

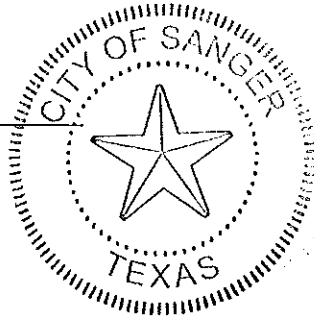


AGENDA
CITY COUNCIL
WORKSESSION
MONDAY, OCTOBER 19, 2012
6:00 PM
502 ELM STREET

1. Call Meeting to Order.
2. Discuss Potential Amendments to the Architectural Standards for New Construction Allowing Non-Masonry Exteriors Within the Central Core.
3. Overview of Items on Regular Agenda.
4. Adjourn.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Sanger, Texas, a place convenient and readily accessible to the general public at all times, and said notice was posted on the following date and time: 11-14-2012 at 10:00 A.m. and shall remain posted until meeting is adjourned.

Tami Taber
Tami Taber, City Secretary
City of Sanger, Texas



This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (940) 458-7930 for further information.

**CITY OF SANGER
COUNCIL AGENDA ITEM**

AGENDA TYPE <input type="checkbox"/> Regular <input type="checkbox"/> Special <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Workshop <input type="checkbox"/> Executive <input type="checkbox"/> Public Hearing	Reviewed by Finance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Applicable Reviewed by Legal <input type="checkbox"/> Yes <input type="checkbox"/> Not Applicable			
Council Meeting Date: November 19, 2012	Submitted By: Joseph D. Iliff, AICP			
<table style="width: 100%; border: none;"> <tr> <td style="width: 35%; border: none;">City Manager Reviewed/Approval</td> <td style="width: 30%; border: none; text-align: center;"><u>Initials</u></td> <td style="width: 35%; border: none; text-align: center;"><u>Date</u></td> </tr> </table>		City Manager Reviewed/Approval	<u>Initials</u>	<u>Date</u>
City Manager Reviewed/Approval	<u>Initials</u>	<u>Date</u>		
ACTION REQUESTED: <input type="checkbox"/> ORDINANCE _____ <input type="checkbox"/> RESOLUTION # _____ <input type="checkbox"/> APPROVAL <input type="checkbox"/> CHANGE ORDER <input type="checkbox"/> AGREEMENT <input type="checkbox"/> APPROVAL OF BID <input type="checkbox"/> AWARD OF CONTRACT <input type="checkbox"/> CONSENSUS <input checked="" type="checkbox"/> OTHER <u>DISCUSSION AND DIRECTION</u>				
AGENDA CAPTION Discuss Potential Amendments to the Architectural Standards for New Construction Allowing Non-Masonry Exteriors for Buildings Within Sanger's Central Core				
FINANCIAL SUMMARY <input checked="" type="checkbox"/> N/A <input type="checkbox"/> GRANT FUNDS <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP <input type="checkbox"/> BUDGETED <input type="checkbox"/> NON-BUDGETED				
BACKGROUND/SUMMARY OF ITEM				
<p>The Historic Preservation Commission and the Planning & Zoning Commission have been discussing potential amendments to the City's architectural standards. The core issue is the requirement for new construction of building and houses within the oldest parts of the city to have 100% masonry exteriors, while the existing structures are mostly non-masonry. The HPC and P&Z found this creates a lesser quality neighborhood character, as the new structures contrast rather than compliment existing ones.</p> <p>The current residential standards require a 100% masonry exterior "except where specifically exempted." (§3.21 (b)) The proposed amendments would create a districts exempt from the 100% masonry requirement in the area where a majority of the existing structures have non-masonry exteriors. Roughly, this area is bounded by 1st Street on the east, Plum Street on the north, 10th Street on the west, and Austin Street on the south, excluding the B3 Central Business District.</p> <p>Staff will present to the Council options for possible amendment to permit non-masonry construction within the Central Core.</p>				
STAFF OPTIONS & RECOMMENDATION				
<p>Staff recommends expanding the options for new construction within the central core to permit new construction to compliment the existing neighboring character. Staff is looking for direction from City Council on how to proceed with the proposed changes for future action by Council.</p>				
List of Supporting Documents/Exhibits Attached: <ul style="list-style-type: none"> • City of Sanger Architectural Standards (§3.19 & §3.21) • Map of Sanger's Central Core 	Prior Action/Review by Council, Boards, Commissions or Other Agencies: The Historic Preservation Commission has recommended replacing the masonry requirement with an architectural design requirement, where new construction is required to have a minimum amount of architectural elements that add to the character of the neighborhood. The Planning & Zoning Commission has recommended expanding the allowable materials within the central core, and setting a requirement for a quality architectural			

	character.
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City of Sanger Architectural Standards

(Effective November 2009)

Commercial Buildings

ARTICLE 3.1700 EXTERIOR CONSTRUCTION OF BUILDINGS

Article 3.1701 Types of Exterior Construction Restricted

(a) This article establishes restrictions on the exterior construction elements of both new construction and additions to buildings in zoning districts B-1, B-2, B-3 and within all zoning districts where any portion of a proposed building is within 250 feet of the IH-35 Right-of-way and all specific uses which specify that the requirements of this article be met.

(b) The exterior facade of any new building meeting the criteria above shall be constructed of materials from the following list: stone, cast stone, stucco, brick, limestone, granite, or native stone with the exception of windows and doors.

(c) A maximum of ten (10) percent of the building facade may be comprised of "split face" concrete block.

(d) The City Council may approve an alternative to use a different material or design if they find that the material or design meets or exceeds the intent of this article after conducting a public hearing. Notice of the hearing must be published in a local newspaper at least fifteen (15) days prior, and notices mailed to all property owners within two hundred (200) feet at least ten (10) days prior, to the public hearing.

(e) For buildings within two hundred and fifty (250) feet of the IH-35 Right-of-way that are 50,000 square feet or larger, and are on tracts ten (10) acres or larger, and zoned 11 or 12, exterior walls may be constructed of smooth face concrete or block provided that one or more of the materials listed in (b) above is used as an accent on a minimum of 25% of any wall facing a street, thoroughfare or highway except for a dead end street only providing access to industrially zoned property.

Residential Buildings

ARTICLE 3.2100 EXTERIOR CONSTRUCTION OF RESIDENTIAL DWELLINGS

(a) This article establishes the exterior facade requirements for single-family residences, duplexes and multi-family units in the City of Sanger.

(b) All exterior facades for the first story of a new single-family residence or duplex in any zoning district, except where specifically exempted, shall be constructed of a minimum of one hundred percent (100) percent masonry construction, including and limited to; brick, stone, granite, marble, cast stone or stucco. All other floors shall be constructed of a minimum of fifty (50) percent masonry.

(c) All exterior facades for the first story of a new apartment building or multi-family dwelling in any zoning district shall be constructed of a minimum of one hundred (100) percent masonry construction including brick, stone, cast stone, granite, marble or stucco. All floors shall be constructed of a minimum of fifty (50) percent masonry.

(d) Additions to, or reconstruction of, existing structures must have, at a minimum, the same ratio of masonry to other materials as does the existing structure.

(e) Detached garages, shops and storage buildings over two hundred (200) square feet must have, at a minimum, the same percentage of masonry facade as the first floor of the main structure. Buildings other than the primary residence on A-Agricultural zoned property are exempt from this requirement.

(f) The City Council may approve an alternative to use a different material or design if they find that the material or design meets or exceeds the intent of this article after conducting a public hearing. Notice of the hearing must be published in the local newspaper at least fifteen (15) days prior, and notices mailed to all property owners within two hundred (200) feet at least ten (10) days prior, to the public hearing.

Sanger's Central Core



Legend



Central Core