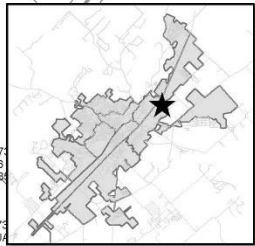
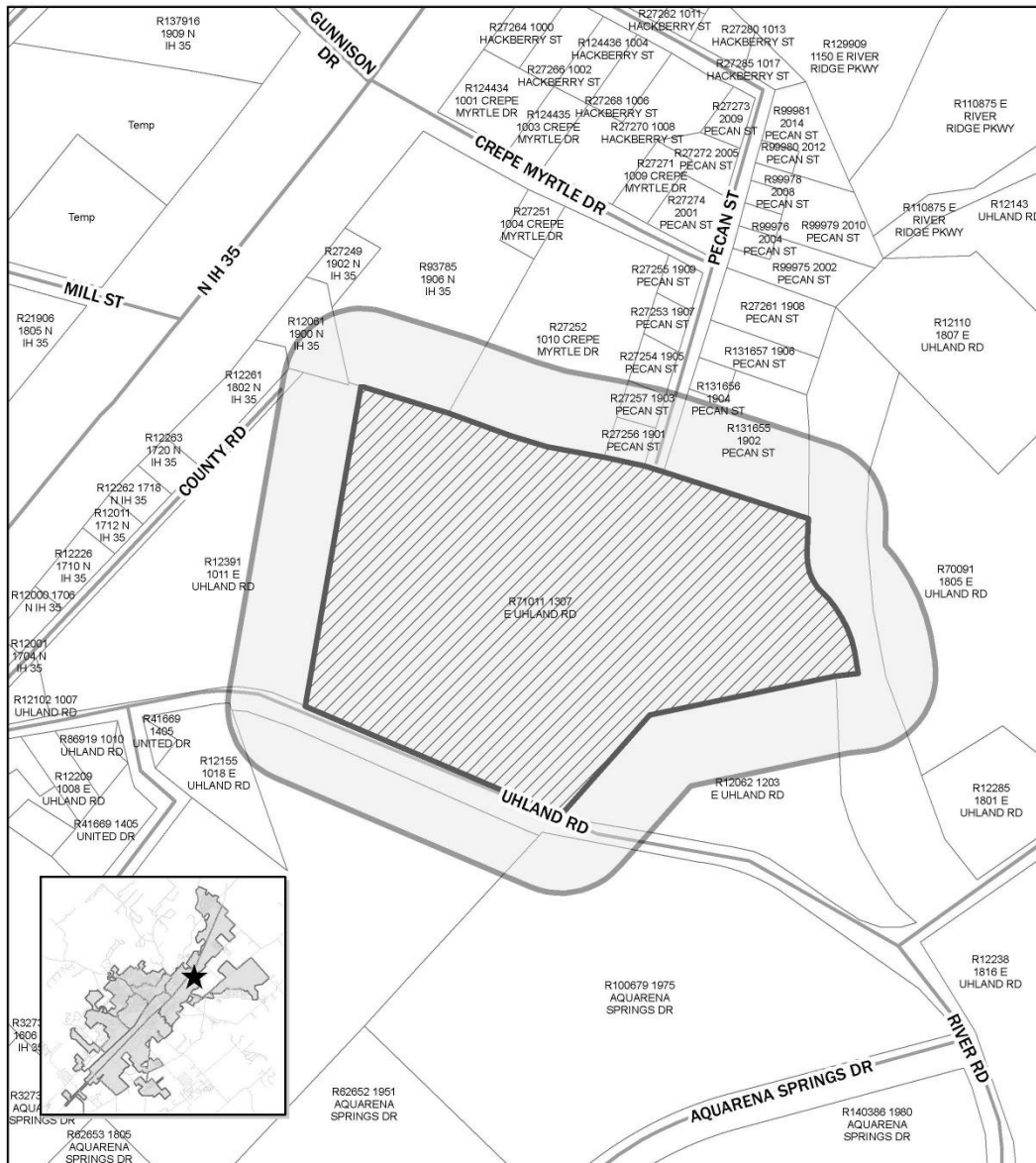


# Resolution 2017-34R CUP-17-04 (Hays County)

Receive a Staff presentation and hold a Public Hearing to receive comments for or against a request for a Conditional Use Permit to allow insulated metal panels as an alternative exterior material for two buildings at the Hays County Jail Complex located at 1307 Uhland Road; authorizing City Staff to issue a Conditional Use Permit consistent with this Resolution; and declaring an effective date; **and consider approval of Resolution 2017-34R.**

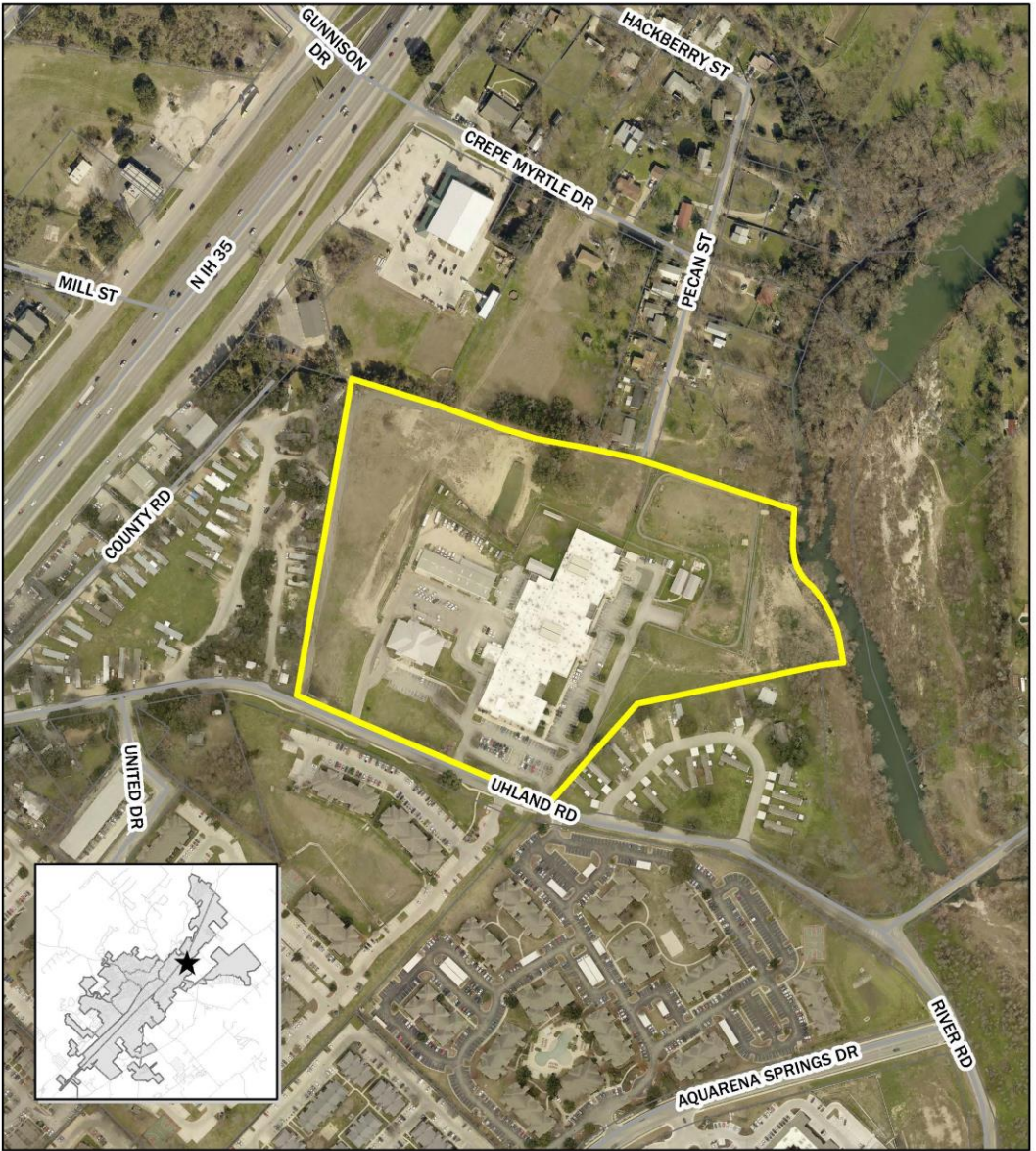


**CUP-17-04**  
**Hays County Jail**  
**Material Design Standards**  
**Map Date: 1/31/2017**



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

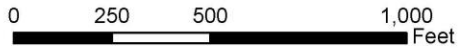
# Aerial and Summery



- Request is for a Conditional Use Permit (CUP) to allow insulated metal panel as an alternative primary exterior material for two proposed new buildings
- The Land Development Code states that the Public (P) zoning district shall be required to have a minimum of 80% of each building wall constructed of a Primary Material, which includes masonry, glass, and steel framework.
- Architectural Metal Panel is allowed as a secondary material, and is defined as:

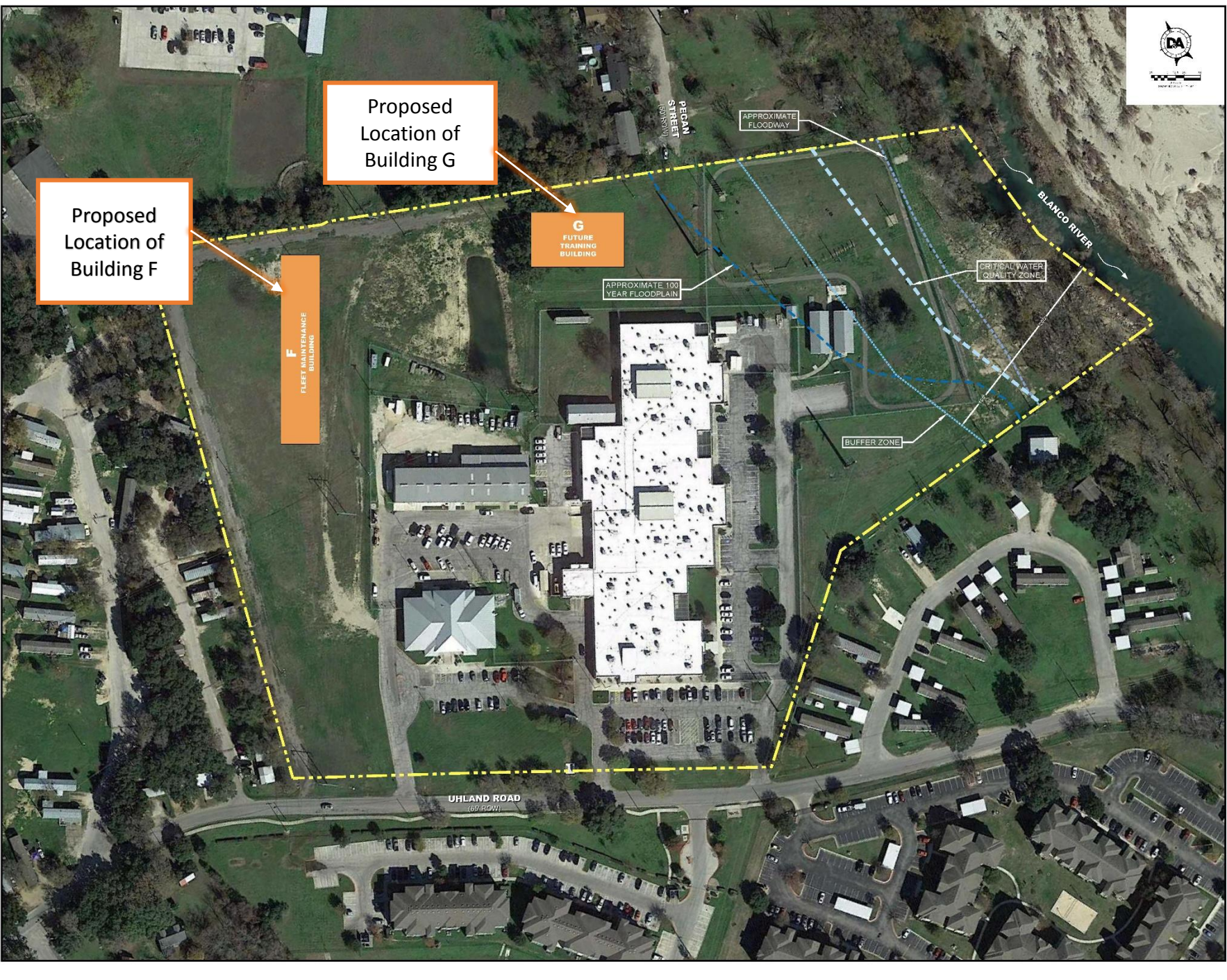
“Metals used for decorative architectural purposes. Includes insulated architectural metal panels, and rain screen architectural metal panels with no exposed fasteners...”

**CUP-17-04**  
**Hays County Jail**  
**Material Design Standards**  
**Map Date: 1/31/2017**



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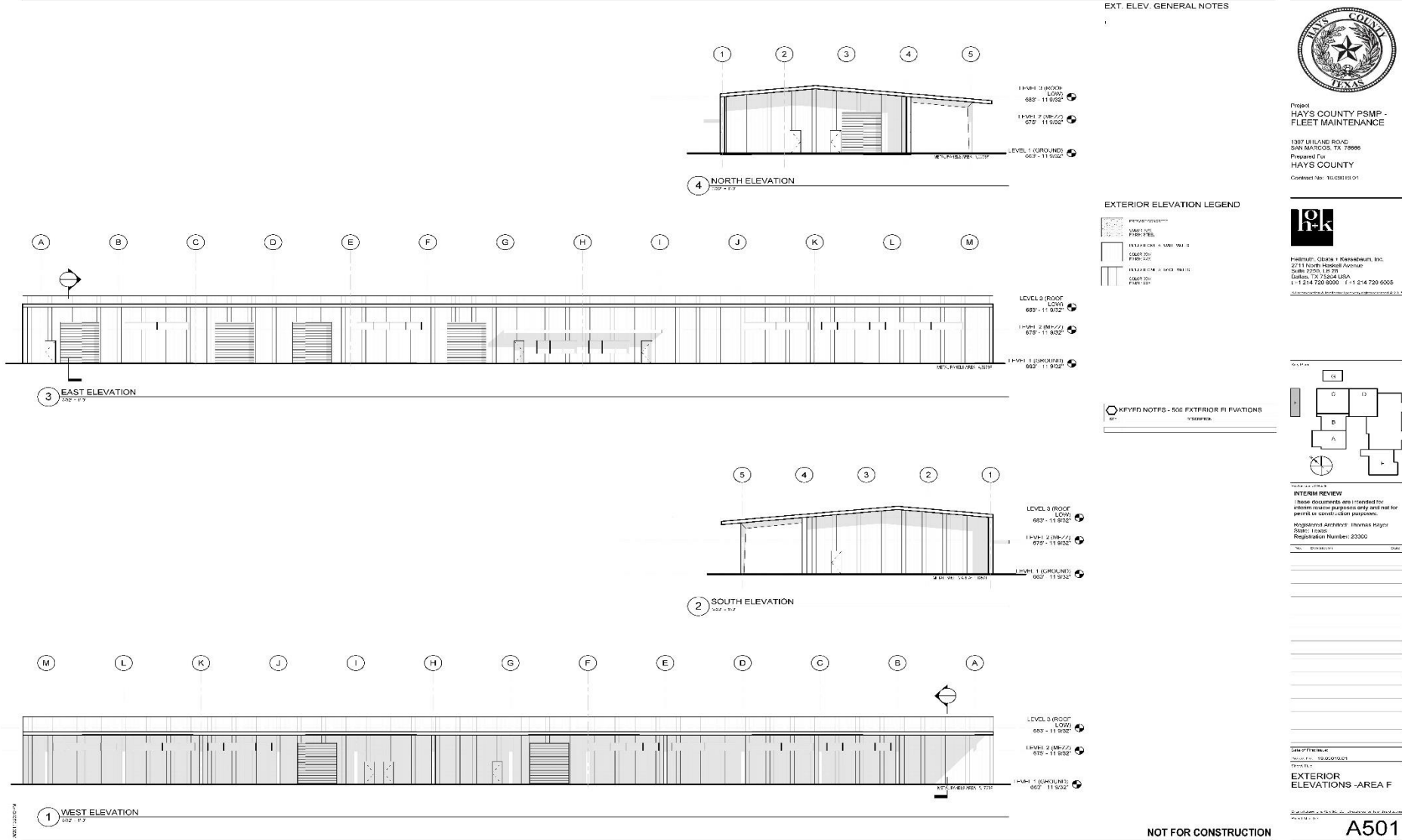


Date Plotted: 01/28/2017  
 Plot Scale: 1" = 100'  
 Project No: 1606-001



# Proposed Elevations for Building F

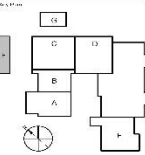
- Building F is proposed to be a fleet vehicle Maintenance Building
- Building F is proposed to be 92% insulated metal panel, and approximately 8% glazing.



Project:  
HAYS COUNTY PSMP -  
FLEET MAINTENANCE  
1307 WILKING ROAD,  
SAN MARCOS, TX, 78666  
Prepared For:  
HAYS COUNTY  
Contract No: 16-03010-01



Professional: Citra K. Kishibeaux, Inc.  
2711 North Haskell Avenue  
Suite 2250, 1st Fl.  
Dallas, TX 75204 USA  
t: 1-214-720-6000 f: 1-214-720-6005  
citak@ohk.com citak@ohk.com citak@ohk.com



**INTERNET REVIEW**

I have reviewed this document and find it acceptable for internal review purposes only and not for permit or construction purposes.

Kingwood Architect - Thomas Meyer  
State: Texas  
Registration Number: 23300

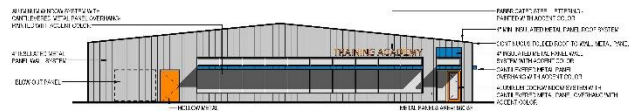
No. \_\_\_\_\_ Date \_\_\_\_\_

**DATE PLOTTED:**  
10/27/2017 10:00:00 AM

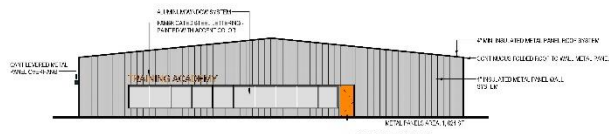
**EXTERIOR ELEVATIONS - AREA F**

# Proposed Elevations for Building G

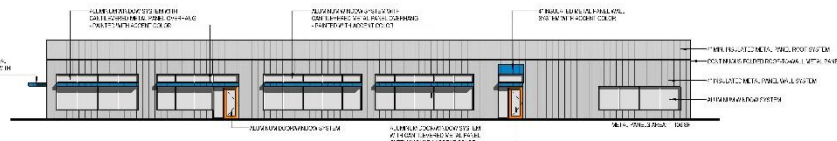
- Building G is proposed as a future training facility
- Building G is proposed to be 75% insulated metal panel and 25% glazing



1 EAST ELEVATION  
SCALE = 1/8"



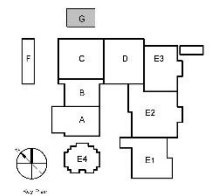
2 WEST ELEVATION  
SCALE = 1/8"



3 NORTH ELEVATION  
SCALE = 1/8"



4 SOUTH ELEVATION  
SCALE = 1/8"



EXTERIOR ELEVATIONS



SCHEMATIC DESIGN

JANUARY 30, 2017

HAYS COUNTY - TRAINING FACILITY

3/32" = 1'-0"

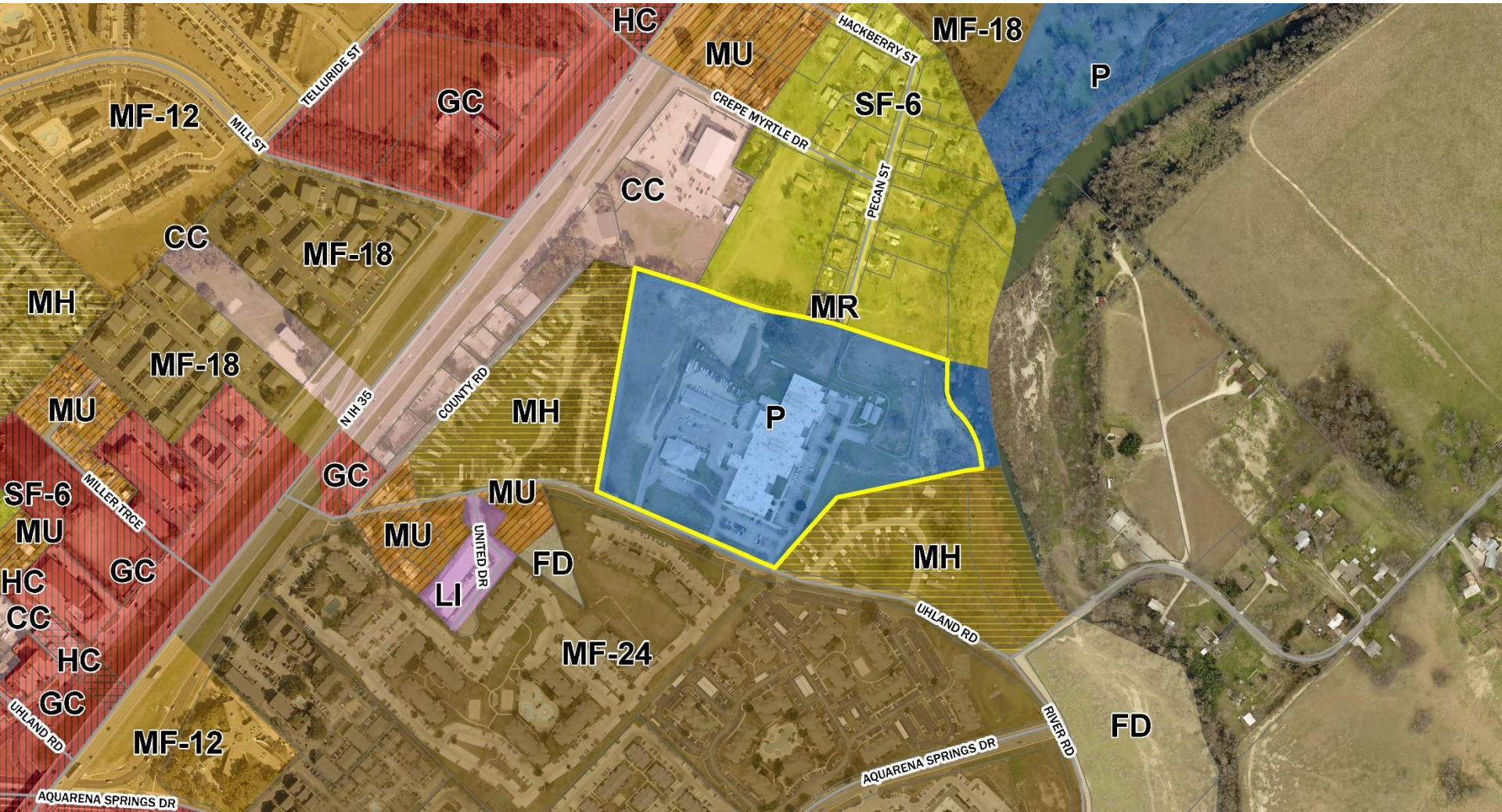
# Planning Department Analysis

Evaluation of a request for CUPs for alternate materials is subject to the criteria in Section 4.4.2.2(d).

1. **The approved alternative meets the intent of the Exterior Design and Materials Standards to an equivalent or better degree than the minimum standards required;**
  - The proposed alternative does not meet the intent of the Exterior Design and Materials Standards.
2. **The request conforms to the Comprehensive Plan and adopted City Plans;**
  - While the Comprehensive Plan does not address materials, the proposed expansion of the facilities at the Hays County Jail meets Goal 1 of Parks, Public Spaces & Facilities: *“Well-maintained public facilities that meet the needs of our community.”*
3. **The request is based on a unique character of the property or proposed use;**
  - This property is somewhat unique as it is the location of the Hays County Jail.
4. **Financial hardship is not the basis for the request;**
  - According to the applicant financial hardship is the primary basis for this request.
5. **The request is offset by additional architecture treatments and increased vertical landscaping;**
  - The applicant has stated that landscaping and a privacy fence will help reduce the visual impact of the structures from Uhland Road.



# Surrounding Zoning



# **Resolution 2017-34R (CUP-17-04) Staff Recommendation**

If Council chooses to approve Resolution 2017-34R (CUP-17-04) Staff recommends considering the following conditions:

- Vertical landscaping requirements that exceed base code.
  - a. 1 shade tree for every 30 linear feet along Uhland Road, instead of every 50 feet as required by the base code.
  - b. 1 understory tree for every 30 linear feet to be located within 50 feet of the privacy fence where adjacent to any commercial or residential zoning district.
- A solid privacy fence shall be constructed of decorative masonry material.