



# 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 minimum lot size in P2 and P3; Section 6.5.003 – Building Standards Per Place Type, by establishing standards for a minimum lot size in P2 and P3; and Section 2.4.001 Nonconforming Uses and Structures, to include nonconforming Lots.

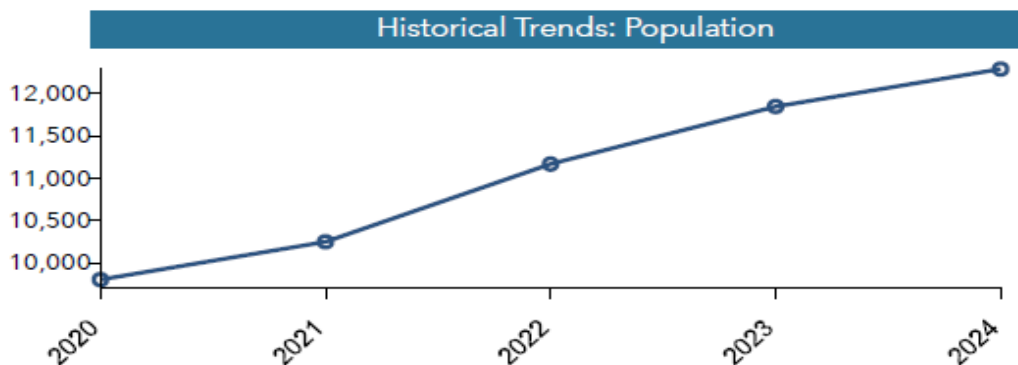
**AGENDA ITEM SUBMITTED BY:**

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 code rooted in New Urbanism. New Urbanism seeks to create walkable and denser communities where walking or other non-automobile forms are the preferred method of transportation. The B3 is a code that was designed to urbanize what was once a semi-rural community. For example, the B3 Code promotes no minimum lot standards and the construction of multi-family product types, such as duplexes, in traditional single-family neighborhoods. In addition to this, the B3 Code also encourages residential structures in traditional single-family neighborhoods to be placed close to the front property line. 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.

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

To accomplish this, staff is proposing is to establish a minimum lot size for 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 average lot size of all P2 and P3 lots within the City of Bastrop. To put it more simply, P2 and P3 should look no different that what is currently in place. This provides some predictability to existing residents that their neighborhood will not face transition to tiny homes, or other dense product types.

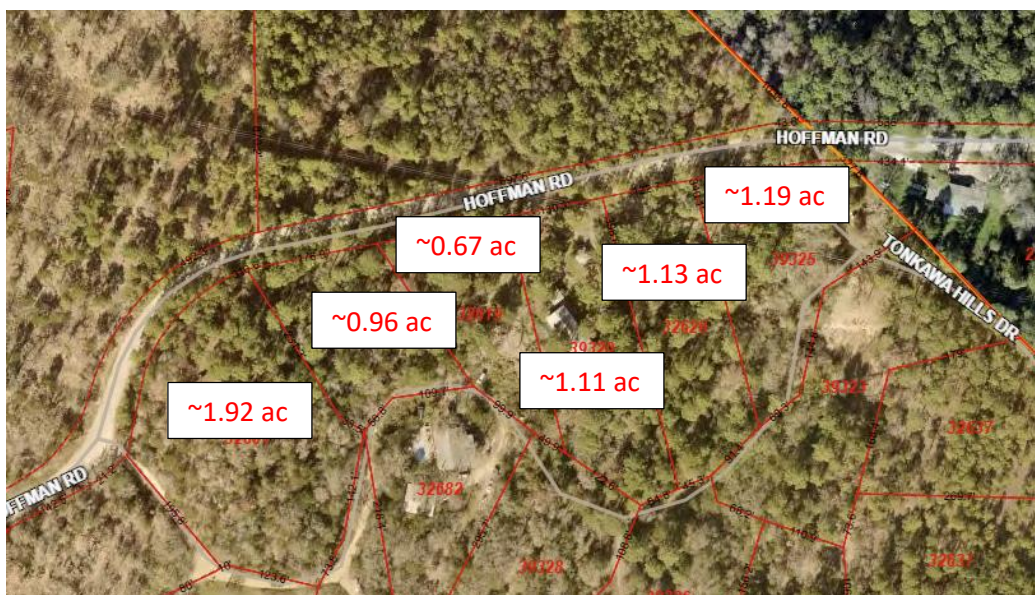
This statistical analysis was obtained from a Geographic Information System (GIS) analysis of all of the P2 and P3 lots within the city.

The analysis of the average lot size for P2 lots was found to be between 1 and 1.3 acres. Staff is recommending that the minimum lot size for P2 be 1 acre to have a clean, consistent metric.

TrimAvg 10%	TrimAvg 20%
1.293	1.018
1.358	1.070

(Avg of the Middle 90% of data)      (Avg of the Middle 80% of data)

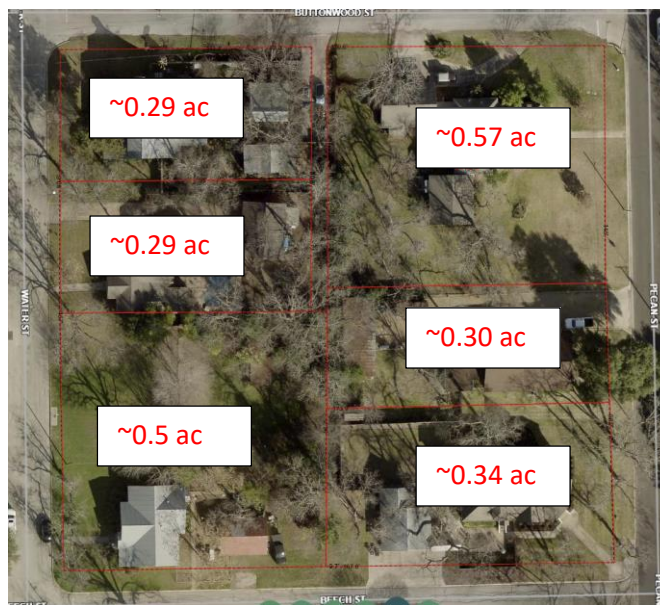
For instance, in this traditional P2 single-family neighborhood along Hoffman Road Street, the average lot size is +/-1.16 acres.



The analysis of the average lot size for P3 was found to be 0.30 acres. Staff is recommending that the minimum lot size in P3 be 0.33 acres to have a more consistent metric of approximately 3 lots per acre.

TrimAvg 10%	TrimAvg 20%
0.316	0.301
0.319	0.304
(Avg of the Middle 90% of data)	(Avg of the Middle 80% of data)

For instance, in this traditional P3 single-family neighborhood, such as this one bounded by Buttonwood, Water, Beech, and Pecan Street, the average lot size is +/-0.38 acres.



Currently, with no minimum lot size in place, there is no way to truly create predictability within residential neighborhoods for what the expectation can be for the built environment in the future. Residents are seeking predictability in their already established neighborhoods.

These changes affect all P2 and P3 zones, however, if a new residential development would like to build a different or denser product in an undeveloped area of town, and they can build and sustain the necessary infrastructure, then a tool currently exists which allows them to seek administrative relief through the codes via a Planned Development District (PDD).

Mitigating Unintended Consequences for Existing Residents

In addition to proposing the minimum lot size of 0.33 acres for P3 and a minimum lot size of 1 acre for P2, Staff is also proposing language that will give citizens the opportunity to mirror their built environment in the lots in that area do not explicitly fall in line with the proposed standards by amending **Section 2.4.001 – Nonconforming Uses and Structure** to include **Lots**:



**SEC. 2.4.001 NONCONFORMING USES, STRUCTURES, AND LOTS**

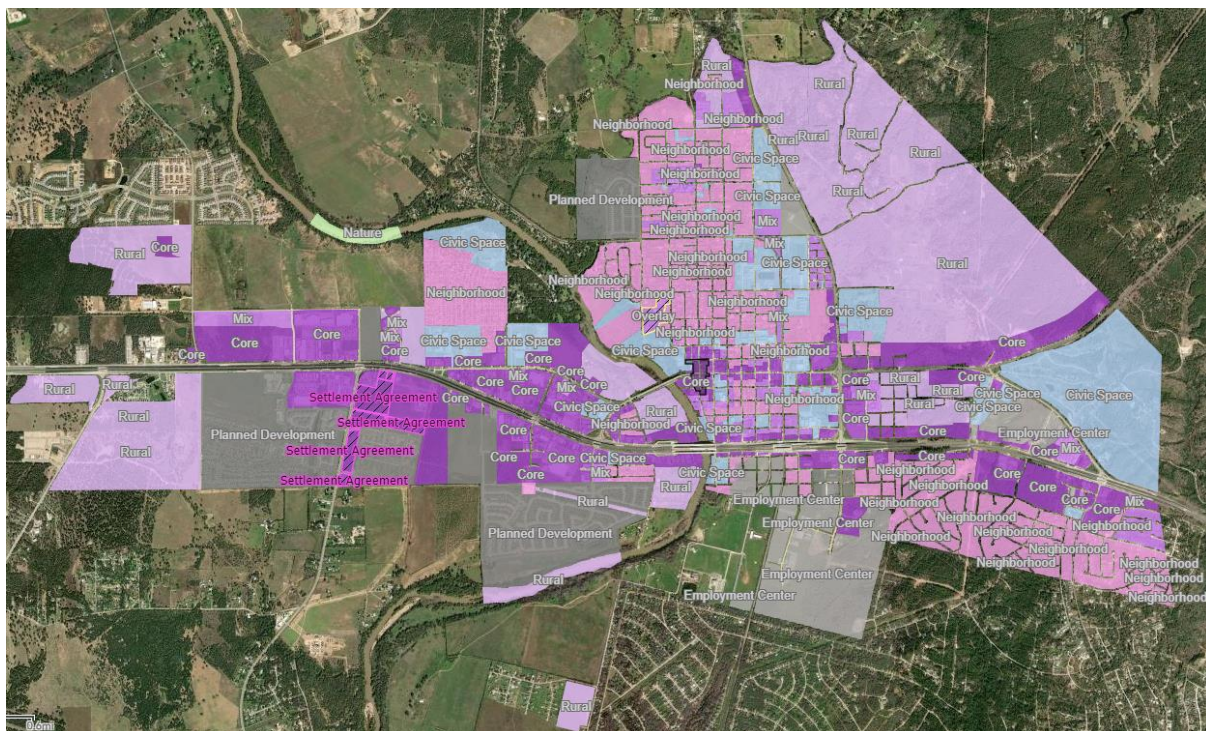
(4) No nonconforming use, ~~or~~ structure, or lot may be expanded, further subdivided, reoccupied with another nonconforming use, or increased as of the effective date of this Code, unless:

- A. An application is authorized by the ZBA;
- B. An application is administratively approved by the Director of Development Services if;
  - (1) Properties within 500 feet of the adjacent structures or lots have similar encroachments, building standards, setbacks, ~~or~~ build-to-lines, or lot sizes and the application is generally consistent with the surrounding built environment; or
  - (2) The application is for an Accessory Structure that does not directly increase or expand the characteristics that render the use or structure nonconforming;
  - (3) The expansion to the structure does not directly increase or expand the characteristics that render the use or structure nonconforming.

Summary of proposed B3 Code Amendments:

- (1) Section 6.3.008 - Lot Occupation, establishing standards for a minimum lot size in P2 and P3
- (2) Section 6.5.003 – Building Standards Per Place Type, by establishing standards for a minimum lot size in P2 and P3
- (3) Section 2.4.001 Nonconforming Uses and Structures, to include nonconforming Lots.

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 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, 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; adding a clarifying statement to the Lot Structure Diagram in Chapter 6: Private Realm Development Standards; and adding a clarifying statement to “Layer” definition in Chapter 10: Definitions.

**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; clarifying statement to the Lot Structure Diagram in Chapter 6: Private Realm Development Standards; and clarifying statement to “Layer” definition in Chapter 10: Definitions