



Public Hearing

CUP-22-01

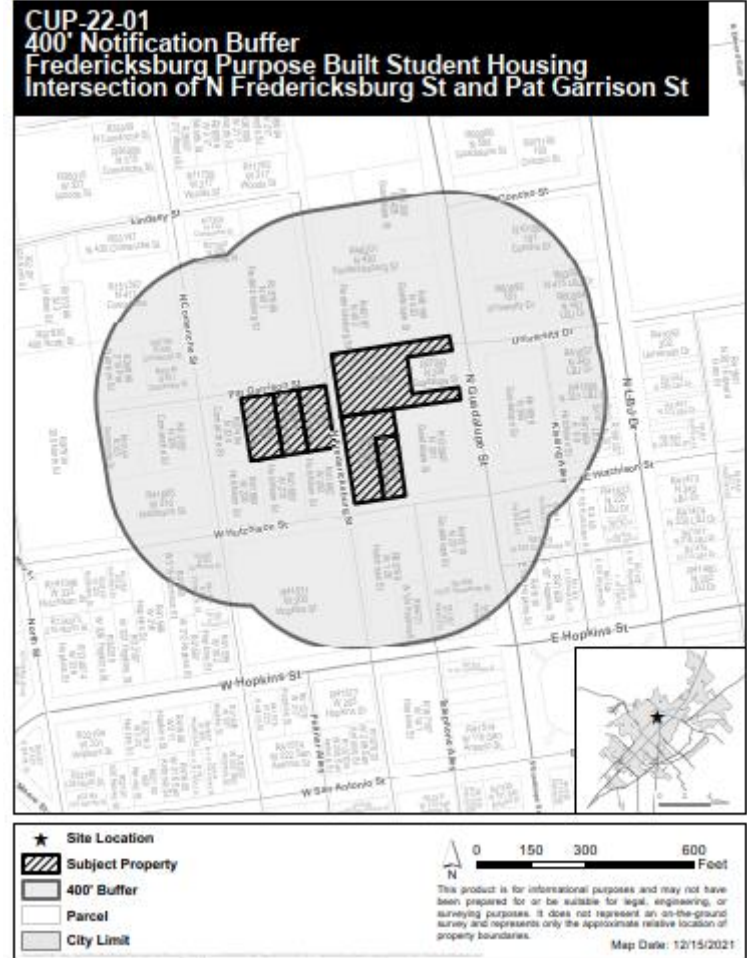
Fredericksburg Student Housing

Hold a public hearing and consider a request by Ed Theriot, on behalf of Jared Schenk, for a Conditional Use Permit to allow a purpose built student housing development located at the intersection of North Fredericksburg Street and Pat Garrison Street. (D. Dueitt)



Property Information

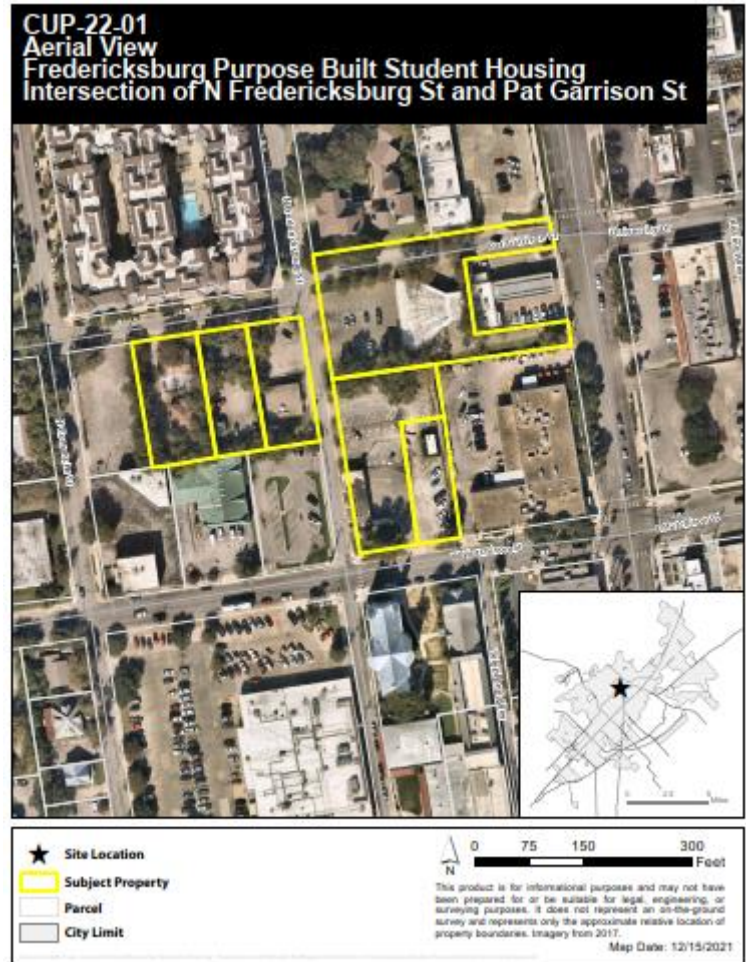
- Approximately 2.75 acres
- Located at the intersection of North Fredericksburg Street and Pat Garrison Street
- Approximately 500 feet from Texas State University's Campus





Context & History

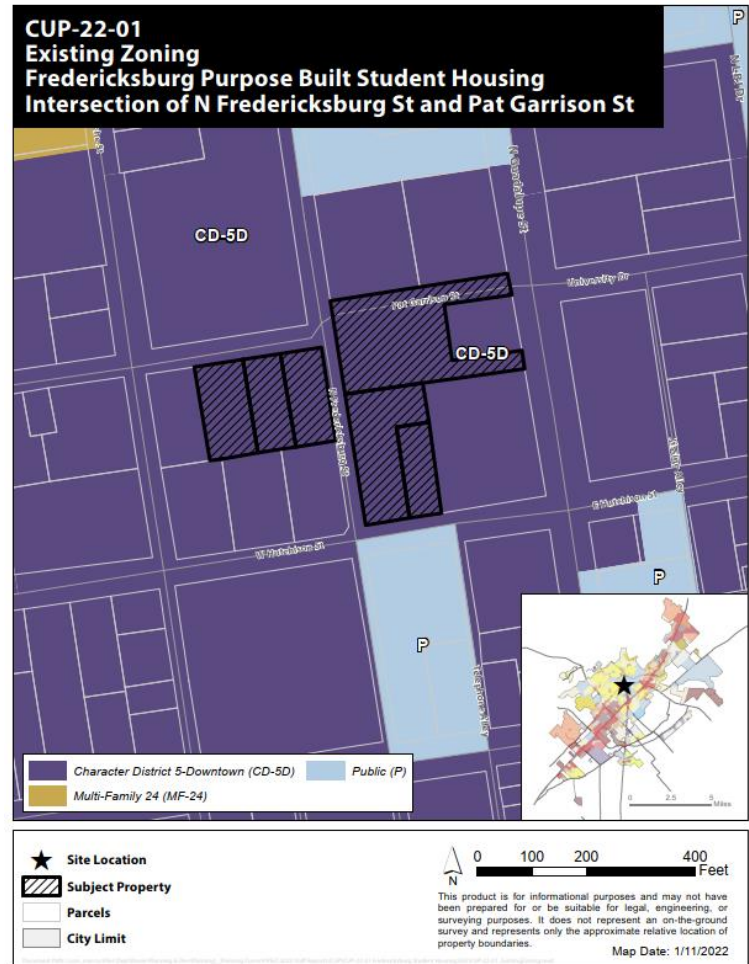
- The site is currently a mix of:
 - Professional office
 - Beauty shop
 - Bank (vacant)
 - Parking for First United Methodist Church
- Surrounding Uses
 - Student Housing
 - Professional Office
 - Restaurants





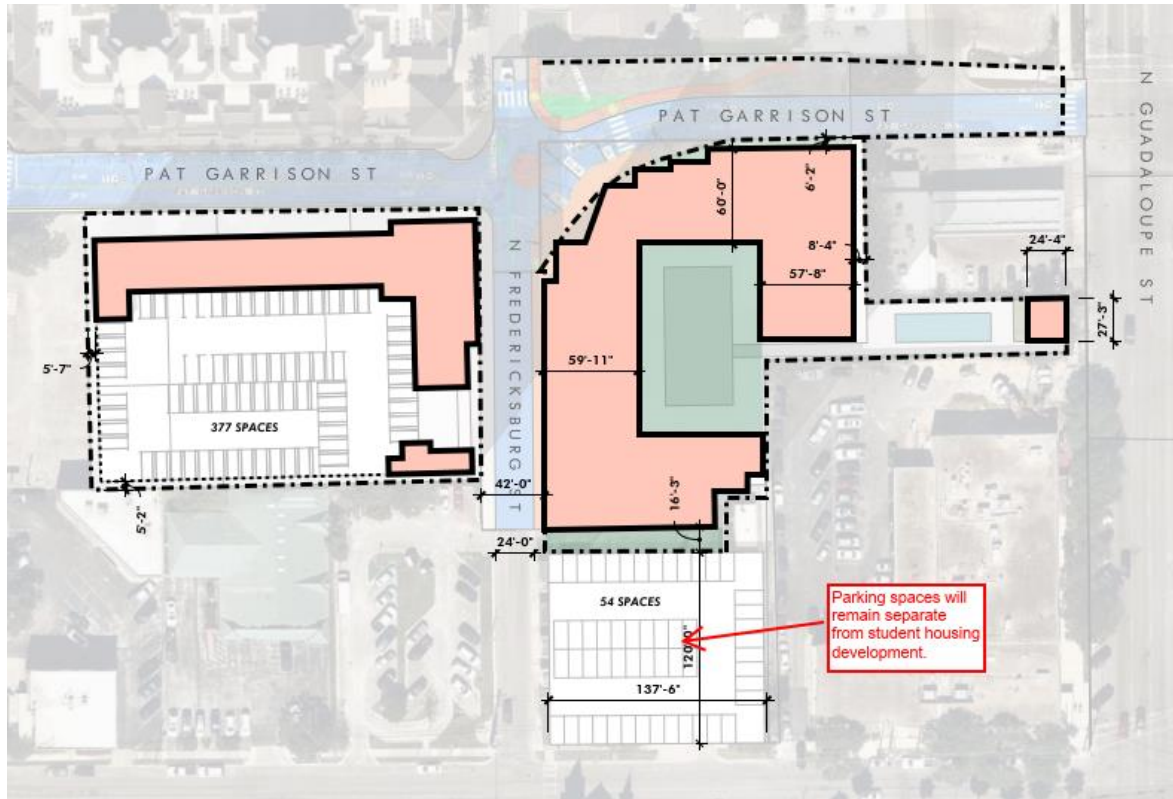
Context & History

- Existing Zoning:
 - Character District – 5
Downtown (CD-5D)
- Proposed Use:
 - Purpose Built Student Housing
 - No commercial/office uses are currently proposed





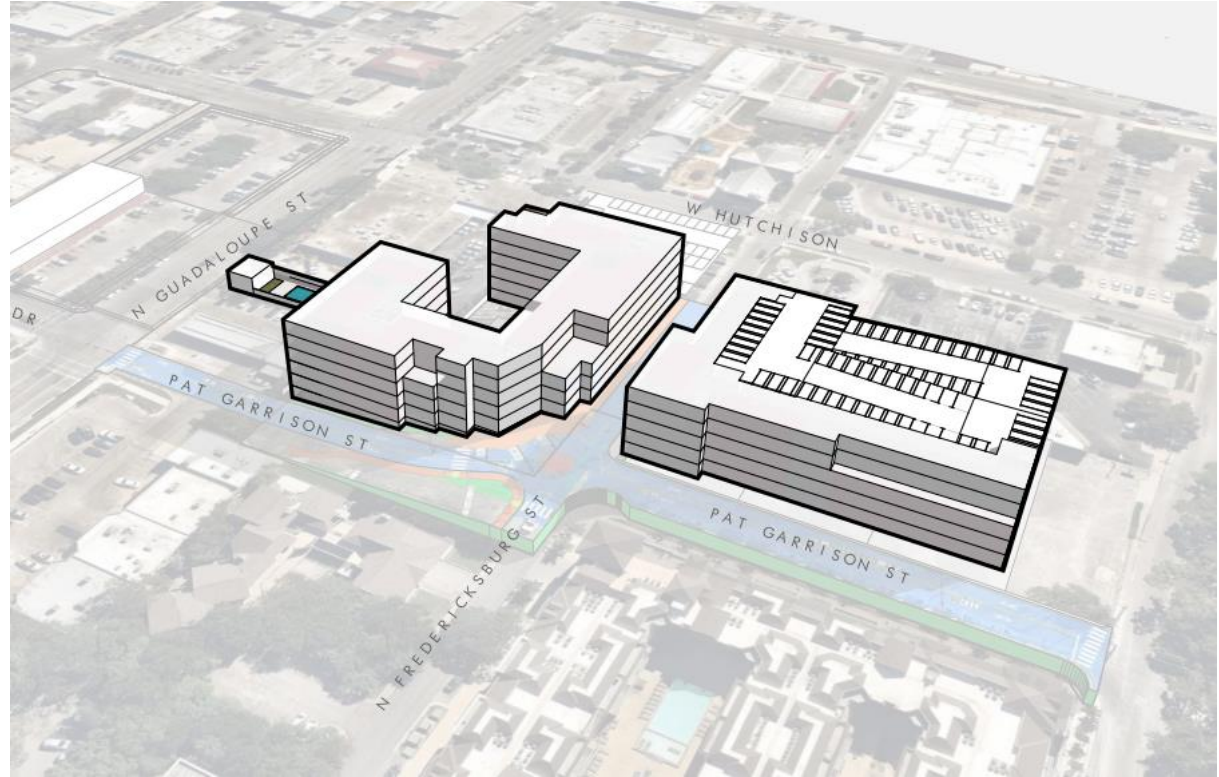
Conceptual Plan





Conceptual Plan (3-D rendering)

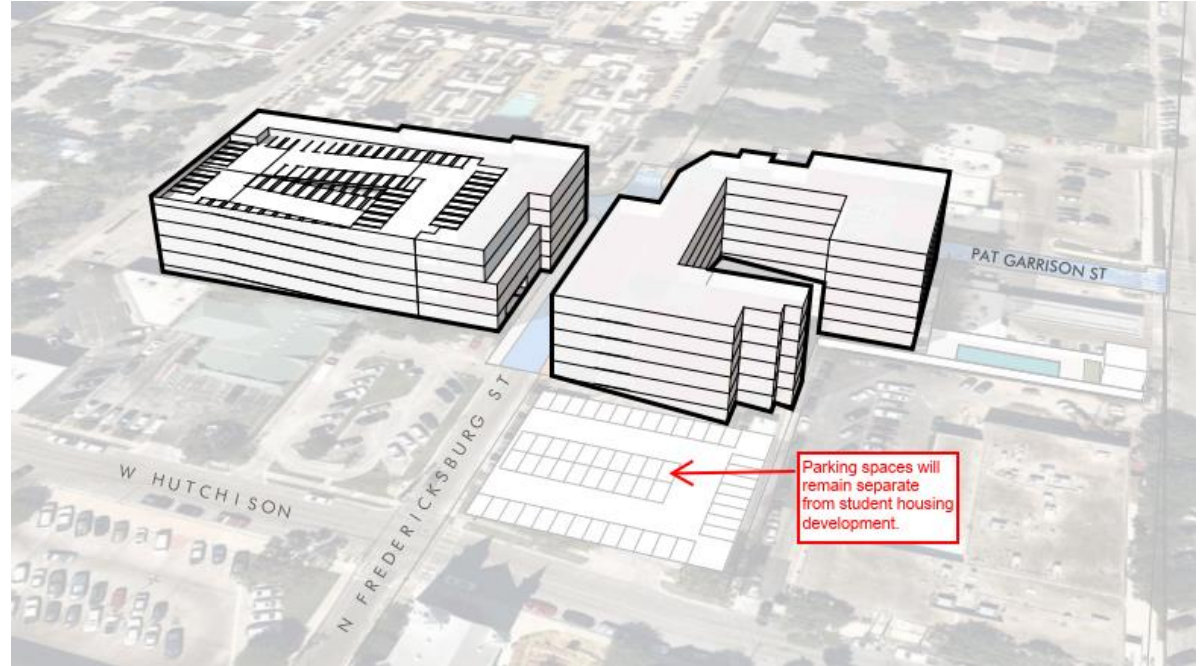
- Two 5 story buildings
- 139 units
(studio, 1, 2, & 4 bedroom)
- 349 bedrooms
- 377 proposed parking spaces (366 required)





Conceptual Plan (3-D rendering)

- Two 5 story buildings
- 139 units
(studio, 1, 2, & 4
bedroom)
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Parking Ratios

Downtown Housing Parking Data			
Development	Number of bedrooms	Minimum Required Parking	Provided Parking
The View on the Square 228 S Guadalupe St	<u>390</u>	1.05 per bedroom X 30% reduction = <u>287</u>	<u>299</u>
Lofts 1 (The Parlor) 141 W Hopkins St	<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) 205 W San Antonio St	<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) 101 Concho St	<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 401 N Fredericksburg St	<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>





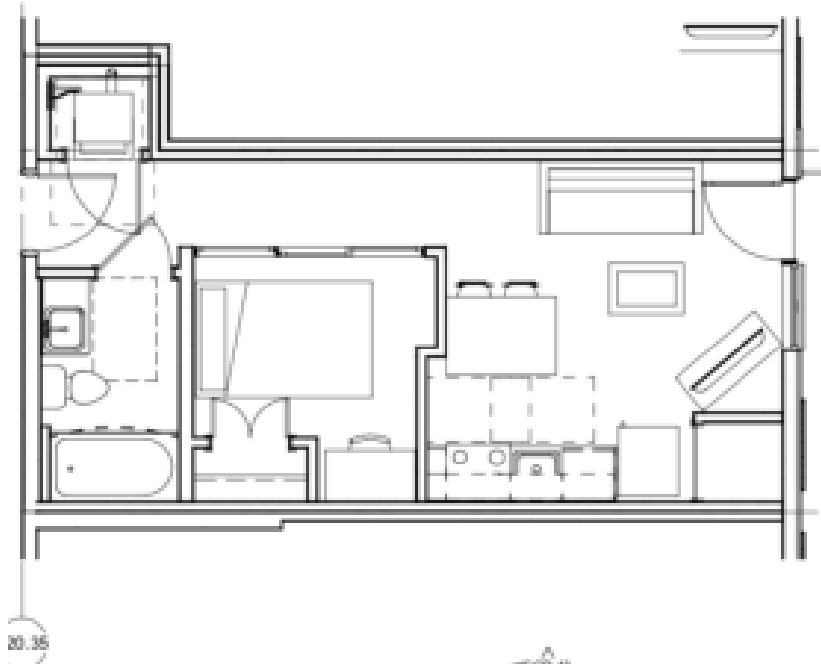
Recommendation

Staff recommends approval of CUP-22-01 with the following conditions:

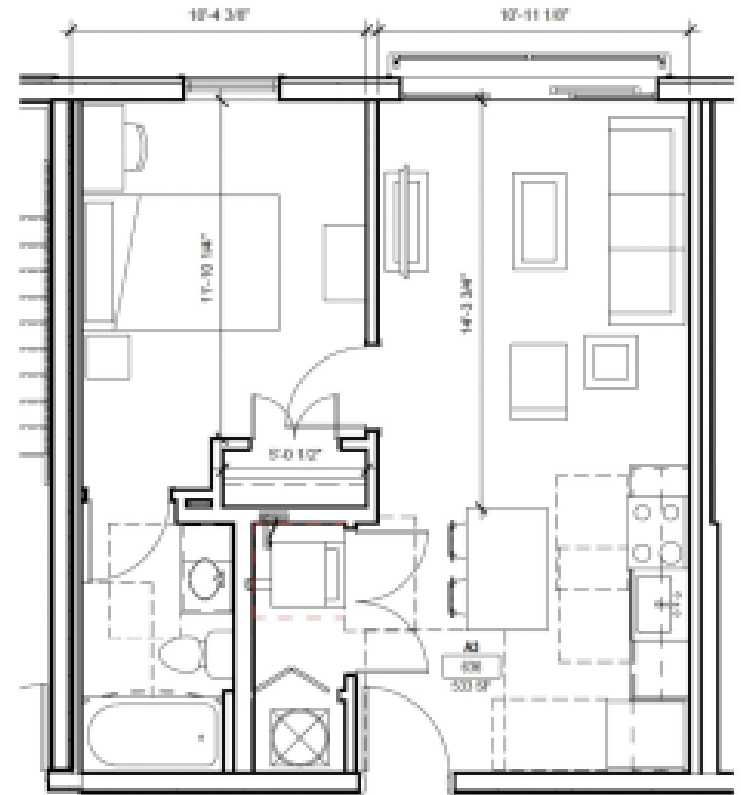
1. The development shall be subject to the leasing standards provided in Section 5.1.4.9(B) of the Land Development Code.
2. The Conditional Use Permit will expire if the conditional use of purpose built student housing has been discontinued for a period exceeding six (6) months after issuance of the Certificate of Occupancy.



Floor Plans



Studio

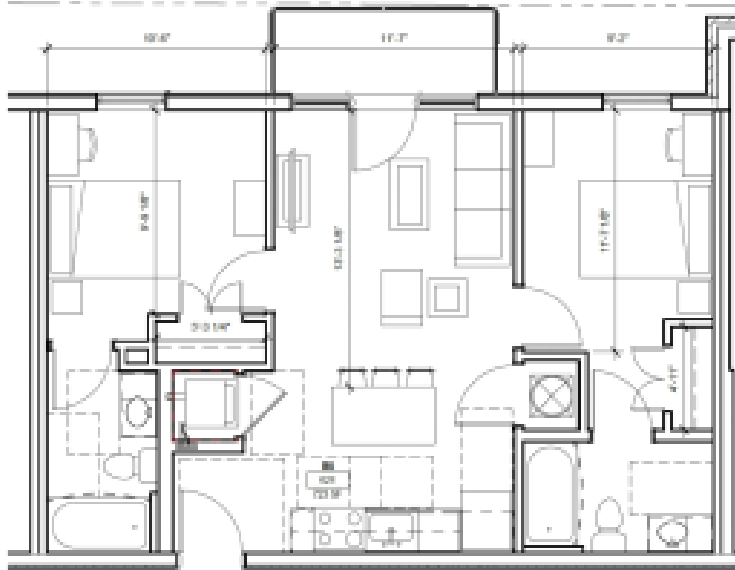


1 Bedroom

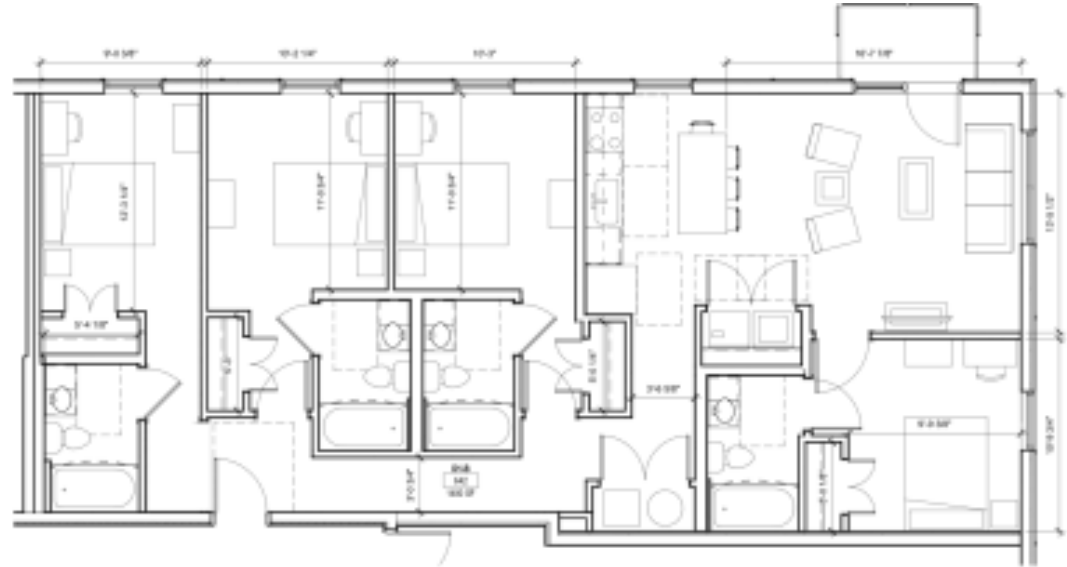
sanmarcostx.gov



Floor Plans (Continued)



2 Bedroom



4 Bedroom