

**Bastrop Construction Standards Board of  
Adjustments and Appeals Agenda**  
Bastrop City Hall City Council Chambers  
1311 Chestnut Street  
Bastrop, TX 78602  
(512) 332-8800



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**March 20, 2023**

**Agenda - Construction Standards Board of Adjustments and Appeals at 5:00 PM**

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*Bastrop Construction Standards Board of Adjustments and Appeals meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.*

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- 1. CALL TO ORDER**
  - 2. CITIZEN COMMENTS**

*At this time, three (3) minute comments will be taken from the audience on any topic. Anyone in attendance wishing to address the Board/Commission must complete a citizen comment form and give the completed form to the Board/Commission Secretary prior to the start of the Board/Commission meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board/Commission cannot discuss issues raised or make any decision at this time. Instead, the Board/Commission is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to City Manager for research and possible future action.*

*It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Board/Commission to allow a member of the public to slur the performance, honesty and/or integrity of the Board/Commission, as a body, or any member or members of the Board/Commission individually or collectively, or members of the City's staff. Accordingly, profane, insulting or threatening language directed toward the Board/Commission and/or any person in the Board/Commission's presence will not be tolerated.*

### **3. CITY MANAGER REPORT**

#### **3A. Update on Planning and Building Department, now Development Services**

- a. Organizational Chart
- b. Process Improvements and Code Work.
  - i. Revised Process for Licensed Trade Permits
  - ii. Bid Set vs. Construction Set

#### **3B. Future Items for Consideration**

- a. Contractor Registration
- b. B3 Amendments
- c. Iredell District Update

### **4. ITEMS FOR INDIVIDUAL CONSIDERATION**

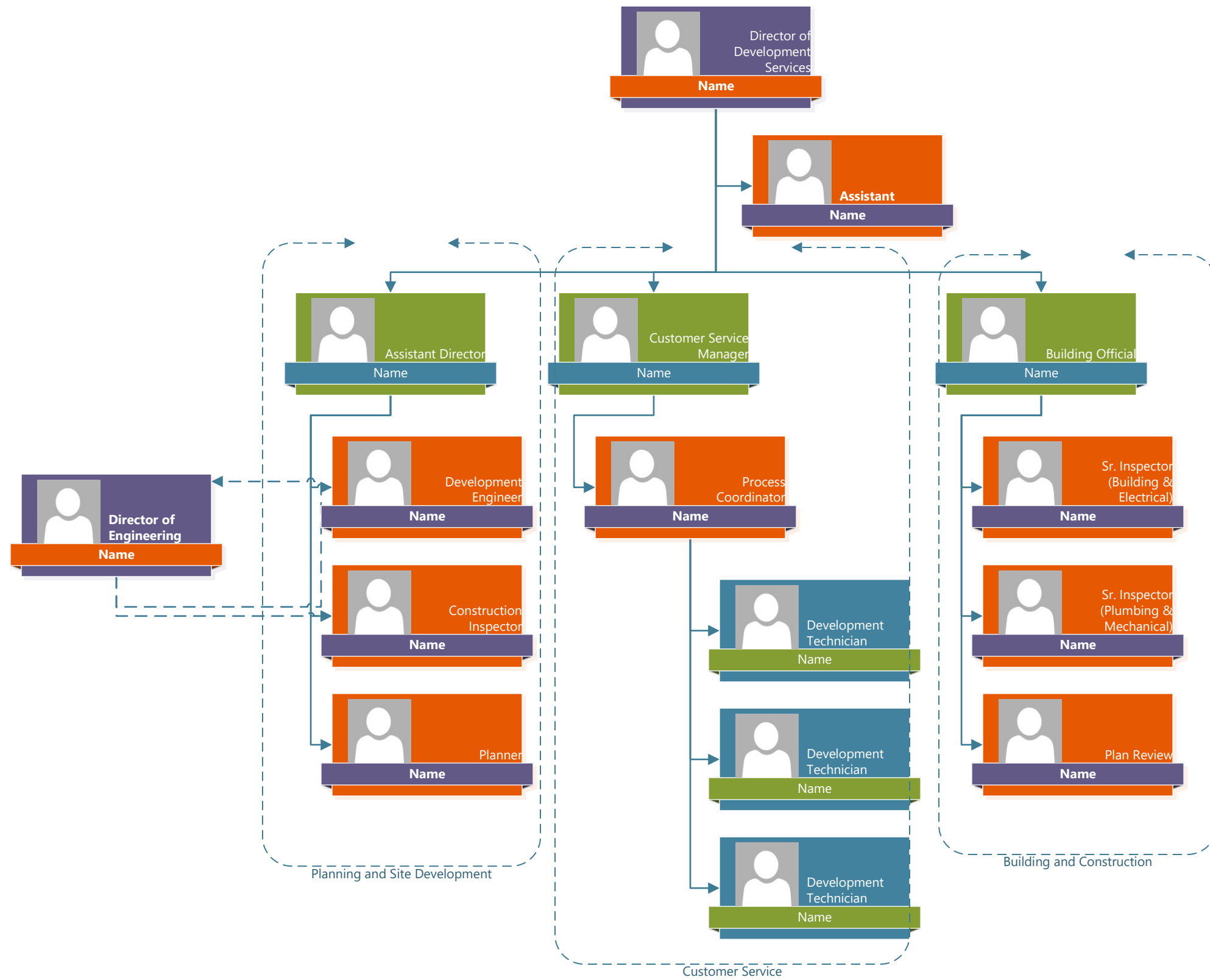
#### **4A. Consider and Act on amending Chapter 6, Private Realm Development Standards, SEC. 6.3.009 PRIVATE FRONTAGE (d) of the Bastrop Building Code (B3) by removing the requirements related to glazing Consider and act on removing the requirement for the General Contractor.**

### **5. DISCUSS FUTURE AGENDA ITEMS BY BOARD RECOMMENDATION**

### **6. ADJOURNMENT**

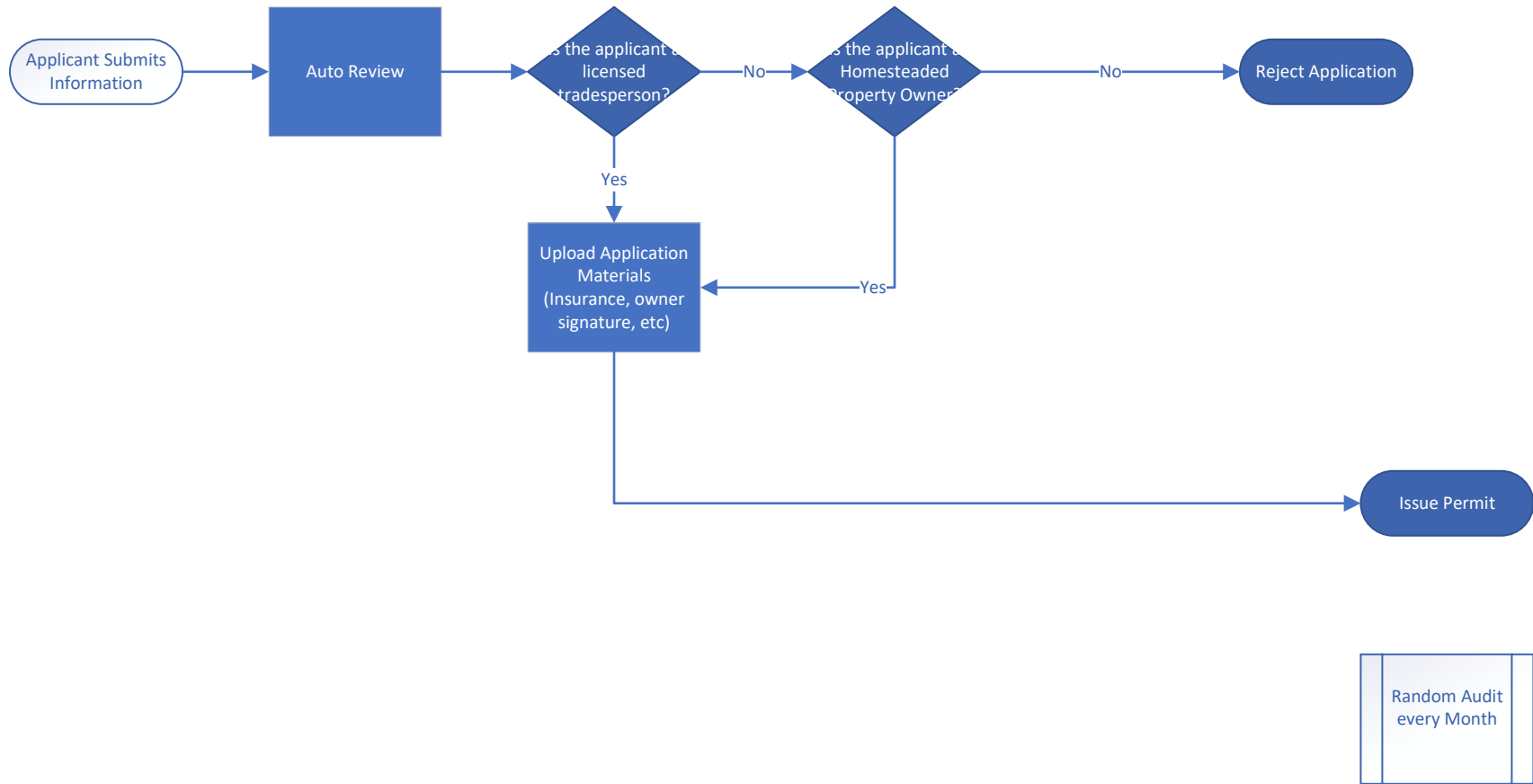
I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website, [www.cityofbastrop.org](http://www.cityofbastrop.org) and said Notice was posted on the following date and time: Friday, March 17, 2023, at 11:00 a.m. and remained posted for at least two hours after said meeting was convened.

/s/Sylvia Carrillo  
Sylvia Carrillo, City Manager



Revised Development Services Organizational Chart 3.15.23

### Proposed Process Flow Chart for Stand Alone Licensed Trade Permits 3.15.23





# CONSTRUCTION STANDARDS BOARD Staff Report

**MEETING DATE:** March 20, 2023

**TITLE:**

Consider and Act on amending Chapter 6, Private Realm Development Standards, SEC. 6.3.009 PRIVATE FRONTAGE (d) of the Bastrop Building Code (B3) by removing the requirements related to glazing.

**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.

**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.

**SEC. 6.3.009 PRIVATE FRONTAGE**

- (a) Permitted Encroachments into the First Layer of any Lot are specified in Section 6.5.002, Permitted Encroachments per Place Type. Terminology used to identify these elements is diagrammed for illustrative purposes only.
- (b) The Facade of the Principal Building shall be built parallel to the Frontage Line or to the tangent of a curved Frontage Line of a Lot, and along a minimum percentage of the Frontage width at the Build-to-Line as specified as Facade Buildout in Section 6.5.003, Building Standards per Place Type.
- (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.~~
- (e) Openings above the first Story shall not exceed 50% of the total Building wall area, with each Facade being calculated independently.

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