



Legislation Text

File #: CUP-19-06, **Version:** 1

AGENDA CAPTION:

CUP-19-06 (Stonecreek Crossing Multifamily) Hold a public hearing and consider a request for a Conditional Use Permit to allow multifamily apartments with a limit of 24 units per acre for an approximately 16.7 acre tract, more or less, within the limits of the Stonecreek PDD, located on Lot 9B, Block 3, Stonecreek Crossing. (W. Parrish)

Meeting date: February 12, 2019

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: [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 - High Density Mixed Use Dev. & Infrastructure in the Activity Nodes & Intensity Zones (supporting walkability and integrated transit corridors)

☒ Neighborhoods & Housing - Diversified housing options to serve citizens with varying needs and interests

☐ Parks, Public Spaces & Facilities - Choose an item.

☐ Transportation - Choose an item.

☐ Not Applicable

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

Choose an item.

Background Information:

This property is within the bounds of the Stonecreek PDD. Development of the property is governed by a PDD, approved in 2008 with a base zoning of Mixed Use (MU) and General Commercial (GC). The majority of the lots within the Stonecreek PDD have been developed as retail or restaurant uses, and two hotels have been built.

In both the PDD and the Land Development Code, multifamily development within a General Commercial zoning district requires a Conditional Use Permit. This is not a request for Purpose Built Student Oriented Housing.

Click or tap here to enter text.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff has reviewed the application against the criteria in section 2.8.3.4 and recommends **approval** with the following conditions:

- The project shall comply with Section 9.4.3 of the San Marcos Land Development Code, the Multifamily Residential Design Standards with the exception of Section 9.4.3.4(B);
- The property is limited to 24 units per acre.