

**ORDINANCE NO. 2024-48**

**AN ORDINANCE OF THE CITY OF BASTROP, TEXAS, AMENDING THE BASTROP CODE OF ORDINANCES CHAPTER 14, THE BASTROP BUILDING BLOCK (B3) TECHNICAL MANUAL, ARTICLE 2.1 GENERAL STANDARDS AND REQUIREMENTS, SECTION 2.1.006 PARKING AREAS (A)(1) 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 will help clarify the intent of the code by allowing residents the flexibility to create parking in the area between the street and the front façade of their home; 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. Bastrop Building Block (B3) Technical Manual,** Article 2.1 General Standards And Requirements, section 2.1.006 Parking Areas 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.

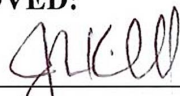
**Section 3. Severability.** If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the Ordinance, which shall continue to have full force and effect.

- 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 **10<sup>th</sup>** day of **December** 2024.

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


**APPROVED:**

by:   
John Kirkland, Mayor Pro Tempore

**ATTEST:**

  
City Secretary *Victoria Bencik*  
*Assistant City Secretary*

**APPROVED AS TO FORM:**

  
City Attorney



## EXHIBIT A

### SEC. 2.1.004 EMERGENCY ACCESS AND FIRE LANES

#### (a) Emergency Access Provisions:

The DRC will review all proposed developments for safe and appropriate access, parking lanes, private streets, driveway access points, and other emergency access items.

#### (b) Fire Lanes shall meet the standards of the IFC as adopted by the City.

### SEC. 2.1.005 DRIVE-THROUGH FACILITIES

#### (a) Drive-throughs are required to be located in the 2nd or 3rd layer of the lot or located from an alley.

#### (b) Where allowed, locate and design drive-through facilities shall follow the following criteria:

- (1) Do not locate drive-through facilities to adjacent residential uses.
- (2) Screen vehicular storage areas for drive-through facilities placed on the street side of a building, or any other location that is directly visible from adjacent properties with screen walls, mounding, and/or dense

landscaping at least 3 feet in height at the time of planting.

#### A. Provide a minimum vertical clearance of 8 feet for drive-through facilities. Provide a minimum vertical clearance of 10 feet for drive-through facilities that include a passenger-loading zone.

### SEC. 2.1.006 PARKING AREAS

#### (a) Parking Spaces:

- (1) Designed parking spaces and drive aisles locations shall be placed in the 1st, 2nd or 3rd layer of the lot, in accordance with the B<sup>3</sup> Code.

#### (b) Accessible (Handicapped) Parking Spaces:

- (1) Adequate designed accessible parking spaces shall be provided as required by the IBC and designed in accordance with the parking area landscaping.

#### (c) Parking Landscaping:

- (1) Incorporate parking lot landscaped areas and median in accordance with Section 2.1.002 - Landscape Design in the Private Realm.

