

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



July 10, 2018 at 6:30 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.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE – Martin Serna Jr, Bastrop Public Library

TEXAS PLEDGE OF ALLEGIANCE

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

3. INVOCATION – Chaplain Dale Burke, Police Chaplain

4. PRESENTATIONS

4A. Mayor's Report

4B. Councilmembers' Report

4C. City Manager's Report

5. WORK SESSION/BRIEFINGS

5A. Review Rules of Procedure for the City Council of the City of Bastrop, Texas.

6. STAFF AND BOARD REPORTS – N/A

A handwritten signature in blue ink, located in the bottom right corner of the page. The signature is stylized and appears to be the name of the official responsible for the agenda.

7. 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 consideration of that item.

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.

8. 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.

- 8A. Consider action to approve City Council minutes from the June 19, 2018 Special Budget Workshop meeting, June 21, 2018 Joint Council and Visit Bastrop meeting and June 26, 2018 Regular Council meeting.
- 8B. Consider action to approve Resolution No. R-2018-47 of the City Council of the City of Bastrop, Texas, approving the Pecan Park, Sections 3B, 3C, 3D, & 3E Preliminary Plat, being 28.675 acres out of the Mozea Rousseau Survey, Abstract 56, located north of the extension of Childers Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolution; and providing an effective date.
- 8C. Consider action to approve Resolution No. R-2018-48 of the City Council of the City of Bastrop, Texas, approving the Pecan Park, Section 1A Preliminary Plat, being 13.994 acres out of the Mozea Rousseau Survey, Abstract 56, located east of the future extension of Sterling Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolution; and providing an effective date.
- 8D. Consider action to approve Resolution No. R-2018-51 of the City Council of the City of Bastrop, Texas, approving the Pecan Park Commercial, Block 8, Lot 1 Final Plat, being 9.160 acres out of the Nancy Blakey Survey, Abstract 98, located south of the future extension of Agnes Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolution; and providing an effective date.
- 8E. Consider action to approve Resolution No. R-2018-53 of the City Council of the City of Bastrop, Texas, approving The Colony MUD 1A, Section 1, Phase B Final Plat, being 19.954 acres out of the Jose Manuel Bangs Survey, Abstract 5, located west of FM 969 and south of the future extension of Sam Houston Drive, within the extra-territorial



jurisdiction of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolutions; and providing an effective date.

- 8F. Consider action to approve Resolution No. R-2018-52 of the City Council of the City of Bastrop, Texas, approving The Colony MUD 1A, Section 3, Phase A Final Plat being 39.146 acres out of the Jose Manuel Bangs Survey, Abstract 5, located east of FM 969 within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolution; and providing an effective date.
- 8G. Consider action to approve Resolution No. R-2018-49 of the City Council of the City of Bastrop, Texas, approving the Pecan Park, Section 3B Final Plat, being 5.152 acres out of the Mozea Rousseau Survey, Abstract 56, located north of the extension of Childers Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolution; and providing an effective date.
- 8H. Consider action to approve Resolution No. R-2018-50 of the City Council of the City of Bastrop, Texas, approving the Pecan Park, Section 3C Final Plat, being 4.961 acres out of the Mozea Rousseau Survey, Abstract 56, located north of the extension of Childers Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolution; and providing an effective date.

9. ITEMS FOR INDIVIDUAL CONSIDERATION

- 9A. Consider action to approve Resolution No. R-2018-54 of the City Council of the City of Bastrop, Texas approving a list of qualified consulting firms; authorizing the City Manager to execute all necessary documents; providing for a repealing clause; and establishing an effective date.
- 9B. Hold public hearing and consider action to approve Ordinance No. 2018-13 of the City of Bastrop, Texas, amending the Bastrop Code of Ordinances by amending Chapter 3, Titled "Building Regulations," Article 3.20, "Signs," to establish regulations for electronic message (L.E.D.) Signs; providing for an effective date; providing for severability; providing for property notice and meeting and move to include on the July 26, 2018 City Council agenda for second reading.

10. EXECUTIVE SESSION

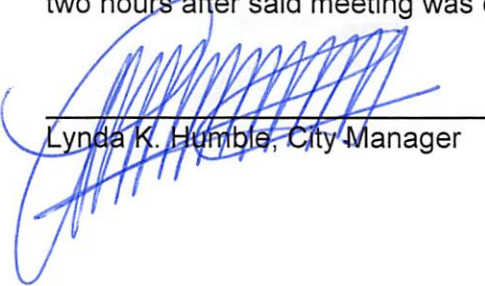
- 10A. City Council shall convene into closed executive session pursuant to Section 551.071 of the Texas Government Code to confer with City Attorney regarding legal advice related to the status of updating the city's regulatory program, including public comment and citizen input into the new subdivision ordinance, pending revisions to zoning and sign codes, and uniformity of the permitting process.

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



12. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: Friday, June 29, 2018 by 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: July 10, 2018

AGENDA ITEM: 4A

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

July 10, 2018





**Donation to
Boys & Girls Club**



Firestone

Latest Activities

June 15 – June 28

Events in 2018: 192



FEMA Shelter/Senior Center



TML Region 10 Meeting



Honoree

**Congratulations
to Honoree
Councilman
Bill Peterson**



BIG GAME DAY



Juneteenth Parade

**Grand Marshall:
Barbara Clemons**



**State Convention
Lost Pines
Leathernecks**



Planned Events

June 29 – July 10

- June 29
 - BEST Breakfast
 - Patriotic Festival
- June 30 – Patriotic Festival
- July 4 – City offices closed
- July 5 – Farm Street Opry
- July 6 – First Friday Art Walk
- July 7 – Swing Dance
- July 10 - City Council Meeting



Upcoming Events & City Meetings

- July 11 – Ribbon Cutting; Sew My Style
- July 13 – TML Small Cities Problem Solving Clinic
- July 16 – BEDC Monthly Meeting
- July 17 – First Annual Volunteer Fair
- July 18 – Austin Chamber Regional Meeting in Bastrop
- July 19 – FCI Quarterly Community Meeting
- July 20 –
 - Breakfast Bites
 - Corvette Invasion
- July 26 – City Council





STAFF REPORT

MEETING DATE: July 10, 2018

AGENDA ITEM: 4B

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:

(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.



STAFF REPORT

MEETING DATE: July 10, 2018

AGENDA ITEM: 4C

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;
- (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.



STAFF REPORT

MEETING DATE: July 10, 2018

AGENDA ITEM: 5A

TITLE:

Review Rules of Procedure for the City Council of the City of Bastrop, Texas.

STAFF REPRESENTATIVE:

Lynda Humble, City Manager

POLICY EXPLANATION:

The Rules of Procedure for the City Council of the City of Bastrop, Texas contains Section 1.4 Annual Review, which states:

"Following the municipal elections each year, Council will review these rules of procedure annually, make changes as appropriate, and adopt their own rules of procedure in accordance with the Charter at the first scheduled meeting in July. In the event no annual review occurs, the standing rules of procedure continue in effect. This does not limit the Council's right and ability to amend the rules at any other time during the year, in accordance with the Charter."

Rules of Procedure for the City Council of the City of Bastrop, Texas



Adopted: August 23, 2005
Revised: October 10, 2017

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ARTICLE 1. AUTHORITY, APPLICABILITY, AMENDMENT, AND ANNUAL REVIEW

1.1 Authority.

Article III, Section 3.13 of the City Charter of the City of Bastrop, Texas grants the City Council the right to determine its own rules of procedure. The following rules are enumerated under and by authority of said provision.

1.2 Applicability.

The rules of procedure adopted by the City Council are applicable not only to the City Council, but also to all boards, commissions, and committees of the City of Bastrop.

1.3 Amendment.

These rules may be amended or new rules adopted by three (3) of the five (5) voting members of the City Council present.

1.4 Annual Review.

Following the municipal elections each year, Council will review these rules of procedure annually, make changes as appropriate, and adopt their own rules of procedure in accordance with the Charter at the first scheduled meeting in July. In the event no annual review occurs, the standing rules of procedure continue in effect. This does not limit the Council's right and ability to amend the rules at any other time during the year, in accordance with the Charter.

ARTICLE 2. GENERAL RULES OF PROCEDURE AND POLICIES

2.1 Construction of Authority.

The construction of authority in all matters associated with the meetings and activities of the City Council, including the agenda, shall be: (1) the U.S. Constitution and statutes of the United States of America; (2) The Texas Constitution and statutes of the State of Texas; (3) the City Charter; (4) the Code of Ordinances of the City of Bastrop, Texas; (5) these rules; and, (6) Rosenberg's Rules of Order as amended and set forth herein.

2.2 Meetings Shall Be Public.

All meetings of the City Council shall be public, and notices thereof shall be posted as provided under the Texas Government Code, Chapter 551, Open Meetings Act. Except in the case of an emergency meeting, notice of all meetings shall be given 72 hours before the time set for any meeting.

If meetings are held at Bastrop City Hall, they shall be televised live on the City's television channel via the appropriate cable providers and live-streamed via social media. If unable to televise meetings live due to technical difficulties, the meeting shall be recorded for a later broadcast. The Council meetings shall be rebroadcast as a part of the City's on-going channel programming.

The Bastrop City Hall is wheelchair accessible and special parking is available on the west side

of the building. If special accommodations are required, please contact the City Secretary a minimum of 24 hours in advance at 512-332-8800.

2.3 Conduct of Meetings.

Meetings of the City Council shall be conducted according to the rules adopted by the City Council, as well as the terms and provisions of Rosenberg's Rules of Order as amended herein and when not inconsistent with these rules.

2.4 Regular Meetings.

Regular meetings of the City Council shall be on the second and fourth Tuesday of each month at 6:30 p.m. The Council may, by majority vote at a regular meeting, change the days or times of meetings as circumstances may necessitate. Per the City Charter, the Council shall meet regularly and at least once each month.

2.5 Special Meetings.

The City Council may hold as many additional, special meetings as may be necessary for the transaction of the business of the City. Special meetings of the City Council may be called as necessary upon written notice to the City Secretary by the Mayor or by any two (2) members of the City Council unless made at a regular meeting at which a quorum of Council Members is present. The City Manager and all Council Members shall be notified of all special meetings.

2.6 Emergency Meetings.

In case of an emergency or urgent public necessity, which shall be expressed in the meeting notice, it shall be sufficient if members receive and notice is posted two (2) hours before the meeting is convened. Notice shall be provided also to the media in accordance with the Texas Government Code, Section 551.047.

2.7 Workshops (Work Session).

Workshops are special meetings called for the purpose of conducting a detailed and thorough exploration of matters that may properly come before the City Council. Audience comments or questions will not be considered at a work session unless posted for citizen comment.

2.8 Executive Sessions.

Executive sessions are sessions closed to the public. These sessions are only permitted for the purpose of discussing matters enumerated in Chapter 551, Open Meetings Act of the Texas Government Code. Disclosure of topics to be discussed shall be made to the public in accordance with the requirements of the Open Meetings Act.

The City Council can retire into an executive session as stated on a posted agenda during a regular or special meeting, if a motion is duly made and seconded and affirmed by a majority of the Council. However, before said session begins, the presiding officer shall announce that the executive session is commencing. The order in which an executive session may appear on the agenda is subject to the discretion of the City Council. A certified record of the meeting will be created by the presiding officer or his or her designee, sealed and permanently kept, subject to opening by court order. No voting or action shall be taken by the City Council during an executive session. No other subject but that posted on the agenda is to be considered. Adjournment of the executive session and any vote needed shall be made during the open

public meeting.

2.9 Recessed Meetings.

No meeting shall be recessed for a longer period of time than until the next regular meeting except when required information has not been received, or, in the case of work sessions or special meetings, to a date certain by motion duly passed.

2.10 Quorum.

Four (4) members of the Council shall constitute a quorum to do business, and a majority vote of those attending any meeting at which there is a quorum present shall be sufficient to adopt any ordinance or resolution, except otherwise provided in the City's Charter. (Charter Article III, Section 3.13).

2.11 Conflict of Interest.

A Council Member prevented from voting by a conflict of interest shall file a conflict of interest questionnaire with the City Secretary as soon as possible after the posting of an agenda, which contains a conflict, unless an applicable conflict of interest questionnaire has already been filed.

A Council Member prevented from voting by a conflict of interest shall step down from the dais and leave the Council Chambers, shall not vote on the matter, shall not participate in discussions regarding the matter or attempt to influence the Council's deliberation of the matter in any way, shall not attend Executive sessions regarding the matter, and shall otherwise comply with the State law and City ordinances concerning conflicts of interest including Chapter 171 of the Texas Local Government Code.

2.12 Presiding Officer.

The Mayor shall serve as the Chief Presiding Officer for all meetings of the City Council. In the absence of the Mayor, the Mayor Pro Tem shall serve as the presiding officer. In the absence of the Mayor and Mayor Pro Tem, the City Manager shall call the meeting to order, if a quorum of the Council is present, and the first order of business shall be for Council to elect by majority vote, a temporary presiding officer from the members then seated and in attendance. The temporary presiding officer shall serve in such capacity until the meeting is adjourned.

The presiding officer shall serve as the chair of all meetings and shall make final rulings on all questions pertaining to these rules. All decisions of the presiding officer are final unless overruled by the City Council through a motion to appeal as described in Article 3.9 – Courtesy, Decorum and Order of these rules.

The Mayor, as Chief Presiding Officer, is entitled to participate in the discussion and debate, but may not vote, except in elections, to break a tie and as otherwise provided in the City's Charter. Because the presiding officer conducts the meeting, it is common courtesy for the chair to take a less active role than other members of the Council in debates and discussions. This practice in no way precludes the presiding officer from participating in the meeting fully and freely.

The presiding officer of boards and commissions shall be the person selected by the board or commission as the chair, co-chair, or vice chair. If these persons are not in attendance, the

board or commission shall choose a temporary presiding officer from among the members in attendance.

2.13 Minutes of Meetings.

The City Secretary shall keep minutes of all proceedings of the City Council and they shall be open to public inspection in accordance with the laws of the State of Texas.

2.14 Suspension and Amendment of Rules.

Any provisions of these rules not governed by federal, state law or the City Charter may be temporarily suspended by a super majority vote (see Article 3.7 of these rules) of the City Council. Any provisions of these rules may be amended by majority vote if such amendment is appropriately posted on an agenda of a regular meeting of the City Council and receives approval of the majority of City Council at such meeting.

2.15 Rules for the Press and Media.

The use of media equipment, such as lights, cameras and/or microphones should be coordinated with the City Manager prior to the meeting to ensure that the equipment does not disturb or otherwise conflict with or disrupt the meeting or the Council's activities.

ARTICLE 3. PARLIAMENTARY PROCEDURE

3.1 Purpose.

The purpose of these rules of parliamentary procedure is to establish orderly conduct of the meetings. Simple rules lead to a wider understanding and participation. Complex rules create two classes: (1) those who understand the rules, and (2) those who do not fully understand and those who do not fully participate. The ultimate purpose of these rules of parliamentary procedure is to encourage and facilitate decision-making by the City Council. In a democracy, the majority opinion carries the day.

These rules enable the majority to express their opinion and fashion a result, while permitting the minority to also express itself (but not dominate) and fully participate in the process.

3.2 Model Format for an Agenda Item Discussion.

The following ten (10) steps may be used as a model or guidebook by the Presiding Officer. The meeting is governed by the agenda and the agenda constitutes the only items to be discussed. Each agenda item can be handled by the Presiding Officer (Mayor) in the following basic format:

1. *Announce the Item.* The Mayor should clearly announce the agenda item number and should clearly state what the subject matter of the agenda item by reading the caption for the item being considered.
2. *Receive a Report.* The Mayor should invite the appropriate people to report on the item, including any recommendation they might have.
3. *Ask Clarifying Questions.* The Mayor should ask the Council Members if they have any

technical questions for clarification. At this point, members of the City Council may ask clarifying questions to the people who reported on the item, and they should be given time to respond.

4. *Seek Citizen Input.* The Mayor should invite citizen comments – or if a public hearing, open the public hearing. Upon conclusion, the Mayor should announce that public input is closed, or if a public hearing, close the public hearing.
5. *Motion First.* The Mayor should invite a motion from the City Council before debate is given on the merits of the item. The Mayor should announce the name of the member who makes the motion.
6. *Motion Second.* The Mayor should determine if any member of the City Council wishes to second the motion. The Mayor should announce the name of the member who seconds the motion. If no member of the City Council wishes to second the motion, then the motion fails, and should be so stated by the Mayor.
7. *Repeat Motion.* If the motion is made and seconded, the Mayor should make certain that everyone (including the audience) understands the motion. This is done in three ways:
 - a. The Mayor can ask the maker of the motion to repeat it;
 - b. The Mayor can repeat the motion; or
 - c. The Mayor can ask the City Secretary to repeat the motion.
8. *Discuss the Motion.* The Mayor should now invite the members of the City Council to discuss the motion. If there is no desired discussion, the Mayor may call for a vote. If there has been no discussion or a brief discussion, then there is no need to repeat the motion before taking a vote. If the discussion has been lengthy, it is a good idea to repeat the motion before calling for the vote.
9. *Vote.* The Mayor may ask the City Secretary to call roll. Unless a super-majority is required for passage of the motion, a simple majority vote determines whether the motion passes or fails. Unless a member of the Council seeks recusal from voting on any question where the vote would constitute a conflict of interest, and that recusal is consented to by a majority of the remainder of the Council, all members of the Council shall vote upon every question, ordinance or resolution. Action items require a vote.
10. *Announce the Outcome.* The Mayor announces the results of the vote and should also state what action (if any) the Council has taken. The Mayor should announce the name of any member who voted in the minority on the motion.

3.3 The Basic Motions.

The basic motion is the one that puts forward a decision for consideration. A basic motion might be: “I move for approval of the ordinance as submitted,” or “I make a motion that we deny the resolution.”

3.4 The Motion to Amend.

If a member wants to change a basic motion, he or she would have to motion to amend the original or previously amended motion. A motion to amend might be: “I move that we amend the motion to include the changes we discussed to the ordinance.” A motion to amend seeks to retain the basic motion on the floor (a motion made and seconded), but to modify it in some way. A motion to amend requires the agreement of the person making the original motion. If the

basic motion has already been seconded, the motion to amend must be acknowledged and accepted by the member who seconded the basic motion.

3.5 Discussion and Debate.

The basic rule of motions is that they are subject to discussion and debate. Accordingly, the basic motion and the motion to amend are all eligible, each in their turn for full discussion by and before the City Council. Discussion and debate can continue as long as the members wish to discuss it, or until the Mayor decides that it is time to move on and call a vote on the motion.

3.6 Other Motions.

There are exceptions to the general rule of free and open debate on motions. The exceptions all apply when there is a desire of the Council to move on. The following motions are NOT debatable, and the Mayor must immediately call a vote on the motion, if seconded by another member.

- *Motion to Adjourn.* This motion, if passed, requires the Council to immediately adjourn to its next regularly scheduled meeting. This motion requires a simple majority vote.
- *Motion to Recess.* This motion, if passed, requires the Council to immediately take a recess. Normally the Mayor will determine the length of the recess which could last for a few minutes to several hours. It requires a simple majority vote.
- *Motion to Fix the Time to Adjourn.* This motion, if passed, requires the Council to adjourn the meeting at the specific time set in the motion. For example, "I move we adjourn this meeting at Midnight." It requires a simple majority vote.
- *Motion to Table.* This motion, if passed, requires discussion of the agenda item to be halted immediately, and the agenda to be placed on hold. The motion may contain a specific time to bring the item up again, or it may not specify a time. If no time is specified, the item shall be placed on the agenda at the following Council meeting.
- *Motion to Remove from Table.* This motion, if passed, allows the Council to remove an item previously placed on hold. A vote in favor of removing an item from the table must be made before the Council can take action on an item that was tabled.

3.7 Motions Requiring a Supermajority Vote to Pass.

A super majority vote consists of four votes (three to pass as a simple majority, plus one more).

- *Motion to Limit Debate.* This motion is sometimes referred to as, "moving the question" or, "calling the question." When a member of the Council makes such a motion, the member is saying, "I have had enough discussion, let's vote on the issue." When such a motion is made, the Mayor should ask for a second, stop the discussion and vote on the motion to limit debate. The motion requires a super majority vote to pass. Meaning, the number of council members voting for the motion must equal four or more.
- *Motion to Object to the Consideration of an Item.* This motion, if passed, precludes the City Council from even considering the item on the agenda. It does not preclude the item from appearing on a future agenda. The motion requires a super majority vote to pass. (Normally, this motion is unnecessary, because the objectionable item can be defeated

outright or tabled.)

- *Motion to Suspend the Rules.* This motion is debatable, but requires a super majority vote to pass. This motion allows the Council to suspend its own rules for a particular purpose. For example, the Council may desire to give a particular speaker more time than normally allowed. A “motion to suspend the rules and give the speaker ten additional minutes,” accomplishes this desire.

3.8 Motion to Reconsider.

There is a special motion that requires a bit of explanation all by itself: the motion to reconsider. A tenet of parliamentary procedure is finality. After vigorous discussion, debate and a vote, there must be some closure to the issue. As such, after a vote is taken, the matter is deemed closed, subject only to reopening if a proper motion to reconsider is made.

A motion to reconsider requires a simple majority vote to pass, but there are two special rules that apply only to the motion to reconsider.

The first issue involves timing. A motion to reconsider must be made at the meeting where the item was first voted upon or at the very next meeting (if properly noticed and on the posted agenda). A motion to reconsider made at a later time is considered untimely and it may not be considered unless the Council suspends the rules to consider it.

Secondly, the motion to reconsider can only be made by a member of the Council who voted in the majority on the original motion. The motion to reconsider may be seconded by any member of the City Council regardless of how they voted on the original motion. If a member of the Council who voted in the minority on the original motion seeks to make a motion to reconsider, it **MUST** be ruled out of order by the Mayor. The purpose of this rule is finality. If a member of the minority could make a motion to reconsider, then the item could be brought back again and again, which would defeat the purpose of finality.

If a motion to reconsider passes, then the original matter is back before the Council, and a new original motion is in order. The matter may be discussed as if it were on the floor for the first time.

3.9 Courtesy, Decorum and Order.

These rules of order are meant to promote an atmosphere of courtesy and decorum appropriate for the efficient discussion of business. It is the responsibility of the Mayor (and the members of the City Council) to maintain that atmosphere of courtesy and decorum. The Mayor should always ensure that debate and discussion focus on the item and the policy in question, not on the personalities of the participants of the discussion. Debate on policy is healthy; debate on personalities is not. In order to assist in the creation and maintenance of that atmosphere, the following rules shall govern all meetings:

1. *Request to Speak.* Before a Council Member, staff member or an audience member may speak, they must first be recognized by the Mayor. Upon recognition the person requesting to speak shall hold the floor and shall make their point clearly and succinctly.

Public comments must be kept relevant to the subject before the Council. The Mayor shall rule on the relevance of comments. Persons making irrelevant, personal, impertinent, overly redundant or slanderous remarks may be barred by the Mayor from further comment before the Council during the meeting. Audience members who wish to speak during an agenda must first complete a 'request to speak card' and submit it to the City Secretary. The Mayor has the right to cut a speaker off if the discussion becomes too personal, too loud, too crude, irrelevant, impertinent, redundant, or slanderous.

2. *Order.* If a person fails to request to speak before speaking, the Mayor shall rule them 'out of order' and remind them that they do not have the floor. While the Council is in session, all Council Members must preserve order and decorum. A person shall neither, by conversation or otherwise, delay or interrupt the proceedings or the peace of the meeting, nor disturb any other person while speaking or refuse to obey the orders of the Mayor. Members of the City Council should not leave their seats during a meeting without first obtaining permission of the Mayor, or making a motion to recess.
3. *Improper References Prohibited.* Every person desiring to speak shall address the entire Council and shall not single out a member of the Council, the audience or a staff member. Speakers shall confine themselves to the question under debate, avoiding all personal attacks and indecorous language.
4. *Interruptions.* A Council Member, once recognized, shall not be interrupted when speaking unless it is to call him or her to order, or other such interruption expressed below. If the Council Member, while speaking, is called to order, he or she shall cease speaking until the question of order is determined, and if the Council Member is found to be in order, he or she shall be permitted to proceed speaking. Allowable interruptions or points of order are as follows:
 - a. *Point of Privilege.* The proper interruption would be: "Point of Privilege." The Mayor would then ask the interrupter to, "state your point." Appropriate points of privilege relate to anything that would interfere with the normal comfort of the meeting. For example, the room might be too hot or cold, or a fan motor might interfere with a Council Members ability to hear.
 - b. *Point of Order.* The proper interruption would be: "Point of Order." The Mayor would then ask the interrupter to, "state your point." Appropriate points of order relate to anything that would not be considered appropriate conduct of the meeting. For example, if the Mayor called for a vote on a motion that permits debate without allowing any discussion.
 - c. *Motion to Appeal.* If the Mayor makes a ruling that a member of the body disagrees with, that member may appeal the ruling of the Mayor by stating, "motion to appeal." If the motion is seconded and after debate if it passes by a simple majority vote, the ruling of the Mayor is reversed.
 - d. *Call for orders of the day.* This is simply another way of saying, "let's return to the agenda." If a council member believes the discussion has strayed from the agenda. The motion does not require a vote. If the Mayor discovers that the discussion has strayed from the agenda, he or she simply returns to the

business of the day.

- e. *Withdraw a Motion.* During the debate and discussion of a motion, the original maker of the motion on the floor, at any time, may interrupt the speaker to withdraw his or her motion. The motion is immediately deemed withdrawn and discussion on the motion shall cease. Council members are free to make the same motion or another motion.

3.10 City Council and Board Member Disruptions.

As stated in Resolution R-2017-20, when members of the City Council or other Board Members become engaged in heated discussions that could be construed as not following parliamentary procedures; it will be the responsibility of the Presiding Officer (Mayor or Board Chair) to restore order to the meeting. In the event that order cannot be immediately restored, the Presiding Officer should call for a recess. When the recess is called, a sufficient number of the City Council or Board Members should depart the room so that a quorum is no longer present. Information Technology personnel will ensure that the microphones and audio for the television channel are turned off. The Presiding Officer will determine what action to take and will resume the meeting, when appropriate. Law enforcement personnel will not become involved unless a crime (i.e. assault, terroristic threat, etc.) is committed.

3.11 Audience Disruptions.

As stated in Resolution R-2017-20, if a member of the audience (gallery) becomes disruptive, the Presiding Officer will inform that person that their conduct is not permissible and to cease. If that person receives a second warning, the Chief of Police or his/her designee will position themselves in proximity to that person. On the third warning (when appropriate), the Presiding Officer will inform the person that their actions are disrupting this lawful meeting and they must depart immediately. The Chief of Police or his/her designee will escort the person out of the chambers and off of City property. In the event the person does not leave the chambers, the person will be subjected to arrest under Section 42.05 of the Texas Penal Code (TPC). The person will be subject to arrest under Section 30.05 TPC if the person does not leave the property. In the event the same person comes to a subsequent meeting and disrupts that meeting to the point they are requested to leave again, a criminal trespass warning can be issued.

It should be noted that case law has determined that only using profane language in a public place does not rise to the level of Disorderly Conduct as defined in Section 42.01 TPC. The utterance of this language should rise to the level that a fight is imminent.

3.12 Council May Discipline its Own Members.

In the event a Council Member violates the Charter, these rules or any other ordinance of the city, or acts in a manner that causes embarrassment or disgrace to the City of Bastrop, the City Council on supermajority vote may discipline the offending member.

Such action may only take place after an executive session is held to discuss the offense. The offending member shall be present at the executive session to answer any questions asked by members of the City Council or make other statements as he or she may desire to make in his

or her defense. If the offending member refuses to attend the executive session, the remaining members of the City Council may proceed in his or her absence.

The outcome of the executive session may be as follows and shall be made publicly in open session in accordance with the Texas Open Meetings Act:

1. *No Action.* The City Council chooses to take no action.
2. *Private Censure.* The City Council may choose to privately censure the offending member, leaving their comments to the offending member left in the confines of the executive session.
3. *Public Censure.* The City Council may choose to publicly censure the offending member through a resolution passed by supermajority vote and entered into the public record.

ARTICLE 4. AGENDA ORDER

The Mayor and the City Manager or an appropriate designee shall prepare an agenda and cause the same to be posted a minimum of 72 hours prior to the meeting. Agendas and packet material shall be delivered to the City Council via electronic format uploaded into a cloud storage service, such as Dropbox. City Council shall be notified via email that the agenda and packet have been uploaded and available for review. The goal would be to upload the agenda and packet on Friday prior to a regularly scheduled Council Meeting. In the event of an emergency meeting of the City Council, this provision shall be suspended when not inconsistent with the provisions of federal or state law or the City Charter.

In order to facilitate the agenda process, the Mayor, two Council Members, or the City Manager may place an item on the agenda. Staff assistance, if required, should be requested through the City Manager (City Charter, Article III, Section 3.05 Prohibitions). Agenda items must be provided to the City Manager's Office at City Hall by 12:00 noon on the 11th calendar day preceding the date of the regular meeting. If the agenda topic does not allow for staff to adequately prepare information for Council's consideration, the item may be postponed until the next regular meeting.

4.1 Call to Order.

The Mayor shall call the meeting to order. The Mayor shall announce that a quorum of the City Council is present and shall state for the record the names of all members of the City Council that are absent.

4.2 Pledges of Allegiance to the United States & Texas Flags.

The Council shall recite the Pledge of Allegiance, first to the United States Flag, and then to the state Flag of Texas. The Council welcomes individuals and organizations, young and old, to lead the Pledges.

4.3 Invocation.

All regular meetings of the City Council shall include an invocation.

4.4 Presentations.

Presentations may be made by the Mayor, City Council or Staff. The Mayor may deliver any proclamation as may be required from time to time. Outside entities and organizations granted permission to make a presentation shall be placed in this section.

4.5 Work Session/Briefings.

Items may be included in this section for the purpose of conducting a detailed and thorough exploration of matters that may come before City Council as an item for individual consideration. All questions of a technical nature, which require a detailed explanation for understanding, may be considered in a work session. Council may, through the City Manager, request the attendance of such staff members or outside experts as may be required to answer such questions. No formal action may be taken on items. Council may provide staff direction on the matter being considered. Audience comments or questions will not be considered at a work session unless posted accordingly.

4.6 Staff and Board Briefings.

Items that are provided to Council on a routine basis, such as monthly financial statements and quarterly investment reports, should be included in this section. Appointed boards of the City, who have been requested to provide periodic updates, such as the Bastrop Economic Development Corporation and Visit Bastrop, will be included in this section.

4.7 Citizen Comments.

Every agenda must include the following language for purposes of open and transparency to inform the public of how to appropriately address the City Council:

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 consideration of that item.

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.

4.8A Approval of the Minutes.

The Council shall consider the minutes of any meeting presented for their review since the last regular meeting. This heading will only be used when there are no other items listed on a consent agenda.

4.8B Consent Agenda Items.

There is hereby established, as a part of every agenda for regular and/or special called meetings of the City Council, a portion of said agenda that shall be labeled “consent agenda.” Said consent agenda may consist of any and all business regularly coming before the City Council including approval of the minutes of previous meetings.

The City Secretary shall read the caption of each item and/or ordinance, once a motion has been made to approve the Consent Agenda and received a second, but before a vote.

All items set out in the consent agenda shall be deemed passed upon passage of an affirmative motion, by a vote of the majority of the members of the City Council, that the consent agenda be adopted. No further action shall be deemed necessary, and all such items appearing on the consent agenda, upon passage of such motion, shall be deemed adopted as if voted upon separately.

Any member of the City Council or a citizen may request that any item be removed from the consent agenda and considered separately. If any item was removed from the consent agenda, it will be considered immediately following approval of the remainder of the consent agenda.

4.9 Items for Individual Consideration.

Items for individual consideration shall be considered by the City Council individually and approved by either a simple majority vote or a super majority vote as the case may be.

Public hearings, which are statutorily required, shall be included in this section. The Mayor shall first request staff comments. The Mayor shall open the public hearing and receive citizen input. While the public hearing is open, Council may ask questions of the speakers, but may not deliberate or argue with the public on the matter at hand. Those speaking at a public hearing are required to follow the rules established herein for Citizen Comments. Upon conclusion of citizen comments, the Mayor shall close the public hearing. Council may deliberate or take action on the matter at hand upon the closing of the public hearing.

4.10 Executive Session Items.

This section is only used when it is necessary for the Council to convene in executive session. Executive sessions are sessions closed to the public. They are only permitted for the purpose of discussing matters enumerated in Chapter 551, Open Meetings Act of the Texas Government Code. Disclosure of topics to be discussed shall be made to the public in accordance with the requirements of the Open Meetings Act.

If the subject of the executive session warrants, the executive session may be held prior to the regular session.

4.11 Action on Executive Session Items.

This section is only used if Council conducts an executive session. Action on executive session items must be taken during public/open session of the Council. Action may include the taking of no action at all.

4.12 Adjournment.

The Mayor shall adjourn the meeting upon passage of the appropriate motion.

ARTICLE 5. RULES GOVERNING CITIZEN COMMENTS

5.1 Purpose.

It is the desire of the City Council to hear from the citizens of Bastrop and to stimulate discussion and offer a forum for a cordial and meaningful public debate on matters that are properly a concern of the City Council. The following rules shall control and govern audience comments.

5.2 Rules for Audience Comments.

Immediately preceding the opening of a public hearing, the Mayor may direct the City Secretary to read the rules governing citizen comments.

5.3 Rules Governing Citizen Comments.

1. Each speaker is limited to a maximum timed limit of three minutes on any item except for a public hearing item.
2. No individual may address the Council without submitting a speaker card. The card must clearly state the subject or issue on which the citizen wishes to speak. If the subject matter does not pertain to city business, the Mayor shall advise the individual and/or make recommendations as to how they may get the issue addressed.
3. Citizens speaking on agenda items shall restrict their comments to the subject matter listed.
4. Citizens speaking on non-agenda items shall only speak during the Citizens Comment portion of the agenda.
5. Council may not act upon or discuss any issue brought forth as a non-agenda item, except to:
 - a. Make a statement of specific factual information given in response to the inquiry, or
 - b. A recitation of existing policy in response to the inquiry.

Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

6. Proper respect, decorum, and conduct shall prevail at all times. Impertinent, slanderous, or personal attacks are strictly prohibited and violators may be removed from the Council Chambers.
7. No placards, banners or signs may be displayed in the Council Chambers or City Hall.

Exhibits relating to a presentation are acceptable.

8. Arguing, intimidation, or other disruptive behavior is prohibited. Discussion and/or debate are acceptable only on items specifically listed on the agenda.
9. Unauthorized remarks from the audience, stomping of feet, applauding, whistles, yells, or any type of disruptive behavior is prohibited. Applause of appreciation may be acceptable when recognizing a significant event or achievement.
10. Council meetings are the workplace to carry out the business of the City of Bastrop; therefore, any conduct that could constitute harassment in the workplace is prohibited.
11. In all cases, the Mayor shall preside over the Council meeting and ensure that proper conduct and decorum is adhered to.

5.4 Preservation of Order.

As referenced in Article 3.11 above, the Mayor shall preserve order and decorum and, if necessary, shall cause to be silenced or removed from the Council Chambers any non-Council Member speaking out of order or disrupting the order of the meeting.

ARTICLE 6. COUNCIL LIAISONS TO BOARDS AND COMMISSIONS

One Council Member will be appointed as the council liaison to each of the city's boards and commissions annually as a part of the Board & Commission Member appointment process. Council liaisons will be appointed by Council with consideration given to applicable expertise. Council liaisons may attend, but are not required to attend, the meetings of the boards or commissions to which they have been appointed as liaison. Board and commission members may contact their council liaison concerning items of concern or interest with regard to their appointed board.

ARTICLE 7. TABLE OF MOTIONS AND POINTS OF ORDER

MOTION/ORDER	REQUIRES SECOND	DEBATABLE	AMENDABLE	VOTE TYPE
Basic Motion	Yes	Yes	Yes	Simple
Motion to Amend	*	No	Yes	N/A
Motion to Adjourn	Yes	No	No	Simple
Motion to Recess	Yes	No	Yes	Simple
Motion to Fix the Time to Adjourn	Yes	No	No	Simple
Motion to Table	Yes	No	No	Simple
Motion to Limit Debate	Yes	No	No	Super
Motion to Object to the Consideration of an Item	Yes	No	No	Super

Motion to Suspend Rules	Yes	No	No	Super
Motion to Reconsider	Yes	Yes	Yes	Simple
Point of Privilege	No	No	No	N/A
Point of Order	No	No	No	N/A
Motion to Appeal	Yes	Yes	No	Simple
Call for Orders of the Day	No	No	No	N/A
Withdraw a Motion	No	No	No	N/A
Motion to Enforce	Yes	No	No	Simple

* For the purposes of these rules, Amendments are not debatable and only require the approval of the member who made the original motion. An amendment to an amendment, requires first the approval of the member who made the original amendment and secondly the approval of the member who made the original motion.



STAFF REPORT

MEETING DATE: July 10, 2018

AGENDA ITEM: 7

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 consideration of that item.

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: July 10, 2018

AGENDA ITEM: 8A

TITLE:

Consider action to approve City Council minutes from the June 19, 2018 Special Budget Workshop meeting, June 21, 2018 Joint Council and Visit Bastrop meeting and June 26, 2018 Regular Council meeting.

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 June 19, 2018 Special Budget Workshop meeting, June 21, 2018 Joint Council and Visit Bastrop meeting and June 26, 2018 Regular Council meeting.

ATTACHMENTS:

- June 19, 2018, DRAFT Special Budget Workshop Meeting Minutes.
- June 21, 2018, DRAFT Joint Council and Visit Bastrop Meeting Minutes.
- June 26, 2018, DRAFT Regular Council Meeting Minutes.

**MINUTES OF SPECIAL BUDGET WORKSHOP MEETING
BASTROP CITY COUNCIL**

June 19, 2018

The Bastrop City Council met in a Special Budget Workshop Meeting on Tuesday, June 19, 2018, at 6:30 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 Ennis, Rogers and Peterson. Officers present were City Manager Lynda Humble and City Secretary Ann Franklin. Staff Present Director of Public Works, Utilities and Leisure Services, Trey Job; Hospitality & Downtown Department Director, Sarah O'Brien; Interim City Engineer, Jerry Palady; and Chief Financial Officer, Tracy Waldron.

CALL TO ORDER

At 6:30 p.m. Mayor Schroeder called the meeting to order with a quorum being present.

WORK SESSION

- 2D. Discuss Essential Tourism Assets, Special Events and Using HOT Funds as the source of funding revenue.

This item was withdrawn from the agenda.

- 2A. Review and discuss the Old Iron Bridge and Lighting Project.

Presentation was made by Director of Public Works, Utilities and Leisure Services, Trey Job and Hospitality & Downtown Department Director, Sarah O'Brien.

Council Member Jones arrived to meeting at 6:45 p.m.

- 2B. Review and discuss survey results of the Citizen CIP Survey due by April 20, 2018.

Presentation was made by City Manager, Lynda Humble.

- 2C. Discuss Main Street Road Project and Parameters.

Presentation was made by Director of Public Works, Utilities and Leisure Services, Trey Job and Hospitality & Downtown Department Director, Sarah O'Brien.

- 2E. Discuss possible tax rate dedicated to Street Maintenance (based on estimated increase in property tax valuations.)

Presentation was made by City Manager, Lynda Humble.

ADJOURNMENT

Adjourned at 9:08 p.m. without objection.

APPROVED:

ATTEST:

Mayor Connie B. Schroeder

City Secretary Ann Franklin

**MINUTES OF JOINT WORKSHOP WITH BASTROP COUNCIL AND
VISIT BASTROP****JUNE 21, 2018**

The Bastrop City Council and Visit Bastrop met in a Joint Workshop Meeting on Thursday, June 21, 2018, at 6:30 p.m. at the Bastrop City Hall Council Chambers, located at 1311 Chestnut Street, Bastrop, Texas. Members present for the Bastrop City Council were: Mayor Schroeder, Mayor Pro Tem Nelson and Council Members Ennis, Rogers and Peterson. Officers present were: City Manager, Lynda Humble and City Secretary, Ann Franklin. Visit Bastrop Members present Veena Tewan, Becki Womble, Kevin Plunkett, Shawn Anthea-Pletsch, Cindye Ginsel, Tom Scott, Brenda Abbott, Dale Lockett, and Clint Howard; and staff liaison, Hospitality & Downtown Department Director, Sarah O'Brien.

CALL TO ORDER

- a. Mayor Schroeder called the meeting of the Bastrop City Council to order with a quorum being present at 6:32 p.m.
- b. Visit Bastrop – Chair, Clint Howard called the meeting of the Visit Bastrop board to order with a quorum being present at 6:32 p.m. Board Members Rick Brackett, Jamie Creacy, Marcus O'Conner, David Jacobs, and Naseem Khonsarie were absent.

Council Member Jones arrived to meeting at 6:38 p.m.

WORKSHOP SESSION

- 2A. Review the City's Contract with Visit Bastrop dated September 12, 2017 regarding scope of service and deliverables along with purpose of annual workshop (dialog about performance, establish future goals and objectives, and other topics that may be relevant to the components of this contract in early June of each year).

Presentation was made by City Manager, Lynda Humble.

- 2B. Hold discussion regarding FY 2018 Contract Performance, establish future goals and objectives for FY 2019 and beyond, provide update on current Visit Bastrop activities such as the hiring process for a new Executive Director, the Branding initiative, adoption of a Strategic Plan, and other organizational items.

Presentation was made by Visit Bastrop President and CEO, Dale Lockett.

Mayor Schroeder recessed the Council Meeting at 8:12 p.m.

Mayor Schroeder called the meeting back to order at 8:21 p.m.

- 2C. Receive Presentation on Visit Bastrop Monthly Report - "HOT Report 101" to educate the Council on the elements of the monthly report.

Presentation was made by Visit Bastrop President and CEO, Dale Lockett.

- 2D. Receive Monthly Presentation from Visit Bastrop

Presentation was made by Visit Bastrop President and CEO, Dale Lockett.

- 2E. Discuss Essential Tourism Asset Policy & Special Events previously funded by City through HOT Funds.

Presentation was made by Visit Bastrop President and CEO, Dale Lockett and Hospitality & Downtown Department Director, Sarah O'Brien.

ADJOURNMENT

Mayor Schroeder adjourned the Bastrop City Council meeting at 10:13 p.m. without objection.

Chair, Clint Howard adjourned the Visit Bastrop Board meeting at 10:13 p.m. without objection.

APPROVED:

ATTEST:

Mayor Connie B. Schroeder

Deputy City Secretary Tracy Chavez

**MINUTES OF REGULAR COUNCIL MEETING
BASTROP CITY COUNCIL
June 26, 2018**

The Bastrop City Council met in a Regular Meeting on Tuesday, June 26, 2018, at 6:30 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 Jones, Ennis, Rogers and Peterson. Officers present were City Manager, Lynda Humble; City Secretary, Ann Franklin; and City Attorney, Alan Bojorquez.

CALL TO ORDER

At 6:30 p.m. Mayor Schroeder called the meeting to order with a quorum being present.

PLEDGE OF ALLEGIANCE

Ciana Salinas, Alycia Wallace, Samantha Wallace, Izybella Harris, and Cameron Tucker, Bastrop YMCA., led the Pledge of Allegiance.

INVOCATION

Pastor Kyle Adams, Christian Fellowship, Youth Pastor, gave the invocation.

PRESENTATIONS

- 4A. Mayor's Report
- 4B. Councilmembers' Report
- 4C. City Manager's Report
- 4D. Presentation regarding the closure of the Old Iron Bridge on June 29 through July 2, 2018.
Presentation was made by Public Works, Utilities and Leisure Services Director, Trey Job.

WORK SESSION/BRIEFINGS - NONE**ITEMS FOR INDIVIDUAL CONSIDERATION**

- 9A. Consider action to approve Resolution No. R-2018-45 of the City Council of the City of Bastrop, Texas donating its ownership interest in 0.6340 acres located at 1303 Jasper Street, Bastrop, Texas from delinquent taxes, penalty, and interest owed to the County of Bastrop; authorizing the City Manager to execute any documents required to convey the property in fee simple title; providing for a repealing clause; and establishing an effective date.
This item was withdrawn.

STAFF AND BOARD REPORTS

- 6A. Receive monthly report from Visit Bastrop.
Presentation was made by Visit Bastrop President and CEO, Dale Lockett.

- 6B. Receive presentation on the unaudited Comprehensive Monthly Financial Report for the period ending May 31, 2018.

Presentation was made by Assistant Finance Officer, Margaret Silbernagel.

CITIZEN COMMENTS

SPEAKER(S)

Terry Moore

CONSENT AGENDA

A motion was made by Council Member Peterson to approve Items 8A, 8B, 8C, and 8D listed on the Consent Agenda after being read into the record by City Secretary, Ann Franklin. Seconded by Mayor Pro Tem Nelson, motion was approved on a 5-0 vote.

- 8A. Consider action to approve City Council minutes from the June 12, 2018 meeting.
- 8B. Consider action to approve the second reading of Ordinance No. 2018-09 of the City Council of the City of Bastrop, Texas amending the Code of Ordinances Chapter 7, titled "Municipal Court" Article 7.01 "General Provisions" to establish a Municipal Court of Record; to provide for purpose, jurisdiction, and definitions; to provide for the appointment of the Municipal Court judges; to provide for the appointment of a court clerk; repealing all prior ordinances and actions in conflict herewith; providing for an effective date.
- 8C. Consider action to approve the second reading of Ordinance No. 2018-11 of the City Council of the City of Bastrop, Texas, granting a Conditional Use Permit for a brewery, distillery, or winery use on 0.046 acres of Building Block 3 West of Water Street, located at 809 Main Street, and 0.184 acres of Building Block 3 West of Water Street, located at 705 Pine Street, within the city limits of Bastrop, Texas; as shown in Exhibit A; setting out conditions; including a severability clause; and establishing an effective date.
- 8D. Consider action to approve Resolution No. R-2018-44 of the City Council of the City of Bastrop, Texas suspending the effective date for ninety (90) days in connection with the rate increase filing made on or about June 1, 2018 by Atmos Energy for its Midtex division; finding that the meeting complies with the Open Meetings Act; making other findings and provisions related to the subject; and declaring an effective date.

ITEMS FOR INDIVIDUAL CONSIDERATION - CONTINUED

- 9B. Consider action to approve Resolution No. R-2018-37 of the City Council of the City of Bastrop, Texas approving the Bastrop Police Department to accept a grant for twenty (20) rifle-resistant ballistic vests at a total cost of Thirteen Thousand Six Hundred Five and 06/100 Dollars (\$13,605.06) from the 2018 State Homeland Security Grant Program with no matching grant funds from the City of Bastrop; authorizing Public Safety Director as the Grantee's Authorized Official; providing for a severability clause; and establishing an effective date.

Presentation was made by Director of Public Safety/Chief of Police, James Altgelt.

A motion was made by Mayor Pro Tem Nelson to approve Resolution No. R-2018-37, seconded by Council Member Ennis, motion was approved on a 5-0 vote.

- 9C. Consider action to approve Resolution No. R-2018-46 of the City Council of the City of Bastrop, Texas, relating to the "Bastrop Economic Development Corporation Sales Tax Revenue Bonds, Series 2018", including the approval of the resolution of the board of directors of the corporation amending certain provisions of resolution authorizing the issuance of such bonds, attached as Exhibit A; resolving other matters, incident and related to the issuance of such bonds; and providing an effective date.
Presentation was made by Bastrop Economic Development Corporation Assistant Director, Angela Ryan.

A motion was made by Council Member Ennis to approve Resolution No. R-2018-46, seconded by Council Member Rogers, motion was approved on a 5-0 vote.

EXECUTIVE SESSION

The City Council met at 7:32 p.m. in a closed/executive session pursuant to the Texas Government Code, Chapter 551, et seq, to discuss the following:

- 10A. The City Council shall convene into closed executive session pursuant to Section 551.071 of the Texas Government Code to confer with City Attorney regarding legal advice related to Personnel Policies Manual Chapter 1, Section 2 [Equal Opportunity Policy], and Chapter 7, Section 9 [Grievance Procedures], in light of completion of recent Diversity Training by senior staff.

The Bastrop City Council reconvened at 8:44 p.m. into open (public) session.

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

No action was taken.

ADJOURNMENT

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

APPROVED:

Mayor Connie B. Schroeder

ATTEST:

City Secretary Ann Franklin



STAFF REPORT

MEETING DATE: July 10, 2018

AGENDA ITEM: 8B

TITLE:

Consider action to approve Resolution No. R-2018-47 of the City Council of the City of Bastrop, Texas, approving the Pecan Park, Sections 3B, 3C, 3D, & 3E Preliminary Plat, being 28.675 acres out of the Mozea Rousseau Survey, Abstract 56, located north of the extension of Childers Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolution; and providing an effective date.

STAFF REPRESENTATIVE:

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

ITEM DETAILS:

Site Address: North of the extension of Childers Drive (Attachment 1)
Total Acreage: 28.675 acres
Legal Description: 28.675 acres out of the Mozea Rousseau Survey, Abstract 56

Property Owner: Ranch Road Development, LLC/Scott Miller
Agent Contact: Carlson, Brigrance, & Doering/Christine Methvin

Existing Use: Vacant/Undeveloped
Existing Zoning: Pecan Park Residential Planned Development
Planned Development: Single-Family Select (PD SFS)
District:
Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted a new Preliminary Plat for the Pecan Park, Sections 3B, 3C, 3D, & 3E. The plat is creating 114 single-family detached lots, one drainage lot, and five landscape easement lots (Exhibit A). The single-family detached lots allowed under the Single-Family Select district of the Planned Development and have a minimum width of 50 feet and a minimum of 6,000 square feet in size. 4,381 linear feet of streets will be dedicated for Trailside Lane, Watercourse Way, Coldspring Loop, and Deep Eddy Cove, which will be 50-foot wide residential local collector rights-of-way. 1,346 linear feet of Childers Drive, which will be a 60-foot wide collector, will be dedicated with this section.

Traffic Impact and Streets

The Preliminary Plat proposes to extend Childers Drive, a collector street, westward to provide the main access for Section 3B-3E. Secondary access will be provided by a connection to Trailside Drive, which will connect to Section 1A. Sidewalks will be installed along all proposed streets, and will connect to the proposed neighborhood trail system.

Utilities

Water service (domestic and fire) will be provided by the City via water line extensions from existing infrastructure located on Childers Drive. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements.

Wastewater collection and treatment will also be provided by the City, and will require the installation of lines that will ultimately connect to an existing wastewater lift station.

There is an existing LCRA substation and electrical easement to the north of the proposed subdivision. The applicant received a subdivision variance on November 12, 2014 to eliminate the requirement for 50 foot setback from high voltage transmission lines.

Drainage

The Preliminary Plat proposes to install an underground storm sewer system designed to drain runoff generated from the development into an existing system located adjacent to Section 6B. The existing system was designed to accommodate this increase in peak flows, and ultimately connects to the Colorado River.

The proposed drainage system will be designed with a sufficient capacity to route flows from a 100-year design storm to the Colorado River. Due to the property's close proximity to the river, storm water detention is not required.

Special flood hazard areas (SFHA) are located along the southern boundary of the proposed development, which appear to affect several proposed building lots. In order to ensure homes and other infrastructure are properly protected from flooding, these areas must be filled and developed in accordance with City of Bastrop and FEMA standards.

PUBLIC COMMENTS:

Notifications to adjacent property owners within 200 feet were mailed on June 11, 2018. (Attachment 3)

POLICY EXPLANATION:

All Preliminary Plats must be reviewed by the Planning & Zoning Commission and are then forwarded to City Council for approval.

Compliance with 2036 Comprehensive Plan:

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

This preliminary plat complies with the Future Land Use Plan. The plat includes 114 single-family lots that will provide single-family detached units. There are also six drainage and landscape easement lots to serve this area. This section is part of the Pecan Park development, in which the total development includes multiple phases that include parks, trails, and recreation facilities.

- Objective 2.4.1: Invest in waste water system expansion in areas that promote infill and contiguous development.

This development is within the City's wastewater service area and is vacant land immediately adjacent to existing development. This subdivision connects to existing wastewater lines and continues the system in an efficient manner

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

The Pecan Park Development includes six different residential lot standards. This plat utilizes the Single Family Select district, which allows 6,000 square foot lots with reduced rear and side setbacks to allow various single-family product types and with varied 20 and 25 foot front setbacks to provide visual appeal.

Local Government Code

- Sec. 212.002. Rules.

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

Bastrop adopted subdivision regulations in 1981. The Code of Ordinances, Chapter 10 – Subdivisions outlines the requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

Section 212.004 Plat Required

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

The applicant has proposed dividing up an undeveloped 28.675 acre tract into 114 single-family lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to the City upon their completion.

- Sec. 212.010. Standards for Approval

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

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

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

The plat conforms to the adopted Transportation Master Plan. The extension of Childers Drive will be dedicated with this plat. The plat also conforms with the

Capital Improvement Plan and will install public extensions of the water and wastewater infrastructure.

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

Required improvements and bonds will be furnished before the approval of the Final Plat.

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

The preliminary plat complies with the requirements of the adopted Subdivision Ordinance.

Code of Ordinances Chapter 10 – Subdivisions

- Section 4.10 – Standard Procedure – Preliminary Plat

4.10.1. The subdivider shall submit a preliminary plat of the entire area being subdivided. Prior to the plat being placed before the Commission for consideration, the plat must be accepted as administratively complete by the Director of Planning and Development. A plat that contains the detailed information set forth in paragraphs 4.10.1 and 4.10.2 is considered administratively complete.

Planning and Engineering staff have reviewed the Pecan Park Sections 3B, 3C, 3D, & 3E Preliminary Plat for compliance with subdivision and utility standards and have deemed the plat administratively complete.

PLANNING & ZONING RECOMMENDATION:

The Planning & Zoning Commission considered the item at their June 28th, 2018 meeting and recommend approval by unanimous vote.

RECOMMENDATION:

Consider action to approve Resolution No. R-2018-47 of the City Council of the City of Bastrop, Texas, approving the Pecan Park, Sections 3B, 3C, 3D, & 3E Preliminary Plat, being 28.675 acres out of the Mozea Rousseau Survey, Abstract 56, located north of the extension of Childers Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolution; and providing an effective date.

ATTACHMENTS:

- Resolution
- Exhibit A: Preliminary Plat
- Attachment 1: Location Map
- Attachment 2: Surrounding Property Owner Notification

RESOLUTION NO. R-2018-47

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE PECAN PARK, SECTIONS 3B, 3C, 3D, & 3E PRELIMINARY PLAT, BEING 28.675 ACRES OUT OF THE MOZEA ROUSSEAU SURVEY, ABSTRACT 56, LOCATED NORTH OF THE EXTENSION OF CHILDERS DRIVE, WITHIN THE CITY LIMITS OF BASTROP, TEXAS, AS SHOWN IN EXHIBIT A; REPEALING ALL CONFLICTING RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the Texas Local Government Code Section 212 and the City of Bastrop Subdivision Ordinance, the City Council is required to take action regarding certain plats; and

WHEREAS, Ranch Road Development L.L.C. ("the Applicant") has submitted a Preliminary Plat for Pecan Park Sections 3B, 3C, 3D, & 3E, a residential subdivision; and

WHEREAS, the Preliminary Plat is consistent with the Comprehensive Plan designation of Neighborhood Residential and requirements of the Pecan Park Planned Development (Ordinance 2017-14); and

WHEREAS, the Preliminary Plat for Pecan Park Sections 3B, 3C, 3D, & 3E was recommended for approval by the Planning & Zoning Commission on June 28, 2018; and

WHEREAS, the Bastrop Planning and Development Department has reviewed the above-referenced Preliminary Plat and found it is in compliance with the Subdivision Ordinance, and the Pecan Park Planned Development (Ordinance 2017-14) standards; and

WHEREAS, notice of the subdivision was sent in accordance with the Subdivision Ordinance to notify the public.

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

Section 1. The Preliminary Plat known as the Pecan Park Sections 3B, 3C, 3D, & 3E, being 28.675 acres of the Mozea Rousseau Survey, Abstract 56, located north of the extension of Childers Drive, within the city limits of Bastrop, Texas is hereby approved, a copy of same being attached hereto as Exhibit "A" and incorporated herein for all purposes.

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: This ordinance shall take effect upon passage and in accordance with the laws of the State of Texas.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 10th day of July, 2018.

APPROVED:

Connie B. Schroeder, Mayor

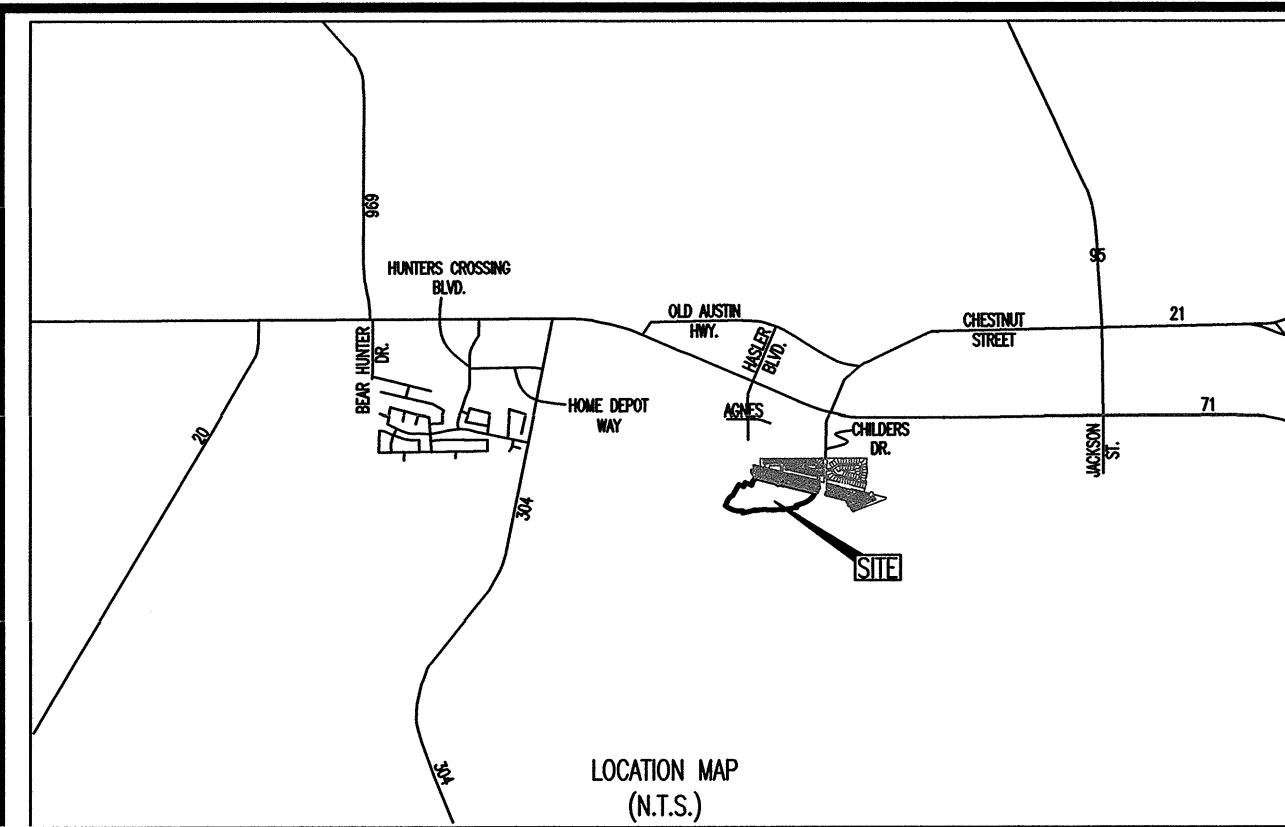
ATTEST:

Ann Franklin, City Secretary

APPROVED AS TO FORM:

Alan Bojorquez, City Attorney

THE PRELIMINARY PLAT OF PECAN PARK SECTIONS 3B, 3C, 3D, & 3E



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

SCALE: 1" = 100'

LEGEND

- 1/2" CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 2 LOT NUMBER
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- APPROXIMATE FEMA 100 YEAR FLOODPLAIN

DATE: MARCH 26, 2018

OWNER:
RANCH ROAD DEVELOPMENT, LLC
3140 DYER STREET, SUITE 624
DALLAS, TEXAS 75275

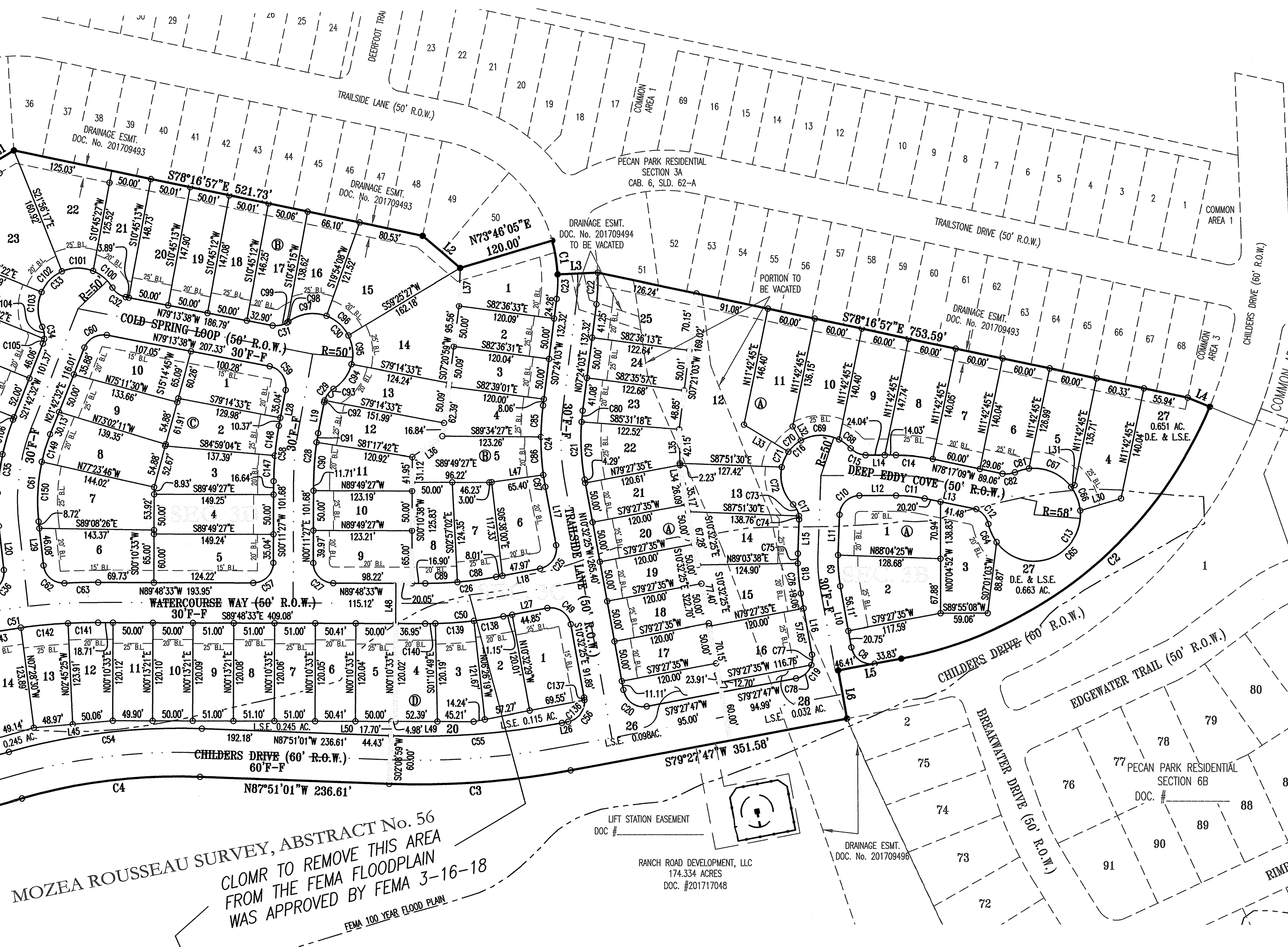
ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, Inc.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160
(512) 280-5165 fax

TOTAL ACRES: 28.675 ACRES
SURVEY: MOZEA ROUSSEAU SURVEY, ABSTRACT No. 56

LANDSCAPE, D.E. LOTS: 1 TOTAL: 0.651 ACRES
RESIDENTIAL LOTS: 114 TOTAL: 20.185 ACRES
LANDSCAPE EASEMENT LOTS: 5 TOTAL: 0.667 ACRES

NO. OF BLOCKS: 5
R.O.W.: TOTAL: 7.148 ACRES

F.E.M.A. MAP NO. 48021 C 0355E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006



MOZEA ROUSSEAU SURVEY, ABSTRACT No. 56
CLOMR TO REMOVE THIS AREA
FROM THE FEMA FLOODPLAIN
WAS APPROVED BY FEMA 3-16-18

LINEAR FOOTAGE OF RIGHT-OF-WAY

CHILDERS DRIVE	60' R.O.W.	40' F-F	1,346	FT	COLLECTOR
TRAILSIDE LANE	50' R.O.W.	30' F-F	1,592	FT	LOCAL
WATERCOURSE WAY	50' R.O.W.	30' F-F	1,261	FT	LOCAL
COLDSPRING LOOP	50' R.O.W.	30' F-F	993	FT	LOCAL
DEEP EDDY COVE	50' R.O.W.	30' F-F	535	FT	LOCAL
TOTAL			5,733	FT	

APPROVED ON THIS ____ DAY OF _____, 20____ A.D., BY THE CITY COUNCIL OF THE CITY OF BASTROP.

APPROVED: _____ ATTEST: _____

CONNIE SCHROEDER, MAYOR OF THE
CITY OF BASTROP, TEXAS

CITY SECRETARY, CITY OF
BASTROP, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

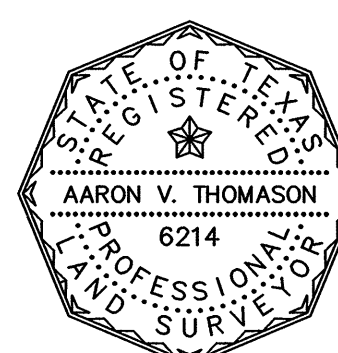
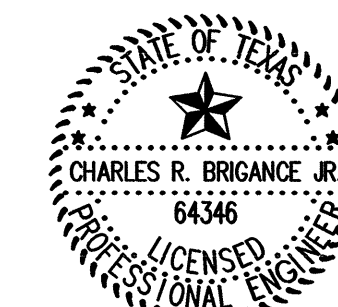
I, CHARLES R. BRIGANCE, JR., P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAN IS AS SHOWN AND WILL BE COMPAIRED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

ENGINEERING BY: *[Signature]* DATE: 5/23/18
CHARLES R. BRIGANCE, JR., P.E. NO. 64346
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

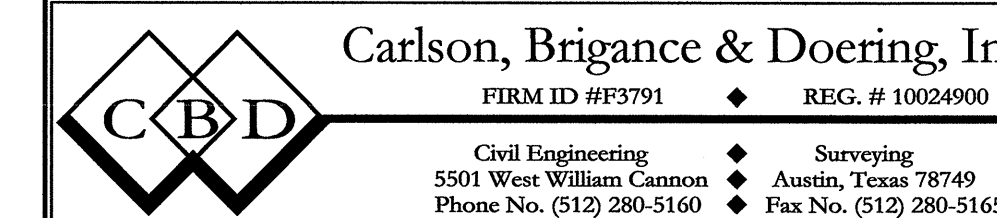
STATE OF TEXAS
COUNTY OF TRAVIS

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

SURVEYED BY: *[Signature]* DATE: 23 MAR 2018
AARON V. THOMASON ~ R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



SHEET NO. 1 OF 2



PATH-J:\4958\SURVEY\PRELIM PLAT-PECAN PARK SEC. 3B, 3C, 3D, & 3E

THE PRELIMINARY PLAT OF
PECAN PARK SECTIONS 3B, 3C, 3D, & 3E

FIELD NOTES

BEING ALL THAT CERTAIN 28.675 ACRE TRACT OF LAND OUT OF AND A PART OF THE MOZZA ROUSSEAU SURVEY, ABSTRACT NUMBER 56, SITUATED IN BASTROP COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN 174.334 ACRE TRACT OF LAND, CONVEYED TO RANCH ROAD DEVELOPMENT, L.L.C. IN DOCUMENT NUMBER 201717048, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, SAID 28.666 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED IRON ROD FOUND AT THE SOUTHWEST CORNER OF COMMON AREA 2, PECAN PARK RESIDENTIAL SECTION 3A, RECORDED IN CABINET 6, SLIDE 62-A, PLAT RECORDS, BASTROP COUNTY, TEXAS, SAME BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF TRAILSIDE LANE (50' R.O.W.), ALSO BEING AT THE NORTHWEST CORNER OF SAID 174.334 ACRE TRACT, FOR THE NORTHWESTERN CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 174.334 ACRE TRACT AND SAID PECAN PARK RESIDENTIAL SECTION 3A, THE FOLLOWING NINE (9) COURSES AND DISTANCES, NUMBERED 1 THROUGH 9,

1. S35°05'15"E, PASSING AT 50.00 FEET THE WEST CORNER OF LOT 35 OF SAID PECAN PARK RESIDENTIAL SECTION 3A AND THE SOUTHEAST LINE OF SAID TRAILSIDE LANE, AND CONTINUING FOR A TOTAL DISTANCE OF 174.10 FEET TO A CAPPED IRON ROD FOUND AT THE SOUTH CORNER OF SAID LOT 35, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
2. N59°05'56"E, A DISTANCE OF 29.82 FEET TO A CAPPED IRON ROD FOUND,
3. S78°16'57"E, A DISTANCE OF 521.73 FEET TO A CAPPED IRON ROD FOUND,
4. S49°47'56"E, A DISTANCE OF 61.27 FEET TO A CAPPED IRON ROD FOUND,
5. N73°46'05"E, A DISTANCE OF 120.00 FEET TO A CAPPED IRON ROD FOUND, IN THE WESTERN RIGHT-OF-WAY LINE OF SAID TRAILSIDE LANE, SAME BEING AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT,
6. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 42.15 FEET, AND WHOSE CHORD BEARS S09°19'54"E, A DISTANCE OF 42.05 FEET TO A CAPPED IRON ROD FOUND,
7. N87°34'07"E, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD FOUND,
8. S78°16'57"E, A DISTANCE OF 753.59 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", AND
9. S07°37'13"E, A DISTANCE OF 29.89 FEET TO A CAPPED IRON ROD FOUND, BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF CHILDERS DRIVE (60' R.O.W.), SAME BEING AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT, ALSO BEING THE NORTHWESTERN CORNER OF PECAN PARK RESIDENTIAL SECTION 6B, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 201717048, OFFICIAL PUBLIC RECORD, BASTROP COUNTY, TEXAS,

THENCE, OVER AND ACROSS SAID 174.334 ACRE TRACT AND WITH THE NORTHWEST LINE OF SAID CHILDERS DRIVE, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

1. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 520.00 FEET, AN ARC LENGTH OF 518.07 FEET, AND WHOSE CHORD BEARS S50°55'17"W, A DISTANCE OF 496.91 FEET TO A CAPPED IRON ROD FOUND,
2. S79°27'47"W, A DISTANCE OF 80.24 FEET TO A CAPPED IRON ROD FOUND, AND
3. S10°32'13"E, A DISTANCE OF 60.00 FEET TO A CAPPED ½" IRON ROD FOUND, BEING IN THE SOUTHERN RIGHT-OF-WAY LINE OF SAID CHILDERS DRIVE,

THENCE, CONTINUING OVER AND ACROSS SAID 174.334 ACRE TRACT, THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES, NUMBERED 1 THROUGH 17,

1. S79°27'47"W, A DISTANCE OF 351.58 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE RIGHT,
2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1030.00 FEET, AN ARC LENGTH OF 228.07 FEET, AND WHOSE CHORD BEARS S85°48'23"W, A DISTANCE OF 227.60 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
3. N87°51'01"W, A DISTANCE OF 236.61 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT,
4. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 720.00 FEET, AN ARC LENGTH OF 225.01 FEET, AND WHOSE CHORD BEARS S83°11'48"W, A DISTANCE OF 224.09 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
5. S74°14'38"W, A DISTANCE OF 278.32 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE RIGHT,
6. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00, AN ARC LENGTH OF 27.34 FEET, AND WHOSE CHORD BEARS S75°43'18"W, A DISTANCE OF 27.34 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
7. N12°46'05"W, A DISTANCE OF 60.00 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", AT THE BEGINNING OF A CURVE TO THE RIGHT,
8. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 352.38 FEET, AND WHOSE CHORD BEARS N81°19'18"W, A DISTANCE OF 344.18 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
9. N59°50'36"W, A DISTANCE OF 108.71 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
10. N30°09'24"E, A DISTANCE OF 28.32 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
11. N20°12'13"E, A DISTANCE OF 120.55 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
12. N33°49'50"E, A DISTANCE OF 119.69 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
13. N69°41'38"E, A DISTANCE OF 50.99 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
14. N26°07'07"E, A DISTANCE OF 320.27 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
15. S89°50'41"E, A DISTANCE OF 122.06 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
16. N20°08'29"E, A DISTANCE OF 260.11 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
17. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS 225.00 FEET, AN ARC LENGTH OF 136.35 FEET, AND WHOSE CHORD BEARS N37°30'07"E, A DISTANCE OF 134.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.675 ACRES OF LAND.

PECAN PARK SECTIONS 3B - 3E			
PD ZONING TABLE			
SECTION	SF5 LOTS	PH LOTS	TOTAL
3B	16.0000	0.0000	16.0000
3C	21.0000	0.0000	21.0000
3D	51.0000	10.0000	61.0000
3E	16.0000	0.0000	16.0000
TOTALS	104.0000	10.0000	114.0000
PECAN PARK CUMULATIVE PD ZONING TABLE			
SECTION	SF5 LOTS	PH LOTS	TOTAL
3A	0.0000	69.0000	69.0000
3B	16.0000	0.0000	16.0000
3C	21.0000	0.0000	21.0000
3D	51.0000	10.0000	61.0000
3E	16.0000	0.0000	16.0000
4.0000	0.0000	70.0000	70.0000
5A	49.0000	0.0000	49.0000
5B	41.0000	0.0000	41.0000
6A	44.0000	0.0000	44.0000
6B	47.0000	0.0000	47.0000
TOTALS	285.0000	149.0000	434.0000

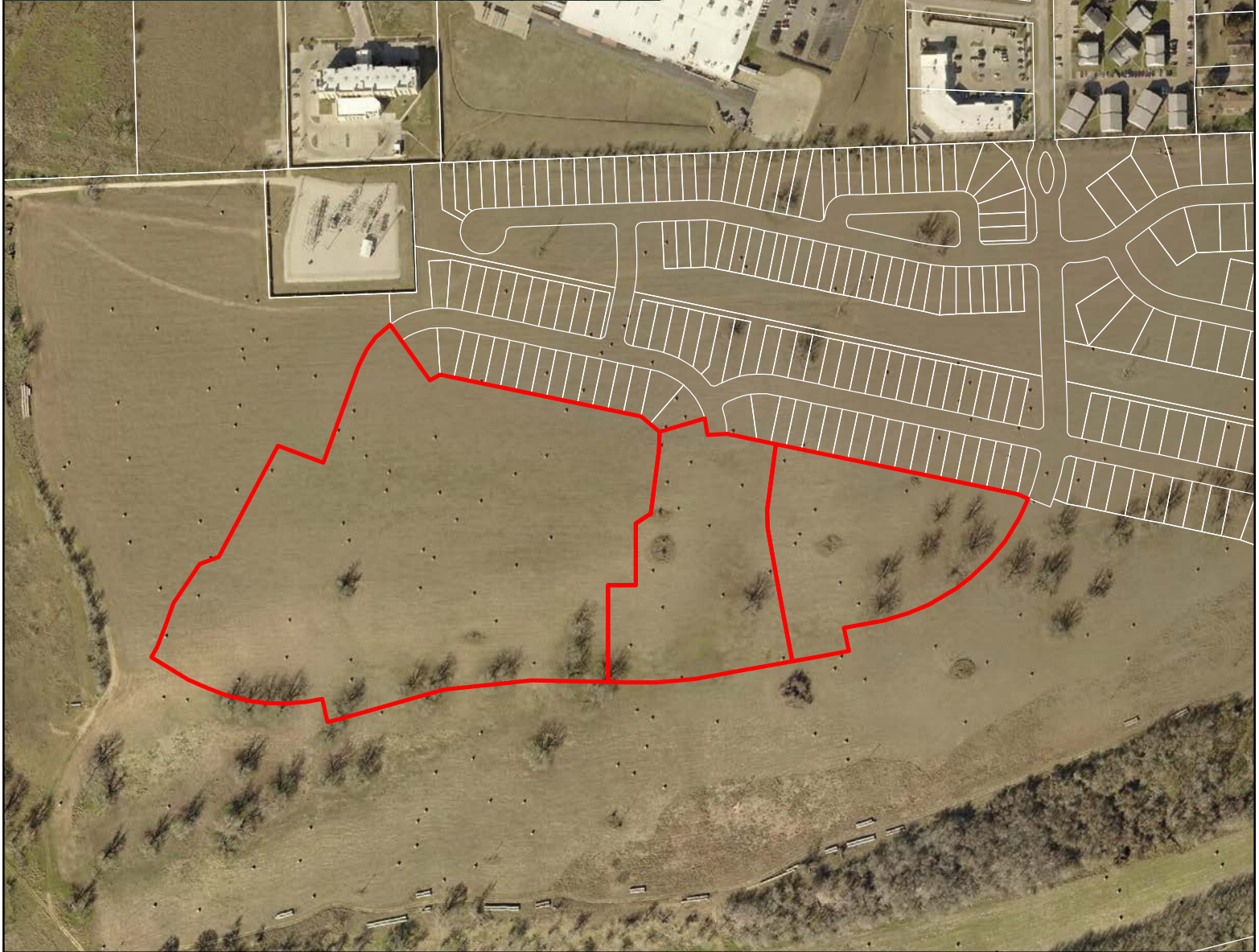
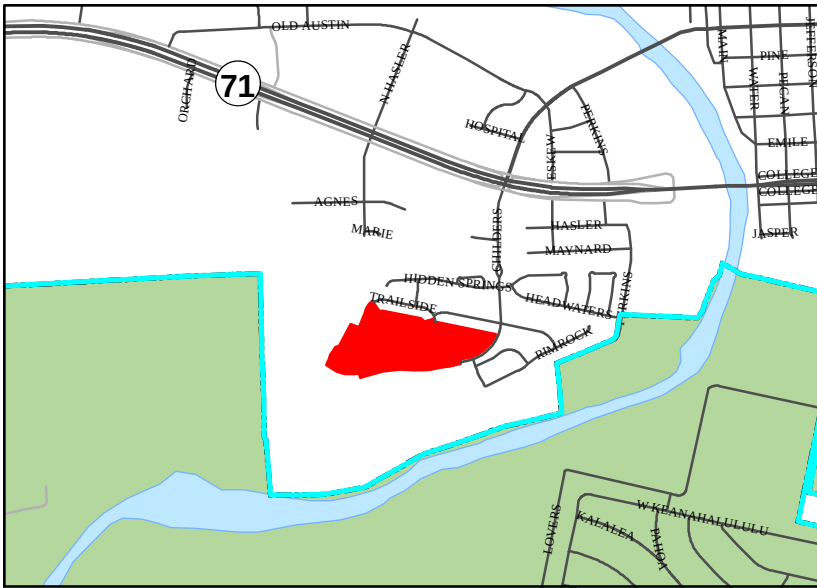
Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	42.15	175.00	S09°19'54"E	42.05	21.18	13°48'03"
C2	518.07	520.00	S50°55'17"W	496.91	282.83	57°05'00"
C3	228.07	1030.00	S85°48'23"W	227.60	114.50	12°41'12"
C4	225.01	720.00	S83°11'48"W	224.09	113.43	17°54'20"
C5	27.34	530.00	S75°43'18"W	27.34	13.67	2°57'20"
C6	352.38	470.00	N81°19'18"W	344.18	184.93	42°57'25"
C7	136.35	225.00	N37°30'07"E	134.27	70.34	3°43'17"
C8	39.32	25.00	S55°28'38"E	35.39	25.05	9°06'26"
C9	38.74	175.00	S04°11'51"E	38.66	19.45	12°40'55"
C10	38.27	25.00	S45°59'45"W	34.64	24.02	87°42'17"
C11	36.24	175.00	N84°13'08"W	36.18	18.19	11°51'58"
C12	29.09	25.00	N44°57'16"W	27.47	16.44	66°38'45"
C13	286.17	58.00	N27°01'44"E	72.45	46.39	282°41'46"
C14	46.60	225.00	N84°13'08"W	46.51	23.38	11°51'58"
C15	21.03	25.00	S66°03'25"E	20.41	11.18	48°11'23"
C16	160.64	50.00	S45°59'45"W	99.94	140.23	184°05'03"
C17	21.03	25.00	N21°57'05"W	20.41	11.18	48°11'23"
C18	49.80	225.00	S04°11'51"E	49.70	25.00	12°40'55"
C19	39.48	25.00	N34°15'43"E	35.50	25.21	90°27'57"
C20	39.77	25.00	N54°58'46"W	35.70	25.50	91°08'16"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C61	110.80	225.00	S07°36'06"W	109.68	56.55	28°12'51"
C62	37.71	25.00	S49°42'49"E	34.23	23.48	86°25'00"
C63	42.11	775.00	S88°38'04"W	42.10	21.06	3°06'47"
C64	25.01	58.00	S23°58'38"E	24.82	12.70	2°42'29"
C65	150.65	58.00	N69°15'27"E	111.73	207.89	148°49'21"
C66	32.15	58.00	N21°01'57"W	31.74	16.50	31°45'28"
C67	60.06	58.00	N86°34'43"W	57.42	33.04	99°20'04"
C68	18.45	50.00	N52°32'05"W	18.35	9.33	21°08'42"
C69	48.71	50.00	S88°24'44"W	47.69	27.13	56°57'40"
C70	21.27	50.00	S47°44'35"W	21.11	10.80	24°22'37"
C71	20.55	50.00	S23°46'54"W	20.40	10.42	23°32'47"
C72	50.66	50.00	S17°01'08"E	48.52	27.75	56°03'17"
C73	16.54	25.00	N27°05'54"W	16.24	8.58	3°75'45"
C74	4.49	25.00	N03°00'12"W	4.49	2.25	10°17'38"
C75	12.12	225.00	S00°36'03"W	12.11	6.06	3°05'07"
C76	37.69	225.00	S05°44'24"E	37.64	18.89	9°35'49"
C77	12.86	25.00	N04°11'38"E	12.71	6.57	28°27'50"
C78	26.41	25.00	N49°11'39"E	25.20	14.59	60°32'16"
C79	72.09	275.00	S03°01'51"E	71.88	36.25	15°01'09"
C80	14.02	275.00	S05°56'23"W	14.02	7.01	2°55'19"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C124	16.09	50.00	N26°37'57"W	16.02	8.12	18°26'28"
C125	55.49	50.00	N67°38'37"W	52.68	30.99	63°34'53"
C126	32.58	50.00	S61°53'46"W	32.01	16.89	37°20'20"
C127	37.34	50.00	S21°50'05"W	36.47	19.59	42°47'01"
C128	33.64	50.00	S18°49'47"E	33.01	17.48	38°32'44"
C129	37.47	50.00	S59°34'10"E	36.80	19.66	42°56'01"
C130	6.03	50.00	S84°29'20"E	6.02	3.02	6°54'19"
C131	14.89	275.00	S89°29'31"E	14.89	7.45	3°06'08"
C132	46.12	275.00	N84°09'08"E	46.07	23.11	9°36'33"
C133	24.44	275.00	N76°48'07"E	24.43	12.23	5°05'30"
C134	3.59	25.00	N11°38'52"W	3.58	1.80	8°13'13"
C135	36.97	25.00	N34°49'52"E	33.69	22.80	84°44'14"
C136	36.16	25.00	N38°01'45"E	33.09	22.07	82°52'03"
C137	3.11	25.00	N06°58'21"W	3.11	1.56	7°08'10"
C138	37.45	525.00	N81°31'01"E	37.44	18.73	4°05'12"
C139	48.16	525.00	N86°11'18"E	48.14	24.10	5°15'22"
C140	12.59	525.00	N89°30'13"E	12.59	6.30	1°22'28"
C141	37.49	725.00	S88°42'34"W	37.49	18.75	2°57'46"
C142	59.19	725.00	S84°53'21"W	59.17	29.61	4°40'39"
C143	59.19	725.00	S80°12'41"W	59.17	29.61	4°40'40"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C21	86.11	275.00	S01°34'11"E	85.76	43.41	17°56'28"
C22	38.61	225.00	N02°29'05"E	38.56	19.35	9°49'56"
C23	30.03	175.00	N02°29'05"E	29.99	15.05	9°49'56"
C24	101.77	325.00	S01°34'11"E	101.35	51.30	17°56'28"
C25	39.28	25.00	N34°28'00"E	35.36	25.01	90°00'50"
C26	88.85	475.00	N84°49'56"E	88.72	44.55	10°43'02"
C27	39.27	25.00	S44°48'33"E	35.36	25.00	90°00'00"
C28	60.02	325.00	S05°28'54"W	59.94	30.10	10°34'54"
C29	21.03	25.00	S34°52'03"W	20.41	11.18	48°11'23"
C30	162.65	50.00	N34°13'38"W	99.85	897.21	186°22'46"
C31	21.03	25.00	N76°40'40"E	20.41	11.18	48°11'23"
C32	21.03	25.00	SS0°07'57"E	20.41	11.18	48°11'23"
C33	153.10	50.00	S61°14'27"W	99.92	1256.71	175°26'36"
C34	21.03	25.00	N02°23'10"W	20.41	11.18	48°11'23"
C35	135.42	275.00	S07°36'06"W	134.05	69.11	28°12'51"
C36	37.71	25.00	N36°42'11"E	34.23	23.48	86°25'00"
C37	76.49	775.00	S77°05'01"W	76.46	38.28	5°39'18"
C38	39.28	25.00	S60°45'03"E	35.35	24.99	89°59'10"
C39	234.96	375.00	S02°11'30"W	231.13	121.48	35°53'57"
C40	106.05	175.00	S37°30'07"W	104.43	54.71	34°43'17"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C81	18.30	58.00	S74°43'03"W	18.22	9.22	18°04'24"
C82	15.72	25.00	N83°41'51"E	15.46	8.13	36°02'00"
C83	38.97	775.00	S78°28'15"W	38.97	19.49	2°52'52"
C84	37.52	775.00	S75°38'36"W	37.52	18.77	2°46'27"
C85	39.57	325.00	S03°54'46"W	39.55	19.81	6°58'33"
C86	47.15	325.00	S03°43'51"E	47.10	23.61	8°18'42"
C87	15.05	325.00	S09°12'49"E	15.05	7.53	2°39'13"
C88	48.83	475.00	N82°25'28"E	48.91	24.49	5°54'06"
C89	39.92	475.00	N87°46'59"E	39.91	19.97	4°48'58"
C90	48.35	325.00	S04°27'08"W	48.30	24.22	8°31'23"
C91	11.68	325.00	S09°44'36"W	11.68	5.84	2°03'32"
C92	2.40	25.00	S13°31'26"W	2.40	1.20	5°30'10"
C93	18.63	25.00	S37°37'08"W	18.20	9.77	42°41'13"
C94	38.55	50.00	N36°52'24"E	37.60	20.29	44°10'41"
C95	36.64	50.00	N06°12'26"W	35.82	19.18	41°58'58"
C96	37.36	50.00	N48°36'21"W	36.50	19.60	42°48'53"
C97	50.09	50.00	S81°17'05"W	48.03	27.38	57°24'13"
C98	2.14	25.00	N55°01'48"E	2.13	1.07	4°53'39"
C99	18.89	25.00	N79°07'29"E	18.45	9.92	43°17'44"
C100	32.21	50.00	N49°29'24"W	31.65	16.68	36°54'18"



0 100 200 400 Feet

Attachment 1 Location Map Preliminary Plat Pecan Park Sections 3B, 3C, 3D, 3E



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

Date: 6/12/2018



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

Dear Property Owner:

The **Planning & Zoning Commission** will hold a meeting **Thursday, June 28, 2018 at 6:00 p.m.** and the **City Council** will hold a meeting on **Tuesday, July 10, 2018 at 6:30 p.m.** in the **City Hall Council Chambers** located at **1311 Chestnut Street, Bastrop, Texas** to consider approval of the Pecan Park, Section 3B, 3C, 3D, & 3E Preliminary Plat, being 28.675 acres out of the Mozea Rousseau Survey, Abstract 56, located north of the extension of Childers Drive, within the city limits of Bastrop, Texas.

Owner/Applicant: Ranch Road Development, LLC/ Scott Miller

Address: North of the extension of Childers Drive, within the city limits of Bastrop, Texas.

Legal Description: 28.675 acres out of the Mozea Rousseau Survey, Abstract 56

Number of Lots: 114 residential, 6 landscape and drainage easement lots

The site location map and preliminary plat are attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances Subdivision Regulations.

Property owners wishing to subdivide land must follow the rules within the City Subdivision Regulations, which can be read online at:

https://library.municode.com/tx/bastrop/codes/code_of_ordinances?nodeId=CH10SU

For more information on this project, you can contact the Planning & Development offices at (512) 332-8840, plan@cityofbastrop.org, or visit the office at 1311 Chestnut Street, Bastrop, Texas.



STAFF REPORT

MEETING DATE: July 10, 2018

AGENDA ITEM: 8C

TITLE:

Consider action to approve Resolution No. R-2018-48 of the City Council of the City of Bastrop, Texas, approving the Pecan Park, Section 1A Preliminary Plat, being 13.994 acres out of the Mozea Rousseau Survey, Abstract 56, located east of the future extension of Sterling Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolution; and providing an effective date.

STAFF REPRESENTATIVE:

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

ITEM DETAILS:

Site Address: East of the future extension of Sterling Drive (Attachment 1)
Total Acreage: 13.994 acres
Legal Description: 13.994 acres out of the Mozea Rousseau Survey, Abstract 56
Property Owner: Ranch Road Development, LLC/Scott Miller
Agent Contact: Carlson, Brigance, & Doering/Christine Methvin
Existing Use: Vacant/Undeveloped
Existing Zoning: Pecan Park Residential Planned Development
Planned Development: Patio Homes (PD PH)
District:
Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted a new Preliminary Plat for the Pecan Park, Section 1A. The plat is creating 64 single-family detached lots, and two open space/drainage lots (Exhibit A). The single-family detached lots allowed under the Patio Homes district of the Planned Development and have a minimum width of 40 feet and a minimum of 4,600 square feet in size. 1,465 feet of streets will be dedicated for Driftwood Lane and Hamilton Pool Lane, which will be 50-foot wide residential ROWs. 391 feet of Sterling Drive, which will be a 60-foot wide collector will be dedicated with this section and will continue into the Pecan Park Commercial Subdivision to the north.

Traffic Impact and Streets

The Preliminary Plat proposes to extend Sterling Drive, a collector street, northward to provide the main access for Section 1A and will be the second primary access from Pecan Park back to Agnes Street/SH71. Secondary access will be provided by a connection to the future Trailside Drive, which is within the Preliminary Plat for Section 3B, 3C, 3D and 3E. The final plat for Section 1A cannot be recorded until the Final Plat for Pecan Park Commercial, Lot 8 is completed and

recorded. Sidewalks will be installed along all proposed streets, and will connect to the proposed neighborhood trail system.

Utilities

Water service (domestic and fire) will be provided by the City via water line extensions from existing infrastructure located on Sterling Drive. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements.

Wastewater collection and treatment will also be provided by the City, and will require the installation of lines that will ultimately connect to an existing wastewater lift station.

There is an existing LCRA substation and electrical easement to the north of the proposed subdivision. The applicant received a subdivision variance on November 12, 2014 to eliminate the requirement for 50 foot setback from high voltage transmission lines.

Drainage

The Preliminary Plat proposes to install an underground storm sewer system designed to drain runoff generated from the development into an existing system located adjacent to the future Section 2. The existing system was designed to accommodate this increase in peak flows, and ultimately connects to the Colorado River.

The proposed drainage system will be designed with a sufficient capacity to route flows from a 100-year design storm to the Colorado River. Due to the property's close proximity to the river, storm water detention is not required.

PUBLIC COMMENTS:

Notifications to property owners within 200 feet were mailed on June 12, 2018. (Attachment 2)

POLICY EXPLANATION:

All Preliminary Plats must be reviewed by the Planning & Zoning Commission and are then forwarded to City Council for approval.

Compliance with 2036 Comprehensive Plan:

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

This preliminary plat complies with the Future Land Use Plan. The plat includes 64 single-family lots that will provide single-family detached units. There are also two open space lot that provide open space and drainage areas for this plat. This section is part of the Pecan Park development, in which the total development includes multiple phases that include parks, trails, and recreation facilities.

- Objective 2.4.1: Invest in waste water system expansion in areas that promote infill and contiguous development.

This development is within the City's wastewater service area and is vacant land immediately adjacent to existing development. This subdivision connects to existing wastewater lines and continues the system in an efficient manner

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

The Pecan Park Development includes six different residential lot standards. This plat utilizes the Patio Homes district, which allows 4,600 square foot lots with reduced rear and side setbacks to allow various single-family product types and with varied 20 and 25 foot front setbacks to provide visual appeal.

Local Government Code

- Sec. 212.002. Rules.

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

Bastrop adopted subdivision regulations in 1981. The Code of Ordinances, Chapter 10 – Subdivisions outlines the requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

Section 212.004 Plat Required

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

The applicant has proposed dividing up an undeveloped 13.994 acre tract into 64 single-family lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to the City upon their completion.

- Sec. 212.010. Standards for Approval

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

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

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

The plat conforms to the adopted Transportation Master Plan. The extension of Sterling Drive will be dedicated with this plat. The plat also conforms with the Capital Improvement Plan and will install public extensions of the water and wastewater infrastructure.

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

Required improvements and bonds will be furnished before the approval of the Final Plat.

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

The preliminary plat complies with the requirements of the adopted Subdivision Ordinance.

Code of Ordinances Chapter 10 – Subdivisions

- Section 4.10 – Standard Procedure – Preliminary Plat

4.10.1. The subdivider shall submit a preliminary plat of the entire area being subdivided. Prior to the plat being placed before the Commission for consideration, the plat must be accepted as administratively complete by the Director of Planning and Development. A plat that contains the detailed information set forth in paragraphs 4.10.1 and 4.10.2 is considered administratively complete.

Planning and Engineering staff have reviewed the Pecan Park Section 1A Preliminary Plat for compliance with subdivision and utility standards and have deemed the plat administratively complete.

PLANNING & ZONING RECOMMENDATION:

The Planning & Zoning Commission considered the item at their June 28th, 2018 meeting and recommend approval by unanimous vote.

RECOMMENDATION:

Consider action to approve Resolution No. R-2018-48 of the City Council of the City of Bastrop, Texas, approving the Pecan Park, Section 1A Preliminary Plat, being 13.994 acres out of the Mozea Rousseau Survey, Abstract 56, located east of the future extension of Sterling Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolution; and providing an effective date.

ATTACHMENTS:

- Ordinance
- Exhibit A: Preliminary Plat
- Attachment 1: Location Map
- Attachment 2: Surrounding Property Owner Notification

RESOLUTION NO. R-2018-48

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE PECAN PARK, SECTION 1A PRELIMINARY PLAT, BEING 13.994 ACRES OUT OF THE MOZEA ROUSSEAU SURVEY, ABSTRACT 56, LOCATED EAST OF THE FUTURE EXTENSION OF STERLING DRIVE, WITHIN THE CITY LIMITS OF BASTROP, TEXAS, AS SHOWN IN EXHIBIT A; REPEALING ALL CONFLICTING RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the Texas Local Government Code Section 212 and the City of Bastrop Subdivision Ordinance, the City Council is required to take action regarding certain plats; and

WHEREAS, Ranch Road Development L.L.C. ("the Applicant") has submitted a Preliminary Plat for Pecan Park Section 1A, a residential subdivision; and

WHEREAS, the Preliminary Plat is consistent with the Comprehensive Plan designation of Neighborhood Residential and requirements of the Pecan Park Planned Development (Ord # 2017-14); and

WHEREAS, the Preliminary Plat for Pecan Park Section 1A was recommended for approval by the Planning & Zoning Commission on June 28, 2018; and

WHEREAS, the Bastrop Planning and Development Department has reviewed the above-referenced Preliminary Plat and found it is in compliance with the Subdivision Ordinance, and the Pecan Park Planned Development (Ordinance 2017-14) standards; and

WHEREAS, notice of the subdivision was sent in accordance with the Subdivision Ordinance to notify the public.

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

Section 1. The Preliminary Plat known as the Pecan Park Section 1A, being 13.994 acres of the Mozea Rousseau Survey, Abstract 56, located east of the future extension of Sterling Drive, within the city limits of Bastrop, Texas is hereby approved, a copy of same being attached hereto as Exhibit "A" and incorporated herein for all purposes.

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: This ordinance shall take effect upon passage and in accordance with the laws of the State of Texas.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 10th day of July, 2018.

APPROVED:

Connie B. Schroeder, Mayor

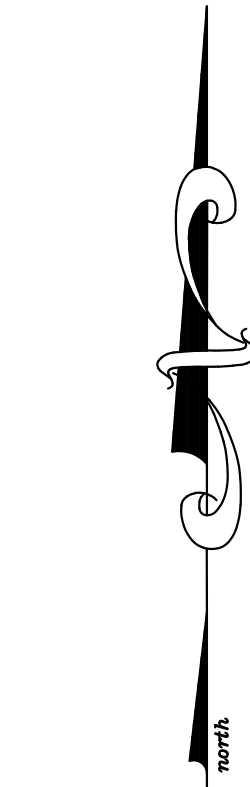
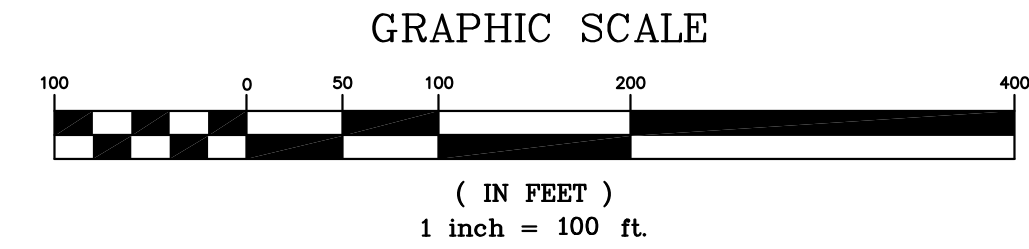
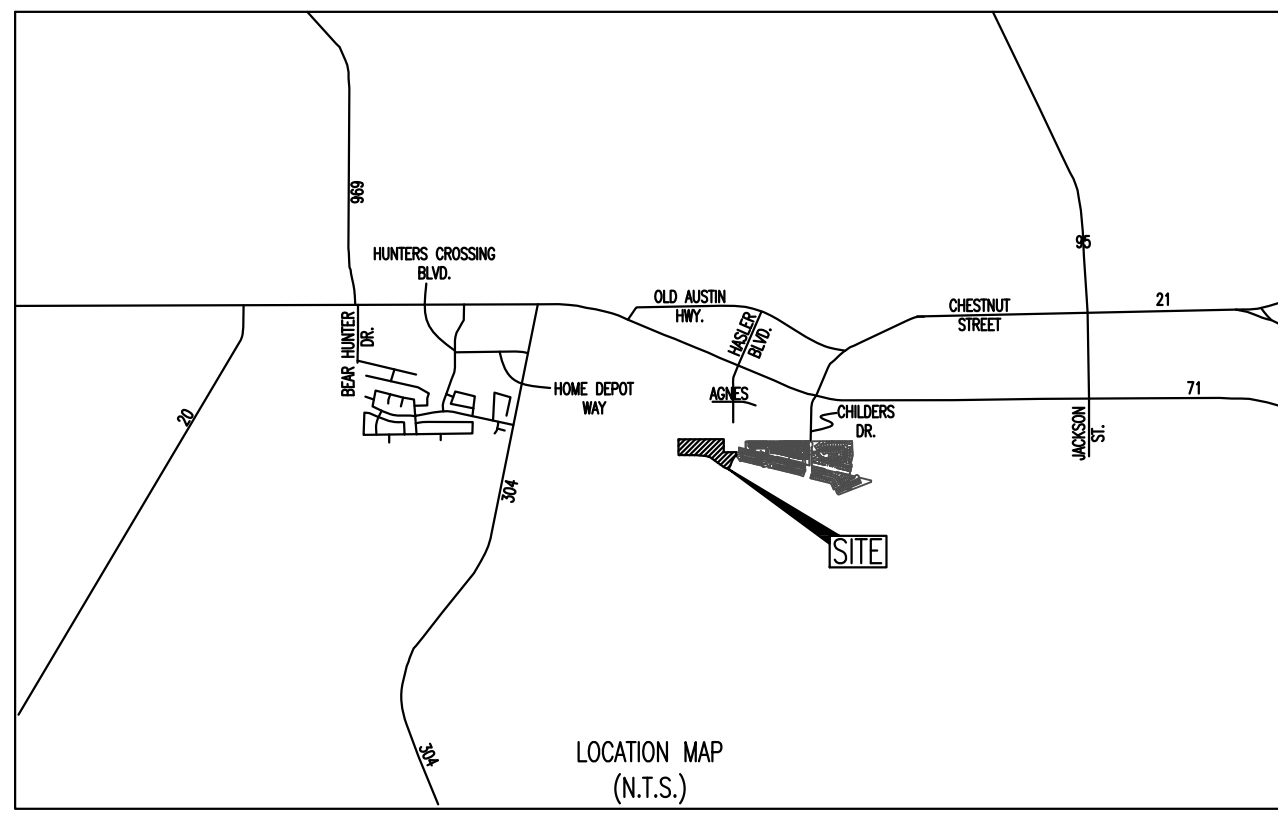
ATTEST:

Ann Franklin, City Secretary

APPROVED AS TO FORM:

Alan Bojorquez, City Attorney

THE PRELIMINARY PLAT OF
PECAN PARK SECTION 1A



SCALE: 1" = 100'

LEGEND

- 1/2" CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND
- 2 LOT NUMBER
- Ⓐ BLOCK LETTER
- H.O.A. HOME OWNERS ASSOCIATION
- L.S.E. LANDSCAPE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

LINEAR FOOTAGE OF RIGHT-OF-WAY

STERLING DRIVE	60' R.O.W.	391 FT	COLLECTOR
DRIFTWOOD LANE	50' R.O.W.	1,345 FT	LOCAL
HAMILTON POOL LANE	50' R.O.W.	120 FT	LOCAL
TOTAL		1,856 FT	

DATE: MAY 29, 2018

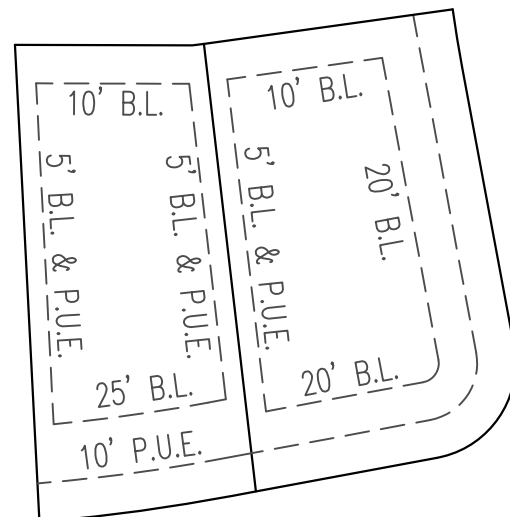
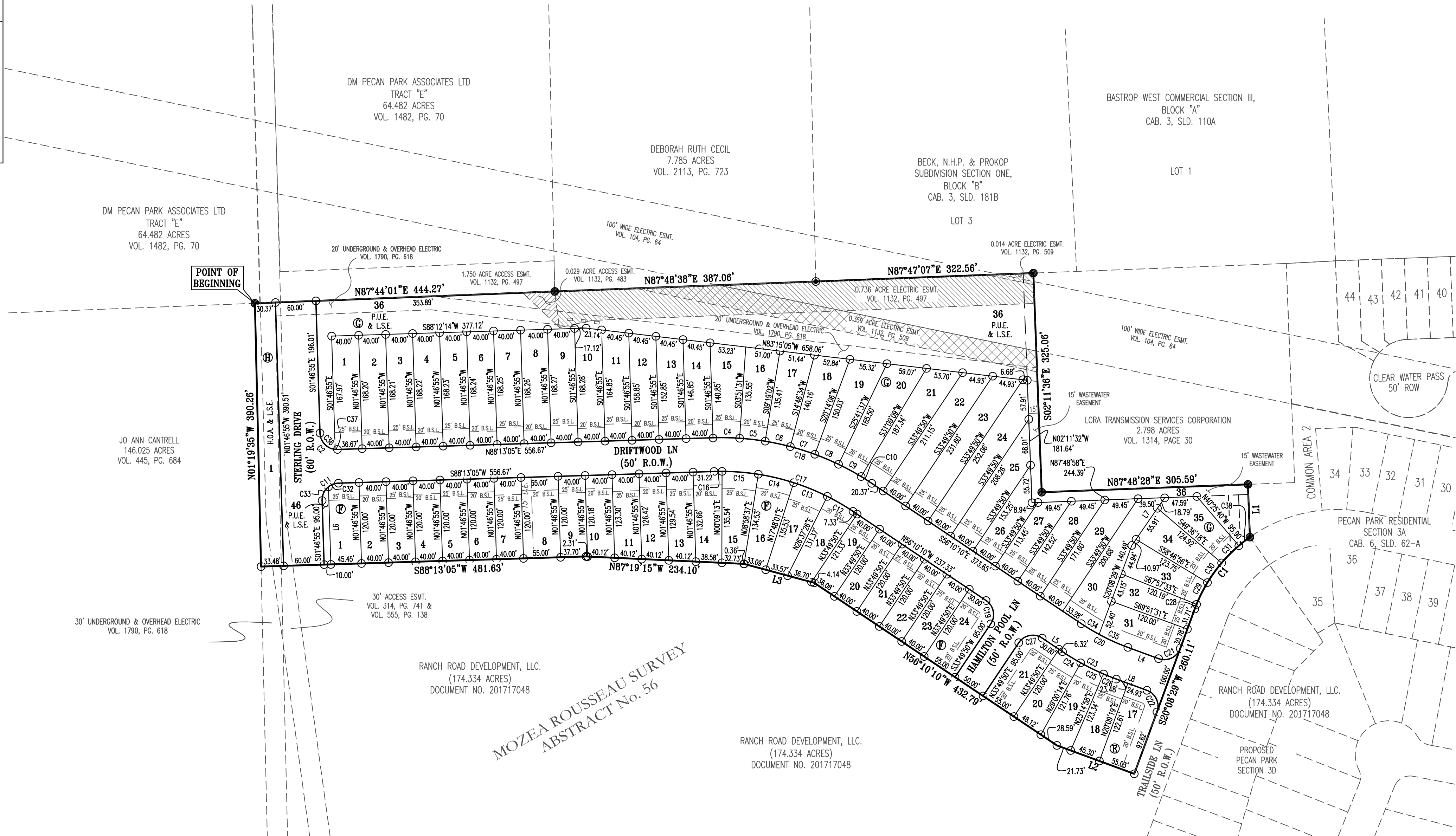
OWNER:
RANCH ROAD DEVELOPMENT, LLC.
SCOTT MILLER
3140 DYER STREET, SUITE 624
DALLAS, TEXAS 75275

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

TOTAL ACREAGE: 13.994 ACRES
SURVEY: MOZEA ROUSSEAU SURVEY, ABSTRACT No. 56

LANDSCAPE, D.E. LOTS: 3 TOTAL: 2.791 ACRES
RESIDENTIAL LOTS: 64 TOTAL: 8.964 ACRES

NO. OF BLOCKS: 3 TOTAL: 2.239 ACRES
R.O.W.: 3



BUILDING LINE &
P.U.E. DETAIL

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

I, CHARLES R. BRIGANCE, JR., P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN HEREON.

ENGINEERING BY: CHARLES R. BRIGANCE, JR., P.E. NO. 64346
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

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

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

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

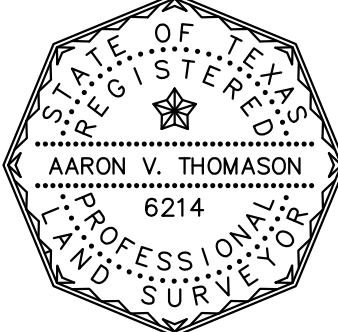
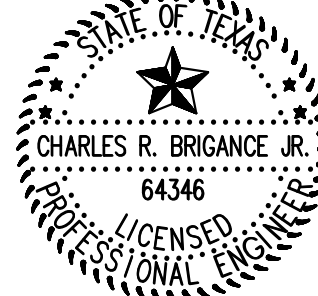
APPROVED ON THIS ____ DAY OF _____, 20____ A.D., BY THE CITY COUNCIL OF THE CITY OF BASTROP.

APPROVED:

ATTEST:

CONNIE SCHROEDER, MAYOR OF THE
CITY OF BASTROP, TEXAS

CITY SECRETARY, CITY OF
BASTROP, TEXAS



SHEET NO. 1 OF 2



THE PRELIMINARY PLAT OF
PECAN PARK SECTION 1A

FIELD NOTES

BEING ALL THAT CERTAIN 13.994 ACRE TRACT OF LAND OUT OF AND A PART OF THE MOZEA ROUSSEAU SURVEY, ABSTRACT NUMBER 56, SITUATED IN BASTROP COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN 174.334 ACRE TRACT OF LAND, CONVEYED TO RANCH ROAD DEVELOPMENT, LLC, IN DOCUMENT NUMBER 201717048, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, SAID 13.99 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED IRON ROD FOUND AT THE NORTHEAST LINE OF A CALLED 146.025 ACRE TRACT OF LAND CONVEYED TO JO ANN CANTRELL IN VOLUME 445, PAGE 684, DEED RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING IN THE SOUTH LINE OF A CALLED 64.482 ACRE TRACT OF LAND CONVEYED TO DM PECAN PARK ASSOCIATES, LTD. IN VOLUME 1482, PAGE 70, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, ALSO BEING THE NORTHWEST CORNER OF SAID 174.334 ACRE TRACT OF LAND, FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N87°44'01"E, WITH THE NORTH LINE OF SAID 174.334 ACRE TRACT OF LAND AND THE SOUTH LINE OF SAID 64.482 ACRE TRACT OF LAND, A DISTANCE OF 444.27 FEET TO A CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 64.482 ACRE TRACT OF LAND, SAME BEING AT THE SOUTHWEST CORNER OF A CALLED 7.785 ACRE TRACT OF LAND CONVEYED TO DEBORAH RUTH CEDIL IN VOLUME 2113, PAGE 723, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N87°48'38"E, WITH THE NORTH LINE OF SAID 174.334 ACRE TRACT OF LAND AND THE SOUTH LINE OF SAID 7.785 ACRE TRACT OF LAND, A DISTANCE OF 387.06 FEET TO A CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 7.785 ACRE TRACT OF LAND, SAME BEING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK B, BECK, N.H.P. & PROKOP SUBDIVISION, SECTION ONE, RECORDED IN CABINET 3, SLIDE 181B, PLAT RECORDS OF BASTROP COUNTY, TEXAS, FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N87°47'07"E, WITH THE NORTH LINE OF SAID 174.334 ACRE TRACT OF LAND AND THE SOUTH LINE OF SAID LOT 3, BLOCK B, A DISTANCE OF 322.56 FEET TO A CAPPED IRON ROD FOUND IN THE SOUTH LINE OF SAID LOT 3, BLOCK B, SAME BEING AT THE NORTHWEST CORNER OF A CALLED 2.798 ACRE TRACT OF LAND CONVEYED TO LORA TRANSMISSION SERVICES CORPORATION IN VOLUME 1314, PAGE 30, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE COMMON LINE OF SAID 174.334 ACRE TRACT OF LAND AND SAID 2.798 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) S02°11'36"E, A DISTANCE OF 325.06 FEET TO A CAPPED IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- 2) N87°48'28"E, A DISTANCE OF 305.59 FEET TO A CAPPED IRON ROD FOUND FOR A EASTERN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING IN THE SOUTH LINE OF SAID 2.798 ACRE TRACT OF LAND, SAME BEING AT A WESTERN CORNER OF COMMON AREA 2, PECAN PARK RESIDENTIAL, SECTION 3A, RECORDED IN CABINET 6, SLIDE 62-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS,

THENCE, S02°11'02"E, WITH A WEST LINE OF SAID COMMON AREA 2 AND AN EAST LINE OF SAID 174.334 ACRE TRACT OF LAND, A DISTANCE OF 78.28 FEET TO A CAPPED IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID COMMON AREA 2, SAME BEING AT AN INTERIOR CORNER OF SAID 174.334 ACRE TRACT OF LAND, ALSO BEING AT THE WESTERMOST TERMINUS OF TRAILSIDE LANE (50' R.O.W.), FOR A SOUTHERN EAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND ALSO BEING A THE BEGIN A POINT OF CURVATURE OF A CURVE TO THE LEFT,

THENCE, OVER AND ACROSS SAID 174.334 ACRE TRACT OF LAND THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, NUMBERED 1 THROUGH 7,

- 1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 225.00, AN ARC LENGTH OF 136.35 FEET, AND A CHORD THAT BEARS S37°30'07"W, A DISTANCE OF 134.27 FEET TO A CAPPED IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) S20°08'29"W, A DISTANCE OF 260.11 FEET TO A CAPPED IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 3) N69°50'41"W, A DISTANCE OF 122.06 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 4) N56°10'10"W, A DISTANCE OF 432.79 FEET TO A CAPPED IRON ROD SET STAMPED "CBD SETSTONE" FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 5) N74°52'47"W, A DISTANCE OF 107.86 FEET TO A CAPPED IRON ROD SET STAMPED "CBD SETSTONE" FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 6) N87°19'15"W, A DISTANCE OF 234.10 FEET TO A CAPPED IRON ROD SET STAMPED "CBD SETSTONE" FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- 7) S88°13'05"W, A DISTANCE OF 481.63 FEET TO A CAPPED IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING IN THE EAST LINE OF THE AFOREMENTIONED 146.025 ACRE TRACT OF LAND,

THENCE, N01°19'35"W, A DISTANCE OF 390.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.994 ACRES OF LAND.

Line Table		
Line #	Length	Direction
L1	78.28	S02°11'02"E
L2	122.06	N69°50'41"W
L3	107.86	N74°52'47"W
L4	48.38	N69°50'41"W
L5	36.32	S56°10'10"E
L6	115.00	S01°46'55"E
L7	85.95	N34°36'50"E
L8	48.41	S69°50'41"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	136.35	225.00	S37°30'07"W	134.27	70.34	34°43'17"
C2	39.27	25.00	N46°46'55"W	35.36	25.00	90°00'00"
C4	39.38	400.00	S88°57'42"E	39.36	19.71	5°38'26"
C5	38.11	400.00	S83°24'43"E	38.10	19.07	5°27'32"
C6	38.11	400.00	S77°57'12"E	38.10	19.07	5°27'32"
C7	38.11	400.00	S72°29'40"E	38.10	19.07	5°27'32"
C8	38.11	400.00	S67°02'08"E	38.10	19.07	5°27'32"
C9	38.11	400.00	S61°34'37"E	38.10	19.07	5°27'32"
C10	18.70	400.00	S57°30'31"E	18.69	9.35	2°40'40"
C11	39.27	25.00	N43°13'05"E	35.36	25.00	90°00'00"
C12	44.02	350.00	N59°46'22"W	43.99	22.04	7°12'24"
C13	53.90	350.00	N67°47'16"W	53.85	27.00	8°49'24"
C14	53.90	350.00	N76°36'41"W	53.85	27.00	8°49'24"
C15	53.90	350.00	N85°26'05"W	53.85	27.00	8°49'24"
C16	11.82	350.00	S89°11'09"W	11.82	5.91	1°56'08"
C17	217.54	350.00	S73°58'33"E	214.06	112.41	35°36'45"
C18	248.62	400.00	N73°58'33"W	244.64	128.47	35°36'45"
C19	39.27	25.00	N11°10'10"W	35.36	25.00	90°00'00"
C20	77.57	325.00	N63°00'26"W	77.39	38.97	13°40'30"
C21	39.28	25.00	N65°08'54"E	35.36	25.01	90°00'50"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C22	39.26	25.00	N24°51'06"W	35.35	24.99	89°59'10"
C23	89.50	375.00	S63°00'28"E	89.29	44.97	13°40'30"
C24	31.59	375.00	N58°34'58"W	31.58	15.80	4°49'36"
C25	37.66	375.00	N63°52'24"W	37.65	18.65	5°45'16"
C26	20.25	375.00	N68°17'51"W	20.25	10.13	3°05'39"
C27	39.27	25.00	S78°49'50"W	35.36	25.00	90°00'00"
C28	7.46	225.00	N21°05'28"E	7.46	3.73	1°53'58"
C29	36.04	225.00	N26°37'46"E	36.00	18.06	9°10'38"
C30	36.04	225.00	N35°48'23"E	36.00	18.06	9°10'38"
C31	36.04	225.00	N44°59'01"E	36.00	18.06	9°10'38"
C32	16.09	25.00	S69°46'59"W	15.81	8.33	36°52'12"
C33	23.18	25.00	S24°46'59"W	22.36	12.50	53°07'48"
C34	30.80	325.00	S58°53'03"E	30.79	15.41	5°25'46"
C35	46.77	325.00	S65°43'19"E	46.73	23.43	8°14'45"
C36	35.93	25.00	S42°57'07"E	32.91	21.86	82°20'24"
C37	3.34	25.00	S87°57'07"E	3.34	1.67	7°39'36"
C38	20.78	225.00	N52°13'03"E	20.77	10.40	5°17'26"

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021 C 0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193, AS MODIFIED BY CLOMR CASE # 06-06-B025R, DATED JULY 31, 2006.

GENERAL NOTES:

1. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
2. 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.
3. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
4. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE MEMO OF UNDERSTANDING FOR DEVELOPMENT OF LAND APPROVED BY BASTROP CITY COUNCIL, NOVEMBER 12, 2013
5. CITY ACCEPTANCE OF SUBDIVISION INFRASTRUCTURE OR FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO FINAL PLAT RECORDATION BY THE CITY.
6. BY APPROVING THIS PRELIMINARY PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
7. 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).
8. WATER IS PROVIDED BY THE CITY OF BASTROP.
9. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
10. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
11. GAS SERVICE WILL BE PROVIDED BY CENTERPOINT ENERGY.
12. CABLE SERVICE IS PROVIDED BY SPECTRUM.
13. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES
14. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY).
15. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
16. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PRELIMINARY PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PRELIMINARY PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
17. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
18. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: 09-06-2017, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT OF NO. 1736054-BSP ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PRELIMINARY PLAT.
19. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
20. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
21. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
22. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.
23. EVIDENCE OF A MANDATORY OWNER'S ASSOCIATIONS RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS MUST BE SUBMITTED PRIOR TO THE RECORDING OF THE FINAL PLAT.
24. A VARIANCE HAS BEEN GRANTED FOR THE 50' SETBACK REQUIRED FOR THE LORA HIGH VOLTAGE TRANSMISSION LINES PER THE MINUTES FOR THE BASTROP CITY COUNCIL MEETING DATED WEDNESDAY, NOVEMBER 12, 2014 IN ITEM B-1.
25. FOR PECAN PARK SECTIONS 3B-3E AND SECTION 1A, NO MORE THAN 38 RESIDENTIAL BUILDING PERMITS MAY BE ISSUED PRIOR TO A SECOND POINT OF ACCESS BEING PROVIDED. NO FINAL PLATS WILL BE RECORDED FOR THIS PLAT UNTIL PECAN PARK COMMERCIAL PHASE 8 IMPROVEMENTS ARE CONSTRUCTED AND IT IS RECORDED.
26. THIS PROJECT IS GOVERNED BY THE MEMORANDUM OF UNDERSTANDING DATED 12-12-2013; ZONING ORDINANCE 2015-15; AMENDED ZONING ORDINANCE 2017-14; AND IS SUBJECT TO THE PECAN PARK TRAFFIC IMPACT ANALYSIS DATED 9-22-2015 PREPARED BY ALLIANCE TRANSPORTATION GROUP.
27. BLOCK H, LOT 1, SHOULD NOT BE RESTRICTED TO PROHIBIT FUTURE STREET ACCESS TO THE WEST, IF APPROPRIATE.

SHEET NO. 2 OF 2



CBD

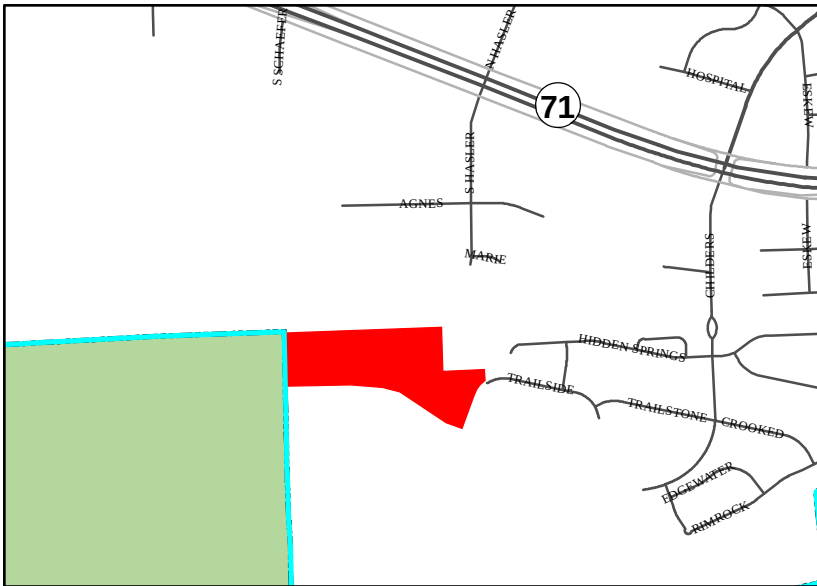
Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

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

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

PATH-J:\4981\SURVEY\PECAN PARK SECTION 1A - PRELIMINARY PLAT.DWG



0 100 200 400 Feet

Attachment 1 Location Map Preliminary Plat Pecan Park Section 1A



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

Date: 6/12/2018

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



Dear Property Owner:

The **Planning & Zoning Commission** will hold a meeting **Thursday, June 28, 2018 at 6:00 p.m.** and the **City Council** will hold a meeting on **Tuesday, July 10, 2018 at 6:30 p.m.** in the **City Hall Council Chambers** located at **1311 Chestnut Street, Bastrop, Texas** to consider approval of the Pecan Park, Section 1A Preliminary Plat, being 13.994 acres out of the Mozea Rousseau Survey, Abstract 56, located east of the future extension of Sterling Drive, within the city limits of Bastrop, Texas.

Owner/Applicant: Ranch Road Development, LLC/ Scott Miller

Address: East of the future extension of Sterling Drive, within the city limits of Bastrop, Texas.

Legal Description: 13.994 acres out of the Mozea Rousseau Survey, Abstract 56

Number of Lots: 64 residential, 4 landscape and easement lots

The site location map and preliminary plat are attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances Subdivision Regulations.

Property owners wishing to subdivide land must follow the rules within the City Subdivision Regulations, which can be read online at:

https://library.municode.com/tx/bastrop/codes/code_of_ordinances?nodeId=CH10SU

For more information on this project, you can contact the Planning & Development offices at (512) 332-8840, plan@cityofbastrop.org, or visit the office at 1311 Chestnut Street, Bastrop, Texas.



STAFF REPORT

MEETING DATE: July 10, 2018

AGENDA ITEM: 8D

TITLE:

Consider action to approve Resolution No. R-2018-51 of the City Council of the City of Bastrop, Texas, approving the Pecan Park Commercial, Block 8, Lot 1 Final Plat, being 9.160 acres out of the Nancy Blakey Survey, Abstract 98, located south of the future extension of Agnes Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolution; and providing an effective date.

STAFF REPRESENTATIVE:

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

ITEM DETAILS:

Site Address: South of the future extension of Agnes Drive (Attachment 1)
Total Acreage: 9.160 acres
Legal Description: 9.160 acres out of the Nancy Blakey Survey, Abstract 98
Property Owner: DM Pecan Park Associates/Duke McDowell
Agent Contact: Carlson, Brigance, & Doering/Christine Methvin
Existing Use: Vacant/Undeveloped
Existing Zoning: Pecan Park Commercial Planned Development
Planned Development: Commercial
District:
Future Land Use: General Commercial

BACKGROUND/HISTORY:

The applicant has submitted a Final Plat for the Pecan Park Commercial, Block 8 Lot 1. The Preliminary Plat was approved by City Council on April 8, 2014. The plat is creating one commercial lot (Exhibit A) that is 7.258 acres. 447 linear feet of Agnes Street will be dedicated. The width will connect to the east at the 60 foot wide existing ROW for Agnes, then widen to 80 feet at the intersection. 917 linear feet of Sterling will be dedicated as a 60 foot collector that will connect to the residential section in Pecan Park Section 1A.

Traffic Impact and Streets

The Final Plat proposes to extend Sterling Drive, a collector street, to the north to Agnes Street. Agnes Street will eventually connect across the property from the existing section to the west. Sidewalks will be installed along all proposed streets.

Utilities

Water service (domestic and fire) will be provided by the City via water line extensions from existing infrastructure located on Agnes Street and Sterling Drive. These lines will be designed

according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements.

Wastewater collection and treatment will also be provided by the City, and will require the installation of lines that will ultimately connect to an existing wastewater lift station.

There is an existing LCRA substation and electrical easement to the south of the proposed subdivision. The applicant received a subdivision variance on November 12, 2014 to eliminate the requirement for 50 foot setback from high voltage transmission lines.

Drainage

The Final Plat proposes to install an underground storm sewer system designed to drain runoff generated from the development into an existing system located adjacent to Section 1A.

PUBLIC COMMENTS:

Notifications to adjacent property owners within 200 feet were mailed on June 25, 2018. (Attachment 3)

POLICY EXPLANATION:

All Final Plats are approved by City Council after Public Construction Plans have been reviewed and approved by the City Engineer.

Compliance with 2036 Comprehensive Plan:

- Future Land Use Plan – General Commercial: The General Commercial character area supports local and regional businesses that rely on heavy traffic volumes and the visibility that is associated with being located near major roadways. General Commercial developments typically involve varying development intensities, from smaller locally owned shops to big box retailers. These areas are predominantly auto-oriented, with large accessory parking areas.

This final plat complies with the Future Land Use Plan. The plat includes one large commercial lot to allow for a higher density commercial development with on-site parking areas.

- Objective 2.4.1: Invest in waste water system expansion in areas that promote infill and contiguous development.

This development is within the City's wastewater service area and is vacant land immediately adjacent to existing development. This subdivision connects to existing wastewater lines and continues the system in an efficient manner

Local Government Code

- Sec. 212.002. Rules.

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

Bastrop adopted subdivision regulations in 1981. The Code of Ordinances, Chapter 10 – Subdivisions outlines the requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

Section 212.004 Plat Required

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

The applicant has proposed dividing up an undeveloped 9.160 acre tract into one commercial lot. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to the City upon their completion.

- Sec. 212.010. Standards for Approval

- (a) The municipal authority responsible for approving plats shall approve a plat if:

- (1) it conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

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

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

The plat conforms to the adopted Transportation Master Plan. The extension of Agnes Street will be dedicated with this plat. The plat also conforms to the Capital Improvement Plan and will install public extensions of the water and wastewater infrastructure.

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

Required improvements and bonds will be furnished before the approval of the Final Plat.

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

The final plat complies with the requirements of the adopted Subdivision Ordinance.

Code of Ordinances Chapter 10 – Subdivisions

- Section 4.20 – Standard Procedure – Final Plat

4.20.1 Submission

- C. The final plat shall be filed with the Director of Planning and Development at least fifteen (15) days prior to the meeting at which approval is requested. Prior to the plat being placed before the Council for consideration, the plat must be accepted as

administratively complete by the Director of Planning and Development. A plat that contains the information set forth in paragraph 4.20.2 is considered complete.

Planning and Engineering staff have reviewed the Pecan Park Commercial, Block 8, Lot 1 Final Plat for compliance with subdivision and utility standards, have deemed the plat administratively complete and that it meets all of the Subdivision Ordinance requirements.

- D. The Director of Planning and Development will mail a notice to each property owner named as required by Section 4.10.1A hereof each and every time that a subdivision proposal is pending before the City Planning and Zoning Commission or City Council which notice shall include the date, place and time of each subdivision, consideration.

A mailed notice was sent to all property owners within 200 feet on June 25, 2018.

RECOMMENDATION:

Consider action to approve Resolution No. R-2018-51 of the City Council of the City of Bastrop, Texas, approving the Pecan Park Commercial, Block 8, Lot 1 Final Plat, being 9.160 acres out of the Nancy Blakey Survey, Abstract 98, located south of the future extension of Agnes Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolution; and providing an effective date.

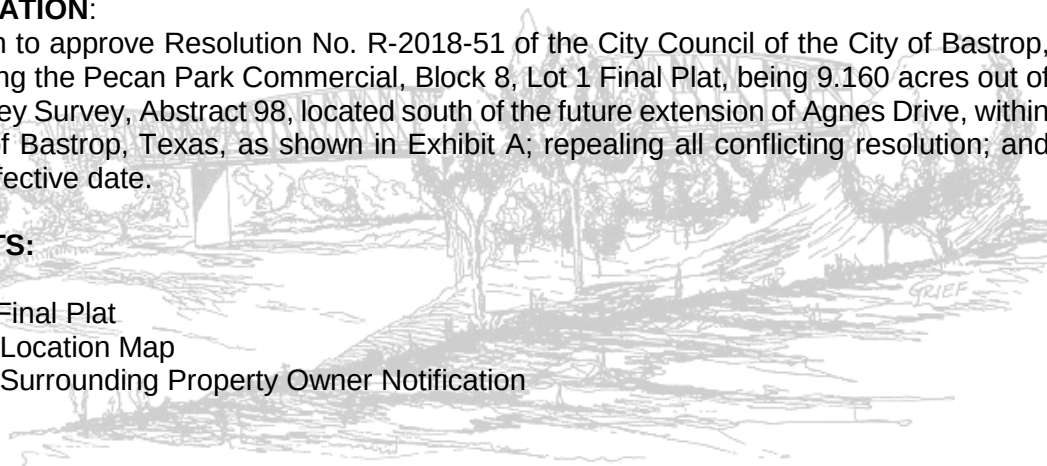
ATTACHMENTS:

Resolution

Exhibit A: Final Plat

Attachment 1: Location Map

Attachment 2: Surrounding Property Owner Notification



RESOLUTION NO. R-2018-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE PECAN PARK COMMERCIAL, BLOCK 8, LOT 1 FINAL PLAT, BEING 9.160 ACRES OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT 98, LOCATED SOUTH OF THE FUTURE EXTENSION OF AGNES DRIVE, WITHIN THE CITY LIMITS OF BASTROP, TEXAS, AS SHOWN IN EXHIBIT A; REPEALING ALL CONFLICTING RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the Texas Local Government Code Section 212 and the City of Bastrop Subdivision Ordinance, the City Council is required to take action regarding certain plats; and

WHEREAS, DM Pecan Park Associates/Duke McDowell. ("the Applicant") has submitted a Final Plat for Pecan Park Commercial, Block 8, Lot 1, a commercial subdivision; and

WHEREAS, the Final Plat is consistent with the Comprehensive Plan designation of General Commercial and requirements of the Pecan Park Commercial Planned Development approved on the August 25, 2015; and

WHEREAS, the Preliminary Plat for Pecan Park Commercial, Block 8, Lot 1 was recommended for approval by the Planning & Zoning Commission on March 27, 2014 and City Council on April 8, 2014; and

WHEREAS, the Bastrop Planning and Development Department has reviewed the above-referenced Final Plat and found it is in compliance with the Subdivision Ordinance, and the Pecan Park Commercial Planned Development standards; and

WHEREAS, notice of the subdivision was sent in accordance with the Subdivision Ordinance to notify the public.

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

Section 1. The Final Plat known as the Pecan Park Commercial, Block 8, Lot 1, being 9.160 acres of the Nancy Blakey Survey, Abstract 98, located south of the future extension of Agnes Street, within the city limits of Bastrop, Texas is hereby approved, a copy of same being attached hereto as Exhibit "A" and incorporated herein for all purposes.

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: This ordinance shall take effect upon passage and in accordance with the laws of the State of Texas.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 10th day of July, 2018.

APPROVED:

Connie B. Schroeder, Mayor

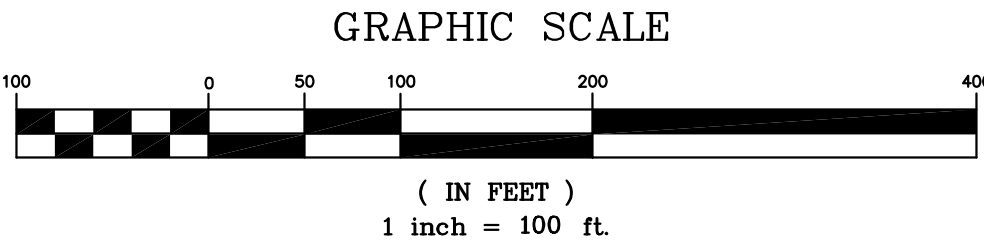
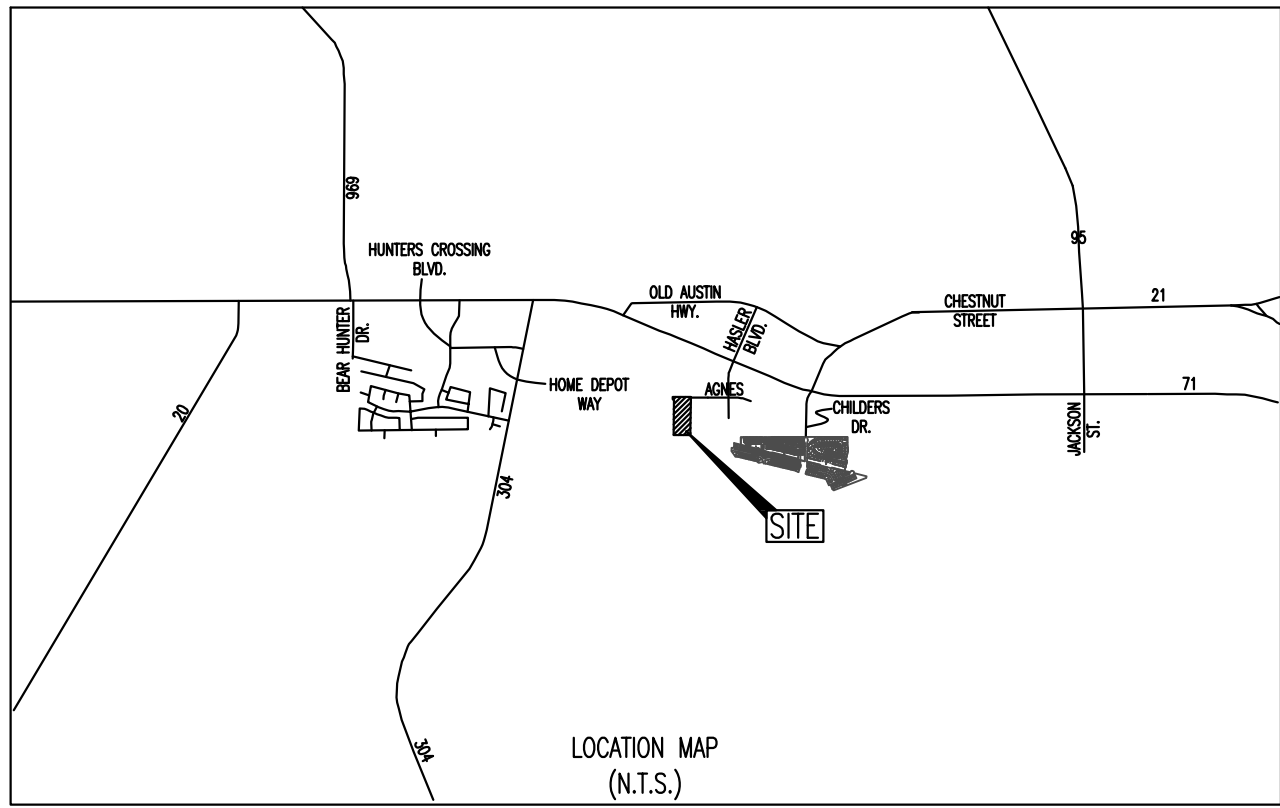
ATTEST:

Ann Franklin, City Secretary

APPROVED AS TO FORM:

Alan Bojorquez, City Attorney

THE FINAL PLAT OF
PECAN PARK COMMERCIAL, BLOCK 8, LOT 1



APPROVED ON THIS _____ DAY OF _____, 20____ A.D., BY THE CITY COUNCIL OF THE CITY OF BASTROP.

APPROVED: _____ ATTEST: _____
CONNIE SCHROEDER, MAYOR OF THE CITY OF BASTROP, TEXAS CITY SECRETARY, CITY OF BASTROP, TEXAS

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

THAT, DM PECAN PARK, ASSOCIATES, LTD., DUKE MCDOWELL ACTING HEREIN BY AND THROUGH AND BEING THE OWNER OF THAT CERTAIN 69.296 ACRE TRACT OF LAND AS CONVEYED TO DM PECAN PARK ASSOCIATES, LTD., IN VOLUME 1482, PAGE 70, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 9.160 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"THE FINAL PLAT OF PECAN PARK COMMERCIAL, BLOCK 8, LOT 1"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND RELEASED.

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

DUKE MCDOWELL
DM PECAN PARK ASSOCIATES, LTD.
1310 RR 620 SOUTH, SUITE B-200
AUSTIN, TEXAS 78734

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LIEN HOLDER
PIONEER BANK, S.S.B.
A TEXAS STATE SAVINGS BANK
100 CREEK RD. DRIPPING SPRINGS TEXAS 78620

BY: _____
STEVEN BOURLAND
SENIOR VICE PRESIDENT

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

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

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

_____, COUNTY CLERK, BASTROP COUNTY, TEXAS

BY: DEPUTY

TOTAL ACREAGE: 9.160 ACRES
SURVEY: NANCY BLAKEY SURVEY, ABSTRACT No. 98

COMMERCIAL LOTS: 1 TOTAL: 7.258 ACRES
NO. OF BLOCKS: 1
R.O.W.: TOTAL: 1.902 ACRES

F.E.M.A. MAP NO. 48021 C 0355E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DATE: MAY 23, 2018

OWNER:
DM PECAN PARK ASSOCIATES, LTD.
DUKE MCDOWELL
1310 RR 620 SOUTH, SUITE B-200
AUSTIN, TEXAS 78734

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

LINEAR FOOTAGE OF RIGHT-OF-WAY				
AGNES STREET	R.O.W. VARIES	447	FT	LOCAL
STERLING DRIVE	60' R.O.W.	917	FT	LOCAL
TOTAL		1,364	FT	

Line Table		
Line #	Length	Direction
L1	80.00	N01°46'55"W
L2	170.82	N88°43'03"E
L3	167.95	N88°43'03"E
L4	30.37	S87°44'01"W
L5	482.63	N01°14'23"W

FIELD NOTES
BEING ALL OF THAT CERTAIN 7.258 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 69.296 ACRE (EXHIBIT D) TRACT OF LAND CONVEYED TO DM PECAN PARK ASSOCIATES, LTD., IN VOLUME 1482, PAGE 70 THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, (O.P.B.C.T.X.), SAID 7.258 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 69.296 ACRE TRACT OF LAND, BEING AT THE SOUTHWEST CORNER OF A CALLED 7.785 ACRE TRACT OF LAND CONVEYED TO LENA PROKOP PURCELL, DEBORAH RUTH CECIL AND MICHAEL ARNOLD PROKOP IN VOLUME 2113, PAGE 723, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING IN THE NORTH LINE OF A CALLED 174.334 ACRE TRACT OF LAND CONVEYED TO RANCH ROAD DEVELOPMENT, LLC., IN DOCUMENT NUMBER 201717048, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 69.296 ACRE TRACT OF LAND, BEING AT THE SOUTHWEST CORNER OF A CALLED 7.785 ACRE TRACT OF LAND CONVEYED TO LENA PROKOP PURCELL, DEBORAH RUTH CECIL AND MICHAEL ARNOLD PROKOP IN VOLUME 2113, PAGE 723, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING IN THE NORTH LINE OF A CALLED 174.334 ACRE TRACT OF LAND CONVEYED TO RANCH ROAD DEVELOPMENT, LLC., IN DOCUMENT NUMBER 201717048, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 69.296 ACRE TRACT OF LAND, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, NUMBERED 1 THROUGH 7,

- 1) N01°46'55"W, A DISTANCE OF 852.75 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET AND A CHORD THAT BEARS N46°46'55"W, A DISTANCE OF 35.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
- 3) N01°46'55"W, A DISTANCE OF 80.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 4) N88°43'03"E, A DISTANCE OF 170.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 5) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 54.86 FEET AND A CHORD THAT BEARS S86°02'37"E, A DISTANCE OF 54.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 6) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 54.86 FEET AND A CHORD THAT BEARS S86°02'37"E, A DISTANCE OF 54.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER, AND
- 7) N88°43'03"E, A DISTANCE OF 167.95 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING IN THE WEST LINE OF SAID 7.785 ACRE TRACT OF LAND AND IN THE EAST LINE OF SAID 69.296 ACRE TRACT OF LAND,

THENCE, S01°14'23"E, WITH THE WEST LINE OF SAID 7.785 ACRE TRACT AND THE EAST LINE OF SAID 69.296 ACRE TRACT, A DISTANCE OF 940.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.258 ACRES OF LAND.

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X-500 (0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD), AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021 C 0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.

GENERAL NOTES:

1. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
2. 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.
3. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
4. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE MEMO OF UNDERSTANDING FOR DEVELOPMENT OF LAND APPROVED BY BASTROP CITY COUNCIL, NOVEMBER 12, 2013
5. CITY ACCEPTANCE OF SUBDIVISION INFRASTRUCTURE OR FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO FINAL PLAT RECORDATION BY THE CITY.
6. 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 FINAL PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. BY APPROVING THIS FINAL PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
8. 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).
9. WATER IS PROVIDED BY THE CITY OF BASTROP.
10. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
11. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC.
12. GAS SERVICE WILL BE PROVIDED BY CENTERPOINT ENERGY.
13. CABLE SERVICE IS PROVIDED BY SPECTRUM OR AT&T.
14. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES
15. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY).
16. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
17. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS FINAL PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS FINAL PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS FINAL PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
18. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
19. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: 04-03-2018, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT OF NO. 1813171-BOP ISSUED BY INDEPENDENCE TITLE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS FINAL PLAT.
20. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
21. IT IS THE RESPONSIBILITY OF EACH BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
22. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE EASEMENT FOR CONSTRUCTION, OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.
23. EVIDENCE OF A MANDATORY OWNER'S ASSOCIATIONS RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS MUST BE SUBMITTED PRIOR TO THE RECORDING OF THE FINAL PLAT. SUBJECT TO VOLUME 2318, PAGE 117, DOCUMENT NUMBER 201405566, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.
24. A VARIANCE HAS BEEN GRANTED BY THE BASTROP CITY COUNCIL, PURSUANT BASTROP CITY COUNCIL MEETING MINUTES FOR WEDNESDAY, NOVEMBER 12, 2014, ITEM B-1, "MOTION TO APPROVE VARIANCE TO THE SUBDIVISION ORDINANCE, CHAPTER 10, SECTION 5.70 K TO ELIMINATE AN ADDITIONAL 50' SETBACK FROM THE LORA HIGH VOLTAGE TRANSMISSION LINES OR TOWERS FOR THE ENTIRE PECAN PARK SUBDIVISION, BEING +/- 311 ACRES WITHIN THE A-56 MOZEA ROUSSEAU TRACT A-1 AND THE NANCY BLAKEY SURVEYS, LOCATED SOUTH OF HIGHWAY 71 AND SOUTH OF CHILDERS DRIVE WITHIN THE CITY LIMITS OF BASTROP, TEXAS."

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

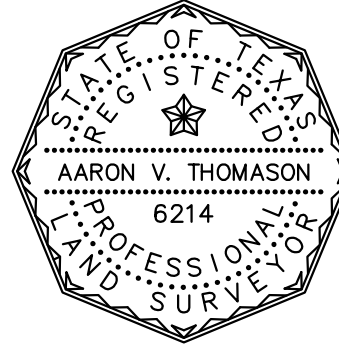
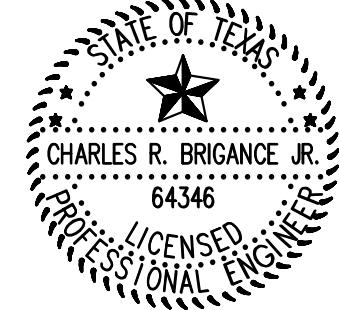
I, CHARLES R. BRIGANCE, JR., P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN HEREON.

ENGINEERING BY: _____ DATE _____
CHARLES R. BRIGANCE, JR., P.E. NO. 64346
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

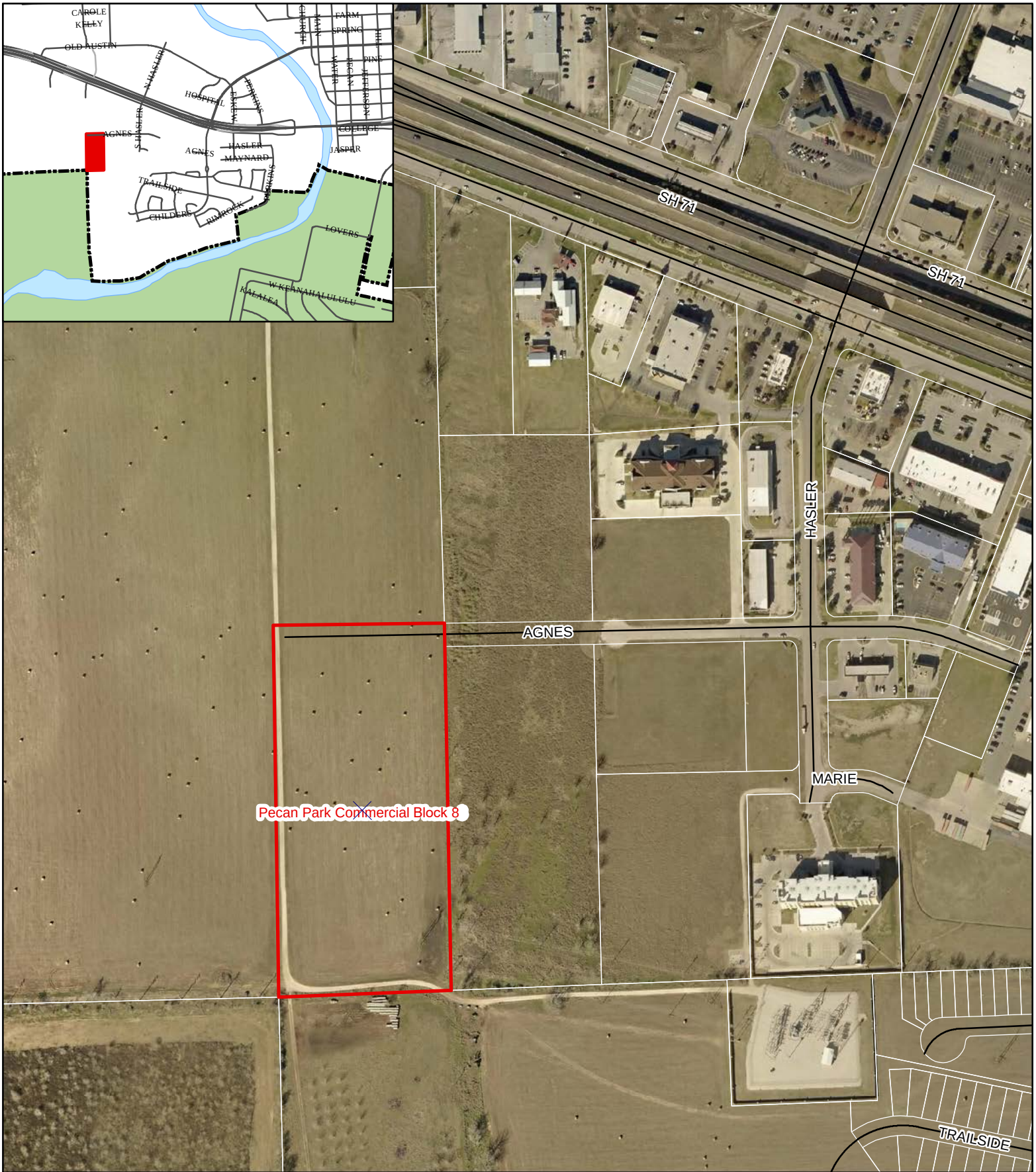
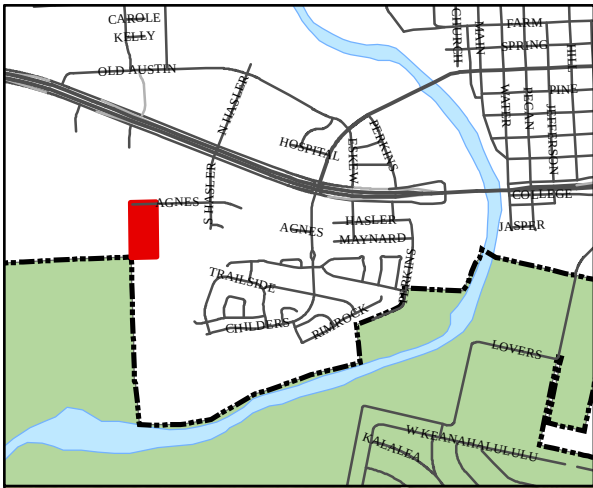
STATE OF TEXAS)
COUNTY OF TRAVIS) KNOW ALL MEN BY THESE PRESENTS:

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

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



PATH-J:\AC3D\4979\SURVEY\FINAL PLAT - PECAN COMMERCIAL, BLOCK 8, LOT 1.dwg



Pecan Park Commercial Block 8



0 80 160 320 Feet

Attachment 1 Location Map Final Plat Pecan Park Commercial Block 8, Lot 1

Date: 6/25/2018



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

**Notice of Pending Subdivision Approval
City of Bastrop
City Council**



Dear Property Owner:

The **City Council** will hold a meeting on **Tuesday, July 10, 2018 at 6:30 p.m.** in the **City Hall Council Chambers** located at **1311 Chestnut Street, Bastrop, Texas** to consider approval of the Pecan Park Commercial, Block 8, Final Plat, being 9.160 acres out of the Nancy Blakey Survey, Abstract 98, located south of the extension of Agnes Street, within the city limits of Bastrop, Texas.

Owner/Applicant: DM Pecan Park Associates, LTD./ Duke McDowell

Address: South of the extension of Agnes Street, within the city limits of Bastrop, Texas.

Legal Description: 9.160 acres out of the Nancy Blakey Survey, Abstract 98

Number of Lots: 1 commercial lot

The site location map and final plat are attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances Subdivision Regulations.

Property owners wishing to subdivide land must follow the rules within the City Subdivision Regulations, which can be read online at:

https://library.municode.com/tx/bastrop/codes/code_of_ordinances?nodeId=CH10SU

For more information on this project, you can contact the Planning & Development offices at (512) 332-8840, plan@cityofbastrop.org, or visit the office at 1311 Chestnut Street, Bastrop, Texas.



STAFF REPORT

MEETING DATE: July 10, 2018

AGENDA ITEM: 8E

TITLE:

Consider action to approve Resolution No. R-2018-53 of the City Council of the City of Bastrop, Texas, approving The Colony MUD 1A, Section 1, Phase B Final Plat, being 19.954 acres out of the Jose Manuel Bangs Survey, Abstract 5, located west of FM 969 and south of the future extension of Sam Houston Drive, within the extra-territorial jurisdiction of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolutions; and providing an effective date.

STAFF REPRESENTATIVE:

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

ITEM DETAILS:

Site Address: West of FM 969, south of the future extension of Sam Houston Drive (Attachment 1)
Total Acreage: 19.954 acres
Legal Description: 19.954 acres out of the Jose Manuel Bangs Survey
Property Owner: Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact: Christine Methvin, Carlson, Brigrance, and Doering, Inc.
Existing Use: Vacant/Undeveloped
Existing Zoning: None. Extra-Territorial Jurisdiction
Adopted Plan: Second Amendment to the Colony MUD Consent Agreement, Approved August 8, 2017
Consent Agreement Lot Standard: Colony – S (Standard Lot) 6,000 sf
Future Land Use: Neighborhood Residential
Preliminary Plat Approval Date: February 9, 2016

BACKGROUND/HISTORY:

The applicant has submitted a Final Plat for The Colony MUD 1A, Section 1 Phase B. The plat is creating 73 single-family detached lots and one common area lot (Exhibit A). The proposed single-family detached lots have a minimum width of 50 feet and minimum lot area of 6,000 square feet. 3.189 acres of right-of-way (ROW) will be dedicated with the four new residential streets (50-foot ROW) specifically serving this section.

Traffic Impact and Streets

The Final Plat connects to the section of Sam Houston Drive, an arterial street that was extending in the Section 2A Final Plat and connect east to an intersection with FM 969, which will provide

the main access into the development. Local streets connecting to Sam Houston Drive will serve the proposed residential lots and provide access into the adjacent undeveloped property. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system.

A traffic impact analysis (TIA) for the overall development of The Colony Subdivision has been previously approved by the City, and the Final Plat is consistent with the recommendations of that analysis. Improvements along FM 969 are proposed to be built under a separate project, and must be in place prior to the completion of this section.

Utilities

Water service (domestic and fire) will be provided by The Colony MUD via water line extensions from existing infrastructure located near FM 969. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements.

Wastewater collection and treatment will also be provided by The Colony MUD, and will require the installation of a wastewater lift station.

Drainage

The Final Plat indicates an existing channel and associated floodplain areas along the western boundary of the development. Storm water runoff generated within the property will be routed through an underground storm sewer network to these floodplain areas, which will then flow eastward to the Colorado River.

The proposed drainage system will be designed with a sufficient capacity to route flows from a 100-year design storm to the Colorado River. Due to the property's proximity to the river, storm water detention is not required.

PUBLIC NOTIFICATION:

Property owner notifications were mailed on June 25, 2018 (Attachment 2).

POLICY EXPLANATION:

Final Plats are approved by City Council.

Compliance with 2036 Comprehensive Plan:

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

This plat complies with the Future Land Use Plan, which shows Neighborhood Residential in this area. The plat includes 73 single-family lots. There are also one 4.101 buffer/common lot that provide open space, drainage and landscaped areas.

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

The City of Bastrop has a Consent Agreement with the Colony Municipal Utility District that allows the city to agree to specific land uses and development standards, even though

the development is not within the city limits. This allows the city to ensure the quality of development and future sustainability.

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

Through the Consent Agreement, the Colony MUD development includes four different single-family lot standards and two multi-family standards. This plat falls into the Colony – S, 6,000 square foot category, which is a bit smaller, but roughly equivalent to the Bastrop Zoning Ordinance Single-Family 7. These lots will allow for smaller lot sizes, providing a single-family detached home without as much yard area to maintain.

Local Government Code

Sec. 212.002. Rules.

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

Bastrop adopted subdivision regulations in 1981. The Code of Ordinances, Chapter 10 – Subdivisions outlines the requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

Section 212.004 Plat Required

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

The applicant has proposed subdividing an undeveloped 19.954 acre tract into 73 single-family lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to the Colony Municipal Utility District upon their completion.

Sec. 212.010. Standards for Approval

(a) The municipal authority responsible for approving plats shall approve a plat if:

- (1) it conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

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

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

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

with the recommendations of that analysis. Improvements along FM 969 are proposed to be built with the previous section and include items such as turning and deceleration lanes. Provisions for a future traffic signal will also be provided.

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

Before the Final Plat can be approved, the City Engineer must approve the Public Improvement Construction Plan. Required improvements and bonds will be furnished before the recordation of the Final Plat.

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

The final plat complies with the requirements of the adopted Subdivision Ordinance and Consent Agreement.

Code of Ordinances Chapter 10 – Subdivisions

- Section 4.20 – Standard Procedure – Final Plat

4.20.1 Submission

- C. The final plat shall be filed with the Director of Planning and Development at least fifteen (15) days prior to the meeting at which approval is requested. Prior to the plat being placed before the Council for consideration, the plat must be accepted as administratively complete by the Director of Planning and Development. A plat that contains the information set forth in paragraph 4.20.2 is considered complete.

Planning and Engineering staff have reviewed The Colony MUD 1A, Section 1, Phase B Final Plat for compliance with subdivision and utility standards, have deemed the plat administratively complete and that it meets all of the Subdivision Ordinance requirements.

- D. The Director of Planning and Development will mail a notice to each property owner named as required by Section 4.10.1A hereof each and every time that a subdivision proposal is pending before the City Planning and Zoning Commission or City Council which notice shall include the date, place and time of each subdivision, consideration.

A mailed notice was sent to all property owners within 200 feet on June 25, 2018.

RECOMMENDATION:

Consider action to approve Resolution No. R-2018-53 of the City Council of the City of Bastrop, Texas, approving The Colony MUD 1A, Section 1, Phase B Final Plat, being 19.954 acres out of the Jose Manuel Bangs Survey, Abstract 5, located west of FM 969 and south of the future extension of Sam Houston Drive, within the extra-territorial jurisdiction of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolutions; and providing an effective date.

ATTACHMENTS:

- Resolution
- Exhibit A: Final Plat
- Attachment 1: Location Map
- Attachment 2: Property Owner Notice



RESOLUTION NO. R-2018-53

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE COLONY MUD 1A, SECTION 1, PHASE B FINAL PLAT, BEING 19.954 ACRES OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT 5, LOCATED WEST OF FM 969 AND SOUTH OF THE FUTURE EXTENSION OF SAM HOUSTON DRIVE, WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF BASTROP, TEXAS, AS SHOWN IN EXHIBIT A; REPEALING ALL CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the Texas Local Government Code Section 212 and the City of Bastrop Subdivision Ordinance, the City Council is required to take action regarding certain plats; and

WHEREAS, Hunt Communities ("the Applicant") has submitted a Final Plat for The Colony MUD 1A, Section 1, Phase B, a residential subdivision; and

WHEREAS, the Final Plat is consistent with the Comprehensive Plan designation of Neighborhood Residential and requirements of The Colony Consent Agreement approved August 8, 2017; and

WHEREAS, the Preliminary Plat for Colony MUD 1A, Section 1 was recommended for approval by the Planning & Zoning Commission on January 28, 2016 and approved by City Council on February 9, 2016; and

WHEREAS, the Bastrop Planning and Engineering Department has reviewed the above-referenced final plat and found it is in compliance with the Subdivision Ordinance, and the Consent Agreement approved August 8, 2017; and

WHEREAS, notice of the subdivision was sent in accordance with the Subdivision Ordinance to notify the public.

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

Section 1. The Final Plat known as The Colony MUD 1A, Section 1, Phase B, being 19.954 acres of the Jose Manuel Bangs Survey, located west of FM 969 and south of the future extension of Sam Houston Drive, within the extra-territorial jurisdiction of Bastrop, Texas is hereby approved, a copy of same being attached hereto as Exhibit "A" and incorporated herein for all purposes.

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: This ordinance shall take effect upon passage and in accordance with the laws of the State of Texas.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 10th day of July, 2018.

APPROVED:

Connie B. Schroeder, Mayor

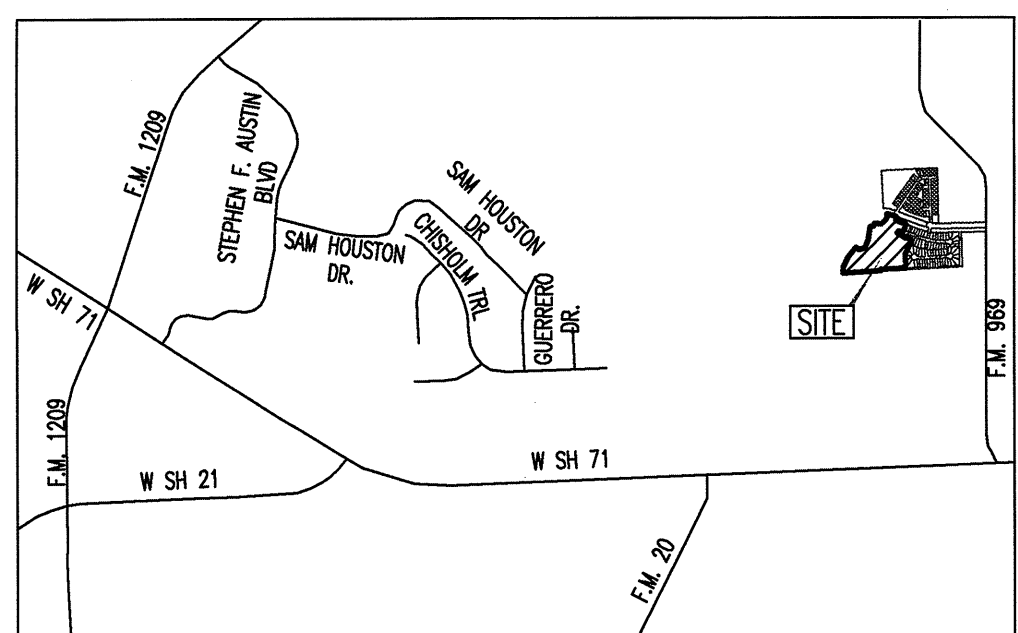
ATTEST:

Ann Franklin, City Secretary

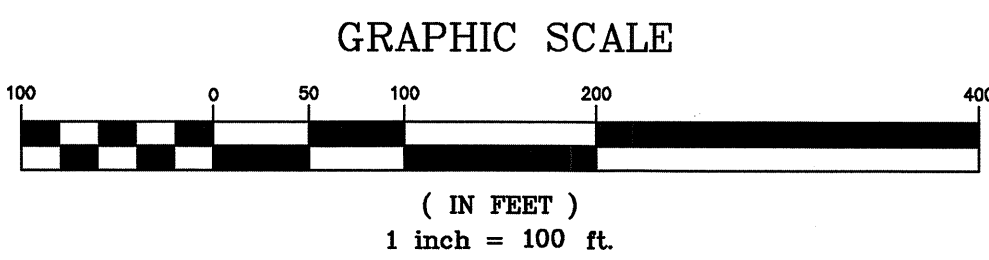
APPROVED AS TO FORM:

Alan Bojorquez, City Attorney

THE FINAL PLAT OF
THE COLONY MUD 1A, SECTION 1, PHASE B

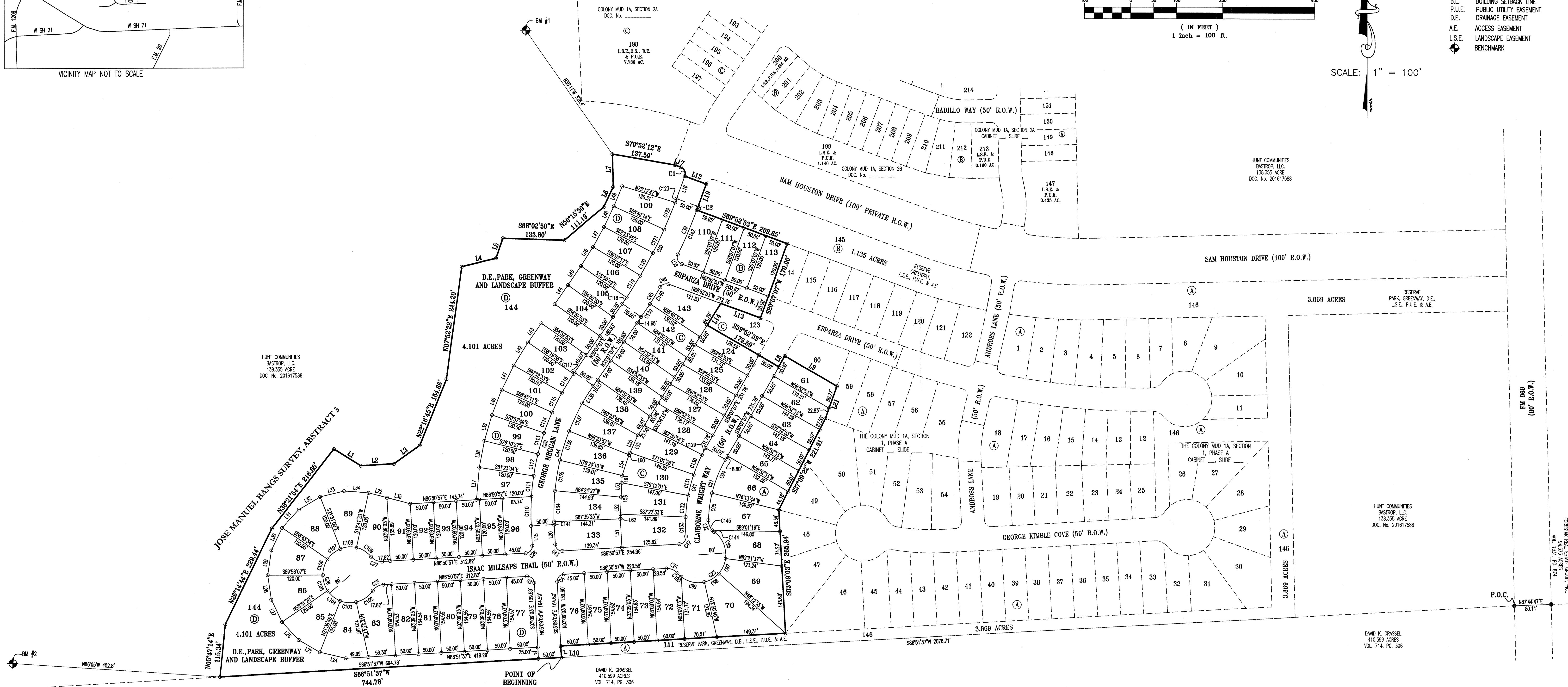


VICINITY MAP NOT TO SCALE



SCALE: 1" = 100'

- LEGEND
- △ CALCULATED POINT
 - 1/2" CAPPED IRON ROD SET
 - 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - 1 LOT NUMBER
 - (A) BLOCK LETTER
 - B.L. BUILDING SETBACK LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - A.E. ACCESS EASEMENT
 - L.S.E. LANDSCAPE EASEMENT
 - ⬢ BENCHMARK



TOTAL ACREAGE: 19.954 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY, A-5

PARK, GREENWAY AND LANDSCAPE BUFFER: 1
RESIDENTIAL LOTS: 73
NO. OF BLOCKS: 4
R.O.W.

TOTAL: 4.101 ACRES
TOTAL: 12.664 ACRES
TOTAL: 3.189 ACRES

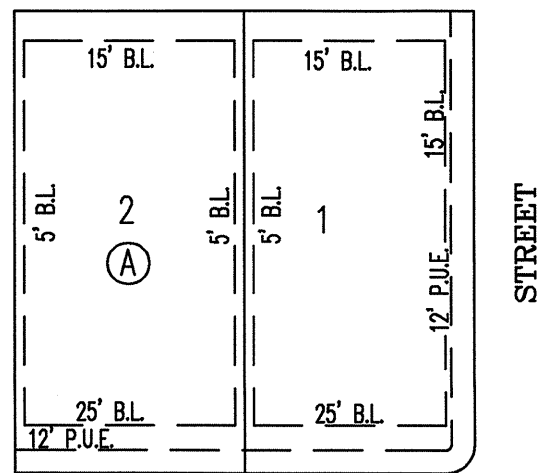
FLOOD PLAIN NOTE:
NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021 C 0335E & 48021 C 0215E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006, COMMUNITY NUMBER 481193. FEMA LETTER OF MAP REVISION (LOMR) RECEIVED APPROVAL AUGUST 28-2014 EFFECTIVE JANUARY 9, 2015 CASE NO: 14-06-0986P

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, Inc.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160
(512) 280-5165 fax
DATE: OCTOBER 30, 2017

OWNER:
HUNT COMMUNITIES BASTROP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
4401 N. MESA STREET,
EL PASO, TEXAS 79902
PHONE: (915) 533-1122
FAX: (915) 545-2631

LINEAR FOOTAGE OF RIGHT-OF-WAY

STREET	R.O.W. WIDTH	LENGTH	CLASSIFICATION
ESPARZA DRIVE	50' R.O.W.	221'	LOCAL
CLAIBORNE WRIGHT WAY	50' R.O.W.	456'	LOCAL
GEORGE NEGAN LANE	50' R.O.W.	1,115'	LOCAL
ISAAC MILLSAPS TRAIL	50' R.O.W.	709'	LOCAL
TOTAL		2501'	



REVISION	DATE	COMMENT
#1	05/10/2018	CITY OF BASTROP PLAT COMMENTS
#2	06/04/2018	CITY OF BASTROP PLAT COMMENTS

SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

THE FINAL PLAT OF
THE COLONY MUD 1A, SECTION 1, PHASE B

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	23.56	15.00	S24°52'53"E	21.21	15.00	90°00'00"
C2	8.42	1025.00	S20°21'15"W	8.42	4.21	0°28'15"
C3	23.56	15.00	N48°09'03"W	21.21	15.00	90°00'00"
C4	23.56	15.00	S41°50'57"W	21.21	15.00	90°00'00"
C21	136.30	275.00	S15°55'12"W	134.91	69.58	28°23'50"
C22	29.58	30.00	S26°31'19"E	28.39	16.12	56°29'13"
C23	203.10	60.00	N42°12'25"E	119.11	490.62	183°56'41"
C24	27.40	30.00	N86°59'09"W	26.46	14.74	52°19'48"
C25	27.40	30.00	S60°41'02"W	26.46	14.74	52°19'48"
C26	298.10	60.00	S03°09'03"E	73.33	46.32	284°38'37"
C27	27.40	30.00	S68°59'09"E	26.46	14.74	52°19'48"
C28	23.56	15.00	N41°50'57"E	21.21	15.00	90°00'00"
C29	350.66	525.00	S15°59'02"W	344.18	182.15	38°16'11"
C30	255.25	975.00	N27°37'07"E	254.53	128.36	15°00'00"
C38	25.20	15.00	S21°45'03"E	22.34	16.74	96°15'40"
C39	112.01	1025.00	N23°14'57"E	111.96	56.06	6°15'40"
C41	198.02	325.00	S12°39'48"W	194.98	102.19	34°54'39"
C42	23.99	15.00	N41°01'43"E	21.51	15.44	91°38'28"
C43	23.56	15.00	S48°09'03"E	21.21	15.00	90°00'00"
C44	317.27	475.00	S15°59'02"W	311.40	164.81	38°16'11"
C45	76.59	1025.00	N32°58'41"E	76.58	38.31	4°16'53"
C46	20.76	15.00	S70°28'41"W	19.14	12.43	79°18'53"
C47	78.46	275.00	S21°56'41"W	78.20	39.50	16°20'51"
C94	57.83	275.00	S07°44'46"W	57.73	29.02	12°02'59"
C96	65.35	60.00	N23°33'46"W	62.17	36.34	62°24'19"
C97	35.82	60.00	N24°44'40"E	35.29	18.46	34°12'33"
C98	36.97	60.00	N59°30'08"E	36.39	19.09	35°18'23"
C99	53.69	60.00	S77°12'26"E	51.92	28.80	5°16'29"
C100	11.26	60.00	S46°11'43"E	11.24	5.64	10°44'57"
C102	44.94	60.00	N55°58'41"E	43.90	23.59	42°55'05"
C103	35.82	60.00	S85°27'30"E	35.29	18.46	34°12'33"
C104	35.82	60.00	S51°14'57"E	35.29	18.46	34°12'33"
C105	35.82	60.00	S17°02'24"E	35.29	18.46	34°12'33"
C106	35.82	60.00	S17°10'10"W	35.29	18.46	34°12'33"
C107	35.82	60.00	S51°22'43"W	35.29	18.46	34°12'33"
C108	35.82	60.00	S85°35'16"W	35.29	18.46	34°12'33"
C109	38.21	60.00	N59°03'51"W	37.57	19.78	36°29'12"
C110	62.68	525.00	S00°16'10"W	62.64	31.38	6°50'26"
C111	45.14	525.00	S08°09'09"W	45.12	22.58	4°55'33"
C112	47.74	525.00	S11°13'14"W	47.73	23.89	5°12'38"
C113	47.74	525.00	S16°25'52"W	47.73	23.89	5°12'38"
C114	47.74	525.00	S21°38'30"W	47.73	23.89	5°12'38"
C115	47.74	525.00	S26°51'08"W	47.73	23.89	5°12'38"
C116	47.74	525.00	S32°03'46"W	47.73	23.89	5°12'38"
C117	4.13	525.00	S34°53'36"W	4.13	2.06	0°27'03"
C118	16.43	975.00	N34°38'09"E	16.43	8.22	0°57'56"
C119	55.72	975.00	N32°30'57"E	55.71	27.87	3°16'28"
C120	55.72	975.00	N29°14'29"E	55.71	27.87	3°16'28"
C121	55.72	975.00	N25°58'00"E	55.71	27.87	3°16'28"
C122	63.18	975.00	N22°28'23"E	63.17	31.60	3°42'47"
C123	8.47	975.00	N20°22'03"E	8.47	4.24	0°29'53"
C129	16.83	325.00	S28°38'06"W	16.83	8.42	2°58'03"
C130	46.38	325.00	S23°03'48"W	46.34	23.23	8°10'32"
C131	46.38	325.00	S14°53'15"W	46.34	23.23	8°10'32"
C132	46.38	325.00	S06°42'43"W	46.34	23.23	8°10'32"
C133	42.07	325.00	S01°05'02"E	42.04	21.06	7°24'58"
C134	66.35	475.00	S01°35'31"W	66.30	33.23	8°00'12"
C135	66.35	475.00	S09°35'44"W	66.30	33.23	8°00'12"
C136	66.35	475.00	S17°35'56"W	66.30	33.23	8°00'12"
C137	66.35	475.00	S25°36'09"W	66.30	33.23	8°00'12"
C138	45.72	475.00	S32°21'41"W	45.70	22.88	5°30'52"
C139	34.51	1025.00	N34°09'15"E	34.51	17.26	1°55'44"
C140	42.08	1025.00	N32°00'48"E	42.08	21.05	2°21'09"
C141	6.15	475.00	S02°46'49"E	6.15	3.07	0°44'29"
C142	103.59	1025.00	N23°29'05"E	103.54	51.84	5°47'25"
C144	5.05	30.00	S49°56'43"E	5.04	2.53	9°38'25"
C145	24.53	30.00	S21°42'07"E	23.85	13.00	46°50'48"

Line Table		
Line #	Length	Direction
L1	68.78	S58°35'01"E
L2	72.69	N86°53'55"E
L3	69.01	N54°49'06"E
L4	76.48	N76°22'12"E
L5	45.59	N19°25'06"E
L6	48.21	N25°39'34"E
L7	71.20	N01°17'11"W
L8	27.02	N30°07'07"E
L9	130.39	S59°52'53"E
L10	25.00	S03°09'03"E
L11	480.82	S86°51'37"W
L12	50.00	S69°52'53"E
L13	91.23	N69°52'53"W
L14	55.49	S32°34'33"W
L15	42.47	N03°09'03"W
L16	51.58	N20°07'07"E
L17	13.56	S69°52'53"E
L19	51.58	S20°07'07"W
L20	42.47	S03°09'03"E
L21	73.60	S20°07'07"W
L22	41.82	S75°47'41"E
L24	57.56	S76°54'22"E
L25	53.54	S59°48'05"E
L26	53.54	N42°41'49"W
L27	53.54	N25°35'32"W
L28	53.54	N08°29'15"W
L29	53.54	N08°37'01"E
L30	53.54	N25°43'18"E
L31	53.54	N42°49'35"E
L32	53.54	N59°55'51"E
L33	53.54	N77°02'08"E
L34	53.54	S85°51'35"E
L35	52.40	S75°43'58"E
L37	69.69	S04°56'45"W
L38	58.64	S11°13'14"W
L39	58.64	S16°25'52"W
L40	58.64	S21°38'30"W
L41	58.64	S26°51'08"W
L42	58.64	S32°03'46"W
L43	50.75	S35°05'46"W
L44	50.00	S35°07'07"W
L45	49.66	S34°58'43"W
L46	48.86	S32°30'57"W
L47	48.86	S29°14'29"W
L48	48.86	S25°58'00"W
L49	47.37	S22°44'32"W
L60	5.13	S24°34'14"W
L61	15.83	S02°21'40"W
L62	10.02	S02°21'40"W

BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.
A	61	6,740	D	77	9,226
A	62	7,133	D	78	7,728
A	63	7,295	D	79	7,728
A	64	7,424	D	80	7,728
A	65	7,554	D	81	7,727
A	66	9,974	D	82	7,727
A	67	9,575	D	83	9,974
A	68	8,442	D	84	8,535
A	69	12,037	D	85	8,456
A	70	12,296	D	86	8,456
A	71	7,406	D	87	8,456
A	72	9,072	D	88	8,454
A	73	7,732	D	89	8,454
A	74	7,731	D	90	7,778
A	75	7,731	D	91	6,392
A	76	9,228	D	92	6,000
			D	93	6,000
B	113	6,000	D	94	6,000
B	112	6,000	D	95	6,000
B	111	6,000	D	96	7,229
B	110	7,436	D	97	6,830
			D	98	6,358
C	124	6,533	D	99	6,358
C	125	6,640	D	100	6,358
C	126	6,747	D	101	6,358
C	127	6,855	D	102	6,358
C	128	7,283	D	103	6,032
C	129	8,169	D	104	6,000
C	130	8,421	D	105	6,083
C	131	8,134	D	106	6,286
C	132	9,058	D	107	6,286
C	133	8,999	D	108	6,286
C	134	8,160	D	109	6,644
C	135	8,037	D	144	178,624
C	136	7,919			
C	137	7,919			
C	138	7,693			
C	139	6,865			
C	140	6,754			
C	141	6,643			
C	142	6,713			
C	143	9,046			

FIELD NOTES
BEING ALL OF THAT CERTAIN 19.954 ACRE TRACT OR PARCEL OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 1258.002 ACRE TRACT OF LAND AS CONVEYED TO HUNT COMMUNITIES BASTROP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, (O.P.R.B.C.T.X.), SAID 19.954 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMENINGS, AT A ½" IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF FM 969 (80' R.O.W.), BEING THE SOUTHEAST CORNER OF SAID 148.409 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN 410.599 ACRE TRACT OF LAND CONVEYED TO DAVID K. GRASSEL, IN VOLUME 714, PAGE 306, DEED RECORDS OF BASTROP COUNTY, TEXAS, FOR THE POINT OF COMMENCEMENT FOR THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE SOUTH LINE OF SAID 148.409 ACRE TRACT AND THE NORTH LINE OF SAID 410.599 ACRE TRACT, S86°51'37"W, A DISTANCE OF 2076.71 FEET TO A CAPPED ½" IRON ROD SET FOR A SOUTHERN CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAME BEING AT THE SOUTHWEST CORNER OF LOT 146, BLOCK A, RESERVE LANDSCAPE BUFFER, OF THE COLONY MUD 1A, SECTION 1, PHASE A, RECORDED IN CABINET ?, SLIDE ???, PLAT RECORDS OF BASTROP COUNTY, TEXAS,

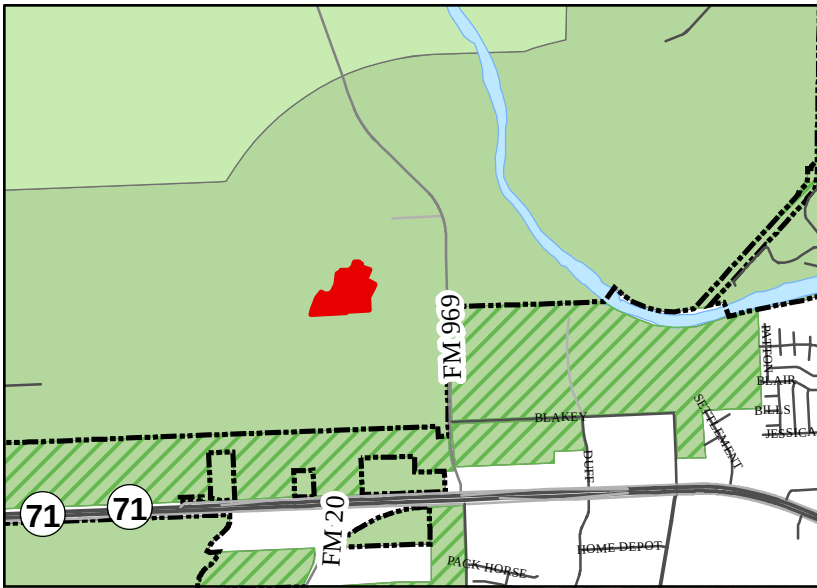
THENCE, CONTINUING WITH THE SOUTH LINE OF SAID 148.409 ACRE TRACT AND THE NORTH LINE OF SAID 410.599 ACRE TRACT, S86°51'37"W, A DISTANCE OF 744.76 FEET TO A CAPPED ½" IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, CROSSING SAID 148.409 ACRE TRACT, THE FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES, NUMBERED 1 THROUGH 18,

- 1) N05°47'14"E, A DISTANCE OF 115.34 FEET TO A CAPPED ½" IRON ROD SET,
- 2) N05°14'44"E, A DISTANCE OF 229.44 FEET TO A CAPPED ½" IRON ROD SET,
- 3) N48°21'54"E, A DISTANCE OF 216.85 FEET TO A CAPPED ½" IRON ROD SET,
- 4) S58°35'01"E, A DISTANCE OF 68.78 FEET TO A CAPPED ½" IRON ROD SET,
- 5) N86°53'55"E, A DISTANCE OF 72.69 FEET TO A CAPPED ½" IRON ROD SET,
- 6) N54°49'06"E, A DISTANCE OF 69.01 FEET TO A CAPPED ½" IRON ROD SET,
- 7) N22°16'45"E, A DISTANCE OF 154.66 FEET TO A CAPPED ½" IRON ROD SET,
- 8) N07°52'22"E, A DISTANCE OF 244.20 FEET TO A CAPPED ½" IRON ROD SET,
- 9) N07°52'12"E, A DISTANCE OF 76.48 FEET TO A CAPPED ½" IRON ROD SET,
- 10) N19°25'06"E, A DISTANCE OF 45.59 FEET TO A CAPPED ½" IRON ROD SET,
- 11) S88°02'50"E, A DISTANCE OF 133.80 FEET TO A CAPPED ½" IRON ROD SET,
- 12) N50°15'50"E, A DISTANCE OF 111.19 FEET TO A CAPPED ½" IRON ROD SET,
- 13) N25°39'34"E, A DISTANCE OF 48.21 FEET TO A CAPPED ½" IRON ROD SET,
- 14) N01°17'11"W, A DISTANCE OF 71.20 FEET TO A CAPPED ½" IRON ROD SET FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 15) S79°52'12"E, A DISTANCE OF 137.59 FEET TO A CAPPED ½" IRON ROD SET,
- 16) S69°52'53"E, A DISTANCE OF 13.56 FEET TO A CAPPED ½" IRON ROD SET, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
| 17) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S24°52'53"E, A DISTANCE OF 21.21 FEET TO A CAPPED ½" IRON ROD SET, | |
- 18) S69°52'53"E, A DISTANCE OF 50.00 FEET TO A CAPPED ½" IRON ROD SET IN THE NORTHWEST LINE OF LOT 145, BLOCK B, OF SAID, THE COLONY MUD 1A, SECTION 1, PHASE A,

THENCE, WITH THE COMMON LINE OF SAID THE COLONY MUD 1A, SECTION 1, PHASE A, AND THE HEREIN DESCRIBED TRACT OF LAND, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES, NUMBERED 1 THROUGH 14,

- 1) S20°07'07"W, A DISTANCE OF 51.58 FEET TO A CAPPED ½" IRON ROD SET, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1025.00, AN ARC LENGTH OF 8.42 FEET, AND CHORD THAT BEARS S20°21'15"W, A DISTANCE OF 8.42 FEET TO A CAPPED ½" IRON ROD SET AT THE WESTERNMOST CORNER OF SAID LOT 145, BLOCK B, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 3) S69°52'53"E, WITH THE SOUTHWEST LINE OF SAID LOT 145, BLOCK B, A DISTANCE OF 209.65 FEET TO A CAPPED ½" IRON ROD SET AT THE NORTH CORNER OF LOT 114, BLOCK B, OF SAID THE COLONY MUD 1A, SECTION 1, PHASE A, FOR A NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 4) S20°07'07"W, A DISTANCE OF 170.00 FEET TO A CAPPED ½" IRON ROD SET IN THE NORTHEAST LINE OF LOT 123, BLOCK C OF SAID THE COLONY MUD 1A, SECTION 1, PHASE A, SAME BEING AT THE SOUTHWESTERN TERMINUS OF ESPARZA DRIVE (50' R.O.W.),
- 5) N69°52'53"W, WITH THE NORTHEAST LINE OF SAID LOT 123, BLOCK C, A DISTANCE OF 91.23 FEET TO A CAPPED ½" IRON ROD SET,
- 6) S32°34'33"W, WITH THE NORTHWEST LINE OF SAID LOT 123, BLOCK C, A DISTANCE OF 55.49 FEET TO A CAPPED ½" IRON ROD SET,
- 7) S59°52'53"E, WITH THE SOUTHWEST LINE OF SAID LOT 123, BLOCK C, A DISTANCE OF 179.59 FEET TO A CAPPED ½" IRON ROD SET AT THE SOUTHEASTERN TERMINUS OF CLABORNE WRIGHT WAY (50' R.O.W.),
- 8) S20°07'07"E, WITH THE SOUTHEAST LINE OF SAID CLABORNE WRIGHT WAY, A DISTANCE OF 27.02 FEET TO A CAPPED ½" IRON ROD SET AT THE WEST CORNER OF LOT 60, BLOCK A, OF SAID THE COLONY MUD 1A, SECTION 1, PHASE A, FOR A NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 9) S59°52'53"E, WITH THE SOUTHWEST LINE OF SAID LOT 60, BLOCK A, A DISTANCE OF 130.39 FEET TO A CAPPED ½" IRON ROD SET FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING IN THE NORTHWEST LINE OF LOT 59, BLOCK A, OF SAID THE COLONY MUD 1A, SECTION 1, PHASE A,
- 10) S20°07'07"W, A DISTANCE OF 73.60 FEET TO A CAPPED ½" IRON ROD SET AT THE WEST CORNER OF SAID LOT 59, BLOCK A, SAME BEING THE NORTHERNMOST CORNER OF LOT 50, BLOCK A, OF SAID THE COLONY MUD 1A, SECTION 1, PHASE A,
- 11) S27°09'22"W, A DISTANCE OF 221.91 FEET TO A CAPPED ½" IRON ROD SET AT THE WESTERNMOST CORNER OF LOT 49, BLOCK A, OF SAID THE COLONY MUD 1A, SECTION 1, PHASE A, SAME BEING THE NORTHERNMOST CORNER OF LOT 48, BLOCK A, OF SAID THE COLONY MUD 1A, SECTION 1, PHASE A, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 12) S03°09'03"E, A DISTANCE OF 265.94 FEET TO A CAPPED ½" IRON ROD SET AT THE SOUTHERNMOST CORNER OF LOT 47, BLOCK A, OF SAID THE COLONY MUD 1A, SECTION 1, PHASE A, SAME BEING AT THE SOUTHWEST CORNER OF LOT 46, BLOCK A, OF SAID THE COLONY MUD 1A, SECTION 1, PHASE A, ALSO BEING IN A NORTH LINE OF AFORESAID LOT 146, BLOCK A, FOR THE SOUTHEAST CORNER OF THE HERE



1A Sec 1B



0 85 170 340 Feet

Attachment 1 Location Map Final Plat The Colony MUD 1A Section 1B



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

Date: 6/25/2018

**Notice of Pending Subdivision Approval
City of Bastrop
City Council**



Dear Property Owner:

The **City Council** will hold a meeting on **Tuesday, July 10, 2018 at 6:30 p.m.** in the **City Hall Council Chambers** located at **1311 Chestnut Street, Bastrop, Texas** to consider approval of The Colony MUD 1A, Section 1, Phase B Final Plat being 19.954 acres out of the Jose Manuel Bangs Survey, A-5, located east of FM 969 within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas.

Owner/Applicant: Hunt Communities Bastrop, LLC/Rick Neff

Address: East of FM 969

Legal Description: 19.954 acres out of the Jose Manuel Bangs Survey, A-5

Number of Lots: 73 residential, 1 park, greenway & landscape buffer lots

The site location map and final plat are attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances Subdivision Regulations.

Property owners wishing to subdivide land must follow the rules within the City Subdivision Regulations, which can be read online at:

https://library.municode.com/tx/bastrop/codes/code_of_ordinances?nodeId=CH10SU

For more information on this project, you can contact the Planning & Development offices at (512) 332-8840, plan@cityofbastrop.org, or visit the office at 1311 Chestnut Street, Bastrop, Texas.



STAFF REPORT

MEETING DATE: July 10, 2018

AGENDA ITEM: 8F

TITLE:

Consider action to approve Resolution No. R-2018-52 of the City Council of the City of Bastrop, Texas, approving The Colony MUD 1A, Section 3, Phase A Final Plat being 39.146 acres out of the Jose Manuel Bangs Survey, Abstract 5, located east of FM 969 within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolution; and providing an effective date.

STAFF REPRESENTATIVE:

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

ITEM DETAILS:

Site Address: East of FM 969 and west of the Colorado River (Attachment 1)

Total Acreage: 39.146 acres

Legal Description: 39.146 acres of the Jose Manuel Bangs Survey, Abstract 5

Property Owner: Rick Neff/Hunt Communities Bastrop, L.L.C.

Agent Contact: Christine Methvin, Carlson, Brigrance, and Doering, Inc.

Existing Use: Vacant/Undeveloped

Existing Zoning: None. Extra-Territorial Jurisdiction, The Colony MUD

Adopted Plan: Second Amendment to the Colony MUD Consent Agreement, Approved August 8, 2017

Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted a Final Plat for The Colony MUD 1A, Section 3, Phase A. The plat is creating 116 single-family detached lots, and 5 associated landscape/drainage/open space lots (Exhibit A). The proposed single-family lots follow the lot standards adopted in the Consent Agreement.

Lot Standard	Minimum Dimensions (feet)	Lot Size (square feet)
Colony - S	50 ft. by 110 ft.	6,000

Traffic Impact and Streets

The Preliminary Plat proposes to extend Sam Houston Drive, an arterial street, westward from its intersection with FM 969, which will provide the main access into the development. Local streets connecting to Sam Houston Drive will serve the proposed residential lots and provide access into

the adjacent undeveloped property to the south and to the adjacent developed property to the north. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system.

A traffic impact analysis (TIA) for the overall development of The Colony Subdivision has been previously approved by the City, and the Final Plat is consistent with the recommendations of that analysis. Improvements along FM 969 are proposed to be built with the previous section and include items such as turning and deceleration lanes. Provisions for a future traffic signal will also be provided.

Utilities

Water service (domestic and fire) will be provided by The Colony MUD via water line extensions from existing infrastructure located near FM 969. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements.

Wastewater collection and treatment will also be provided by The Colony MUD and will require the installation of a wastewater lift station.

Drainage

Stormwater runoff generated within the property will be routed through an underground storm sewer network, which will then flow eastward to the Colorado River.

The proposed drainage system will be designed with a sufficient capacity to route flows from a 100-year design storm to the Colorado River. Due to the property's proximity to the river, stormwater detention is not required.

PUBLIC NOTIFICATION:

Notifications were mailed to eight adjacent property owners on June 25, 2018 (Attachment 2). At the time of this report, no comments have been received.

POLICY EXPLANATION:

Final Plats are approved by City Council.

Compliance with 2036 Comprehensive Plan:

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

This plat complies with the Future Land Use Plan, which shows Neighborhood Residential in this area. The plat includes 116 single-family lots. There are also five common lots that provide open space, drainage and landscaped areas.

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

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

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

Through the Consent Agreement, the Colony MUD development includes four different single-family lot standards and two multi-family standards. This plat falls into the Colony – S, 6,000 square foot category, which is a bit smaller, but roughly equivalent to the Bastrop Zoning Ordinance Single-Family 7. These lots will allow for smaller lot sizes, providing a single-family detached home without as much yard area to maintain.

Local Government Code

Sec. 212.002. Rules.

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

Bastrop adopted subdivision regulations in 1981. The Code of Ordinances, Chapter 10 – Subdivisions outlines the requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

Section 212.004 Plat Required

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

The applicant has proposed subdividing an undeveloped 39.146 acre tract into 116 single-family lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to the Colony Municipal Utility District upon their completion.

Sec. 212.010. Standards for Approval

(a) The municipal authority responsible for approving plats shall approve a plat if:

- (1) it conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

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

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

A traffic impact analysis (TIA) for the overall development of The Colony Subdivision has been previously approved by the City, and the plat is consistent with the recommendations of that analysis. Improvements along FM 969 are proposed to be built with the previous section and include items such as turning and deceleration lanes. Provisions for a future traffic signal will also be provided.

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

Before the Final Plat can be approved, the City Engineer must approve the Public Improvement Construction Plan. Required improvements and bonds will be furnished before the recordation of the Final Plat.

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

The final plat complies with the requirements of the adopted Subdivision Ordinance and Consent Agreement.

Code of Ordinances Chapter 10 – Subdivisions

- Section 4.20 – Standard Procedure – Final Plat

4.20.1 Submission

- C. The final plat shall be filed with the Director of Planning and Development at least fifteen (15) days prior to the meeting at which approval is requested. Prior to the plat being placed before the Council for consideration, the plat must be accepted as administratively complete by the Director of Planning and Development. A plat that contains the information set forth in paragraph 4.20.2 is considered complete.

Planning and Engineering staff have reviewed The Colony MUD 1A, Section 3, Phase A Final Plat for compliance with subdivision and utility standards, have deemed the plat administratively complete and that it meets all of the Subdivision Ordinance requirements.

- D. The Director of Planning and Development will mail a notice to each property owner named as required by Section 4.10.1A hereof each and every time that a subdivision proposal is pending before the City Planning and Zoning Commission or City Council which notice shall include the date, place and time of each subdivision, consideration.

A mailed notice was sent to all property owners within 200 feet on June 25, 2018.

RECOMMENDATION:

Consider action to approve Resolution No. R-2018-52 of the City Council of the City of Bastrop, Texas, approving The Colony MUD 1A, Section 3, Phase A Final Plat being 39.146 acres out of the Jose Manuel Bangs Survey, Abstract 5, located east of FM 969 within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolution; and providing an effective date.

ATTACHMENTS:

- Ordinance
- Exhibit A: Final Plat
- Attachment 1: Location Map
- Attachment 2: Surrounding Property Owner Notification

RESOLUTION NO. R-2017-52

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE COLONY MUD 1A, SECTION 3, PHASE A FINAL PLAT BEING 39.146 ACRES OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT 5, LOCATED EAST OF FM 969 WITHIN THE STATUTORY EXTRA-TERRITORIAL JURISDICTION OF BASTROP, TEXAS, AS SHOWN IN EXHIBIT A; REPEALING ALL CONFLICTING RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the Texas Local Government Code Section 212 and the City of Bastrop Subdivision Ordinance, the City Council is required to take action regarding certain plats; and

WHEREAS, Hunt Communities ("the Applicant") has submitted a Final Plat for The Colony MUD 1A, Section 3, Phase A, a residential subdivision; and

WHEREAS, the Final Plat is consistent with the Comprehensive Plan designation of Neighborhood Residential and requirements of The Colony Consent Agreement approved August 8, 2017; and

WHEREAS, the Preliminary Plat for Colony MUD 1A, Section 3A and 3B was recommended for approval by the Planning & Zoning Commission on May 31, 2018 and approved by City Council on June 12, 2018; and

WHEREAS, the Bastrop Planning and Engineering Department has reviewed the above-referenced final plat and found it is in compliance with the Subdivision Ordinance, and the Consent Agreement approved August 8, 2017; and

WHEREAS, notice of the subdivision was sent in accordance with the Subdivision Ordinance to notify the public.

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

Section 1. The Final Plat known as The Colony MUD 1A, Section 3, Phase A, being 39.146 acres of the Jose Manuel Bangs Survey, located east of FM 969 and west of the Colorado River, within the extra-territorial jurisdiction of Bastrop, Texas is hereby approved, a copy of same being attached hereto as Exhibit "A" and incorporated herein for all purposes.

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: This ordinance shall take effect upon passage and in accordance with the laws of the State of Texas.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 10th day of July, 2018.

APPROVED:

Connie B. Schroeder, Mayor

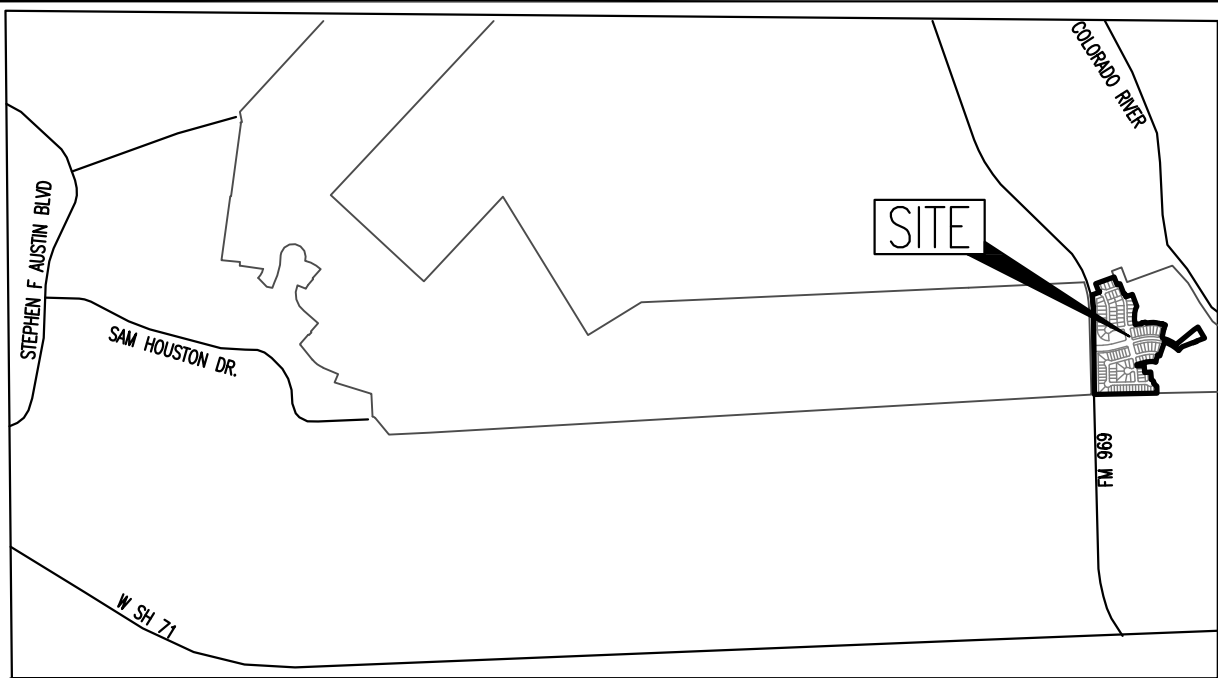
ATTEST:

Ann Franklin, City Secretary

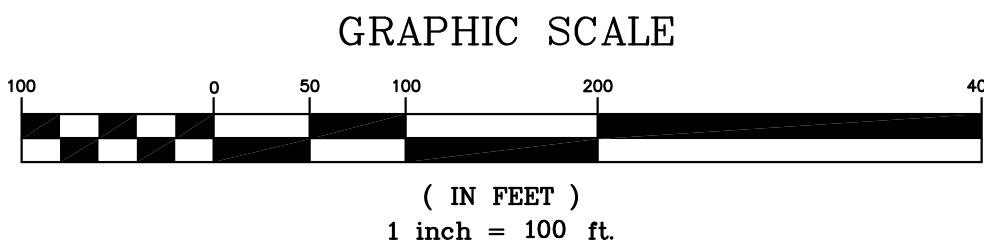
APPROVED AS TO FORM:

Alan Bojorquez, City Attorney

THE FINAL PLAT OF
THE COLONY
MUD 1A SECTION 3, PHASE A



VICINITY MAP NOT TO SCALE



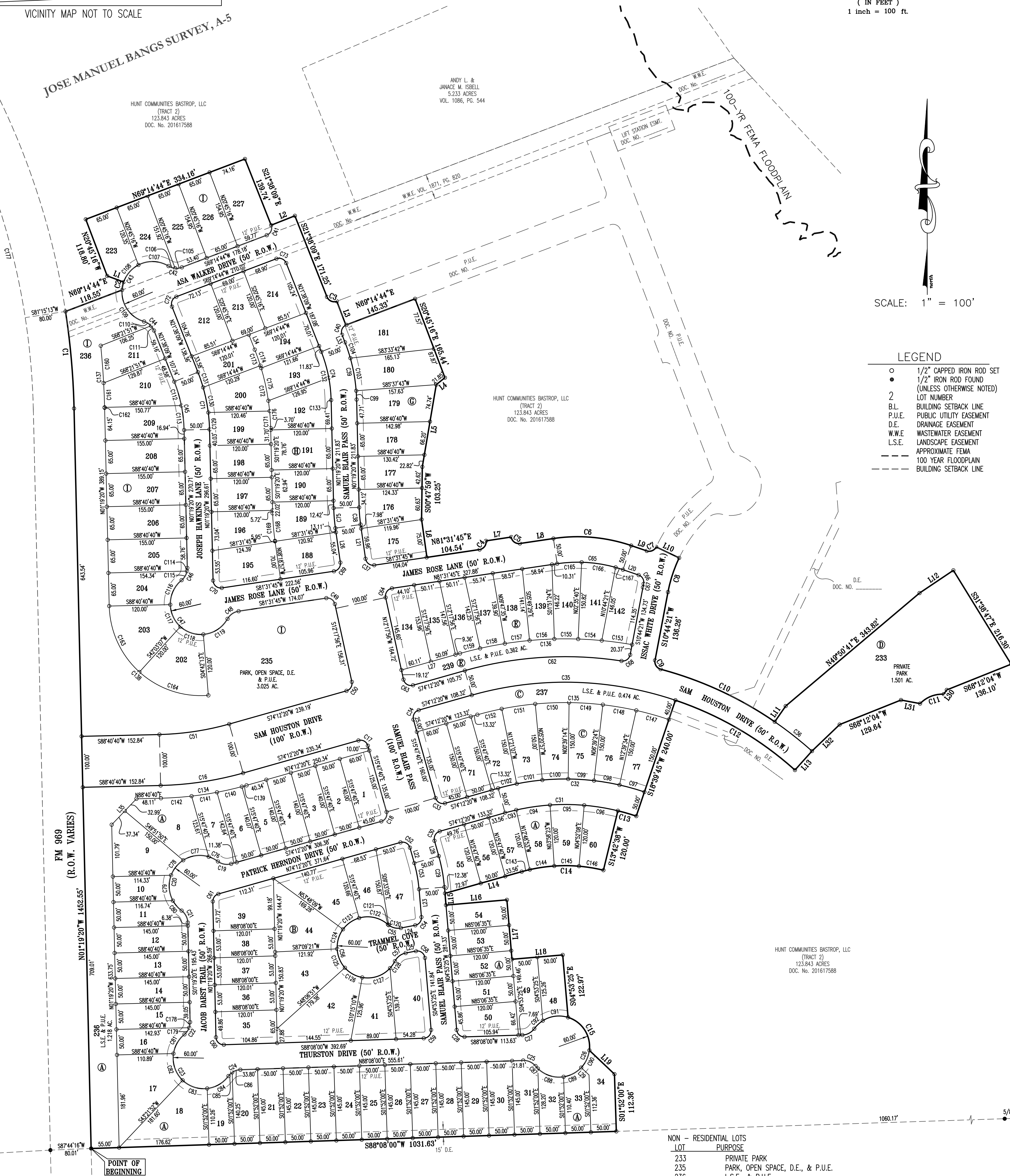
(IN FEET)
1 inch = 100 ft.

JOSE MANUEL BANGS SURVEY, A-5

HUNT COMMUNITIES BASTROP, LLC
(TRACT 2)
123.843 ACRES
DOC. NO. 201617588

ANDY L. &
JANACE M. ISBELL
6.233 ACRES
VOL. 1086, PG. 544

KTA PROPERTIES LLC
5.195 ACRES
DOC. NO.
201608063



- LEGEND
- 1/2" CAPPED IRON ROD SET
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 2 LOT NUMBER
 - B.L. BUILDING SETBACK LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - L.S.E. LANDSCAPE EASEMENT
 - - - APPROXIMATE FEMA
 - - - 100 YEAR FLOODPLAIN
 - - - BUILDING SETBACK LINE

SCALE: 1" = 100'

HUNT COMMUNITIES
BASTROP, LLC
138.355 ACRES
DOC. NO. 201617588

HUNT COMMUNITIES BASTROP, LLC
(TRACT 2)
123.843 ACRES
DOC. NO. 201617588

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

LLOYD F. KETHA
322.788 ACRES
NO RECORDING INFO

DATE: JUNE 19, 2018

OWNER:
RICK NEFF
HUNT COMMUNITIES BASTROP, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
4401 N. MESA STREET,
EL PASO, TEXAS 79902
PHONE: (915) 298-4226
ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, Inc.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160
(512) 280-5165 fax

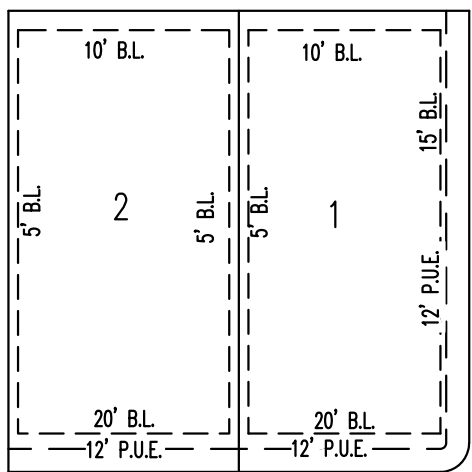
TOTAL ACREAGE: 39.146 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY, A-5

LANDSCAPE, P.U.E. LOTS: 3 TOTAL: 2.054 ACRES
RESIDENTIAL LOTS: 116 TOTAL: 22.493 ACRES
OPEN SPACE, PARK, P.U.E. & DRAINAGE LOTS: 1 TOTAL: 3.025 ACRES
PRIVATE PARK LOT: 1 TOTAL: 1.501 ACRES

NO. OF BLOCKS: 8 TOTAL: 10.071 ACRES
R.O.W.: 8

F.E.M.A. MAP NO. 48021 C 0215E & 48021 C 0355E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

REVISION	DATE	COMMENT
#1	06/04/2018	CITY OF BASTROP PLAT COMMENTS



STREET
TYPICAL LOT EASEMENTS

LINEAR FOOTAGE OF RIGHT-OF-WAY

SAM HOUSTON DRIVE	R.O.W. VARIES	1,483 FT	LOCAL
SAMUEL BLAIR PASS	R.O.W. VARIES	1,671 FT	LOCAL
PATRICK HERNDON DRIVE	50' R.O.W.	893 FT	LOCAL
THURSTON DRIVE	50' R.O.W.	698 FT	LOCAL
JACOB DARST TRAIL	50' R.O.W.	338 FT	LOCAL
TRAMMEL COVE	50' R.O.W.	136 FT	LOCAL
ISSAC WHITE DRIVE	50' R.O.W.	252 FT	LOCAL
JAMES ROSE LANE	50' R.O.W.	916 FT	LOCAL
JOSEPH HAWKINS LANE	50' R.O.W.	627 FT	LOCAL
ASA WALKER DRIVE	50' R.O.W.	290 FT	LOCAL
TOTAL		7,304 FT	

LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.
1	8,351	35	7,750	134	9,411	200	8,494
2	7,000	36	6,360	135	7,538	201	7,803
3	7,000	37	6,360	136	7,233	202	11,752
4	7,000	38	6,360	137	7,405	203	11,718
5	7,000	39	10,085	138	7,529	204	8,665
6	7,052	40	11,427	139	7,708	205	10,073
7	6,903	41	9,105	140	7,838	206	10,075
8	12,045	42	14,486	141	8,503	207	10,075
9	11,434	43	12,489	142	8,377	208	10,075
10	5,593	44	11,910	143	8,934	209	10,007
11	6,745	45	11,509	144	8,496	210	10,079
12	7,250	46	7,964	145	8,203	211	8,305
13	7,250	47	11,071	146	8,886	212	10,323
14	7,250	48	6,021	147	10,178	213	8,280
15	7,242	49	7,089	148	11,483	214	10,105
16	6,204	50	7,549	149	13,377	215	6,600
17	14,295	51	6,000	150	9,020	216	8,359
18	13,730	52	6,000	151	8,400	217	8,435
19	6,940	53	6,000	152	7,553	218	10,059
20	7,225	54	6,000	153	9,451	219	10,072
21	7,250	55	7,928	154	9,559	220	11,626
22	7,250	56	6,000	155	8,104	221	65,398
23	7,250	57	6,367	156	8,422	222	131,758
24	7,250	58	6,944	157	9,610	223	53,055
25	7,250	59	6,944	158	8,320	224	20,636
26	7,250	60	6,944	159	7,800	225	15,775
27	7,250	61	8,951	160	7,800		
28	7,250	62	7,500	161	8,512		
29	7,250	63	7,250	162	8,801		
30	7,250	64	7,103	163	8,801		
31	7,103	65	5,743	164	8,801		
32	5,743	66	5,872	165	8,801		
33	5,872	67	7,124	166	8,801		
34	7,124	68		167			

NON - RESIDENTIAL LOTS
LOT PURPOSE
233 PRIVATE PARK
235 PARK, OPEN SPACE, D.E., & P.U.E.
236 L.S.E., & P.U.E.
237 L.S.E., & P.U.E.
239 L.S.E., & P.U.E.

SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900
Civil Engineering 5501 West William Cannon Austin, Texas 78749
Surveying Phone No. (512) 280-5160 Fax No. (512) 280-5165

THE FINAL PLAT OF
THE COLONY MUD 1A SECTION 3, PHASE A

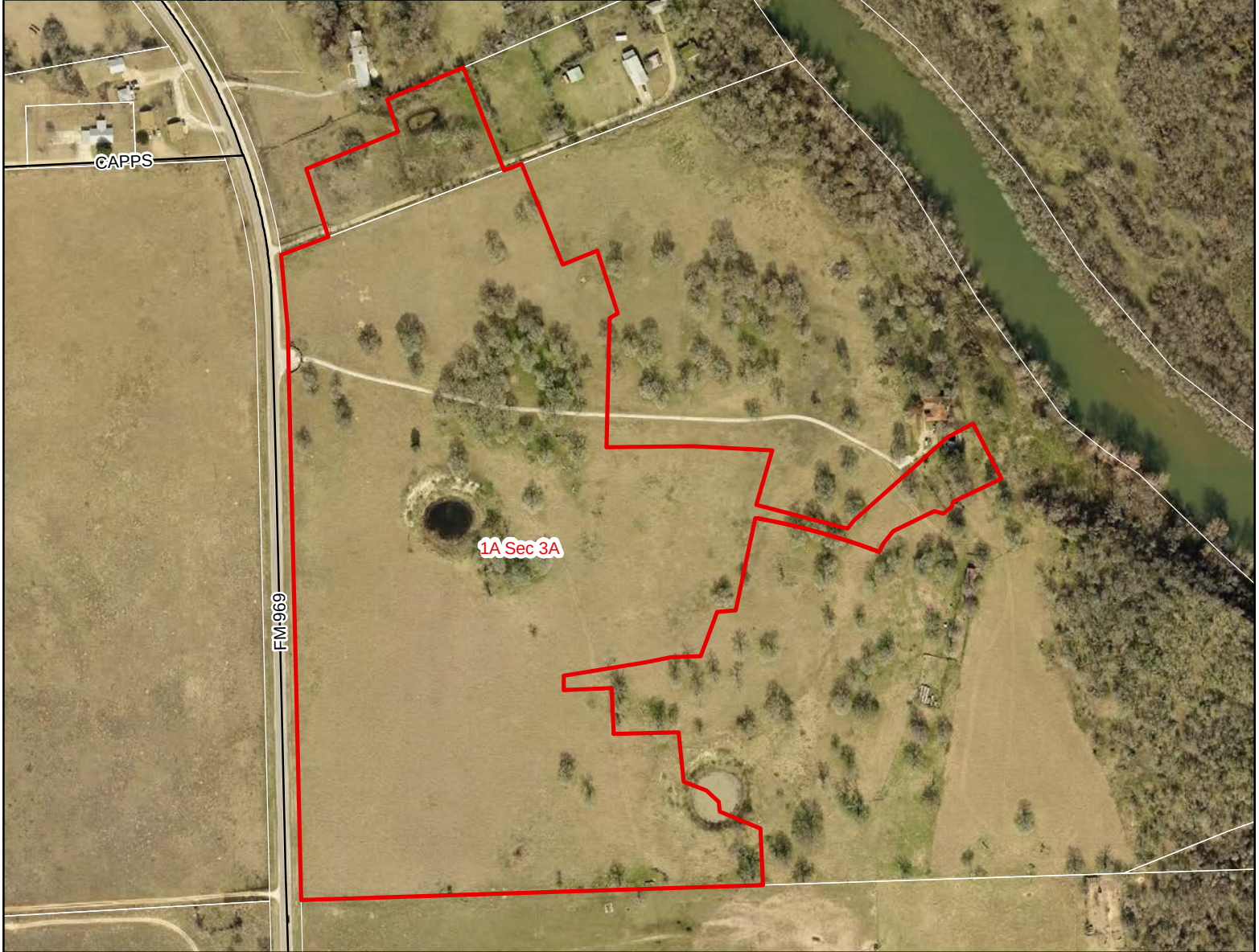
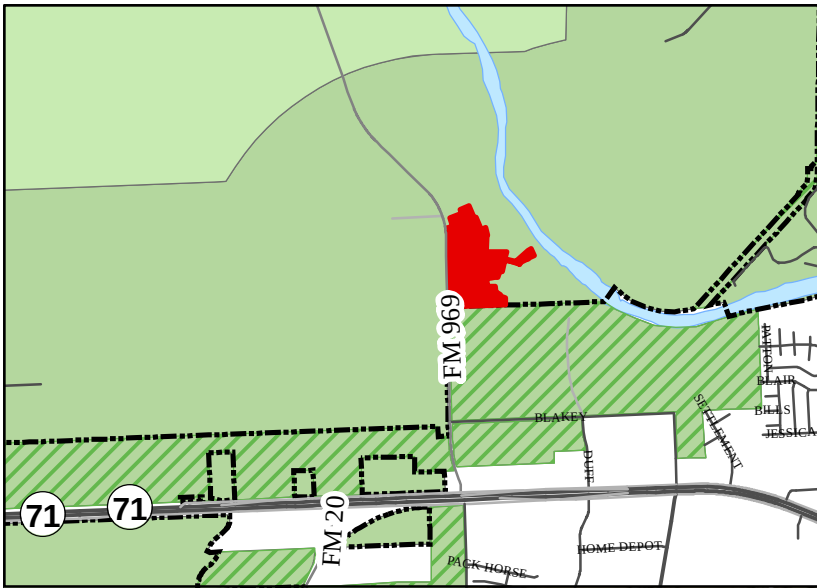
Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	191.29	1472.48	N60°13'30"W	191.15	95.78	72°36"36"
C2	16.12	60.00	N11°34'09"E	16.08	8.11	152°33'54"
C3	23.33	15.00	S66°11'43"E	21.05	14.77	89°07'06"
C4	23.52	15.00	N36°36'24"E	21.18	14.96	89°50'42"
C5	23.60	15.00	S53°23'36"E	21.24	15.04	90°09'18"
C6	154.80	325.00	S84°49'34"E	153.34	78.89	271°17'22"
C7	21.82	15.00	N67°09'10"E	19.94	13.35	83°19'54"
C8	70.78	275.00	S18°06'47"W	70.59	35.59	144°45'52"
C9	22.46	15.00	S32°06'42"E	20.42	13.94	85°48'05"
C10	247.95	725.00	S65°15'53"E	246.75	125.20	193°35'43"
C11	51.57	60.00	S68°12'04"W	50.00	27.50	49°14'55"
C12	273.64	675.00	N69°43'26"W	271.77	138.73	231°33'39"
C13	37.59	435.00	N13°48'48"W	37.58	18.81	43°57'06"
C14	162.21	315.00	S88°57'29"W	160.43	82.95	293°30'19"
C15	83.76	60.00	S53°52'11"E	77.12	50.33	79°59'06"
C16	164.18	650.00	N81°26'30"E	163.75	82.53	142°28'20"
C17	23.56	15.00	N60°47'40"W	21.21	15.00	90°00'00"
C18	23.56	15.00	N29°12'20"E	21.21	15.00	90°00'00"
C19	27.40	30.00	S73°37'46"E	26.46	14.74	52°19'48"
C20	188.69	60.00	S36°26'30"W	120.00	3673.58	180°11'17"
C21	27.40	30.00	N27°23'14"W	26.46	14.74	52°19'48"
C22	27.40	30.00	N24°50'34"E	26.46	14.74	52°19'48"
C23	204.38	60.00	S46°34'31"E	118.95	450.69	195°09'59"
C24	27.40	30.00	S61°59'15"W	26.44	14.73	52°17'31"
C25	27.40	30.00	N65°42'05"W	26.46	14.74	52°19'48"
C26	298.10	60.00	N01°52'00"W	73.33	46.32	284°39'37"
C27	27.40	30.00	N61°58'06"E	26.46	14.74	52°19'48"
C28	22.77	15.00	S48°22'42"E	20.65	14.23	86°58'35"
C29	61.85	325.00	N10°20'32"W	61.76	31.02	105°04'15"
C30	23.56	15.00	S29°12'20"W	21.21	15.00	90°00'00"
C31	261.80	435.00	N88°33'58"W	257.68	134.89	347°27'25"
C32	291.67	485.00	N88°33'58"W	287.30	150.40	347°27'25"
C33	23.56	15.00	S60°47'40"E	21.21	15.00	90°00'00"
C34	23.56	15.00	S29°12'20"W	21.21	15.00	90°00'00"
C35	405.94	675.00	N88°33'58"W	399.85	209.31	347°27'25"
C36	93.09	725.00	N61°49'19"W	93.03	46.61	72°17'25"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C37	23.60	15.00	S53°23'36"E	21.24	15.04	90°09'18"
C38	33.57	275.00	S04°49'09"E	33.55	16.80	65°59'37"
C39	115.23	325.00	N11°28'45"W	114.62	58.20	201°18'49"
C40	22.61	15.00	S21°21'23"W	20.53	14.08	86°22'14"
C41	23.79	15.00	N23°48'17"E	21.38	15.23	90°52'54"
C42	27.40	30.00	S84°35'22"E	26.46	14.74	52°19'48"
C43	204.77	60.00	S23°48'17"W	118.90	439.67	195°32'30"
C44	27.40	30.00	N47°48'04"W	26.46	14.74	52°19'48"
C45	97.50	275.00	N11°28'45"W	96.99	49.27	201°18'49"
C46	27.40	30.00	N24°50'34"E	26.46	14.74	52°19'48"
C47	211.33	60.00	S49°53'48"E	117.83	311.45	201°48'32"
C48	27.40	30.00	S55°21'51"W	26.46	14.74	52°19'48"
C49	22.56	15.00	N59°23'05"W	20.49	14.03	86°10'20"
C50	22.65	15.00	N30°57'12"E	20.56	14.11	86°30'15"
C51	138.92	550.00	N58°23'26"E	138.55	69.83	142°28'20"
C52	23.56	15.00	N60°47'40"W	21.21	15.00	90°00'00"
C53	52.34	275.00	N10°20'32"W	52.26	26.25	105°15'15"
C54	23.56	15.00	N37°07'18"E	20.88	15.71	84°01'25"
C55	27.40	30.00	S74°42'05"E	26.46	14.74	52°19'48"
C56	298.10	60.00	S10°52'00"E	73.33	46.32	284°39'37"
C57	27.40	30.00	S52°58'06"W	26.46	14.74	52°19'48"
C58	25.13	15.00	N52°52'42"W	22.29	16.65	95°58'35"
C59	24.35	15.00	N41°37'18"E	21.77	15.81	93°01'25"
C60	23.70	15.00	S46°35'40"E	21.31	15.14	90°32'39"
C61	19.77	15.00	S36°26'30"W	18.37	11.62	75°31'40"
C62	310.44	725.00	S86°28'17"W	308.08	157.64	243°32'02"
C63	24.68	15.00	S59°02'48"E	21.85	15.96	93°29'45"
C64	24.56	15.00	S34°36'55"W	21.91	16.04	93°49'40"
C65	130.98	275.00	N84°49'34"W	129.75	66.76	271°17'22"
C66	21.50	15.00	N29°12'20"W	19.91	13.51	89°50'20"
C67	7.01	325.00	S11°21'24"W	7.01	3.50	114°10'7"
C68	23.04	15.00	N54°44'21"E	20.84	14.49	88°00'11"
C69	23.52	15.00	N38°36'47"E	21.18	14.96	89°50'42"
C70	25.43	15.00	S49°53'48"E	22.49	17.00	97°08'55"
C71	115.23	325.00	N11°28'45"W	114.62	58.22	201°18'49"
C72	23.79	15.00	S23°48'17"W	21.38	15.23	90°52'54"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C73	23.33	15.00	N66°11'43"W	21.05	14.77	89°07'06"
C74	97.50	275.00	N11°28'45"W	96.99	49.27	201°18'49"
C75	39.67	325.00	S04°49'09"E	39.65	19.86	65°59'37"
C76	20.31	60.00	N63°09'39"W	20.21	10.25	192°33'58"
C77	52.12	60.00	S62°15'23"W	50.50	27.83	49°46'19"
C78	38.53	60.00	S38°48'23"W	37.87	19.96	36°47'40"
C79	51.64	60.00	S04°04'44"E	50.06	27.54	49°18'34"
C80	26.09	60.00	S41°11'35"E	25.89	13.26	24°55'08"
C81	44.66	60.00	S29°46'48"W	43.45	23.31	42°27'20"
C82	57.65	60.00	S18°58'29"E	55.46	31.27	55°03'15"
C83	52.51	60.00	S71°34'21"E	50.85	28.07	50°08'41"
C84	49.75	60.00	N69°25'51"E	48.34	26.41	47°30'43"
C85	10.26	30.00	S49°38'34"W	10.21	5.18	19°36'08"
C86	17.12	30.00	S71°47'19"W	16.88	8.80	32°41'22"
C87	6.79	60.00	S42°46'42"E	6.79	3.40	62°30'02"
C88	54.98	60.00	S72°16'12"E	53.07	29.59	52°29'58"
C89	39.80	60.00	N62°28'45"E	39.07	20.66	38°00'07"
C90	38.07	60.00	N25°18'02"E	37.44	19.70	36°21'19"
C91	51.63	60.00	S82°29'08"W	50.05	27.54	49°18'14"
C92	23.07	60.00	S46°48'07"W	22.93	11.68	22°20'49"
C93	22.62	435.00	S75°14'53"W	22.62	11.31	258°47'7"
C94	67.13	435.00	S81°36'22"W	67.06	33.63	85°03'31"
C95	67.13	435.00	N89°33'07"W	67.06	33.63	85°03'31"
C96	67.13	435.00	N87°42'37"W	67.06	33.63	85°03'31"
C97	50.81	485.00	N74°20'21"W	50.79	25.43	60°01'10"
C98	50.81	485.00	N69°39'09"W	50.79	25.43	60°01'10"
C99	50.81	485.00	N82°04'41"W	50.79	25.43	60°01'10"
C100	50.81	485.00	S87°39'09"W	50.79	25.43	60°01'10"
C101	50.81	485.00	S81°38'58"W	50.79	25.43	60°01'10"
C102	37.61	485.00	S76°25'37"W	37.60	18.81	42°36'33"
C103	65.11	325.00	N10°06'38"W	65.00	32.66	112°28'42"
C104	38.82	325.00	N18°44'34"W	38.21	16.42	54°47'10"
C105	11.91	30.00	N80°37'09"E	11.83	6.03	22°44'49"
C106	15.49	30.00	S73°12'57"E	15.32	7.92	29°50'00"
C107	60.17	60.00	N67°09'08"W	57.68	32.89	57°22'27"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C108	46.97	60.00	S41°41'38"W	45.78	24.76	44°51'05"
C109	81.51	60.00	S35°02'53"E	75.38	48.45	77°50'10"
C110	16.31	30.00	N68°23'21"W	16.11	8.36	31°09'14"
C111	11.09	30.00	N32°13'27"W	11.02	5.61	21°10'35"
C112	49.20	275.00	N16°30'40"W	49.13	24.68	101°14'59"
C113	48.30	275.00	N06°21'15"W	48.24	24.21	100°33'50"
C114	6.28	30.00	N04°40'46"E	6.27	3.15	12°00'12"
C115	21.12	30.00	N30°50'40"E	20.88	11.02	40°19'37"
C116	54.80	60.00	S24°50'34"W	52.92	29.48	52°19'48"
C117	48.83	60.00	S24°38'07"E	47.49	25.86	46°37'33"
C118	48.96	60.00	S71°19'33"E	47.62	25.94	46°45'20"
C119	58.75	60.00	S67°14'52"E	56.43	31.97	56°05'51"
C120	25.23	30.00	S76°46'09"E	24.50	13.42	48°11'42"
C121	2.17	30.00	S50°36'14"E	2.16	1.08	4°08'06"
C122	61.38	60.00	N77°21'53"W	57.86	33.02	57°39'24"
C123	39.38	60.00	S55°00'08"W	38.68	20.43	37°36'34"
C124	40.88	60.00	S16°40'36"W	40.10	21.27	39°02'30"
C125	40.88	60.00	S22°21'54"E	40.10	21.27	39°02'30"
C126	39.65	60.00	S80°49'00"E	38.93	20.58	37°51'41"
C127	60.04	60.00	N11°35'05"E	57.57	32.81	57°20'10"
C128	16.87	60.00	N34°51'36"E	16.82	8.49	16°06'48"
C129	25.00	325.00	N03°31'33"W	24.99	12.51	42°42'25"
C130	57.67	325.00	N10°54'35"W	56.69	28.47	102°13'39"
C131	31.46	325.00	N18°51'47"W	31.44	15.74	53°32'45"
C132	96.91	275.00	N11°32'26"W	96.41	48.96	201°11'26"
C133	0.59	275.00	N10°23'02"W	0.59	0.30	0°07'23"
C134	170.50	675.00	N81°26'30"E	170.04	85.70	142°28'20"
C135	381.88	635.00	N88°33'58"W	376.15	196.91	347°27'25"
C136	341.13	760.00	S87°03'52"W	338.27	173.49	254°33'03"
C137	122.00	1530.00	N03°35'02"W	121.97	61.03	43°33'40"
C138	293.37	180.00	S48°00'47"E	261.96	190.95	93°22'53"
C139	9.66	675.00	N74°36'56"E	9.66	4.83	0°49'12"
C140	50.80	675.00	N77°09'03"E	50.07	25.05	41°53'03"
C141	50.41	675.00	N81°24'56"E	50.40	25.22	41°64'44"
C142	60.35	675.00	N80°06'59"E	60.33	30.20	50°72'22"
C143	16.38	315.00	S75°41'43"W	16.38	8.19	258°47'7"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C144	48.61	315.00	S81°38'22"W	48.56	24.35	85°03'31"
C145	48.61	315.00	N89°33'07"W	48.56	24.35	85°03'31"
C146	48.61	315.00	N80°42'37"W	48.56	24.35	85°03'31"
C147	66.53	635.00	N87°20'21"W	66.50	33.29	67°00'10"
C148	66.53	635.00	N80°20'31"W	66.50	33.29	67°00'10"
C149	66.53	635.00	N86°20'41"W	66.50	33.29	67°00'10"
C150	66.53	635.00	S87°39'09"W	66.50	33.29	67°00'10"
C151	66.53	635.00	S81°38'58"W	66.50	33.29	67°00'10"
C152	49.24	635.00	S76°25'37"W	49.22	24.63	67°36'53"
C153	60.10	760.00	S82°20'33"E	60.09	30.07	43°19'32"
C154	46.10	760.00	S86°21'29"E	46.39	23.21	32°59'53"
C155	46.76	760.00	S89°05'07"E	46.75	23.39	33°31'31"
C156	48.81	760.00	N86°31'44"E	48.80	24.41	34°04'48"
C157	48.84	760.00	N82°50'32"E	48.83	24.43	34°06'56"
C158	49.52	760.00	N79°08'24"E	49.51	24.77	34°44'00"
C159	40.69	760.00	N75°44'22"E	40.69	20.35	37°04'04"
C160	73.26	1532.48	N04°42'42"W	73.25	36.64	21°24'21"
C161	47.89	1532.48	N02°13'49"W	47.89	23.95	14°27'26"
C162	48.05	1532.48	N01°39'09"W	48.05	0.42	07°01'54"
C163	146.48	760.00	S24°38'07"E	142.47	77.57	46°37'33"
C164	146.89	760.00	S71°19'33"E	142.85	77.81	46°45'20"
C165	48.27	275.00	S86°33'26"W	48.20	24.20	10°37'22"
C166	67.82	275.00	N81°22'44"W	67.45	33.98	14°05'19"
C167	15.09	275.00	N72°45'13"W	15.08	7.75	3°08'41"
C168	54.32	445.00	S04°46'09"E	54.29	27.19	67°59'37"
C169	51.71	445.00	N05°49'13"E	51.68	25.88	67°39'27"
C171	24.99	445.00	N02°55'51"W	24.98	12.50	31°30'02"
C172	99.49	445.00	N10°56'40"W	99.29	49.95	12°48'37"
C173	33.29	445.00	N19°56'34"W	33.28	16.66	47°17'10"
C174	38.30	445.00	N19°10'13"W	38.29	19.16	45°55'53"
C175	66.80	445.00	N12°24'14"W	66.74	33.46	48°36'04"
C176	52.67	445.00	N04°46'52"W	52.64	26.36	56°24'57"
C177	260.18	1391.72	N14°05'49"W	259.80	130.47	10°42'41"
C178	11.21	300.00	N09°22'52"E	11.14	5.67	27°12'24"
C179	16.19	300.00	N35°24'46"E	16.00	8.30	30°55'25"



1A Sec 3A



0 100 200 400 Feet

Attachment 1 Location Map Final Plat The Colony MUD 1A Section 3A



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

Date: 6/25/2018

**Notice of Pending Subdivision Approval
City of Bastrop
City Council**



Dear Property Owner:

The **City Council** will hold a meeting on **Tuesday, July 10, 2018 at 6:30 p.m.** in the **City Hall Council Chambers** located at **1311 Chestnut Street, Bastrop, Texas** to consider approval of The Colony MUD 1A, Section 3, Phase A Final Plat being 39.146 acres out of the Jose Manuel Bangs Survey, A-5, located east of FM 969 within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas.

Owner/Applicant: Hunt Communities Bastrop, LLC/Rick Neff

Address: East of FM 969

Legal Description: 39.146 acres out of the Jose Manuel Bangs Survey, A-5

Number of Lots: 116 residential, 3 landscape lots, 1 open space, park, PUE & drainage lots and 1 private park lot

The site location map and final plat are attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances Subdivision Regulations.

Property owners wishing to subdivide land must follow the rules within the City Subdivision Regulations, which can be read online at:

https://library.municode.com/tx/bastrop/codes/code_of_ordinances?nodeId=CH10SU

For more information on this project, you can contact the Planning & Development offices at (512) 332-8840, plan@cityofbastrop.org, or visit the office at 1311 Chestnut Street, Bastrop, Texas.



STAFF REPORT

MEETING DATE: July 10, 2018

AGENDA ITEM: 8G

TITLE:

Consider action to approve Resolution No. R-2018-49 of the City Council of the City of Bastrop, Texas, approving the Pecan Park, Section 3B Final Plat, being 5.152 acres out of the Mozea Rousseau Survey, Abstract 56, located north of the extension of Childers Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolution; and providing an effective date.

STAFF REPRESENTATIVE:

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

ITEM DETAILS:

Site Address: North of the extension of Childers Drive (Attachment 1)
Total Acreage: 5.152 acres
Legal Description: 5.152 acres out of the Mozea Rousseau Survey, Abstract 56
Property Owner: Ranch Road Development, LLC/Scott Miller
Agent Contact: Carlson, Brigance, & Doering/Christine Methvin
Existing Use: Vacant/Undeveloped
Existing Zoning: Pecan Park Residential Planned Development
Planned Development District: Single-Family Select (PD SFS)
Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted a Final Plat for the Pecan Park, Section 3B. The Preliminary Plat that includes this section is on the same City Council agenda for approval. The plat is creating 16 single-family detached lots, one drainage lot, and one landscape easement lot (Exhibit A). The single-family detached lots allowed under the Single-Family Select district of the Planned Development and have a minimum width of 50 feet and a minimum of 6,000 square feet in size. 541 linear feet of streets will be dedicated for Deep Eddy Cove, which will be 50-foot wide residential local collector right-of-way. 146 linear feet of Childers Drive, which will be a 60-foot wide collector, will be dedicated with this section.

Traffic Impact and Streets

The Preliminary Plat proposes to extend Childers Drive, a collector street, westward to provide the main access for Section 3B. Secondary access will be provided by a connection to Trailside Drive, which will connect to Section 1A. Sidewalks will be installed along all proposed streets, and will connect to the proposed neighborhood trail system.

Utilities

Water service (domestic and fire) will be provided by the City via water line extensions from existing infrastructure located on Childers Drive. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements.

Wastewater collection and treatment will also be provided by the City, and will require the installation of lines that will ultimately connect to an existing wastewater lift station.

There is an existing LCRA substation and electrical easement to the north of the proposed subdivision. The applicant received a subdivision variance on November 12, 2014 to eliminate the requirement for 50 foot setback from high voltage transmission lines.

Drainage

The Preliminary Plat proposes to install an underground storm sewer system designed to drain runoff generated from the development into an existing system located adjacent to Section 6B. The existing system was designed to accommodate this increase in peak flows, and ultimately connects to the Colorado River.

The proposed drainage system will be designed with a sufficient capacity to route flows from a 100-year design storm to the Colorado River. Due to the property's close proximity to the river, stormwater detention is not required.

Special flood hazard areas (SFHA) are located along the southern boundary of the proposed development, which appear to affect several proposed building lots. In order to ensure homes and other infrastructure are properly protected from flooding, these areas must be filled and developed in accordance with City of Bastrop and FEMA standards.

PUBLIC COMMENTS:

Notifications to adjacent property owners within 200 feet were mailed on June 25, 2018. (Attachment 3)

POLICY EXPLANATION:

Final Plats are approved by City Council.

Compliance with 2036 Comprehensive Plan:

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

This final plat complies with the Future Land Use Plan. The plat includes 16 single-family lots that will provide single-family detached units. This section is part of the Pecan Park development, in which the total development includes multiple phases that include parks, trails, and recreation facilities.

- Objective 2.4.1: Invest in waste water system expansion in areas that promote infill and contiguous development.

This development is within the City's wastewater service area and is vacant land immediately adjacent to existing development. This subdivision connects to existing wastewater lines and continues the system in an efficient manner

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

The Pecan Park Development includes six different residential lot standards. This plat utilizes the Single Family Select district, which allows 6,000 square foot lots with reduced rear and side setbacks to allow various single-family product types and with varied 20 and 25 foot front setbacks to provide visual appeal.

Local Government Code

- Sec. 212.002. Rules.

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

Bastrop adopted subdivision regulations in 1981. The Code of Ordinances, Chapter 10 – Subdivisions outlines the requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

Section 212.004 Plat Required

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

The applicant has proposed dividing up an undeveloped 5.152 acre tract into 16 single-family lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to the City upon their completion.

- Sec. 212.010. Standards for Approval

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

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

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

The plat conforms to the adopted Transportation Master Plan. The extension of Childers Drive will be dedicated with this plat. The plat also conforms to the Capital Improvement Plan and will install public extensions of the water and wastewater infrastructure.

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

Required improvements and bonds will be furnished before the approval of the Final Plat.

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

The final plat complies with the requirements of the adopted Subdivision Ordinance.

Code of Ordinances Chapter 10 – Subdivisions

- Section 4.20 – Standard Procedure – Final Plat

4.20.1 Submission

- C. The final plat shall be filed with the Director of Planning and Development at least fifteen (15) days prior to the meeting at which approval is requested. Prior to the plat being placed before the Council for consideration, the plat must be accepted as administratively complete by the Director of Planning and Development. A plat that contains the information set forth in paragraph 4.20.2 is considered complete.

Planning and Engineering staff have reviewed the Pecan Park Section 3B Final Plat for compliance with subdivision and utility standards, have deemed the plat administratively complete and that it meets all of the Subdivision Ordinance requirements.

- D. The Director of Planning and Development will mail a notice to each property owner named as required by Section 4.10.1A hereof each and every time that a subdivision proposal is pending before the City Planning and Zoning Commission or City Council which notice shall include the date, place and time of each subdivision, consideration.

A mailed notice was sent to all property owners within 200 feet on June 25, 2018.

RECOMMENDATION:

Consider action to approve Resolution No. R-2018-49 of the City Council of the City of Bastrop, Texas, approving the Pecan Park, Section 3B Final Plat, being 5.152 acres out of the Mozea Rousseau Survey, Abstract 56, located north of the extension of Childers Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolution; and providing an effective date.

ATTACHMENTS:

- Resolution
- Exhibit A: Preliminary Plat
- Attachment 1: Location Map
- Attachment 2: Surrounding Property Owner Notification

RESOLUTION NO. R-2018-49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE PECAN PARK, SECTION 3B FINAL PLAT, BEING 5.152 ACRES OUT OF THE MOZEA ROUSSEAU SURVEY, ABSTRACT 56, LOCATED NORTH OF THE EXTENSION OF CHILDERS DRIVE, WITHIN THE CITY LIMITS OF BASTROP, TEXAS, AS SHOWN IN EXHIBIT A; REPEALING ALL CONFLICTING RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the Texas Local Government Code Section 212 and the City of Bastrop Subdivision Ordinance, the City Council is required to take action regarding certain plats; and

WHEREAS, Ranch Road Development L.L.C. ("the Applicant") has submitted a Final Plat for Pecan Park Section 3B, a residential subdivision; and

WHEREAS, the Final Plat is consistent with the Comprehensive Plan designation of Neighborhood Residential and requirements of the Pecan Park Planned Development (Ord # 2017-14); and

WHEREAS, the Preliminary Plat for Pecan Park Section 3B, 3C, 3D, & 3E was recommended for approval by the Planning & Zoning Commission on June 28, 2018 and City Council on July 10, 2018; and

WHEREAS, the Bastrop Planning and Development Department has reviewed the above-referenced Final Plat and found it is in compliance with the Subdivision Ordinance, and the Pecan Park Planned Development (Ordinance 2017-14) standards; and

WHEREAS, notice of the subdivision was sent in accordance with the Subdivision Ordinance to notify the public.

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

Section 1. The Final Plat known as the Pecan Park Section 3B, being 5.152 acres of the Mozea Rousseau Survey, Abstract 56, located north of the future extension of Childers Drive, within the city limits of Bastrop, Texas is hereby approved, a copy of same being attached hereto as Exhibit "A" and incorporated herein for all purposes.

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: This ordinance shall take effect upon passage and in accordance with the laws of the State of Texas.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 10th day of July, 2018.

APPROVED:

Connie B. Schroeder, Mayor

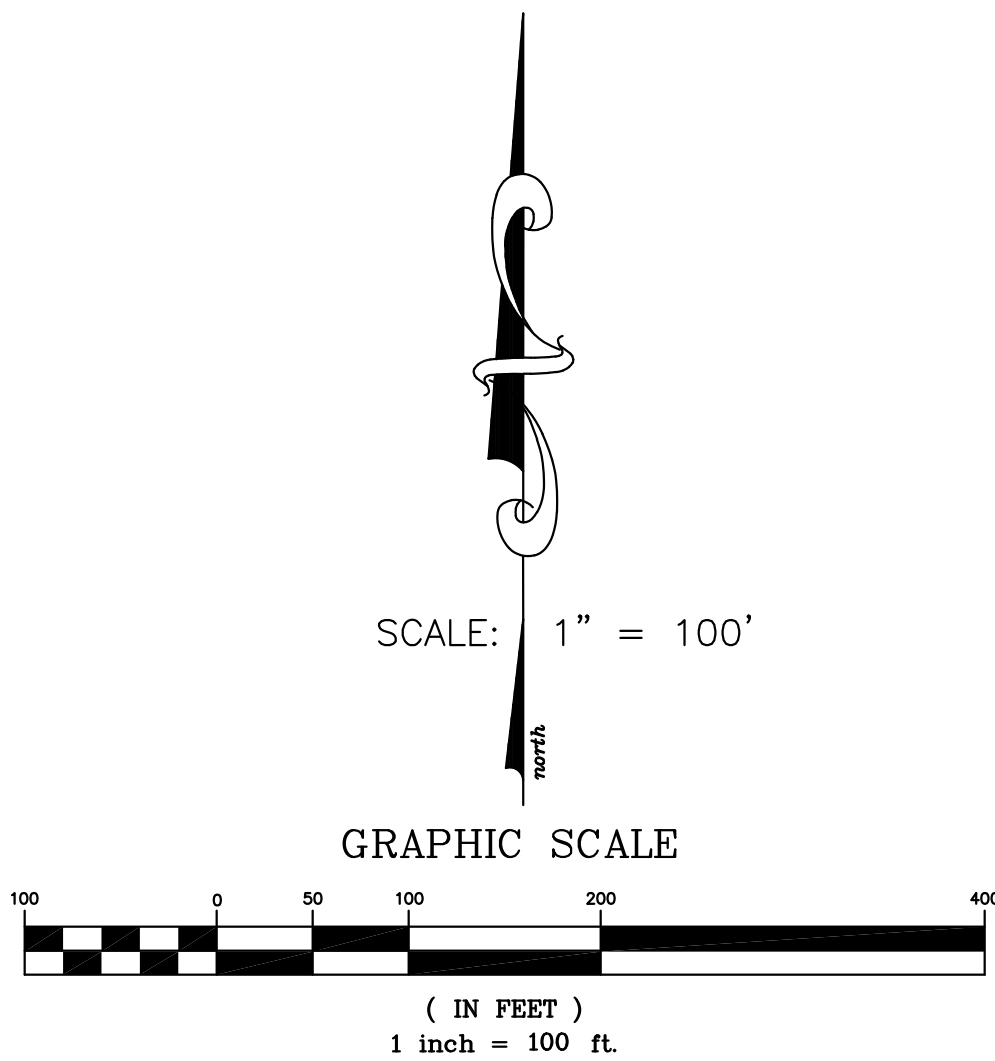
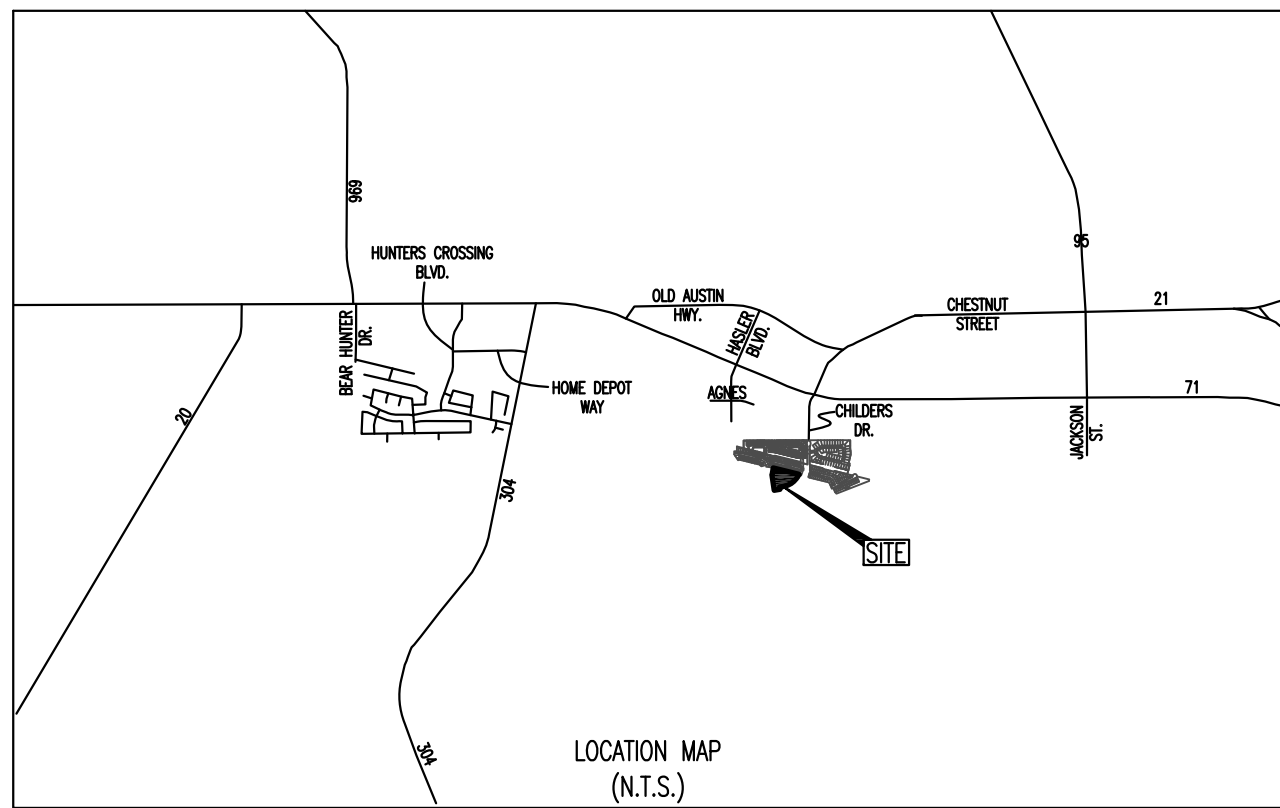
ATTEST:

Ann Franklin, City Secretary

APPROVED AS TO FORM:

Alan Bojorquez, City Attorney

THE FINAL PLAT OF
PECAN PARK SECTION 3B



- LEGEND**
- 1/2" CAPPED IRON ROD SET
 - CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - LOT NUMBER
 - BLOCK LETTER
 - D.E. DRAINAGE EASEMENT
 - L.S.E. LANDSCAPE EASEMENT
 - M.S.L. MEAN SEA LEVEL
 - B.F.E. BASE FLOOD ELEVATION
 - F.F.E. FINISH FLOOR ELEVATION
 - APPROXIMATE FEMA 100 YEAR FLOODPLAIN

DATE: JUNE 27, 2018

OWNER:
RANCH ROAD DEVELOPMENT, LLC.
3140 DYER STREET, SUITE 624
DALLAS, TEXAS 75275

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

TOTAL ACREAGE: 5.152 ACRES
SURVEY: MOZEA ROUSSEAU SURVEY, ABSTRACT No. 56

LANDSCAPE, D.E. LOTS: 1 TOTAL: 0.651 ACRES
RESIDENTIAL LOTS: 16 TOTAL: 3.412 ACRES
LANDSCAPE EASEMENT LOTS: 1 TOTAL: 0.032 ACRES

NO. OF BLOCKS: 1 TOTAL: 1.057 ACRES
R.O.W.:

F.E.M.A. MAP NO. 48021 C 0355E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006



LINEAR FOOTAGE OF RIGHT-OF-WAY				
CHILDERS DRIVE	60' R.O.W.	146	FT	LOCAL
DEEP EDDY COVE	50' R.O.W.	541	FT	LOCAL
TOTAL		687	FT	

REVISION	DATE	COMMENT
1	06/04/2018	CITY OF BASTROP PLAT COMMENTS
2	06/27/2018	CITY OF BASTROP PLAT COMMENTS

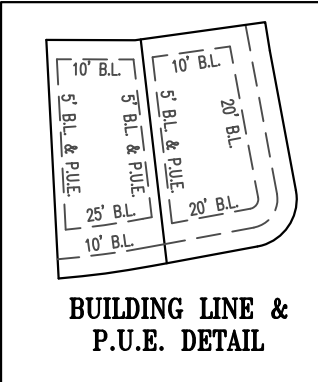
Line Table		
Line #	Length	Direction
L1	80.24	S79°27'47"W
L2	60.00	S10°32'13"E
L3	23.92	N09°05'14"W
L4	44.38	N01°17'59"W
L5	29.89	S67°37'13"E
L7	76.70	S10°32'19"E
L8	76.86	N10°32'19"W
L9	42.35	N02°08'36"E
L10	50.21	N02°08'36"E
L11	45.94	N89°50'53"E
L12	38.07	S89°50'53"W

Line Table		
Line #	Length	Direction
L13	89.06	N78°17'09"W
L14	20.40	S30°03'45"E
L15	65.03	N58°28'03"W
L16	59.06	S89°55'08"W
L17	116.76	N79°27'38"E
L18	94.99	S79°27'47"W
L19	53.32	S73°24'14"W
L20	88.87	S07°01'03"W
L21	61.67	S78°17'09"E
L22	4.77	N64°02'13"E

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent
C1	518.07	520.00	S50°55'17"W	496.91	282.83
C2	39.32	25.00	S55°28'38"E	35.39	25.05
C3	39.48	25.00	S34°13'43"W	35.50	25.21
C4	21.03	25.00	S21°57'05"E	20.41	11.18
C5	160.64	50.00	S45°59'45"W	99.94	1402.33
C6	21.03	25.00	N66°03'25"W	20.41	11.18
C7	38.27	25.00	N45°59'45"E	34.64	24.02
C8	46.60	225.00	N84°13'08"W	46.51	23.38
C9	36.24	175.00	N84°13'08"W	36.18	18.19
C10	29.09	25.00	N44°57'16"W	27.47	16.44
C11	286.17	58.00	N27°01'44"E	72.45	46.39
C12	49.80	225.00	S04°11'51"E	49.70	25.00
C13	38.74	175.00	S04°11'51"E	38.66	19.45
C14	18.30	58.00	N74°43'03"E	18.22	9.22
C15	60.06	58.00	S66°34'43"E	57.42	33.04

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent
C16	32.15	58.00	S21°01'57"E	31.74	16.50
C17	150.65	58.00	S89°15'22"W	111.73	207.89
C18	26.41	25.00	N49°11'40"E	25.20	14.59
C19	13.06	25.00	N03°57'41"E	12.91	6.68
C20	4.49	25.00	N03°00'14"W	4.49	2.25
C21	16.53	25.00	N27°05'55"W	16.24	8.58
C22	50.66	50.00	N17°00'47"W	48.52	27.74
C23	20.55	50.00	N23°45'57"E	20.40	10.42
C24	21.27	50.00	N47°44'35"E	21.11	10.80
C25	49.71	50.00	N88°24'44"E	47.69	27.13
C26	18.45	50.00	S52°32'05"E	18.35	9.33
C27	12.12	225.00	N00°34'25"E	12.11	6.06
C28	37.69	225.00	N05°43'53"W	37.64	18.89
C30	15.72	25.00	S83°41'51"W	15.46	8.13
C31	25.01	58.00	N23°58'38"W	24.82	12.70

LOT ELEVATIONS		
LOT NO.	B.F.E.	MIN. F.F.E.
1	352.0	353.0
2	352.0	353.0
3	352.0	353.0
4	352.0	353.0
5	352.0	353.0
14	352.0	353.0
15	352.0	353.0
16	352.0	353.0



SHEET NO. 1 OF 2 **AP**

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

PATH-J:\4958\SURVEY\FINAL PLAT-PECAN PARK SEC. 3B.DWG

THE FINAL PLAT OF
PECAN PARK SECTION 3B

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

THAT, RANCH ROAD DEVELOPMENT LLC, _____ACTING HEREIN BY AND THROUGH AND BEING THE OWNER OF THAT CERTAIN 174.334 ACRE TRACT OF LAND AS CONVEYED TO RANCH ROAD DEVELOPMENT, LLC., IN DOCUMENT NUMBER 201717048, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF THE MOZEA ROUSSEAU SURVEY, ABSTRACT NUMBER 56, SITUATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 5.152 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"THE FINAL PLAT OF PECAN PARK, SECTION 3B"

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

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

RANCH ROAD DEVELOPMENT, LLC.
3140 DYER STREET, SUITE 624
DALLAS, TEXAS 75275

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

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

_____, COUNTY CLERK, BASTROP COUNTY, TEXAS

BY: DEPUTY

APPROVED AND ACCEPTED THIS
THE ____ DAY OF _____, 20____, BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS.

APPROVED AND ACCEPTED:

CONNIE SCHROEDER,
MAYOR OF THE CITY OF BASTROP, TEXAS

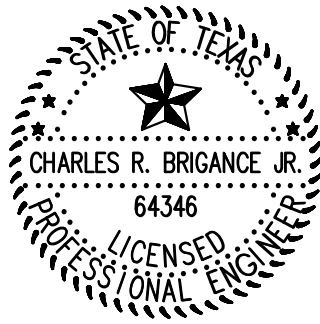
ATTEST:

CITY SECRETARY, CITY OF BASTROP, TEXAS

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

I, CHARLES R. BRIGANCE, JR., P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

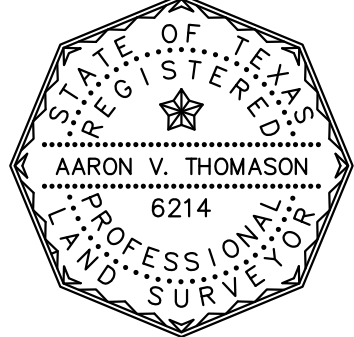
ENGINEERING BY: _____ DATE _____
CHARLES R. BRIGANCE, JR., P.E. NO. 64346
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



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

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

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



FIELD NOTES

BEING ALL THAT CERTAIN 5.152 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE MOZEA ROUSSEAU SURVEY, ABSTRACT NUMBER 56, SITUATED IN BASTROP COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS A PORTION OF THAT CERTAIN 174.334 ACRE TRACT OF LAND, CONVEYED TO RANCH ROAD DEVELOPMENT, LLC, IN DOCUMENT NUMBER 201717048, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, SAID 5.152 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A ½" IRON ROD FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF CHILDERS DRIVE (60' R.O.W.), SAME BEING AT THE SOUTHEAST CORNER OF COMMON AREA 3, PECAN PARK RESIDENTIAL SECTION 3A, RECORDED IN CABINET 6, SLIDE 62-A, PLAT RECORDS, BASTROP COUNTY, TEXAS, ALSO BEING IN THE NORTH BOUNDARY LINE OF SAID 174.334 ACRE TRACT, ALSO BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, OVER AND ACROSS SAID 174.334 ACRE TRACT OF LAND, AND WITH THE NORTHWEST LINE OF SAID CHILDERS DRIVE, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 THROUGH 2,

- 1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 520.00 FEET, AN ARC LENGTH OF 518.07 FEET, AND A CHORD THAT BEARS S50°55'17"W, A DISTANCE OF 496.91 FEET TO A ½" IRON ROD FOUND, AND
- 2) S79°27'47"W, A DISTANCE OF 80.24 FEET TO A ½" IRON ROD FOUND AT THE NORTHWEST TERMINUS OF SAID CHILDERS DRIVE,

THENCE, S10°32'13"E, WITH THE WEST TERMINUS LINE OF SAID CHILDERS DRIVE, AND CONTINUING OVER AND ACROSS SAID 174.334 ACRE TRACT OF LAND, A DISTANCE OF 60.00 FEET TO A ½" IRON ROD FOUND AT THE SOUTHWEST TERMINUS OF SAID CHILDERS DRIVE, SAME BEING AT THE NORTHWEST CORNER OF LOT 2, PECAN PARK, SECTION 6B, RECORDED IN CABINET _____, SLIDE _____, PLAT RECORDS OF BASTROP COUNTY, TEXAS,

THENCE, CONTINUING OVER AND ACROSS SAID 174.334 ACRE TRACT OF LAND, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,

- 1) S79°27'47"W, A DISTANCE OF 148.58 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 2) N10°32'25"W, A DISTANCE OF 322.70 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N09°05'14"W, A DISTANCE OF 23.92 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N01°17'59"W, A DISTANCE OF 44.38 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 5) N07°21'03"E, A DISTANCE OF 169.02 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER IN THE SOUTHWEST LINE OF LOT 53, OF SAID PECAN PARK, SECTION 3A, SAME BEING IN THE NORTH LINE OF SAID 174.334 ACRE TRACT OF LAND, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE NORTH LINE OF SAID 174.334 ACRE TRACT AND THE SOUTH LINE OF SAID PECAN PARK SECTION 3A, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

1. S78°16'57"E, A DISTANCE OF 627.35 FEET TO A ½" IRON ROD FOUND FOR CORNER, AND
2. S67°37'13"E, A DISTANCE OF 29.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.152 ACRES OF LAND.

BLOCK	LOT	SQ. FT.
A	1	9,450
A	2	10,071
A	3	8,373
A	4	9,211
A	5	7,689
A	6	8,227
A	7	8,403
A	8	8,562
A	9	8,942
A	10	8,530
A	11	9,646
A	12	18,996
A	13	7,746
A	14	8,234
A	15	8,110
A	16	8,404
A	27	28,360
A	28	1,402

FLOOD PLAIN NOTE:

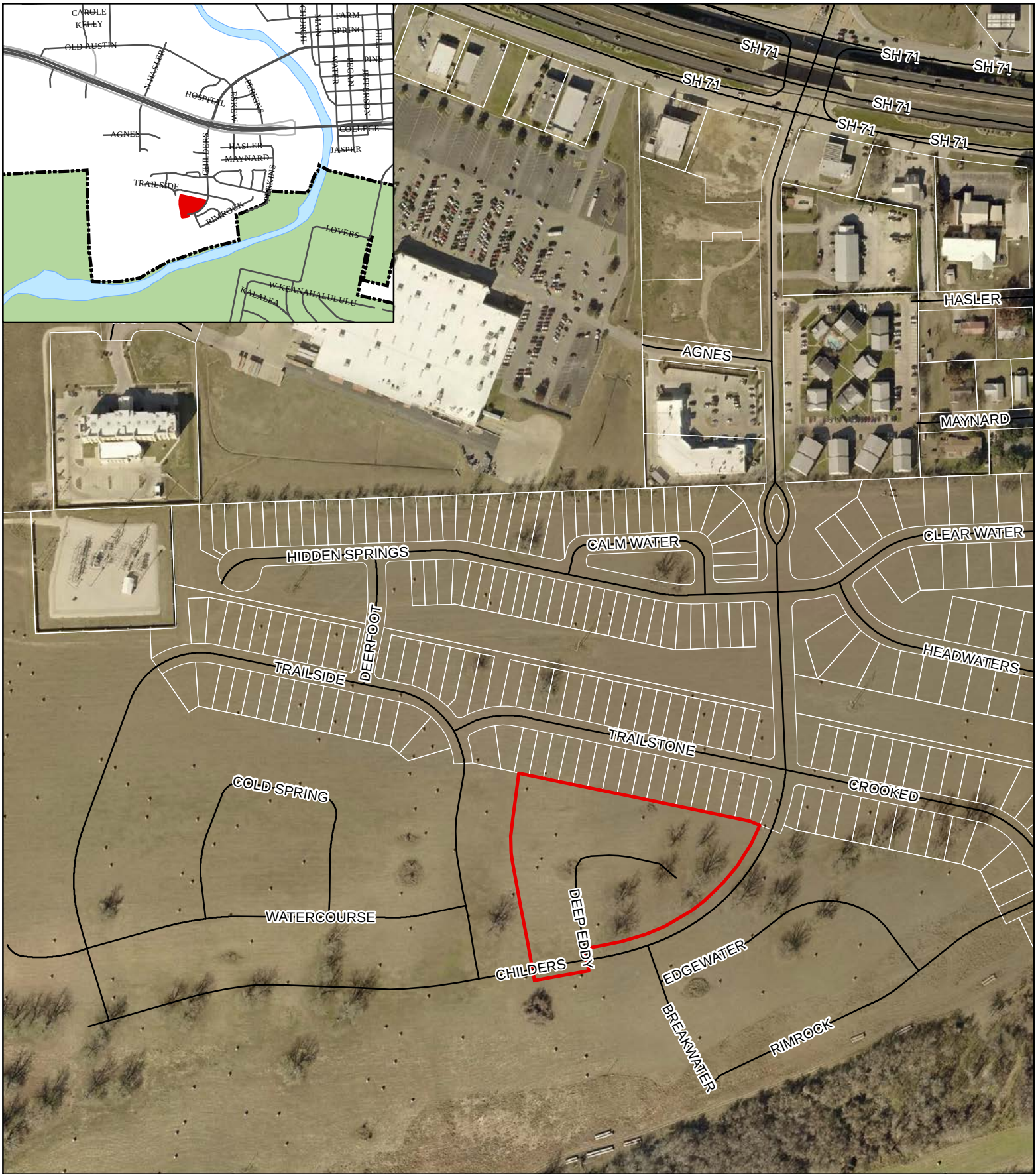
A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE AE, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021 C 0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193, AS MODIFIED BY CLOMR CASE # 06-06-B026R, DATED JULY 31, 2006.

BENCHMARK INFORMATION:

BM #1: COTTON SPINDLE SET IN THE SOUTHWEST EDGE OF PAVEMENT OF TRAILSIDE LANE, +/- 160' SOUTHWEST OF INTERSECTION OF DEERFOOT TRAIL. ELEVATION (NAVD88) = 358.31'

SHEET NO. 2 OF 2

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



0 85 170 340 Feet

Attachment 1 Location Map Final Plat Pecan Park 3B



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

Date: 6/25/2018



**Notice of Pending Subdivision Approval
City of Bastrop
City Council**

Dear Property Owner:

The **City Council** will hold a meeting on **Tuesday, July 10, 2018 at 6:30 p.m.** in the **City Hall Council Chambers** located at **1311 Chestnut Street, Bastrop, Texas** to consider approval of the Pecan Park, Section 3B Final Plat, being 5.152 acres out of the Mozea Rousseau Survey, Abstract 56, located north of the extension of Childers Drive, within the city limits of Bastrop, Texas.

Owner/Applicant: Ranch Road Development, LLC/ Scott Miller

Address: North of the extension of Childers Drive, within the city limits of Bastrop, Texas.

Legal Description: 5.152 acres out of the Mozea Rousseau Survey, Abstract 56

Number of Lots: 16 residential, 2 landscape and drainage easement lots

The site location map and final plat are attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances Subdivision Regulations.

Property owners wishing to subdivide land must follow the rules within the City Subdivision Regulations, which can be read online at:

https://library.municode.com/tx/bastrop/codes/code_of_ordinances?nodeId=CH10SU

For more information on this project, you can contact the Planning & Development offices at (512) 332-8840, plan@cityofbastrop.org, or visit the office at 1311 Chestnut Street, Bastrop, Texas.



STAFF REPORT

MEETING DATE: July 10, 2018

AGENDA ITEM: 8H

TITLE:

Consider action to approve Resolution No. R-2018-50 of the City Council of the City of Bastrop, Texas, approving the Pecan Park, Section 3C Final Plat, being 4.961 acres out of the Mozea Rousseau Survey, Abstract 56, located north of the extension of Childers Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolution; and providing an effective date.

STAFF REPRESENTATIVE:

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

ITEM DETAILS:

Site Address: North of the extension of Childers Drive (Attachment 1)
Total Acreage: 4.961 acres
Legal Description: 4.961 acres out of the Mozea Rousseau Survey, Abstract 56
Property Owner: Ranch Road Development, LLC/Scott Miller
Agent Contact: Carlson, Brigance, & Doering/Christine Methvin
Existing Use: Vacant/Undeveloped
Existing Zoning: Pecan Park Residential Planned Development
Planned Development District: Single-Family Select (PD SFS)
Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted a Final Plat for the Pecan Park, Section 3C. The Preliminary Plat that includes this section is on the same City Council agenda for approval. The plat is creating 21 single-family detached lots, and two landscape easement lots (Exhibit A). The single-family detached lots allowed under the Single-Family Select district of the Planned Development and have a minimum width of 50 feet and a minimum of 6,000 square feet in size. 812 linear feet of streets will be dedicated for Trailside and Watercourse Way, which will be 50-foot wide residential local collector rights-of-way. 424 linear feet of Childers Drive, which will be a 60-foot wide collector, will be dedicated with this section.

Traffic Impact and Streets

The Preliminary Plat proposes to extend Childers Drive, a collector street, westward to provide the main access for Section 3C. Secondary access will be provided by a connection to Trailside Drive, which will connect to Section 1A. Sidewalks will be installed along all proposed streets, and will connect to the proposed neighborhood trail system.

Utilities

Water service (domestic and fire) will be provided by the City via water line extensions from existing infrastructure located on Childers Drive. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements.

Wastewater collection and treatment will also be provided by the City, and will require the installation of lines that will ultimately connect to an existing wastewater lift station.

There is an existing LCRA substation and electrical easement to the north of the proposed subdivision. The applicant received a subdivision variance on November 12, 2014 to eliminate the requirement for 50 foot setback from high voltage transmission lines.

Drainage

The Preliminary Plat proposes to install an underground storm sewer system designed to drain runoff generated from the development into an existing system located adjacent to Section 6B. The existing system was designed to accommodate this increase in peak flows, and ultimately connects to the Colorado River.

The proposed drainage system will be designed with a sufficient capacity to route flows from a 100-year design storm to the Colorado River. Due to the property's close proximity to the river, stormwater detention is not required.

Special flood hazard areas (SFHA) are located along the southern boundary of the proposed development, which appear to affect several proposed building lots. In order to ensure homes and other infrastructure are properly protected from flooding, these areas must be filled and developed in accordance with City of Bastrop and FEMA standards.

PUBLIC COMMENTS:

Notifications to adjacent property owners within 200 feet were mailed on June 25, 2018. (Attachment 3)

POLICY EXPLANATION:

Final Plats are approved by City Council.

Compliance with 2036 Comprehensive Plan:

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

This final plat complies with the Future Land Use Plan. The plat includes 21 single-family lots that will provide single-family detached units. This section is part of the Pecan Park development, in which the total development includes multiple phases that include parks, trails, and recreation facilities.

- Objective 2.4.1: Invest in waste water system expansion in areas that promote infill and contiguous development.

This development is within the City's wastewater service area and is vacant land immediately adjacent to existing development. This subdivision connects to existing wastewater lines and continues the system in an efficient manner

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

The Pecan Park Development includes six different residential lot standards. This plat utilizes the Single Family Select district, which allows 6,000 square foot lots with reduced rear and side setbacks to allow various single-family product types and with varied 20 and 25 foot front setbacks to provide visual appeal.

Local Government Code

- Sec. 212.002. Rules.

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

Bastrop adopted subdivision regulations in 1981. The Code of Ordinances, Chapter 10 – Subdivisions outlines the requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

Section 212.004 Plat Required

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

The applicant has proposed dividing up an undeveloped 5.152 acre tract into 16 single-family lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to the City upon their completion.

- Sec. 212.010. Standards for Approval

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

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

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

The plat conforms to the adopted Transportation Master Plan. The extension of Childers Drive will be dedicated with this plat. The plat also conforms to the Capital Improvement Plan and will install public extensions of the water and wastewater infrastructure.

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

Required improvements and bonds will be furnished before the approval of the Final Plat.

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

The final plat complies with the requirements of the adopted Subdivision Ordinance.

Code of Ordinances Chapter 10 – Subdivisions

- Section 4.20 – Standard Procedure – Final Plat

4.20.1 Submission

- C. The final plat shall be filed with the Director of Planning and Development at least fifteen (15) days prior to the meeting at which approval is requested. Prior to the plat being placed before the Council for consideration, the plat must be accepted as administratively complete by the Director of Planning and Development. A plat that contains the information set forth in paragraph 4.20.2 is considered complete.

Planning and Engineering staff have reviewed the Pecan Park Section 3C Final Plat for compliance with subdivision and utility standards, have deemed the plat administratively complete and that it meets all of the Subdivision Ordinance requirements.

- D. The Director of Planning and Development will mail a notice to each property owner named as required by Section 4.10.1A hereof each and every time that a subdivision proposal is pending before the City Planning and Zoning Commission or City Council which notice shall include the date, place and time of each subdivision, consideration.

A mailed notice was sent to all property owners within 200 feet on June 25, 2018.

RECOMMENDATION:

Consider action to approve Resolution No. R-2018-50 of the City Council of the City of Bastrop, Texas, approving the Pecan Park, Section 3C Final Plat, being 4.961 acres out of the Mozea Rousseau Survey, Abstract 56, located north of the extension of Childers Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolution; and providing an effective date.

ATTACHMENTS:

- Resolution
- Exhibit A: Final Plat
- Attachment 1: Location Map
- Attachment 2: Surrounding Property Owner Notification

RESOLUTION NO. R-2018-50

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE PECAN PARK, SECTION 3C FINAL PLAT, BEING 4.961 ACRES OUT OF THE MOZEA ROUSSEAU SURVEY, ABSTRACT 56, LOCATED NORTH OF THE EXTENSION OF CHILDERS DRIVE, WITHIN THE CITY LIMITS OF BASTROP, TEXAS, AS SHOWN IN EXHIBIT A; REPEALING ALL CONFLICTING RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the Texas Local Government Code Section 212 and the City of Bastrop Subdivision Ordinance, the City Council is required to take action regarding certain plats; and

WHEREAS, Ranch Road Development L.L.C. ("the Applicant") has submitted a Final Plat for Pecan Park Section 3C, a residential subdivision; and

WHEREAS, the Final Plat is consistent with the Comprehensive Plan designation of Neighborhood Residential and requirements of the Pecan Park Planned Development (Ord # 2017-14); and

WHEREAS, the Preliminary Plat for Pecan Park Section 3B, 3C, 3D, & 3E was recommended for approval by the Planning & Zoning Commission on June 28, 2018 and City Council on July 10, 2018; and

WHEREAS, the Bastrop Planning and Development Department has reviewed the above-referenced Final Plat and found it is in compliance with the Subdivision Ordinance, and the Pecan Park Planned Development (Ordinance 2017-14) standards; and

WHEREAS, notice of the subdivision was sent in accordance with the Subdivision Ordinance to notify the public.

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

Section 1. The Final Plat known as the Pecan Park Section 3C, being 4.961 acres of the Mozea Rousseau Survey, Abstract 56, located north of the future extension of Childers Drive, within the city limits of Bastrop, Texas is hereby approved, a copy of same being attached hereto as Exhibit "A" and incorporated herein for all purposes.

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: This ordinance shall take effect upon passage and in accordance with the laws of the State of Texas.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 10th day of July, 2018.

APPROVED:

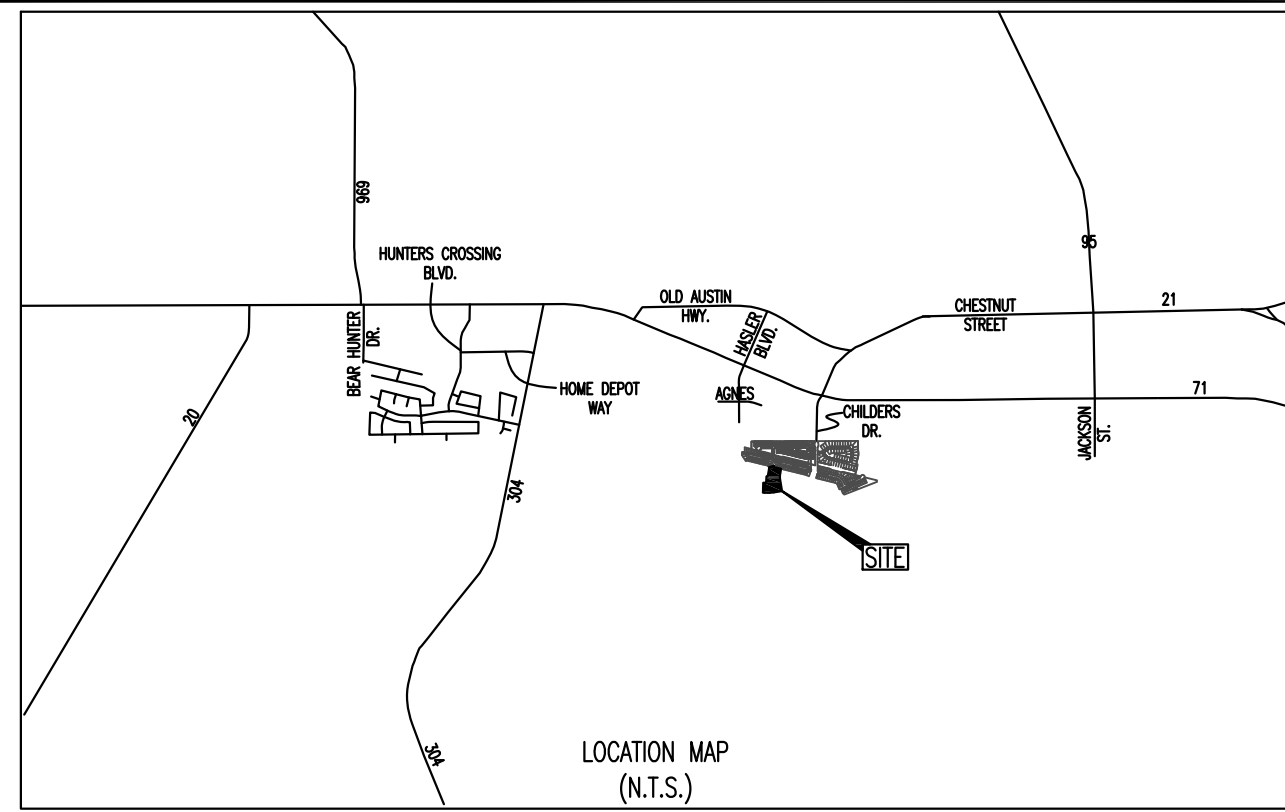
Connie B. Schroeder, Mayor

ATTEST:

Ann Franklin, City Secretary

APPROVED AS TO FORM:

Alan Bojorquez, City Attorney



THE FINAL PLAT OF
PECAN PARK SECTION 3C

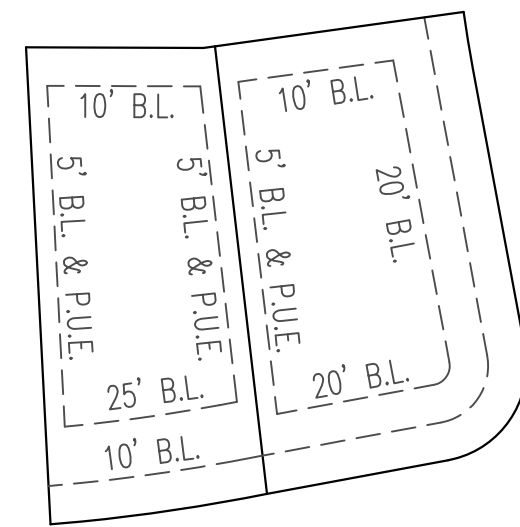


Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent
C1	42.15	175.00	S09°19'54"E	42.05	21.18
C2	209.19	970.00	S85°38'28"W	208.78	105.00
C3	38.61	225.00	N02°29'05"E	38.56	19.35
C4	86.11	275.00	N01°34'11"W	85.76	43.41
C5	39.77	25.00	N54°58'46"W	35.70	25.50
C6	39.27	25.00	S34°27'41"W	35.36	25.00
C7	39.26	25.00	N55°32'00"W	35.35	24.99
C8	98.20	525.00	N84°49'56"E	98.06	49.24
C9	88.85	475.00	S84°49'56"W	88.72	44.55
C10	39.28	25.00	N34°28'00"E	35.36	25.01
C11	101.77	325.00	S01°34'11"E	101.35	51.30
C12	30.03	175.00	S02°29'05"W	29.99	15.05
C13	14.02	275.00	S05°56'25"W	14.02	7.01

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent
C14	72.09	275.00	S03°01'51"E	71.88	36.25
C15	36.16	25.00	N38°01'45"E	33.09	22.07
C16	3.11	25.00	N06°58'21"W	3.11	1.56
C17	37.45	525.00	S81°31'01"W	37.44	18.73
C18	48.16	525.00	S86°11'18"W	48.14	24.10
C19	12.59	525.00	S89°30'13"W	12.59	6.30
C20	39.92	475.00	N87°46'59"E	39.91	19.97
C21	48.93	475.00	N82°25'28"E	48.91	24.49
C22	15.05	325.00	N09°12'49"W	15.05	7.53
C23	47.15	325.00	N03°43'51"W	47.10	23.61
C24	39.57	325.00	N03°54'46"E	39.55	19.81
C25	72.18	175.00	N04°24'54"W	71.67	36.61

Line Table		
Line #	Length	Direction
L1	50.00	N87°34'07"E
L2	44.38	S01°17'59"E
L3	23.92	S09°05'14"E
L4	60.00	N10°32'13"W
L5	8.00	S79°27'47"W
L6	20.06	S89°48'33"E
L7	45.62	N55°24'56"E
L8	46.55	N01°49'26"E
L9	56.00	N79°28'25"E

Line Table		
Line #	Length	Direction
L10	36.95	S89°48'33"E
L11	16.90	N89°48'33"W
L12	55.97	S79°27'31"W
L13	73.99	S10°32'25"E
L14	141.15	S79°27'31"W
L15	96.22	S89°49'27"E
L16	68.40	N82°06'38"E
L17	61.27	N49°47'54"W



BUILDING LINE &
P.U.E. DETAIL
SCALE 1" = 50'

DATE: JUNE 21, 2018

OWNER:
RANCH ROAD DEVELOPMENT, LLC.
3140 DYER STREET, SUITE 624
DALLAS, TEXAS 75275

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

TOTAL ACREAGE: 4.643 ACRES
SURVEY: MOZEA ROUSSEAU SURVEY, ABSTRACT No. 56

RESIDENTIAL LOTS: 21 TOTAL: 3.228 ACRES
LANDSCAPE EASEMENT LOTS: 2 TOTAL: 0.203 ACRES

NO. OF BLOCKS: 3
R.O.W.: TOTAL: 1.53 ACRES

F.E.M.A. MAP NO. 48021 C 0355E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

LINEAR FOOTAGE OF RIGHT-OF-WAY			
CHILDERS DRIVE	60' R.O.W.	195 FT	LOCAL
TRAILSIDE LANE	50' R.O.W.	261 FT	LOCAL
WATERCOURSE WAY	50' R.O.W.	551 FT	LOCAL
TOTAL		1007 FT	

SHEET NO. 1 OF 2 (AP)



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

PATH-J:\4958\SURVEY\FINAL PLAT-PECAN PARK SEC. 3C.DWG

THE FINAL PLAT OF
PECAN PARK SECTION 3C

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

THAT, RANCH ROAD DEVELOPMENT LLC, _____ACTING HEREIN BY AND THROUGH AND BEING THE OWNER OF THAT CERTAIN 174.334 ACRE TRACT OF LAND AS CONVEYED TO RANCH ROAD DEVELOPMENT, LLC., IN DOCUMENT NUMBER 201717048, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF THE MOZEA ROUSSEAU SURVEY, ABSTRACT NUMBER 56, SITUATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 4.961 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"THE FINAL PLAT OF PECAN PARK, SECTION 3C"

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

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

RANCH ROAD DEVELOPMENT, LLC.
3140 DYER STREET, SUITE 624
DALLAS, TEXAS 75275

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

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

_____, COUNTY CLERK, BASTROP COUNTY, TEXAS

BY: DEPUTY

APPROVED AND ACCEPTED THIS
THE ____ DAY OF _____, 20____, BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS.

APPROVED AND ACCEPTED:

CONNIE SCHROEDER,
MAYOR OF THE CITY OF BASTROP, TEXAS

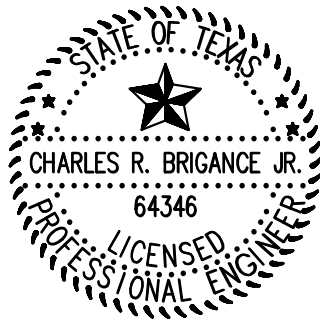
ATTEST:

CITY SECRETARY, CITY OF BASTROP, TEXAS

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

I, CHARLES R. BRIGANCE, JR., P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

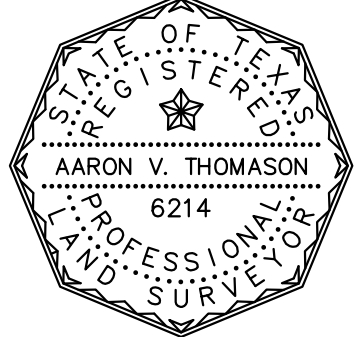
ENGINEERING BY: _____ DATE _____
CHARLES R. BRIGANCE, JR., P.E. NO. 64346
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



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

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

SURVEYED BY: _____ DATE _____
AARON V. THOMASON - R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



FIELD NOTES

BEING ALL THAT CERTAIN 4.961 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE MOZEA ROUSSEAU SURVEY, ABSTRACT NUMBER 56, SITUATED IN BASTROP COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS A PORTION OF THAT CERTAIN 174.334 ACRE TRACT OF LAND, CONVEYED TO RANCH ROAD DEVELOPMENT, LLC, IN DOCUMENT NUMBER 201717048, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, SAID 4.961 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED IRON ROD FOUND AT THE SOUTH CORNER OF LOT 50, PECAN PARK RESIDENTIAL SECTION 3A, RECORDED IN CABINET 6, SLIDE 62-A, PLAT RECORDS, BASTROP COUNTY, TEXAS, SAME BEING IN THE NORTH LINE OF SAID 174.334 ACRE TRACT, FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, AND FROM WHICH A CAPPED IRON ROD FOUND IN THE NORTH LINE OF SAID 174.334 ACRE TRACT OF LAND, SAME BEING AT THE SOUTHWEST CORNER OF LOT 49 AND THE COMMON SOUTHEAST CORNER OF LOT 48, OF SAID PECAN PARK RESIDENTIAL, SECTION 3A, BEARS N49°47'54"W, A DISTANCE OF 61.27 FEET,

THENCE, WITH THE NORTH LINE OF SAID 174.334 ACRE TRACT OF LAND, AND THE SOUTH LINE OF SAID PECAN PARK RESIDENTIAL SECTION 3A, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

- 1) N73°46'05"E, WITH THE SOUTHEAST LINE OF SAID LOT 50, A DISTANCE OF 120.00 FEET TO A CAPPED IRON ROD FOUND AT THE EAST CORNER OF SAID LOT 50, SAME BEING IN THE WEST RIGHT-OF-WAY LINE OF TRAILSIDE LANE (50' R.O.W.), ALSO BEING AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT, FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 42.15 FEET, AND A CHORD THAT BEARS S09°19'54"E, A DISTANCE OF 42.05 FEET TO A CAPPED IRON ROD FOUND AT THE SOUTHWEST TERMINUS OF SAID TRAILSIDE LANE, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 3) N87°34'07"E, WITH THE SOUTH TERMINUS LINE OF SAID TRAILSIDE LANE, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD FOUND FOR CORNER, SAME BEING AT THE SOUTHWEST CORNER OF LOT 51, OF SAID PECAN PARK RESIDENTIAL SECTION 3A,
- 4) S78°16'57"E, A DISTANCE OF 126.24 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" IN THE SOUTH LINE OF LOT 53, OF SAID PECAN PARK RESIDENTIAL, SECTION 3A, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND FROM WHICH A CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 68, AND THE COMMON SOUTHWEST CORNER OF COMMON AREA 3, OF SAID PECAN PARK RESIDENTIAL, SECTION 3A, BEARS S78°16'57"E, A DISTANCE OF 627.35 FEET,

THENCE, OVER AND ACROSS SAID 174.334 ACRE TRACT OF LAND, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES, NUMBERED 1 THROUGH 14,

- 1) S07°21'03"W, A DISTANCE OF 169.02 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) S01°17'59"E, A DISTANCE OF 44.38 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) S09°05'14"E, A DISTANCE OF 23.92 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) S10°32'25"E, A DISTANCE OF 322.70 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND FROM WHICH A CAPPED IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 2, PECAN PARK, SECTION 6A, RECORDED IN CABINET _____, SLIDE _____, PLAT RECORDS OF BASTROP COUNTY, TEXAS BEARS N79°27'47"E, A DISTANCE OF 148.58 FEET,
- 5) S79°27'47"W, A DISTANCE OF 203.01 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 6) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1030.00 FEET, AN ARC LENGTH OF 228.07 FEET, AND A CHORD THAT BEARS S85°48'23"W, A DISTANCE OF 227.60 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 7) N02°08'59"E, A DISTANCE OF 77.70 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 8) S89°49'27"E, A DISTANCE OF 4.98 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 9) N00°10'33"E, A DISTANCE OF 170.02 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 10) S89°48'33"E, A DISTANCE OF 20.06 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 11) N00°10'33"E, A DISTANCE OF 156.95 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 12) N55°24'56"E, A DISTANCE OF 45.62 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 13) N07°20'59"E, A DISTANCE OF 162.48 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 14) N01°49'26"E, A DISTANCE OF 46.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.961 ACRES OF LAND.

BLOCK	LOT	SQ. FT.
A	17	6,000
A	18	6,000
A	19	6,000
A	20	6,000
A	21	6,007
A	22	7,394
A	23	6,377
A	24	6,134
A	25	9,211
A	26	4,259

B	1	8,680
B	2	6,003
B	3	6,006
B	4	6,644
B	5	8,416
B	6	7,844
B	7	6,415
B	8	6,701

D	1	8,246
D	2	6,374
D	3	6,528
D	4	6,117
D	20	4580

FLOOD PLAIN NOTE:

A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE AE, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021 C 0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193, AS MODIFIED BY CLOMR CASE # 06-06-B025R, DATED JULY 31, 2006.

BENCHMARK INFORMATION:

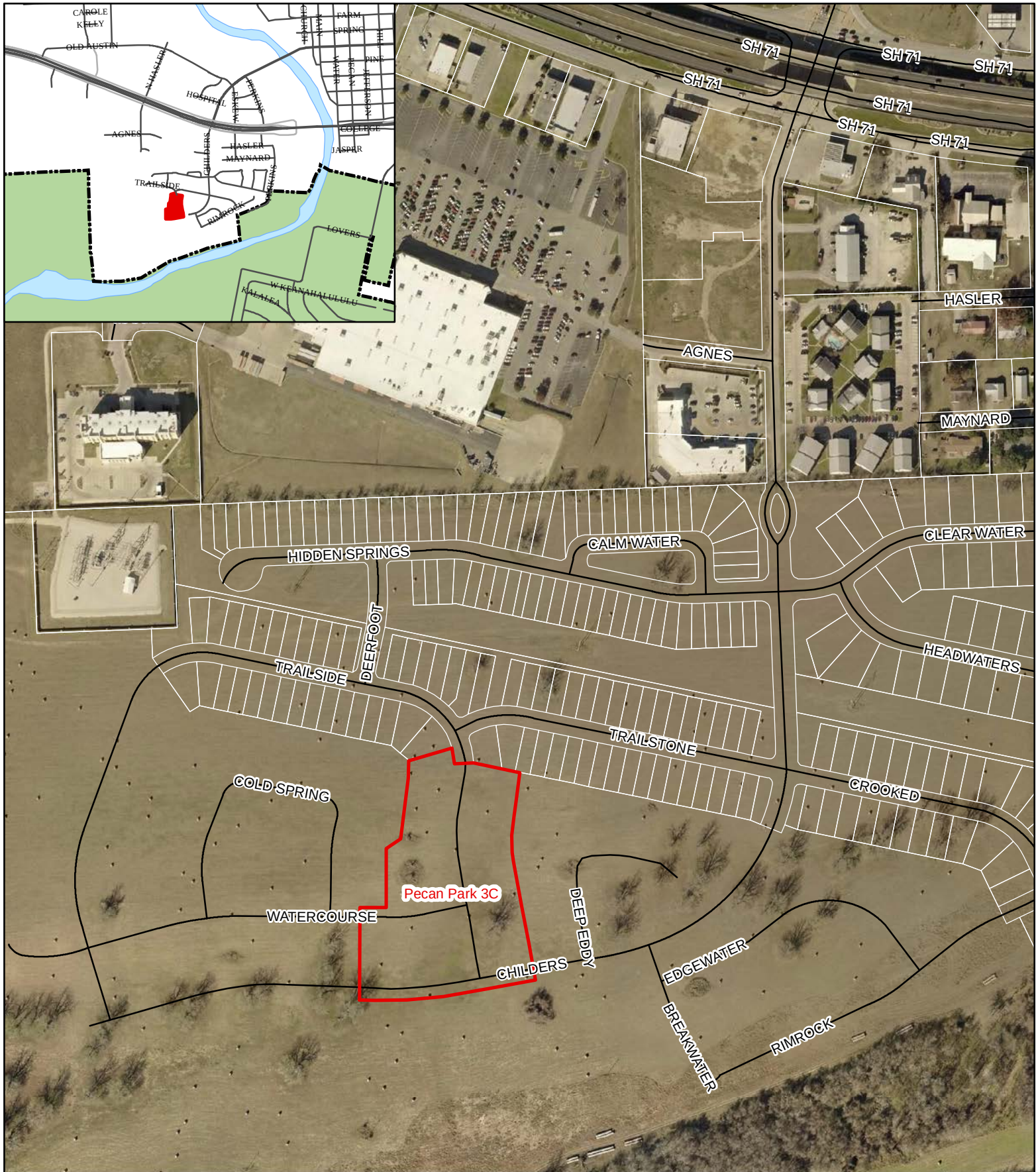
BM #1: COTTON SPINDLE SET IN THE SOUTHWEST EDGE OF PAVEMENT OF TRAILSIDE LANE, +/- 160' SOUTHWEST OF INTERSECTION OF DEERFOOT TRAIL. ELEVATION (NAVD88) = 358.31'

SHEET NO. 2 OF 2





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



0 85 170 340 Feet

Attachment 1 Location Map Final Plat Pecan Park 3C



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

Date: 6/25/2018

**Notice of Pending Subdivision Approval
City of Bastrop
City Council**



Dear Property Owner:

The **City Council** will hold a meeting on **Tuesday, July 10, 2018 at 6:30 p.m.** in the **City Hall Council Chambers** located at **1311 Chestnut Street, Bastrop, Texas** to consider approval of the Pecan Park, Section 3C Final Plat, being 4.961 acres out of the Mozea Rousseau Survey, Abstract 56, located north of the extension of Childers Drive, within the city limits of Bastrop, Texas.

Owner/Applicant: Ranch Road Development, LLC/ Scott Miller

Address: North of the extension of Childers Drive, within the city limits of Bastrop, Texas.

Legal Description: 4.961 acres out of the Mozea Rousseau Survey, Abstract 56

Number of Lots: 21 residential, 2 landscape easement lots

The site location map and final plat are attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances Subdivision Regulations.

Property owners wishing to subdivide land must follow the rules within the City Subdivision Regulations, which can be read online at:

https://library.municode.com/tx/bastrop/codes/code_of_ordinances?nodeId=CH10SU

For more information on this project, you can contact the Planning & Development offices at (512) 332-8840, plan@cityofbastrop.org, or visit the office at 1311 Chestnut Street, Bastrop, Texas.



STAFF REPORT

MEETING DATE: July 10, 2018

AGENDA ITEM: 9A

TITLE:

Consider action to approve Resolution No. R-2018-54 of the City Council of the City of Bastrop, Texas approving a list of qualified consulting firms; authorizing the City Manager to execute all necessary documents; providing for a repealing clause; and establishing an effective date.

STAFF REPRESENTATIVE:

Trey Job, Managing Director of Public Works & Leisure Services

BACKGROUND/HISTORY:

Title 10, Subtitle F, Chapter 2254, Subchapter A of the Government Code of Texas requires governmental entities to select a provider or a group or association of providers of professional services such as accounting, architecture, landscape architecture, land surveying, and professional engineering based on demonstrated competence and qualifications prior to negotiating on price.

The City of Bastrop, Texas has upcoming projects for which various consulting services are needed that require more staff time or expertise than are currently available to handle the workload. In order to meet State Law and have the ability to act quickly, when needed, a Request for Qualifications (RFQ) was created to establish a list of qualified consulting firms having the skills to assist with civil engineering, geotechnical engineering, hydraulic and hydrologic engineering, surveying, traffic engineering and analysis, construction inspection and management, landscape architecture, land planning, and architecture. This list of qualified consulting firms shall be approved by City Council for a period of five (5) years with two (2) possible one-year annual renewals on an individual firm basis.

Qualification statements were due from firms on February 1, 2018. The RFQ specified the evaluation criteria to be used for establishing the list of qualified consulting firms, which was (1) Qualification of Firm – 25%, (2) Firm Experience on Similar Projects – 20%, (3) Professional References that Demonstrate Long-Term Relationship with Clients – 20%, (4) Available Resources to Complete Project, and (5) Project Approach – 15%. The City of Bastrop received forty-nine (49) responses to the RFQ. Realizing the daunting task of reading each response and evaluating it according to the specified criteria, Staff postponed bringing forward a list of qualified consulting firms until every response could be thoroughly vetted.

The review team included Lynda Humble, City Manager; Jerry Palady, Interim Director of Engineering & Development; Curtis Hancock, Assistant Director of Public Works; Tracy Waldron, Chief Financial Officer; and Trey Job, Managing Director of Public Works & Leisure Services.

After careful review and deliberations of all submittals along with conducting multiple interviews, Staff recommends the following list of qualified firms for Council approval:

Civil Engineering:

- Water/Wastewater: Walker Partners, Halff, Freese & Nichols, Kimley Horn, KSA
- Streets/Drainage: Walker Partners, Halff, Freese & Nichols, Strand Associates
- Sidewalks/Trails: Kimley Horn, Strand Associates, MWM Design Group, RPS Group, Binkley & Barfield

Geotech: Terracon Consultants, Intertek-PSI

Hydraulic & Hydrology: Halff, Freese & Nichols, Kimley Horn, Strand Associates

Land Survey: Walker Partners, Halff, Strand Associates, M&S Engineering, Steger Bizzell

Traffic: Freese & Nichols, Kimley Horn, Strand Associates, Burgess & Niple

Construction Management: Freese & Nichols, Strand Associates, Intertek-PSI

Land Planning: Halff, Freese & Nichols, Kimley Horn, MWM Design Group

Architecture: Freese & Nichols, MWM Design, Negrete & Kolar Architecture

Please note that there are several firms that were unable to meet Staff's schedule for interviews. Once those firms have been interviewed, Staff will bring forward additional consulting firms to be included on this list of qualified vendors.

POLICY EXPLANATION:

Under the Government Code, Title 10. General Government, Subtitle f. State and Local Contracts and Fund Management, Chapter 2254. Professional and Consulting Services Subchapter A. Professional Services, allows the City to select professional service providers based on the demonstrated competence and qualifications to perform the requested services; and for a fair and reasonable price.

RECOMMENDATION:

Consider action to approve Resolution No. R-2018-54 of the City Council of the City of Bastrop, Texas approving a list of qualified consulting firms; authorizing the City Manager to execute all necessary documents; providing for a repealing clause; and establishing an effective date.

ATTACHMENTS:

- Resolution
- Request for Qualifications for Professional Architecture, Engineering, Planning, and Surveying Services

RESOLUTION NO. R-2018-54

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS APPROVING A LIST OF QUALIFIED ENGINEERS; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR A REPEALING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, The Government Code, Title 10, General Government, Subtitle F, State and Local Contracts and Fund Management, Chapter 2254, Professional and Consulting Services Subchapter A, Professional Services, requires governmental entities to select a provider or a group or association of providers of professional services such as accounting, architecture, landscape architecture, land surveying, and professional engineering based on demonstrated competence and qualifications prior to negotiating on price; and

WHEREAS, the City of Bastrop, Texas developed a Request for Qualifications (RFQ) for qualified consulting firms having the skills to assist with civil engineering, geotechnical engineering, hydraulic and hydrologic engineering, surveying, traffic engineering and analysis, construction inspection and management, landscape architecture, land planning, and architecture for a period of five (5) years with two (2) possible one year annual renewals on an individual firm basis; and

WHEREAS, the City of Bastrop, Texas is seeking to establish a relationship with multiple firms, who will serve as a member of the "Bastrop Team" as the City plans for and addresses the anticipated significant growth and its impact on existing and future infrastructure.

WHEREAS, the City of Bastrop, Texas operates with a lean staffing structure and seeks to establish a five-year relationship with firms who are interested in making a difference in the development of a community rather than simply participating in individual projects.

WHEREAS, the City Council has appointed the City Manager as the Chief Administrative Officer of the City; and

WHEREAS, The City Manager is responsible for the proper administration of all affairs of the City; and

WHEREAS, The City of Bastrop has thoroughly vetted each firm's response to the Request for Qualifications, and has established a list of qualified consulting firms for approval by City Council.

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

Section 1: That the City of Bastrop City Council will use the list of qualified consulting firms as a means to ensure Government Code of Texas Title 10, Subtitle F, Chapter 2254, Subchapter A has been met, which is as follows:

Civil Engineering:

- Water/Wastewater: Walker Partners, Halff, Freese & Nichols, Kimley Horn, KSA
- Streets/Drainage: Walker Partners, Halff, Freese & Nichols, Strand Associates
- Sidewalks/Trails: Kimley Horn, Strand Associates, MWM Design Group,

	RPS Group, Binkley & Barfield
Geotech:	Terracon Consultants, Intertek-PSI
Hydraulic & Hydrology:	Halff, Freese & Nichols, Kimley Horn, Strand Associates
Land Survey:	Walker Partners, Halff, Strand Associates, M&S Engineering, Steger Bizzell
Traffic:	Freese & Nichols, Kimley Horn, Strand Associates, Burgess & Niple
Construction Management:	Freese & Nichols, Strand Associates, Intertek-PSI
Land Planning:	Halff, Freese & Nichols, Kimley Horn, MWM Design Group
Architecture:	Freese & Nichols, MWM Design, Negrete & Kolar Architecture

Section 2: That the City Manager is hereby authorized execute all necessary documents to engage the services of the list of qualified consulting firms.

Section 3: 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 4: 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 this 10th day of July, 2018.

APPROVED:

Connie B. Schroeder, Mayor

ATTEST:

Ann Franklin, City Secretary

APPROVED AS TO FORM:

Alan Bojorquez, City Attorney

**REQUEST FOR QUALIFICATIONS
FOR
Professional Architectural, Engineering,
Planning, and Surveying Services**





**CITY OF BASTROP, TEXAS
REQUEST FOR QUALIFICATIONS (RFQ)
ARCHITECTURAL, ENGINEERING, PLANNING,
AND SURVEYING SERVICES**

The City of Bastrop, Texas ("City") is requesting Statements of Qualifications from firms and individuals desiring to perform professional architectural, engineering, planning, and surveying services for the City. Any firm desiring to provide any form of service that is subject to procurement under Title 10, Subtitle F, Chapter 2254, Subchapter A of the Government Code of Texas are invited to submit. A List of Qualified Architectural, Surveying, Planning, and Engineering Services shall be approved by the City Council for a period of five (5) years with two (2) possible one-year annual renewals on an individual firm basis.

One (1) original and five (5) copies of the qualification statements shall be addressed to Wesley Brandon, P.E., City Engineer, City of Bastrop, TX, 1311 Chestnut Street, Bastrop, TX 78602. **SEALED QUALIFICATIONS SHALL BE CLEARLY LABELED "RFQ – ENGINEERING ETC." AND SHALL BE RECEIVED NO LATER THAN 3:00 PM ON FEBRUARY 1, 2018.**

A RFQ Conference will be held on Thursday, January 18, 2018 at 10:00 a.m. in the City Council Conference Room, Bastrop City Hall, 1311 Chestnut Street, Bastrop, TX to answer any questions or get additional information on City's future plans. Proposals will not be accepted by email or facsimile.

Instructions for preparation of the RFQ may be downloaded from the City website at www.cityofbastrop.org. Questions or comments may be addressed to Wesley Brandon, P.E. at the address above or by phone at 512-332-8846 or by email at wbrandon@cityofbastrop.org.

The City of Bastrop, Texas encourages Disadvantaged Business Enterprises to participate. Bastrop is an equal opportunity employment provider and does not discriminate on the basis of race, color, national, origin, gender, religion, age, or disability in employment or the provisions of services. Bastrop reserves the right to accept or reject any or all submittals, to waive technicalities, and to take whatever action is in the best interest of the City of Bastrop and its citizens.

SCHEDULE FOR PROPOSAL SUBMISSION

The City will make every effort to adhere to the following schedule:

- | | |
|--|------------------------------|
| • City of Bastrop Website Posting | Thursday, January 4, 2018 |
| • Notice of RFQ in Official Newspaper | Thursday, January 4, 2018 |
| | Thursday, January 11, 2018 |
| • RFQ Conference to Answer Questions | Tuesday, January 18, 2018 |
| • Statement of Qualifications Due | Thursday, February 1, 2018 |
| • Selection Committee Rates Qualifications | Thursday, February 8, 2018 |
| • Selection Committee Conducts Interviews | Tuesday, February 13, 2018 |
| | Wednesday, February 14, 2018 |
| • Council approves List of Qualified Firms | Tuesday, February 27, 2018 |

PURPOSE

The City of Bastrop, Texas has upcoming projects for which various consulting services are needed that require more staff time or expertise than are currently available to handle the workload. The City desires to pre-qualify firms who are known for their expertise, customer service, quality of work, and cost effectiveness. Through this RFQ process, the City seeks to engage the services of consulting firms having the skills to assist with: civil engineering, geotechnical engineering, hydraulic and hydrologic engineering, surveying, traffic engineering and analysis, construction inspection and management, landscape architecture, land planning, and architecture.

Known as the “Heart of the Lost Pines,” Bastrop, Texas, is a unique community that couples historic small-town charm with big-city amenities and an exceptional quality of life. The City covers approximately 9.4 square miles and is the county seat of Bastrop County. Bastrop is strategically and centrally located on State Highway 71, with convenient access to Austin-Bergstrom International Airport, and within an easy distance of three major metropolitan areas. With Austin just 30 miles to the west, Houston two hours southeast, and San Antonio one-and-a-half hours to the southwest, Bastrop is in an advantageous position for cultural and economic development.

With a current population of approximately 8,600, Bastrop proudly preserves its historic past while embracing the challenges of modern-day growth and economic needs. It has been named an official Texas Main Street City by the Texas Historical Commission, a designation that helps the City preserve its past, as well as promote responsible growth. The 2010 census showed the City of Bastrop’s population increased 30.93% from the previous census in 2000. It is estimated the City has grown an additional 20.14% since 2010. The projected population for 2021 is 9,345. It is important to note that many individuals who are part of the Bastrop community do not live within the City limits, but do use City services such as the Bastrop Public Library. The City has about 18 square miles under annexation agreements and an additional 154.7 square miles of extraterritorial

jurisdiction. Austin was named the Number 1 place to live in U.S. News and World Report, which will have a direct impact on the growth that Bastrop will experience throughout the next decade.

As part of a greater metro area of more than 2 million people, Bastrop has experienced tremendous economic growth and is poised for future growth and development. AEI Technologies has relocated its medical equipment manufacturing facility from Pittsburgh, Pennsylvania. Seton Medical recently announced plans to build a 40,000 square-foot hospital with future expansion opportunities. The Coghlan Group, a Bastrop-based company specializing in the handling of clinical trial material, recently moved into a new 60,000 square-foot building. Wholesale electrical parts distributor, Elliott Electric Supply, recently opened its new facility in the Bastrop Business and Industrial Park. Major area employers include Bastrop Independent School District, Hyatt Regency Lost Pines Resort, Bastrop County, MD Anderson Cancer Center, Walmart, Bastrop Federal Correction Institute, and H.E.B. Food Stores.

There are several major development projects currently underway. Construction has begun on Pecan Park, a 312-acre mixed-use development. The master-planned community consists of 530-plus home sites on 230 acres along the Colorado River, plus the 70-acre commercially zoned Pecan Park Center. The Bastrop Fine Arts Guild recently opened the Lost Pines Art Center and Sculpture Garden at the sight of the historic Powell Cotton Seed Mill on Chestnut Street. The 9,000 square-foot building includes a state-of-the-art gallery, classroom spaces, artist studios, gift shop and a wine/coffee shop.

The City of Bastrop is now pro-actively addressing its growth and maintenance of existing infrastructure through the development of several master plans and a Capital Improvement Plan. This process includes the evaluation of infrastructure, establishment of project prioritization, and developing a five (5) year Capital Improvement Plan, including Engineering Opinions of Probable Costs for purposes of holding a future bond election.

The statement of qualifications and experience will be one part of the selection process utilized by the City of Bastrop, together with the interview if the City chooses to conduct, to determine which firms will be selected for inclusion on a List of Qualified Architectural, Surveying, Planning, and Engineering Services to be approved by the City of Bastrop City Council. **As services are required, the City will evaluate the qualifications statements and enter into negotiations with the highest qualified firm from the Approved List of Qualified Architectural, Surveying, Planning, and Engineering Services. The City may issue a project specific request for proposal for any project. Firms included on the approved list may also be invited to interview for a specific project.**

The City of Bastrop, Texas is seeking to establish a relationship with multiple firms, who will serve as a member of the “Bastrop Team” as the City plans for and addresses the anticipated significant growth and its impact on existing and future infrastructure. The

City of Bastrop operates with a lean staffing structure and seeks to establish a five-year relationship with firms who are interested in making a difference in the development of a community rather than simply participating in individual projects.

PROJECT DESCRIPTION

The intent of this RFQ is to attract a diverse group of firms that are best suited for performing work in the professional service categories listed above. It is not necessary for a proposer to be able to perform all of the requested services. Each firm will be selected based on their demonstrated expertise in each individual service. The number of firms selected will be dependent on the quality and number of submissions received during this RFQ process.

The statement of qualifications should demonstrate competency in one or more of the types of service categories listed below. This list summarizes the types of projects anticipated through Bastrop's improvement plans. This list is not meant to be inclusive and will change as needs arise.

Category 1: Civil and Environmental Engineering

The selected Consultant(s) shall provide civil and environmental engineering services required to develop plans and other documents for permitting, bidding, and construction purposes. Plans may include demolition, grading and drainage, utility, and construction details. Other tasks may include third party review of current designs (public and private), on-site consultation, and AutoCAD assistance. Other related services may include utility infrastructure condition assessments, life-cycle/efficiency analyses, and environmental permitting. This category also includes consultants with experience working in critical habitats and other environmentally-sensitive areas.

Example Projects:

- New ground and elevated water storage facilities at SH 20 and associated infrastructure along SH 71
- New water treatment plant (capacity TBD) and 3.5-mile transmission main from XS Ranch
- New wastewater treatment plant (1-2 MGD capacity) on SH 304, as well as approximately 9,500 LF of trunk mains.
- Water and Wastewater infrastructure rehabilitation and replacement, including the use of trenchless technologies.
- Infrastructure resiliency programs necessary to improve operational efficiency, communication, and function (SCADA, backup generators, etc.)
- Life-cycle and feasibility study of the City's existing wastewater treatment plants to determine the recommended approach to providing reliable, cost-effective treatment services.

- Development of digital (GIS) utility system models.
- Roadway improvements recommended by the City's Master Transportation Plan and recent Pavement Condition Index (PCI) Study. The PCI Study evaluated the existing conditions of eighty lane miles of pavement. The results are being developed into a multi-year maintenance and rehabilitation plan.
- Future Street Projects will include intersection improvements, sidewalks and other pedestrian improvements designed in compliance with the latest ADA standards and innovations in walkability.

Category 2: Geotechnical Engineering

The selected Consultant(s) will provide geotechnical assessments including subsurface and laboratory studies. Geotechnical services may include, but are not limited to, compaction testing, concrete strength and materials testing, and bank stabilization recommendations. Services may also include retaining wall, pavement, and foundation design recommendations, as well as site inspections and monitoring.

Category 3: Hydraulic and Hydrologic (H & H) Engineering

The selected Consultant(s) will provide services related to stormwater runoff, post-construction controls, erosion control, drainage system modeling, detention pond sizing and design, as well as pipe and culvert design. The consultant must have demonstrated experience in Low Impact Development (LID) techniques, green infrastructure, and urban watershed management in wide-ranging soil and topographic conditions.

Example Projects:

- Gills Branch and Piney Creek Drainage Study: The City is nearing completion of a study of the Gills Branch and Piney Creek watersheds, which encompass approximately forty square miles of area east of the Colorado River. The study will include an analysis of existing conditions, as well as recommendations for improving the regional drainage system's capacity and function. These recommendations will require further detailed design and analysis, and may include culvert improvements, and regional stormwater management facilities.
- North Bastrop Drainage Study: The City is conducting a study to identify projects that will improve localized drainage conditions. This study will incorporate field investigations, plan review, and H & H analysis to determine where restrictions exist, and the projects that could minimize future problems within the watershed.

Category 4: Land Surveying

The selected Consultant(s) will provide professional land surveying services related to construction surveying and layout, right-of-way verification, easement documents, rights-of-way documents, subdivision plats, and topographical surveys.

Category 5: Traffic Engineering and Analysis

The selected Consultant(s) will provide traffic engineering and analysis services in support of project designs. Services may include signage and striping plans, traffic counts, congestion improvement studies, and traffic control plans. The Consultant may also provide traffic impact analyses (TIAs), review studies provided by other consultants, and recommend changes to the City's ordinances regarding traffic impact mitigation.

Category 6: Construction Inspection and Management

The selected Consultant(s) will provide construction management and inspection services to ensure projects are implemented and constructed in accordance with the project plans and specifications. The Consultant will work alongside City staff to manage and document construction activities, and will be responsible for all services necessary for the inspection, management, coordination, and administration of a project.

Category 7: Land Planning and Landscape Architecture

The selected Consultant(s) will provide services related to conceptual land use planning and site analysis.

The selected Consultant(s) may also provide design and management assistance for various capital improvement projects that require extensive public engagement and communication. The Consultant will develop conceptual and schematic designs that illustrate the project's intent, and provide engagement materials during public forums and open houses.

Services may also include the development of landscaping plans and specifications for various beautification and public parkland/open space development projects.

Category 8: Architecture

The City is going to develop a five (5) year Capital Improvement Program, which will seek input from citizens, Council and staff, that may include new city facilities. Feasibility studies may be needed to determine project scope, estimated project costs for inclusion in a future bond election, and other potential needs.

SUBMITTAL REQUIREMENTS

Each Statement of Qualifications shall include the following items (in order):

- A cover letter of no more than two pages
- Completed Interest Spreadsheet
- Table of Contents
- Company History and Overview
- Relevant Project Experience including project specific references

- References from municipalities
- Primary and Secondary Points of Contact including office location
- Synopsis of key personnel and project managers (discipline specific)
- Professional references that demonstrate a long-term relationship with clients
- Firm's overall approach to planning, organizing, and project management including communication procedures, quality control, and other similar factors.
- Any additional information that demonstrates the firm's available resources, specialized experience, or other information
- Information and qualifications of subcontractors that firm regularly utilizes to perform its services
- Evidence of financial stability and insurance coverage
- Information regarding involvement in litigation in last 5 years
- Conflict of Interest Disclosure as described in Section 176 of the Texas Government Code. – See attached.
- Form 1295 – Certificate of Interested Parties – See attached.
- Form TCG 2270 – Does Not Boycott Israel – See attached.
- Evidence of registration to practice in the state of Texas.
- Signature page of person with authority to commit firm to contracts (See format example below.)

SIGNATURE PAGE

As a part of the submittal for the RFQ, a signature page is requested. Please use the format below as your **guide** for this page.

Company Name	
Mailing Address	
Physical Address	
City, State, Zip Code	
Phone Number	
Fax Number	
Email Address	
Tax ID Number	
Signature of Authorized Agent	
Printed Name of Authorized Agent	
Title	
Date	

SELECTION PROCESS

Selection of firms will follow the qualifications-interview process.

From a review of the statement of qualifications and experience received, the City of

Bastrop intends to invite several firms to be interviewed prior to making any final selection of firms for future projects. If the City of Bastrop desires to interview your firm, you will receive notification of the date and time of the interview by email.

The City will use an Evaluation Panel to evaluate the submittals. The statement of qualifications and experience will be one part of the selection process utilized by the City of Bastrop, together with the interview if the City chooses to conduct, to determine which firms will be selected for inclusion on a List of Qualified Architectural, Surveying, Planning, and Engineering Services to be approved by the City of Bastrop City Council.

EVALUATION CRITERIA

The criteria used to evaluate the RFQ responses will include, but not be limited to, the following (items listed below are not listed in order of importance):

Qualifications of Firm (25%)

Qualifications of firm, specifically as they relate to similar projects that the Respondent is choosing to be considered for, i.e. water projects, sanitary sewer projects, street projects, drainage projects, traffic engineering, and surveying services.

Firm Experience on Similar Projects (20%)

Related project experience of the firm(s) and the individuals who would be assigned to this Project. Pertinent professional experience of the project manager(s) and supporting staff that will be assigned to the proposed projects shall be included. The experience of any sub-consultants should be listed along with their experience.

Professional References that demonstrate long-term relationship with clients (20%)

As previously stated, the City of Bastrop is seeking to establish a relationship with multiple firms, who will serve as a member of the “Bastrop Team” as the City plans for and addresses the anticipated significant growth and its impact on existing and future infrastructure. The City of Bastrop operates with a lean staffing structure and seeks to establish a five-year relationship with firms who are interested in making a difference in the development of a community rather than participating in individual projects. Professional references should be provided that demonstrate firm’s on-going relationship with its clients that have made an impact on its past and/or future development.

Available Resources to Complete Project (20%)

This criterion would show that the firm’s project load is sufficient to be able to handle additional projects. This criterion should also show that the firm has sufficient resources to design the projects, if required. Preference will be given to firms whose resources are located within the Austin-Round Rock MSA.

Project Approach (15%)

This criterion relates to the logical sequence and organization to complete the design of projects as well as any innovative methods or concepts proposed as part of the design

and construction of projects. Particular attention will be focused on methods utilized by the firms to provide excellent quality control and quality assurance as well as methods utilized to minimize unforeseen conflicts during the construction process. Ability to complete this Statement of Qualifications as requested will be reflected in this criterion.

EVALUATION

After evaluating all submittals, a List of Qualified Architectural, Surveying, Planning, and Engineering Services will be submitted for approval by the City of Bastrop City Council. As services are required, the City will evaluate the qualifications statements and enter into negotiations with the highest qualified firm from the List of Qualified Architectural, Surveying, Planning, and Engineering Services. The City may issue a project specific request for proposal for any project. Firms included on the approved list may also be invited to interview for a specific project.

A scope, duration, and terms and conditions will first be established. Upon agreement on the scope of services, the City will request a fee proposal. If an agreement is reached, the City will enter into a written contract with the selected firm. In the event an agreement cannot be reached, the City will terminate negotiations and enter into negotiations with the next most qualified firm. This procedure will continue until an acceptable agreement is reached with a qualified firm. A written contract is subject to the approval of the City Manager and City Council.

GENERAL INFORMATION

There is no expressed or implied obligation for the City to reimburse responding firms for any expenses incurred in preparing responses to this request.

By submission of a statement of qualifications, each firm certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or excluded from participation in this procurement process by any local, state, or federal agency or other governing body.

The City of Bastrop is subject to the Texas Public Information Act, Chapter 552 of the Texas Government Code. Information that the respondent believes is confidential as proprietary information should be clearly marked as such with a detailed justification for a claim for confidentiality.

The City of Bastrop encourages the use of certified minority and women business enterprises (MWBE). Respondents agree to use good faith efforts in its selection of sub-consultants, as applicable, for projects that are awarded from this request for qualifications.

Lobbying or engaging in any conduct to influence City staff, City Manager, or City Council Members will not be permitted or tolerated during this process and may result in disqualification of the firm from this solicitation and for a period of two years following.

The City reserves the right to request additional information or clarification and to permit the correction of errors and omissions contained therein.

LOCAL GOVERNMENT OFFICER CONFLICTS DISCLOSURE STATEMENT

FORM CIS

(Instructions for completing and filing this form are provided on the next page.)

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This is the notice to the appropriate local governmental entity that the following local government officer has become aware of facts that require the officer to file this statement in accordance with Chapter 176, Local Government Code.

OFFICE USE ONLY

Date Received

1 Name of Local Government Officer

2 Office Held

3 Name of vendor described by Sections 176.001(7) and 176.003(a), Local Government Code

4 Description of the nature and extent of each employment or other business relationship and each family relationship with vendor named in item 3.

5 List gifts accepted by the local government officer and any family member, if aggregate value of the gifts accepted from vendor named in item 3 exceeds \$100 during the 12-month period described by Section 176.003(a)(2)(B).

Date Gift Accepted _____ Description of Gift _____

Date Gift Accepted _____ Description of Gift _____

Date Gift Accepted _____ Description of Gift _____

(attach additional forms as necessary)

6 AFFIDAVIT

I swear under penalty of perjury that the above statement is true and correct. I acknowledge that the disclosure applies to each family member (as defined by Section 176.001(2), Local Government Code) of this local government officer. I also acknowledge that this statement covers the 12-month period described by Section 176.003(a)(2)(B), Local Government Code.

Signature of Local Government Officer

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said _____, this the _____ day
of _____, 20 _____, to certify which, witness my hand and seal of office.

Signature of officer administering oath

Printed name of officer administering oath

Title of officer administering oath

LOCAL GOVERNMENT OFFICER CONFLICTS DISCLOSURE STATEMENT

Section 176.003 of the Local Government Code requires certain local government officers to file this form. A "local government officer" is defined as a member of the governing body of a local governmental entity; a director, superintendent, administrator, president, or other person designated as the executive officer of a local governmental entity; or an agent of a local governmental entity who exercises discretion in the planning, recommending, selecting, or contracting of a vendor. This form is required to be filed with the records administrator of the local governmental entity not later than 5 p.m. on the seventh business day after the date on which the officer becomes aware of the facts that require the filing of this statement.

A local government officer commits an offense if the officer knowingly violates Section 176.003, Local Government Code. An offense under this section is a misdemeanor.

Refer to chapter 176 of the Local Government Code for detailed information regarding the requirement to file this form.

INSTRUCTIONS FOR COMPLETING THIS FORM

The following numbers correspond to the numbered boxes on the other side.

- 1. Name of Local Government Officer.** Enter the name of the local government officer filing this statement.
- 2. Office Held.** Enter the name of the office held by the local government officer filing this statement.
- 3. Name of vendor described by Sections 176.001(7) and 176.003(a), Local Government Code.** Enter the name of the vendor described by Section 176.001(7), Local Government Code, if the vendor: a) has an employment or other business relationship with the local government officer or a family member of the officer as described by Section 176.003(a)(2)(A), Local Government Code; b) has given to the local government officer or a family member of the officer one or more gifts as described by Section 176.003(a)(2)(B), Local Government Code; or c) has a family relationship with the local government officer as defined by Section 176.001(2-a), Local Government Code.
- 4. Description of the nature and extent of each employment or other business relationship and each family relationship with vendor named in item 3.** Describe the nature and extent of the employment or other business relationship the vendor has with the local government officer or a family member of the officer as described by Section 176.003(a)(2)(A), Local Government Code, and each family relationship the vendor has with the local government officer as defined by Section 176.001(2-a), Local Government Code.
- 5. List gifts accepted, if the aggregate value of the gifts accepted from vendor named in item 3 exceeds \$100.** List gifts accepted during the 12-month period (described by Section 176.003(a)(2)(B), Local Government Code) by the local government officer or family member of the officer from the vendor named in item 3 that in the aggregate exceed \$100 in value.
- 6. Affidavit.** Signature of local government officer.

Local Government Code § 176.001(2-a): "Family relationship" means a relationship between a person and another person within the third degree by consanguinity or the second degree by affinity, as those terms are defined by Subchapter B, Chapter 573, Government Code.

Local Government Code § 176.003(a)(2)(A):

- (a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

- (2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

CERTIFICATE OF INTERESTED PARTIES**FORM 1295****OFFICE USE ONLY**

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

4 Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is **NO** Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)

ADD ADDITIONAL PAGES AS NECESSARY

Implementation of House Bill 1295

Certificate of Interested Parties (Form 1295):

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency.

The law applies (with a few exceptions) only to a contract between a business entity and a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least \$1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016.

Changed or Amended Contracts:

Form 1295 is only required for a change made to an existing contract in certain circumstances: (1) if a Form 1295 was not filed for the existing contract, then a filing is only required if the changed contract either requires an action or vote by the governing body or the value of the changed contract is at least \$1 million; or (2) if a Form 1295 was filed for the existing contract, then another filing is only required for the changed contract if there is a change to the information disclosed in the Form 1295, the changed contract requires an action or vote by the governing body, or the value of the changed contract increases by at least \$1 million.

As required by law, the Commission adopted the Certificate of Interested Parties form (Form 1295) on October 5, 2015. The Commission also adopted rules ([Chapter 46](#)) to implement the law. The Commission does not have any additional authority to enforce or interpret section 2252.908 of the Government Code.

Filing Process:

A business entity must use the [Form 1295 filing application](#) the Commission created to enter the required information on Form 1295 and print a copy of the completed form. Once entered into the filing application, the completed form will include a unique certification number, called a “certification of filing.”

An authorized agent of the business entity must sign the printed copy of the form affirming under the penalty of perjury that the completed form is true and correct.

The completed, printed, and signed Form 1295 bearing the unique certification of filing number must be filed with the governmental body or state agency with which the business entity is entering into the contract.

Acknowledgement by State Agency or Governmental Entity:

The governmental entity or state agency must acknowledge receipt of the filed Form 1295 with the certification of filing, using the Commission’s filing application, not later than the 30th day after the date the governing body or state agency receives the Form 1295. The Commission will post the completed Form 1295 to its website within seven business days after the governmental entity or state agency acknowledges receipt of the form.

Additional Information:

Section 2252.908, Government Code.

Certificate of Interested Parties ([Form 1295](#))**

****This is a sample form for illustration purposes only. DO NOT FILL OUT THIS SAMPLE FORM. Form 1295 MUST BE FILED ELECTRONICALLY! Paper copies and PDF copies of this sample form are not accepted!**

[Chapter 46](#), Ethics Commission Rules (includes new rule 46.4, regarding changes to contracts, which went into effect on January 1, 2017)

[Frequently Asked Questions](#)

Last Revision: December 21, 2017

Form TCG 2270

VERIFICATION REQUIRED BY TEXAS GOVERNMENT CODE CHAPTER 2270

Contract identifier: _____

Department: _____

By signing below, Company hereby verifies the following:

1. Company does not boycott Israel; and
2. Company will not boycott Israel during the term of the contract.

SIGNED BY: _____

Print Name of Person: _____
Signing, Title, and _____
Company _____

Date signed: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned Notary Public on this day personally appeared _____(Name), on behalf of _____(Company) who being duly sworn, stated under oath that he/she has read the foregoing verification required by Texas Government Code Section 2270.002 and said statements contained therein are true and correct..

SWORN AND SUBSCRIBED TO before me, this _____ day of _____, 20____.

NOTARY OF PUBLIC,
FOR THE STATE OF TEXAS

My Commission Expires: _____

Government Code § 2270.002. Provision Required in Contract

Effective: September 1, 2017

A governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

- (1) does not boycott Israel; and
- (2) will not boycott Israel during the term of the contract.

The following definitions apply:

(1) "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

(2) "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations that exists to make a profit.

(3) "Governmental entity" means a state agency or political subdivision of this state.

State law requires verification from a Company for contracts involving goods or services (regardless of the amount) before the City can enter into the contract.

City of Bastrop
Request for Qualifications
Professional Services for Architectural, Surveying, Planning, and Engineering Services
January 2018

Name of Firm:

Service Category	(X) = Interested	Relevant Project 1	Relevant Project 2	Relevant Project 3
Category 1: Civil and Environmental Engineering				
Category 2: Geotechnical Engineering				
Category 3: Hydraulic and Hydrologic (H & H) Engineering				
Category 4: Land Surveying				
Category 5: Traffic Engineering and Analysis				
Category 6: Construction Inspection and Management				
Category 7: Land Planning and Landscape Architecture				
Category 8: Architecture				

****THIS PAGE MUST BE SUBMITTED WITH YOUR PROPOSAL****



STAFF REPORT

MEETING DATE: July 10, 2018

AGENDA ITEM: 9B

TITLE:

Hold public hearing and consider action to approve Ordinance No. 2018-13 of the City Council of the City of Bastrop, Texas, amending the Bastrop Code of Ordinances by amending Chapter 3, Titled "Building Regulations," Article 3.20, "Signs," to establish regulations for electronic message (L.E.D.) Signs; providing for an effective date; providing for severability; providing for proper notice and meeting and move to include on the July 26, 2018 City Council agenda for second reading.

STAFF REPRESENTATIVE:

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

BACKGROUND/HISTORY:

The Bastrop Code of Ordinances, Section 3.20 – Signs contains the regulations regarding the types, size, and locations of signage within the city limits and along specific highways within the Statutory Extraterritorial Jurisdiction. This section was re-written in 2006 and amended in 2011 to allow electronic messaging on certain signage.

Recent requests have been made to allow legal, non-conforming signage to be able to upgrade existing sign faces to incorporate a limited amount of electronic messaging area. Additionally, past sign code interpretation has resulted in pylon/pole sign types to incorporate electronic signage. Due to these factors, City Council requested that staff propose amendments to the code that would address these issues.

A legal, non-conforming sign is a sign which was legally installed prior to the adoption of the current code. These include signs installed prior to the 2006 updates, or signs that were installed prior to annexation of the property into the city limits. Non-conforming signs can change the sign face, but cannot make any changes that would increase the degree of non-conformity.

Currently, Section 3.20.015 (5) *Electronic message (L.E.D.)* is allowed in two sign types at a specific percentage of the total sign area:

- (A) Such signs shall be allowed in the following circumstances:
 - (i) When incorporated into a permitted monument sign; or
 - (ii) When used to display fuel prices on a permitted fuel pricing sign.
- (B) Such signs shall not exceed 25% of the area of the sign.

This section also includes limits on the motion of the picture and how often the sign can change message:

- (C) Any change of pictures or information on the sign shall not produce the illusion of scrolling, moving objects, expanding or contracting shapes, rotation or any similar effect of animation.
- (D) Any change of pictures or information on the sign shall not change more often than once every eight (8) seconds except for message display of time or temperature. Each change of pictures or information must constitute a complete phrase or thought and not be the completion of a previous phrase or thought. Each change of pictures or information must be completed in two (2) seconds or less and may not include visually distracting techniques such as flashing, racing, strobing, twinkling, animation, etc.

Staff is proposing amendments that would allow up to 25% of the sign face of new pylon/pole signs include electronic signage. The maximum permitted sign face for a pylon sign in the current code is 160 square feet, so the electronic messaging can comprise a maximum of 40 square feet of the total sign face.

For legal, non-conforming signs that are already over 160 square feet, the owner would be allowed to convert up to 40 square feet of the existing sign face to electronic.

For legal, non-conforming signs that are under 160 square feet, the owner would be able to convert up to 30% of the existing sign face to electronic, up to a maximum of 40 square feet. .

The proposed amendment would allow the electronic portion of the sign to be incorporated into one sign face, or be a separate sign face on the same pole, as long as the total of all sign faces is limited to 160 square feet (or the previous total non-conforming sign area for signs over 160 square feet). Additionally the electronic messaging portion of a separate sign must be located below the static sign face area.

The proposed amendment would be added to Section 3.20.015 (5) (amended language in red):

Chapter 3 – BUILDING REGULATIONS

ARTICLE 3.20 – SIGNS

Sec. 3.20.015 - Standards for permanent signs

* * *

(5) Electronic message (L.E.D.).

(A) Such signs shall be allowed in the following circumstances:

- (i) When incorporated into a permitted monument sign; **or**
- (ii) When used to display fuel prices on a permitted fuel pricing sign; or
- (iii) When placed on a new or existing permitted on-premises pole or pylon sign; or**
- (iv) When placed on a legal, nonconforming on-premises pole or pylon sign.**

(B) Signs permitted under Sections (5)(A)(i) or 5(A)(ii) shall not exceed 25% of the area of the sign.

(C) Signs permitted under Sections (5)(A)(iii) or 5(A)(iv):

- (i) if placed on a new or existing pole or pylon sign, the digital sign face shall only be a part of the total sign face and shall not exceed 25% of the total sign face or may be a separate digital sign face whose size shall not exceed 25% of the total sign face area when both digital and non-digital sign face areas are combined;**

(ii) legal, non-conforming pole or pylon signs 160 square feet or greater, may convert up to forty (40) square feet of the current sign face to a digital sign face, or may install a separate digital sign face whose size shall not exceed forty (40) square feet and whose addition does not increase the total sign face area when sign face areas of both the digital and non-digital sign are combined;

(iii) legal, non-conforming pole or pylon signs of less than 160 square feet may convert up to 30% of the current sign face or 40 square feet, whichever is less, to a digital sign or may add a digital sign that is up to 30% of the combined sign face areas, or 40 square feet, whichever is less, such that the entire sign face area, when digital and non-digital sign face areas are combined, does not exceed 160 square feet;

(D) Any change of pictures or information on the sign shall not produce the illusion of scrolling, moving objects, expanding or contracting shapes, rotation, or any similar effect of animation.

(E) Any change of pictures or information on the sign shall not change more often than once every eight (8) seconds except for message display of time or temperature. Each change of pictures or information must constitute a complete phrase or thought and not be the completion of a previous phrase or thought. Each change of pictures or information must be completed in two (2) seconds or less and may not include visually distracting techniques such as flashing, racing, strobing, twinkling, animation, etc.

(F) Only one sign face per pylon or pole sign may contain a digital sign face and any separate digital sign shall be located below the non-digital sign.

The section defining Non-conforming signs would also need to be amended to reflect the ability to change of portion of the existing sign to include electronic messaging.

Sec. 3.20.019 - Nonconforming signs.

(a) A nonconforming sign is a sign which was installed legally prior to the adoption of this article or amendments of this article, but does not comply with the current sign regulations. A nonconforming sign shall be allowed to be continued and maintained at its existing location subject to the following conditions: The face of the sign may be changed, but no change or alteration shall be made that would increase the degree of nonconformity. **A change to the sign face or the addition of a digital sign as allowed by Section 3.20.015 shall not affect the legal, nonconforming status of the sign.**

(b) An on-premises sign, conforming or otherwise, may be removed no sooner than the first anniversary of the date the business, person, or activity that the sign or sign structure identifies or advertises ceases to operate on the premises on which the sign or sign structure is located. If the premises containing the nonconforming sign or sign structure are leased, the sign must be removed no later than the second anniversary after the date the most recent tenant ceases to operate on the premises. The director's decision may be appealed to the planning and zoning commission.

(c) A nonconforming sign may not be reconstructed, repaired, or replaced for any purpose other than maintenance operations or for changing the letters, symbols, or other matter on the sign. Reconstruction, repair, or replacement of a nonconforming sign shall be completed no later than ninety (90) days following the date of the damage. For purposes of this subsection, a sign, or a substantial part of a sign, is considered destroyed if it is blown down, dismantled or the cost of repairing the sign is more than 60% of the cost of erecting a new sign of the same type at the same

location. **A change to the sign face or the addition of a digital sign as allowed by Section 3.20.015 shall not affect the legal, nonconforming status of the sign or be considered reconstruction, repair, or replacement of the sign as defined in this section.**

(d) If the city requires the relocation, reconstruction or removal of a sign, conforming or otherwise, within its corporate limits or its extraterritorial jurisdiction, the mayor shall appoint a municipal board of sign control pursuant to chapter 216 of the Local Government Code to determine the amount of compensation, if any, the owner of the sign is entitled to relocate, reconstruct or remove the sign. Prior to such determination, the owner of the sign shall be given the opportunity for a hearing before the municipal board about the issues involved.

PUBLIC NOTIFICATION:

Notice of the public hearing was posted in the Bastrop Advertiser on June 9, 2018, more than 15 days prior to the public hearing.

POLICY EXPLANATION:

Chapter 216 of the Texas Local Government Code

The City has the authority to regulate signs within the City Limits and the extraterritorial jurisdiction (ETJ).

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.'

The Planning & Zoning Commission will hold public hearing and make a recommendation on the amendment to City Council. The City Council will hold a public hearing and two ordinance readings if this amendment is approved and adopted.

PLANNING & ZONING COMMISSION RECOMMENDATION:

Recommend to delay action on this item until digital billboards or comprehensive sign code amendments are considered.

RECOMMENDATION:

Hold public hearing and consider action to approve Ordinance No. 2018-13 of the City Council of the City of Bastrop, Texas, amending the Bastrop Code of Ordinances by amending Chapter 3, Titled "Building Regulations," Article 3.20, "Signs," to establish regulations for electronic message (L.E.D.) Signs; providing for an effective date; providing for severability; providing for proper notice and meeting and move to include on the July 26, 2018 City Council agenda for second reading.

ATTACHMENTS:

- Ordinance
- PowerPoint Presentation

ORDINANCE NO. 2018-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AMENDING THE BASTROP CODE OF ORDINANCES BY AMENDING CHAPTER 3, TITLED "BUILDING REGULATIONS," ARTICLE 3.20, "SIGNS," TO ESTABLISH REGULATIONS FOR ELECTRONIC MESSAGE (L.E.D.) SIGNS; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR PROPER NOTICE AND MEETING.

WHEREAS, the Bastrop City Council pursuant to its zoning authority under Chapter 211 of the Texas Local Government Code and pursuant to other Texas statutory authority and charter authority, has adopted ordinances and regulations that pertain to the development and zoning of land within the City and its extra territorial jurisdiction; and

WHEREAS, the City Council desires to update its sign regulations to meet the changing conditions in the City; and

WHEREAS, digital signs are often requested to be placed in lieu of or in addition to conforming and nonconforming signs; and

WHEREAS, controlled placement of digital signs could have a positive impact on the businesses and economic development of the City; and

WHEREAS, the uncontrolled placement of digital signs could have a negative impact on the health, safety, and aesthetics of the City; and

WHEREAS, placement of approved digital signs that provide a different manner and place of communication would assist in alleviating the uncontrolled placement of digital and other signs within the City; and

WHEREAS, regulation of signs in the City will substantially promote the City's interest in preserving the aesthetic beauty of the City while also promoting economic development; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001 and the City Charter of the City of Bastrop, the City has general authority to adopt an ordinance or police regulation that is 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

WHEREAS, pursuant to Chapter 216 of the Texas Local Government Code, the City has the authority to regulate signs within the City Limits and the extraterritorial jurisdiction (ETJ); and

WHEREAS, the Planning and Zoning Commission had a meeting and a public hearing on June 28, 2018 and recommended approval; and

WHEREAS, the City, having received the recommendation of the Planning and Zoning Commission, now desires to amend the Signs Ordinance of the City of Bastrop.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bastrop,
TX:

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 Chapter 3, Article 3.20 of the City of Bastrop Code of Ordinances is hereby amended to be read in accordance with *Attachment "A"*, which is attached hereto and incorporated into this Ordinance for all intents and purposes.

SECTION 3. REPEALER To the extent reasonably possible, ordinances are to be read together in harmony. However, all ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

SECTION 4. SEVERABILITY Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

SECTION 5. CODIFICATION The City Secretary is hereby directed to record and publish the attached rules, regulations, and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

SECTION 6. EFFECTIVE DATE This ordinance shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, Code of Ordinances, and the laws of the State of Texas.

SECTION 7. PROPER NOTICE & MEETING 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. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

READ & ACKNOWLEDGED on First Reading on this, the 10th day of July 2018.

READ & APPROVED on the Second Reading on this, the 24th day of July 2018.

APPROVED:

Connie B. Schroeder, Mayor

ATTEST:

Ann Franklin, City Secretary

APPROVED AS TO FORM:

Alan Bojorquez, City Attorney

Bastrop Code of Ordinances

Chapter 3: Building Regulations

Article 3.20: General Provisions

Chapter 3 – BUILDING REGULATIONS

ARTICLE 3.20 – SIGNS

Sec. 3.20.015 - Standards for permanent signs

* * *

(5) Electronic message (L.E.D.).

(A) Such signs shall be allowed in the following circumstances:

- (i) When incorporated into a permitted monument sign; or
- (ii) When used to display fuel prices on a permitted fuel pricing sign; or
- (iii) When placed on a new or existing permitted on-premises pole or pylon sign; or
- (iv) When placed on a legal, nonconforming on-premises pole or pylon sign.

(B) Signs permitted under Sections (5)(A)(i) or 5(A)(ii) shall not exceed 25% of the area of the sign.

(C) Signs permitted under Sections (5)(A)(iii) or 5(A)(iv):

- (i) if placed on a new or existing pole or pylon sign, the digital sign face shall only be a part of the total sign face and shall not exceed 25% of the total sign face or may be a separate digital sign face whose size shall not exceed 25% of the total sign face area when both digital and non-digital sign face areas are combined;
- (ii) legal, non-conforming pole or pylon signs 160 square feet or greater, may convert up to forty (40) square feet of the current sign face to a digital sign face, or may install a separate digital sign face whose size shall not exceed forty (40) square feet and whose addition does not increase the total sign face area when sign face areas of both the digital and non-digital sign are combined;
- (iii) legal, non-conforming pole or pylon signs of less than 160 square feet may convert up to 30% of the current sign face, or 40 square feet, whichever is less, to a digital sign or may add a digital sign that is up to 30% of the combined sign face areas or 40 square feet, whichever is less, such that the entire sign face area, when digital and non-digital sign face areas are combined, does not exceed 160 square feet;

(D) Any change of pictures or information on the sign shall not produce the illusion of scrolling, moving objects, expanding or contracting shapes, rotation, or any similar effect of animation.

(E) Any change of pictures or information on the sign shall not change more often than once every eight (8) seconds except for message display of time or temperature. Each change

of pictures or information must constitute a complete phrase or thought and not be the completion of a previous phrase or thought. Each change of pictures or information must be completed in two (2) seconds or less and may not include visually distracting techniques such as flashing, racing, strobing, twinkling, animation, etc.

- (F) Only one sign face per pylon or pole sign may contain a digital sign face and any separate digital sign shall be located below the non-digital sign.

* * *

Sec. 3.20.019 - Nonconforming signs.

(a) A nonconforming sign is a sign which was installed legally prior to the adoption of this article or amendments of this article, but does not comply with the current sign regulations. A nonconforming sign shall be allowed to be continued and maintained at its existing location subject to the following conditions: The face of the sign may be changed, but no change or alteration shall be made that would increase the degree of nonconformity. A change to the sign face or the addition of a digital sign as allowed by Section 3.20.015 shall not affect the legal, nonconforming status of the sign.

(b) An on-premises sign, conforming or otherwise, may be removed no sooner than the first anniversary of the date the business, person, or activity that the sign or sign structure identifies or advertises ceases to operate on the premises on which the sign or sign structure is located. If the premises containing the nonconforming sign or sign structure are leased, the sign must be removed no later than the second anniversary after the date the most recent tenant ceases to operate on the premises. The director's decision may be appealed to the planning and zoning commission.

(c) A nonconforming sign may not be reconstructed, repaired, or replaced for any purpose other than maintenance operations or for changing the letters, symbols, or other matter on the sign. Reconstruction, repair, or replacement of a nonconforming sign shall be completed no later than ninety (90) days following the date of the damage. For purposes of this subsection, a sign, or a substantial part of a sign, is considered destroyed if it is blown down, dismantled or the cost of repairing the sign is more than 60% of the cost of erecting a new sign of the same type at the same location. A change to the sign face or the addition of a digital sign as allowed by Section 3.20.015 shall not affect the legal, nonconforming status of the sign or be considered reconstruction, repair, or replacement of the sign as defined in this section.

(d) If the city requires the relocation, reconstruction or removal of a sign, conforming or otherwise, within its corporate limits or its extraterritorial jurisdiction, the mayor shall appoint a municipal board of sign control pursuant to chapter 216 of the Local Government Code to determine the amount of compensation, if any, the owner of the sign is entitled to relocate, reconstruct or remove the sign. Prior to such determination, the owner of the sign shall be given the opportunity for a hearing before the municipal board about the issues involved.

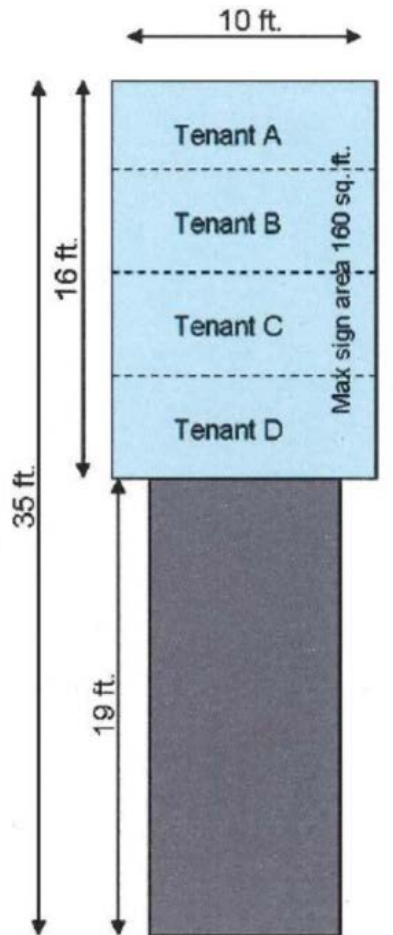
Public hearing and consider action to approve Ordinance No. 2018-13 of the City of Bastrop, Texas, amending the Bastrop Code of Ordinances by amending Chapter 3, Titled "Building Regulations," Article 3.20, "Signs," to establish regulations for Electronic message (L.E.D.) Signs; providing for an effective date; providing for severability; providing for property notice and meeting and move to include on the July 26, 2018 City Council agenda for second reading.



Action

- Staff has been asked to recommend amendments to the sign regulations to allow additions of electronic messaging (L.E.D).
- Specifically regarding pylon signs, new and existing, non-conforming.

Pylon Sign

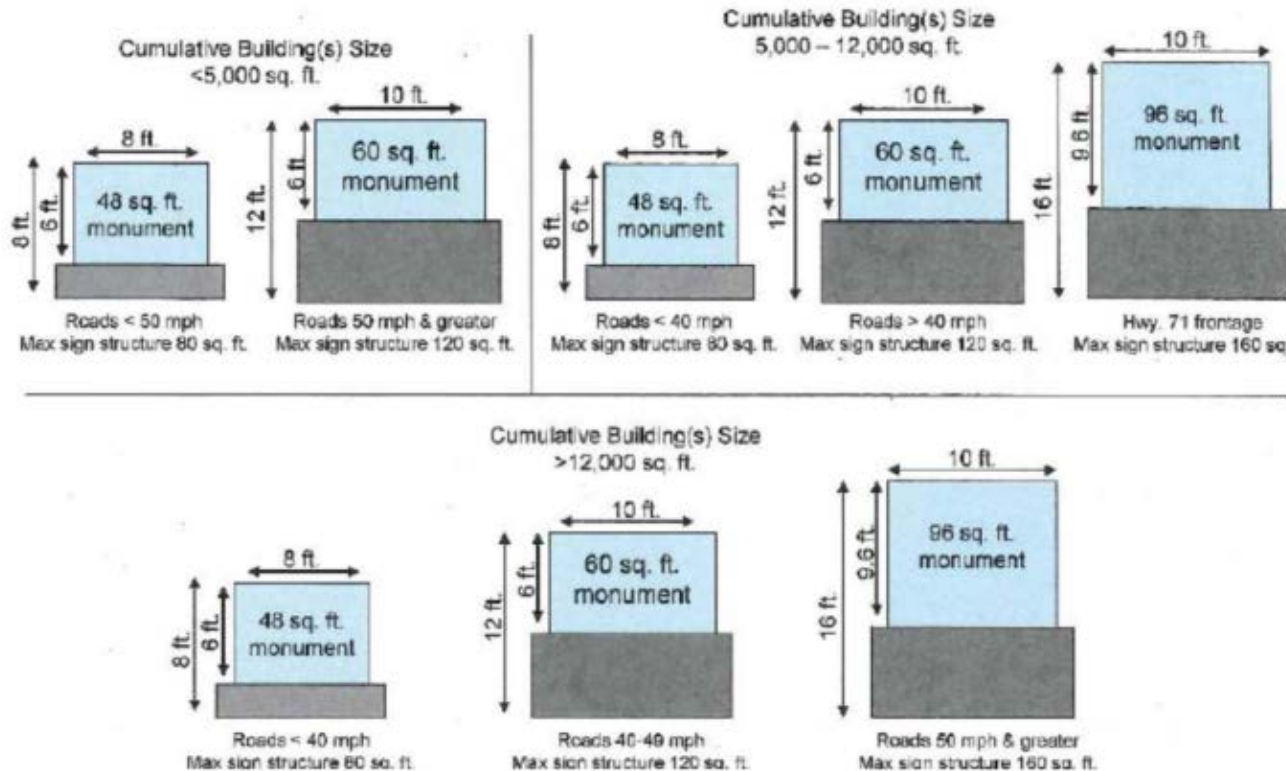


Properties with Hwy 71 frontage and buildings larger than 12,000 sq. ft.

Max sign structure 240 sq. ft.

- Only on Hwy 71 for buildings greater than 12,000 s.f.
- Can be 35 feet in height and up to 160 square feet of sign face, 80 sf of sign structure.
- Pylon (or pole) signs, the top is wider than the bottom.

Monument Sign



- Can be on any street, height and size depends on size of the building and speed of the street.
- Maximum height of 16 feet, 96 s.f. sign face.
- Base has to be continuous and wider than the sign face.

Electronic Message (L.E.D.)

- Sign Ordinance was amended in 2011 to allow electronic message.
 - On monument sign
 - For fuel pricing signs
 - Can occupy up to 25% of the total sign face allowance.
 - Message/image cannot be moving.
 - Must contain a complete message
 - Cannot change more than once every 8 seconds
- Sign illumination standards limit the brightness and include auto-dimming and auto-shut off features.
- This has not always been consistently enforced in the past, and electronic messaging is on existing pylon signs.



Legal, Non-conforming sign

- A sign that was permitted under a prior code, or was not under city regulation at the time of installation.
- Can continue to exist in the current configuration with no changes
 - Repairs and maintenance is allowed, unless the cost is greater than 60% of the cost of a new sign of the same type at the same location.
 - Total destruction (Act of God) would require the new sign to come into compliance with the current regulations.



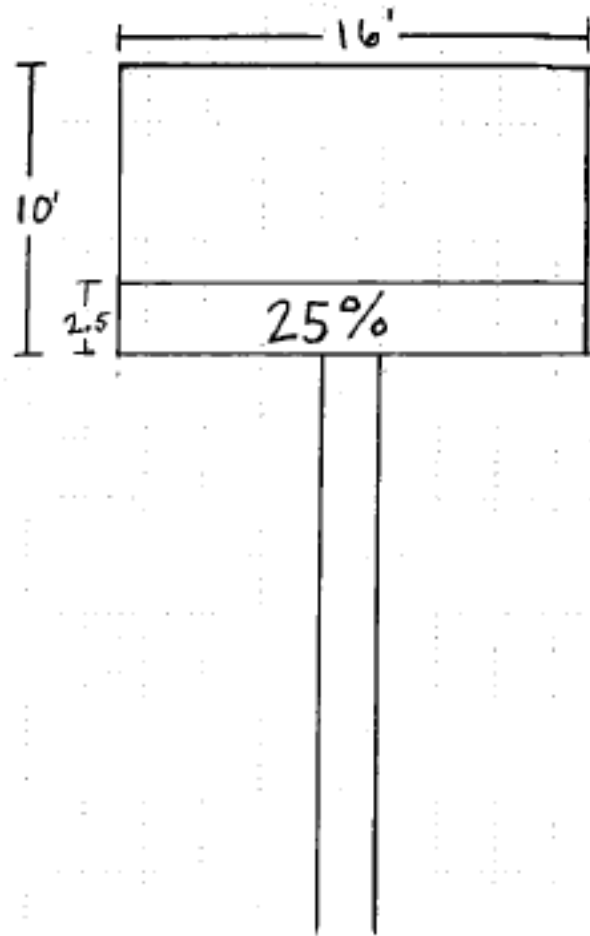
Recommended Amendments

- Allow electronic messaging on new or existing permitted pylon signs and legal, non-conforming pylon signs.
- New or existing: up to 25% of the total sign face areas can be electronic
- Legal, non-conforming greater than 160 s.f.
 - Up to 40 s.f. of the existing area can be converted to electronic, or primary sign area removed to add separate face on the same pole.
- Legal, non-conforming 160 s.f. or less
 - 30% of the existing sign face area, up to 40 s.f. can be converted or added.

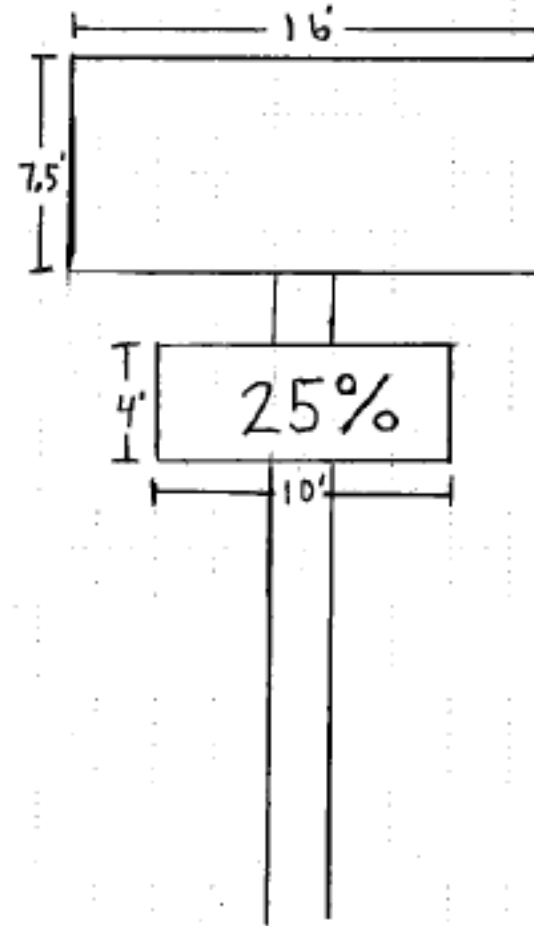


Example of a new pylon sign

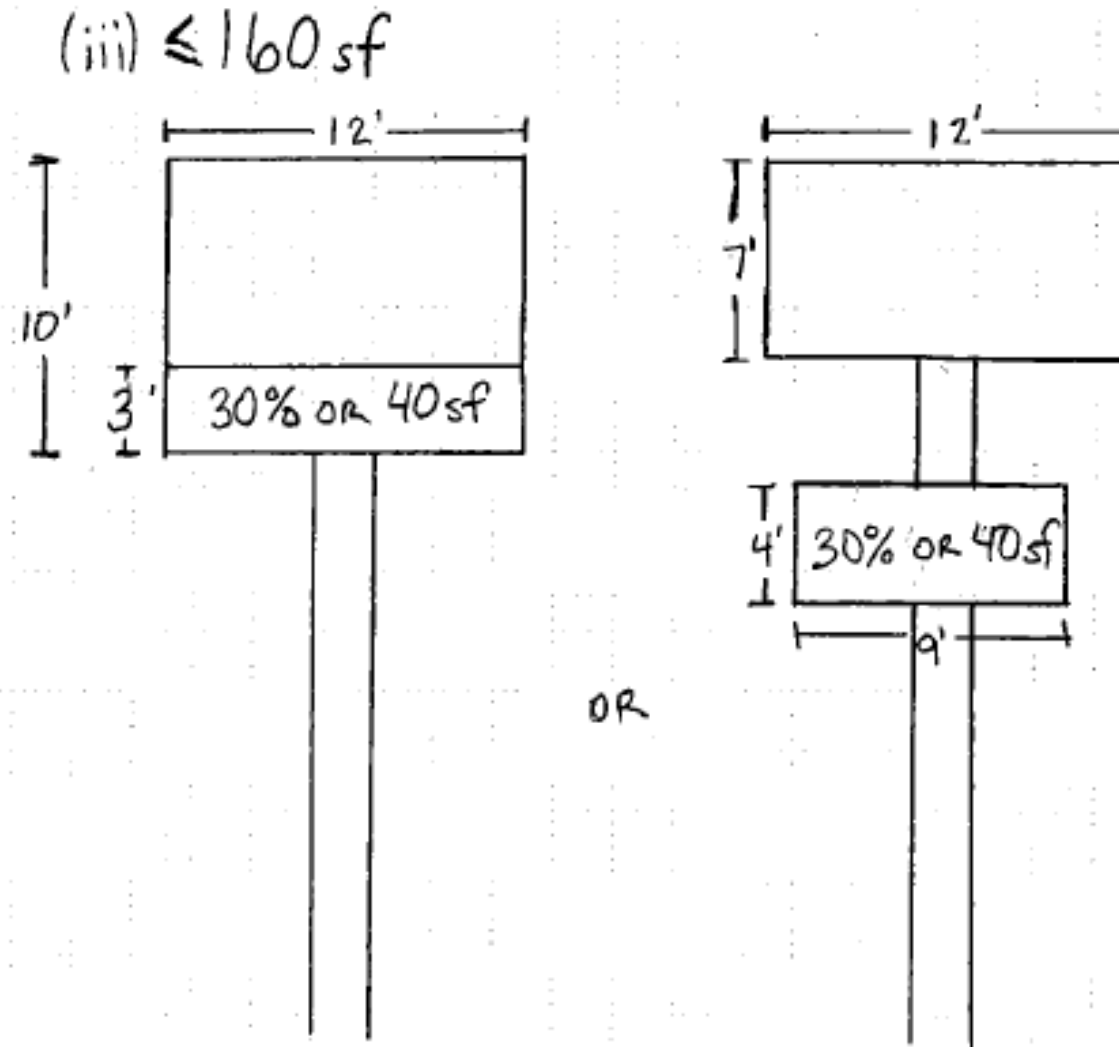
(i)



OR

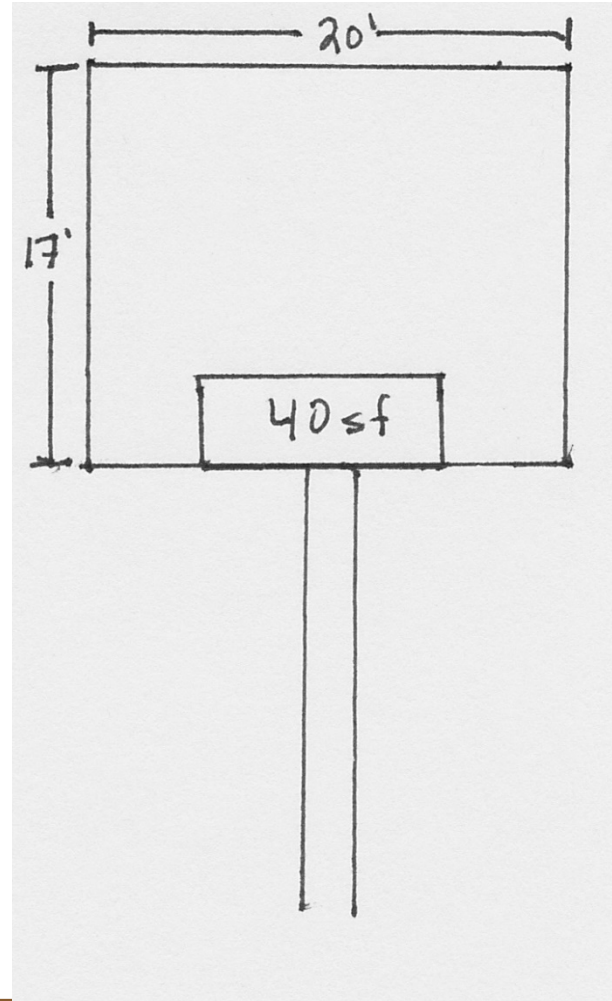
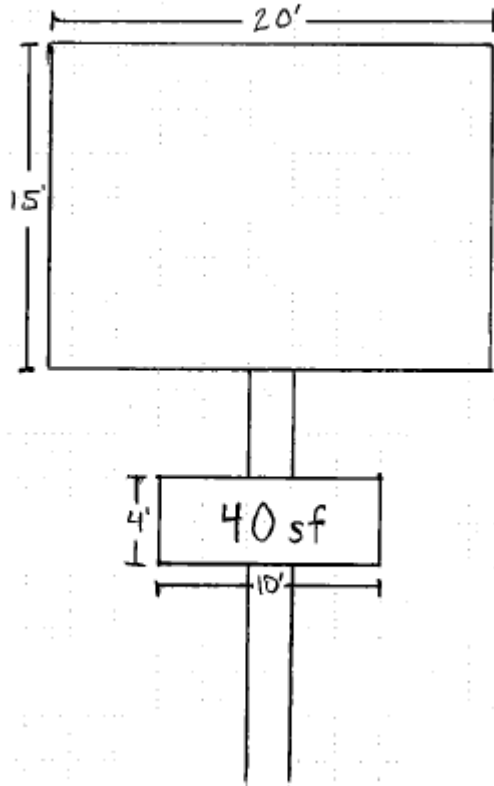


Example of non-conforming 160 s.f. or less



Example of non-conforming over 160 s.f.

(ii) ≥ 160 s.f



Next Steps

- Planning & Zoning Commission recommendation will be forwarded to City Council for public hearing and first reading.



Planning & Zoning Commission

- Recommend to delay action on this item until digital billboards or comprehensive sign code amendments are considered



Questions?





STAFF REPORT

MEETING DATE: July 10, 2018

AGENDA ITEM: 10A

TITLE:

City Council shall convene into closed executive session pursuant to Section 551.071 of the Texas Government Code to confer with City Attorney regarding legal advice related to the status of updating the city's regulatory program, including public comment and citizen input into the new subdivision ordinance, pending revisions to zoning and sign codes, and uniformity of the permitting process.

STAFF REPRESENTATIVE:

Lynda K. Humble, City Manager





STAFF REPORT

MEETING DATE: July 10, 2018

AGENDA ITEM: 11

TITLE:

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

STAFF REPRESENTATIVE:

Lynda Humble, City Manager

