



Public Hearing

AC-23-06

Achieve Apartments (Minimum Two-Story Requirement)

AC-23-06 (Achieve Apartments / Hwy 123 & Redwood Rd) Hold a public hearing and consider a request by Luke Caraway, on behalf of John Haberer, for an Alternative Compliance to the two-story minimum building height requirement of Section 4.4.3.6 of the Land Development Code to authorize one-story buildings on approximately 17.937 acres of land out of the Barnett K. Kane Survey, Abstract No. 281, generally located at the northeast corner of the Hwy 123 and Redwood Rd intersection. (W. Rugeley)



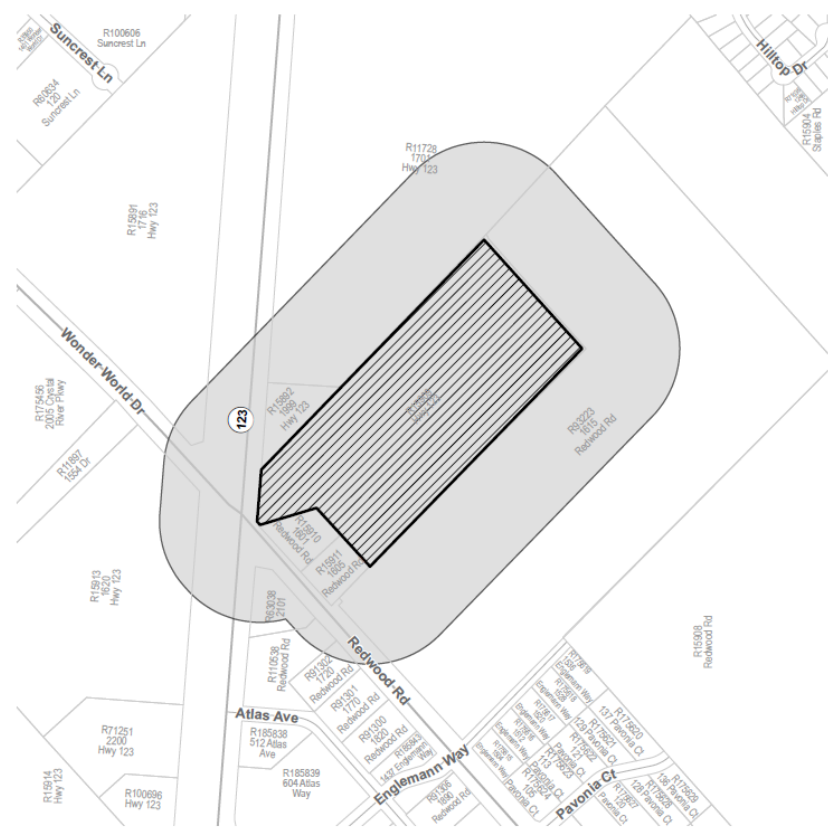
Property Information

- Approximately 18 acres
- NE corner of the Hwy 123 and Redwood Rd intersection
- Located within ETJ, annexation and zoning concurrently considered by City Council

AC-23-06

Achieve Apartments - Hwy 123 & Redwood Rd.

400ft Buffer



- Subject Property
- Parcel
- 400ft Buffer



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 6/30/2023

SAN MARCOS Planning and Development Services



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Context & History

- Currently vacant
- Surrounding uses
 - Medical office
 - Single family residential
- Alternative Compliance Request:
Deviate from the CD-5 District's minimum 2 requirement to thereby authorize 1-story apartments

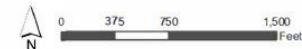
AC-23-06

Achieve Apartments - Hwy 123 & Redwood Rd

Aerial Map



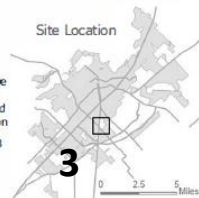
- Subject Property
- Parcel
- City Limit



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Date: 6/29/2023

SAN MARCOS Planning and Development Services

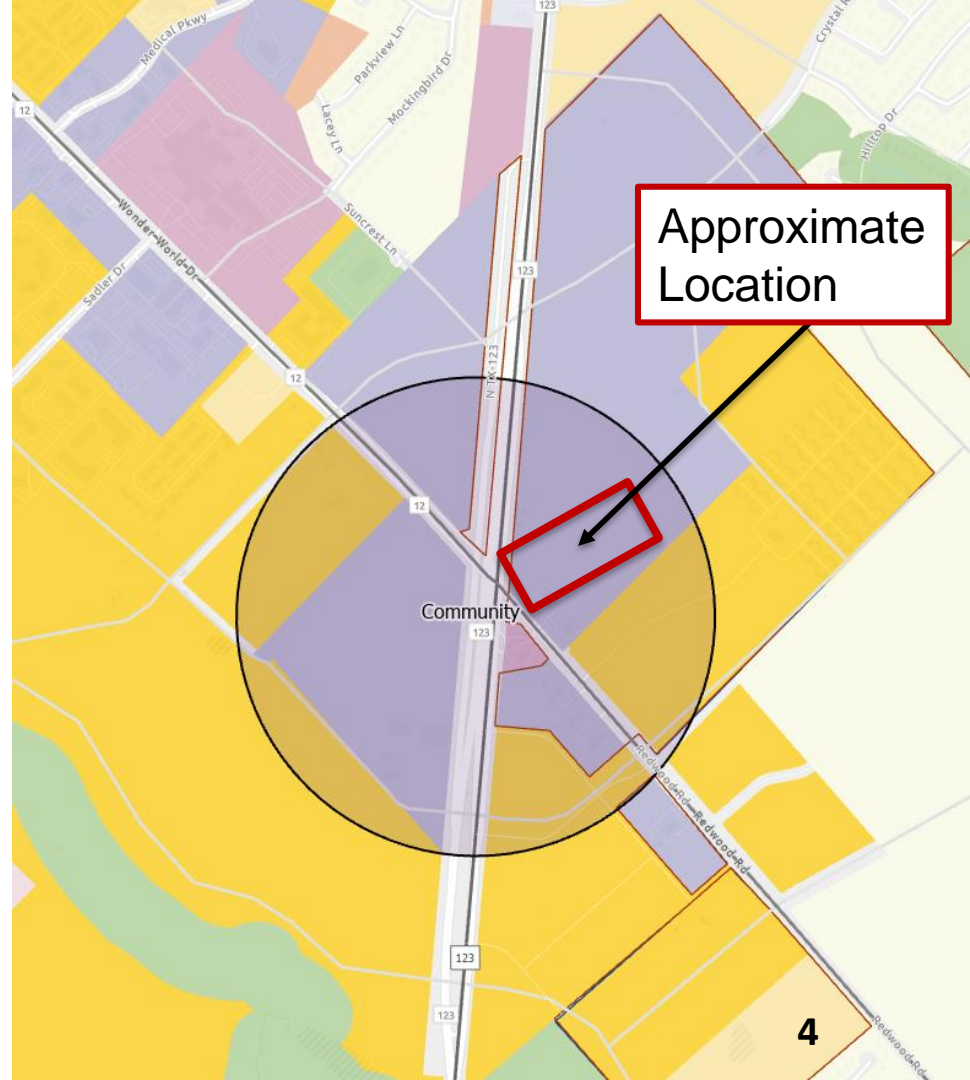


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Analysis: Section 2.8.4.4

- Draft Vision SMTX identifies this area as mixed-use medium
- Not detrimental to public health, safety, or welfare
- No adverse impact to adjacent properties
- Must comply with all other code requirements





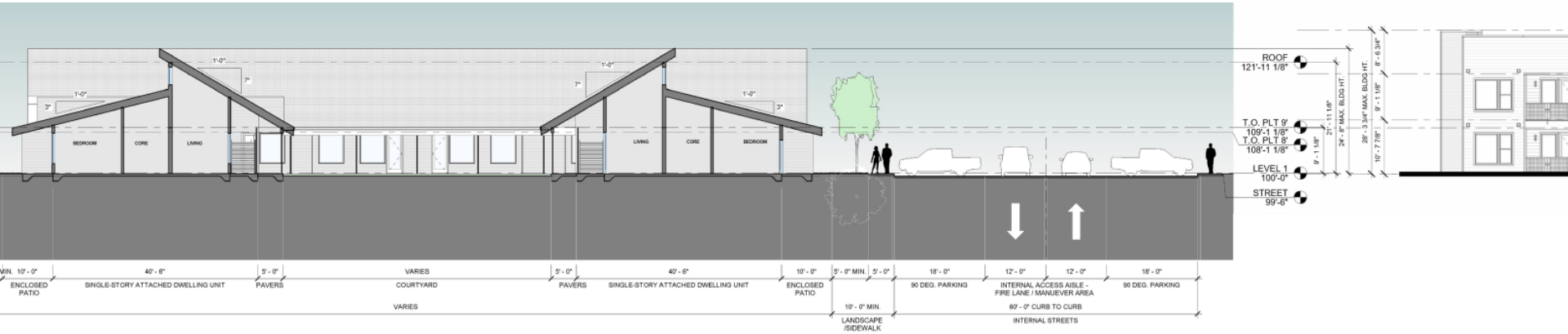
Analysis: Section 4.3.4.4

- 1-story buildings do not meet intent of 2-story requirement
- Single story buildings measuring 25' can satisfy the 2-story requirement (SMDC 4.3.4.4)
 - Proposed Buildings 24' 8"
- Not located in nor near downtown (CD-5D)





Concept Elevations





Concept Street View





Architectural Examples





Recommendation

Staff recommends approval of AC-23-06 with the following conditions:

1. The alternative compliance shall be effective upon approval of Character District 5 (CD-5) zoning.
2. The alternative compliance shall not expire.
3. All residential structures shall be minimum 24' in height.
4. All street facing facades between 0' and 12' in height must have minimum 40% transparency. *And,*
5. All street facing facades above 12' in height must have minimum 25% transparency.



Existing, Nearby Apartment Developments



Riverstone
336 units
1-4 bd

Fuze 512
312 Units



Redwood
296 units

Legacy Square
Senior Living
210 units