

**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, 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, CM, ICMA-CM, CPM

**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 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 these neighborhoods. Standards such as these in the B3 Code only add to further remove the traditional semi-rural landscape that was once authentic Bastrop.

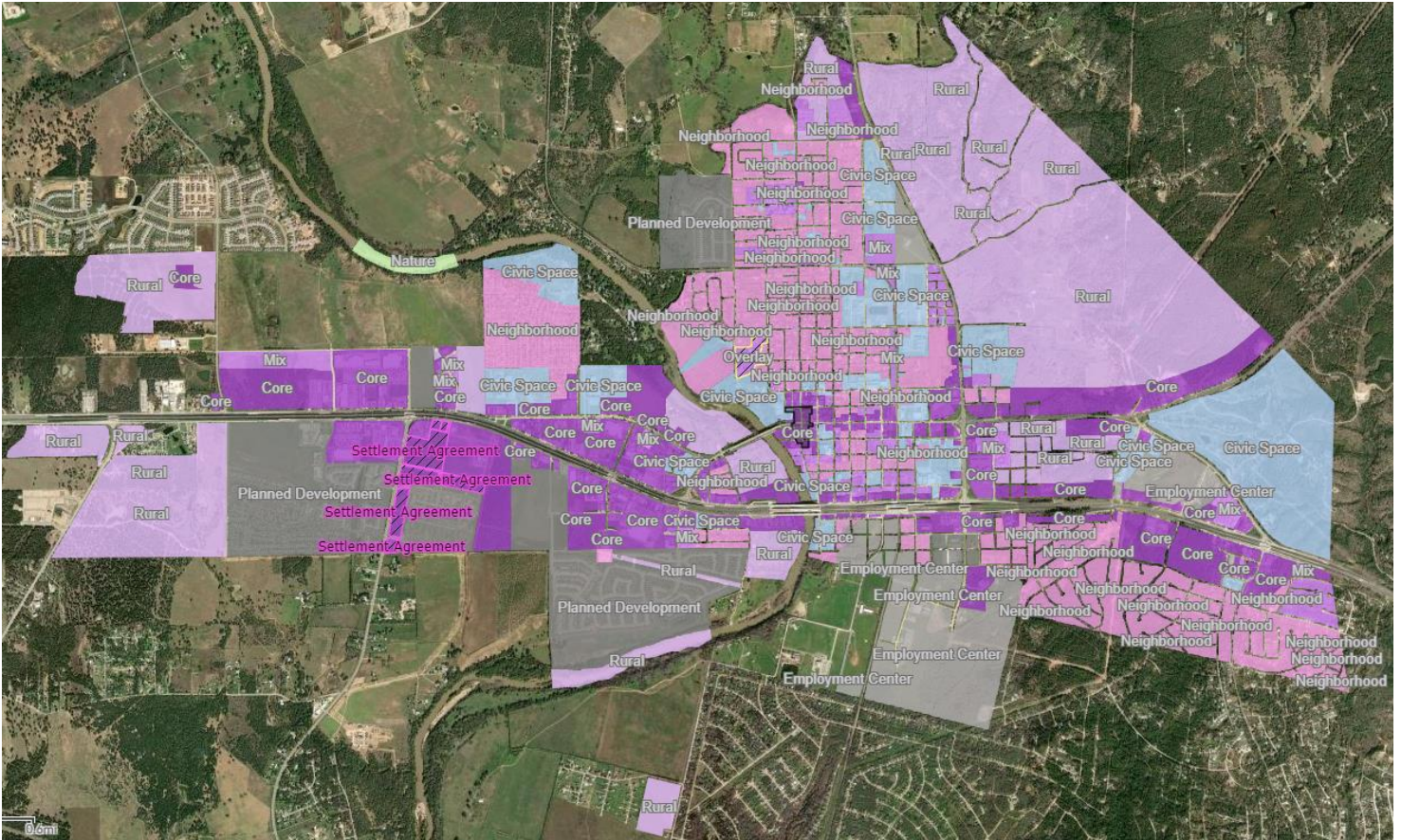
Traditional Single-family Neighborhood on Pecan Street, where duplexes are now allowed by right:



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 residential neighborhoods. Essentially, the desire of the community is to keep Bastrop looking authentic by preserving what's already in place.

To accomplish this, one of the changes Staff is proposing is to 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

**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:**

Make a recommendation on amending 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.

**ATTACHMENTS:**

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