

**MEETING DATE:** February 24, 2025

**TITLE:**

Conduct a public hearing, consider and act to amend the Bastrop Code of Ordinances related to Chapter 14, the Bastrop Building Block (B3) Code, Article 6.5 – Building Types, by removing duplexes as an allowable building type from P2 and P3; Section 6.5.001 – Permitted Building Types Per Place Type, by removing duplexes from 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 is 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.

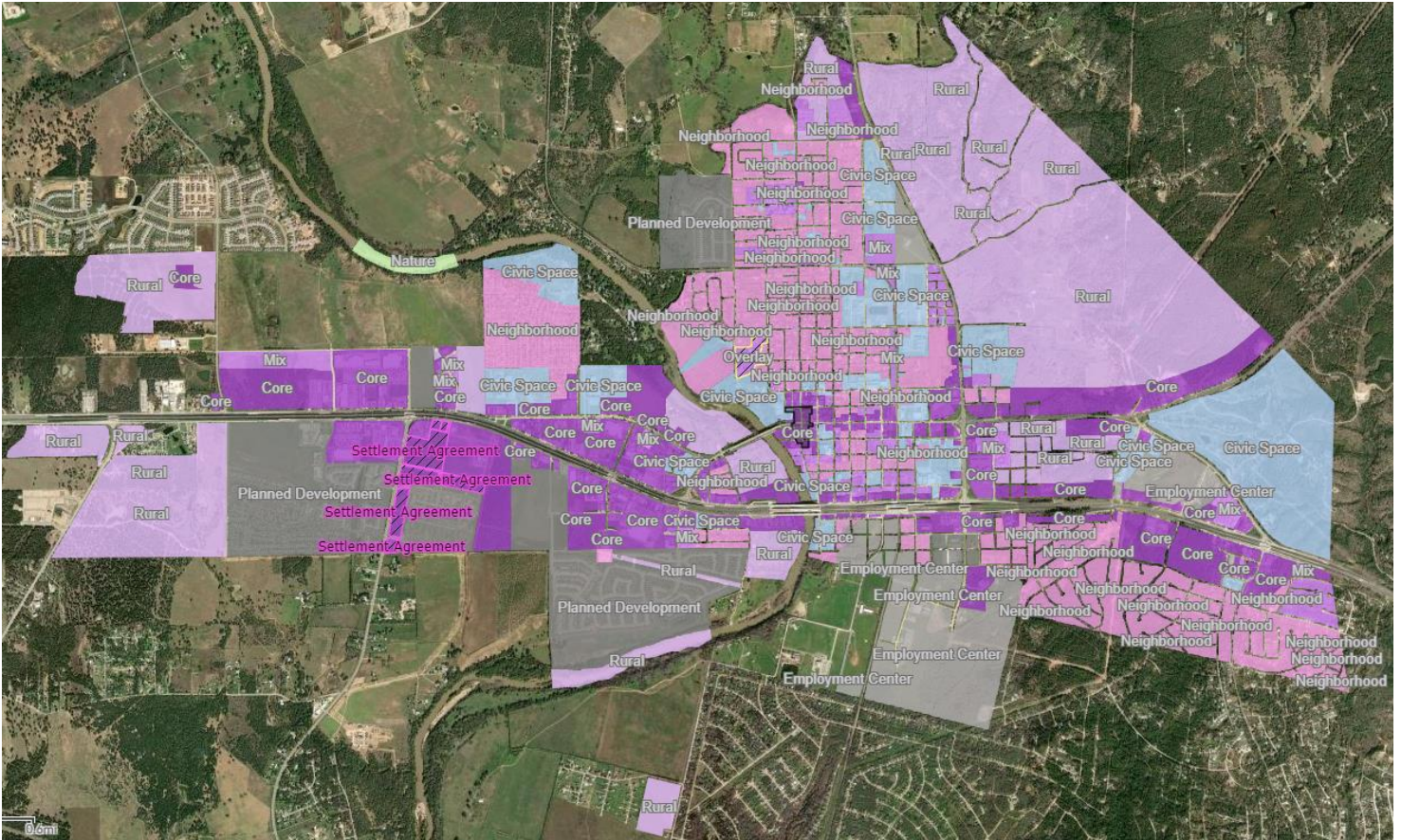
Traditional Single-family Neighborhood on Pecan Street, where duplexes are now allowed by right:



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 the P2 and P3 Place Types, 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.



Zoning Map depicting P2 (Rural) and P3 (Neighborhood) locations that would be affected by the proposed changes.

Summary of proposed B3 Code Amendments:

1. Article 6.5 – Building Types - Removing duplexes as an allowable building type from P2 and P3
2. Section 6.5.001 – Permitted Building Types Per Place Type - removing duplexes from P2 and P3

HOWEVER, the Planning Commission remanded the item back to Staff to review and consider special circumstances where duplexes could potentially be allowed if certain conditions were met such as parking, lot size, etc.

The only way to accomplish that is via a Conditional Use Permit (CUP) which was allowed in the prior code prior to adoption of the B3.

Included in this packet is a proposal to amend the B3 by adding Section 2.4.0051 Conditional Use Permits which would allow the Planning and Zoning Commission and City Council to grant an otherwise not allowed use if certain conditions can be met. Staff is proposing a CUP for duplexes in the P3 only.

The P2 is a rural designation and should remain as single family.

**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.

**RECOMMENDATION:**

Modified from the 2/17/25 meeting:

Make a recommendation to amend the Bastrop Code of Ordinances related to Chapter 14, the Bastrop Building Block (B3) Code, Article 6.5 – Building Types, by removing duplexes as an allowable building type from P2 and as allowing as a **Conditional Use** in P3;

Section 6.5.001 – Permitted Building Types Per Place Type, by removing duplexes from P2 and allowing as a **Conditional Use** in P3.

**ATTACHMENTS:**

1. Proposed changes to Article 6.5 – Building Types and Section 6.5.001 – Permitted Building Types Per Place Type.