

DATE: May 17, 2016
TO: Honorable Mayor & City Council
FROM: John Muns, Chair, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of May 16, 2016

**AGENDA ITEM NO. 2 - PUBLIC HEARING
ZONING CASE 2016-013
APPLICANT: CITY OF PLANO**

Request to amend Section 8.200 (Terms Defined) of Article 8 (Definitions), Sections 10.1100 (RC, Regional Commercial District) and 10.1200 (RE, Regional Employment District) of Article 10 (Nonresidential Districts), Section 15.1300 (Retirement Housing) of Article 15 (Use-specific Regulations), and Sections 23.200 (Residential Structures) and 23.300 (Nonresidential Uses) of Article 23 (Exterior Wall Construction Standards) of the Zoning Ordinance to consider various amendments to exterior wall construction standards. Tabled May 2, 2016. Project #ZC2016-013.

APPROVED: 7-1 **DENIED:** _____ **TABLED:** _____

The commissioner voting in opposition to the motion did not state a reason for their opposition.

STIPULATIONS:

Recommended for approval as follows: (Additions are indicated in underlined text and deletions are shown as strike through text)

Amend Section 8.200 (Terms Defined) of Article 8 (Definitions), such additional definition to read as follows:

Masonry Construction

The form of construction composed of stone, brick, cast concrete, hollow clay tile, concrete block or tile, or other similar building unit or materials or combination thereof laid up unit by unit and set in mortar. Brick veneer, exterior plasters as defined in the City of Plano Building Code, and cementitious lap siding shall be acceptable masonry construction alternatives.

Amend Sections 10.1100 (RC, Regional Commercial District) of Article 10 (Nonresidential Districts), such portions of sections to read as follows:

.6 Special District Requirements

B. ~~Seventy-five~~ 80% percent of any exposed exterior wall of main buildings, parking structures, and accessory buildings shall consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. All exterior building materials made of glass shall have a maximum exterior visible reflectance of 20%. Other finishes and materials may be used at the sole discretion of the Planning & Zoning Commission if adopted as part of the site plan approval and if permitted by building and fire codes. Any finish and material permitted by building and fire codes and Article 23 may be used on the remaining ~~25%~~ 20% of any exposed exterior wall, except that for high-rise buildings, only this percentage may be increased to 50% for use of metal only. The Planning & Zoning Commission may allow, at its sole discretion, the use of cast concrete, concrete block, and tile, as described in the City of Plano Building Code on exterior walls that are not visible from public thoroughfares. These finishes must be consistent in color with the remainder of the building. These would include the walls of service courts and other facilities that are secluded from view by the specific design of a building, or group of buildings.

Amend Section 10.1200 (RE, Regional Employment District) of Article 10 (Nonresidential Districts), such portion of section to read as follows:

.6 Special District Requirements

A. The design and orientation of buildings and related elements shall be in accordance with the following:

ii. ~~Seventy-five~~ 80% of any exposed exterior wall of main buildings, parking structures, and accessory buildings shall consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. All exterior building materials made of glass shall have a maximum exterior visible reflectance of 20%. Other finishes and materials may be used at the sole discretion of the Planning & Zoning Commission if adopted as part of the site plan approval and if permitted by building and fire codes. Any finish and material permitted by building and fire codes and Article 23 may be used on the remaining ~~25%~~ 20% of any exposed exterior wall, except that for high-rise buildings only this percentage may be increased to 50% for use of metal only. The Planning & Zoning Commission may allow, at its sole discretion, the use of cast concrete, concrete block, and tile, as described in the City of Plano Building Code on exterior walls that are not visible from public thoroughfares. These finishes must be consistent in color with the remainder of the building. These would include the walls of service courts and other facilities that are secluded from view by the specific design of a building or group of buildings.

Amend Section 15.1300 (Retirement Housing) of Article 15 (Use-specific Regulations), such portion of section to read as follows:

.6 Exterior wall construction must comply with the requirements of Sec. 23.200.

Amend Section 23.200 (Residential Structures) of Article 23 (Exterior Wall Construction Standards) to read as follows:

23.200 Residential Structures

- .1 Exterior wall construction for residential structures and retirement housing of 3 stories or less shall consist of a minimum of 75~~80~~% masonry, 3-step stucco, and/or glass, with no single wall face of any residence structure containing less than 50% of its exposed surface of masonry construction as ~~herein specified~~. A maximum of 10% of any exposed exterior wall may consist of Exterior Insulation and Finish Systems (EIFS). ~~The construction standard applies only to the first floor of a building in the zoning districts listed in the following table. Exterior wall construction for all residential uses in districts where permitted other than those listed in the following table shall meet the requirements of the City of Plano Building Code.~~

Abbreviated Designation	Zoning District Name
A	Agricultural
BG	Downtown Business/Government
CB-1	Central Business-1
CE	Commercial Employment
ED	Estate Development
MF-1	Multifamily Residence-1
MF-2	Multifamily Residence-2
MF-3	Multifamily Residence-3
PH	Patio Home
R	Retail
SF-A	Single-Family Residence Attached
SF-6	Single-Family Residence-6
SF-7	Single-Family Residence-7
SF-9	Single-Family Residence-9
SF-20	Single-Family Residence-20
2F	Two-Family Residence (Duplex)

- ~~.2 Where more than 40% of existing residential structures along both sides of a street and lying between the 2 nearest intersecting streets, do not meet the above minimum structure standards, then such standards shall not apply.~~

- ~~.3 Standards for masonry construction in all districts shall be defined as that form of construction composed of stone, brick, concrete, hollow clay tile, concrete block or tile, or other similar building unit or materials or combination of these materials laid up unit by unit and set in mortar. Brick veneer construction is included in the definition of masonry. Exterior plasters as defined in the City of Plano Building Code and cementitious lap siding.~~
- .42 Unless specified as part of a planned development district, the above masonry requirements shall not apply to UR or GR districts. In addition, and exterior plasters, as noted above, are not permitted in UR districts unless specified as part of a planned development.
- .3 For midrise residential structures, a maximum of 50% of any exposed exterior wall may consist of metal.

Amend Section 23.300 (Nonresidential Uses) of Article 23 (Exterior Wall Construction Standards), such portions of section to read as follows:

23.300 Nonresidential Uses Structures

.1 General

Except for the LI-1 and LI-2 districts, and as otherwise regulated by this ordinance, exterior wall construction in districts permitting for nonresidential uses structures shall be of such material that conforms to the International Building Code unless an alternative has been approved by the Building Official. consist of a minimum of 80% masonry, 3-step stucco, glass, or combination of these materials, with no single wall face of any structure containing less than 50% of its exposed surface of masonry construction. A maximum of 10% of any exposed exterior wall may consist of EIFS.

FOR CITY COUNCIL MEETING OF: June 13, 2016 (To view the agenda for this meeting, see www.plano.gov)

PUBLIC HEARING - ORDINANCE

RA/ks

xc: City of Plano
Wayne Snell, Permit Services Manager

CITY OF PLANO
PLANNING & ZONING COMMISSION

May 16, 2016

Agenda Item No. 2

Public Hearing: Zoning Case 2016-013

Applicant: City of Plano

DESCRIPTION:

Request to amend Section 8.200 (Terms Defined) of Article 8 (Definitions), Sections 10.1100 (RC, Regional Commercial District) and 10.1200 (RE, Regional Employment District) of Article 10 (Nonresidential Districts), Section 15.1300 (Retirement Housing) of Article 15 (Use-specific Regulations), and Sections 23.200 (Residential Structures) and 23.300 (Nonresidential Uses) of Article 23 (Exterior Wall Construction Standards) of the Zoning Ordinance to consider various amendments to exterior wall construction standards. Tabled May 2, 2016. Project #ZC2016-013.

REMARKS:

This item was tabled at the May 2, 2016, Planning & Zoning Commission meeting. It must be removed from the table for consideration.

At its meeting on March 21, 2016, the Planning & Zoning Commission called a public hearing to consider amendments to the city's exterior wall construction standards. After reviewing the City of Plano's regulations, and comparing the standards to that of other local cities, as noted in Appendix A, staff has provided recommendations to improve the city's standards for exterior wall construction.

As a part of this effort, staff has reviewed the issues and refined the proposed ordinance changes through conversations with the Building Inspections Department. Additionally, information was collected from the National Association of Home Builders (NAHB) and the International Association of Certified Home Inspectors (InterNACHI) regarding the durability of materials and nationwide regional preferences. The Commission has held several discussions on this topic and has directed staff to bring forward potential amendments to the relevant sections of the Zoning Ordinance.

BACKGROUND:

The Zoning Ordinance separates these regulations into residential and nonresidential sections. The following information is a brief summary of the existing regulations:

Residential

- Requires the first floor of residential structures three stories or less to consist of a minimum 75% masonry, with no single wall containing less than 50% masonry.
- Masonry construction includes stone, brick, concrete, hollow clay tile, concrete block, brick veneer, tile, and other similar building units.
- These standards apply to most of the city's residential zoning districts, except Urban Residential (UR), and certain nonresidential zoning districts including the Downtown Business/Government (BG), Central Business-1 (CB-1), and Commercial Employment (CE) zoning districts.

Nonresidential

- Requires that exterior wall construction materials conform to the International Building Code;
- Metal is permitted subject to the following restrictions:
 - 25% of any wall for low-rise structures (less than 55 feet);
 - 50% of any wall for high-rise structures (minimum 55 feet);
 - 100% for Light Industrial-1 (LI-1) and Light Industrial-2 (LI-2) districts if the wall is not visible from a public thoroughfare, a residential zoning district, and is located at least 1,000 feet from a residential district, unless separated by a Type C or larger thoroughfare.
- Membrane exterior wall construction is permitted within the LI-1 and LI-2 districts if the wall is not visible from a public thoroughfare or residential zoning district, and the lot is located at least 1,000 feet from any residential zoning district, unless separated by a Type C or larger thoroughfare.
- Parking structures in most zoning districts are required to be architecturally integrated with the primary building

ISSUES:

At the direction of the Commission, staff is proposing updates to the associated regulations. The following sections provide information on the proposed changes:

Definition

Section 23.200 (Residential Structures) of Article 23 (Exterior Wall Construction Standards) includes a definition for masonry. Staff recommends moving the definition to Section 8.200 (Terms Defined) of Article 8 (General Definitions), to be consistent with other definitions within the Zoning Ordinance. Additionally, staff is proposing a minor modification to amend "concrete" to "cast concrete" as an acceptable form of masonry as cast panels are consistent with the current requirement that masonry consist of "materials laid up unit by unit and set in mortar". Finally, brick veneer, exterior plasters

permitted by the Building Code, and cementitious lap siding will continue to be eligible as masonry alternatives.

Residential Standards

The proposed changes would increase the percentage of masonry required for all residentially-occupied structures from 75% to 80%, include glass and 3-step stucco as permitted materials, and require standards to be applied to the entire structure, rather than limiting the application of materials to the first floor. Mid-rise residential structures will also be required to meet these material requirements; with the addition of including an allowance of up to 50% metal. These standards would be applied to all residential structures regardless of zoning district, with the exception of the UR and General Residential (GR) zoning districts, due to the existing historic properties and specialized standards within those districts.

Nonresidential Standards

The Zoning Ordinance does not specify minimum masonry construction standards except for the Regional Employment (RE) and Regional Commercial (RC) districts (which currently have a 75% standard restricted to four materials), and some Planned Development (PD) districts. At the direction of the Commission, staff is proposing updates which include a minimum material requirement of 80% masonry, glass, 3-step stucco, or combination of these materials on any exposed exterior wall. Three-step stucco is installed through a more intensive application process making it more bulky, heavy, and durable than a traditional stucco application. For consistency, this 80% requirement is also proposed for the RE and RC districts, however, those districts will still be required to comply with their specific material restrictions. Staff is also removing language stating that structures must conform to the International Building Code, since this is a current requirement of the Building Code.

Although these are significant updates, there are no changes proposed to the restrictions to metal and membrane construction. Additionally, structures within LI-1 and LI-2 are proposed to be exempt from the minimum requirements, but will still have to comply with the International Building Code and the standards of their respective districts. The structures within the LI-1 and LI-2 are proposed to have additional flexibility due to the intensity of uses which are permitted in those zoning districts.

Finally, the Commission directed staff to limit the use of EIFS (Exterior Insulation and Finish Systems) to ten percent of any exposed exterior wall. The purpose for this restriction is to minimize the allowance for this material which has been noted by city staff to have the potential for long-term maintenance issues. Staff believes these updates are consistent with the direction provided by the Commission.

Conformance to the Comprehensive Plan

The Comprehensive Plan includes two recommendations that apply to this zoning case:

Land Use Action Statement LU1 - *Review and evaluate the Zoning Ordinance and make appropriate amendments based upon the policies within the plan.*

Community Design Policy - *Plano will promote and incorporate unique and functional community design components within new developments, public spaces, and streetscapes to enrich areas throughout the city, create distinctive visual character, and ensure a citywide pedestrian-friendly environment.*

This zoning case is a part of the city's continued efforts to review and evaluate the Zoning Ordinance for potential improvements. As a part of the Community Design Policy, staff believes the proposed amendments will enhance the quality of building exteriors to meet community expectations and allow for distinctive visual character by providing flexibility through the use of alternative materials such as glass, brick veneer, cementitious lap siding, and 3-step stucco. Staff believes the proposed changes are in conformance with the recommendations of the Comprehensive Plan.

Summary

This zoning case includes amendments to update the exterior wall construction standards within the Zoning Ordinance. The proposed amendments and revisions reflect similar standards to surrounding municipalities through requiring the use of durable, quality construction materials. The proposed amendments have been coordinated through discussions with the city's Building Inspections Department, as well as through research with national construction-related agencies. The proposed language will require the use of higher quality durable materials, while allowing for flexibility in architectural design and reducing the potential for long-term maintenance issues. In addition the recommended updates are in conformance with the city's Comprehensive Plan. For these reasons, staff recommends approval of the zoning case.

RECOMMENDATION:

Recommended for approval as follows: (Additions are indicated in underlined text and deletions are shown as strike through text)

Amend Section 8.200 (Terms Defined) of Article 8 (Definitions), such additional definition to read as follows:

Masonry Construction

The form of construction composed of stone, brick, cast concrete, hollow clay tile, concrete block or tile, or other similar building unit or materials or combination thereof laid up unit by unit and set in mortar. Brick veneer, exterior plasters as defined in the City of Plano Building Code, and cementitious lap siding shall be acceptable masonry construction alternatives.

Amend Sections 10.1100 (RC, Regional Commercial District) of Article 10 (Nonresidential Districts), such portions of sections to read as follows:

.6 Special District Requirements

B. ~~Seventy-five~~ 80% percent of any exposed exterior wall of main buildings, parking structures, and accessory buildings shall consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. All exterior building materials made of glass shall have a maximum exterior visible reflectance of 20%. Other finishes and materials may be used at the sole discretion of the Planning & Zoning Commission if adopted as part of the site plan approval and if permitted by building and fire codes. Any finish and material permitted by building and fire codes and Article 23 may be used on the remaining ~~25%~~ 20% of any exposed exterior wall, except that for high-rise buildings, only this percentage may be increased to 50% for use of metal only. The Planning & Zoning Commission may allow, at its sole discretion, the use of cast concrete, concrete block, and tile, as described in the City of Plano Building Code on exterior walls that are not visible from public thoroughfares. These finishes must be consistent in color with the remainder of the building. These would include the walls of service courts and other facilities that are secluded from view by the specific design of a building, or group of buildings.

Amend Section 10.1200 (RE, Regional Employment District) of Article 10 (Nonresidential Districts), such portion of section to read as follows:

.6 A. The design and orientation of buildings and related elements shall be in accordance with the following:

ii. ~~Seventy-five~~ 80% of any exposed exterior wall of main buildings, parking structures, and accessory buildings shall consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. All exterior building materials made of glass shall have a maximum exterior visible reflectance of 20%. Other finishes and materials may be used at the sole discretion of the Planning & Zoning Commission if adopted as part of the site plan approval and if permitted by building and fire codes. Any finish and material permitted by building and fire codes and Article 23 may be used on the remaining ~~25%~~ 20% of any exposed exterior wall, except that for high-rise buildings only this percentage may be increased to 50% for use of metal only. The Planning & Zoning Commission may allow, at its sole discretion, the use of cast concrete, concrete block, and tile, as described in the City of Plano Building Code on exterior walls that are not visible from public thoroughfares. These finishes must be consistent in color with the remainder of the building. These would include the walls of service courts and other facilities that are secluded from view by the specific design of a building or group of buildings.

Amend Section 15.1300 (Retirement Housing) of Article 15 (Use-specific Regulations), such portion of section to read as follows:

.6 Exterior wall construction must comply with the requirements of Sec. 23.200.

Amend Section 23.200 (Residential Structures) of Article 23 (Exterior Wall Construction Standards) to read as follows:

23.200 Residential Structures

~~.1 Exterior wall construction for residential structures and retirement housing of 3 stories or less shall consist of a minimum of 75~~80% masonry, ~~3-step stucco, and/or glass, with no single wall face of any residence structure containing less than 50% of its exposed surface of masonry construction as herein specified. A maximum of 10% of any exposed exterior wall may consist of Exterior Insulation and Finish Systems (EIFS).~~The construction standard applies only to the first floor of a building in the zoning districts listed in the following table. Exterior wall construction for all residential uses in districts where permitted other than those listed in the following table shall meet the requirements of the City of Plano Building Code.

Abbreviated Designation	Zoning District Name
A	Agricultural
BG	Downtown Business/Government
CB-1	Central Business-1
CE	Commercial Employment
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MF-1	Multifamily Residence-1
MF-2	Multifamily Residence-2
MF-3	Multifamily Residence-3
PH	Patio Home
R	Retail
SF-A	Single-Family Residence Attached
SF-6	Single-Family Residence-6
SF-7	Single-Family Residence-7
SF-9	Single-Family Residence-9
SF-20	Single-Family Residence-20
2F	Two-Family Residence (Duplex)

~~.2 Where more than 40% of existing residential structures along both sides of a street and lying between the 2 nearest intersecting streets, do not meet~~

~~the above minimum structure standards, then such standards shall not apply.~~

~~.3 Standards for masonry construction in all districts shall be defined as that form of construction composed of stone, brick, concrete, hollow clay tile, concrete block or tile, or other similar building unit or materials or combination of these materials laid up unit by unit and set in mortar. Brick veneer construction is included in the definition of masonry. Exterior plasters as defined in the City of Plano Building Code and cementitious lap siding.~~

~~.42 Unless specified as part of a planned development district, the above masonry requirements shall not apply to UR or GR districts. ~~In addition, and exterior plasters, as noted above,~~ are not permitted in UR districts unless specified as part of a planned development.~~

~~.3 For midrise residential structures, a maximum of 50% of any exposed exterior wall may consist of metal.~~

Amend Section 23.300 (Nonresidential Uses) of Article 23 (Exterior Wall Construction Standards), such portions of section to read as follows:

23.300 Nonresidential Uses Structures

.1 General

Except for the LI-1 and LI-2 districts, and as otherwise regulated by this ordinance, exterior wall construction in ~~districts permitting for nonresidential uses~~ structures shall be of such material that conforms to the International Building Code unless an alternative has been approved by the Building Official. consist of a minimum of 80% masonry, 3-step stucco, glass, or combination of these materials, with no single wall face of any structure containing less than 50% of its exposed surface of masonry construction. A maximum of 10% of any exposed exterior wall may consist of EIFS.

APPENDIX A

RESIDENTIAL CONSTRUCTION

<u>City</u>	<u>Applicability</u>	<u>Regulations</u>
McKinney	Single-family	None
	Townhome	85% brick, stone, or synthetic stone materials for each elevation
	Multifamily (including senior housing)	50% masonry for each elevation
Frisco	Single-family	100% masonry. Fiber cement siding allow up to 50% of stories other than the 1st story where located over roofline
	Multifamily	80% masonry on 1st and 2nd floor, 50% on all other floors
Coppell	Single-family	80% masonry on 1st floor, each story above the 1st floor of a straight wall structure shall be at 80% masonry.
	Multifamily	80% masonry on 1st floor, each story above the 1st floor of a straight wall structure shall be at 80% masonry
Allen	Single-family	None
	Multifamily	100% masonry including but not limited to stone, brick, tiles, concrete masonry units, cast concrete, concrete and stucco
Garland	Single-family	80% masonry construction
	Multifamily	80% masonry excluding doors, windows and window walls
Richardson	Single-family	75% total exterior wall constructed of masonry construction
	Townhome	75% of the exterior walls constructed of masonry
	Patio Home	75% masonry below the first floor ceiling plate. No one wall less than 50% masonry unless said wall is on a porch, patio, courtyard, or breezeway

NONRESIDENTIAL CONSTRUCTION

<u>City</u>	<u>Applicability</u>	<u>Regulations</u>
McKinney	Nonresidential (except industrial districts)	All elevations for buildings that are three stories or smaller in height shall be finished with at least 50% masonry finishing materials. All elevations for buildings that are taller than three stories in height shall feature a minimum of 25% masonry finishing materials.
Frisco	Nonresidential	All exterior façades for a main building or structure shall be constructed of 100% percent masonry. Masonry is defined as fired brick, natural and manufactured stone, granite, marble, architectural concrete block, and 3-step stucco process for all structures.
Coppell	Nonresidential	80% masonry exterior exclusive of doors and windows.
Allen	Nonresidential	All main building exterior wall construction materials that are exposed shall be constructed of 100% masonry, including but not limited to stone, brick, tiles, concrete masonry units, cast concrete, concrete stucco, etc. Glazing and framed glazing are considered acceptable alternatives. Synthetic stucco, such as EIFS, may be utilized as an architectural accent material, not to exceed ten percent of the exterior surface of any building facade.
Garland	Nonresidential (except industrial districts)	Minimum of 80% Masonry Construction, excluding doors, windows and window walls.
Richardson	Retail, Commercial, and Office Districts	<p>All buildings shall be of masonry construction. A maximum of 15% of the building facade area may be constructed of noncombustible construction other than masonry construction including factory certified installation of commercial grade Class PB Exterior Insulation and Finish System (EIFS). Said EIFS materials must be installed above a height of eight feet and in no case shall EIFS be installed, even as a recladding material, below a height of eight feet.</p> <p>In determining the percentage allowance, the total of all sides of the building shall be utilized in the calculation and a maximum of 20% of the facade per elevation shall be constructed of noncombustible construction.</p>

Zoning Case 2016-013

An Ordinance of the City of Plano, Texas, amending Section 8.200 (Terms Defined) of Article 8 (Definitions), Sections 10.1100 (RC, Regional Commercial District,) and 10.1200 (RE, Regional Employment District) of Article 10 (Nonresidential Districts), Section 15.1300 (Retirement Housing) of Article 15 (Use-specific Regulations), and Sections 23.200 (Residential Structures) and 23.300 (Nonresidential Uses) of Article 23 (Exterior Wall Construction Standards) of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, pertaining to various amendments to exterior wall construction standards; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 13th day of June, 2016, for the purpose of considering a change in the Zoning Ordinance; and

WHEREAS, the City Secretary of the said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

WHEREAS, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 13th day of June, 2016; and

WHEREAS, the City Council is of the opinion and finds that such change would not be detrimental to the public health, safety, or general welfare, and will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally.

IT IS, THEREFORE, ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. Section 8.200 (Terms Defined) of Article 8 (Definitions) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such additional definition to read as follows:

Masonry Construction

The form of construction composed of stone, brick, cast concrete, hollow clay tile, concrete block or tile, or other similar building unit or materials or combination thereof laid up unit by unit and set in mortar. Brick veneer, exterior plasters as defined in the

City of Plano Building Code, and cementitious lap siding shall be acceptable masonry construction alternatives.

Section II. Section 10.1100 (RC, Regional Commercial District) of Article 10 (Nonresidential Districts) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such portion of section to read as follows:

.6 Special District Requirements

- B.** 80% of any exposed exterior wall of main buildings, parking structures, and accessory buildings shall consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. All exterior building materials made of glass shall have a maximum exterior visible reflectance of 20%. Other finishes and materials may be used at the sole discretion of the Planning & Zoning Commission if adopted as part of the site plan approval and if permitted by building and fire codes. Any finish and material permitted by building and fire codes and Article 23 may be used on the remaining 20% of any exposed exterior wall, except that for high-rise buildings only, this percentage may be increased to 50% for use of metal only. The Planning & Zoning Commission may allow, at its sole discretion, the use of cast concrete, concrete block, and tile, as described in the City of Plano Building Code on exterior walls that are not visible from public thoroughfares. These finishes must be consistent in color with the remainder of the building. These would include the walls of service courts and other facilities that are secluded from view by the specific design of a building, or group of buildings.

Section III. Section 10.1200 (RE, Regional Employment District) of Article 10 (Nonresidential Districts), of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such portion of section to read as follows:

.6 Special District Requirements

- A.** The design and orientation of buildings and related elements shall be in accordance with the following:
- ii. 80% of any exposed exterior wall of main buildings, parking structures, and accessory buildings shall consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. All exterior building materials made of glass shall have a maximum exterior visible reflectance of 20%. Other finishes and materials may be used at the sole discretion of the Planning & Zoning Commission if adopted as part of the site plan approval and if permitted by building and fire codes. Any finish and material permitted by building and fire codes and Article 23 may be used on the remaining 20% of any exposed exterior wall, except that for high-

rise buildings only this percentage may be increased to 50% for use of metal only. The Planning & Zoning Commission may allow, at its sole discretion, the use of cast concrete, concrete block, and tile, as described in the City of Plano Building Code on exterior walls that are not visible from public thoroughfares. These finishes must be consistent in color with the remainder of the building. These would include the walls of service courts and other facilities that are secluded from view by the specific design of a building or group of buildings.

Section IV. Section 15.1300 (Retirement Housing) of Article 15 (Use-specific Regulations) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such portion of section to read as follows:

.6 Exterior wall construction must comply with the requirements of Sec. 23.200.

Section V. Section 23.200 (Residential Structures) of Article 23 (Exterior Wall Construction Standards) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, to read as follows:

- .1 Exterior wall construction for residential structures and retirement housing shall consist of a minimum of 80% masonry, 3-step stucco, and/or glass, with no single wall face of any structure containing less than 50% of its exposed surface of masonry construction. A maximum of 10% of any exposed exterior wall may consist of Exterior Insulation and Finish Systems (EIFS).
- .2 Unless specified as part of a planned development district, the above masonry requirements shall not apply to UR or GR districts, and exterior plasters are not permitted in UR districts.
- .3 For midrise residential structures, a maximum of 50% of any exposed exterior wall may consist of metal.

Section VI. Section 23.300 (Nonresidential Uses) of Article 23 (Exterior Wall Construction Standards) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such portions of section to read as follows:

23.300 Nonresidential Structures

.1 General

Except for the LI-1 and LI-2 districts, and as otherwise regulated by this ordinance, exterior wall construction for nonresidential structures shall consist of a minimum of 80% masonry, 3-step stucco, glass, or combination of these materials, with no single wall face of any structure containing less than 50% of its exposed surface of

masonry construction. A maximum of 10% of any exposed exterior wall may consist of EIFS.

Section VII. All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section VIII. The repeal of any ordinance or part of ordinances affected by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

Section IX. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section X. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

Section XI. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED THIS THE 13TH DAY OF JUNE, 2016.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY