



## AGENDA ITEM SUMMARY

### District Impacted

- ☐ 1 = Anzollitto
- ☐ 2 = Woolard
- ☐ 3 = Tye
- ☐ 4 = Cisneros
- ☒ 5 = Handren
- ☐ All

<b>AGENDA DATE</b>	February 4, 2019
<b>ITEM NUMBER</b>	11.
<b>DESCRIPTION</b>	Consider the proposed creative alternative for parking and building design and material requirements for 38 Cascade Caverns Road, a 9.685 acre lot (KAD No. 46739) on behalf of Hill Country Daily Bread Ministries. Take necessary action.
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	Approve the creative alternative for 38 Cascade Caverns Road.
<b>DEPARTMENT</b>	Planning and Community Development
<b>CONTACT PERSON</b>	Laura Talley, Community and Development Director
<b>SUMMARY</b>	<p>This property is the Hill Country Daily Bread Ministries, located on the north side of Cascade Caverns Road, west of Ranch Drive and east of North Star Road. They are building a training center as part of a long-term development plan for the site. Parking for the new training center will be placed in front of the existing main building and is planned to go in front of the new training center. Though the ordinance calls for no more than 15% of required parking to be placed in front of the front building line of a new building, they are seeking a creative alternative due to the existing site constraints and their eventual intention to construct additional buildings on the campus that will be in front of the parking, blocking it from view, bringing the site into compliance with the ordinance.</p> <p>Additionally, they are seeking to be allowed to exceed the restriction in our Design Guidelines for metal façade materials. With the design of the new training center the use of metal is consistent with the existing main structure. They do provide articulation and due to the overall size of the building, the metal is an attractive design feature on the building.</p> <p>Staff is supportive of the creative alternative.</p>
<b>COST</b>	
<b>SOURCE OF FUNDS</b>	
<b>ADDITIONAL INFORMATION</b>	

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This summary is not meant to be all inclusive. Supporting documentation is attached.