.

Section XII: Variances

The City Manager may, in writing, grant temporary variance for existing water uses otherwise prohibited under this Plan if it is determined that failure to grant such variance would cause an emergency condition adversely affecting the health, sanitation, or fire protection for the public or the person requesting such variance and if one or more of the following conditions are met:

(a) Compliance with this Plan cannot be technically accomplished during the duration of the water supply shortage or other condition for which the Plan is in effect.

(b) Alternative methods can be implemented which will achieve the same level of reduction in water use.

Persons requesting an exemption from the provisions of this Ordinance shall file a petition for variance with the City of Bastrop within five (5) days after the Plan or particular drought response stage has been invoked. All petitions for variances shall be reviewed by the City Manager, or his/her designee, and shall include the following:

(a) Name and address of the petitioner(s).

(b) Purpose of water use.

(c) Specific provision(s) of the Plan from which the petitioner is requesting relief.

(d) Detailed statement as to how the specific provision of the Plan adversely affects the petitioner or what damage or harm will occur to the petitioner or others if the petitioner complies with this Ordinance.

(e) Description of the relief requested.

(f) Period of time for which the variance is sought.

(g) Alternative water use restrictions or other measures the petitioner is taking or proposes to take to meet the intent of this Plan and the compliance date.

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(h) Other pertinent information.

Variances granted by the City Manager shall be subject to the following conditions, unless waived or modified:

(a) Variances granted shall include a timetable for compliance.

(b) Variances granted in a particular stage shall expire upon advancing to a more restrictive stage of the Plan.

(c) Petitioners shall promptly display the variance granted where it can be read by the general public at all location(s) for which the variance applies, and make said variance available to the public.

(d) Variances granted may be rescinded or revoked by the City Manager if the Petitioner fails to meet specific requirements set forth in the variance. The variance will automatically expire when the Plan is no longer in effect.

(e) No variance shall be retroactive or otherwise justify any violation of this Plan occurring prior to the issuance of the variance.

Section XIII: City Manager's Authority to Impose Additional Restrictions

(a) The City Manager may, in his/her sole discretion, implement mandatory water restrictions in addition to those previously described in this Drought Contingency Plan, to protect the public health and safety in the event of an unusual water system operation event, equipment failure, catastrophic occurrence, or severe weather event.

(b) The City Manager may implement mandatory restrictions, immediately effective, by public announcement.

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Edits	Section	Description
1	General	Renumbered plan sections to be consistent with model template provided by Lower Colorado Planning Group
2	Introduction and Background	Added utility information including name of utility, address, Water CCN #, and Public Water Supply System #
2.1	Introduction and Background	Removed reference to coordination with Regiona K as this is provided in its own dedicated section further down in the Plan
3	Section 1	Added "by ordinance" to the end of first paragraph
4	Section 2	Added in new Section 2 to address public involvement provisions
5	Section 3	Revised paragraph to include the Plan in the first sentence
6	Section 3	Added reference to City social media account
7	Section 4	Modified references to Lower Colorado Regional Water Planning Group to align with how it's referenced in the model template from LCRPG
8	Section 5	Added 'his/her designee' after mentions of City Manager
8.1	Section 7	Reformatted sub-listing to include the 'Time Restrictions do not apply' bullet within the heading bullet of landscape irrigation.
9	Section 9	Replaced 'their' with 'his/her' after reference to City Manager
10	Section 9	Revised Water/Wastewater Director to be Director to match Definitions reference
11	Section 9, Stage 1	Replaced 'Stage 1 conditions' with 'all of the conditions listed as triggering events have ceased to exist' to standardize to language provided in LCRPG model
12	Section 9, Stage 2	Replaced 'Stage 1 conditions' with 'all of the conditions listed as triggering events have ceased to exist' to standardize to language provided in LCRPG model
13	Section 9, Stage 3	Replaced 'Stage 1 conditions' with 'all of the conditions listed as triggering events have ceased to exist' to standardize to language provided in LCRPG model
14	Section 9, Stage 4	Update Item 3 under requirements for initiation to read 'equals or exceeds' in liue of just 'equal'
15	Section 9, Stage 4	Replaced 'Stage 1 conditions' with 'all of the conditions listed as triggering events have ceased to exist' to standardize to language provided in LCRPG model
16	Section 9, Stage 5	Added Stage 5 Trigger Water Allocation to Section IX;
17	Section 10	First paragraph, added reference to City Manager to clarify only City Manager can make determination
18	Section 10	Added 'his/her designee' after mentions of City Manager, for notifications
19	Section 10	Added 'his/her designee' after mentions of City Manager, for additional notifications
20	Section 10	Included URL to city's website under notifications
21	Section10, Stage 1	Changed Goal to Target to align with LCPRPG model template; reworded target statement to indicate demand equal to % of target production in liue of providing mandated decrease. Previous version read as if the % given is the target reduction vs a reduction to get below the %
22	Section10, Stage 1	Changed 'Supply Management Measures' to 'Best Management Practices for Supply Management' in heading to align with language in LCRPG model template
23	Section10, Stage 1	Revised irrigation water times to be 12:00 am; previous version incorrectly listed 12:00 pm as midnight.
24	Section10, Stage 1	changed 'permananent' to 'mandatory'.

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25	Section 10, Stage 2	Changed Goal to Target to align with LCPRPG model template; reworded target statement to indicate demand equal to % of target production in liue of providing mandated decrease. Previous version read as if the % given is the target reduction vs a reduction to get below the %
26	Section 10, Stage 2	Changed 'Supply Management Measures' to 'Best Management Practices for Supply Management' in heading to align with language in LCRPG model template
27	Section10, Stage 2	Revised times to be 12:00 am; previous version incorrectly listed 12:00 pm as midnight.
28	Section 10, Stage 3	Changed Goal to Target to align with LCPRPG model template; reworded target statement to indicate demand equal to % of target production in liue of providing mandated decrease. Previous version read as if the % given is the target reduction vs a reduction to get below the %
29	Section 10, Stage 3	Changed 'Supply Management Measures' to 'Best Management Practices for Supply Management' in heading to align with language in LCRPG model template
30	Section 10, Stage 3	Deleted Restricted Days/Hours as this heading is applicable to multiple subitems, not just the one it was included for. Deleted for consitency
31	Section 10, Stage 3	Added 12:00 a.m. to be consistent with time callouts in used elsewhere in document.
32	Section 10, Stage 4	Changed Goal to Target to align with LCPRPG model template
33	Section 10, Stage 4	Changed 'Supply Management Measures' to 'Best Management Practices for Supply Management' in heading to align with language in LCRPG model template