

# **Public Hearing**

## **Item XX**

LIHTC-19-01 (Riverstone) Hold a Public Hearing and consider a Resolution of No Objection for an application by Jake Brown, LDG Development on behalf of Inayat Fidai, WW Multifamily LP, to the Texas Department of Housing and Community Affairs for Low Income Housing Tax Credits for the proposed Riverstone multifamily development located at 1430 Wonder World Drive, City of San Marcos, TX..

**LIHTC-19-01  
Aerial  
Riverstone - 1430 Wonder World Dr**

# Summary

- 14.7 +/- acres
- 1430 Wonder World Drive
- Zoned Multifamily-24 (MF-24) Legacy District
  - Required to meet Multifamily Design Standards
- Comprehensive Plan:
  - Located in the Medical District Medium Intensity Zone
- Proposing 366 Total Units
  - 366 (100%) Affordable Units
  - 0 (0%) Market-Rate Units



★ Site Location  
■ Subject Property  
□ Parcel  
■ City Limit

0 250 500 1,000 Feet

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.

Map Date: 1/8/2019

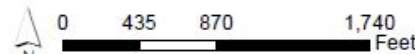
**LIHTC-19-01**  
**Distance to Services**  
**Riverstone - 1430 Wonder World Dr**

# Proximity to Services

- 1/2 mile to the Central Texas Medical Center
- 0.2 miles to nearest convenience store
- 1-2 miles to:
  - Mendez Elementary
  - De Zavala Elementary
  - Lamar Personalized Learning Center
  - San Marcos High School
  - Goodnight Middle School
  - Bonham Pre-Kindergarten School
  - Austin Community College Campus
- Medical District Intensity Zone on the Preferred Scenario Map
  - May include future development of goods and services surrounding property
  - Planned for sidewalk connections and infrastructure



- ★ Site Location
- Subject Property
- Parcel
- City Limit



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.

Map Date: 1/8/2019

[sanmarcostx.gov](http://sanmarcostx.gov)

# Staff Recommendation

Based on the criteria outlined in the City of San Marcos Affordable Housing Policy, the application meets **5 out of the 8 criteria.**

Staff recommends **approval of the Resolution of No Objection** for the proposed Riverstone application to the Texas Department of Housing and Community Affairs for Low Income Housing Tax Credits.