



STAFF REPORT

MEETING DATE: February 24, 2025

TITLE:

Consider and act on amending the Bastrop Building Block (B3) Code by adding Section 2.4.0051 Conditional Use Permit to allow Duplexes in the P3 Zone, where certain conditions can be met, and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

AGENDA ITEM SUBMITTED BY:

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

BACKGROUND/HISTORY:

An item was presented at the February 17, 2025 Planning and Zoning meeting that proposed to remove Duplexes from the P2 and P3 neighborhood districts.

The B3 Code is a New Urbanism code that seeks to urbanize Historic Bastrop under the guise of density as a method for fiscal sustainability. The result is developers and others who are purchasing land in Bastrop to build tiny, small, or other dense products where once open spaces stood. No minimum lot sizes and smaller housing types create an environment that does all but protect Bastrop.



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

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. It is a tool that has worked for decades in Zoning Ordinances across the country.

The CUP is treated like a zoning case, and therefore, it follows the same legal notification and meeting processes as a zoning change application.

The proposed process is as follows:

1. Notice to the paper 15 days in advance of the Public Hearing at the Planning and Zoning Commission Meeting.
2. Property owner notification to the surrounding property owners within 200' of the property boundary lines.
3. A recommendation for approval or denial from the Planning and Zoning Commission to City Council.
4. A first and second reading at City Council for the formal approval or denial of the request.
5. Zoning Board of Adjustment has no jurisdiction in the CUP process.

The proposed language is attached.

FISCAL IMPACT:

None.

RECOMMENDATION:

The recommendation is to add Section 2.4.0051 Conditional Use Permits to allow otherwise restricted uses in certain districts where certain conditions can be met, and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

ATTACHMENTS:

1. New Section 2.4.0051 Conditional Use Permits.