

**Bastrop Public Library Board Agenda**  
Bastrop Public Library Pressley Meeting Room  
1100 Church Street  
Bastrop, TX 78602  
(512) 332-8880



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**May 04, 2026**

**Agenda - Public Library Board at 6:00 PM**

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*Bastrop Public Library Board meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.*

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**1. CALL TO ORDER**

**2. CITIZEN COMMENTS**

*At this time, three (3) minute comments will be taken from the audience on any topic. Anyone in attendance wishing to address the Board/Commission must complete a citizen comment form and give the completed form to the Board/Commission Secretary prior to the start of the Board/Commission meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board/Commission cannot discuss issues raised or make any decision at this time. Instead, the Board/Commission is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to the City Manager for research and possible future action. Profanity, physical or other threats are not allowed and may subject the speaker to loss of the time for comment, and if disruptive to the conduct of business, could result in removal of the speaker.*

**3. MINUTE APPROVAL**

3A. Consider action to approve Bastrop Public Library minutes from April 6, 2026, regular meeting.

**4. ANNOUNCEMENTS**

4A. Youth programs at the library will take a one week hiatus from Monday, May 18th through Saturday, May 23rd as the library finalizes preparation for the 2026 Summer Reading Program.

4B. The library will be closed Monday, May 25th for Memorial Day.

- 4C. Summer at the Library 2026 starts on Tuesday, May 26th and concludes on Saturday, July 25th.
- 4D. Beginning Monday, June 1st, the library will be opening at 10:00 a.m. Mondays through Saturdays.
- 4E. Adult Services Librarian Rozanna Bennett introduction.
- 4F. Announcements from the Library Director.
- 4G. Announcements from individual board members.
- 4H. Announcements from Planning & Zoning liaison.

**5. REPORTS**

- [5A.](#) Director's report.
- [5B.](#) Statistics report.
- [5C.](#) Financial report.

**6. PRESENTATIONS**

- [6A.](#) Master Plan presentation, presented by Planning and Zoning Liaison Pete Parsons

**7. WORKSHOP**

**8. ITEMS FOR INDIVIDUAL CONSIDERATION**

- 8A. Individual requests from Library Board members for items to be listed on future agendas.

**9. ADJOURNMENT**

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place convenient and readily accessible to the general public, as well as to the City's website, [www.cityofbastrop.org](http://www.cityofbastrop.org) and said Notice was posted on the following date and time: Tuesday, April 28, 2026 at 2:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/Bonnie Ueckert Pierson  
Bonnie Ueckert Pierson, Library Director

**Bastrop Public Library Board Minutes**  
Bastrop Public Library Pressley Meeting Room  
1100 Church Street  
Bastrop, TX 78602  
(512) 332-8880



**April 06, 2026**

**Minutes - Public Library Board at 6:00 PM**

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**Library Board Members Present**

Vice Chair Rebecca Bennett  
Secretary Nancy Wood  
Board Member Rachelle Caviness  
Board Member Valerie Haywood  
Board Member Ashley Johnson

**Guests, Liaisons, and Staff Present**

Library Director Bonnie Pierson  
City Council Liaison Perry Lowe  
Planning & Zoning Liaison Pete Parsons  
Children’s Services Associate Koy Bosley

**1. CALL TO ORDER**

**2. CITIZEN COMMENTS**

**3. MINUTE APPROVAL**

- 3A. Consider action to approve Bastrop Public Library minutes from March 16, 2026, regular meeting.

Motion was made by Nancy Wood to accept the minutes from March 16, 2026, as submitted; seconded by Ashley Johnson; approved by members present

**4. ANNOUNCEMENTS**

- 4A. The library will be celebrating Día de los Niños on Tuesday, April 28th at 6:30 p.m. Spanish children's books will be given out to the public.
- 4B. The Friends of the Library 2026 annual book sale will take place Saturday, April 25th from 9:00 a.m. - 3:00 p.m. Early entry for members of the Friends of the Library will be Friday, April 24th from 4:00 p.m. - 6:00 p.m. The Lost Pines Garden Club will be partnering with the Friends of the Library and hosting a plant sale in tandem with the general book sale on Saturday.

- 4C. Announcements from the Library Director.
- 4D. Announcements from individual board members.
- 4E. Announcements from Planning & Zoning liaison.

Discussion involved bringing the City's Master Plan to the next meeting for review and then making a wish list for the Library's future needs

**5. REPORTS**

- 5A. Director's report.

Gardening program changed title to Gardening Together

Personnel: Adult Librarian is selected and references are being checked. Part Time Public Services Assistant is selected and references are being checked. Full Time Associate position has been turned into City and interviews will begin next week. Currently taking applications for Summer Clerks and already have eleven.

- 5B. Statistics report.

Boundless is now Cloud Library; it is ready to go; announcement will be in the May newsletter and online.

- 5C. Financial report.
- 5D. Summer at the Library 2026 Preview report.

**6. PRESENTATIONS**

**7. WORKSHOP**

**8. ITEMS FOR INDIVIDUAL CONSIDERATION**

- 8A. Individual requests from Library Board members for items to be listed on future agendas.

Work on Master Plan wish list for Library's future needs

**9. ADJOURNMENT**

Respectfully submitted,

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Nancy Wood, Secretary

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Meagan Webb, Chair



# STAFF REPORT

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**MEETING DATE:** May 4, 2026

**TITLE:**

Library Director's Report

**AGENDA ITEM SUBMITTED BY:**

Bonnie Pierson, Library Director

**PROGRAMMING:**

On Wednesday, April 1<sup>st</sup>, the library held a Storytime Egg Hunt at Bob Bryant Park with ninety-one people in attendance. After a short Storytime, children participated in an Easter egg hunt by grabbing as many eggs as they could find and then exchanging them for an Easter goodie bag and a stamp. By exchanging the plastic eggs for a treat, the library can re-use the eggs each year and ensure that all participants take home a similar number of goodies.

Fit for Us is a mom-friendly fitness program offered in collaboration with Bastrop County Cares and led by Edelin Falcon, designed to support women through pregnancy and the postpartum journey. Combining resistance band and bodyweight training with a family-friendly nutrition segment featuring recipes for children ages two to five, the program brings together physical wellness and healthy habits under one roof. The program launched on Tuesday, April 14<sup>th</sup> with twenty-two participants and will continue on the second Tuesday of every month from 11:00 a.m. to 1:00 p.m.

Teen Thursday's Teen Takeover on April 16<sup>th</sup> gave teens the opportunity to plan and lead their own program, facilitated by Youth Services Librarian Eva Bunker. The sixteen attendees played Candyland Jenga, a creative teen-invented mashup of Candyland and Jenga brought to life in life-size form. The session was a huge hit with everyone in attendance.

Bastrop Public Library's third annual Día de los Niños, also known simply as "Día", celebration took place on Tuesday, April 28<sup>th</sup>. Día is the celebration of Children's Day and Book Day, which highlights bilingual literacy in libraries across the nation. Organized and led by Youth Services Librarian Eva Bunker, the activities included a book giveaway, a bilingual Storytime, a piñata, crafts, and a popsicle distribution. The library also promoted the upcoming Summer at the Library Program. The volunteers for the night included students and their teacher from Cedar Creek High School's Spanish Club. More information will be provided during the meeting.

**NOTEWORTHY:**

AARP Tax Aide completed 126 tax returns and fielded twelve general tax questions for patrons at the Bastrop Public Library between February and March, resulting in a 30% increase compared to last year’s returns filed.

Sunday, April 19<sup>th</sup> through Saturday, April 25<sup>th</sup> was Volunteer Appreciation Week. Volunteers’ recommendations made up the library’s main book display for the month of April.

The Friends of the Library 2026 annual book sale took place Saturday, April 25<sup>th</sup> from 9:00 a.m. - 3:00 p.m. A members-only early preview of the sale took place on Friday, April 24<sup>th</sup> from 4:00 p.m. - 6:00 p.m. The Lost Pines Garden Club partnered with the Friends of the Library and hosted a plant sale in conjunction with the book sale on Saturday, April 25<sup>th</sup>. Revenue details will be provided during the meeting.

Katherine “Kasi” Broadwater began working at the library on Thursday, April 23<sup>rd</sup> as the Public Services Assistant.

Rozanna Bennett began working at the library on Tuesday, April 28<sup>th</sup> as the Adult Services Librarian.

**UPDATES ON THE FOLLOWING:**

Enhanced library cards

Summer at the Library 2026

**COMMUNITY FEEDBACK:**

“I love that you have the seeds, I've started so many things, and it's local so you know it's going to work.”

- Patron

“I wanted to commend the library for doing such a great job in the community.”

- Patron

“I was just working in [the Reading Room]—what a fantastic place! I love it.”

- Patron

# Statistics - March 2026

Item 5B.

Community Engagement	Q1	JAN	FEB	MAR	Q2	YTD 26	YTD25	TOTAL 25
<b>Circs By Patron Type</b>								
Juv	982	492	381	377	1,250	2,232	2,147	5,075
Teen	252	78	152	99	329	581	100	552
Adult	6,126	2,043	1,798	2,048	5,889	12,015	10,973	24,546
Staff	238	86	82	66	234	472	610	1,226
NR Juv	732	199	193	157	549	1,281	1,528	3,281
NR Teen	178	20	12	27	59	237	442	840
NR Adult	16,685	5,895	5,522	5,578	16,995	33,680	26,054	63,272
TexShare	160	52	53	53	158	318	209	564
Spanish Circs	18	3	2	1	6	24	19	52
<b>Total NR Usage</b>	<b>17,755</b>	<b>6,166</b>	<b>5,780</b>	<b>5,815</b>	<b>17,761</b>	<b>35,516</b>	<b>28,233</b>	<b>67,957</b>
<b>% NR Usage</b>	<b>70%</b>	<b>70%</b>	<b>71%</b>	<b>69%</b>	<b>70%</b>	<b>70%</b>	<b>67%</b>	<b>68%</b>
<b>% Spanish Usage</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>
<b>Programming</b>								
Early Childhood - # of Programs	27	12	12	10	34	61	68	123
Early Childhood - Program Attendance	1,184	498	579	472	1,549	2,733	2,474	5,454
Youth - # of Programs	10	3	2	3	8	18	33	74
Youth - Program Attendance	151	54	40	65	159	310	708	2,616
Young Adults - # of Programs	33	12	12	13	37	70	43	118
Young Adults - Program Attendance	315	111	96	102	309	624	411	1,077
Adults - # of Programs	61	22	22	27	71	132	148	277
Adults - Program Attendance	548	196	261	224	681	1,229	1,061	2,151
General - # of Programs	3	0	0	0	0	3	9	57
General - Program Attendance	342	0	0	0	0	342	924	1,710
Outreach - # of Programs	3	2	2	1	5	8	5	13
Outreach - Program Attendance	1,358	145	151	58	354	1,712	1,519	2,654
Passive - Coloring Sheets	1,359	389	947	1,035	2,371	3,730	3,310	6,046
<b>Total # of Programs</b>	<b>137</b>	<b>51</b>	<b>50</b>	<b>54</b>	<b>155</b>	<b>292</b>	<b>306</b>	<b>662</b>
<b>Total Program Attendance</b>	<b>3,898</b>	<b>1,004</b>	<b>1,127</b>	<b>921</b>	<b>3,052</b>	<b>6,950</b>	<b>7,097</b>	<b>15,662</b>
<b>Membership - Cards</b>								
City	105	43	33	40	116	221	204	522
City Renewals	176	86	70	72	228	404	356	860
Faculty	0	0	0	0	0	0	0	0
Faculty Renewals	0	0	0	0	0	0	2	6
Friends	0	0	0	0	0	0	3	3
Friends Renewals	4	0	1	1	2	6	6	9
Staff	2	0	2	0	2	4	7	10
Staff Renewals	3	4	2	3	9	12	7	15
Nonresident	143	53	60	43	156	299	301	677
Nonresident Discount	51	25	21	20	66	117	40	132
Nonresident Family	2	1	0	1	2	4	5	18
Nonresident Renewals	247	109	94	87	290	537	551	1,141
TexShare Visitor	6	3	1	4	8	14	6	28
TexShare Visitor Renewals	6	1	0	1	2	8	10	19
<b>Total New Registrations</b>	<b>256</b>	<b>99</b>	<b>96</b>	<b>87</b>	<b>282</b>	<b>538</b>	<b>521</b>	<b>1,390</b>
<b>Total Renewals</b>	<b>436</b>	<b>200</b>	<b>167</b>	<b>164</b>	<b>531</b>	<b>967</b>	<b>932</b>	<b>2,050</b>

# Statistics - March 2026

Item 5B.

Spanish	2	1	1	1	2	5	4	<b>14</b>
Spanish Renewals	0	0	1	0	1	1	0	<b>2</b>
TexShare Home New	1	0	0	0	0	1	2	<b>2</b>
TexShare Home Renewals	10	10	6	4	20	30	19	<b>33</b>
<u>Facility</u>								
Door Count	19,601	7,420	8,103	7,314	22,837	42,438	38,888	85,968
Hours Open	546	196	192	201	589	1,135	1,150	2,397
Study Room Use	440	172	162	153	487	927	841	1,960
Pressley Use - Library	77	30	36	29	95	172	157	323
Pressley Use - Nonprofit	25	8	13	11	32	57	65	112
Pressley Use - Other	14	6	10	7	23	37	33	52
Maynard Use - Library	69	12	13	19	44	113	160	349
Maynard Use - Nonprofit	10	6	7	7	20	30	44	83
Maynard Use - Other	4	2	4	9	15	19	9	19
<b>Total Meeting Room Use</b>	<b>639</b>	<b>236</b>	<b>245</b>	<b>235</b>	<b>716</b>	<b>1,355</b>	<b>1,309</b>	<b>2,898</b>

History & Culture	Q1	JAN	FEB	MAR	Q2	YTD 26	YTD 25	TOTAL 25
Partnerships	6	1	0	0	1	7	14	36
Special Displays	1	0	0	0	0	1	1	1
Documents Digitized	0	0	0	0	0	0	153	422

Lifelong Learning	Q1	JAN	FEB	MAR	Q2	YTD 26	YTD 25	TOTAL 25
<u>Database Use</u>								
Portal to Texas History - Bastrop Advertiser	8,268	4,567	4,244	3,451	12,262	20,530	15,563	31,526
Heritage Quest	191	88	149	72	309	500	328	840
Learning Express Library	15	2	3	10	15	30	32	67
Gale Databases	562	190	185	192	567	1,129	1,171	2,339
Mango Languages	141	25	47	34	106	247	370	654
<b>Total General Use Databases Sessions</b>	<b>718</b>	<b>217</b>	<b>235</b>	<b>236</b>	<b>688</b>	<b>1,406</b>	<b>1,573</b>	<b>3,060</b>
<u>Technology</u>								
Kids Computer Use	110	48	37	71	156	266	199	508
Teen Computer Use	10	7	5	6	18	28	43	114
Adult Computer Use	1,673	705	723	685	2,113	3,786	3,387	6,993
Wifi Use	4,841	1,474	1,735	1,865	5,074	9,915	9,776	19,697
Website Visits	12,791	5,452	4,892	5,345	15,689	28,480	23,413	56,320
<b>Total Public Computer Use</b>	<b>1,793</b>	<b>760</b>	<b>765</b>	<b>762</b>	<b>2,287</b>	<b>4,080</b>	<b>3,629</b>	<b>7,615</b>

Books & Reading	Q1	JAN	FEB	MAR	Q2	YTD 26	YTD 25	TOTAL 25
<u>Material Use</u>								
Check-Outs - Kids	8,533	2,895	2,587	2,604	8,086	16,619	14,672	33,049
Check-Outs - Tween	7,071	2,539	2,211	2,594	7,344	14,415	13,150	30,541
Check-Outs - Teen	1,468	399	434	413	1,246	2,714	2,412	5,775
Check-Outs - Adult	8,171	3,030	2,920	2,781	8,731	16,902	17,126	35,988
Honor Paperbacks	44	10	20	0	30	74	62	175
Renewals	10,238	3,137	3,091	3,287	9,515	19,753	17,815	38,880

# Statistics - March 2026

Item 5B.

In-House Use	5,358	2,106	1,860	2,058	6,024	11,382	8,956	21,542
Self-Check	4,665	1,759	1,567	1,625	4,951	9,616	9,048	19,843
Electronic Devices	79	24	19	18	61	140	13	330
OverDrive eBooks - Kids	394	128	123	95	346	740	170	1,089
OverDrive eBooks - Teen	236	79	42	41	162	398	406	782
OverDrive eBooks - Adults	1,818	755	604	637	1,996	3,814	365	7,854
OverDrive eAudio - Kids	287	114	69	116	299	586	3,875	934
OverDrive eAudio - Teen	202	71	57	83	211	413	403	730
OverDrive eAudio - Adults	2,230	875	852	865	2,592	4,822	377	8,217
Boundless	188	0	0	0	0	188	3,920	665
<b>Total Checkouts</b>	<b>36,079</b>	<b>13,025</b>	<b>11,798</b>	<b>12,305</b>	<b>37,128</b>	<b>73,207</b>	<b>66,153</b>	<b>147,684</b>
<u>Interlibrary Loan</u>								
ILL Borrowed	21	10	7	19	36	57	72	111
ILL Lent	41	16	12	15	43	84	62	153
<u>Collection</u>								
Items Added - E, 1st Readers	50	2	113	7	122	172	411	787
Items Added - Board Books	0	0	0	0	0	0	7	103
Items Added - J	74	108	54	106	268	342	511	874
Items Added - Teens	19	12	0	63	75	94	137	224
Items Added - Adults	183	141	123	74	338	521	835	1,575
Items Added - Magazines	92	33	22	34	89	181	152	332
Items Withdrawn	747	116	249	18	383	1,130	1,313	2,934
Missing Items	41	3	0	2	5	46	93	132
<b>Total Items Added</b>	<b>418</b>	<b>296</b>	<b>312</b>	<b>284</b>	<b>892</b>	<b>1,310</b>	<b>2,053</b>	<b>3,895</b>

Culture of Service	Q1	JAN	FEB	MAR	Q2	YTD 26	YTD 25	TOTAL 25
<u>Reference Transactions</u>								
General Reference Questions (ENG)	2,932	1,155	1,192	1,170	3,517	6,449	5,994	13,228
Directional Questions (ENG)	563	205	286	249	740	1,303	1,132	3,001
Tech Support Questions (ENG)	2,216	865	818	956	2,639	4,855	4,634	9,986
Tests Proctored (ENG)	3	0	0	0	0	3	6	7
Tech Tutor (ENG)	47	22	35	22	79	126	107	201
General Reference Questions (ESP)	70	9	21	8	29	108	53	201
Directional Questions (ESP)	9	9	2	3	5	23	13	45
Tech Support Questions (ESP)	40	5	7	11	18	63	34	123
Tests Proctored (ESP)	0	0	0	0	0	0	0	0
Tech Tutor (ESP)	0	0	0	2	2	2	4	8
<b>Total Reference Transactions</b>	<b>5,880</b>	<b>2,270</b>	<b>2,361</b>	<b>2,421</b>	<b>7,052</b>	<b>12,932</b>	<b>11,977</b>	<b>26,800</b>
<b>Total Spanish Reference Transactions</b>	<b>119</b>	<b>23</b>	<b>30</b>	<b>24</b>	<b>77</b>	<b>196</b>	<b>104</b>	<b>377</b>
<b>% Spanish Reference Transactions</b>	<b>2%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>2%</b>	<b>2%</b>	<b>1%</b>
<u>Volunteers</u>								
Volunteer Hours	487.70	133.95	140.50	111.15	385.60	873.30	1,013.43	2,051.43
FOL Volunteer Hours	155.35	55.50	60.75	52.75	169.00	324.35	386.67	913.37
Teen Volunteer Hours	162.40	36.65	48.45	37.15	122.25	284.65	383.83	942.38
<b>Total Volunteer Hours</b>	<b>805.45</b>	<b>226.10</b>	<b>249.70</b>	<b>201.05</b>	<b>676.85</b>	<b>1,482.30</b>	<b>1,783.93</b>	<b>3,907.18</b>

# Statistics - March 2026

Item 5B.

Social Media								
Facebook Page Likes	4,595	4,151	4,220	4,332	4,234	4,415	3,820	3,902
Facebook Engaged	890	282	562	1,927	2,771	3,661	4,655	6,253
Facebook Reach	17,468	8,709	18,369	21,502	48,580	66,048	67,180	123,405
Instagram Followers	1,498	1,508	1,520	1,523	1,517	1,508	1,330	1,378
Instagram Profile Activity	137	64	72	85	221	358	342	849
Instagram Reach	1,172	301	385	616	1,302	2,474	3,572	7,432
Savannah Stats								
# of Emails Composed	69	12	17	18	47	119	211	377
# of Messages Sent	18,910	6,586	10,749	6,521	23,856	47,792	43,083	80,450
Opens	9,115	2,801	6,448	2,919	12,168	24,041	21,101	44,822
Open %	49%	43%	56%	45%	48%	49%	49%	54%
Clicks	587	270	265	118	653	1,267	1,182	2,334



# FINANCIAL REPORT

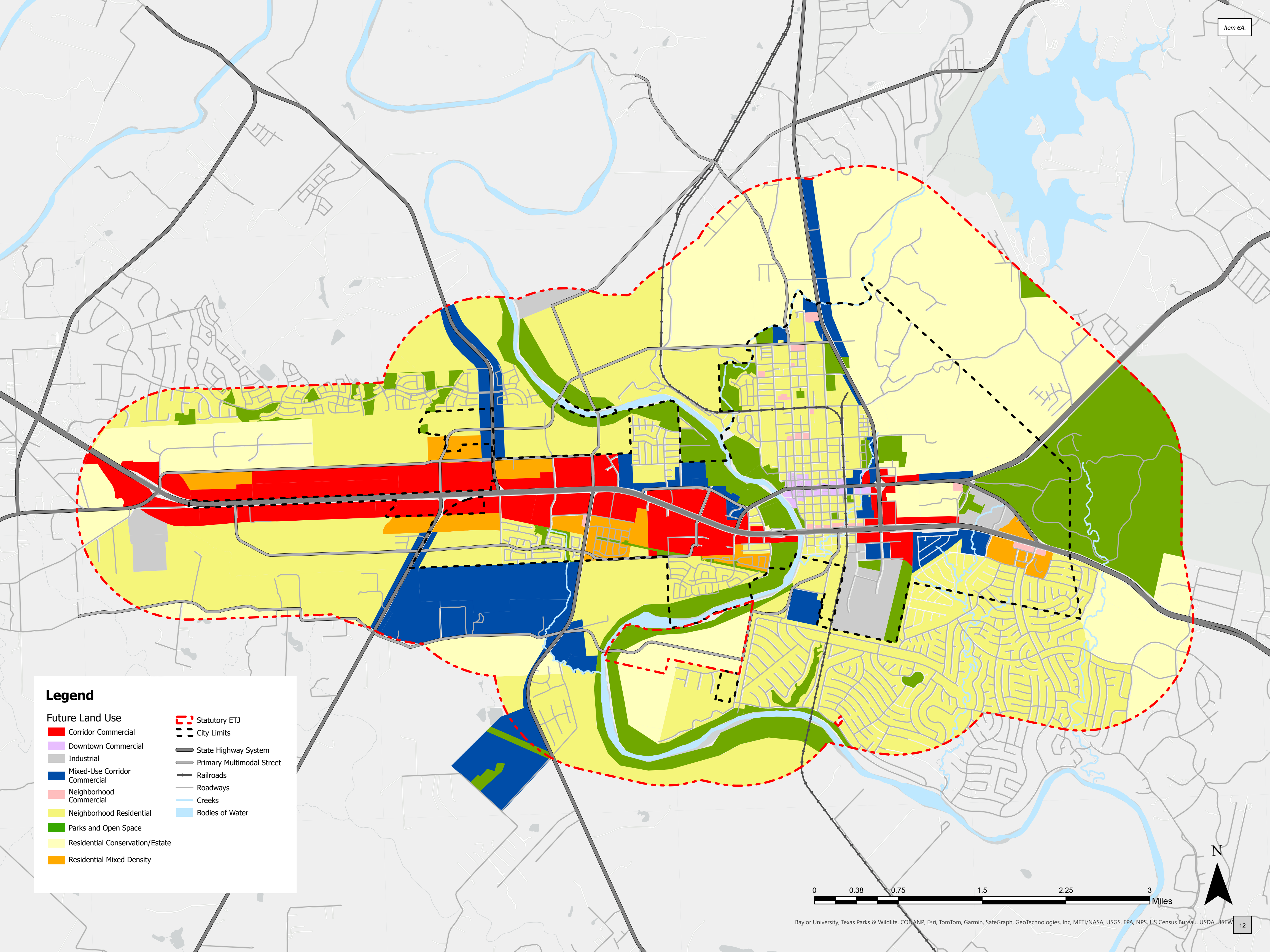
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**MEETING DATE:** May 4, 2026

**TITLE:**  
Financial report

**AGENDA ITEM SUBMITTED BY:**  
Bonnie Pierson, Library Director

1. The library's total non-donation revenue from October 1, 2025, through April 20, 2026, is \$30,528.82
  - a. Nonresidential: \$22,525.00
  - b. Material fines, fees, and replacement cards: \$2,064.50
  - c. Printing: \$4,940.72
  - d. Paypal: \$998.60
  
2. The library's total non-donation revenue from March 1, 2026, through March 31, 2026, is \$4,580.31
  - a. Nonresidential: \$3,090.00
  - b. Material, fines, fees, and replacement cards: \$553.92
  - c. Printing: \$885.39
  - d. Paypal: \$51.00
  
3. Notable library donation revenue from March 1, 2026, through March 31, 2026, is \$0.00.

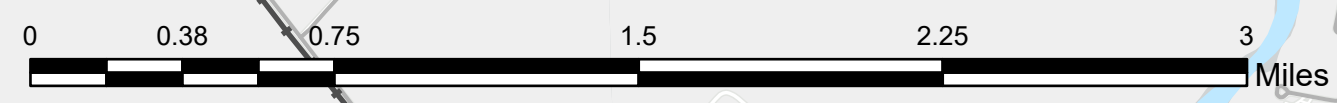


**Legend**

**Future Land Use**

- Corridor Commercial
- Downtown Commercial
- Industrial
- Mixed-Use Corridor Commercial
- Neighborhood Commercial
- Neighborhood Residential
- Parks and Open Space
- Residential Conservation/Estate
- Residential Mixed Density

- Statutory ETJ
- City Limits
- State Highway System
- Primary Multimodal Street
- Railroads
- Roadways
- Creeks
- Bodies of Water



## BASTROP LAND USE CATEGORIES: GENERAL DESCRIPTIONS

Figure 5.7, Future Land Use Map (2025) on page 5-10, illustrates nine land use categories within which certain types of building and site development should be promoted, and/or natural features preserved. Bastrop's Land Use Categories are described below.

FIGURE 5.6. FUTURE LAND USE CATEGORIES

NEW LAND USE CATEGORIES	DESCRIPTION	NOTABLE CHANGES FROM 2016 FRAMEWORK
Parks and Open Space	Covers parks, greenways, conservation areas, and recreational lands.	No changes.
Residential Conservation/ Estate	Protects low-density, large-lot residential areas, often with environmental or rural character considerations.	Stronger focus on conservation while still allowing large-lot residential development. <i>Previously Rural Residential.</i>
Neighborhood Residential	Traditional single-family and low-density housing, ensuring neighborhood stability.	Traditional single-family and low-density housing areas, ensuring neighborhood stability. <i>Previously Neighborhood Residential.</i>
Residential Mixed Density	Allows a blend of housing types (single-family, townhouses, small multifamily), promoting diverse living options.	Adds the missing middle options for diverse housing choices. <i>Previously Transitional Residential.</i>
Neighborhood Commercial	Small-scale, neighborhood-friendly retail and services integrated within or adjacent to residential areas.	Emphasis on walkability, local-serving retail, and small-scale office uses. <i>Previously General Commercial.</i>
Mixed-Use Corridor Commercial	A pedestrian-friendly mid-scale commercial designation that supports retail, office, service, and public/institutional uses with optional residential above.	Incorporates professional services, supports live work options to support employment centers. <i>Previously General Commercial and Public and Institutional.</i>
Corridor Commercial	Auto-oriented retail, larger-scale commercial, and mixed-use developments along major roadways.	Targeted approach along main highway corridors. <i>Previously General Commercial.</i>
Downtown Commercial	A special area in downtown that is historic, with mixed-uses.	A more defined area within downtown where commercial, cultural, and mixed-use activities are concentrated.
Industrial	Areas focused on job-generating uses such as business parks, office campuses, and industrial facilities.	Areas focused on job-generating uses such as manufacturing, production, warehousing, distribution, food processing, high-tech industries and related activities. <i>Previously Industry.</i>

# PARKS AND OPEN SPACE

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The Parks and Open Space land use category should be applied to all tracts of substantial size designated for recreational use or conservation.



Parks and open spaces of smaller size may be incorporated into residential, commercial, and mixed-use character areas.

## INTENT AND CHARACTER

The Parks and Open Space land use category incorporates public park land, trails, and open space, as well as privately owned areas that have been set aside for the protection of natural resources, or for the common use and enjoyment of their users. These areas provide balance of active and passive recreation areas, undeveloped land, conservation lands, and community gathering spaces.

## DEVELOPMENT INTENSITY

- Development in these areas should prioritize preserving open space while allowing for recreational and community-oriented uses.
- Community parks with high visitor activity, such as sports complexes, should be located along collector or arterial roadways for adequate access.
- Park infrastructure should complement the surrounding character.
- Regional parks should emphasize natural landscapes with minimal built features.

## APPROPRIATE LAND USES

**Commercial:** Limited appropriateness within parks and open spaces but highly appropriate adjacent to trails and community parks to encourage retail activation or recreational amenities such as cafés, bike shops/rentals, or visitor centers. Any commercial uses within parks should be small-scale and directly supportive of recreational functions.

**Residential:** Highly appropriate nearby to maximize access to parks and trails. Residential developments should include safe, well-connected pedestrian and bicycle routes to open spaces. Higher-density residential developments are particularly suitable adjacent to major parks and trail corridors to support active use.

**Industrial:** Limited appropriateness—not suitable within parks and greenways but may exist adjacent to open spaces with strict buffering requirements to minimize noise, visual, and environmental impacts. Parks and trails near industrial zones should incorporate landscaped buffers, sound barriers, and access controls to maintain recreational quality.

**Institutional:** Highly appropriate, particularly for public parkland, nature centers, schools, and community facilities that integrate educational, cultural, or recreational functions. Private land with public access easements can contribute to greenway systems, expanding connectivity.

**Other:** Parks, open spaces, and trails may incorporate storm water management facilities from adjacent developments, but these should be designed as naturalized features that enhance aesthetics, support biodiversity, and maintain public access.

Features like detention ponds, bioswales, or wetlands should be integrated seamlessly into park landscapes.

## GUIDANCE AND INTERPRETATION

- **Connectivity and Access:** *Parks and open spaces should be easily accessible and visually connected to surrounding land uses. Avoid placing parks in isolated or leftover parcels with limited accessibility.*
- **Buffering and Compatibility:** *Use natural buffers, such as tree plantings, to minimize conflicts between active recreation areas and adjacent land uses.*
- **Integration with Natural Features:** *Floodplains and trail corridors should be prioritized for conservation and multi-use trail development.*
- **Mobility and Safety:** *Enhance pedestrian and bicycle accessibility near parks with wider sidewalks, crosswalks, and traffic calming measures.*
- **Storm water Design:** *Storm water facilities within greenways should complement the natural environment and maintain public access where feasible.*

### B3 CODE CONSIDERATIONS

*Applies mostly to: P1 (Natural), P2 (Rural), and some P3 (Neighborhood)*

- Encourage Park Dedications in Place Types by requiring or incentivizing developers to dedicate land or fees-in-lieu for parks in new residential or mixed-use projects. Priorities may include:
  - Eight (8) Pocket Parks to serve middle and higher density areas (P3)
  - Three (3) Neighborhood Parks to meet local recreation needs (P1, P2)
  - Four (4) Community Parks to support larger gatherings and events (P1, P2)
- Create a park and green space development checklist for new developments to ensure all parks meet the city's recreational and aesthetic standards.

## RESIDENTIAL CONSERVATION/ESTATE

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Rural residential land use categories are intended to promote development that is compatible with agriculture, ranching, and other rural land uses.



Rural residential development patterns should incorporate preserved open space and productive agricultural/pasture lands.

### INTENT AND CHARACTER

The Residential Conservation/Estate category is intended to preserve rural character while allowing for low-density residential development. These areas typically feature large-lot single-family homes, estate housing, or conservation subdivisions that integrate open space, agricultural land, and natural features. The intent is to minimize environmental impact, maintain scenic landscapes, and provide a transition between urban development and rural areas.

### DEVELOPMENT INTENSITY

#### RESIDENTIAL DEVELOPMENT

- Low-density residential development with lot sizes generally ranging from 1 to 5 acres or larger.
- Conservation subdivisions may allow for clustered housing to preserve open space.
- Minimal infrastructure requirements, with some areas relying on private wells and septic system.

#### NON-RESIDENTIAL DEVELOPMENT

- Non-residential uses should be low in intensity, small in scale, and rural in form.
- Low-intensity uses may include a singular structure.
- Medium to high-density commercial development characterized by urban or suburban development patterns (e.g., shopping centers or retail nodes) are not recommended and should be directed to areas of mixed-use activity where infrastructure is in place to support higher-density development.

### B3 CODE CONSIDERATIONS

*Applies mostly to: P1 (Natural), P2 (Rural)*

- Integrate specific provisions into the B3 Code for rural preservation zones, limiting higher-density development in these areas and ensuring smooth transitions from urban to rural areas.
- Encourage gradual transitions in density to preserve Bastrop's rural and open spaces while supporting appropriate growth.

### APPROPRIATE LAND USES

**Commercial:** Limited to low-intensity uses, such as equestrian facilities, bed and breakfasts, or agricultural-related retail that complement the rural character. Higher-intensity commercial uses such as multi-tenant, large-footprint buildings or any use that generates significant traffic or infrastructure demand are not appropriate.

**Residential:** Primary land use, including estate homes, large-lot single-family housing, and conservation subdivisions.

**Industrial:** Limited appropriateness, not suitable within parks and greenways but may exist adjacent to open spaces with strict buffering requirements to minimize noise, visual, and environmental impacts. Parks and trails near industrial zones should incorporate landscaped buffers, sound barriers, and access controls to maintain recreational quality.

**Institutional:** Schools, churches, and community-serving facilities may be appropriate but should blend with the rural aesthetic and minimize impacts on surrounding properties.

**Agricultural and Open Space:** Includes working lands, conservation areas, and natural buffers that enhance the rural landscape and limit conflicts between residential and agricultural uses.

### GUIDANCE AND INTERPRETATION

- **Agricultural Compatibility:** *Some lands within this category may continue to support farming, ranching, or agricultural operations, which can lead to nuisances such as noise, dust, and odors. To reduce conflicts, barns, pens, and storage facilities should be located as far from property lines as feasible. Future residents should be aware of Right-to-Farm protections that may limit nuisance complaints against existing agricultural operations.*
- **Environmental Considerations:** *Development should respect natural topography, water resources, and tree coverage. Conservation subdivisions should prioritize open space preservation and wildlife corridors.*
- **Infrastructure and Access:** *Roads and utilities should be designed to fit rural development patterns, with an emphasis on private drives, shared access points, and minimal street lighting to maintain the dark-sky environment.*
- **Transitions to Urban Areas:** *Where these areas border higher-intensity development, appropriate buffering and screening should be used to maintain the rural character and reduce conflicts.*

## NEIGHBORHOOD RESIDENTIAL

MAP LEGEND:  
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Future Neighborhood Residential development should incorporate building, site, and streetscape characteristics that enhance visual interest.



Examples of detached, single family homes.

### INTENT AND CHARACTER

The Neighborhood Residential category is intended to support a variety of single-family housing options in a suburban setting with well-planned streets, green spaces, and community amenities. These areas provide a balance between residential development, open space, and connectivity, creating stable, long-term neighborhoods that foster a strong sense of community.

Development should preserve natural features where possible and encourage thoughtful transitions adjacent land uses, ensuring that new development is compatible with the surrounding character.

### DEVELOPMENT INTENSITY

- Primarily single-family detached housing on a minimum lot size of 1/3 of an acre.
- Typical residential densities range from four to six units per acre (exclusive of ADUs) depending on infrastructure capacity, road access, and adjacent land uses.
- Development should integrate curvilinear or grid street layouts with sidewalks and trails to provide safe, accessible connections.

### B3 CODE CONSIDERATIONS

*Applies mostly to: P3 (Neighborhood)*

- Introduce design standards and guidelines that limit urban-style features in neighborhoods with established low-density character.
- Establish transition zones between higher-density and low-density areas to preserve the small-town feel while accommodating growth.
- Create new overlay districts for mixed-use and multi-family developments in areas that can accommodate them without disrupting residential or commercial areas.

### APPROPRIATE LAND USES

**Residential:** Predominantly single-family detached housing, with limited options for alternative single-family where appropriate (e.g., cottage homes, ADUs)

**Commercial:** Not appropriate.

**Industrial:** Not appropriate.

**Institutional:** Schools, places of worship, and community facilities are encouraged when designed to blend with the surrounding residential character.

**Parks and Open Space:** Parks, greenways, and storm water integrated open spaces should be incorporated to provide recreation and natural preservation opportunities.

### GUIDANCE AND INTERPRETATION

- **Neighborhood Connectivity:** Streets should support efficient vehicular circulation while ensuring safe pedestrian access to parks, trails, and community spaces.
- **Transitions Between Uses:** Where residential areas meet other land uses, appropriate buffering, landscaping, and density transitions should ensure compatibility.
- **Green Space Integration:** Parks, open spaces, and natural buffers should be incorporated, especially near floodplains, drainage corridors, and environmentally sensitive areas.

- **Infrastructure Considerations:** New development must account for adequate road access, utility capacity, and storm water management to avoid negative impacts on existing neighborhoods.
- **Preservation of Character:** Design standards should maintain neighborhood identity by encouraging consistent setbacks, architectural styles, and landscaping while allowing for some housing variety.
- **Established vs. New Neighborhoods:** Traditional neighborhoods tend to have lower densities and uniform housing types, whereas newer developments may incorporate greater housing diversity at slightly higher densities. When new neighborhoods are adjacent to established ones, careful consideration should be given to:
  - Density transitions – Gradual shifts in lot sizes and housing types to ensure compatibility.
  - Mobility impacts – Sidewalks, trails, and traffic-calming measures to enhance connectivity.
  - Design consistency – Architectural and landscaping elements that respect existing neighborhood character.

## RESIDENTIAL MIXED DENSITY

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*Proposed Residential Mix-Use Development parameters should improve the compatibility of mixed housing types and densities.*



*Examples of multifamily housing including duplexes and four-plexes.*

### INTENT AND CHARACTER

The Residential Mixed Density category supports a variety of housing types, including single-family homes, townhouses, and small-scale multifamily developments. This designation encourages diverse living options and accommodates a range of household needs while maintaining compatibility with surrounding residential areas. It was previously referred to as Transitional Residential and serves as an important “missing middle” housing option.

Variation in form, scale, and density is allowed but appropriate transitions must be provided between land uses. In some cases, Residential Mixed Density uses may be included as part of a larger planned development within areas otherwise designated as Neighborhood Residential, Neighborhood Commercial, or Mix-Use Corridor Commercial. Likewise, Residential Mixed Density may also include associated amenities such as parks, trails, open spaces, and public uses such as schools, fire stations, and more.

### DEVELOPMENT INTENSITY

- Moderate density, with a mix of detached and attached housing options.
- Designed to provide seamless transitions between lower-density neighborhoods and higher-intensity residential or mixed-use areas.
- Provides walkability and connectivity to nearby amenities, parks, and services.

### B3 CODE CONSIDERATIONS

*Applies mostly to: P4 (Neighborhood), contextually in P3 (Mix) or P5 (Core) depending on the surroundings.*

- **Neighborhood Compatibility:** Transitions should be carefully managed to respect adjacent lower-density residential areas through setbacks, height limits, and buffering.

### APPROPRIATE LAND USES

**Residential:** Single-family homes, townhouses, duplexes, triplexes, small-scale multifamily (e.g., garden-style apartments or four-plexes).

**Commercial:** Not recommended. Live-work units may be considered, if compatible with the neighborhood.

**Institutional:** Schools, places of worship, and community facilities that support neighborhood life.

**Parks and Open Space:** Pocket parks, greenways, and shared community amenities to provide recreational opportunities and natural buffers.

### GUIDANCE AND INTERPRETATION

- **Neighborhood Compatibility:** *Transitions should be carefully managed to respect adjacent lower-density residential areas through setbacks, height limits, and buffering.*
- **Connectivity and Walkability:** *Developments should integrate sidewalks, trails, and pedestrian connections to encourage walkability and access to services.*
- **Design and Scale:** *Housing types should be appropriately scaled to fit within the surrounding neighborhood context, avoiding abrupt shifts in density.*
- **Housing Diversity:** *Encourages a mix of housing types to support a range of incomes, ages, and household sizes.*
- **Infrastructure Considerations:** *Adequate transportation, utilities, and storm water management should be planned to accommodate increased density without*

# NEIGHBORHOOD COMMERCIAL

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New Neighborhood Commercial uses should be designed to provide better transitions between residential areas and high-intensity land uses.



Neighborhood commercial development is small in scale and serves surrounding residents - even if aesthetic improvements are warranted.

## INTENT AND CHARACTER

Neighborhood Commercial areas provide small-scale, pedestrian-friendly retail and service options that support nearby residential neighborhoods. These areas are designed to be local-serving and easily accessible, fostering walkability and convenience while maintaining compatibility with surrounding residential development. This designation was previously in General Commercial but has been redefined to encourage a mix of retail, office, and service uses that align with neighborhood needs. Primarily located along multi-modal streets identified in the transportation plan to support transit access, pedestrian connectivity, and bike-friendly environments.

## DEVELOPMENT INTENSITY

- Generally low- to moderate-intensity commercial development, with buildings designed to complement surrounding residential character.
- Encourages clustered, small-scale businesses rather than large standalone commercial centers.
- Typically located at key intersections, along neighborhood corridors, or within planned developments.

### B3 CODE CONSIDERATIONS

*Applies mostly to: Edge areas of P3 (Mix), P4 (Neighborhood)*

- Set parking requirements that balance the needs of various types of development while supporting walkability and reducing congestion.
- Implement stronger design guidelines and review processes for development near historic or residential assets, ensuring compatibility with scale and context.

### APPROPRIATE LAND USES

**Commercial:** Small retail shops, cafés, restaurants, personal services (e.g., salons, dry cleaners), and small-scale office spaces. Excludes uses such as bars, liquor stores, pawn shops, and other establishments that may negatively impact the residential character of the neighborhood.

**Residential:** Not a primary land use but may include mixed-use buildings with upper-story residential units where appropriate.

**Industrial:** Not appropriate, except for limited artisan or maker-space uses integrated within a mixed-use setting.

**Institutional:** Community-oriented uses such as daycare centers, co-working spaces, and small medical offices.

### GUIDANCE AND INTERPRETATION

- **Pedestrian Orientation:** Development should prioritize walkability, with sidewalks, street trees, and pedestrian-scale lighting to create a welcoming environment.
- **Neighborhood Compatibility:** Design should reflect the character of surrounding residential areas, with appropriate building scale, setbacks, and landscaping. Consideration should be given to excluding uses such as bars and pawn shops that may disrupt the neighborhood's residential atmosphere.
- **Access and Connectivity:** Sites should be accessible by multiple modes of transportation, including walking, biking, and local transit where available.
- **Parking Considerations:** Parking should be located behind or beside buildings where possible, minimizing large surface lots that disrupt the pedestrian experience.
- **Mixed-Use Encouragement:** In some areas, integrating residential units above commercial spaces can enhance activity and provide housing diversity.

# CORRIDOR COMMERCIAL

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Large-format retail establishments that serve regional shopping needs. These stores are typically located along major corridors and are designed for high vehicle access and visibility



Examples of auto-oriented commercial such as large retailers and a large medical facility.

## INTENT AND CHARACTER

Corridor Commercial areas provide larger-scale retail, services, and employment opportunities along state highways identified in the transportation plan. These areas accommodate auto-oriented businesses while also integrating multi-modal access and pedestrian-friendly design where feasible. Corridor Commercial development serves both local and regional markets, offering a broader range of goods and services than Neighborhood Commercial areas.

## DEVELOPMENT INTENSITY

- Moderate to high-intensity commercial development, typically located along major state highways and arterial roads.
- Designed for regional accessibility while incorporating elements that support multi-modal transportation.
- May include a mix of large retail centers, stand-alone businesses, and office developments.

### B3 CODE CONSIDERATIONS

*Applies mostly to: P5 (Core), sometimes transitional P4 (Neighborhood Mix)*

- Align street functionality standards with the Plans's vision for pedestrian-friendly and multi-modal streetscapes.
- Establish clear street infrastructure standards, including defined right-of-way widths and access provisions.

### APPROPRIATE LAND USES

**Commercial:** Large and mid-size retail stores, shopping centers, restaurants, hotels, entertainment venues, and auto-oriented services (e.g., gas stations, car dealerships).

**Residential:** Not a primary use, but upper-story residential or nearby mixed-use developments may be appropriate.

**Industrial:** Light industrial and flex spaces may be allowed, particularly where compatible with commercial and office uses.

**Institutional:** Civic buildings, hospitals, educational facilities, and community services that support commercial activity.

### GUIDANCE AND INTERPRETATION

- **Site Design and Layout:** While auto-oriented access is prioritized, buildings should still incorporate inviting facades facing the street, minimizing blank walls and integrating pedestrian-scale design elements.
- **Parking:** Traditional suburban parking is located in front of buildings to allow for easy access from the highway. However, parking areas should still include landscaping and pedestrian connections to improve aesthetics and walkability.
- **Lot Configuration:** Large commercial parcels should provide internal circulation and connectivity to adjacent properties where possible, reducing congestion on major roadways.
- **Buffering and Transitions:** When adjacent to residential areas, appropriate landscaping, fencing, and step-down transitions in building scale should be used to mitigate impacts.
- **Signage and Aesthetic Considerations:** Signage should be appropriately scaled, and architectural design should be consistent with community character to maintain an attractive commercial corridor.

# MIXED-USE CORRIDOR COMMERCIAL

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*A Mixed-Use Corridor Commercial supports dynamic development area along key corridors that supports a mix of commercial, office, residential, and institutional uses.*



*This category encourages active ground-floor uses, integrated public spaces, and context-sensitive design that supports complete neighborhoods and community-serving businesses.*

## INTENT AND CHARACTER

The Mixed-Use Corridor Commercial category supports a pedestrian-friendly, well-planned development that blends retail, office, and residential uses in a vibrant corridor environments. These areas are envisioned as dynamic, complete neighborhoods that foster a strong sense of place. Development is intended to be flexible, focused on pedestrian activity, building-street relationships, and public life. These areas serve as community hubs that provide goods, services, and employment opportunities for surrounding neighborhoods.

This category promotes an active, walkable environment with development that supports multi-modal access and context-sensitive site design. It accommodates public and institutional uses such as libraries, schools, and civic buildings and may include upper-floor residential or live-work units where appropriate. Uses that are incompatible with the intended community character, such as bars, pawn shops, or heavy commercial activity, are discouraged or restricted.

## DEVELOPMENT INTENSITY

- Moderate to high, depending on the surrounding context.

### B3 CODE CONSIDERATIONS

*Applies mostly to: P5 (Core), P4 (Neighborhood Mix)*

- Encourage the creation of overlay districts that allow for adaptable commercial and employment uses, such as retail, office, light industrial, and maker spaces, especially in transitional areas between residential neighborhoods and higher-intensity corridors. These overlays should support context-sensitive flexibility while maintaining compatibility with adjacent development.
- Encourage vertical and horizontal mixed-use development, with active ground floors and residential or office uses above.
- Support moderate setbacks and landscape buffering along corridors, while promoting internal pedestrian connections between buildings, parking areas, and public spaces.
- Require transitions and buffers between corridor commercial and adjacent residential neighborhoods, using setbacks, landscaping, and step-down building heights.
- Encourage low- to mid-rise buildings with a focus on form, facade articulation, and visibility from the public right-of-way.

- *Allows multi-story mixed-use development, typically with commercial on the ground floor and office or residential above.*
- *Intended to evolve with market needs, offering flexibility without compromising compatibility.*

### APPROPRIATE LAND USES

**Commercial:** Retail and office uses that are context-sensitive to the corridor (neighborhood to regional scale). Personal services, restaurants (excluding drive-thru-only), co-working spaces, and hotels. Ground-floor activation encouraged.

**Residential:** Middle housing types such as townhouses, cottage courts, lofts, and apartments integrated into walkable environments. Residential above commercial is encouraged. Stand-alone apartments may be considered only where pedestrian access and connectivity are strong.

**Industrial:** Not appropriate, though maker spaces or light creative production may be conditionally permitted if compatible with form and context.

**Institutional:** Civic and public facilities, such as libraries, clinics, and educational/training facilities.

**Recreational:** Parks, plazas, open spaces, trails, and water quality features should be integrated into the development fabric to support public gathering and walkability.

### GUIDANCE AND INTERPRETATION

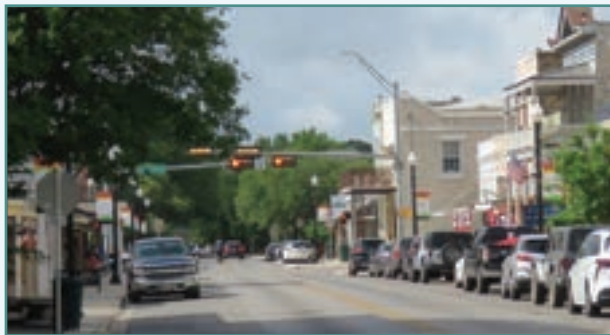
- **Site Design and Layout:** *Flexible building configurations should allow for adaptation to different uses over time. Buildings should address the street and create a walkable, pedestrian-friendly frontage.*
- **Multi-modal Connectivity:** *Sites should be connected to sidewalks, transit routes, and bike facilities.*
- **Parking:** *Should be designed to accommodate various business needs, with shared parking strategies encouraged to maximize efficiency. Excessive surface parking should be avoided.*
- **Buffering and Transitions:** *When located near residential areas, appropriate screening, landscaping, and step-down building heights should be implemented to minimize conflicts.*

# DOWNTOWN COMMERCIAL

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The Downtown Bastrop land use category will accommodate the existing residential and local commercial along historic Main Street.



## INTENT AND CHARACTER

The Downtown Commercial category represents the city's historic, commercial and cultural core, supporting a vibrant, walkable environment. This area has a mix of commercial, residential, cultural, and civic uses.

The FLUM reflects this targeted areas to clearly identify the Downtown commercial core. The category prioritizes preservation of this area, historic structures, cultural and civic spaces and established neighborhoods to ensure that new development enhances the area's character while allowing for context-sensitive growth and revitalization.



## DEVELOPMENT INTENSITY

- Medium density development that respects the scale and character of Downtown Bastrop.
- New development should respect historic structures and neighborhood patterns, ensuring a preservation of single-family development.
- In the main downtown commercial mixed-use buildings that integrate ground-floor retail, offices, and residential units while maintaining a pedestrian-oriented environment is encouraged.



Examples of historic structures in a downtown setting.

### B3 CODE CONSIDERATIONS

*Applies mostly to: P5 (Core)*

- Expand preservation districts to include areas at risk of losing their historic character due to development pressures.
- Prevent high-intensity development near significant historic areas through special review or permitting.

### APPROPRIATE LAND USES

**Commercial:** Small-scale retail, boutique shops, restaurants, professional offices, and creative workspaces.

**Residential:** Primarily single-family residential that aligns with the historic character of Downtown and Old Town. Some multi-family may be appropriate, but must maintain similar styles as existing residential or commercial buildings.

**Adaptive Reuse & Office Conversion:** Older homes may transition to professional offices, studios, or small business spaces, preserving their historic charm while supporting economic activity.

**Institutional:** Government buildings, libraries, cultural facilities, and museums.

### GUIDANCE AND INTERPRETATION

- **Adaptive Uses:** Encourage adaptive reuse of historic properties for offices, professional services, and mixed-use spaces while retaining architectural character.
- **Context Sensitive:** Support context-sensitive residential development that blends with the existing fabric of Downtown and Old Town.
- **Parking:** Parking for residential uses may be permitted in the front. Commercial parking should be located at the side or rear to maintain an active and visually engaging streetscape. Promote shared parking solutions where feasible to reduce surface lots and enhance walkability.
- **Street Design:** Streets should prioritize pedestrians with sidewalks, shade trees, and outdoor gathering areas.
- **Connectivity:** Strengthen connections between key destinations through wayfinding signage and cohesive design elements.

# INDUSTRIAL

MAP LEGEND:  
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Available sites remain in the Bastrop Industrial Park to support the recommended uses in the Industrial land use category area.



## INTENT AND CHARACTER

The Industrial category is designated for job-generating uses such as manufacturing, production, warehousing, distribution, food processing, high-tech industries and related activities. It may also encompass technology hubs, research and development (R&D) facilities, and other innovation-driven industries, supporting economic growth and employment opportunities in the area.



## DEVELOPMENT INTENSITY

- *Light Industrial: Less disruptive to residential or commercial areas, often involving less noise, pollution, and traffic.*
- *Heavy Industrial: More intensive uses that might include large factories, chemical plants, or manufacturing facilities.*
- *Mixed-Use Industrial: Combining industrial uses with other types of development, such as commercial, often in urban areas or within redevelopment zones.*



Business parks, public utility operations, and outdoor storage areas are appropriate in the Industry character area..

### B3 CODE CONSIDERATIONS

*Applies mostly to: P5 (Core)*

- PDDs (Planned Development Districts) could be used here to establish custom standards, transitions, and buffer zones between incompatible uses.

### APPROPRIATE LAND USES

**Commercial:** Offices, professional services, and support retail for employees.

**Residential:** Residential and live-work uses may be conditionally appropriate within light industrial areas, especially in rural or suburban settings where industrial activity is low-impact, such as artisan manufacturing, tech assembly, or warehousing. However, residential uses should be avoided in or adjacent to heavy industrial areas involving noise, emissions, or high traffic volumes. Compatibility should be evaluated based on operational intensity, environmental impact, and access to infrastructure.

**Industrial:** Light to moderate industrial, film production studios, high-tech manufacturing, and logistics facilities with proper buffering from non-industrial areas.

**Institutional:** Manufacturing, production, warehousing, distribution, food processing, high-tech industries and related activities.

### GUIDANCE AND INTERPRETATION

- **Location:** *Employment Centers are strategically located along state highways and major roadways identified in the transportation plan for easy freight, workforce, and commuter access.*
- **Parks and Open Space:** *Business parks and office campuses should incorporate green spaces, pedestrian pathways, and sustainable design elements.*
- **Buffering and Transition:** *Industrial and production facilities should be buffered from adjacent residential areas with landscaping and screening.*
- **Multi-modal Access:** *These areas should be well-served by major roadways, transit routes, and freight corridors to support workforce accessibility and logistics.*
- **Parking and Loading:** *Adequate off-street parking and loading areas should be provided, with separate truck access where applicable to reduce conflicts.*
- **Site Layout and Design:** *Business parks and office campuses should incorporate green spaces, pedestrian pathways, and sustainable design elements.*