



# STAFF REPORT

**MEETING DATE:** January 14, 2025

**TITLE:**

Conduct a public hearing, consider, and act on the first reading of Ordinance No. 2025-03 of the City Council of the City of Bastrop, Texas amending the Code of Ordinances, related to Chapter 14, The Bastrop Building Block (B3) Code, Article 6.3 General Lot Standards, Section 6.3.007 CROSS ACCESS CONNECTIONS (a) as attached in Exhibit A; and providing for findings of fact, repealer, severability, codification, effective date, proper notice, and meeting and move to include on the January 28, 2025 Consent Agenda for the second reading.

**AGENDA ITEM SUBMITTED BY:**

Submitted by: Kennedy Higgins, Senior Planner, Development Services

**BACKGROUND/HISTORY:**

Shared access and cross connections are valuable. This amendment seeks to provide staff some latitude in the code without requiring a variance. An example is a car dealership off of Hwy 71. This type of business normally has a do not compete clause with neighboring dealerships; to require cross connection in this circumstance is not viable. The alternative is to send all of these types of decisions to the Zoning Board of Adjustment or Planning Commission for these types of decisions.

On October 30<sup>th</sup>, 2024, the Planning and Zoning Commission held a workshop that introduced some code amendments. On December 19<sup>st</sup>, 2024, the Planning and Zoning Commission held a public hearing on the same amendments from the previous meeting. The public hearing was held, members of the community spoke their questions and concerns, and the Planning and Zoning Commission recommended approval with a vote of 8-0.

**POLICY EXPLANATION:**

**Bastrop Building Block (B3) Code Technical Manual**

Per the technical manual table 1.4.001A Development Application Approval Process, a public hearing and recommendation from Planning and Zoning, and then another public hearing and decision from City Council is required for any text amendments.

**RECOMMENDATION:**

Conduct a public hearing, consider, and act on the first reading of Ordinance No. 2025-03 of the City Council of the City of Bastrop, Texas amending the Code of Ordinances, related to Chapter 14, The Bastrop Building Block (B3) Code, Article 6.3 General Lot Standards, Section 6.3.007 CROSS ACCESS CONNECTIONS (a) as attached in Exhibit A; and providing for findings of fact, repealer, severability, codification, effective date, proper notice, and meeting and move to include on the January 28, 2025 Consent Agenda for the second reading.

**ATTACHMENTS:**

- Attachment 1: Ordinance No. 2025-03
  - Exhibit A- Redlined Changes
- Attachment 2: Memo Staff Report from P&Z