



# Staff Report

**MEETING DATE:** March 28, 2023

**TITLE:**

Consider action to approve the first 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 (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.

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

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

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.

The Construction Standards board met on March 20, 2023 and voted unanimously to remove letter (d) related to the 70% glazing requirement.

In discussion of the item, the Board also voted to remove item (f) *All opening, including porches, galleries, Arcades, and windows, with the exception of shopfronts, shall be square or vertical in proportion.*

**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.