



STAFF REPORT

MEETING DATE: May 25, 2023

TITLE:

Discussion and workshop on an ordinance amending the Bastrop Building Block (B3) Code, Article 3.1 Place Type Zoning Districts, and Adding Article 3.4 Planned Development Districts, for the purpose of considering Planned Development Districts within the City of Bastrop.

AGENDA ITEM SUBMITTED BY:

Sylvia Carrillo, City Manager & Assistant City Manager Trey Job, CPM.

BACKGROUND/HISTORY

While writing the Bastrop Building Block Code there was quite a bit of public engagement that led to specific standards in the zoning regulations that require a strict interpretation of the B³ Code. There is very little staff autonomy written in the code.

While the code itself is very flexible parts of it are more ridged. It requires the way a house/structure interacts with the public realm to yield to multiple forms of transportation, be comfortable, and over all follow a set of lot standards that have a look and feel of a more custom style house. This caused some criticism over time, and we have begun to revisit these requirements.

The intended goal of the B³ Code was to develop some standards that we know worked to provide a comfortable thriving environment; and if you chose to do something different that was certainly ok, but it required an applicant to take it to City Council for approval. A Planned Development District (PDD) is a very similar process. In order to do something different you are allowed to take the proposed subdivision of land and the lot occupation standards to City Council for final approval.

The proposed ordinance would require the development to establish minimum standards, master plan the proposed community, and define the submission and review process.

The proposed workshop should yield some development standards that keep/incorporate what is liked about the B³ code while providing good flexibility.

ATTACHMENTS:

- Planned Development District Ordinance