



STAFF REPORT

MEETING DATE: September 10, 2024

TITLE:

Consider and act on the first reading of Ordinance No. 2024-32 granting an extension of the master plan expiration for the Reed Ranch Planned Development District, being 24.04 acres out of the Nancy Blakey Survey, as shown on Attachment 2, located at 615 W Highway 71, within the city limits of Bastrop, Texas, 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.

STAFF REPRESENTATIVE:

Submitted by: Kennedy Higgins – Senior Planner, Development Services

BACKGROUND:

The applicant has applied for an extension of the Master Plan for the Zoning Concept Scheme for Reed Ranch. Per the PDD ordinance, 2023-22 the PD Master plan expires one year (365 days) after approval if the Site plan has not been approved. The applicant is still working through the process, as the City is still working on the extension of Blakey lane. Blakey lane is key for this development. For this reason, the applicant is requesting an extension.

CODE EXPLANATIONS:

B3 Code

Sec. 3.4.006. Master plan. (PDD Ordinance No. 2023-22)

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.

i) Extension and reinstatement. Extension of a PD master plan or site plan shall be in accordance with the following:

1) Prior to the lapse of approval for a PD master plan, the applicant may request that the city, in writing, extend the plan approval. Such request shall be considered at a public meeting before the P&Z and the city council, and an extension may be granted by city council at such meeting. Two extensions of six months each in length may be granted, unless otherwise specified by ordinance. If no petition for extension of PD master plan approval is submitted, then the plan shall be deemed to have automatically expired by operation of law and shall become null and void.

2) Determination of extension. In determining whether to grant a request for extension, the city council shall take into account the reasons for the lapse, the ability of the applicant to comply with any conditions attached to the original approval, and the extent to which development regulations would apply to the concept plan or site plan at that point in time. The P&Z and city council shall either extend the PD master plan or deny the request, in which instance the

originally approved plan shall be deemed null and void. However, the two aforementioned extensions shall not be unreasonably withheld without due cause.

STAFF RECOMMENDATION:

Consider and act on the first reading of Ordinance No. 2024-32 granting an extension of the master plan expiration for the Reed Ranch Planned Development District, being 24.04 acres out of the Nancy Blakey Survey, as shown on Attachment 2, located at 615 W Highway 71, within the city limits of Bastrop, Texas, 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.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Ordinance No. 2024-32
- Attachment 3: Applicants Request
- Attachment 4: Reed Ranch PDD Master Plan

