



June 27, 2024

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.

Reasons for Extension:

- The necessary ROW and Easement dedication required of us for public roadway improvements included in The Master Transportation Plan were finalized on 5/28/24. Even if we gave all our third-party vendors the green-light to work towards a Site Development Plan on that date, it would be very difficult to get approval by November. City staff can speak to our cooperation and urgency to get these ROW and Easement documents finalized. Knowing the widths of these areas has to come before anything else.
- The extension of Blakey Lane 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.

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