



# Public Hearing

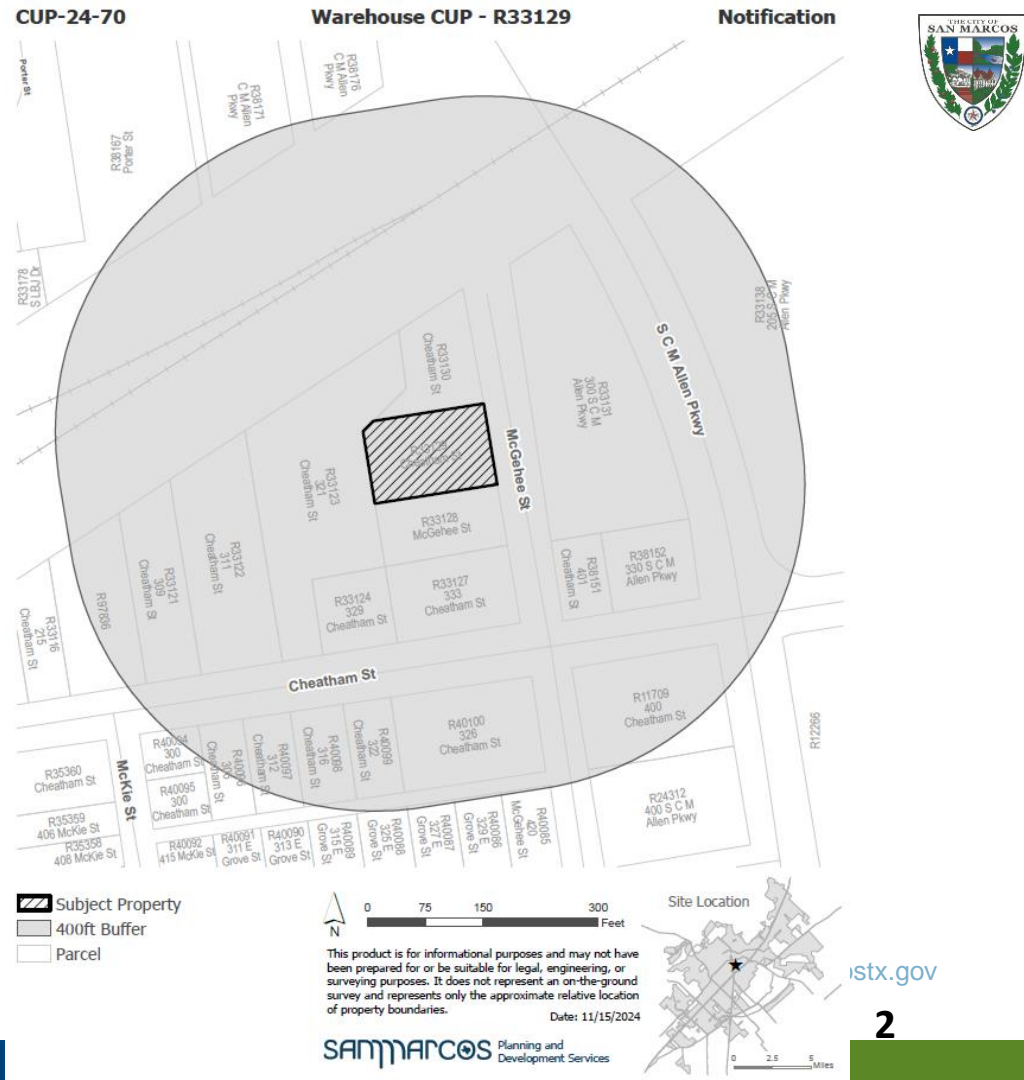
## CUP-24-70

### Loft Apartments

CUP-24-70 (McGehee) Hold a public hearing and consider a request by Tres W Smyth, on behalf of Hope Contracting LLC, for a Conditional Use Permit to allow Loft Apartments, located along the West side of McGehee Street, approximately 180 feet North of Cheatham Street. (K. Buck)

# Property Information

- Approximately 0.39 acres
- Located along the West side of McGehee Street, approximately 180 feet North of Cheatham Street

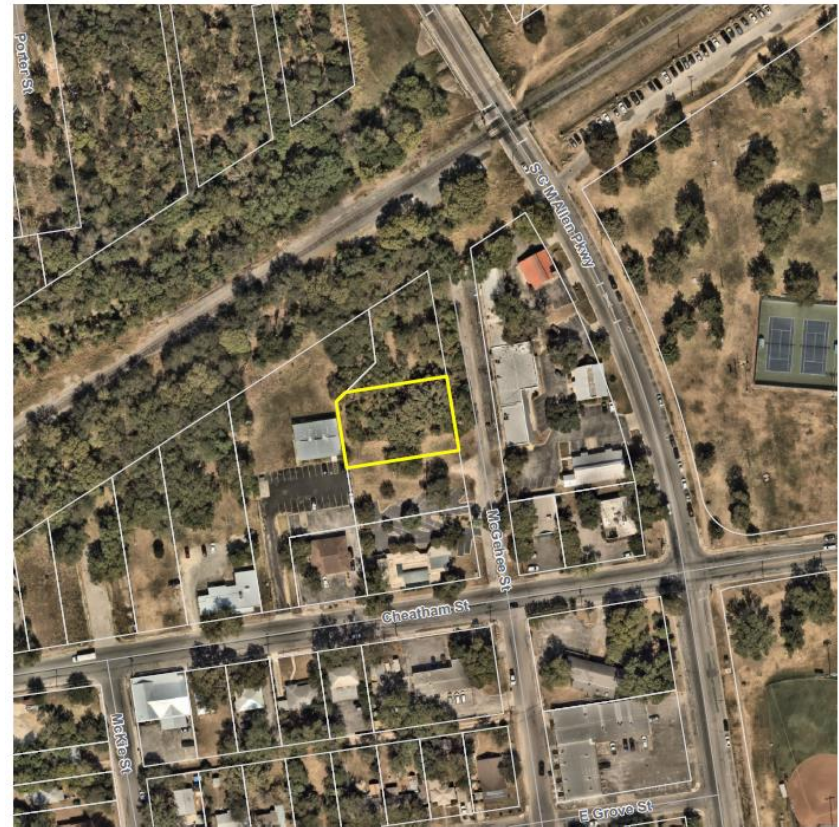




# Context & History

Currently the property is vacant

## Surrounding Uses

- Railroad
- Restaurant
- Office
- Park

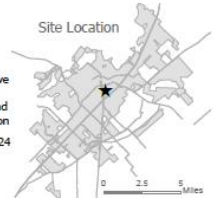


 Subject Property  
 Parcel

 0 80 160 320 Feet

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Date: 11/19/2024

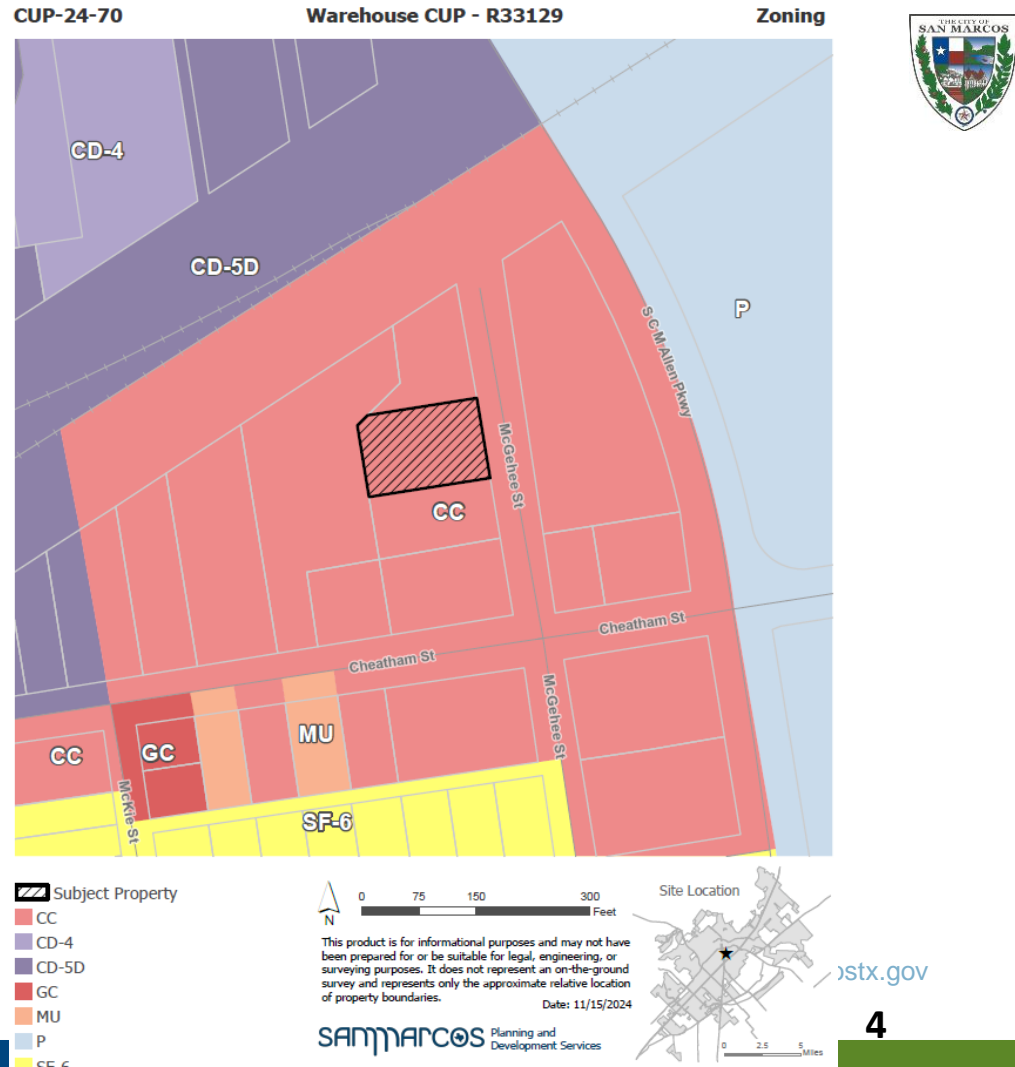
**SAN MARCOS** Planning and Development Services



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# Context & History

- Existing Zoning: Community Commercial (CC)
- Proposed Use: Office with Loft Apartments
  - **“Loft Apartments” requires a CUP in Community Commercial zoning**
  - Applicant intends for the loft apartment to be used by employees.



***Example image of  
office with loft  
apartment provided  
by applicant***







# Recommendation

Staff recommends **approval** of CUP-24-70 with the following conditions:

1. **The development shall not be rented by the bedroom;**
2. **The development shall not be marketed as student housing;**
3. **The height of the structure shall not be greater than 3 stories / 50 feet;**
4. **The use of loft apartments shall not be permitted on the ground floor;**
5. **The building and site shall meet all other Codes and Ordinances; and**
6. **The Conditional Use Permit shall not expire.**