

ORDINANCE 2023-35

**ZONING CONCEPT SCHEME CHANGE
REED RANCH**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE ZONING CHANGE FOR 24.462 +/- ACRES OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT 98, BASTROP COUNTY, TEXAS, MORE COMMONLY KNOWN AS REED RANCH FROM P2 RURAL TO PLANNED DEVELOPMENT DISTRICT; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENFORCEMENT; PROVIDING FOR PROPER NOTICE AND MEETING; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop, Texas (City) is a Home-Rule City acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, on or about July 26, 2023, Charley Dorsaneo submitted a request for zoning modifications for certain properties located at the northeast corner of State Highway 71 and Settlement Drive, within the city limits of Bastrop, Texas described as being 24.462 +/- acres of land out of the Nancy Blakey Survey Abstract 98 more commonly known as Reed Ranch ("Property"); and

WHEREAS, the City Staff has reviewed the request for zoning modifications, and finds it to be justifiable based upon the Future Land Use Designation for this Property; and

WHEREAS, City Council has reviewed the request for zoning modifications, and finds the request to be reasonable and proper under the circumstances; and

WHEREAS, in accordance with Texas Local Government Code Chapter 211, public notice was given, and a public hearing was held before the City of Bastrop Planning and Zoning Commission (P&Z) on October 5, 2023; and

WHEREAS, in accordance with Texas Local Government Code Chapter 211, public notice was given, and a public hearing was held before the City Council regarding the requested zoning modification; and

WHEREAS, Texas Local Government Code Section 51.001 provides the City general authority to adopt an Ordinance or police regulations that are for good government, peace, or order of the City and are necessary or proper for

carrying out a power granted by law to the City; and

WHEREAS, after consideration of public input received at the hearing, the information provided by the Applicants, and all other information presented, City Council finds that it is necessary and proper to enact this Ordinance.

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

Section 1: The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

Section 2: The Property, a 24.462 +/- acres tract of land out of the Nancy Blakey Survey, Abstract 98, Bastrop County, Texas, more commonly known as Reed Ranch, more particularly shown and described in Attachment A which is attached and incorporated herein, is hereby rezoned from P2 Rural to Planned Development District with a base district of P4 Mix. The City Manager is hereby authorized to promptly note the zoning change on the official Zoning Map of the City of Bastrop, Texas.

Section 3: All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

Section 4: If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

Section 5: It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

Section 6: This Ordinance shall be effective immediately upon passage and publication.

[Signatures on following page]

READ & ACKNOWLEDGED on First Reading on this the 10th day of October
2023. **READ & ADOPTED** on Second Reading on this the 7th day of
November 2023.

APPROVED:



Lyle Nelson, Mayor

ATTEST:



Ann Franklin, City Secretary

APPROVED AS TO FORM:

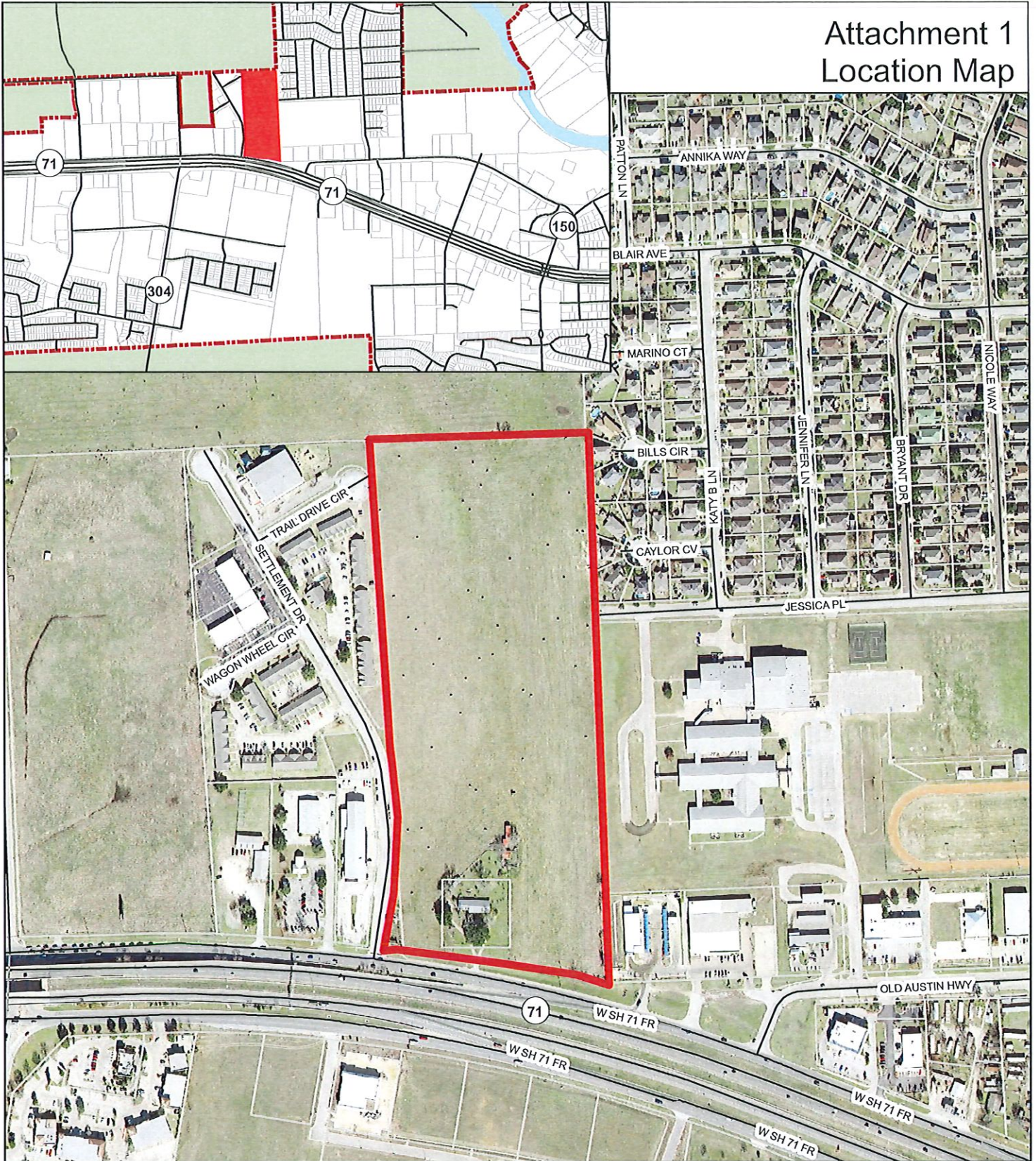


Alan Bojorquez, City Attorney

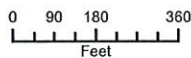
ATTACHMENT A

Property Description

Attachment 1 Location Map



Reed Ranch Property Location Map



1 inch = 400 feet

Date: 10/4/2023

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



ATTACHMENT B

Reed Ranch PDD

REED RANCH

PLANNED DEVELOPMENT DISTRICT

PROPERTY

The subject property is located at the northeast corner of W SH 71 westbound service road and Settlement Drive, encompassing approximately 24.462 acres, as described in the survey, attached hereto as **Exhibit A**, (the "Property").



PURPOSE

The purpose of this planned development zoning district is to develop a two-phase multifamily project with varying building sizes and which will incorporate a mix of unit types nearby accessible civic space through a network of pedestrian-friendly streets. Per the City of Bastrop's Comprehensive Plan 2036, the proposed development is located within a Transitional Residential character area. This development is compliant with the character area designation as it provides a multifamily use as an appropriate transition between the neighboring Public and Institutional and Neighborhood Residential character areas to the east and the General Commercial character area to the west (5-17). The development furthers the recommended development pattern of the character area by providing a new collector street along the eastern boundary. To move forward with our project, we are making an application for a Planned Development District (PDD) zoning designation, which is a representative zoning district for the character area, and therefore no amendment to the comprehensive plan is required (5-17). The Property is currently zoned as P2 (Rural).

CONCEPT PLAN & BASE ZONING

A conceptual Planned Development Master Plan (the "PD Master Plan") for the proposed project has been attached to this PDD in **Exhibit B** to illustrate and identify the proposed land uses, intensities, building locations, building footprints, and thoroughfare locations, for the Property. In accordance with the B3 Code, the Property shall have a base place type designation of P4 (Mix), to allow for all permitted Building Types, including but not limited to Apartment and Courtyard Apartment Building types. The project is a

REED RANCH

PLANNED DEVELOPMENT DISTRICT

contributing development to the goals of the overall place type mix within the pedestrian shed and the sole use for the Property shall be for multifamily development, as well as related accessory amenity and civic space uses. The southern portion of the Property shall be Phase 1 and the northern portion of the Property shall be Phase 2, and the development shall be constructed in that respective sequence. Approval of this PDD does not constitute approval of a subdivision or site plan.

DEVELOPMENT STANDARDS

The development standards of this PDD may include, but shall not be limited to, uses; density; lot size; building size; lot dimensions; setbacks; coverage; height; landscaping; lighting; screening; fencing; parking and loading; signage; open space; drainage; and utility standards, shall be in accordance with the P4 place type of the B3 Code. However, all building types shall be allowed 3 stories in height, except for (a) buildings in Phase 2, Blocks 2 and 4 (as generally shown on **Exhibit B**), which shall be limited to a maximum of 2 stories, and (b) buildings generally on the western half of the Property, which shall be limited to a maximum of 4 stories, with a variety of unit sizes and bedroom mixes, and those modified Development Standards within the Development Standards Variances, Deviations, Waivers, and Warrants List identified in **Exhibit C**, and approved as part of this PDD.

STREET STANDARDS

The Streets denoted as "Public Streets" in Exhibit B are intended to be City-owned and maintained. The Streets denoted as "Private Streets" shall be privately owned and maintained as part of the project. Per the City's request, this PDD does not provide the extension of Jessica Place through the Property as identified in the City's Thoroughfare Master Plan. By the approval of this PDD, the City acknowledges that no such public thoroughfare or connection is required. The location and permitted cross-sections and standards of such streets, alleys, and parking areas are generally shown on the Street Types exhibit, attached to this PDD as **Exhibit D**, and approved as part of this PDD. Additional street dedication and maintenance standards are described in **Exhibit C**, and approved as part of this PDD.

CIVIC SPACE

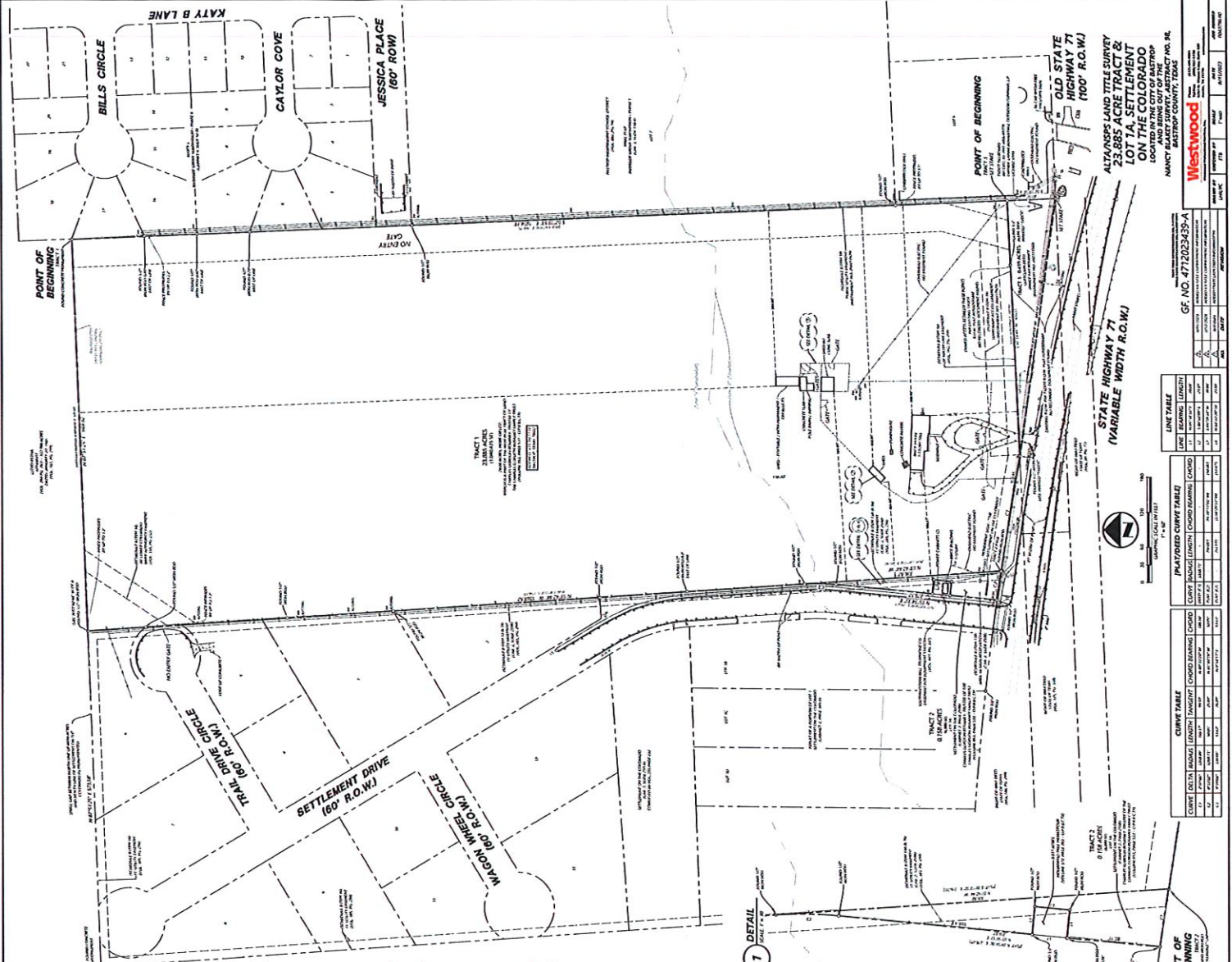
This PDD shall include privately owned civic space that shall be accessible to the public as generally shown in Exhibit B. The exact locations of civic space shall be finalized during site plan review. The private civic space shall meet the intent of the civic space requirement of the B3 Code.

EXHIBITS

The exhibits attached hereto shall be considered part of the PDD, except that the exact design and locations of any building, facility, structure or amenity shall be established during the plat or site plan review phases. Modifications from any such exhibit are permitted so long as the project complies with the minimum requirements included in the text of this planned development.

- Exhibit A – Property Survey
- Exhibit B – PD Master Plan
- Exhibit C – Development Standards Variances, Deviations, Waivers, and Warrants List
- Exhibit D – Street Standards

REED RANCH
PLANNED DEVELOPMENT DISTRICT
Exhibit A
Property Survey



Westwood
 NANCY J. WESTWOOD, L.L.C.
 23.885 ACRE TRACT & LOT 1A, SETTLEMENT DRIVE, COLLEGE COLLEGE, HOUSTON, TEXAS
 PROJECT NO. 47120349-A

POINT OF BEGINNING

ALTA/NEPS LAND TITLE SURVEY
 23.885 ACRE TRACT & LOT 1A, SETTLEMENT DRIVE, COLLEGE COLLEGE, HOUSTON, TEXAS
 PROJECT NO. 47120349-A

STATE HIGHWAY 77 (VARIABLE WIDTH R.O.W.)

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
1	110.00	100.00	100.00	110.00	110.00	100.00
2	110.00	100.00	100.00	110.00	110.00	100.00
3	110.00	100.00	100.00	110.00	110.00	100.00
4	110.00	100.00	100.00	110.00	110.00	100.00
5	110.00	100.00	100.00	110.00	110.00 </tr	

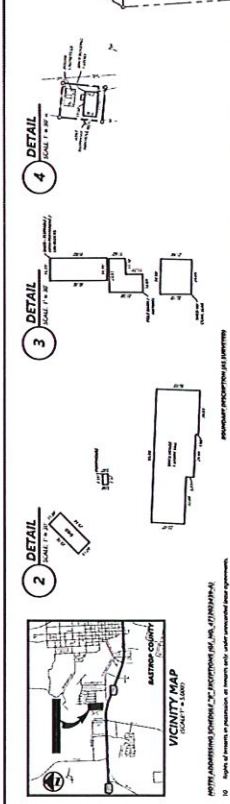
PLAT/DEED CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
1	110.00	100.00	100.00	110.00	110.00	100.00
2	110.00	100.00	100.00	110.00	110.00	100.00
3	110.00	100.00	100.00	110.00	110.00	100.00
4	110.00	100.00	100.00	110.00	110.00	100.00
5	110.00	100.00	100.00	110.00	110.00	100.00

LINE TABLE

LINE	START	END	LENGTH	BEARING
1	1	2	100.00	110.00
2	2	3	100.00	110.00
3	3	4	100.00	110.00
4	4	5	100.00	110.00
5	5	6	100.00	110.00

POINT OF BEGINNING



1. INTRODUCTION
 This plat is a subdivision of the 23.885-acre tract and Lot 1A, Settlement Drive, College College, Houston, Texas, as shown on the Westwood Survey, Project No. 47120349-A, recorded in the Public Records of Harris County, Texas, on 08/14/2013.

2. PURPOSE
 The purpose of this plat is to show the location of the proposed roads and easements within the 23.885-acre tract and Lot 1A, Settlement Drive, College College, Houston, Texas, as shown on the Westwood Survey, Project No. 47120349-A, recorded in the Public Records of Harris County, Texas, on 08/14/2013.

3. LEGAL DESCRIPTION
 The 23.885-acre tract and Lot 1A, Settlement Drive, College College, Houston, Texas, is described as follows: [Detailed legal description of the tract and lot]

4. SURVEY DATA
 The survey was conducted by [Surveyor Name], a Licensed Professional Surveyor in the State of Texas, on [Date]. The survey data is as follows: [Detailed survey data including bearings, distances, and curve information]

5. CURVE DATA
 The curves shown on this plat are as follows: [Detailed curve data including delta, radius, length, tangent, and chord bearing]

6. EASEMENTS
 The easements shown on this plat are as follows: [Detailed easement data including location, width, and purpose]

7. NOTES
 The following notes apply to this plat: [List of notes regarding the survey, easements, and other relevant information]

8. LEGEND
 The symbols used on this plat are as follows: [Legend defining symbols for easements, curves, and other features]

9. REFERENCES
 The following references are used in this plat: [List of references including surveys, maps, and other documents]

10. CERTIFICATE
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey and that the same is a true and correct copy of the original survey as shown on the Westwood Survey, Project No. 47120349-A, recorded in the Public Records of Harris County, Texas, on 08/14/2013.

11. SIGNATURE
 [Signature of Surveyor]

12. DATE
 [Date of Survey]



**REED RANCH
PLANNED DEVELOPMENT DISTRICT
Exhibit B
PD Master Plan**

OWNER

ROBANY, CHARLES C
 PUBLIC TRUST
 615 HWY 71 W
 BASTROP, TX 78602

DEVELOPER

HOIT TONSERSON HOLDINGS
 2000 WOODLAND AVENUE, SUITE 900
 DALLAS, TX 75220

ARCHITECT

ACTION CORPORATION
 2000 WOODLAND AVENUE, SUITE 900
 DALLAS, TX 75220

ENGINEER

HOLTS SCHEFFLER, P.C.
 1000 WOODLAND AVENUE, SUITE 300
 AUSTIN, TEXAS 78760
 PHONE: (512) 465-0831

SURVEYOR

MICHAEL JACK NENDRAK
 1001 N. MOJAVE EASY, SUITE 300
 AUSTIN, TEXAS 78760
 PHONE: (512) 485-0831

Westwood

1000 WOODLAND AVENUE, SUITE 300
 AUSTIN, TEXAS 78760
 PHONE: (512) 465-0831

Westwood

1000 WOODLAND AVENUE, SUITE 300
 AUSTIN, TEXAS 78760
 PHONE: (512) 465-0831

LEGAL DESCRIPTION:
 A&B BLANKY, NANCY, ACRES 23.2400

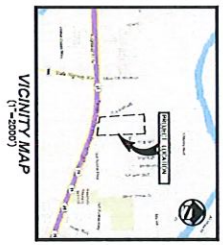
ZONING CONCEPT PLANS

FOR

REED RANCH

615 SH 71 W

BASTROP TX, 78602



PROJECT ZONING:

P-2

PROJECT ADDRESS:

615 SH 71 W

SUBMITTAL DATE:

JULY 10, 2022

Sheet Number	Sheet Title
1	COVER
2	EXISTING PEDESTRIAN SHED
3	PROPOSED PEDESTRIAN SHED
4	PD SITE PLAN
5	LOT AND BLOCK LAYOUT
6	EXISTING DRAINAGE AREA MAP
7	PROPOSED DRAINAGE AREA MAP
8	UTILITY PLAN 1 OF 2
9	UTILITY PLAN 2 OF 2

PREPARED BY
Westwood

Phone (512) 465-0831 8701 N. Mojave Easy, Suite 320
 (817) 257-9150 westwood@a.com
 1000 WOODLAND AVENUE, SUITE 300
 AUSTIN, TEXAS 78760

Westwood Professional Services, Inc.
 TYPE FIRM REGISTRATION NO. P-469
 EXPIRES 08/31/2024

Westwood

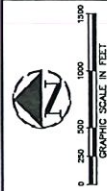
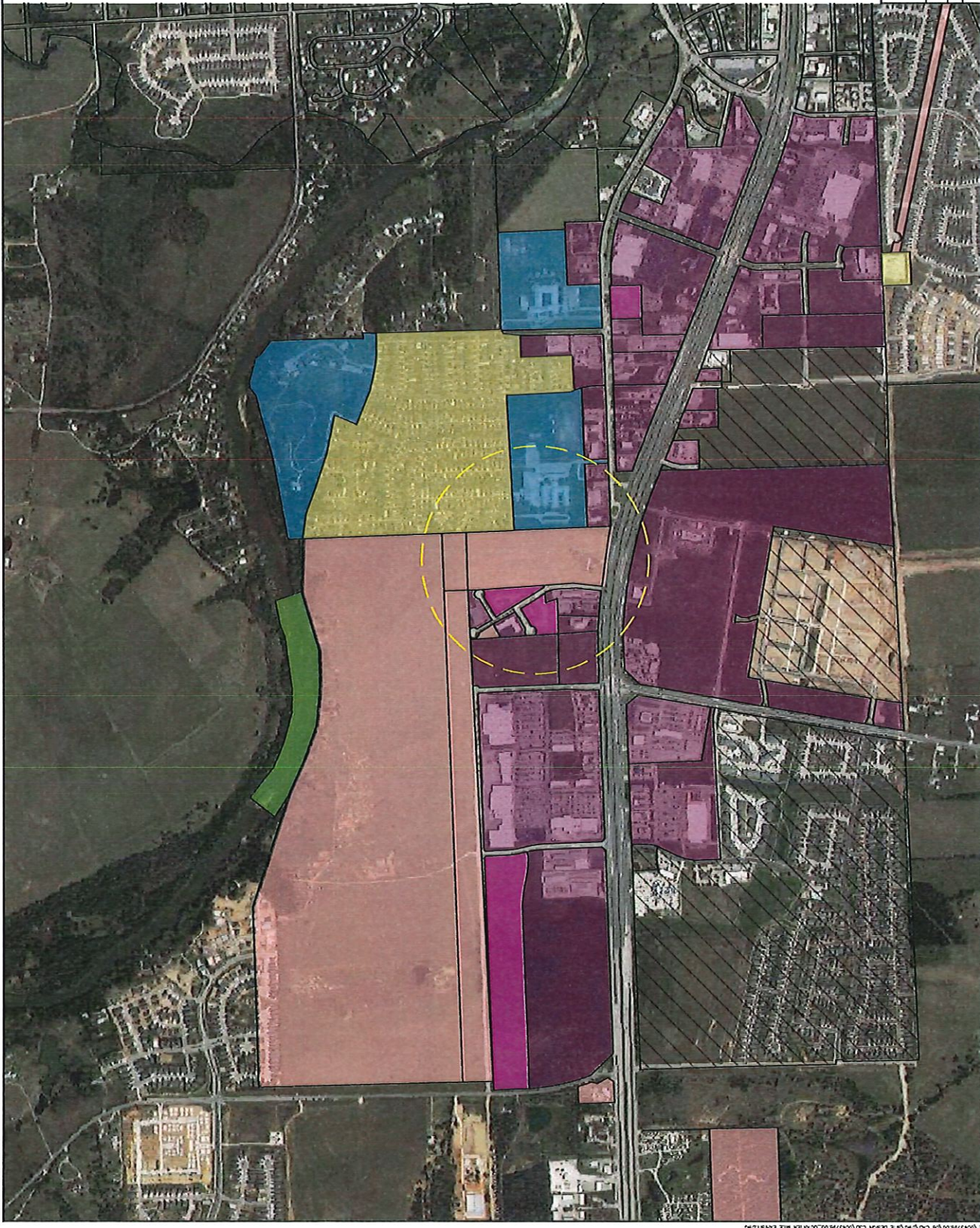
Phone (512) 465-0831 8701 N. Mojave Easy, Suite 320
 Tel/Fax (817) 937-5150 Austin, TX 78759
 www.westwood.com
 Westwood Professional Services, Inc.
 TYPE FIRM REGISTRATION NO. P-469
 EXPIRES 08/31/2024

REVISIONS		BY
NO.	DATE	DESCRIPTION

REED RANCH
615 SH 71 W
BASTROP TX, 78602
COVER

PRELIMINARY
NOT FOR CONSTRUCTION
 THIS DOCUMENT IS ISSUED FOR THE
 PURPOSE OF SCHEMATIC REVIEW ONLY
 AND IS NOT INTENDED FOR PERMITTING,
 RECORDING, OR CONSTRUCTION PURPOSES.
 PLANS PREPARED UNDER THE DIRECT
 SUPERVISION OF MICHAEL JACK NENDRAK, P.E.
 REGISTRATION NO. 136049.
 DATE: 06/29/2022

DESIGN	DRAWN	DATE
JW	CM	06/29/22
SHEET NO. 1		



P2	P3	P4	CIVIC	P5	TOTAL
30,406	12,306	4,806	14,606	24,506	86,636

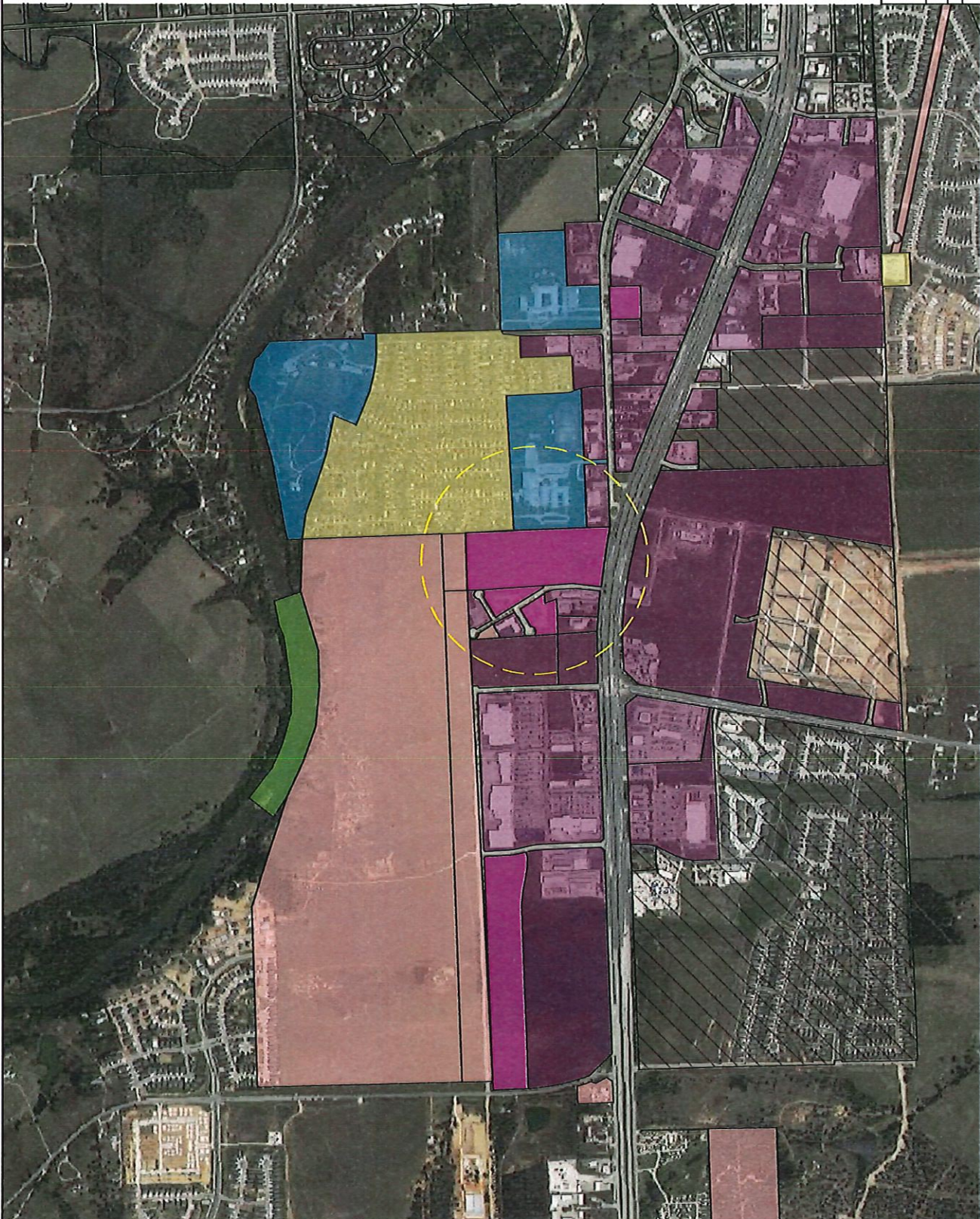
PLANNED DEVELOPMENT

- NATURE
- CIVIC SPACE
- RURAL
- NEIGHBORHOOD
- MIX
- CORE

Westwood
 WESTWOOD ARCHITECTURE & PLANNING, INC.
 1000 WESTWOOD DRIVE, SUITE 100
 HOUSTON, TEXAS 77036

EXISTING PEDESTRIAN SHED (1/4 MILE)

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
NDP	NDP	4/17/2023	1"=200'			EXHB



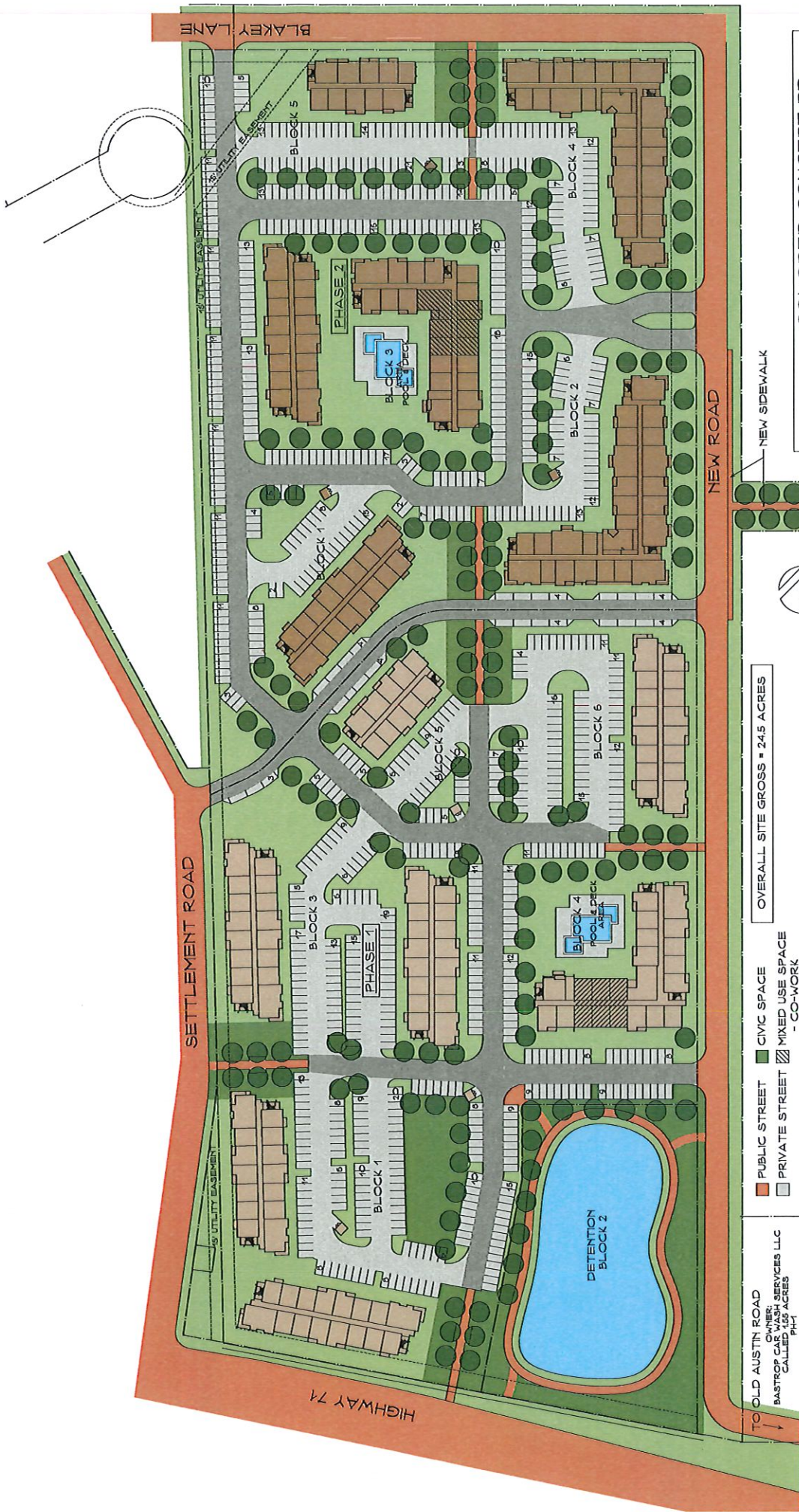
P2	P3	P4	CIVIC	P5	TOTAL
10,116	12,356	24,538	14,688	24,538	86,236

- PLANNED DEVELOPMENT
- NATURE
 - CIVIC SPACE
 - RURAL
 - NEIGHBORHOOD
 - MIX
 - CORE

Westwood
 PLANNING & ARCHITECTURE
 1000 WESTWOOD BLVD
 SUITE 100
 WASHINGTON, DC 20004
 TEL: 202-331-1100
 FAX: 202-331-1101
 WWW.WESTWOODPA.COM

PROPOSED PEDESTRIAN SHED (1/4 MILE)

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
N/P	N/P	8/27/2008	1"=300'			EXHB



**COLORLED CONCEPT PD
SITE PLAN**

PROJECT: REED RANCH
 AVERAGE: 24.5 A.
 DATE: 27 SEP 23
 SCALE: 1" = 60'-0"

ARCHON CORPORATION
 ARCHITECTS
 240 NORTH PARK BLVD
 SUITE 100 - GRAPEVINE, TX
 76051
 214/526-0731

OVERALL SITE GROSS = 24.5 ACRES

- PUBLIC STREET
- CIVIC SPACE
- MIXED USE SPACE
- PRIVATE STREET
- CO-WORK
- FITNESS
- POOL

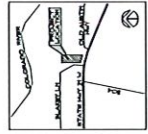
TO OLD AUSTIN ROAD
 OWNER:
 BASTROP CAR WASH SERVICES LLC
 CALLED 1.55 ACRES
 PH-1

ARCHITECT:
 GARY G. WOOD #12202
 PRELIMINARY - NOT TO BE USED FOR
 OR CONSTRUCTION PERMITTING.
 DATE: 27 SEP 23



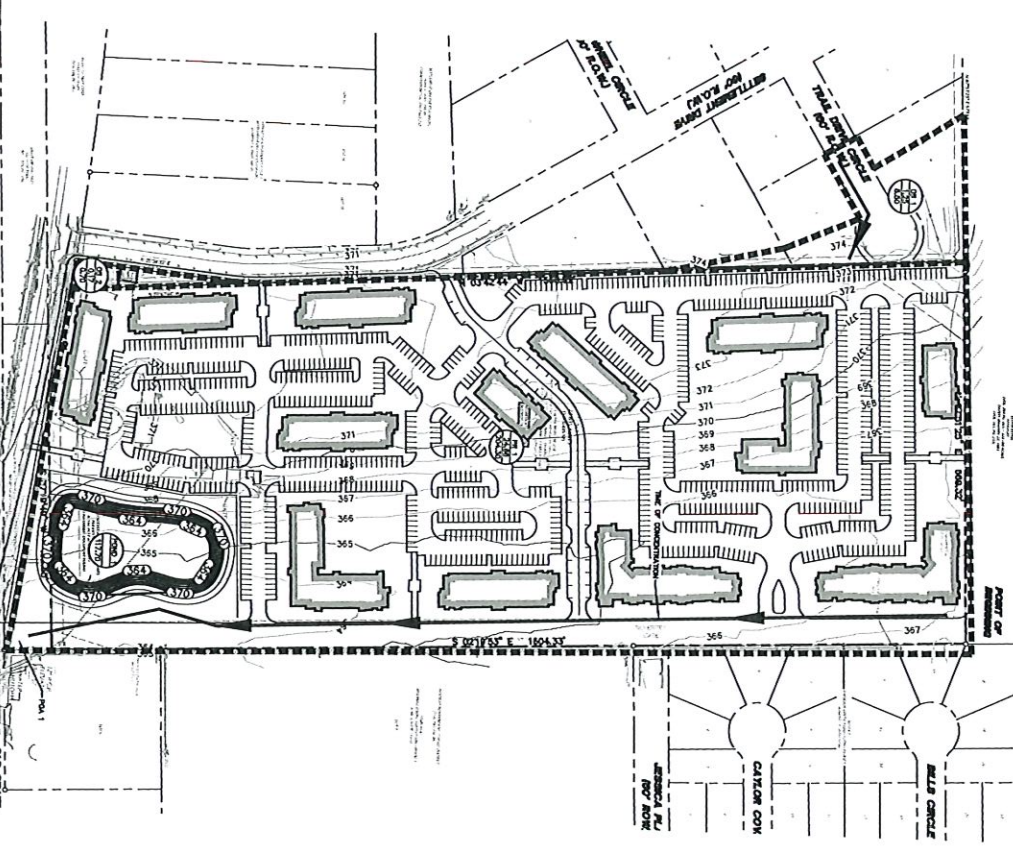
LOT/BLOCK PLAN

PROJECT NAME: REED RANCH
 ACERAGE: 24.3 A.
 DATE: 10 JUL 23
 SCALE: 1" = 60'-0"



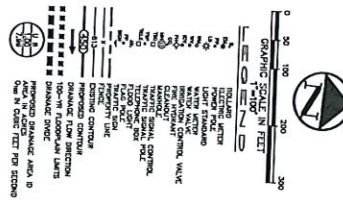
ARCHON CORPORATION
 ARCHITECTS / PLANNERS
 210 NORTH PARK BLVD.
 SUITE 100 - GRAPEVINE, TX
 76051
 214/388-0751

ARCHITECT: GARY G. WOOD #42202
 PRELIMINARY - NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
 DATE: 10 JUL 23



SHEET TOTALS										
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION
1	11/15/2013	PROPOSED DRAINAGE AREA MAP	JM	1	11/15/2013	PROPOSED DRAINAGE AREA MAP	JM	1	11/15/2013	PROPOSED DRAINAGE AREA MAP

SHEET TOTALS										
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION
1	11/15/2013	PROPOSED DRAINAGE AREA MAP	JM	1	11/15/2013	PROPOSED DRAINAGE AREA MAP	JM	1	11/15/2013	PROPOSED DRAINAGE AREA MAP

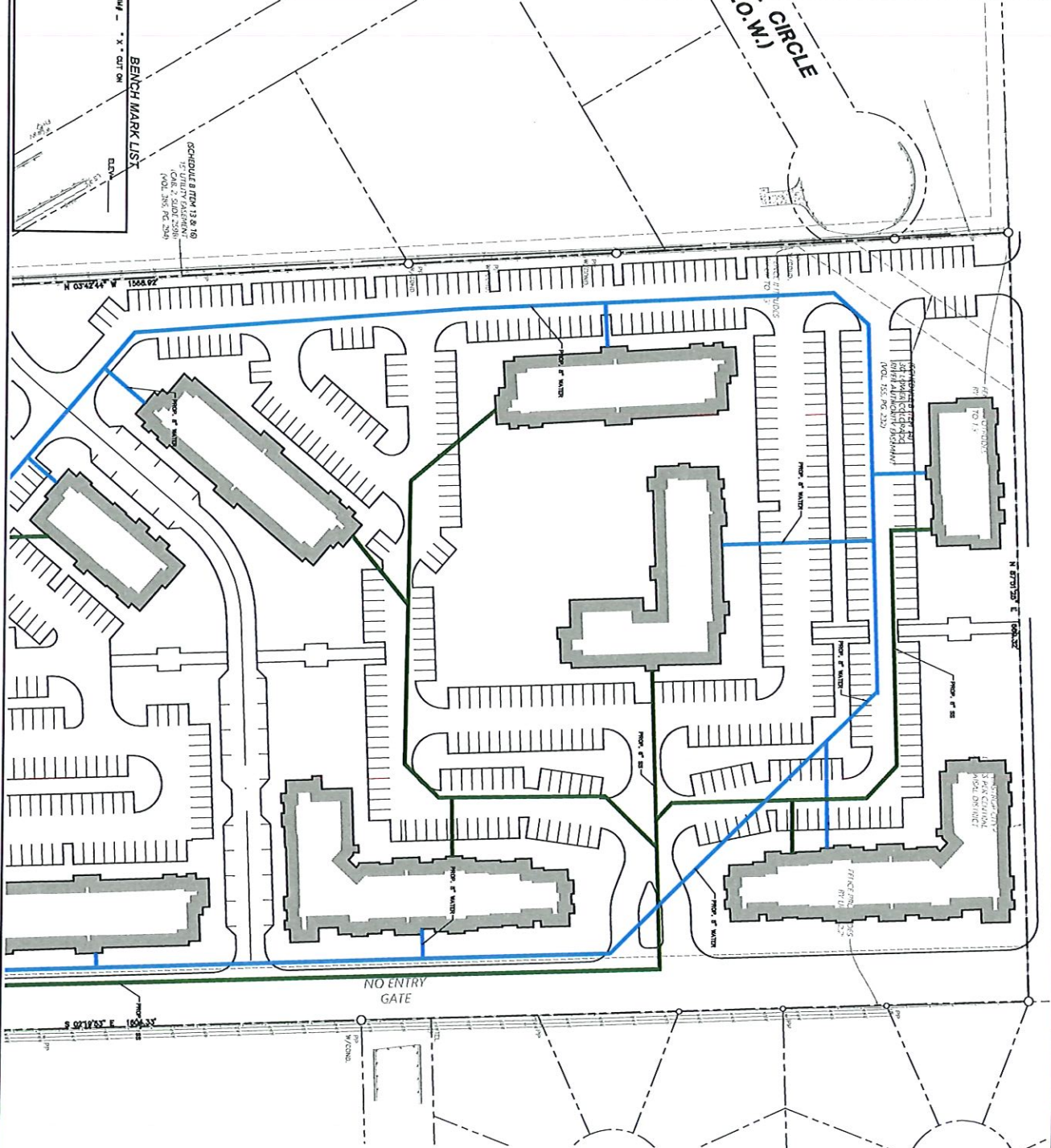


PRELIMINARY
 NOT FOR CONSTRUCTION
 THIS DOCUMENT IS ISSUED FOR THE
 PURPOSE OF OBTAINING PERMITS ONLY
 AND IS NOT INTENDED FOR PERMITTING,
 RECORDING, OR CONSTRUCTION PURPOSES.
 PLANS PREPARED UNDER THE DIRECT
 SUPERVISION OF JAMES M. BASTROP, P.E.
 LICENSED PROFESSIONAL ENGINEER, STATE OF TEXAS
 LICENSE NO. 136244

REED RANCH
 615 SH 71 W
 BASTROP TX, 78602
PROPOSED DRAINAGE AREA MAP

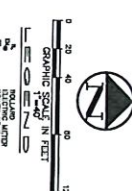
REVISIONS		
NO.	DATE	DESCRIPTION

Westwood
 Phone (512) 455-0331 8701 N. Mogao Expy, Suite 220
 Toll Free (813) 937-5150 Austin, TX 78759
 westwoodpa.com
 Westwood Professional Services, Inc.
 TEXAS REGISTRATION NO. 6449
 TRPLS FIRM REGISTRATION NO. LS-10068-00



WATER & SANITARY SEWER GENERAL NOTES

1. ALL CONCRETE SHALL BE CLASS "C" 3000 PSI UNLESS OTHERWISE NOTED.
2. THE PROPOSED UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DEPARTMENT SPECIFICATIONS AND THE CITY OF AUSTIN UTILITY DEPARTMENT STANDARD SPECIFICATIONS FOR UTILITY CONSTRUCTION.
3. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DEPARTMENT STANDARD SPECIFICATIONS FOR UTILITY CONSTRUCTION.
4. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DEPARTMENT STANDARD SPECIFICATIONS FOR UTILITY CONSTRUCTION.
5. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DEPARTMENT STANDARD SPECIFICATIONS FOR UTILITY CONSTRUCTION.
6. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DEPARTMENT STANDARD SPECIFICATIONS FOR UTILITY CONSTRUCTION.
7. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DEPARTMENT STANDARD SPECIFICATIONS FOR UTILITY CONSTRUCTION.
8. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DEPARTMENT STANDARD SPECIFICATIONS FOR UTILITY CONSTRUCTION.
9. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DEPARTMENT STANDARD SPECIFICATIONS FOR UTILITY CONSTRUCTION.
10. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DEPARTMENT STANDARD SPECIFICATIONS FOR UTILITY CONSTRUCTION.
11. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DEPARTMENT STANDARD SPECIFICATIONS FOR UTILITY CONSTRUCTION.
12. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DEPARTMENT STANDARD SPECIFICATIONS FOR UTILITY CONSTRUCTION.
13. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DEPARTMENT STANDARD SPECIFICATIONS FOR UTILITY CONSTRUCTION.
14. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DEPARTMENT STANDARD SPECIFICATIONS FOR UTILITY CONSTRUCTION.
15. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DEPARTMENT STANDARD SPECIFICATIONS FOR UTILITY CONSTRUCTION.
16. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DEPARTMENT STANDARD SPECIFICATIONS FOR UTILITY CONSTRUCTION.



REVISIONS		
NO.	DATE	DESCRIPTION

Westwood

Phone (512) 455-0831 8761 N. Moog Expy, Suite 320
 Austin, TX 78717
 Fax (512) 937-5153 westwoodpa.com

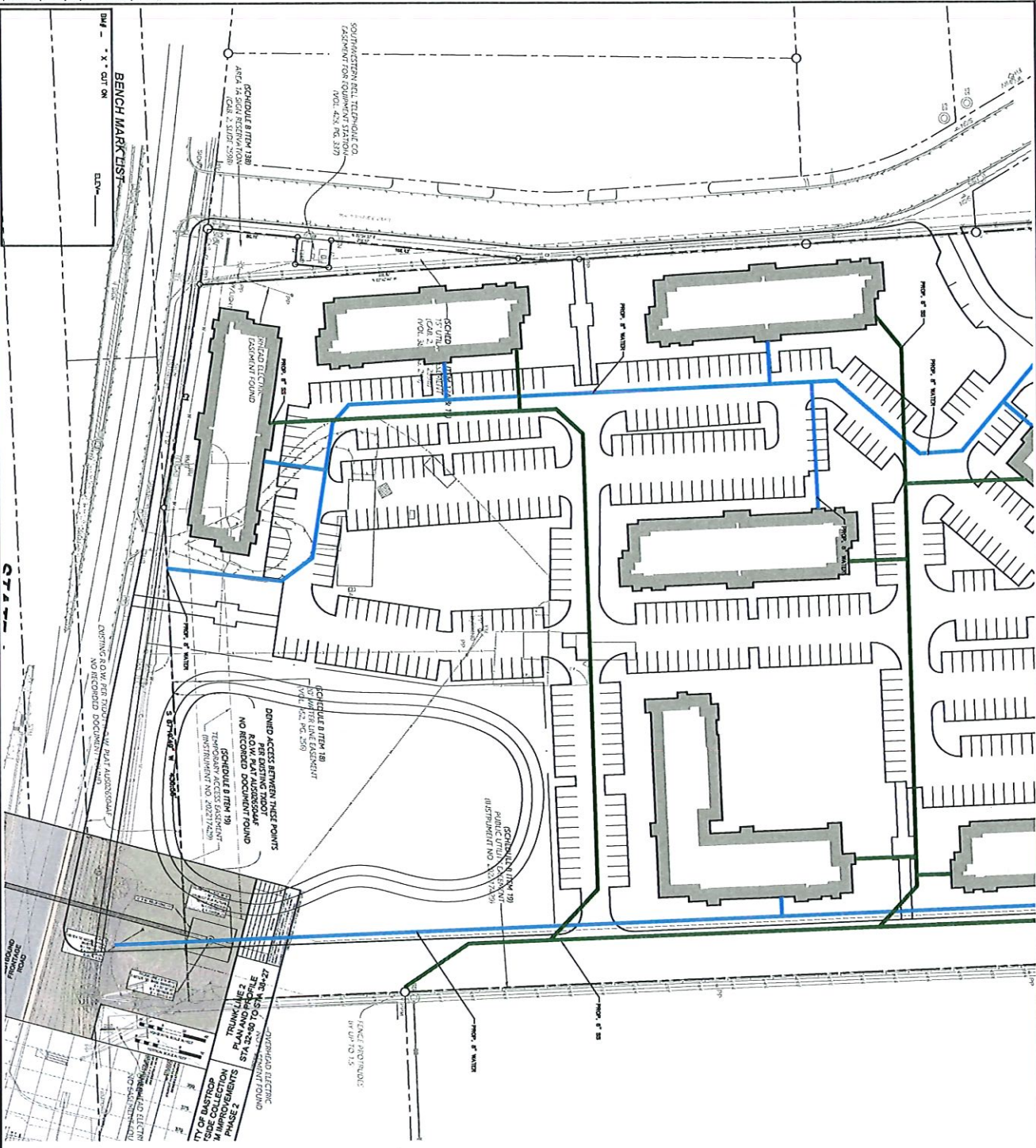
Westwood Professional Services, Inc.
 TYPE FOR REGISTRATION NO. P-449
 TYPE FOR REGISTRATION NO. LB-10080-00

REED RANCH
615 SH 71 W
BASTROP TX, 78602

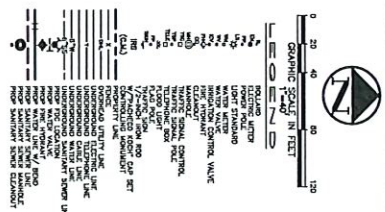
UTILITY PLAN 1 OF 2

DESIGN	DATE
AWP	07/20/18
CAH	07/20/18
DATE	07/20/18

SHEET NO. **8**



- WATER & SANITARY SEWER GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST CITY OF BASTROP SPECIFICATIONS, STANDARD SPECIFICATIONS, AND THE LATEST CITY OF BASTROP ORDINANCES AND RESOLUTIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BASTROP AND THE STATE OF TEXAS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BASTROP AND THE STATE OF TEXAS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BASTROP AND THE STATE OF TEXAS.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BASTROP AND THE STATE OF TEXAS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BASTROP AND THE STATE OF TEXAS.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BASTROP AND THE STATE OF TEXAS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BASTROP AND THE STATE OF TEXAS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BASTROP AND THE STATE OF TEXAS.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BASTROP AND THE STATE OF TEXAS.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BASTROP AND THE STATE OF TEXAS.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BASTROP AND THE STATE OF TEXAS.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BASTROP AND THE STATE OF TEXAS.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BASTROP AND THE STATE OF TEXAS.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BASTROP AND THE STATE OF TEXAS.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BASTROP AND THE STATE OF TEXAS.



REED RANCH
 615 SH 71 W
 BASTROP TX, 78602
UTILITY PLAN 2 OF 2

REVISIONS	
NO.	DESCRIPTION

Westwood
 Westwood Professional Services, Inc.
 8340
 2418 FM 1380
 P.O. BOX 1380
 AUSTIN, TX 78715
 TEL: (512) 485-0331 FAX: (512) 485-0332
 WWW.WESTWOODPS.COM

DESIGNER	DATE
DRW	11/14/2023
CHECKED	11/14/2023
DATE	11/14/2023
9	

REED RANCH

PLANNED DEVELOPMENT DISTRICT

Exhibit C

Variances, Deviations, Waivers, and Warrants

B3 Code Section	Description	Development Issue	Proposed Alternative & Reasoning
7.1.002(k)	To prevent future conflicts regarding Street maintenance, private Streets are prohibited, except where justified by special considerations.	Dedication requirement does not permit developer to manage and maintain streets.	Allowing for streets to be privately owned, managed, and maintained is fiscally sustainable.
7.2.003	Street right-of-way . . . must be dedicated	Complying with health/safety codes requires lanes to be wider.	Permitting 12.5' lanes such that the street can meet fire lane requirements meets the intent of the code and is fiscally sustainable.
7.3.004	Traffic Lanes: Two lanes at 10 feet each Parking Lanes: Both sides parallel at 8 feet, marked	Only permitting parallel parking does not allow for a financially feasible amount of parking spaces.	Allowing for head-in parking to be 18' is fiscally sustainable. Project to comply with street standards as generally shown in Exhibit D.
7.5.002(d)	Storm Drainage Facilities, if equipped to provide Civic Space, may be counted toward the 10% Civic Place Type allocations requirement by warrant.	Drainage requires a large portion of the project to be a pond. Not allocating this space toward the Civic Space requirement makes project fiscally infeasible.	An amenitized wet pond with a trail as generally shown in Exhibit B meets the intent of code, is fiscally sustainable, and authentically Bastrop.
7.1.002(h)	Dead-end Streets must be avoided.	Proposed design does not show dead-end streets. Rather, internal drives culminate into left and right parking aisles for buildings or walkway plazas in line with 5.2.002(d).	For avoidance of doubt, internal drives culminating into 20' walkway easement placed as generally shown in Exhibit B meets the intent of code.
5.2.002	Preferred block size is 330' by 330' and max block perimeter of 1,320'	Drainage block is large due to odd shape of site and need for a large pond. Treating private streets/driveways as block	Allowing for a single larger block complies with intent of code. Permitting private drives as thoroughfares for block boundaries, as generally shown

			boundaries for this measurement results in an urban fabric of slow streets, with the plazas acting as traffic calming devices.	on Exhibit B is fiscally sustainable and meets the intent of code.
5.2.002(f)	In the P4 Mix, a minimum Residential mix of three Building Types (not less than 20%) shall be required.		Proposed design elects only apartment buildings with amenity and civic spaces. A variety of building types is not fiscally sustainable.	As the project is unlikely to move forward if a variety of building types are required, allowing for a warrant is fiscally sustainable.
6.5.003	-70 percent max lot coverage; -60% minimum buildout at build-to-line; -Build-to-line is 5-15 ft		Project may not meet all build-to-line, façade buildout, or lot coverage requirements. The 60% buildout line is feasible along publicly dedicated streets but not interior privately owned and maintained streets.	Permitting lot occupation as generally shown in Exhibit B is fiscally sustainable.
7.5.004	Plazas not permitted in P4 and require a minimum size of ½ acres.		Walkway easements/plazas as shown on Exhibit B allow for improved site design/walkability.	Allowing such walkway easements/plazas meets the intent of code in that it improves walkability.
6.3.006(5)	On-site surface parking must be located in the Second Layer or Third Layer of each Lot.		With plan for private streets, project desires to allow for Frontage to be on such private streets such that layers can be measured from private streets, as generally shown on Exhibit B.	Allowing for streets to be privately owned, managed, and maintained, as well as allowing for corresponding parking placement, is fiscally sustainable.

Alternative Methods of Compliance

Street Maintenance

The project shall comply with the below maintenance plan for the private streets as generally shown on Exhibit C:

- a. Crack Seal: Years 1-5
- b. Seal Coat: Years 6-10
- c. Resurface and Rehabilitation: 11-25.

Right of Way Dedication:

Owner agrees to dedicate the right-of-way in varying widths (but no more than fifty-five and one half feet (55.5')) at the eastern portion of the Property as generally depicted in Exhibit B, attached hereto and made a part, to allow the City to create a north/south connection to Blakey Lane. The City acknowledges that Owner is not responsible for the construction of this roadway connection. The City shall also be responsible for utilities within Blakey Lane and sidewalk(s) for Blakey Lane.

Impact Fees

The Owner agrees to pay Roadway Impact Fees not to exceed \$2,300,000. The Owners will dedicate 55 feet of ROW along the eastern border of the project with the final plat. The City will provide the Owner a credit of 100% of the ROW appraised value of \$1,400,000 towards the Roadway Impact fee. The Owner will pay the balance to the City in Roadway Impact fees and the City agrees to construct the new roadway.

Site Development Standards:

1. Establish the below minimum lot sizes and setbacks:
 - a. Minimum lot area of 12,000 square feet
 - b. Minimum lot width of 100 feet
 - c. Minimum lot depth of 125 feet
 - d. Minimum front yard of 5-15 feet, except that Blocks 2 and 4 in Phase 2 shall have a building setback of at least 30 feet from the proposed new road, as generally shown in Exhibit B.
 - e. Minimum interior side yard of 10 feet
 - f. Minimum exterior side yard of 15 feet
 - g. Minimum rear yard of 35 feet

2. Setbacks or other site development standards can be changed by administrative approval of the City Manager or her designee notwithstanding that the forgoing does not violate the International Building Code.

Landscaping

In the setback required for Blocks 2 and 4 in Phase 2, Owner agrees to provide and maintain additional landscaping, including tree plantings that provide privacy protection to the neighboring homes, as generally shown in Exhibit B. **In addition, the owner agrees to protect and preserve the 39 inch live oak tree located adjacent to Hwy 71.**

REED RANCH
PLANNED DEVELOPMENT DISTRICT
Exhibit D
Street Standards



STREET TYPES

PROJECT NAME: REED RANCH
 AVERAGE: 24.3 A.
 DATE: 10 JUL 23

ARCHITECT: ARCHON CORPORATION
 ARCHITECTS / PLANNERS: ARCHON CORPORATION
 210 NORTH PARK BLVD.
 SUITE 100 - GRAYSON, TX 75001
 214-582-0771

SCALE: 1" = 60'-0"

0' 30' 60' 120'

ARCHITECT: GARY C. GOOD #42202
 PRELIMINARY. NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
 DATE: 10 JUL 23

