



# STAFF REPORT

**MEETING DATE:** March 11, 2025

**TITLE:**

Consider and act on the second reading of Ordinance No. 2025-26, amending the Bastrop Code of Ordinances, Chapter 14, Bastrop Building Block (B3) Code, by removing duplexes as an allowable building type 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 is a New Urbanism code that is designed to urbanize what was once a semi-rural community. The B3 Code does this by promoting no minimum lot standards and the construction of multi-family product types, such as duplexes, in traditional single-family neighborhoods. This is a deviation from the traditional fabric of most of the neighborhoods in Historic Bastrop.

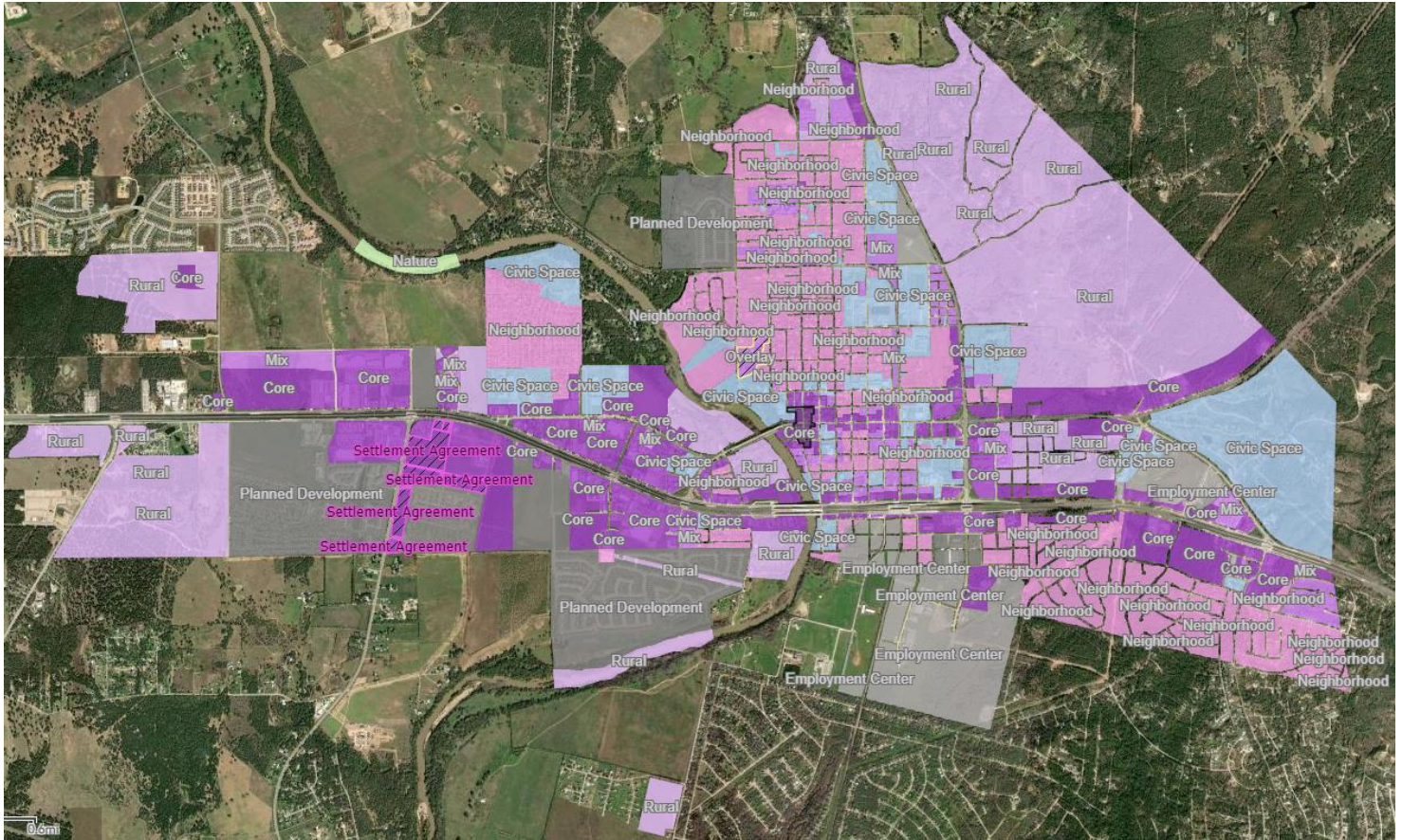
Traditional Single-family Neighborhood on Pecan Street, where duplexes are now allowed by right:



Since adopting the B3 Code, a development pressure from Austin, many investors have begun to view Bastrop as the next gold boom. No minimum lot sizes and smaller housing types create an environment that does all but protect Bastrop.

Therefore, at the request of residents, staff is looking to bring forward amendments to the B3 Code that will help protect Bastrop's residential integrity by establishing standards that limit further urbanization of the city's core residential neighborhoods. Essentially, the desire of the community is to keep Bastrop looking authentic by preserving what's already in place.

The proposed amendment would remove the ability for duplexes to be constructed in P2 and P3, which are the more traditional single-family neighborhoods. Adopting this change will preclude what is more commonly understood to be a multi-family housing type from being built in a traditional single-family neighborhood. This change is in line with the recommendation that was received from Council at the March 4, 2025 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 29<sup>th</sup> 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 remanded the changes back to Staff and requested Staff bring forth an alternative proposal with a vote of 4 to 2.

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 revised proposed changes to the ordinance which would prohibit duplexes in P2 and require a Conditional Use Permit for duplexes in P3 with a unanimous vote.

**CITY COUNCIL:**

The proposed ordinance changes were presented to the Council on Tuesday, March 4, 2025. The Council voted to approve the proposed changes to P2 as written with the amendment that duplexes also be removed as an allowable form from P3, and to remove the option for a Conditional Use Permit to allow duplexes in P3 with a unanimous vote.

**RECOMMENDATION:**

Take action on the second reading of Ordinance No. 2025-26, amending the Bastrop Code of Ordinances, Chapter 14, Bastrop Building Block (B3) Code, by removing duplexes as an allowable building type in P2 and P3.

**ATTACHMENTS:**

1. Ordinance No. 2025-26
2. Exhibit A: Proposed changes to the Bastrop Building Block (B3) Code