



Discussion Item

PSA-23-02

North Lindsey St Student Housing Preferred Scenario Amendment Existing Neighborhood to High Intensity (Downtown)

Receive a staff presentation and discuss a request by Shannon Mattingly, Drenner Group, on behalf of Peggy Taylor and Daryl Burtshell, to amend the Preferred Scenario map from "Existing Neighborhood" to "High Intensity" for 1.13 +/- acres of land, more or less, generally located southwest of the intersection between Lindsey St and North St. (J. Cleary)

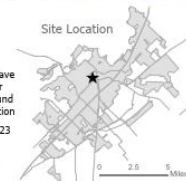
Property Information

- Approximately 1.13 acres
- Located within the City limits southwest of the intersection between Lindsey St and North St
- Currently contains 5 separate residential structures.
- Surrounding Land Uses
 - Texas State Campus
 - Multifamily
 - Residential (sorority house)
 - Residential (house)



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Date: 8/25/2023





Historic Preservation

- Not located within a designated Historic District.
- 419 North St is marked 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.



419 North St



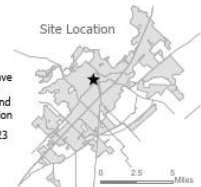
- Subject Property
- High
- Medium
- Low
- Low (not historic)
- Low (vacant)



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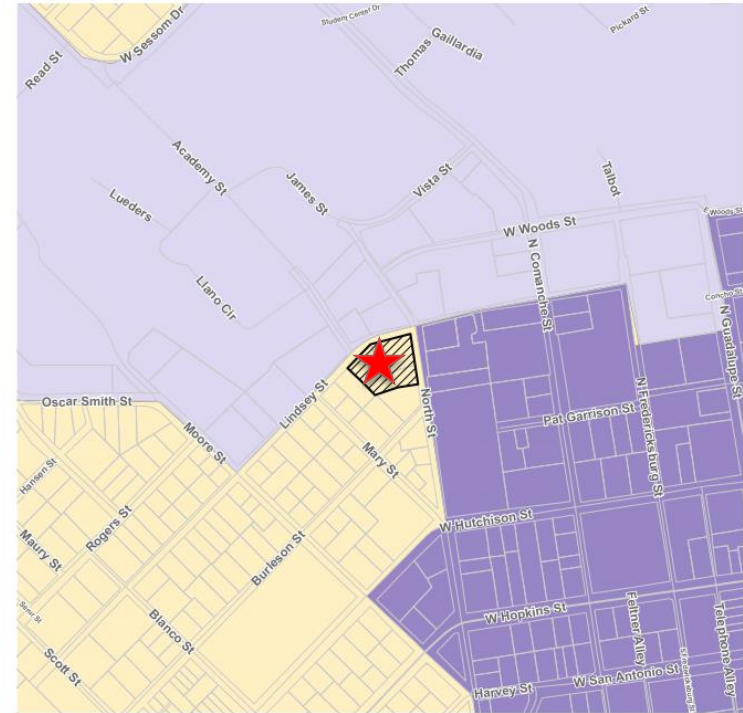
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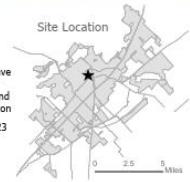


Request

- 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)



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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 for 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 with the exception of 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)

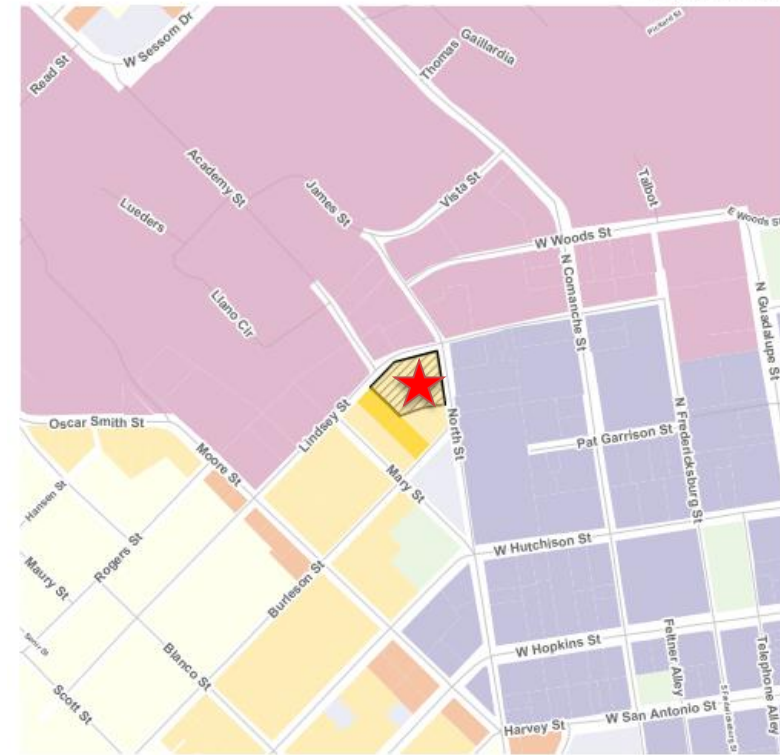
NP = Not Preferred

C = Consider



Request

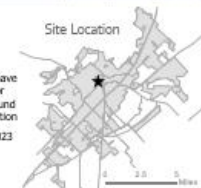
- Property shown as “Neighborhood - Medium” in the draft Vision SMTX Comprehensive Plan.
- Applicant requesting that this be changed to “Neighborhood- High” should the updated Comprehensive Plan be adopted before this application is finalized.



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Date: 9/11/2023

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- Current VisionSMTX Designation

PREFERRED GROWTH SCENARIO

NEIGHBORHOOD MEDIUM



Note: these graphics are for illustrative purposes only.

- Requested VisionSMTX Designation

PREFERRED GROWTH SCENARIO

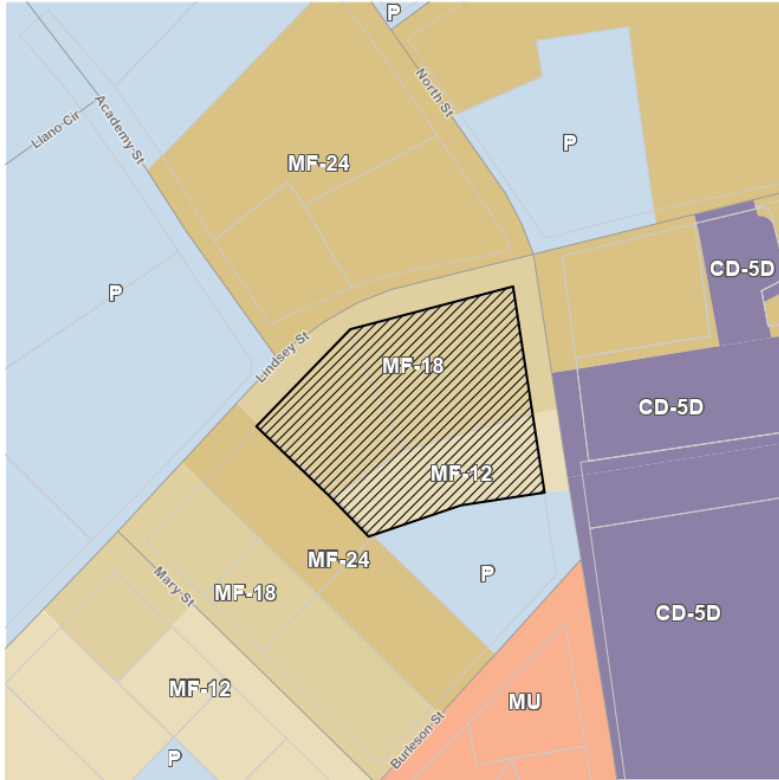
NEIGHBORHOOD HIGH



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Concept Plan



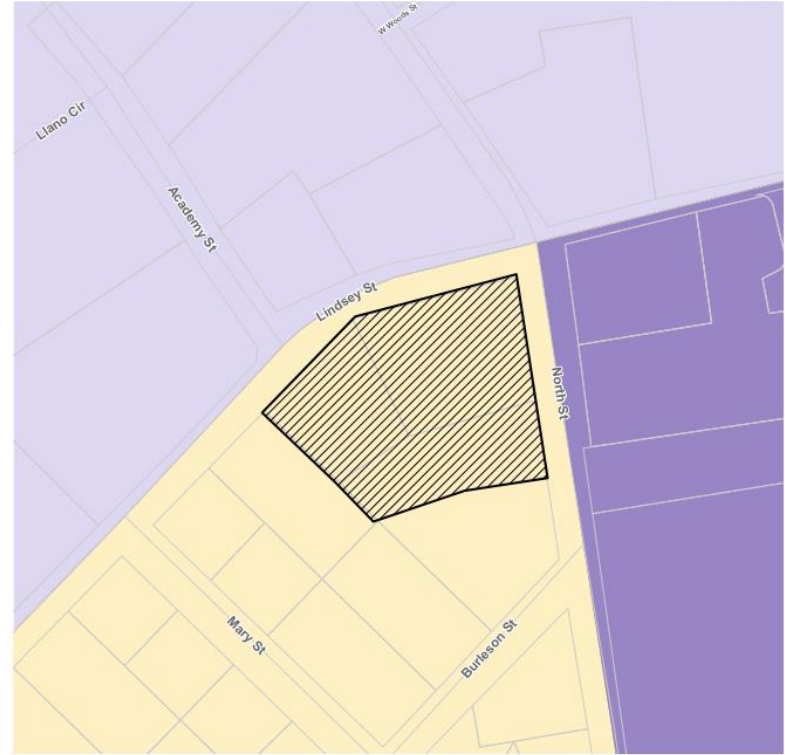


- Subject Property
- CD-5D
- MF-12
- MF-18
- MF-24
- MU
- P



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



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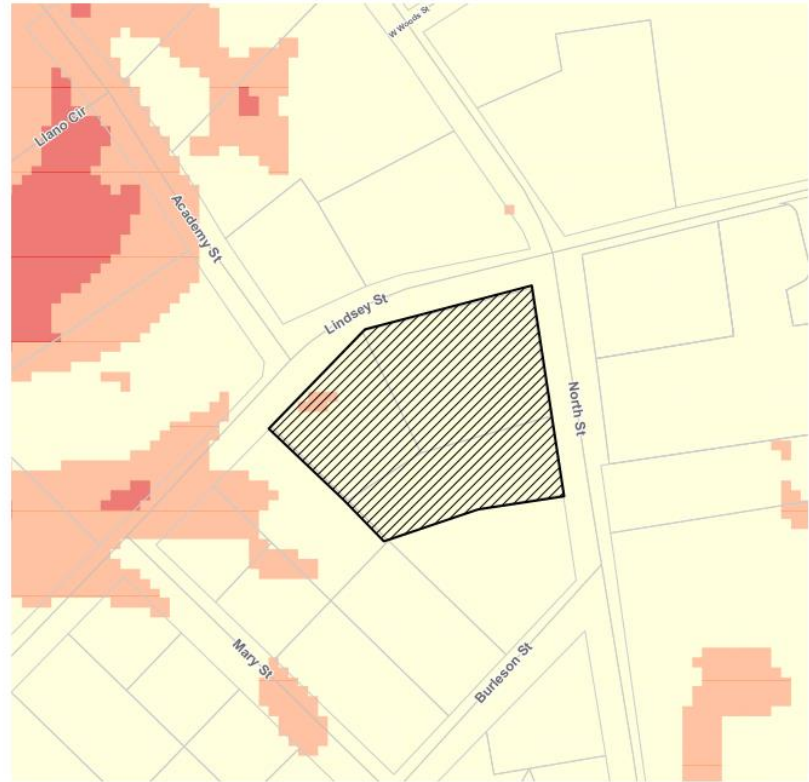




-  Subject Property
-  Parcels
-  Transition Zone
-  Minor



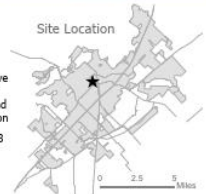
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-  Subject Property
-  Parcels
-  3 - Moderately Constrained
-  4
-  5 - Most Constrained



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



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



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- 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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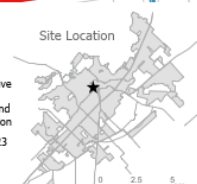


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Preferred Scenario Amendment Process



- September 26th Planning & Zoning Commission Update Item (no action)
- October 2nd City Council Update item (no action)
- October 18th Neighborhood Commission Update Item (no action)
- October 24th Planning & Zoning Commission Public Hearing
- November 14th City Council Public Hearing (no action)
- December 5th City Council Public Hearing & First Reading
- December 19th City Council Ordinance Reconsideration (2nd Reading)