



## Legislation Text

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### **Presentation and discussion regarding exterior building materials**

#### **BACKGROUND:**

The City Council and Planning and Zoning Commission both have requested to discuss potential revisions to the city's exterior building materials ordinance, including consideration of possibly allowing alternate primary exterior materials. During October 2017, the Council and Commission received a presentation from BRW Architects related to different types of exterior materials.

Currently, the City requires a minimum 75% masonry requirement for commercial (including multi-family residential) uses, and a minimum 75% masonry requirement for the first story and minimum 50% masonry requirement for second stories and higher for single-family residential uses. The Council, following receiving a recommendation from the Commission, has approved alternate exterior primary materials through planned development districts (PDs) which allow in some cases minimum 50% and 65% masonry requirements for commercial uses.

In order to better determine a path forward for considering potential ordinance amendments, staff seeks direction from the Council and Commission regarding the primary *why* the city should regulate exterior building materials including prioritizing regulatory characteristics. In addition, staff will review:

- Current ordinance requirements including identifying what constitutes masonry for both commercial and residential uses;
- Factors that influence allowance of alternate materials;
- Exterior materials currently allowed in the international codes; and
- Possible options for consideration.

Lastly, there are currently two bills (SB1266 and HB2439) pending in the State of Texas legislature that if approved, will prohibit the city's ability to regulate exterior building materials that are contained in a model building code such as those currently in use in the City of Farmers Branch.

#### **RECOMMENDATION:**

Staff recommends the City Council and Planning and Zoning Commission provide direction as it relates to regulating exterior building materials.

#### **ATTACHMENT(S):**

1. Staff Presentation - Exterior Building Materials