

ORDINANCE NO. 2025-75

**REED RANCH PDD MASTER PLAN
EXPIRATION EXTENSION**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, GRANTING A TWELVE-MONTH EXTENSION TO THE PLANNED DEVELOPMENT (PD) MASTER PLAN FOR THE REED RANCH DEVELOPMENT DISTRICT, LOCATED AT 615 W HIGHWAY 71, CONSISTING OF 24.04 ACRES OUT OF THE NANCY BLAKEY SURVEY, AS SHOWN IN ATTACHMENT 2; MAKING FINDINGS OF FACT; PROVIDING FOR A REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City Council of the City of Bastrop has general authority to amend an ordinance that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, on November 7, 2023, the City Council Approved Ordinance 2023-35, known as the Reed Ranch Zoning Concept Scheme changing the zoning of 24.04 +/- acres from P2 Rural to Planned Development District; and

WHEREAS, in accordance with City of Bastrop Code of Ordinances, Bastrop Building Block (b3) code article 3.4 Planned Development Districts Section 3.4.006 Master Plan, (h) the master plan shall expire one year (365 days) and (i) extension and reinstatement can be requested; and

WHEREAS, the applicant has submitted a timely request to extend the PDD Master Plan approval for the Reed Ranch Development District in accordance with Section 3.4.006(i) of the Bastrop B3 Code, as adopted in Planned Development District Ordinance No. 2023-22; and

WHEREAS, Ordinance No. 2023-22 requires that a PDD Master Plan shall expire 365 calendar days after approval if a site development plan has not been approved, unless an extension is granted by the City Council; and

WHEREAS, the applicant has indicated that the delay in submission of the site development plan is due to the City's ongoing process to extend Blakey Lane, a key infrastructure component necessary for the development; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on September 25, 2025, and unanimously recommended approval of a one-year extension of the PDD Master Plan expiration for the Reed Ranch

Development District; 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: Findings of Facts. All the above premises are hereby found to be true and correct and are incorporated into the body of this Ordinance as findings of fact.

Section 2: Pursuant to Section 3.4.006(i) of the Bastrop B3 Code and Ordinance No. 2023-22, the City Council hereby grants a one year extension of the PDD Master Plan for the Reed Ranch Development District, located at 615 W Highway 71, consisting of approximately 24.04 acres out of the Nancy Blakey Survey, the new expiration of the PDD Master Plan will be November 7, 2026.

Section 3. Severability. If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the Ordinance, which shall continue to have full force and effect.

Section 4. Codification. The City Secretary is hereby directed to record and publish the attached rules, regulations, and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

Section 5. Repeal. This Ordinance shall be and is hereby cumulative of all other ordinances of the City of Bastrop, Texas, and this Ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other Ordinances, are hereby repealed.

Section 6. Effective Date. This Ordinance shall take effect immediately after its final passage and any publication in accordance with the requirements of the City of Bastrop and the laws of the State of Texas.

Section 7. Proper Notice and Meeting. 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. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

[Signatures on following page]

READ & ACKNOWLEDGED on First Reading by the City Council of the City of Bastrop, on this, the 21st day of October 2025.

PASSED & APPROVED on Second Reading by the City Council of the City of Bastrop, on this, the 4th day of November 2025.

APPROVED:

by: 
Ishmael Harris, Mayor

ATTEST:

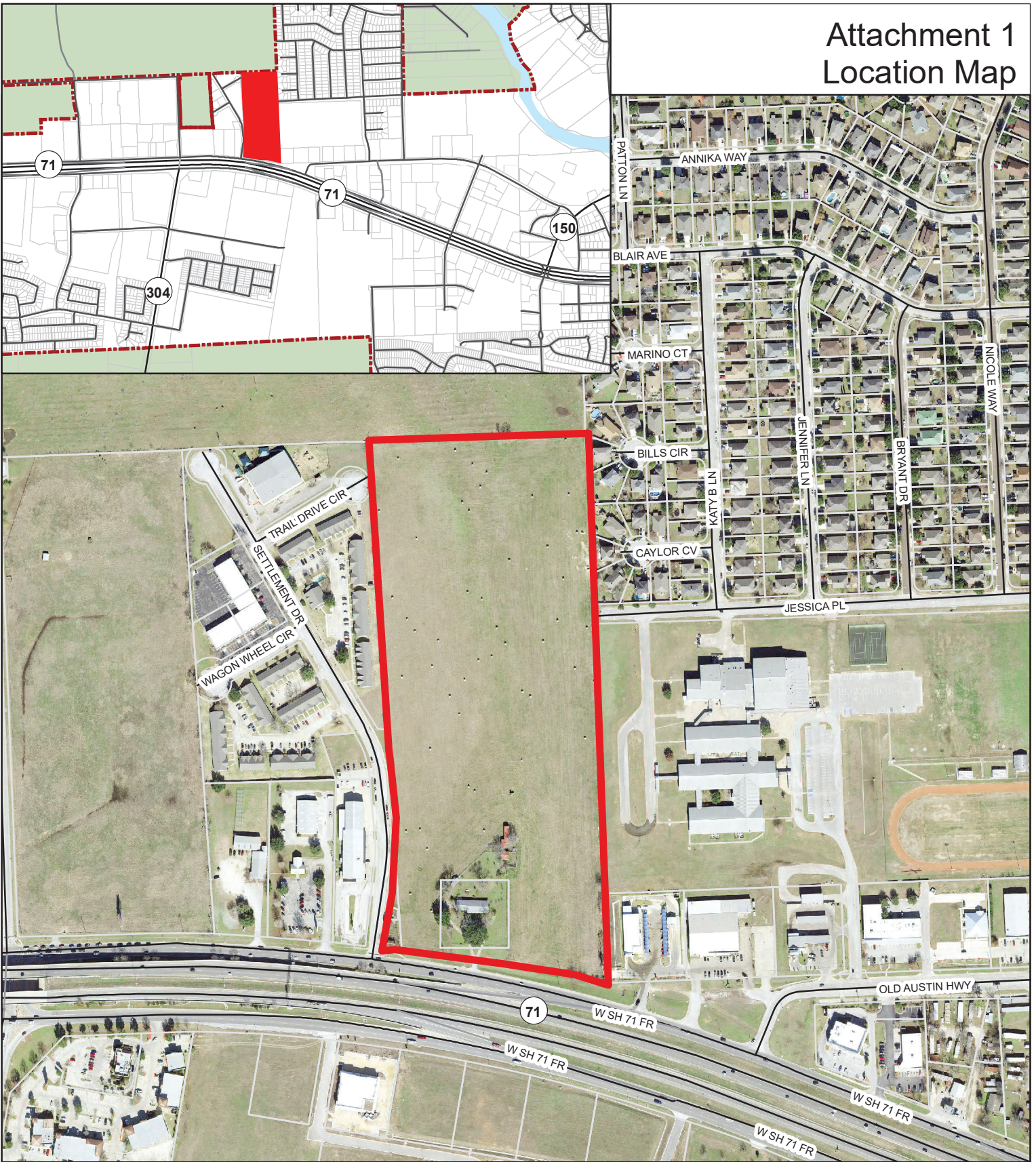

Michael Muscarello, City Secretary

APPROVED AS TO FORM:


City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.



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.





July 25, 2025

PD Master Plan – Ordinance 2023-35 – Extension Request

To Whom It May Concern,

This letter serves as the formal request to extend the PD Master Plan for Reed Ranch located at the northeast corner of W SH 71 westbound service road and Settlement Drive, encompassing approximately 24.462 acres.

Per the PDD Ordinance: *“(h) Lapse of master plan. A PD master plan shall expire after a period of one year (365 calendar days) if substantial progress is not demonstrated in the form of approval of a site development plan.”*

Based on the above requirement, an extension request must be approved on or prior to September of this year for this project, given the Reed Ranch ordinance was adopted in November of 2023, and extended last year for a period of 12 months.

Reasons for Extension:

- The Blakey Lane extension from Lowe’s over to Riverside Grove and then it’s connection down to Old Austin Highway. These connections are paramount to the viability of our project, and they are out of our control (funding and timing). We understand the City is working hard to put these roads in place, but there is always a chance things get delayed or denied. If we open the doors of Reed Ranch Phase I without this road, the only access will be off of Settlement Drive. Not only will Settlement Drive be a mess to maneuver, but our project will greatly suffer. It will also be a massive disruption once the road is under construction adjacent to our newly completed project. It is our goal to see significant progress from the City on these improvements before we press-go so that the necessary access is already in place when we open. I am confident City staff can confirm our cooperation and desire to get this infrastructure installed as soon as possible ever since the PD was adopted in late-2023.

Thank you for the consideration.

OWNER:

Bastrop Apartments, L.P.

By:

A handwritten signature in black ink, appearing to be 'HL', is written over a horizontal line.

Name: Hayden Lunsford

Title: Authorized Person

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:

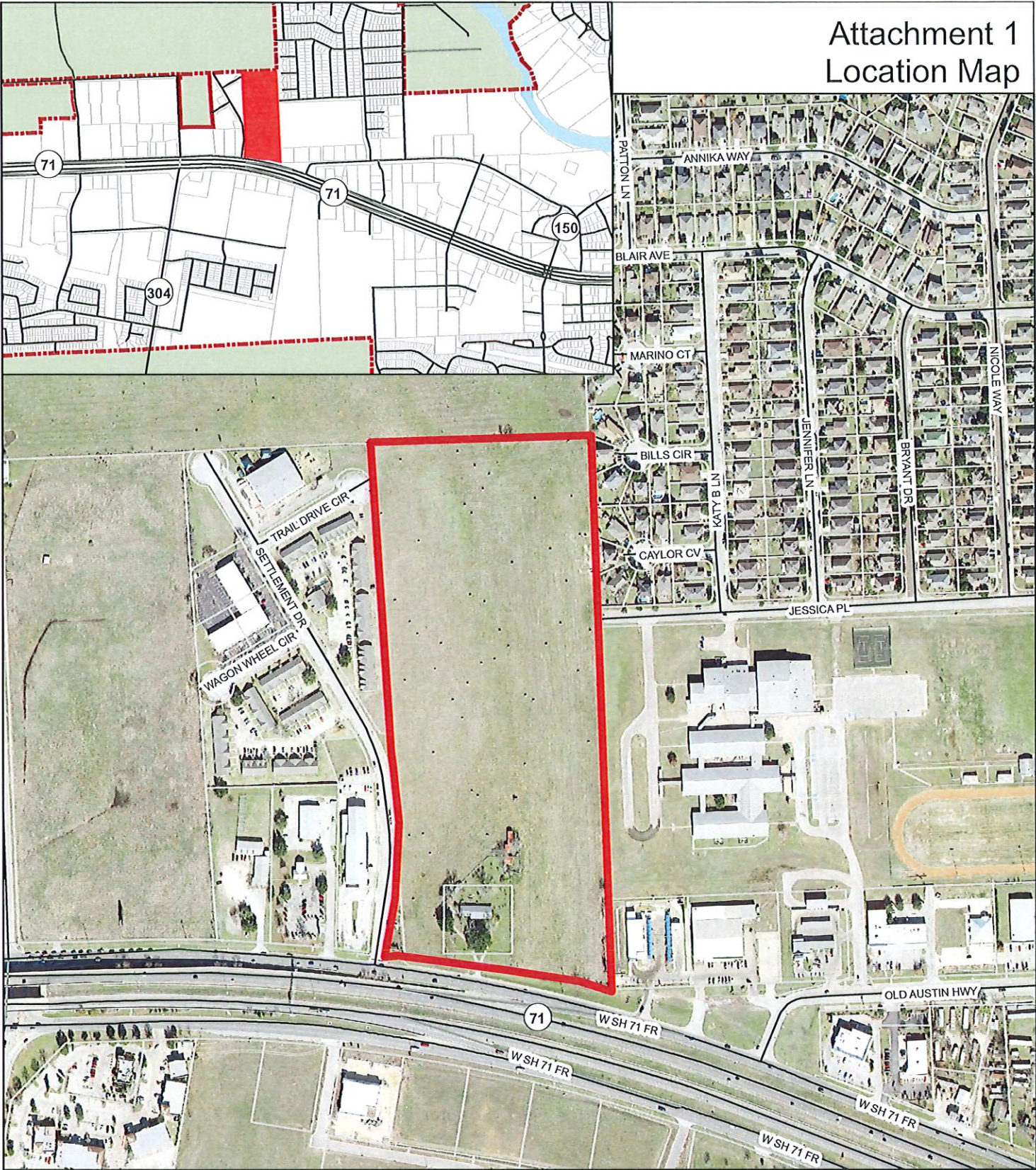


Alan Bojorquez, City Attorney

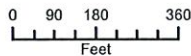
ATTACHMENT A

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

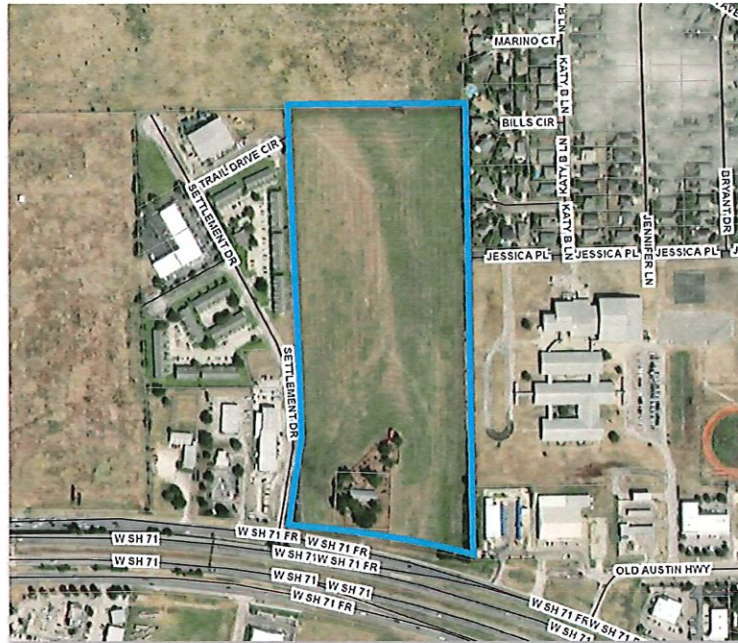
Reed Ranch PDD

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



CURVE TABLE					CHORD BEARING	CHORD
CURVE	DELTA	RADIUS	LENGTH	TANGENT		
1.1	1°00'00"	1,000.00'	100.00'	17.36'	PL 61° 52'50" MP	100.00'
1.2	2°00'00"	500.00'	50.00'	17.36'	PL 61° 52'50" MP	50.00'
1.3	3°00'00"	333.33'	33.33'	17.36'	PL 61° 52'50" MP	33.33'

POINT OF BEGINNING
TRACT 2
FOUNDED 1880
SEE THE PAPER "OUR HISTORY"

Study	Year	Country	Sample Size (n)	Age Range (years)	Gender	Study Design	Intervention	Comparison	Outcome Measure	Results (Effect Size)
1	1998	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45
2	2000	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45
3	2001	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45
4	2002	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45
5	2003	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45
6	2004	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45
7	2005	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45
8	2006	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45
9	2007	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45
10	2008	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45
11	2009	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45
12	2010	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45
13	2011	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45
14	2012	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45
15	2013	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45
16	2014	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45
17	2015	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45
18	2016	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45
19	2017	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45
20	2018	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45
21	2019	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45
22	2020	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45
23	2021	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45
24	2022	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45
25	2023	USA	100	18-25	F	Randomized	CBT	Waitlist	Posttest	0.45



 Department of Health and Family Welfare, Government of India, New Delhi-110 002.

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REED RANCH
PLANNED DEVELOPMENT DISTRICT
Exhibit B
PD Master Plan

OWNER

ROSANAY CHARLES C
FAMILY TRUST
615 HWY 71 W
BASTROP, TX 78602

DEVELOPER

REED LINSERHO HOLDINGS
2505 WINDSOR AVE, SUITE 800
DALLAS, TX 75220

ARCHITECT

ACTION CORPORATION
2545 WINDSOR AVE, SUITE 100
DALLAS, TX 75220

ENGINEER

BOLIS SCHEFFLER, P.E.
2505 WINDSOR AVE, SUITE 800
DALLAS, TX 75220
PHONE: (312) 465-0831

SURVEYOR

MICHAEL JACK NORDHAK
2505 WINDSOR AVE, SUITE 800
DALLAS, TX 75220
PHONE: (312) 465-0831

LEGAL DESCRIPTION:

ADD BLANKY, NANCY, ACRES 23.2400

ZONING CONCEPT PLANS

FOR

REED RANCH

615 SH 71 W

BASTROP TX, 78602



VICINITY MAP
(11-20007)

PROJECT ZONING:

P-2

PROJECT ADDRESS:

615 SH 71 W

SUBMITTAL DATE:

JULY 10, 2002

Sheet List Table	
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

Westwood

Phone (512) 455-0831 8701 N. Mopac Expy, Suite 320
Tel/Fax (888) 937-5155 Austin, TX 78759
westwood@aol.com
Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. P-469
TYPE FIRM REGISTRATION NO. LS-10008-00

REVISIONS

NO.	DATE	DESCRIPTION	BY

REED RANCH
615 SH 71 W
BASTROP TX, 78602

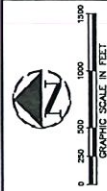
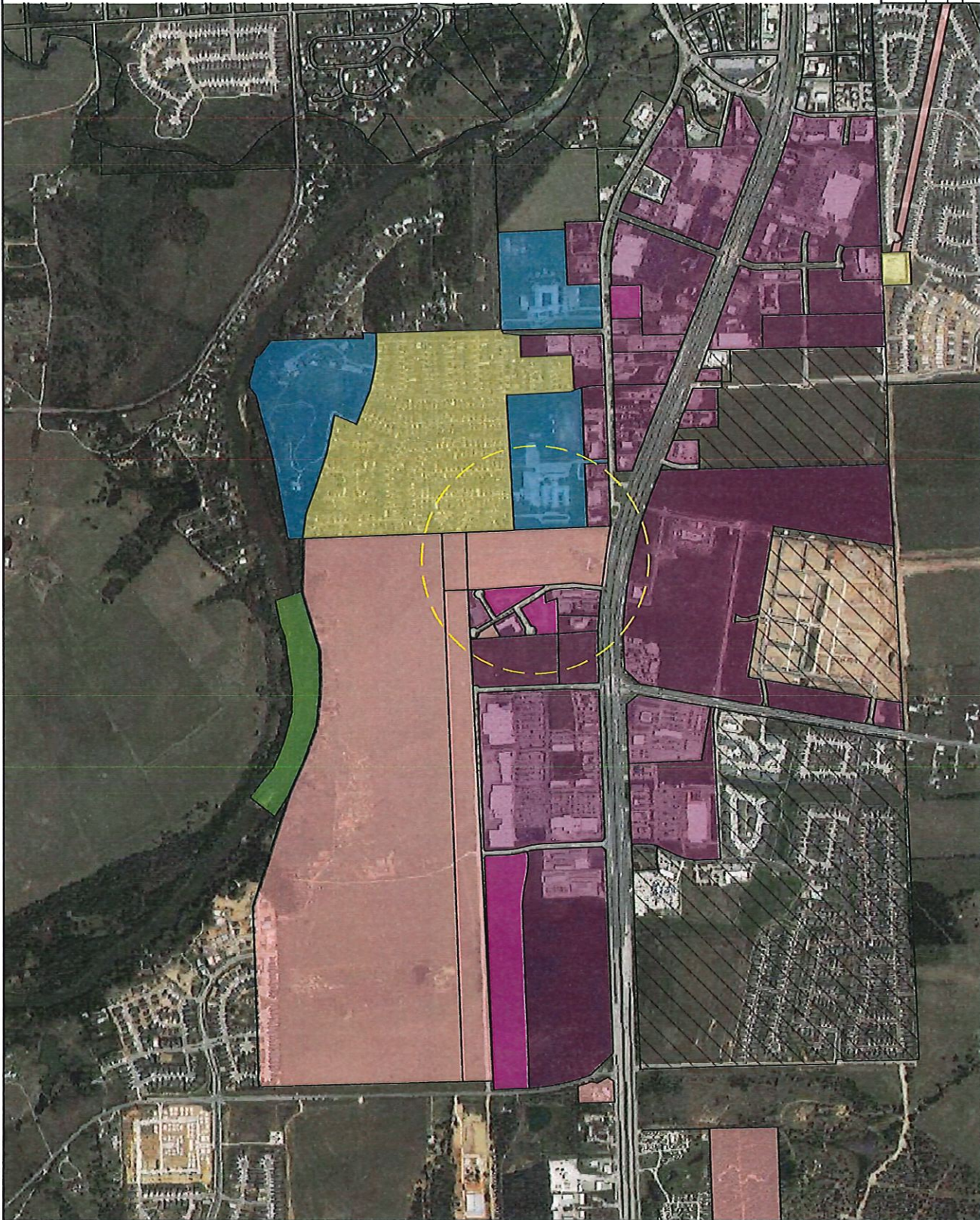
COVER

PRELIMINARY
NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR THE
PURPOSE OF SCHEMATIC REVIEW ONLY
AND IS NOT INTENDED FOR PERMITTING,
BIDDING, OR CONSTRUCTION PURPOSES.
PLANS PREPARED UNDER THE DIRECT
SUPERVISION OF MICHAEL JACK NORDHAK, P.E.
REGISTRATION NO. 136049.
DATE: 10/27/2002

DRAWN BY
DATE
DW CM
SHEET NO. 1

PREPARED BY
Westwood

Phone (512) 455-0831 8701 N. Mopac Expy, Suite 320
Tel/Fax (888) 937-5155 Austin, TX 78759
westwood@aol.com



P2	P3	P4	CIVIC	P5	TOTAL
36,405	12,305	4,805	14,605	24,505	86,575

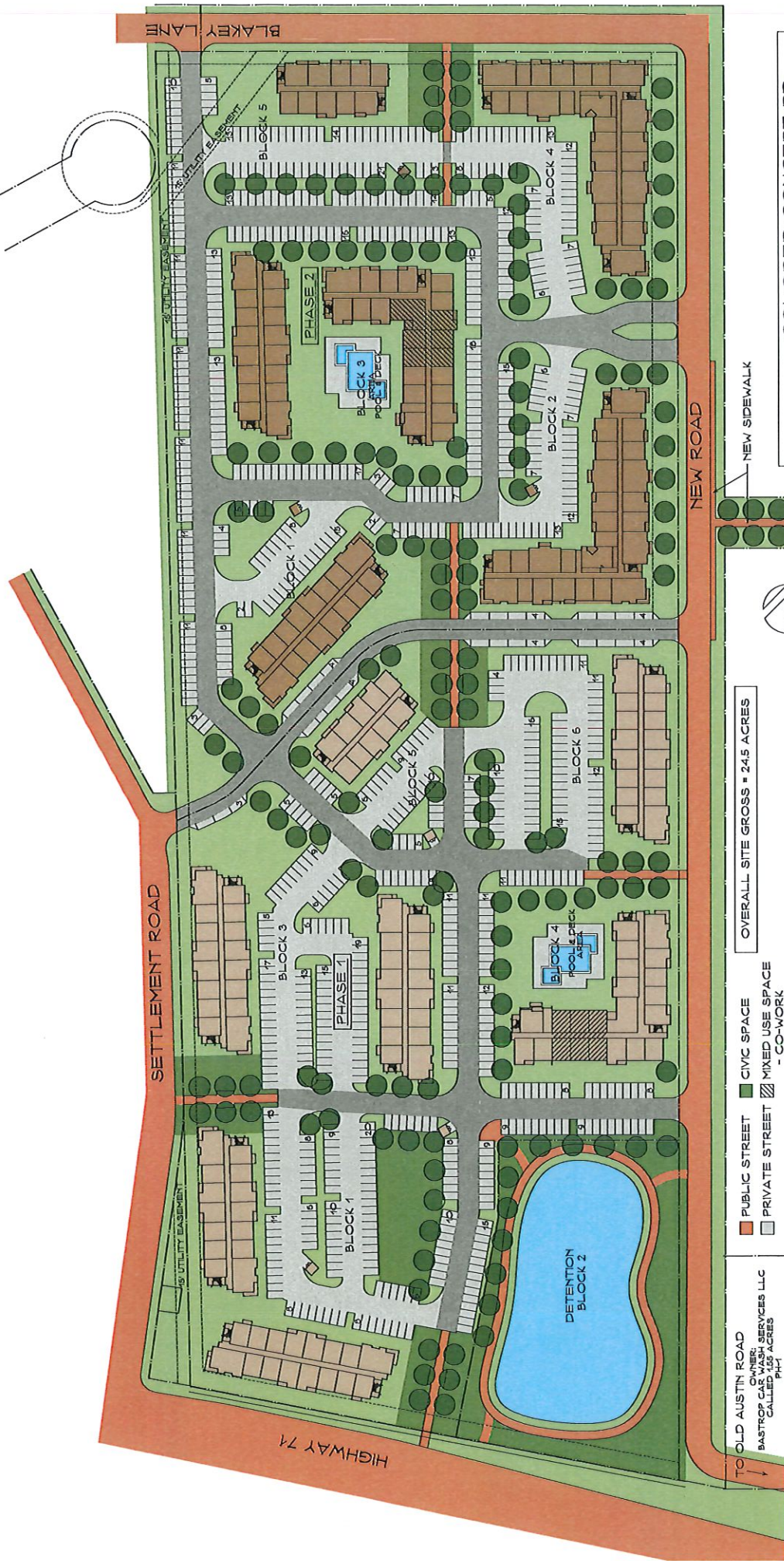
- PLANNED DEVELOPMENT
- NATURE
 - CIVIC SPACE
 - RURAL
 - NEIGHBORHOOD
 - MIX
 - CORE

WESTWOOD
PLANNING & DESIGN, INC.
10000 WESTWOOD DRIVE, SUITE 100
DALLAS, TEXAS 75241
TEL: 214.343.1000
WWW.WESTWOODPLANNING.COM

DESIGN	DATE	SCALE	NOTES	FILE	NO.
MD	10/1/2023	1"=500'			EXHB

EXISTING PEDESTRIAN SHED (1/4 MILE)

DESIGN	DATE	SCALE	NOTES	FILE	NO.
MD	10/1/2023	1"=500'			EXHB



COLORED CONCEPT PD SITE PLAN

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

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

OVERALL SITE GROSS = 24.5 ACRES

- PUBLIC STREET
- PRIVATE STREET
- CIVIC SPACE
- MIXED USE SPACE
- 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
PERMITTING, APPROVAL, PERMITTING,
OR CONSTRUCTION
DATE: 27 SEP 23



LOT/BLOCK PLAN

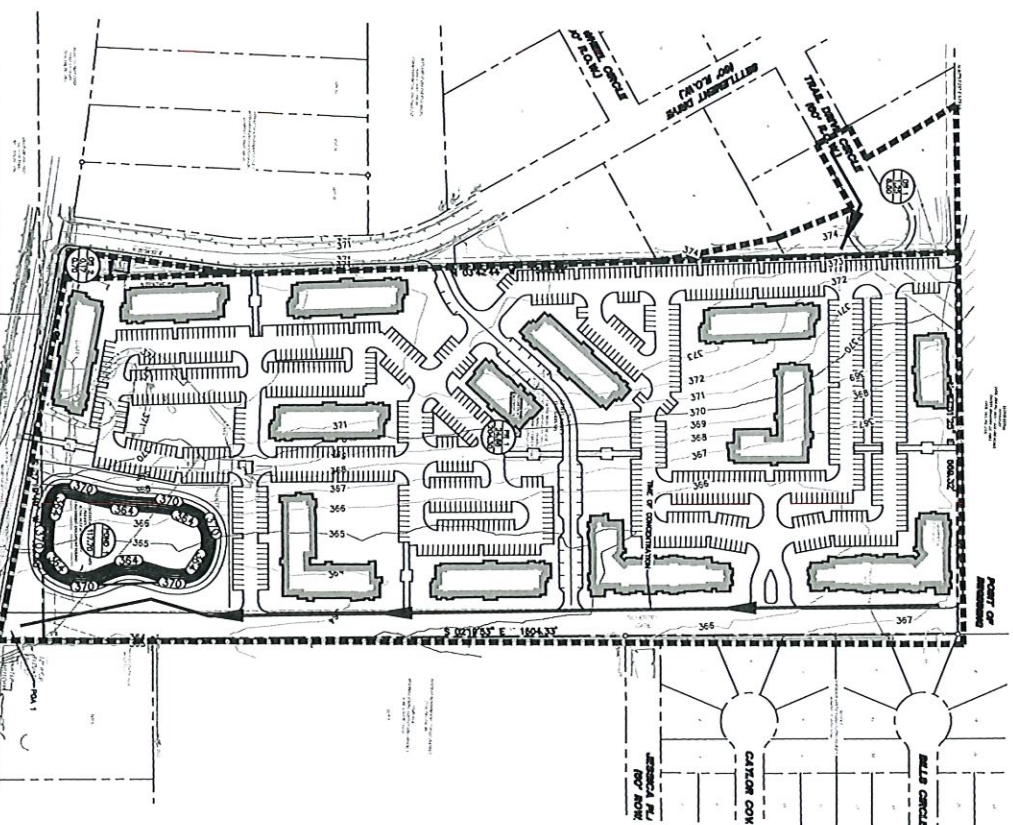
PROJECT NAME: REED RANCH
 ACERAGE: 24.3 A.
 DATE: 10 JUL 23
 SCALE: 1" = 60'-0"



ARCHON CORPORATION
 ARCHITECTS / PLANNERS
 2100 NORTH PARK BLVD.
 SUITE 100 - GRAPEVINE, TX
 76051

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

SUBTOTAL									
ITEM	QTY	UNIT	PRICE	AMOUNT	ITEM	QTY	UNIT	PRICE	AMOUNT
1.00	1.00	EA	100.00	100.00	2.00	1.00	EA	100.00	100.00
3.00	1.00	EA	100.00	100.00	4.00	1.00	EA	100.00	100.00
5.00	1.00	EA	100.00	100.00	6.00	1.00	EA	100.00	100.00
7.00	1.00	EA	100.00	100.00	8.00	1.00	EA	100.00	100.00
9.00	1.00	EA	100.00	100.00	10.00	1.00	EA	100.00	100.00
11.00	1.00	EA	100.00	100.00	12.00	1.00	EA	100.00	100.00
13.00	1.00	EA	100.00	100.00	14.00	1.00	EA	100.00	100.00
15.00	1.00	EA	100.00	100.00	16.00	1.00	EA	100.00	100.00
17.00	1.00	EA	100.00	100.00	18.00	1.00	EA	100.00	100.00
19.00	1.00	EA	100.00	100.00	20.00	1.00	EA	100.00	100.00
21.00	1.00	EA	100.00	100.00	22.00	1.00	EA	100.00	100.00
23.00	1.00	EA	100.00	100.00	24.00	1.00	EA	100.00	100.00
25.00	1.00	EA	100.00	100.00	26.00	1.00	EA	100.00	100.00
27.00	1.00	EA	100.00	100.00	28.00	1.00	EA	100.00	100.00
29.00	1.00	EA	100.00	100.00	30.00	1.00	EA	100.00	100.00
31.00	1.00	EA	100.00	100.00	32.00	1.00	EA	100.00	100.00
33.00	1.00	EA	100.00	100.00	34.00	1.00	EA	100.00	100.00
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99.00	1.00	EA	100.00	100.00	100.00	1.00	EA	100.00	100.00



Westwood

Phone (512) 455-0031 8701 N. Mopac Expy, Suite 220
 Toll Free (815) 937-5153 Austin, TX 78759
 westwoodpa.com

Westwood Professional Services, Inc.
 TXE FIRM REGISTRATION NO. 4459
 TPLB FIRM REGISTRATION NO. 15-10080-00

REVISIONS

NO.	DATE	DESCRIPTION	BY

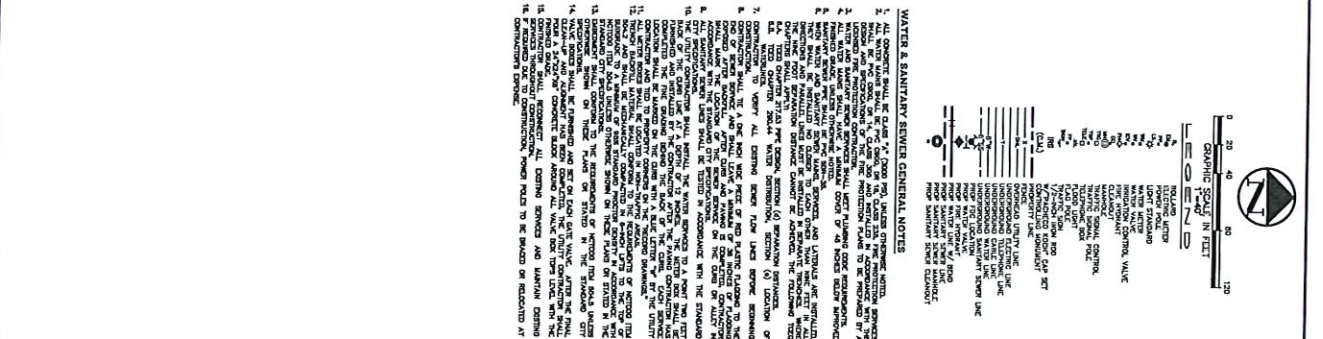
REED RANCH
 615 SH 71 W
 BASTROP TX, 78602

PROPOSED DRAINAGE AREA MAP

PRELIMINARY
 NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE
 PURPOSE OF SUBMITTING TO THE
 CITY OF BASTROP FOR REVIEW ONLY
 AND IS NOT INTENDED FOR PERMITTING,
 RECORDING, OR CONSTRUCTION PURPOSES.

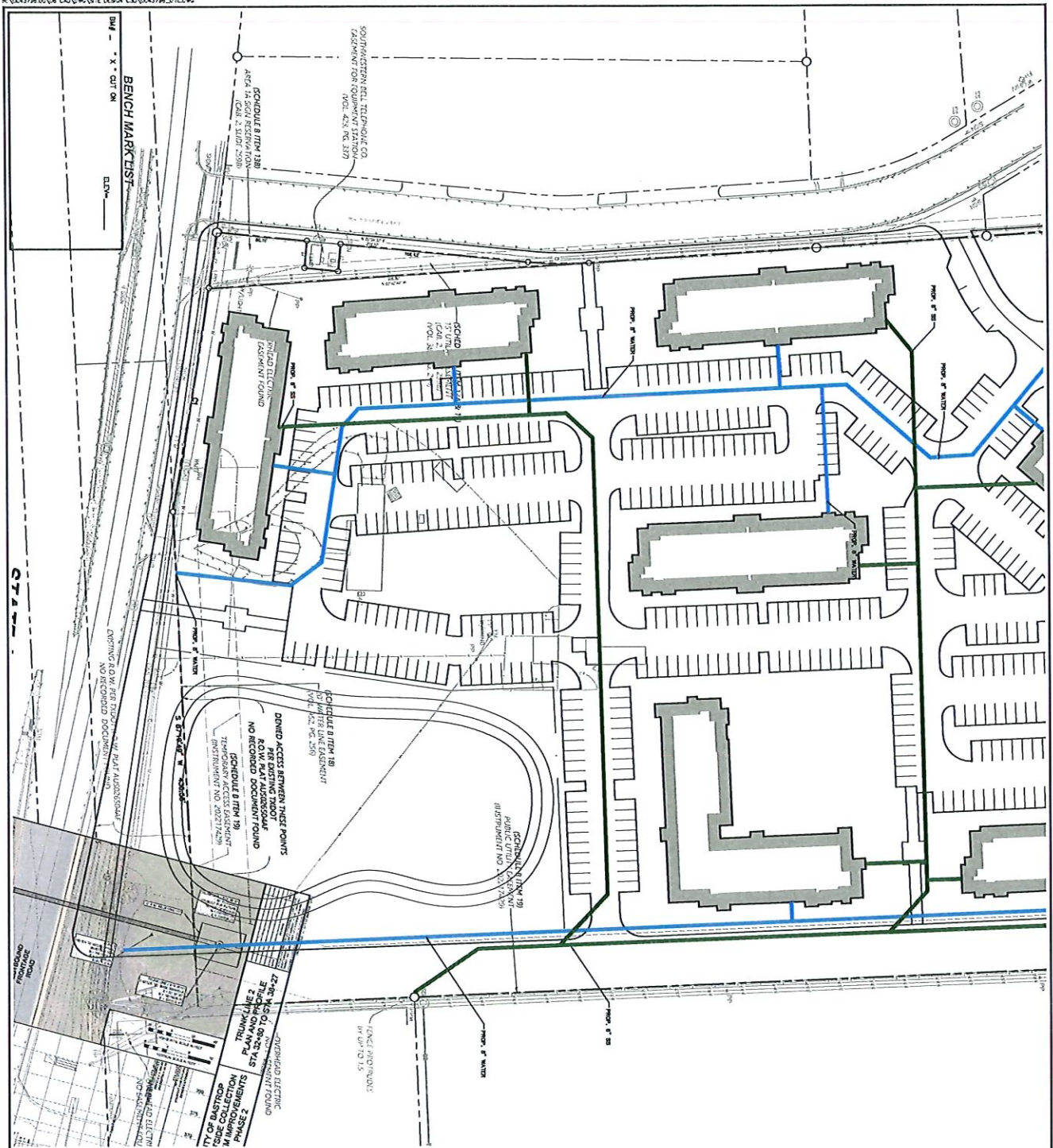
PLANS PREPARED UNDER THE DIRECT
 SUPERVISION OF JAMES H. BENTLEY, P.E.
 (E.I.T. NO. 130048)



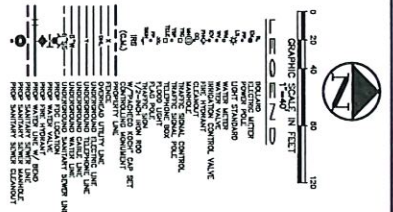
Westwood

Phone (512) 455-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
westwoodpa.com

Westwood Professional Services, Inc.
TYPE FILM REGISTRATION NO. F-489



- WATER & SANITARY SEWER GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS CONSTRUCTION CODE, THE TEXAS SANITARY CODE, AND THE TEXAS WATER CODE.
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REED RANCH 615 SH 71 W BASTROP TX, 78602 UTILITY PLAN 2 OF 2		Westwood Phone (512) 485-0331 8701 N. Mopac Expy, Suite 320 Tel Fax (512) 937-5153 Austin, TX 78759 westwoodpa.com Westwood Professional Services, Inc. THE FIRM REGISTRATION NO. 6149 THE FIRM REGISTRATION NO. LB-100680-09																				
SHEET NO. 9	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY																	JOB CM 2023
NO.	DATE	DESCRIPTION	BY																			

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		
7.3.004	Traffic Lanes: Two lanes at 10 feet each Parking Lanes: Both sides parallel at 8 feet, marked	Complying with health/safety codes requires lanes to be wider. Only permitting parallel parking does not allow for a financially feasible amount of parking spaces.	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.
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:

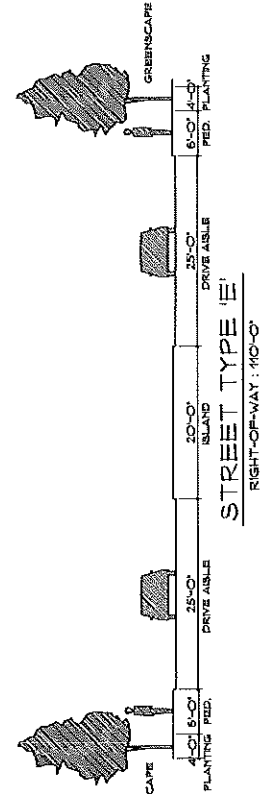
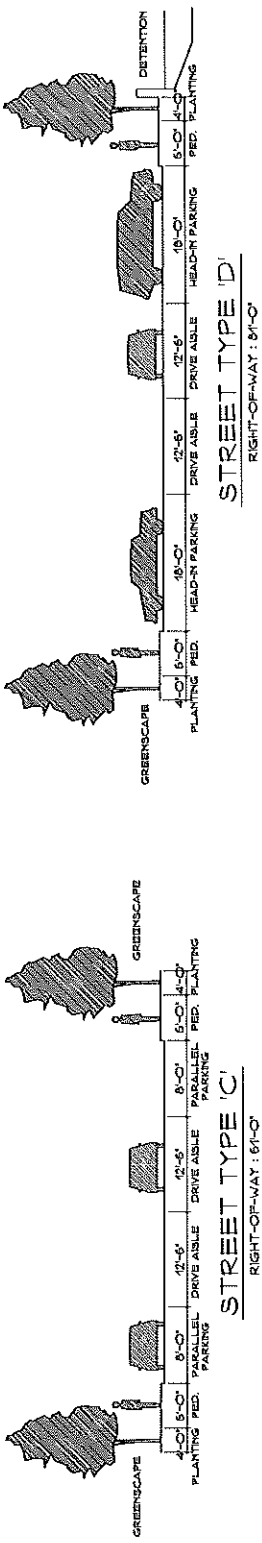
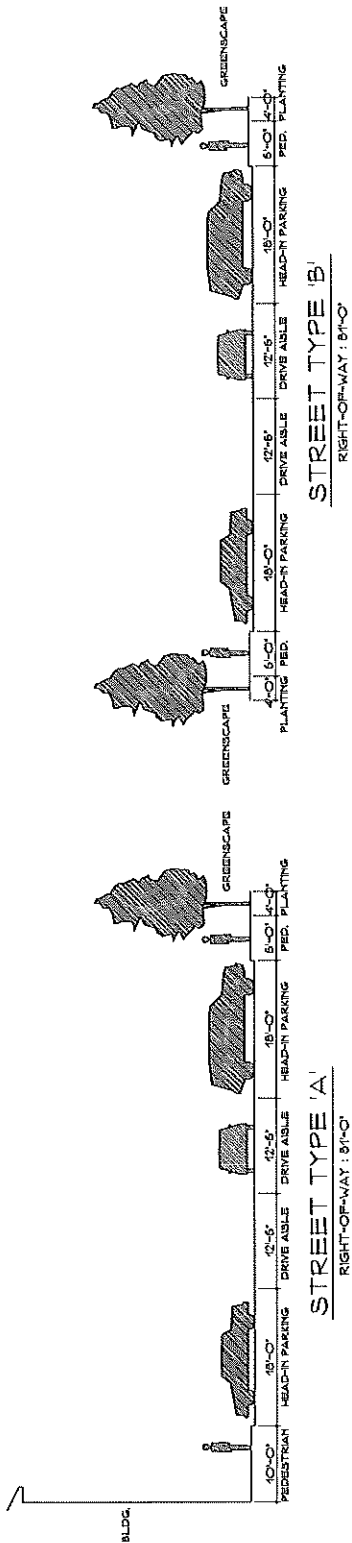
1. Establish the below minimum lot sizes and setbacks:
 - a. Minimum lot area of 12,000 square feet
 - b. Minimum lot width of 100 feet
 - c. Minimum lot depth of 125 feet
 - d. Minimum front yard of 5-15 feet, except that Blocks 2 and 4 in Phase 2 shall have a building setback of at least 30 feet from 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
ACERAGE: 24.3 A.
DATE: 10 JUL 23
SCALE: 1" = 50'-0"

ARCHITECT: GARY & WOOD
PLANNERS: ARCHON CORPORATION
210 NORTH PARK BLVD.
SUITE 100 - GRANTVILLE, OHIO 43021

ARCHITECT: GARY & WOOD
#12202
PRELIMINARY - NOT TO BE USED FOR
REGULATORY APPROVAL PERMITTING
OR CONSTRUCTION
DATE: 10 JUL 23