

BASTROP LAND USE CATEGORIES: GENERAL DESCRIPTIONS

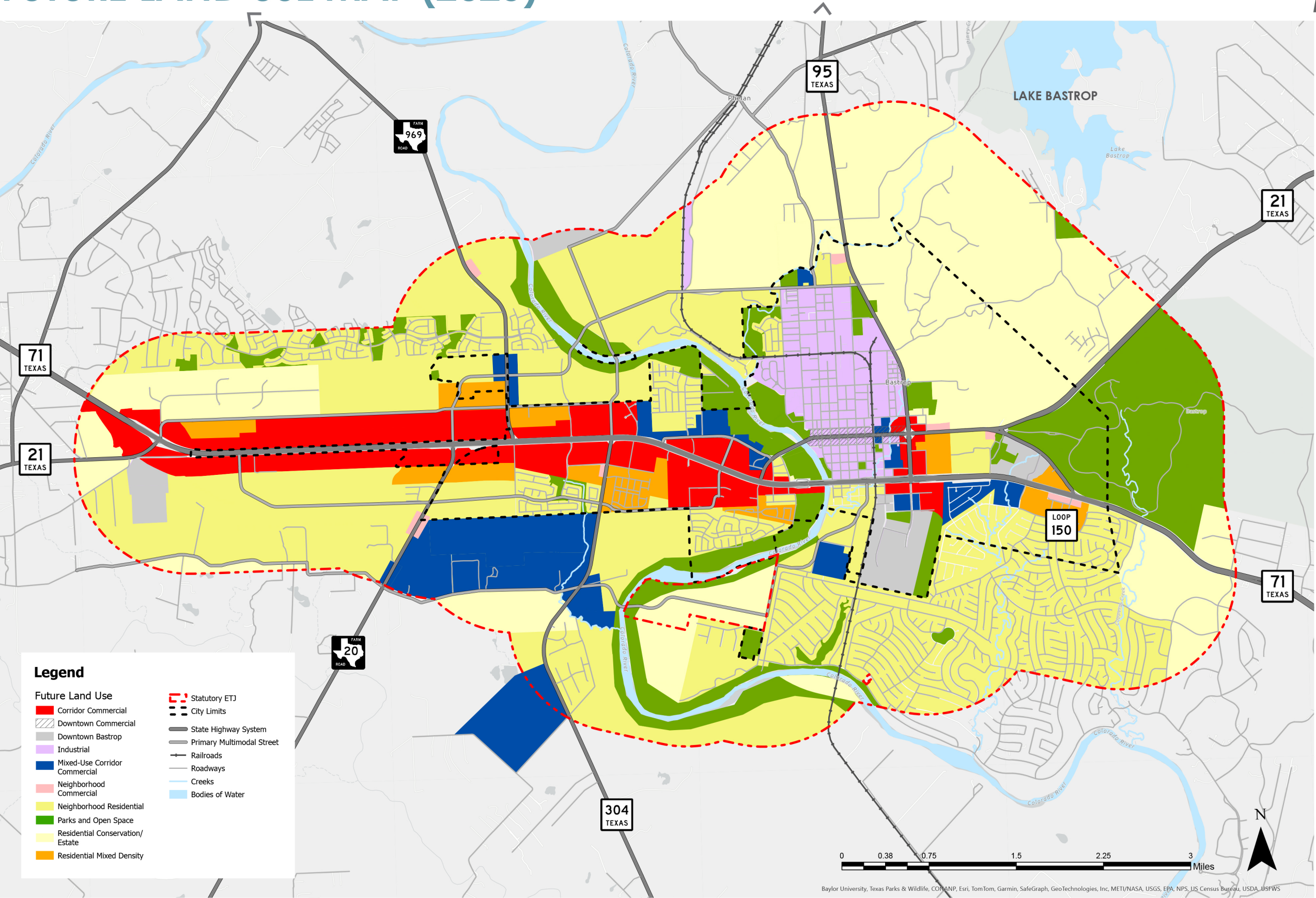
The Future Land Use Map (**Map 5-C**) illustrates nine land use categories within which certain types of building and site development should be promoted, and/or natural features retained or preserved. Bastrop's Land Use Categories are described below and on the facing page.

FIGURE 5.4. FUTURE LAND USE CATEGORIES

| NEW LAND USE CATEGORIES | DESCRIPTION | NOTABLE CHANGES |
|-------------------------------------|--|--|
| Park 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 areas, 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, pedestrian-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 Bastrop | A special district for historic downtown, mixed-use development, and walkable, pedestrian-friendly commercial and residential uses. | Area is specific to Old Town and Downtown. The hatched area shows the historic area. |
| 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> |

Source: Halff Associates, Inc.

FUTURE LAND USE MAP (2025)



Source: Halff Associates, Inc.

MAP 5-C:



COMPREHENSIVE
PLAN UPDATE
MAY 2025



LAND USE
DESCRIPTIONS