



STAFF REPORT

MEETING DATE: November 7, 2023

TITLE:

Hold public hearing and consider action to approve the second reading of Ordinance No. 2023-35 approving the Reed Ranch Planned Development District, changing the zoning for 24.462 acres out of the Nancy Blakey Survey from P2 Rural to a Planned Development District (PDD) with a P4 Mix base zoning, located at 615 W Highway 71, within the city limits of Bastrop, Texas.

STAFF REPRESENTATIVE:

Submitted by: Kennedy Higgins – Planner, Development Services

BACKGROUND:

The applicant has applied for a Zoning Concept Scheme for Reed Ranch. The proposal is to place a Planned Development District (PDD) with a P4 Mix base zoning to appropriately incorporate multi-family housing which coincides with Transitional Residential as defined by our Future Land Use plan. The applicant is proposing mixed use to allow for apartment buildings with an emphasis on connectivity.

After initial recommendation and listening to public comment, the developer has revised the associated documents to address the public concerns as follows:

- The units adjacent to the existing residential neighborhood, Bastrop Grove, be limited to a maximum height of 2 stories.
- The connection to Jessica Place be eliminated.
- The units on the west side of the development be allowed a maximum of 4 stories.
- The setbacks along the portion of the development that abuts the residential neighborhood be relieved of the B3 requirements.
- The development will have increased landscaping in the setback.

PUBLIC COMMENTS:

PLANNING & ZONING COMMISSION RECOMMENDATION:

The P&Z Commission reviewed the Zoning Concept Scheme at their October 5, 2023, special meeting, and recommended approval of the rezoning request, for a Planned Development District (PDD) with a P4 Mix base zoning, by a vote of 6-1.

Additionally, they reviewed the developer's request to have the impact fees waived. The recommendation from the commission was to extend the grace period from 12 months to 18 months instead of waiving the fees, this was recommended by a vote of 5-2.

STAFF RECOMMENDATION:

Consider action to approve the second reading as written.

ATTACHMENTS:

- Attachment 1: Memo Staff Report for Reed Ranch Zoning Concept Scheme - PDD
- Attachment 2: Ordinance No. 2023-35