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:

\[Signature\]
Lyle Nelson, Mayor

ATTEST:

\[Signature\]
Ann Franklin, City Secretary

APPROVED AS TO FORM:

\[Signature\]
Alan Bojorquez, City Attorney
ATTACHMENT A

Property Description
Reed Ranch
Property Location Map

Date: 10/4/2023

The accuracy and precision of this cartographic data is limited and should be used for informational 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 classifications set forth by 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 a 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

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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
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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 attachec 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
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Exhibit A
Property Survey
REED RANCH
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Exhibit B

PD Master Plan
BASTROP TX, 78602
615 SH 71 W
REED RANCH
FOR
ZONING CONCEPT PLANS
REED RANCH
PLANNED DEVELOPMENT DISTRICT
Exhibit C
Variances, Deviations, Waivers, and Warrants
<table>
<thead>
<tr>
<th>B3 Code Section</th>
<th>Description</th>
<th>Development Issue</th>
<th>Proposed Alternative &amp; Reasoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.1.002(k)</td>
<td>To prevent future conflicts regarding Street maintenance, private Streets are prohibited, except where justified by special considerations.</td>
<td>Dedication requirement does not permit developer to manage and maintain streets.</td>
<td>Allowing for streets to be privately owned, managed, and maintained is fiscally sustainable.</td>
</tr>
<tr>
<td>7.2.003</td>
<td>Street right-of-way ... must be dedicated ...</td>
<td>Complying with health/safety codes requires lanes to be wider.</td>
<td>Permitting 12.5' lanes such that the street can meet fire lane requirements meets the intent of the code and is fiscally sustainable. Allowing for head-in parking to be 18’ is fiscally sustainable. Project to comply with street standards as generally shown in Exhibit D.</td>
</tr>
<tr>
<td>7.3.004</td>
<td>Traffic Lanes: Two lanes at 10 feet each</td>
<td>Only permitting parallel parking does not allow for a financially feasible amount of parking spaces.</td>
<td></td>
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<tr>
<td></td>
<td>Parking Lanes: Both sides parallel at 8 feet, marked</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.5.002(d)</td>
<td>Storm Drainage Facilities, if equipped to provide Civic Space, may be counted toward the 10% Civic Place Type allocations requirement by warrant.</td>
<td>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.</td>
<td>An amenitized wet pond with a trail as generally shown in Exhibit B meets the intent of code, is fiscally sustainable, and authentically Bastrop.</td>
</tr>
<tr>
<td>7.1.002(h)</td>
<td>Dead-end Streets must be avoided.</td>
<td>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).</td>
<td>For avoidance of doubt, internal drives culminating into 20’ walkway easement placed as generally shown in Exhibit B meets the intent of code.</td>
</tr>
<tr>
<td>5.2.002</td>
<td>Preferred block size is 330’ by 330’ and max block perimeter of 1,320’</td>
<td>Drainage block is large due to odd shape of site and need for a large pond.</td>
<td>Allowing for a single larger block complies with intent of code. Permitting private drives as thoroughfares for block boundaries, as generally shown</td>
</tr>
<tr>
<td>Section</td>
<td>Description</td>
<td>Analysis</td>
<td>Conclusion</td>
</tr>
<tr>
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<tr>
<td>5.2.002(f)</td>
<td>In the P4 Mix, a minimum Residential mix of three Building Types (not less than 20%) shall be required.</td>
<td>Proposed design elects only apartment buildings with amenity and civic spaces. A variety of building types is not fiscally sustainable.</td>
<td>As the project is unlikely to move forward if a variety of building types are required, allowing for a warrant is fiscally sustainable.</td>
</tr>
<tr>
<td>6.5.003</td>
<td>-70 percent max lot coverage; -60% minimum buildout at build-to-line; -Build-to-line is 5-15 ft</td>
<td>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.</td>
<td>Permitting lot occupation as generally shown in Exhibit B is fiscally sustainable.</td>
</tr>
<tr>
<td>7.5.004</td>
<td>Plazas not permitted in P4 and require a minimum size of ⅓ acres.</td>
<td>Walkway easements/plazas as shown on Exhibit B allow for improved site design/walkability.</td>
<td>Allowing such walkway easements/plazas meets the intent of code in that it improves walkability.</td>
</tr>
<tr>
<td>6.3.006(5)</td>
<td>On-site surface parking must be located in the Second Layer or Third Layer of each Lot.</td>
<td>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.</td>
<td>Allowing for streets to be privately owned, managed, and maintained, as well as allowing for corresponding parking placement, is fiscally sustainable.</td>
</tr>
</tbody>
</table>
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.**
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Exhibit D

Street Standards