

PARKS AND OPEN SPACE

MAP LEGEND:
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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.



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.



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

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 stormwater 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 & 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 & 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 & Safety:** Enhance pedestrian and bicycle accessibility near parks with wider sidewalks, crosswalks, and traffic calming measures.
- **Stormwater Design:** Stormwater 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 Placetypes 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.



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

- 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.



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

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.

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

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



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.



REPRESENTATIVE IMAGERY

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 stormwater 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.



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.
- Encourages 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 appropriate.

Industrial: Not generally appropriate; however, light industrial or live-work units may be considered if carefully integrated and buffered.

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 stormwater management should be planned to accommodate increased density without negatively impacting existing neighborhoods.

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



The percentage of impervious cover permitted in commercial development should be reduced.

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 multimodal 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, standalone businesses, and office developments.

B3 CODE CONSIDERATIONS

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

- Align street functionality standards with the Comprehensive Plan’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.



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.



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

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 townhomes, 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 BASTROP

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



INTENT AND CHARACTER

The Downtown Bastrop category represents the city's historic and cultural core, supporting a vibrant, walkable environment with a mix of commercial, residential, cultural, and civic uses. This district prioritizes preservation of both historic structures and existing neighborhoods, ensuring that new development enhances the area's character while allowing for context-sensitive growth and revitalization.

This area includes the Main Central Business District along Chestnut Street and extends to the Old Town and Downtown Character Districts, as defined by the B3 Code.

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 cohesive, pedestrian-friendly environment.
- Encourage mixed-use buildings that integrate ground-floor retail, offices, and residential units while maintaining a pedestrian-oriented environment.

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: A mix of lofts, townhomes, live-work spaces, and established single-family housing that aligns with the historic character of Downtown and Old Town.

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 wide sidewalks, shade trees, and outdoor gathering areas.
- *Connectivity:* Strengthen connections between key destinations through wayfinding signage and cohesive urban design elements.

INDUSTRY

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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: Live-work units and mixed-use residential above ground-floor commercial where appropriate.

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/Transition:** Industrial and production facilities should be buffered from adjacent residential areas with landscaping and screening.
- **Multimodal Access:** These areas should be well-served by major roadways, transit routes, and freight corridors to support workforce accessibility and logistics.
- **Parking & Loading:** Adequate off-street parking and loading areas should be provided, with separate truck access where applicable to reduce conflicts. Site Layout &
- **Design:** Business parks and office campuses should incorporate green spaces, pedestrian pathways, and sustainable design elements.