



Legislation Details (With Text)

File #: PC-20-32 **Version:** 1 **Name:**

Type: Action Item **Status:** Individual Consideration

File created: 10/19/2020 **In control:** Planning and Zoning Commission

On agenda: 12/8/2020 **Final action:**

Title: PC-20-32 (Redwood Multifamily) Consider a request by Steven Buffum, Costello Inc., on behalf of LDG Development LLC, and Three Rivers Development, LLC, for approval of a multifamily subdivision with 20 new multifamily residential lots known as the Redwood Subdivision Final Plat, consisting of approximately 15.152 acre, more or less, out of the Barnett O. Kane Survey, Abstract No. 281, located in the 1600 Block of Redwood Road. (A. Villalobos)

Sponsors:

Indexes:

Code sections:

Attachments: 1. PC-20-32 Staff Report, 2. PC-20-32 Aerial Map, 3. PC-20-32 P&Z Plat, 4. PC-20-32 Application, 5. PC-20-32 Presentation

Date	Ver.	Action By	Action	Result
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AGENDA CAPTION:

PC-20-32 (Redwood Multifamily) Consider a request by Steven Buffum, Costello Inc., on behalf of LDG Development LLC, and Three Rivers Development, LLC, for approval of a multifamily subdivision with 20 new multifamily residential lots known as the Redwood Subdivision Final Plat, consisting of approximately 15.152 acre, more or less, out of the Barnett O. Kane Survey, Abstract No. 281, located in the 1600 Block of Redwood Road. (A. Villalobos)

Meeting date: December 8, 2020

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

Fiscal Note:

Prior Council Action: n/a

City Council Strategic Initiative:

N/A

Comprehensive Plan Element (s):

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Core Services
- Not Applicable

Master Plan:

Vision San Marcos - A River Runs Through Us

Background Information:

The project is proposing 296 units for the purposes of multifamily. The project includes new streets and residential lots. In August, 2020, the City Council approved a Resolution of No Objection for a Low Income Housing Tax Credit (LIHTC) project on the subject property. On August 20, 2020, the project received approval by the Parks Board to pay a fee-in-lieu of parkland dedication in the amount of \$93,832. The project is also required to pay a parkland development fee of \$125,208.

Staff has reviewed the Public Improvement Construction Plans (PICPs), Watershed Protection Plan (WPP), and Traffic Impact Analysis (TIA) applications and has determined that the applications are substantially approved, however, they have not yet been issued. Staff has included a condition on the plat to address this.

Council Committee, Board/Commission Action:

n/a

Alternatives:

n/a

Recommendation:

Staff recommends **approval** of PC-20-32 with the following condition:

1. All Public Improvement Construction Plans (PICPs), Watershed Protection Plan (WPP), and Traffic Impact Analysis (TIA) applications are approved.

