



Public Hearing

CUP-21-15

North Street Student Housing

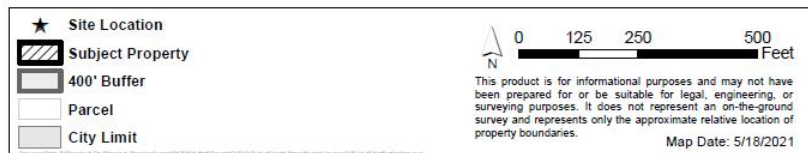
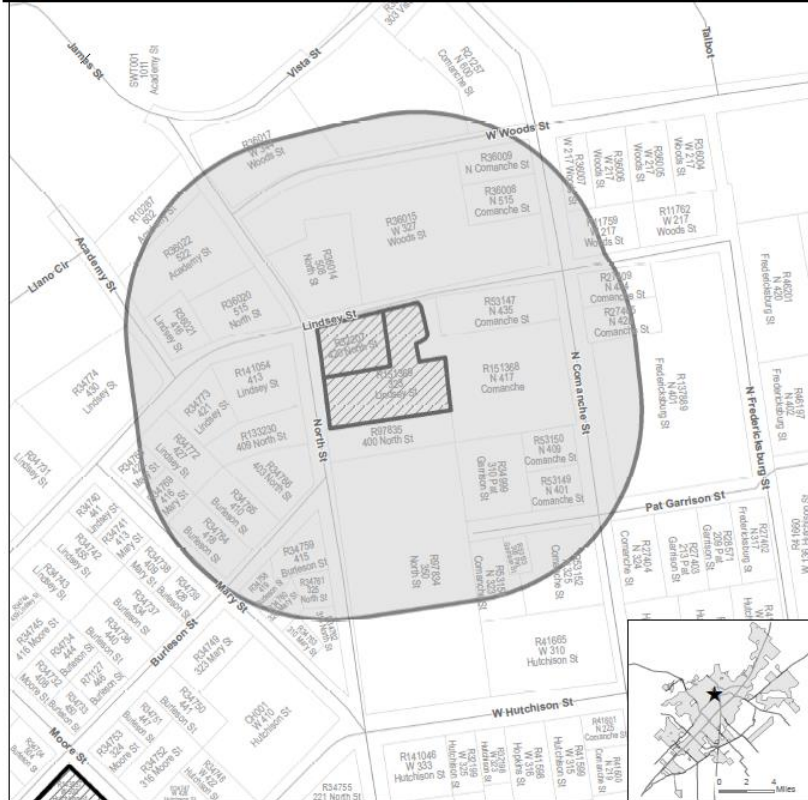
Hold a public hearing and consider a request by Michele Rogerson Lynch, on behalf of 410 North Street LLC and the Hutchison Family Trust, for a Conditional Use Permit to allow a purpose-built student housing development located at 420 North Street and 410 North Street. (T. Carpenter)



Property Information

- Approximately 1.184 acres
- North Street & Lindsey Street

CUP-21-15 400' Notification Buffer North Street Student Housing — 420 North St





Context & History

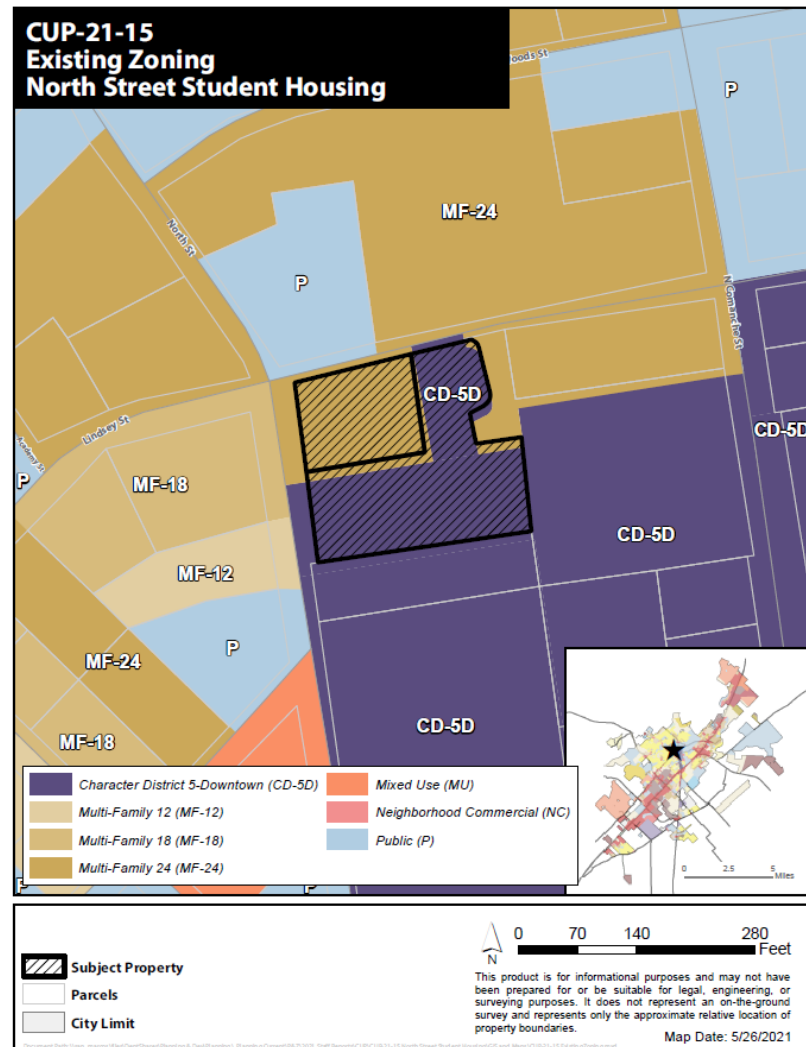
- Currently Vacant & Multifamily
- Surrounding Uses
 - Texas State University
 - Multifamily
 - Purpose Built Student Housing
- 2017 SmartCode Warrant for Student Housing - Approved





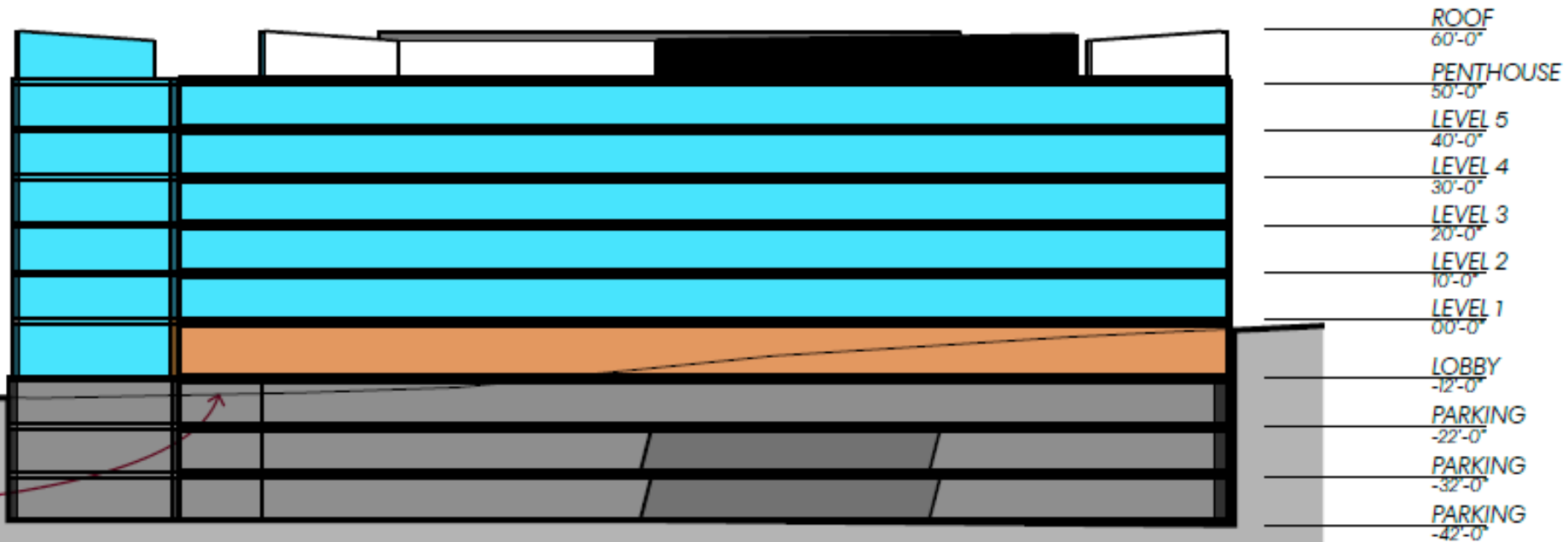
Context & History

- Existing Zoning:
Multifamily (MF-24)
Character District (CD-5D)
- Proposed Use:
Purpose-Built Student Housing
 - 226 Units
 - 477 Beds
 - 382 Parking Spaces + fee-in-lieu for 119 spaces



LINDSEY STREET







Recommendation

- Staff recommends approval of the request with the following conditions.
1. Approval of this request for Purpose-Built Student Housing does not waive any development code regulations. Back up materials are provided for informational purposes only.