

ORDINANCE #

Hold a public hearing and discuss two requests by Jennifer M. Garcia on behalf of 417 North Comanche Partners, LLC, for approximately 0.212 acres located at 323 Lindsey Street within the J.M. Veramendi Survey Abstract No. 17, regarding the following matters:

(a) PSA-17-03 - A Preferred Scenario Amendment from Area of Stability to High Intensity

(b) ZC-17-13 - A Zoning Change from Multifamily (MF-24) to T5 Urban Center, SmartCode (Comanche II)

Tuesday, August 15, 2017

Preferred Scenario Amendments (PSA)

Process:

Application Deadline:	May 19, 2017
Courtesy Notice:	May 26, 2107
Update to P&Z	June 13, 2017
Update to Council:	June 20, 2017
Update to Neighborhood Commission:	June 21, 2017
Hearing & Action by P&Z:	July 11, 2017
Hearing & Discussion by Council:	August 1, 2017
Hearing & Action by Council	August 15, 2017
Reconsideration by Council:	September 5, 2017

**Current Condition:
Area of Stability -
Redevelopment
Infill**

and Development Code Zoning Classifications :: Vision San Marcos Comprehensive Plan Intensity Zone / Development Pairs

**Request: High
Intensity -
Redevelopment
Infill**

TRANSLATION TABLE

Intensity Zone / Development Pairs

Zoning Abbreviation	LS-PC	LS-RI	LS-ND	M-PC	M-RI	M-ND	H-PC	H-RI	H-ND	EC	OA*
FD	✓	✓	✓								✓
AR	✓		✓								✓
SF-R	✓	✓	✓								
SF-11	✓	✓	✓								
SF-6	✓	✓	✓	✓	✓	✓					
SF-4.5		✓	✓	✓	✓	✓	✓	✓	✓		
D		✓	✓	✓	✓	✓					
DR		✓	✓	✓	✓	✓	✓	✓	✓		
TH		✓	✓	✓	✓	✓	✓	✓	✓		
PH-ZL		✓	✓	✓	✓	✓	✓	✓	✓		
MF-12		✓	✓	✓	✓	✓	✓	✓	✓		
MF-18				✓	✓	✓	✓	✓	✓		
MF-24				✓	✓	✓	✓	✓	✓		
MR	✓	✓	✓								
MH		✓	✓	✓	✓	✓					
MU		✓	✓	✓	✓	✓	✓	✓	✓	✓	
VMU				✓	✓	✓	✓	✓	✓	✓	
P	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
OP				✓	✓	✓	✓	✓	✓	✓	
NC		✓	✓	✓	✓	✓	✓	✓	✓		
CC					✓	✓	✓	✓	✓		
GC					✓	✓	✓	✓	✓	✓	
HC					✓	✓	✓	✓	✓	✓	
CBA							✓	✓	✓		
SC			✓	✓	✓	✓	✓	✓	✓	✓	
LI									✓	✓	
HI										✓	
PDD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

**Current
Zoning**

**Requested
Zoning**

*OA is generally intended where shown on the Preferred Scenario Map

LS - Low Intensity and Areas of Stability

M - Medium Intensity

H - High Intensity

PC - Neighborhood Area Protection /Conservation

RI - Redevelopment / Infill

ND - New Development

EC - Employment Center

OA - Open Space / Agricultural

PSA-17-03 **Comanche II - 200 Foot Notification Buffer** **Map Date: 5/31/2017**



200 Ft. Notification Buffer

PSA-17-03

Site Location

City Limit

Parcels

0 75 150 225 300 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.



PSA-17-03 & ZC-17-13 **Comanche II - Aerial View** **Map Date: 5/31/2017**



PSA-17-03 & ZC-17-13

Site Location

City Limit

Parcels

Imagery Date: 2017

0 75 150 225 300 Feet

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PSA-17-03 & ZC-17-13

Site Location

Texas State University

City Limit

Parcels

0 75 150 225 300 Feet

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PSA-17-03 & ZC-17-13

★ Site Location

Texas State University

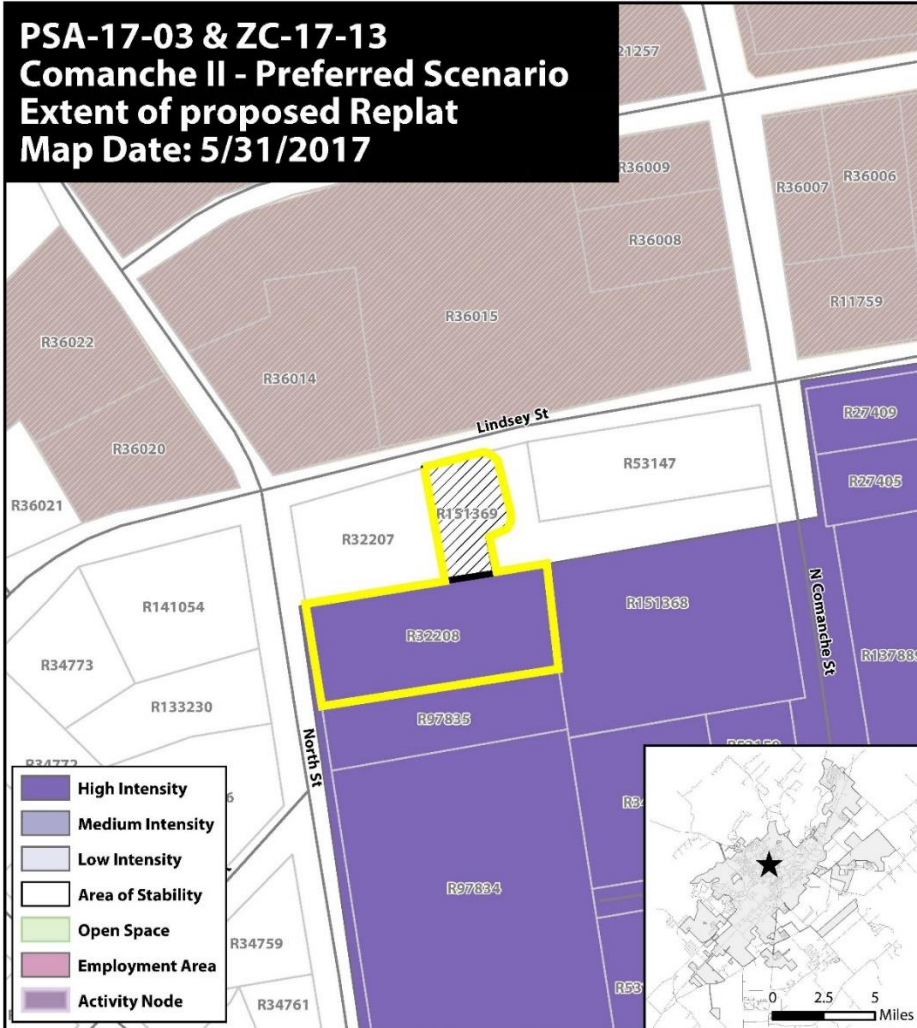
City Limit

Parcels

0 75 150 225 300 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.

PSA-17-03 & ZC-17-13 **Comanche II - Preferred Scenario** **Extent of proposed Replat** **Map Date: 5/31/2017**



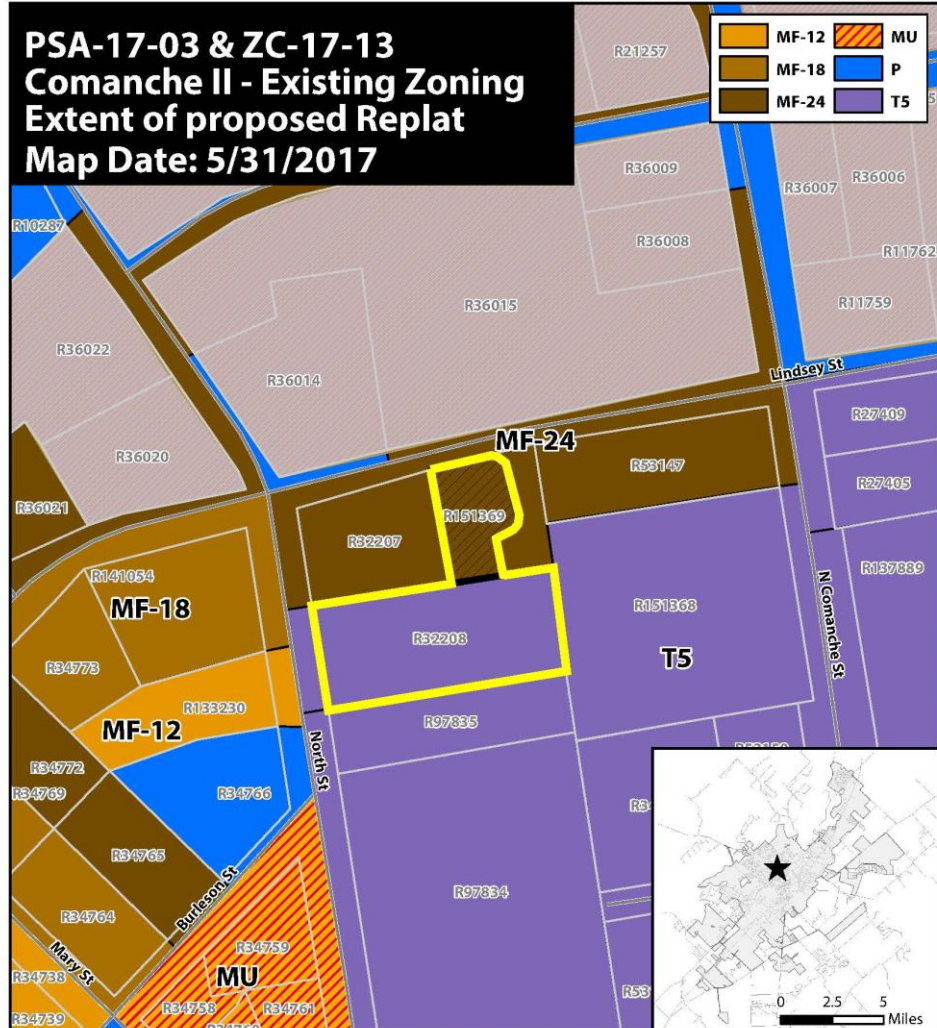
PSA-17-03 & ZC-17-13

- ★ Site Location
- Texas State University
- City Limit
- Parcels

0 75 150 225 300 Feet

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PSA-17-03 & ZC-17-13 **Comanche II - Existing Zoning** **Extent of proposed Replat** **Map Date: 5/31/2017**



PSA-17-03 & ZC-17-13

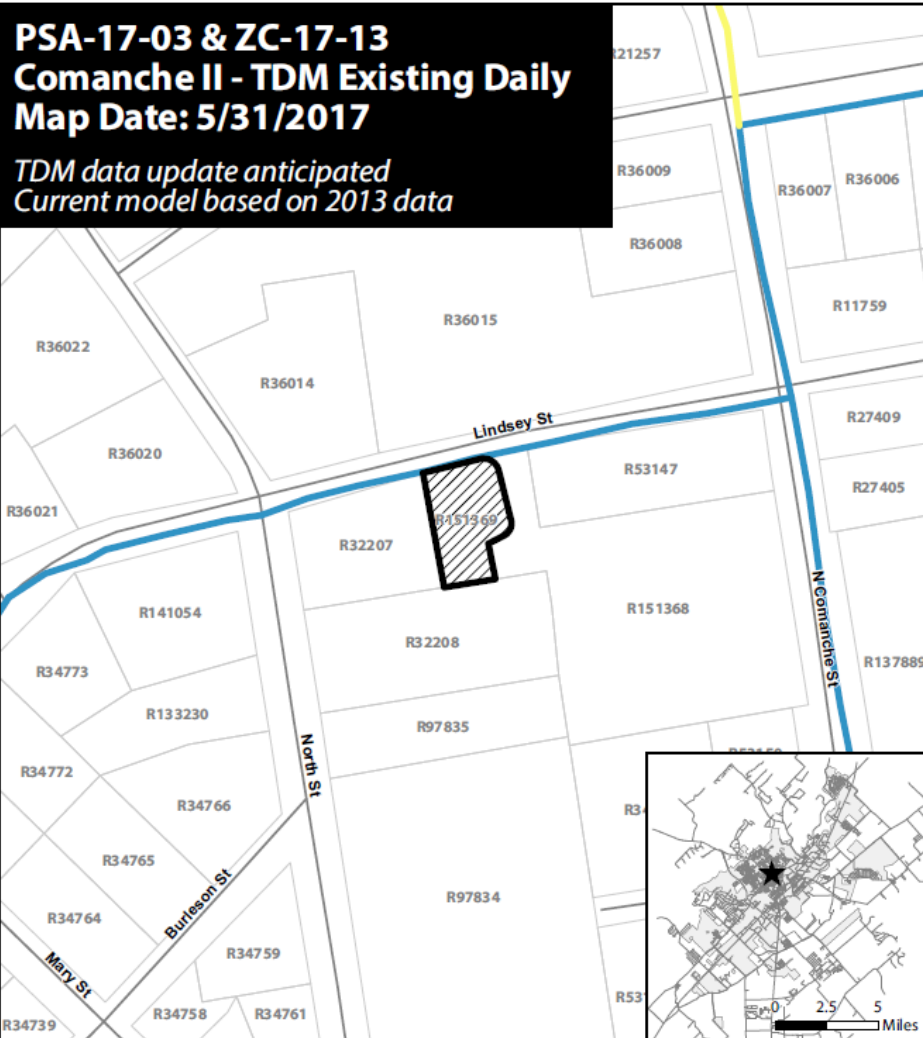
- ★ Site Location
- Texas State University
- City Limit
- Parcels

0 75 150 225 300 Feet

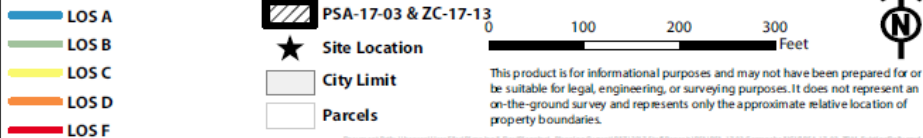
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

PSA-17-03 & ZC-17-13 Comanche II - TDM Existing Daily Map Date: 5/31/2017

TDM data update anticipated
Current model based on 2013 data

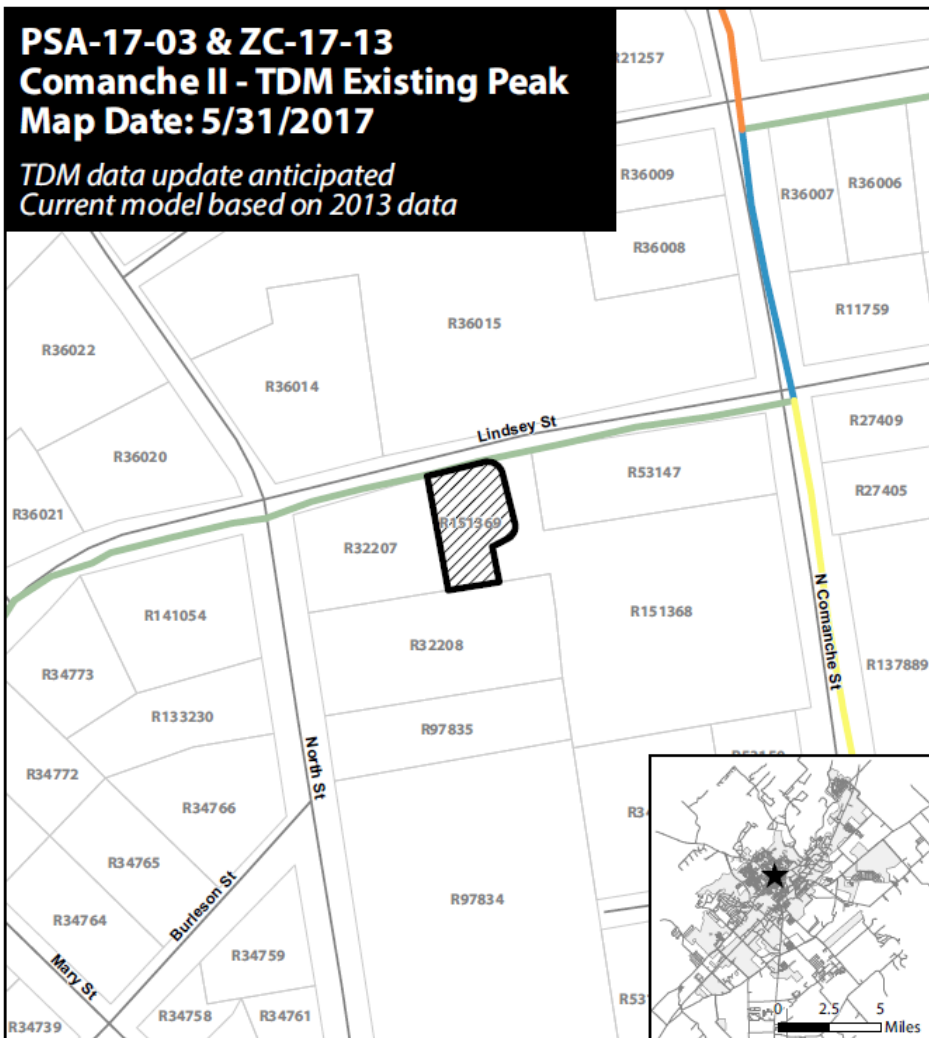


Travel Demand Model

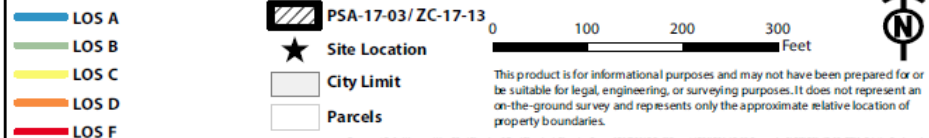


PSA-17-03 & ZC-17-13 Comanche II - TDM Existing Peak Map Date: 5/31/2017

TDM data update anticipated
Current model based on 2013 data

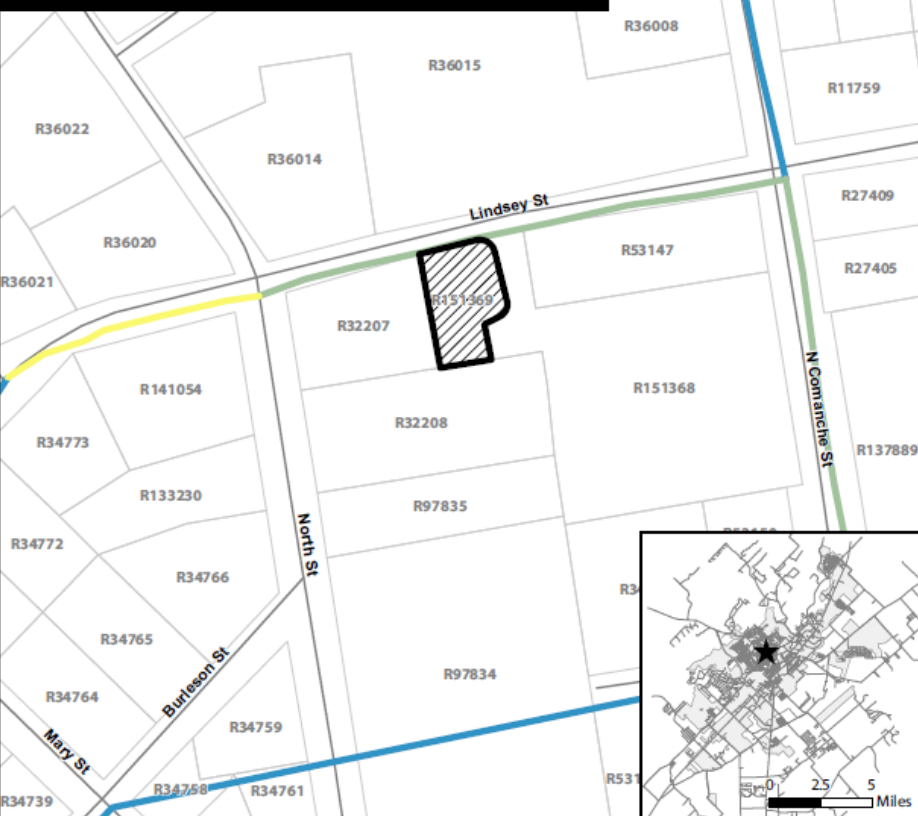


Travel Demand Model

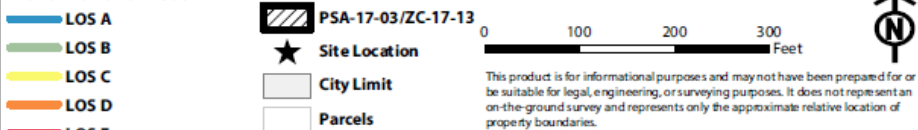


PSA-17-03 & ZC-17-13 Comanche II - TDM Future Daily Map Date: 5/31/2017

TDM data update anticipated
Current model based on 2013 data

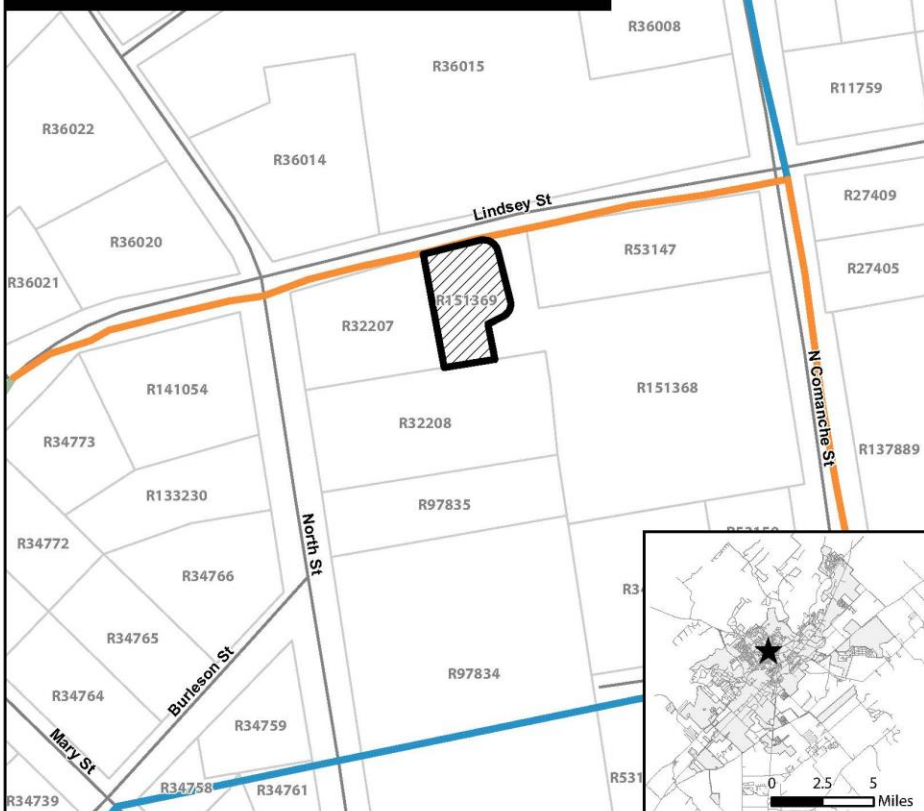


Travel Demand Model

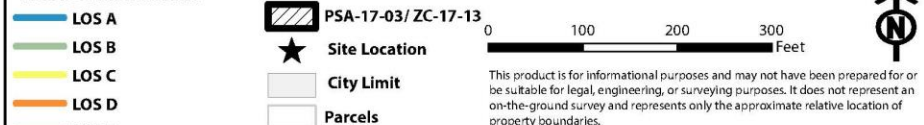


PSA-17-03 & ZC-17-13 Comanche II - TDM Future Peak Map Date: 5/31/2017

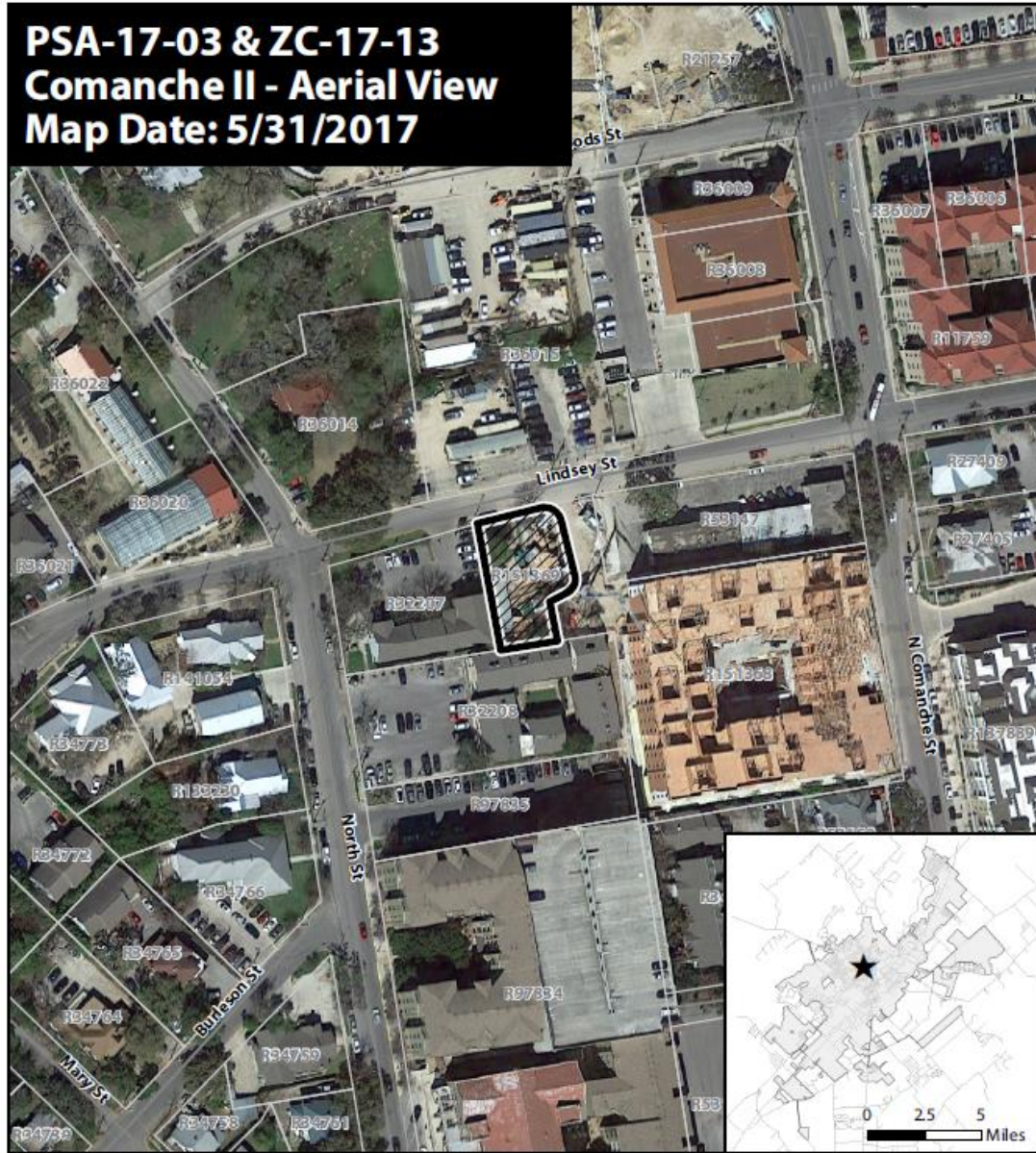
TDM data update anticipated
Current model based on 2013 data



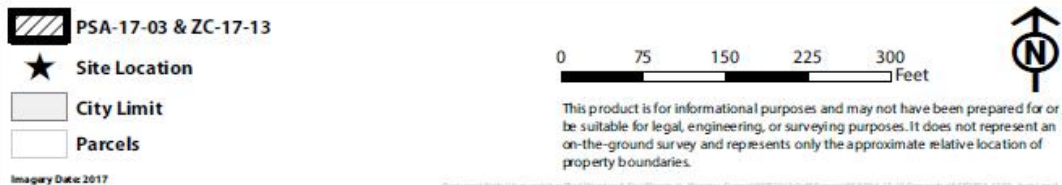
Travel Demand Model



PSA-17-03 & ZC-17-13
Comanche II - Aerial View
Map Date: 5/31/2017



- The subject property is adjacent to High Intensity and T5 SmartCode zoning;
- Request is consistent with surrounding uses which are a mix of commercial, office, mixed use, and multifamily districts;
- Request is consistent with Comprehensive Plan elements and goals;
- Request allows for a consistent Intensity and Zoning designation to the entire property;



Staff Recommendation

A public hearing at the Planning and Zoning Commission was held on July 11, 2017. The Commission recommended approval of PSA-17-03 and ZC-17-13.

- a) Staff recommends **approval** of PSA-17-03 for a Preferred Scenario Amendment from Area of Stability to High Intensity; and
- b) Staff recommends **approval** of ZC-17-13 for a zoning change from Multifamily (MF-24) to T5 Urban Center, SmartCode.