Legislation Details (With Text)

File #:	2019-0207		
Type:	Ordinance	**Status:**	Approved
File created:	4/12/2019	**In control:**	City Council
On agenda:	5/9/2019	**Final action:**	5/9/2019
Title:	Consider public testimony regarding, and an ordinance amending the Zoning and Development Code, Chapter 2, Article III, Sections 2-32 (e)(1) and 2-33 (e)(1) and Article IV, Section 2-58 (e)(1), Code of Ordinances (2018 Edition), regarding the use of stucco mix for exterior wall finish. (First Reading)*		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Ordinance		

Date	Ver.	Action By	Action	Result
5/9/2019	1	City Council	approve	Pass
5/9/2019	1	City Council	dispense with the second reading and adopt	Pass

Consider public testimony regarding, and an ordinance amending the Zoning and Development Code, Chapter 2, Article III, Sections 2-32 (e)(1) and 2-33 (e)(1) and Article IV, Section 2-58 (e)(1), Code of Ordinances (2018 Edition), regarding the use of stucco mix for exterior wall finish. (First Reading)*

The revisions to the City's Code of Ordinances, creating the Zoning and Development Code, were published on October 1, 2018. Since that time, staff has identified changes which are intended to improve specific sections or to correct errors.

These revisions are to provide clarification regarding the use of stucco in the C-1 (General Commercial), C-1a (General Commercial - limited) and PF-3 (Public Facilities - high intensity) districts. The requirements are the same in all three districts.

The code revision relocates the wainscot requirement for stucco that exceeds 75% of the total wall finish so that it clearly applies only to concrete tilt-wall construction. Other types of construction do not allow the use of more than 25% stucco, however the way the code sections are currently arranged has caused confusion.

The Planning and Zoning Commission held a public hearing and voted 8-0 to recommend approval of this revision at their meeting on April 3, 2019. There were no speakers at the public hearing.