



NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
6:30 P.M. – January 7, 2019

30360 Cougar Bend
Bulverde, TX 78163

MEETING AGENDA

1) CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL

2) APPROVAL OF MINUTES

- a. December 4, 2018 Planning and Zoning Commission Meeting.

3) REGULAR AGENDA ITEMS

- a. PC-18-11 (MDP): Consider a recommendation of approval of a Master Development Plan (MDP) for the Belle Oaks Ranch Development, generally located approximately 1.15 miles South of SH 46 on the West side of Blanco Rd.
- b. CA-18-11 (Code Amendment): Hold a public hearing to consider an amendment to Section 14.03.002(d), Section 14.03.003(d), Section 14.03.004(d), Section 14.03.005(d) and Section 14.09.001 of the City of Bulverde Code of Ordinances, regarding a reduction of masonry requirements for exterior wall coverings for AG, R-1, R-2 and R-3 zoning districts.

4) PUBLIC COMMENTS NOT RELATED TO POSTED AGENDA ITEMS

Persons desiring to address the Commission regarding issues not on the agenda will be received at this time. Those wishing to speak should present a completed comment form to the Chair prior to the meeting. Speakers are limited to 3 minutes and should conduct themselves in a civil manner. In accordance with the Texas Open Meetings Act, the Commission cannot take action on items not listed on the meeting agenda.

5) REPORT BY CITY OFFICIALS AND STAFF ON ITEMS OF COMMUNITY INTEREST

In accordance with Section 551.0415 of the Government Code, topics discussed under this item are limited to expressions of thanks, congratulations or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial or community event; and Announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

6) ADJOURNMENT

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at 830.980.8832 or FAX 830.438.4339 for information or assistance. I, the undersigned authority, do hereby certify that the above Notice of Meeting was posted on the bulletin board in front of

Bulverde City Hall, which is readily accessible to the public at all times, by
_____ a.m/p.m. on _____.

Sean Greszler, Lead Planner

In addition to any executive session listed above, the City Council, Zoning Board of Adjustment, Planning and Zoning Commission, and any other board or commission of the City of Bulverde, Texas reserve 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, Chapter 551, including but not limited to any of 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

Bulverde Planning & Zoning Commission Public Hearing Policy



GENERAL INFORMATION

- As a recommending body to the City Council, the Planning and Zoning Commission's responsibilities include review and recommendation of:
 - Master Development Plans
 - Sign Variances
 - Subdivision Variances
 - Zoning Changes, Variances and Special Use Permits
 - Planning and Zoning related ordinances and amendments
- The Planning and Zoning Commission has final decision authority on:
 - Preliminary Plats
 - Final Plats
- Action may only be taken on items which appear as action items on the agenda. A majority vote of the Commission Members at the meeting is required to approve or deny an item.
- The Commission normally meets the first Tuesday of each month at 6:30 PM in the Council Chambers in City Hall. A schedule of meetings is posted in the display case next to the main entrance of City Hall and available on the city website: www.bulverdetx.gov

PUBLIC COMMENT RULES

- For each agenda item, the following process will be used:
 - Staff presents a brief summary to the Commission
 - Applicant presents his/her application
 - Members of the public who wish to speak will be called upon by the Commission Chair to present comments in support or opposition to the application and are limited to three (3) minutes. The Commission Chair may grant more time at his/her discretion.
 - Applicant will be allowed a brief response at the conclusion of public comment.
- All speakers shall first identify themselves by legal name and residence address (business address is acceptable if speaking on behalf of a business)
- Organized groups in attendance shall choose one or two spokespersons to present the group's comments.
- Do not be repetitious. Simply stating "I agree with [the comments] given earlier" will be sufficient to state a position on the application. The Commission Chair reserves the right to discontinue, at any time, repetitious or irrelevant comments.
- The Commission may ask questions of the speakers. There shall, however, be no cross examination or direct questioning in front of the Commission between proponents and opponents. All questions and comments shall be directed to the Commission Chair.
- The Commission Chair reserves the right to impose additional rules regarding the hearing of any item, including but not limited to, limiting the number of speakers and imposing additional time limits for comments. Any additional rules may be announced by the Chair before hearing the item.

Note: Special requests concerning public comment (exhibits, electronic support, etc.) should be directed to City Staff by 5:00 p.m. prior to the meeting.

These minutes have been prepared to satisfy the requirements of Section 551.021 of the Texas Government Code. Recordings of most City meetings are available at www.bulverdetx.gov

City of Bulverde Planning & Zoning Commission Minutes

Regular Commission Meeting: December 4, 2018

Meeting Duration: 6:39 p.m. to 9:30 p.m.

CALL TO ORDER

Commission Members Present: Dickie Lubel, Jim Binkley, Tom Hackleman, Larry Sunn, Rhianna Stewart

Commission Members Absent: Mike Romans, Mark Morkovsky

City Staff Present: Sean Greszler (Lead Planner), Jason Rammel (City Attorney)

Approval of Minutes

- a. November 6, 2018 Planning and Zoning Commission Meeting. *Commissioner Hackleman motioned and Commissioner Sunn seconded to approve the minutes.*

EXECUTIVE SESSION

None

REGULAR AGENDA ITEMS

- a. PC-18-31 (MDP): Consider a recommendation of approval of a Master Development Plan (MDP) for the Goldsmith Tract Development, generally located 1.5 miles West of the intersection of East Ammann Rd and Bulverde Rd. **Mr. David Bullock made comments related to the building set-backs as depicted on the MDP and general subdivision ordinance requirements. Commissioner Sunn motioned to approve the MDP with the condition that the building set-back table on the MDP document be clarified. Commissioner Binkley seconded and the motion passed unanimously.**
- b. VR-18-06 (Sign Variance Request): Consider a request by Kayla Brooks, on behalf of Clark Family Investments, Inc, for a variance to Section 3.08.102 of the City of Bulverde Code of Ordinances, at 33000 US Hwy 281 N. Ste 2. **Commissioner Sunn motioned to approve the variance request subject to the condition that the railing sign size be limited to 18x18 in. Commissioner Hackleman seconded and the motion passed unanimously.**
- c. ZC-18-05 (Zone Change): Hold a public hearing and consider the establishment of AG, Agricultural Zoning for approximately 0.357 square miles of land generally located North of Texas Hwy 46, West of the current City Limits line and east of Spring Branch Road. **Commissioner Sunn motioned for approval and Commissioner Binkley seconded. Motion passed unanimously.**
- d. ZC-18-06 (Zone Change): Hold a public hearing and consider the establishment of AG, Agricultural Zoning for approximately 0.138 square miles of land generally located North of Texas Hwy 46 and east of Limestone Ledge. **Commissioner Sunn motioned and Commissioner Hackleman seconded. Motion passed unanimously.**

- e. ZC-18-08 (Zone Change): Hold a public hearing and consider the establishment of AG, Agricultural Zoning for approximately 0.137 square miles of land generally located West of US Hwy 281 and North of current City Limits.
Commissioner Sunn motioned and Commissioner Hackleman seconded. Motion carried unanimously.

- f. ZC-18-09 (Zone Change): Hold a public hearing and consider the establishment of AG, Agricultural Zoning for approximately 0.07 square miles of land generally located West of US Hwy 281, South of Texas Hwy 46 and West of Current City Limits.
Commissioner Binkley motioned and Commissioner Stewart seconded. Motion carried unanimously.

- g. ZC-18-10 (Zone Change): Hold a public hearing and consider the establishment of R1, Residential District Zoning for approximately 1.02 square miles of land generally located South of Shepherds Ranch, North of east Ammann Road, and West of the current City Limits.
Bill Molina, property owner in the Shepherds Ranch Subdivision made a comment supporting the zone change to R1. Commissioner Sunn motioned and Commissioner Hackleman seconded. Motion carried unanimously.

PUBLIC COMMENTS

Bill Molina, David Bullock

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned. I certify that the above minutes were approved by the Commission on January 7, 2018.

Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:
PC-18-11
Master Development Plan (MDP)
Belle Oaks Ranch

MEETING DATE: January 7, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Sean Greszler, Lead Planner

REQUEST:

Consider a recommendation of approval of a Master Development Plan (MDP) for the Belle Oaks Ranch Development, generally located approximately 1.15 miles South of SH 46 on the West side of Blanco Rd.

APPLICANT:

Belle Oaks Ranch, Ltd.
322 Cardinal Avenue
San Antonio, TX 78209

PROPERTY INFORMATION:

Owner: Belle Oaks Ranch, Ltd.
Legal Descrp: A-387 SUR-238 M MCVICAR, ACRES 245.30, A-387 SUR-238 M MCVICAR, ACRES 160.31, A-655 SUR-237 J WEBB, ACRES 473.0
Size: 874.5 acres; 640 total lots
Existing Land Use: Undeveloped
Existing Zoning: R-2
Proposed Land-Use: Single-Family

SUMMARY:

This is a proposed Master Development Plan (MDP) for the Belle Oaks Ranch Development generally located 1.15 miles South of SH 46 and west of Blanco Rd.

This property was annexed into the City in 2 parts: the approximate 475-acre southern portion was annexed voluntarily in January 2018 as stipulated in the executed Development Agreement, which was entered into after the area was included in unilateral annexation plans. The northern approximate 400-acre tract was voluntarily annexed in June 2018.

The executed Development Agreement, dated January 9, 2018, vests the development to the subdivision regulations in place at the time.

ANALYSIS:

This MDP (attached) consists of approximately 875 acres of land with 20.01 acres reserved for an existing homestead. The MDP is proposing 640 lots, all with a minimum of 1.01 acres per the executed Development Agreement.

The MDP proposes to tie into an existing CLWSC main off Blanco Rd with each lot being served by OSSF.

Parkland dedication with this MDP is calculated using the vested subdivision provision of 5 acres of park land per 100 single-family lots. This MDP is exceeding the required 32 acres of park land dedication by providing 40.85 acres within two tracts: a 19.16-acre tract and a 21.67-acre tract. The vested subdivision regulations stipulate that park land shall be at least 2 acres in size.

The MDP proposes approximately 51,380 liner feet of new roadway. Per the Development Agreement, all roads will be private roads and classified as Local Rural with design speeds of 25 MPH. A Traffic Impact Analysis was submitted with the MDP application and includes right and left-hand turn lanes on Blanco Rd for the entrance to the subdivision and evaluation of mitigation at Ammann Rd and Blanco Rd when at least 373 homes have been constructed.

A Tier 2 Drainage Analysis has been reviewed and accepted by City Engineers. 5 detention ponds are proposed with this MDP.

The Development Agreement and Amendment do not stipulate any special provisions regarding tree mitigation/survey requirements other than those within the vested Subdivision Ordinance. As such, a tree survey is not required at the MDP submittal stage. A tree survey will be required at the platting stage.

With approval of the MDP, the developer will continue with the design and submittal of future preliminary/final plats. The Planning and Zoning Commission will also review and approve these plats. If there are additional substantial deviation from the amended MDP, the developer will be required to submit a new MDP for review and approval.

The City Engineer has also reviewed the proposed Master Development Plan and has determined that the submittal meets all the requirements in the vested Subdivision Ordinance, and the terms of the executed Development Agreements and associated Amendment.

Therefore, Staff **recommends approval** of the Master Development Plan.

ATTACHMENTS:

Application

Master Development Plan

RECEIVED

APR 10 2018

CITY OF BULVERDE



Application for Plat

30360 Cougar Bend, Bulverde, TX 78163
Telephone: 830-438-3612 - Fax: 830-438-4339
www.ci.bulverde.tx.us

RECEIVED
APR 10 2018
CITY OF BULVERDE

Check one: Master Plan Final Plat Preliminary Plat Vacating Plat Replat Amending Plat

1. Name of Subdivision: Belle Oaks Ranch Unit No. _____
Location Description/Nearest Intersection: South of 46 on the West side of Blanco Rd (opposite Glenwood)

2. Owner/Applicant: Belle Oaks Ranch, Ltd.
Address: 322 Cardinal Avenue San Antonio, TX 78209 Email: dmullins@southlp.com
Telephone: _____ Fax: _____ Mobile: 210-859-7244
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): Matkin Hoover Engineering & Surveying (Garrett D. Keller)
Address: 8 Spencer Road Suite 100 Boerne, TX 78006 Email: gkeller@matkinhoover.com
Telephone: 830-249-0600 Fax: 830-249-0099 Mobile: 210-884-3751

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>Canyon Lake</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>Private</u>
Residential:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TxDOT Frontage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
No. of Lots:	<u>633</u>	100-Year Floodplain:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	<u>868.141</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>Medium</u>		<input type="checkbox"/> Contributing
Zoning Class:	<u>R-2</u>		

The undersigned agrees to comply with all platting and subdivision requirements of the City of Bulverde, and hereby authorizes the surveyor/engineer to record the approved final plat. The undersigned agrees to pay the appropriate fees as outlined in the Planning and Development Fee Schedule and agrees to pay fees for any additional review requiring consultation with City Consultants, including involvement of a contract engineer in a predevelopment conference. To the extent possible, City Staff will provide the Owner/Applicant with an estimate of fees should outside consultation be required.

[Signature]
Signature of Owner/Applicant

April 10, 2018
Date

Fees:

Master Plans/Preliminary Plats
\$1000.00 + \$5.00 per lot or acre; whichever is greater.

Final Plats
\$1300.00 + \$5.00 per lot or acre; whichever is greater.

Amending Plats
\$200.00 + \$5.00 for each acre

Replats/Vacating Plats
\$500.00 + \$5.00 per lot or acre; whichever is greater.
\$800.00 + \$5.00 per lot or acre; whichever is greater (if water and/or sewer study required)

Traffic Impact Analysis (TIA) Review
\$700.00 - Minor TIA (residential uses only)
\$1000.00 - Minor TIA (mixed-use)
\$1300.00 - Major TIA

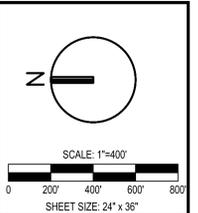
Drainage Analysis Review
\$700.00

Submittal Format:

**Plat submittals should include one (1) hard copy of each required submittal document, as well as digital PDF versions of each required document, including application.

Date: Aug 28, 2018, 8:45am User ID: bhackett
 Z:\PROJECTS\2018-2019 - Belle Oaks Ranch\2022 MASTER DEVELOPMENT PLANS\03.dwg

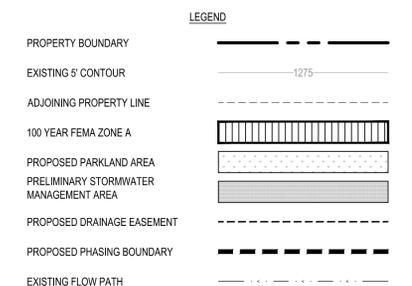
OWNER: ANNABELLE ANSLEY MCGEE BELLE OAKS RANCH, LTD. 322 CARDINAL AVENUE SAN ANTONIO, TX 78209	SUBDIVIDER: DAN MULLINS, JAY PATTERSON SOUTHERLAND BELLE OAKS, LLC 110 RIVER CROSSING BLVD SPRING BRANCH, TX 78070	SURVEYOR: KYLE L. PRESSLER, R.P.L.S. MATKIN HOOPER ENGINEERING AND SURVEYING 8 SPENCER ROAD, SUITE 300 BOERNE, TX 78008	ENGINEER: GARRETT D. KELLER, P.E. MATKIN HOOPER ENGINEERING AND SURVEYING 8 SPENCER ROAD, SUITE 300 BOERNE, TX 78008
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LAND USE SUMMARY
 PROPERTY ACREAGE: 854.51
 LOT COUNT: 640
 DENSITY: 640 (LOTS) / 854.51 (ACRES) = 0.75 EDU/ACRE
 LENGTH OF ROAD CENTERLINE (L.F.): 51,380'
 DRAINAGE AREA: 24.39 ACRES
 PARKLAND AREA: 40.85 ACRES

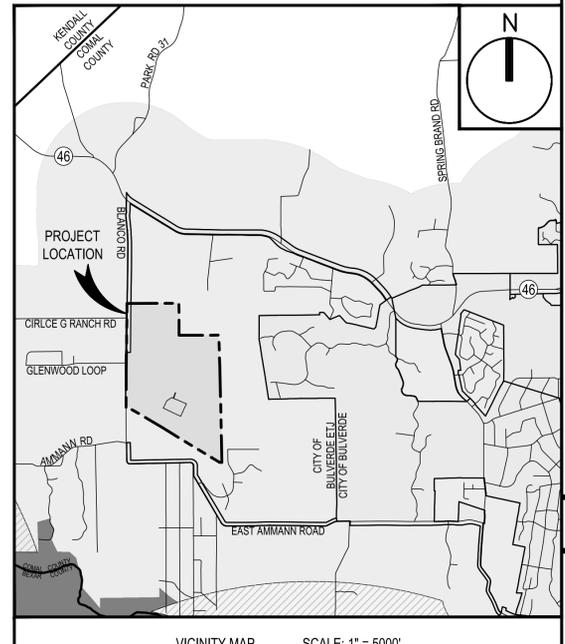
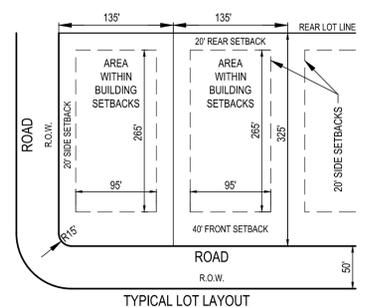
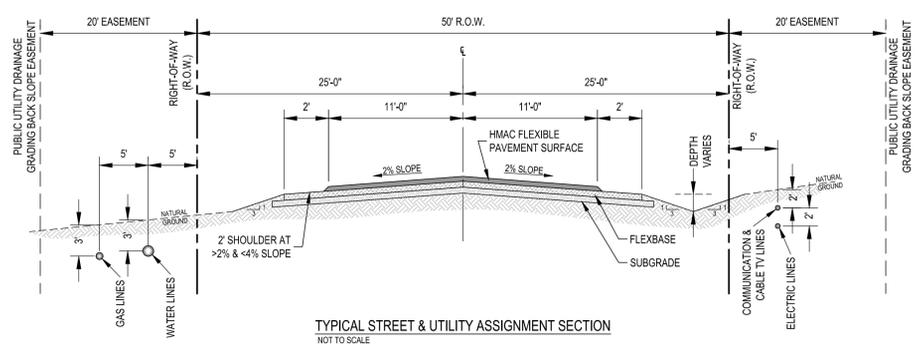
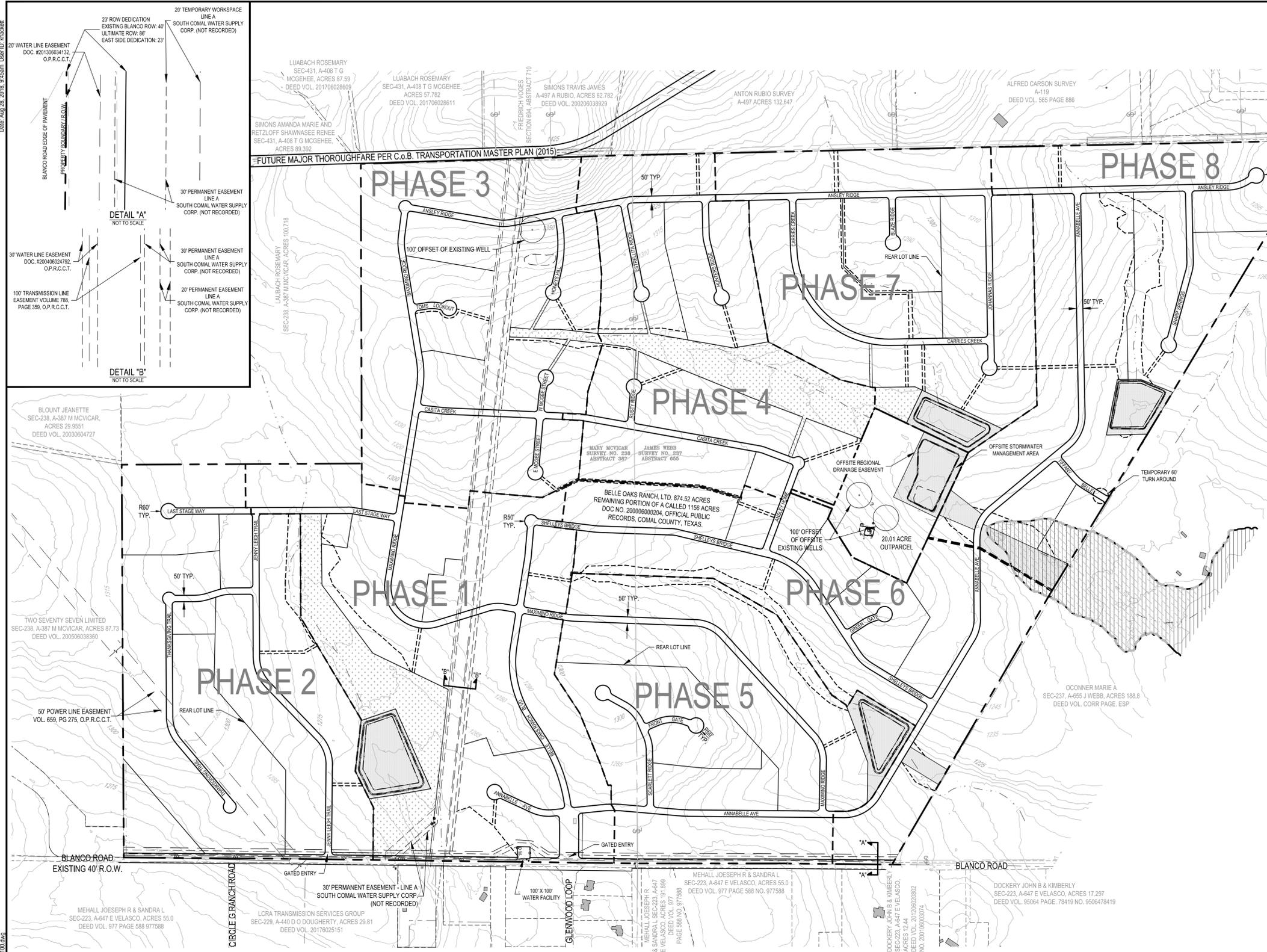
- NOTES:**
- A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BULVERDE AND THE PROPERTY OWNER WAS SIGNED INTO EFFECT ON JANUARY 9, 2018, AND RECORDED AS DOCUMENT NO. 201806001658, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
 - ALL PROPOSED ROADS WITHIN THE DEVELOPMENT SHALL BE PRIVATE AND CLASSIFIED AS LOCAL RURAL ROADS AND HAVE BEEN DESIGNED FOR A 25 MPH SPEED LIMIT.
 - A PORTION OF THIS SUBDIVISION IS WITHIN A SPECIAL FLOOD HAZARD ZONE "A" AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0195F DATED SEPTEMBER 2, 2008.
 - THE BELLE OAKS RANCH SUBDIVISION LIES ENTIRELY WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
 - THERE ARE NO PROPOSED COLLECTORS OR THOROUGHFARES OF ANY KIND WITHIN THIS SUBDIVISION.
 - ROAD NAMES HAVE NOT BEEN SUBMITTED TO 911 ADDRESSING AND ARE PRELIMINARY AND FOR REVIEW ONLY. ANY AND ALL STREET NAMES SUBJECT TO CHANGE.
 - UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: CANYON LAKE WATER SUPPLY COOPERATIVE, ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE, COMMUNICATION: GUADALUPE VALLEY TELEPHONE COOPERATIVE, GAS: ENERTEX, SANITARY SEWER: ON-SITE SEWAGE FACILITIES.
 - PHASE BOUNDARIES AND LOT COUNTS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE. THERE ARE CURRENTLY 8 PHASES PROPOSED WITH THE FOLLOWING ATTRIBUTES:

PHASE	ACREAGE	LOTS	LF OF ROAD
1	133.28	72	7,251
2	111.72	88	6,026
3	107.51	80	6,459
4	94.12	70	5,133
5	101.32	84	6,385
6	93.99	78	6,819
7	113.50	86	6,285
8	98.97	82	7,022
TOTAL	854.51	640	51,380



ABBREVIATIONS

AVE	AVENUE
BLVD	BOULEVARD
C.O.B.	CITY OF BULVERDE
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
RXX'	RADIUS
TYP.	TYPICAL



This document is released for REVIEW PURPOSES ONLY, NOT FOR CONSTRUCTION and was prepared under the authorization of Garrett D. Keller, Registered Professional Engineer, State of Texas, Registration No. 111511. DATE: August, 2018

REVISIONS:

MATKINHOOPER ENGINEERING & SURVEYING
 8 SPENCER ROAD SUITE 300
 BOERNE, TEXAS 78008
 CONTACT: 817.268.2244
 OFFICE: 512.868.2244
 TEXAS REGISTERED ENGINEERING FIRM # 004512 SURVEYING FIRM # 10024000

MASTER DEVELOPMENT PLAN
 FOR
BELLE OAKS RANCH
 33560 BLANCO ROAD
 BULVERDE, TX 78163

CS100
 JOB NO. 2969.00
 DESIGNED BY: K. HACKETT
 DRAWN BY: K. HACKETT
 CHECKED BY: G. KELLER



PLANNING AND ZONING COMMISSION ITEM:
CA-18-11

CODE AMENDMENT

Sections 14.03.002(d), 14.03.003(d),
14.03.004(d), 14.03.005(d), 14.09.001

MEETING DATE: January 7, 2019

DEPARTMENT: Planning & Development

PRESENTED BY: Sean Greszler, Lead Planner

REQUEST:

Hold a public hearing and consider a recommendation on an Ordinance amending Section 14.03.002 (d), Section 14.03.003(d), Section 14.03.004(d), Section 14.03.005(d) and Section 14.09.001 of the City of Bulverde Code of Ordinances, regarding masonry requirements for exterior wall coverings for AG, R-1, R-2 and R-3 zoning districts.

SUMMARY:

In September of 2016, the City Council adopted the City's Current Zoning Code. Within the current Zoning Code, newly constructed single-family homes must comply with provisions that require a minimum of 75% total masonry for all exterior wall coverings. In addition to the 75% requirement, no single façade may be less than 50% masonry. These provisions apply to single-family home construction within the AG, R-1, R-2 and R-3 districts.

In April of 2017, after receiving feedback for stakeholders such as home owners, builders, and neighborhood representatives, the City Council adopted an ordinance amending the definition of Masonry within the Zoning Code to include stucco as an approved building material. Since that time, staff has continued to receive feedback from residents, builders, and other stakeholders that both support and detract from the overall masonry requirement. The main feedback points that we have received include the following:

1. Some stakeholders feel that a high standard, applicable City wide, is a necessary measure to encourage and preserve high quality housing stock in the community.
2. Some stakeholders believe that the percentage required (75%) is too high and will eventually lead to a shortage of affordable housing in the community.
3. Some stakeholders believe that the original standards promulgated in each neighborhood's deed restrictions should control, and that imposing a City wide standard on residential aesthetics is inappropriate.
4. Some stakeholders feel that the definition of permissible masonry is too restrictive, and precludes other desirable exterior finishes and design features, such as: board & batten, shakes, scallops, horizontal lap siding, etc.

At the request of the Mayor, Staff has been tasked with holding a public hearing and receiving a recommendation from Planning and Zoning Commission regarding the masonry provisions for exterior wall covering within the AG, R-1, R-2 and R-3 districts.

ANALYSIS:

Currently, masonry requirements in the deed restrictions of the neighborhoods in the effected zones range from 25% to 75%.

Several possible courses of action regarding the existing masonry standards for single-family construction include, but are not limited to:

- Making no changes to the current requirements.
- Eliminating the current requirements, allowing the neighborhood HOA's & deed restrictions to be the sole arbiter of exterior finish standards, as was the case for residential properties prior to 2016.
- Amending the current provisions of the Zoning Code to reduce the total amount of masonry for exterior wall coverings; reduce the masonry requirement minimums for single façade exterior wall coverings
- Amending the current provisions to provide for a 100% masonry front façade while reducing the amount of total masonry required.
- Consider allowing elements of “decorative siding” which would include vertical board, batten, shakes, scallops, and horizontal lap siding as part of the design of the front façade.
- Consider expanding the definition of accepted Masonry material to include Hardi-board or equivalent products

The Current definition of Masonry is as follows:

Masonry. Building materials consisting of native limestone, cut stone, cast stone; brick, brick veneer; decorative concrete masonry units, stucco (as defined herein), decorative poured-in-place concrete, or tilt wall concrete provided that tilt wall concrete materials include reveals, punch-outs, or other similar surface treatments and characteristics to enhance the exterior appearance on at least ten percent of each facade. Masonry shall specifically exclude plaster, exterior insulation and finishing system (EIFS), cellulose fiber-reinforced cement building board (e.g. Hardi-board) and equivalent products. (Ordinance 478, sec. 1, adopted 4/11/17)

From Section 14.09.001, Purpose and intent, exterior construction standards for single-family residential buildings:

Sec. 14.09.001 Purpose and intent

The purpose of this article is to require materials for the construction of single-family dwelling units that are durable and low-maintenance, to allow flexibility and creativity in the design and architectural features of the structure and to require compatibility between the main building and accessory structures of a certain size.

(1) At least 75 percent of the total exterior wall area of all residential structures in the AG Agricultural and the R-1, R-2, R-3 Residential districts, excluding doors, windows, breezeways and courtyards, of single-family residential structures, regardless of height or number of stories, shall be constructed of masonry construction as defined herein. Exterior walls facing a porch or patio shall be included in the total wall area calculation for purposes of this article. The exterior portion of a chimney for newly constructed single-family structures or additions to existing dwellings shall be constructed of 100 percent masonry materials.

(2) The remainder of the wall area may be constructed of non-masonry materials as defined herein, provided that no single elevation shall be less than 50 percent masonry construction, except walls or portions thereof on a porch, patio, courtyard or breezeway may be constructed of non-masonry materials. Damage-resistant exterior insulation finishing systems (EIFS) may be installed as a non-masonry material above a height of eight feet.