

Nixon PDD

City of Bastrop, Texas Planned District Development (PDD)

March 13, 2025

Applicant: Wilson Capital
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ARTICLE I. GENERAL PROVISIONS

1.1 Property

- A. The Nixon tract, otherwise referred to as the Nixon PDD, is located in Southeast Bastrop at the intersection of Agnes Street and the State Highway 71 frontage road. The PDD consists of 43.112 acres described in Exhibit A. Property Legal Description, herein defined as “Property.” The Property, abutting State Highway 71, is wholly located within the city limits of the City of Bastrop.
- B. The Property shall maintain its Place Type P5 Core base zoning designation. A Planned District Development (PDD) overlay shall be established to allow for maximum development flexibility. The Nixon PDD may include commercial, multi-family, and mixed residential land uses.
- C. This PDD ordinance shall take effect upon passage and in accordance with the laws of the State of Texas.

1.2 Purpose

- A. The purpose and intent of this PDD zoning district is to develop a horizontally integrated mixed-use community that may incorporate commercial, multi-family, and mixed residential land uses. This PDD serves to augment and/or modify the standards for development outlined in the City of Bastrop Building Block (B3) form-based unified development code (“Code”) to implement the vision for the Property and ensure a cohesive, quality development not otherwise feasible solely through the underlying base zoning district.
- B. The zoning and associated design criteria standards in this PDD ordinance will facilitate land development that fulfills the intended uses and goals identified in both the City’s latest Comprehensive Plan (2016 – 2036), adopted in December 2016, for the Transitional Residential and General Commercial Bastrop Character Areas highlighted in the plan’s Future Land Use Map, as well as in the City of Bastrop Building Block (B3) Code for the Place Type P5 Core zoning district, adopted in November 2019 and updated in August 2023, and will promote the following list of purposes.
 - 1. Develop with higher densities and a variety of housing types. *[Transitional Residential District Intent, City of Bastrop Comprehensive Plan, 2016]*
 - 2. Support local and regional businesses that rely on heavy traffic volumes and the visibility that is associated with being located near major roadways. *[General Commercial District Intent, City of Bastrop Comprehensive Plan, 2016]*
 - 3. Provide a greater diversity of housing options in Bastrop. *[Goal 4.1. Housing and Neighborhoods, City of Bastrop Comprehensive Plan, 2016]*

4. Enhance east-west connectivity in Bastrop, prioritize pedestrian and bicycling connectivity, and incorporate Complete Streets principles in the design and construction of roadway projects. *[Goals 6.2 and 6.8, Transportation, City of Bastrop Comprehensive Plan, 2016]*
5. Enhance and maintain pedestrian safety through well-designed streets, sidewalks, crosswalks, and traffic control devices. Provide increased opportunities for public interaction and recreation. *[Goal 6. Trails and Recreation, City of Bastrop Comprehensive Plan, 2021]*
6. Establish a highly walkable area marked by a higher density mixture of building types that accommodate commercial, retail, offices, row houses, and apartments, including a tight network of streets with wide sidewalks and steady street tree plantings. *[Place Type P5 Intent, City of Bastrop Building Block (B3) Code, 2023]*

1.3 Zoning

- A. The Property is designated Place Type P5 Core base zoning with a PDD overlay, and shall be developed in accordance with Bastrop Code, Exhibit B. PDD Schematic Framework Plan, and this agreement.
 1. The Property's Base Zoning District: Place Type P5 Core
- B. Except as otherwise provided in this PDD, the Property and PDD shall be governed by the City of Bastrop Building Block (B3) form-based unified development code ("Code") in effect as of the approval date of this PDD ordinance. In the case that this PDD does not address a specific City requirement, the Bastrop Code noted above shall apply. In the event of a conflict between the regulations of this PDD and the regulations of the base zoning district, the PDD shall control.

1.4 Modifications

- A. It is recognized that changes may be made to the development plans for the Property. As a result, Minor Modifications may be made to this agreement, including the PDD Master Plan, by the Developer and the City's Director of Planning and Development without action of the City of Bastrop City Council or the Planning & Zoning Commission. Minor Modifications may be approved administratively and in writing by the City's Director of Planning and Development. Such minor modifications shall include, but are not limited to:
 1. Modifications in land use from what is shown in Exhibit B. PDD Schematic Framework Plan that do not result in an increase in the overall density of the development of the Property.
 2. Modifications to street and driveway alignments, parking layouts, and pedestrian and trail connectivity alignments, which do not (a) eliminate a roadway connection to an adjacent Property or, (b) materially or adversely affect traffic patterns.
 3. Modifications to utility alignments and drainage ways.

4. Modifications to lot layouts, lot sizes, building footprints and locations, building and unit sizes, or building elevations and other adjustments that do not result in an increase in the overall density of the development of the Property.
- B. All other changes to this agreement and/or Exhibit B. PDD Schematic Framework Plan that are not considered Minor Modifications, shall be considered a Major Modification and shall be approved as an amendment to this PDD with recommendation by the City of Bastrop Planning & Zoning Commission and final approval by the City Council.
- C. Minor Modifications to this agreement and/or Exhibit B. PDD Schematic Framework Plan allowed by this PDD ordinance shall not be deemed as changes to the Project under Chapter 245 of the Texas Local Government Code. All Major Modifications to this agreement and/or Exhibit B. PDD Schematic Framework Plan shall be deemed as changes to the Project under Chapter 245 of the Texas Local Government Code, and the provisions of the Bastrop Code and all other applicable laws and regulations in effect at the time of such Major Modifications shall apply unless the City agrees otherwise. Approval of this PDD ordinance does not constitute plat or site plan approval, and all development related approvals required by the City of Bastrop Code are still required.

ARTICLE II. PDD MASTER PLAN

2.1 Land Use Plan

- A. Two PDD Master Plans have been attached to this PDD, Exhibit B. PDD Schematic Framework Plan and Exhibit C. PDD Schematic Master Plan, to illustrate the design intent and overall community vision for the Property. The design of the community is not final and is subject to refinement during the platting and site planning stages. This PDD does not constitute a plat or site plan approval of the attached plan.
- B. Multi-family and mixed residential land uses will be located throughout the Property, as illustrated in Exhibit B. PDD Schematic Framework Plan. This area will offer diverse housing opportunities for the City of Bastrop.
- C. Commercial land uses may be located only within the areas delineated as Optional Commercial, as illustrated in Exhibit B. PDD Schematic Framework Plan. This area will offer general commercial, retail, office, and similar services to the region and surrounding neighborhoods within this area of the City.

2.2 Zoning Districts

- A. The PDD consists of two land use districts, illustrated in Exhibit B. PDD Schematic Framework Plan, which include:
 1. PD-MU – Mixed-Use District of 14.8 acres, approximately 34% of the PDD site.

2. PD-MR – Mixed-Use Residential District of 25.0 acres, approximately 58% of the PDD site.

B. Public right-of-way, consisting of portions of both the Agnes Street and Orchard Parkway expansions, comprising 3.3 acres or 8% of the Property, are not included in the PDD land use districts.

2.3 PDD District Development Standards

A. The PDD District development standards shall comply with the standards established in Table A.1 below. The zoning ordinance standards should be amended as follows.

Table A.1 PDD District Development Standards		
Land Use District	PD-MU	PD-MR
Land Use	<p>Mixed-Use <u>Multi-Family:</u> Apartment & residential amenities <u>*Commercial:</u> General Commercial, Retail & Services, Restaurant, Office, Professional, Educational & Institutional <u>Open Space:</u> Green, Square, Plaza, Playground, & Pocket Parks</p>	<p>Mixed-Use Residential <u>Mixed Residential:</u> Apartment, Rowhouse, Cluster Housing, Sideyard, Courtyard, & Edgeyard House, & residential amenities <u>*Commercial:</u> General Commercial Retail & Services, Restaurant, Office, Professional, Educational & Institutional <u>Open Space:</u> Green, Square, Plaza, Playground, & Pocket Parks</p>
Min. Lot Area	15,000 SF	12,000 SF
Min. Lot Width	100'	100'
Min. Lot Depth	110'	110'
Min. Dwelling Unit Size	Apartment: 650 SF	Apartment: 650 SF Mixed Residential: 1,100 SF
Min. Front Yard Setback	10'	10'
Min. Interior Side Yard Setback	5'	5'
Min. Street Side Yard Setback	10'	10'
Min. Rear Yard Setback	15'	15'
Max. Building Height	60'	60'
Max. Impervious Cover	70%	70%

Land Use District	PD-MU	PD-MR
Min. Density	Apartment: 22 units/acre	Apartment: 22 units/acre Mixed Residential: 6 units/acre
**Max. Density	Apartment: 25 units/acre	Apartment: 25 units/acre Mixed Residential: 8 units/acre
Min. Open Space	3.5 acres	4.5 acres

* See Commercial Land Use notes in sections 2.3(B)(2)(i) and 2.3(C)(2)(i) below.

** See Maximum Density notes in sections 2.3(B)(1)(iii) and 2.3(C)(1)(iii) below.

B. The PD-MU Mixed-Use District may contain:

1. Multi-Family land uses including Apartment and residential amenities.
 - i. Multi-family land uses may be located anywhere within the PD-MU District boundaries.
 - ii. The minimum density allowed for Apartment land uses is twenty-two dwelling units per acre (22 du/acre).
 - iii. The Apartment area shall be developed at a net area density of no more than twenty-five dwelling units per acre (25 du/acre). The maximum allowed number of Apartment units is 370 units.
2. Commercial land uses appropriate for high-traffic and/or high-density residential environments including but not limited to General Commercial, Retail and Services, Restaurant, Office, Professional, and Educational and Institutional uses.
 - i. Commercial land uses may only be located within the PD-MU District area delineated as Optional Commercial illustrated in Exhibit B. PDD Schematic Framework Plan.
3. Open Space including Green, Square, Plaza, Playground, and Pocket Parks.
 - i. Open Space uses may be located anywhere within the PD-MU District boundaries.

C. The PD-MR Mixed-Use Residential District may contain:

1. Mixed-Residential land uses including Apartment, Rowhouse, Cluster Housing, Sideyard House, Courtyard House, Edgeyard House, and residential amenities.
 - i. Mixed-Residential land uses may be located anywhere within the PD-MR District boundaries.
 - ii. The minimum density allowed for Mixed Residential land uses is six dwelling units per acre (6 du/acre).

- iii. The Mixed Residential area shall be developed at a net area density of no more than eight dwelling units per acre (8 du/acre). The maximum allowed number of Mixed Residential units is 200 units.
 - 2. Commercial land uses appropriate for high-traffic and/or high-density residential environments including but not limited to General Commercial, Retail and Services, Restaurant, Office, Professional, and Educational and Institutional uses.
 - i. Commercial land uses may only be located within the PD-MR District area delineated as Optional Commercial illustrated in Exhibit B. PDD Schematic Framework Plan.
 - 3. Open Space including Green, Square, Plaza, Playground, and Pocket Parks.
 - i. Open Space uses may be located anywhere within the PD-MR District boundaries.
- D. The allowable and prohibited land uses within each PDD District shall comply with the standards established in Table A.2 below. Land Uses not already defined in the City of Bastrop B3 Code are defined in the following section, Section 2.3E. The zoning ordinance standards should be amended as follows.

Table A.2			
PDD District Land Use Standards			
PD-MU		PD-MR	
Allowed	Prohibited	Allowed	Prohibited
Civic Space			
Green	Park	Green	Park
Commercial Place		Commercial Place	
Square		Square	
Plaza		Plaza	
Playground		Playground	
Pocket park		Pocket Park	
Court		Court	
Close		Close	
Building Types: Rearyard			
Apartment		Apartment	
Commercial	Rowhouse	Rowhouse	
		Commercial	
Building Types: Sideyard			
	Sideyard	Sideyard	

PD-MU		PD-MR	
Allowed	Prohibited	Allowed	Prohibited
Building Types: Courtyard			
Courtyard Apartment Building	Courtyard House	Courtyard House	
		Courtyard Apartment Building	
Building Types: Edgeyard			
	Ranch House, Villa	Ranch House, Villa	
	House	House	
	Duplex	Duplex	
	Triplex, Fourplex	Triplex, Fourplex	
Building Types: Miscellaneous Residential			
	Cluster Housing	Cluster Housing	
Commercial Uses			
General Commercial		General Commercial	
Office		Office	
Institutional		Institutional	

E. Land uses not already defined in the City of Bastrop B3 Code are defined below.

1. Cluster Housing: Detached horizontal residential condominium.
2. General Commercial: Low intensity general commercial and retail, neighborhood-scale shopping, hotels, restaurants, and service facilities for the retail sale of goods and services.
3. Office: Low intensity flex office and professional service uses.
4. Institutional: Low intensity civic, education, and research facilities.

F. The allowable building encroachment types throughout the Property applicable to both the PD-MU and PD-MR Districts includes the following.

1. Porch, Dooryard, Terrace, Stoop, Lightwell, Gallery, and Arcade.

G. Other Property Development Standard applicable to both the PD-MU and PD-MR Districts include the following.

1. The maximum block length shall be no more than 600 feet.

2. Maximum perimeter block length requirements are not applicable.
 3. Private Realm Development Standards of the Place Type P5 zoning district do not apply to the following land uses: Apartments and Cluster Housing.
- H. Private, common area residential amenity elements will be provided for the enjoyment of residents within this PDD in both the PD-MU and PD-MR Districts. Residential amenity elements may include, but are not limited to, the items from the list below.
1. Swimming pool
 2. Fenced dog park
 3. Picnic area with tables and grills
 4. Private fitness facility
 5. Sports courts
 6. Business center
 7. Open play lawn
 8. Kitchen available for resident use
 9. Social room available for resident use
 10. All ages playground
 11. Other amenities approved by the City’s Director of Planning and Development

2.4 Streets, Circulation, Access, and Parking

- A. The street types allowed and prohibited within the PDD Property are established in Table A.3 below. The zoning ordinance standards should be amended as follows.

Table A.3 PDD Property Street Types	
Allowed	Prohibited
Neighborhood Street I	
Neighborhood Street II	
Boulevard	
Avenue	
Connector	
Commercial Street I	
Commercial Street II	
Court Street	
Slip Street	
Park Drive	
Boardwalk	
Pedestrian Street	
Alley	

- B. Agnes Street and the Orchard Parkway Expansion will be considered public streets to be maintained in perpetuity by the City of Bastrop. Refer to Article III Sections 3.2A and 3.3A for additional information.
- C. The Developer may utilize private drives or streets throughout the Property. Development of the Property's drives and/or streets shall generally follow the private drive sections illustrated in Exhibits F through H of this PDD, and have the following general design criteria. All drives and/or streets shall comply with fire access requirements per the International Fire Code 2018 and the City of Bastrop Code. Final drive and/or street locations and alignments must be approved through site plan submittal.

2.5 Parkland Dedication

- A. The Developer shall dedicate a minimum of three (3) acres of contiguous green space to the City of Bastrop to meet minimum parkland dedication requirements. Parkland to be dedicated to the City is illustrated in Exhibit D. PDD Parkland Dedication Overlay. Parkland to be dedicated will comply with the following minimum standards.
 - 1. A minimum of one (1) acre will be dedicated for each one hundred (100) single-family units planned for the Property. A minimum of one (1) acre will be dedicated for each two hundred (200) multi-family units planned for the Property. If both residential land uses are planned for the Property, the parkland to be dedicated will be calculated appropriately as stated above.
 - 2. Parkland to be dedicated to the City shall not include planned detention pond areas or be constrained by 100-year floodplain.
 - 3. Parkland to be dedicated shall contain a minimum of one hundred feet (100') of public right-of-way frontage and be easily accessible by vehicular and pedestrian traffic.
 - 4. Final locations and extent of parkland to be dedicated to the City of Bastrop shall be finalized and agreed upon by all parties at the time of platting.
- B. At the time of dedication, the Developer may propose constructing park improvements in lieu of the payment of a Park Enrichment Fee. A cost estimate of the proposed park improvements shall be submitted to the City's Director of the Parks and Recreation Department for approval prior to construction.
 - 1. Park improvements include but are not limited to sport courts, playgrounds, picnic areas, park furniture, utility connections, trail networks, street trees and landscaping.
- C. Parkland to be dedicated to the City of Bastrop shall be developed, programmed, and maintained in perpetuity by the City of Bastrop.

ARTICLE III. MISCELLANEOUS PROVISIONS

3.1 Other Development Standard Restrictions

- A. Other development regulations and restrictions may be established in supplementary Property documents, including but not limited to Design Guidelines and Covenants, Conditions, and Restrictions (CCRs). Supplementary development regulation documents will include provisions for limiting building plan elevations, building street setbacks, building exterior selections, and uniform standards for landscaping. In the event of a conflict between these supplementary regulations and this PDD, the PDD shall control.

3.2 Orchard Parkway Extension

- A. The Developer will honor previously agreed obligations to develop and construct the southern portion of the Orchard Parkway Extension, extending the sixty-foot-wide (60') public right-of-way from Agnes Street to the southern Property boundary of the PDD site, to be maintained in perpetuity by the City of Bastrop. The construction of the southern portion of the Orchard Parkway Extension will be in lieu of Developer fees related to the Property's Traffic Impact Fees.

3.3 Agnes Street Curb Cuts and Utility Tie-Ins

- A. The Developer will coordinate closely with the City of Bastrop in regard to Agnes Street construction plans. All Developer impacts to Agnes Street will be paid for by the Developer. Otherwise, all other Agnes Street construction, improvements, and maintenance shall be the responsibility of the City of Bastrop.

3.4 Management Associations

- A. Wilson Capital, or its successors, shall be responsible for all Property management and ongoing maintenance of private uses, land, amenities, transportation and access corridors, and utilities.
- B. The onsite Property management will provide the general maintenance for all on-site, privately maintained community signage, lighting, walls, medians, common area open spaces, landscaping, irrigation, drainage improvements, private yards, buffers, pedestrian corridors, walls and/or fences, amenities, and detention pond areas.

3.5 Project Phasing

- A. The development of the Property is dependent on many factors, including market conditions, and therefore, development of the Property is not required within any specific timeframe.

LIST OF EXHIBITS

Exhibit A. Property Legal Description

Exhibit B. PDD Schematic Framework Plan

Exhibit C. PDD Schematic Master Plan

Exhibit D. PDD Parkland Dedication Overlay

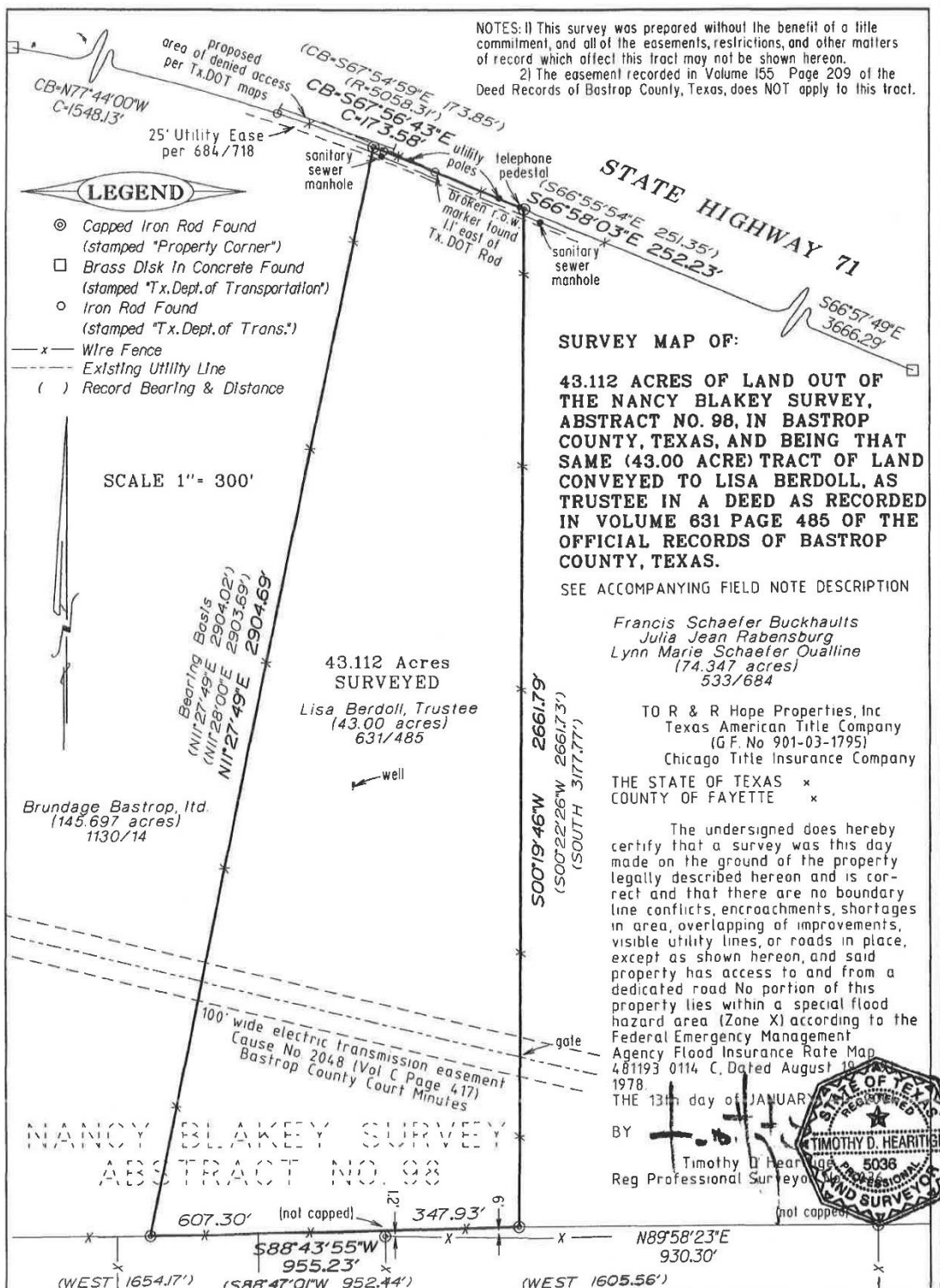
Exhibit E. PDD Lot Layout Overlay

Exhibit F. Access Private Drive Section

Exhibit G. Mixed Residential Private Drive Section

Exhibit H. One-Way Private Drive Section

Exhibit A Property Legal Description



January 15, 2004

FIELD NOTE DESCRIPTION OF 43.112 ACRES OF LAND OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, IN BASTROP COUNTY, TEXAS, AND BEING THAT SAME (43.00 ACRE) TRACT OF LAND CONVEYED TO LISA BERDOLL IN A DEED AS RECORDED IN VOLUME 631 PAGE 485 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped iron rod found (stamped "property corner") at the southeast corner of that certain (43.00 acre) tract of land conveyed to Lisa Berdoll, as trustee, in a deed as recorded in Volume 631 Page 485 of the Official Records of Bastrop County, Texas, and being at the southwest corner of that certain (74.347 acre) tract of land conveyed to Francis Schaefer Buckhaults, et. al. In a deed as recorded in Volume 533 Page 684 of the Official Records of Bastrop County, Texas, and being along the north line of that certain (94.00 acre) tract of land conveyed to Jo Ann Griesenbeck Cantrell in a deed as recorded in Volume 445 Page 684 of the Official Records of Bastrop County, Texas, and being for the most southeasterly corner of the tract herein described,

THENCE, with a fence along the south line of the Berdoll tract, **S 88 deg. 43' 55" W 955.23 feet** to a capped iron rod found (stamped "property corner") at the southeast corner of that certain (145.697 acre) tract of land conveyed to Brundage Bastrop, Ltd. in a deed as recorded in Volume 1130 Page 14 of the Official Records of Bastrop County, Texas, and being for the most southwesterly corner of this tract,

THENCE, with the common line between the Berdoll tract and the Brundage tract, **N 11 deg. 27' 49" E 2904.69 feet** to a capped iron rod found (stamped "property corner") in the southwesterly right-of-way line of State Highway 71, being at the most northwesterly corner of this tract, and from which a brass disk in concrete (stamped "Texas Department of Transportation") bears **N 77 deg. 44' 00" W 1548.13 feet**,

THENCE, with said right-of-way line, along a curve to the right, having a radius of 5058.31 feet, and a chord which bears **S 67 deg. 56' 43" E 173.58 feet** to a capped iron rod found (stamped "Tx. Dept. of Trans."), and **S 66 deg. 58' 03" E 252.23 feet** to a capped iron rod found (stamped "property corner"), being at the most northwesterly corner of the Buckhaults tract, and also being for the most northeasterly corner of this tract, and from which another brass disk in concrete (stamped "Texas Department of Transportation") bears **S 66 deg. 57' 49" E 3666.29 feet**,

THENCE, leaving said right-of-way line, and with the common line between the Berdoll tract and the Buckhaults **S 00 deg. 19' 46" W 2661.79 feet** to the **PLACE OF BEGINNING**, in all containing 43.112 acres of land.

SURVEYED: January 13, 2004

BY:

[Handwritten signature]
Timothy D. Hearitige

Registered Professional Land Surveyor



see accompanying map no. C 117124

Exhibit B PDD Schematic Framework Plan

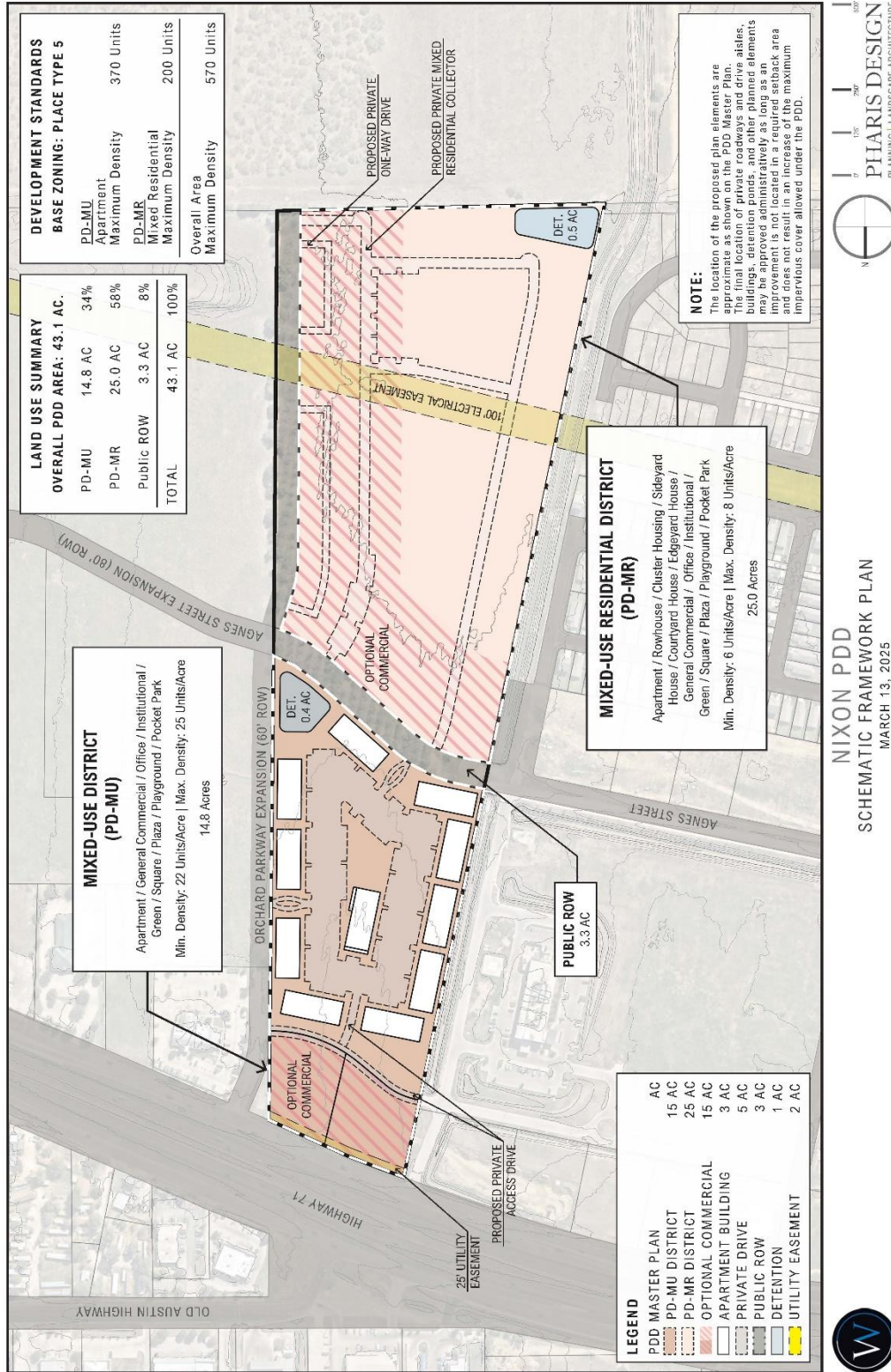


Exhibit C PDD Schematic Master Plan

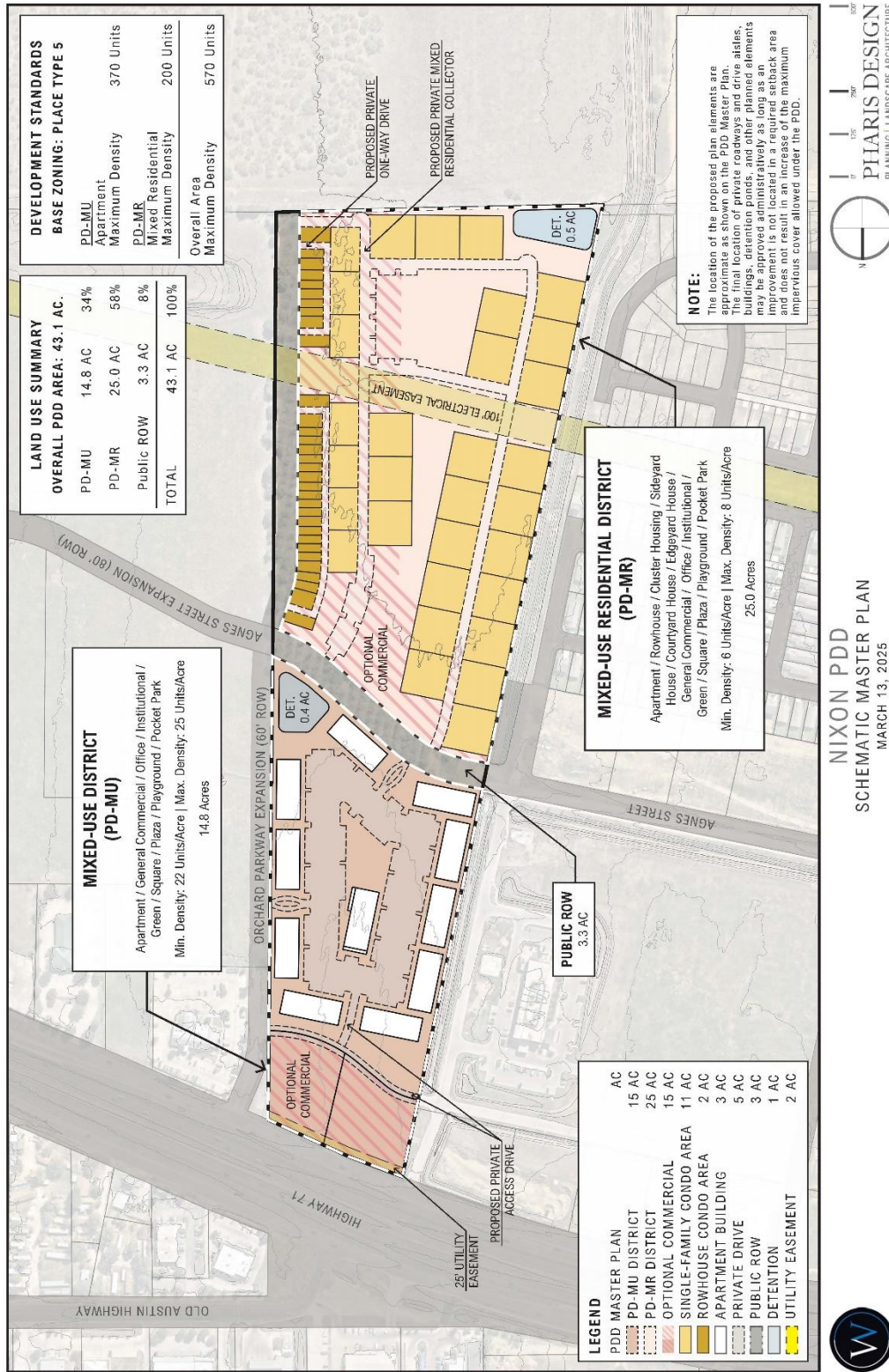
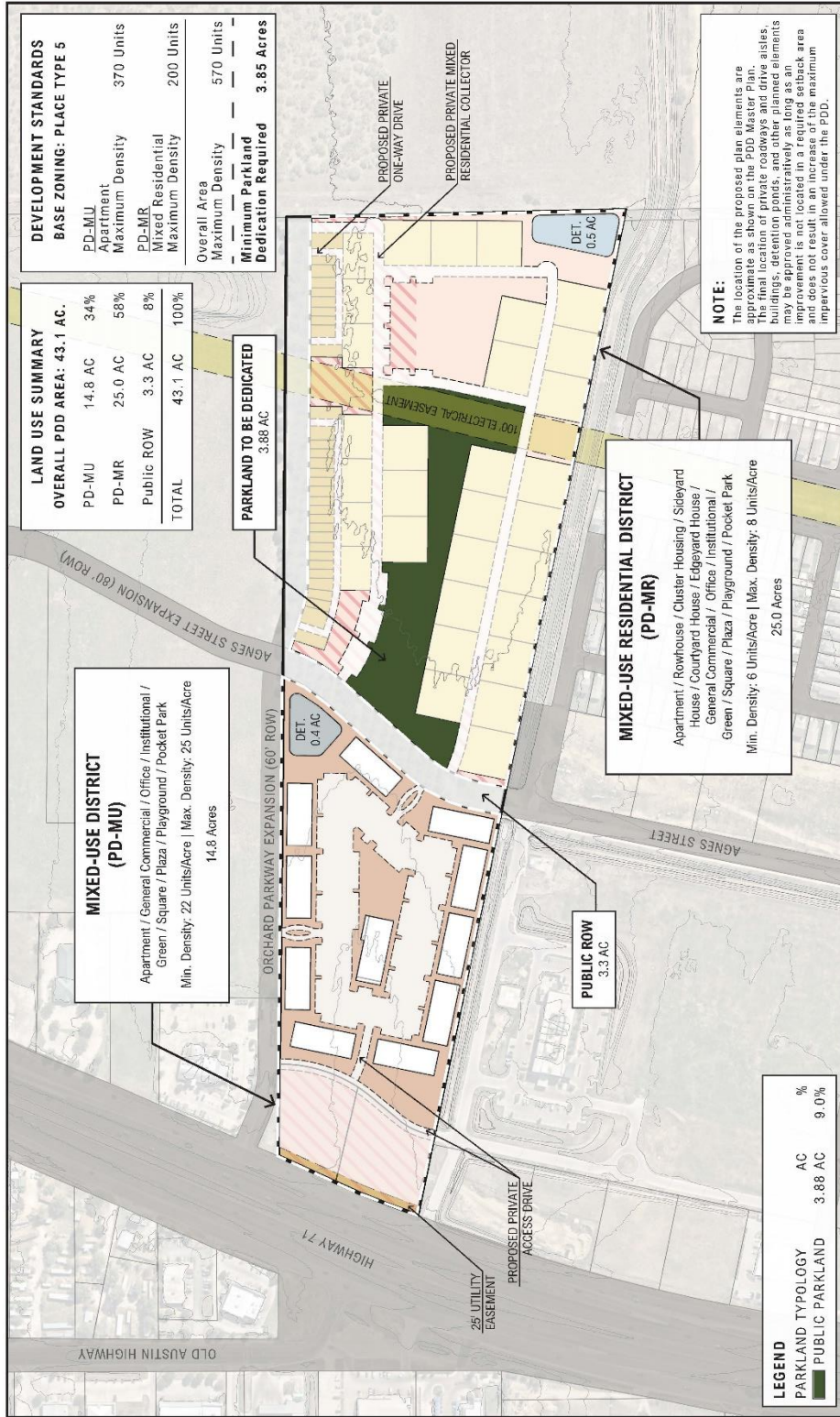


Exhibit D PDD Parkland Dedication Overlay

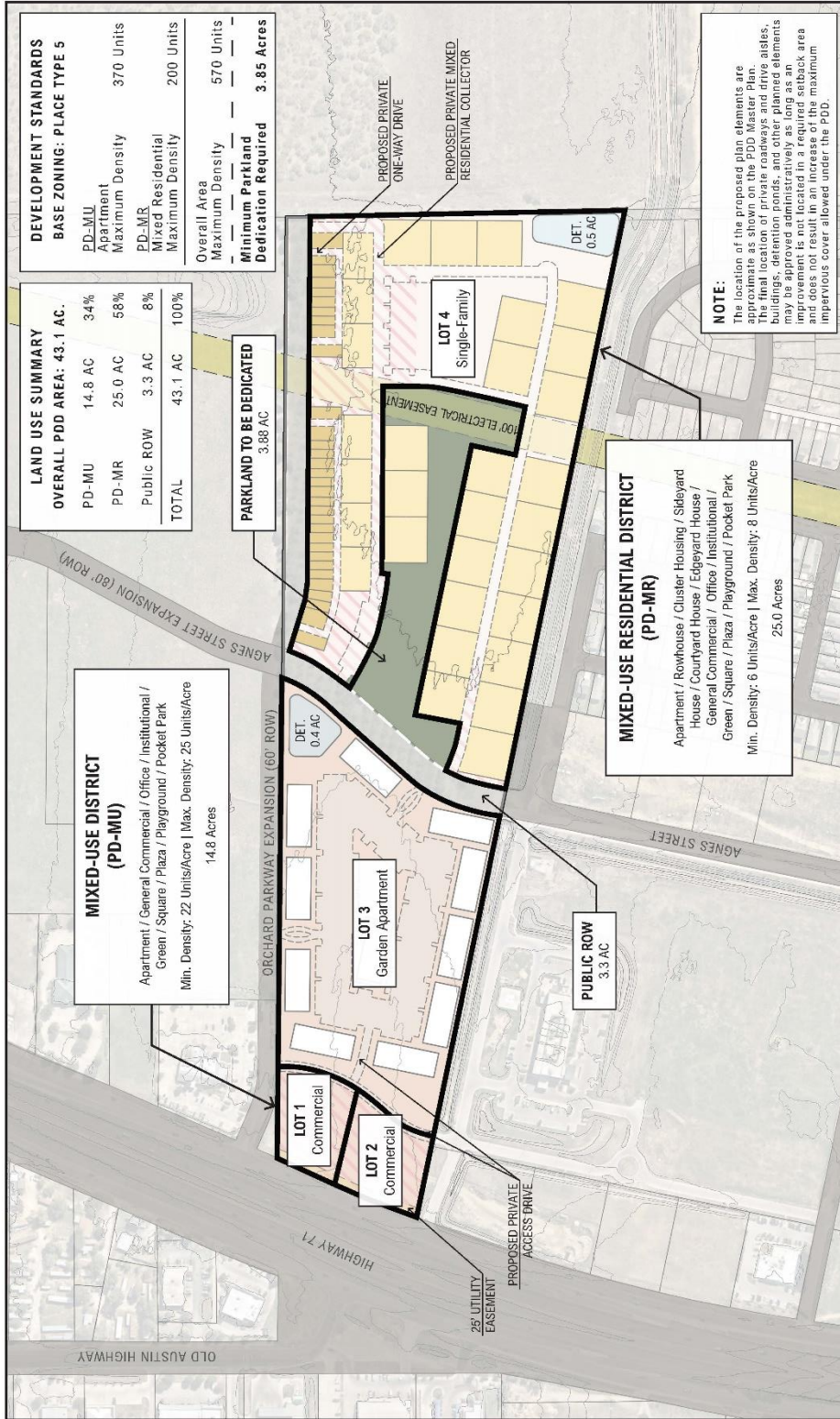


PHARIS DESIGN
PLANNING | LANDSCAPE ARCHITECTURE

NIXON PDD
PARKLAND DEDICATION OVERLAY
MARCH 13, 2025



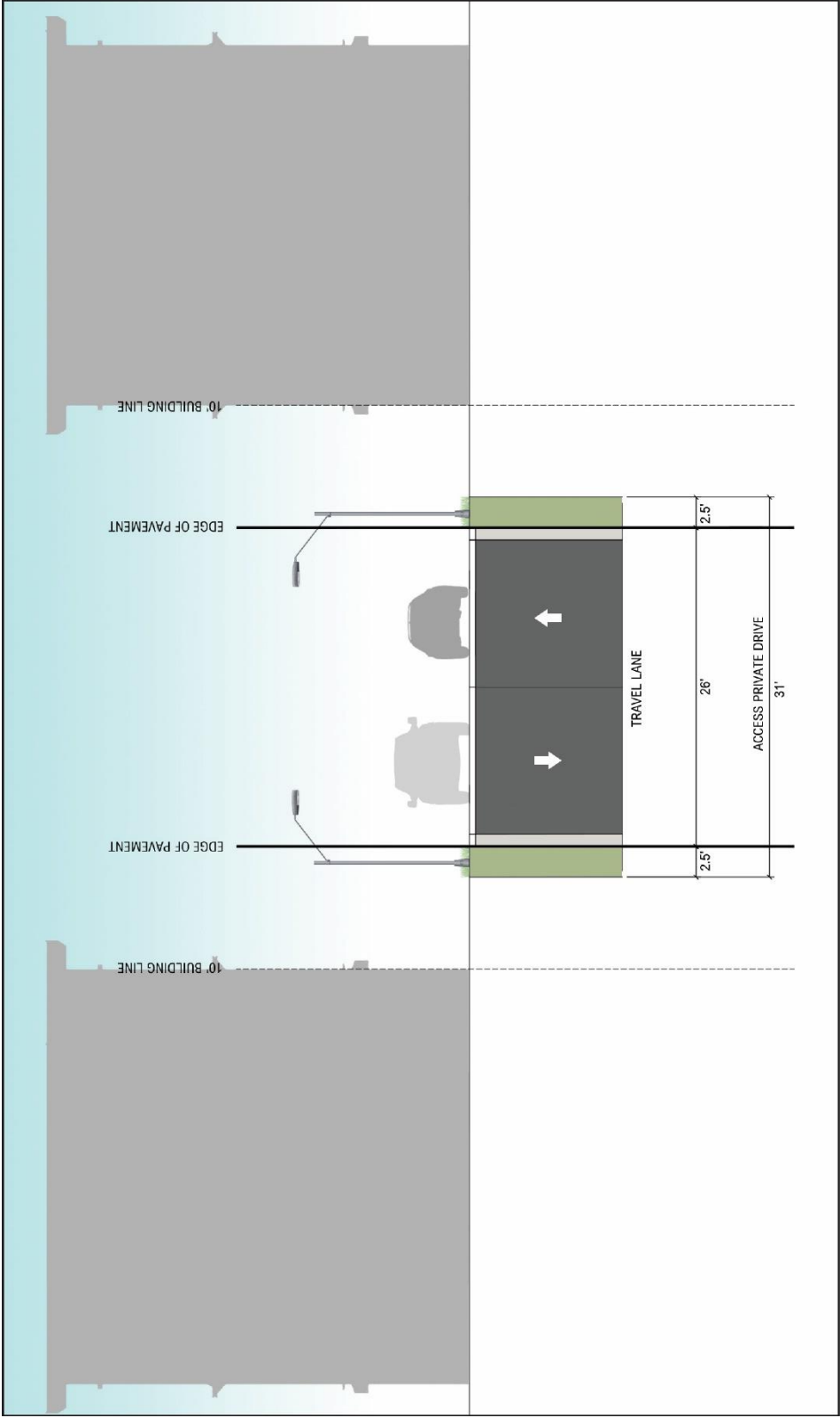
Exhibit E PDD Lot Layout Overlay



NIXON PDD
LOT LAYOUT OVERLAY
MARCH 13, 2025

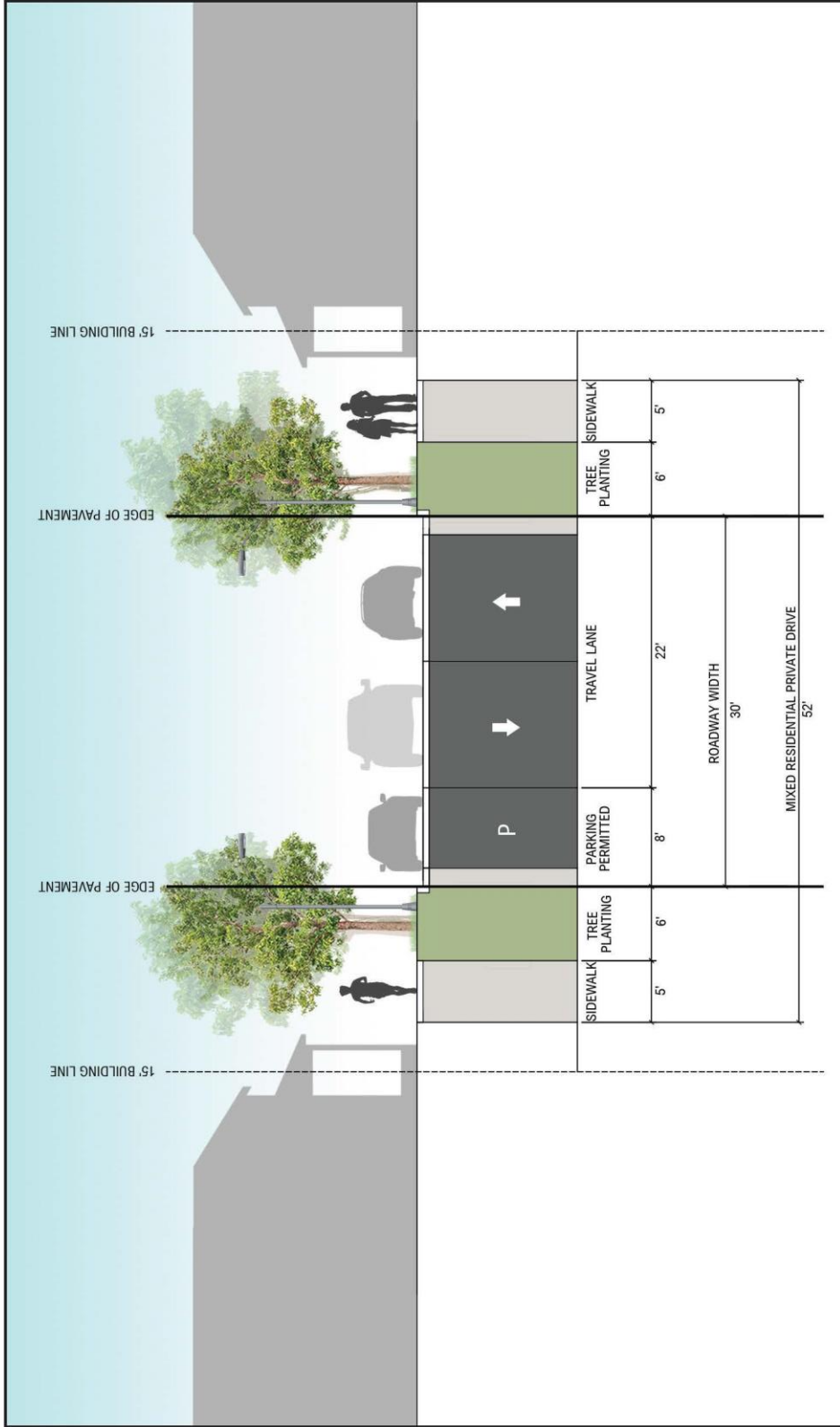


Exhibit F Access Private Drive Section



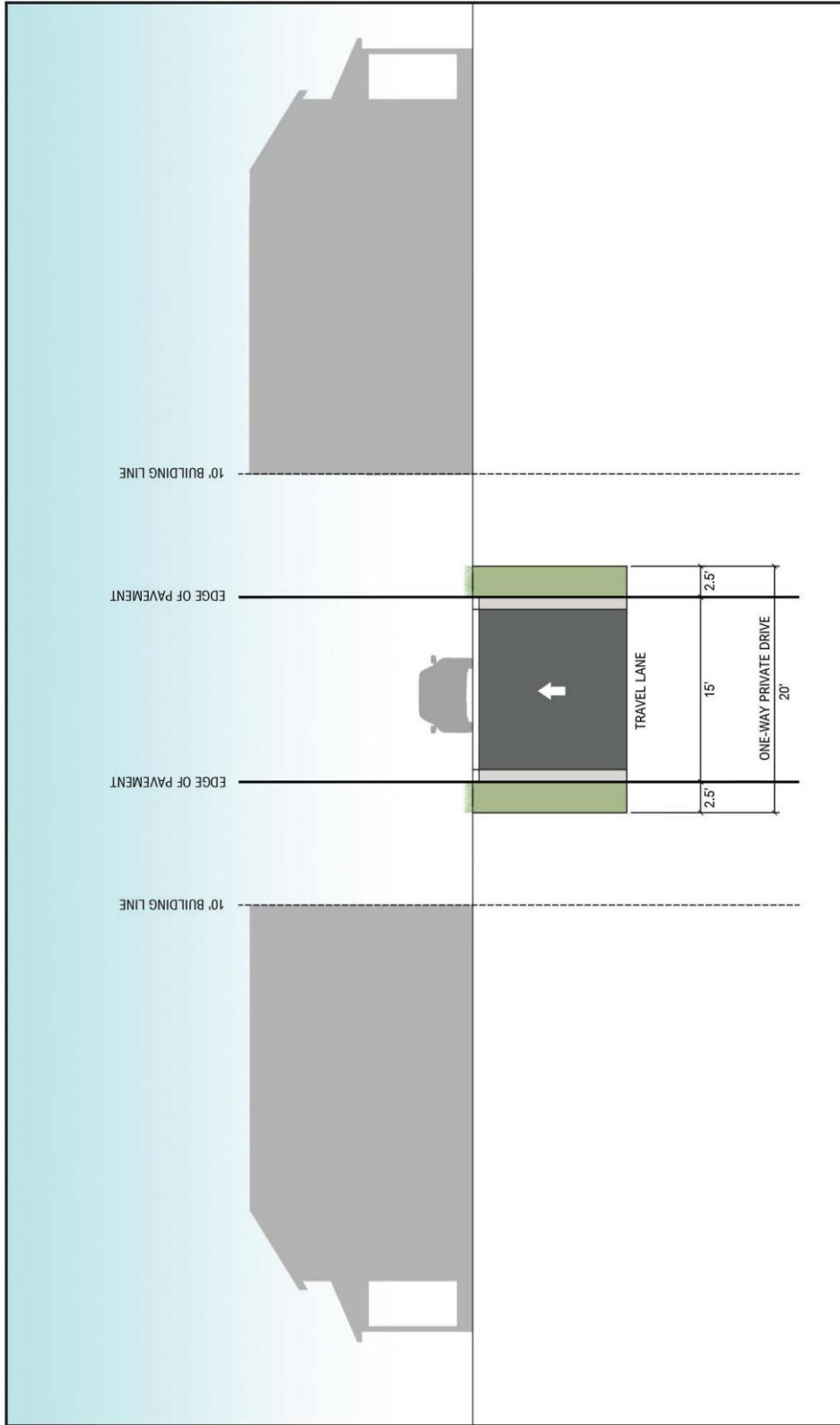
NIXON PDD
31' ACCESS PRIVATE DRIVE
MARCH 13, 2025

Exhibit G Mixed Residential Private Drive Section



NIXON PDD
52' MIXED RESIDENTIAL PRIVATE DRIVE
OCTOBER 9, 2024

Exhibit H One-Way Private Drive Section



NIXON PDD
20' ONE-WAY PRIVATE DRIVE
OCTOBER 9, 2024