



# STAFF REPORT

**MEETING DATE:** July 11, 2023

**TITLE:**

Holding a public hearing and consider action to approve the first reading of Ordinance No. 2023-22 of the City Council of the City of Bastrop, Texas, amending the Bastrop Code of Ordinances Chapter 14, the Bastrop Building Block (B3) Code, Article 3.1 Place Type Zoning Districts, and adding Article 3.4 Planned Development Districts; establishing standards and procedures; and providing for findings of fact, repealer, severability, codification, effective date, proper notice, and meeting; and move to include on the July 25, 2023, agenda for second reading.

**AGENDA ITEM SUBMITTED BY:**

Sylvia Carrillo, ICMA-CM, CPM, City Manager

**BACKGROUND/HISTORY:**

The B3 code, as written, was meant to be a living document. It has, since its adoption, only recently begun to be revisited as the commercial and residential development community continues to try to navigate the complexity and rigidity of the code as written. Local residents have faced similar challenges.

The recent code amendments have been introduced as a method to alleviate the pain points in the code as we continue to seek resolution to those segments of the code that do not work as written, nor in practice.

The Planned Development District amendment to the code is intended to alleviate the pain points of:

- Rigidity
- Impracticality of certain sites
- Lack of clear administrative authority to the staff
- Requirement of the Planning Commission and the City Council to design from the dais
- Additional time constraints in place as part of the B3 process

The PDD ordinance is intended to act as a rezoning and includes publication in the newspaper and public hearings. Further, is not intended to undermine the existing code as the underlying zoning remains intact. It is intended to apply flexibility while still meeting the intent of the code via an administrative process instead of the need for a warrant before the planning commission and council. During that administrative process, staff work out the best arrangement keeping the city's best interests at the forefront and bringing a solution-oriented process to planning commission and city council for final approval.

The planning commission may still request amendments to the agreed upon layout, as may the city council. Conversely, if there are areas in the design that still do not work, staff will be prepared to recommend a denial or to make amendments at the dais.

The beauty of the PDD is that it allows the public and the legislative bodies to see a project in its entirety and the required submittals are package based instead of piecemeal based. This leads to better decision making by the staff and legislative bodies.

**ATTACHMENTS:**

- Planned Development District Ordinance

