

RESOLUTION NO. R-2018-87

A RESOLUTION OF THE CITY OF BASTROP, TEXAS, ("CITY") APPROVING SPECIFIC EXCEPTIONS OR EXEMPTIONS UNDER EMERGENCY ORDINANCE 2018-1, THE TEMPORARY MORATORIUM STAYING THE ACCEPTANCE AND PROCESSING OF CERTAIN PERMITS IN THE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION; AND/OR EMERGENCY ORDINANCE 2018-2 ENACTING CERTAIN DRAINAGE AND FLOODING PERMIT APPLICATION REQUIREMENTS

WHEREAS, the Bastrop City Council ("City Council"), as a duly-elected legislative body, finds that it is facing significant historic and contemporary land use challenges that existing regulations were not designed to address; and

WHEREAS, on August 14, the City Council conducted a public hearing and voted to approve an Emergency Ordinance 2018-1, a Temporary Moratorium providing for a limited stay of processing certain permits, authorizations and approvals (among other actions); and

WHEREAS, the City Council finds that the projects listed below in *Exhibit "A"* qualify as Exceptions or Exemptions under Emergency Ordinance 2018-1, and/or Emergency Ordinance 2018-2, and have met the standards necessary to proceed through the City's permitting process during the Temporary Moratorium; and

WHEREAS, the City Council finds that the enactment of this Resolution is reasonable, necessary, and directly related to the immediate preservation of the public peace, health or safety to approve certain exceptions under the Temporary Moratorium.

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

SECTION 1. STAFF REVIEW: The projects attached to this resolution as *Exhibit "A"* are hereby found to have been subject to careful review by City staff in accordance with the Temporary Moratorium, Emergency Ordinance 2018-1, *as may be amended*, Section 8.A; and/or Emergency Ordinance 2018-2, *as may be amended*, Section 6.

SECTION 2. EXCEPTIONS AND EXEMPTIONS RECOGNIZED: The projects listed in *Exhibit "A"* and attached to this resolution are hereby determined to qualify as Exceptions or Exemptions under the Temporary Moratorium, Emergency Ordinance 2018-1, *as may be amended*, Section 8.A; and/or Emergency Ordinance 2018-2, *as may be amended*, Section 6.

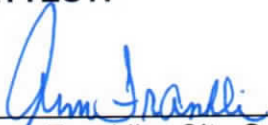
SECTION 3. PROCESS DIRECTIVE: The City's staff is directed to process the permit applications for those projects listed in *Exhibit "A"* in accordance with the rules codified under the applicable Code of Ordinances.

RESOLVED on this, the 11th day of September 2018.

APPROVED:

by: 
Connie B. Schroeder, Mayor

ATTEST:


Ann Franklin, City Secretary

APPROVED AS TO FORM:

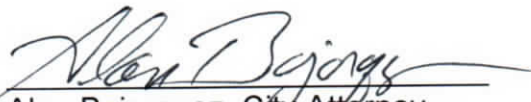

Alan Bojorquez, City Attorney

Exhibit "A"

Description of Project Qualifying as Exemptions

- **Burleson Crossing Lot 1A and 2A Site Plan Amendment Attachments**
 - **Engineer Certification Letter**
 - **Pre-Development Conditions**
 - **Post-Development Conditions**
 - **Detention Facility Plans**

(see attachments that follow)

September 5, 2018

Mrs. Jennifer Bills, Assistant Planning Director
City of Bastrop
1311 Chestnut Street
Bastrop, Texas 78602

Re: Burleson Crossing Lot 1A and 2A Site Plan Revision

Dear Jennifer,

Thanks for meeting with us and the Developer on this project. We are writing this letter in conjunction with the attached Exemption Application, in order to request that the above referenced project be accepted for submittal and review by the City, and thus exempted from the City's current development moratorium. The Burleson Crossing project was initiated by the Developer in 2007, and has been ongoing in various phases since that time. The specific project identified above was previously approved by the City on March 17, 2014. At this time, all improvements, including parking and drives, utilities, drainage, etc. have been completed and stores are open for business. The only improvements that have not been completed are the construction of Building A-4, and its related sidewalks and loading area. The purpose of this Revision is to incorporate the final architectural design related to that building so that the building plans can be submitted for review and construction of this final user can commence.


Regarding the drainage aspects of this project, in 2008, the Developer completed the construction of the first phase of development for this project, which included the construction of a detention pond located near the center of the overall shopping center. At that time, LJA identified numerous issues related to previous drainage studies and drainage designs, performed in conjunction with the various commercial and residential projects located on the south side of Highway 71. Based on this, at that time, LJA recommended to the Burleson Crossing Developer that additional time and money be spent on obtaining more accurate topographic information in order to define more accurately the contributing offsite drainage area, as well as providing more detention volume, and thus additional attenuation of the peak flows, so as to not be viewed as creating or contributing to future drainage issues that might occur downstream of the project.

Attached are the existing conditions and developed conditions drainage area maps that were used for the detention pond design, as well as the construction plan sheet for the detention pond. These sheets were taken from the Record Drawings for Burleson Crossing Subdivision, approved by the City on November 19, 2007. The proposed project was considered as a part of this analysis, and thus the detention pond was sized to receive drainage from this project. Per these sheets and calculations, the detention pond has a storage volume of approximately 35 acre-feet, which is substantially more than what would typically be required for a project of this size. Additionally, per the detention analysis, the existing conditions peak discharge at the point where the drainage enters the Highway 71 culvert is 249 cfs and 149 cfs for the 100 year and 25 year storms respectively. For developed / detained conditions, the peak discharge is 157 cfs and 55 cfs for the same storm events at this same location. Current City policy is that development should detain such that developed flows do not exceed pre-developed flows. Based on the above flow rates, the project is over-detaining to 63% of the pre-developed flows, which is a substantial increase in detention from the City requirements. Furthermore, because the pond has to be pumped out, the more frequent storms, that is those storms more frequent than the 25 year storm,

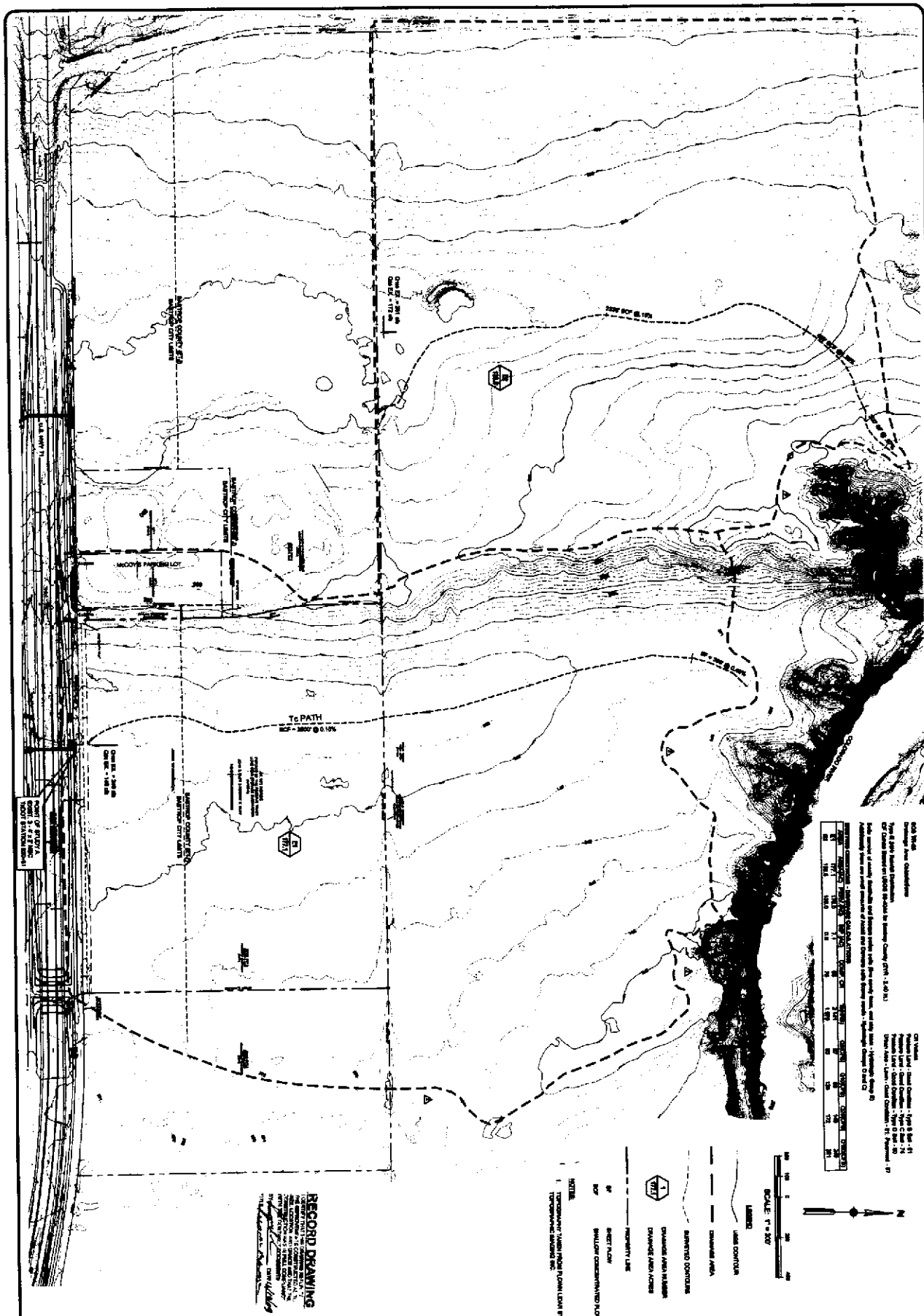
only have a flow rate of 8.4 cfs due to the limitations on pumping capacity. This is a negligible amount of flow considering the overall drainage area.

Therefore, we request that the City exempt this project from the current development moratorium, and allow the Revision to the previously approved plans, be submitted and reviewed by the City. We appreciate your review of this request. If you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,


Danny Miller, P.E.
Vice President
LJA Engineering, Inc.





DATE: 10/20/2010
PROJECT: BASTROP CROSSING SUBDIVISION IMPROVEMENTS
SCALE: 1" = 50'
DATE: 10/20/2010
PROJECT: BASTROP CROSSING SUBDIVISION IMPROVEMENTS
SCALE: 1" = 50'

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 10000 W. GARDNER ROAD
 SUITE 100
 FORT WORTH, TEXAS 76134
 PHONE: 817.241.1111
 FAX: 817.241.1112

18R
 SHEET NO. 18R
 OF 98 SHEETS

LJA Engineering & Surveying, Inc.
 10000 W. GARDNER ROAD
 SUITE 100
 FORT WORTH, TEXAS 76134
 PHONE: 817.241.1111
 FAX: 817.241.1112



NO.	REVISION	DATE

BASTROP CROSSING SUBDIVISION IMPROVEMENTS
OVERALL EXISTING DRAINAGE AREA MAP

**BASTROP CROSSING
SUBDIVISION IMPROVEMENTS
DEVELOPED CONDITIONS OVERALL
DRAINAGE AREA MAP**

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY	11/15/01
2	REVISED WITH REVISIONS

DATE: 11/15/01
DRAWN BY: ...
CHECKED BY: ...
SCALE: 1" = 200'



L.A. Engineering & Surveying, Inc.
1111 PINE BLVD., SUITE 100
BASTROP, LOUISIANA 70017
PHONE: 225-765-1111
FAX: 225-765-1112
WWW: www.la-engineering.com

DM2
SHEET NO. **19R**
OF 86 SHEETS

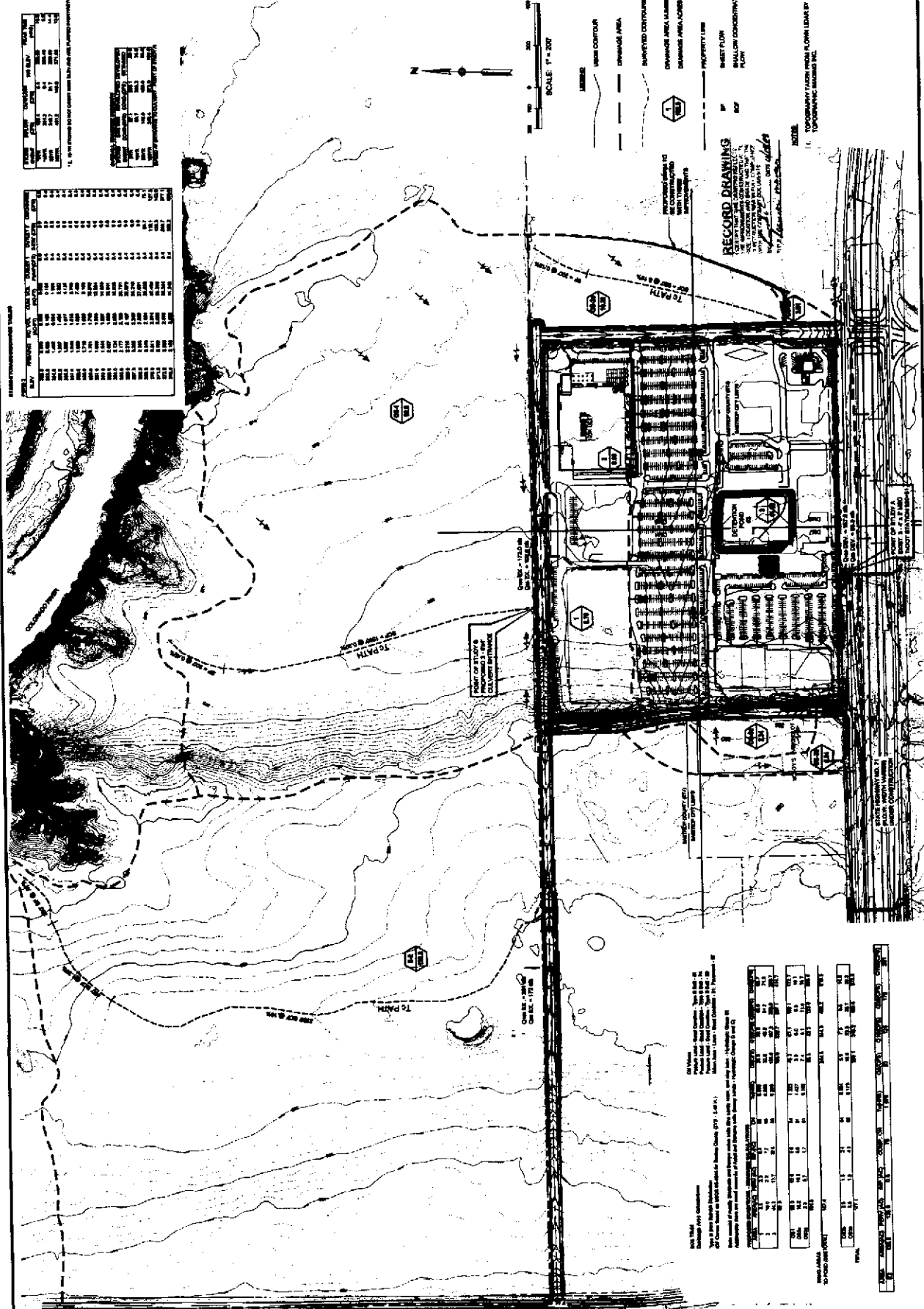


TABLE 1 - 1.000' CONTOUR INTERVAL

ELEVATION	AREA	PERCENT
100
110
120
130
140
150
160
170
180
190
200

TABLE 2 - 2.000' CONTOUR INTERVAL

ELEVATION	AREA	PERCENT
200
220
240
260
280
300
320
340
360

SCALE: 1" = 200'

LEGEND:
 - - - - - 100' CONTOUR
 - - - - - DRAINAGE AREA
 - - - - - SHADDED CONTOUR
 - - - - - DRAINAGE AREA LINES
 - - - - - DRAINAGE AREA LINES
 - - - - - PROPERTY LINE
 - - - - - BASE FLOOR
 - - - - - 200' CONTOUR
 - - - - - 300'

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 1111 PINE BLVD., SUITE 100
 BASTROP, LOUISIANA 70017
 PHONE: 225-765-1111
 FAX: 225-765-1112
 WWW: www.la-engineering.com

TABLE 3 - 1.000' CONTOUR INTERVAL

ELEVATION	AREA	PERCENT
100
110
120
130
140
150
160
170
180
190
200

TABLE 4 - 2.000' CONTOUR INTERVAL

ELEVATION	AREA	PERCENT
200
220
240
260
280
300
320
340
360

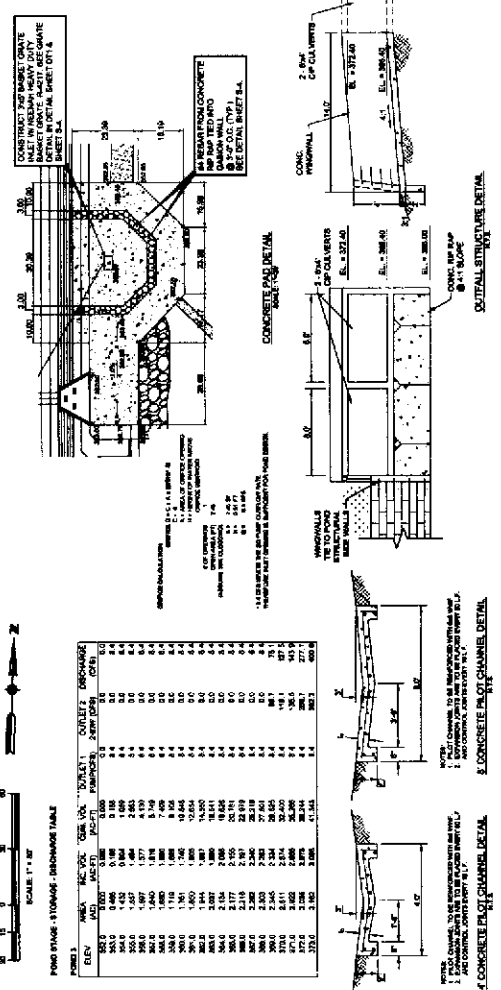
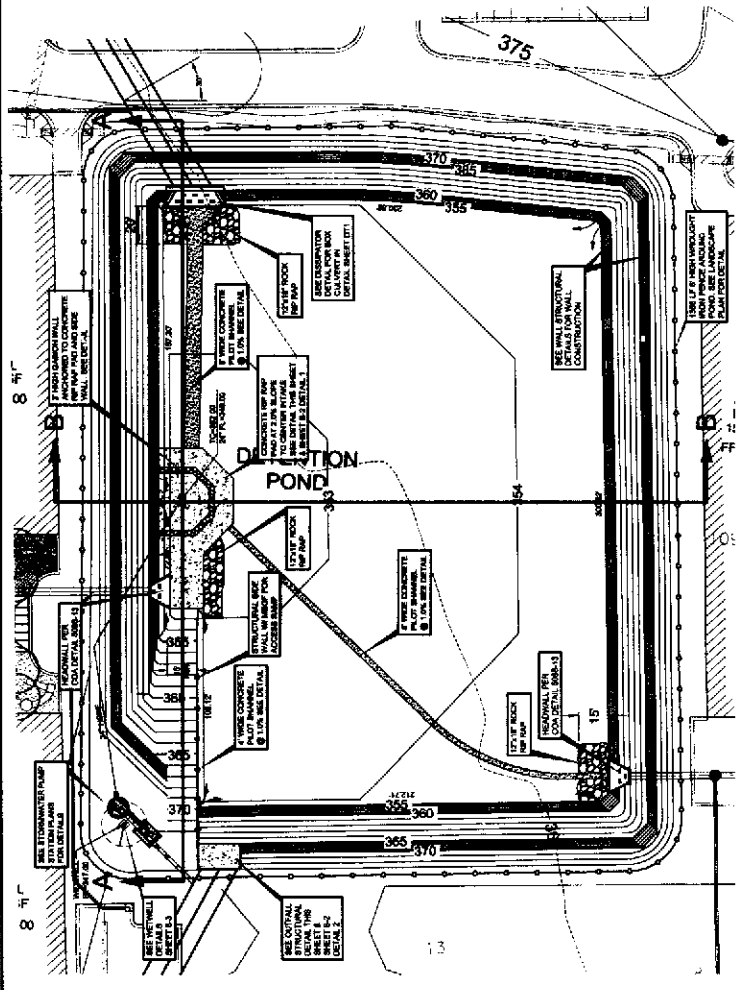
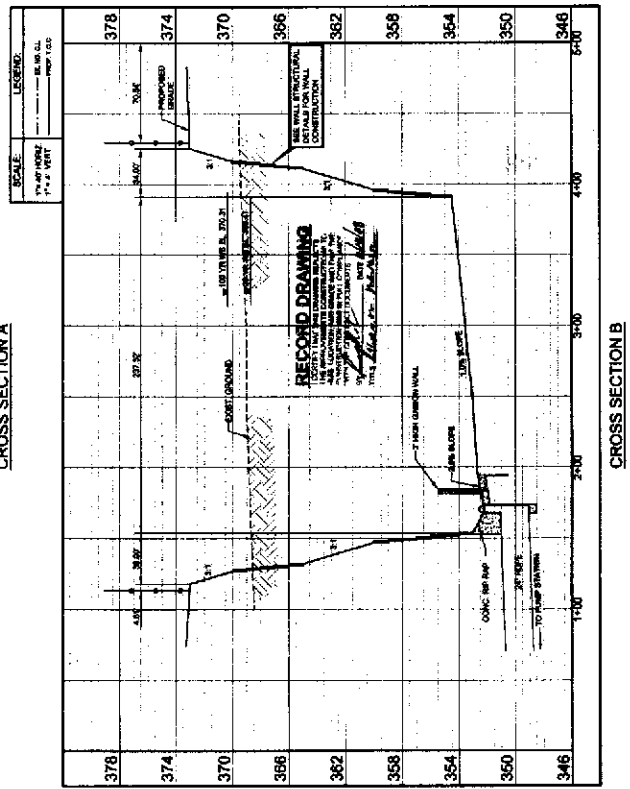
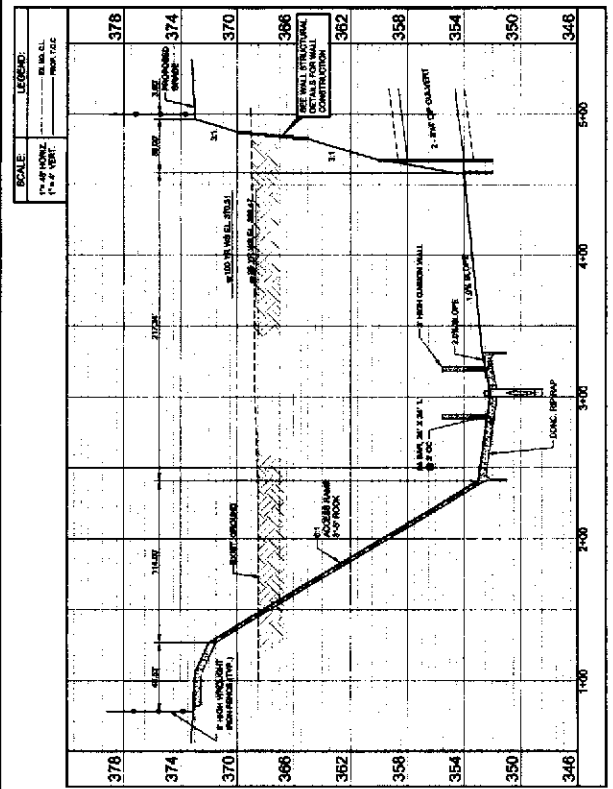
BURLESON CROSSING
SUBDIVISION IMPROVEMENTS
DEFENTION POND PLAN

NO.	DESCRIPTION	DATE



LIA Engineering & Surveying, Inc.
7810 Ringwood Dr., Suite 200
Houston, Texas 77055
713-861-1111
www.lia-engineering.com

DATE: 12/08/23
DRAWN BY: J. W. JONES
CHECKED BY: J. W. JONES
SCALE: AS SHOWN
JOB NO.: 2308007
SHEET NO. 35
OF 88 SHEETS



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NOTES:
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. CONCRETE SHALL BE 3000 PSI STRENGTH.
3. CONCRETE SHALL BE CAST IN PLACE.
4. CONCRETE SHALL BE CURABLE DETAIL.