

**ORDINANCE NO. 2025-04**

**AN ORDINANCE OF THE CITY OF BASTROP, TEXAS, AMENDING THE BASTROP CODE OF ORDINANCES CHAPTER 14, THE BASTROP BUILDING BLOCK (B3) CODE, ARTICLE 6.5 BUILDING TYPES, SECTION 6.5.003 BUILDING STANDARDS PER PLACE TYPE A – LOT OCCUPATION (TABLE) AND SECTION 6.3.008 LOT OCCUPATION (A) AND (B) AS ATTACHED IN EXHIBIT A; AND PROVIDING FOR FINDINGS OF FACT, REPEALER, SEVERABILITY, CODIFICATION, EFFECTIVE DATE, PROPER NOTICE, AND MEETING.**

**WHEREAS**, pursuant to Texas Local Government Code Section 51.001, the City Council of the City of Bastrop has general authority to amend an ordinance that is for the good government, peace, or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

**WHEREAS**, pursuant to Texas Local Government Code Chapters 211, 212, 214, and 217 the City Council of the City of Bastrop has general authority to regulate planning, zoning, subdivisions, and the construction of buildings; and

**WHEREAS**, these amendments are to allow up to two (2) ADUs subject to meeting the established impervious cover standards as well as the onsite parking requirements; two (2) ADUs can be administratively allowed if all of the infrastructure components such as parking, drainage, water, and wastewater can be met, and to allow additional non-dwelling structures subject to the same requirements; and

**WHEREAS**, the City Council find that certain amendments to the aforementioned ordinances are necessary and reasonable to meet changing conditions and are in the best interest of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, THAT:**

**Section 1. Finding of Fact:** The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

**Section 2. Amendment To Bastrop Building Block Code (B3),** Section 6.5.003 and Section 6.3.008 of the Bastrop Building Code is hereby amended and shall read in accordance with Exhibit “A”, which is attached hereto and incorporated into this Ordinance for all intents and purposes. Any struck-through text shall be deleted from the Code, as shown in each of the attachments.

**Section 3. Severability.** If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the Ordinance, which shall continue to have

full force and effect.

**Section 4.** Repeal. This Ordinance shall be and is hereby cumulative of all other ordinances of the City of Bastrop, Texas, and this Ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other Ordinances, are hereby repealed.

**Section 5.** Effective Date. This Ordinance shall take effect immediately after its final passage and any publication in accordance with the requirements of the City of Bastrop and the laws of the State of Texas.

**READ & ACKNOWLEDGED** on First Reading on this the **14<sup>th</sup>** day of **January** 2025.

**READ & ADOPTED** on Second Reading on this the **28<sup>th</sup>** day of **January** 2025.

**APPROVED:**

by: \_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney

**Exhibit A**

**SEC. 6.3.008 LOT OCCUPATION**

~~In P2-P4, three two buildings may be built on each Lot, one Principal Building and two one-Accessory Units or and one Accessory Dwelling Units as generally illustrated on Article 6.4 Lot Structure Description & Diagram. up to 2 Additional Dwelling Units (ADUs) are allowed subject to meeting the established impervious cover standards as well as the onsite parking requirements set forth in 6.003.006(b)(2) as amended.~~

- (a) Additional non-dwelling structures (sheds etc.) may be approved if the impervious cover requirements and other infrastructure demands can be met.

Exhibit A

SEC. 6.5.003 BUILDING STANDARDS PER PLACE TYPE

Place Types	P1	P2	P3	P4	P5
<b>A. LOT OCCUPATION</b>					
Lot Coverage		40% max	<del>60</del> 50% max	<del>70</del> 60% max	<del>80</del> 65% 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
Additional Dwelling Unit		2	2	2	