



STAFF REPORT

MEETING DATE: March 7, 2023

TITLE:

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.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Director of Planning & Development

BACKGROUND/HISTORY:

Staff and the Development Review Committee (DRC) are charged with review of the B³ Code for amendments. There are inconsistencies between the adopted B³ Code/Authentic Bastrop Pattern Book, and the International Building Code related to fences. Within the Authentic Bastrop Pattern Book, fences are required to be no more than 3 feet in height in the first layer and part of the second layer (depending on lot frontage) with 20% transparency (typically a picket fence). Outside of this area, the fence can transition to a 6-foot-tall privacy fence/wall. In the IBC, any fence 7 feet and under is exempt from a permit.

The proposed amendment would change the Authentic Bastrop Pattern Book to be an optional set of standards and not mandatory. The fence standards below would be included in the Code of Ordinance, Chapter 3 as an amendment to work exempt from permits.

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)

(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.

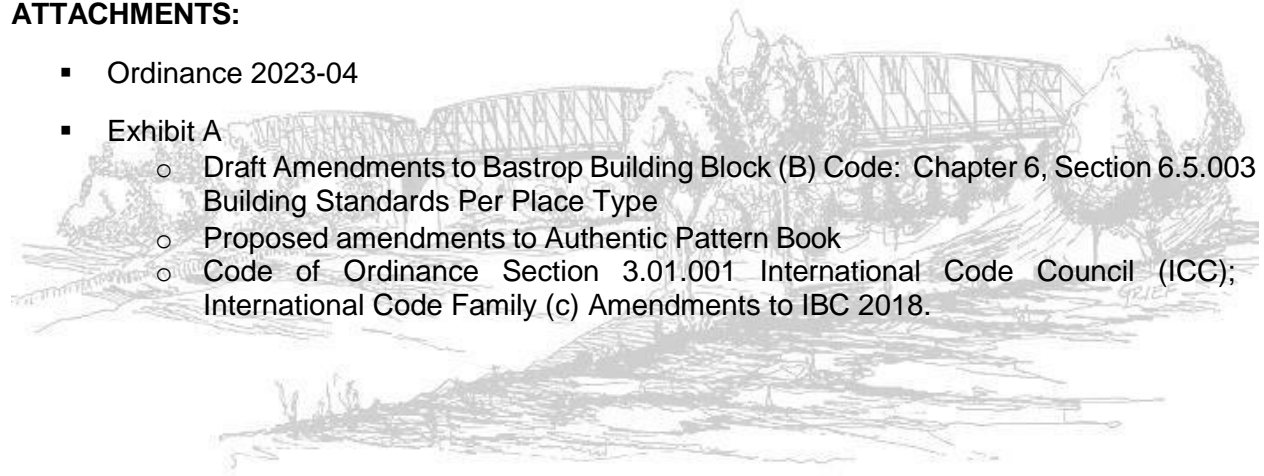
Any requested variances would be heard before the Construction Standards Board, in accordance with the process in Chapter 3.

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.

ATTACHMENTS:

- Ordinance 2023-04
- Exhibit A
 - Draft Amendments to Bastrop Building Block (B) Code: Chapter 6, Section 6.5.003 Building Standards Per Place Type
 - Proposed amendments to Authentic Pattern Book
 - Code of Ordinance Section 3.01.001 International Code Council (ICC); International Code Family (c) Amendments to IBC 2018.



SEC. 6.5.003 BUILDING STANDARDS PER PLACE TYPE

	Place Types	P1	P2	P3	P4	P5
LOT COVERAGE						
	Lot Coverage		40% max	60% max	70% max	80% max
	Facade Buildout at Build-to-Line		40% min	40% min	60% min	80% min
	Build-to-Line		10 ft - no max	10 ft - 25 ft*	5 ft - 15 ft	2 ft - 15 ft

* Lots exceeding 1/2 acre may extend the 1 Layer of the Lot up to 60 ft from the Frontage Line.

B. BUILDING HEIGHT (STORIES)

	Principal Building		2 max	2 max	3 max**	5 max / 3 max*
	Accessory Dwelling Unit		2 max	2 max	2 max	2 max

* CD Downtown/ Old Town

** 2 1/2 Max in Overlay

C. ENCROACHMENTS

First Layer Encroachments

	Open Porch		50% max	50% max	80% max	n/a
	Balcony and/or Bay Window		25% max	25% max	50% max	100% max
	Stoop, Lightwell, Terrace or Dooryard		NP	NP	100% max	100% max

R.O.W. Encroachments ***

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

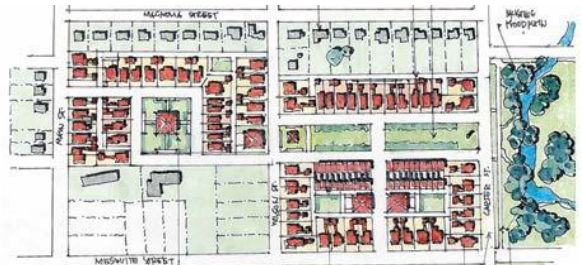
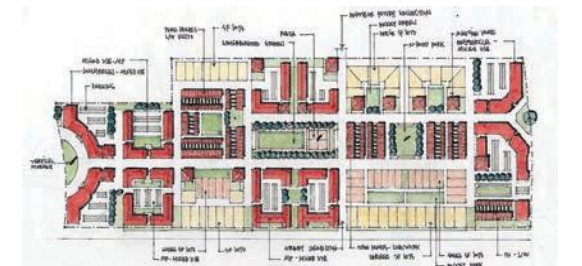
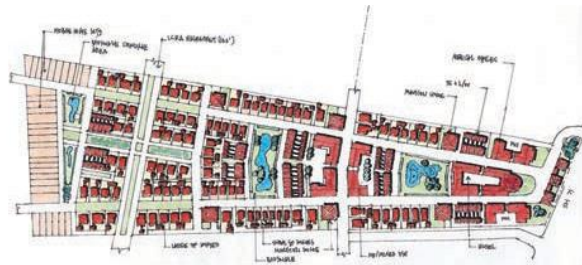
Porch	5 ft min	8 ft min	8 ft min	n/a
Gallery	NP		10 ft min	10 ft. min.
Arcade	NP			12 ft. min.

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.



AUTHENTIC BASTROP PATTERN BOOK



ADOPTED: November 12, 2019
AMENDED: 2023



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 developable land and the in-fill 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 Iredell 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.~~

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

- (a) The International Building Code (IBC) 2018 edition, with all appendices as published by the International Code Council, Inc., is adopted by reference as though copied herein fully, except such portions as are deleted, modified or amended in this chapter.
- (b) All portions of the existing code shall remain in effect unless specifically amended in this chapter.
- (c) The following amendments are being made to the International Building Code (IBC) 2018:
 - (1) [Amend] Table 1004.5 Maximum Floor Area Allowances Per Occupant.
 - (a) Function of Space: Business Areas, Occupant Load Factor: One hundred (100) Gross.
 - (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.
 - (a) Chain link prohibited in the first layer
 - (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)
 - (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.

(Ord. No. 2014-28, 12-9-14; Ord. No. 2019-61 , § 3, 11-26-19)