

THE STATE OF TEXAS §

COUNTY OF BEXAR §

ORDINANCE # 620-8-2018

CITY OF CONVERSE §

AN ORDINANCE AMENDING THE CODE OF ORDINANCES CHAPTER 8, BUILDINGS & BUILDING REGULATIONS, ARTICLE III. - BUILDING CODE. AMENDING DIVISION 1. - GENERALLY BY ESTABLISHING SECTION 8-71. - COMMERCIAL CONSTRUCTION FAÇADE REQUIREMENTS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Converse, Texas deems it appropriate to incorporate construction standards for specific zoning districts within the city limits of the City of Converse, Texas, and

WHEREAS, the establishing of building requirements within specific zoning districts will serve to ensure the viability and sustainability of our commercial corridors, and

WHEREAS, the current building code does not provide the necessary guidance regarding the facades;

WHEREAS, commercial buildings in the business primary business corridors are conducive to controlling the look and form that ensures consistency, cohesiveness and improves the appearance of the city;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONVERSE, TEXAS THAT:

The Code of Ordinances, Part II, Chapter 8 Buildings & Building Regulations, Article III. - Building Code, Division 1.- Generally is hereby amended by adding a section, to be numbered which said section reads as follows:

Sec. 8-71. – Commercial Construction Façade Requirements

(a) Exterior building walls shall incorporate brick, cast stone, stone, granite, glass block, or other high quality materials over a minimum of Sixty-Five Percent (65%) of the surface area (excluding windows, doors, roofs and curtain walls). Diagram # 1 illustrates the surface area that meets this requirement. The Owner shall provide an exhibit in the form of a table for each building elevation that establishes that this commercial construction façade requirement is satisfied. Other high quality metal materials that are designed and sealed by a licensed architect may be allowed subject to approval by the Building Official.

(b) The construction standards shall be applied in the City's Business Zoning Districts as follows:

- | | |
|--------|--------------------|
| 1. B-2 | Retail |
| 2. B-3 | Commercial |
| 3. B-4 | Special Commercial |
| 4. B-5 | Leisure |

(c) Exterior building walls for structures along the Loop 1604 and FM 78 Business Corridors shall incorporate brick, cast stone, stone, granite, glass block, or other high quality materials over a minimum of Seventy-Five Percent (75%) of the surface area (excluding windows, doors, roofs and curtain walls). Diagram # 2 illustrates the surface area that meets this requirement. The Owner shall provide an exhibit in the form of a table for each building elevation that establishes that this commercial construction façade requirement is satisfied. Other high quality metal materials that are designed and sealed by a licensed architect may be allowed subject to approval by the Building Official.

(d) Existing structures are excluded from these standards. The minimum percentage shall be applied to new development, redevelopment and rehabilitation building projects.

(e) The remainder of wall area shall incorporate other fire-resistive materials such as EIFS and cement board.

(f) Standard pre-engineered metal roofing shall be prohibited.

(g) Steel metal building systems such as "DELTA" or "BUTLER" or other similar building systems with painted exterior metal siding and painted cement masonry unit (CMU) wall systems shall be prohibited on both the primary and secondary facades.

(h) As part of the building permit application review process, all building elevations will be color illustrated and drawn to scale as part of submittals.

(g) Elevations will be presented and approved by the City's Building Official prior to issuance of building permit.

(h) Both painted metal building systems and cement masonry units (CMU) building systems or other similar building systems with painted exteriors shall be permitted within the following zoning district listed below:

1. I-1 Light Industrial

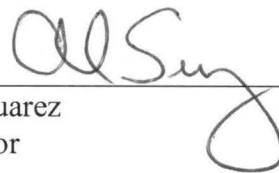
Secs. 8-72—8-100. - Reserved.

Severability: If any provision, section, subsection, sentence, clause or phrase of this ordinance, or the application of same to any person or set of circumstances for any reason is held to be unconstitutional, void or invalid or for any reason unenforceable, the validity of the remaining portions of this ordinance or the application thereby shall remain in effect, it being the intent of the City Council of the City of Converse, Texas in adopting this ordinance, that no portion thereof or provision contained herein shall become inoperative or fail by any reason of unconstitutionality or invalidity of any portion or provision. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

First Reading: 10-16-18
Second Reading: 02-05-19

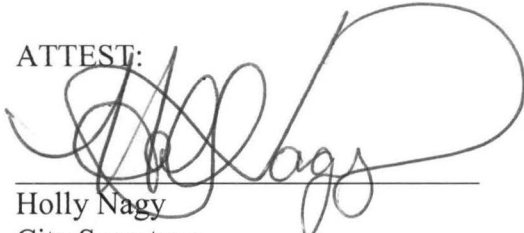
PASSED ON FIRST READING, the 16th day of October, 2018.

PASSED, APPROVED and ADOPTED ON SECOND READING, the 5th day of February, 2019



Al Suarez
Mayor

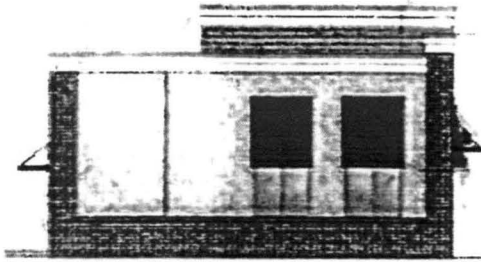
ATTEST:



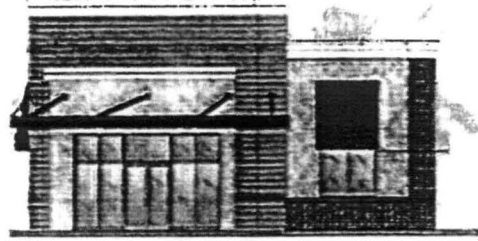
Holly Nagy
City Secretary



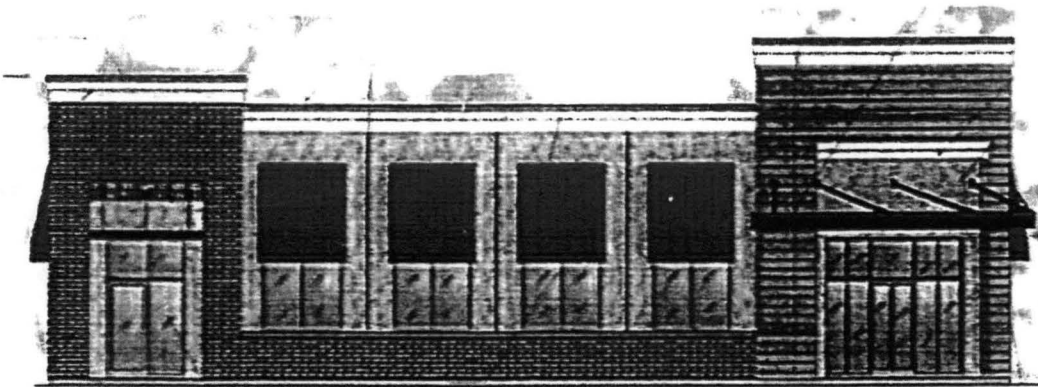
Diagram No. 1- 65%



Right Side



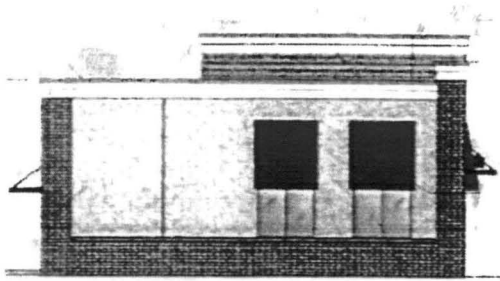
Left Side



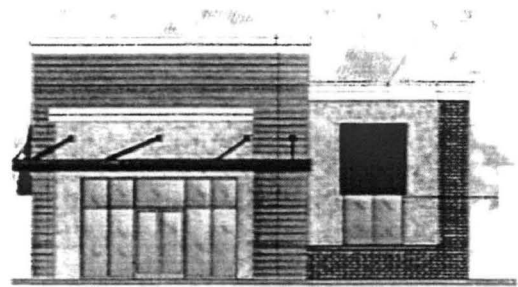
Front View

NO MASONRY REQUIRED ON REAR OF BUILDING

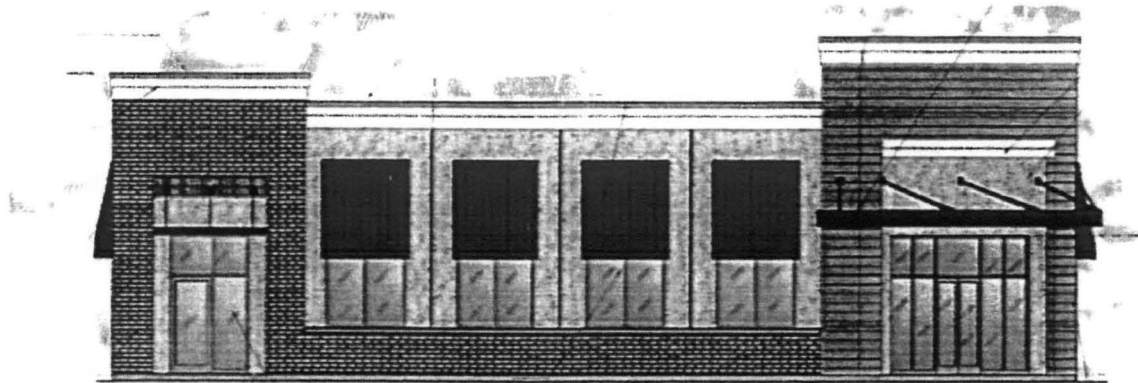
Diagram No. 2- 75%



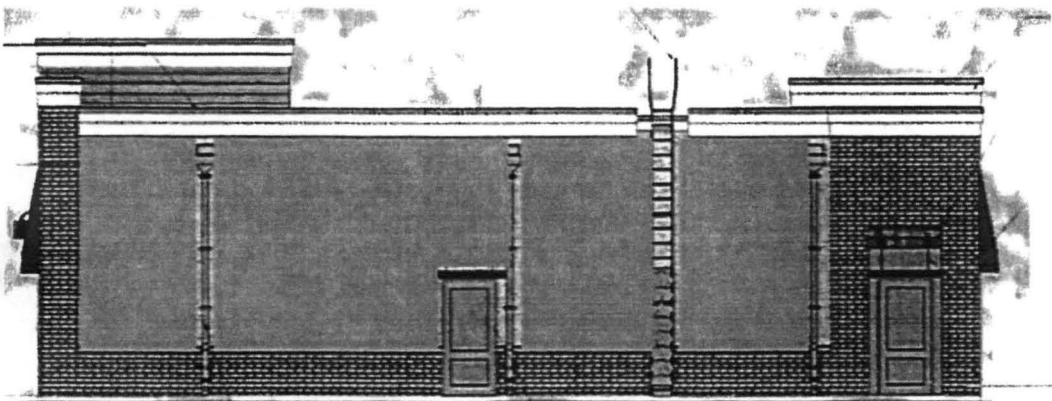
Right Side



Left Side



Front View



Rear View