

**CUP-17-35
 Conditional Use Permit
 Alternative Exterior Material
 Scheib Center
 1200 North Bishop Drive**



Applicant Information:

Applicant: Scheib Center, Inc.
 1200 N Bishop Dr
 San Marcos, TX 78666

Property Owners: Scheib Center, Inc.
 1200 N Bishop Dr
 San Marcos, TX 78666

Applicant Request: A request to allow steel poles as an alternative exterior material for an open-air pavilion.

Notification: Personal notification was mailed to all property owners within 200 feet of the property on November 9, 2017.

Response: None as of date of this report.

Subject Property:

Legal Description: 316B, Westover Addition
Location: 1200 N Bishop Dr
Existing Use of Property: The Scheib Center
Proposed Use of Property: Same
Preferred Scenario Map: Area of Stability
Existing Zoning: Public and Institutional (P)
Sector: Sector Two (2)

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of Property	D / SF-6	Duplex / Single-Family
S of Property	SF-6	Single-Family
E of Property	SF-6	Single-Family
W of Property	SF-6	Single-Family

Code Requirements:

This request is for a Conditional Use Permit (CUP) to allow uncovered steel poles as an alternative exterior material for an open-air pavilion. Section 4.4.2.4 of the Land Development Code states that Council may approve a Conditional Use Permit for alternative materials.

The intent of the exterior material requirements is to promote quality design and create visual interest through texture, color, and detailing. Materials should be durable so that the development will continue to be an attractive part of the community over time.

Background

The subject property is approximately 2.947 acres out of the Westover Addition and is located at 1200 N Bishop Drive.

The applicant intends to construct a 20'x20' open-air pavilion in the interior of the lot approximately 100 feet from Delmar Street. The proposed pavilion would be constructed on a concrete slab with steel poles. This request is necessary since the applicant does not intend to cover the steel poles with an approved material.

Comments from Other Departments:

There have been no comments from other departments.

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 intent of the design standards is to promote quality design and create visual interest through texture. Given the location of the pavilion on the interior of the property, staff finds that the request is not in conflict with the intent of the design standards.

2. The request conforms to the Comprehensive Plan and adopted City Plans;

While the Comprehensive Plan does not address materials, the proposed pavilion is not in conflict with the Comprehensive Plan.

3. The request is based on a unique character of the property or proposed use;

The design appears to match the character of the existing buildings on the property.

4. Financial hardship is not the basis for the request;

Financial hardship is not the basis for this request. Other materials, such as stucco, could be used at a low cost with little effect to the aesthetics of the structure.

5. The request is offset by additional architecture treatments and increased vertical landscaping;

The building will be required to meet all requirements of the Land Development Code. Additionally, existing trees on the property will provide some screening from the building.

Staff has analyzed the request and recommends **approval** of the Conditional Use Permit for a pavilion with uncovered steel poles.

The City Council's Responsibility:

The City Council may approve, approve with conditions or deny the request. In evaluating the use of the alternative material, consider the five criteria of approval listed above.

Prepared by:

Tory Carpenter, CNU-A

Planner

November 14, 2017

Name

Title

Date