

Items for Individual Consideration

Fence Amendments



Draft Amendments to Bastrop Building Block (B3) Code:

Chapter 6, Section 6.5.003 Building Standards Per Place Type

Place Types	P1	P2	P3	P4	P5
Awning, Gallery, or Arcade		NP	NP	to within 2 ft. of the Curb	to within 2 ft. of the Curb
First Layer Encroachment Depths					
Porch		5 ft min	8 ft min	8 ft min	n/a
Gallery		NP		10 ft min	10 ft. min.
Arcade		NP			12 ft. min.
D. PARKING LOCATION					
Second Layer		P	P	NP	NP
Third Layer		P	P	P	P
*** Required to go through an Encroachment process					
E. FENCE LOCATION					
Fences allowed within the Layers as defined in the Bastrop Code of Ordinances, Chapter 3.					

Proposed Amendments to Authentic Pattern Book



We live in a time of increased awareness surrounding the inefficiencies of suburban development patterns (i.e. suburban sprawl). Suburban sprawl is a major part of mainstream discussions regarding future fiscal and environmental sustainability of current human settlement patterns. The suburban sprawl lifestyle has led to obesity and health issues, challenges regarding safety and delivery of services, inefficient use of infrastructure, car dominated life and culture, lack of pedestrian friendly streets and public spaces, and isolation. The effects of these factors have forced those who plan and design neighborhoods, towns and cities to fundamentally rethink their approach to future development.

Bastrop's B3 Code presents an alternative to current day development patterns and processes. Given the great amount of acreage of develop-able land and the infill opportunities within the historic pattern of existing square blocks, we have conceived the future development in Bastrop as a carefully laid out quilt of geographically sensitive development patterns, identifiable place types, and a series of well-enclosed and safe public places - parks and plazas - surrounded by building blocks of varying building types and densities. Human-scaled clusters of buildings (i.e. pocket neighborhoods) with well-enclosed public spaces create potential for unscheduled human interactions and provide the physical framework for the formation of an appropriate sense of urbanity. Development patterns, like the one described, are conducive to genuine human contact currently absent from conventional suburban development patterns, but essential for creating a sense of community.

~~The Pattern Book is mandatory in the Irondell District and the Historic Bastrop Commercial District.~~ The Pattern Book is intended to serve as an educational and inspirational guide to development in Bastrop. ~~in areas where it is not required to be utilized.~~

Proposed Amendment

Sec. 3.01.001 International Code Council (ICC); International Code Family.

(2) [Amend] [A] 105.2 Work exempt from permit.

(a) Fences not over 7 feet (2134 mm) high:

(1) Replacement of an existing fence, in the same location, with like for like material and design, does not require a permit.

(2) Within the first layer, fences cannot exceed 4 feet in height and must have 50% transparency.

(3) Prohibited fence types/materials:

(a) Electric fences

(b) Barbed or razor wire material

(c) Broken glass or any protruding sharp or dangerous object cannot be incorporated into fences or walls.

(d) Fences blocking the sight triangle (requirements in B³ Technical Manual)



Proposed Amendment

Sec. 3.01.001 International Code Council (ICC); International Code Family (cont)

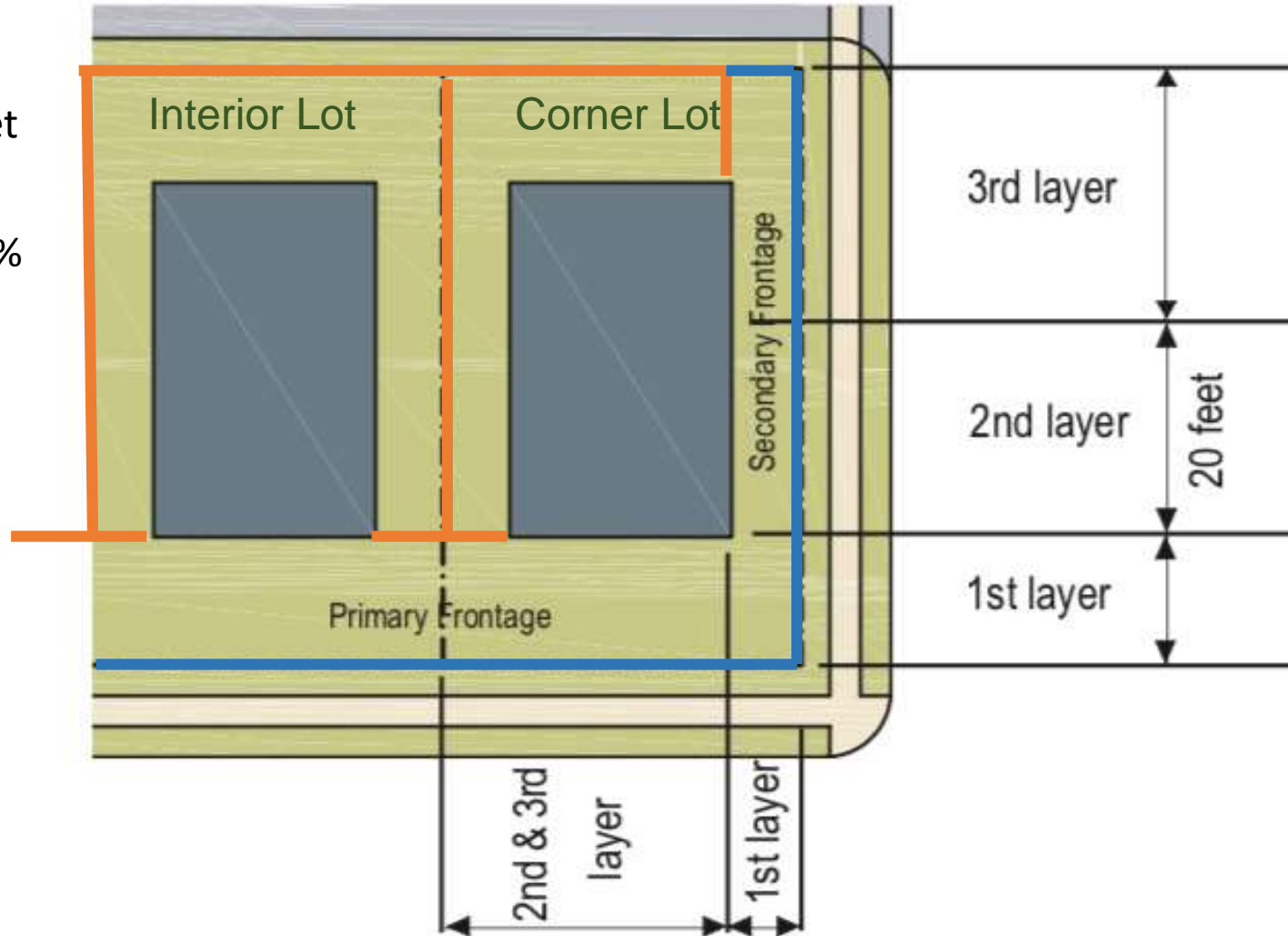
(4) The provisions of this article shall not apply to a fence or wall necessary for the public safety as determined by the Public Works Director, Fire Chief or Building Official, or as required by any law or regulation of the State or an agency thereof.

Any requested variances would be heard before the Construction Standards Board, in accordance with the process in Chapter 3.

First Layer – Interior and Corner Lots

LOT LAYERS AND FRONTAGE LINES

- Greater than 4 feet
- solid
- 4 feet or less – 50%
transparency



Recommendation

Hold a public hearing and consider action to approve the first reading of Ordinance No. 2023-04 of the City Council of the City of Bastrop, Texas, amending the Bastrop Building Block (B³) Code, Chapter 6, Section 6.5.003 amending the Authentic Bastrop Pattern Book, and amending Bastrop Code of Ordinances Section 3.01.001 International Code Council (ICC); International Code Family; and providing for findings of fact, repealer, severability, codification, effective date, proper notice and meeting; and move to include on the March 28, 2023, agenda for second reading.

