

Conditional Use Permit CUP-21-15

410 / 420 North Street North Street Student Housing



Summary

Request:	Conditional Use Permit for Purpose-Built Student Housing		
Applicant:	Michele Rogers Lynch 221 W 6 th St, Ste 1300 Austin, TX 78701	Property Owners:	Hutchison Family Trust 1857 N 10 th St Washougal, WA 98671 410 North Street LLC 5900 Balcones Drive, Ste 100 Austin, TX 78731
CUP Expiration:	N/A	Type of CUP:	Purpose Built Student Housing
# of units proposed:	226	# of bedrooms proposed:	477
Parking Required:	1.05 Per Bedroom 501 spaces total	Parking Provided:	382 spaces (0.8 per bedroom)

Notification

Application:	May 20, 2021	Neighborhood Meeting:	N/A
Published:	May 23, 2021	# of Participants	N/A
Posted:	May 20, 2021	Personal:	May 20, 2021
Response:	Opposed: 0 Support: 1 General Inquiry: 1		

Property Description

Legal Description:	Lot 17, Block 18 of the D.P. Hopkins Subdivision		
Location:	North Street at Lindsey Street		
Acreage:	1.184 acres	PDD/DA/Other:	N/A
Existing Zoning:	MF-24 / CD-5D	Proposed Zoning:	CD-5D
Existing Use:	Multifamily	Proposed Use:	Purpose-Built Student Housing
Preferred Scenario:	Downtown High Intensity	Proposed Designation:	Downtown High Intensity
CONA Neighborhood:	Downtown	Sector:	8
Utility Capacity:	Adequate	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey	No

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<u>Surrounding Area</u>	Zoning	Existing Land Use	Preferred Scenario
North of Property:	P / MF-24	Texas State University	Texas State
South of Property:	CD-5D	Multifamily	Downtown High Intensity
East of Property:	CD-5D	Multifamily	Downtown High Intensity
West of Property:	MF-18	Multifamily	Existing Neighborhood

Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions	<input type="checkbox"/>	Denial
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.				
Staff: Tory Carpenter, AICP, CNU-A		Title : Planner		Date: June 3, 2021

History

This request is being heard in conjunction with a zoning change request to CD-5D for the north portion of the subject property.

In 2017, the previous owner of the south portion of the property was granted a SmartCode Warrant for purpose-built student housing. This warrant, which was approved by City Council via resolution 2017-128R, was specific to the property owner and design of the building and cannot be transferred to the current owner without Council action.

Additional Analysis

The provided plans indicate that 382 parking spaces of the required 501 will be provided by the development. The developer has the option to pay a fee in lieu for the remaining 119 parking spaces. Per the current fee schedule, the required fee in lieu would be \$628,558.

Additional analysis is provided below.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

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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 envisions a vibrant Downtown in which density is encouraged and supported.</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 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> <p><i>There are a number of purpose-built student housing and multifamily developments in the immediate area.</i></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> <p><i>While this development would likely increase pedestrian and vehicular traffic in the immediate area, the ultimate vision for downtown is to provide a walkable environment. The developer would be required to construct significant streetscape improvements. Furthermore, student housing adjacent to Texas State University will likely reduce the number of students driving to campus which can reduce commuter vehicular traffic.</i></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>If approved, the developer would be required to follow all City codes, including the new downtown design architectural requirements related to massing and articulation.</i></p>
<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>If approved, the development must meet Code requirements including the CD-5D district standards.</i></p>

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Evaluation			Criteria for Purpose Built Student Housing Approval (Sec. 5.1.4.9)
Consistent	Inconsistent	Neutral	
	<u>X</u>		The ability for the development to transition in the future to accommodating a more diverse population; <i>The applicant is proposing a standard rent by the bedroom project with multiple rooms per unit. This type of development does not allow for an easy transition for a more diverse population.</i>
		<u>X</u>	The Durability, energy efficiency and longevity of the building <i>There is no indication that this development will be constructed to a higher standard than the minimum development code and building codes.</i>
<u>X</u>			The location of the development in relation to alternative transportation networks to and from the University including sidewalks, bike lanes, and transit networks <i>This development's proximity to the university</i>
		<u>X</u>	Mitigation of any adverse effects on adjacent property or neighborhoods <i>None noted.</i>
<u>X</u>			Compliance with the Comprehensive Plan, Downtown Master Plan, and any other adopted City plans or policies. <i>The proposed use density is consistent with the Downtown Intensity Zone.</i>