



# Agenda Report

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**Agenda of:** February 11, 2025

**Department:** Community Development Department

**Subject:** Flat Creek Development Agreement Amendment

## Recommended Motion:

I move to approve the Flat Creek Development Agreement amendment to allow for the presented elevations.

## Background:

Attached are the six plans, each with four elevations. The Transitional, Traditional, and Hill Country designs meet the minimum requirement of 75% masonry on the front elevations. The Modern Farmhouse features substantial masonry front elevations combined with board and batten, which King Fish would like to approve for construction in Flat Creek.

The siding is the fiber cement Hardie® Panel siding, with ZIP System® sheathing and tape underneath, which is desirable.

The starting prices for these homes will likely begin in the low \$500,000s. These elevations will cost more than the base price elevations. In addition to the restrictions in our Development Agreement (DA), the HOA documents impose self-restrictions that specifically prevent the use of the same type of elevations or home colors within two lots of each other and prohibit them from being directly across the street from one another.

## Fiscal Impact:

☒ Budgeted   ☐ Requires Budget Amendment

**Source of Funding:** Account Code: N/A

## Attachments:

- Existing Language in Development Agreement
- Proposed Elevations
- Hardie Panel Siding Details

- ZIP System Sheathing Details

**Urgency (0-5 = Low Urgency to High Urgency): 2**

**Impact (0-5 = Low Impact to High Impact): 2**

**Submitted by: Breana Soto**

- Masonry:
  - Defined as Stone, Stucco, Stucco Board, or Brick
  - Masonry accents are masonry materials to create diversity in the façade or architectural features.
  - 75% Masonry on the front elevation.
  - All Lots that back up to a street or thoroughfare, or an open space shall be the first-floor plate on the rear elevation that faces such street, thoroughfare.
  - Side elevations shall be 100% Masonry to the first-floor plate.
  - Masonite sheet or other sheet siding is not allowed.
  - Siding: Any siding shall be vertical board and batten or horizontal lap.
  - Decorative Shakes or Decorative Siding such as shakes, scallops or other decorative shapes shall be no more than 20% of the front elevation, 20% of each side and rear of the home.
  - Decorative Cedar shakes are allowed in the shapes of (Fish-scale, Diamond, Hexagon, Octagonal, Round, Arrow or Bell).













Best,  
Shad



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# *Toll Brothers Elevations 50' Wide Product*

## *Liliana*



Transitional



Traditional



Modern Farmhouse



Hill Country



***Maren***



Transitional



Traditional



Modern Farmhouse



Hill Country



***Nocona***



Transitional



Traditional



Modern Farmhouse



Hill Country



***Ophelia***



Transitional



Traditional



Modern Farmhouse



Hill Country



***Paisano***



Transitional



Traditional



Modern Farmhouse



Hill Country



## *Quentin*



Transitional



Traditional



Modern Farmhouse




Hill Country



# Hardie® Panel Siding

Give your home exterior a fresh look with vertical panel siding available in a range of styles and textures. When combined with Hardie® Trim Batten boards, you'll achieve the rustic board-and-batten look that defines the modern farmhouse.

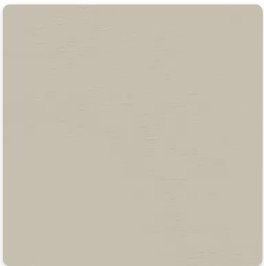
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## Hardie® Panel

### Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Panel siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your texture



Select Cedarmill®

Smooth

Stucco

Sierra 8

Select your color collection







Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

### Arctic White

Add sample to cart | Free

Visualize with Hover® →

re and holds no

appeal for pests like woodpeckers or termites.



### Engineered for Climate®

Our fiber cement siding and trim products are formulated to offer superior performance based on your region's unique climate needs, and help protect against damage from weather extremes, hurricanes, winter storms and more.



### Lasting value

Enjoy a low-maintenance exterior with a 30-year non-prorated limited, transferrable substrate warranty for lasting peace of mind and quality you can trust.

# FACT SHEET: ZIP SYSTEM® SHEATHING AND TAPE

ZIP System® sheathing and tape is a unique structural roof and wall system with a built-in water-resistive barrier (WRB) and continuous air barrier to keep out water and air, while allowing panels to properly dry. By replacing the need for housewrap, it streamlines the weatherization process - simply hang panels and applying panel seam tape in one trip around the structure.

ZIP System sheathing meets code requirements as a structural panel, water-resistive barrier and air barrier, according to documented testing by the International Code Council Evaluation Services.<sup>1</sup> Unlike traditional housewrap, ZIP System sheathing and tape forms a continuous rigid air barrier for a tight enclosure that protects against air leakage and contributes to energy efficiency. Plus, with an integrated weather barrier it reduces risk of delays for barrier repairs.

ZIP System sheathing and tape key features and components include:

- High-performance engineered wood structural sheathing delivers Structural 1 shear strength and exterior durability.<sup>2</sup>
- Built-in water-resistive barrier eliminates the hassles of housewrap or felt.
- Continuous, rigid air barrier decreases unwanted air leakage for greater energy efficiency.
- Specially-designed acrylic seam sealing tape completes the system backed by a 180-Day Exposure Guarantee and a 30-Year Limited Warranty.<sup>3</sup>

For more information on ZIP System sheathing and tape, visit [ZIPSystem.com](http://ZIPSystem.com).

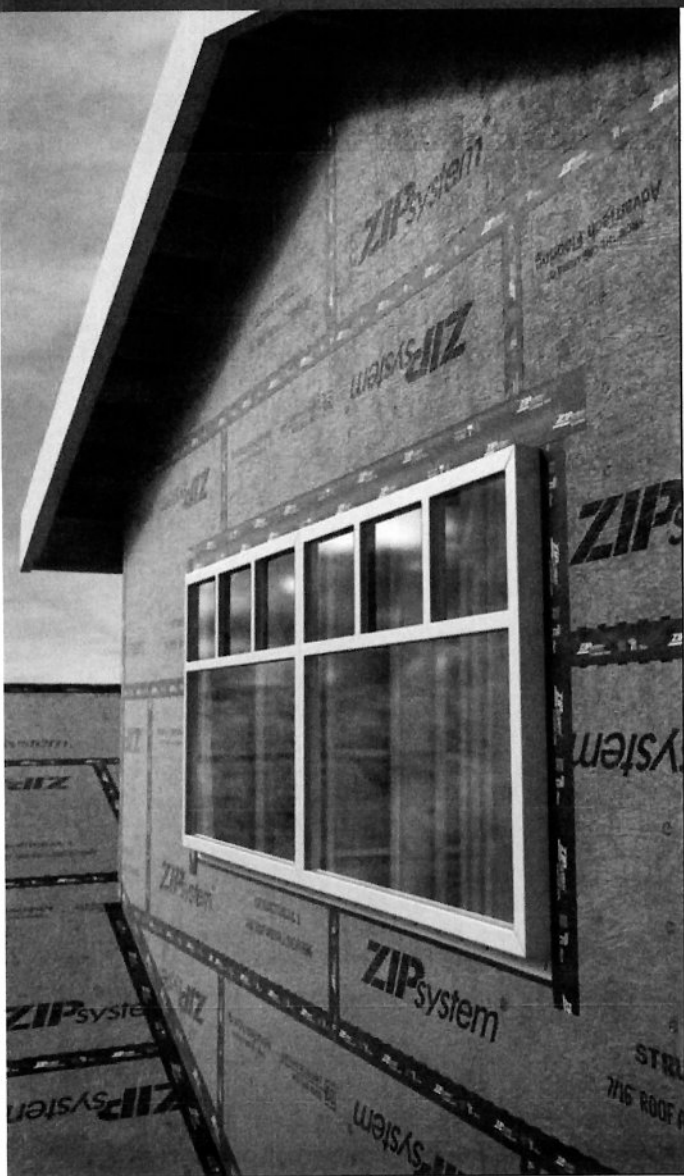


<sup>1</sup> See [ESR-1474](#) for documented compliance for use as structural sheathing, water-resistive barrier and continuous air barrier

<sup>2</sup> For more on Structural 1 See the ZIP System sheathing and tape [Tech Tip](#).

<sup>3</sup> Limitations and restrictions apply. See [Product Data Sheet](#) for Guarantee details and [ZIPSystem.com/ResidentialWarranty](http://ZIPSystem.com/ResidentialWarranty) for Warranty details.





## AWARD-WINNING QUALITY



ZIP System® wall sheathing and tape has been rated #1 in quality every year since 2015 by *BUILDER* magazine's annual nationwide survey of builders<sup>1</sup>.

## STREAMLINE WEATHERIZATION WITH ZIP SYSTEM® SHEATHING AND TAPE.



### SPEED AND EASE OF INSTALLATION

ZIP System® sheathing and tape is easier to install than traditional housewrap and felt, helping save money on labor costs and improve project cycle times.



### BUILT-IN WATER-RESISTIVE BARRIER

By achieving optimal levels of permeability and drainage, ZIP System sheathing and tape protects against water intrusion, while still allowing the panels to properly dry.



### CONTINUOUS AIR BARRIER

ZIP System sheathing and tape forms a tight barrier against unwanted air leakage, for a durable building envelope that helps promote energy efficiency and increase interior comfort.



### STRUCTURAL DURABILITY

ZIP System® panels are available with a Structural 1 rating,<sup>3</sup> so you can get the ultimate shear strength to meet seismic and high-wind zone requirements.



### ENHANCED THERMAL RESISTANCE

The all-in-one ZIP System® R-sheathing panel with a built-in layer of insulation helps add R-value to exterior sheathing with a single easy-to-install panel.



### PEACE OF MIND

The ZIP System® product line is backed with a 30-year Limited Warranty<sup>2</sup>.

1. *BUILDER* magazine's 2015-2018 Brand Use Studies; Wall Sheathing category.

2. Limitations and restrictions apply. Visit [HuberWood.com/warranties](http://HuberWood.com/warranties) to learn more.

3. Structural 1-rated panels only available from certain mills. Contact Huber for mill-by-mill availability.

01 Products



**7/16" Sheathing, 4' x 8'**

PANEL COUNT

80

PS-2 SPAN RATING

24/16  
STRUCTURAL 1

Where to Buy →