

# Item # 5

**CITY OF SMITHVILLE**  
**COUNCIL MEETING MINUTES**  
JULY 11, 2022

Present: Mayor Sharon Foerster, Councilmembers Janice Bruno, Bill Gordon, Tom Etheredge, Joanna Morgan, and City Manager Robert Tamble. Not present Cassie Barrientos.

**Open Meeting:** Call to order: Mayor Foerster called the meeting to order at 6:00 p.m. Councilman Etheredge led the Invocation and Pledge.

Recognition/Awards/Proclamations/Announcements/Presentations:

- a) Update from Jill Strube on the Smithville, TX Economic Development Community Resiliency Strategic Plan (aka Mundo Plan).

Citizen Comments: None

Approval of the minutes from the June 13, 2022, Council Meeting, and the June 29, 2022 City Council Workshop. Councilman Gordon moved to approve the minutes. Councilwoman Bruno seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on Awarding the Architectural Services Contract for the remodel of public restrooms, adding new offices, a workroom, and a west exterior wall to the Smithville City Hall building using the American Rescue Plan Act (ARPA) funding: Councilman Etheredge made a motion to award Cutright & Prihoda, Inc. the Architectural contract. Councilwoman Bruno seconded and the motion passed unanimously.

Citizen Comments:

Discussion and Action on Amending Chapter 12 Traffic and Vehicles Ordinance, Article 12.200 Control Devices of the City of Smithville Code of Ordinances to place Stop Signs at Webb St and Callie St: Amending this ordinance will authorize the placement of STOP SIGNS located at the intersection of Webb Street and Callie Street located in the new M5 Subdivision. Councilwoman Morgan made a motion to approve the Ordinance. Councilman Gordon seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on the reappointment/appointment to the Historic Preservation Design Standards Advisory Committee (HPDSAC): The Historic Preservation and Design Standards Advisory Committee (HPDSAC) is a nine (9) member committee appointed by the mayor. Three (3) members are selected by the following organizations to participate on the committee: Heritage Society, Chamber of Commerce, and Cultural District. Six (6) members are selected "at-large" from the community. The membership term is 2-years concurrent with the election of the Mayor. The following names are submitted by the three community organizations:

- Heritage Society – Faith Franklin (New Appointment)
- Chamber of Commerce - April Daniels (Re-appointment)

- Cultural District – Bonny Joplin (New Appointment)

The following names are submitted for Council consideration as "at-large" members of the Historic Preservation and Design Standards Advisory Committee:

- Sarah O'Brien (Chair) - (Re-appointment)
- Victoria Allen - (Re-appointment)
- Caroline Noya - (Re-appointment)
- Walter Winslett - (Re-appointment)
- Nancy Catherman - (Re-appointment)
- Monica Poss - (New Appointment)

Councilwoman Bruno made a motion to approve the listed appointments and re-appointments. Councilman Etheredge seconded and the motion passed unanimously.

#### Citizen Comments

Discussion and Action on the appointment to the Planning and Zoning Commission to replace Ed Lick: Ed Lick (re-appointed on June 13, 2022) has resigned from the P&Z Commission. As such, City Manager Robert Tamble is recommending the Council appoint Monica Poss (705 Hudgins) to serve out Mr. Lick's remaining term which will expire in May 2024. Councilman Etheredge made a motion to approve the appointment of Monica Poss. Councilman Gordon seconded and the motion passed unanimously.

#### Citizen Comments: None

Discussion and Action on a Resolution for the Texas Community Development Block Grant (CDBG) Program Application to the Texas Department of Agriculture (TDA) for the Rural Economic Development 2 Construction Grant "TDA-GO" (CRC22-0031); and authorizing the City Manager to act as the City's Executive Officer: The City will be applying for a 2-Year TDA Implementation Grant (\$1M + \$100K match, can be in-kind) to construct an "Innovation Center" for additional classroom, office and business "incubator" space at 404 Fawcett Street, to upgrade the Show Barn (Pavilion) at Riverbend Park, and to provide additional Façade Grants to downtown business owners, as well as administrative and engineering/architectural costs. This project supports the Smithville Workforce Training Center's efforts to provide quality educational experiences and certificate programs for the regional workforce as well as local business owners who may need specialized training. Building upgrades are intended to primarily serve skilled trades and medical training. The Workforce program and the Façade Grants are products of the TDA-funded "Smithville TX Economic Development Community Resiliency Strategic Plan" that was approved by City Council and the Chamber Board in the fall of 2020. Approving this resolution will allow the City Manager to act as the City's Executive Officer for all matters pertaining to the TDA-GO grant. Councilwoman Morgan made a motion to approve the Resolution. Councilman Gordon seconded and the motion passed unanimously.

#### Citizen Comments: None

Discussion and Action on the Certification of Additional Sales and Use Tax to Pay Debt Services: The Texas Comptroller requires the Governing body to certify that the amount of additional sales and use tax revenue collected to pay debt services has been deducted from the total amount

described by Tax Code Section 26.05(e-1), 26.04(e)(3)(C) and 26.05(a)(1). Councilman Etheredge made a motion to approve certification as filled out by Cynthia. Councilwoman Bruno seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on the approval of the Financial Report. Councilman Etheredge made a motion to accept the Financial Report. Councilwoman Morgan seconded and the motion passed unanimously.

Adjourn 7:02 p.m.

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Sharon Foerster, Mayor

Attest:

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Jennifer Lynch, City Secretary



Item # 6

# CITY OF SMITHVILLE

## PLANNING & ZONING APPLICATION

### APPLICATION TYPE

Zoning Change Request: ☐ Change in Zoning Class  
☐ Change in Ordinance  
☐ Variance  
☐ Special Exception Use  
☐ Minor Plat/Subdivision  
☒ Other Preliminary Plat

Number of Requests: ☒ Single  
☐ Multiple

### PROPERTY IDENTIFICATION

Street Address TBD

\*\*\* Applicant must submit an accurate location map and site plan for application to be considered \*\*\*

Legal description ☐ Platted Land (please provide subdivision, block and lot information below)  
☒ Unplatted Land (please submit the metes and bounds description from deed)

Subdivision Name: Enclave at Riverbend

Property Tax Code: 8725657 Block Number: \_\_\_\_\_ Lot Number: \_\_\_\_\_

Property Owner (as listed on Deed): Smithville Land Partners LLC

Property Owner Mailing Address: 311 Westwood Terrace, Austin TX 78746

Owner's Phone No: 512-222-7418 Owner's Email: todd@insite-austin.com

Agent's Name (if applicable): John Hines, P.E.; Cude Engineers - Austin LLC

Agent's Mailing Address: 12301 Research Blvd., Ste. 160, Austin TX 78759

Agent's Phone No: 512-260-9100 Agent's Email: jhines@cudeengineers.com

## DESCRIPTION OF VARIANCE / EXCEPTION REQUEST

Current Zone Class:	SF-1 <input type="checkbox"/>	SF-2 <input type="checkbox"/>	Proposed Zone Class:	SF-1 <input checked="" type="checkbox"/>	SF-2 <input type="checkbox"/>
	MR <input type="checkbox"/>	C-1 <input type="checkbox"/>		MR <input type="checkbox"/>	C-1 <input type="checkbox"/>
	C-2 <input type="checkbox"/>	C-3 <input type="checkbox"/>		C-2 <input type="checkbox"/>	C-3 <input type="checkbox"/>
	MHS <input type="checkbox"/>	MF <input type="checkbox"/>		MHS <input type="checkbox"/>	MF <input type="checkbox"/>
	CF <input type="checkbox"/>	PD <input type="checkbox"/>		CF <input type="checkbox"/>	PD <input type="checkbox"/>
	PD-Z <input type="checkbox"/>	I <input type="checkbox"/>		PD-Z <input type="checkbox"/>	I <input type="checkbox"/>
	CBD <input type="checkbox"/>	PD-Z <input type="checkbox"/>		CBD <input type="checkbox"/>	PD-Z <input type="checkbox"/>

Describe variance requested:

See attached letter request. Block width less than 240-feet.

Describe special use requested:

Reason for Request:  
(explain why special exception is sought or why a variance has been requested)

Preliminary Plat

## PETITION

As Owner/Agent, I hereby petition the City of Smithville for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City. I understand and agree that the Petition fee is non-refundable and that I must attend the Planning & Zoning meeting and subsequent City Council meeting in order for my application to be considered for approval.

Signature: Todd

Date: July 5, 2022

### OFFICE USE ONLY:

Fee Amount: 675-

Fee Payment: 675-

P&Z Date: August 2, 2022

Council Date: August 8, 2022

Accepted By: J. A. Nowinski

Date Submitted: 7-5-2022

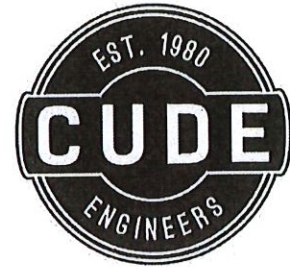


Notice sent to property owners within 200 feet of proposed property

7-6-2022



## PRELIMINARY PLAT APPLICATION AND VARIANCE REQUEST



July 5, 2022

Mr. Robert Tamble, CSP/CIT  
City of Smithville City Manager  
317 Main Street  
Smithville, Texas 78957

Subject: Variance Request to Block Width (Less Than 240-feet)  
Proposed Enclave at Riverbend on American Legion Road  
Smithville, TX 78957 (34.858 Acres located at 30.023026, -97.157120)

Dear City Manager, Mayor and City Council,

Please find attached our preliminary plat application for the proposed Enclave at Riverbend residential subdivision located at American Legion Road and just south of State Highway 71. We come before you with our proposed plan after having made great progress in working with City staff and managers to present a plan that meets and/or exceeds the City's current zoning and subdivision ordinances. In particular though, we must make one request for a variance to the City's current zoning and subdivision rules for block width. Due to the bound and unusually shaped parcel of land created by the existence of SH 71 and American Legion Road, special conditions are presented that make developing the parcel a challenge and in particular results in a single row of blocks that are shorter in width than the required 240-foot minimum. Specifically, City Subdivision Ordinance Chapter 10, Article 3 Minimal Design Standards, Section 4: Blocks and Zoning Ordinance Chapter 14, Article 14.01 General Provisions, Section 5.5 Variances are the two applicable City rules related to block width.

The applicant has diligently worked with City staff in deriving a layout and land use that appropriately follows all other City's codes and regulations. Given the property is abutted on two sides by existing roadways of SH 71 and American Legion Road, is trapezoidal in shape, and not abutting any other residential home lots, we believe the variance request would have no adverse impact to the public interest, observes the spirit of the City's codes and ordinances, provides substantial justice, and is a special circumstance. We would seek your support in this request and look forward to collaborating with you on a beneficial path forward on the project.

Respectfully,

A handwritten signature in blue ink, appearing to read "John D. Hines", is written over a faint circular stamp.

John D. Hines, P.E.



317 MAIN STREET  
P.O. BOX 449  
SMITHVILLE, TEXAS 78957



TEL: (512) 237-3282  
FAX: (512) 237-4549  
WWW.CI.SMITHVILLE.TX.US

## Planning and Zoning Variance Criteria: Ordinance and Request for Variance

### Ordinance Related to Variances

#### 5.1.1. Considerations by the City Council

- A. The City Council may authorize a variance from these regulations if and only if the City Council determines all of the following:
- (1) the variance will not be contrary to the public interest;
  - (2) there are special conditions affecting the property;
  - (3) because of the special conditions literal enforcement of the ordinance would result in unnecessary hardship;
  - (4) the spirit of the ordinance will be observed; and
  - (5) substantial justice is done.
- B. For land being used or developed for a reason other than a homeowner building or improving the homeowner's residence, there is no unnecessary hardship unless:
- (1) Without the variance, the Smithville Code of Ordinances does not permit any reasonable use of the land;
  - (2) The hardship complained of is not self-created; and
  - (3) The hardship complained of is not a financial hardship only.
  - (4) the cost of compliance with the zoning ordinance is greater than 50 percent of the appraised value of the structure as shown on the most recent certified appraisal roll; or
  - (5) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur; or
  - (6) compliance would result in the structure not in compliance with a requirement of another city ordinance, building code, or other requirement; or
  - (7) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
  - (8) the city considers the structure to be a nonconforming structure.
- C. In granting a variance, the City Council shall prescribe only conditions that it deems necessary to or desirable in the public interest.
- D. In making the findings herein below required, the City Council shall take into account the nature of the proposed use of the land involved, existing uses of land in the vicinity, the number of persons who will reside or work in the area, and the probable effect of such variance upon traffic conditions and upon the public health, safety, and general welfare in the vicinity.
- E. Variances may be granted only when in harmony with the general purpose and intent of this Ordinance so that the public health, safety, and welfare may be secured, and substantial justice be done.
- F. The findings of the City Council made in granting a variance, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the City Council meeting at which such variance is granted.

317 MAIN STREET  
P.O. BOX 449  
SMITHVILLE, TEXAS 78957



TEL: (512) 237-3282  
FAX: (512) 237-4549  
WWW.CLSMITHVILLE.TX.US

## Planning and Zoning Variance Criteria: Ordinance and Request for Variance

### Request for Variance

Please answer the following questions as detailed as possible so that the City Council has enough information to consider this request, include information on additional pages if necessary:

Will granting this variance have any negative effect on the good order and functioning of the community and government affairs for the well-being of citizens?

Allowing the block width as shown for the row of lots abutting American Legion Road will allow increased tax revenue with a better land use and lot yield which benefits the City now and for years to come.

Explain the special condition affecting the property.

The property is irregular in shape, bound by existing roads on two sides (State Highway 71 on the north; American Legion Road on the south), bound by a gas line/easement on the east, and small in overall size.

Explain the unnecessary hardship caused by the special condition.

The specific block width code description Chap. 10, Article 3, Section 4 requiring 240' minimum would unnecessarily require the row of lots along American Legion to be extra deep and reduce the lot yield that can reasonably be placed on the small parcel of land.

Variances may be granted only when in harmony with the general purpose and intent of this Ordinance so that the public health, safety, and welfare may be secured and substantial justice is done. Will substantial justice be done if this variance is granted? Explain.

The developer has worked with the City on numerous layouts, reduced lots by 20%, and the current plan meets with the City's code for all lots and blocks save one row of lots along American Legion Road. Granting the variance for this one row of lots still meets with the spirit of the City's other subdivisions.

For land being used or developed for a reason other than a homeowner building or improving the homeowner's residence, there is no unnecessary hardship unless:

- (1) Without the requested variance, the Code of Ordinances of the City of Smithville does not permit any reasonable use of the land;
- (2) The hardship complained of is not self-created; and
- (3) The hardship complained of is not a financial hardship only.
- (4) The cost of compliance with the zoning ordinance is greater than 50 percent of the appraised value of the structure as shown on the most recent certified appraisal roll; or
- (5) Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur; or
- (6) Compliance would result in the structure not in compliance with a requirement of another city ordinance, building code, or other requirement; or
- (7) Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (8) The city considers the structure to be a nonconforming structure



Explain how the unnecessary hardship meets all of the above criteria.

- (1) The variance allows a reasonable use of the land and only applies to one row of lots that otherwise reduce the amount of reasonable land use even further, thereby creating an inefficient land use that reduces City revenue.
- (2) The hardship is being created by the irregular shape of land and existing boundary conditions that are out of the control of the landowner.
- (3) The hardship impacts the effective and efficient use of City utilities, would not allow for an orthodox neighborhood that fits with standard driving patterns residents and emergency responders would be accustomed to.
- (4) --
- (5) The lot yield and tax revenue to the City would be reduced by approximately 25% or more.
- (6) The block width for one row would not be in compliance with City Code.
- (7) --
- (8) --

☒ By checking this box, I affirm that granting this variance will not negatively affect land involved, existing uses of land in the vicinity, the number of persons who will reside or work in the area, and the probable effect of such variance upon traffic conditions and upon the public health, safety, and general welfare in the vicinity.

Other Comments:

Signature: Todd Print Name: Todd McCullough Date: July 5, 2022



104222 JOHN D. HINES, P.E.  
12/31/2022

# ENCLAVE AT RIVERBEND SUBDIVISION

SMITHVILLE, BASTROP COUNTY, TEXAS

PRELIMINARY PLAT ONLY - NOT FOR RECORDATION

SUBMITTED FOR REVIEW BY:  
I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE,  
ACCURATE AND ADEQUATE FOR THE INTENDED PLANNING PURPOSES  
BUT ARE NOT AUTHORIZED FOR CONSTRUCTION.

SUBMITTED FOR APPROVAL BY:

*John D. Hines*  
JOHN D. HINES, P.E. DATE July 5, 2022

DEVELOPER (OWNER):  
SMITHVILLE LAND PARTNERS, LLC  
CONTACT: TODD MCCULLOUGH  
311 WESTWOOD TERRACE  
AUSTIN, TX 78746

PROJECT MANAGER - CIVIL ENGINEER:  
CODE ENGINEERS - AUSTIN, LLC  
CONTACT: JOHN HINES, P.E.  
12301 RESEARCH BLVD., BLDG. V, STE. 160  
AUSTIN, TX 78739  
PH: 512-260-3100

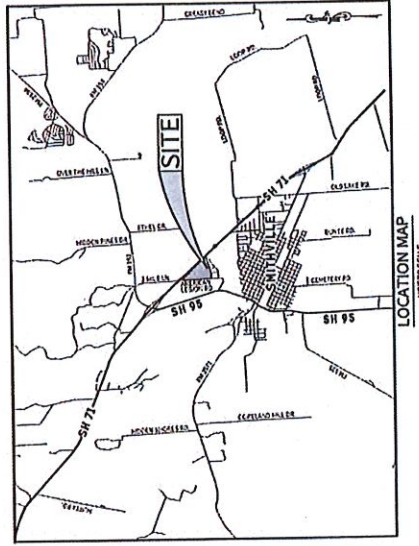
SURVEYOR:  
CODE ENGINEERS - AUSTIN, LLC  
12301 RESEARCH BLVD., BLDG. V, STE. 160  
AUSTIN, TX 78739  
PH: 512-260-3100

LEGAL DESCRIPTION:  
7.489 AC PLAT SITUATED IN THE EDWARDS BURELSON SURVEY, 1/4 S. IN BASTROP COUNTY, TEXAS, BEING A  
PART OF A TRACT DESCRIBED AS 156.886 ACRES IN A DEED FROM HURTA LAND, INC. TO HURTA REAL  
ESTATE, L.L.C., DATED MAY 31, 2018, AND RECORDED IN COUNTY CLERK'S FILE NO. 201807168 OF THE OFFICIAL  
RECORDS OF BASTROP COUNTY.

## GENERAL NOTES:

1. THE ENCLAVE AT RIVERBEND SUBDIVISION WILL BE ANNEXED TO BE WITHIN THE CITY OF SMITHVILLE CITY LIMITS.
2. THIS SUBDIVISION IS LOCATED WITHIN THE ALUM CREEK-COLORADO RIVER WATERSHED.
3. THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE OR RECHARGE ZONE.
4. THIS SUBDIVISION SHOWN HEREIN WITHIN THE "T" ZONE DETERMINED TO BE OUTSIDE OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM AS SHOWN ON MAP NO. 48021C005SE, EFFECTIVE DATE JANUARY 19, 2022 FOR BASTROP COUNTY, TEXAS AND INCORPORATED AREAS.
5. RESIDENTIAL SETBACKS SHALL BE 25' FRONT, 7.5' SIDE (1-STORY), 10' SIDE (2-STORY), 25' SIDE AT STREET CORNERS, AND 25' REAR OR 25% OF LOT DEPTH.

REGION NO.	DATE MADE	SHEET NO.	ACCEPTED BY	DATE MADE



LAND USE SUMMARY	
SINGLE-FAMILY (R1)	19.88 AC (13.17%)
COMMERCIAL (C)	7.27 AC (11.07%)
INDUSTRIAL (I)	8.40 AC (12.07%)
OPEN SPACE (O)	27.00 AC (100.00%)
TOTAL	53.55 AC

STREET NAME	R.O.W. WIDTH	TRAVEL WAY (ADDITIONAL) WIDTH	SIDEWALKS	TOTAL STREET WIDTH (OUTSIDE EDGE OF CURB TO OUTSIDE EDGE OF CURB)	LINEAR FEET OF STREETS	STREET CLASSIFICATION
STREET "A"	60'	20'	4'	84'	1,320	LOCAL
STREET "B"	60'	20'	4'	84'	1,320	LOCAL
STREET "C"	60'	20'	4'	84'	1,320	LOCAL
STREET "D"	60'	20'	4'	84'	1,320	LOCAL
STREET "E"	60'	20'	4'	84'	1,320	LOCAL
STREET "F"	60'	20'	4'	84'	1,320	LOCAL
TOTAL					4,320	

SHEET INDEX *	
SHEET NO.	SHEET TITLE
1	PRELIMINARY PLAT
2	GENERAL NOTES
3	EXISTING DRAINAGE PATTERN
4	PROPOSED DRAINAGE MAP
5	HYDROLOGY CALCULATIONS
6	WATER DISTRIBUTION PLAN
7	WASTEWATER COLLECTION PLAN
8	LIGHTING PLAN

\* ALL SHEETS AND SUPPORT DATA IS  
PRELIMINARY IN NATURE AND NOT  
INTENDED AS A FINAL ENGINEERING  
DESIGN. NO CONSTRUCTION SHOULD BE  
BASED THEREON.

DATE: 4/28/2022  
PROJECT NO.: R04022.000.0  
DRAWN BY: JCH  
CHECKED BY: JCH

REVISIONS:  
1. 4/28/2022  
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100. 4/28/2022



CODE ENGINEERS  
TDC, INC. 2022  
PLAT NO.

1

OF 9

FOR PRELIMINARY APPROVAL:

BUILDING INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVAL FOR PREPARATION OF FINAL PLAT:  
CITY MANAGER, CITY OF SMITHVILLE \_\_\_\_\_ DATE \_\_\_\_\_





12001 Research Blvd., Suite 100, Dallas, TX 75243  
 PHONE: (214) 343-1234  
 FAX: (214) 343-1235

# PRELIMINARY PLAT ENCLAVE AT RIVERBEND PRELIMINARY PLAT

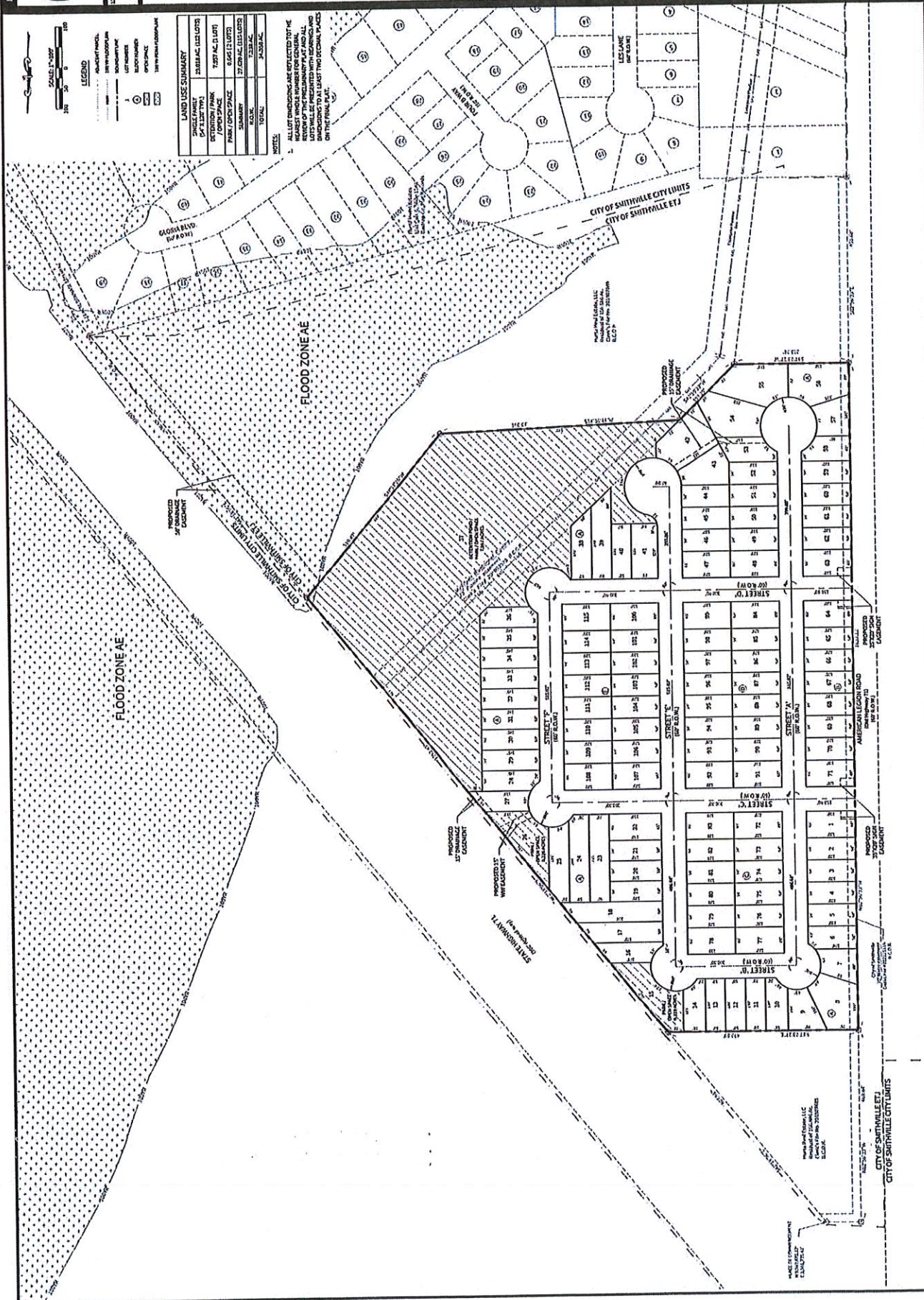
DATE: 02/26/2022  
 PROJECT NO.: 2022-0003  
 DRAWN BY: CUBES  
 CHECKED BY: JCH  
 REVISIONS:  
 1  
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 7  
 8  
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 10  
 11  
 12



CUBE ENGINEERS  
 12001 Research Blvd., Suite 100, Dallas, TX 75243

PLAT NO.  
 2

OF 9



**LAND USE SUMMARY**

SHRUB/FOREST	24.00 AC. (112 LOTS)
OPEN SPACE	7.00 AC. (1 LOT)
PARK/OPEN SPACE	0.00 AC. (0 LOTS)
SUMMARY	31.00 AC. (113 LOTS)
WATER	0.00 AC.
TOTAL	31.00 AC.

**NOTES:**  
 1. ALL LOT DIMENSIONS ARE REFLECTED TO THE NEAREST WHOLE NUMBER FOR GENERAL INFORMATION ONLY. PRECISE DIMENSIONS AND LOT DIMENSIONS WILL BE PRESENTED WITH EXACTING AND DIMENSIONS TO AT LEAST TWO DECIMAL PLACES ON THE FINAL PLAT.









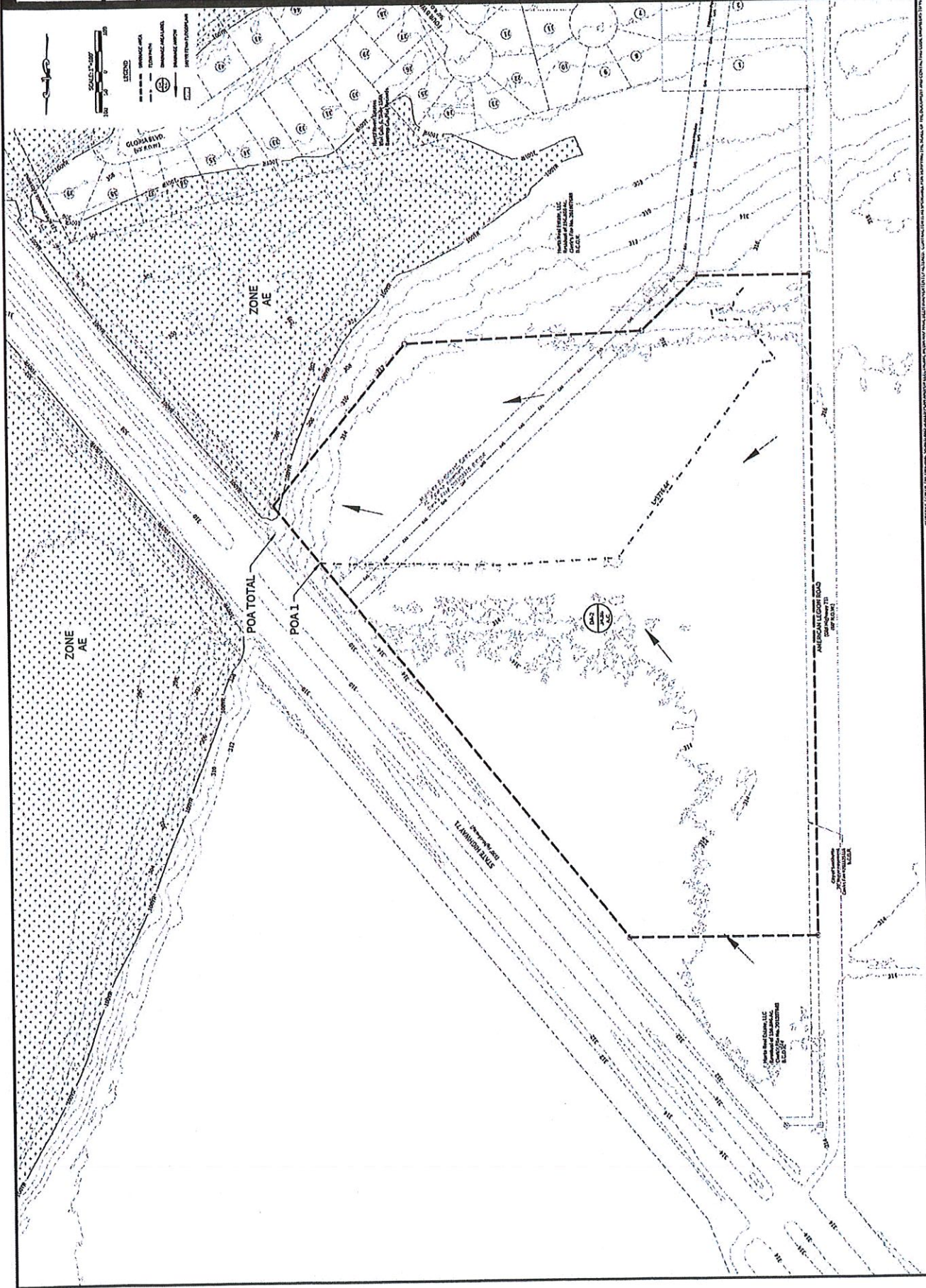
12000 Highway 100, Suite 100, Dallas, TX 75244  
Phone: 972.333.7777  
FAX: 972.333.7778  
WWW.CUDEENGINEERS.COM

ENCLAVE AT RIVERBEND  
PRELIMINARY PLAT  
EXISTING DRAINAGE PATTERN

DATE	10/1/2010
COMPILED	JOHN D. HINES
PROJECT NO.	100000000.0
DRAWN BY	JOHN D. HINES
CHECKED BY	JOHN D. HINES
REVISIONS	
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PLAT NO.  
4







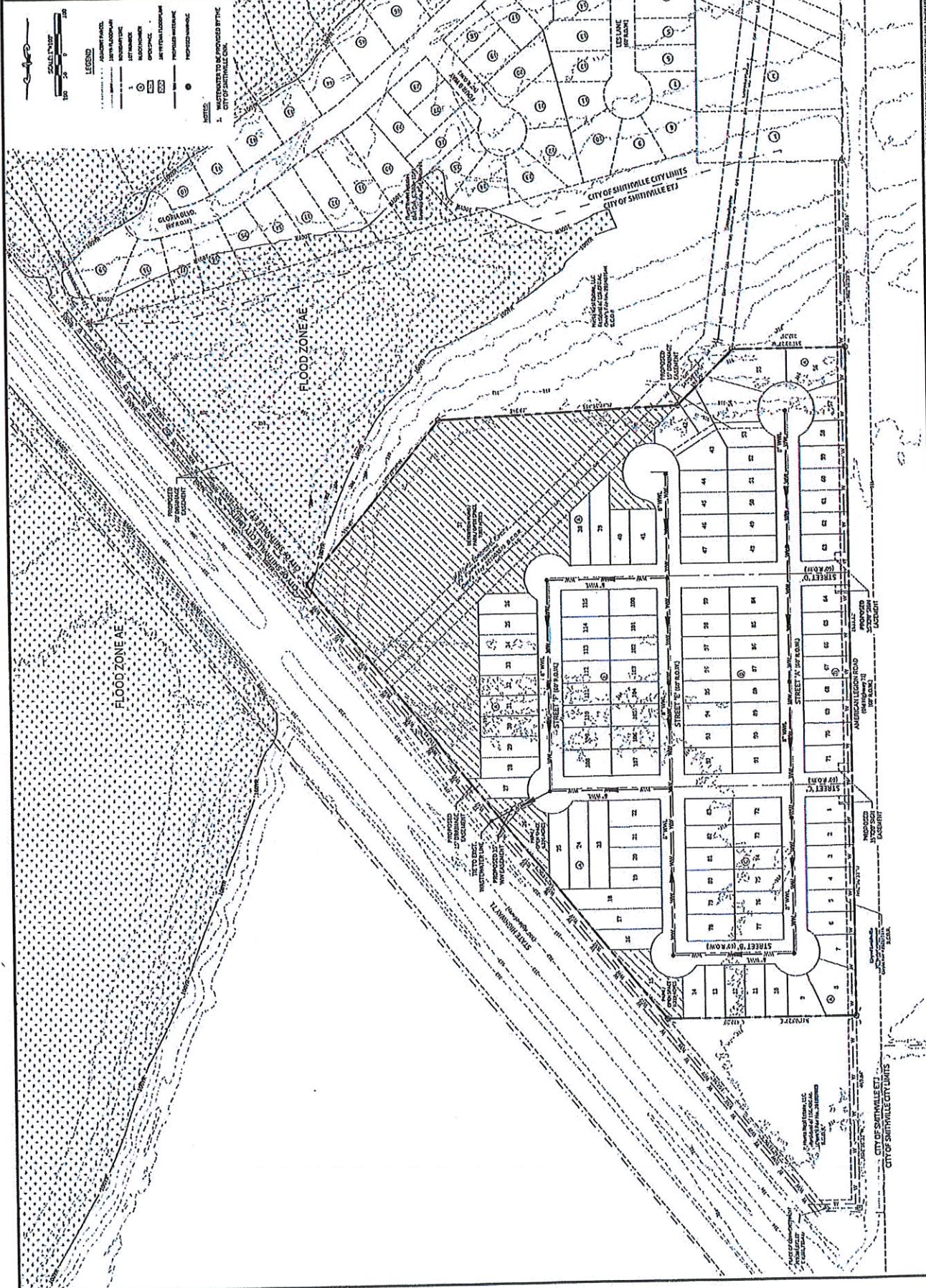
















12222 Research Blvd., Suite 100, Dallas, TX 75244  
 Phone: (214) 343-1111  
 Fax: (214) 343-1112  
 Email: info@cudengineers.com

**ENCLAVE AT RIVERBEND  
 PRELIMINARY PLAT  
 LIGHTING PLAN**

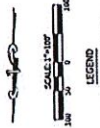
DATE: 6/20/2022  
 PROJECT NO.: 202002.00.0  
 DRAWN BY: JON  
 CHECKED BY: JON  
 REVISIONS:



CUD ENGINEERS  
 EXPIRATION: 2023

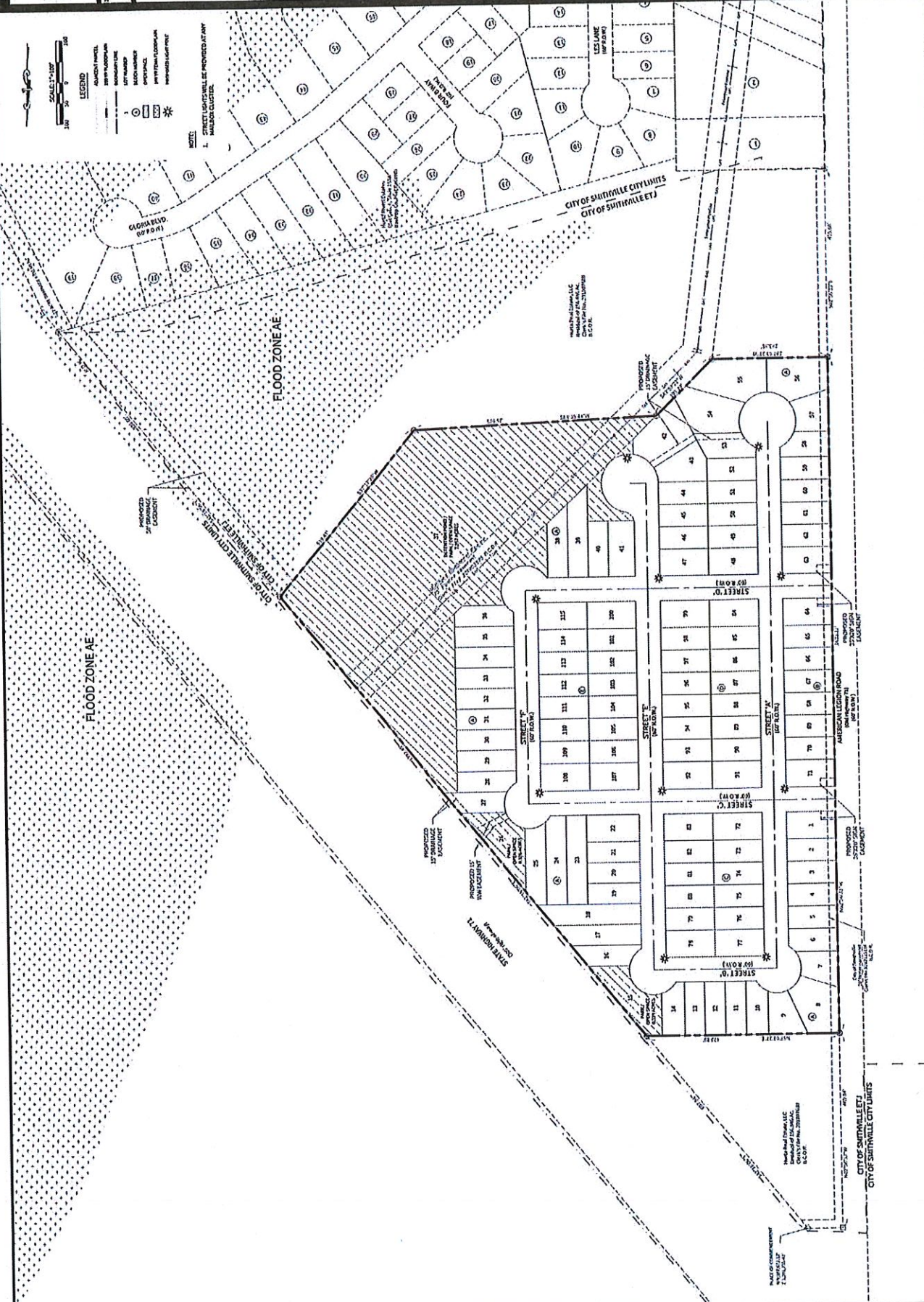
9

OF 9



SCALE: 1"=100'  
 NORTH

NOTE:  
 1. STREET LIGHTS SHALL BE PROVIDED AT ANY MAJOR CLUSTER.



CITY OF SHIRAZ, ILL.  
 CITY OF SHIRAZ, ILL.

Map and Plat No. 202002.00.0  
 Date of Plat No. 202002.00.0

Map and Plat No. 202002.00.0  
 Date of Plat No. 202002.00.0



# ENCLAVE AT RIVERBEND SUBDIVISION

## Preliminary Plat Submittal Requirements / Checklist

Per Chapter 10 of Subdivision Ordinance, Article 2, Section 2.1, 2.2, and 2.3 - The preliminary plat shall show, contain, or be accompanied by the following:

Sec	Para	Item #	Description	Complies	
				YES	NO
Section 2.1 - Submission	N/A	1	The subdivider shall submit five (5) prints of a preliminary plat of any proposed subdivision to the City Secretary for review by the City Manager and the City Building Official and for transmission to the planning and zoning commission for their approval before the preparation of the final plat for record.	X	
		2	The preliminary plat shall be prepared by a registered professional engineer or registered public surveyor, shall bear his seal, and shall be drawn to a scale of one hundred (100) feet to the inch.	X	
Section 2.2 - Contents	a	3	The names of the owner and/or subdivider, the registered engineer, or the licensed state land surveyor responsible for the survey or design of the plat.	X	
	b	4	The proposed name of the subdivision, which shall not be so similar to that of an existing subdivision as to cause confusion, and names of adjacent subdivisions.	X	
	c	5	Location of boundary lines and width and location of platted streets and alleys within, or adjacent to, the property for a distance of five hundred (500) feet;	X	
		6	Physical features of the property, including location of watercourses, ravines, bridges, culverts, present structures and other features pertinent to subdivision; and location of any existing utilities with size of sewer and water mains.	X	
		7	The outline of wooded areas and the location of important individual trees is required.	X	
		8	Topographical information with contour lines at two (2) foot intervals or closer shall be shown. Such information may be presented by separate plat filed with the subdivision plat if an overlay is also provided.	X	
		9	The acreage of the property is to be indicated.	X	
	d	10	The flow of drainage with arrows sufficient to show predicted path. An explanation and depiction shall be attached to show outflow and inflow availability on high flow areas. Adjoining property where inflow originates or outflow exists must be attached to insure compliance with drainage or excessive run-off factors. No plat shall be considered for approval unless these drainage flows are attached.	X	
	e	11	All zoning designations applicable to the land to be subdivided and the boundaries of such zoning districts.	X	
	f	12	The City limit line, extraterritorial jurisdiction boundary, or other political boundaries that pass through the land to be subdivided.	X	
	g	13	The locations, rights-of-way, widths, names, and classifications of the proposed streets, roads, alleys, and other features and their location in relation to platted streets and alleys in adjacent subdivisions shall be shown. If there are no adjacent subdivisions, then a map, which may be made on small scale, must be presented showing the outline and ownership of adjacent properties, location and distance to the nearest subdivisions, and how the streets, alleys, or highways in the subdivision offered for record may connect with those in the newest subdivisions. Proposed streets shall not be shown over lands of adjacent owners unless written agreements covering this condition are presented with the plat.	X	



# ENCLAVE AT RIVERBEND SUBDIVISION

## Preliminary Plat Submittal Requirements / Checklist

Per Chapter 10 of Subdivision Ordinance, Article 2, Section 2.1, 2.2, and 2.3 - The preliminary plat shall show, contain, or be accompanied by the following:

Sec	Para	Item #	Description	Complies	
				YES	NO
Section 2.2 - Contents	h	14	The lot depth and the lot width at the street right-of-way line and, if different, at the building line for all lots.	X	
	i	15	A statement, as to type and width of grading, pavements, or surfacing proposed by the developer, shall be placed on the plat over the developer's signature.	X	
	j	16	A designation shall be shown of the proposed uses of land within the subdivision; that is, the type of residential use, location of business or industrial sites, and sites for churches, schools, parks or other special uses.	X	
	k	17	A north arrow, scale and date.	X	
	l	18	A key map showing the subdivision in relation to major streets in all directions to a distance of at least one (1) mile shall be included on the plat.	X	
	m	19	A copy of proposed deed restrictions or private covenants, if any, must accompany the preliminary plat and are subject to approval by the City Council.	X	
Section 2.3 - Certification	N/A	20	<p>The following certificates and signatures shall be placed on the preliminary plat:</p> <p>_____ Engineer / Surveyor                      _____ Date</p> <p>_____ Building Inspector                      _____ Date</p> <p>Approval for Preparation of Final Plat:</p> <p>_____ City Manager, City of Smithville                      _____ Date</p>	X	

Administrative Approvals:

DENIED:

ACCEPTED:



Jack Page  
Jack Page - Building Inspector

7/5/22  
Date:

Robert Tamble  
Robert Tamble - City Manager

7/5/22  
Date:

NOTES:

# ENCLAVE AT RIVERBEND SUBDIVISION

## Preliminary Plat Submittal Design Standards / Checklist

Per Subdivision Ordinance, Article 3, "Minimum Design Standards", Sections 1-7 - The preliminary plat shall show, contain, or be accompanied by the following:

Per Subdivision Ordinance, Article 3, Minimum Design Standards, Sections 1-7 - The preliminary plat shall show:				Complies																																
Sec	Para	Item #	Description	YES	NO																															
Section 1 - Streets	1.1	1	<b>GENERALLY:</b> Unless otherwise approved by the administration, provisions must be made for the extension of arterials; collector streets shall be provided for circulation of traffic through the subdivision; and adequate local streets provided to accommodate the subdivision.	X																																
	1.2	2	<b>ALIGNMENT:</b> All arterials and the collector streets shall be continuous or in alignment with existing streets, unless variations are deemed advisable by the administration after consideration of recommendations by the Building Inspector and/or administration. Curvilinear streets shall be allowed. Off-center street intersections shall not be approved.	X																																
	1.3	3	<b>GRADES:</b> Arterials shall have a maximum grade of five (5) percent for a maximum continuous distance of two hundred (200) feet. All streets must have a minimum grade of at least one-half (1/2) of one (1) percent. Centerline grade changes with an algebraic difference of more than two (2) percent shall be connected with vertical curves of sufficient length to provide a minimum of six hundred (600) feet sight distance on arterials and four hundred (400) feet sight distance on collector streets and local streets. All vertical curves must be of such length so as to provide comfortable flow of traffic. Wherever a cross slope is necessary or desirable from one curb to the opposite curb, such cross slopes shall not be less than one-tenth (0.1) inch in one (1) foot nor more than one-half (1/2) inch in one (1) foot.	X																																
	1.4	4	<b>BASE:</b> Arterials shall have a ten (10) inch compacted base constructed of crushed stone. Collector streets shall have a six (6) inch compacted base of crushed stone, and local streets shall have a six (6) inch compacted base of crushed stone or gravel. All crushed stone must meet standards established in Item 215 of the current Texas Highway Department Standard Specifications for Road and Bridge Construction. Gravel shall meet the standards specified by the Building Inspector. All street bases shall be constructed on a subgrade approved by the Building Inspector before base material is placed. Standard methods of compaction of base shall be used, and base material shall be applied and compacted in two (2) courses. Street bases shall be approved by the Building Inspector before a surface course is applied.	X																																
	1.5	5	<b>WIDTHS:</b> Street widths shall be consistent with Table 1 below.  <table><tr><th colspan="4">TABLE 1 SUBDIVISION STREET STANDARDS</th></tr><tr><th>STREET TYPE</th><th>R-O-W WIDTH</th><th>PAVEMENT WIDTH<sup>1</sup></th><th>CURB AND GUTTER REQUIRED<sup>2</sup></th></tr><tr><td>Divided Highway (4 lanes)</td><td>200'</td><td>2 x 48</td><td>No</td></tr><tr><td>Highway, 4-Lane Undivided</td><td>150'</td><td>80'</td><td>No</td></tr><tr><td>Arterial</td><td>90'</td><td>64'</td><td>Yes</td></tr><tr><td>Major collector</td><td>70'</td><td>40'</td><td>Yes</td></tr><tr><td>Collector</td><td>60'</td><td>30'</td><td>Yes</td></tr><tr><td>Local</td><td>60'</td><td>26'</td><td>Yes</td></tr></table>	TABLE 1 SUBDIVISION STREET STANDARDS				STREET TYPE	R-O-W WIDTH	PAVEMENT WIDTH <sup>1</sup>	CURB AND GUTTER REQUIRED <sup>2</sup>	Divided Highway (4 lanes)	200'	2 x 48	No	Highway, 4-Lane Undivided	150'	80'	No	Arterial	90'	64'	Yes	Major collector	70'	40'	Yes	Collector	60'	30'	Yes	Local	60'	26'	Yes	X
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## ENCLAVE AT RIVERBEND SUBDIVISION

# Preliminary Plat Submittal Design Standards / Checklist

Per Subdivision Ordinance, Article 3, "Minimum Design Standards", Sections 1-7 - The preliminary plat shall show, contain, or be accompanied by the following:

Sec	Para	Item #	Description	Complies	
				YES	NO
Section 1 - Streets	1.6	6	<b>SURFACE:</b> Surfacing of all streets shall be mandatory, and must be completed and inspected by the Building Inspector before streets are accepted for maintenance by the City. The minimum acceptable surface for arterials is two (2) inches of rock asphalt or hot mix asphaltic concrete, either hot or cold lay; for collector streets and residential streets one one-half (1 ½) inch of rock asphalt or hot mix asphaltic concrete. The type of surface course to be used shall be designated by the Building Inspector. All street construction shall be performed by a bonded contractor who has filed a faithful performance bond for the City.	X	
	1.7	7	<b>INTERSECTIONS:</b> Arterials shall have a minimum radius of the centerline of one thousand, nine hundred ten (1,910) feet; collector streets shall have a minimum radius at the centerline of nine hundred fifty-five (955) feet; local streets shall have a minimum radius at the centerline of five hundred (500) feet, unless in special circumstances the commission approves a local street with a smaller minimum radius.	X	
	1.8	8	<b>CONTINUITY:</b> The system of streets designated for the subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivisions; and where other than adjacent connections are platted, must in general be reasonable projection of streets in the nearest subdivided tracts, and must be contained to the boundaries of the tract subdivided, so that other subdivisions may connect therewith. Reserve strips of land controlling access to or egress from other property or to or from any street or alley or having the effect of restricting or damaging the adjoining property for subdivision purposes or which will not be taxable or accessible for special improvements shall not be permitted in any subdivision unless such reserve strips are conveyed to the City in fee simple.	X	
	1.9	9	<b>DEAD ENDS:</b> Dead ends courts or places may be permitted where the form or contour of the land makes it difficult to plat with connecting streets; however, except in unusual cases, no dead end streets will be approved unless such dead end streets are provided to connect with future streets in adjacent land. Such courts or places shall provide proper access to all lots and shall generally not exceed four hundred (400) feet in length and a turn around shall be provided at the closed end, with an outside radius or at least sixty (60) feet to the face of the curb and minimum radius of seventy (70) feet to the property line.	X	
Section - 2	N/A	10	<b>STREET POSTS AND MARKERS:</b> The City shall pay the cost of purchasing and installing street posts and markers at each street intersection.	X	
Section - 3	N/A	11	<b>ALLEYS:</b> Alleys or loading courts shall be provided in business blocks. Alleys need not be provided in residential blocks unless they are specifically required by the commission. Where alleys are required in residential blocks, the width of such alleys is optional, but in no case may the width of such an alley be less than twenty (20) feet. All alleys shall be brought to an established grade approved by the Building Inspector and/or City administration, and based with six (6) inches or compacted road gravel.	X	



## ENCLAVE AT RIVERBEND SUBDIVISION

### Preliminary Plat Submittal Design Standards / Checklist

Per Subdivision Ordinance, Article 3, "Minimum Design Standards", Sections 1-7 - The preliminary plat shall show, contain, or be accompanied by the following:

Sec	Para	Item #	Description	Complies	
				YES	NO
Section - 4	N/A	12	<b>BLOCKS:</b> In general, intersecting streets, determining block lengths, shall be provided at such intervals as to serve cross traffic adequately, and to meet existing streets or customary subdivision practices in the neighborhood. Where no existing plats control, the blocks shall be not more than six hundred (600) feet in length nor less than three hundred (300) feet in length except in unusual cases. In an unusual case where a block is allowed to be more than six hundred (600) feet long a connecting sidewalk four (4) feet wide and located on a four (4) foot dedicated easement may be required across the middle portion of such block for pedestrian use. Block widths shall not exceed three hundred (300) feet nor be less than two hundred forty (240) feet, except in unusual cases. NOTE: Developer will be seeking variance to allow block width < 240'.		X
Section - 5	N/A	13	<b>CURB AND GUTTER:</b> Curb and gutter shall be required to be constructed on all streets and avenues. Radial curb and gutter shall be constructed at each corner block to which curb and gutter is constructed. Lay down curbs shall be constructed across all alley intersections. All curb and gutter and all lay down curbs shall be constructed in accordance with the plans and specifications on file in the office of the Building Inspector and shall be constructed upon a compact base of minimum depth of four (4) inches and extending at least 6 inches (6") behind the back of the curb. All concrete used shall be Class B as now specified by the Texas Highway Department, Item 403.8. Valley gutters are required and shall be paved with concrete meeting Texas Highway Department Specifications for Class A concrete. All materials shall meet the specifications of the City.	X	
Section - 6	N/A	14	<b>SIDEWALKS:</b> Generally, residential sidewalks shall be required on both sides of the street; shall not be less than four (4) feet in width, parallel to and not more than two (2) feet above or below the adjacent curb grade; and shall be located one (1) foot inside the dedicated street line and situated wholly within the dedicated street. Sidewalks abutting business property shall have a minimum width of ten (10) feet. Parkways, the area between curbs and the right-of-way line, shall be excavated or filled to a grade parallel with the longitudinal street grade, and the ground elevation at the right-of-way line shall be not more than two (2) feet, nor less than three (3) inches above the elevation of the top of the adjacent curb. Landing walks of a width not less than eighteen (18) inches may be installed abutting the rear of the curb.	X	
Section - 7	7.1	15	<b>DRAINAGE REQUIRED:</b> Structures for drainage shall be constructed in such locations and of such size to adequately serve the subdivision and the contributing drainage area.	X	

**ENCLAVE AT RIVERBEND SUBDIVISION****Preliminary Plat Submittal Design Standards / Checklist**

Per Subdivision Ordinance, Article 3, "Minimum Design Standards", Sections 1-7 - The preliminary plat shall show, contain, or be accompanied by the following:

Sec	Para	Item #	Description	Complies	
				YES	NO
Section - 7	7.2	16	<p><b>DRAINAGE DITCHES:</b> Before the approval of the final plat, the developer and/or owner of the subdivision shall:</p> <p>a. Enclose all existing open drainage ditches in concrete or corrugated metal structures of such size as will adequately serve the subdivision and adjacent drainage area; or</p> <p>b. Make an escrow deposit with the City Secretary of sufficient funds to perform such work upon the understanding that such work will be done by him within eleven (11) months following the approval of the final plat, or the City will be authorized to use said escrow deposit to perform work; or</p> <p>c. Furnish a bond to the City Secretary, payable to the City in an amount sufficient to perform such work as determined by the City Building Inspector, conditioned that he will have the work done according to specifications within eleven (11) months following the approval of the final plat.</p>	X	
	7.3	17	<p><b>STORM SEWERS AND CURB INLETS:</b> Storm sewers shall be provided and curb inlets located as to properly drain all streets and intersections. Sufficient curb inlets shall be provided so as to limit the maximum length of water flow on paved streets to five hundred (500) feet. The size and location of all sewers and curb inlets shall be approved by the City Building Inspector and/or the City administration.</p>	X	

Administrative Approvals:

DENIED:

ACCEPTED:



Jack Page - Building Inspector

7/5/22

Date:

Robert Tamble - City Manager

7/5/22

Date:

**NOTES:**

1) Developer seeking variance to allow block width &lt; 240' due to special conditions.



MAYOR  
SHARON FOERSTER  
MAYOR PROTEM  
WILLIAM GORDON  
COUNCIL MEMBERS  
JANICE BRUNO  
CASSIE BARRIENTOS  
TOM ETHEREDGE  
JOANNA MORGAN  
CITY MANAGER  
ROBERT TAMBLE



317 MAIN STREET  
P.O. BOX 449  
SMITHVILLE, TEXAS  
78957  
(512) 237-3282  
FAX (512) 237-4549

07/05/2022

Dear Property Owner/Current Resident,

Your address is within 200' of one or more of the following proposed agenda items. This notice is to inform you that The City of Smithville Planning and Zoning Commission will hold a Public Hearing on August 02, 2022, at 6:00 p.m. in the Council Chambers located at 317 Main Street, Smithville, TX for:

**Discussion and Action on a variance request for a block width less than 240 feet property ID 8725657, Legal Description ABS A16 Burleson, Edward, 34.858 ACRES, Property owner Smithville Land Partners LLC, Agent John D.**

**Discussion and Action on a preliminary replat for the proposed Enclave at Riverbend residential subdivision, property ID 8725657, Legal Description ABS A16 Burleson, Edward, 34.858 ACRES, Property owner Smithville Land Partners LLC, Agent John D. Hines, P.E Cude Engineers**

The Commission will hear all citizens' concerns for or against the variance and replat. A recommendation will be given at the City Council meeting by the Planning and Zoning Commission. The City Council will hold a public hearing and Council meeting to discuss and seek action on August 8, 2022, at 6:00 p.m. Please check the city website for any updates about this meeting.

**Please follow us on our YouTube Page:** ([www.youtube.com/channel/UCN7rJz0wVks4zWV9EvKcH5w](https://www.youtube.com/channel/UCN7rJz0wVks4zWV9EvKcH5w)).

You can also go to the City's website and click the link on the Planning & Zoning page to access our YouTube page. We will go live at 6:00 p.m. so that you can view the live meeting. **If you have any questions or concerns, please reach out to Tracie Dzenowski at 512-237-3282 ext. 2101 and check the City's website for any updates about this meeting.**

Thank You,

*Tracie Dzenowski*

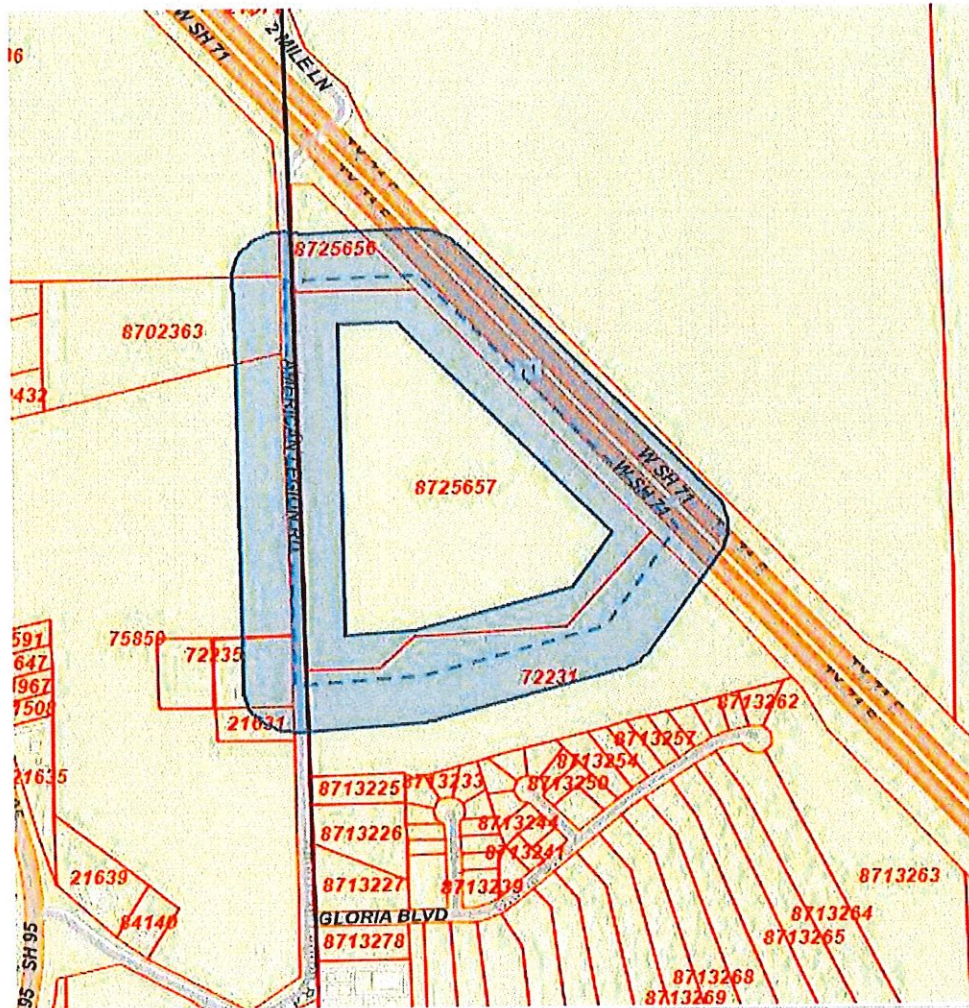
*Planning and Zoning Commission: Brian Riewe, Caroline Noya, Nancy Catherman, Garrett Gutierrez & Monica Poss.*







200' of R8725657



Prop ID	Owner on File	Legal Description	Address on file	City	State	Zip
21631	BLUEBONNET ELECTRIC COOP INC	A27 DECROW, THOMAS, ACRES 1.0000				
70936	JESCO CONSTRUCTION INC	A27 Decrow, Thomas, ACRES 68.094				
72231	HURTA REAL ESTATE LLC	ABS A16 Burleson, Edward, 21.858 ACRES	195 American Legion Road	SMITHVILLE	TX	78957
72235	LCRA TRANSMISSION SERVICES CORP	A27 DECROW, THOMAS, ACRES 0.068				
72462	LCRA TRANSMISSION SERVICES CORP	A27 DECROW, THOMAS, ACRES 2.000	196 American Legion	SMITHVILLE	TX	78957
75859	HOFFEREK, MARY ANN	A27 DECROW, THOMAS, ACRES 54.7200				
8702363	THE SETTLEMENT AT SMITHVILLE LLC	ABS A27 Decrow, Thomas, 9.590 ACRES				
8725656	HURTA REAL ESTATE LLC	ABS A16 Burleson, Edward, 3.000 ACRES				
8725657	SMITHVILLE LAND PARTNERS LLC	ABS A16 Burleson, Edward, 34.858 ACRES				
21631	BLUEBONNET ELECTRIC COOP INC	A27 DECROW, THOMAS, ACRES 1.0000	P O BOX 240	GIDDINGS	TX	78942
70936	JESCO CONSTRUCTION INC	A27 Decrow, Thomas, ACRES 68.094	P O BOX 17066	AUSTIN	TX	78760
72231	HURTA REAL ESTATE LLC	ABS A16 Burleson, Edward, 21.858 ACRES	874 LOOP RD	SMITHVILLE	TX	78957
72235	LCRA TRANSMISSION SERVICES CORP	A27 DECROW, THOMAS, ACRES 0.068	3700 LAKE AUSTIN BLVD	AUSTIN	TX	78703
72462	LCRA TRANSMISSION SERVICES CORP	A27 DECROW, THOMAS, ACRES 2.000	3700 LAKE AUSTIN BLVD	AUSTIN	TX	78703
75859	HOFFEREK, MARY ANN	A27 DECROW, THOMAS, ACRES 54.7200	135 AMERICAN LEGION RD	SMITHVILLE	TX	78957
8702363	THE SETTLEMENT AT SMITHVILLE LLC	ABS A27 Decrow, Thomas, 9.590 ACRES	P O BOX 202	SMITHVILLE	TX	78957
8725656	HURTA REAL ESTATE LLC	ABS A16 Burleson, Edward, 3.000 ACRES	874 LOOP RD	SMITHVILLE	TX	78957
8725657	SMITHVILLE LAND PARTNERS LLC	ABS A16 Burleson, Edward, 34.858 ACRES	311 WESTWOOD TERRACE	AUSTIN	TX	78746



**Newspaper notices for Planning and Zoning August 2, 2022 PZ meeting:**

The City of Smithville Planning and Zoning Commission will hold a Public Hearing on August 2, 2022 at 6:00 p.m. for Discussion and Action on a variance request for a block width less than 240 feet and a Preliminary Replat for the proposed Enclave at Riverbend residential subdivision, property ID 8725657, Legal Description ABS A16 Burleson, Edward, 34.858 ACRES, Property owner Smithville Land Partners LLC, Agent John D. Hines, P.E Cude Engineers. A recommendation will be given at the City Council meeting by the Planning and Zoning Commission. The City Council will hold a public hearing and Council meeting to discuss and seek action on August 8, 2022, at 6:00 p.m. Please check the city website for any updates about this meeting.

**Please run the following dates and provide a sworn affidavit 07/13/2022 in the Smithville Times.**



Item # 13





**T E X A S**

## RFQ Engineering Services Contract for Wastewater Treatment Facility (WWTF) Expansion Study

Engineering Firm	Address	Phone	Work Experience Max Points = 60	Work Performance Max Points = 25	Capacity to Perform Max Points = 15	Total Score 100 Points
BEFCO Engineering, Inc.	485 N Jefferson / La Grange, TX / 78945	979-968-6474	58	25	15	98
KSA Engineering	4833 Spicewood Springs Rd. Suite 204 / Austin, TX / 78759	903-236-7700	52	25	15	92
TRC Engineers, Inc	505 East Huntland Drive/Suite 250/ Austin, TX 78752	512-454-8716	47	25	15	87
Enprotec, Hibbs & Todd, Inc.	402 Cedar Street / Abilene, TX / 79601	325-698-5560	LATE SUBMITTAL			

Proposals for engineering services (i.e., Request for Qualifications) for a Wastewater Treatment Facility (WWTF) Expansion Study were received on 7/25/22 and reviewed by the City of Smithville on 8/5/22. Experience, work performance, and capacity to perform were criteria used by the City staff to evaluate / differentiate each engineering consultant's qualifications. Four (4) Engineering services consultants submitted their qualifications. However, one engineering consultant (Enprotec, Hibbs & Todd, Inc.) submitted their RFQ after the deadline. BEFCO Engineering, Inc. received the highest score with a total of 98 points. As such, it is the decision of the evaluation team to recommend **BEFCO Engineering, Inc.** to the City Council on **Monday, August 8, 2022** for consideration / selection as the Engineering services firm to conduct a Wastewater Treatment Facility (WWTF) Expansion Study.