



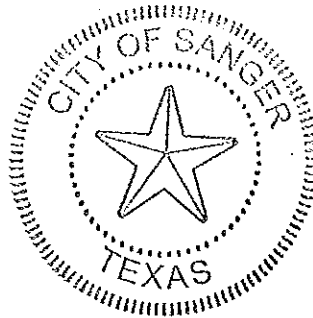
AGENDA  
CITY COUNCIL  
WORKSESSION  
MONDAY, JUNE 3, 2013  
6:00 PM  
502 ELM STREET

1. Call Meeting to Order.
2. Continuation of Discussion on Proposed Amendments to Sanger's Architectural Standards for the Historical Core, Allowing Additional Exterior Materials and Requiring Architectural Character.
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: May 30, 2013 at 2:00 p.m. and shall remain posted until meeting is adjourned.


A handwritten signature in cursive script that reads "Cheryl Price".

Cheryl Price, Deputy 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**

<b>AGENDA TYPE</b> <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
<b>Council Meeting Date:</b> June 3, 2013		<b>Submitted By:</b> Joseph D. Iliff, AICP
<b>City Manager Reviewed/Approval</b> <u>Initials</u>  <u>Date</u> 5/29/13		
<b>ACTION REQUESTED:</b> <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>		
<b>AGENDA CAPTION</b> Discussion of Proposed Amendments to Sanger's Architectural Standards for the Historic Core, Allowing Additional Exterior Materials, and Requiring Architectural Character		
<b>FINANCIAL SUMMARY</b> <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		
<b>BACKGROUND/SUMMARY OF ITEM</b> <p>This is continuation of a discussion that Staff had with City Council at the March 18, 2013 worksession concerning the possibility of amending the Architectural Standards for the construction of new residential and commercial buildings within the oldest part of Sanger.</p> <p>Thus far, the Council has voiced support for the creation of an overlay district for the center of the city limits, the Central Core Overlay District (CCOD). The proposed rough boundaries are between 1<sup>st</sup> Street and 10<sup>th</sup> Street, and between Austin Street and Plum Street, excluding the B-3 Central Business District. Within the CCOD, the architectural standards would be different than the current standards, which would still apply to the balance of the city limits. Council has expressed support for the idea of changing the requirement for 100% masonry exteriors on new buildings constructed in existing non-masonry neighborhoods. Council has also expressed support for the idea of requiring new structures to have architectural elements that complement the existing character of the neighborhood, rather than allowing them to contrast dramatically.</p> <p>Staff will be presenting at the Council meeting pictures of various single-family houses in the subject area. The goal is to compare them to possible scoring criteria and determine a minimum score that will promote the desired architectural character of the area as new houses are constructed.</p>		
<b>STAFF OPTIONS &amp; RECOMMENDATION</b> Staff is requesting direction on the minimum passing score for new houses, based on the examples that will be shown at the meeting.		
List of Supporting Documents/Exhibits Attached: <ul style="list-style-type: none"> <li>Proposed Objective Scoring Criteria</li> </ul>	Prior Action/Review by Council, Boards, Commissions or Other Agencies: The Historic Preservation Commission and the Planning & Zoning Commission have recommended amending the architectural standards.	

## Proposed Objective Scoring Criteria

Large porch ( $\geq 50\%$ of front façade) (See Photo #4)	4 Points
Roof Dormer	4 Points
Multiple Materials (each at least 20%) (See Photo #17)	4 Points
Stone or Brick accents (at least 5%) (See Photo #5)	4 Points

Major Offset (10 feet or greater) (See Photo #3)	3 Points
Hidden Garage (not visible from front) (See Photo #3)	3 Points
Steep Roof Pitch (7% or greater) (See Photo #19)	3 Points
Gabled Accent (See Photo #16)	3 Points
Small Porch (25% to 49% of front façade) (See Photo #11)	3 Points
Cross Gabled (See Photo #2, #3)	3 Points
Multi-Angled Roof (See Photos #1, #3 #4)	3 Points
Roof Accent (See Photo #2)	3 Points
Window Grids (permanent) (See Photo #12)	3 Points

Bay Window or Oriel Window (each)	2 Points
Portico (See Photo #2)	2 Points
Pent Roof Returns (See Photo #2)	2 Points