

Visioning Workshop

Joint City Council and P&Z Meeting

January 16, 2025

Agenda

Project Overview

- Project Scope
- Public Engagement

2016 Comprehensive Plan Review

- Chapter 2: Community Growth
- Chapter 5: Land Use and Community Image
- Existing Plan Review
- What We've Heard

Land Use Planning Case Studies

Visioning Discussion

- SWOT Analysis
- Chapter 2 & 5 Goals

Next steps

OUTCOMES OF TODAY'S WORKSHOP

Explore Bastrop's growth, development patterns, and review goals that align with the city's vision for sustainable growth.

Learn and Share

1

Affirm Vision and Goals

2

Build Consensus

3

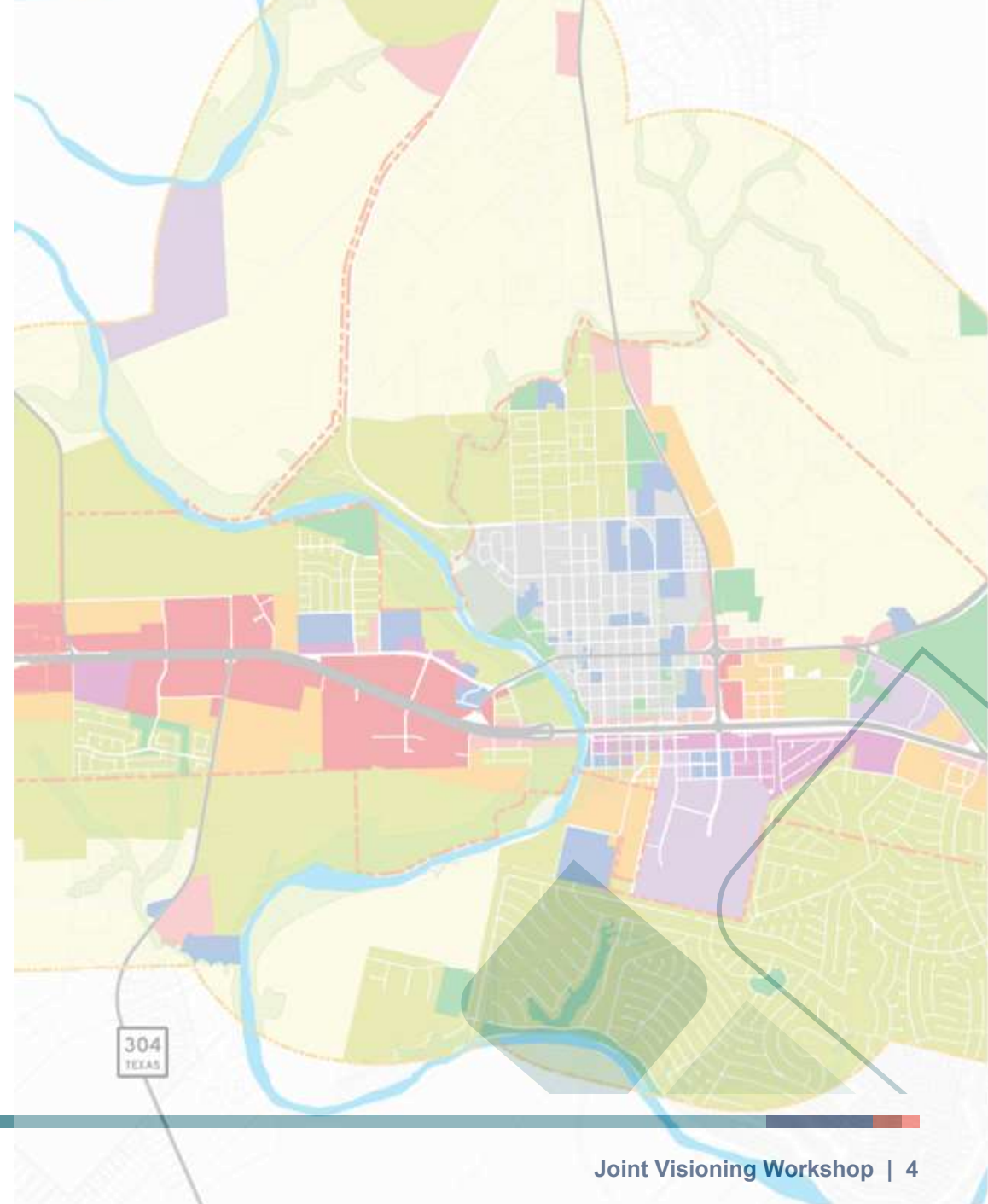


PROJECT OVERVIEW

The primary purpose of the project is to prepare an update to the City's 2016 Comprehensive Plan to focus on growth and land use in the city.

The project will provide updates only to Chapter 2: Community Growth and Chapter 5: Land Use and Community Image

In this meeting, we will work to identify **goals** and **desired outcomes** for this process.



WHO IS INVOLVED?

City Council:

- Visioning workshop and joint P&Z meeting

Planning & Zoning:

- Workshops and project updates

Technical Committee:

- Two (2) meetings at different stages in the process
- Comprised of key staff from the city

Stakeholders and Public:

- Listening sessions
- Community survey
- Public open house



SCOPE OF PROJECT

1. INITIATION AND ADMINISTRATION
2. EXISTING CONDITIONS
3. COMMUNITY ENGAGEMENT
4. ANALYSIS
5. DRAFT RECOMMENDATIONS
6. FINAL PLAN

OUTREACH EFFORTS





2016 Comprehensive Plan Review

COMPREHENSIVE PLANNING IN TEXAS

- **Voluntary Planning:** Municipalities are not required but may choose to adopt a comprehensive plan under Section 213 of the Texas Local Government Code.
- **So Why Plan?** Plans promote sound development, public health, safety, and welfare by acting as a roadmap for future development, guiding land use decisions, infrastructure projects, and policy creation, essentially shaping a city's vision for growth while ensuring it aligns with community needs and priorities, protecting valuable natural resources, and promoting sustainable development.
- **Plan Flexibility:** Municipalities can define the content and design, typically including land use, transportation, and public facilities.
- **Common Topics:** Comprehensive plans often cover areas like population, housing, economic development, natural resources, and community facilities.

2016 COMPREHENSIVE PLAN ELEMENTS

1. **Planning Context and Vision:** Establishes the foundation for Bastrop's long-range growth and includes community participation and vision
2. **Growth, Annexation, and Infrastructure:** Identifies growth policies and evaluates infrastructure capacity with a focus on accommodating new development and redevelopment
3. **Public Facilities:** Anticipates facility space needs based on population projections and aligns City resources with community demands
4. **Housing and Neighborhoods:** Assesses local housing market and neighborhood conditions and evaluated impact of regulations on housing and land use
5. **Land Use and Urban Design:** Evaluated current land uses and proposes future development patterns and includes Future Land Use Program
6. **Transportation:** Integrates Bastrop Transportation Master Plan
7. **Parks and Recreation:** Assessed current facilities and identifies investment needs with a focus on short-term and long-term growth
8. **Cultural Arts and Tourism:** Suggests ways to diversify and enhance tourism economy with a focus on improving quality of life for residents
9. **Implementation:** Identified structure and methods for plan execution and defines how the plan will be maintained and updated



COMPREHENSIVE PLAN 2036 CITY OF BASTROP, TEXAS





Chapter 2

COMMUNITY GROWTH

■ | CHAPTER 2 HIGHLIGHTS

- **Growth Patterns:** Examines historical projected growth and development for Bastrop.
- **Guiding Tools & Policies:** Identifies methods to manage growth responsibly.
- **Utility Capacity Assessment:** Reviews water, wastewater, drainage, and electric needs.
- **Capital Improvement Framework:** Sets goals and strategies for prioritizing future projects.

■ | BASTROP GUIDING GROWTH PRINCIPLE

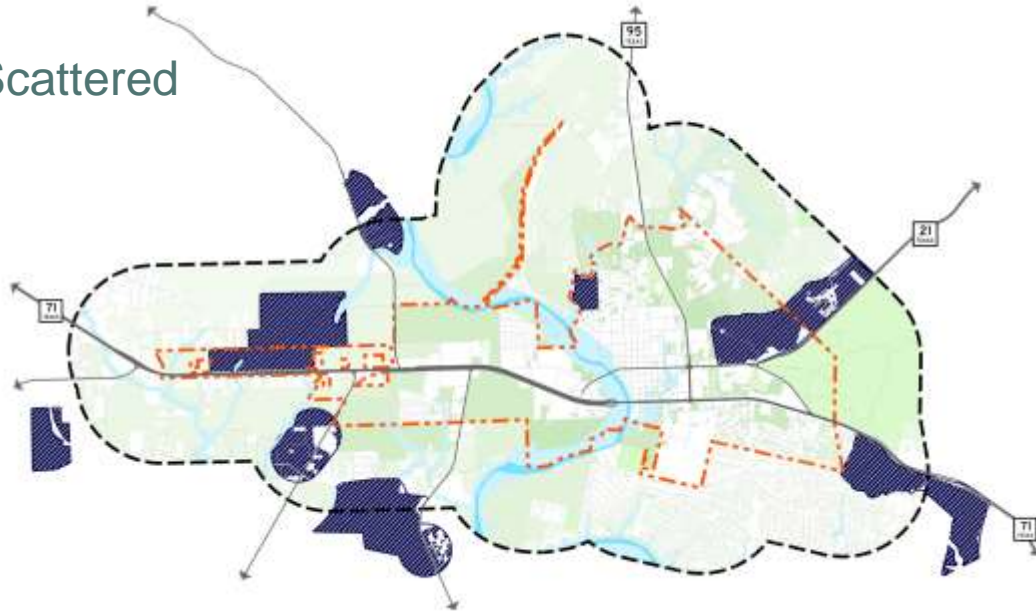
- The City of Bastrop will implement policies, programs, investments, and strategies that are fiscally sustainable by:
 - Facilitating infill and redevelopment activity;
 - Encouraging contiguous development; and
 - Managing targeted corridor development.

BASTROP GROWTH POLICIES

- Capital improvement projects will be **evaluated** based on the degree to which they **support reinvestment in existing districts and neighborhoods**.
- Annexation proposals will be considered based on the anticipated costs of providing immediate and long-term infrastructure and public services.
- Development within the municipal limits, and in **close proximity to existing infrastructure**, will be prioritized.
- Extensions of the City's infrastructure networks will be the minimum necessary to support as we determine the preferred growth patterns.
- Infrastructure enhancements will exhibit a benefit to Bastrop's existing utility customers.
- City investments will support development patterns that **promote the least possible disturbance of land** while maintaining orderly development and growth.
- Bastrop will exercise an annexation strategy that diminishes the creation of MUDs outside of the City limits that are located near critical infrastructure
- The City will utilize its statutory authority to mitigate the anticipated impacts of scattered private development that does not conform to the City's preferred growth patterns.
- The use of economic development tools such as 380 Agreements, PID, and TIRZ, are current options that are used to help manage properties within the City and other areas of preferred growth (these areas are to be determined).

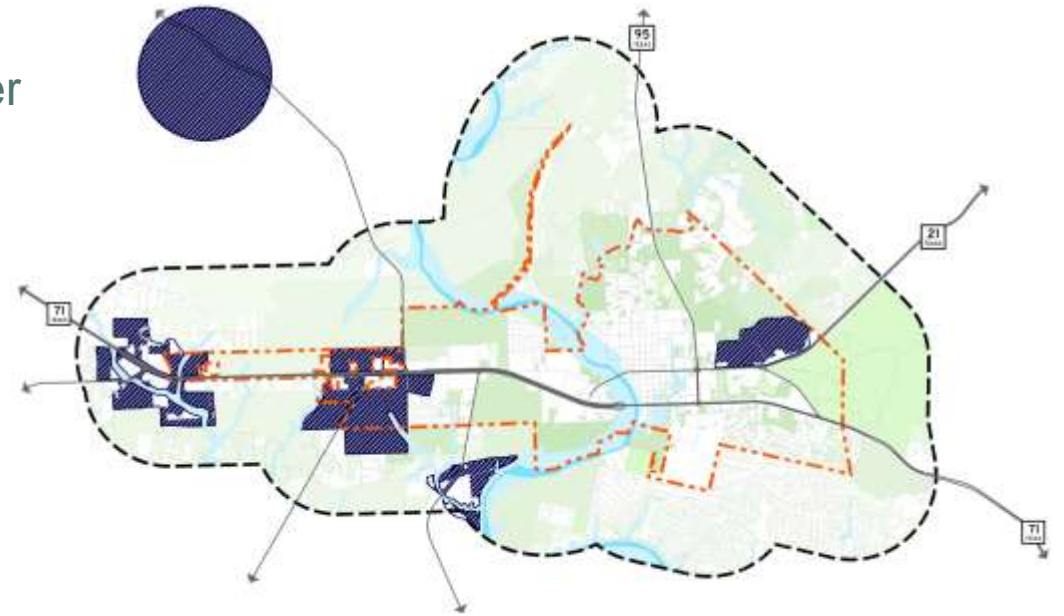
DEVELOPMENT SCENARIOS

Scattered



- Single-family residential
- Expansion of W/WW infrastructure and related costs
- Construction and maintenance of new roads
- Low-density retail and commercial
- May lead to increases in traffic congestion

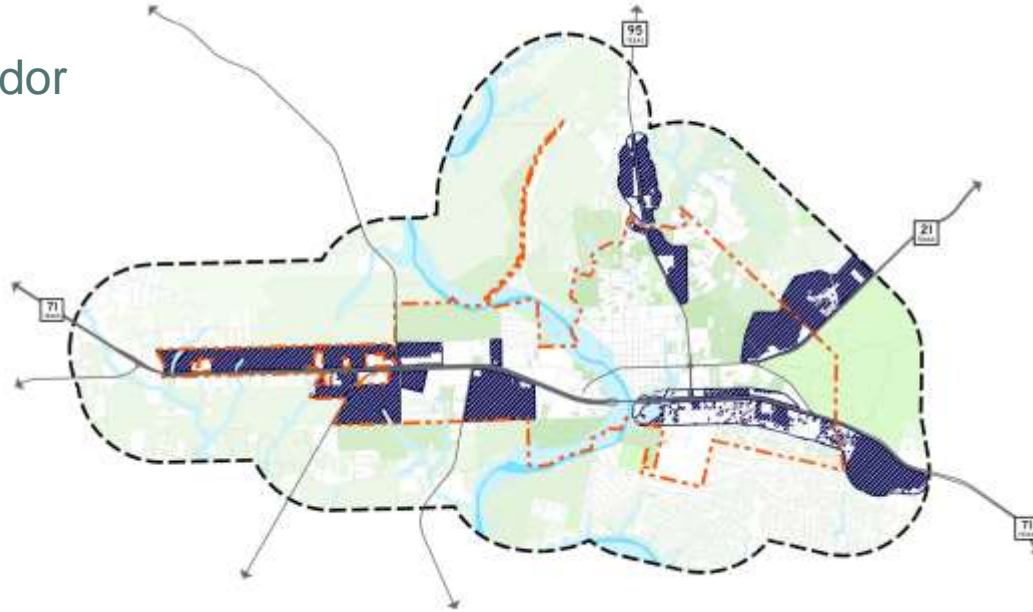
Cluster



- Mix of single-family and multi-family residential, including duplex/triplex/townhomes
- Potential expansion of W/WW infrastructure and related costs
- Planned community green spaces and preservation of surrounding land

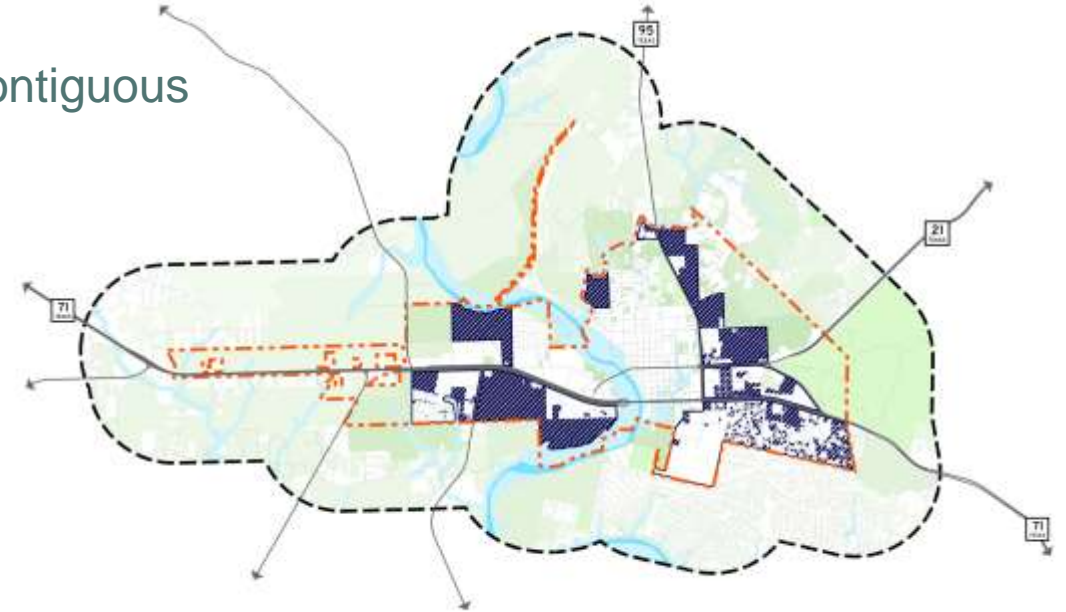
DEVELOPMENT SCENARIOS

Corridor



- Mix of infill and new development
- Both single-family and multi-family residential
- Availability of existing W/WW infrastructure in many areas
- Mix of retail and commercial densities

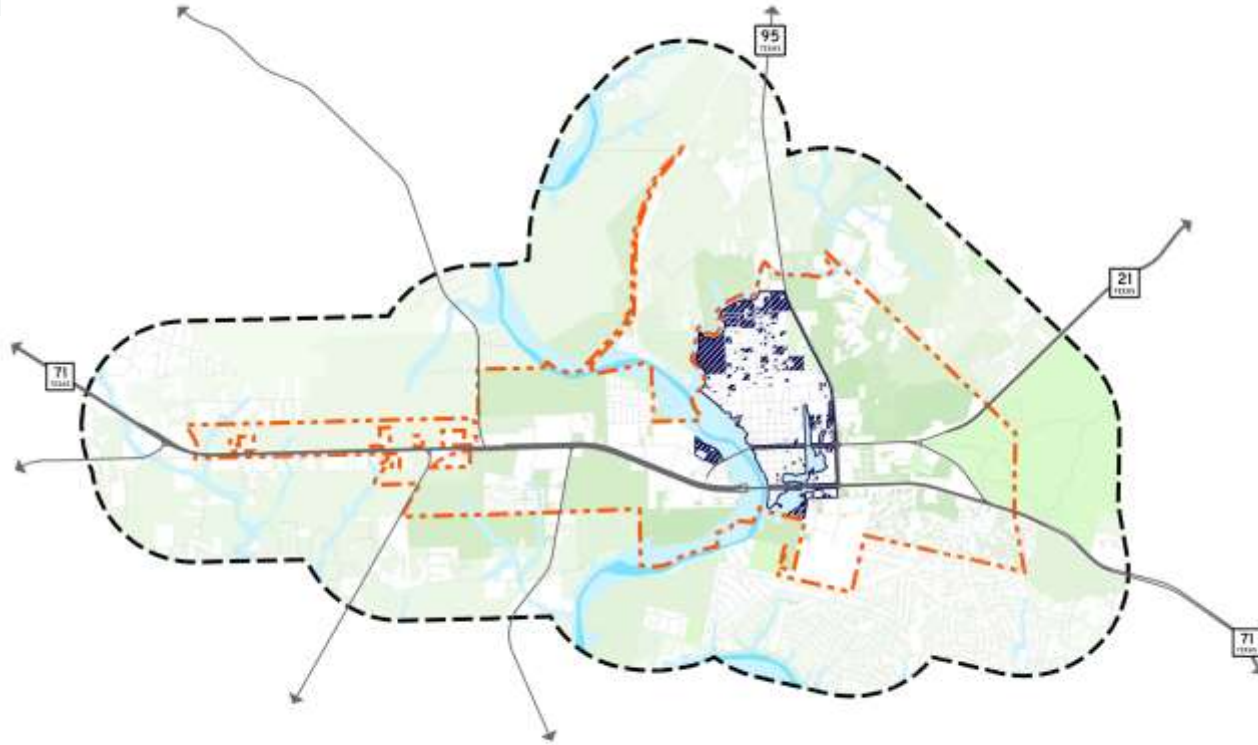
Contiguous



- Mix of infill and new development
- Mix of single-family and multi-family residential, including duplex/triplex/townhomes
- Availability of existing W/WW infrastructure

DEVELOPMENT SCENARIOS

Infill



- Greater range of housing types
- Availability of existing W/WW infrastructure
- Availability of existing roads
- Smaller scale retail or neighborhood commercial
- Adaptive reuse opportunities

GROWTH SCENARIOS

1. **Concentrated/Infill Growth:** Focuses on developing within the existing city limits, prioritizing vacant or underused land. This scenario emphasizes efficient growth, potentially minimizing infrastructure costs and preserving open space.
2. **Contiguous Growth:** Expands the city's boundaries in an orderly manner, with new developments growing outward from the current urban edge. This approach maintains continuity and reduces sprawl while supporting nearby existing infrastructure.
3. **Corridor-Oriented Growth:** Encourages development along major transportation corridors or highways. This model leverages high-traffic areas for commercial and mixed-use developments, potentially stimulating economic growth along key routes.
4. **Node-Based or Clustered Growth:** Creates self-contained clusters or "nodes" of development at specific locations, such as intersections or major roadways. This scenario balances density and space by concentrating growth in designated areas while preserving surrounding land.
5. **Dispersed/Leapfrog Growth:** Involves scattered, non-contiguous development across available land, often where land or infrastructure costs are lower. This pattern may be driven by market forces but can lead to higher infrastructure costs and less efficient city services.

THE EFFECTS OF SPRAWL

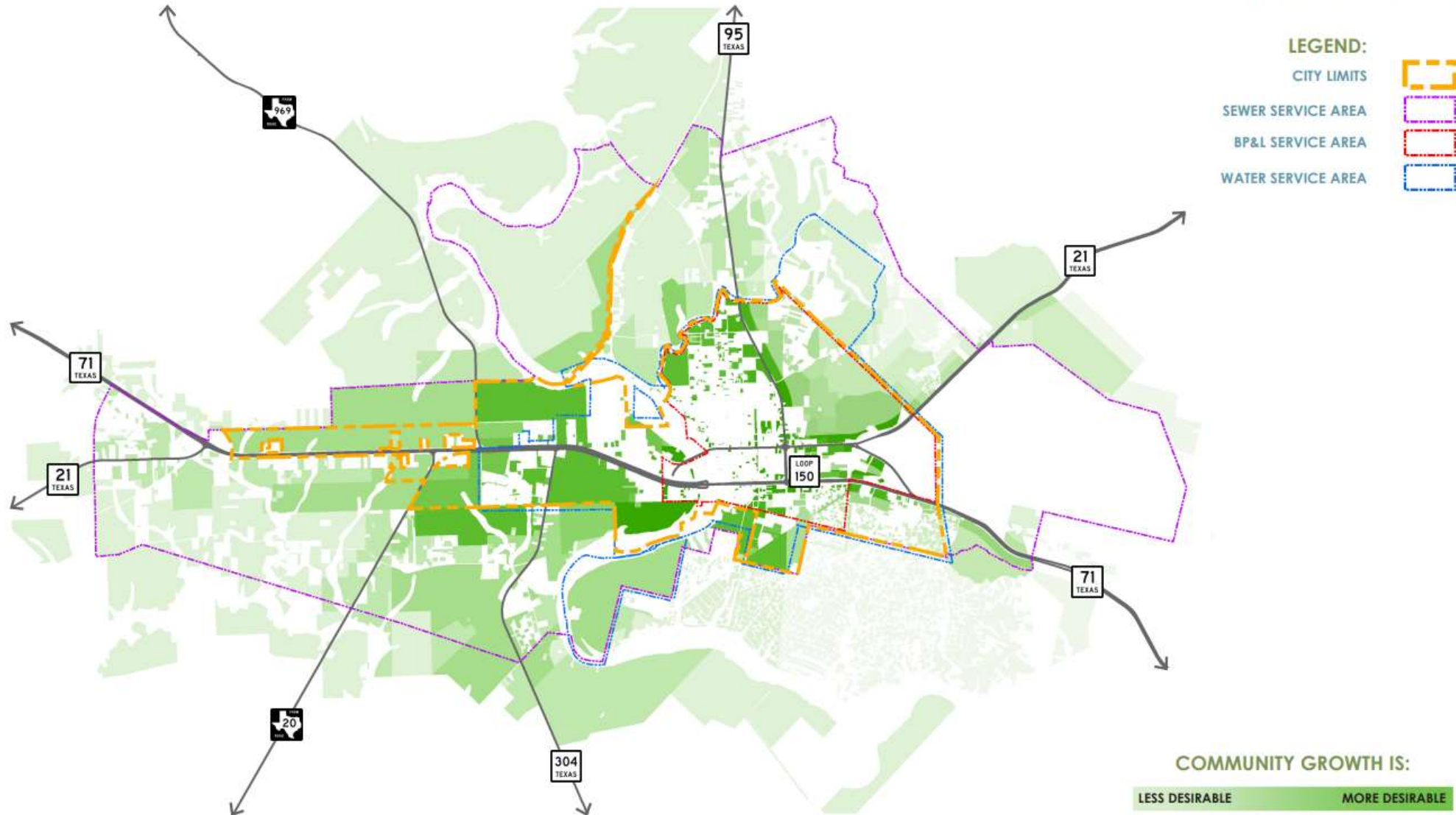
- **Sprawl:**
 - Inefficient expansion of a community's land area over time.
- **Key Characteristics:**
 - Large tracts of land devoted to single uses (single-use zoning).
 - Low-density zoning, where individual buildings occupy large land areas.
 - Auto-dependency as the primary means of navigating between areas.
- **Negative Impacts:**
 - Loss of rural land or community character
 - Decreased community efficiency and sustainability.

■ | CURBING THE EFFECTS OF SPRAWL

- **Land Use:** Prevent excessive single-use zoning and promote mixed-use development.
- **Density:** Encourage more efficient zoning to optimize land use.
- **Objective:** Preserve rural land, protect community character, and foster a sustainable growth pattern for Bastrop's long-term development.

BASTROP GROWTH PROGRAM

MAP 2-A:



The darker a parcel the more likely that its development reflects Bastrop’s likely future growth pattern



Chapter 5

LAND USE AND COMMUNITY IMAGE

EXISTING LAND USES

FIGURE 5.1. BASTROP EXISTING LAND USE COMPOSITION (2016)

Land use	City limits (acres)	Percent of city total	ETJ (acres)	Percent of ETJ total	Combined (acres)	Percent of combined total
Single family residential	1,073	17.9%	1,916	11.7%	2,989	13.4%
2 family residential	11	0.2%	13	0.1%	25	0.1%
Multiple family residential	52	0.9%	-	0.0%	52	0.2%
Manufactured homes	38	0.6%	597	3.6%	635	2.8%
Retail/office/commercial	432	7.2%	257	1.6%	689	3.1%
Light industrial	62	1.0%	9	0.1%	70	0.3%
Heavy industrial	-	0.0%	206	1.3%	206	0.9%
Semi-public	70	1.2%	114	0.7%	185	0.8%
Public	357	6.0%	259	1.6%	616	2.8%
Parks & open space	437	7.3%	1,103	6.7%	1,540	6.9%
Agriculture & rural Development	1,744	29.1%	9,004	55.0%	10,748	48.1%
Vacant	1,710	28.6%	2,985	17.7%	4,605	20.6%
TOTAL	5,987	100.0%	13,812	100.0%	19,799	100.0%

2016 BASTROP FUTURE LAND USE PLAN & MAP

- The Future Land Use Plan and Map classified different areas of the City based on recommended future development "character."
 - Future Land Use Map
 - Future Land Use Policies
 - Goals and Objectives

CHARACTER AREAS

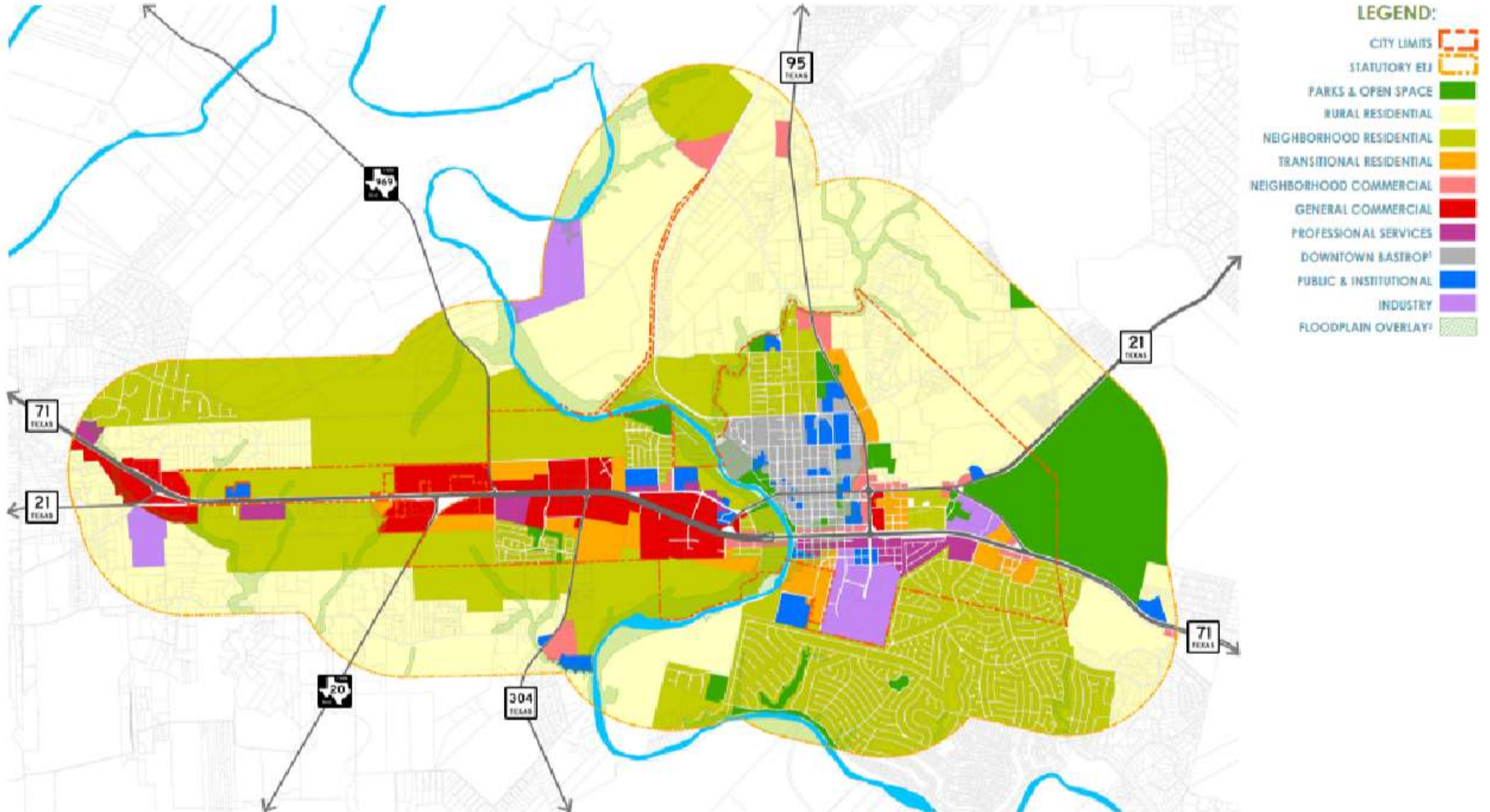
Attribute	Detail
Description	Briefly describes the preferred development type and intensity in the character area.
Representative Land Uses	A list of general land uses that – subject to conditions - may be appropriate within the character area. The list should not be viewed as all-inclusive; nor, does it imply that each listed land use is appropriate in all parts of the character area.
Representative Zoning Districts	A list of zoning districts that – subject to conditions - may be appropriate within a character area. The list includes zoning districts contained within the Bastrop Zoning Ordinance and DB-FBC existing on the date of adoption of this Plan. It should not be viewed as all-inclusive; nor, does it imply that each listed zoning district is appropriate in all parts of the character area. Other compatible zoning districts may be created by the City, following Plan adoption, that are also appropriate in each applicable character area.
Recommended Development Patterns	Includes a bullet-point list of preferred growth and development characteristics within each character area. The listed development patterns should be viewed as initial “core” recommendations which may continually be added to, or otherwise modified. May also include recommended code provisions, or other actions or initiatives, that should be taken to more effectively implement the policy recommendations.

10 CHARACTER AREAS

- PARKS AND OPEN SPACE
- RURAL RESIDENTIAL
- NEIGHBORHOOD RESIDENTIAL
- TRANSITIONAL RESIDENTIAL(MULTI-FAMILY)
- GENERAL COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- PROFESSIONAL SERVICES
- INDUSTRY
- PUBLIC AND INSTITUTIONAL
- DOWNTOWN BASTROP

FUTURE LAND USE MAP

MAP 5-B:



Notes: ¹Boundary is similar to the 2010 FIC. ²This designation clearly denotes environmentally sensitive land where development projects should be minimized, and street layout be preserved or reconstructed in public corridors or open space.



Existing Plan Review

PROPOSED AND ADOPTED CITY OF BASTROP PLANNING DOCUMENTS

Proposed Master Drainage Plan by Halff

The plan emphasizes that new land and development should strongly consider low-impact development (LID) and natural approaches to stormwater management to mimic and restore pre-development hydrology.

Drainage should be designed to meet the following goals:

- Stream bank protection
- Conveyance
- Flood Mitigation

Adopted Parks, Recreation and Open Space Master Plan

- Plan the El Camino Real trail
- Improve access to the Colorado River
 - Improvements underway at the Colorado River Refuge
- Develop Indoor Recreation Center with Swimming, Exercise Room, Activity and Meeting Rooms
- Develop Additional Community Gardens



HAZARD MITIGATION ACTION PLAN

Flood Mitigation

- Enhance drainage infrastructure, such as culverts and ditches, to reduce flood risks
- Voluntary property buyouts

Wildfire Mitigation

- Community Wildfire Protection Plan
- Water storage for fire suppression

Public Awareness and Education

- Wildfire preparedness campaign

Infrastructure and Structural Actions

- Rehabilitate roads that are vulnerable to soil expansion and extreme weather
- Upgrade drainage and culverts to prevent roadway erosion

Regulatory Updates

- Adopting and enforcing fire codes
- Reviewing and updating floodplain ordinances



Gathering Feedback

WHAT WE'VE HEARD

TECHNICAL COMMITTEE



■ **Utility Capacity Affects Growth:** Utility services either promote or slow development.



Development in the West: Most growth is to the west of the river in areas without existing water/wastewater infrastructure, increasing costs for homebuyers.



PDD Applications Favorable: Most new development applications are Planned Development Districts (PDDs), which staff find useful.



Common Zoning Variations: The most frequent zoning code requests are for road and parking requirements.



Future Land Use Map Underused: The 2016 Future Land Use Map is not regularly used in development reviews.

|| CITY COUNCIL MEETING RECAP

- Water Needs
- Impervious cover
- Houston Toad Habitat
- Traffic

Concerns



- Neighborhood preservation

Vision



LISTENING SESSIONS RECAP

Arts & Heritage

Bastrop's artistic and cultural heritage should be integrated into new development throughout the city.

Natural Resources

Participants called for additional or stronger environmental policy to protect the unique natural assets found in Bastrop from further loss as a result of continued development.

Land Development

Natural assets, such as the Colorado River, and transportation were both noted as needing special attention with regards to development. Natural assets can be challenges but provide unique character and the availability of transportation will both impact and be impacted by development.

Youth Oriented

Participants desired "complete communities" that allow residents, especially youth, to safely and easily access community amenities.

COMMUNITY TOUCH POINT SURVEY WEEK 1



Overall Agreement with Goals. Respondents mostly agree with 2016 comprehensive plan goals.



Key Goal: Water System Capacity: Strong support for ensuring long-term water system capacity and quality.



Key Goal: Water Quality Protection: Strong support for protecting water quality in the Lower Colorado River Watershed.



Less Agreement on Land Use Plan: Less strong agreement on using the Future Land Use Plan to guide development decisions.

COMMUNITY TOUCH POINT SURVEY WEEK 2



More Parks and Open Space. Responses frequently noted a desire for more parks and open space, especially on the west side and along the river.



Rural Residential: Support for more rural residential uses noted the preservation of Bastrop's character and positive benefits of tree and land conservation.



Varying Residential Support: Several respondents supported variety of housing options for young or seniors. Other respondents feel there is enough density in Bastrop.



Well-planned Commercial: Desire for an additional grocery store was mentioned; however, respondents frequently disagreed with more large retail on Hwy 71.

COMMUNITY TOUCH POINT SURVEY WEEK 3



Disorganized Development. Respondents mostly agree that infrastructure has not been put in place prior to development.



Reactive Growth: Respondents largely felt that infrastructure has struggled to “keep up” and should be of greater priority.



Locations for Support: Respondents identified areas around Hwy 71, FM 969, and Old Austin Highway as needing greater traffic and infrastructure.



City Services and Amenities: Respondents identified schools, grocery stores, medical centers, and a community center as amenities to be improved or developed.

COMMUNITY TOUCH POINT SURVEY WEEK 4



Hazard Risk. Respondents frequently stated wildfires and drought pose the greatest risk to Bastrop.



Hazard Impacts: Power outages were largely noted as having the greatest affect on residents.



Heat Mitigation Measures: More shade trees and open spaces stood out as measures to mitigate extreme heat.



Communication is Key: Respondents noted that communication is important for hazard preparedness and city communication could be improved.



Land Use Planning Case Studies

HISTORICAL GROWTH

Based on U.S. Census data, Bastrop, Texas has experienced notable population growth since 2016.

- **2016:** The population was 8,694.
- **2020:** The population increased to 9,688, marking an approximate growth of 11.4% over four years.
- **2023:** The population estimate is 11,679, reflecting a further increase of about 20.5% since 2020.

Overall, from 2016 to 2023, Bastrop's population grew by approximately 34.3%.

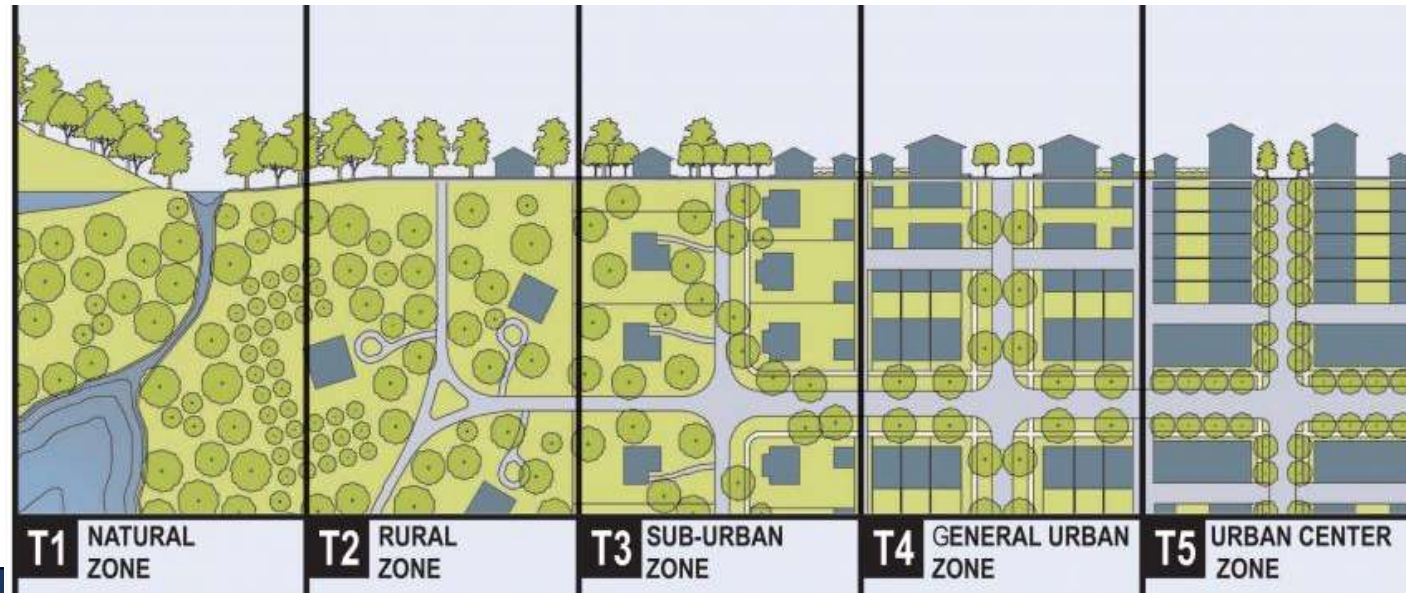
Average annual growth rate of approximately 4.9% from 2016 to 2023.

	Population
2016	8,694
2020	9,692
2024*	11,189
2026**	12,164
2031**	14,799
2046**	26,653

**Based on previous projections*

***Population projections from Bastrop Water Plan
U.S. Census*

RURAL TO URBAN DEVELOPMENT PATTERNS



CREATING A VIBRANT OLD TOWN: HUTTO, TEXAS

What: Adoption of the SmartCode in the Historical Overlay District.

Why: Establish a pedestrian-oriented, mixed-use environment

Focus: Implement transect zones to guide building types and uses.

Key Elements and Expected Outcomes

- **SmartCode Components:** Building types, placement, and specific uses.
- **Outcome Goals:**
 - A dynamic downtown with mixed-use spaces.
 - Increased walkability and community interactions.
 - Preservation of historic character alongside modern development.

Known as the "Heart of Hutto," Old Town showcases restored historic homes from the early 1900s, representing the area's Swedish farming heritage. It features local shops and restaurants in a pedestrian-friendly area.

SMARTCODE/OLD TOWN – HUTTO, TEXAS

- Comprehensive plan included various district objectives, providing a vision for parts of town and included SmartCode elements where appropriate.



Development Type	Appropriateness	Conditions
Single-Family Detached (SFD)	●●●●●	Appropriate overall.
SFD + ADU	●●●●●	Lot and site design should accommodate an ADU to the side or rear; ADU should be clearly secondary to the primary residence.
SFA, Duplex	●●●●●	Similar in character and lot standards to single-family detached; Joint/shared driveways encouraged, as well as alleys and rear parking; ADUs can be included consistent with the above.
SFA, Townhomes and Detached Missing Middle	●●●●○	Townhouses and Bungalow Courts should include at least 4 units, Pocket Neighborhoods 8-12 units. Functions best at corner properties (excluding townhomes). Encouraged especially when retail/services are nearby. Encourage joint driveways, alley access and rear parking.
Apartment House (3-4 units)	●●●●○	Similar in character and lot standards to SFD; functions best at corner properties. Encouraged especially when retail/services are nearby. Encourage joint driveways, alley access and rear parking.
Small Multifamily (8-12 units)	●●●○○	Can be appropriate with neighborhood-scale when adjacent to Neighborhood Activity Center. May be appropriate as a transitional use from land use categories containing nonresidential uses.
Large Multifamily (12+ units)	●○○○○	Not considered appropriate, but may occur adjacent in other appropriate future land use categories.

Process	City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Amended plat	Yes	Yes	Yes	Yes
Annexation	No	No	No	Yes
Building permit and certificate of occupancy	Yes	Yes	Yes	No: Williamson County
Certificate of appropriateness	Yes: historic district	Yes: historic district	Yes: historic district	No
Demolition permit	Yes	Yes	Yes	No: Williamson County
Major subdivision	Yes	Yes	Yes	Yes
Plan amendment	Yes	Yes	Yes	Yes
Plan amendment: future land use map	Yes	Yes	Yes	Yes
Planned unit development	Yes	No	Yes; OT-5C only	No
Plat vacation	Yes	Yes	Yes	Yes
Right-of-way construction permit	Yes	Yes	Yes	No
Right-of-way vacation	Yes	Yes	Yes	Yes
Short form subdivision	Yes	Yes	Yes	Yes
Sign permit	Yes	Yes	Yes	Yes
Site plan review	Yes	Yes	Yes	No
Site plan: initial	Yes	Yes	Yes	No
Special exception	Yes	No: see Chapter 5	No: see Chapter 5	No
Street name change	Yes	Yes	Yes	Yes
UDC amendment	n/a	n/a	n/a	n/a
Variance	Yes	Yes	Yes	Yes: subdivisions
Zoning map amendment	Yes	Yes	Yes	No

GUIDING GROWTH WITH A UDO: VICTORIA, TEXAS

What: Adoption of a Unified Development Ordinance with form-based code principles.

Why: Foster growth through well-planned physical form and public spaces.

Focus: Emphasize connectivity and a cohesive streetscape.

Key Elements and Expected Outcomes

- **UDO Standards:** Building placement, street design, public spaces.
 - Building Placement: Cohesive streetscapes for enhanced aesthetics.
 - Street Design: Pedestrian- and bike-friendly connectivity.
 - Public Spaces: Parks, plazas, community interaction areas.
 - Mixed-Use: Encourages vibrant neighborhoods with diverse uses.
- **Outcome Goals:**
 - A connected, walkable community with ample recreational spaces.
 - Harmonious integration of residential, commercial, and civic functions.
 - Enhanced quality of life and sustainable growth management.

BALANCING GROWTH WITH COMMUNITY CHARACTER: MIDLOTHIAN, TEXAS

What: Form-based codes for specific areas to manage growth.

Why: Preserve the community character while supporting sustainable development.

Focus: Harmonize new developments with existing small-town feel.

Key Elements and Expected Outcomes

- **Standards:** Building placement, street design, public spaces.
- **Outcome Goals:**
 - Balance between growth and character preservation.
 - A cohesive community fabric that maintains Midlothian's charm.
 - Enhanced sustainability and quality of life.



Visioning & Discussion

LAND USE SWOT ANALYSIS

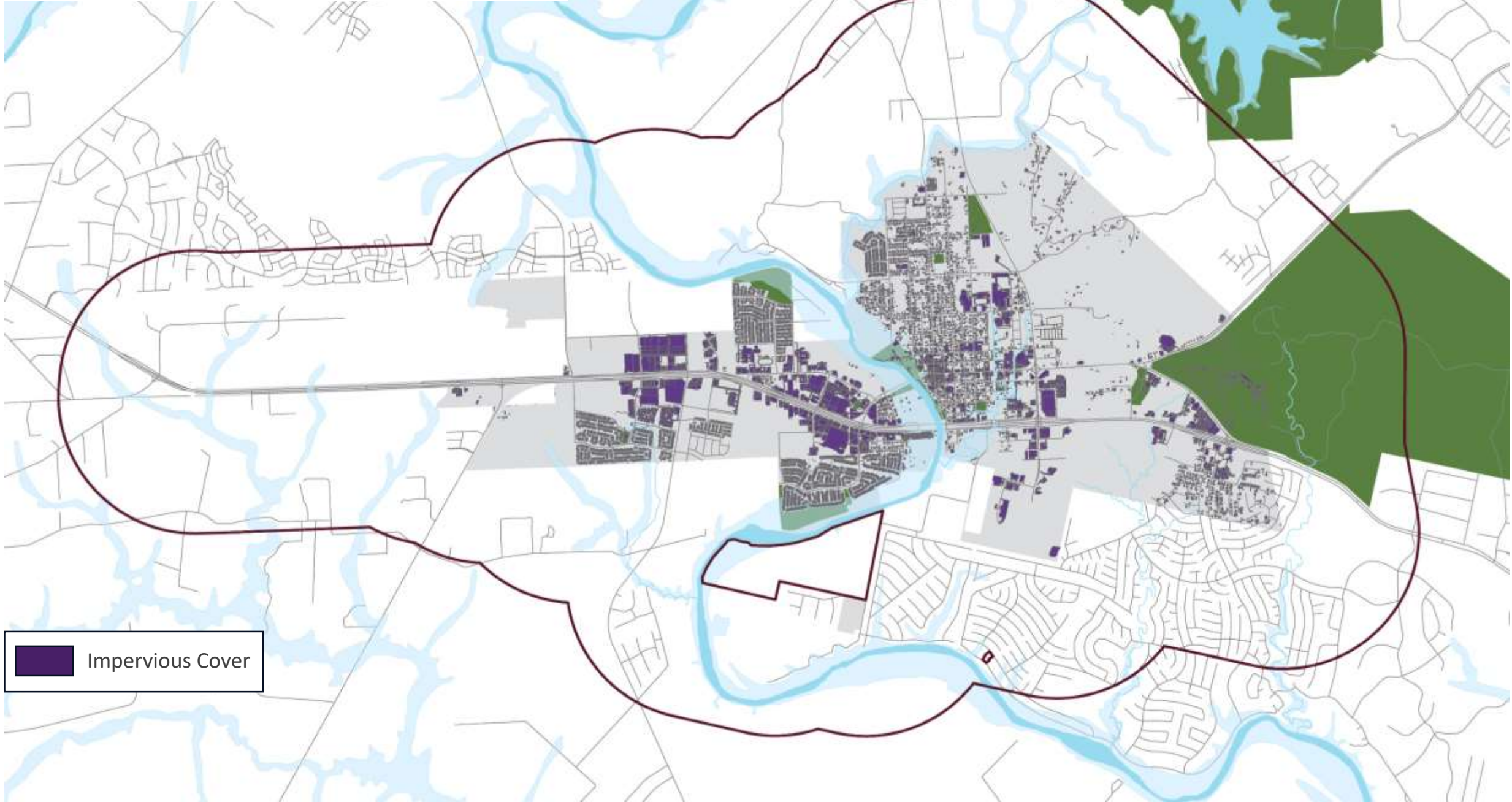
What are the strengths, weaknesses, opportunities, and threats seen throughout the community with regards to how various types of land uses develop within Bastrop's city limits and the ETJ?





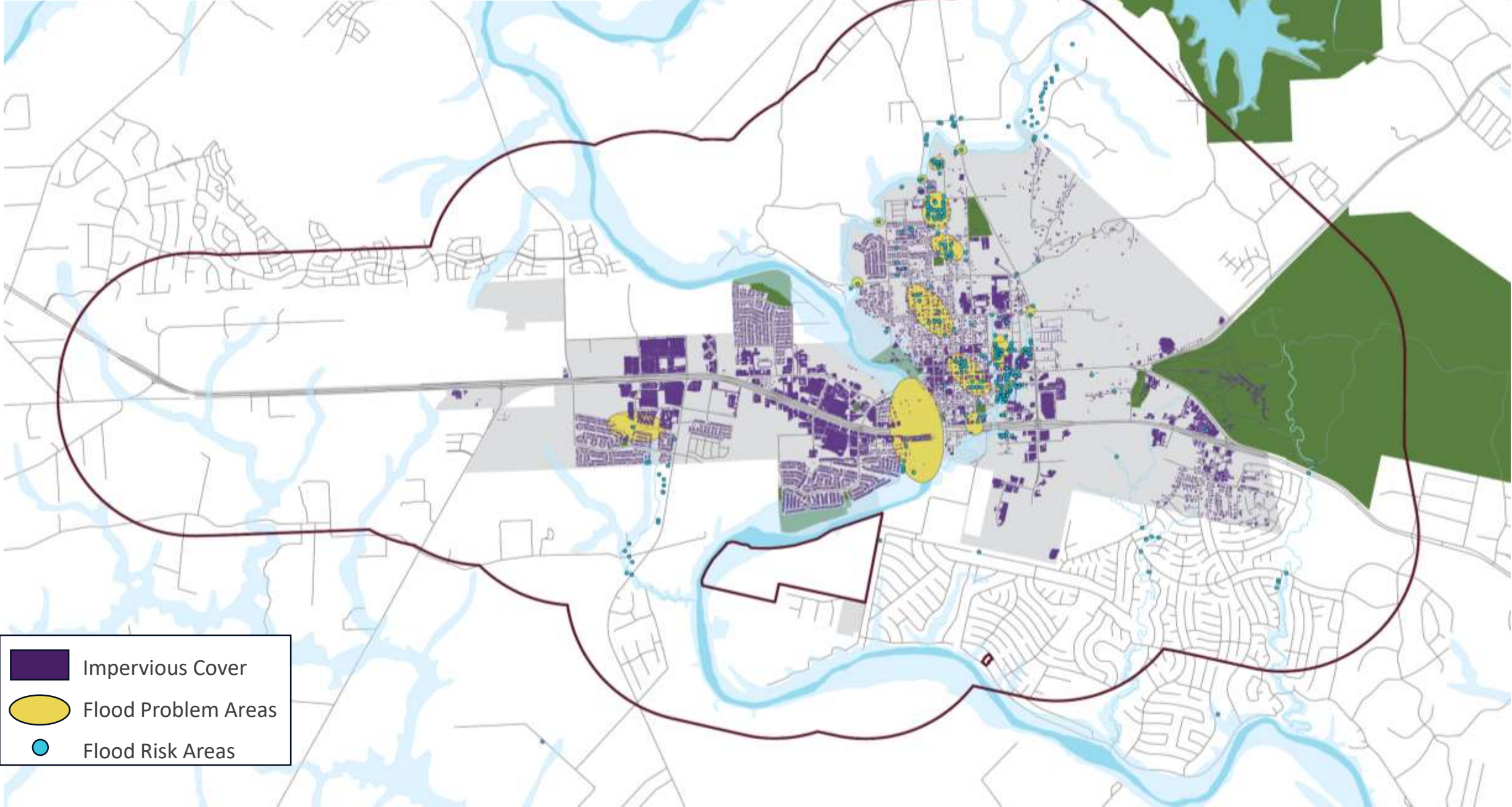
Hazard Analysis

IMPERVIOUS COVER

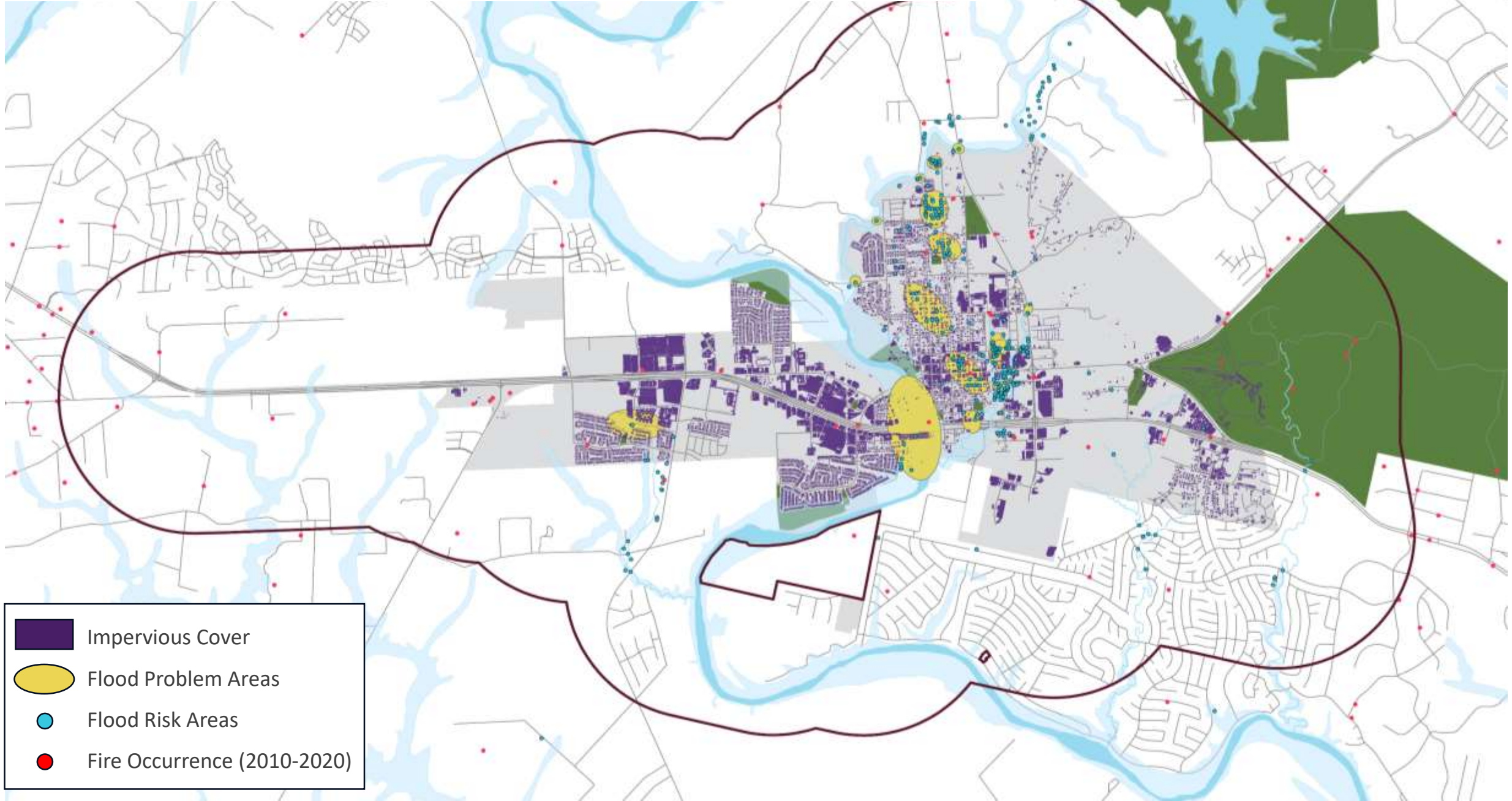






Impervious Cover

FLOOD PROBLEM AREAS

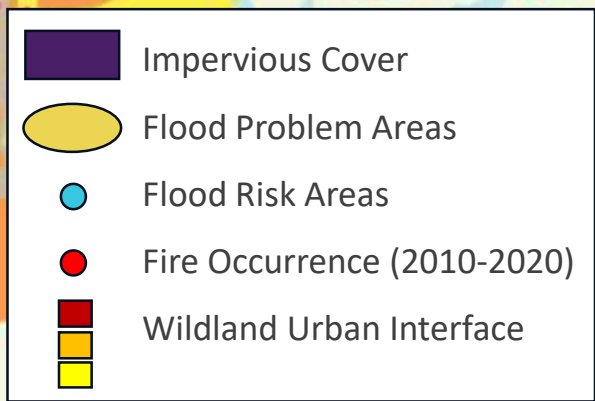


WILDFIRE OCCURRENCES (2010-2020)



-  Impervious Cover
-  Flood Problem Areas
-  Flood Risk Areas
-  Fire Occurrence (2010-2020)

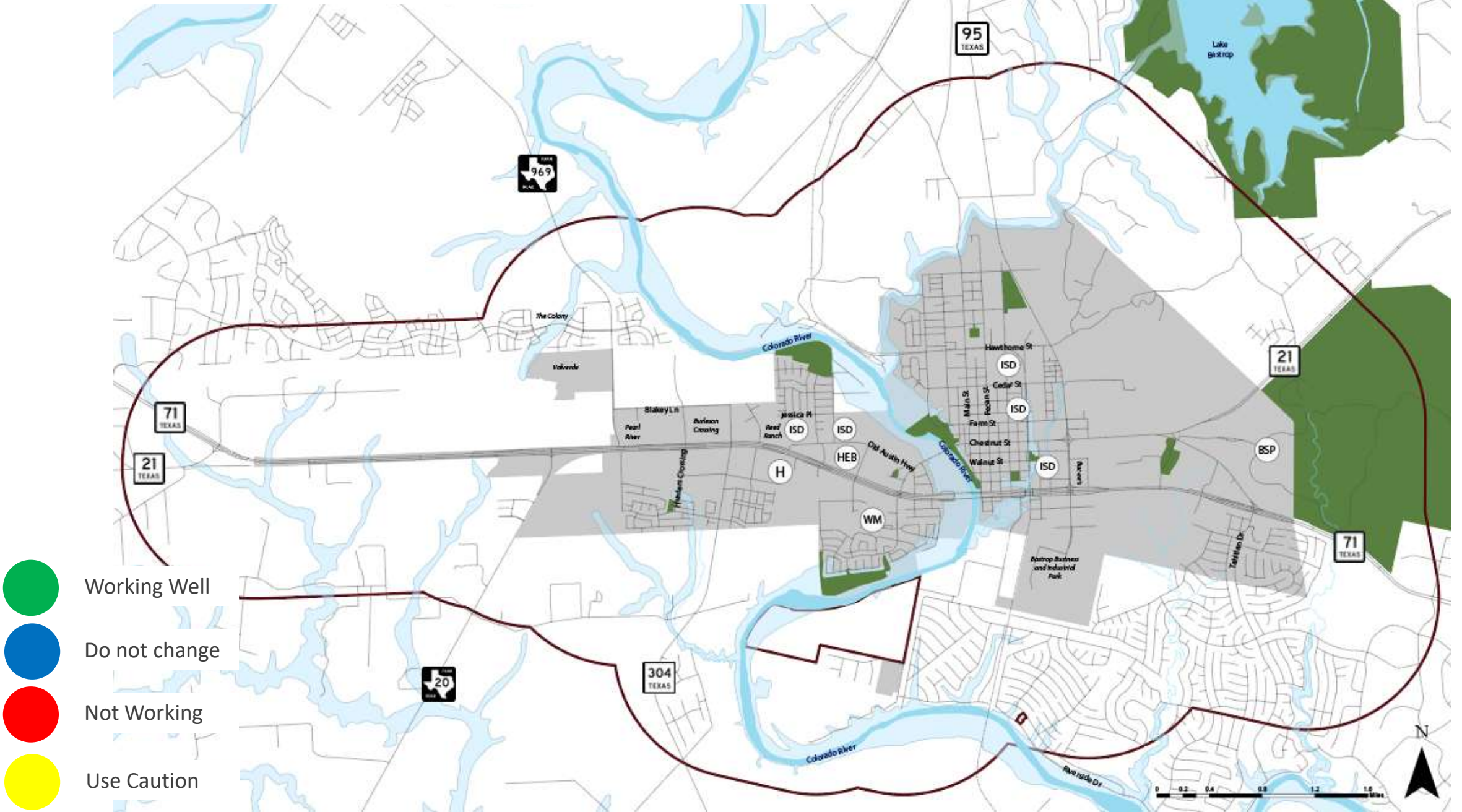
WILDLAND URBAN INTERFACE (WUI)



HAZARD IMPACTS ANALYSIS

Threat	What is the Impact?	What might the community lose?	What does the community need?	Who has the power to support?
Wildfire				
Flooding				
Extreme Heat				
Drought				
Winter Storms				

DEVELOPMENT DOT ANALYSIS



■ | BASTROP GUIDING GROWTH PRINCIPLE

- The City of Bastrop will implement policies, programs, investments, and strategies that are fiscally sustainable by:
 - Facilitating infill and redevelopment activity;
 - Encouraging contiguous development; and
 - Managing targeted corridor development.

REAFFIRMING GOALS: CHAPTER 2

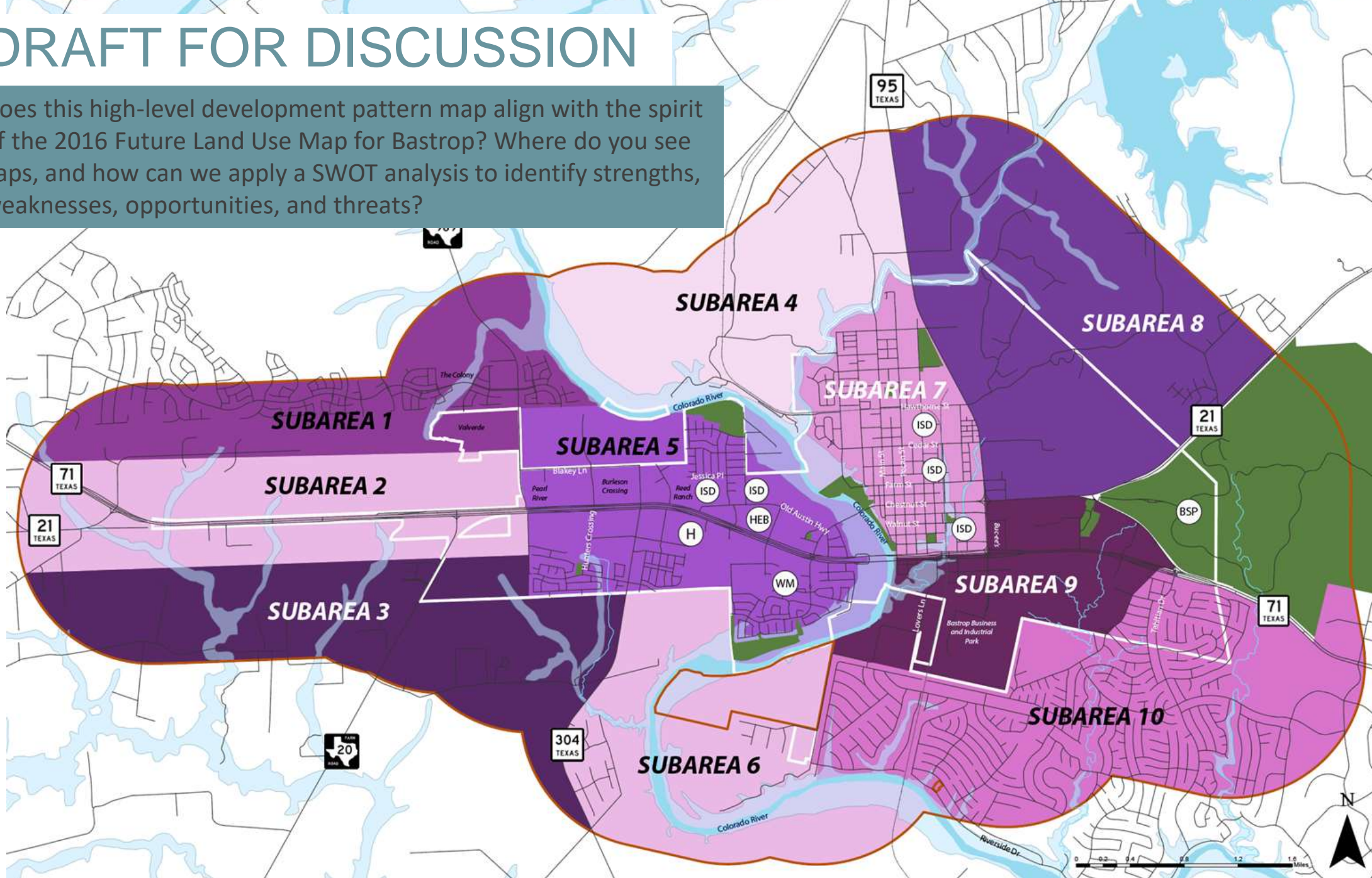
- Maintain and enable a policy of “measured growth” as represented by the Bastrop Conceptual Growth Program.
- Ensure long-term water system capacity and water quality for existing customers, while accommodating incremental growth and development.
- Mitigate expected increases in water demand through enhanced conservation practices.
- Expand wastewater collection and treatment capacity in a cost-effective manner.
- Enhance wastewater system efficiency.
- Reduce flood hazards in Bastrop through programmed improvement of the city stormwater system.
- Protect water quality in the Lower Colorado River Watershed by mitigating stormwater discharges associated with growth and development.

■ REAFFIRMING GOALS: QUESTION 5

- Utilize the Future Land Use Plan to guide decisions regarding proposed development and redevelopment activities in Bastrop and the city's ETJ.
- Enhance community character and design through the amendment of city land development regulations to improve the function of public properties.

DRAFT FOR DISCUSSION

Does this high-level development pattern map align with the spirit of the 2016 Future Land Use Map for Bastrop? Where do you see gaps, and how can we apply a SWOT analysis to identify strengths, weaknesses, opportunities, and threats?



Subarea 4: Currently characterized by rural residential or undeveloped areas. Future transportation projects and nearby development could bring greater growth to this area.

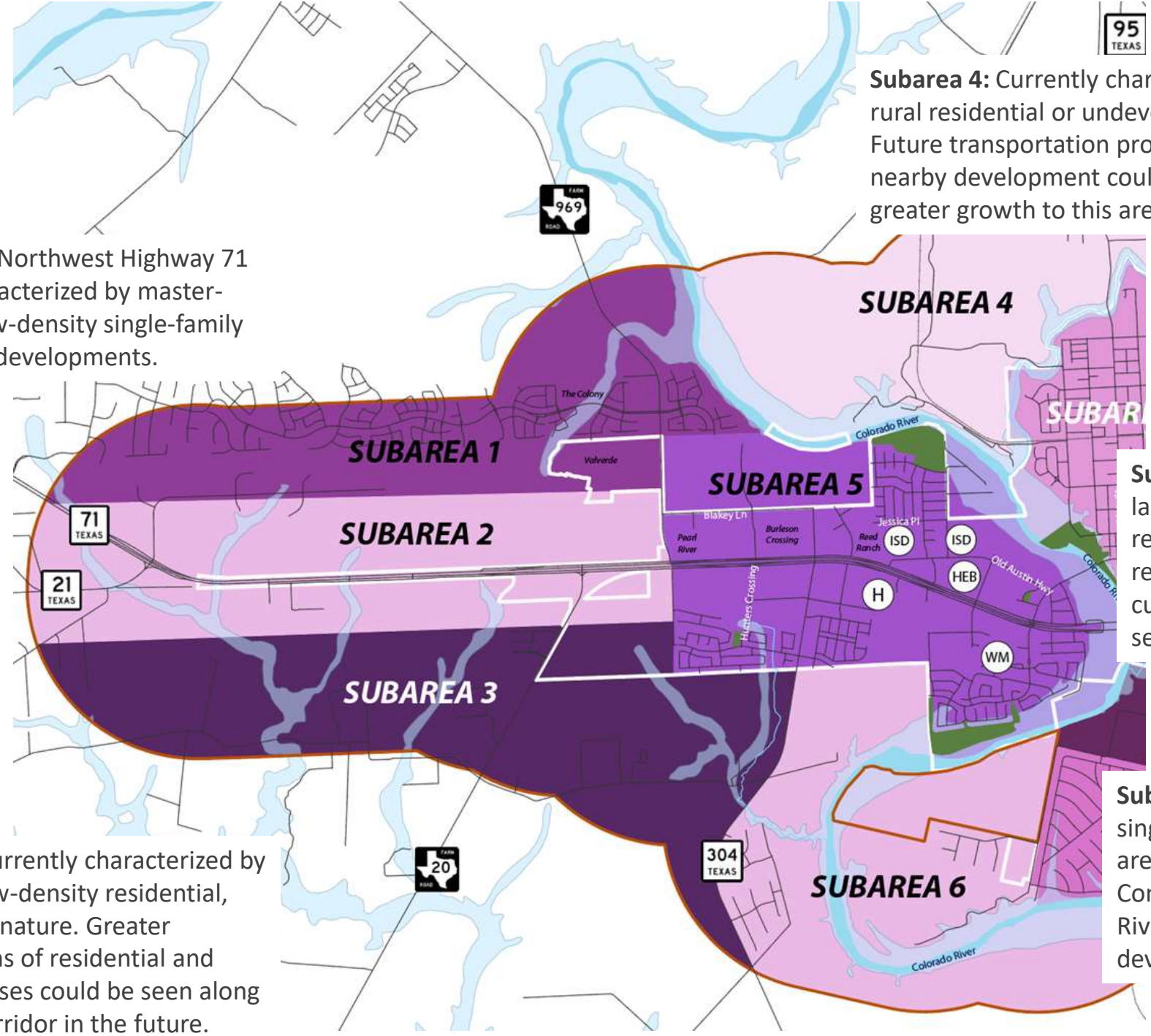
Subarea 1: Northwest Highway 71 area is characterized by master-planned low-density single-family residential developments.

Subarea 2: Characterized by little development with some auto-oriented commercial uses. In the future, this area could be retail, commercial, multi-family residential, and planned green spaces.

Subarea 3: Currently characterized by pockets of low-density residential, more rural in nature. Greater concentrations of residential and commercial uses could be seen along the FM 20 corridor in the future.

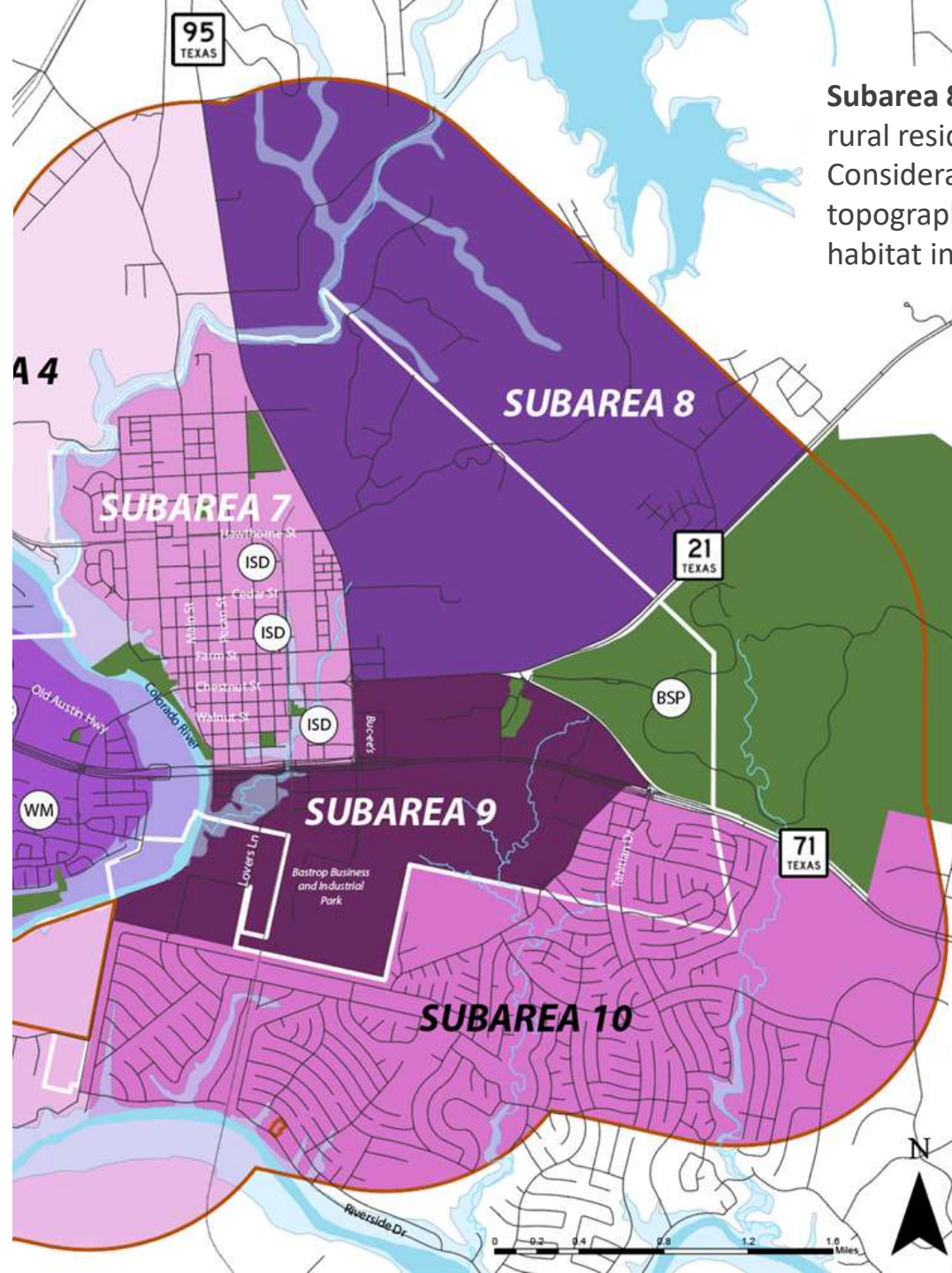
Subarea 5: Characterized by large retailers, multi-family residential, and single-family residential. This area is currently the “hub” of retail services in Bastrop.

Subarea 6: Characterized by single-family residential and areas of open space. Consideration to the Colorado River should be given in future development.



Subarea 7: Downtown Bastrop, characterized by greater density, a variety of lot sizes and land uses including the Historic District, civic and institutional uses, smaller scale commercial, and single-family residential

Subarea 9: Characterized by single-family residential and employment uses, including the Bastrop Business and Industrial Park.



Subarea 8: Currently characterized by rural residential or undeveloped areas. Consideration should be given to topography and the Houston Toad habitat in future development.

Subarea 10: Characterized by low-density single-family residential of generally consistent lot sizes.

WORKSHOP RECAP

- SWOT Results
- DOT Analysis
- GOALS
 - Goals to be added
 - Goals to be removed



MOVING FORWARD

- How can the Comprehensive Plan goals be used to guide or shape the updated future land use map?
- How will these goals help to fill the development gaps identified in the draft discussion map?
- How will the Plan goals support the future urbanization patterns identified or desired for the future land use map, especially for “priority areas?”



|| NEXT STEPS

1

Public open houses
on Jan. 23rd and Jan.
29th



2

Review all workshop
and open house
feedback in
conjunction with gap
analysis



3

Technical Committee
meeting and P&Z
meeting



4

Develop updates to
FLUM and plan
recommendations

