



## Legislation Details (With Text)

**File #:** Res. 2018-215R      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** Individual Consideration  
**File created:** 11/1/2018      **In control:** City Council  
**On agenda:** 11/20/2018      **Final action:**

**Title:** Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2018-215R, approving a request for a Conditional Use Permit to allow more than 20 percent of the exterior building materials for a new restaurant located at 1114 North Interstate 35 to be comprised of wood and allow the use of an exterior insulation and finishing system on the building; authorizing City Staff to issue a conditional use permit consistent with this Resolution; consider approval of Resolution 2018-215R; and declaring an effective date.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exterior Materials CUP Resolution.pdf, 2. Exhibit A - San Marcos - Colored Elevation - 2018.10.01, 3. CUP-18-35 Aerial, 4. CUP-18-28 Notification Map, 5. CUP-18-28 Staff Report, 6. CUP-18-28 Application, 7. CUP-18-28 Powerpoint

Date	Ver.	Action By	Action	Result
11/20/2018	1	City Council	approved	Pass

**AGENDA CAPTION:**

Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2018-215R, approving a request for a Conditional Use Permit to allow more than 20 percent of the exterior building materials for a new restaurant located at 1114 North Interstate 35 to be comprised of wood and allow the use of an exterior insulation and finishing system on the building; authorizing City Staff to issue a conditional use permit consistent with this Resolution; consider approval of Resolution 2018-215R; and declaring an effective date.

**Meeting date:** November 20, 2018

**Department:** Planning & Development Services

**Amount & Source of Funding**

**Funds Required:** N/A

**Account Number:** N/A

**Funds Available:** N/A

**Account Name:** N/A

**Fiscal Note:**

**Prior Council Action:** N/A

**City Council Goal:** N/A

Choose an item.

Choose an item.

Choose an item.

**Comprehensive Plan Element (s):** N/A

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Not Applicable

**Master Plan:** N/A

Choose an item.

**Background Information:**

Saltgrass Steakhouse is proposing to construct an approximately 11,000 square foot restaurant. The applicant has two requests:

1. EIFS as alternative primary materials.
2. Increasing the permitted amount of a secondary material.

Section 9.4.2.1 of the Development Code require that, in a commercial zoning district, a minimum of 80% of each building wall be primary materials. An applicant may request a Conditional Use Permit for alternative exterior design materials.

Please refer to the attached elevations for a calculation for each wall. The total material breakdown is as follows:

Total Breakdown			
Material	Area (SF)	%	Classification
Gross	6950	100%	
Stucco & Masonry	4850	70%	Primary
Wood	1980	28%	Secondary
EIFS	120	2%	CUP Only

**Council Committee, Board/Commission Action:**

Click or tap here to enter text.

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Staff has analyzed the request and recommends **approval** of the Conditional Use Permit for the increase in secondary materials and the use of EIFS on the building.