

CUP-18-08
Conditional Use Permit
Additional Secondary Materials Request
4206 South Interstate 35



Applicant Information:

Applicant: Steven Cox
1431 Greenway Drive Suite 510
Irving, TX 75038

Property Owners: Hat Creek
4407 Bee Caves Road, Suite 212
Austin, TX 78746

Applicant Request: Exceed the maximum 20% secondary materials requirement on three sides of the proposed Hat Creek restaurant at 4206 South Interstate 35.

Notification: Personal notification was mailed to all property owners within 200 feet of the property on January 26, 2018.

Response: None as of date of this report.

Subject Property:

Legal Description: Loman Ranch Subdivision, Section 1, Lot 1E

Location: 4206 South Interstate 35

Existing Use of Property: Vacant lot, portion of neighboring parking lot

Proposed Use of Property: Restaurant

Preferred Scenario Map: Employment Center

Existing Zoning: General Commercial

**Zoning and Land Use
Pattern:**

	Current Zoning	Existing Land Use
N of Property	GC	Liquor / Western retail
S of Property	GC	Interstate 35
E of Property	GC	Parking lot / McDonalds
W of Property	GC	Hotel

Code Requirements:

This request is for a Conditional Use Permit (CUP) to allow the applicant to exceed the maximum allowance of 20% of each building wall for secondary exterior materials for a commercial building. The secondary material which the applicant is proposing is wood, consisting of cedar siding as well as 1x6 cedar boards. In the exterior construction and design requirements, which were approved September 20, 2016, wood is listed as a secondary material. Section 4.4.2.4 of the Land Development Code states that Council may approve a Conditional Use Permit for additional secondary 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 located at 4206 South Interstate 35 and is one acre in size. It is located in front of Gabriel's Liquor store, and adjacent surface parking lot shared by the liquor store, a western retail store, and a McDonalds.

The applicant intends to construct a one story restaurant which will use four exterior materials. The proposed materials are brick, wood, glazing, and metal. The restaurant structure consists of three separate spaces, the covered patio, the interior conditioned space, and the covered cooler/service area. The covered patio is approximately 1,551 square feet, and fully enclosed on two sides. The interior conditioned space consists of approximately 2,223 square feet and is fully enclosed. The covered cooler/service area is approximately 384 square feet.

Proposed Material

The applicant is proposing two walls constructed in a fence like manner to enclose the covered cooler and service area at the rear of the building, as well as one side (left) of the covered patio at the front of the building. These walls will be constructed of 1x6 inch cedar boards attached to 4x4 inch cedar posts, with a 1 inch gap between each board. In addition to cedar boards, the applicant is proposing to construct the front patio frame out of cedar columns and beams. The applicant is proposing that the two columns and four beams at the front of the patio, be wrapped in "break metal", a very thin gauge metal (32nds of an inch) used to mimic the appearance of aluminum. The proposal to have the patio open in the front, allows a view to the interior wall separating the covered patio from the conditioned space. This interior wall separating the conditioned space from the patio is proposed to be primarily aluminum and glass, with cedar siding around the edge.

The breakdown for each façade is as follows:

- Front of patio – 100 % break metal over cedar posts and beams
- Front of conditioned space – 22% brick, 31% cedar siding, 47% glazing
- Right side of building – 67% brick, 14% glazing, 12% cedar siding, 7% cedar boards
- Rear of building – 65% brick, 35% cedar boards
- Left side of building – 62% brick, 32% cedar boards, 6% glazing

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;

Staff believes that the use of cedar as a siding material meets the intent of the code as it is a material well known for its durability and resistance to rot and/or insect damage, and the request does not exceed 35% on any one side of the structure.

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

The Comprehensive Plan does not address materials, there are no adopted City Plans impacted by this request.

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

The applicant is proposing a restaurant structure that has the character and feel of a modern/urban barn. The proposed cedar boards and siding complement the proposed character of the restaurant.

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

Financial hardship is not the basis for this request. The basis for the request is to maintain a similar character and branding theme to other Hat Creek restaurants.

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

The proposed patio, with its modern/urban barn architectural character lend credence to the proposed materials.

Staff has analyzed the request and recommends **approval** of the Conditional Use Permit for the use of cedar boards and siding as shown by the applicant.

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

January 29, 2018

Name

Title

Date