



STAFF REPORT

MEETING DATE: March 11, 2025

TITLE:

Consider and act on the second reading of Ordinance No. 2025-22, amending the Bastrop Code of Ordinances, Chapter 14, Bastrop Building Block (B3) Code, Build-to-Line standards in P2 and P3, and adopting a First Layer Setback in P2 and P3.

AGENDA ITEM SUBMITTED BY:

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

BACKGROUND/HISTORY:

The B3 code was adopted in November of 2019. The B3 Code, in its purest form, is a code that was designed to urbanize what was once a semi-rural community. The B3 code is based on New Urbanism principles that seek to reduce reliance on the automobile.

“The City will.....Create a framework of transit, Pedestrian, and bicycle systems that provide alternatives to the automobile” B3 Code Intent, Page 12 of 249

Denser development via no lot size minimums, and prior to this year, zero parking requirements.

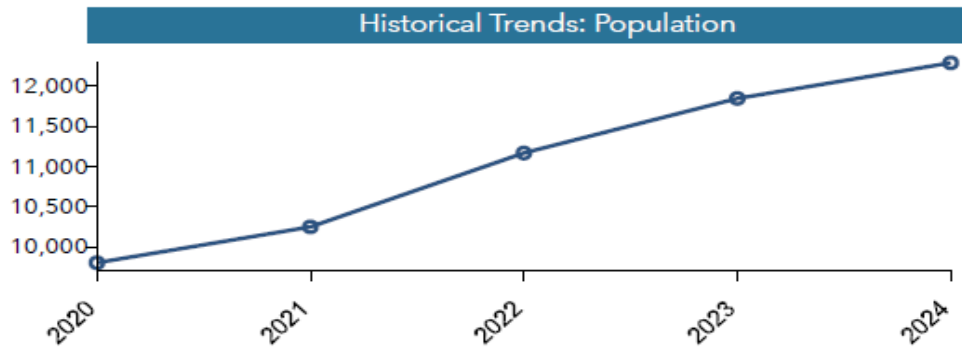
Intent: Parking shall not be the driver of Site planning. The Standards in the Code support this notion through limited and eliminating parking. The intent of building a walkable, bikeable, and an easily navigable City means all mode of transportation are available to reduce the reliance on the car. Chapter 6, Section 6.3.006 B3 Code

The B3 Code also encourages residential structures in traditional single-family neighborhoods to be placed close to the front property line to encourage alley parking

“The preferred means of vehicular access to lots is through the use of Alleys. Alleys provide a location to hide unsightly functions of our communities such as garages, garbage cans, transformers, electric meters, and telephone equipment” Sec. 6.3.005 B3 Code

These standards in the B3 Code only add to further remove the traditional semi-rural landscape that was once authentic Bastrop.

In addition to the urbanized code standards in the B3 Code, the city has also seen immense development pressure since its adoption in 2019. From 2016 to 2023, Bastrop’s population grew by approximately 34.3%. With the increased growth from Austin to the west, the availability of large land parcels, the availability of water, and abundant natural resources, the growth shows no signs of slowing.



Since adopting the B3 Code, and experiencing the pressure of growth in the community, the citizens of Bastrop have begun to identify certain aspects of the B3 Code that do not truly align with the authentic Bastrop. One consistently conveyed request Staff has received is to put measures in place that will protect the traditional semi-rural neighborhood fabric of Bastrop from the unbridled densification of residential neighborhoods that are currently allowed in the B3 Code.

Proposed amendments to the B3 code are aimed at protecting Bastrop's residential integrity by establishing standards that limit further urbanization and to keep Bastrop looking authentic by preserving what's already in place.

For instance, in a traditional Single-family Neighborhood (P3), such as this one bounded by Buttonwood, Main, Church, and Farm Street, structures are encouraged to be placed **10' - 25'** from the front property line.



However, as you can see from the image above, the current metric of **10' - 25'** in P3 does not mirror the built environment of many of the neighborhoods that make up authentic Bastrop.

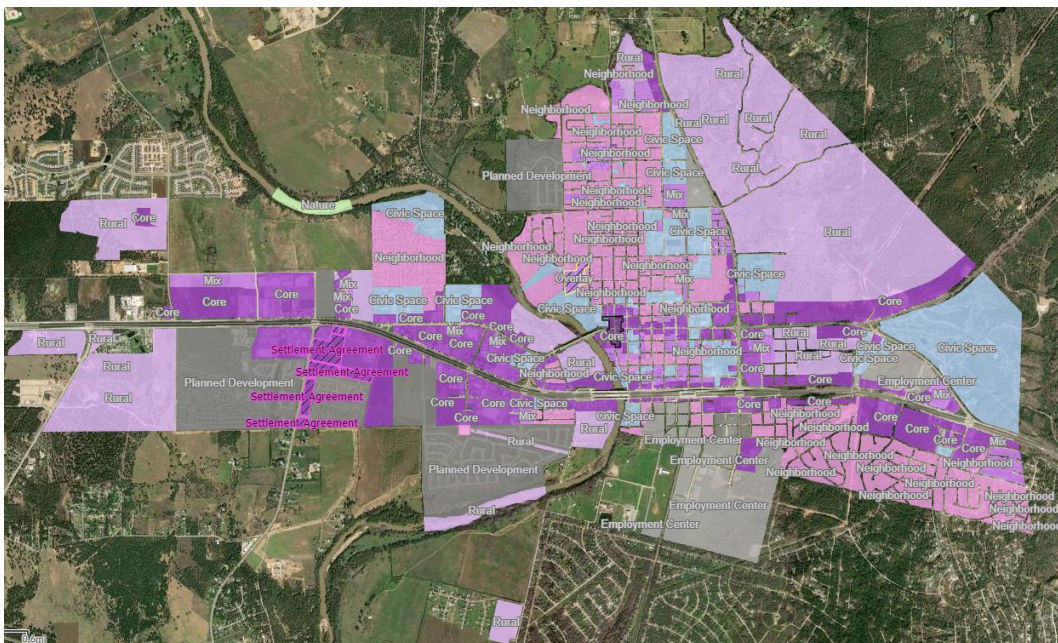
The same goes for P2, where structures are currently encouraged to be as close as 10' from the front property line in a zoning designation meant for rural residential properties. Below is the P2

neighborhood located along Piney Ridge Drive. As you can see contextually, 10' does not mirror the authentic build environment of P2.



Therefore, the Staff is proposing to establish that the Build-to-Line in the P2 and P3 Place Types be 25 feet on undeveloped lots, and will add a definition to the B3 Code to clearly identify what qualifies as an undeveloped lot. And all other lots will adhere to the First Layer Setback. These code changes are reflective of the recommendation the Planning and Zoning Commission gave to Staff at the February 24, 2025 Planning and Zoning Commission Meeting; and of the recommendation the Council gave to Staff at the March 4, 2025 Special City Council Meeting.

Zoning Map depicting P2 (Rural) and P3 (Neighborhood) locations that would be affected by the proposed changes.



FISCAL IMPACT:

None.

PUBLIC NOTICE:

A published notice was placed in the Elgin Courier on January 29th and sent mailed notices to all property owners within the City Limits and within 200 feet of City Limits, in accordance with the B3 Code Technical Manual.

PLANNING AND ZONING COMMISSION:

The proposed ordinance changes were presented to the Planning and Zoning Commission on Monday, February 17, 2025. The Planning and Zoning Commission recommended approval of the proposed changes to the ordinance with a unanimous vote.

The proposed ordinance changes were presented to the Planning and Zoning Commission again on Monday, February 25, 2025. The Planning and Zoning Commission recommended approval of the proposed changes with the following modifications; undeveloped lots in P2 and P3 shall have a minimum of a 25-foot Build-to-Line, and lots being redeveloped shall adhere to the First Layer Setback with a unanimous vote.

CITY COUNCIL:

The proposed ordinance changes were presented to Council on Tuesday, March 4, 2025. The Council recommended approval of the proposed changes to the ordinance with an amendment to also include a definition for undeveloped lots with a unanimous vote.

RECOMMENDATION:

Take action on the second reading of Ordinance No. 2025-22, amending the Bastrop Code of Ordinances, Chapter 14, Bastrop Building Block (B3) Code, Build-to-Line standards in P2 and P3, and adopting a First Layer Setback in P2 and P3.

ATTACHMENTS:

1. Ordinance No. 2025-22
2. Exhibit A: Proposed code changes to the Bastrop Building Block (B3) Code