Attachment A
Regulating Plan
Attachment B
Illustrative Vision
North Main Street

Proposed Parking Strategy

Typical Space Dimension 8’x25’

921 Main Street

South Main Street

Greater Downtown Bastrop

Main Street Concept

August 2014

Gateway Planning catalyst

Bastrop, TX
**Existing Context**

- Neighborhood School and Parks
- Historic and Cottage Homes
- Opportunity for Infill and Street Improvements

**Proposed Building Types**

- Townhomes
- Multi-Unit House
- Cottage Court
- Live/Work

**Greater Downtown Bastrop**

**Emile School/College Street Neighborhood**

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**Gateway Planning**

A ViaLTA Group Partner

catalyst

**BASTROPTX**

Bird of the Lost Pines / En. 135
Illustrations of Changes to Non-Complying Structures

The following illustrations shall provide guidance to property owners on the allowed and prohibited modifications to existing nonconforming structures and sites.

(a) **Allowable Additions**: The following illustrations show potential allowable additions to noncomplying structures and sites. Additions shall meet the build-to-zone standards of the character zone they are located in.
(b) **Non-Allowable Additions:** The following illustrations show potential non-allowable additions to noncomplying structures and sites since the additions do not comply with the build-to zone standards of the character zone.
Attachment D

Development Review Flow Chart

Submittal of Site Development Plan applications

COA application for Significant or Historic Landmark Buildings

HLC Decision

- Denial
- Approval

Building Permit Application

All other development

Complies with the DB-FBC or Administrative Modifications

- Major Modifications
  - HLC and P&Z Recommendation
    - City Council Approval
    - City Council Denial

Re-evaluated

Re-evaluated

Re-evaluated
Attachment E

Street Cross Sections

The cross section diagrams in this Section may be adjusted to fit existing and future utility locations, landscaping and unique development contexts with the approval of the Director and City Engineer. In addition, the proposed cross sections may be adjusted to meet the needs of the Uniform Fire Code as adopted by the City.

Note: All dimensions are measured from the face-of-curb and the center of stripe
Expanded Sidewalk Street

Head-In Parking Street

Angled Parking Street