



City of La Vernia

CITY COUNCIL & PLANNING AND ZONING JOINT WORKSHOP

City Council Chambers of La Vernia City Hall
102 E. Chihuahua Street, La Vernia, Texas 78121

March 21, 2019

5:40 PM

Or immediately following the La Vernia MDD Meeting

AGENDA

1. **Call to Order**
2. **Pledge of Allegiance and Invocation**
3. **Discussion/Action**
 - A. Discuss and consider action on City Code of Ordinances Sec. 38-404 – Exterior construction and architectural standards.
5. **Adjourn**

The City Council for the City of La Vernia reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), and §551.086 (Economic Development), and any other provisions under Texas law that permits a governmental body to discuss a matter in closed executive session.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia City Council is a true and correct copy of said Notice and that I posted true and correct copy of said Notice on the bulletin boards, of the City Hall of said City of La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on March 18, 2019 at 3:30 P.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Brittani Porter, City Secretary

La Vernia's Premier Farm House Community By: D&D Custom Homes



This upcoming farm house community will be a great addition to our growing city. We want to build an exquisitely crafted neighborhood where we can surround the residents with great amenities. This neighborhood will embrace the pride of a place and embrace old traditions of living in the south.



Simplicity meets Modern

Farmhouse community features we hope to incorporate into our masterplan:

- Timeless farmhouse architectural design with stone and hardie board exterior finish. Stone 25%, Hardie 75%. (as pictured)
- Limited house plans to choose from or will do custom designs when requested.
- Community Event Center
- Walking Trails
- Neighborhood Pool
- Bar-B-Que and Picnic Areas
- Playground
- Master Community Committee Board that passes homeowner selections.
- Garden Area



Fiber Cement Siding(Hardie Board) vs. Stucco

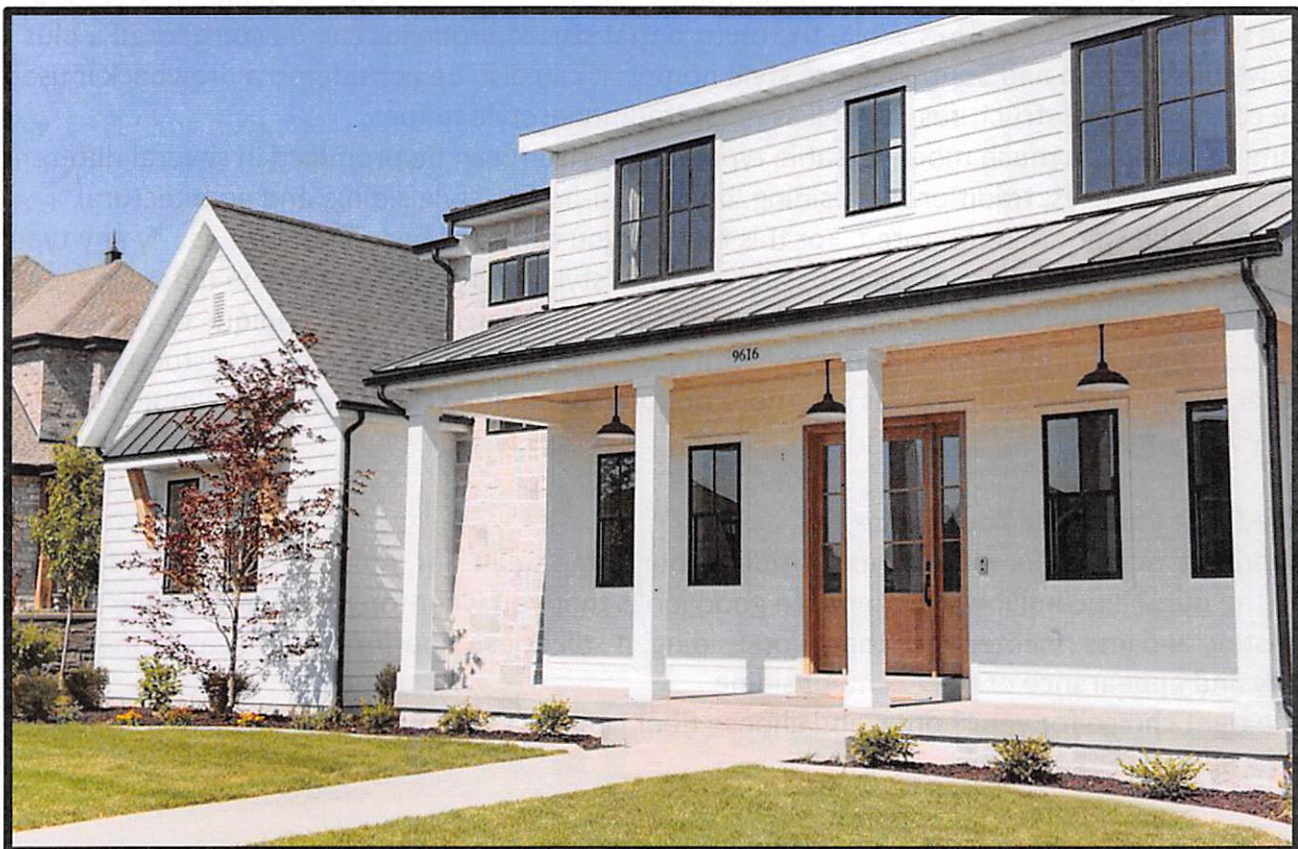
The material you choose to cover the exterior of your home does more than simply affect the way that it looks; it also helps to protect your home from the elements where you live. Siding is arguably one of the most important pieces of any home, which is why you need to take such care when selecting it. There are many different materials on the market today to use on your home. Most homeowners agree that they want a material that is long lasting, low maintenance, durable, and attractive as well. Two materials that fit these criteria for many homeowners include fiber cement and stucco. Both have positive attributes that can make them attractive to homeowners, but only fiber cement truly delivers on what homeowners need the most.

Durability

Siding is your home's first line of defense against the elements and the climate your home is located in. For that reason, it needs to be durable enough to withstand whatever Mother Nature can throw at it. Stucco that is properly cared for and used in the right climate can easily last 50 or more years, which is one of the reasons for its popularity. In some climates, however, including humid areas and places that see heavy rainfall, the longevity of the stucco can be dramatically reduced.

Moisture from humidity and rain can soften the stucco. Stucco is also restricted in its ability to move and breath, which can cause issues such as cracks to appear in its surface. Once these cracks appear, more moisture can make its way inside, causing even more damage.

Fiber cement siding performs well with moisture. Fiber cement technology produces an extremely durable, weather resistant siding. It holds up well to impact, and doesn't rot or crack the way that other materials such as stucco will. For this reason, fiber cement siding is one of the longest lasting siding materials available today.



Fiber Cement Siding vs. Stucco

Maintenance

In addition to the cracks that can sometimes occur in the surface of stucco, the paint that covers its surface can also blister, crack, and peel. Stucco therefore needs to be frequently repainted in order to keep it looking its best, particularly when it's used in a wet or humid climate.

In addition, when stucco requires repair, this can be a time consuming and difficult process.

Matching the type of stucco that's already on your home can make things like repairs obvious, as well as expensive. Patching that is done incorrectly can also lead to future issues, including new cracks forming at the patch's edge.

Fiber cement siding is much lower maintenance. The color is warranted not to peel, chip or crack for 15 years, so you don't need to worry about repainting it on a regular basis. And because the material doesn't crack or chip and is impervious to moisture and insect activity, it requires fewer repairs overall, which makes it easier to maintain.

Installation

Stucco is a specialized material to install, which can mean that it's both more difficult to find a qualified installer, as well as more expensive. Having stucco applied properly is crucial to its longevity, which means finding the right installer becomes even more important.

Fiber cement siding is comparatively easy to install. There are many more qualified installers, with many contractors choosing fiber cement as their product of choice for home exteriors.

Looks and Style

Stucco's popularity is limited to certain regions of the country where the climate is more favorable to this type of exterior covering. It's also extremely limited in the types of styles and appearances that it can bring to your home's exterior. While the texture that stucco produces can be considered a plus to some Mediterranean and Southwestern style homes, it can also be considered a drawback if used on more contemporary structures, as well as most traditional style homes.

Fiber cement siding is a much more versatile type of material. It can be produced in several different styles, including shingles, traditional lap siding, board-and-batten style siding, and architectural panels that can be smooth or textured. For this reason, you can use fiber cement on nearly any type of home or building, regardless of what it's architectural style. You can also combine different types of fiber cement siding on one exterior, such as lap siding with shingles, to get a unique or custom appearance for your home. This is in contrast with the single type of appearance that stucco can bring; fiber cement siding simply gives you more options for creating the type of curb appeal you want for your home.

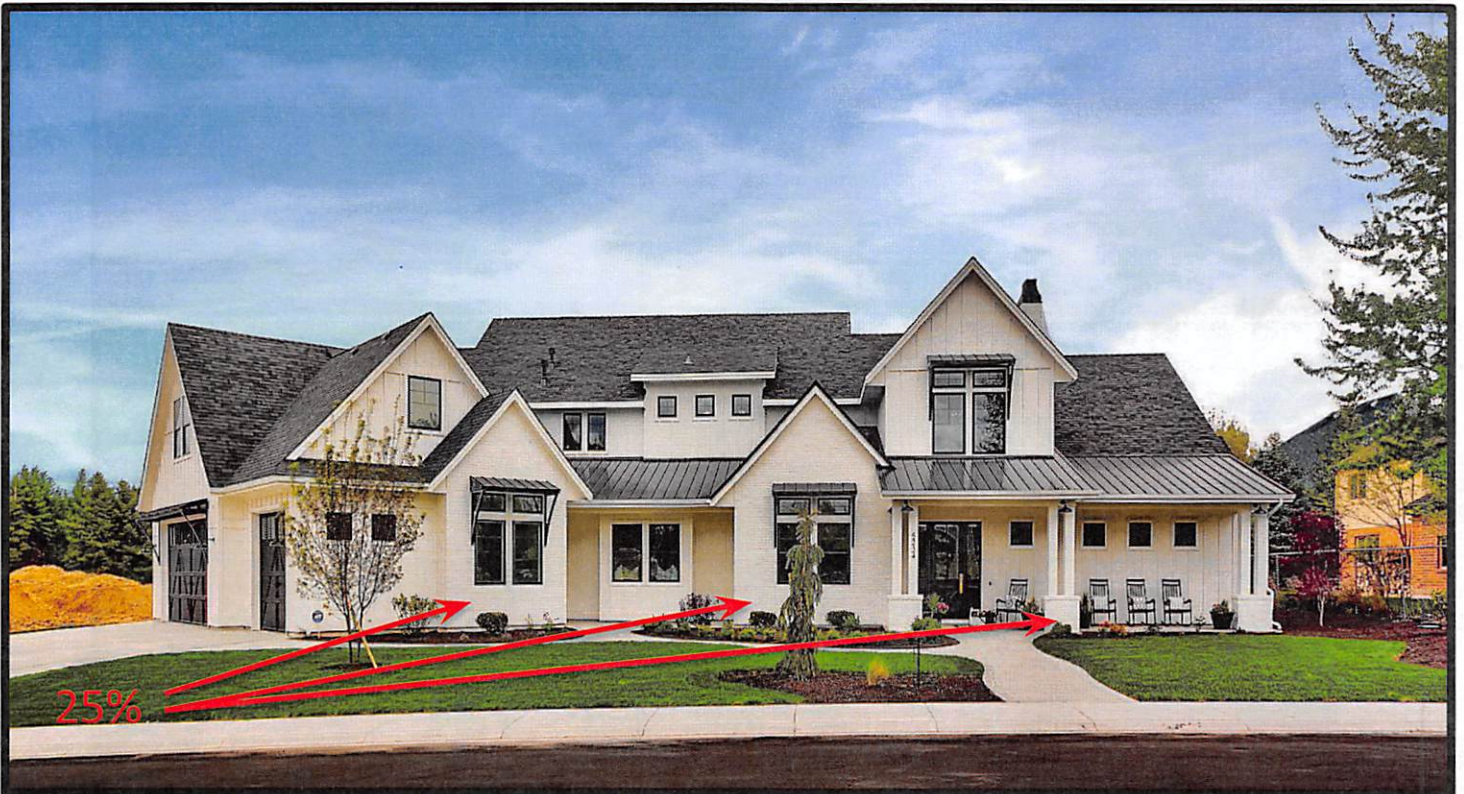
Make the Right Choice for Your Home

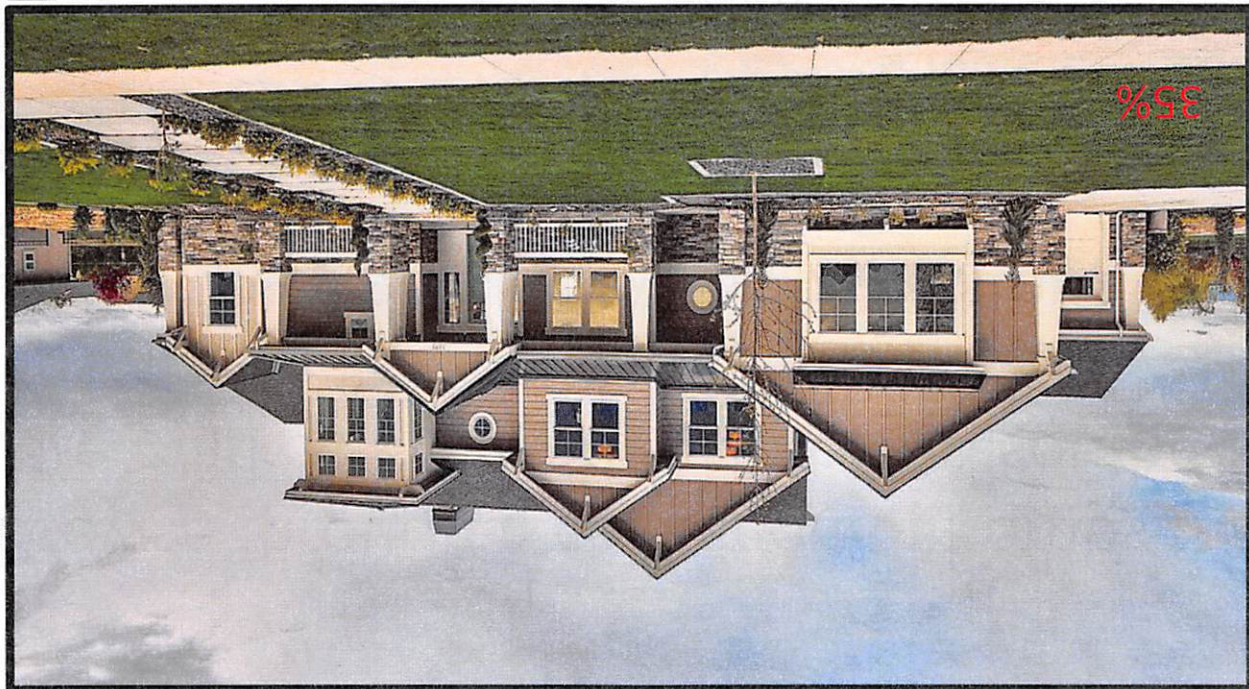
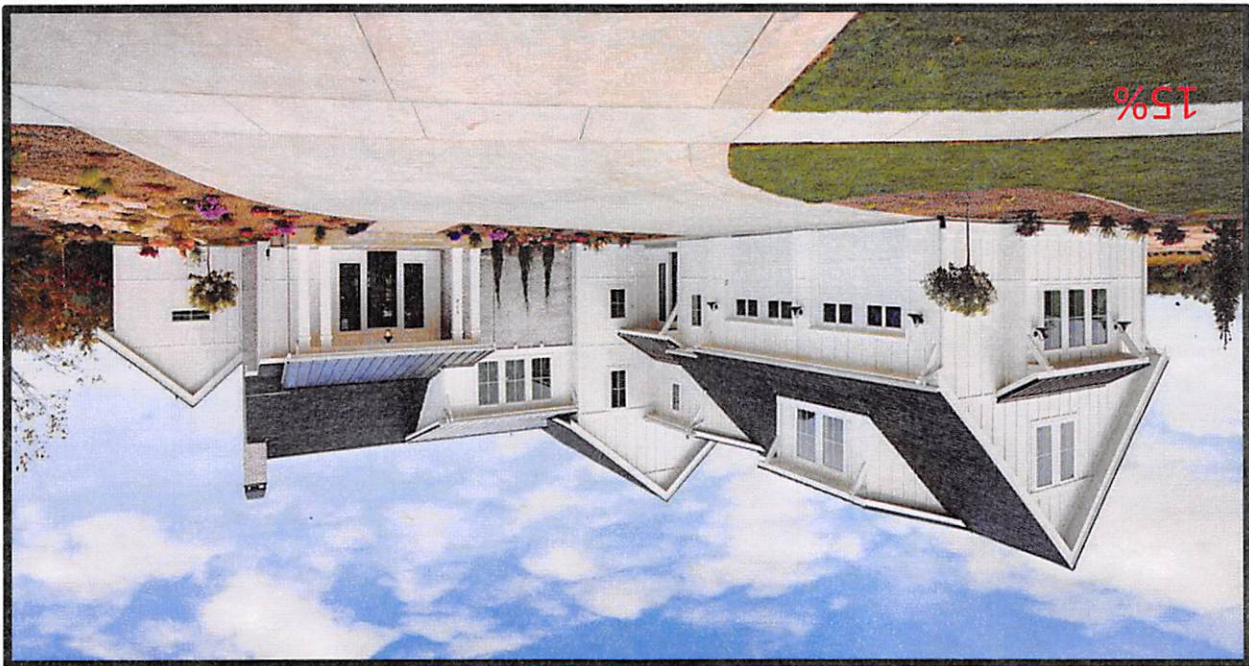
While there are many different options for siding your home's exterior, only fiber cement siding can give you the durability and low maintenance good looks that you want for your home. While stucco is longer lasting and less maintenance than wood siding, it still doesn't perform as well as or match the versatility and appearance of fiber cement siding.

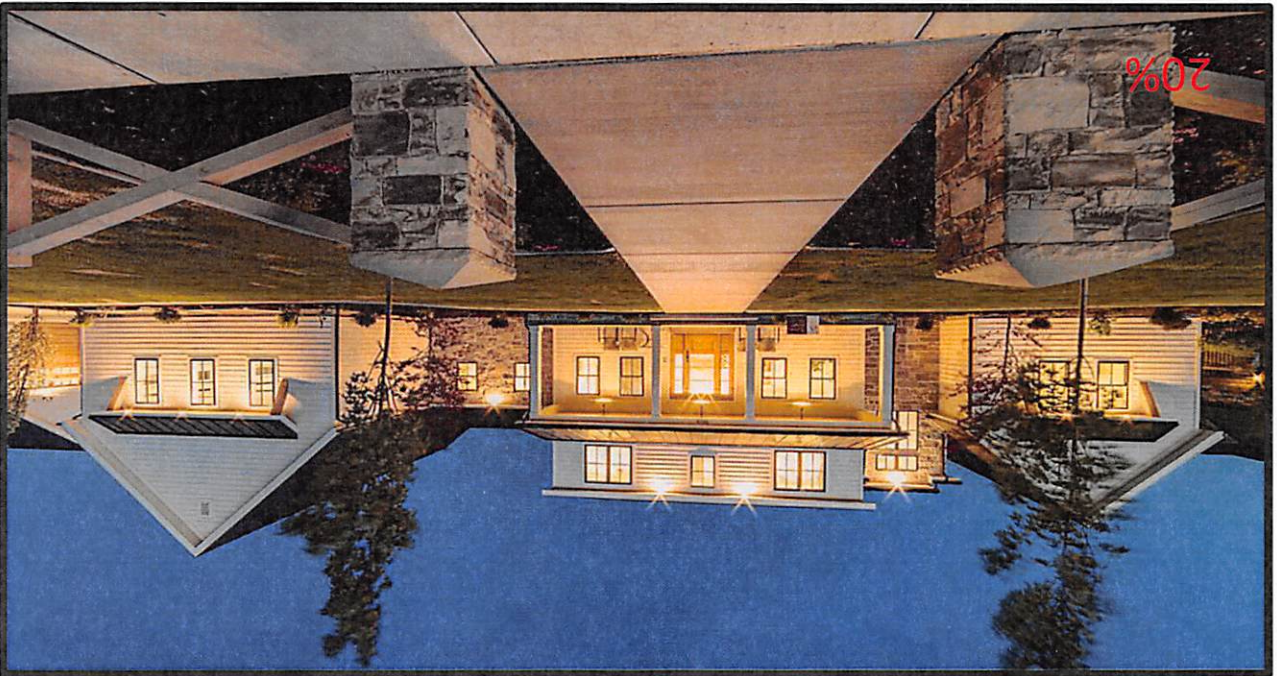
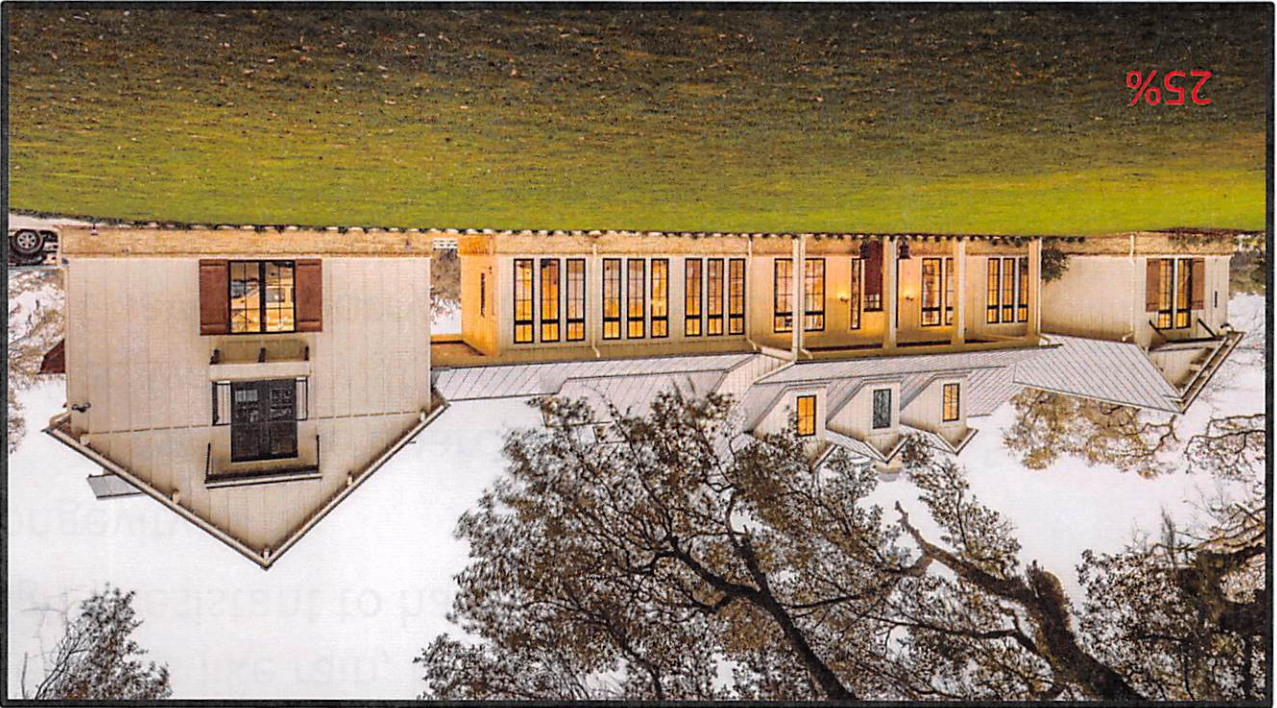
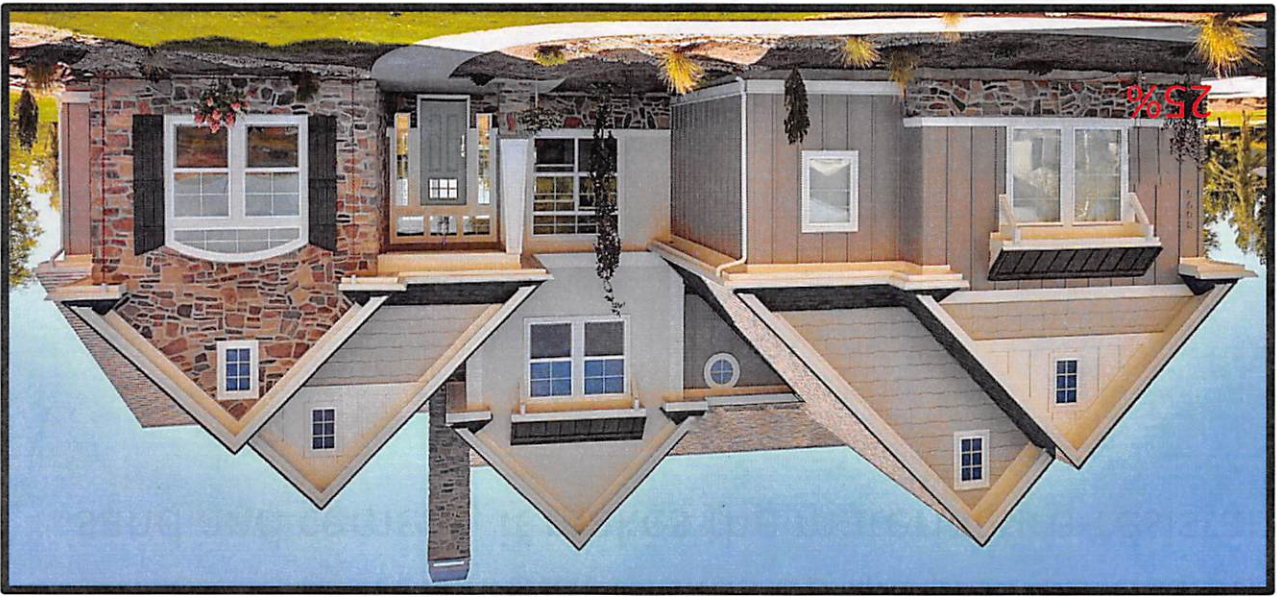
Make the right choice for your home, and choose fiber cement siding when it's time to clad your home's façade.

Browse through a collection of homes that are marked by charm, taste and southern spirit.

Each photo marked by the % of stone used.







Why Hardie Board?

Durability-

Hardie Board is a unique blend of concrete and other composite materials that makes it impervious to elements like rain, high winds and humidity. It also is highly resistant to hail and flying debris.

Longevity-

Most hardie board siding comes with a 50 year, limited warranty. It is completely rot resistant. You don't have to worry about swells or warping.

Appearance-

Color options are virtually unlimited.

Fire Resistance-

Since the material that makes up hardie board is 90% sand and cement, it makes the material fire-resistant.

Traditional Farmhouses and Mid-Century Modern Homes

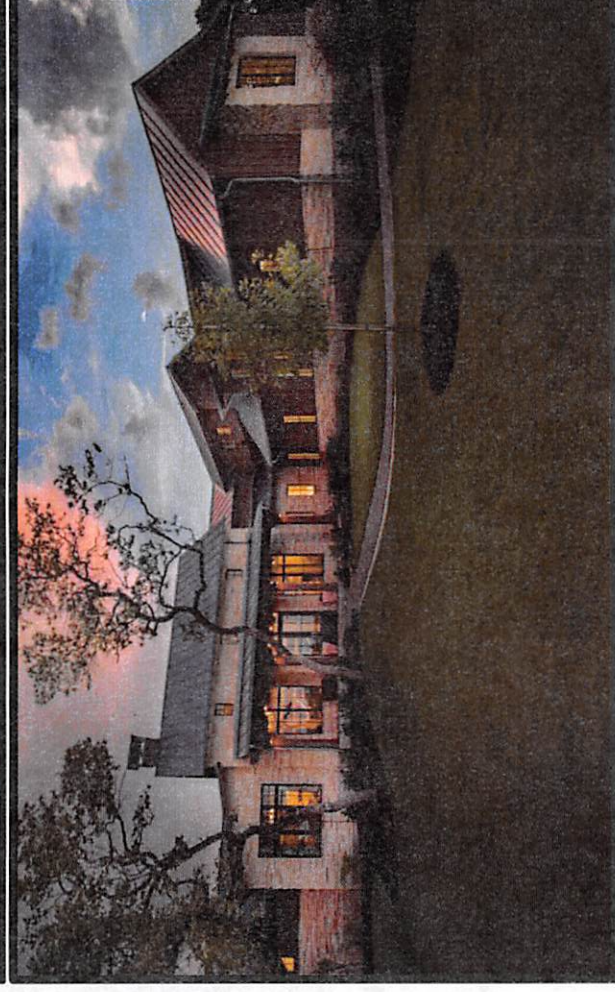
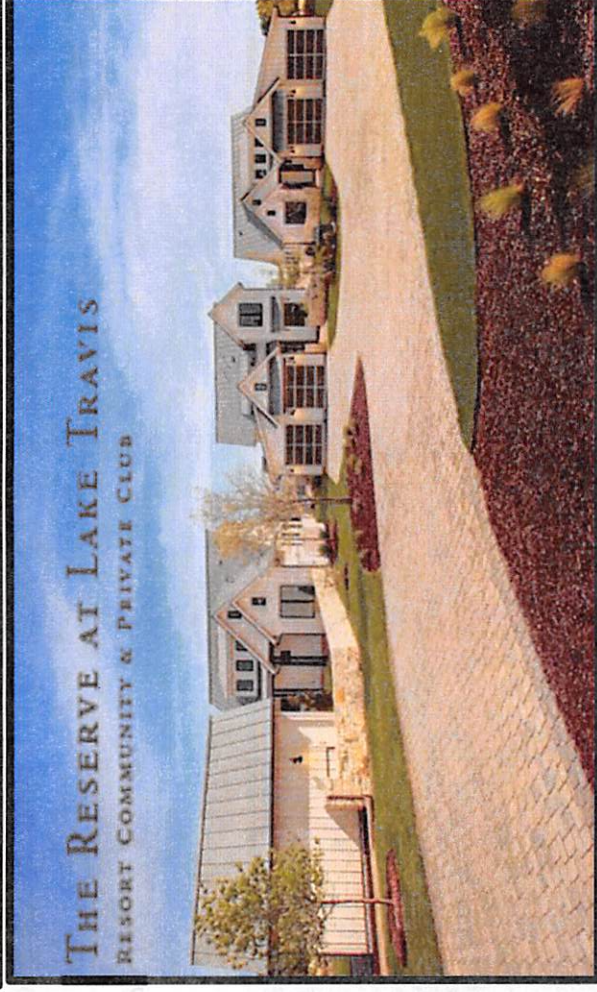
Last year, many called the “modern farmhouse” the hottest trend to watch out for in 2018. A transitional farmhouse plan tops many lists as a top 10 for the most searched house plans from last year.

A recent survey says that architects, designers and builders all agree that this trend will continue to pick up steam in 2019.



Thriving Masterplan Farmhouse Communities

The Reserve at Lake Travis- Spicewood, TX



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Bridgeland- Harmony Grove Community- Houston, TX



Cinnamon Shores- Port Aransas, TX

