



Legislation Details (With Text)

File #: CUP-22-01 **Version:** 1 **Name:**
Type: Action Item **Status:** Reported to Council
File created: 1/12/2022 **In control:** Planning and Zoning Commission
On agenda: 1/25/2022 **Final action:**
Title: CUP-22-01 (Fredericksburg Purpose Built Student Housing) Hold a public hearing and consider a request by Ed Theriot, on behalf of Jared Schenk, for a Conditional Use Permit to allow a purpose built student housing development located at the intersection of North Fredericksburg Street and Pat Garrison Street. (D. Dueitt)
Sponsors: Dalton Dueitt

Indexes:

Code sections:

Attachments: 1. CUP-22-01 Staff Report, 2. CUP-22-01 Maps, 3. CUP-22-01 Project Details, 4. CUP-22-01 Application Documents, 5. CUP-22-01 Letter of Support, 6. CUP-22-01 Presentation

Date	Ver.	Action By	Action	Result
1/25/2022	1	Planning and Zoning Commission	recommended for denial	Pass

AGENDA CAPTION:

CUP-22-01 (Fredericksburg Purpose Built Student Housing) Hold a public hearing and consider a request by Ed Theriot, on behalf of Jared Schenk, for a Conditional Use Permit to allow a purpose built student housing development located at the intersection of North Fredericksburg Street and Pat Garrison Street. (D. Dueitt)

Meeting date: January 25, 2022

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: [Click or tap here to enter text.](#)

Account Number: [Click or tap here to enter text.](#)

Funds Available: [Click or tap here to enter text.](#)

Account Name: [Click or tap here to enter text.](#)

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 - Choose an item.
- ☐ 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:

The applicant is requesting to develop a purpose built student housing project that will consist of two 5-story buildings, one of which will include a parking garage. The development will provide 139 units and 349 bedrooms, an average of 2.7 bedrooms per unit. Right-of-way improvements are still being discussed between the Engineering Department and the developer, however it is projected a roundabout will be required to be installed at the intersection of North Fredericksburg Street and Pat Garrison Street.

The development is proposed to occur on five separate lots, all of which are listed on My Historic SMTX Resources Survey as “Medium Priority” due to existing building’s historic integrity. The existing buildings include the former Frost Bank and drive thru (1970-1975), residential homes (1940-1950), and the Hair Solutions establishment (1955). Demolition of any of these buildings is subject to the review by the Historic Preservation Commission under the City’s demolition delay ordinance, which provides for the temporary delay of issuance of permits for demolition of qualifying historic age buildings.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends approval of this request with the following conditions:

1. The development shall be subject to the leasing standards provided in Section 5.1.4.9(B) of the Land Development Code.
2. The Conditional Use Permit will expire if the conditional use of purpose built student housing has been discontinued for a period exceeding six (6) months after issuance of the Certificate of Occupancy.