



Legislation Text

File #: 2019-0463, **Version:** 1

Consider public testimony regarding, and an ordinance amending Zoning and Development Code, Chapter 2, Article II, Sections 2-13 through 2-23 and Article III, Sections 2-32, 2-33, and 2-34, Code of Ordinances (2018 Edition), regarding building materials in residential and commercial districts. (First Reading)*

The following sections are revised in order to comply with HB 2439, effective on September 1, 2019. The bill amends the Texas Local Government Code to prohibit or limit the use or installation of a building product or material on residential or commercial buildings if the building product or material is approved for use by a national model code.

Sections 2-13, 2-14, 2-15, 2-17, 2-18, 2-19 and 2-21: These sections regulate the SF-R (Single Family - Rural), SF-1 (Single Family - Large Lot), SF-2 (Single Family - Standard Lot), SF-D (Single Family - Downtown), MH (Manufactured Housing), TF (Two-Family) and SR (Senior) zoning districts. Each have provisions for exterior wall materials which are removed in order to comply with HB 2439.

Section 2-16: This section regulates the SF-3 (Single Family - Mixed Lot) zoning district. The exterior wall materials requirement is removed and replaced with an incentive to include the requirement by allowing for a revised lot composition requirement. To provide an incentive for including higher quality exterior wall materials, a subdivision which includes these materials may be comprised of 60% standard lots and 40% small lots. This incentive replaces the standard requirement for 40% estate lots, 30% standard lots and 30% small lots.

Sections 2-20 and 2-22: These sections regulate the TH (Townhouse) and MF-1 (Multi-Family - Low Density) zoning districts. To provide an incentive for including higher quality exterior wall and roofing materials, an option to increase the density of the development from 12 units per acre to 14 units per acre is added.

Section 2-23: This section regulates the MF-2 (Multi-Family - Medium Density) zoning district. To provide an incentive for including higher quality exterior wall and roofing materials, an option to increase the density of the development from 20 units per acre to 24 units per acre and to remove the "tuck under" garage parking requirement, so long as at least 10% of the required parking is in garages and 40% is covered, is added.

The "tuck under" garage parking requirement allows residential structures to be four stories, provided that the first level is garage parking and the upper three stories are dwelling units. Without the incentive, at least 25% of the required parking must be in garages and at least 50% of the required parking must be either covered or in garages.

Section 2-32 (C-1), 2-33(C-1a) and 2-34(C-2): These sections regulate the C-1 (General Commercial), C-1a (General Commercial - Limited) and C-2 (Local Commercial) zoning districts.

Each have provisions for exterior wall materials which are removed in order to comply with HB 2439.

The Planning and Zoning Commission held a public hearing on October 2, 2019 and voted 9-0 to recommend approval of the ordinance.