



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.