



## Legislation Text

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**File #:** 2021-02RR, **Version:** 1

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**AGENDA CAPTION:**

ZC-21-09 (North Street Student Housing) Hold a public hearing and consider a request by Michele Rogerson Lynch, on behalf of the Hutchison Family Trust, for a zoning change from Multifamily (MF-24) to Character District 5D (CD-5D), or, subject to consent of the owner, another less intense zoning district classification, for approximately 0.328 acres consisting of lot 17 A, block 18 of the D.P. Hopkins Addition located at 420 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:** 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 - 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 zoning change request is being heard concurrently with a conditional use permit request for purpose-built student housing (CUP-21-15) which consists of this property and the property to the south. This zoning change request is needed to have a single zoning district for the proposed purpose-built student housing development.

Click or tap here to enter text.

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

N/A

**Alternatives:**

N/A

**Recommendation:**

Staff recommends **approval** of the zoning change as submitted.