



STAFF REPORT

MEETING DATE: February 17, 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, Section 6.3.008 - Lot Occupation, establishing standards for a First Layer Setback in P2 and P3; Section 6.3.003 - Building Placement, by establishing standards for the First Layer Setback in P2 and P3; Section 6.5.003 – Building Standards Per Place Type, by establishing standards for the First Layer Setback in P2 and P3.

AGENDA ITEM SUBMITTED BY:

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

BACKGROUND/HISTORY:

The B3 code was adopted in November of 2019. The B3 Code, in its purest form, is a code that was designed to urbanize what was once a semi-rural community. The B3 code is based on New Urbanism principles that seek to reduce reliance on the automobile.

“The City will.....Create a framework of transit, Pedestrian, and bicycle systems that provide alternatives to the automobile” B3 Code Intent, Page 12 of 249

Denser development via no lot size minimums, and prior to this year, zero parking requirements.

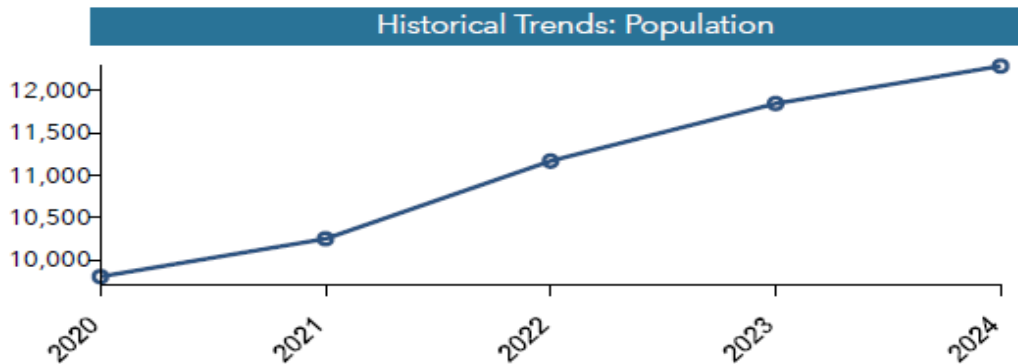
Intent: Parking shall not be the driver of Site planning. The Standards in the Code support this notion through limited and eliminating parking. The intent of building a walkable, bikeable, and an easily navigable City means all mode of transportation are available to reduce the reliance on the car. Chapter 6, Section 6.3.006 B3 Code

The B3 Code also encourages residential structures in traditional single-family neighborhoods to be placed close to the front property line to encourage alley parking

“The preferred means of vehicular access to lots is through the use of Alleys. Alleys provide a location to hide unsightly functions of our communities such as garages, garbage cans, transformers, electric meters, and telephone equipment” Sec. 6.3.005 B3 Code

These standards in the B3 Code only add to further remove the traditional semi-rural landscape that was once authentic Bastrop.

In addition to the urbanized code standards in the B3 Code, the city has also seen immense development pressure since its adoption in 2019. 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.



Since adopting the B3 Code, and experiencing the pressure of growth in the community, the citizens of Bastrop have begun to identify certain aspects of the B3 Code that do not truly align with the authentic Bastrop. One consistently conveyed request Staff has received is to put measures in place that will protect the traditional semi-rural neighborhood fabric of Bastrop from the unbridled densification of residential neighborhoods that are currently allowed in the B3 Code.

Proposed amendments to the B3 code are aimed to protect Bastrop's residential integrity by establishing standards that limit further urbanization and to keep Bastrop looking authentic by preserving what's already in place.

To accomplish this, Staff is proposing is to establish a standard for a First Layer Setback in the P2 and P3 Place Types, which are the more traditional single-family neighborhoods, that will be based on a metric that is driven by the current front yards of the surrounding houses in that neighborhood. The First Layer Setback will replace the First Layer Build-to-Line in P2 and P3. Because Bastrop is so varied, as opposed to a one size fits all approach, Staff is proposing front yard setback mirror the built environment by matching two homes on each side of the proposed structure with a plus or minus 5 feet to allow for visual clarity or geography.

For instance, in a traditional Single-family Neighborhood (P3), such as this one bounded by Buttonwood, Main, Church, and Farm Street, structures are encouraged to be placed **10' - 25'** from the front property line.



However, as you can see from the image above, the current metric of **10' – 25'** in P3 does not mirror the built environment of many of the neighborhoods that make up authentic Bastrop.

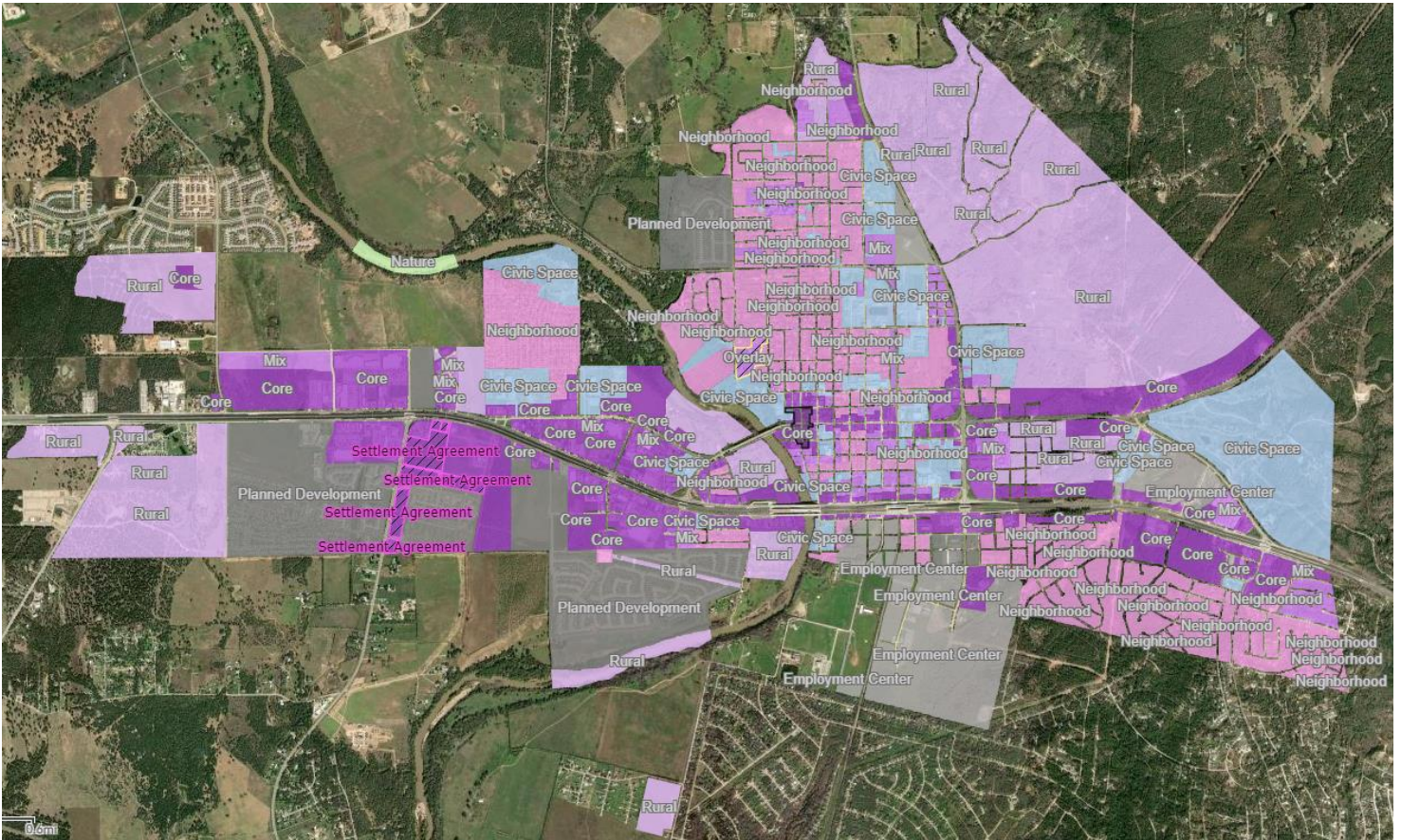
The same goes for P2, where structures are currently encouraged to be as close as 10' from the front property line in a zoning designation meant for rural residential properties. Below is the P2 neighborhood located along Piney Ridge Drive. As you can see contextually, **10'** does not mirror the authentic build environment of P2.



Summary of proposed B3 Code Amendments:

1. Section 6.3.008 - Lot Occupation, establishing standards for a First Layer Setback in P2 and P3
2. Section 6.3.003 - Building Placement, by establishing standards for the First Layer Setback in P2 and P3
3. Section 6.5.003 – Building Standards Per Place Type, by establishing standards for the First Layer Setback in P2 and P3

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



FISCAL IMPACT:

None.

PUBLIC NOTICE:

A published notice was placed in the Elgin Courier on January 29th 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:

Make a recommendation on amending the Bastrop Code of Ordinances related to Chapter 14, the Bastrop Building Block (B3) Code, Section 6.3.008 - Lot Occupation, establishing standards for a First Layer Setback in P2 and P3; Section 6.3.003 - Building Placement, by establishing standards for the First Layer Setback in P2 and P3; Section 6.5.003 – Building Standards Per Place Type, by establishing standards for the First Layer Setback in P2 and P3.

ATTACHMENTS:

1. Proposed changes to Section 6.3.008 - Lot Occupation; Section 6.3.003 - Building Placement; Section 6.5.003 – Building Standards Per Place Type.