



City of Bastrop North Area Analysis

By: FBC Task Force North Area and Gateway Planning



FBC - Task Force Leadership

- **Goal:** With the assistance of city staff, the FBC Task Force will begin a planning initiative for the North Area

Task Force:

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- Barbara Clemons
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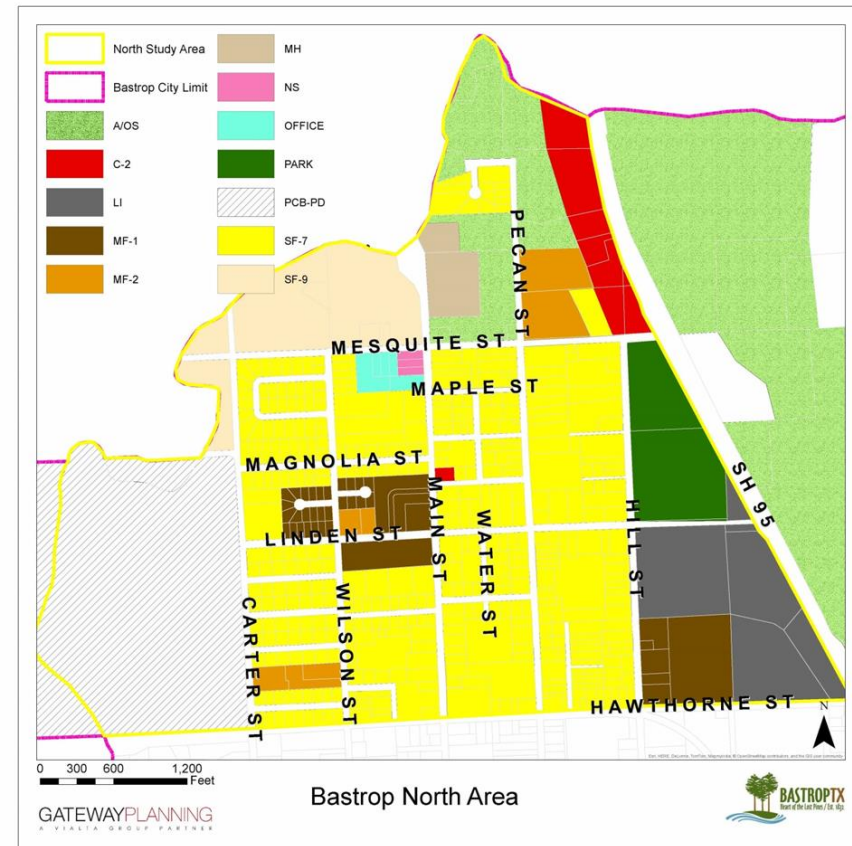


North Area



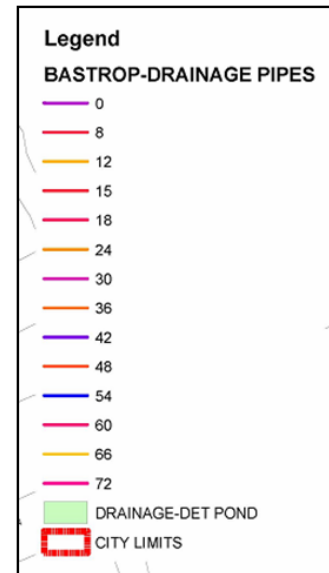
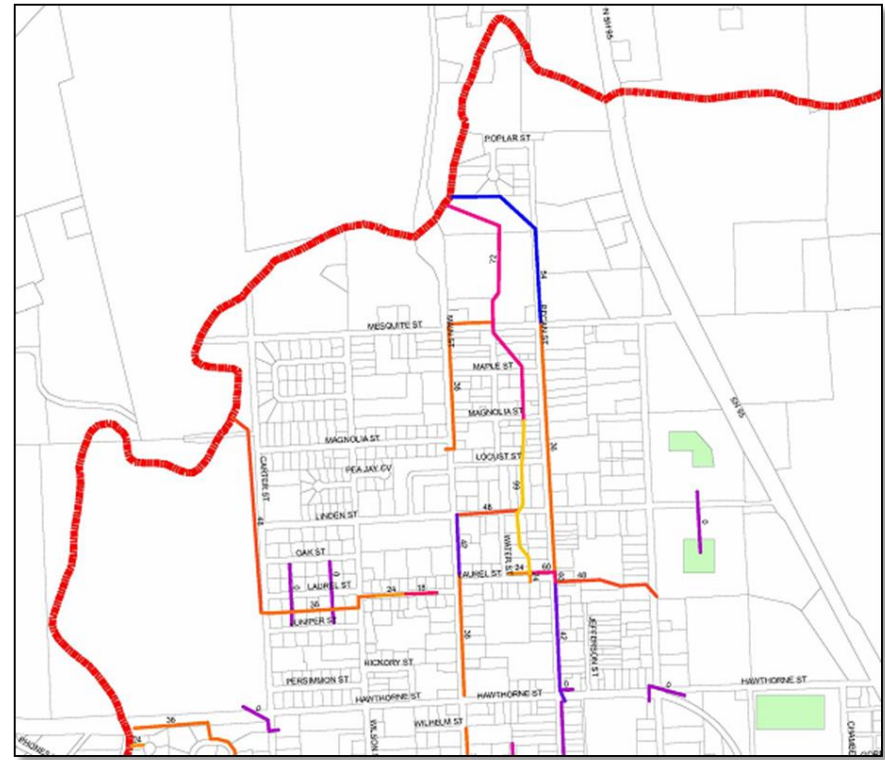
Assessment

- North Area is mostly built-out, but has significant infill and redevelopment potential
- There is a mix of **II zoning districts** and a newly approved PD
- Opportunity to improve transitions between the residential and commercial zoning and ensure a variety of housing types



Utilities

- Flooding caused by substandard storm water facilities, less than ideal bar ditch configurations, and general poor condition of streets
- City does not currently have complete GIS data on the quality and location of utility lines
- Having this complete data will be necessary to plan and prioritize future utility investment.



Streets

- Future planning efforts should consider improving a primary east-west street to SH 95 to improve access.
- Pedestrian environment needs to be improved in the North Area, especially improving sidewalk connectivity and pedestrian crossing at intersections
- Carter and Main Streets are considered “Minor Collectors” and may be given extra pedestrian accommodations

Community Input

- **Town Hall Meeting: March 24, 2016**
 - Community meeting regarding SWOT analysis (strengths, weakness, opportunities and threats) in the North Area HOW MANY PEOPLE
- **Continuous Task Force Meetings (1st Thursday)**

SWOT- March 24 Town Hall

Strengths	Totals
Parks	4
Diversity	4
More habitat homes	3
Multi-Family Housing	3
Location	1
Existing Community self-awareness	1

Weaknesses	Totals
Flooding, flood plain, drainage, standing water	24
Lacking basic services	21
Lack of attention to North Area/ concerns	15
Infrastructure not good quality (lack of mapping/info)	9
Lack of sidewalks	8
Lack of responsiveness to North Area	6
Historically focused on city central only	5
City resources	5
Infrastructure located out of PUE's & ROW	4
Lack of funding	3
Traffic, narrow streets, connectivity, speeding, St. lights	3
Ownership issues, multiple lots, hard to buy	2
Rail road crossing	1
Smaller lots	1
Police involvement	1
Housing authority maintenance	1
Tornado assistance	1
Lack of parks	1

SWOT- March 24 Town Hall

Opportunities	Totals
Community center w/ existing parks/ shelter/ pool	24
New housing options outside of current code (macro housing)	19
Basic St. lights, sidewalks, infrastructure, speed signs	14
Explore funding options, 1/2 cent sales tax	10
Walking/ biking/ stripping Main St (paint area)	5
Home repair program	3
New model for affordable housing	3
Neighborhood watch/ crime stop program	2
Map infrastructure in city area (drainage, water, sewer)	2
More community involvement/ meetings of north area	2
Enterprise investments zones/ fund infrastructure	1

Threats	Totals
Continued ignoring of North Area concerns, no results	19
Lack of unified vision for what he results should be/ what can actually happen	17
Loss of affordability, higher taxes, home prices	7
New development worsening drainage	5
Development outpaces resources & available infrastructure	2
Overflow room Austin-metro area	2
Traffic, no connectivity to other side of town, lack of street connections	1

Recommendations



Near Term Goals

- ***Drainage***

- Assess the condition and make improvements to the regional detention pond near the public works yard, perform routine maintenance to drainage ditches, detailed documentation of higher risk flooding areas

- ***Comprehensive Plan***

- Updating Thoroughfare Plan, Sidewalk inventory, Flood and Drainage Maps, Utilities and Capital Improvement Projects list.

- ***Infrastructure Bond***

- The reconstruction of Laurel with Storm water Improvements from Wilson Street to Pecan Street. (Project Cost estimate: \$250,000)
- The reconstruction of Carter Street from the Railroad tracks to Magnolia Street 2,150 linear feet of paving. (Project Cost estimate: \$815,000)
- Carter Street Extension from Magnolia Street to Mesquite Street, 1700 linear feet of paving. (Project Cost estimate: \$696,000)

Recommendations



Near Term Goals

- ***City Initiated Rezoning- North Area Overlay***
 - The North Area Overlay could include changes to the following:
 - Administrative Approval of numerical zoning standards
 - Lower minimum area threshold for PD's
 - General guidelines for PD additional standards for single family
 - Form Based Code for Commercial Zoning
 - Alternate street types for streets serving small PD's
 - Update legal lot date
 - Allowances for multifamily on lots with different setbacks

Recommendations



Near Term Goals

- ***Public safety***

- Increase police patrols and arrange for a Police department community resource officer to host a meeting to discuss safety techniques.

- ***Street Lights***

- Currently a street light appraisal is underway to indicate where street lights are needed the most

- ***Jewels Hodges Park***

- City can look for ways to improve the attractiveness and increase the park amenities to appeal to a larger cross section of North Area Residents.

Recommendations



Long Term Goals

- ***Infrastructure Investment Strategy***

- Create a *public investment strategy* that is parallel to the rezoning effort that coordinates infrastructure investment in areas that will have the largest demand for infill or redevelopment
- Document and map the existing utilities and areas of flooding
- look at how to finance infrastructure beyond the potential bond projects currently being considered

- ***Transit***

- Coordinate with CARTS on ideas to improve access, improve stop amenities and ways to improve service.

Recommendations



Long Term Goals

- ***North Area General Plan***

- Create a general plan for the North Area that frames the issues that are outside of the realm of infrastructure and zoning in full detail
- Create action steps associated with each of these issues
- Outline the role of private enterprise, local government and non-profit organizations

- ***Tax Increment Financing***

- Tax Increment Financing a possible tool
- TIF is not a panacea but has been a useful financing tool for many Texas communities to create a revenue source for the type of improvements that are necessary

Next Steps for the Task Force



- ***Research policies and guidelines for changes to the current zoning classifications***
- ***Provide guidance to the Planning and Zoning Commission and City Council on unique parcels/lots within the North Area***
- ***Continue to conduct Public Forums related to issues in the North Area***
- ***Research “infill” compatibilities for utilizing FBC in other areas of the City***