

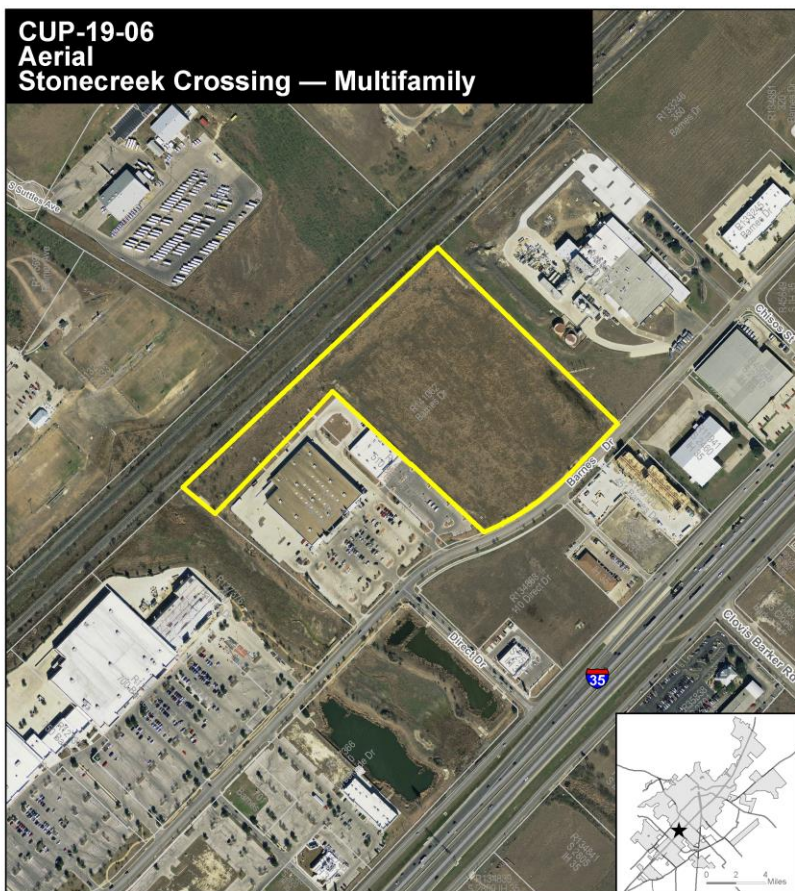
CUP-19-06 (Stonecreek Crossing Multifamily)

Hold a public hearing and consider a request for a Conditional Use Permit to allow multifamily apartments with a limit of 24 units per acre for an approximately 16.7 acre tract, more or less, within the limits of the Stonecreek PDD, located on Lot 9B, Block 3, Stonecreek Crossing, near the intersection of Barnes Drive and Direct Drive.

Location:

- Property is located within the Stonecreek Crossing PDD near the intersection of Barnes Drive and Direct Drive.
- Located within the Star Park Medium Intensity Zone as designated on the Preferred Scenario Map.

CUP-19-06 Aerial Stonecreek Crossing — Multifamily



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



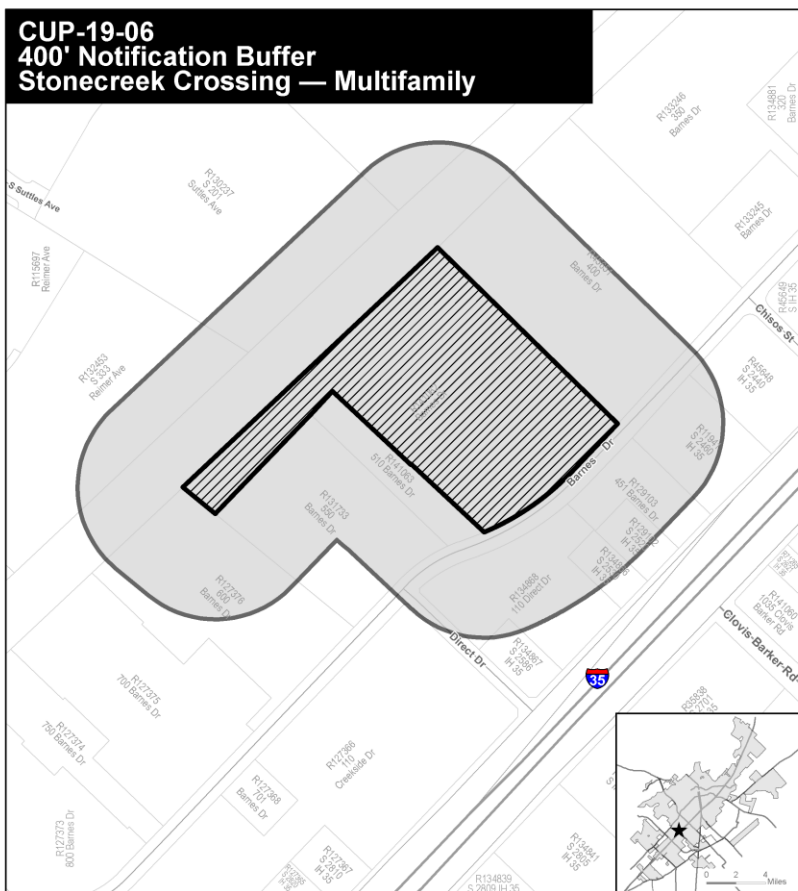
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 1/31/2019

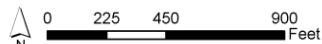
Context & History:

- Property is approximately 16.7 acres.
 - Approx. 4 acres proposed to be retained as commercial property and will not be counted towards units per acre.
- Request for a maximum 24 units per acre.
- Adjacent to retail/restaurants
- Adjacent to Target Grocery Store

CUP-19-06 400' Notification Buffer Stonecreek Crossing — Multifamily



- ★ Site Location
- Subject Property
- 400' Buffer
- 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: 1/31/2019



Recommendations:

Staff provides this request to the Commission for your consideration and recommends **approval** of the Conditional Use Permit with the following conditions:

- The project shall comply with Section 9.4.3 of the San Marcos Land Development Code, the Multifamily Residential Design Standards with the exception of Section 9.4.3.4(B)
- The property is limited to 24 units per acre.