



To: Sylvia Carrillo, City Manager

From: Kennedy Higgins, Senior Planner- Development Services

Date: December 19, 2024

Subject: B3 Text Amendments

BACKGROUND/HISTORY:

Based on public input at the October 30th meeting, the communication needed to be clarified that two (2) ADUs can be allowed on a lot, if parking drainage and other infrastructure requirements can be met,

The B3 code was adopted in November of 2019, and subsequently amended in April of 2022. 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.

“The intent of the Code is to establish the Standards that enable, encourage, and ensure the community achieves:

- ✓ ***Fiscal Sustainability***
- ✓ ***Geographically Sensitive Developments***
- ✓ ***Perpetuation of Authentic Bastrop” pg. 11 – B3 Code***

While the aspirational ideas envisioned in the preamble of the B3 code (as noted above) to provide for fiscal sustainability, geographically sensitive developments, and perpetuation of Authentic Bastrop, several segments of the code accomplished just the opposite.

In 2023, Council was presented with a draft Drainage Master Plan that cost more than 120M dollars.¹

The “fiscal sustainability” aspect of the code means a greater tax base for the City, not fiscal sustainability for the resident.

The existing B3 code allows for two (2) additional dwelling units per lot. It allows an additional accessory unit for a total of four (4) buildings per lot with the primary structure included.

However, the code does not require onsite parking; all parking shifts from the lot to the street and the neighborhood is left a congested mess.

Further, the elimination of lot size minimums creates a mathematical problem that may be too

expensive for the city to maintain.

Example: An existing parcel of land containing 3.7 acres, of which the existing surrounding environment lot size is ½ acre lots is planned for subdivision. The proposal is for more than 30+ units in the same footprint previous planners planned for 7-8 units. Now add 2 additional dwelling units as well as no parking number required. The previous 8 units has become a potential 10X increase in the number of dwellings.

This increased density is an increase in water demand, wastewater demand, electrical demand, and stormwater runoff increase which is only partially paid by the development community and the rest is paid via utility rates, etc of existing consumers and residents.

The proposal is to allow by right, one (1) additional ADU per lot; two (2) ADUs can be administratively allowed if all of the infrastructure components such as parking, drainage, water, and wastewater can be met.

INSERTED

| Place Types | P1 | P2 | P3 | P4 | P5 |
|----------------------------------|----|----------------|----------------|--------------|--------------|
| A. LOT OCCUPATION | | | | | |
| Lot Coverage | | 40% max | 50 60% max | 60 70% max | 65 80% max |
| Facade Buildout at Build-to-Line | | 40% min | 40% min | 60% min | 80% min |
| Build-to-Line | | 10 ft – no max | 10 ft – 25 ft* | 5 ft – 15 ft | 2 ft – 15 ft |
| Additional Dwelling Unit | | 1 2 | 1 2 | 1 2 | |

*Lots exceeding ½ acre may extend the 1 layer of the Lot up to 60 ft from the Frontage Line.

SEC. 6.3.008 LOT OCCUPATION

~~In P2-P4, three two buildings may be built on each Lot, one Principal Building and two one Accessory Units or and one Accessory Dwelling Units as generally illustrated on Article 6.4 Lot Structure Description & Diagram. The number of Accessory Dwelling Units (ADUs) allowed by right shall be one, and two (ADUs) shall be allowed subject to meeting the established impervious cover standards as well as the onsite parking requirements set forth in 6.003.006(b)(2) as amended.~~

- (a) More than two (2) Additional structures may be approved if the impervious cover requirements and other infrastructure demands can be met.

FISCAL IMPACT:

None

RECOMMENDATION:

Recommend the amendments as proposed by staff.

ATTACHMENTS:

1. None – Redlines shown above
2. <https://www.cityofbastrop.org/upload/page/0569/docs/City%20of%20Bastrop%20Drainage%20Master%20Plan.pdf>