

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 24th day of October
2023.

APPROVED:

Lyle Nelson, Mayor

ATTEST:

Ann Franklin, City Secretary

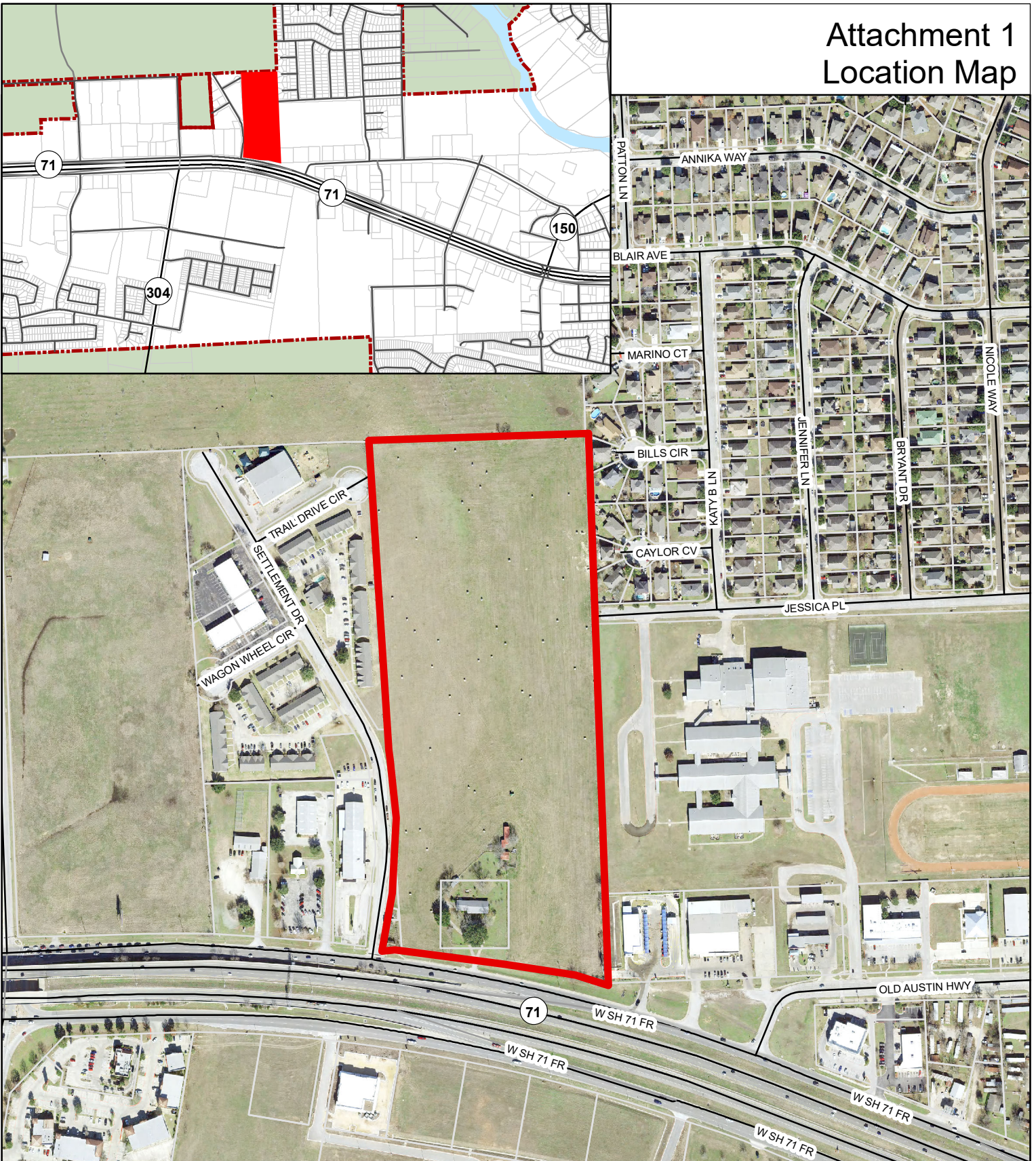
APPROVED AS TO FORM:

Alan Bojorquez, City Attorney

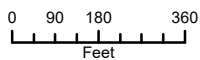
ATTACHMENT A

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

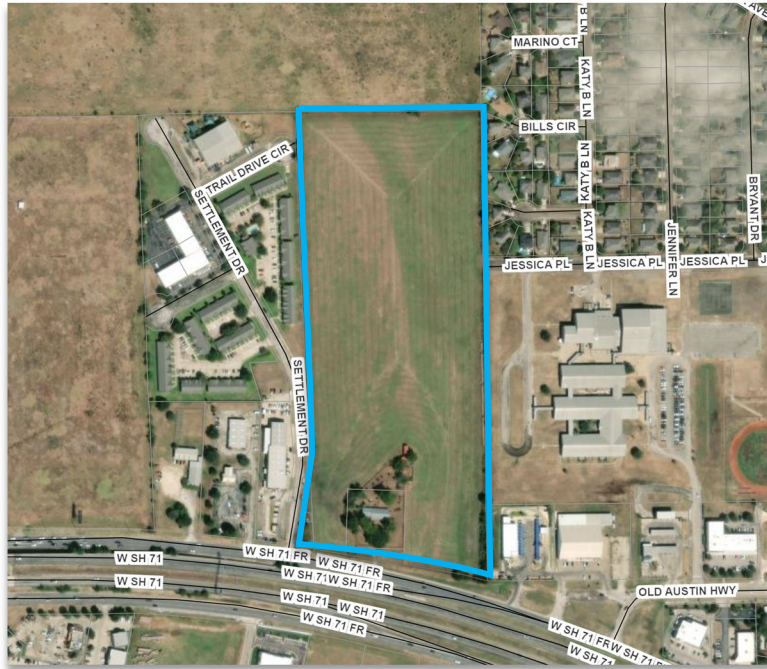
Reed Ranch PDD

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

REED RANCH
PLANNED DEVELOPMENT DISTRICT
Exhibit B
PD Master Plan

ZONING CONCEPT PLANS FOR **REED RANCH** **615 SH 71 W** **BASTROP TX, 78602**

OWNER

ROSANKY, CHARLES G
FAMILY TRUST
615 HWY 71 W
BASTROP, TX 78602

DEVELOPER

HOLT LUNSFORD HOLDINGS
5950 BERKSHIRE LANE, SUITE 900
DALLAS, TX 75225

ARCHITECT

ARCHON CORPORATION
210 N. PARK BLVD, SUITE 100
GRAPEVINE, TX 76051

ENGINEER

HOLLIS SCHEFFLER, P.E.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PHONE: (512) 485-0831

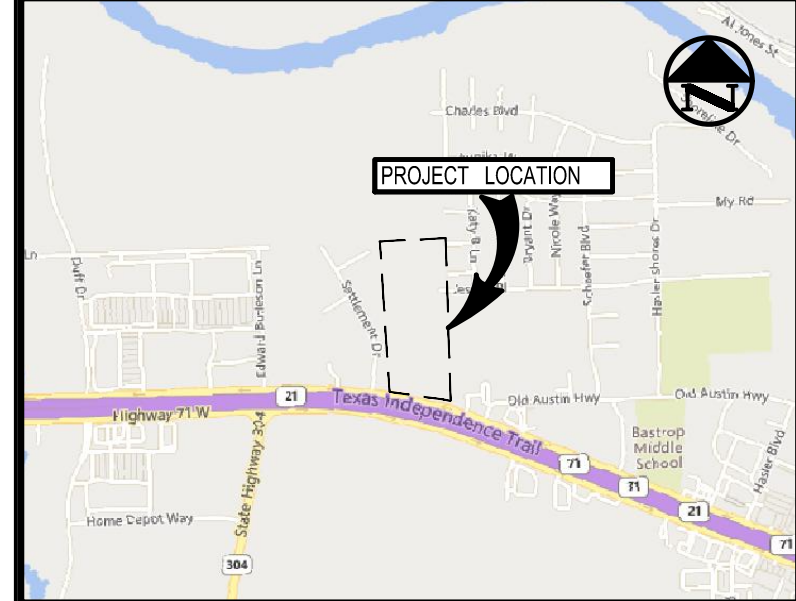
SURVEYOR

MICHAEL JACK NEEDHAM
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PHONE: (512) 485-0831



LEGAL DESCRIPTION:

A98 BLAKEY, NANCY, ACRES 23.0400



VICINITY MAP
(1"=2000')

PROJECT ZONING: P-2

PROJECT ADDRESS: 615 SH 71 W

SUBMITTAL DATE: JULY 10, 2032

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

REVISIONS		BY
NO.	DATE	DESCRIPTION

REED RANCH
615 SH 71 W
BASTROP TX, 78602
COVER

PRELIMINARY
NOT FOR CONSTRUCTION
THIS DOCUMENT IS FOR THE
PURPOSE OF SCHEMATIC REVIEW ONLY
AND IS NOT INTENDED FOR PERMITTING,
BIDDING, OR CONSTRUCTION PURPOSES.
PLANS PREPARED UNDER THE DIRECT
SUPERVISION AND SEAL OF ARCHITECT, P.E. TEXAS
REGISTRATION NO. 150646.
DATE: xx/xx/xxxx

DESIGN	DRAWN	DATE
JDW	CAH	JULY 2023

SHEET NO.
1

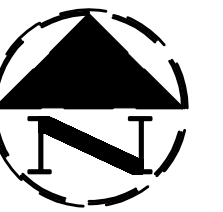
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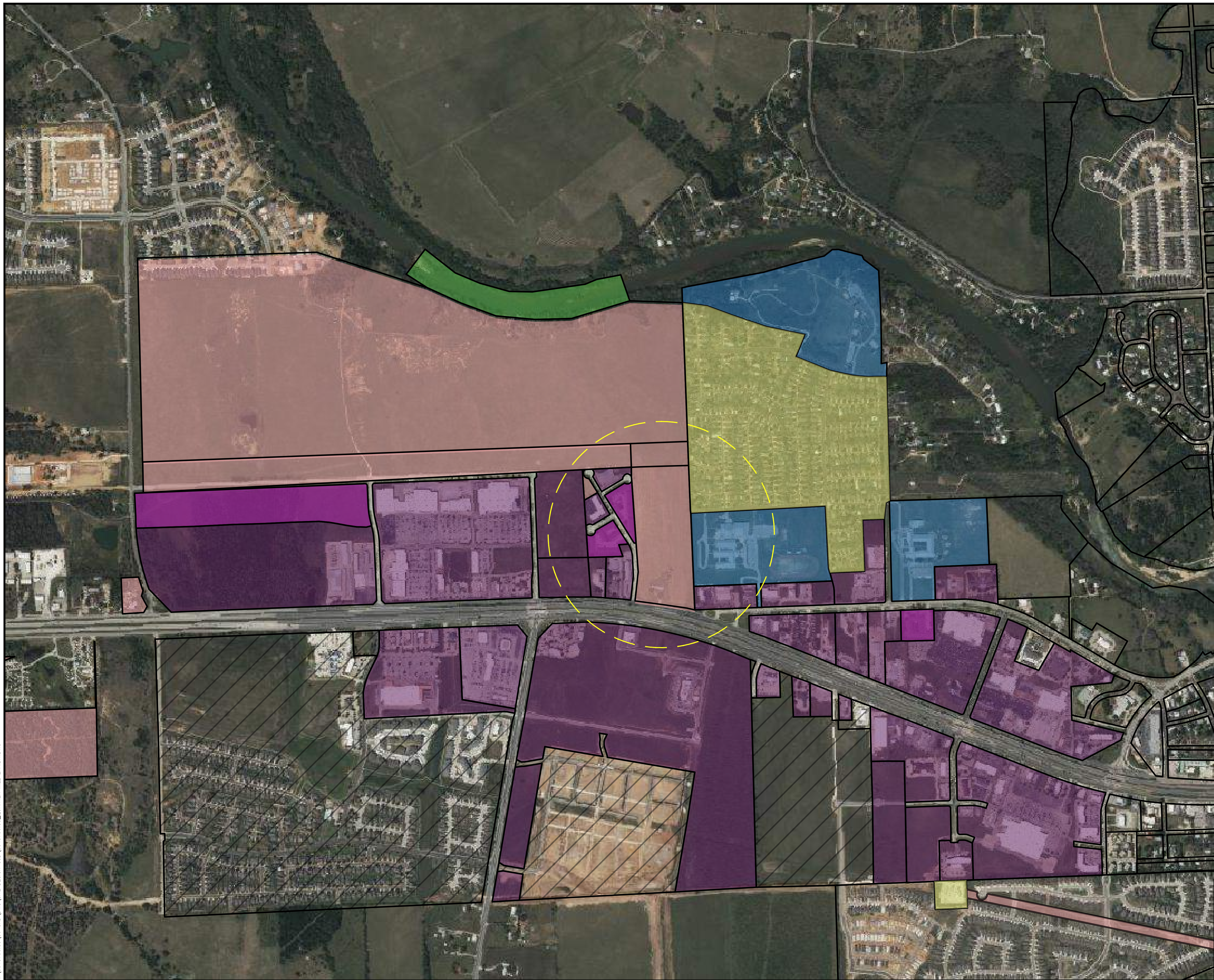
Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
westwoodps.com

Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

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 Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
 Toll Free (888) 937-5150 Austin, TX 78759
 westwoodps.com
 Westwood Professional Services, Inc.
 TBPE FIRM REGISTRATION NO. F-469
 TBPLS FIRM REGISTRATION NO. LS-100800-00



0 250 500 1000 1500
GRAPHIC SCALE IN FEET



P2	P3	P4	CIVIC	P5	TOTAL
30.40%	12.35%	4.90%	14.68%	24.58%	86.91%

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

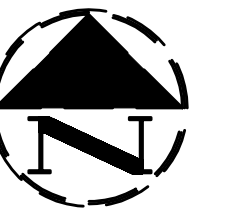
Westwood Phone (512) 485-0831
 Toll Free (888) 937-5150
 8701 N. Mopac Expy, Suite 320
 Austin, TX 78759 westwoodps.com
WESTWOOD PROFESSIONAL SERVICES, INC.

TYPE FIRM REGISTRATION NO. F-11756
 TBPLS FIRM REGISTRATION NO. LS-10074301

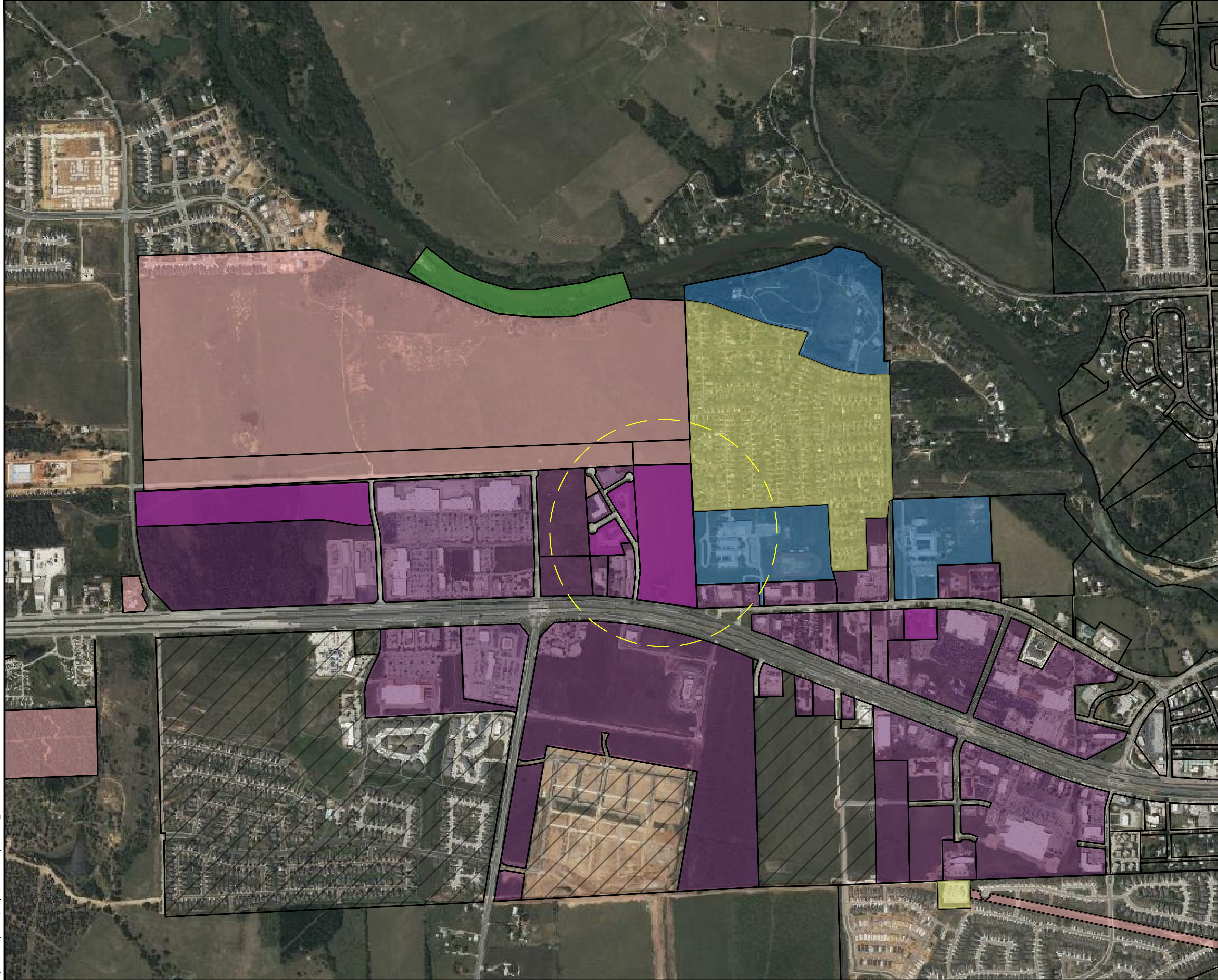
EXISTING PEDESTRIAN SHED (1/4 MILE)

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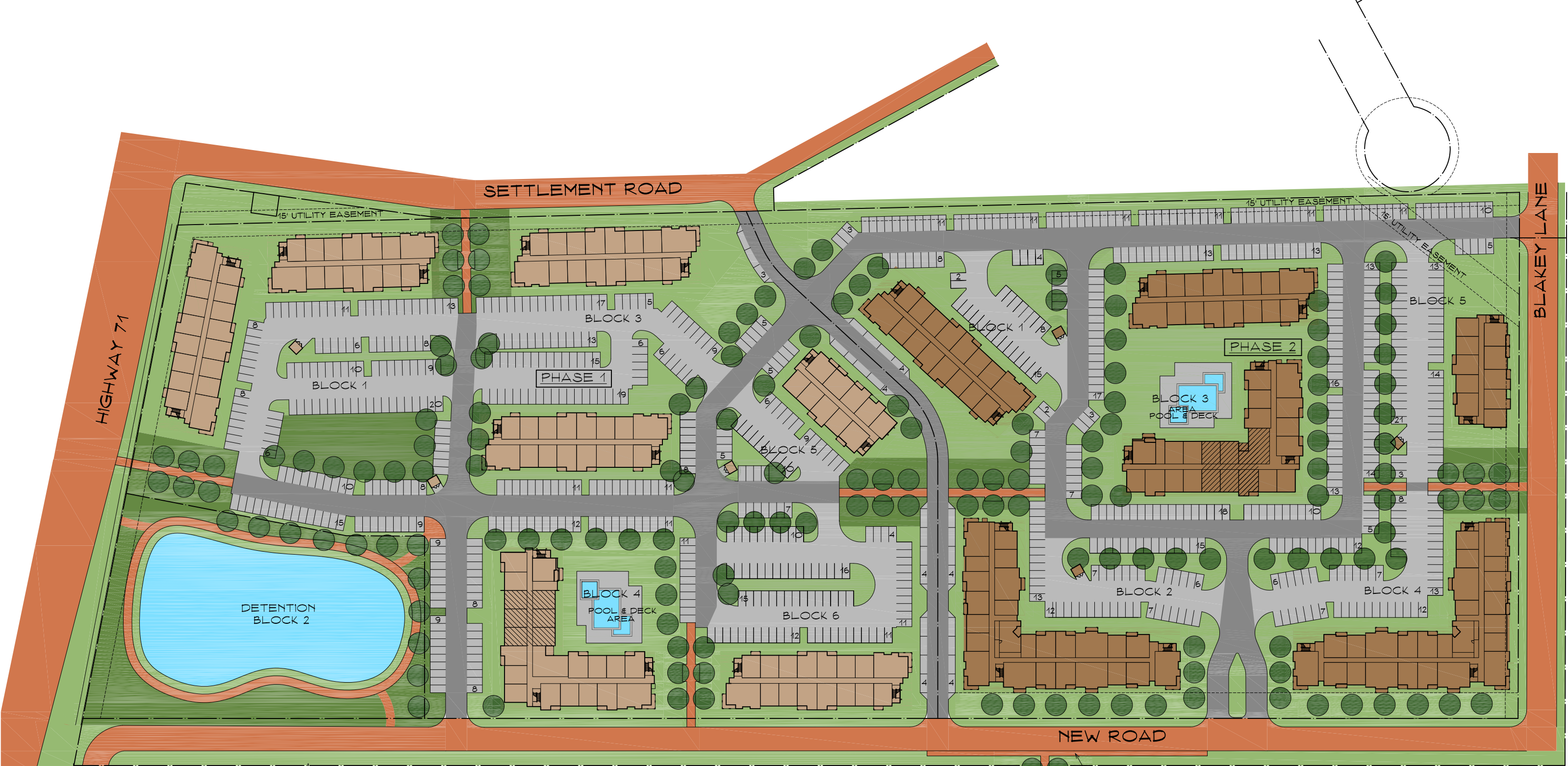
- PLANNED DEVELOPMENT
- NATURE
- CIVIC SPACE
- RURAL
- NEIGHBORHOOD
- MIX
- CORE

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PROPOSED PEDESTRIAN SHED (1/4 MILE)

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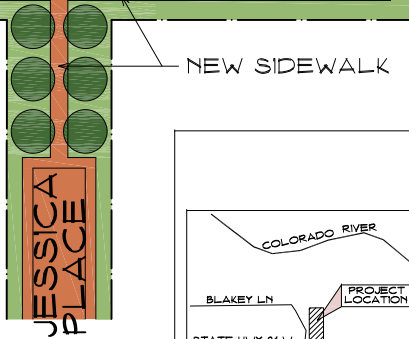
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TO OLD AUSTIN ROAD
 OWNER:
 BASTROP CAR WASH SERVICES LLC
 CALLED 1.55 ACRES
 PH-1

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

OVERALL SITE GROSS = 24.5 ACRES



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

COLORED CONCEPT PD SITE PLAN

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

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



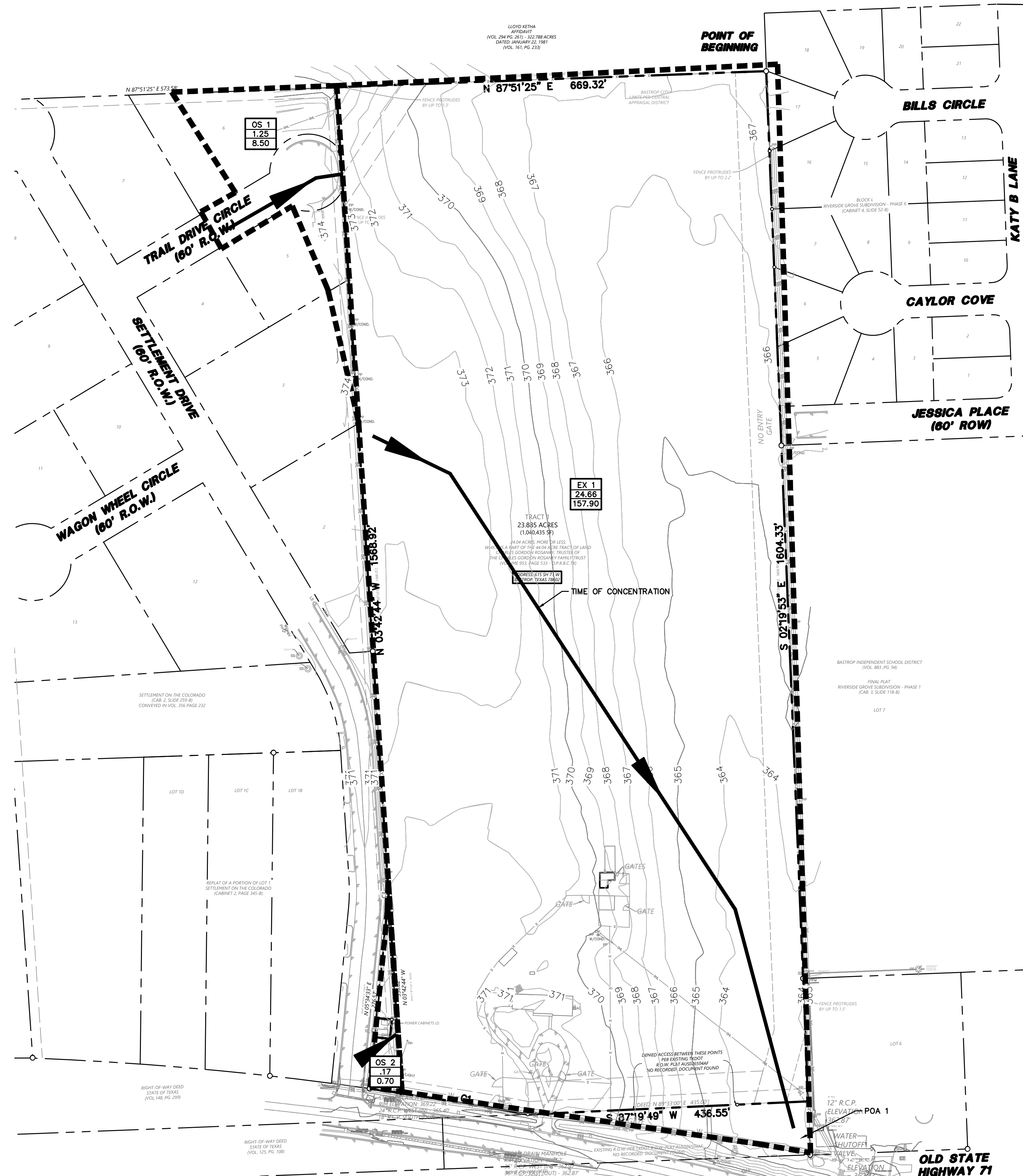
ARCHITECT:
 GARY G. WOOD #12202
 PRELIMINARY - NOT TO BE USED FOR
 REGULATORY APPROVAL, PERMITTING,
 OR CONSTRUCTION
 DATE: 10 JUL 23

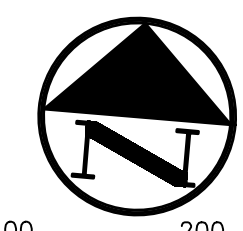
■ PUBLIC STREET
■ PRIVATE STREET



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 214/526-0731	

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GRAPHIC SCALE IN FEET
1"=100'

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
PH	FIRE HYDRANT
CL	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
TS	TRAFFIC SIGN
---	PROPERTY LINE
- - -	FENCE
---	EXISTING CONTOUR
→	DRAINAGE FLOW DIRECTION
---	100-YR FLOODPLAIN LIMITS
---	DRAINAGE DIVIDE

EX B	EXISTING DRAINAGE AREA ID
1.00	AREA IN ACRES
7.99	Q ₁₀₀ IN CUBIC FEET PER SECOND

SHEET FLOW										SHALLOW CONCENTRATED FLOW					CHANNEL FLOW						
DRAINAGE NUMBER	INLET NUMBER	AREA (acres)	Length (ft)	Slope (ft/ft)	Surface Cover	Velocity (ft/s)	Manning's n	T _{sheet} (min)	Length (ft)	Slope (ft/ft)	Surface Type	Velocity (ft/s)	K	T _{shallow} (min)	Length (ft)	Slope (ft/ft)	Type	K (ft)	Velocity (ft/s)	T _{channel} (min)	T _c (min)
OS 1	OS 1	1.25	50.00	0.01	SHORT GRASS PRAIRIE	0.07	0.15	11.88	150.00	0.01	UNPAVED	1.61	16.13	1.55	0.00	0.01	36" RCP	94.36	9.44	0.00	13.43
OS 2	OS 2	0.17	50.00	0.01	SHORT GRASS PRAIRIE	0.03	0.15	32.22	0.00	0.01	UNPAVED	1.61	16.13	0.00	0.00	0.01	36" RCP	94.36	9.44	0.00	32.22
EX 1	EX 1	24.66	50.00	0.01	SHORT GRASS PRAIRIE	0.31	0.15	2.67	990.00	0.03	UNPAVED	2.79	16.13	5.90	0.00	0.01	36" RCP	94.36	9.44	0.00	8.58

HEC-HMS SUMMARY: EXISTING CONDITIONS												
Drainage Area Basin Designation	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Impervious Cover %	2 YEAR STORM		10 YEAR STORM		25 YEAR STORM		100 YEAR STORM	
					Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)
OS 1	1.25	61	8.06	34.64%	2.50	5.50	6.10	8.50				
OS 1	1.25	61	19.33	0.00%	0.10	0.40	0.50	0.70				
EX 1	24.66	61	5.15	1.32%	27.40	86.20	103.80	157.90				
POA 1					27.40	86.20	103.80	157.90				

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 TBPLS FIRM REGISTRATION NO. LS-10080-00

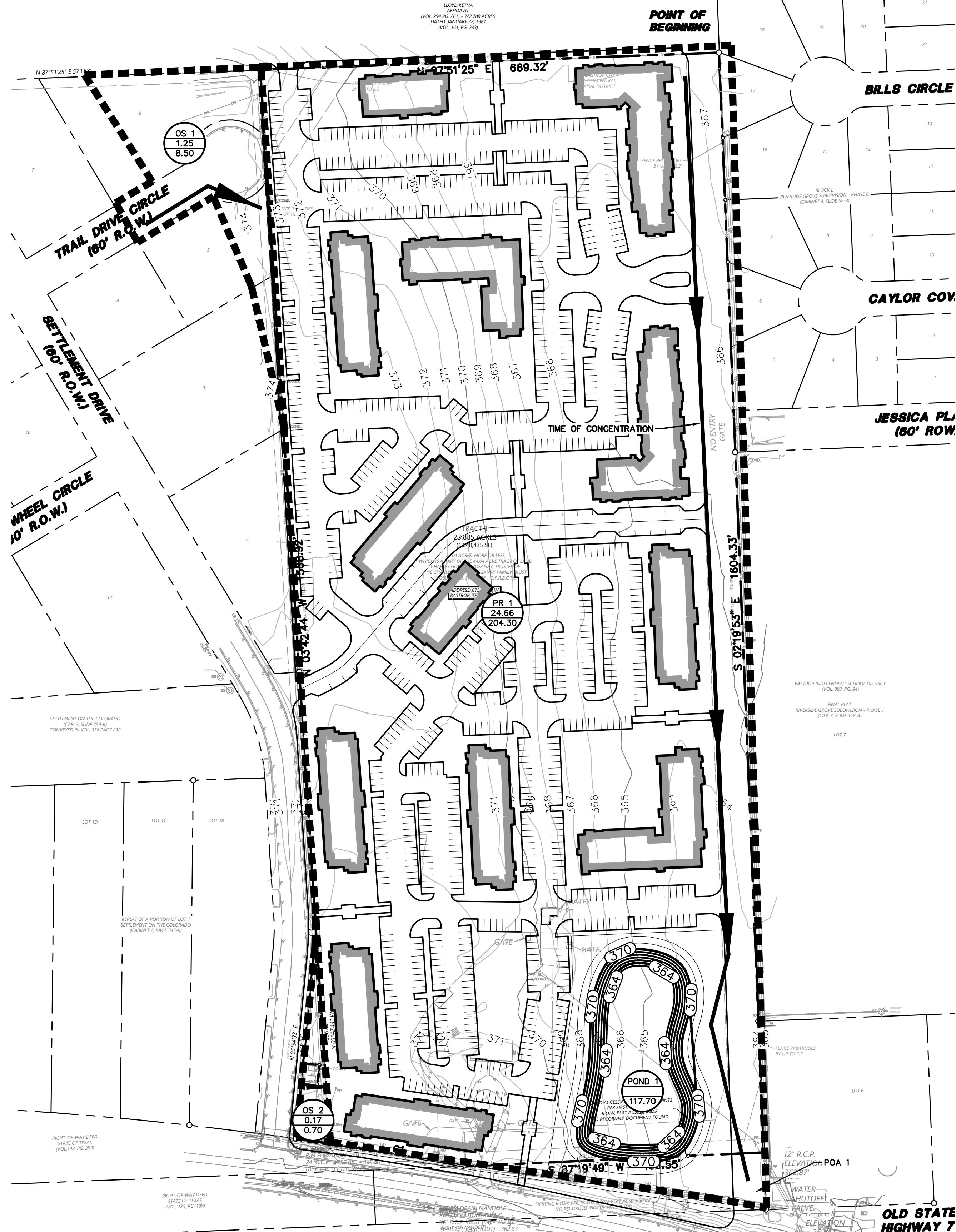
REVISIONS	
NO.	DESCRIPTION

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

PRELIMINARY
 NOT FOR CONSTRUCTION
 THIS DOCUMENT IS FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.
 PLANS PREPARED UNDER THE DIRECT REGISTRATION AND SUPERVISION OF: [Name]
 DATE: xx/xx/xxxx

DESIGN	DRAWN	DATE
JDW	CAH	JULY 2023
SHEET NO. 6		

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DRAINAGE NUMBER	INLET NUMBER	AREA (acres)	SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW								
			Length (ft)	Slope (ft/ft)	Surface Cover	Velocity (ft/s)	Manning's n	T _{sheet} (min)	Length (ft)	Slope (ft/ft)	Surface Type	Velocity (ft/s)	K	T _{shallow} (min)	Length (ft)	Slope (ft/ft)	Type	K (ft)	Velocity (ft/s)	T _{channel} (min)	T _c (min)
OS 1	OS 1	1.25	50.00	0.01	SHORT GRASS PRAIRIE	0.07	0.15	11.88	150.00	0.01	UNPAVED	1.61	16.13	1.55	0.00	0.01	36" RCP	94.36	9.44	0.00	13.43
OS 2	OS 2	0.17	50.00	0.01	SHORT GRASS PRAIRIE	0.03	0.15	32.22	0.00	0.01	UNPAVED	1.61	16.13	0.00	0.00	0.01	36" RCP	94.36	9.44	0.00	32.22
PR 1	PR 1	24.66	50.00	0.01	ASPHALT	1.87	0.02	0.45	990.00	0.03	PAVED	3.52	20.33	4.69	0.00	0.01	36" RCP	94.36	9.44	0.00	5.13

HEC-HMS SUMMARY: DEVELOPED CONDITIONS													
Drainage Area Basin Designation	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Cumulative Area (ac)	Impervious Cover %	2 YEAR STORM		10 YEAR STORM		25 YEAR STORM		100 YEAR STORM	
						Runoff Per Drainage Area (cfs)	Routed Cumulative (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative (cfs)
OS 1	1.25	61	8.06	1.25	34.64%	2.50	27.20	5.50	82.50	6.10	91.00	8.50	117.70
OS 2	0.17	61	19.33	0.17	0.00%	0.10	27.20	0.40	82.50	0.50	91.00	0.70	117.70
PR 1	24.66	61	3.08	24.66	62.90%	78.00	27.20	149.00	82.50	155.70	91.00	204.30	117.70
POND 1							27.20		82.50		91.00		117.70
POA 1							27.20		82.50		91.00		117.70

Westwood
 Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
 Toll Free (888) 937-5150 Austin, TX 78759
 westwoodpa.com
 Westwood Professional Services, Inc.
 TBPB FIRM REGISTRATION NO. F-469
 TBPB FIRM REGISTRATION NO. LS-10080-00

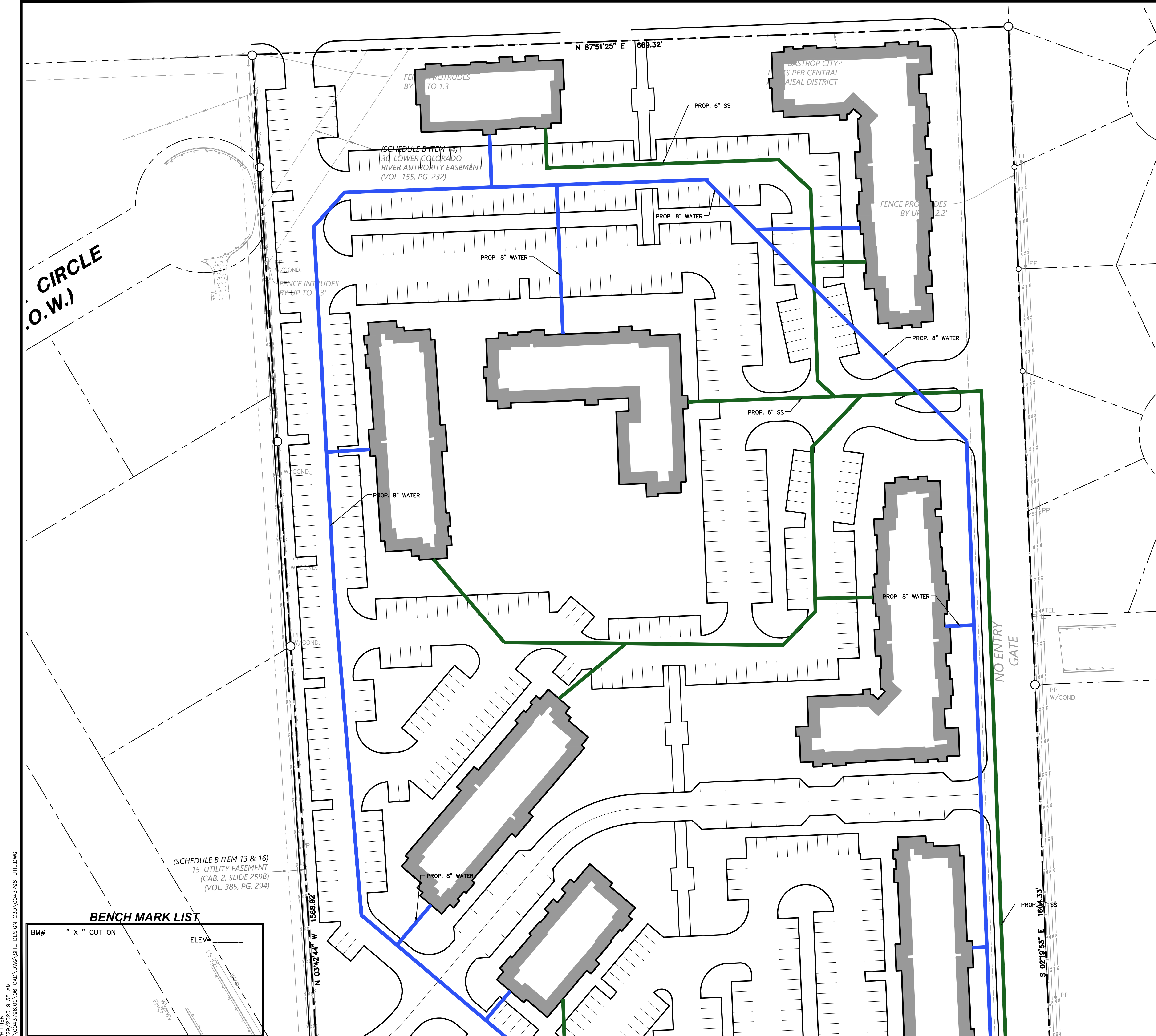
REVISIONS	
NO.	DESCRIPTION

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

PRELIMINARY
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 PLANS PREPARED UNDER THE DIRECT SUPERVISION AND CONTROL OF THE REGISTERED PROFESSIONAL ENGINEER.
 DATE: 08/23/2023

DESIGN	DRAWN	DATE
JDW	CAH	JULY 2023

SHEET NO. **7**



0 20 40 80 120
GRAPHIC SCALE IN FEET
1"=40'

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TE	TELEPHONE BOX
FL	FLOOD LIGHT
TR	TRAFFIC SIGN
IR	1/2-INCH IRON ROD
IRS	W/"PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
X	PROPERTY LINE
DHL	OVERHEAD UTILITY LINE
U	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
C	UNDERGROUND CABLE LINE
6"W	UNDERGROUND WATER LINE
6"SS	UNDERGROUND SANITARY SEWER LINE
PP	PROP. FDC LOCATION
PP	PROP. WATER VALVE
PP	PROP. FIRE HYDRANT
PP	PROP. WATER LINE W/ BEND
PP	PROP. SANITARY SEWER LINE
PP	PROP. SANITARY SEWER MANHOLE
PP	PROP. SANITARY SEWER CLEANOUT

- WATER & SANITARY SEWER GENERAL NOTES**
- ALL CONCRETE SHALL BE CLASS "A" (3000 PSI), UNLESS OTHERWISE NOTED.
 - ALL WATER MAINS SHALL BE PVC C900, DR 18, CLASS 215, FIRE PROTECTION SERVICES SHALL BE PVC C900, DR 14, CLASS 305 AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS OF THE FIRE PROTECTION PLANS TO BE PREPARED BY A LICENSED FIRE PROTECTION CONTRACTOR.
 - WATER AND SANITARY SEWER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
 - ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 48 INCHES BELOW IMPROVED FINISHED GRADE, UNLESS OTHERWISE NOTED.
 - SANITARY SEWER PIPE SHALL BE PVC SDR-35.
 - WHEN WATER AND SANITARY SEWER MAINS, SERVICES, AND LATERALS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO EACH OTHER THAN NINE FEET IN ALL DIRECTIONS AND PARALLEL LINES MUST BE INSTALLED IN SEPARATE TRENCHES. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING TCEQ CHAPTERS SHALL APPLY:
 - TCEQ CHAPTER 217.53 PIPE DESIGN, SECTION (d) SEPARATION DISTANCES.
 - TCEQ CHAPTER 290.44 WATER DISTRIBUTION, SECTION (e) LOCATION OF WATERLINES.
 - CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL TIE A ONE INCH WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36 INCHES OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB OR ALLEY IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
 - ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
 - THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT TWO FEET BACK OF THE CURB LINE AT A DEPTH OF 12 INCHES. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINE GRADING BEHIND THE BACK OF THE CURB. EACH SERVICE LOCATION SHALL BE MARKED ON THE CURB WITH A BLUE LETTER "W" BY THE UTILITY CONTRACTOR AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWINGS."
 - ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
 - TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
 - EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
 - VALVE BOXES SHALL BE FURNISHED AND SET ON EACH GATE VALVE. AFTER THE FINAL CLEAN-UP AND ALIGNMENT HAS BEEN COMPLETED, THE UTILITY CONTRACTOR SHALL POUR A 24"x24"x6" CONCRETE BLOCK AROUND ALL VALVE BOX TOPS LEVEL WITH THE FINISHED GRADE.
 - CONTRACTOR SHALL RECONNECT ALL EXISTING SERVICES AND MAINTAIN EXISTING SERVICES THROUGHOUT CONSTRUCTION.
 - IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

BENCH MARK LIST

BM#	" X " CUT ON	ELEV.

Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Austin, TX 78759
Toll Free (866) 937-5150
westwoodpa.com

Westwood Professional Services, Inc.
TBPB FIRM REGISTRATION NO. P-469
TBPB FIRM REGISTRATION NO. LS-100080-00

REVISIONS	
NO.	DESCRIPTION

REED RANCH

615 SH 71 W

BASTROP TX, 78602

UTILITY PLAN 1 OF 2

DESIGN	DRAWN	DATE
JDW	CAH	JULY 2023

SHEET NO. **8**

8 OF 9

JWH/ITER
 8/23/2023 9:38 AM
 N:\0043796\00\06 CAD DWG\SITE DESIGN C3D\0043796_UTIL.DWG

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.
7.5.002	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.

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.

REED RANCH

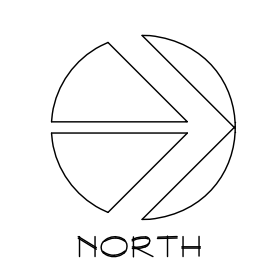
PLANNED DEVELOPMENT DISTRICT

Exhibit D

Street Standards



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



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

STREET TYPES

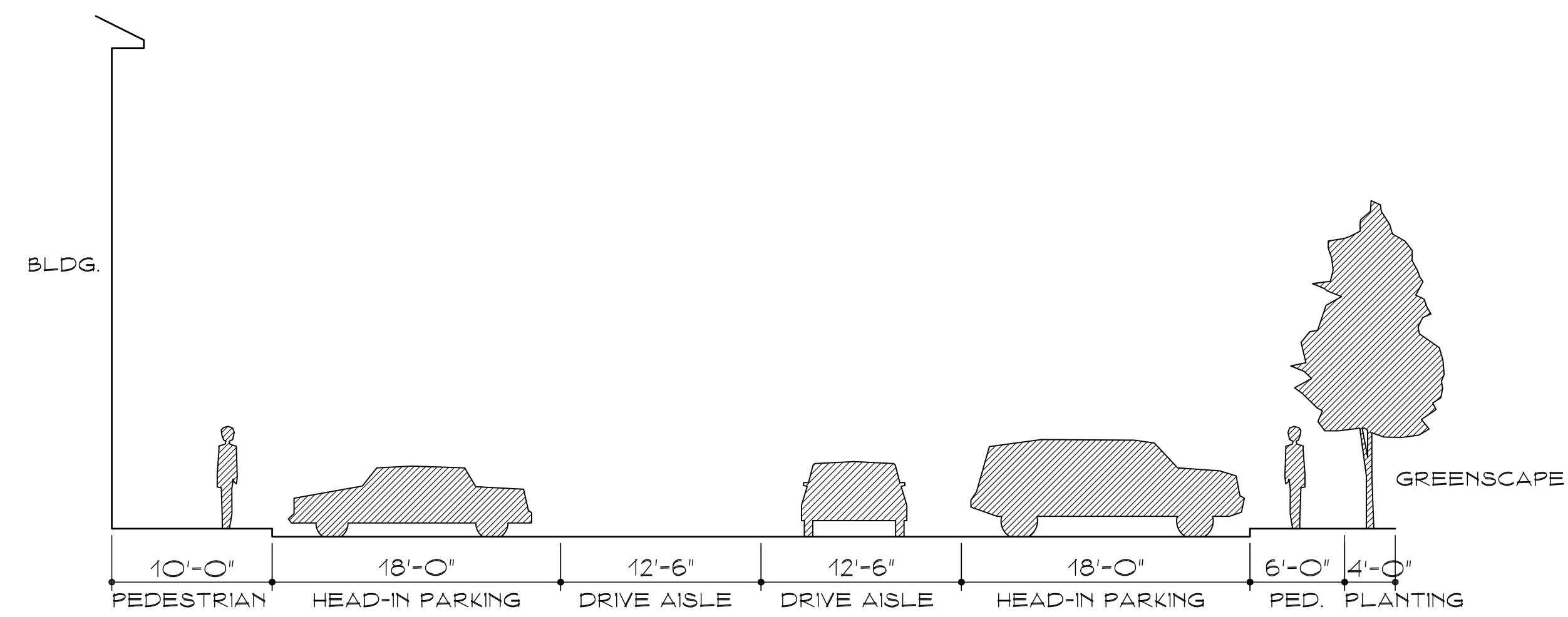
PROJECT NAME: REED RANCH

ACERAGE: 24.3 A.

DATE: 10 JUL 23

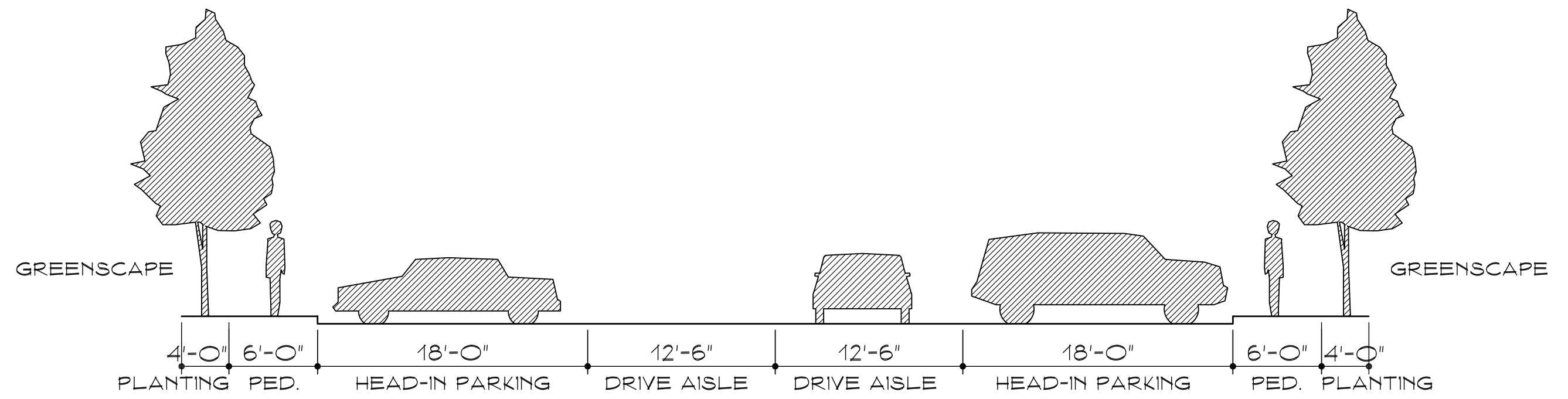
SCALE: 1" = 60'-0"

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



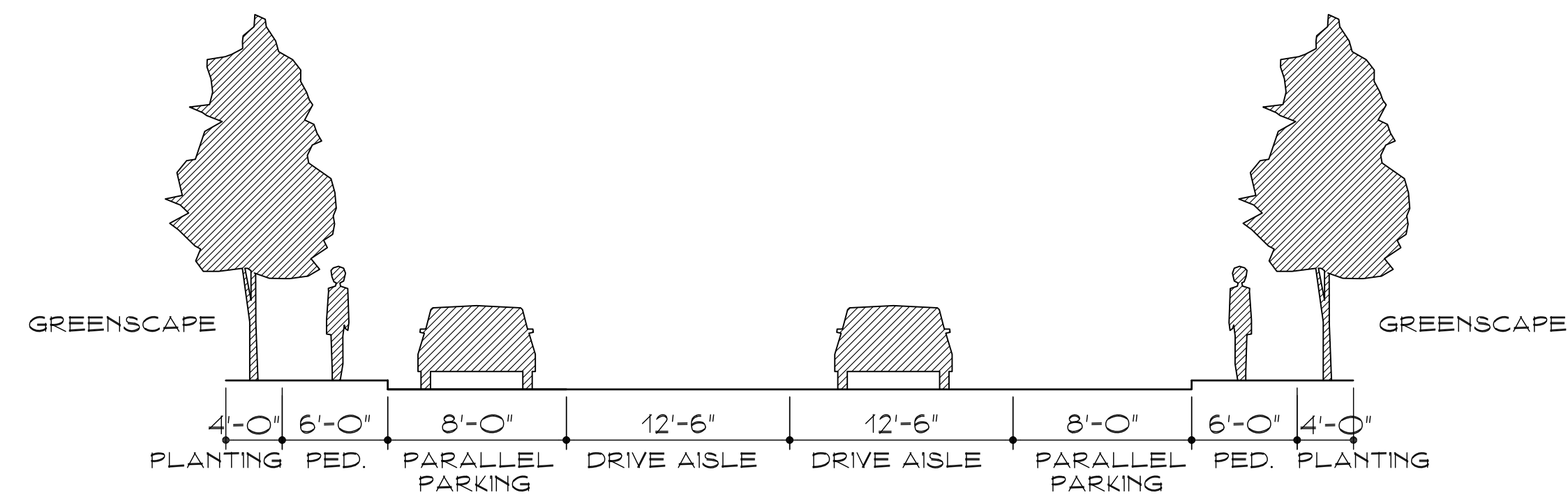
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RIGHT-OF-WAY : 81'-0"



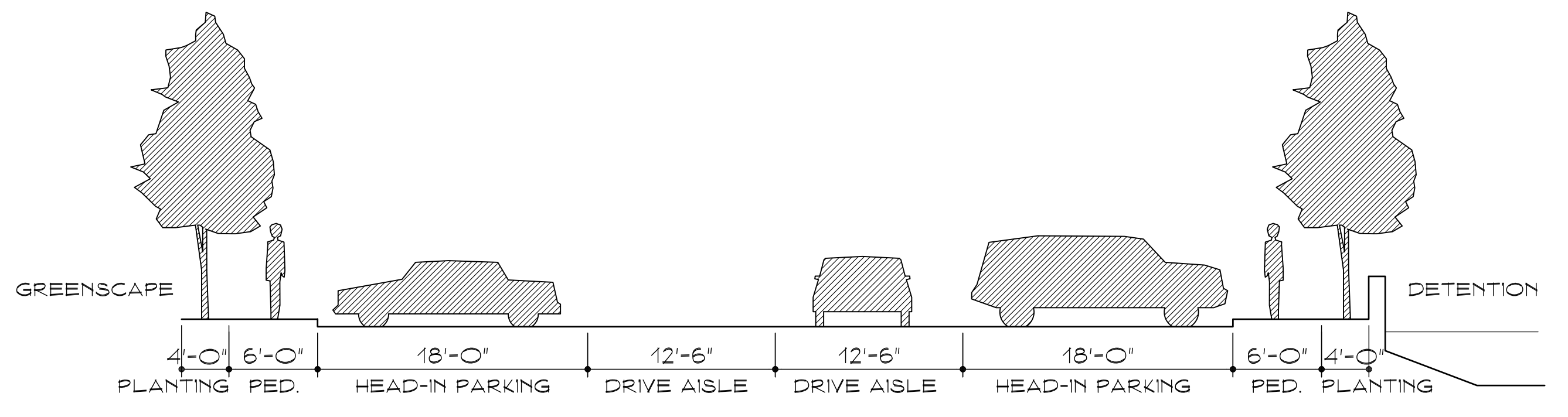
STREET TYPE 'B'

RIGHT-OF-WAY : 81'-0"



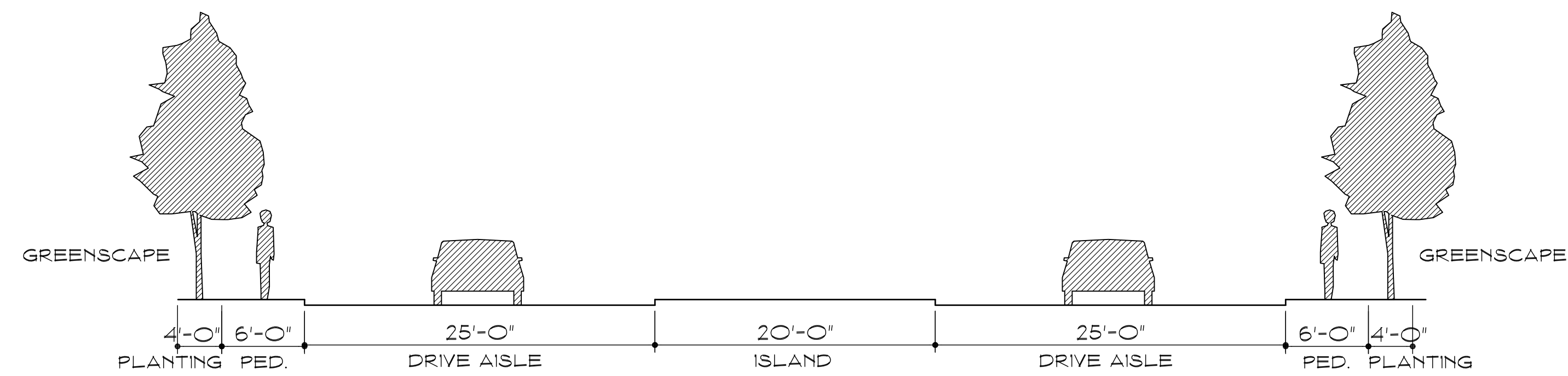
STREET TYPE 'C'

RIGHT-OF-WAY : 61'-0"



STREET TYPE 'D'

RIGHT-OF-WAY : 81'-0"



STREET TYPE 'E'

RIGHT-OF-WAY : 110'-0"

ARCHITECT:
GARY G. WOOD #12202
PRELIMINARY - NOT TO BE USED FOR
REGULATORY APPROVAL, PERMITTING,
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