



**Development Services Department**  
City of Frisco, Texas

## Memorandum

**To:** Honorable Mayor Maso and Members of the Frisco City Council

**Cc:** George A. Purefoy, City Manager  
John Lettelleir, FAICP, Director of Development Services

**From:** Steve Covington, Chief Building Official

**Date:** November 15, 2016

**Agenda Caption:** Consider property owner appeal of Zoning Ordinance Section 4.07.09 (A) 2. The request is to allow fiber cement siding in lieu of 100% masonry exterior building materials, and to allow for permeable driveway surface materials on one lot on the north side of North St., 230+ feet east of North County Road (7590 North Street).

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**Action Requested:** The City Council is asked to consider an appeal of the masonry exterior building material requirement to allow the use of fiber cement siding for a proposed single family home at 7590 North Street.

### **Applicable Code Sections:**

#### 4.07.09(A) Residential Materials Requirements

a. The exterior façades of a main building or structure shall be constructed of one hundred (100) percent masonry, unless otherwise specified in this Zoning Ordinance.

b. Fiber cement siding may constitute fifty (50) percent of stories other than the first story, where located over roofline.

1. Fiber cement siding may also be used for architectural features, including window box-outs, bay windows, roof dormers, garage door headers of rear entry garages, columns, chimneys not part of an exterior wall, or other architectural features approved by the Chief Building Official.

#### 4.07.09 (G) Equivalent or Superior Materials

(1) The City Council may approve materials which are equivalent to, or exceed, the standards set forth in the following.

a. 4.07.09. (A) Exterior Material Requirements for Selected Residential Districts

**Background Information:** The subject lot is located in a neighborhood with various ages and architectural styles of residences, ranging from 1920 era wood frame homes to 1950 era ranch style homes. The current owner proposes to construct a home to achieve DOE/Energy Star Zero Energy Certification, as well as incorporate other “green building” features such as a rain water harvesting system.

To achieve the desired level of Certification, the exterior walls consist of 2X6 stud, sheathing and moisture barriers and two 4 inch layers of continuous rock wool insulation to increase R-value 75% above the minimum required. The exterior wall width of 14 inches, not including the exterior cladding, increases to 19 inches if masonry is required. The typical code compliant wall detail is 9 inches including the masonry veneer. This difference does effect the usable interior area of the home.

The proposed structure is architecturally compatible with the immediate neighborhood and includes features (front porches, overhangs and window treatments) that are required when considering the use of fiber cement siding under the Form Based Code Design Standards. Property values are enhanced by the above code energy efficiency standards, alternative energy sources and water conservation measures that are proposed.

The secondary request for a permeable gravel driveway/parking will reduce the amount of storm water runoff from the lot. There are currently no storm water utilities in this neighborhood.

**Board Review/Citizen Input:** None.

**Alternatives:** The City Council may:

- Approve the request;
- Approve the request with modifications;
- Table for further review; or
- Deny the request.

**Financial Considerations:** None.

**Legal Review:** Not required.

**Supporting Documents:**

- Proposed site plan
- Proposed building elevations

**Recommendation:** Staff is in support of this request to encourage above code energy efficiency and green building initiatives.