



PSA-23-02

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

Consider approval of Ordinance 2024-15, on the second of two readings, approving an amendment to the preferred scenario map of the city's Comprehensive Plan to change the designation for approximately 1.139 acres of land generally located southwest of the intersection between Lindsey Street and North Street from "Existing Neighborhood" to "High Intensity"; including procedural provisions; and declaring an effective date.

Related Applications

PSA-23-02
(orange)

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

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

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

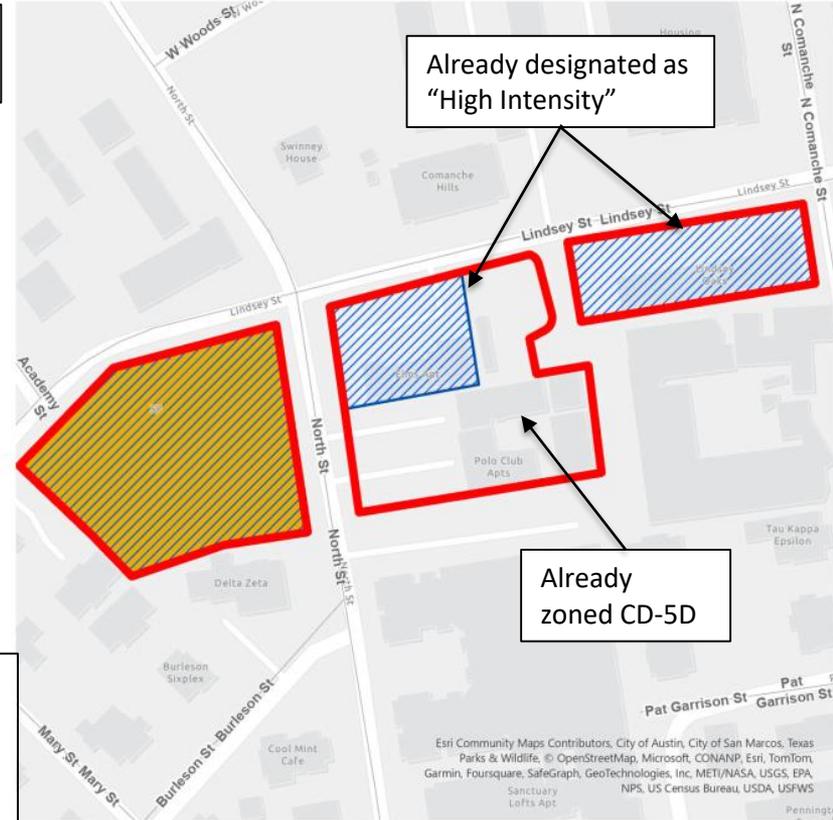
AC-23-09 – 7 Story Buildings
(red outline)

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

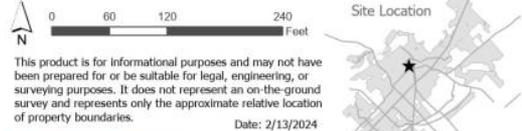
North Lindsey St Cases Overview 419 North St



Already designated as “High Intensity”

Already zoned CD-5D

- ▬ AC-23-09/ CUP-23-22
- ▬ ZC-23-19
- ▬ PSA-23-02



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Date: 2/13/2024



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)



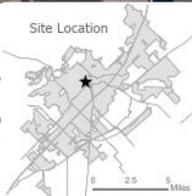
- Subject Property
- Texas State
- Parcel



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Date: 2/12/2024

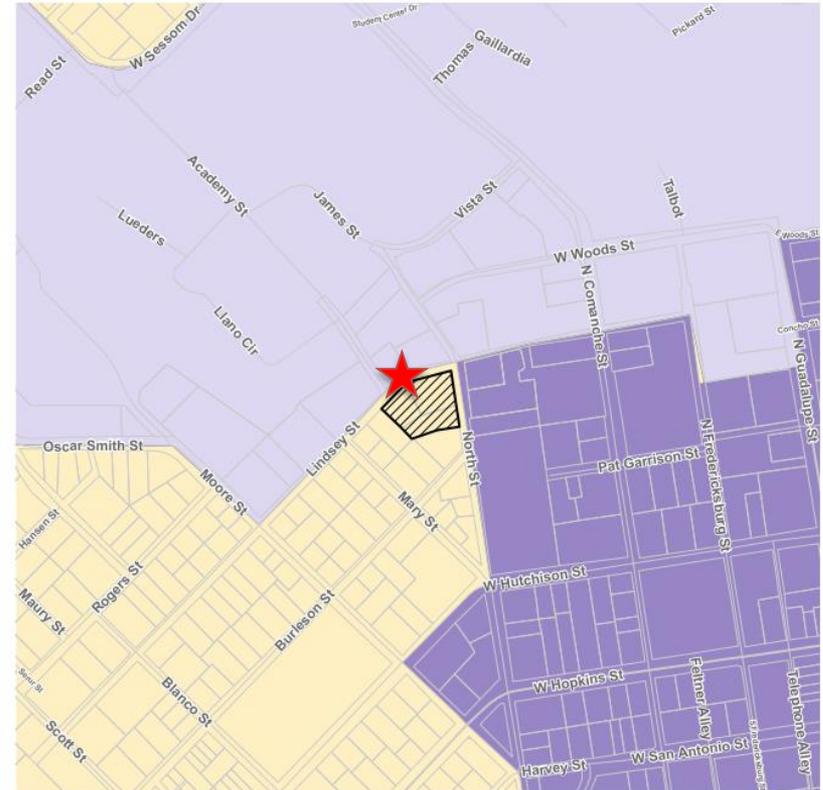
SAN MARCOS Planning and
Development Services



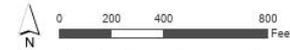


Request

- Amend the Preferred Scenario Map
- Existing Neighborhood to High Intensity
- 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)

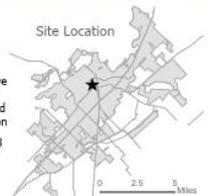


- ▨ Subject Property
- Parcels
- High Intensity
- Low Intensity
- Existing Neighborhood



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Date: 8/28/2023





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	



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.

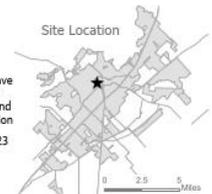


- Subject Property
- High
- Medium
- Low
- Low (not historic)
- Low (vacant)



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SAN MARCOS Planning and
Development Services



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)**



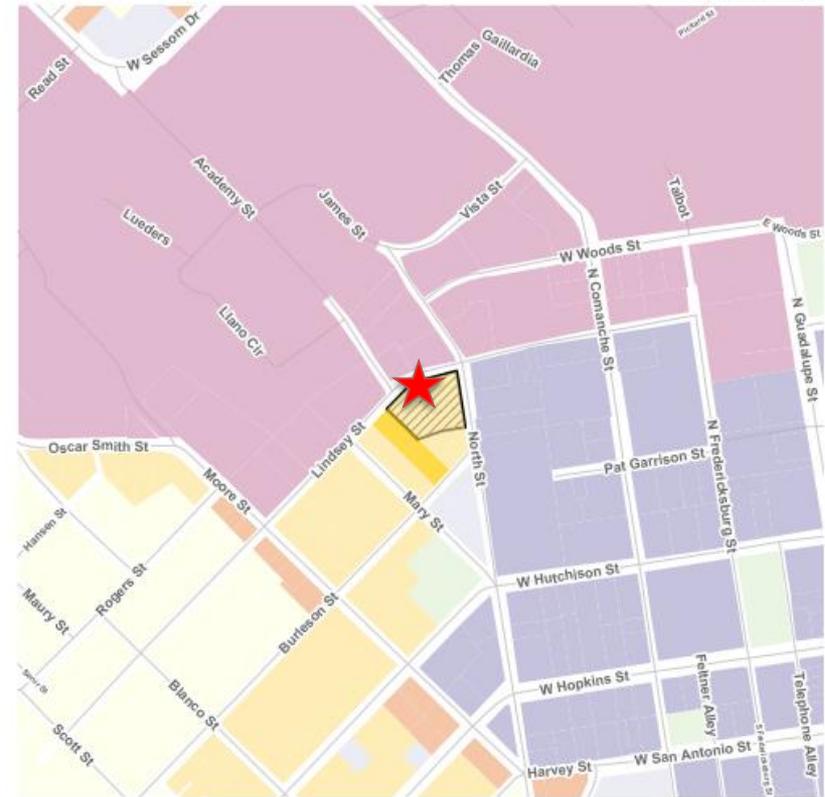
Recommendation

- 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.



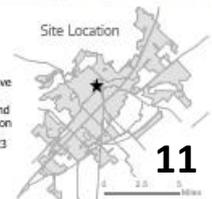
Draft VisionSMTX

- 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.



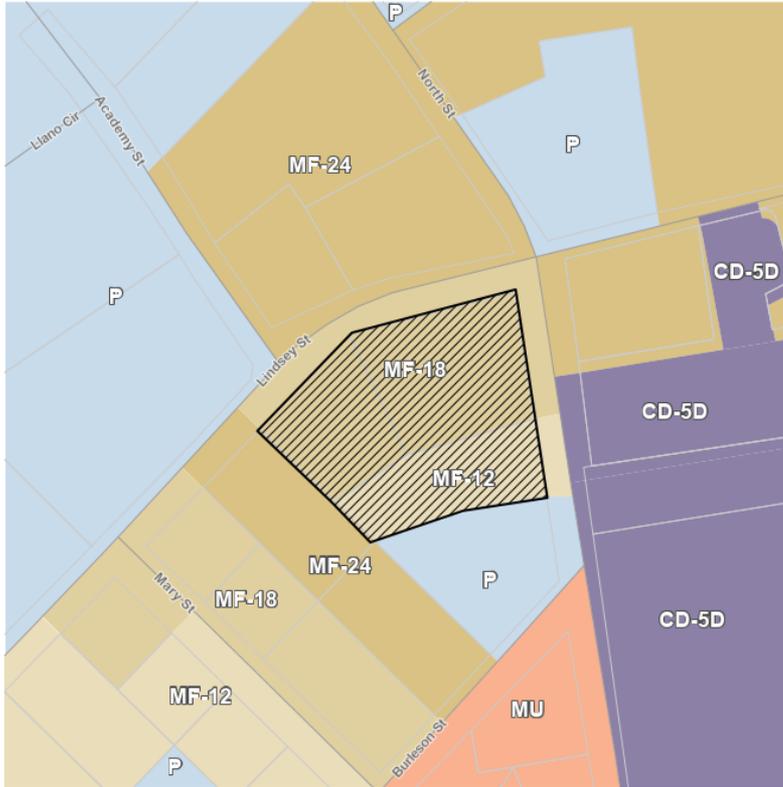
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Date: 9/11/2023



Concept Plan



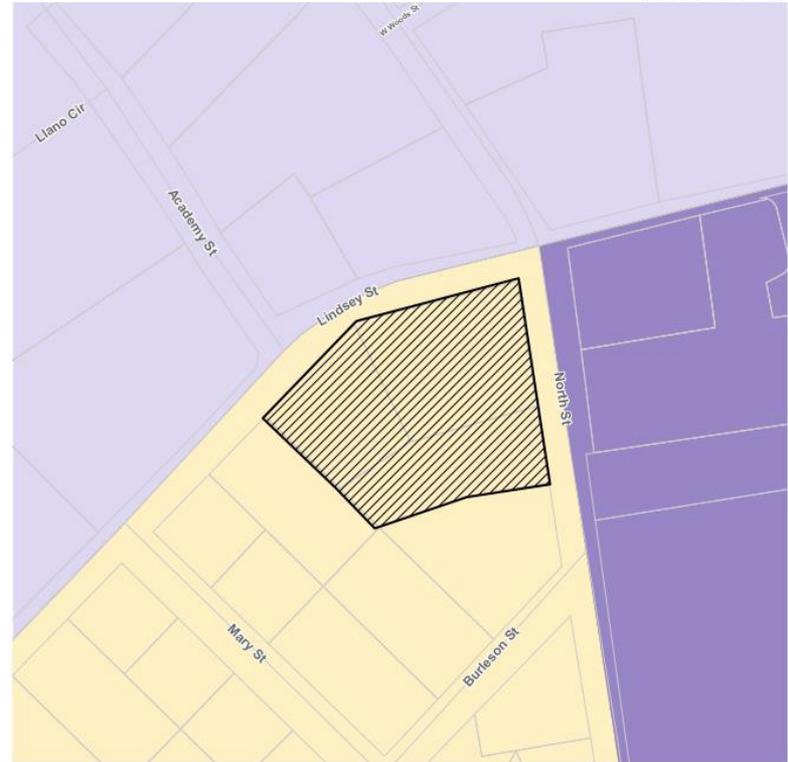


- Subject Property
- CD-5D
- MF-12
- MF-18
- MF-24
- MU
- P



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Date: 8/25/2023

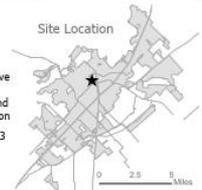


- Subject Property
- Parcels
- High Intensity
- Low Intensity
- Existing Neighborhood



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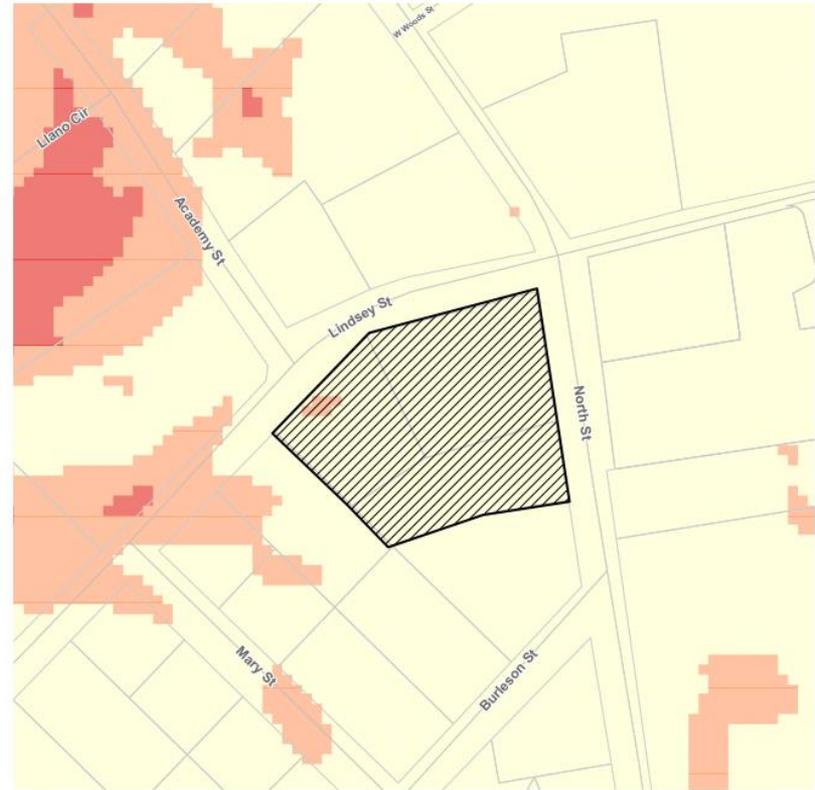




- Subject Property
- Parcels
- Transition Zone
- Minor



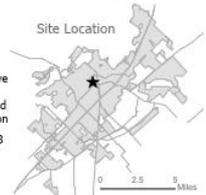
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- Subject Property
- Parcels
- 3 - Moderately Constrained
- 4
- 5 - Most Constrained



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



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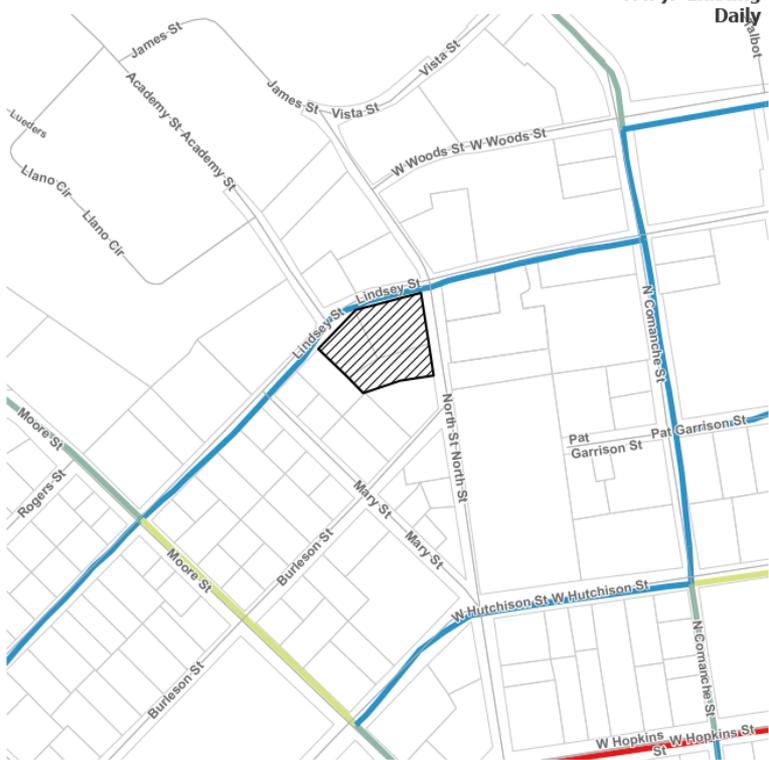


- Subject Property
- Enhanced, St
- Enhanced, Ave
- Enhanced, Blvd
- Enhanced, HW
- Enhanced, Pkwy
- Proposed, Ave
- Proposed, Blvd
- Proposed, Pkwy
- Proposed, St



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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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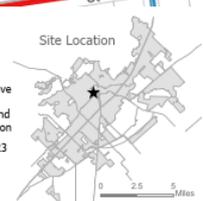


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