



PSA-23-02

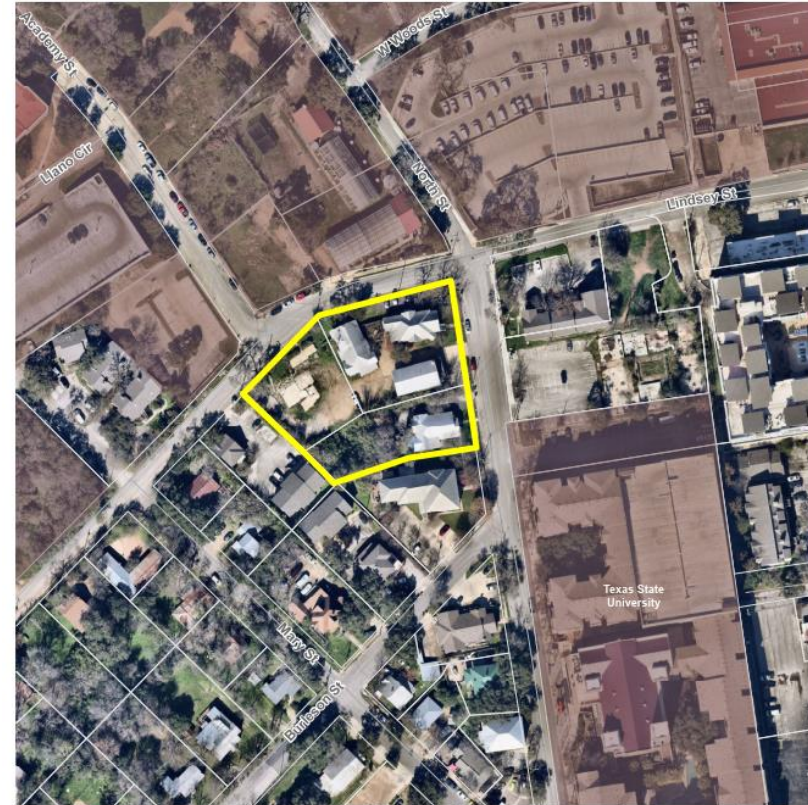
North & Lindsey Street Preferred Scenario Amendment Existing Neighborhood to High Intensity (Downtown)

Receive a staff presentation and hold a public hearing to receive comments for or against a request by Shannon Mattingly, Drenner Group, on behalf of Peggy Taylor and Daryl Burtshell, for a Preferred Scenario Amendment from “Existing Neighborhood” to “High Intensity- Downtown” for approximately 1.139 +/- acres of land, more or less, out of the J.M Veramendi Survey, Abstract 17, generally located southwest of the intersection between Lindsey St and North St.



Property Information

- Approximately 1.139 acres
- Located within the City limits southwest of the intersection between Lindsey St and North St
- Currently contains 4 separate residential structures.
- Surrounding Land Uses
 - Texas State Campus
 - Multifamily
 - Residential (sorority house)



- Subject Property
- Texas State
- Parcel

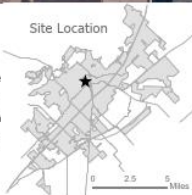


0 70 140 280
Feet

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Date: 2/12/2024

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Related Applications

PSA-23-02
(orange)

“Existing Neighborhood” to High Intensity-Downtown for land west of North St

ZC-23-19 - MF to CD-5D
(hatched)

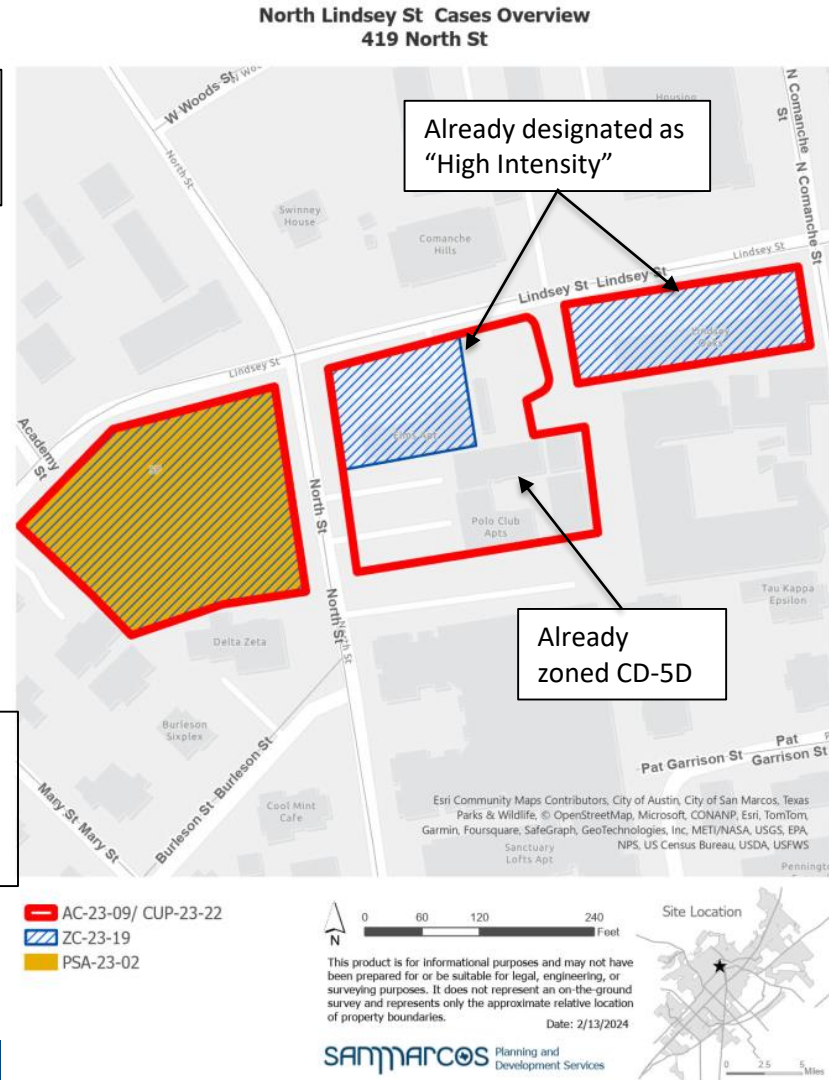
Can only be approved for land designated as “High Intensity”

AC-23-09 – 7 Story Buildings
(red outline)

Can only be approved for land zoned “CD-5” or “CD-5D”

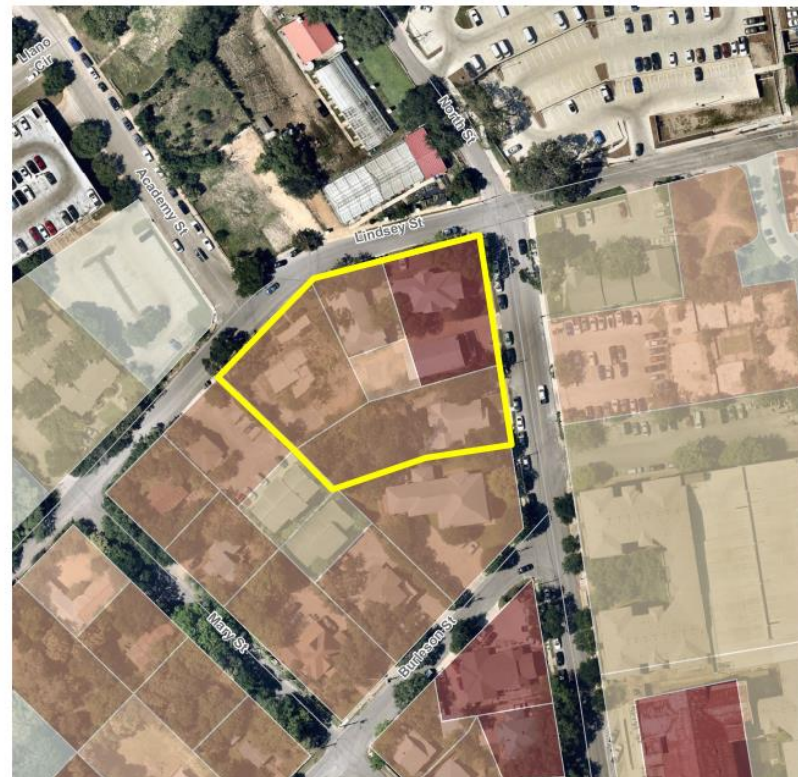
CUP-23-22 Purpose Built Student Housing
(also red outline on the map)

May be considered independently. Student Housing is a Conditional Use in all existing zoning districts



Historic Preservation

- Not located within a designated Historic District.
- 419 North St is classified as “High Priority” on the Historic Resources Survey. Property is an example of a 1900 Queen Anne style residence with original wooden features.
- 409 North St and 413 Lindsey classified as “Medium Priority” on the Historic Resources – both are examples of 1925 bungalows.

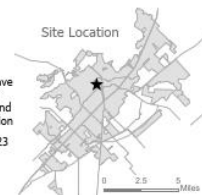


- Subject Property
- High
- Medium
- Low
- Low (not historic)
- Low (vacant)



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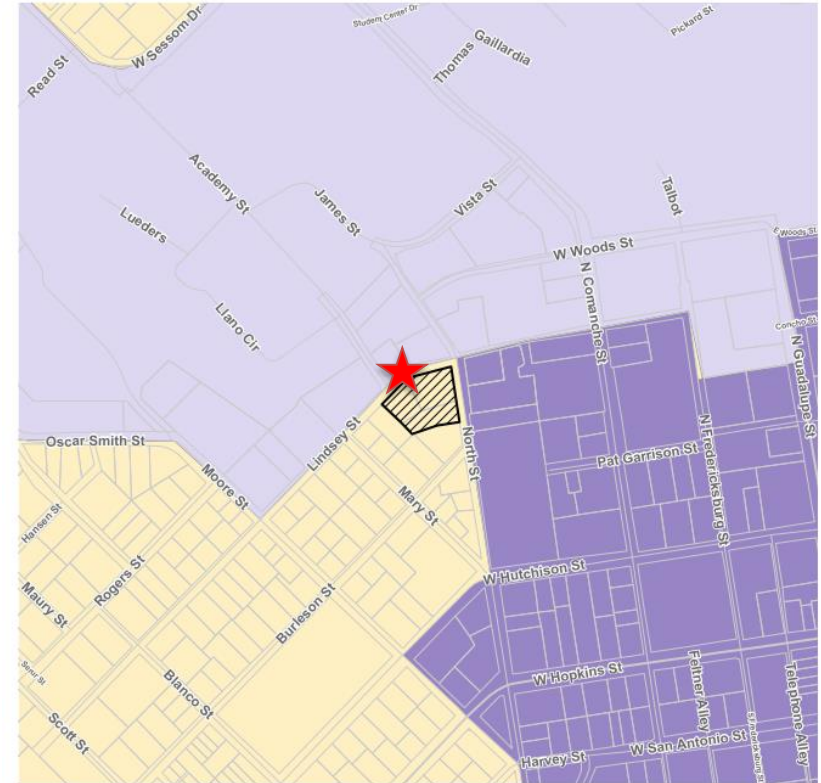
Date: 8/29/2023





Request

- Amend the Preferred Scenario Map
- Existing Neighborhood to High Intensity (Downtown)
- Related applications
 - ZC-23-19 (MF-12/ MF-18/MF-24 to CD-5D)
 - CUP-23-22 (North Lindsey Student Housing)
 - AC-23-09 (North Lindsey St 7 Story Building Height)

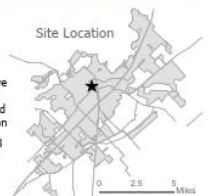


- ▨ Subject Property
- Parcels
- High Intensity
- Low Intensity
- Existing Neighborhood



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Current Designation

“Existing Neighborhood”

- *“Established, primarily residential areas intended to maintain their existing character and to follow development and redevelopment patterns that are compatible with the existing character.”*
- Allows Conventional Residential Districts and Neighborhood Density Districts with an Existing Neighborhood Regulating Plan.
- Zoning changes require a Neighborhood Meeting.

Proposed Designation

“High Intensity”

- *“The future vision for downtown includes compactness, great streets, pedestrian and bike accessibility, and public spaces for social interaction.” (Vision San Marcos)*
- Allows all zoning districts except Conventional Residential.

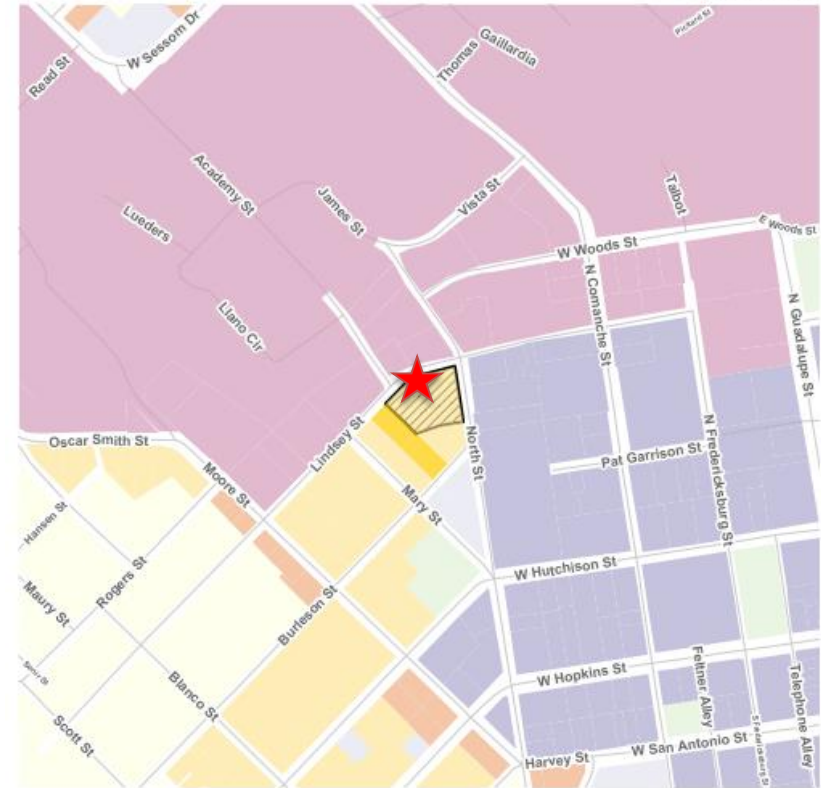
TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS				
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER
Conventional Residential	NP	NP	C	PSA	PSA
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP
Character Districts	NP	See Section 4.1.2.6	PSA	C	NP
Special Districts	PSA	NP	PSA	NP	C
Legend	PSA = Not Allowed (PSA Required)		NP = Not Preferred		C = Consider



Request

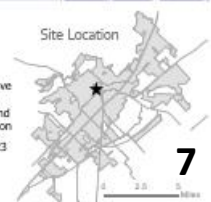
- Property shown as “Neighborhood - Medium” in the draft Vision SMTX Comprehensive Plan.
- If approved, property would be given a “Mixed Use Medium” designation on new map.



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Concept Plan



Criteria for Approval (Section 2.4.2.4)



1. Whether the proposed amendment is consistent with other policies of the Comprehensive Plan;
2. Whether the proposed amendment is consistent with any adopted small area plan or neighborhood character study for the area; **(N/A)**
3. Whether the proposed amendment promotes the orderly and efficient growth and development of the community and furthers the public health, safety, and general welfare of the City;



Criteria for Approval (Section 2.4.2.4)



4. The proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact; **(N/A)**



5. Whether the proposed amendment constitutes a substantial benefit to the City as a whole and is not solely for the good or benefit of a particular landowner or owners at a particular point in time;



6. Whether the proposed amendment will impact:
 - Adjacent properties
 - Existing or future land use patterns
 - Existing or planned public transportation networks or greenways
 - The natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management.



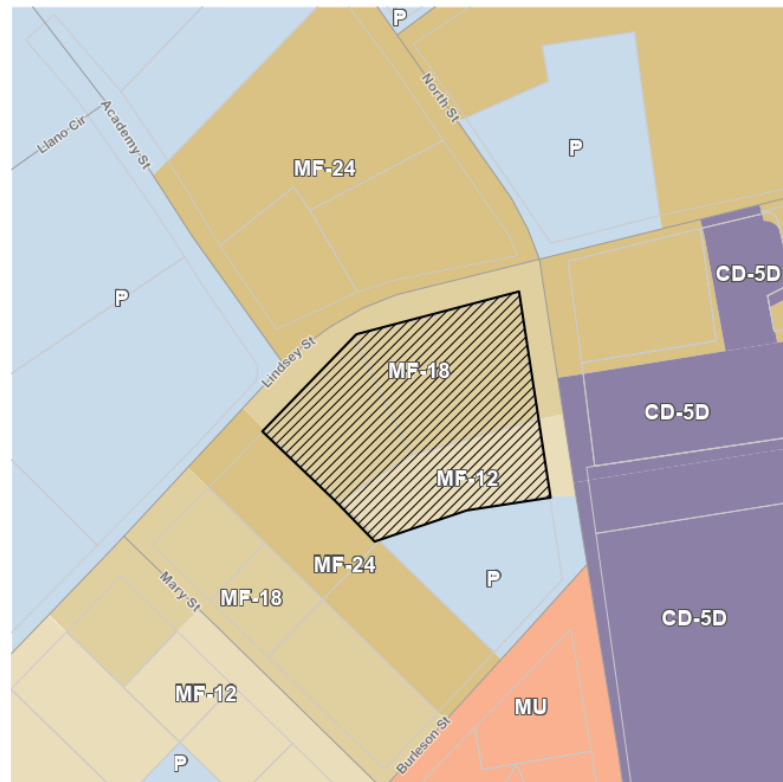
Preferred Scenario Amendment Process

- September 26th Planning & Zoning Commission Update Item (no action)
- September 28th Neighborhood Presentation Meeting
- October 2nd City Council Update item (no action)
- October 18th Neighborhood Commission Update Item (no action)
- January 31st 2nd Neighborhood Presentation Meeting
- February 27th Planning & Zoning Commission Public Hearing
- March 19th **City Council Public Hearing (no action)**
- April 2nd City Council Public Hearing & First Reading
- April 16th City Council Ordinance Reconsideration (2nd Reading)



Recommendation

- Public Hearing only - no action is required by Council at this meeting.
- Planning and Zoning Commission recommended **denial** of PSA-23-02 as presented with a 9-0 vote.
- **Discussion Topics:**
 - Ongoing Comprehensive Plan update
 - Contradiction with other policies in the Comprehensive Plan
 - Historic properties on site and MyHistoricSMTX Survey
 - Ability to develop under existing multifamily zoning
 - Extending the boundary of downtown and encroachment into existing neighborhoods.
- Staff recommended **approval** of PSA-23-02 as presented.



▨ Subject Property

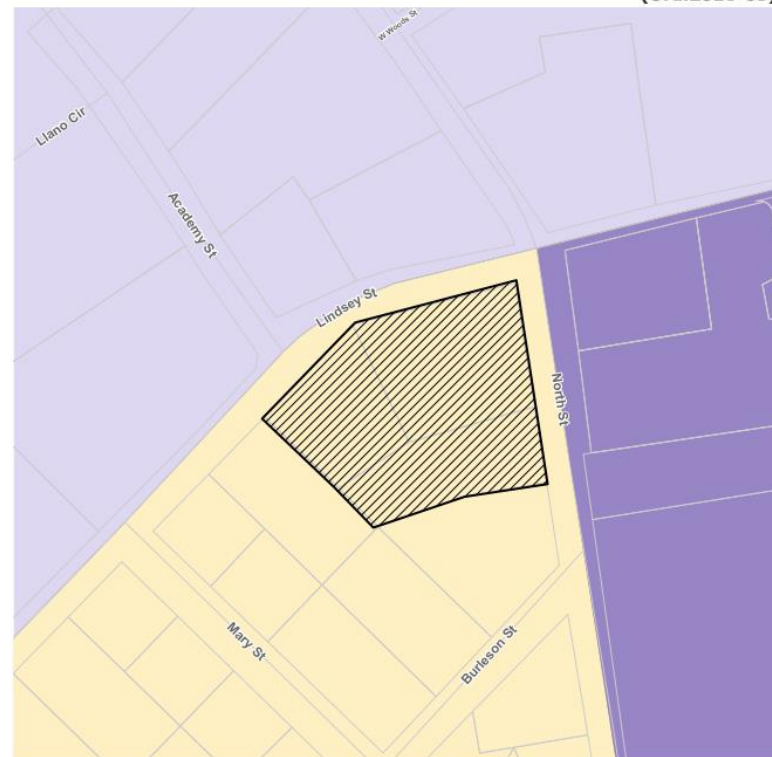
CD-5D
MF-12
MF-18
MF-24
MU
P



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▨ Subject Property

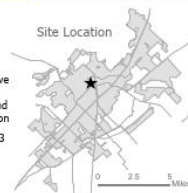
Parcels
High Intensity
Low Intensity
Existing Neighborhood

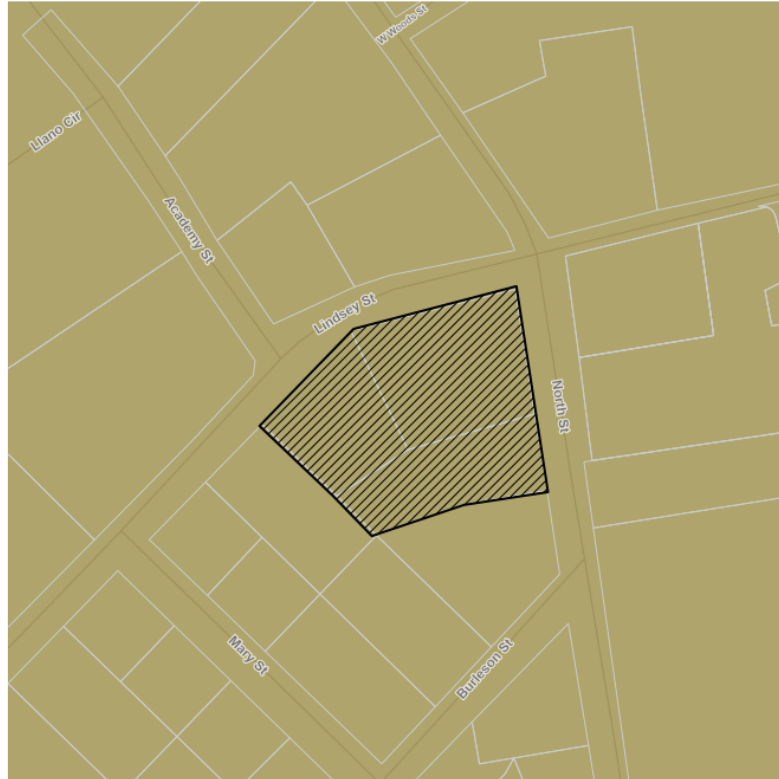


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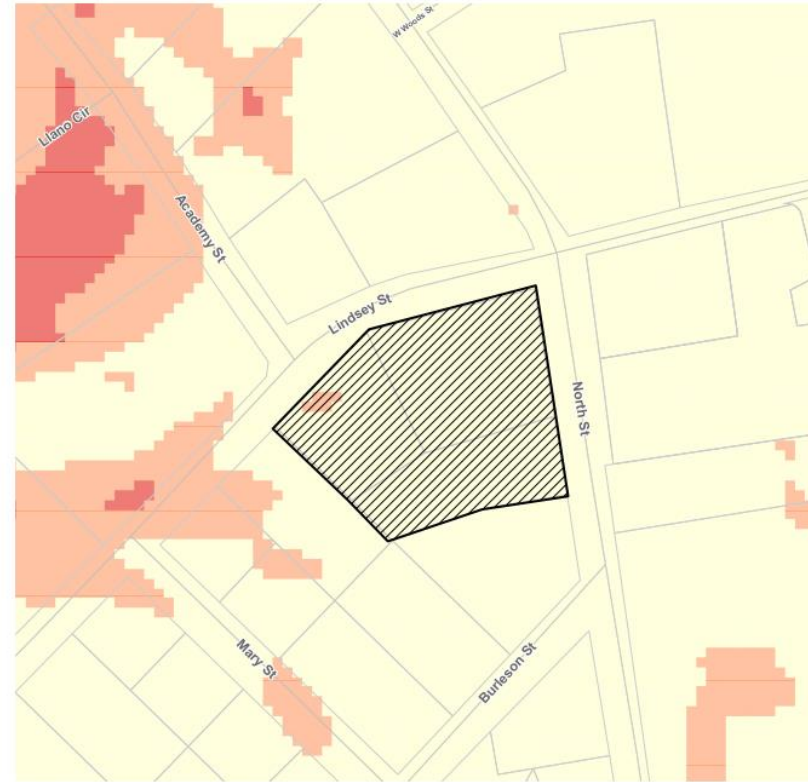
- Subject Property
- Parcels
- Transition Zone
- Minor



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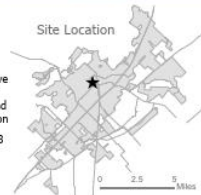
- Subject Property
- Parcels
- 3 - Moderately Constrained
- 4
- 5 - Most Constrained



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- Subject Property
- Sanitary Main Active
- Potable Water Main Active
- Parcels



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- Subject Property
- Enhanced, St
- Enhanced, Ave
- Enhanced, Blvd
- Enhanced, HW
- Enhanced, Pkwy
- Proposed, St
- Proposed, Ave
- Proposed, Blvd
- Proposed, HW
- Proposed, Pkwy



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PSA-23-02

North-Lindsey Street Student Housing Preferred Scenario Amendment - North St/Lindsey St

Travel Demand
Model (2018
TMP): Existing
Daily



- Subject Property
- LOS A (0.00 - 0.60)
- LOS B (0.61 - 0.70)
- LOS C (0.71 - 0.80)
- LOS D (0.81 - 0.90)
- LOS E (0.91 - 1.00)
- LOS F (Over 1.00)
- Parcels



0 130 260 520 Feet

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PSA-23-02

North-Lindsey Street Student Housing Preferred Scenario Amendment - North St/Lindsey St

Travel Demand
Model (2018
TMP): Existing
Peak



- Subject Property
- LOS A (0.00 - 0.60)
- LOS B (0.61 - 0.70)
- LOS C (0.71 - 0.80)
- LOS D (0.81 - 0.90)
- LOS E (0.91 - 1.00)
- LOS F (Over 1.00)
- Parcels



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 LOS A (0.00 - 0.60)
 LOS B (0.61 - 0.70)
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 LOS E (0.91 - 1.00)
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 Parcels



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