

Conditional Use Permit	Intersection of North Fredericksburg Street and Pat Garrison Street
CUP-22-01	Fredericksburg Purpose Built Student Housing



Summary

Request:	New Conditional Use Permit for Purpose Built Student Housing		
Applicant:	Ed Theriot Doucet and Associates 7401 B Highway 71 West, Suite 160 Austin, TX 78735	Property Owner:	See application documents
CUP Expiration:	N/A	Type of CUP:	Purpose Built Student Housing
Interior Floor Area:	N/A	Outdoor Floor Area:	N/A
Parking Required:	366	Parking Provided:	377
Days & Hours of Operation:	N/A		

Notification

Posted:	January 7, 2022	Personal:	January 7, 2022
Response:	None as of the date of this report		

Property Description

Legal Description:	See application documents		
Location:	Intersection of North Fredericksburg Street and Pat Garrison Street		
Acreage:	Approximately 2.75	PDD/DA/Other:	N/A
Existing Zoning:	Character District – 5 Downtown (CD-5D)	Proposed Zoning:	Same
Existing Use:	Bank (vacant) Retail Professional Office	Proposed Use:	Purpose Built Student Housing
Preferred Scenario:	Downtown High Intensity	Proposed Designation:	Same
CONA Neighborhood:	Downtown	Sector:	8
Utility Capacity:	Adequate	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey	Yes - Medium Priority

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	CD-5D	Student Housing	High Intensity
South of Property:	CD-5D	Parking Lot	High Intensity
East of Property:	CD-5D	Retail	High Intensity
West of Property:	CD-5D	Parking Lot	High Intensity

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Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions	Denial
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.		
Staff: Dalton Dueitt	Title: Planner	Date: January 20, 2022

History

N/A

Additional Analysis

The applicant is requesting to develop a purpose built student housing project that will consist of two 5-story buildings, one of which will include a parking garage. The development will provide 139 units and 349 bedrooms, an average of 2.7 bedrooms per unit. Right-of-way improvements are still being discussed between the Engineering Department and the developer, however it is projected a roundabout will be required to be installed at the intersection of North Fredericksburg Street and Pat Garrison Street.

The development is proposed to occur on five separate lots, all of which are evaluated in My Historic SMTX Resources Survey as "Medium Priority" due to existing building's historic integrity. The existing buildings include the former Frost Bank and drive thru (1970-1975), residential homes (1940-1950), and the Hair Solutions establishment (1955). Demolition of any of these buildings is subject to the review by the Historic Preservation Commission under the City's demolition delay ordinance, which provides for the temporary delay of issuance of permits for demolition of qualifying historic age buildings.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

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Evaluation			Criteria for Approval (Sec. 2.8.3.4 & 5.1.4.9)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan</p> <p><i>The property is in the Downtown High Intensity zone which is intended to accommodate mixed use and higher density development.</i></p>
		<u>N/A</u>	<p>The proposed use is consistent with any adopted neighborhood character study for the area.</p> <p><i>Studies were not complete at the time of the request</i></p>
<u>X</u>			<p>The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.</p> <p><i>CD-5D zoning is intended to accommodate mixed use, walkable development</i></p>
<u>X</u>			<p>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.</p> <p><i>The proposed development is adjacent to other student housing projects and mixed use buildings. Right-of-way improvements will be required.</i></p>
<u>X</u>			<p>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.</p> <p><i>The Downtown High Intensity zone anticipated high density development. Students living in the complex will be within walking distance of the university and services such as a grocery store and restaurants.</i></p>
<u>X</u>			<p>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.</p> <p><i>Right-of-way improvements will be required along North Fredericksburg Street and Pat Garrison Street at the time of development. This includes enhancing the streetscape with sidewalks and street trees.</i></p>
		<u>X</u>	<p>The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.</p> <p><i>The newly adopted Downtown Design Standards will apply.</i></p>

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<u>X</u>			<p>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.</p> <p><i>The development will be required to meet all applicable Development Code and Design Manual standards at the time of site and building permit.</i></p>
	<u>X</u>		<p>The ability for the development to transition in the future to accommodating a more diverse population.</p> <p><i>The development is proposing to provide varying floorplans, including a studio, 1-bedroom units, 2-bedroom units, and 4-bedroom units, all of which are intended to serve as dwelling units for college students.</i></p>
<u>X</u>			<p>The durability, energy efficiency, and longevity of the building.</p> <p><i>The developer has stated the buildings will be constructed using durable materials as defined by the Development Code, including but not limited to stone and stucco.</i></p>
<u>X</u>			<p>The location of the development in relation to alternative transportation networks to and from the university including sidewalks, bike lanes, and transit networks.</p> <p><i>The project will be required to improve the existing, adjacent streetscape to result with a more pedestrian oriented development. In addition to the streetscape improvements, the site is located in close proximity to North Guadalupe Street which provides a bike lane leading directly to the University.</i></p>
		<u>X</u>	<p>Mitigation of any adverse effects on adjacent property or neighborhoods.</p> <p><i>All applicable standards outlined in the Development Code and The Design Manual will apply, such as the varied upper floor massing requirements that are in place to ensure the development supports the areas architectural diversity.</i></p>
<u>X</u>			<p>Compliance with the Comprehensive Plan, Downtown Master Plan, and any other adopted city plans or policies.</p> <p><i>The property is in the Downtown High Intensity zone which is intended to accommodate mixed use and higher density development.</i></p>