

Conditional Use Permit	Lot 9B Block 3 Stonecreek Crossing
CUP-19-06	Multifamily CUP



Summary

Request:	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.		
Applicant:	Doug Lacy 2121 N Akard Street Suite 250 Dallas TX, 75201	Property Owner:	TFG San Marcos SC, LP 2121 N Akard Street Suite 250 Dallas TX, 75201
CUP Expiration:	N/A	Type of CUP:	Multifamily
Units Per Acre	24	Proposed Unit Count:	265
Parking Required:	407	Parking Provided:	433

Notification

Posted:	February 1, 2019	Personal:	February 1, 2019
Response:	None as of the date of this report		

Property Description

Legal Description:	Lot 9B, Block 3, Stonecreek Crossing		
Location:	Near the intersection of Barnes Drive and Direct Drive		
Acreage:	16.6 +/-	Central Business Area:	No
Existing Zoning:	PDD with a base zoning of General Commercial (GC)	Preferred Scenario:	Star Park Medium Intensity Zone
Existing Use:	Vacant	Proposed Use:	Multifamily
CONA Neighborhood:	N/A	Sector:	4
Utility Capacity:	Adequate		

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	P	Sport Fields / Bus Barn	Star Park Medium Intensity Zone
South of Property:	GC	Hotel/Vacant/Retail	Star Park Medium Intensity Zone
East of Property:	LI/GC	Industrial / Commercial	Employment Area
West of Property:	GC	Commercial/Retail	Star Park Medium Intensity Zone

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History

This property is within the bounds of the Stonecreek PDD. Development of the property is governed by a PDD, approved in 2008 with a base zoning of Mixed Use (MU) and General Commercial (GC). The majority of the lots within the Stonecreek PDD have been developed as retail or restaurant uses, and two hotels have been built.

The applicant is proposing to allow a multifamily development on Lot 9B, Block 3 of the Stonecreek Crossing development, which is an approximately 16.6 acre lot with a base zoning of GC. The applicant does not intend to utilize the entire 16.6 acres for as multifamily, but intends to subdivide the lot and use approximately 12 acres at the rear for the multifamily development. The applicant is proposing a maximum density of 24 units per acre, and would generally comply with Section 9.4.3 of the San Marcos Development Code, which are the Multifamily Residential Design Standards, with the exception of the materials requirements as the PDD includes material standards. Using the PDD material standards will help ensure consistency within the Stonecreek Crossing development.

The property is located in a Medium Intensity Zone on the Comprehensive Plan, and is not adjacent to any Areas of Stability or Existing Neighborhoods as identified on the Comprehensive Plan.

Additional Analysis

In the PDD, both base zoning districts, MU and GC, are allowed to request multifamily development through the Conditional Use Permit process. This is not a request for Purpose Built Student Oriented Housing.

The lot on which the property owner wishes to be able to build a multifamily project is bounded by Barnes Drive, Spec's Wine and Spirits, the rail road tracks, and Milagros's. At this time the applicant does not intend to develop the entire 16 acres for the multifamily project, as several acres behind Academy and Spec's are used as a regional detention pond, and the developer intends to subdivide the lot to allow an approximately 4 acre commercial development along Barnes Drive.

One of the objectives of Medium Intensity zones is to allow citizens the opportunity to reside in closer proximity to jobs, goods, and services than they would otherwise have available in a more sub-urban setting. The proposal is to add a residential use to an area of Medium Intensity, which also happens to be in a shopping center that has the potential to provide a variety of goods and services to the residents. This particular shopping center includes, among other restaurant and retail services, a Target with grocery services. This provides an opportunity for potential residents to have their essential services within close proximity and reduce the need for, and length of, vehicular trips in and out of the shopping center.

Comments from Other Departments

Police	No Concerns
Fire	No Concerns
Public Services	No Concerns
Engineering	No Concerns

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Staff Recommendation

Approval as Submitted	<u>X</u>	Approval with Conditions / Alternate	Denial
<ul style="list-style-type: none"> 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. 			
Staff: Will Parrish		Title : Planner	Date: January 7, 2019

Evaluation			Criteria for Approval (Sec. 2.8.3.4)
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>Vision San Marcos states that diversified housing options should serve citizens with varying needs and interests, It also states that multifamily can be an appropriate use within Medium Intensity Zones.</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 time of 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>In both the PDD and the Land Development Code, multifamily development within a General Commercial zoning district requires a Conditional Use Permit.</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>
<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>
		<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>
<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 multifamily project will be subject to the same material requirements as the adjacent developments as they are regulated by the PDD.</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>While there are no specific Multifamily standards within the GC zoning district, the applicant has agreed to comply with the Multifamily Residential Design Standards in Section 9.4.3 of the San Marcos Development Code.</i></p>
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