

CONDITIONAL USE PERMIT / ALTERNATIVE COMPLIANCE (GENERAL) APPLICATION

Updated: September, 2020



CONTACT INFORMATION

Applicant's Name		Property Owner	
Company		Company	
Applicant's Mailing Address		Owner's Mailing Address	
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

PROPERTY INFORMATION

Subject Property Address: _____

Zoning District: _____ Tax ID #: R_____

Legal Description: Lot _____ Block _____ Subdivision _____

Legal Description for 420 North: Lot 17, Block 18, Subdivision: DP Hopkins

DESCRIPTION OF REQUEST

Please use this space to describe the proposal. Attach additional pages as needed.

Information for 420 North:
Property Owner: Ralph Hutchison
Company: Hutchison Family Trust
Owner's Mailing Address: 1857 N. 10th
street, Washougal, WA 98671
Owner's Phone #: (360)901-2882
Owner's Email: gralph436@gmail.com

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Initial Filing Fee \$793* Technology Fee \$13 **TOTAL COST \$806**

Renewal/Amendment Filing Fee \$423* Technology Fee \$13 **TOTAL COST \$436**

**Nonprofit Organization fees are 50% of the adopted fee listed for Conditional Use Permits*

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

PROPERTY OWNER AUTHORIZATION

I, _____ (owner name) on behalf of
_____ (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
_____ (address).

I hereby authorize _____ (agent name) on behalf of
_____ (agent company) to file this application for
_____ (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: _____  Date: _____

Printed Name, Title: _____

Signature of Agent: _____  Date: _____

Printed Name, Title: _____

Form Updated October, 2019

PROPERTY OWNER AUTHORIZATION

Ralph Hutchison

I, _____ (owner name) on behalf of

Hutchison Family Trust

_____ (company, if applicable) acknowledge that I/we

am/are the rightful owner of the property located at

420 North Street, San Marcos, TX 78666

_____ (address).

Michele Rogerson Lynch

I hereby authorize _____ (agent name) on behalf of

Metcalf Wolff Stuart & Williams, LLP

_____ (agent company) to file this application for

Zoning Change

_____ (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: _____

Date: 3/31/2021

Hutchison Family Trust, Attn: Ralph Hutchison

Printed Name, Title: _____

Signature of Agent: _____

Michele Rogerson Lynch

Date: 4/26/2021

Metcalf Wolff Stuart & Williams, LLP, Attn: Michele Lynch

Printed Name, Title: _____

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.



Signature: _____

Date: _____

Print Name: _____

Form Updated October, 2019



METCALFE WOLFF
STUART & WILLIAMS, LLP

MICHELE R. LYNCH
Director of Land Use &
Entitlements

(512) 404-2251
mlynch@mwswtexas.com

April 26, 2021

Shannon Mattingly, Director
Planning & Development Services
630 East Hopkins
San Marcos, Texas 78666

Re: **The McClain -Zoning and Conditional Use Permit Applications**
1.184 acres located at 410 and 420 North Street ("Property")

Dear Ms. Mattingly,

As representatives of the owners of the above stated Property we respectfully submit applications for both rezoning and Conditional Use Permit (CUP) for The McClain, which is proposed as a 226 unit student housing project. The details of the applications are as follows:

Zoning – 420 North – 0.328 acres

This portion of the Property and project is currently zoned as a Legacy District of MF-24 (Multiple-Family Residential District (24 Units)). We wish to rezone 420 North to match the existing zoning of the remainder of the project at 410 North to CD-5D (Character District-5 Downtown). This would make for a more cohesive, high density development and is in line with the goals to transition legacy districts to current City Code districts.

Conditional Use Permit – Purpose Student Housing – 410 and 420 North – 1.184 acres

As noted above, we are submitting a rezoning application of CD-5D for 420 North so that it is eligible for the CUP with the remainder of the project at 410 North, which already has CD-5D zoning. 410 North (0.856 acres) was previously a second phase of what is known as The Pointe and was included in a previous Warrant application (now called a CUP). As 410 North is no longer included in The Pointe and will be changing in design, a new CUP is required and will be incorporated into one cohesive CUP covering both 410 and 420 North.

The Property is located across from the new engineering building planned at Texas State University and is located in the University Village section of the Downtown Master Plan, which is identified as an area for student housing as a transition between the university, the core of Downtown and fringes near traditional neighborhoods. The project will be in line with existing projects along North Street and Lindsey Street and will serve as a pedestrian oriented option for students wishing to live near the university.

A Pre-Development Meeting was conducted on July 14, 2020. As some time has passed, we would welcome a meeting with City Staff following your initial review of the applications.

If you have any questions about the proposed development or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in cursive script that reads "Michele Lynch".

Michele Lynch

cc: Matt Kenyon, Kenyon Companies (*email*)
Rich Leisy, Ryan Companies (*email*)
Rudy Garza and Darren Huckert, Garza EMC (*email*)
Chi Li and Carlos Cruz, Perkins and Will (*email*)

McLAIN STUDENT HOUSING

**KENYON COMPANIES
RYAN COMPANIES**

SITE

420 North Street

Size: 0.328 Acres
Zoning: MF-24
Outdated district, to be replaced with current zoning district

410 North Street

Size: 0.856 Acres
Zoning: CD-5D
Max Height: 5 Stores 75 feet
Impervious Coverage: 100%
Setbacks: 0

Total

Size: 1.184 Acres
51,575 Square Feet
Zoning: CD-5D*
Max Height: 5 Stores 75 feet
Impervious Coverage: 100%
Setbacks: Principal Street: 12’-0” Max
Secondary Street: 15’-0” Max
Rear, Abutting Alley: 3’-0” min or 15’-0” from centerline

*Assumes that CD-5D zone will be applied to 420 North Street

UNITS:

Studio: 85
2 Bed Units: 86
4 Bed Units: 40
4 Bed TH Units: 15
TOTAL: 226

BED COUNT:

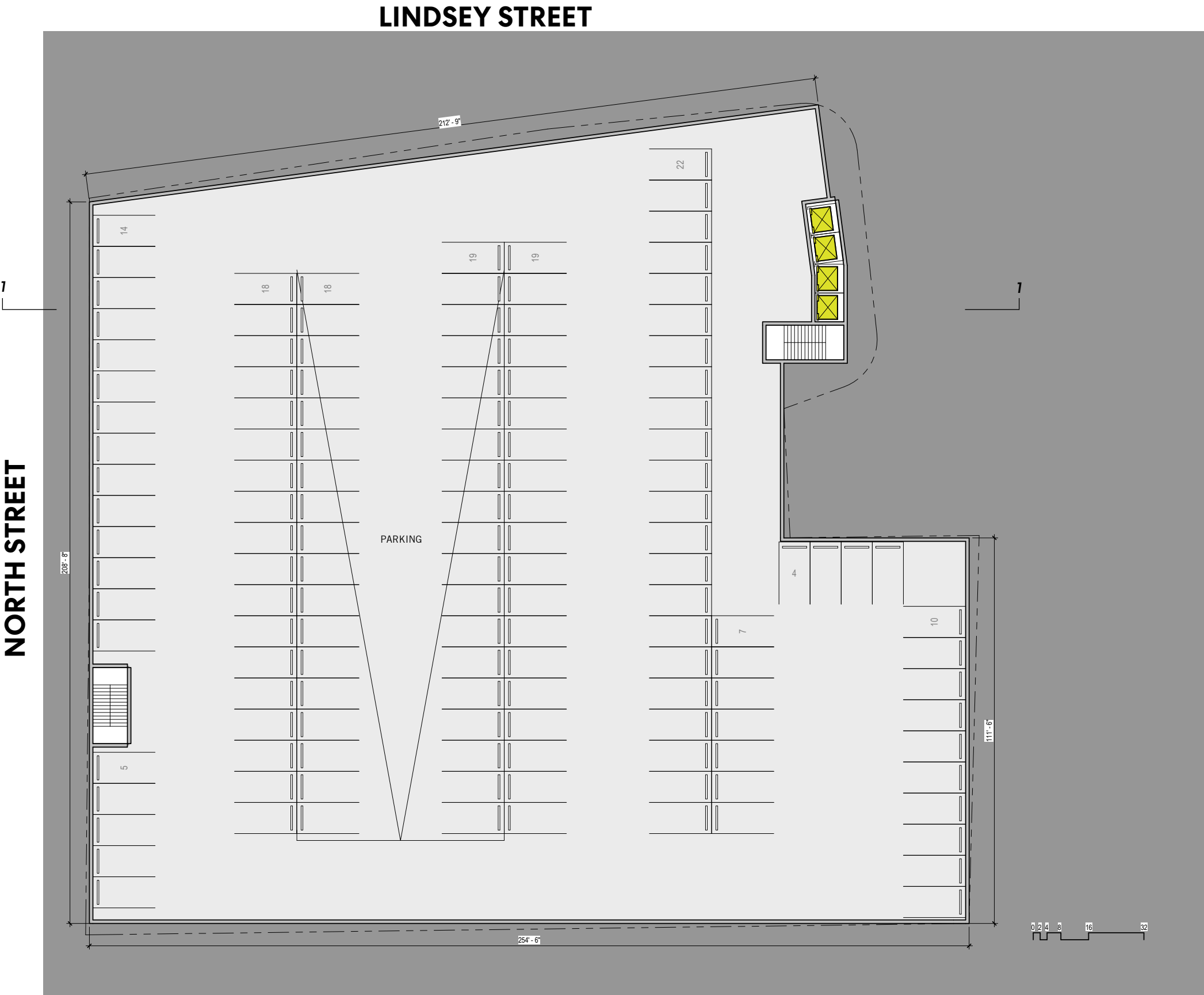
1 bed per Studio x 85 = 85 beds
2 beds per 2 Bed x 86 = 172 beds
4 beds per 4 Bed x 40 = 160 beds
4 bed TH per 4 Bed x 15 = 60 beds
TOTAL = 477 BEDS

PARKING:

Below Grade Spaces: 136
Number of Levels: 2
Entry Level Spaces: 110
TOTAL: 382 SPACES
(382 spaces parks 80% of beds)
1 level of parking at grade
2 levels of parking below grade

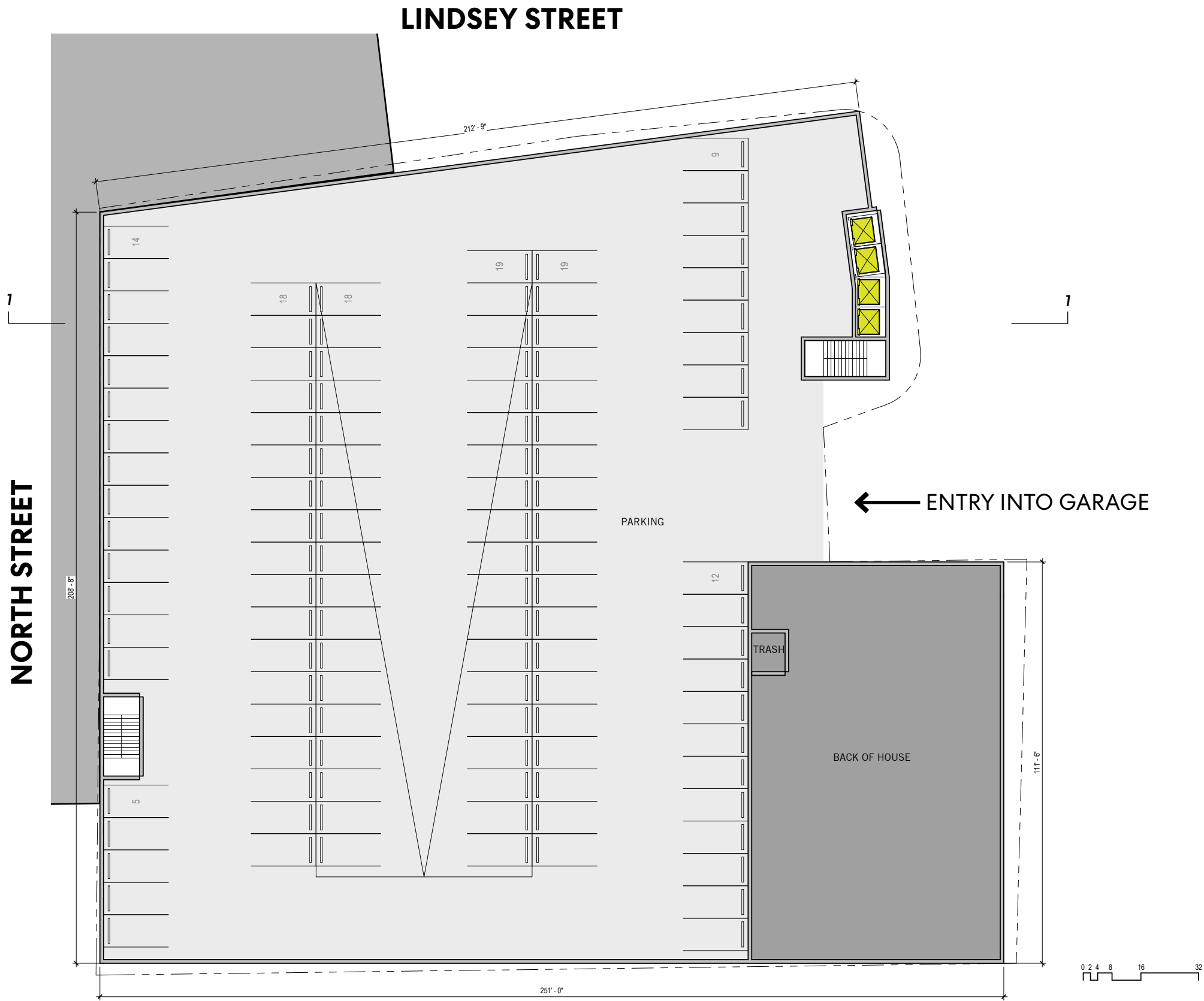
DONUT SCHEME | TYPICAL PARKING

PARKING (Below Grade):
136 Spaces per level
2 Levels of Below Grade Parking



DONUT SCHEME | PARKING ENTRANCE

PARKING (At Grade):
110 Spaces per level



DONUT SCHEME | GROUND FLOOR

FLOOR PLAN:

- Lobby
- Leasing
- Amenity Space (i.e. Study Spaces)
- Fitness + Restrooms

RESIDENTIAL:

- (10) Studio Units: 10 Beds
- (11) 2 Bed Units: 22 Beds
- (4) 4 Bed Units: 16 Beds
- TOTAL: 25 Units, 48 Beds**

POOL DECK



DONUT SCHEME | TYPICAL RESIDENTIAL

FLOOR PLAN:

- (15) Studio Units: 15 Beds
- (18) 2 Bed Units: 36 Beds
- (7) 4 Bed Units: 28 Beds
- TOTAL: 40 Units, 79 Beds**



DONUT SCHEME | PENTHOUSE

FLOOR PLAN:

- (15) Studio Units: 15 Beds
- (3) 2 Bed Units: 6 Beds
- (8) 4 Bed Units: 32 Beds
- (15) 4 Bed Townhouse: 60 Beds
- TOTAL: 41 Units, 113 Beds**



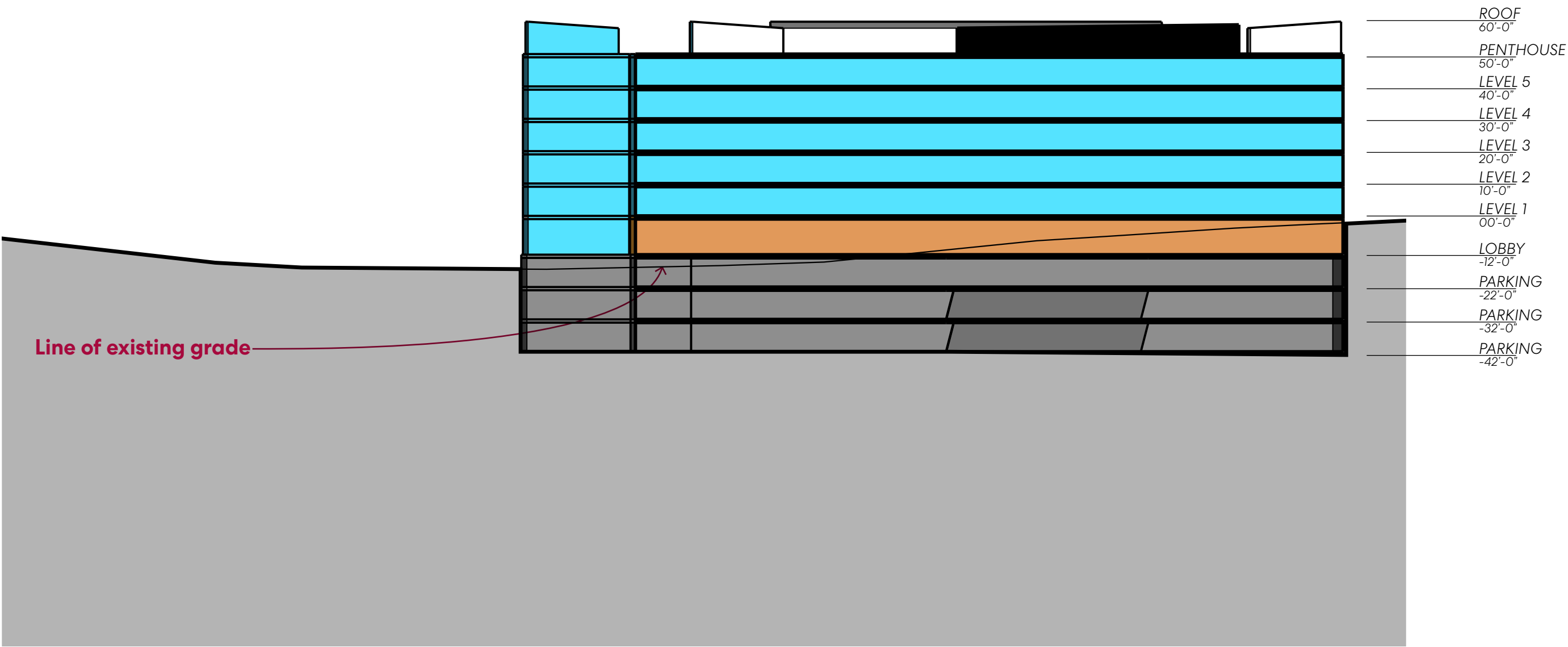
DONUT SCHEME | REFERENCE SECTION 1

RESIDENTIAL:

- 1 Full plate with penthouses
- 4 Full plates
- 1 Partial plate

PARKING:

- 1 level above grade
- 2 levels below grade



DONUT SCHEME | UNIT MATRIX

410 North Street

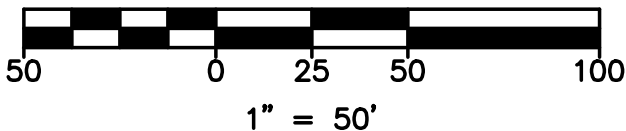
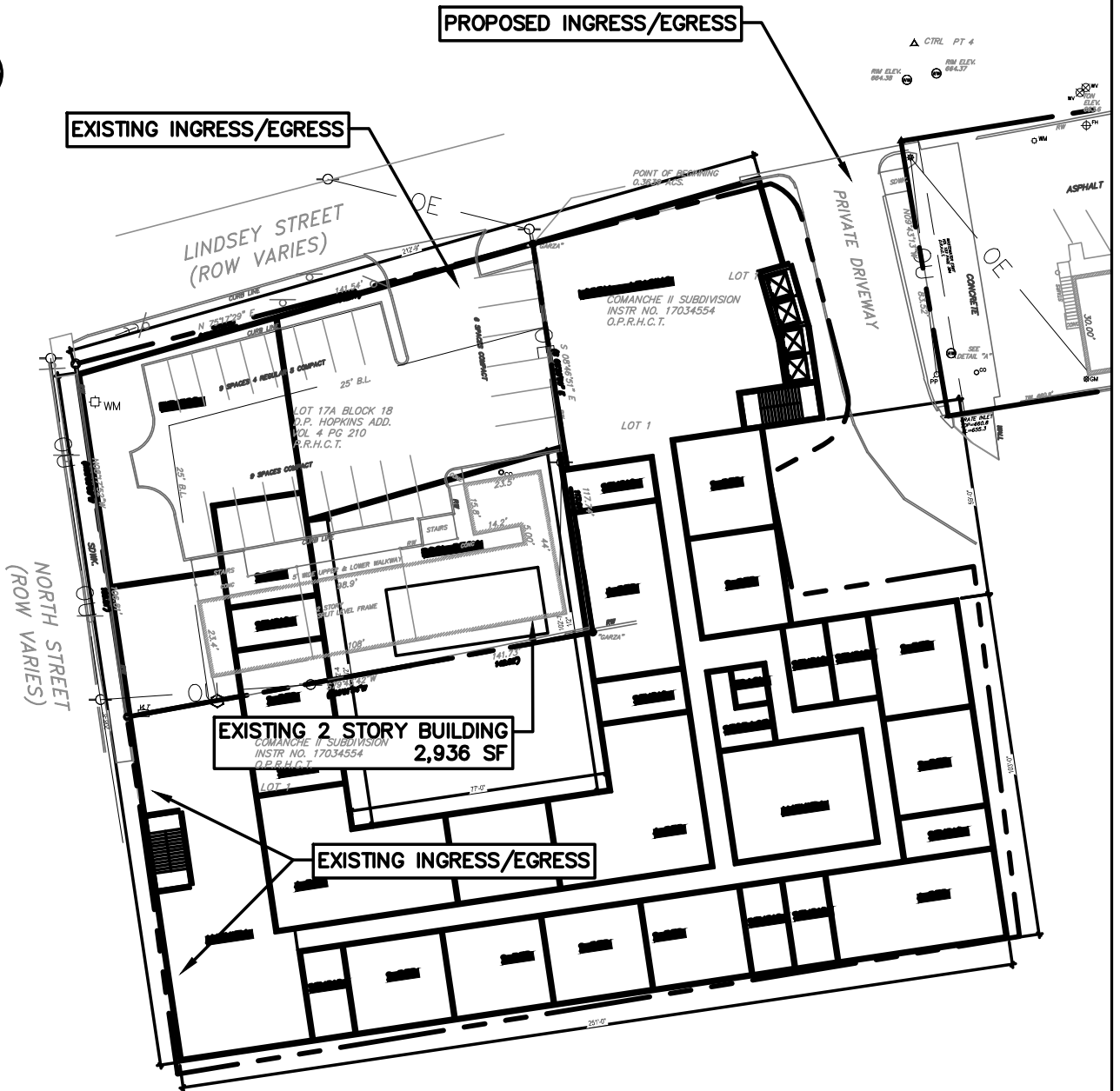
23-Apr-21

UNIT MATRIX (Option A)							
Unit Type		Beds Per Unit	Units Per Level	Bed Count Per Level	Total Bed Count	Total Unit Count	Unit Mix
STUDIO	GROUND LEVEL	1	10	10	10	10	4%
2 BEDROOM		2	11	22	22	11	5%
4 BEDROOM		4	4	16	16	4	2%
STUDIO	LEVEL 01 - 04	1	15	15	60	60	27%
2 BEDROOM		2	18	36	144	72	32%
4 BEDROOM		4	7	28	112	28	12%
STUDIO	PENTHOUSE LEVEL (05)	1	15	15	15	15	7%
2 BEDROOM		2	3	6	6	3	1%
4 BEDROOM		4	8	32	32	8	4%
4 BEDROOM TOWNHOUSE		4	15	60	60	15	7%
OVERALL TOTAL					477	226	100%

PARKING PROVIDED	
Entry Level Spaces	110
Typical Parking Level Spaces	136
Number of levels	3
70% of Resi Spaces Parked	334
80% of Resi Spaces Parked	382
Total Resi Spots Provided	382

UNIT MIX		
UNIT TYPE	TOTAL NUMBER	% OF TOTAL
Studio	85	38%
2 Bed	86	38%
4 Bed	55	24%
TOTAL	226	100%

Perkins & Will



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TBPE # F-14629
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410 & 420 NORTH STREET
SAN MARCOS, TEXAS

THE MCLAIN

CUP SITE PLAN

DATE:

SCALE:

DRAWN BY:

FILE:

PROJECT No. 113722-00003