

Notice of Meeting

Commissioners Court of Caldwell County, Texas

Notice is hereby given that a meeting of the Caldwell County Commissioners Court will be held on the 10th day October, 2011 at 9:00 A.M. in the Commissioners Courtroom located at 1403 Blackjack Street, Lockhart, Texas at which time the following subject will be discussed, considered, passed or adopted, to Wit:

Amended Agenda

Call Meeting to order.

1. Pledge of Allegiance to the Flags. (Texas Pledge: Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible).
2. Citizen's comments: at this time any person with business before the Commissioners Court, not scheduled on the agenda, may speak to the Commissioners Court. Comments will be limited to three (3) to (5) minutes per person.
3. Approve Minutes of Previous Meeting (**September 26, 2011, September 27, 2011 and September 30th, 2011**)
4. Discussion/Action to approve the preliminary plat for the proposed Highland Ranch Subdivision (FM 1854 & Seminole Trail)-Kasi Miles/Commissioner Madrigal.
5. Discussion/Action to approve the preliminary plat for the proposed Tierra Verde Subdivision (CR-174-Lytton Lane)-Kasi Miles/Commissioner Madrigal.
6. Discussion and questions on three variances recommended by Tracy Bratton from Loomis Partners, in reference to Bridgestone Ranches Subdivision in a letter dated August 18, 2011-Commissioner Buchholtz.
7. Discussion on notification of disaster preparedness for the Caldwell County citizens-Commissioner Fred Buchholtz/Pam Cantwell.
8. Discussion/Action concerning Caldwell County cell phone stipends and air cards-Commissioner Roland/Commissioner Madrigal.
9. Discussion/Action concerning Caldwell County Treasurer Officer relocation-Commissioner Roland/Commissioner Madrigal.
10. Discussion concerning Caldwell County Administrator job description and duties-Commissioner Roland/Commissioner Madrigal.

FILED this 7th day of Oct 2011
8:55 A M
CAROL HOLCOMB
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Jerusa Rodriguez Deputy

11. Discussion/Action concerning lowering the speed limit for CR 215 due to safety concerns/Commissioner Cyrier.
12. Discussion on Caldwell County overtime for the month of August 2011-Judge Bonn.
13. Discussion/Action concerning authorization for County Judge to execute Final Release and Settlement to Western Surety Company regarding receipt of payment of \$5,000.00 from Western Surety relating to Claim No. 9A 332119.
14. Discussion/Action concerning amendment to the Interlocal Contract for Solid Waste Equipment and Services No. 10-12-GO7 for clean up events between Caldwell County and CAPGOG to increase by \$1,217.32 for total amount of Grant \$20,523.32 and budget amendment No. #0001 to reflect increased grant revenue-Commissioner Roland.
15. Discussion/Action concerning renewal of Emergency Notification System (ENS) provided by CAPCOG for the period beginning October 1, 2011 and ending September 30, 2012.
16. Pay Bills **(\$193,859.93)**

Adjourn

As authorized by the Texas Government Code, the Commissioners' Court of Caldwell County, Texas reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed above as they may relate to Texas Government Code Section 551.071(1) (Consultation with Attorney about pending or contemplated litigation or settlement offers); Texas Government Code Section 551.071(2) (Consultation with Attorney when the Attorney's obligations under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts with Chapter 551 of the Texas Government Code); Texas Government Code Section 551.072 (Deliberations About Real Property); Texas Government Code Section 551.073 (Deliberations about Gifts and Donations); Texas Government Code Section 551.074 (Personnel Matters), Texas Government Code Section 551.0745 (Deliberations about a County Advisory Body); Texas Government Code Section 551.076 (Deliberations about Security Devices); and Texas Government Code Section 551.087 (Economic Development Negotiations)

In the event that the Court adjourns into Executive Session, unless otherwise specified on the agenda, the Court will announce any other parties who are authorized to be present during the deliberations in Executive Session and will announce under what section of the Texas Government Code the Commissioner's Court is using as its authority to enter into an Executive Session. The meeting facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the County Judge's office at 512 398-1808 for further information.

**I Pledge of Allegiance to the Flags.
(Texas Pledge: Honor the Texas flag; I
pledge allegiance to thee, Texas, one**

1

1



I Pledge Allegiance to the flag of the United States of
America and to the Republic for which it stands,
one Nation under God,
indivisible, with liberty and justice for all.



www.shutterstock.com · 9718924

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

Citizen's comments: at this time any person with business before the Commissioners Court, not scheduled on the agenda, may speak to the Commissioners Court. Comments will be limited to three (3) to (5) minutes per person.

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**Approve Minutes of Previous Meeting
(September 26, 2011, September 27,
2011 and September 30th, 2011)**

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COMMISSIONERS COURT MINUTES
Regular Meeting September 26, 2011



TOM D. BONN County Judge
CAROL HOLCOMB County Clerk

JOHN P. CYRIER Commissioner Pct 1
FRED F. BUCHHOLTZ Commissioner Pct 2
NETO MADRIGAL Commissioner Pct 3
JOE IVAN ROLAND Commissioner Pct 4

Commissioner Madrigal is not present for Pledge.

1. Pledge of Allegiance to the Flags. (Texas Pledge: Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible).

Judge Bonn led the pledge to both the U.S. Flag and the Texas Flag.

Commissioner Madrigal arrives. 9:02

2. 9:00 A.M. Public Hearing concerning the proposed budget for 2011-2012 fiscal year.

Public Hearing opened at 9:03 a.m. Judge Bonn reviewed the changes on the amended Agenda and announced that the increase for the County Employees would be raised to \$1600.00. There were also changes for other departments on the amended budget. Some citizens spoke against the new positions that were being created and the worry of a budget showing increased revenue but yet the economy did not show an increase. Caldwell County Treasurer, Lori Rangel-Pompa does not feel that a Human Resource Department is necessary. District Clerk, Tina Morgan recommends that no new positions be created.

3. Recess Public Hearing to go to item No. 5 (pg 2)

No Action Taken

4. Reconvene Public Hearing

No Action Taken

6. Close Public Hearing

10:03 a. m.

There was a break from 10:03 a.m-10:15 a.m.

7. Reconvene Commissioners Court Meeting.

10:15 a.m.

8. Discussion/Action concerning adoption of the proposed 2011/2012 budget of Caldwell as amended County-Judge Bonn.

Motion made by Commissioner Buchholtz, seconded by Commissioner Cyrier to adopt the 2011/2012 amended budget of Caldwell County. Commissioner Madrigal would like to be able to increase the raise amount for the employees. He also questions creating new positions at this time. Commissioner Roland questions the posting of the position of a Human Resource position without the budget being approved. He would like to see the County Treasurer Office continue to handle these issues and put more funds to the pay raises for the County Employees. Commissioner Cyrier was pleased that it was possible to make adjustments and to add another \$600.00 to the original \$1000.00 originally proposed for raises. He feels that the counties greatest assets are its people, roads and the Historical buildings. Commissioner Cyrier-Yes, Commissioner Buchholtz-Yes, Judge Bonn-Yes, Commissioner Madrigal-No, Commissioner Roland-No. Motion Passes

COMMISSIONERS COURT MINUTES
Regular Meeting on September 26, 2011

9. Discussion/Action concerning adoption of the tax rate of .6909 per \$100.00 of assessed valuation- Judge Bonn.

Motion made by Commissioner Buchholtz, seconded by Commissioner Cyrier to approve adoption of the tax rate of .6909 per \$100.00 of assessed valuation. Commissioner Cyrier- Yes, Commissioner Buchholtz-Yes, Judge Bonn-Yes, Commissioner Madrigal,-Yes, Commissioner Roland-No. Motion passes.

10. Discussion/Action concerning ratification of the budget that reflects the tax rate of .6909 per \$100.00 of assessed valuation-Judge Bonn.

Motion made by Commissioner Cyrier, seconded by Commissioner Buchholtz to approve ratification of the budget that reflects the tax rate of .6909 per \$100.00 of assessed valuation. Commissioner Cyrier-Yes, Commissioner Buchholtz-Yes, Judge Bonn-Yes, Commissioner Madrigal-No, Commissioner Roland-No. Motion Passes

Commissioner Roland left the meeting at 10:50 for a funeral. Commissioners Court returns to Agenda Item #5, 11-18. Those present are Judge Bonn, Commissioner Cyrier, Commissioner Buchholtz and Commissioner Madrigal.

5. Discussion/Action concerning approval of Interlocal Agreement concerning Animal Control Services and Shelter and lease with the City of Lockhart-Judge Bonn/Vance Rodger.

This agenda item was after the close of the Public Hearing. Motion made by Commissioner Cyrier, seconded by Commissioner Buchholtz to approve the Interlocal Agreement concerning Animal Control Services and Shelter and lease with the City of Lockhart with changing of paragraph 3d) on page 2 to read the payment was due in 30 days, not 10 days. All present voting "Aye". MOTION PASSED

11. Citizen's comments: at this time any person with business before the Commissioners Court, not scheduled on the agenda, may speak to the Commissioner's Court. Comments will be limited to three (3) to (5) minutes per person.

Susan Stewart asked about the ordinance changes and feels that she is getting no responses from the Commissioners. She will e-mail Commissioner Cyrier her requests. Kathy Sellers discusses the speed limit on CR 215 to be lowered to 30mph. She would like to know how this can be done. Susan Modrall would like to see the Citizens Comments put to the beginning of the agenda. Unit Road Supervisor Dwight Jeffrey explains the process of lowering a speed limit and explains that the Sheriff's Office has offered their assistance in the matter. Barbara Decker expresses that she would love to have a road that would allow you to drive 30mph. She is concerned with the condition of the roads.

12. Discussion/Action to approve the preliminary plat for the proposed Highland Ranch Subdivision (FM 1854 & Seminole Trail)-Commissioner Madrigal/Kasi Miles

Motion made by Commissioner Buchholtz, seconded by Commissioner Madrigal to table this item until the information concerning the road width of Seminole Trail and correct dedication language is on the preliminary plat. All present voting "Aye". MOTION PASSED.

13. Discussion/Action to approve the preliminary plat for the proposed Tierra Verde Subdivision (CR 17A-Lytton Lane) Commissioner Madrigal/Kasi Miles.

Motion made by Commissioner Madrigal, seconded by Commissioner Buchholtz to table this item until the information concerning the road width of Lytton Lane and correct dedication language is on the preliminary plat. All present voting "Aye". MOTION PASSED.

COMMISSIONERS COURT MINUTES
Regular Meeting on September 26, 2011

14. Discussion/Action concerning approval of a motion to approve a Family Land Grant exception to platting concerning property located on FM 672. (A portion of the Dorothy Benton Survey A-40, Applicant: Scott & Tanya Lloyd)-Commissioner Roland/Kasi Miles

In the absence of Commissioner Roland, Kasi Miles presents the court with the information for this item. Motion made by Commissioner Madrigal, seconded by Commissioner Buchholtz to approve a Family Land Grant exception to platting concerning property located on FM 672. (A portion of the Dorothy Benton Survey A-40, Applicant: Scott & Tanya Lloyd. All present voting "Aye". MOTION PASSED

15. Discussion/Action to award the bids for the Caldwell County Unit Road System on Flexible Base, Aggregate, Asphalt Materials, Fuel (Regular, Unleaded /No. 2 Diesel), Oil and Lubricants for the Budget Year 2011-2012-Judge Bonn/Dwight Jeffrey

County Auditor Larry Roberson and Unit Road Supervisor Dwight Jeffrey read the list of the bids that were acceptable to Unit Road. Motion made by Commissioner Cyrier, seconded by Commissioner Madrigal to award the bids for the Caldwell County Unit Road System on Flexible Base, Aggregate, Asphalt Materials, Fuel (Regular, Unleaded /No. 2 Diesel), Oil and Lubricants for the Budget Year 2011-2012. All present voting "Aye". MOTION PASSED

16. Approve Minutes of Previous Meeting (September 19th, 2011).

Motion made by Commissioner Buchholtz, seconded by Commissioner Madrigal to approve minutes of the Previous Meeting (September 19th, 2011), with 2 changes. Item #9 to include description of package purchased and #27 needs a \$ sign put instead of a 9 making the amount \$34000.00. All present voting "Aye". MOTION PASSED

17. Pay Bills

Motion made by Commissioner Cyrier, seconded by Commissioner Madrigal to pay the bills in the amount of \$54,742.09. All present voting "Aye". MOTION PASSED

18. Adjourn

Motion made by Commissioner Buchholtz, seconded by Commissioner Madrigal to adjourn. All present voting "Aye". MOTION PASSED

TOM D. BONN, County Judge

COMMISSIONERS COURT MINUTES
Special Meeting September 27, 2011



TOM D. BONN County Judge
CAROL HOLCOMB County Clerk

JOHN P. CYRIER Commissioner Pct 1
FRED F. BUCHHOLTZ Commissioner Pct 2
NETO MADRIGAL Commissioner Pct 3
JOE IVAN ROLAND Commissioner Pct 4

Present for today's meeting are Judge Bonn, Commissioner Buchholtz, Commissioner Madrigal and Commissioner Roland. Meeting called to order at 4:30 p.m.

1. Discussion/Action to open and award the bid for one self-propelled lift with a vertical platform with a reach of 85ft. and 90ft.

Commissioner Buchholtz opens the one bid that was received. Motion made by Commissioner Buchholtz, seconded by Commissioner Roland to accept the bid as low bid from Hertz Rental for \$66,750.00 with delivery charge of \$1,250.00 coming to total of \$68,000.00 authorizing it to be paid out of the courthouse maintenance fund with payment to go out tomorrow September 28, 2011. Those present voting "Aye". MOTION PASSED.

_____ TOM D. BONN, County Judge

COMMISSIONERS COURT MINUTES
Special Meeting September 30, 2011



TOM D. BONN County Judge
CAROL HOLCOMB County Clerk

JOHN P. CYRIER Commissioner Pct 1
FRED F. BUCHHOLTZ Commissioner Pct 2
NETO MADRIGAL Commissioner Pct 3
JOE IVAN ROLAND Commissioner Pct 4

Today is the last day of the 2010-2011 fiscal year budget. Those present are Commissioner Buchholtz, Judge Bonn and Commissioner Roland. Meeting started at 3:00 p.m. Commissioner Madrigal arriving at 3:58 p.m.

1. Discussion/Action concerning re-adoption of the Order setting the tax rate for the 2011-2012 tax year of .6909 per \$100.00 of assessed valuation and adoption of each component of the tax rate by a separate vote. (There is no change in the overall rate adopted on September 26th, 2011).

Motion made by Commissioner Buchholtz, seconded by Commissioner Roland to table this item until Commissioner Madrigal arrives. Voting are Commissioner Buchholtz-Yes, Judge Bonn-Yes, Commissioner Roland-Yes. Motion Passes

1. Motion made by Commissioner Buchholtz, seconded by Judge Bonn to adopt debt service tax rate of .0684 per \$100.00 of assessed valuation. Voting are Commissioner Buchholtz-Yes, Judge Bonn-Yes, Commissioner Roland-No. Motion Passes. Commissioner Madrigal arrives at 3:58, voting-Yes. Decision remains the same

2. Motion made by Commissioner Buchholtz, seconded by Judge Bonn to adopt special road and bridge tax rate of .0001 per \$100.00 of assessed valuation. Voting are Commissioner Buchholtz-Yes, Judge Bonn-Yes, Commissioner Roland-No. Motion Passes. Commissioner Madrigal arrives at 3:58, voting-Yes. Decision remains the same.

Commissioner Madrigal arrives at 3:58

3. Motion made by Commissioner Buchholtz, seconded by Commissioner Madrigal to adopt general fund tax rate of .6224 per \$100.00 of assessed valuation. Voting are Commissioner Buchholtz-Yes, Judge Bonn-Yes, Commissioner Madrigal-Yes, Commissioner Roland-No. Motion Passes

4. Motion made by Commissioner Buchholtz, seconded by Judge Bonn to adopt wherein the total property tax rate of .6909 per \$100.00 of assessed valuation, which is effectively a 5.01% increase in the tax rate. Voting are Commissioner Buchholtz-Yes, Judge Bonn-Yes, Commissioner Madrigal-Yes, Commissioner Roland-No. Motion Passes

2. Discussion/Action concerning adoption of Orders concerning appointment of employees pursuant to § 151.002.

1. Motion made by Commissioner Buchholtz, seconded by Commissioner Roland to adopt Orders to the District Clerk's Office, District Court's Office, Criminal District Attorney's Office, and Treasurer's Office allowing appointment of the employees for the fiscal year 2011-2012 pursuant to §151.002 of the Local Government Code. All present voting "Aye". MOTION PASSED. Commissioner Madrigal arrives at 3:58, voting-Yes. Decision remains the same.

2. Motion made by Commissioner Buchholtz, seconded by Commissioner Roland to adopt Order granting appointment of employees for district, county, or precinct officers who did not apply under §151 of the Local Government Code for the fiscal year 2011-2012 at the salary levels in last year's budget plus the \$1600.00 across the board raise. All present voting "Aye". MOTION PASSED. Commissioner Madrigal arrives at 3:58, voting-Yes. Decision remains the same.

Motion made by Commissioner Buchholtz, seconded by Commissioner Roland to adjourn. All present voting "Aye". MOTION PASSED.

**Discussion/Action to approve the preliminary plat for the proposed Highland Ranch Subdivision (FM 1854 & Seminole Trail)-Kasi Miles/
Commissioner Madrigal**

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LOOMIS

PARTNERS

September 20, 2011

Kasi Miles
Caldwell County
405 East Market
Lockhart, TX 78644

RE: Highland Ranch Preliminary Plat Application – Technical Review Approval

Ms. Miles,

Loomis Partners has completed our review the preliminary plat application and technical documents for the Highland Ranch subdivision. All deficiencies noted in our review have been adequately addressed by the applicant and the application appears in all respects to comply with the Development Ordinance of Caldwell County adopted January 18, 2011. Therefore, we recommend placing the preliminary plat on the Commissioners Court agenda for consideration.

It is our pleasure to be of assistance to the County on this project. If the Court would like for me to be present at Commissioners Court when the preliminary plat is considered, please let me know by the preceding Friday morning.

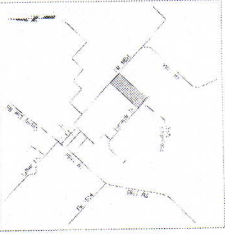
Sincerely,

Tracy A. Bratton, P.E.

Loomis Partners

cc: Commissioner Madrigal

HIGHLAND RANCH PRELIMINARY SUBDIVISION PLAT



LOCATOR MAP

LEGEND

- Property Boundary Line
- Existing Government Easement Line

NOTE:

1. Streets in this subdivision shall be dedicated to the public.
2. Each lot shall have a front building setback line of twenty (20) feet unless noted otherwise.
3. Easements shall have a fifteen (15) foot rear lot line utility and drainage easement.
4. Easements shall have been approved, negotiated and accepted by all affected lot owners.
5. All easements shall be shown on the plat and shall be recorded with the subdivision plat.
6. All easements shall be shown on the plat and shall be recorded with the subdivision plat.
7. All easements shall be shown on the plat and shall be recorded with the subdivision plat.
8. All easements shall be shown on the plat and shall be recorded with the subdivision plat.
9. All easements shall be shown on the plat and shall be recorded with the subdivision plat.
10. All easements shall be shown on the plat and shall be recorded with the subdivision plat.

DEVELOPMENT SUMMARY:

Total Site Area	4,414,579 s.f.	101,344 ac.
R.O.W. Deduction	7,805 s.f.	0.18 ac.
R.O.W. Deduction Area	48,027 s.f.	1.09 ac.
Residential Lots	57 Lots	
Residential Lot Area	3,364,519 s.f.	76,783 Ac.
Impervious Cover	22,081 s.f.	0.50 Ac.
Residential Lots (37 Lots @ 5,000 s.f./Lot)	45,000 s.f.	1.02 Ac.
Total Impervious Cover	67,081 s.f.	1.52 Ac.
Percent Impervious Cover	1.52%	

HIGHLAND RANCH

Preliminary. This document shall not be recorded for any purposes.

Title:

Scale:

1" = 300'

Date of Issue:

6/15/2011

Legal Description:

101,344 acres of land out of the High

County, Texas.

OWNER:

EMMEBERRY

2115 A Iron Branch, Suite 021

Katy, Texas 75149

Phone: (281) 362-1719

Fax: (281) 362-1719

Surveyor:

EMMEBERRY

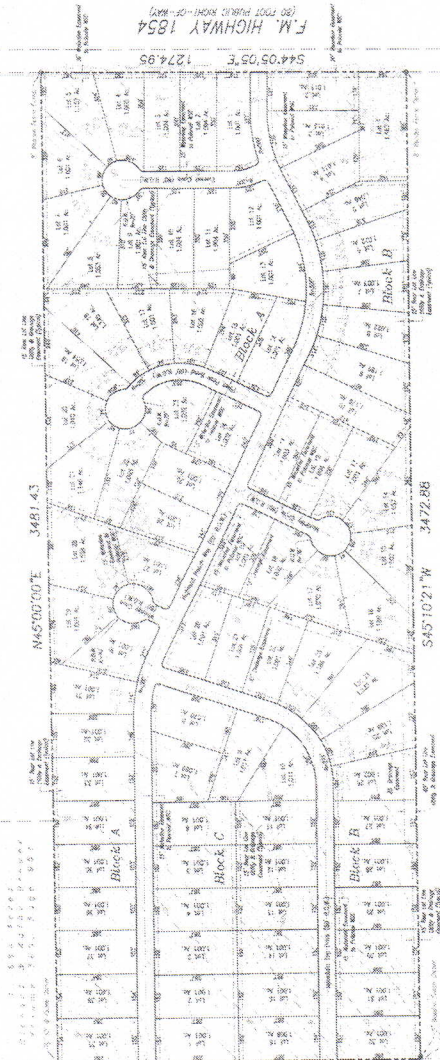
132 University Loop

Spring, Texas 77381

Phone: (281) 362-1719

Fax: (281) 362-1719

UTILITY EASEMENTS



F.M. HIGHWAY 1854
(200' FRONT RIGHT-OF-WAY)

S44°05'02"E 1274.95'

M45°00'00"E 3481.43'

S45°10'21"W 3472.88'

M44°27'55"W 1264.38'

SEMINOLE TRAIL

Discussion/Action to approve the preliminary plat for the proposed Tierra Verde Subdivision (CR-174-Lytton Lane)-Kasi Miles/Commissioner Madrigal.

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September 20, 2011

Kasi Miles
Caldwell County
405 East Market
Lockhart, TX 78644

RE: Tierra Verde Preliminary Plat Application – Technical Review Approval

Ms. Miles,

Loomis Partners has completed our review the preliminary plat application and technical documents for the Tierra Verde subdivision. All deficiencies noted in our review have been adequately addressed by the applicant and the application appears in all respects to comply with the Development Ordinance of Caldwell County adopted January 18, 2011. Therefore, we recommend placing the preliminary plat on the Commissioners Court agenda for consideration.

It is our pleasure to be of assistance to the County on this project. If the Court would like for me to be present at Commissioners Court when the preliminary plat is considered, please let me know by the preceding Friday morning.

Sincerely,

A handwritten signature in black ink that reads 'Tracy A. Bratton, P.E.' with a stylized flourish at the end.

Tracy A. Bratton, P.E.

Loomis Partners

cc: Commissioner Madrigal

Discussion and questions on three variances recommended by Tracy Bratton from Loomis Partners, in reference to Bridgestone Ranches Subdivision in a letter dated August 18, 2011-Commissioner Buchholtz.

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LOOMIS

PARTNERS

August 18, 2011

Kasi Miles
Ron Heggemeier
Caldwell County
405 East Market
Lockhart, TX 78644

RE: Bridgestone Ranches Subdivision – Variance Request Recommendation

Ms. Miles and Mr. Heggemeier,

At your request I have meet with Jason Roberts, reviewed his proposed development and his variance request letter dated August 15, 2011. Mr. Roberts is proposing a low density, private access development located on FM 1185 to be called Bridgestone Ranches. Mr. Roberts envisions a very low density, rural "ranchette" style of development for his project. In keeping in line with the type of development he envisions (and economic constraints thereof), he has requested variances to Caldwell County's Development Ordinance. Specifically, he has requested variances to the following technical design standards:

- Appendix B, §B.5 – Private Gravel Roadways.
- Appendix B, §B.8 – Pavement Design
- Appendix B, Table B-2 – Road Standards for Rural Roadways

Appendix B, §B.5 – Private Gravel Roadway

In the ordinance, use of private gravel roadways is envisioned for subdivision of large acreage ranch tracts (50+ acres) without reasonable access to an existing roadway to otherwise subdivide a tract of land off of. While Bridgestone Ranches does not meet the envisioned size of tracts subdivided off a private gravel roadway it does meet these important characteristics that make granting of a variance to this provision acceptable:

- The traffic to be generated from the limited number of lots is within general parameters acceptable for a privately maintained gravel roadway.
- The style of development is intended to be rural with privately maintained, gated access.
- Mr. Roberts has offered to include certain "upgrades" from the minimum requirements of §B.5 including: chip seal of the roadway surface, expanded entry (to permit turn around of vehicles in front of the gate), a centralized mailbox location near the front of the subdivision, and a turn around adequately designed for trash trucks and emergency vehicles.



Appendix B, §B.8 – Pavement Design

In the ordinance, pavement design is to be provided by the applicants engineer and based upon site specific soil borings. Bridgestone Ranches is proposing to use a "private gravel road" standard as the basis for their subdivision. Application of 2 course chip seal is an improvement to the minimum requirement for a private gravel roadway. This roadway surface, even if not following the requirement for onsite soil borings, is additional benefit to the future residents and the values of future homes within the subdivision than the minimum standard. Furthermore, the future maintenance of this private gated roadway will fall to the property owners. This ensures that the developer and the land owners are responsible for the long term maintenance, not the County.

Appendix B, Table B-2 – Road Standards for Rural Roadways

Bridgestone Ranches is proposing to use a narrower width than called for in the Development Ordinance. However, the applicant is offering a wider entry (to permit turning around of vehicles outside of the gated entrance, a common mail location, and adequate turning / u-turn areas for emergency vehicles.

Recommendation

Having reviewed the applicants proposed plan (two versions – one for 10-acre tracts and one for 5-acre tracts) and meeting with him to discuss the plans in detail, ***I recommend that the Commissioners Court of Caldwell County grant the three variances being sought.*** It is my professional opinion that the applicant's plan of development, after granting of these variances, adequately protects public safety and orderly development of the County while providing reasonable flexibility for the applicants unique set of requests and accommodations.

Sincerely,

Tracy A. Bratton, P.E.

Loomis Partners

T 512-865-6220

FROM THE DESK OF
JASON ROBERTS

F 512-392-3909

August 15, 2011
County Commissioners and to whom it may concern
Attn: Kasi Miles

Dear Recipient,

I am intending to develop 139 +/- acres of land located off of FM 1185 in Caldwell County. I intend to make a very nice, gated, acreage homesite development called Bridgestone Ranches. After reviewing your subdivision regulations I have elected to go through the platting process and seek approval of certain variances before the preliminary/final plat approval. I am seeking a variance for sections B.5 and B.8. My variance changes and/or exceptions are **Bolded and Underlined**.

Variance Request for B.5 Design of Private Gravel Roadways: Private Gravel Roadways may be approved to provide vehicular access to farm, ranch and other rural tracts that are generally fifty (50) acres or more in size and where there are no existing public roads. Ranch Roads shall meet the following standards. Waiver Request for B.8 Pavement Design: This section applies to pavements for all subdivision roads, whether intended for acceptance by the County for maintenance or for private maintenance.

- **I am requesting that the Bridgestone Ranches be allowed to install a Private Gravel Driveway for access to individual rural acreage homesites with in 139 +/- acre development, see Exhibit A. This will be a gated community of rural acreage homesites. The 60ft easement access will have a driveway with the following demensions, 12 ft wide, 6 inches of compacted base, culverts if necessary, followed up with 9-10ft of 2 course Chip Seal. The easement at the entrance is made larger (100ft wide) for additional safety, designated mail boxes, and trash disposal areas. This Development will have a plat note approved by the Commissioners Court that restricts all lots served by this style of roadway from any further subdivision without first bringing the portion of Private Gravel Driveway from the tract to be further subdivided to the nearest existing paved road up to current County standards for pavement section and width. SEE EXHIBIT A.**

Sincerely yours,

Jason Roberts

exhibit "A" Ranchover

PROPOSED PARTITION
OF A 139.9 Acre Tract

