



STAFF REPORT

MEETING DATE: April 11, 2023

TITLE:

Consider action to approve the first reading of Ordinance No. 2023-08, the City Council of the City of Bastrop, Texas, amending Ordinance No. 2022-22 Fee Schedule of the City of Bastrop to amend Appendix A-Fee Schedule, A14.01.001, of the Code of Ordinances, to amend the cost of variance for Subdivision Variance Review, Zoning Review, and Zoning Board of Adjustment review fee from \$3,681 to \$500, Sign Variance fee from \$1,056 to \$500; Floodplain variance from \$150 to \$1,000, as attached in Exhibit A; and providing for findings of fact, adoption, repealer, and severability; and establishing an effective date; and include in the April 11, 2023, consent agenda for the second reading.

AGENDA ITEM SUBMITTED BY:

Submitted by: Sylvia Carrillo, City Manager

BACKGROUND/HISTORY:

During the Development Services Process Improvement review project, an item of significant concern was raised by residents and members of the development community. The item of concern is related to the cost of variances that allow residents or members of the development community an opportunity from relief of the development codes via an appointed board or commission.

The exorbitant cost of the variance, as discussed by staff, is meant to be a deterrent to the variance process and ensure strict compliance with the adopted codes.

The existing fees are as follows:

- Subdivision variance fee: \$3,681, Reduce to \$500
- Zoning variance fee: \$3,681, Reduce to \$500
- Zoning Board of Adjustment: \$3,681, Reduce to \$500
- Floodplain Variance Fee: \$150, Increase to \$1,000
- Administrative Sign Variance Fee: \$1,056, Reduce to \$500
- Zoning Board of Adjustment Sign Fee: \$1,056, Reduce to \$500

The nature of local government is not meant to be punitive, as there is always a way through a regulation, but never around. Boards and commissions are created to assist in the legislative amendment process that then makes it way to the City Council for future amendments; to create a fee that is a deterrent to this practice is counter to the process of accessible and fair governance.

This agenda item seeks to reduce the cost to \$500 as an amount that is more accessible to all.

At the prior council meeting, council directed staff to review other variance fees. They are now included in this item as well. Signs would have a fee reduction to \$500 as well. The one fee that would increase is the Floodplain Variance Fee to \$1,000. Of all of the fees listed above, the floodplain review is the most labor and skill intensive. Additionally, floodplain amendments or changes may have a significant downstream effect and should be used sparingly.

FISCAL IMPACT:

Revenue reduction in the amount of \$28,000 (approximate).

RECOMMENDATION:

Approve the variance cost reduction.

ATTACHMENTS: None