



BUILDING BASTROP

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CITY OF BASTROP OFFICIALLY ADOPTS NEW LAND-USE REGULATIONS

Bastrop Building Block (B3) Code Finalized as Key Deliverable of Building Bastrop Initiative

BASTROP, TEXAS – November 12, 2019 – Tonight, the Bastrop City Council unanimously voted to approve on second reading the ordinance adopting the Bastrop Building Block (B3) Code. This action is the culmination of the Building Bastrop initiative, which was launched in August 2018 to initiate the strategic reform of the city’s land-use regulations with the goal of creating fiscally sustainable, geographically-sensitive development standards that are authentic to Bastrop.

The new B3 Code moves away from a ‘one-size-fits-all’ model found in the development codes of other communities throughout Texas. It is holistic, incorporating character districts, place types and street types that match the character of Bastrop based on an in-depth analysis of Downtown Bastrop’s DNA – the numerical data of the most successful developments in the city. The B3 Code is also a streamlined, user-friendly document that will provide clarity, predictability and flexibility for future development.

“We started this process last summer to address flooding in Bastrop and create a roadmap for responsible development that honors our authentic past and prepares for our sustainable future,” said Bastrop Mayor Connie Schroeder. “Like many cities and towns across the country, Bastrop has been faced with tough decisions related to significant growth combined with aging infrastructure and outdated land-use regulations. With Building Bastrop, we are controlling growth rather than letting growth control us.”

Last year, city officials and staff identified critical infrastructure needs throughout Bastrop, including significant flooding and drainage issues. The City studied Bastrop’s drainage patterns alongside new FEMA data and updated floodplain maps, which revealed the need to create and update policy that ensures new development doesn’t negatively impact the existing population or environment.

“As a city, we have a responsibility to put policies in place that support the community for generations to come,” said Bastrop Mayor Pro Tem Lyle Nelson. “We’ve had a clear vision from day one, and our new land-use regulations are the result of 15 months of diligent work by our staff, consultants, boards and commissions, with input from the community every step of the

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way. The B3 Code is a reflection of community feedback and priorities, including walkable neighborhoods with a variety of housing options, improved accessibility and mobility, and responsible development that ensures neighbors aren't flooding neighbors."

Along with incorporating community input, the B3 Code complies with new state laws approved in the most recent legislative session. The code includes a new development process that aligns with time limits established by House Bill 3167. The City also created the Iredell Historic District as an overlay to the B3 Code, to protect the integrity of Bastrop's historic areas in light of House Bill 2439 that otherwise would limit regulation of exterior building material standards.

"I am incredibly proud of what the City of Bastrop has created with the B3 Code," said Bastrop City Manager Lynda Humble. "Under the bold leadership of our City Council, we have challenged paradigms and debated every aspect of our codes to deliver a new set of land-use regulations that supports a fiscally-sustainable future for Bastrop."

In addition to the adoption of the B3 Code, City Council tonight voted to adopt on second reading the accompanying development manual, technical manual and pattern book. City Council also voted to amend Bastrop's Transportation Master Plan to reflect a gridded street network that is vital to walkability and fiscal sustainability.

To learn more about Building Bastrop and the B3 Code, visit www.CityofBastrop.org/BuildingBastrop.

About the City of Bastrop:

The Mission of the City of Bastrop is to continuously strive to provide efficient and proactive services that enhance our quality of life and achieve our vision.

For more information on the City of Bastrop, visit www.cityofbastrop.org and follow us on social media via Instagram, Facebook or Twitter. Residents can also tune in to BTXN TV via Time Warner Channel 10 and AT&T U-verse Channel 99, or watch online at www.btxn.tv.

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