

**CUP-17-04
 Conditional Use Permit
 Hays County Jail
 Alternative Exterior Material (Insulated Metal Panel)
 1307 Uhland Road**



Applicant Information:

Applicant: Andrew Dodson
 7401B Highway 71 West, Suite 160
 Austin, TX 78735

Property Owner: Hays County
 712 South Stagecoach
 San Marcos, TX 78666

Applicant Request: A request to use insulated metal panel as a primary exterior material on two buildings within the Hays County Jail property.

Notification: Personal notification was mailed to all property owners within 200 feet of the property on February 10, 2017.

Response: None as of date of this report.

Subject Property:

Legal Description: Lot 1, Hays County Law Enforcement Center Addition

Location: 1307 Uhland Road

Existing Use of Property: County Jail

Proposed Use of Property: County Jail

Preferred Scenario Map: Area of Stability

Existing Zoning: Public (P)

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of Property	CC/SF-6/MR	Church/Single Family Homes
S of property	MF-24	Apartments
E of Property	MH	Mobile Home Park
W of Property	MH	Mobile Home Park

Code Requirements:

Section 4.4.2.1(C)(1) of 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. Secondary Materials may make up to 20% of each building wall in this zoning district. Additionally the LDC allows the Planning Director the ability to use an Administrative Adjustment which would allow a 10% reduction to the Primary Material requirement. 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...”

Section 4.4.2.4 of the Land Development Code states that Council may approve a Conditional Use Permit for alternative exterior designs or materials.

The intent of the design standards 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 22 acres located on Uhland Road between IH-35 and the Blanco River. This site is zoned Public (P) and is the location of the Hays County Jail. A bond election was passed to expand and improve the jail site. Improvements include expansion of the existing building, additional parking lots, a rear access off of Pecan Street, and two new metal buildings for maintenance and training.

This request is for a Conditional Use Permit (CUP) to allow insulated metal panel as an alternative primary exterior material for these two proposed new buildings. These buildings, which are the first phase of the proposed improvements, are identified as buildings F and G on the site plan. Buildings F and G are a fleet vehicle maintenance building and a future training center respectively.

According to the applicant, Hays County intends to meet the Exterior Design Materials Standards for the expansion of all other facilities on this campus.

Proposed Material

The architect is proposing insulated metal panels as the primary material for buildings F and G. Building F, the fleet vehicle maintenance building is proposed to be approximately 92% insulated metal panel and approximately 8% glazing overall. Building G, the future training facility, is proposed to be approximately 75% insulated metal panel and 25% glazing overall. The exact breakdown per side is attached to this report.

The applicant has stated that Hays County intends to erect a privacy fence between Uhland Road and Building F, as seen on the attached site plan, as well as use landscaping to obstruct the view of the buildings from Uhland Road.

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 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.

Review of the surrounding property shows that the property on the two sides of the Hays County Jail is currently zoned and used as mobile home parks. However, to the rear of the Hays County Jail, the majority of properties are zoned Community Commercial and Single-Family 6. These properties contain a church and single family homes. It is worth noting that the church is a metal building with a masonry veneer on the side visible to IH-35, but with exposed insulated metal panel on the other three sides.

If the Council chooses to approve the request, Staff recommends that they consider adding the following conditions:

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

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:

Will Parrish	Planner	February 16, 2017
Name	Title	Date