



Legislation Text

File #: 2022-365, **Version:** 1

Consider public testimony regarding, and an ordinance zoning 31.72 acres located south of University Boulevard and west of SH 130 to the Planned Unit Development (PUD) No.142 zoning district. (First Reading)*

The owner CSTX USX ACCOMMODATION LLC requests a PUD called the University Marketplace. The PUD proposes a multi-level, urban multifamily residential building at the rear of the project site and commercial buildings along University Avenue and CR 118.

The urban multifamily component will have a maximum of 1,550 residential units and a maximum building height of 6-stories. The proposed residential structure will be set back from adjacent single family home lots by limiting the height as follows:

- 1) Maximum building height within 40 feet of the western property boundary shall be limited to 2 stories
- 2) Maximum building height within 80 feet of the western property boundary shall be limited to 3 stories
- 3) Maximum building height within 100 feet of the western property boundary shall be limited to 4 stories or greater not to exceed 6 stories.

At least 90% of the required residential parking will be provided in a multi-level parking structure which will be directly attached to the residential structure. The design elements of the building shall substantially comply with the depictions contained in the proposed attached elevation including, but not limited to elevation variation, roof pitch, and orientation.

The PUD incorporates the requirements of the MF-3 (Multifamily-Urban) zoning district, which include structured parking, balconies on at least 25% of all dwelling units, internal stairways, amenities, streetscape and landscape features. The development will provide 5 amenities, one more than required by the MF-3 district.

A compatibility buffer is also required for urban multifamily developments when it is adjacent to existing or planned single family developments. A landscape buffer and a fence/wall will be required along the western project boundary.

The PUD shows land uses on the various parcels in the Concept Plan to include:

Parcel 1-A	C-1a, as limited by Section 7.1	Fuel sales prohibited
Parcel 1-B	C-1a, as limited by Section 7.1	Fuel sales allowed
Parcel 1-C	C-1a, as limited by Section 7.1	Fuel sales prohibited
Parcel 2	MF-3 (Multi-Family - Urban)	

Parcel 3	C-1a, as limited by Section 7.1	Self-service storage (multi-story facilities
		with internal access to storage units)

The Planning and Zoning Commission unanimously recommended the PUD 7-0 on October 5, 2022. There were no public comments.