



Public Hearing

AC-23-09

North & Lindsey Street Building Height

Hold a public hearing and consider a request by Shannon Mattingly, Drenner Group, on behalf of Peggy Taylor, Daryl Burtshell, and Matthew Kenyon for an Alternative Compliance to the maximum building height requirements in Section 4.4.3.7 of the Land Development Code, increasing the permitted building height from five(5) to seven (7) stories, for a proposed development generally located on the south side of Lindsey Street between N.Comanche St and North St, and southwest of the intersection between Lindsey St and North St (J.Cleary)



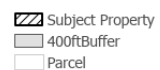
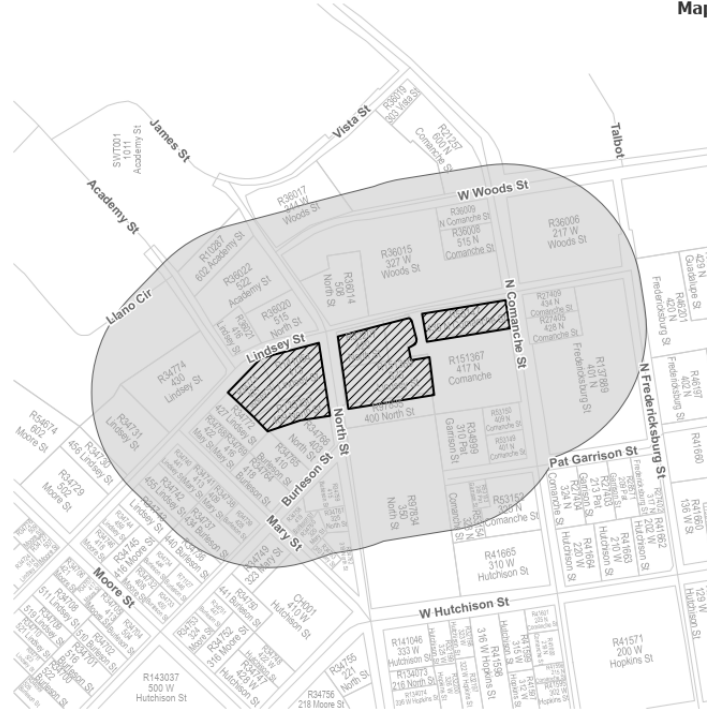
AC-23-09

North Lindsey St 7 Story Building Height
419 North St

Notification
Map

Property Information

- Approximately 3 acres
- Located at the intersection of Lindsey St and North St, south of Texas State University Campus.
- Related applications:
 - PSA-23-02 (Preferred Scenario Amendment Existing Neighborhood to High Intensity)
 - ZC-23-19 (North Lindsey St CD-5D)
 - CUP-23-19 (North Lindsey St Student Housing)



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 10/3/2023



SAN MARCOS Planning and Development Services

narcostx.gov

Context & History

- Existing residential uses on the site (2 story multifamily and 1 story residential structures).
- Surrounding Uses
 - Multifamily/ Student Housing
 - Texas State University
- Adjacent building heights
 - Pointe San Marcos (6 stories)
 - Multifamily Units – 2 story/ 1 story

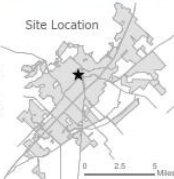
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North Lindsey St 7 Story Building Height
419 North St

Aerial



Subject Property
Texas State



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Date: 2/12/2024

SAN MARCOS Planning and Development Services

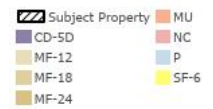
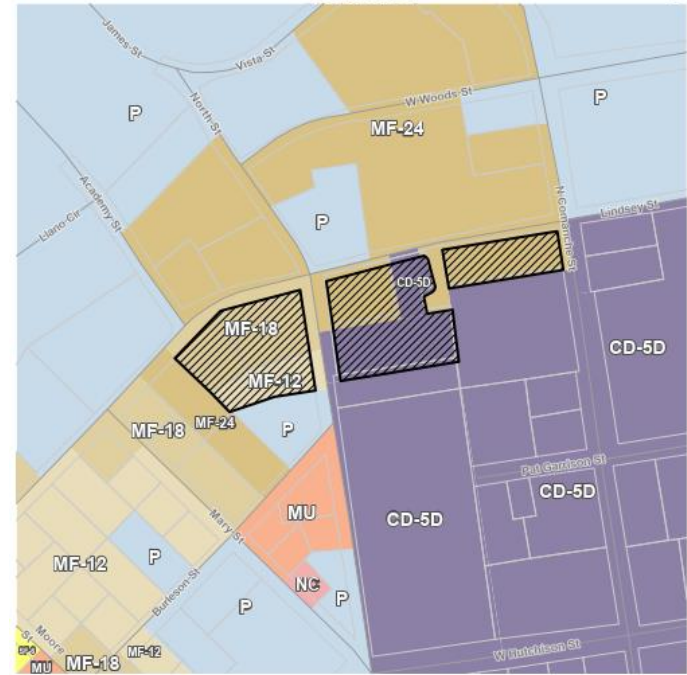
jstx.gov



Context & History

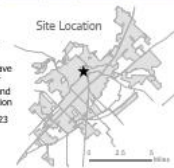
- Existing Zoning: Character District 5 Downtown (CD-5D)
 - 5 stories allowed by right
- MF-12/MF-18 and MF-24
 - 4 stories allowed by right
- Pending zoning change request to rezone entire site to CD-5D (ZC-23-19)
- Proposed Use: Purpose Built Student Housing

AC-23-09 North Lindsey St 7 Story Building Height 419 North St Zoning



0 100 200 400 Feet
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 Date: 9/28/2023

SAN MARCOS Planning and Development Services

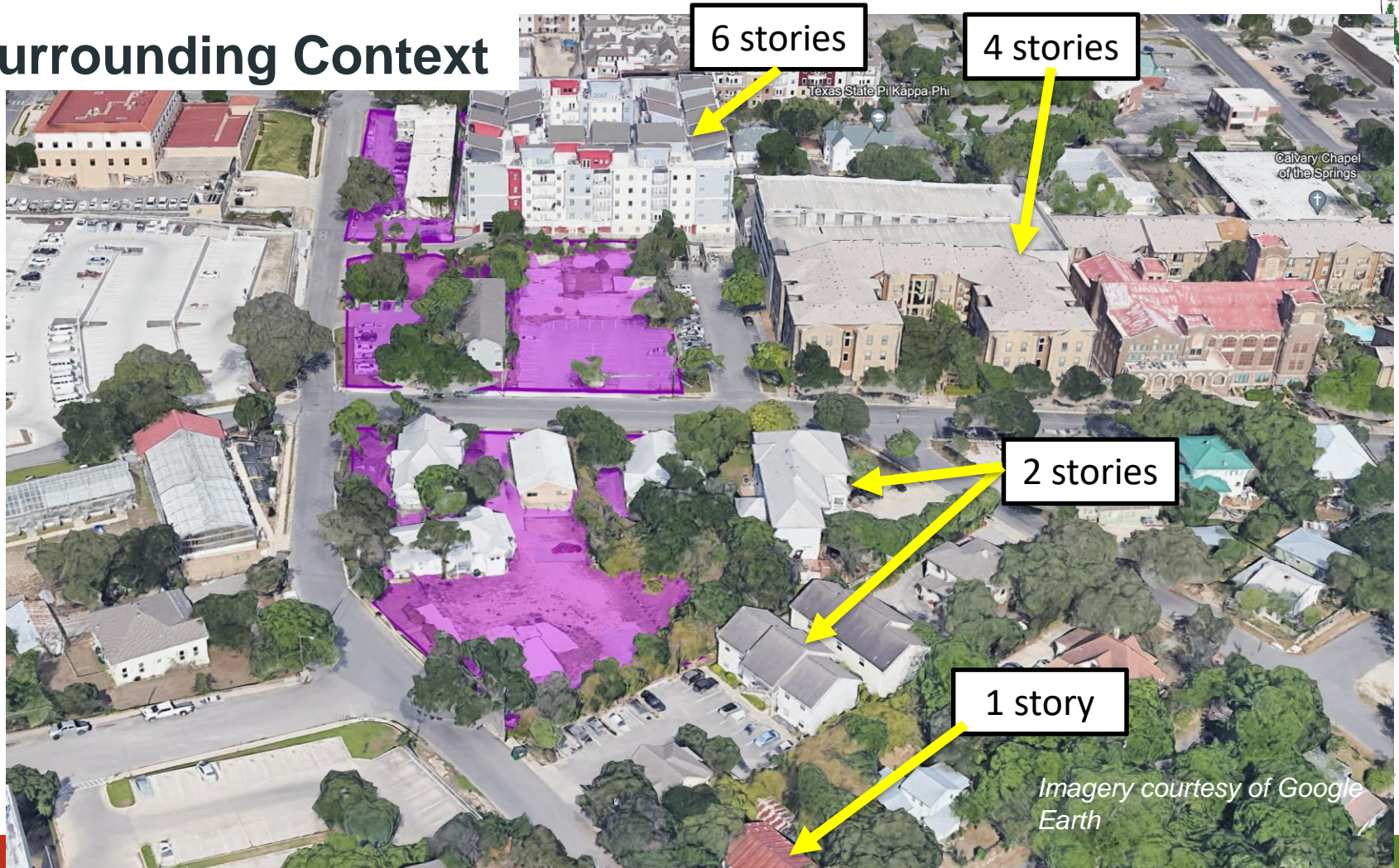


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Surrounding Context



Surrounding Context



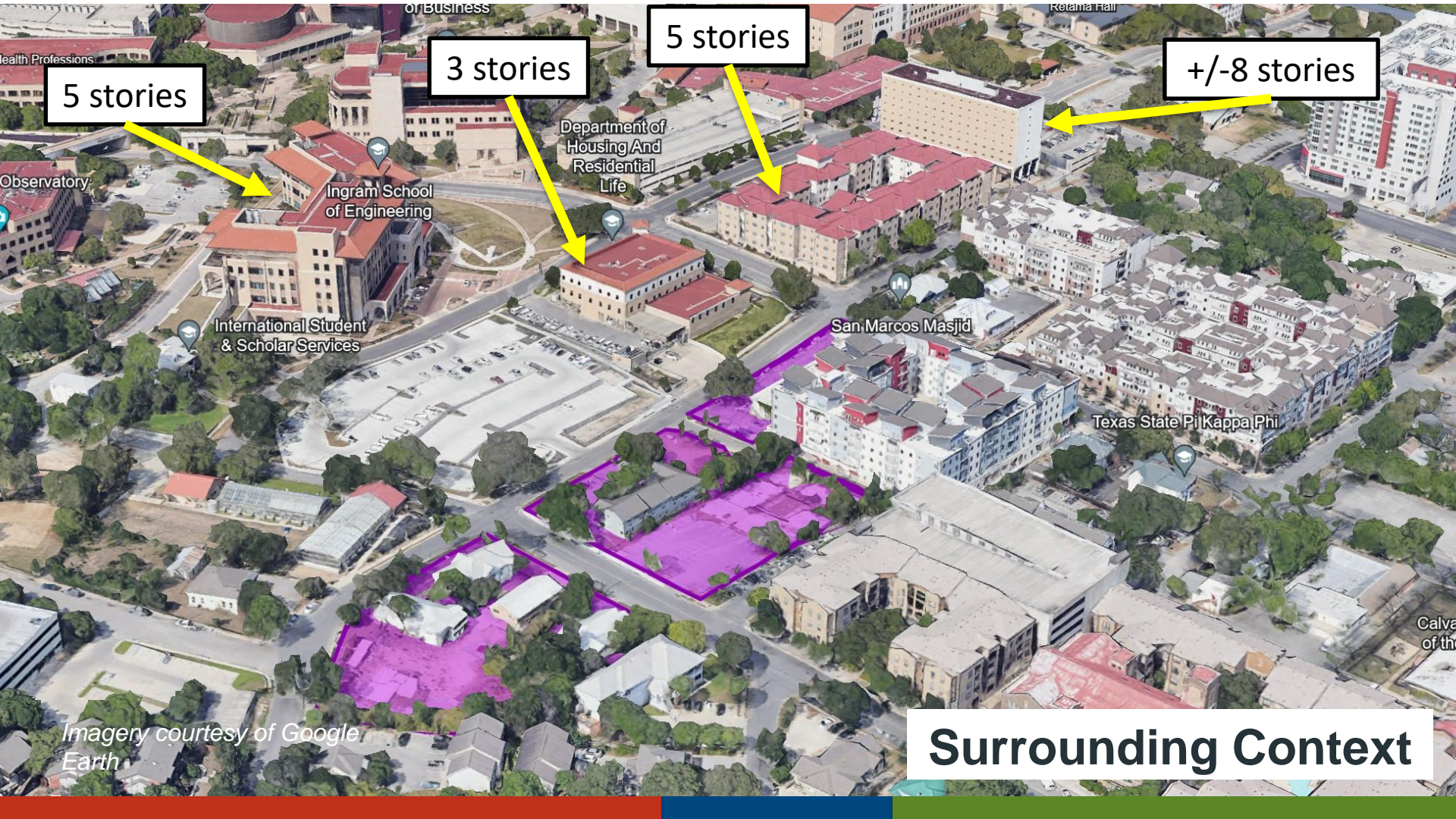
6 stories

4 stories

2 stories

1 story

Imagery courtesy of Google Earth



5 stories

3 stories

5 stories

+/-8 stories

Department of Housing And Residential Life

Ingram School of Engineering

San Marcos Masjid

Texas State Pi Kappa Phi

Imagery courtesy of Google Earth

Surrounding Context



Criteria for Approval (Section 4.3.4.6)

1. The project is consistent with the objectives and guidelines from the City's Comprehensive Plan and Downtown Master Plan where applicable. *Partially met*
2. For a residential project, the additional stories provide an opportunity to include a minimum of ten (10%) percent of the project as affordable housing under Section 4.3.1.1; *Not met*
3. For a residential project, the additional stories provide an opportunity to include a minimum of twenty (20%) percent of the project as workforce housing under Section 4.3.1.1; *Not met*
4. The additional stories provide an opportunity for additional professional office or commercial space providing employment opportunities; *Not met*



Criteria for Approval (Section 4.3.4.6)

5. The additional stories provide an opportunity to deliver a building that is rated a minimum of a silver in the LEED green building program; *Met*
6. The additional stories provide an opportunity to include childcare within the facility; *Not met*
7. The additional stories provide an opportunity to add public parking in or adjacent to the downtown; *Met. 20 public parking spaces proposed*
8. The additional stories provide an opportunity to include on-site publicly accessible open space **in excess of the open space required under Section 3.10.1.2.** *Met. The applicant is proposing a 0.09 acre publicly accessible pocket park within the development which will be required in addition to any parkland dedication/ fee in lieu .*



Criteria for Approval (Section 4.3.4.6)

9. In CD-5D and the five downtown Design Contexts, the approved alternate conforms to the Downtown Design Guidelines. *Partially met*

10. Architectural elements that mitigate any effects on adjacent properties or the pedestrian experience from the street level. *Architectural elements are required through compliance with Varied Massing/ Activation standards for CD-5D required.*

Concept Plan



MCLAIN TRACT
SAN MARCOS, TX

REPORT BY: LINDS RABALA & LINDSEY DESIGN - CONSULTING ARCHITECTS
KELLY GROSSMAN
ARCHITECT

Birds Eye View (original rendering submitted by applicant)



Birds Eye View

(revised version with 5 stories west of North Street following community feedback)





Recommendation

Staff recommends partial approval with the following conditions:

1. The Alternative Compliance shall only be granted to the land to the east of North Street.
2. The development shall be a minimum of a silver in the LEED green building program. Evidence of certification shall be required prior to the issuance of a Certificate of Occupancy.
3. The development shall include a publicly accessible pocket park or plaza of at least 0.09 acres in size. The pocket park or plaza shall be provided in addition to any fee in lieu of parkland dedication (subject to Parks Board approval, if applicable) per Chapter 3, Division 10 of the Land Development Code. The park/ plaza shall include public seating.
4. The development shall include 20 signed public parking spaces in addition to any other parking spaces required by the Land Development Code.
5. The development shall comply with the activation and varied massing standards described in Chapter 4, Divisions 4 and 5 of the Land Development Code.
6. Compliance with emergency radio communications systems in Chapter 5 of the International Fire Code is required.