



## Legislation Details (With Text)

|                       |   |                      |   |                                |  |
|-----------------------|---|----------------------|---|--------------------------------|--|
| <b>File #:</b>        | CUP-21-15   | <b>Version:</b>      | 1 | <b>Name:</b>                   |  |
| <b>Type:</b>          | Discussion Item   | <b>Status:</b>       |   | Reported to Council            |  |
| <b>File created:</b>  | 5/26/2021   | <b>In control:</b>   |   | Planning and Zoning Commission |  |
| <b>On agenda:</b>     | 6/8/2021  | <b>Final action:</b> |   |                                |  |
| <b>Title:</b>         | 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) |                      |   |                                |  |
| <b>Sponsors:</b>      | Tory Carpenter  |                      |   |                                |  |
| <b>Indexes:</b>       |   |                      |   |                                |  |
| <b>Code sections:</b> |   |                      |   |                                |  |
| <b>Attachments:</b>   | 1. CUP-21-15 Staff Report, 2. CUP-21-15 Maps, 3. CUP-21-15 Application Documents, 4. CUP-21-15 Presentation   |                      |   |                                |  |

| Date     | Ver. | Action By                      | Action                 | Result |
|----------|------|--------------------------------|------------------------|--------|
| 6/8/2021 | 1    | Planning and Zoning Commission | recommended for denial | Pass   |

### **AGENDA CAPTION:**

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)

**Meeting date:** June 8, 2021

**Department:** Planning & 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:** Click or tap here to enter text.

**City Council Strategic Initiative:** [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

**Comprehensive Plan Element (s):** [Please select the Plan element(s) and Goal # from dropdown menu below]

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☐ Land Use - Direct Growth, Compatible with Surrounding Uses
- ☐ Neighborhoods & Housing - Housing Opportunities for Texas State Students in appropriate areas
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Core Services
- ☐ Not Applicable

**Master Plan:** [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]

Choose an item.

**Background Information:**

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.

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.

See additional analysis below.

**Council Committee, Board/Commission Action:**

Click or tap here to enter text.

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Staff recommends **approval with 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.