

Purpose Built Student Housing Conditional Use Permit Request

Jared Shenk is proposing the development of a upscale housing development that will meet the City definition of Purpose Built Student Housing. The project will be located at the intersection of Pat Garrison and Fredericksburg Street in San Marcos and will consist of two five story buildings with structured parking. The buildings will comply with all massing / articulation requirements and will comply with Section 5.1.4.9. of the LDC regarding special conditions for Purpose Built Student Housing.

The adjacent neighbor, First United Methodist Church of San Marcos, is supporting this project and believes that the design proposed mitigates any impact on them and the neighborhood.

- The project design will provide for a diverse population of residents.
- Building will be architecturally pleasing, durable and energy efficient
- Located one block from Texas State University Campus (walk or bike to campus, entertainment, eating. vehicular trips are minimal)
- Project is in the downtown area. Surrounding uses include high density multi-family (Purpose Built Student Housing), and commercial uses.
- Project is in a High Intensity development area on the Preferred Scenario Map

Project Characteristics:

- 139 units and 349 bedrooms with an average of 2.7 bedrooms per unit
- 377 parking spaces (364 required by LDC)
- Meets all criteria for approval (Sections 2.8.3.4. and 5.1.4.9. of LDC):

1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan.

Project is consistent with the goals and policies of the San Marcos Comprehensive Plan and the site is located in a High Intensity development area on the Preferred Scenario Map. Vision San Marcos establishes a specific goal for housing opportunities for Texas State University students to be identified in appropriate areas. The project site is located one block from the TxState boundary and is in easy walking or biking distance from the campus and other nearby student amenities.

2. The proposed use is consistent with any adopted small area plan or neighborhood character study for the area. (Downtown Master Plan)

The project reflects the placement of in-fill brownfield development along the university edge. The primary modes of transportation will be walking or bicycling to campus and nearby downtown locations for shopping, dining, or entertainment.

- 3. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.**

The project will exceed or comply with the requirements of the CD-5D Character District, the San Marcos Downtown Design Manual, and the San Marcos Land Development Code.

- 4. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods and includes Improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.**

The project is a brownfield in-fill development located adjacent to high density, multi-story, student housing and intense commercial development. Significant public infrastructure improvements will include implementing the downtown streetscape plans for Pat Garrison and Fredericksburg Streets as envisioned in the San Marcos Design Downtown Design Guidelines. The project will also include drainage improvements and fiscal contributions to the Downtown Drainage and Water Quality Fund.

- 5. The proposed use does not generate pedestrian and vehicular traffic which shall be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

The project will provide for improved vehicular, pedestrian and bicycle traffic in the area. Resident population will utilize walking or biking for most required trips thereby reduce overall area congestion.

- 6. The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.**

Project will include structured parking to avoid on-street conflicts. Access points to garage will feed into the existing downtown street system and should have no impact on area neighborhood street system. Public streetscape enhancement improvements will be included in the project.

- 7. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.**

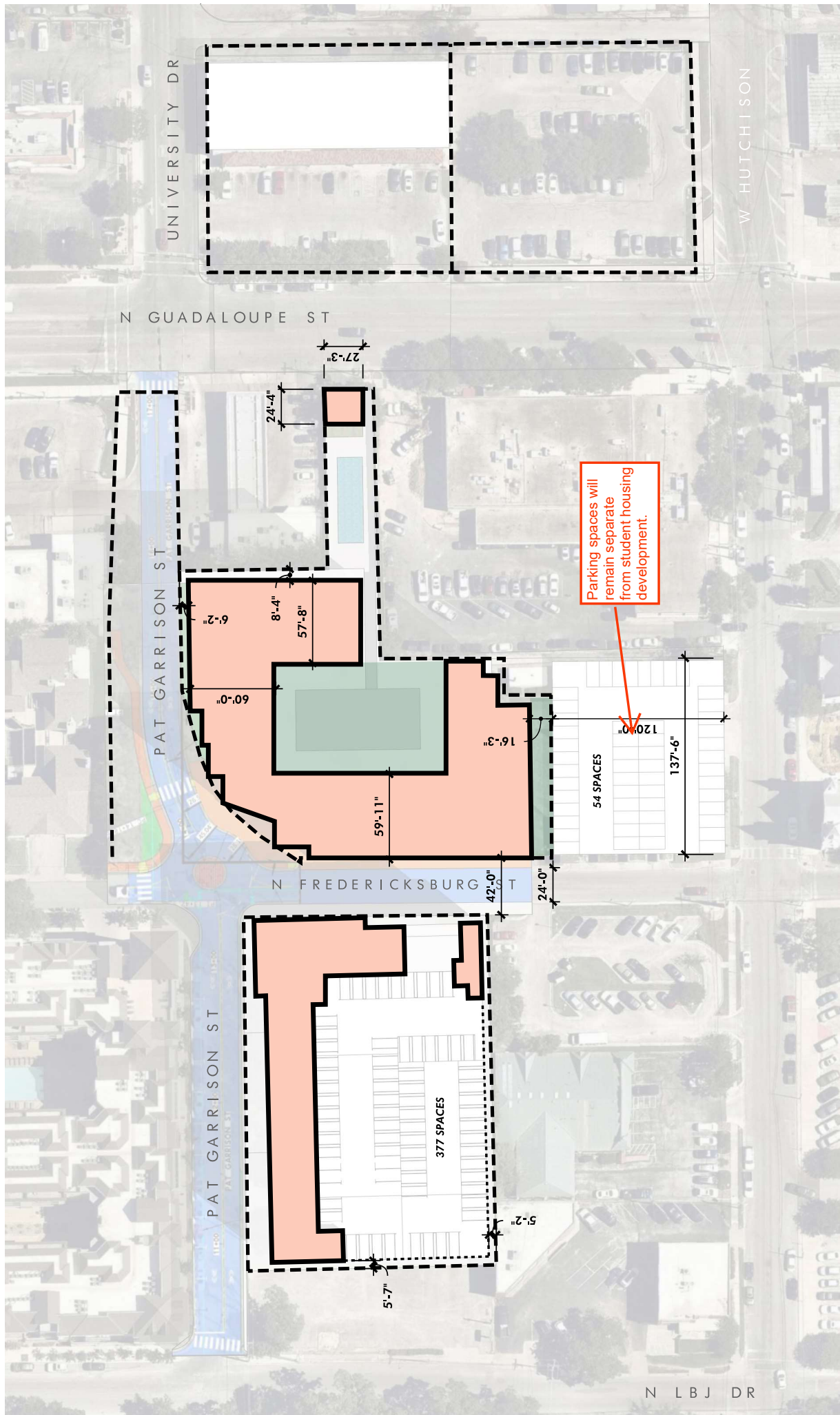
The project will be designed by a nation-wide architectural firm and will reflect full compliance with the Downtown Design Manual and LDC. The project location and the streetscape improvements will minimize vehicular impacts.

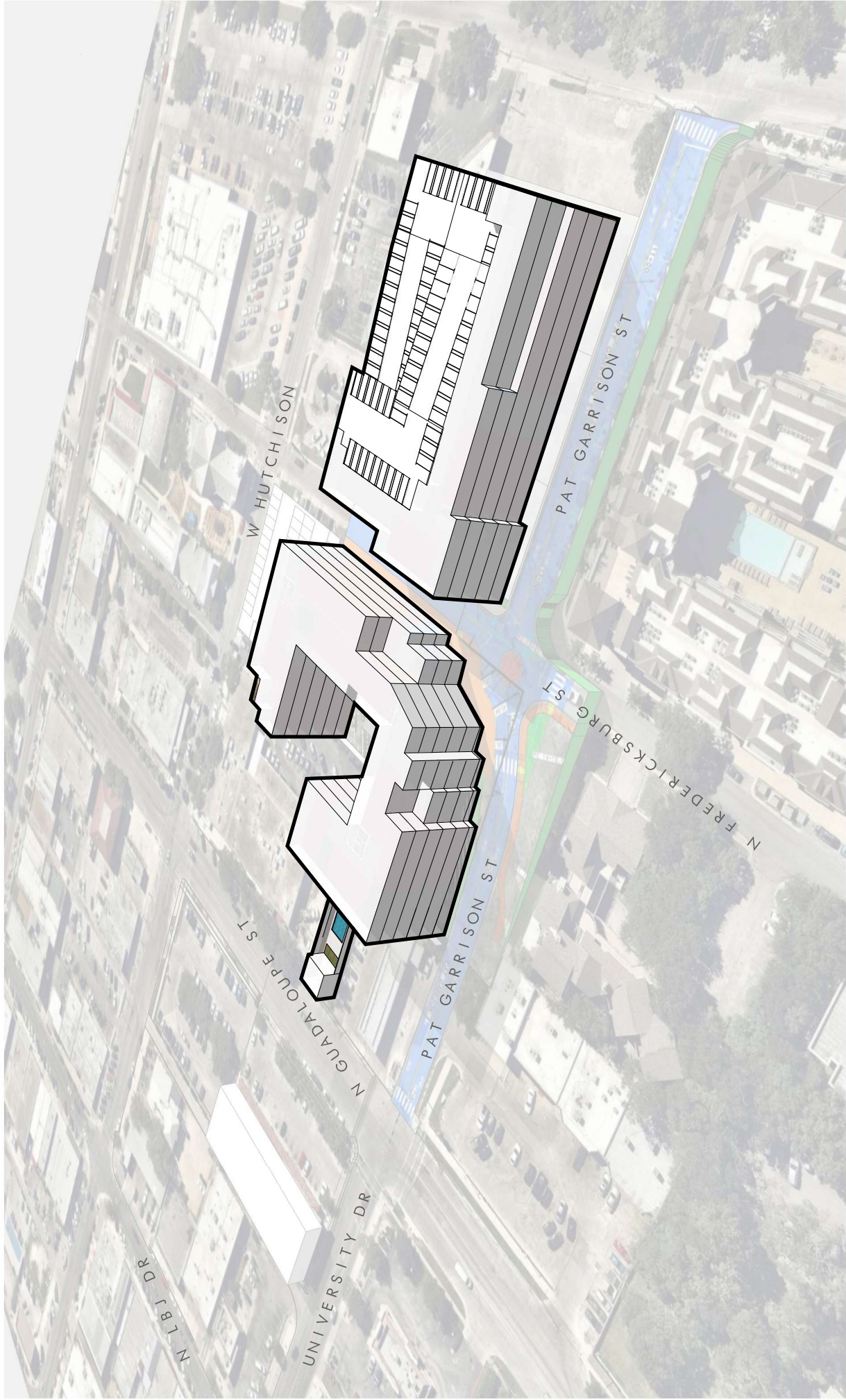
- 8. The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.**

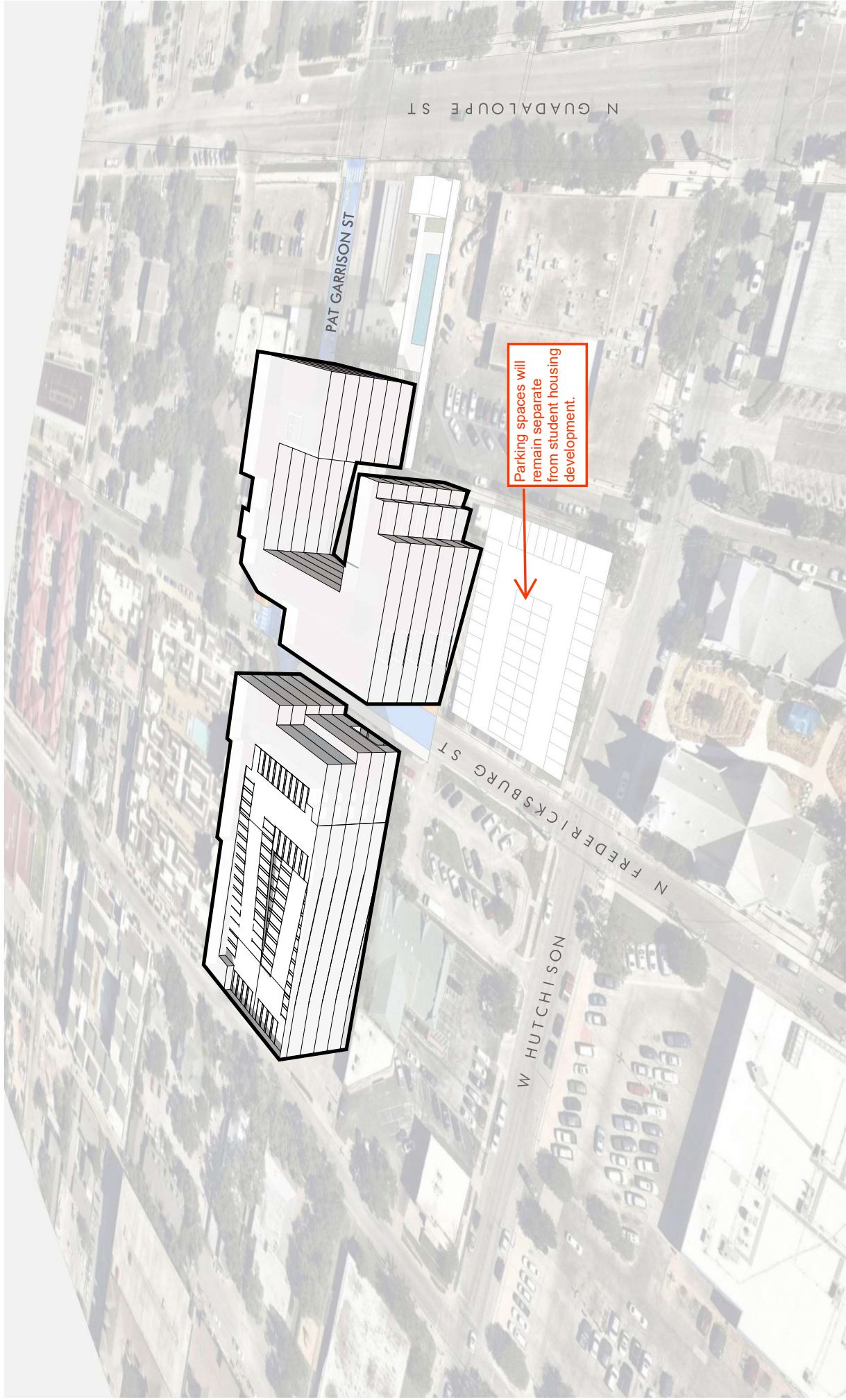
The project will fully comply with all standards of the City of San Marcos.

Project Details	Total				Building 1-Pat Garrison/Fredricksburg				Building 2-Pat Garrison/Fredricksburg			
	# Units	%	# Beds	%	# Units	%	# Beds	%	# Units	%	# Beds	%
1 Studio	18	13%	18	5%	13	14%	13	5%	5	11%	5	5%
1 Bedroom	35	25%	35	10%	14	15%	14	6%	21	48%	21	21%
2 Bedroom	25	18%	50	14%	25	26%	50	20%	0	0%	0	0%
4 Bedroom	61	44%	244	70%	43	45%	172	69%	18	41%	72	73%
Total	139	100%	347	100%	95	100%	249	100%	44	100%	98	100%
Parking	377				0				377			
Gross Building Area	189,123				127,256				61,867			

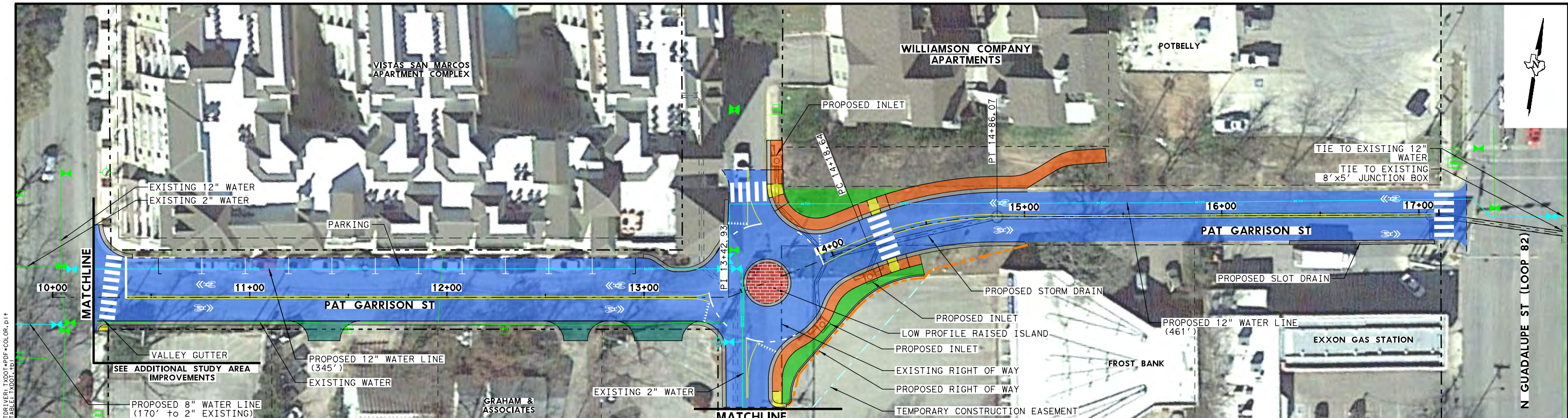
Required Parking (1.05/Bed)	364
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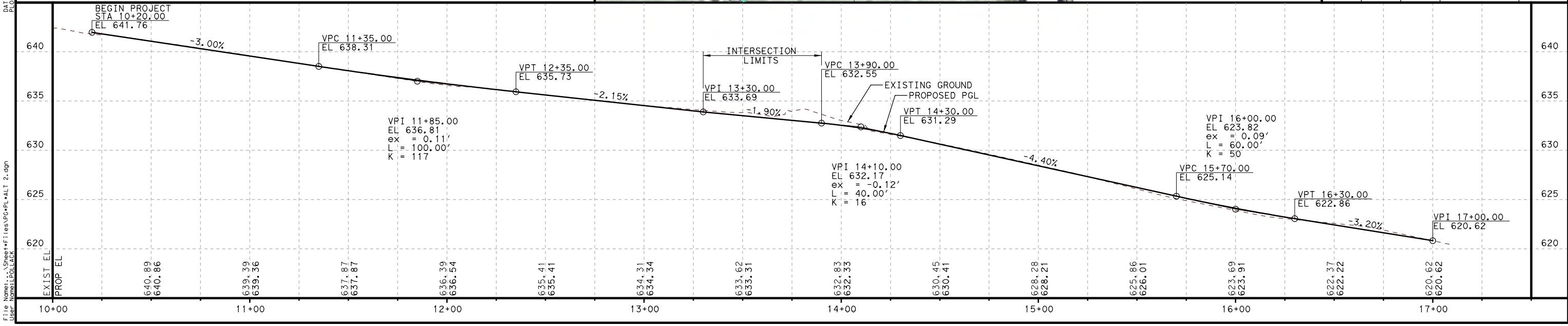
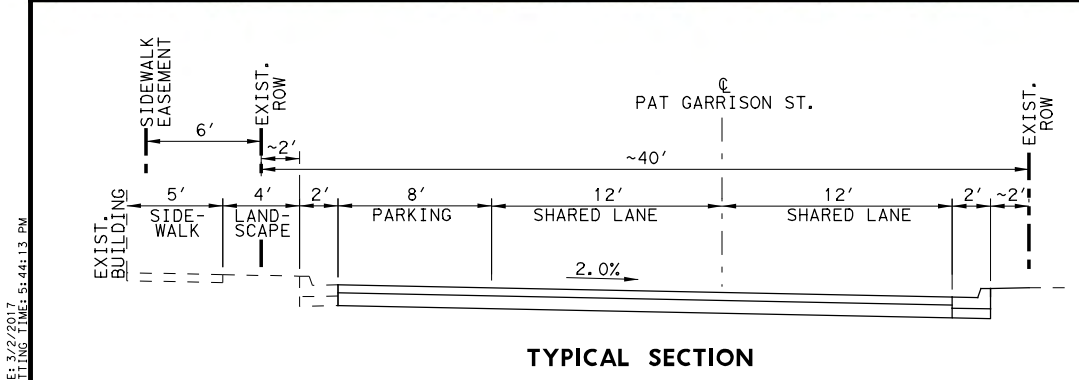




Downtown Housing Parking Data			
Development	Number of bedrooms	Minimum Required Parking	Provided Parking
The View on the Square <i>228 S Guadalupe St</i>	<u>390</u>	1.05 per bedroom X 30% reduction = <u>287</u>	<u>299</u>
Lofts 1 (The Parlor) <i>141 W Hopkins St</i>	<u>277</u>	1.05 per bedroom X 30% reduction = <u>194</u>	<u>54</u> - remaining 140 spaces provided at Lofts 2
Lofts 2 (The Parlor) <i>205 W San Antonio St</i>	<u>96</u>	(1 per unit) + (3 per 1,000 sqft of retail) + (2 per 1,000 sqft of office) + (additional 140 for Loft 1) = <u>248</u>	
Concho Commons (Aspire) <i>101 Concho St</i>	<u>754</u>	(1.05 per bedroom + 3 per 1,000 sqft of retail) X 30% reduction = <u>592</u>	<u>650</u>
The Vistas <i>401 N Fredericksburg St</i>	<u>548</u>	1.05 per bedroom X 30% reduction = <u>402</u>	<u>499</u>
Fredericksburg Student Housing	<u>349</u>	1.05 per bedroom = <u>366</u>	<u>377</u>



FILE NAME: \\p:\projects\2016\2016-08-01\2016-08-01.dgn
DATE: 3/2/2017
TIME: 5:44:13 PM
PLOT DRIVER: TxDOT*PDF*COLOR.plt
PENTABLE: TAB01.tbl

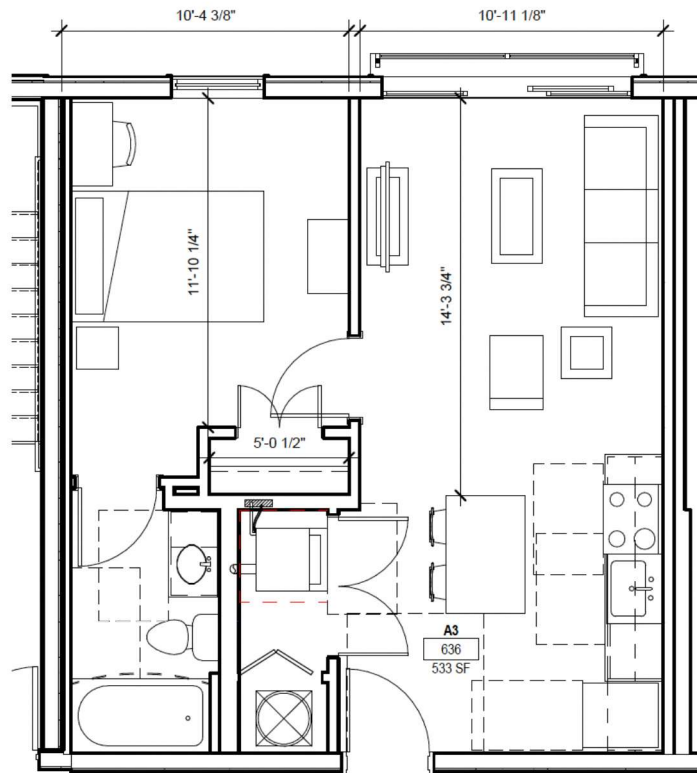


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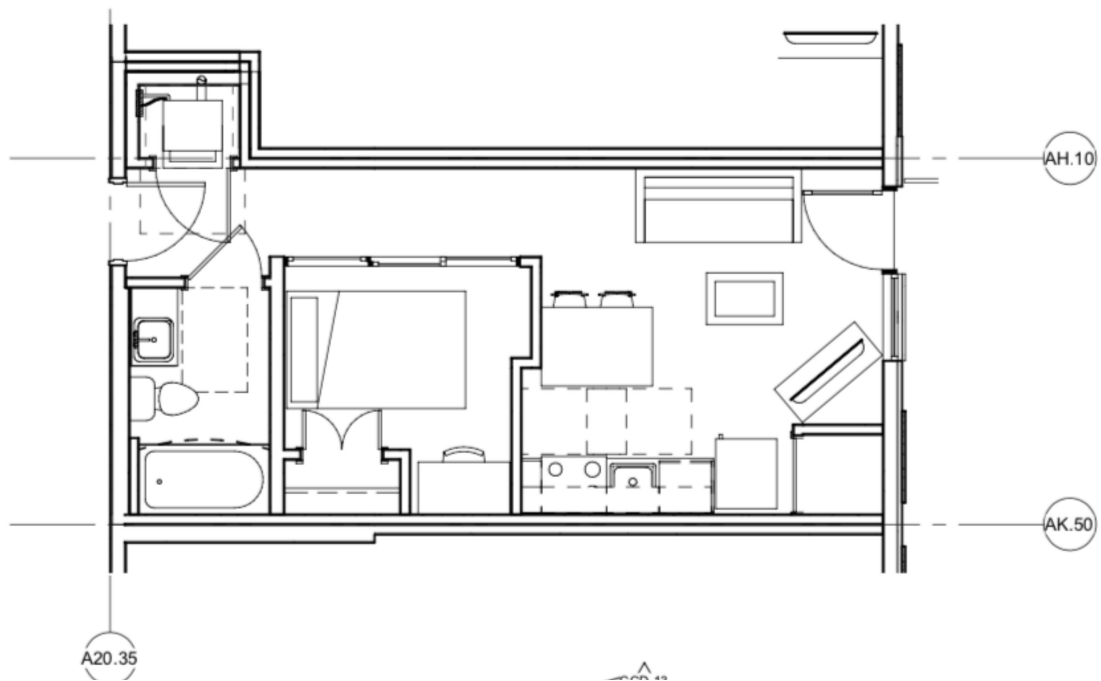


PAT GARRISON ST.				
ALTERNATIVE 2 ROUNDAABOUT INTERSECTION				
DSN: RJB	DRN: RJB	DATE	PROJECT NO.	SHEET NO.
CK: JMG	CK: JMG	AUG. 2016		

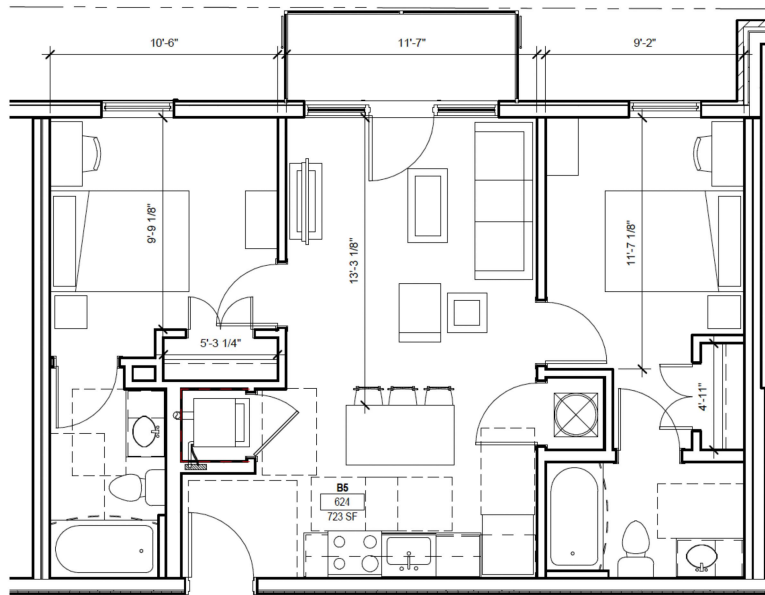
LEGEND	
PAVEMENT RECONSTRUCTION	
PAVEMENT MILL & OVERLAY	
SIDEWALK	
CURB RAMP	
DRIVEWAY	
CURB	
LANDSCAPE	
PROPOSED ROW	



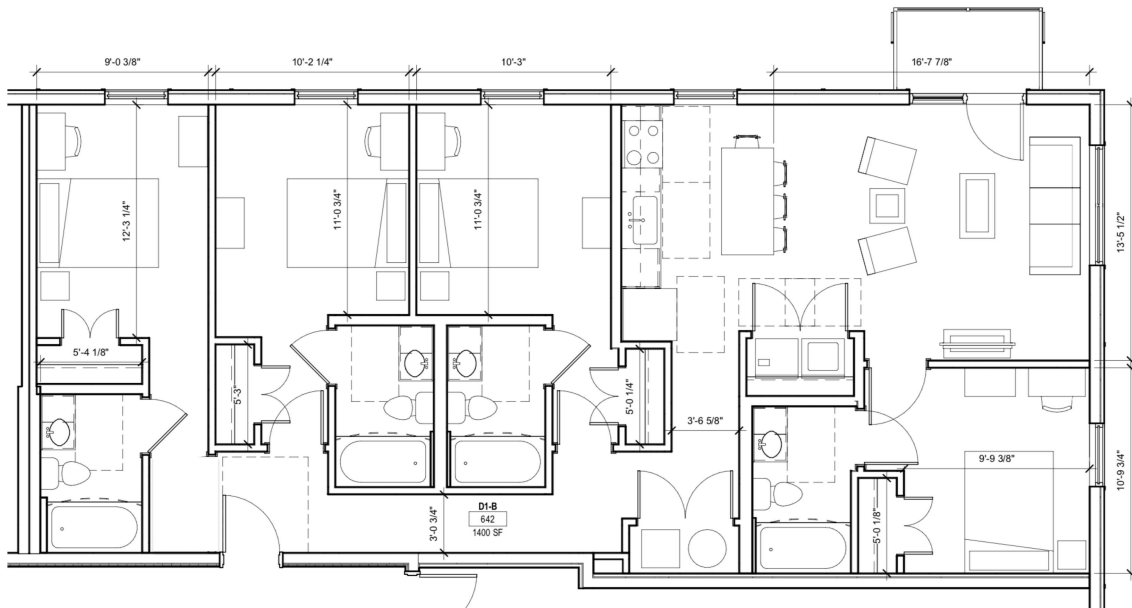
1 Bedroom



Studio



2 Bedroom



4 Bedroom

Legal Descriptions and Owner Information

HaysCad Number	Legal Description	Owner
R27403	Farm Lot 6-53 Blk Pt of 21 213-215 Pat Garrison	Carl Simek 1290 W. Bridge Street New Braunfels. Tx 78130-6306
R28571	Lot 1, Graham Sub. 0.33 acres 209 Pat Garrison	Donald Graham 901 Highland Terrace San Marcos, Tx 78666-4239
R27402	Farm Lot Blk Pt of 21 317 N. Fredericksburg St.	Ronnie and Cynthia Vasquez 320 Wildcat Hollow Kyle, Tx 78640
R41660	State Bank and Trust Addn #1 1.008 acre 320 Fredericksburg St. OTSM Pt Lt 7 & 8, Pt Farm Lt 22, Blk 25 Parcel 2 Tract 1 Fredericksburg St.	First United Methodist Church of San Marcos 129 W. Hutchison St San Marcos, tx 78666



FLOOD INFORMATION

F.I.R.M. NO: 48209C PANEL: 0389E
REVISED DATE: 9-2-2005 ZONE: "X"

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYOR'S SEAL AND SIGNATURE.

PAT GARRISON ST.

(VARIABLE WIDTH R.O.W.)

(N 82°00'00" E 84.05')

N 81°13'09" E 84.44'

(N 82°00'00" E 83.33')

N 81°11'56" E 83.36'

SCALE 1"=20'



PENN-COLLIER-KYLE, LTD.
VOL. 1282, PG. 190
D.R.H.C.TX.
12-20-1996

(N 08°14'28" W 172.50')

N 08°55'56" W 172.30'

0.3323 AC.
CALLED 0.3314 AC.
CARL SIMEK
VOL. 3925, PG. 1 D.R.H.C.TX.
5-25-2010

S 08°40'12" E 172.11'
(S 08°00'00" E 172.50')

S 08°14'28" E 171.96'
(S 08°00'00" E 172.50')

S 81°05'19" W 83.65'
(S 82°00'00" W 83.33')

S 81°05'19" W 82.08'
(S 82°00'00" W 83.33')

FND. 1/2 I.R.

11012
833.414
4 BENTGATEPOST

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