



# Cover Memo

To:	City Council
From:	Planning & Development Services – Will Parrish, CNU-A, Planner
Date:	September 5, 2019
Re:	(CUP-19-11) Purpose Built Student Housing

At their regular meeting on May 28, 2019 the Planning and Zoning Commission considered this item during a Public Hearing.

## Public Notification:

*Personal notification for the May 28, 2019 Planning and Zoning Commission Meeting and June 18, 2019 City Council Meeting was mailed on May 10, 2019 (please see attached map and list).*

*Posted notification was placed on the property on May 10, 2019.*

## Correspondence:

*Staff received 10 letters of opposition included in this packet.*

## Planning & Zoning Commission *draft* meeting minutes:

CUP-19-11 (Purpose Built Student Housing)) Hold a public hearing and consider a request by 75 Sylvan Street, LLC, for a Conditional Use Permit to allow a Purpose-Built Student Housing development on located on Guadalupe Street between San Antonio Street and MLK Drive. (W. Parrish)

Chair Garber opened the public hearing.

Will Parrish, Planner, gave an overview of the request.

## Citizen Comment / Public Hearing:

**For:** *Linda Peterson*  
*Juan Miguel Arredondo*

**Against:** *Roland Saucedo*  
*Rusty Canavay*  
*Lisa Marie Coppoletta*  
*Marianne Moore*  
*Mike Scanio*

*Thea Dake*  
*Diana Baker*  
*Paula Hamilton*  
*Patricia Quintero*  
*Rodrigo Amaya*

*Samantha Burdick*  
*Camille Phillips*  
*Jay Heibert*  
*Eric Hunter*  
*John Hohn*

**A motion was made by Commissioner Kelsey, seconded by Commissioner Rand, that CUP-19-11 (Purpose Built Student Housing) be denied. The motion carried by the following vote:**

**For:** 7 – Chair Garber, Vice Chair Gleason, Commissioner Ramirez, Commissioner McCarty, Commissioner Rand, Commissioner Baker, and Commissioner Dillion.

**Against:** 1 - Commissioner Moore

**Absent:** 1 - Commissioner Haverland

**June 18, 2019 City Council Meeting Minutes:**

Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2019-120R, approving a request for a Conditional Use Permit (CUP-19-11) to allow a Purpose Built Student Housing Development in the 100 Block of South Guadalupe Street between West San Antonio Street and West MLK Drive; authorizing City Staff to Issue a Conditional Use Permit Consistent with this Resolution; and declaring an effective date; and consider approval of Resolution 2019-120R.

Mayor Hughson opened the Public hearing at 7:21p.m

Shannon Mattingly, Director of Planning and Development Services, provided the Council with a brief presentation regarding the request for a Conditional Use Permit (CUP) to allow a Purpose-Built Student Housing Development in the 100 block of South Guadalupe Street between West San Antonio Street and West MLK Drive.

Thomas Rhoades, TKAR Commercial Real Estate Services, a representative of the applicant, provided the Council with a brief presentation.

**Citizen Comment / Public Hearing:**

<b>For:</b>	<i>Greg Gilcrease</i>	<i>Steve Capizo</i>	<i>Mark Cusak</i>
	<i>Katelynn Germer</i>	<i>Katelyn Dees</i>	<i>Lisa Shell Allen</i>
	<i>Rodney Smith</i>	<i>Patricia Murphy</i>	<i>Christian Sierra</i>
	<i>Linda Peterson</i>	<i>Ken Jenkins</i>	<i>Russ Broderick</i>
	<i>Dan McReynolds</i>	<i>Rocky Stone</i>	<i>Lee Porterfield</i>
	<i>John Collins</i>	<i>Ted Miska</i>	<i>Andy Greenwood</i>

<b>Against:</b>	<i>Roland Saucedo</i>	<i>Sara Lee Underwood-Myers</i>	<i>Jay Hiebert</i>
	<i>Belinda Galvez</i>	<i>Ken Smith</i>	<i>Alex Thomson</i>
	<i>Rusty Canaday</i>	<i>Lisa Marie Coppoletta</i>	<i>Mary Renteria</i>

**Discussion was held regarding parking and the developer stated that they feel that .75 per bedroom is appropriate for student housing. The developer stated that they would have to stay with what the code states and pay the fee-in-lieu.**

**A motion was made by Mayor Pro Tem Prewitt, seconded by Council Member Rockeymoore, to postpone Resolution 2019-120R and create a Council committee consisting of Mayor Hughson, Council Member Derrick, and Council Member Marquez to review this project.**

**The motion carried by the following vote:**

**For:** 7 - Mayor Pro Tem Prewitt, Council Member Gonzales, Council Member Derrick, Mayor Hughson, Council Member Mihalkanin, Council Member Marquez and Council Member Rockeymoore

**Against:** 0