



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

Chairman David Pavliska
Vice Chair J. Hollis Bone
Alternate Vice Chair Rob Wendt
Commissioner Matt Baker
Commissioner Stacie Bryan
Commissioner Mike Doss
Commissioner Jennifer Henderson
Commissioner Greg Rabaey
Commissioner Selicia Sanchez

Wednesday, December 7, 2016

7:00 PM

City Council Chambers, 221 East Main St.

A. CALL TO ORDER - 7:00 P.M.

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D.1 [2016-3995](#) Consider approval of the minutes for the November 16, 2016, Planning and Zoning Commission meeting.

E. PLATTING:

E.1 [2016-3997](#) Consider approval of the Final Plat for Chisholm Oaks Subdivision. Generally located northeast of the intersection of Chisholm Trail Rd. and Sam Bass Rd. Case No. FP1611-001

F. PUBLIC HEARING:

F.1 [2016-3999](#) Consider a presentation and a public hearing regarding the proposed Round Rock Zoning and Development Code.

G. STAFF REPORT:

G.1 [2016-4000](#) Consider an update regarding Council actions related to Planning and Zoning items.

H. ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code for the following purposes:

§551.071 Consultation with Attorney

§551.072 Deliberations regarding Real Property

§551.073 Deliberations regarding Gifts and Donations

§551.074 Personnel Matters

§551.076 Deliberations regarding Security Devices

§551.087 Deliberations regarding Economic Development Negotiations

POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Meeting was posted on this 1st day of December 2016 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

Sara L. White, TRMC, City Clerk

**PLANNING AND ZONING COMMISSION
WEDNESDAY, NOVEMBER 16, 2016 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on November 16, 2016, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman David Pavliska called the meeting to order at 7:03 p.m.

B. ROLL CALL

Present were Chairman David Pavliska, Vice Chair J. Hollis Bone, Commissioner Matthew Baker, Commissioner Stacie Bryan, Commissioner Michael Doss, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Rob Wendt.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, Bradley Dushkin, David Fowler, Aneil Naik, and Veronica Chandler. Also present were Gerald Pohlmeier from the Transportation Department and Charlie Crossfield from the City attorney's office.

C. PLEDGES OF ALLEGIANCE

D. CONSENT AGENDA:

D1. Consider approval of the minutes for the November 1, 2016, Planning and Zoning Commission meeting.

With there being no questions or comments, a motion was offered.

Motion: Motion by Commissioner Baker, second by Commissioner Henderson to approve agenda item D1 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

E. PLATTING:

E1. Consider approval of the Final Plat for Pioneer Point. Generally located on the northeast of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd. Case No. FP1605-002

Mr. Fowler briefly gave background information about the proposed project explaining that the Final Plat was for a detached single-family development in a single lot. He stated that the residents will be served by private drive aisles and not by city streets. No Traffic Impact Analysis (TIA) nor public utility improvements are required this project. Staff recommended approval as conditioned.

The owner's representative, Mr. Geoff Guerrero, with Carlson, Brigrance & Doering, Inc., was available to answer questions.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Sanchez, second by Commissioner Bryan to approve as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

F. PRESENTATION AND PUBLIC HEARING:

F1. Consider a presentation and a public hearing regarding the proposed Round Rock Zoning and Development Code.

Mr. Dushkin explained the purpose of the code revision and provided background information on the project. During the presentation, Mr. Dushkin expressed the importance of the Development Code and explained that the purpose of the code was to govern future land development in the city, help shape the way the built environment looks and functions, and create a code that is user friendly.

Amendments to the following policies were discussed: subdivision platting, landscaping and tree preservation, site development, signs, the Historic Preservation program, and building design standards. Also, he briefly explained other cities requirements for exterior wall finish and minor plats. Finally, Mr. Dushkin stated that a final update will be provided on the December 7, 2016, Planning and Zoning (P&Z) meeting. Tentatively, the Commission will give a recommendation on the December 21, 2016, P&Z meeting and the Development Code will be presented to City Council in January and February 2017.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against his item to come forward. The following persons spoke during the public hearing: 1) Cathy Carter, 606 Pecan Ave.; 2) John Moman, 1701 Johnson Way; and 3) Kelly Sadler, Texas Masonry Council representative. In summary, the following topics were discussed: limit to the number of bars in the downtown area, building materials allowed in the code, the addition of another single-family district, alternative options for building designs, miscellaneous suggestions to Code language, and support of masonry materials use.

The Commission discussed the proposed changes and suggestions to the Development Code. The presentation was for informational purposes only and no motion was required.

G. STAFF REPORT:

G1. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman stated there were no City Council updates since the last Planning and Zoning meeting.

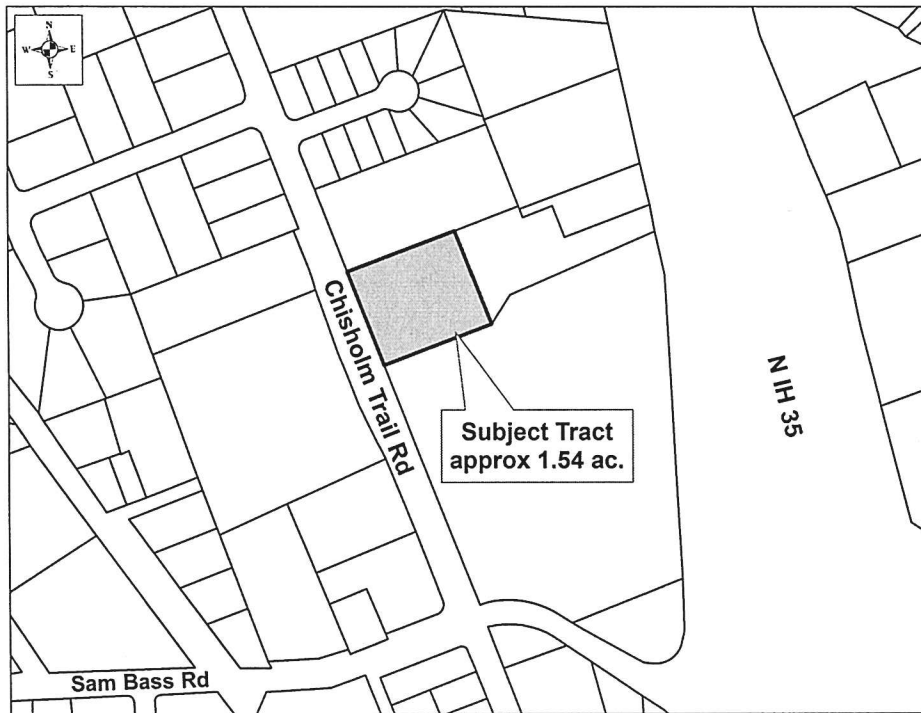
H. ADJOURNMENT

There being no further discussion, the meeting adjourned at 8:31 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

**Chisholm Oaks Subdivision
FINAL PLAT FP1611-001**



CASE PLANNER: David Fowler

REQUEST: Approval of Minor Plat

ZONING AT TIME OF APPLICATION: C-1

DESCRIPTION: 1.54 acres out of the Jacob M. Harrell, Abstract No. 284

CURRENT USE OF PROPERTY: Residential

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Commercial
South: Commercial
East: Commercial
West: Industrial

PROPOSED LAND USE: Commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	1	1.54
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	1	1.54

Owner:
Walter Renna Jr.
1307 Chisholm Trail
Round Rock, TX 78681

Agent
Hejl, Lee & Associates, Inc.
Chien Lee, P.E.
321 Ed Schmidt Blvd., Ste. 100
Hutto, TX 78634

**Chisholm Oaks Subdivision
FINAL PLAT FP1611-001**

HISTORY: The subject lot is not platted. There is no history of platting actions on the site.

DATE OF REVIEW: December 7, 2016

LOCATION: East side of Chisholm Trail Road, north of Sam Bass Road

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation for the subject tract is Commercial and the site is zoned C-1, General Commercial. The C-1 General Commercial district supports a variety of commercial uses including restaurant, retail, auto sales, office, overnight accommodations, and medical office. The C-1 zoning regulations include landscaping, design standards, and building material requirements to ensure quality and attractive development. In the C-1 district, the exteriors of all buildings must be masonry, except for doors, windows and trim. The zoning and proposed commercial use conform to the General Plan.

Traffic, Access and Roads: The subject tract fronts on Chisholm Trail Road. The Transportation Department has determined that the plat will not require a Traffic Impact Analysis (TIA).

Water and Wastewater Service: The plat will have a connection to an 8-inch water line at the south side of the plat via an existing 4-inch line serving the existing building on the plat site. Other larger water lines nearby connect to this 8-inch line. For wastewater service, the site will connect to an existing 8-inch water line in Chisholm Trail Road via a 6-inch line.

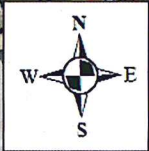
Drainage: A detention pond will be built onsite, outfalling to city storm sewer located in Chisholm Trail Road.

Additional Considerations: The subject tract is intended to be developed as a retail center. This application is being processed as a minor plat because it is a single lot, and no TIA or off site public utility improvements are required.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Add standard Public Utility/Sidewalk Easement note.



Chisholm Trail Rd

Subject Tract
approx 1.54 ac.

NIH 35

Sam Bass Rd

CHISHOLM OAKS SUBDIVISION

FINAL PLAT

0 15 30 FT



LEGEND

- IRF 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- FENCE POST
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- (N8°00'00"W 166.67') RECORDED CALL
- ⊕ TBM TEMPORARY BENCHMARK
- PROPERTY LINE
- EXIST. EASEMENT LINE

OWNER: WALTER RENNA JR.
1307 CHISHOLM TRAIL ROAD
ROUND ROCK, TEXAS 78681

ACREAGE: 1.54 AC.

SURVEYOR: CHIEN LEE, R.P.L.S.
HEJL, LEE & ASSOCIATES, INC.
321 ED SCHMIDT BLVD., SUITE 100
HUTTO, TEXAS 78634
512-642-3292

NUMBER OF BLOCKS: ONE

LINEAR FEET OF NEW STREETS: NONE

SUBMITTAL DATE: 11/8/16

DATE OF PLANNING AND ZONING 12/7/16
COMMISSION REVIEW:

BENCHMARK DESCRIPTION & ELEVATION:

ELEVATIONS ARE BASED ON CITY OF ROUND ROCK GPS MONUMENT SYSTEM, MONUMENT NUMBER 01-013 LOCATED SOUTH OF THE SOUTH ENTRANCE TO CITY OF ROUND ROCK PUBLIC WORKS DEPARTMENT AT 2008 ENTERPRISE DRIVE, ELEVATION=756.01.

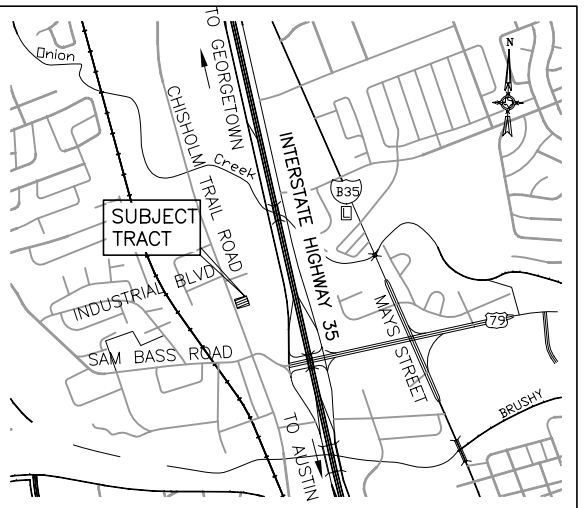
BOX CUT ON TOP OF CURB INLET SOUTH OF THE 1307 CHISHOLM TRAIL ENTRANCE DRIVEWAY, ELEVATION=744.15'

ACREAGE BY LOT TYPE: 1.54 AC DEVELOPMENT

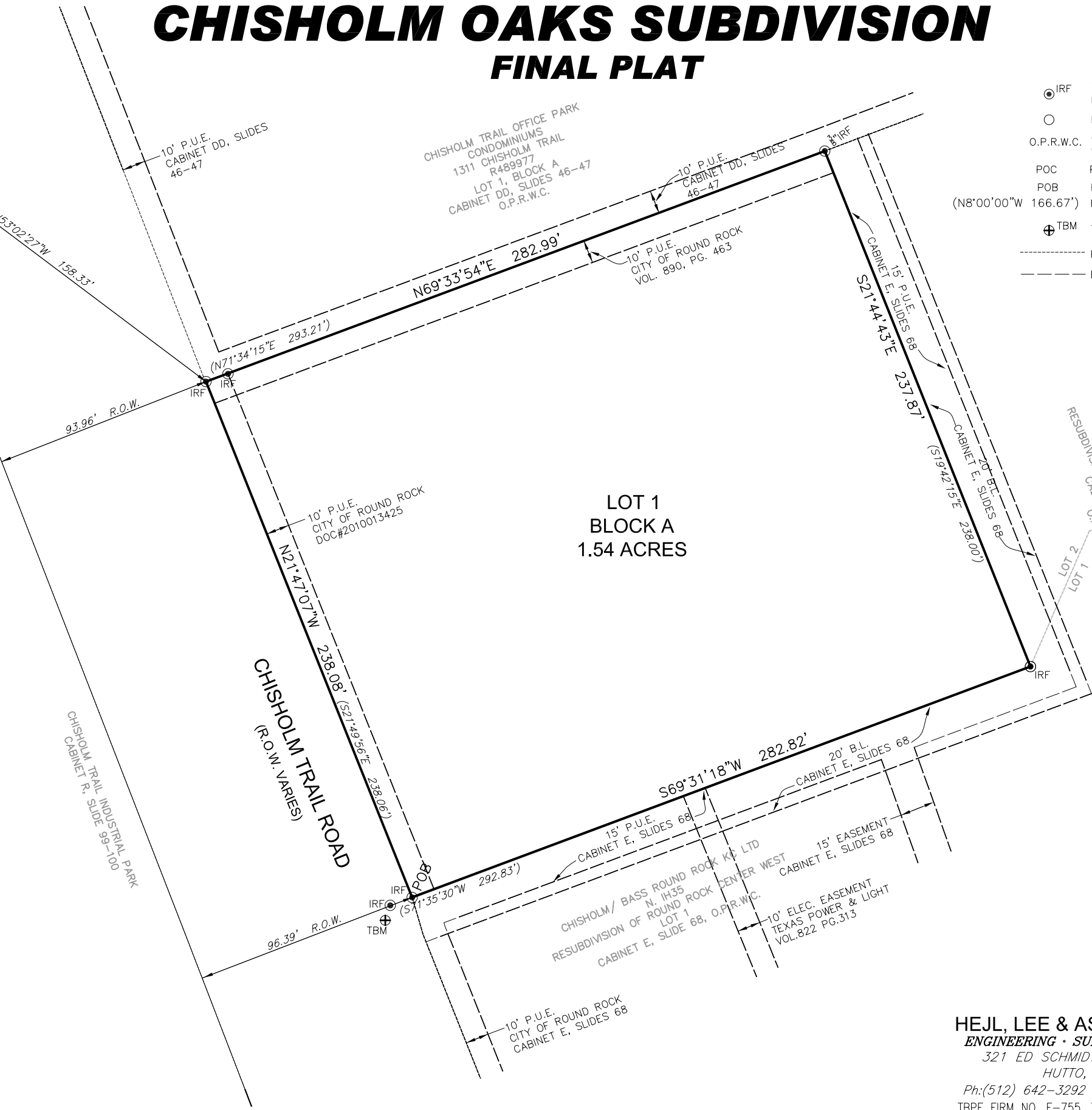
PATENT SURVEY: JACOB M. HARRELL SURVEY, ABSTRACT NO. 284

ENGINEER: CHIEN LEE, P.E.
HEJL, LEE & ASSOCIATES, INC.
321 ED SCHMIDT BLVD., SUITE 100
HUTTO, TEXAS 78634
512-642-3292

NUMBER OF LOTS BY TYPE: ONE LOT DEVELOPMENT



LOCATION MAP
N.T.S.



HEJL, LEE & ASSOCIATES, INC.
ENGINEERING • SURVEYING • PLANNING
321 ED SCHMIDT BLVD., SUITE 100
HUTTO, TX 78634
Ph:(512) 642-3292 FAX:(512) 642-4230
TBPE FIRM NO. F-755, TBPLS FIRM NO. 10058500

CHISHOLM OAKS SUBDIVISION

FINAL PLAT

FIELD NOTES

BEING APPROXIMATELY 1.54 ACRES OF LAND OUT OF THE JACOB M. HARRELL SURVEY, ABSTRACT 284 AND BEING A PORTION OF A 1.60 ACRE TRACT DEEDED TO WALTER RENNA, JR. AS RECORDED IN DOCUMENT 9660138 OF THE OFFICIAL RECORD OF WILLIAMSON COUNTY (O.R.W.C.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING at an ½" iron rod found for the northwest corner of Lot 1 of the Resubdivision of Round Rock Center West (Revised) as recorded in Cabinet E, Slide 68-69 of Williamson County Plat Records (W.C.P.R.), being the southeast corner of a 0.0548 acre tract of land deeded to City of Round Rock for right-of-way as recorded in Document No. 2010013424 of Official Public Record of Williamson County (O.P.R.W.C.), also being the southwest corner of herein described tract;

THENCE, N 21°47'07" W travelling along the east line of said 0.0548 acre tract, a distance of 238.08 feet to an iron rod found for the northeast corner of said 0.0548 acre tract, being the southwest corner of Lot 1, Block A, Chisholm Trail Office Park, a subdivision recorded in Cabinet DD, Slides 46-47 of W.C.P.R., from which an iron rod found on the west side of Chisholm Trail bears N 53°02'27" W and a distance of 158.33 feet, also being the northwest corner of herein described tract;

THENCE, N 69°33'54" E travelling along the south line of said 0.0548 acre tract, being the north line of said 1.60 acre tract, a distance of 10.00 feet passing an iron rod found, with a total distance of 282.99 feet to a 3/8" iron rod found for the northwest corner of Lot 2 of said Resubdivision of Round Rock Center West (Revised), being the northeast corner of said 1.60 acre tract, also being the northeast corner of herein described tract;

THENCE, S 21°44'43" E travelling along the west line of said Lot 2, and the east line of said 1.60 acre tract, a distance of 237.87 feet to an iron rod found for the common corner of Lot 1 and Lot 2 of said resubdivision, being the southeast corner of said 1.60 acre tract, also being the southeast corner of herein described tract;

THENCE, S 69°31'18" W travelling along the north line of said Lot 2, being the south line of said 1.60 acre tract, a distance of 282.82 feet to the POINT OF BEGINNING, contains 1.54 acres of land, more or less.

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, CHIEN LEE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH CHAPTER 36, SUBDIVISION, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.

SIGNATURE AND SEAL OF LICENSED SURVEYOR
CHIEN LEE, R.P.L.S. NO. 5771

DATE

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, CHIEN LEE P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND, 2010 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

SIGNATURE AND SEAL OF LICENSED ENGINEER
CHIEN LEE, P.E. NO. 66022

DATE

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, WALTER RENNA JR., AS THE OWNER OF THAT CERTAIN 1.54 ACRES OF LAND RECORDED IN DOCUMENT NO. 1996060138, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS CHISHOLM OAKS SUBDIVISION.

WALTER RENNA JR.
1307 CHISHOLM TRAILS
ROUND ROCK, TEXAS 78681

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____.

BY _____
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

APPROVED THIS ____ DAY OF _____, 201__, BY THE CITY PLANNING AND ZONING OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS

DAVID PAVLISKA, CHAIRMAN

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, NANCY RISTER, CLERK OF THE COUTNY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, A.D., 201__ AT _____ O'CLOCK _____.M., AND RECORDED ON THE ____ DAY OF _____, 20____ AT _____ O'CLOCK ____ M., IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

NOTES

- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0490E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED.

HEJL, LEE & ASSOCIATES, INC.
ENGINEERING • SURVEYING • PLANNING
321 ED SCHMIDT BLVD., SUITE 100
HUTTO, TX 78634
Ph: (512) 642-3292 FAX: (512) 642-4230
TBPE FIRM NO. F-755, TBPLS FIRM NO. 10058500

Memorandum

TO: Planning and Zoning Commission
FROM: Bradley Dushkin, AICP – Senior Planner
RE: Round Rock Development Code update
DATE: December 7, 2016

This is the final informational presentation to the Commission regarding the Round Rock Zoning and Development Code, which is an update and consolidation of all regulations pertaining to land development. The first presentation, on October 5, provided background on the project, discussed new opt-in zoning districts, and reviewed changes to downtown zoning standards. The second presentation, on November 1, covered amendments to building design standards in the non-residential zoning districts, changes to subdivision platting procedures and requirements, and changes to certain use regulations. The third presentation, on November 16, addressed several site-related aspects of development such as landscaping, detention ponds, and compatibility fencing, in addition to sign regulations and historic preservation.

This presentation will provide a brief overview of the entire project and will address comments received at the November 16 public hearing and the discussion that followed.

Attached to this memorandum is a document detailing those comments, including descriptions on how the Development Code addresses them as well as how staff has edited the draft in response to the subsequent discussion.

Also attached is a list of commonly-used exterior building materials and their average cost. Please note that the cost reflects the estimated purchase price of the raw material from the manufacturer and is subject to change based on a number of factors. Additionally, the cost of installation varies widely, making an accurate comparison of one material to another, from start to finish, very difficult.

Staff comments regarding the discussion and public comments from the November 16, 2016, Planning and Zoning Commission meeting.

In light of the Commission's discussion regarding the proposed masonry requirement, staff has made the following edits to the draft Development Code:

- Increased the masonry requirement from 66% to 75% for the C-1, C-1a, and PF-3 zoning districts.
- Provided greater flexibility in materials that may comprise the remaining 25% of the total exterior wall finish in the above districts, including the provision that "new or emerging products" not explicitly listed may be approved by the zoning administrator.

Ms. Carter's comments:

- A recommendation that any bar in the MU-1 zoning district with two or more doors or more than 75 feet of frontage shall count as two bars for the purpose of enforcing the proposed limit of 15 bars total and 4 in any single block in the district.
 - Staff has incorporated a modified version of this recommendation into the draft Development Code as follows: bars whose primary façade exceeds 100 feet shall count as two bars (calculation includes building and patio areas).
 - Justification: building code may require two doors for safety even for smaller establishments; 75 feet would create non-conformities, which staff seeks to avoid.

Mr. Moman's comments:

- Recommendation to remove the Downtown Master Plan from Sec. 1-7
 - The Downtown Master Plan encompasses areas outside the downtown mixed-use zoning districts and will be consulted for guidance regarding future land use decisions and zoning recommendations in these areas.
- Request for clarification in Sec. 1-9 "Conflicting Provisions"
 - Staff has added clarification to subsection (a) stating that compliance with local regulations shall not preclude compliance with adopted international, federal, or state codes.
- Request to add "rain screen" to Sec. 1-50 "Definitions"
 - Staff has not included a definition for rain screen, but will consider it a "new or emerging product" which may be used on up to 25% of the total exterior wall finish in the C-1, C-1a, and PF-3 zoning districts.
- Request to treat smooth-face, scored, fluted, and burnished concrete masonry unit (CMU) as "architectural CMU" similar to split-face and stone-face CMU
 - Staff has edited the draft to increase the amount of CMU with finishes other than split-face or stone-face that may be used, up to 25% of the total exterior wall finish in the C-1, C-1a, and PF-3 zoning districts
- Request to lower the required warranty on architectural steel or metal products from 30 years to 20 years
 - Staff has incorporated this request into the draft
- Request to permit thin brick veneer

- Staff has chosen not to incorporate this request due to concerns regarding the product's durability and water resistance, noting that similarly thin masonry products applied with an adhesive have shown defects in numerous projects across the city.
- Request to edit the definition of "fire wall" to clarify that there are different types of fire walls
 - Staff has edited the definition as requested
- Request to edit the definition of "public view" to add sidewalks and right-of-way
 - Staff has edited the definition as requested
- Request to edit the definition of "simulated stone" to permit thin stone veneer products
 - Similar to thin brick veneer, staff has chosen not to incorporate this request due to concerns regarding the product's durability and water resistance, noting that similarly thin masonry products applied with an adhesive have shown defects in numerous projects across the city.
- Request to consider adding a new single-family zoning district featuring smaller lots and one-car garages
 - Staff has chosen not to incorporate this request, noting that such projects can be created using Planned Unit Development (PUD) zoning, similar to detached townhomes on a common lot.
- Request for the Commission and staff to consider more contemporary styles of homes for the city
 - The SF-2 zoning district, which covers much of the single-family housing stock in the city, does not include design standards, thus allowing any style of home to be built on a lot with SF-2 zoning. Many newer SF-2 subdivisions have Home Owners' Associations which include design standards that may prevent non-traditional styles, but the city's lack of design standards does not pre-empt those HOA regulations.
- Clarification regarding a regulation permitting wood shiplap siding but not cottage lap siding or shingle siding.
 - This applies only to the SF-D zoning district, which covers 27 lots in eastern downtown. The intent of this zoning district is to maintain the character of a historically sensitive area of the city. Cottage lap and shingle siding are prohibited because they are not characteristic of homes built at the time, while wood shiplap and traditional lapped siding are.
 - The other single-family and two-family zoning districts are already permitted to use any form of siding excluding horizontal pre-finished aluminum. This includes cottage lap and shingle siding (either Hardie board or wood).
- Request to consider lower roof slopes than 4:12
 - The requirement for a roof slope measuring a minimum of 4:12 only applies to the SF-D zoning district in order to maintain the historic character of the area it covers. Other residential zoning districts do not have a roof pitch requirement, permitting any slope of roof or even a flat roof.
- Clarification on parking lot lighting standards
 - Staff is confident that the proposed requirement to limit the cone of light to 0.5 foot candles at any residential property line meets the building code and can be

achieved by the appropriate shielding and orientation of the light source. No changes are proposed to this requirement.

- Request to allow greater lighting along the street-side property line
 - Staff has incorporated this request into the draft Development Code, permitting the cone of light to reach up to 2 foot candles along the street-side property line.

Estimated cost of commonly-used exterior building materials

<i>Material</i>	Estimated cost per square foot
<i>Fiber Cement Siding</i>	\$ 1 - 6
<i>3-coat stucco</i>	\$ 1.75 - 3
<i>Nichiha Siding (Fiber Cement Siding from Japan)</i>	\$ 3 - 7
<i>Decorative CMU</i>	\$ 4 - 13
<i>Synthetic Stucco (EIFS)</i>	\$ 3 - 7
<i>Brick (solid wall)</i>	\$ 2 - 7
<i>Single-sided structural tile</i>	\$ 5.50 - 15
<i>Limestone veneer</i>	\$ 3.75 - 15
<i>Thin brick veneer</i>	\$ 8 - 20
<i>Marble face panel</i>	\$ 42 - 64
<i>Granite panel veneer</i>	\$ 45 - 55

Note: Estimated cost is for materials only. Many factors may affect the cost of any given product, including geographic location (shipping costs), economic conditions, product availability, installer availability, size of order, and time of year. For example, given normal market conditions, a solid brick wall and thin brick veneer typically cost the same per square foot installed.

Source: Boral Brick (8-29-2016)