

RESOLUTION NO. R-2020-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS APPROVING A MASTER SIGN PLAN ALLOWING AN ENTRY MONUMENT SIGN AND A "WAY-FINDING" KIOSK SIGN PROGRAM FOR THE PINEY CREEK BEND SUBDIVISION ATTACHED IN EXHIBIT A; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR A REPEALING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

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 interest in providing expedited housing options for its citizens; and

WHEREAS, The City of Bastrop recognizes it continues to experience growth with new construction in single family and multi-family housing units; and

WHEREAS, having new housing units has a positive impact for the entire community (economic development, property tax values, workforce housing, etc.). and

WHEREAS, The City of Bastrop has recognized the need to execute a Master Sign Plan with the Piney Creek Bend Subdivision, with KB Homes to allow for uniformed and orderly design of wayfinding signage; and

WHEREAS, the City Council finds that a very significant public interest is served by the completion of a Master Sign Plan for the Piney Creek Bend subdivision with KB Homes.

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

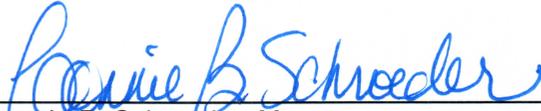
Section 1: That the City Manager is hereby authorized to execute a Master Sign Plan for the Piney Creek Bend subdivision between the City of Bastrop and the KB Homes. (Exhibit A)

Section 2: All orders, ordinances, and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 3: That this Resolution shall take effect immediately upon its passage, and it is so resolved.

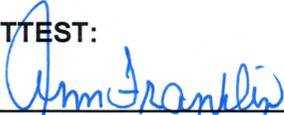
DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 10th day of March 2020.

APPROVED:



Connie B. Schroeder, Mayor

ATTEST:



Ann Franklin, City Secretary

APPROVED AS TO FORM:



Alan Bojorquez, City Attorney



10800 Pecan Park Blvd Suite 200
Austin, TX 78750
(512) 651-8100
www.kbhome.com

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February 24, 2020

Honorable Mayor and City Council
City of Bastrop, Texas
1311 Chestnut Street
P.O. Box 427
Bastrop, TX 78602

Re: Comprehensive Sign Plan for Wayfinding/Builder Kiosk

Honorable Mayor and City Council,

Thank you for the opportunity to implement a wayfinding/building kiosk (“Kiosk”) program for the benefit of the community. This letter outlines the program conditions for implementation under a Comprehensive Sign Plan (“CSP”).

CSP License Grantee (“Grantee”)

KB Home Lone Star, Inc.
c/o Shawn Kirkpatrick, Director of Public Affairs
10800 Pecan Park Blvd. Ste. 200
Austin, TX 78750
(512) 651-8086
skirkpatrick@kbhome.com

Installation and Maintenance Contractor (“Contractor”):

National Sign Plaza
c/o Mike Tobias, Division Manager
715 Discovery Blvd. #309
Cedar Park, TX 78613
(512) 670-3717
mtobias@nspag.net

Program Term:

- Initial term of twenty-four (24) months from Council approval.
- Twelve (12) month renewals at the request of Grantee during the development period of Piney Creek Bend subdivision.
- Development period terminates for the purposes of this CSP at issuance of the final residential building permit for Piney Creek Bend subdivision.
- 60-day grace period post-termination for the removal of Kiosk.

Locations

- Kiosk locations shall only be located along the route approved by Council (*Exhibit A*).
- CSP allows for no more than ten (10) Kiosk of which no individual location containing more than two (2) Kiosk.
- Locations shall be located on private property with owner permission.
- Kiosk shall not be located within City rights-of-way ("ROW").
- Kiosk locations shall be permitted by the City administratively.
- Kiosk shall observe all intersection site triangle requirements of the B3 code and may not obstruct the visibility of intersections or impede vehicular traffic.
- Kiosk may not obstruct or impede traffic on public sidewalks.

Design (*Exhibit B*)

- Kiosk shall include a community identification top panel. At the option of City, the City may select from the Contractor a provided sample design or supply proof ready art for the top panel. Top panel initial cost of production is the responsibility of the Grantee.
- Kiosk shall include two (2) community interest directional panels. In the event the Kiosk are located on a property owned by another governmental entity, that other governmental entity shall have the first right to utilize the community interest directional panels. City and/or other governmental entity shall provide proof ready art for the community interest panels to the Contractor. Community interest directional panels initial cost of production is the responsibility of the Grantee.
- Additional community interest directional panels may be installed at the request of the City. City shall provide its intent for additional community interest panels during the permitting process. Request for additional panels shall not delay the permitting process if a re-design of a Kiosk is necessary to accommodate the request. City will be responsible to the Contractor for the cost of production, installation and maintenance of additional panels.
- Directional panels shall be made available to other residential homebuilders ("Other Builders") as approved administratively by the City during the permitting process. Other Builders will be responsible for entering into an agreement with the Contractor for production, installation and maintenance of additional panels.
- At the request of a private property owner granting permission for a Kiosk location, one (1) directional panel may be used to provide directions to the site and/or a business on the site as administratively approved by the City for appropriateness during the permitting process. Installation of a Kiosk shall not bear any effect on other signage rules and regulations. Grantee and/or Contractor shall be responsible for the cost of production, installation and maintenance of the private property directional panel.
- No other commercial directional panels are allowed under this CSP.

- Kiosk height shall be determined by the number of panels and minimized to best extent possible. Continuity of signage height is to provide an attractive community presence. Administratively through the permitting process the City will determine height appropriateness based on the requested panels, panels types, location and other location factors.

Maintenance Requirements

- Grantee and/or its Contractor shall inspect the Kiosk structures and locations quarterly.
- Grantee and/or its Contractor are responsible for maintenance of the Kiosk and panels during the term of the agreement except for additional community panels and/or other builder panels and/or private property directional panels.
- Contractor is responsible for maintenance of additional community panels and/or other builder panels and/or private property directional panels during the term of the agreement.
- Kiosk shall be kept in good condition during the term of the agreement.

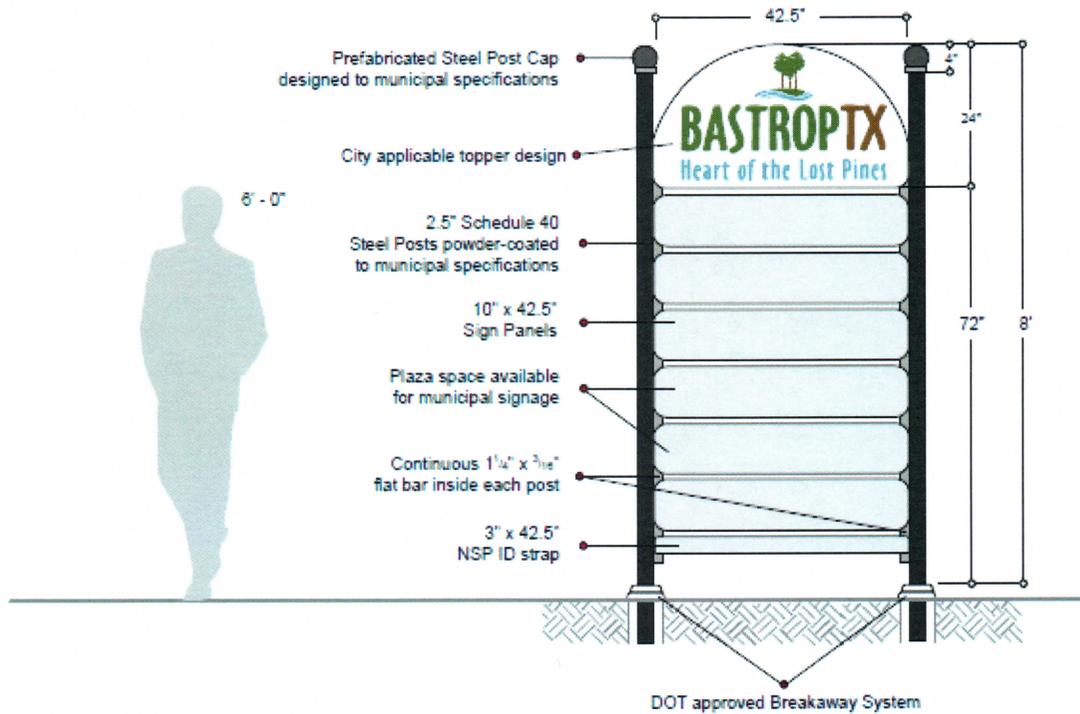
Permitting Requirements

- Kiosk locations and installations shall be administratively permitted through the sign permitting process.
- Prior to application submittal, Grantee and Contractor may request a representative(s) of the Development Review Committee to meet and confer regarding the application package for completeness and perform a cursory on-site visit(s).
- Administrative application submittal package shall include following:
 - Sign permit application,
 - Upon application submittal the permit fee shall be calculated by the City and conveyed to Grantee in writing. Within seven (7) calendar days Grantee shall deliver to City payment in full. At the discretion of City, the City retains the right for non-payment of the application fee to withhold the sign installation permit upon approval or reject the application in its entirety.
 - Kiosk(s) (1) overall location and (2) site specific maps,
 - Dimensioned graphical representation of Kiosk per location,
 - Proof of location ownership in the form of Bastrop County Appraisal District Roll Card,
 - (Property) Owner's Agent Authorization limited to permitting under this CSP, and
 - Master Contractor's Agent Authorization limited to permitting under this CSP.
- Grantee and/or Contractor shall mark/identify on each private property location the proposed Kiosk location in a form acceptable to the City for review during the sign application review process.
- Grantee and/or Contractor shall make themselves available for a site-visit during the sign application review process as requested by City.
- City agrees to expeditiously review the sign application(s).

Sincerely,

Shawn Kirkpatrick
Director of Public Affairs

Exhibit B - Design



Community Sign Panel Specifications

- Alpic 360 substrate
- 2mm to 3mm thick
- Full-color graphics
- Directional arrow

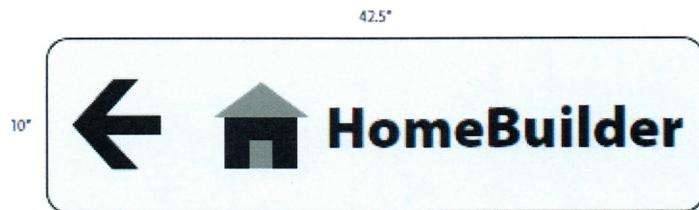


Exhibit B - Design

