



PSA-23-02

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

Hold a public hearing and consider 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 1.13 +/- 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 (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 4 separate residential structures.
- Surrounding Land Uses
 - Texas State Campus
 - Multifamily
 - Residential (sorority house)



- Subject Property
- Texas State
- Parcel



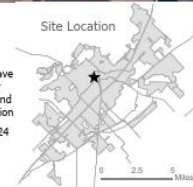
0 70 140 280
Feet

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: 2/12/2024

SAN MARCOS Planning and
Development Services

Site Location



city.gov

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)

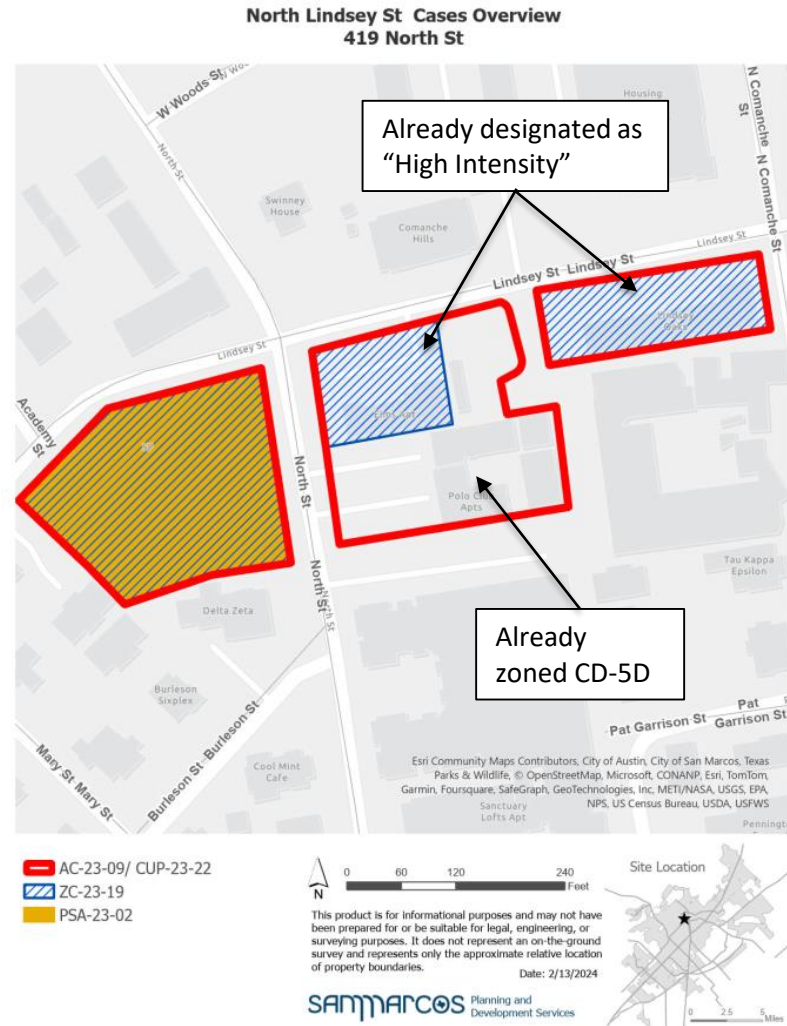
Can only be approved for land designated as “High Intensity”

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

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

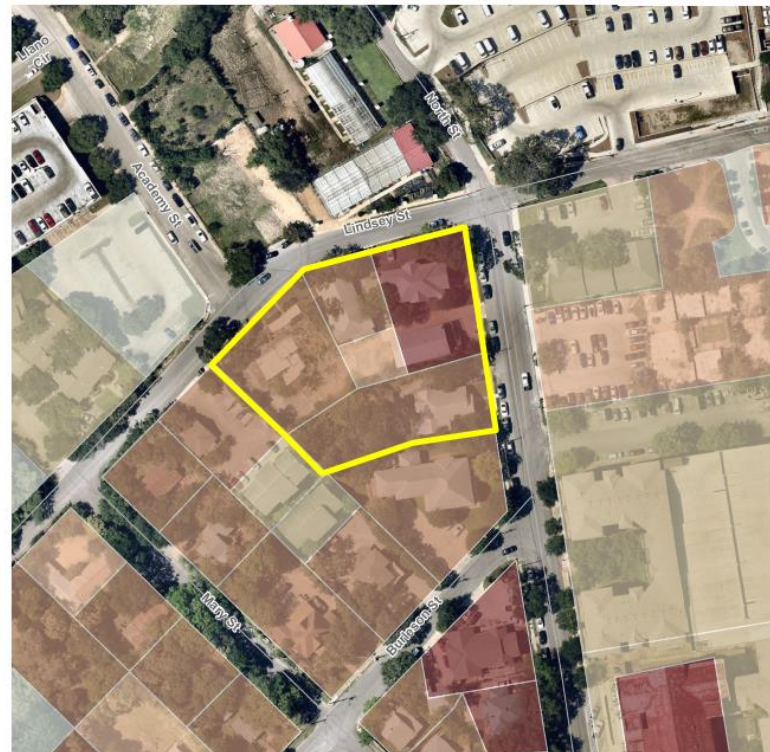
CUP-23-22 Purpose Built Student Housing
(also red outline on the map)

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)

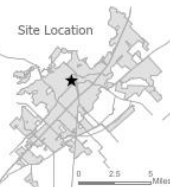


0 50 100 200
Feet

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: 8/29/2023

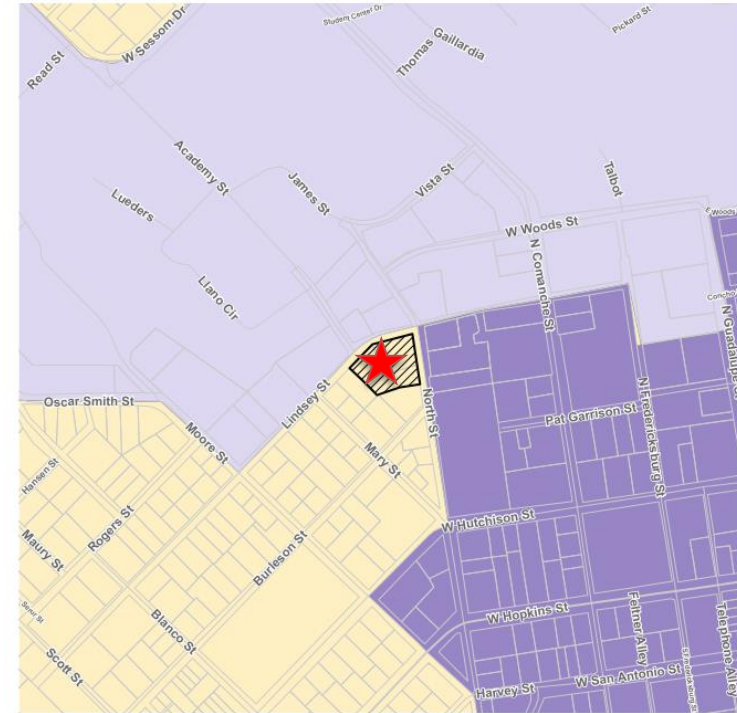
SAN MARCOS Planning and
Development Services





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)

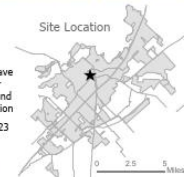


0 200 400 800 Feet

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: 8/28/2023

SAN MARCOS Planning and Development Services





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.

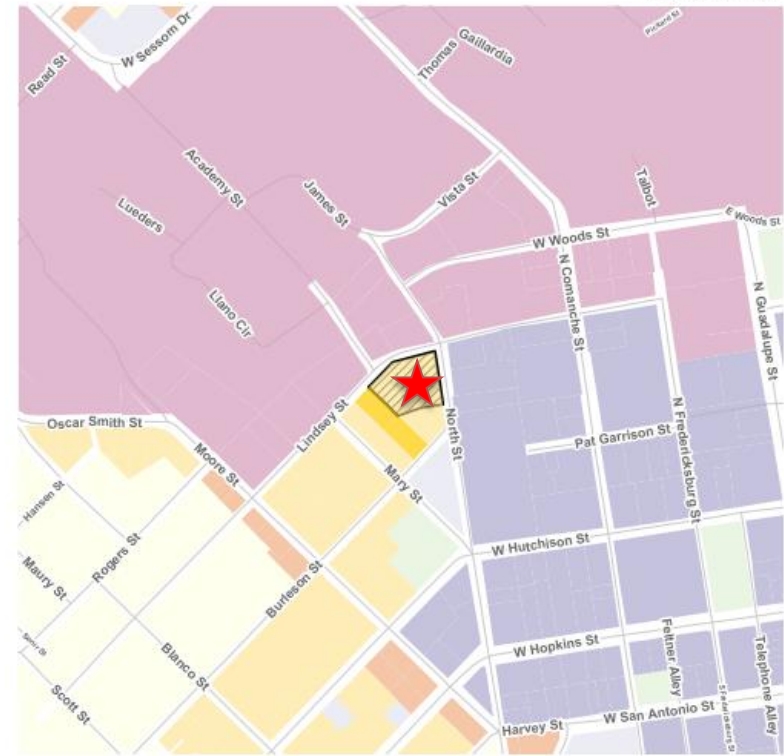
TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

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.



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: 9/11/2023

SAN MARCOS Planning and Development Services



.gov

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.



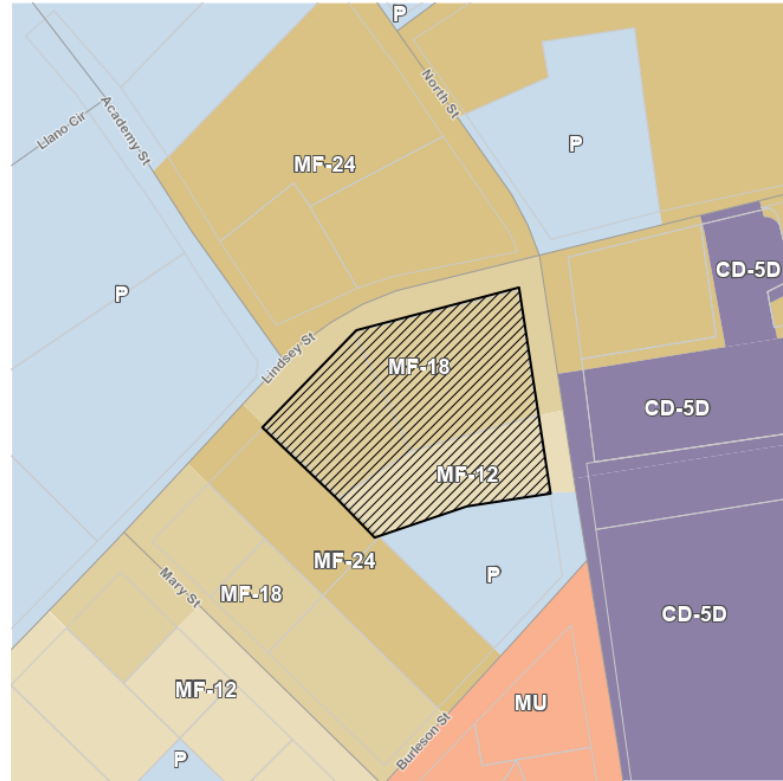
Preferred Scenario Amendment Process

- 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



- Staff recommends approval of PSA-23-02 as presented.



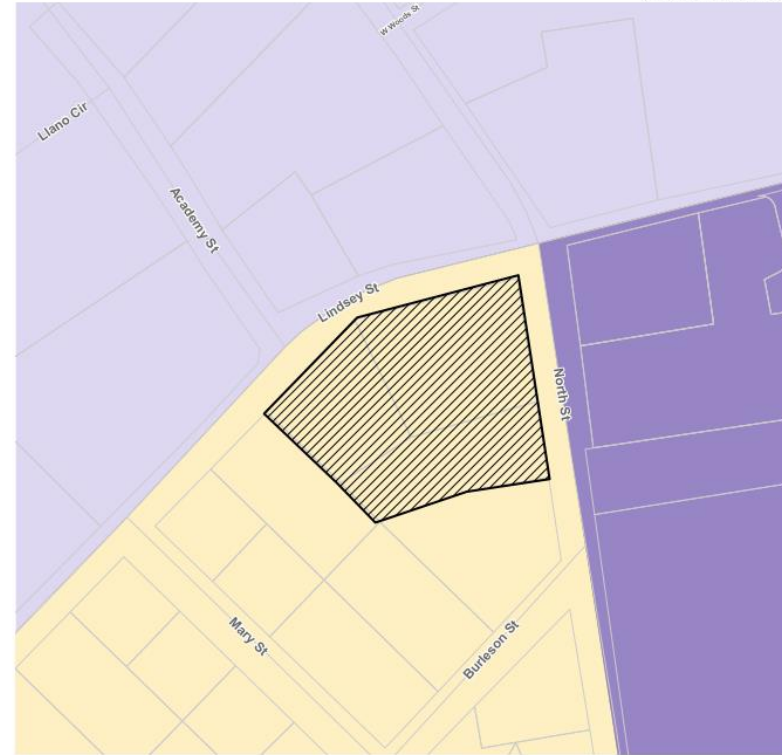
- [Hatched Box] Subject Property
 [Purple Box] CD-5D
 [Yellow Box] MF-12
 [Orange Box] MF-18
 [Light Blue Box] MF-24
 [Orange Box] MU
 [Light Blue Box] P



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: 8/25/2023

SAN MARCOS Planning and Development Services



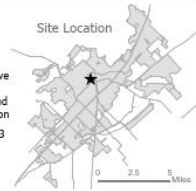
- [Hatched Box] Subject Property
 [White Box] Parcels
 [Purple Box] High Intensity
 [Light Blue Box] Low Intensity
 [Yellow Box] Existing Neighborhood

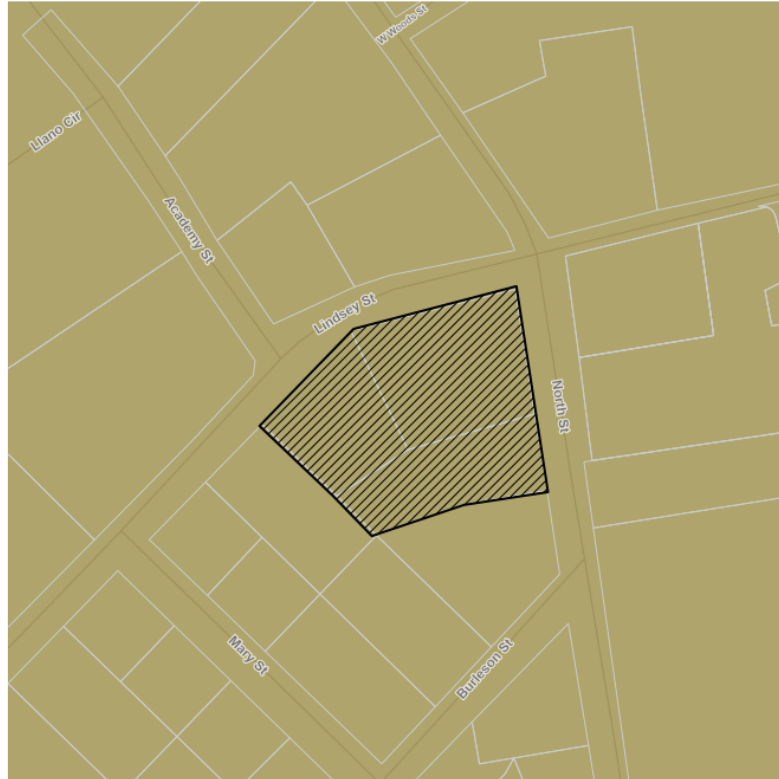


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 8/25/2023

SAN MARCOS Planning and Development Services





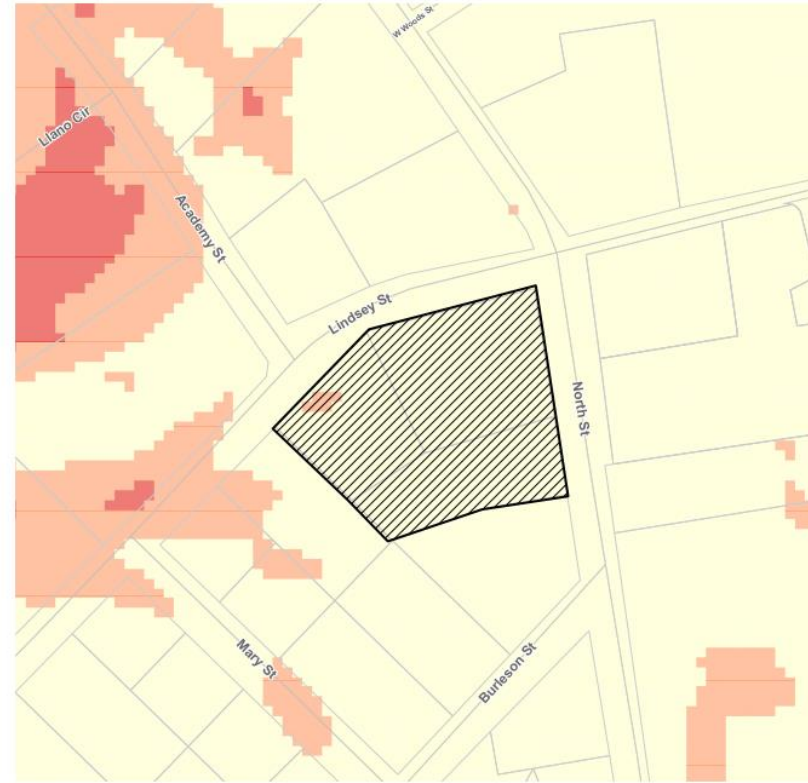
- Subject Property
- Parcels
- Transition Zone
- Minor



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: 8/25/2023

SAN MARCOS Planning and Development Services



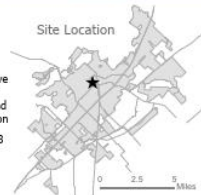
- Subject Property
- Parcels
- 3 - Moderately Constrained
- 4
- 5 - Most Constrained



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: 8/25/2023

SAN MARCOS Planning and Development Services





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



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: 8/25/2023



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



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: 8/28/2023



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



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: 8/29/2023

SAN MARCOS Planning and Development Services



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



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: 8/29/2023

SAN MARCOS Planning and Development Services





- 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



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: 8/29/2023

SAN MARCOS Planning and Development Services



- 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



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: 8/29/2023

SAN MARCOS Planning and Development Services

