



Staff Report

MEETING DATE: April 11, 2023

TITLE:

Consider action to approve the second reading of Ordinance No. 2023-07 of the City Council of the City of Bastrop Texas, amending the Bastrop Building Block (B3) Code Chapter 6, Section 6.3.009 private frontage, Subsections (c), (d) and (f); and providing for findings of fact, repealer, severability, codification, effective date, proper notice and meeting; and include on the April 11, 2023, consent agenda for second reading.

AGENDA ITEM SUBMITTED BY:

Submitted by: Sylvia Carrillo, City Manager

BACKGROUND/HISTORY:

The Bastrop Building Code (B3) and the subsequent Iredell district were created to assist in the creation and preservation of what is considered authentic Bastrop.

At the onset, it was recognized that sections of the code would need to be amended as the code was placed into practice. The code has been in place since November of 2019. Since that time, developers and commercial contractors have discussed the burden that this section requires.

The Construction Standards Board met on March 20, 2023 to discuss this item and added additional items to be struck, including item (c), and item (f)

This agenda item seeks to address and clear a conflict among codes for an aesthetic requirement for commercial buildings to

“(c) All Facades shall be glazed with ~~clear~~ glass not less than 20% of the first Story. Glazing shall be calculated as the total combined area of window glazing (lights or panes within each window’s casing) divided by the total area of the Facade for the target Story of a Building.

~~“(d) Buildings with a first floor Commercial Use shall be glazed with clear glass no less than 70% of the first Story.”~~

~~“(f) All opening, including porches, galleries, Arcades, and windows, with the exception of shopfronts, shall be square or vertical in proportion.”~~

Further, the International Building Codes (IBC) are also geared towards energy conservation in the International Energy Code (IEC) which has also been adopted by the City of Bastrop. A required 70% glass storefront and glazing requirement conflicts with the IEC unless significant investment is made into the design of the glass storefronts.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends removal or amendment of the code language to no longer conflict with the IEC and also to create a more authentic Bastrop.

ATTACHMENTS:

1. Proposed code amendment document.