

CHAPTER 2. COMMUNITY GROWTH



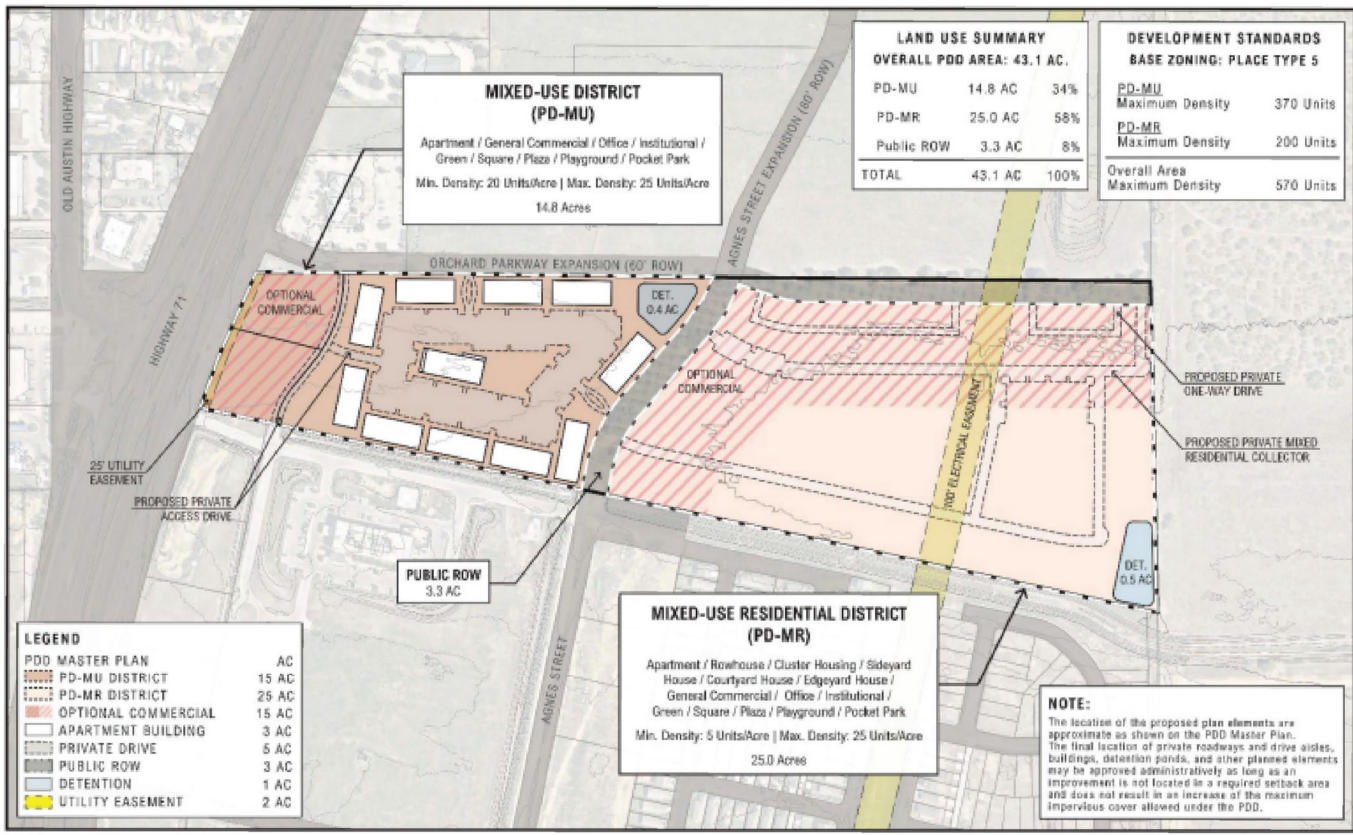
CHAPTER TWO COMMUNITY GROWTH

Bastrop continues to experience dynamic growth influenced by its proximity to Austin, relative affordability, proximity to the Colorado River, and small-town charm. These forces have accelerated housing and economic development since 2016 and reinforced the need to update growth goals and strategies.

The update of **Chapter 2: Community Growth** highlights how Bastrop has evolved since 2016 and presents a more targeted and sustainable approach to managing future development.

It includes revised population and housing projections, evaluates current growth trends, and identifies opportunities to refine the City's development code. The chapter also reflects input from public engagement, City staff, and local leaders to ensure the goals align with today's priorities and emerging needs.

A summary list of all Community Growth goals and objectives can be found at the end of this chapter (page 2-19).



A recently approved Planned District Development, Nixon PDD, which includes commercial and residential mixed-used opportunities.

HISTORICAL AND CURRENT GROWTH PATTERNS

HISTORICAL POPULATION TRENDS

Population growth in Bastrop and Bastrop County has been inconsistent over the last century. **Figure 2.1** shows that the City experienced a 60.7 percent population increase between 1940 and 1950 through the establishment of Camp Swift. The closure of the camp however, combined with the closure of area coal mines and reductions in lumbering operations caused Bastrop's population to decrease by 5.5 percent in the decade to follow. Bastrop has experienced sustained growth since 1990 as development along the Highway 71 corridor to Austin began to increase. All signs indicate that this growth trend will continue into the next decade.

FIGURE 2.1. HISTORIC POPULATION

YEAR	CITY OF BASTROP	BASTROP COUNTY	AUSTIN-ROUND ROCK MSA	TEXAS
1940	1,976	21,610	-	6,414,824
1950	3,176	19,622	-	7,711,194
1960	3,001	16,925	-	9,579,677
1970	3,172	17,297	398,938	11,196,730
1980	3,789	24,726	585,051	14,229,191
1990	4,044	38,263	846,227	16,986,510
2000	6,308	57,725	1,249,763	20,851,820
2010	7,218	74,171	1,716,289	25,145,561
2020	9,688	97,216	2,283,371	29,145,505

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey & Texas A&M Real Estate Center

GROWTH PATTERNS

Bastrop, once a quiet and small city within the five county Austin-Round Rock-San Marcos Metropolitan Statistical Area (MSA), has continued to become “closer” to Austin, as the Austin housing market and the establishment of the Highway 71 toll road have continued to push development to the east.

Economic trends in Austin have contributed to this push east, including the arrival of the Tesla Giga Texas manufacturing plant, located in southeast Austin near the intersection of Toll Road 130 and Highway 71, approximately 24 miles from the heart of Bastrop. Between 2010 and 2020, Bastrop experienced a nearly 37 percent increase in total housing units and a greater than 110 percent increase in median housing value since 2016 when the current plan was adopted.

Bastrop is the nearest residential center to several major technology and manufacturing companies, including Starlink, The Boring Company, and X (formerly known as Twitter), and is expected to experience significant population growth. These sites are located just northwest of the Bastrop ETJ along Farm-to-Market Road (FM) 1209.

Bastrop's extraterritorial jurisdiction (ETJ) refers to the area outside the city's limits but still under the City's planning jurisdiction. As such, it serves as a key tool for managing growth. It allows the City to extend some municipal powers beyond its boundaries to help with planning, land use, and infrastructure.

“A BALANCE OF HOUSING FOR A VARIETY OF FAMILIES, SINGLES AND MORE SENIOR HOUSING.”

Community Touch Point Survey Week 2 Respondents [City Residents], when asked about desires for future residential growth in the community

POPULATION GROWTH & FORECASTING

POPULATION GROWTH OVERVIEW

For this Plan Update, nine different population models were used to estimate Bastrop's growth over the next 20 years. These models used a variety of data, some of which were also used in Bastrop's Comprehensive Plan (2016). However, differences in the data can be observed due to the use of new or updated information. Notably, Bastrop's Comprehensive Plan (2016) population projection was based on a 2011 study; no similar study has been conducted recently. In lieu of this, the Plan Update incorporates the most recent projections available, including those from the 2022 Water Master Plan and 2020 Water Conservation Plan.

Between 2016 and 2024, Bastrop's population grew by 70.2 percent, reaching 14,799 — an average annual growth rate of 6.88 percent.

While public data (such as Census data and state water plans) is less frequently updated, private data sources used by the City's economic development teams suggest more rapid growth. This Plan Update prioritizes public data for consistency but acknowledges the value of private estimates where available.

Figure 2.2, Bastrop Population Growth Models illustrates population growth projections ranging from 137% to 208% by 2040, based on a 2010 baseline population of 7,218.

Figure 2.3, Bastrop Population Growth Projection, (page 2-4) illustrates the final population growth projection upon which subsequent city growth and development assumptions are based. Bastrop's population is expected to grow from 8,694 to 19,199 persons from 2016 to 2035.

Additional data inputs which may influence the accuracy of long-term population projections include:

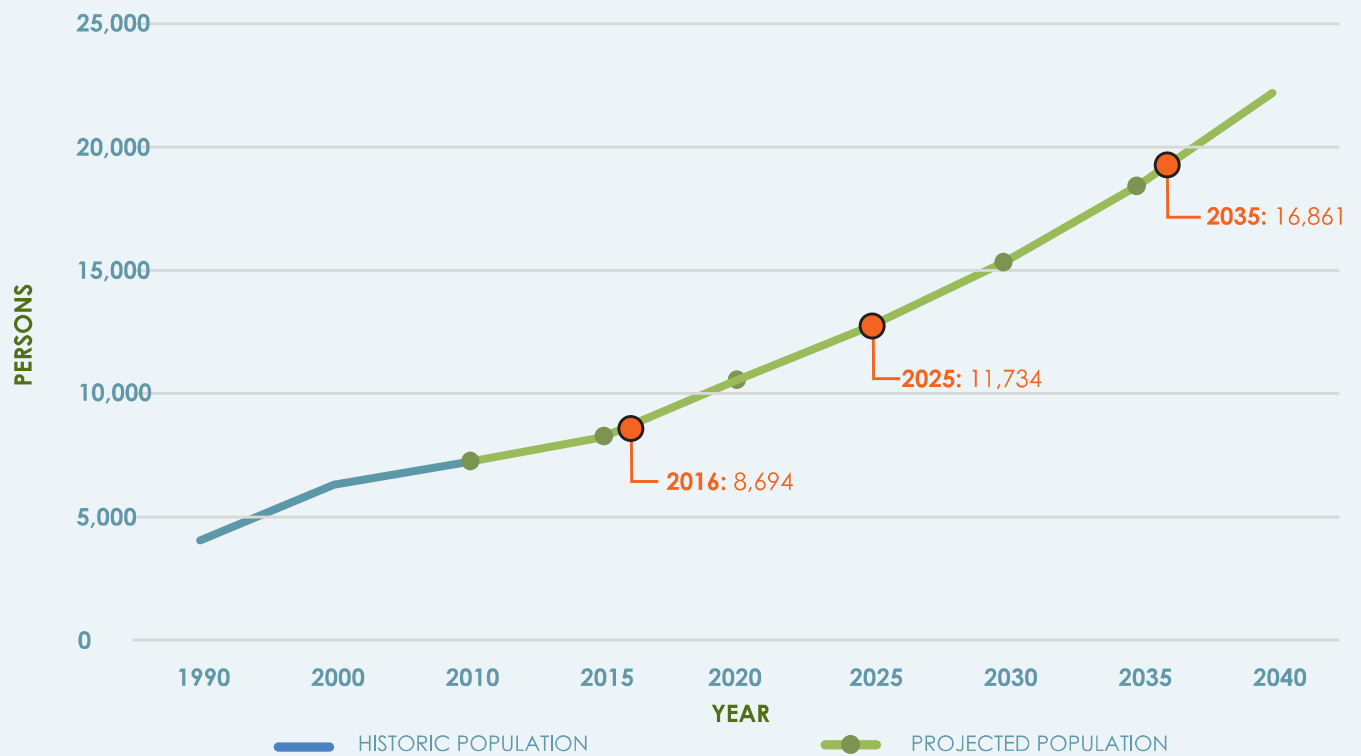
- *Annexation Policy*
- *Residential Building Permits*
- *Preliminary and Final Subdivision Plats*
- *School Enrollments*
- *Sewer System Expansion*
- *Zoning of Vacant Land*
- *Municipal Utility Districts*

FIGURE 2.2. BASTROP POPULATION GROWTH MODELS

YEAR	HISTORIC POPULATION	0.5 COUNTY STEP DOWN	1.0 COUNTY STEP DOWN	TEXAS WATER DEVELOPMENT BOARD	LINEAR REGRESSION	EXPONENTIAL GROWTH	SCHOOL DISTRICT INDICATOR	WATER MASTER PLAN	WATER CONSERVATION PLAN
1970	3,172								
1980	3,789								
1990	4,044								
2000	6,308								
2010	7,218	7,218	7,218	7,218	7,218	7,218	7,218	7,218	7,218
2015		7,669	7,669	8,938	7,669	7,669	7,669	7,669	7,669
2020		9,688	9,688	11,069	9,668	9,668	9,668	9,810	9,653
2025		9,772	10,281	12,889	10,853	11,224	11,834	11,734	11,373
2030		10,156	11,246	15,008	12,158	13,003	14,457	14,964	13,093
2035		10,536	12,287	17,381	12,976	15,065	17,660	16,861	14,813
2040		10,906	13,405	20,129	13,848	17,453	21,572	19,611	16,533
2045		11,243	14,589	23,342	14,815	20,220	26,352	23,132	18,253

Source: U.S. Census Bureau, Texas Water Development Board, Bastrop Independent School District, & City of Bastrop

FIGURE 2.3. BASTROP POPULATION GROWTH PROJECTION



Source: City of Bastrop Water Demand Projections (2014)

ANNEXATION & GROWTH MANAGEMENT

WHAT IS ANNEXATION?

Annexation is the process by which a city extends its municipal services, regulations, and taxing authority to new areas. It helps manage growth without burdening existing neighborhoods. The benefits to annexation include:

- Providing municipal services, such as utilities and police protection, to developed and developing areas.
- Exercising regulatory authority necessary to protect public health, safety, and welfare.
- Ensuring fair tax and maintenance contributions for facilities and utilities.
- Regulating land subdivision and development within the extraterritorial jurisdiction (ETJ).

The ETJ is a contiguous one-mile area extending beyond the city limits. This one-mile area is the City's statutory ETJ which is based on the city's population. Bastrop, however, is unique in that it also holds limited jurisdiction over a voluntary ETJ, a non-contiguous area where residents agreed to be annexed into the city's ETJ jurisdiction.

Bastrop, like other cities of similar size, exercises limited jurisdiction in its ETJ (both statutory and voluntary), but recent legislative changes have reduced annexation powers across Texas.

Senate Bill 2038 (effective Sept. 1, 2023) allows property in a city's ETJ to be released if more than 50% of voters and the majority landowners sign a petition. Released areas are no longer subject to municipal regulations, which could lead to unregulated development and future challenges for cities seeking to manage growth and provide services. This limits Bastrop's ability to rely on annexation as a primary growth strategy. As a result, this Plan assumes future growth will occur largely within the city's boundaries.

Figure 2.4 outlines the differences between statutory and voluntary ETJ boundaries. The Texas Legislature has placed tighter restrictions on annexation, further limiting its use as a growth strategy. During the planning process, there was low community interest in pursuing annexation, so the Plan Update assumes that most future growth will happen within the City's current boundaries.

FIGURE 2.4. STATUTORY VS. VOLUNTARY ETJ

	STATUTORY ETJ	VOLUNTARY ETJ
Application	Automatically applied based on the city's population.	Initiated by property owners who request inclusion.
Purpose	To regulate land use, subdivision, and infrastructure in areas outside city limits.	To extend city regulation and services to adjacent areas.
Coverage	Land within a specified distance from city limits (e.g., 5 miles for cities with populations between 5,000-100,000).	Land that property owners voluntarily agree to include in the city's jurisdiction.
Regulatory	Provides the city with authority over zoning, land use, and subdivisions outside city limits.	Extends the city's regulatory powers to areas that are not automatically included in the statutory ETJ.
Benefits	Typically includes some oversight on development and infrastructure but no direct services.	Allows property owners to receive city services and infrastructure planning.
Planning Objective	To manage growth and ensure that developments are compatible with the city's long-term growth and needs.	To ensure better coordination of development and services in areas that might eventually be annexed.

GROWTH MANAGEMENT

As cities expand, effectively managing this growth is essential to desirable development and efficient use of resources. Several strategies can guide this process, including delineating service areas and growth areas, and employing innovative tools such as development agreements to align the objectives of both the City and developers.

A key distinction in growth management is between service areas and growth areas. Service areas refer to the regions where existing infrastructure and public services are readily available, while growth areas represent locations designated for future expansion and development. Properly defining and managing these areas helps prevent overextension of resources and ensures that new developments are well-served by necessary utilities and infrastructure.

Cities in Texas manage growth through tools like service and growth area designations, development agreements, and financing districts such as MUDs (Municipal Utility Districts), PIDs (Public Improvement Districts), and TIRZs (Tax Increment Reinvestment Zones).

These help fund infrastructure and guide development. Impact fees ensure new growth contributes to utilities and services, while Chapter 380 agreements offer incentives for projects aligned with community goals. In Bastrop, the existing B3 Code does not always enable the variety of housing and development types the community desires. By using these tools, the City can experiment with alternatives and pilot new approaches that support its long-term vision.

By combining these growth management strategies, cities like Bastrop can respond to population growth in a way that is both strategic and sustainable.

“WE NEED TO BE MORE THOUGHTFUL IN OUR GROWTH PLAN AND ITS EFFECTS WITH REGARDS TO TRAFFIC PATTERNS AND PUBLIC SERVICES THAT WILL BE REQUIRED. ”

*Community Touch Point Survey Week 2
Respondents [City Residents]*

(Comments have been lightly edited for grammar and clarity.)

GROWTH SCENARIOS

The growth in Bastrop presents both a tremendous opportunity and a significant challenge. The City must ensure that its mobility network and municipal services can support future development. This Plan Update builds on the foundational ideas established in 2016, re-evaluating how the city has evolved since then, identifying areas with growth potential, and outlining strategies to manage that growth effectively. The purpose of this Plan Update is to reaffirm the city's goals, assess progress made, and align future efforts with community feedback.

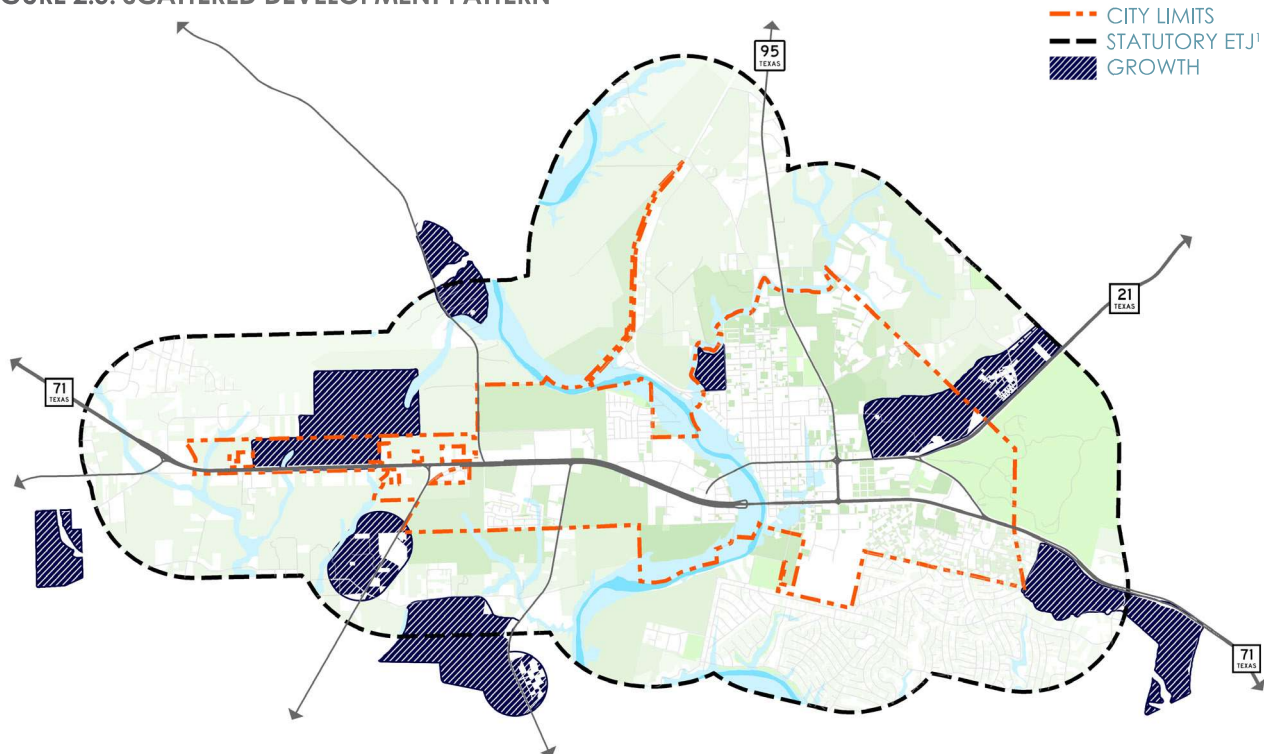
DEVELOPMENT PATTERNS

Several conditions and factors will influence how and where physical growth and development occurs within Bastrop, and surrounding areas. Over time, obvious

patterns of development emerge, along transportation corridors, at crossroads, adjacent to water bodies, etc. Sometimes growth is logical and contiguous, following an already established development pattern. Other times, growth is haphazard and scattered, the result of economic influences, like the availability of inexpensive land or access to a utility line.

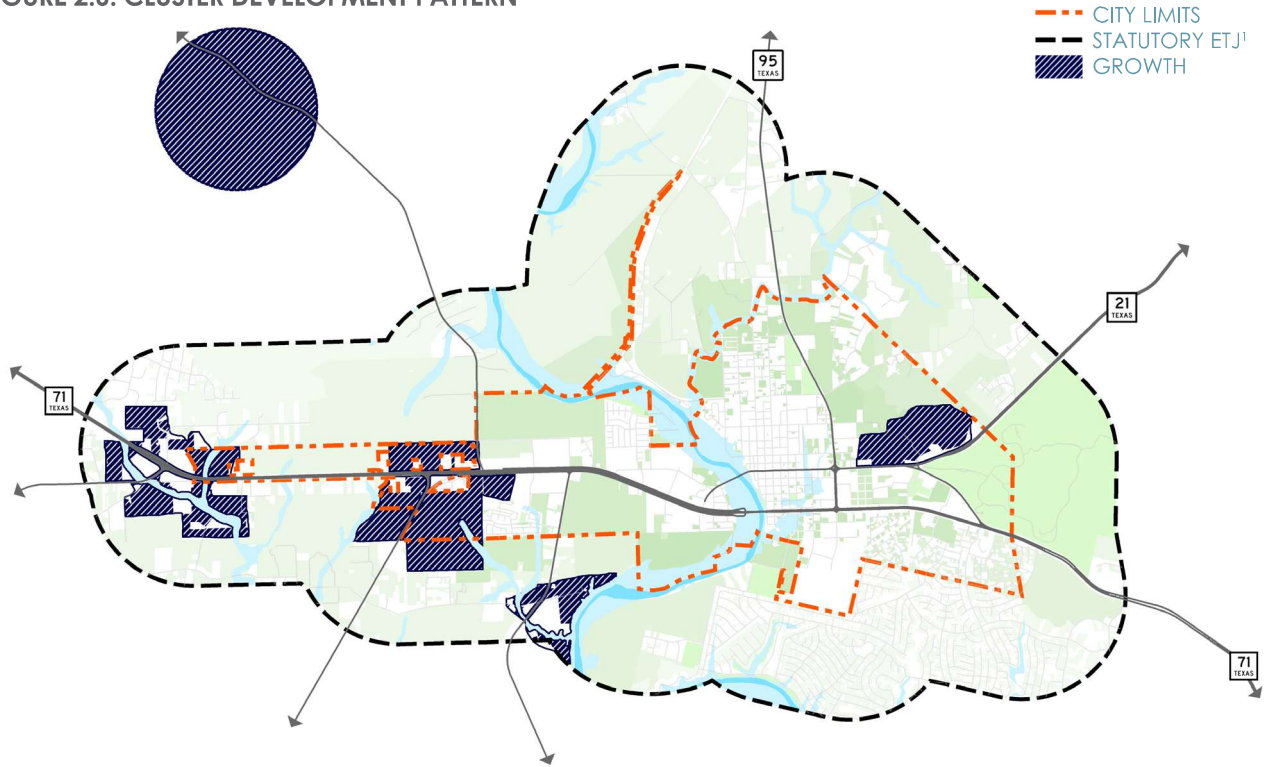
Five scenarios were presented in Bastrop's Comprehensive Plan (2016), presented on pages 2-7 through 2-9, which illustrate patterns of growth that can occur in Bastrop. The city and the community reviewed these to see to which degree any one of these hypothetical growth patterns has or is occurring as a result of private market forces, as well as public policies, investments, and regulation.

FIGURE 2.5. SCATTERED DEVELOPMENT PATTERN



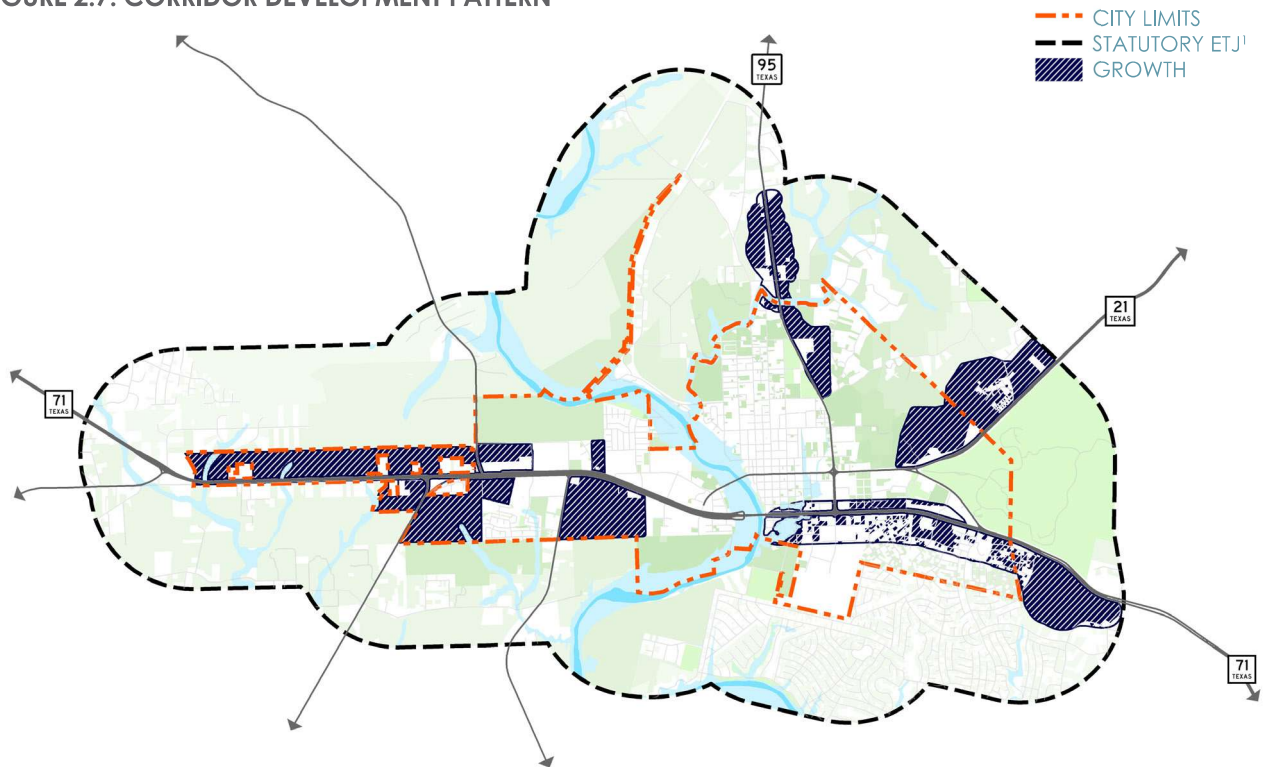
Development is not constrained by land use or development regulations. "Leapfrog" development occurs over empty land to build in remote locations – often through privately financed infrastructure.

FIGURE 2.6. CLUSTER DEVELOPMENT PATTERN



Nodal development at strategic locations, where on-site construction occurs in concentrated areas. Compact on-site building and site design preserves natural features; development nodes may still be occur in a scattered manner.

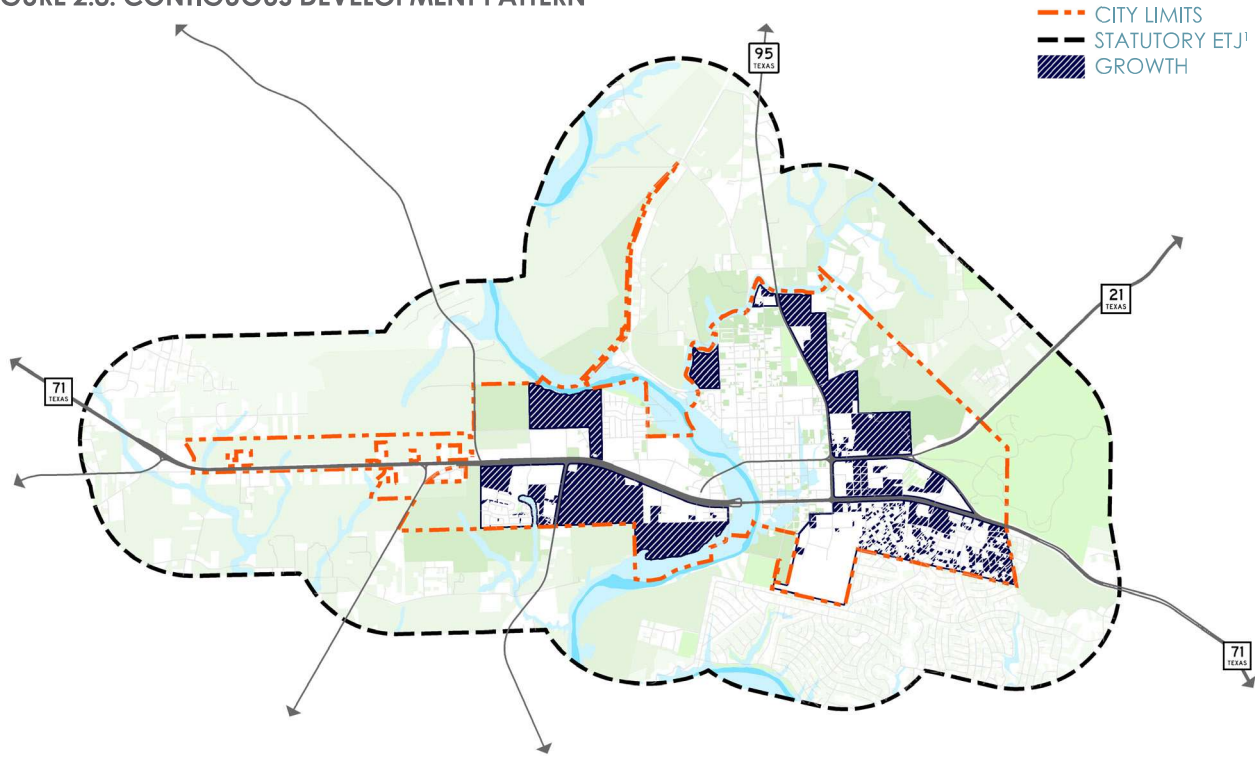
FIGURE 2.7. CORRIDOR DEVELOPMENT PATTERN



Development occurs along major transportation corridors in a linear manner. Access to transportation and utility infrastructure saves development costs; development quality and intensity can overburden thoroughfares.

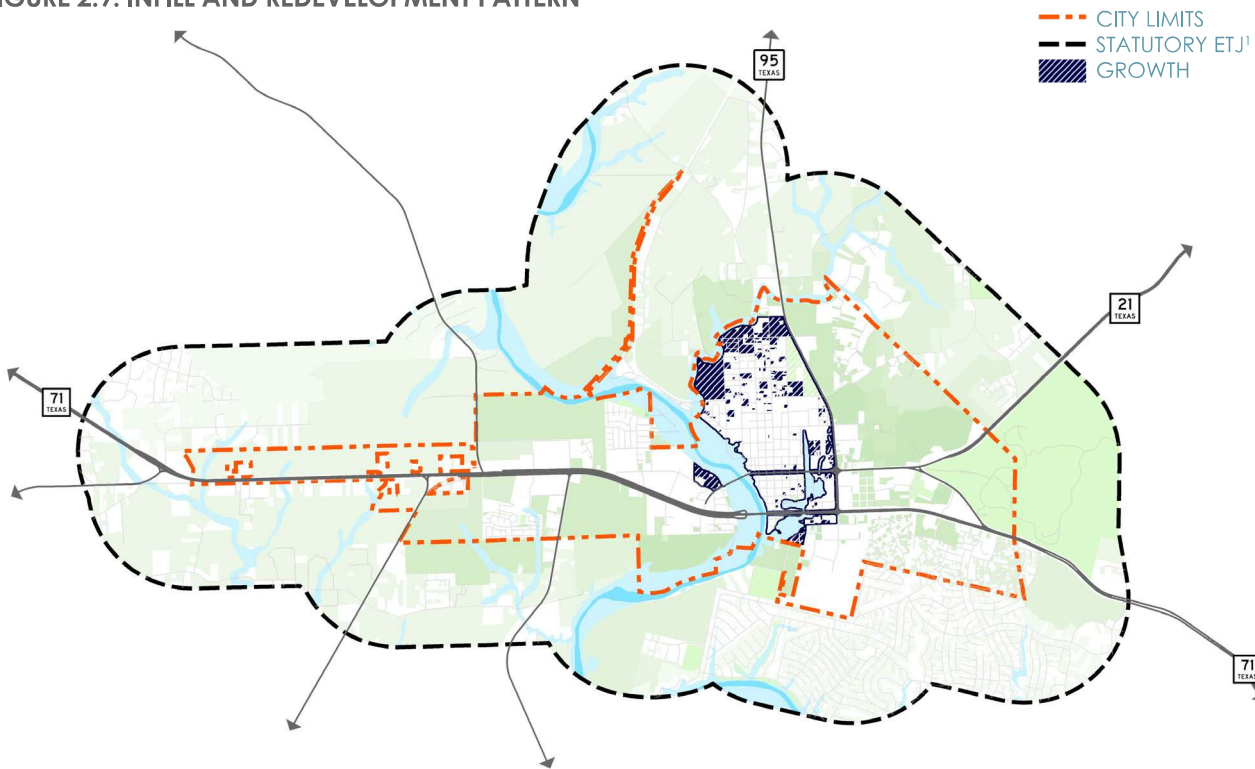
¹LIMITS OF STATUTORY ETJ LOCATED 1 MILE FROM CITY LIMITS

FIGURE 2.8. CONTIGUOUS DEVELOPMENT PATTERN



Growth occurs in very close proximity to existing development. When carefully planned, can reduce the footprint of development while strategically increasing development intensity.

FIGURE 2.9. INFILL AND REDEVELOPMENT PATTERN



Development within existing districts and neighborhoods in close proximity to existing utilities and public services. Promotes a compact community form and utility network, and may promote neighborhood conservation and blight removal.

¹LIMITS OF STATUTORY ETJ LOCATED 1 MILE FROM CITY LIMITS

DEVELOPMENT PATTERNS DESCRIPTIONS

Scattered Development happens on land that is not constrained by land use or development regulations. Development in this manner typically takes place on vacant land, but it may lack access to essential utility infrastructure and public services.

Cluster Development refers to the concentration of construction at strategic locations, where buildings are grouped together, although these areas may still be spread out. This type of development focuses on efficient, compact on-site building and design to preserve the natural features of the land.

Corridor Development takes place along major transportation corridors in a linear fashion. The proximity to transportation

and utility infrastructure can reduce development costs, but the intensity and quality of the development can potentially strain the thoroughfares.

Contiguous Development occurs near existing developments. This type of development can reduce the overall development footprint while increasing the intensity of the development, making it more efficient in utilizing available space.

Infill and Redevelopment involves construction within existing districts and neighborhoods. This approach takes advantage of existing utility infrastructure and public services, promoting a compact community form and reducing the need for expansion.

Of the five scenarios presented, this Plan Update supports policies aligned with the Corridor and Cluster strategy but with an emphasis on development toward the west. Bastrop's growth policies are detailed on page 2-19.

Understanding how growth may occur is only one part of the planning process. Bastrop is likely to face development proposals

reflecting all five growth scenarios, and some combination of these will likely shape the community's future. Community members have also expressed strong concerns about how growth intersects with natural hazards. The following section explores risks such as flooding, wildfires, and other hazards to support safer and more informed development decisions.

“...WOULD LIKE TO SEE MORE OF THE OPEN AREAS DEVELOPED LIKE AT THE NW CORNER OF 969/71.”

“I BELIEVE THAT THERE [ARE] NOT ENOUGH GREEN SPACES AND WITHOUT THEM BASTROP WILL LOSE A LOT OF ITS CHARM.”

*Community Touchpoint Survey - Week 2 Respondents
[City Residents]*

HAZARD ANALYSIS

FLOOD PRONE AREAS

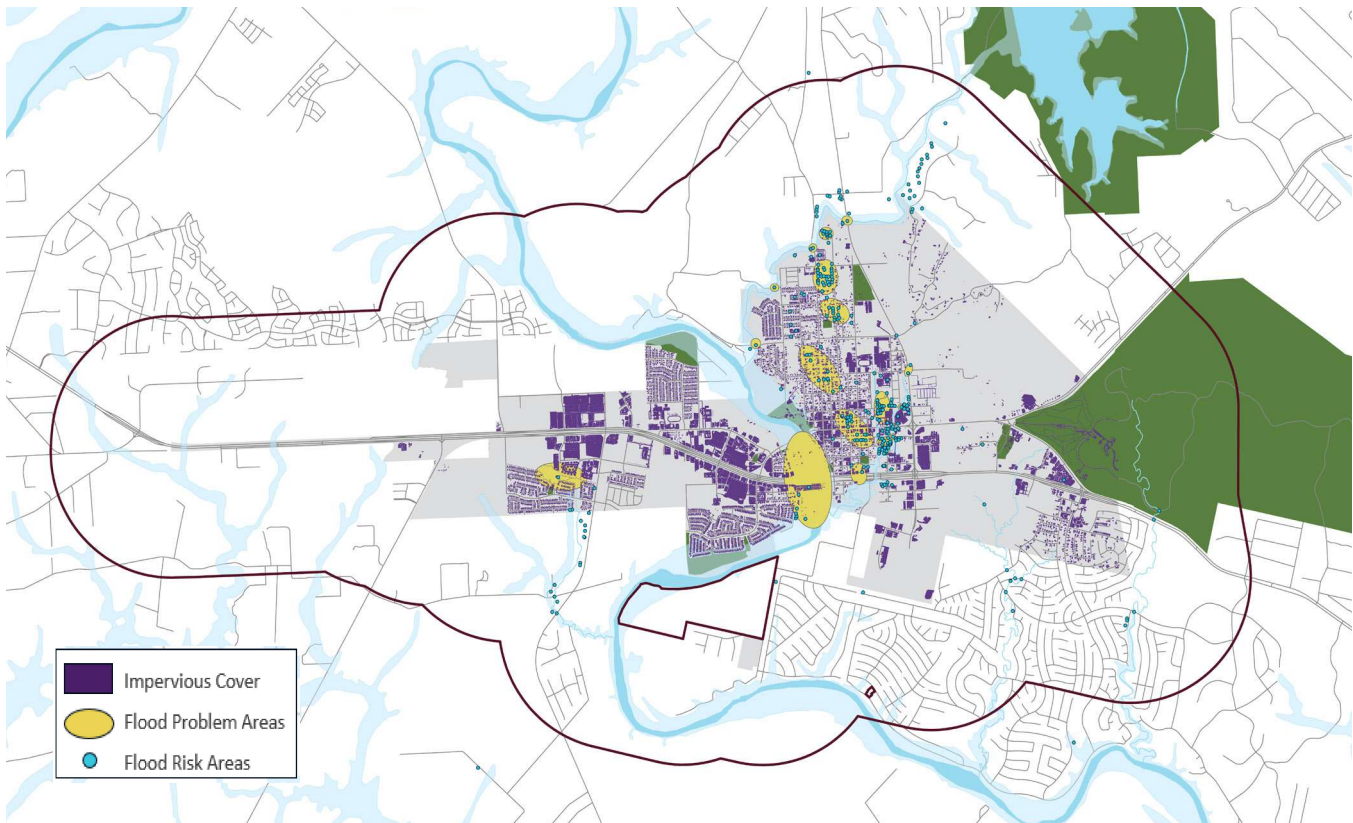
Being prominently located along the Colorado River, Bastrop's connection to water is a key component to the city's character and history. The water bodies that flow in and around the city can be sources of recreation and economic drivers but also pose a threat to the community through flooding. Compounded with historic drainage infrastructure and increasing impervious coverage, this creates localized and widespread flooding hotspots throughout the city.

Figure 2.10 shows the flooding hotspots identified throughout the community using current and future flood modeling projections created for the Texas Water Development Board's Region 10 - Lower Colorado-Lavaca

Regional Flood Plan, which includes Bastrop County. The areas shown in yellow depict the areas of flooding hotspots. The large area in central Bastrop shows the compounding flooding in the floodplain of the Colorado River and the historic downtown of Bastrop. Additional flooding hotspots are identified throughout the city where there are areas of large impervious cover and inadequate drainage capacity.

As Bastrop continues to grow, understanding this flood risk is critical to acknowledge current risk and mitigate future increases from risk from both increased storm severity and severe weather and increased development and impervious cover. Both factors can increase the overall flood risk to infrastructure and the citizens of Bastrop.

FIGURE 2.10. FLOOD PRONE AREAS MAP



WILDFIRE RISK

The wildfire threat in a given area is determined as the likelihood of a wildfire occurring or burning into an area. The threat is determined by combining a number of landscape characteristics including surface and canopy vegetation as fuel, resultant fire behavior, historical fire occurrence, historical weather observations, and terrain conditions.

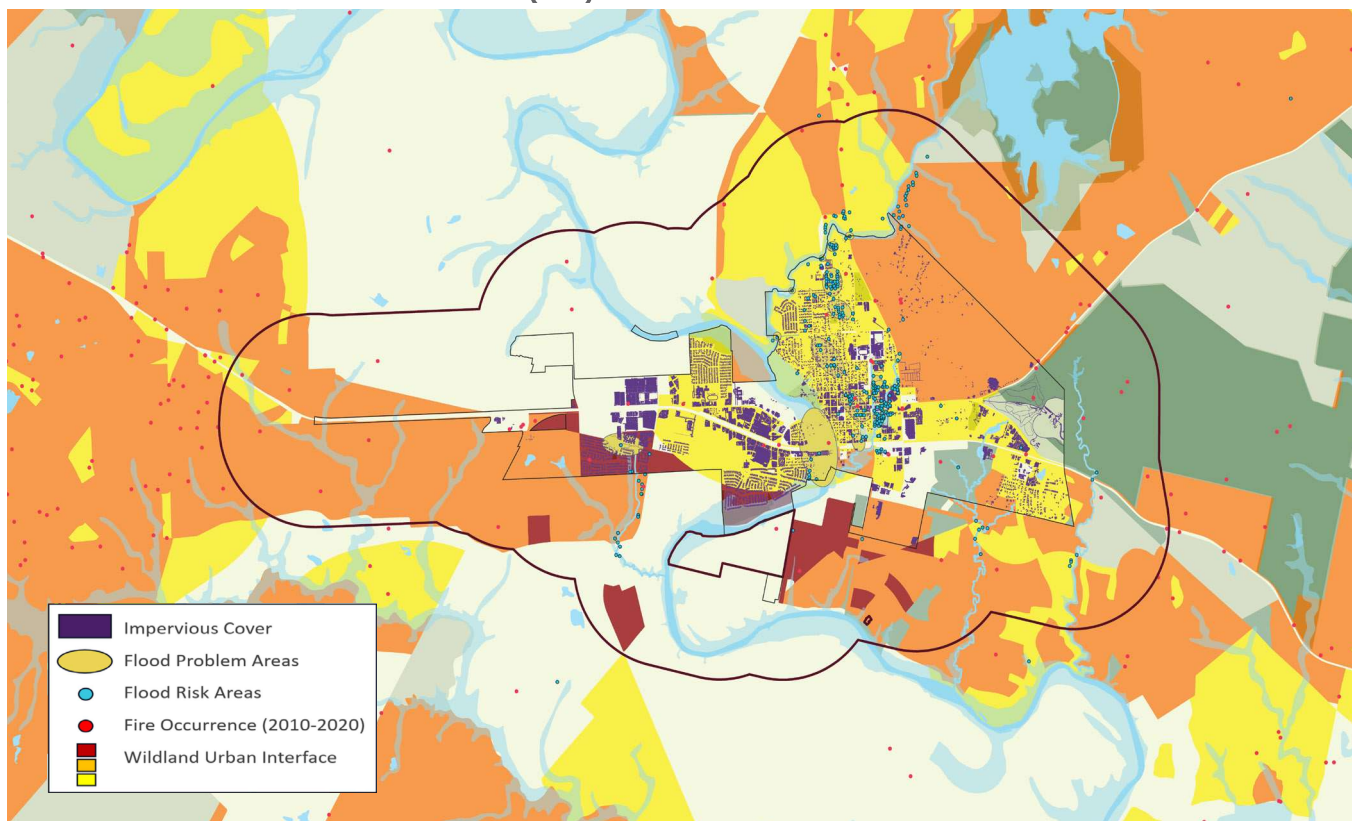
Among fire disasters in the U.S. in recent years, fires in Wildland-Urban Interface (WUI) areas have caused the most devastation. The WUI is the zone where human development meets undeveloped wild land or vegetative fuels and these fires can result in substantial property damage and loss of life. This area is at risk of wildfires due to the proximity of structures to natural landscapes, which

complicates wildfire management and response.

Understanding the WUI is important for communities to develop strategies to reduce wildfire risks and improve safety. **Figure 2.11** below shows the WUI data for the City of Bastrop and surrounding area. The areas in red pose the highest risk to wildfire impact on the WUI scale due to the level of undeveloped vegetation in proximity to infrastructure and urbanized areas.

Effectively managing vegetation fuel loads (anything that can burn in a wildfire and can include grasses, shrubs, trees, and dead leaves), and reducing loads when and where appropriate, helps to reduce the risk of fires and maintain functioning ecosystems.

FIGURE 2.11. WILDLAND URBAN INTERFACE (WUI) MAP



BASTROP GROWTH POTENTIAL

The Growth Potential Map (**FIGURE 2.12**) is a planning tool used to help identify where opportunities for future growth may occur in Bastrop. It considers a variety of factors, including available land areas of 10 acres or more, proximity to roadway access, utility infrastructure, and patterns of existing development, in order to highlight areas with higher potential for development or redevelopment. This map is not regulatory in nature, rather it serves as a visual representation of where growth is more likely or feasible based on current conditions. It supports long-range planning efforts by illustrating how Bastrop can accommodate future development while aligning with community goals. Reviewing the impact of hazards such as flooding and wildfire can have are key to planning for future growth and development in Bastrop. The planned and projected growth bring both opportunities and constraints that need careful consideration.

Balancing these opportunities and constraints is crucial for the City to achieve sustainable growth and development. By addressing these factors with innovative solutions and proactive planning, the City can enhance its resilience against natural hazards and ensure a thriving future for its residents.

OPPORTUNITIES

CONNECTIVITY

Connected streets make the transportation network more resilient, allowing for additional alternate routes during closures and improving routes for emergency vehicles, motorists and pedestrians during large events.

INFRASTRUCTURE IMPROVEMENTS

Improving roads vulnerable to extreme weather provides the City with an opportunity to create a more resilient transportation network.

ENHANCED DRAINAGE SYSTEMS

Upgrading drainage and culverts can prevent roadway erosion and maintain essential access routes for emergency services, ensuring the City is better prepared for adverse weather conditions.

WATER STORAGE AND FIRE SUPPRESSION

Investing in water storage and fire suppression infrastructure can help mitigate wildfire risks and ensure community safety.

REGULATORY UPDATES

Adopting and updating floodplain ordinances and enforcement of fire codes can reduce risk and promote sustainable growth.

CONSTRAINTS

GEOGRAPHIC LIMITATIONS

The City's proximity to natural water bodies and flood-prone areas increases infrastructure and development risks. Future growth that increases impervious surface coverage will continue to increase risk in flood-prone areas.

RESOURCE ALLOCATION

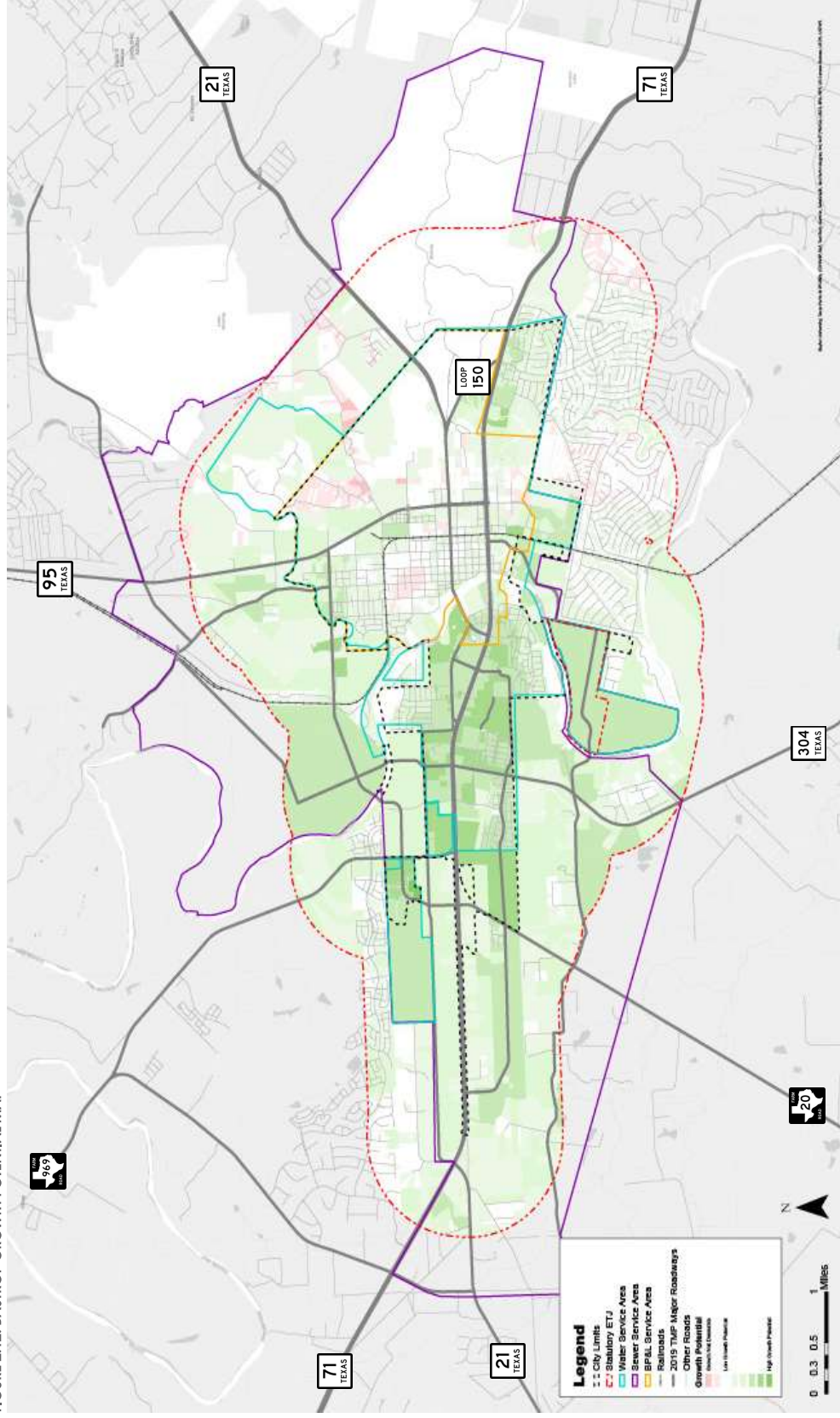
Ensuring adequate water resources for both residential needs and fire suppression may strain the City's budget. Prolonged drought coupled with growth and development puts a strain on the already limited resources for water supply and creates a greater need to improve existing systems and develop alternative water supply techniques.

COMMUNITY PREPAREDNESS

Raising awareness and educating the community about the risks from hazards is essential but can be hindered by varying levels of public engagement and participation, especially in a growing community with many new residents who may not be as familiar with local environmental risks and emergency response procedures.

BASTROP GROWTH POTENTIAL MAP

FIGURE 2.12. BASTROP GROWTH POTENTIAL MAP



MAP INSIGHTS



LOW GROWTH POTENTIAL AREAS (RED/
PINK AREAS):

Environmental Constraints. Located on the outskirts of Bastrop, these areas face environmental constraints such as floodplains, protected parks, and Houston Toad habitats

Fire and Flood Risk. High fire or flood risk areas further limit the viability of growth in these regions, especially for residential or commercial projects.

Downtown Bastrop. Downtown Bastrop is considered low-growth due to its already built-out status, which leaves limited opportunities for expansion. This area is more suited for slow and thoughtful infill development or preservation of its historical character.

“I BELIEVE GROWTH SHOULD BE DISCOURAGED TO THE EAST DUE TO STATE PARKS AND HOUSTON TOAD.”

*Community Touch Points Survey - Week 3
Respondents [City Residents]*



HIGH GROWTH POTENTIAL AREAS (GREENER
AREAS):

Proximity to Infrastructure. These areas are near major roadways and utility corridors, with easy access to water, wastewater, and electric services, particularly in the central-west and south-central portions of Bastrop. They are well-suited for new development due to the existing infrastructure in place.

Land Availability. These areas often overlap with vacant or agricultural parcels, suggesting that there is readily available land for future development. This makes them ideal candidates for residential, commercial, and mixed-use developments.

Strategic Location. Being located within the Extraterritorial Jurisdiction (ETJ) and utility Certificate of Convenience and Necessity (CCN) areas, these areas are eligible for municipal services, making them easier to annex or manage in the future.

Growth Corridor Identification. Areas near Highway 71 and SH-95, which are major transportation routes, should be prioritized for higher-density residential and commercial developments, as these corridors are key to accommodating future growth and regional connectivity.

Colorado River in Bastrop, TX.



GROWTH STRATEGY INSIGHTS

Infill vs. Sprawl. Strategically focusing growth within high-potential areas supports more cost-effective infrastructure and service provision over time. Prioritizing infill and development on vacant parcels, particularly within well-served, low-risk zones, offers a smarter alternative to extending development into environmentally constrained areas in the east and southeast. This approach reduces future hazard exposure, infrastructure costs, and environmental impacts while reinforcing a more resilient growth pattern.

Infrastructure Investment Priorities. To support efficient growth, the City should prioritize infrastructure investments in high-growth potential areas that are already served or easily serviceable by existing infrastructure networks. Concentrating development in these areas reduces the long-term cost of extending infrastructure to geographically distant or environmentally constrained zones. However, targeted investments may still be needed in constrained areas for resilience, hazard mitigation, or to address equity concerns. The City should also consider formalizing cost-sharing partnerships or agreements with the development community such as impact fees or infrastructure participation agreements to ensure that new growth adequately contributes to infrastructure expansion and operations.

Future Land Use Map Guidance. The Growth Potential Map provides important context for shaping the FLUM. It helps identify areas where future development may be more suitable, such as regions with existing infrastructure and lower environmental risk, and where development should be limited due to hazards or lack of services. This guidance informs decisions about where to

encourage higher-density residential, mixed-use, or commercial development, and where to reserve land for parks, open space, or conservation. Combined with community input, infrastructure planning, and policy priorities, the map supports a future land use vision that is both resilient and responsive to Bastrop's growth.

Tailored Development Strategies. The development patterns and conditions highlighted in the analysis map indicate the need for targeted planning tools to guide growth in high-opportunity areas. Tools such as Public Improvement Districts (PIDs), Municipal Utility Districts (MUDs), and development agreements can help finance infrastructure and support the transition of land from agricultural to urban or suburban uses. Where current zoning does not align with desired housing or commercial development, rezonings or special overlays may be needed in coordination with these tools. Deploying such strategies in a coordinated manner (with attention to infrastructure capacity, environmental constraints, and community goals) can ensure responsible, efficient, and well-supported growth.

Connectivity and Accessibility Considerations. Identifying growth corridors near major transportation routes provides an important foundation for promoting well-connected and accessible development. However, true connectivity requires more than proximity to highways; it depends on thoughtful street network design, safe pedestrian and bicycle access, and the potential for future transit service. By integrating land use planning with multi-modal transportation strategies, Bastrop can ensure that new residential and commercial developments are not only well-located, but also accessible, safe, and convenient for all users.

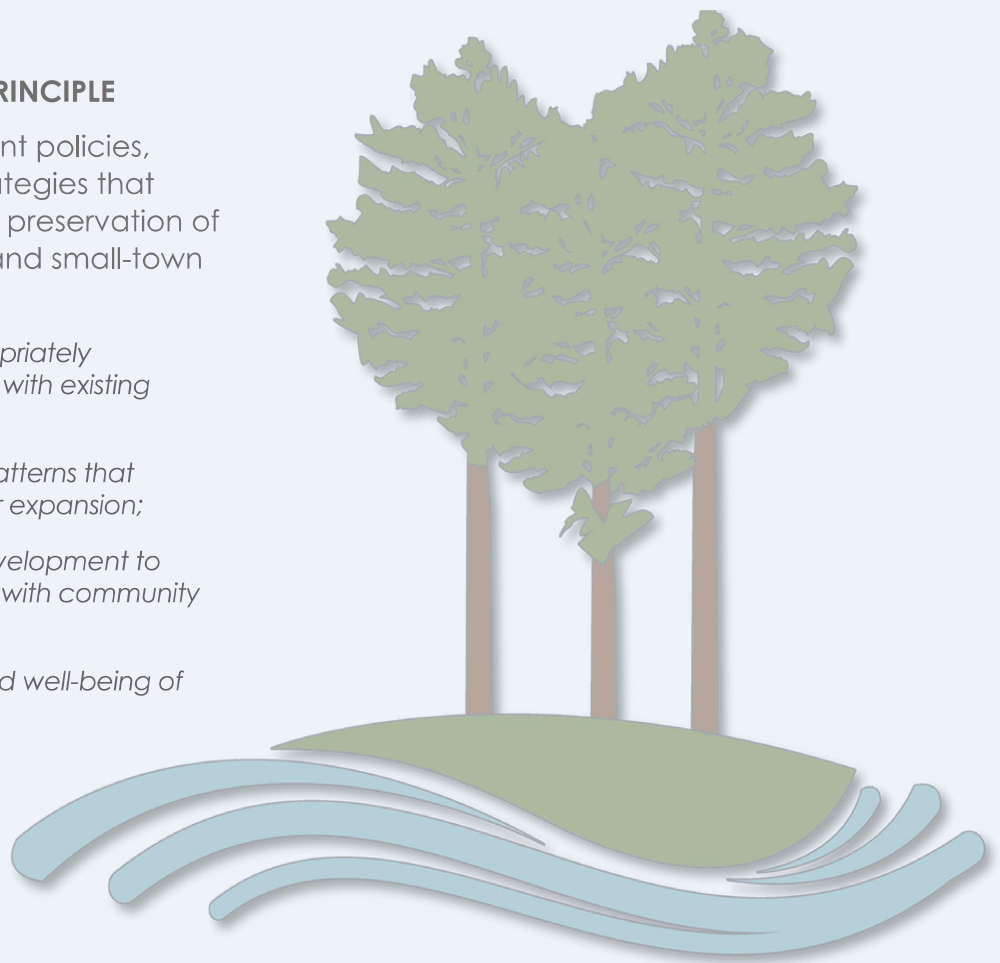
BASTROP GROWTH VISION AND FRAMEWORK

The insights gathered regarding infrastructure, development tools, and connectivity provide a clear foundation for how Bastrop can effectively manage growth in the coming years. As we look ahead, it's important to shift from addressing immediate development needs to shaping a cohesive, long-term vision that aligns with the city's values and goals. The following planning framework will be the guide to turn this vision into reality—ensuring that Bastrop's growth is not only manageable but also aligned with its aspirations for a vibrant, sustainable, and well-connected community.

BASTROP'S GUIDING GROWTH PRINCIPLE

The City of Bastrop will implement policies, programs, investments, and strategies that prioritize fiscal responsibility and preservation of Bastrop's natural environment and small-town character by:

- *Encouraging low-impact, appropriately scaled development that aligns with existing infrastructure;*
- *Promoting contiguous growth patterns that minimize infrastructure impact or expansion;*
- *Managing targeted corridor development to balance economic opportunity with community character; and*
- *Protecting the health, safety, and well-being of the community.*



To achieve this vision, the City of Bastrop will implement a set of focused policies, programs, and strategies. These policies are designed to ensure that development occurs in a fiscally responsible and environmentally conscious manner, while preserving the small-town character that defines Bastrop. The policies listed on the following page will guide Bastrop's growth, ensuring that it aligns with the community's values and long-term goals.

BASTROP GROWTH POLICIES

GROWTH, LAND USE & DEVELOPMENT PATTERNS

- *Encourage Gradient Land Use Strategies:* Utilize landscape buffer zones or leverage park land dedication to create transitions between different land uses, reducing conflict and enhancing compatibility while preserving rural edges and protect Bastrop's small-town character.
- *Maintain Lower Density in Established Neighborhoods:* Preserve the character of historically single-family areas by maintaining lower-density development patterns that reflect Bastrop's small-town identity.
- *Encourage Cluster Development for Housing Diversity and Businesses:* Encourage clustered development in identified areas with adequate utilities to provide a mix of housing types and support commercial growth while preserving open space and natural features.
- *Promote Responsible Growth Through Strategic Development Tools:* Encourage development that aligns with Bastrop's character and existing infrastructure capacity by leveraging neighborhood conservation districts, planned development districts, zoning overlays, economic development tools, and performance-based strategies. Utilize voluntary guidelines, incentive-based approaches, and strategic partnerships to promote private investment while minimizing public costs.
- *Encourage Voluntary Land Conservation to Preserve Rural Edges:* Support voluntary conservation agreements and similar tools to protect rural edges, maintain open space, and establish appropriate buffers between land uses while respecting property rights.

ENVIRONMENTAL PRESERVATION & COMMUNITY CHARACTER

- *Preserve Natural Features:* Identify and protect environmentally sensitive areas, such as floodplains, riparian corridors, and native Piney Woods ecosystems.
- *Encourage Agricultural Preservation:* Promote land use practices that retain agricultural operations and rural landscapes on the City's fringe.

- *Incorporate Context-Sensitive Design:* Require new development to reflect Bastrop's historic character, scale, and design aesthetic through voluntary design guidelines and incentives that support the city's unique identity.
- *Adopt Conservation Subdivision Standards:* Encourage subdivisions that preserve natural features, minimize impervious cover, and reduce infrastructure demands.

INFRASTRUCTURE & UTILITIES

- *Utility Capacity-Based Development:* Encourage development that aligns with the available capacity of Bastrop's existing utility infrastructure to reduce costly upgrades.
- *Prioritize Infrastructure Maintenance:* Emphasize maintaining existing infrastructure for reliability and resiliency.
- *Limit Utility Extensions:* Establish clear criteria for when and how infrastructure extensions are allowed, ensuring they align with fiscally sustainable growth patterns.

TRANSPORTATION & CONNECTIVITY

- *Alleviate Traffic Congestion Through Strategic Improvements:* Focus transportation investments on improving traffic flow along key corridors and ensuring safe, efficient access to local destinations. Emphasize solutions that manage growth-related congestion while minimizing impacts on Bastrop's character and existing neighborhoods.
- *Focus on Multimodal Corridors:* Prioritize transportation investments in targeted growth areas to enhance walkability, reduce traffic congestion, and align with targeted growth patterns.
- *Maintain Vibrant Street Designs in Established Neighborhoods:* Preserve the character of Bastrop's established neighborhoods by investing in streetscape improvements identified in master plans or other city plans designated for reinvestment. Prioritize sidewalks that enhance connectivity and contribute to the overall walkability.

GROWTH GOALS

FIGURE 2.12. COMMUNITY GROWTH, GOALS AND OBJECTIVES

GOAL 2.1: ENSURE RESILIENT, SUSTAINABLE LONG-TERM WATER SYSTEM CAPACITY AND QUALITY FOR EXISTING CUSTOMERS, WHILE SUPPORTING INCREMENTAL GROWTH IN APPROPRIATE AREAS WITHOUT ALTERING HISTORICAL LAND USES
Objective 2.1: Coordinate water system planning with land use decisions to ensure new growth is supported by adequate infrastructure while preserving the integrity of historically developed areas.
Strategy 2.1.1: Establish zoning overlays or conservation districts in historically developed areas that limit up-zoning or densification unless infrastructure upgrades are completed first.
Strategy 2.1.2: Implement a concurrency policy requiring water infrastructure adequacy reviews before approving infill development or rezoning that could increase density.
Strategy 2.1.3: Prioritize growth in areas with available water capacity by aligning the FLUM and Capital Improvement Plan (CIP) to encourage development where infrastructure is available.
Strategy 2.1.4: Limit extensions of new water service lines in areas identified for preservation of rural or historical land use patterns.
GOAL 2.2: PROMOTE WATER CONSERVATION THROUGH ENHANCED PRACTICES, EFFICIENT LANDSCAPING, AND SUSTAINABLE DEVELOPMENT STANDARDS
Objective 2.2: Reduce per capita water demand and preserve hydrologic function through conservation education, landscape standards, and integrated stormwater management.
Strategy 2.2.1: Mitigate expected increases in water demand through enhanced conservation practices and community education.
Strategy 2.2.2: Adopt landscape design standards that require native, drought-tolerant plants and prohibit turf grass in non-functional or ornamental areas (e.g., medians).
Strategy 2.2.3: Promote sustainable growth through integrated stormwater management practices that protect the city's hydrology and infrastructure.
GOAL 2.3: EXPAND WASTEWATER CAPACITY AND IMPROVE SYSTEM EFFICIENCY THROUGH COST-EFFECTIVE AND SUSTAINABLE APPROACHES
Objective 2.3: Ensure wastewater system reliability and readiness to support future growth through targeted investments, modernization, and climate resilience.
Strategy 2.3.1: Prioritize wastewater infrastructure investments in areas identified for growth in the FLUM.
Strategy 2.3.2: Modernize aging wastewater infrastructure to reduce inflow and infiltration (I&I), minimize treatment loads, and improve system reliability during extreme weather events.
GOAL 2.4: IMPROVE STORMWATER MANAGEMENT TO REDUCE FLOOD HAZARDS, PROTECT NATURAL SYSTEMS AND MAINTAIN QUALITY THROUGH INTEGRATED LOW-IMPACT DEVELOPMENT AND NATURE-BASED SOLUTIONS
Objective 2.4: Enhance flood resilience and water quality through strategic stormwater system improvements and environmentally responsible development practices.
Strategy 2.4.1: Reduce flood hazards in Bastrop through programmed improvement of the city stormwater system.
Strategy 2.4.2: Protect Lower Colorado River water quality by managing stormwater runoff through best management practices (BMPs) like low-impact development.
Strategy 2.4.3: Mitigate stormwater discharges associated with new development to protect water quality in the Lower Colorado River Watershed.

GOAL 2.5: SUPPORT COMMUNITY RESILIENCY WITH PLANS FOR ENVIRONMENTAL HAZARDS, INCLUDING FLOODING AND WILDFIRES, THROUGH PROACTIVE POLICIES AND GREEN INFRASTRUCTURE

Objective 2.5: Enhance Bastrop's resilience to environmental hazards by integrating green infrastructure, preserving natural systems, and leveraging open space as protective and recreational assets.

Strategy 2.5.1: Incentivize the use of green infrastructure, like bioswales, green alleys, and rain gardens in new subdivisions and commercial sites.

Strategy 2.5.2: Implement a tree preservation and native landscaping ordinance to maintain Bastrop's natural character and reduce climate impacts.

Strategy 2.5.3: Use parks, rivers/creeks, and open space as dual-purpose amenities that provide both recreational value and environmental resilience (e.g., floodplains as greenways).

GOAL 2.6: GUIDE GROWTH THAT PRESERVES BASTROP'S EXISTING NEIGHBORHOODS AND SMALL-TOWN CHARM WITH CONTEXT-SENSITIVE DEVELOPMENT

Objective 2.6: Manage development in a way that maintains Bastrop's character by limiting incompatible growth and promoting gradual, thoughtful expansion that enhances rather than disrupts the community fabric.

Strategy 2.6.1: Limit high-density development in historically low-density areas unless infrastructure and hazard mitigation standards are met and reflect the scale, character, and architectural style.

Strategy 2.6.2: Use the FLUM to direct growth to areas that minimize disruptions to the character of established neighborhoods while accommodating gradual, low-impact development in underutilized or non-sensitive areas.

Strategy 2.6.3: Develop and implement guidelines that preserve tree canopy, open spaces and local landmarks as a part of development projects to maintain the visual and environmental quality of Bastrop's small-town atmosphere.

Strategy 2.6.4: Encourage new developments to integrate parks and green spaces that reflect Bastrop's unique character, ensuring that future growth enhances the city's cultural and natural identity while meeting the recreational needs of residents.

Strategy 2.6.5: Promote a balanced approach to development that prioritizes maintaining the city's historic charm and small-town feel, while addressing park and open space gaps in growing neighborhoods.

GOAL 2.7: GUIDE COMMUNITY GROWTH TO MAINTAIN SAFE, EFFICIENT VEHICLE ACCESS TO ENHANCE NEIGHBORHOOD CONNECTIVITY AND SUPPORT ACTIVE TRANSPORTATION.

Objective 2.7: Promote transportation options that maintain vehicular access while prioritizing safe pedestrian and cyclist connectivity to support active, sustainable transportation in Bastrop.

Strategy 2.7.1: Expand Bastrop's sidewalk and trail networks alongside growth areas to provide residents with safe non-vehicular options for short trips, recreation, and community connectivity without reducing vehicle access.

Strategy 2.7.2: Support more flexible, market-responsive development patterns in newer growth areas.

Strategy 2.7.3: Preserve the street grid in Bastrop's Historic core to maintain character and walkability.

Strategy 2.7.4: Promote close-to-home park access by recommending that parks be located within a ¼ mile or a 10-minute walk of residential areas, including new developments.

POLICY CONTEXT AND IMPLEMENTATION CAPACITY



OVERVIEW OF EXISTING PLANS

A literature review and gap analysis identified opportunities for updating Bastrop's Comprehensive (2016). These were reviewed in chronological order from oldest to newest.

BASTROP MASTER DRAINAGE PLAN (2024)

The Bastrop Master Drainage Plan outlines design criteria for stormwater-related infrastructure including roads, inlets, drainage pipes, and the incorporation of Low Impact Development (LID) practices. This plan can be used by engineers and developers to understand how new development impacts existing site hydrology and take necessary steps to prevent adverse effects on downstream neighborhoods. Flooding is the largest risk to infrastructure and the community in Bastrop, especially as growth continues and more land is urbanized with impervious surface cover. The plan's modeling of current and future flood conditions and the identified projects and design work completed in this plan can be considered in the future land use planning of the . The master drainage plan emphasizes the importance of using LID and natural stormwater management approaches to replicate pre-development hydrology and regulate post-construction stormwater discharge to downstream water bodies.

In Bastrop, drainage design aims to meet several key goals, including stream bank protection, conveyance, and flood mitigation. It is also the intent of the City of Bastrop that the requirements outlined herein regulate post- construction stormwater discharges to downstream receiving waterbodies. With significant population growth and new development anticipated over the next 20 years, these criteria are crucial in managing the impacts on the city's hydrology and infrastructure.

RECOMMENDED B3 CODE UPDATES:

- *Incorporate the Bastrop Master Drainage Plan's criteria into new development regulations to ensure future projects align with the city's flood mitigation and stormwater management goals.*
- *Strengthen requirements for Low Impact Development (LID) practices in new developments to minimize impervious surfaces and enhance natural stormwater management.*
- *Encourage the use of green infrastructure such as bioswales, permeable pavements, and rain gardens to replicate pre-development hydrology and reduce runoff.*

CITY OF BASTROP PARKS AND OPEN SPACE MASTER PLAN UPDATE (2023)

The 2015 Bastrop Parks and Recreation Open Space Master Plan Update analyzed projected growth and population trends to guide park planning, budgeting, and access improvements. The plan highlighted the importance of ensuring park and open space access for both residents and visitors. The plan identified several spatial gaps in park access, specifically in the southern, western, northern, and southeastern areas of the city. These regions currently lack parks or recreational services within a ¼ mile radius, with further details available in Chapter 6 under the Standards Assessment section. Additionally, the community engagement survey, with 632 out of 814 respondents agreeing or strongly agreeing, revealed a strong consensus that the city needs more parkland and greenspaces. This feedback, alongside input from city officials and staff, underscored the need for a new community recreation center in Bastrop.

RECOMMENDED B3 CODE UPDATES:

Encourage Park Dedications in Zoning

Require or incentivize developers to dedicate land or fees-in-lieu for parks in new residential or mixed-use projects:

- *Eight (8) Pocket Parks to serve middle and higher density areas (P3);*
- *Three (3) Neighborhood Parks to meet local recreation needs (P1, P2); and*
- *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.

BASTROP'S BUILDING BLOCK (2019)

To evaluate how Bastrop's Building Block (B3) Code aligns with Bastrop's Comprehensive Plan (2016) and FLUM, we assessed the goals, policies, and vision outlined in these documents against the framework of the B3 Code. This analysis identifies areas of alignment, where the B3 Code supports the city's vision, as well as areas for improvement, where the code could better reflect community preferences through more traditional land uses and zoning strategies. While the B3 Code supports elements of the plan, such as prioritizing walkable, mixed-use neighborhoods and maintaining a sense of place, it also reveals areas for improvement. Specifically, incorporating more traditional land uses and zoning strategies could better reflect community preferences and provide a more balanced approach to future development. Below is a detailed breakdown of these alignments and gaps.

The alignment of the B3 Code with Bastrop's Comprehensive Plan (2016), specifically in the areas of Community Growth (Chapter 2) and Land Use and Community Image (Chapter 5), reveals several key areas of strength and potential gaps that warrant updates to the plan.

COMPATIBILITY WITH ESTABLISHED LAND USES:

The B3 Code currently allows flexibility for mixed-use development, but this approach is conflicting with areas historically zoned for single-use, such as residential neighborhoods and commercial districts. This flexibility is already leading to unintended development outcomes that disrupt neighborhood character and clash with community expectations. To address this, the city could implement more detailed zoning requirements or establish specific land use classifications, through overlay districts, to guide multi-family or mixed-use projects into areas that can support them without disturbing existing neighborhood dynamics.

RECOMMENDED B3 CODE UPDATES:

- *Create new overlay districts for mixed-use and neighborhood-scale multi-family developments in areas that can accommodate them without disrupting residential or commercial areas.*
- *Update land use classifications to clearly define where mixed-use is appropriate, ensuring that flexibility in zoning doesn't compromise neighborhood integrity.*
- *Implement transitional zoning standards for properties near single-family zones to ensure gradual, compatible development.*

PRESERVING SMALL-TOWN CHARM:

As new developments emerge under the B3 Code's form-based framework, some low-density neighborhoods are experiencing urban-style features that conflict with Bastrop's small-town character. The current flexibility in zoning is already introducing higher-density projects in areas that have historically favored single-use patterns, causing concern among

residents. Introducing overlay districts, design criteria, or edge zones can help maintain neighborhood character while supporting controlled growth.

RECOMMENDED B3 CODE UPDATES:

- *Introduce design standards and guidelines that limit urban-style features in neighborhoods with established low-density character.*
- *Establish edge zones to transition between medium-density and low-density areas to preserve the small-town feel while accommodating growth.*
- *Create new overlay districts in areas where preservation of small-town charm is critical.*

PROTECTING HISTORIC ASSETS:

The B3 Code incorporates Transect Zones to regulate development intensity and promote compatibility with historic areas. However, current development patterns reveal that the code's flexibility is enabling projects that could disrupt Bastrop's historic fabric. Without additional preservation-focused design guidelines or review processes, there is a risk of losing the city's historic charm. Implementing more rigorous design standards or expanding preservation districts could ensure that new projects complement the city's historic assets.

RECOMMENDED B3 CODE UPDATES:

- *Expand the preservation districts to include areas at risk of losing their historic character due to development pressures.*
- *Implement stronger design guidelines and review processes for development near historic assets, ensuring compatibility with the city's heritage.*
- *Introduce regulations to prevent high-intensity development in areas with significant historic value, requiring special review or permitting.*



EFFICIENT INFRASTRUCTURE & CONNECTIVITY:

The B3 Code's form-based approach emphasizes connectivity and multi-modal transportation, but gaps are emerging in infrastructure standards. The city is already encountering challenges with unclear right-of-way standards, insufficient parking regulations, and inconsistent street functionality requirements. The lack of Euclidean-style zoning standards is causing difficulties in managing traffic flow and pedestrian safety in developing areas. To resolve these issues, the city should:

- *Establish clear zoning standards for street infrastructure, including defined right-of-way widths and multi-modal access provisions.*
- *Develop comprehensive guidelines for parking and traffic flow.*
- *Align street functionality standards with the city's infrastructure goals.*

RECOMMENDED B3 CODE UPDATES:

- *Establish clear street infrastructure standards, including defined right-of-way widths and pedestrian, bicycle, and vehicular access provisions.*
- *Set parking requirements that balance the needs of various types of development while supporting walkability and reducing congestion.*
- *Align street functionality standards with the city's vision for pedestrian-friendly and multi-modal streetscapes, ensuring better traffic flow and safety.*



ALIGNMENT WITH THE FUTURE LAND USE MAP (FLUM)

LAND USE DESIGNATIONS: Current developments show discrepancies between the B3 Code's mixed-use allowances and FLUM's single-use designations, leading to confusion and mixed outcomes. Adjusting the B3 Code's transect zones to align more closely with FLUM categories could address this misalignment.

GROWTH AREAS: The B3 Code's emphasis on compact, walkable neighborhoods is conflicting with FLUM's goals for low-density, rural preservation areas. This divergence is already apparent in areas where open space and rural character are being impacted by higher-density projects.

Incorporating provisions for rural preservation zones and gradual density transitions can help reconcile these differences.

RECOMMENDED B3 CODE UPDATES:

- *Align the B3 Code's transect zones with the FLUM's land use designations to avoid discrepancies and confusion about permitted developments.*
- *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.*

FIGURE 2.13 PLAN REVIEW & GAP ANALYSIS SUMMARY

EXISTING PLAN	GAPS/ISSUES	PROPOSED GOALS	PROPOSED B3 UPDATES
Bastrop Master Drainage Plan (2024)	Stormwater management and flooding concerns need to be integrated into development regulations to prevent adverse effects on hydrology.	Promote sustainable growth through integrated stormwater management that protects Bastrop's hydrology and infrastructure.	Incorporate Bastrop Master Drainage Plan criteria into development regulations.
	Existing drainage regulations need to encourage Low Impact Development (LID) and natural stormwater management approaches.	Support flood mitigation through LID practices and green infrastructure.	Strengthen LID practices and encourage green infrastructure like bioswales, permeable pavements, and rain gardens.
City of Bastrop Parks and Open Space Master Plan Update (2023)	Significant gaps in park access in southern, western, northern, and southeastern areas. Community feedback highlights a need for more parks and recreation spaces.	Encourage growth that preserves small-town character while expanding park access.	Require park dedications in zoning, create a park and green space development checklist, and encourage developers to dedicate parks or fees in lieu for parks in new developments.
	Need for more accessible parks within a ¼ mile or a 10-minute walk from residential areas.	Promote close-to-home park access for all residents.	Implement zoning ordinances requiring parks within walking distance of residential areas and include parks in master planning of new residential and mixed-use developments.
City of Bastrop HMAP Update (2022)	Current floodplain management provisions are insufficient. Wildfire risks not fully addressed in the code.	Strengthen community resilience to environmental hazards like flooding and wildfires through proactive planning.	Update floodplain management regulations, include wildfire risk mitigation in zoning and building codes, and introduce fire-resistant building materials and defensible space in high-risk zones.
Water Master Plan (2022)	Existing water system is outdated and cannot support anticipated population growth.	Ensure Bastrop's water system is resilient, efficient, and adaptable to accommodate future growth and sustainability.	Require downstream assessments, reinforce or stabilize downstream conditions, and control post-development discharges to meet stormwater standards.
Bastrop's Building Block (2019)	Existing zoning flexibility is causing unintended consequences in mixed-use areas. Lack of protections for historic assets. Infrastructure and connectivity gaps emerging in new developments.	Promote balanced, context-sensitive development that respects neighborhood character and preserves Bastrop's historic charm.	Introduce overlay districts, edge zones, and stronger design guidelines for mixed-use and multi-family development. Expand historic preservation districts, and implement stronger design standards near historic assets.
	Need to balance higher-density development with small-town atmosphere preservation.	Protect low-density neighborhoods while accommodating growth in a way that maintains small-town feel.	Establish design standards for low-density neighborhoods and create edge zones to preserve small-town character.
	Infrastructure and connectivity standards unclear, leading to issues with traffic flow and pedestrian safety.	Ensure infrastructure supports growth, emphasizing multi-modal connectivity and pedestrian-friendly streets.	Establish clear infrastructure standards, including right-of-way widths, parking requirements, and multi-modal access provisions. Align street functionality standards with the 's vision for pedestrian-friendly streetscapes.



RECORD OF ACCOMPLISHMENTS

Over the last decade, Bastrop has made significant strides in local investments and policy advancements to support sustainable growth, infrastructure resilience, and economic development. Since 2016, the city has expanded and modernized its water and wastewater systems, enhanced development regulations, and implemented policies that balance growth with community needs.

WATER AND WASTEWATER INFRASTRUCTURE IMPROVEMENTS

The City of Bastrop has made significant progress in enhancing its infrastructure to support a growing population and expanding development. In the water system, the city's Certificate of Convenience and Necessity (CCN) is scheduled for updates in FY2025 to address future needs. As of November 2024, Bastrop serves 4,579 water customers, a substantial increase from 3,078 in 2015, including 762 commercial and 3,817 residential connections. The average daily water consumption in FY2024 was 1.81 million gallons per day (MGD).

To ensure a reliable water supply, Bastrop is transitioning from its seven existing city wells, which will be decommissioned in FY2025, to four new Simsboro wells. Each well is permitted to produce 1,500 gallons per minute (gpm), providing a combined capacity of 8.64 MGD. This transition to higher-capacity wells not only ensures an ample water supply to meet current and future demand but also supports the City's growth objectives by enabling higher-density residential, commercial, and industrial development, as well as the expansion of urban areas.

The shift from the current wells to the Simsboro Wells necessitates careful planning for well site

locations. These new sites must balance proximity to service areas with the need to minimize potential conflicts with surrounding land uses, ensuring efficient and sustainable land use allocation. Additionally, the city maintains eight water storage facilities with a total capacity of 3.317 million gallons, including notable facilities such as the Loop 150 Standpipe (1.0 million gallons) and the Willow GST-1 and GST-2 (each 0.5 million gallons). This increased storage capacity enhances the resilience of Bastrop's water infrastructure, making it better equipped to support areas with higher water demand, such as mixed-use or industrial districts, and improving disaster preparedness.

In the wastewater system, Bastrop will update its CCN in FY2025 to address growing demand. As of November 2024, the City serves 4,076 wastewater customers, comprising 496 commercial and 3,580 residential connections. The City's wastewater collection network includes 64.9 miles of gravity sewer lines, 15.81 miles of force mains, and 20 lift stations. Proactive measures such as routine smoke testing and camera inspections have been implemented to identify and mitigate inflow and infiltration (I&I). Although new construction occasionally results in temporary I&I increases, these efforts have substantially improved system performance, helping to accommodate Bastrop's expanding

population and planned residential and commercial areas.

Bastrop's wastewater treatment infrastructure includes three plants. Plants 1 and 2, located east of the Colorado River, have a combined permitted capacity of 1.4 MGD and currently treat 800,000 gallons per day. Plant 3, located west of the Colorado River, became operational on May 7, 2024, with a permitted capacity of 2.0 MGD and currently treats 500,000 gallons per day. Together, these facilities processed 443.6 million gallons of wastewater in 2024, marking a significant increase from the 306.4 million gallons processed in 2015. This expanded capacity not only meets current demand but also positions the city to support future development, aligning with anticipated growth areas identified in the future land use plan, such as residential subdivisions, commercial corridors, and industrial parks.

As the city continues to expand its wastewater infrastructure, it will require rights-of-way and easements for the extension of gravity sewer lines, force mains, and lift stations. This expansion affects land use in areas where infrastructure

is upgraded or newly installed, reinforcing the importance of aligning system design with future growth patterns. By integrating these improvements with land use planning, Bastrop ensures the wastewater system is well-positioned to support the city's evolving needs and promote sustainable urban development.

BASTROP BUILDING BLOCK CODE (B3 CODE)

The form-based code was approved in 2019, it has received several updates since 2023. These changes to Bastrop's B3 Code reflect a shift toward greater flexibility, simplified requirements, and alignment with practical development needs. Here's a summary of key themes and potential impacts:

The following is a list of the ordinances and code adjustments:

ENHANCED DEVELOPMENT STANDARDS

- *Added traffic impact fees for new development.*
- *Added requirements for wireless transmission where none previously existed.*



Completed in Spring 2024, Bastrop Wastewater Treatment Plant No. 3, which is located in the City's ETJ. The plant processes up to 2.0 million gallons of wastewater per day with an expansion possibility for up to 8.0 million gallons per day. Construction began in Spring 2021, and the facility is designed to support wastewater treatment needs from the nearby SpaceX facility.

SPACEX

STREAMLINED PROCESSES AND ADMINISTRATIVE CLARIFICATIONS

- Clarifies that when planning and zoning unanimously recommends denial of a zoning concept scheme, a three-fourths majority vote will be required for canceled to approve for council to approve the zoning.
- Removes the requirement for an affirmative vote of five members of planning and zoning to pass recommendations to council. Added qualification requirements for at least three planning and zoning members shall have a demonstrated interest competence and knowledge in a related field.
- Added the process for planned development districts back into the code.
- Added the requirement of GIS and CAD files for four lots or more when platting.

INCREASED FLEXIBILITY FOR DEVELOPERS AND PROPERTY OWNERS

- Fence requirements removed the requirement of a permit for fences under 7 feet remove specification that the front facade must have 50% transparency.
- Glazing requirements removed the 70% requirement for clear glazing on commercial buildings and remove the requirement for all openings including galleries arcades and windows to be square or vertical.
- Non-conforming uses and structures section of the code added the intent to preserve Bastrop's authenticity and prevent creating undue hardships for property owners.
- Provisions for administrative relief for non-conforming uses and structures was added to allow properties to be modified if their proposed changes are generally consistent with the surrounding properties within a 500-foot radius.
- Platting lots of records now clarifies the criteria for what qualifies as an infrastructure upgrade, specifically requesting a metered connection does not constitute infrastructure grade or extension.

BALANCED GROWTH MANAGEMENT

- Lot size minimum requirements when OSSF is needed lowered from 1.0 acre to 0.5 acre to mimic TCEQ standards.
- Removed the requirement of a public hearing at City Council for historic landmark designations.
- Removed alleys as preferred means of access and clarified the intent of the purpose of alleys.
- Added a parking requirement of one parking space per bedroom, a parking size of 10 feet by 20 feet without obstructing the sidewalks, allowed parking in the first layer, and allowed shared parking where it does not cause undue hardship all within the B3 code.
- Allowed parking in the first layer within the B3 technical manual.
- Removed the exception of parking not allowed within the first layer.

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