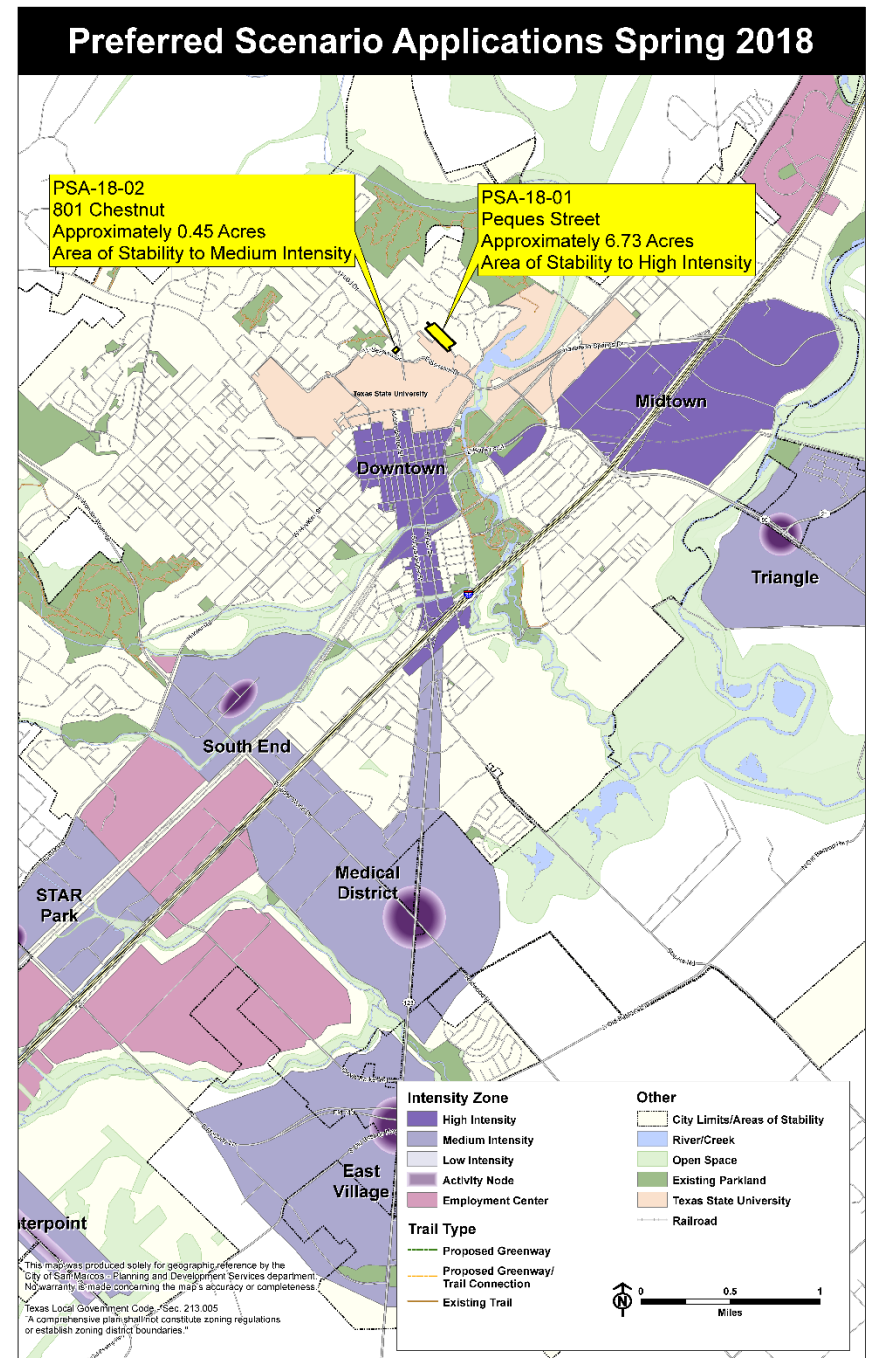


Preferred Scenario Amendments (PSA)

Process:

Application Deadline:	January 8, 2018
Courtesy Notice:	January 26, 2018
Update to P&Z	February 13, 2018
Update to Council:	February 20, 2018
Update to Neighborhood Commission:	February 21, 2018
Hearing & Action by P&Z:	March 27, 2018
Hearing & Discussion by Council:	April 17, 2018
Hearing & Action by Council	May 1, 2018
Reconsideration by Council:	May 15, 2018

PSA Spring 2018 Requests



Comp Plan / Zoning Translation Table

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

TRANSLATION TABLE

	Intensity Zone / Development Pairs										
	LS-PC	LS-RI	LS-ND	M-PC	M-RI	M-ND	H-PC	H-RI	H-ND	EC	OA*
Zoning Abbreviation											
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

*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

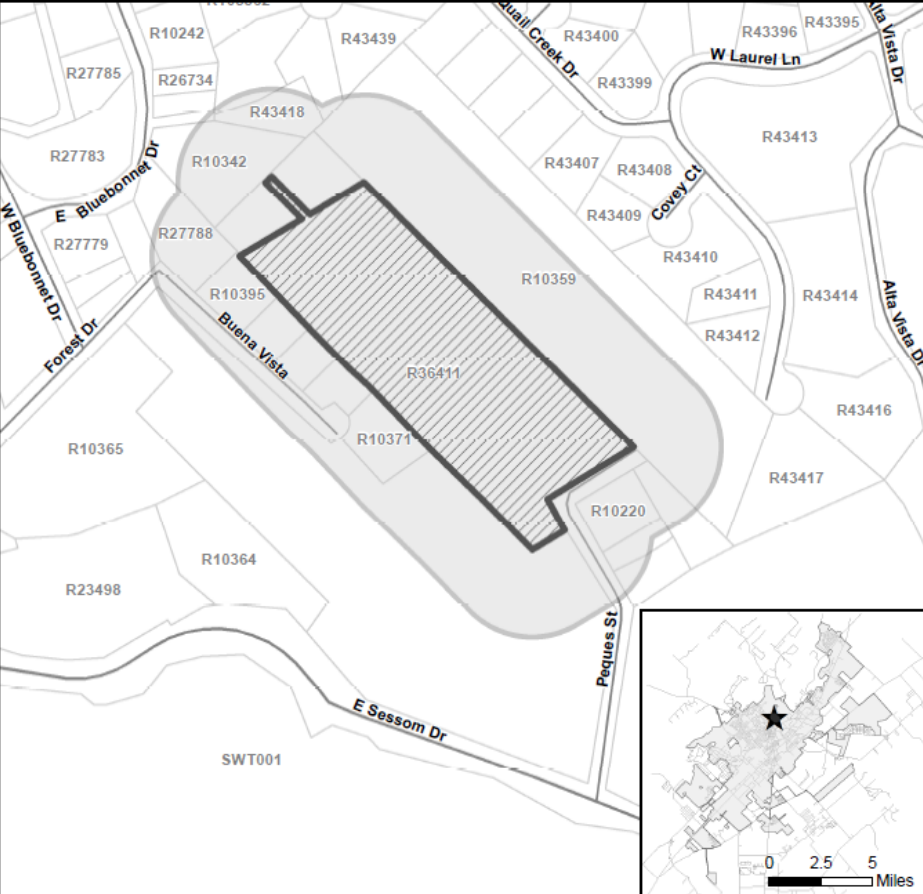
EC - Employment Center

OA - Open Space / Agricultural

PSA-18-01

Peques Street Exhibits

PSA-18-01 / ZC-18-01 Peques Street - 200 Foot Notification Buffer Map Date: 1/24/2018



PSA-18-01 / ZC-18-01
 200' Notification Buffer
 Site Location
 City Limit
 Parcels

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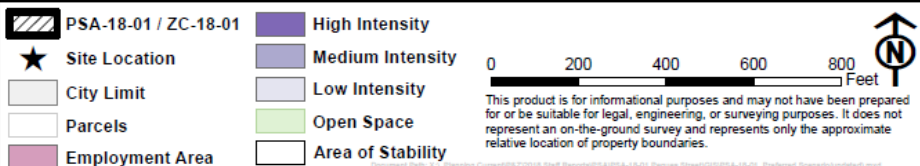
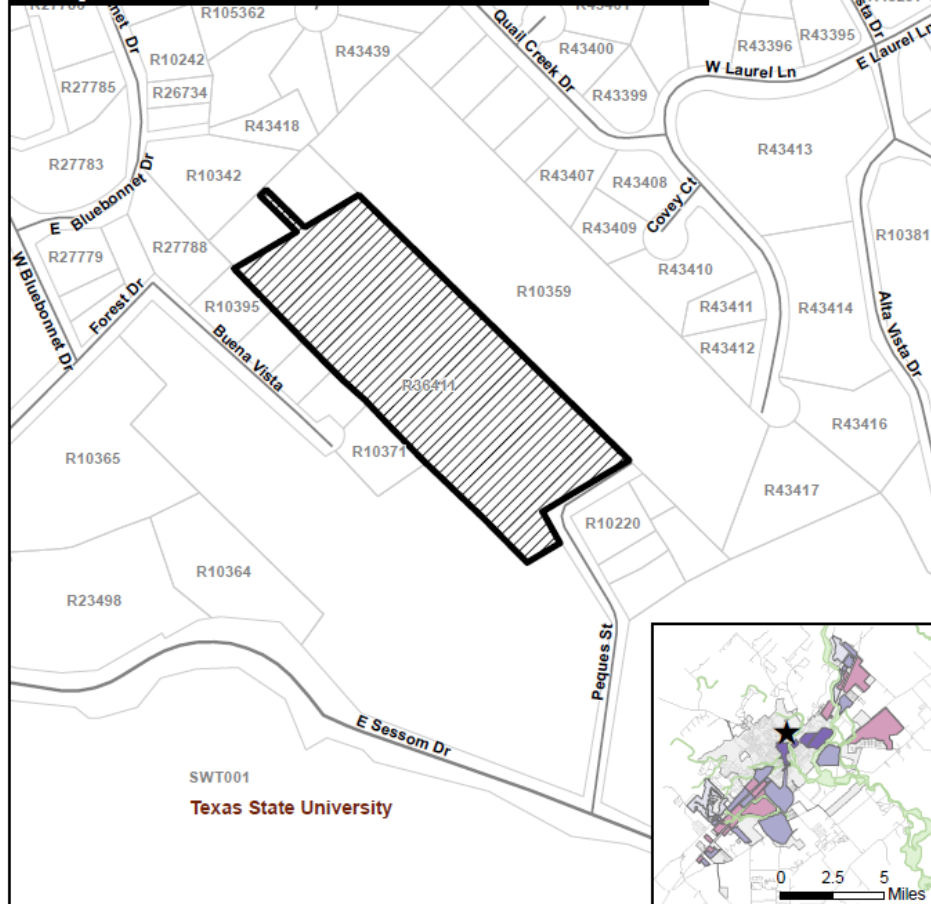
PSA-18-01 / ZC-18-01 Peques Street - Aerial View Map Date: 1/24/2018



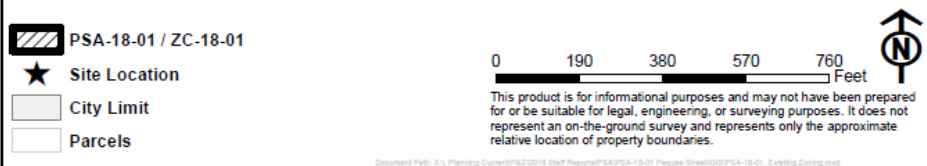
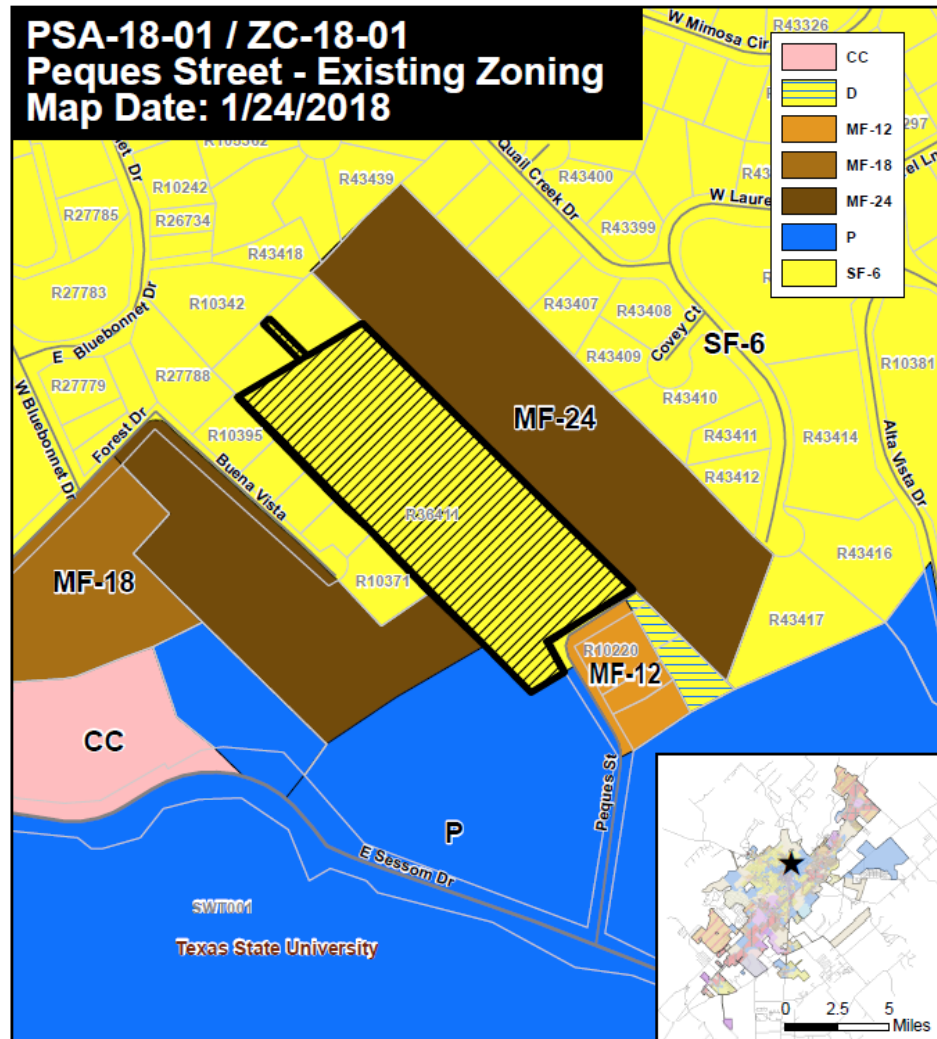
PSA-18-01 / ZC-18-01
 Site Location
 City Limit
 Parcels

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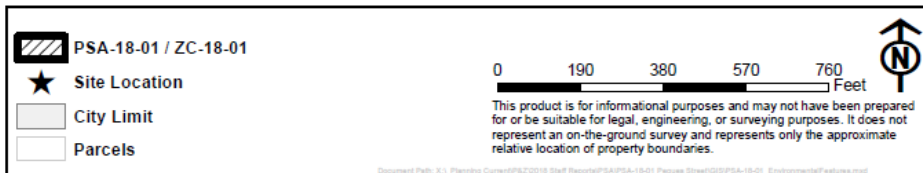
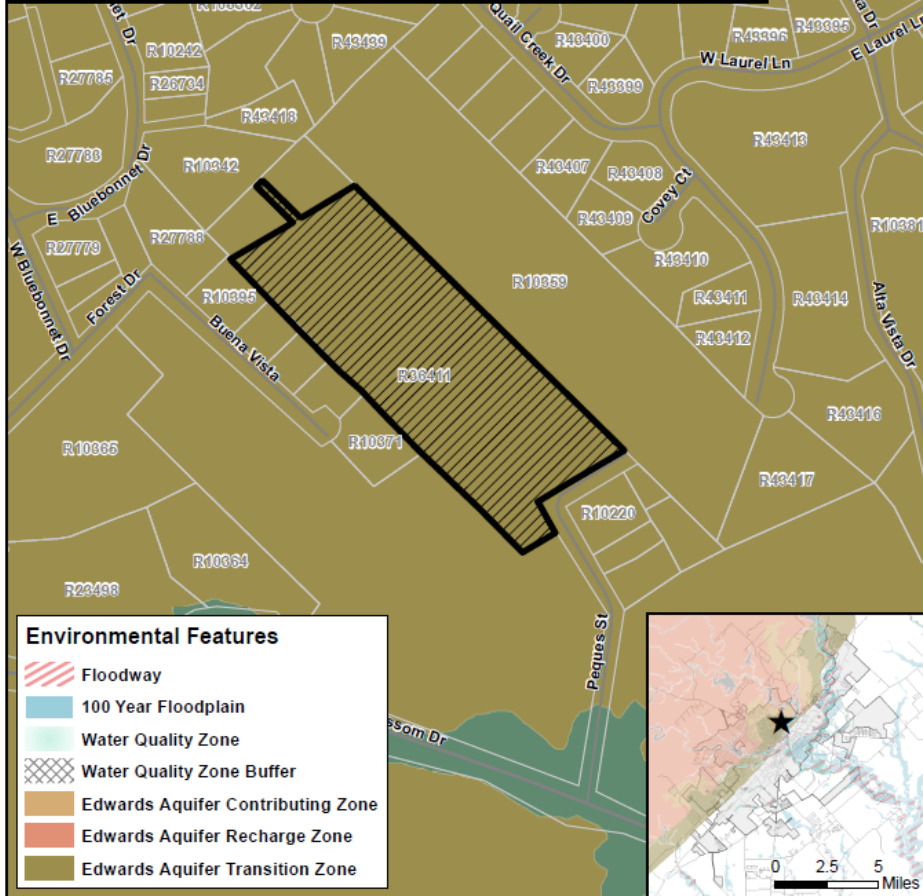
PSA-18-01 / ZC-18-01 **Peques Street - Preferred Scenario** **Map Date: 1/24/2018**



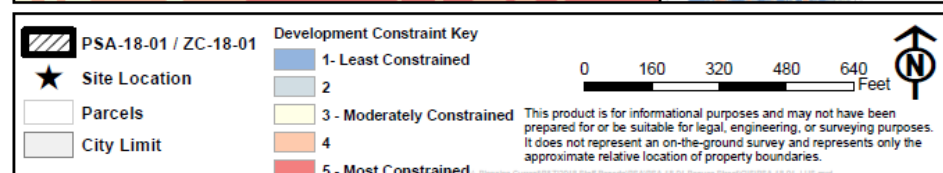
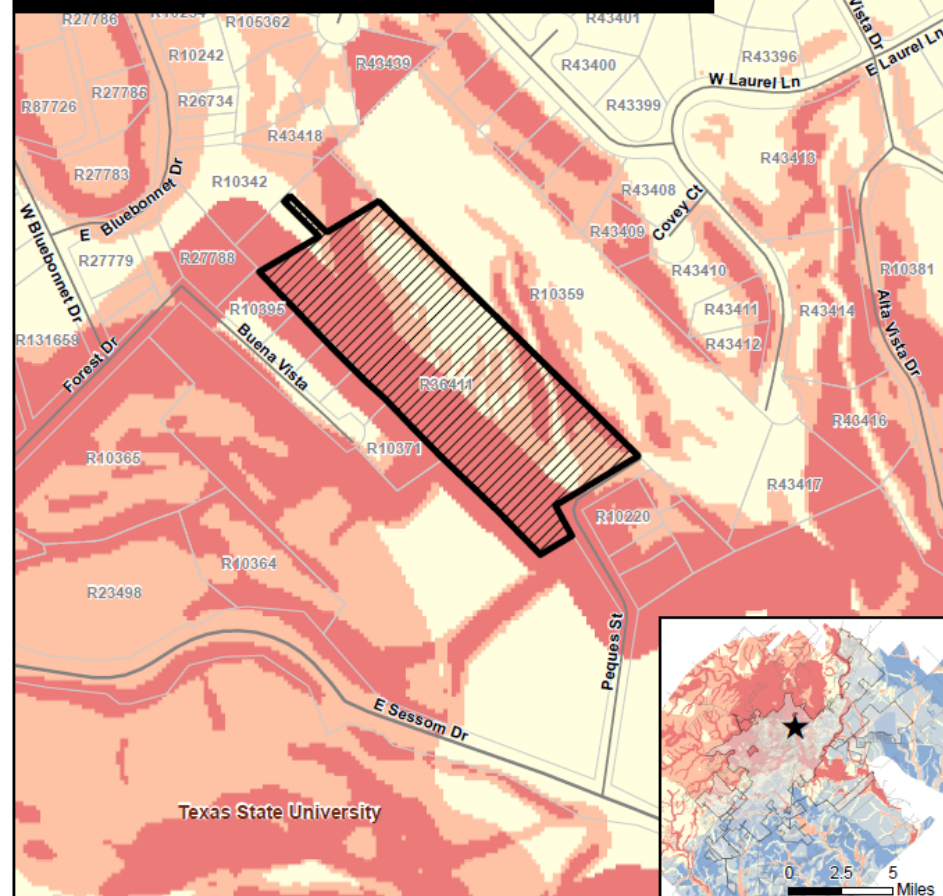
PSA-18-01 / ZC-18-01 **Peques Street - Existing Zoning** **Map Date: 1/24/2018**



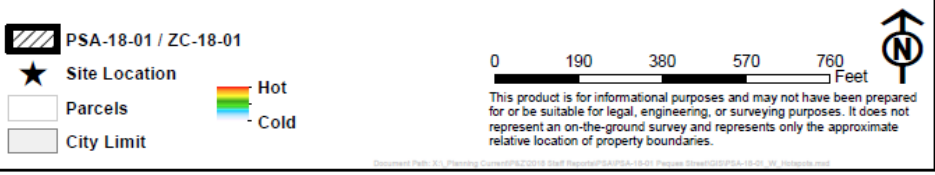
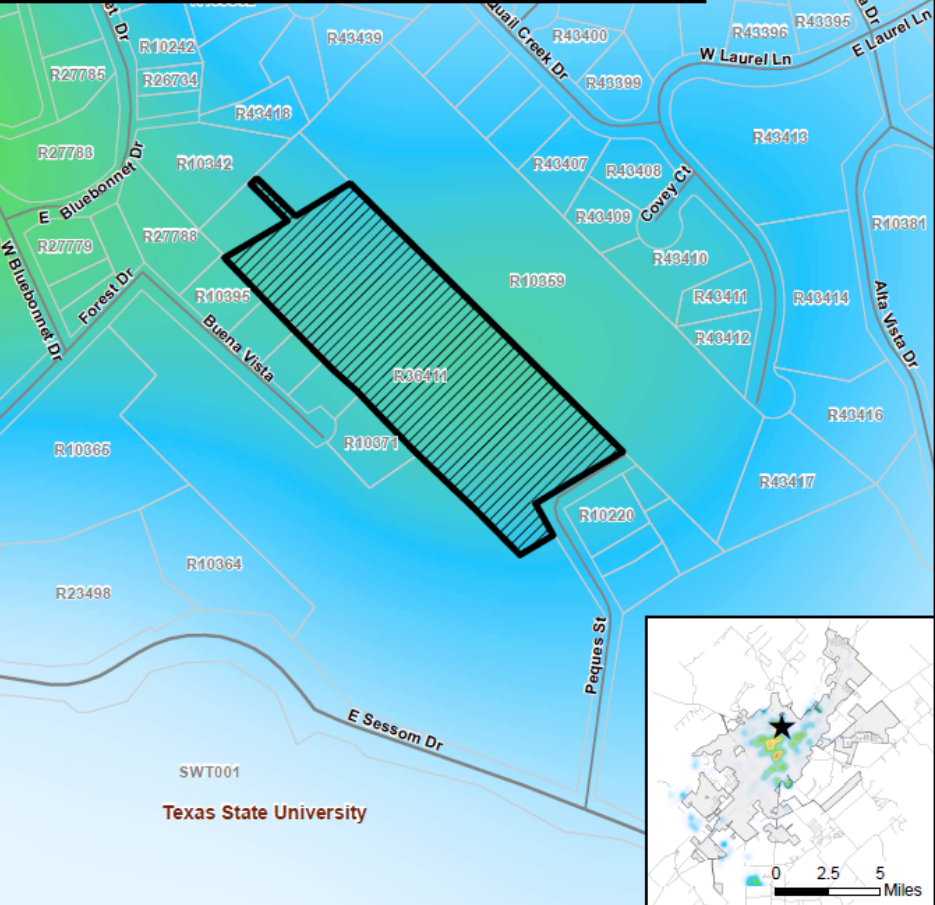
PSA-18-01 / ZC-18-01 Peques Street - Environmental Features Map Date: 1/24/2018



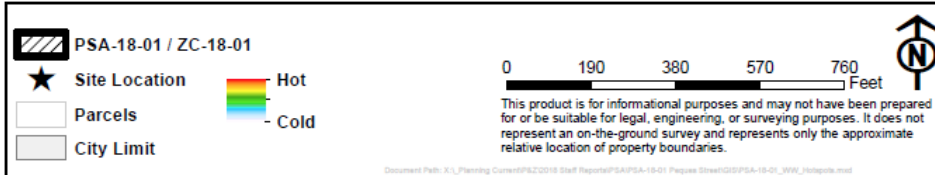
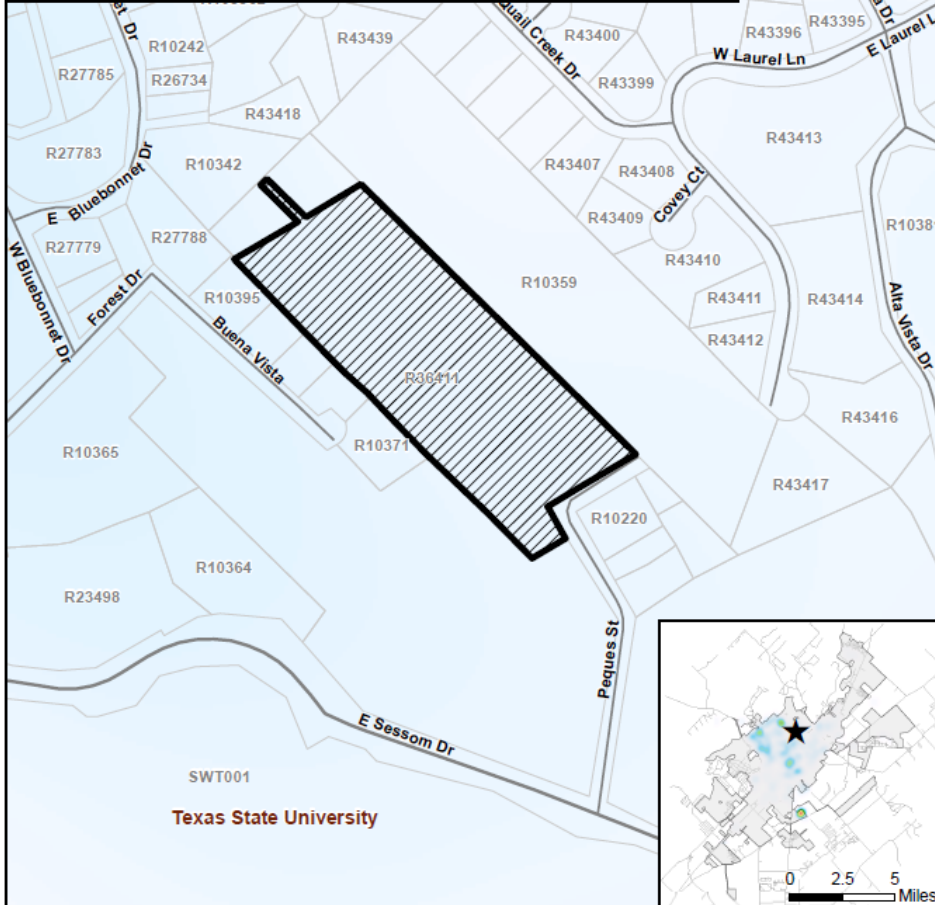
PSA-18-01 / ZC-18-01 Peques Street - Land Use Suitability Map Date: 1/24/2018



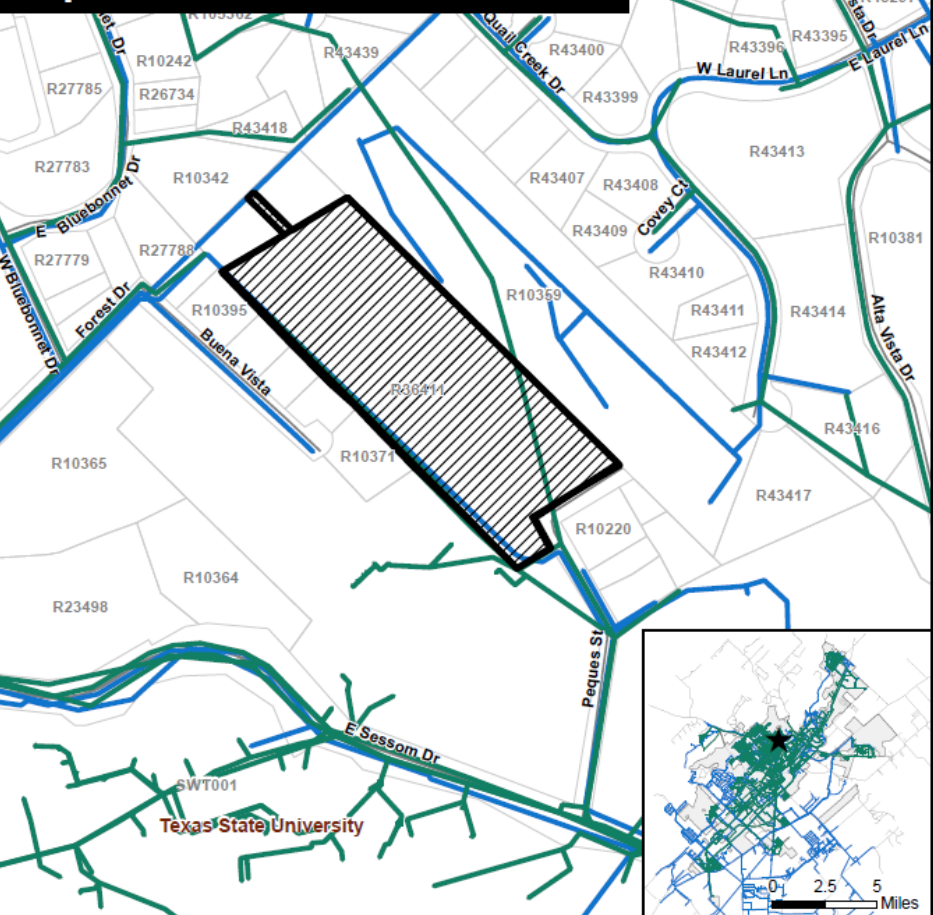
PSA-18-01 / ZC-18-01 Peques Street - Water Hotspots Map Date: 1/24/2018



PSA-18-01 / ZC-18-01 Peques Street - Wastewater Hotspots Map Date: 1/24/2018



PSA-18-01 / ZC-18-01 **Peques Street - Utilities** **Map Date: 1/24/2018**



PSA-18-01 / ZC-18-01
 Site Location

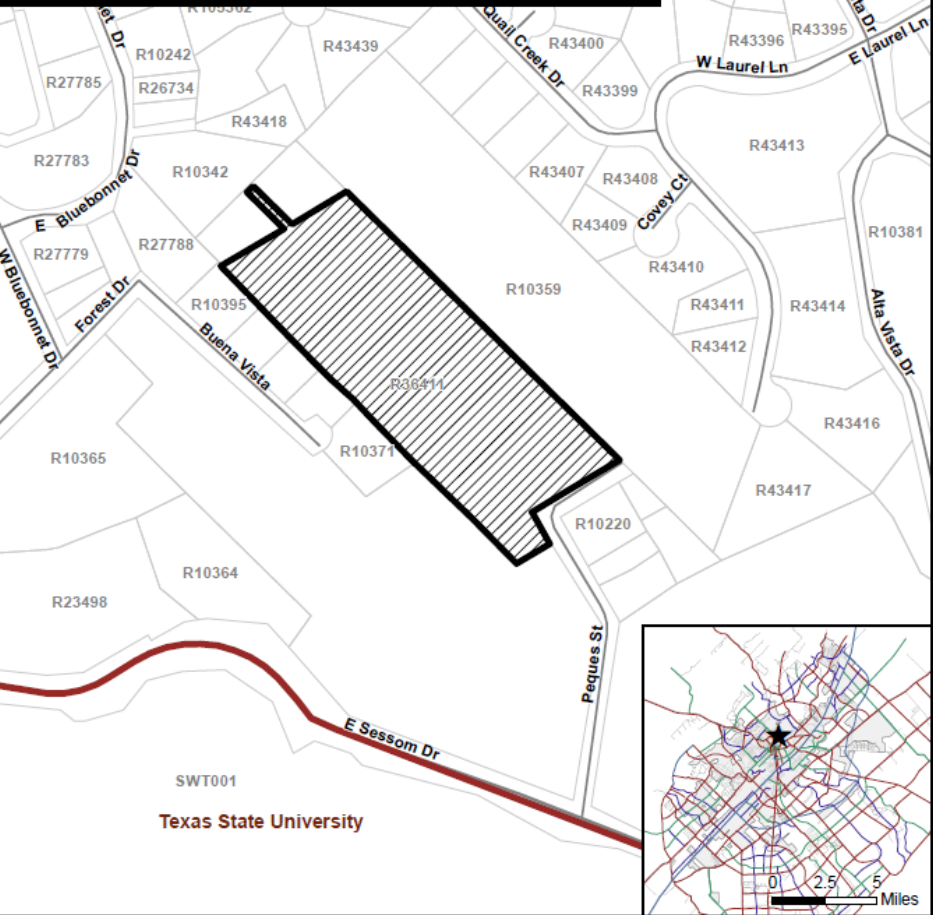
Sanitary Main
 Potable Water Line

City Limit
 Parcels

0 190 380 570 760 Feet

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PSA-18-01 / ZC-18-01 **Peques Street - Thoroughfare Map** **Map Date: 1/24/2018**



PSA-18-01 / ZC-18-01
 Site Location

Collector
 Freeway

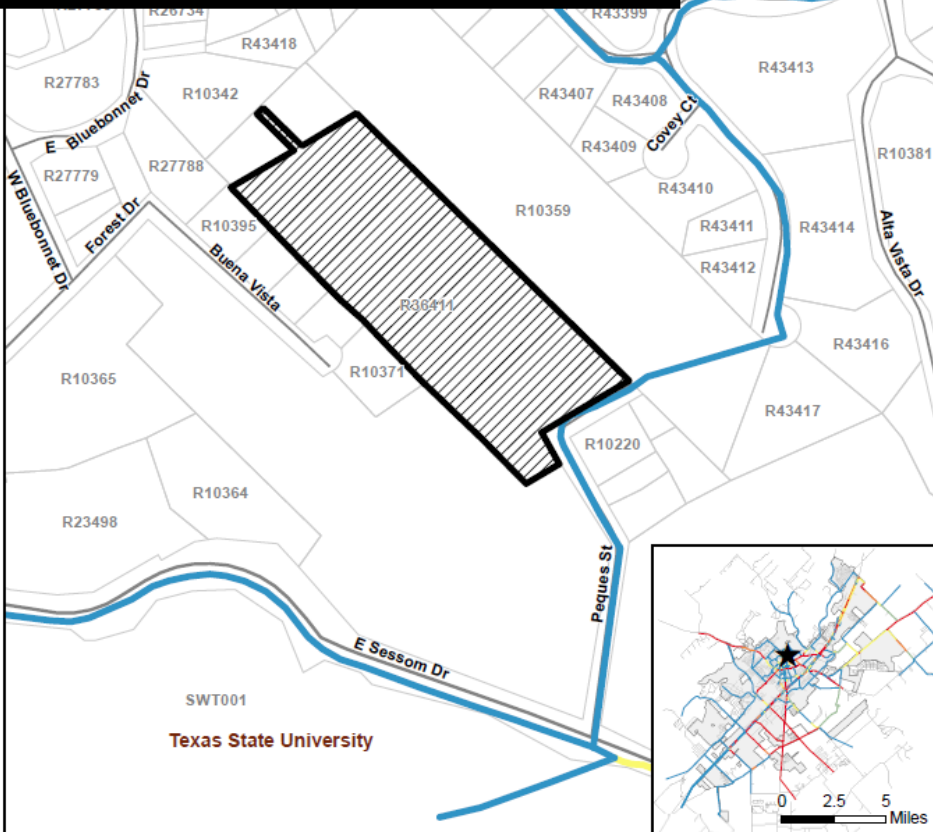
City Limit
 Parcels

0 190 380 570 760 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.

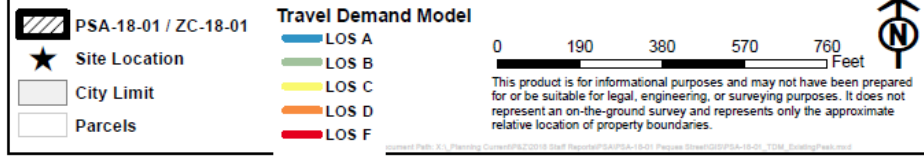
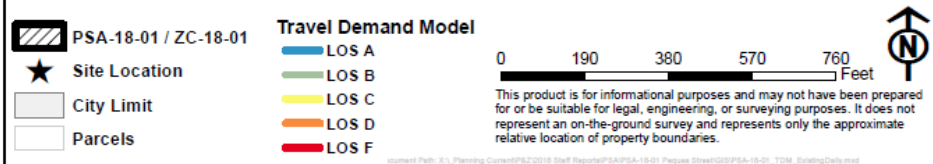
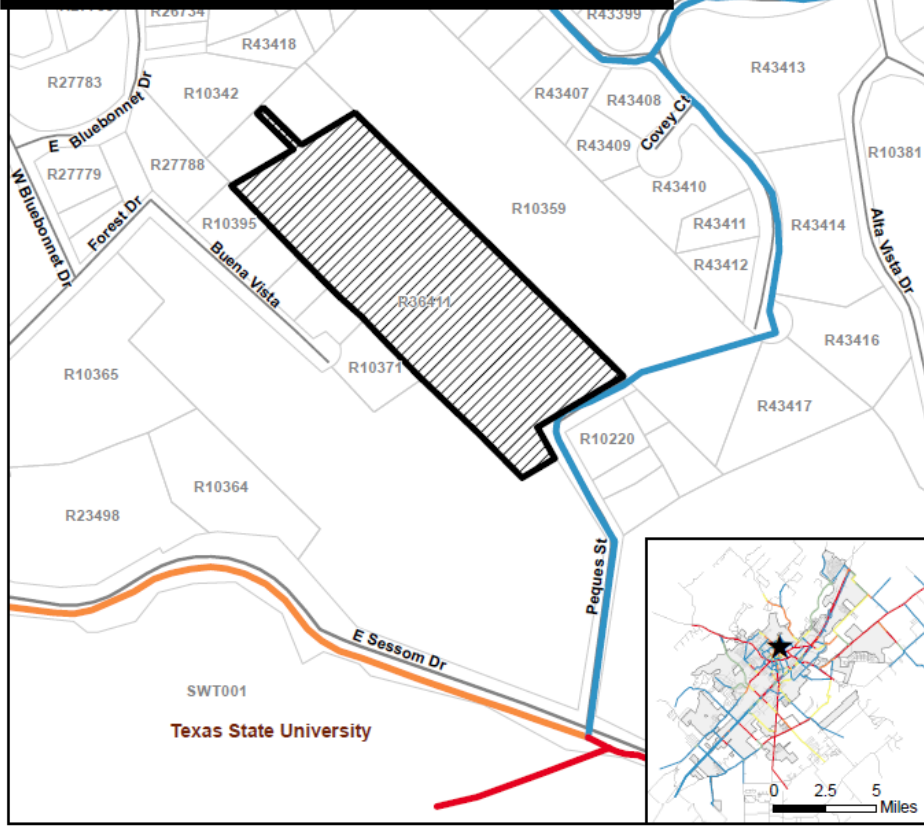
PSA-18-01 / ZC-18-01 Peques Street - TDM Existing Daily Map Date: 1/24/2018

TDM data update anticipated
Current model based on 2013 data



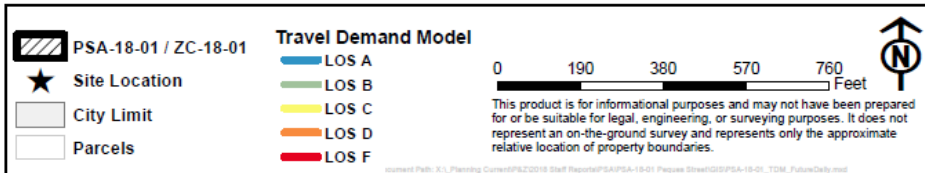
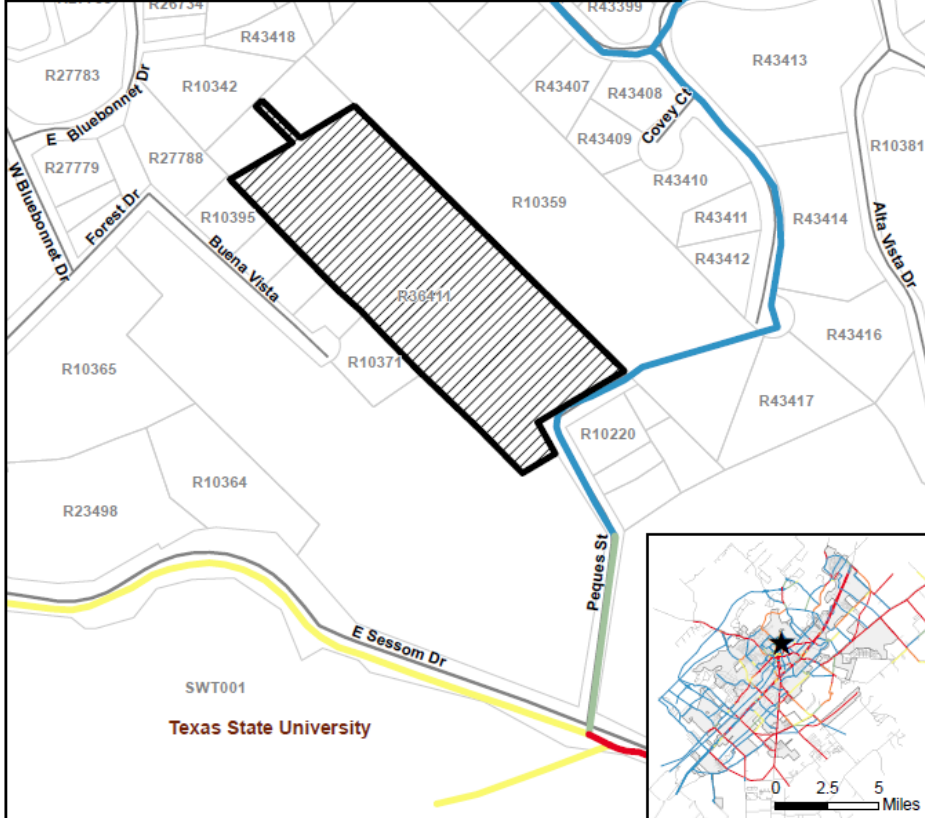
PSA-18-01 / ZC-18-01 Peques Street - TDM Existing Peak Map Date: 1/24/2018

TDM data update anticipated
Current model based on 2013 data



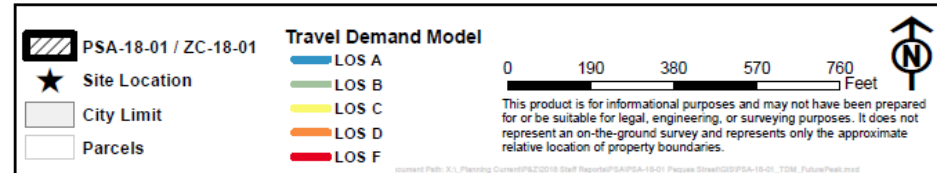
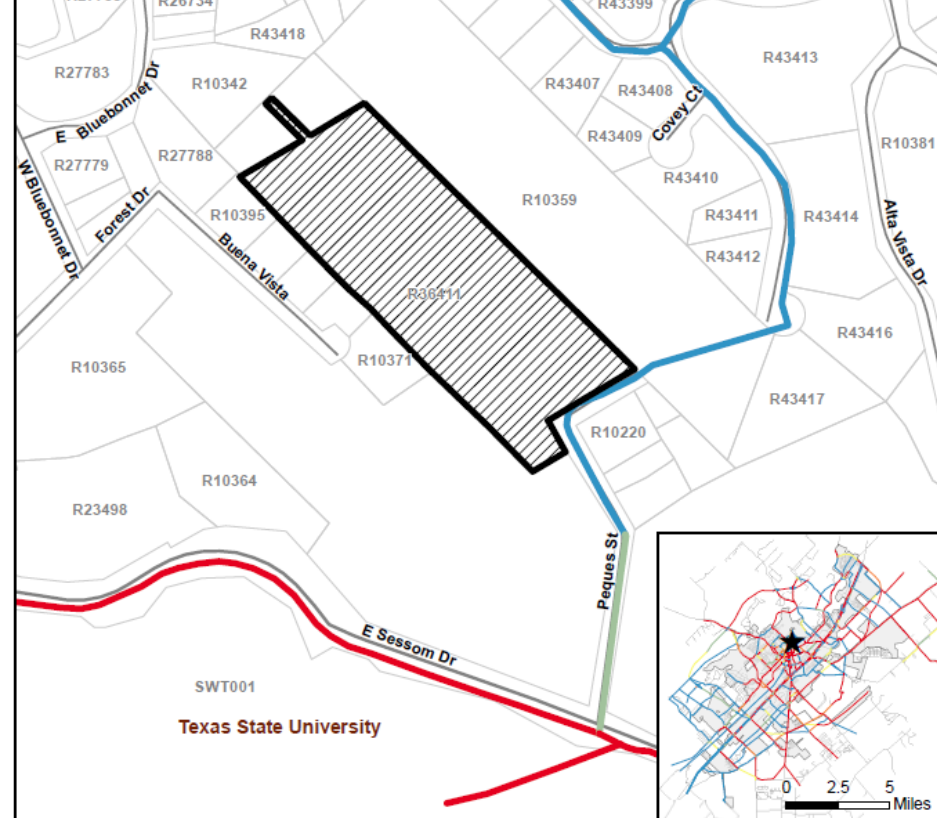
PSA-18-01 / ZC-18-01
Peques Street - TDM Future Daily
Map Date: 1/24/2018

TDM data update anticipated
Current model based on 2013 data



PSA-18-01 / ZC-18-01
Peques Street - TDM Future Peak
Map Date: 1/24/2018

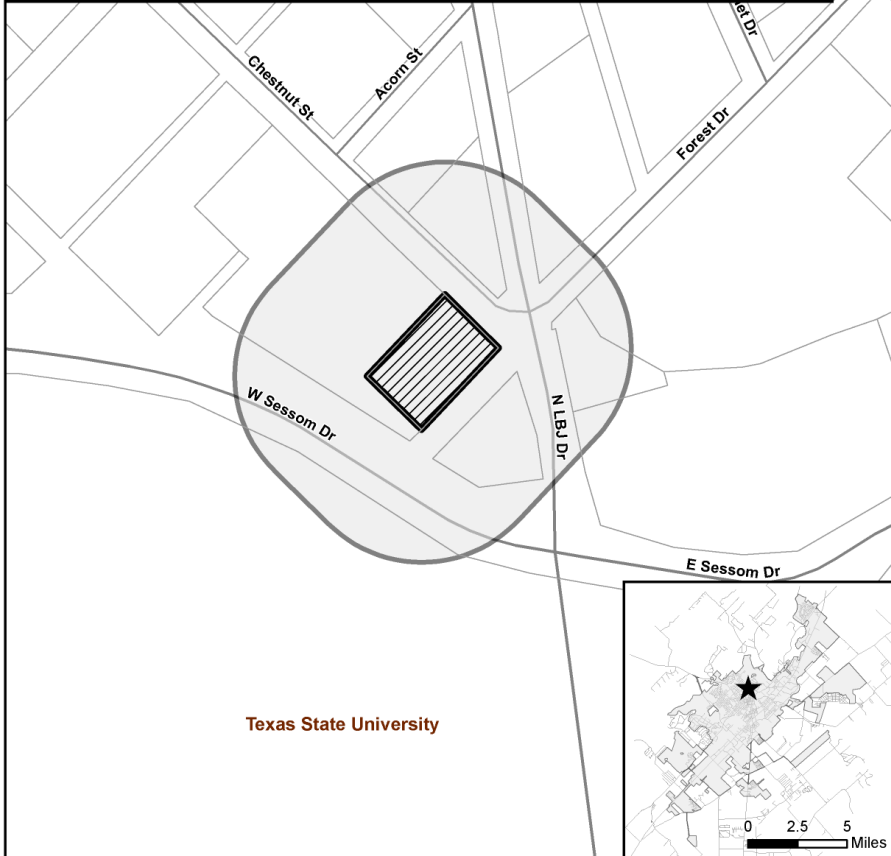
TDM data update anticipated
Current model based on 2013 data



PSA-18-02

801 Chestnut Street Exhibits

PSA-18-02/ZC-18-02
801 Chestnut St - 200 Foot Notification Buffer
Map Date: 1/23/2018



- ★ Site Location
- ▨ PSA-18-02/ZC-18-02
- 200 Foot Buffer
- Parcels
- City Limit

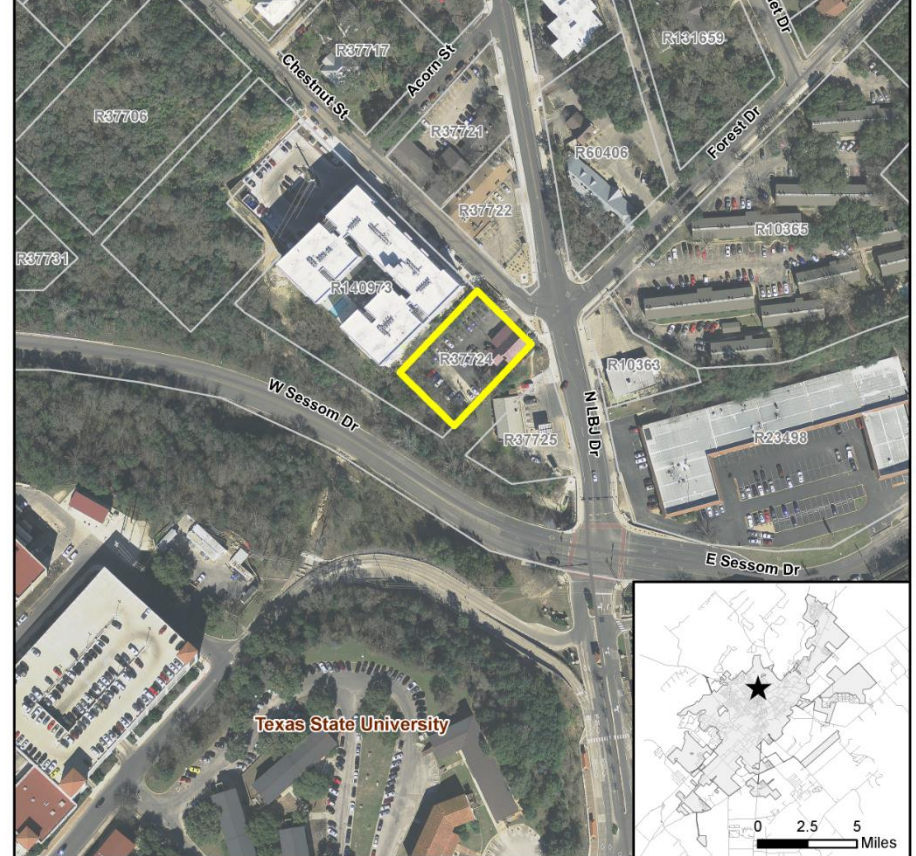
0 100 200 300 400 Feet



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Source: Public, City Planning, Current 1/23/2018 Staff Report 1/23/2018 18-02-001 Chestnut02/PSA-18-02-001 BufferNotification.mxd

PSA-18-02/ZC-18-02
801 Chestnut St - Aerial View
Map Date: 1/23/2018



- ★ Site Location
- ▨ PSA-18-02/ZC-18-02
- Parcels
- City Limit

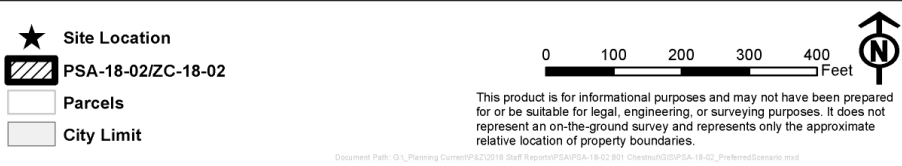
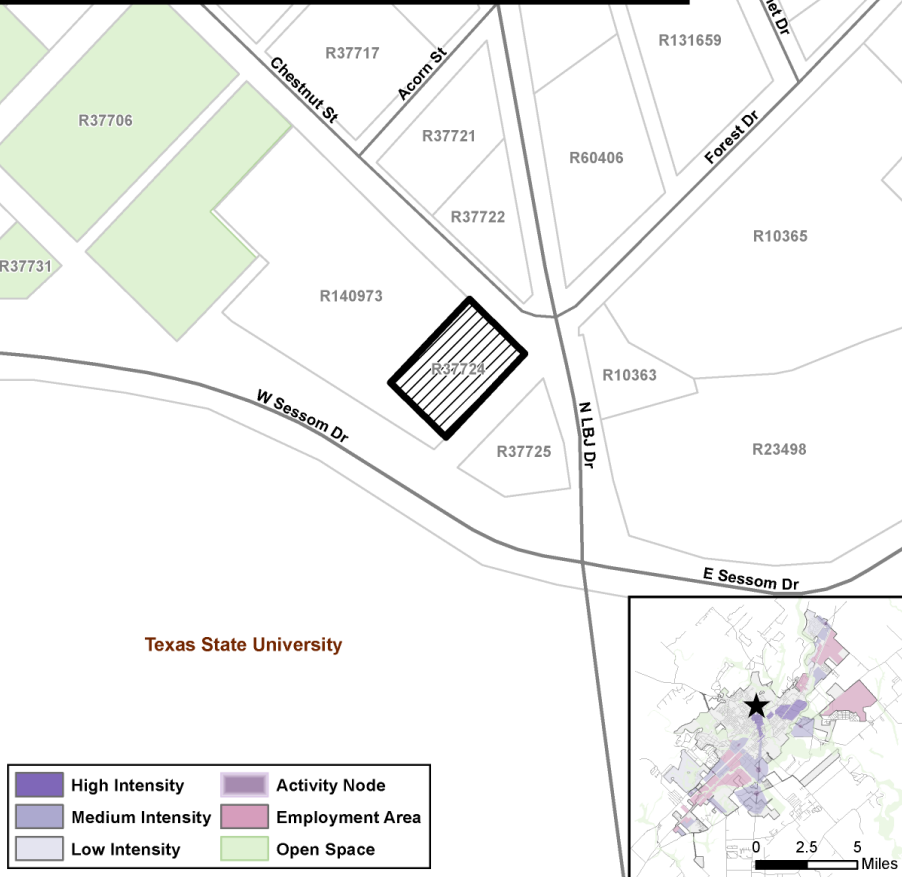
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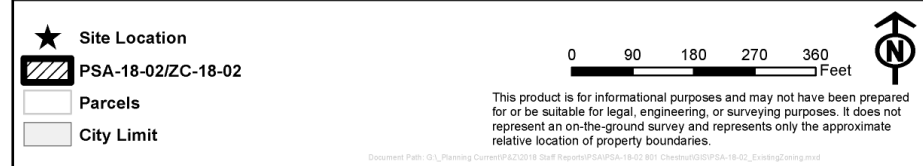
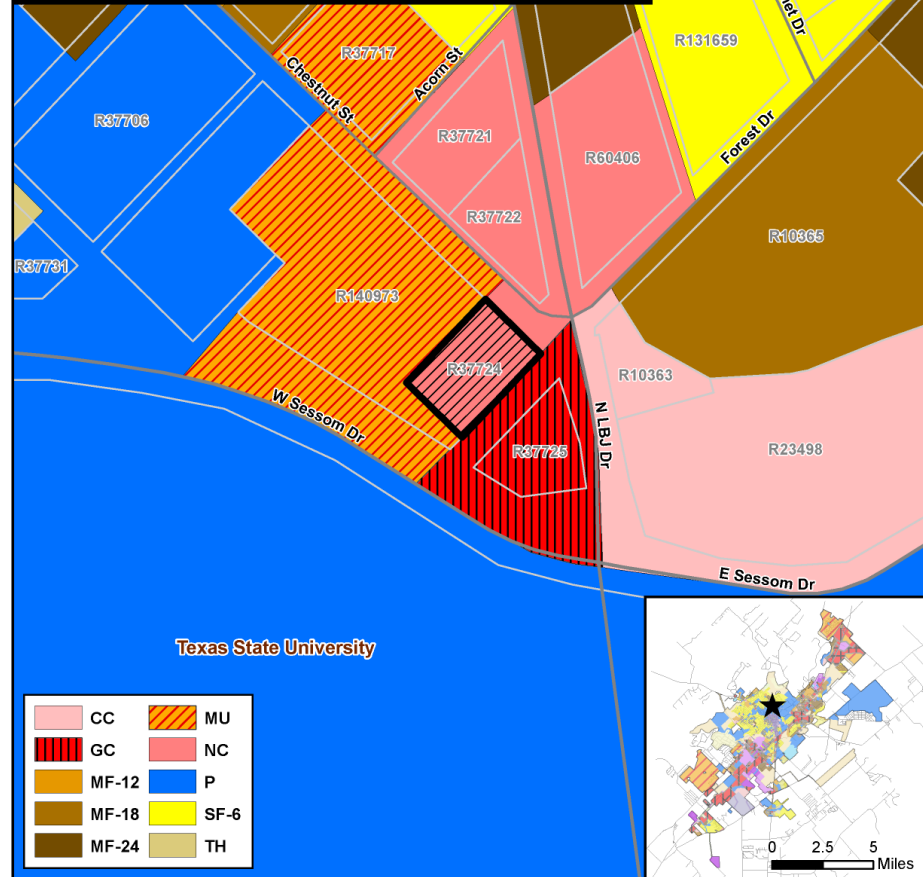
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Source: Public, City Planning, Current 1/23/2018 Staff Report 1/23/2018 18-02-001 Chestnut02/PSA-18-02-001 AerialView.mxd

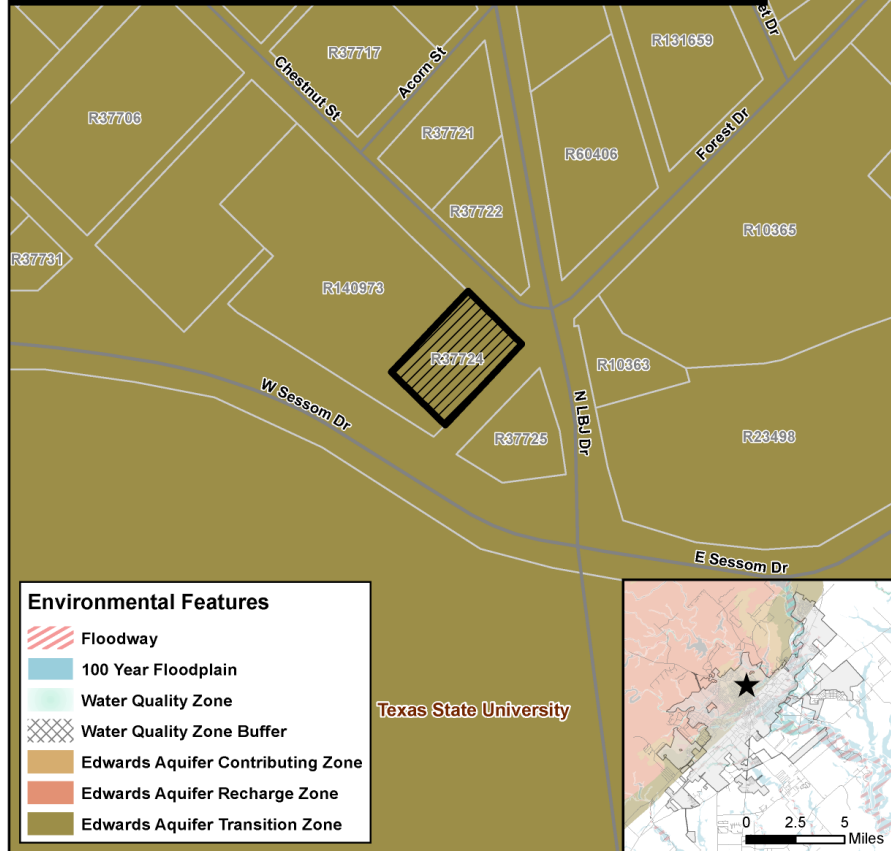
PSA-18-02/ZC-18-02 801 Chestnut St - Preferred Scenario Map Date: 1/23/2018



PSA-18-02/ZC-18-02 801 Chestnut St - Existing Zoning Map Date: 1/23/2018



PSA-18-02/ZC-18-02 801 Chestnut St - Environmental Features Map Date: 1/23/2018



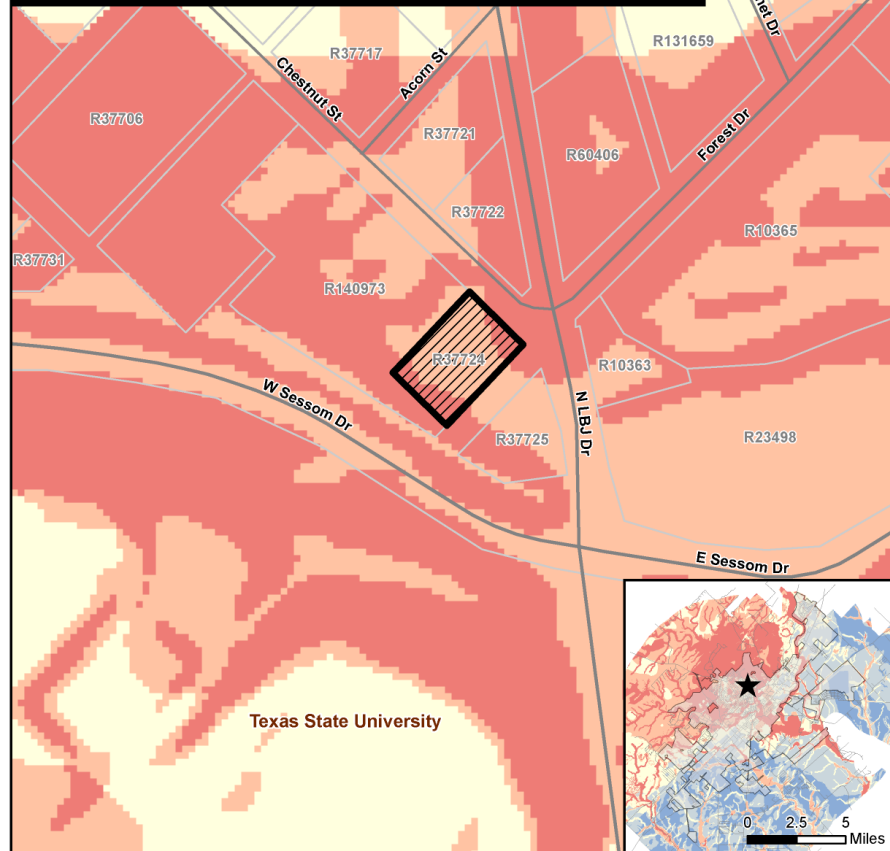
- ★ Site Location
- PSA-18-02/ZC-18-02
- Parcels
- City Limit

0 100 200 300 400 Feet

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Document Path: G:\Planning Current\PSA-18-02\801 Chestnut St\01 Environmental Features.mxd

PSA-18-02/ZC-18-02 801 Chestnut St - Land Use Suitability Map Date: 1/23/2018



Development Constraint Key

- 1- Least Constrained
- 2
- 3 - Moderately Constrained
- 4
- 5 - Most Constrained

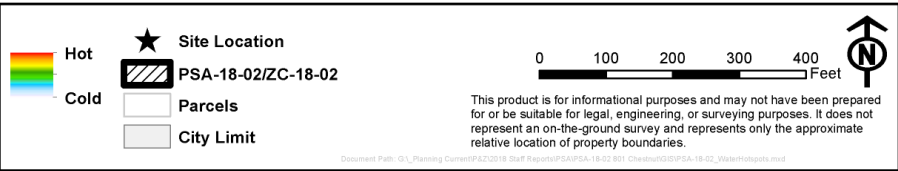
- ★ Site Location
- PSA-18-02/ZC-18-02
- Parcels
- City Limit

0 90 180 270 360 Feet

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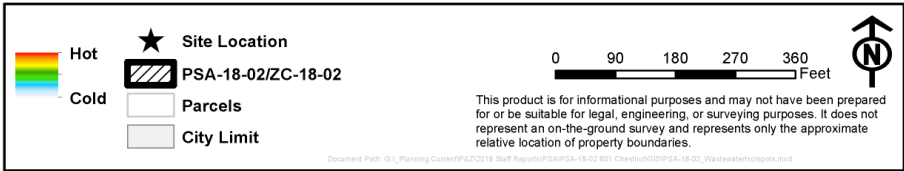
PSA-18-02/ZC-18-02
801 Chestnut St - Water Hotspots
Map Date: 1/23/2018



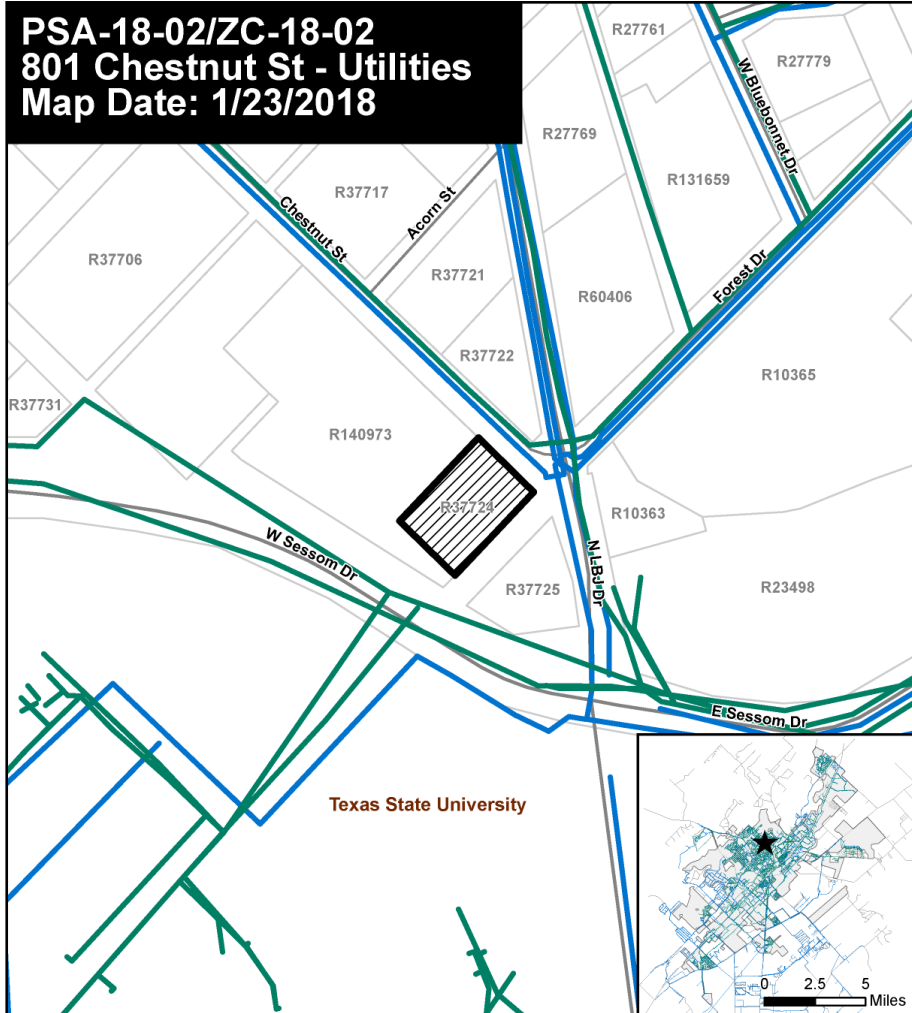
PSA-18-02/ZC-18-02
801 Chestnut St - Wastewater Hotspots
Map Date: 1/23/2018

Texas State University

Inset map scale: 0 2.5 5 Miles



PSA-18-02/ZC-18-02
801 Chestnut St - Utilities
Map Date: 1/23/2018



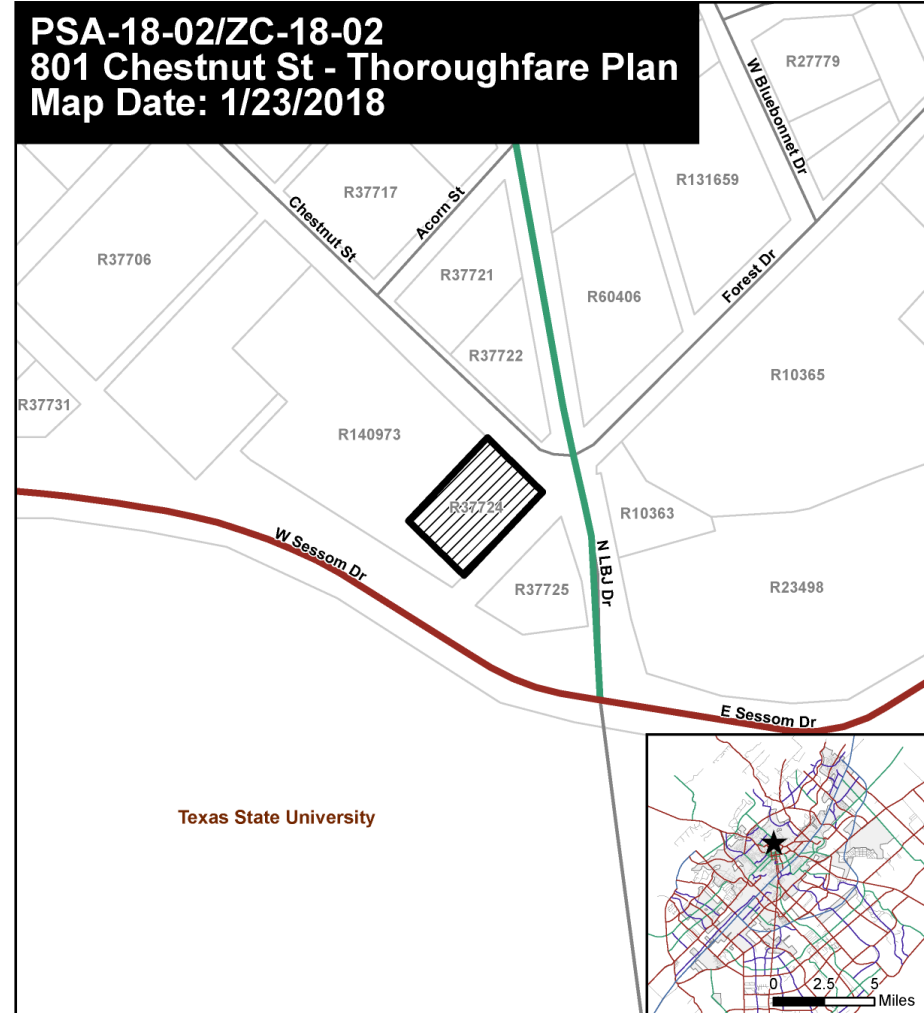
- ★ Site Location
- Sanitary Main
- Potable Water Line
- PSA-18-02/ZC-18-02
- Parcels
- City Limit

0 100 200 300 400 Feet

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Document Path: G:\Planning Current\PAZ2018 Staff Reports\PSA\PSA-18-02\801 Chestnut\GIS\PSA-18-02_Water\WaterLines.mxd

PSA-18-02/ZC-18-02
801 Chestnut St - Thoroughfare Plan
Map Date: 1/23/2018



- Collector
- Freeway
- Major Arterial
- Minor Arterial
- ★ Site Location
- PSA-18-02/ZC-18-02
- Parcels
- City Limit

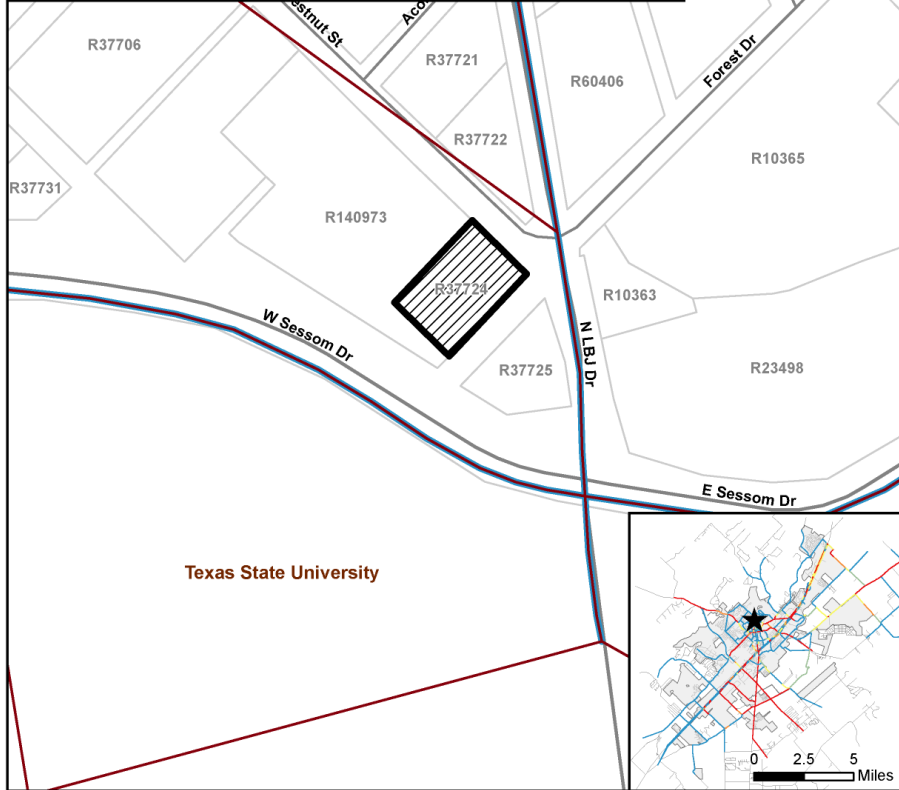
0 90 180 270 360 Feet

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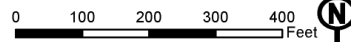
PSA-18-02/ZC-18-02 **801 Chestnut St - TDM Existing Daily** **Map Date: 1/23/2018**

TDM data update anticipated
Current model based on 2013 data



Travel Demand Model

- LOS A
- LOS B
- LOS C
- LOS D
- LOS F
- ★ Site Location
- PSA-18-02/ZC-18-02
- Parcels
- City Limit

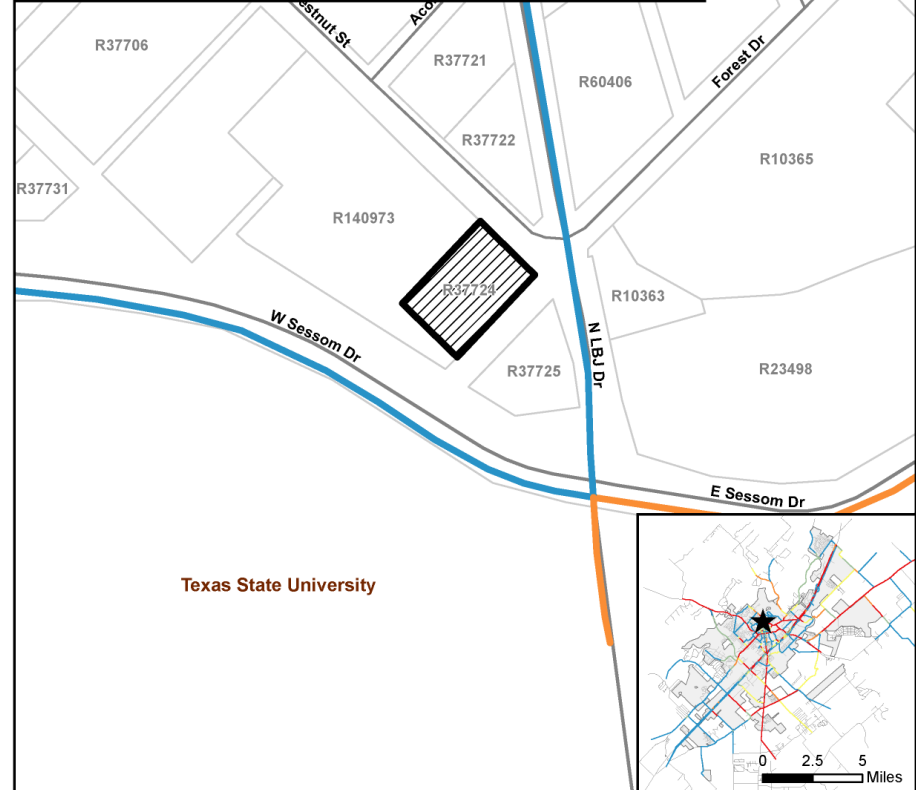


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Document Path: G:\Planning\Current\PAZ\2018 Staff Reports\PSA\PSA-18-02 801 Chestnut\GIS\PSA-18-02_TDM_ExistingDaily.mxd

PSA-18-02/ZC-18-02 **801 Chestnut St - TDM Existing Peak** **Map Date: 1/23/2018**

TDM data update anticipated
Current model based on 2013 data



Travel Demand Model

- LOS A
- LOS B
- LOS C
- LOS D
- LOS F
- ★ Site Location
- PSA-18-02/ZC-18-02
- Parcels
- City Limit

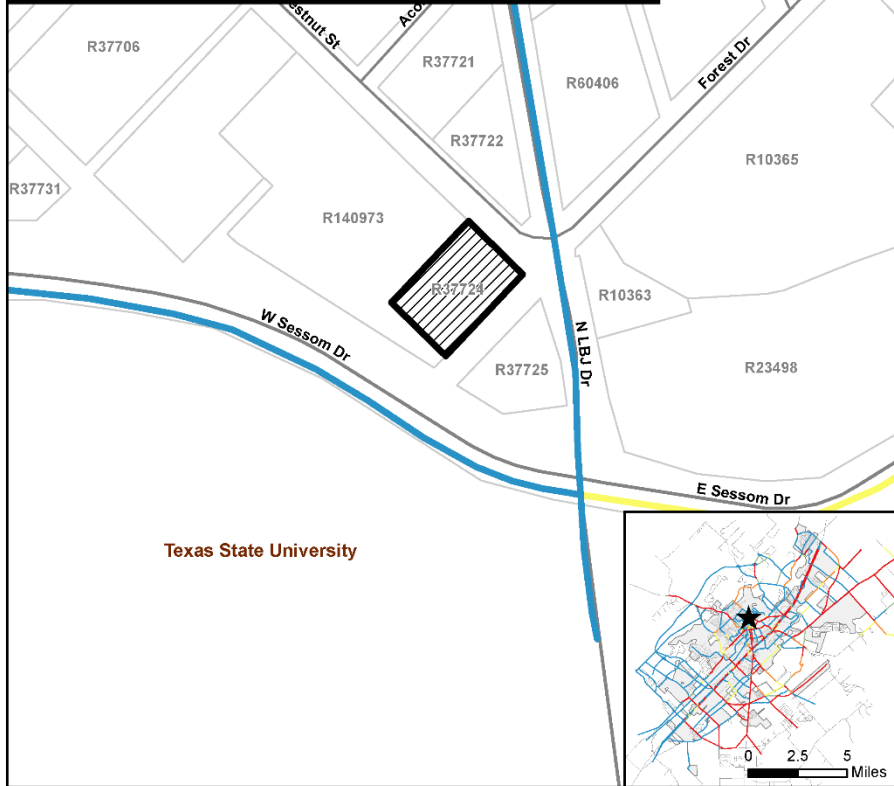


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PSA-18-02/ZC-18-02 **801 Chestnut St - TDM Future Daily** **Map Date: 1/23/2018**

TDM data update anticipated
Current model based on 2013 data



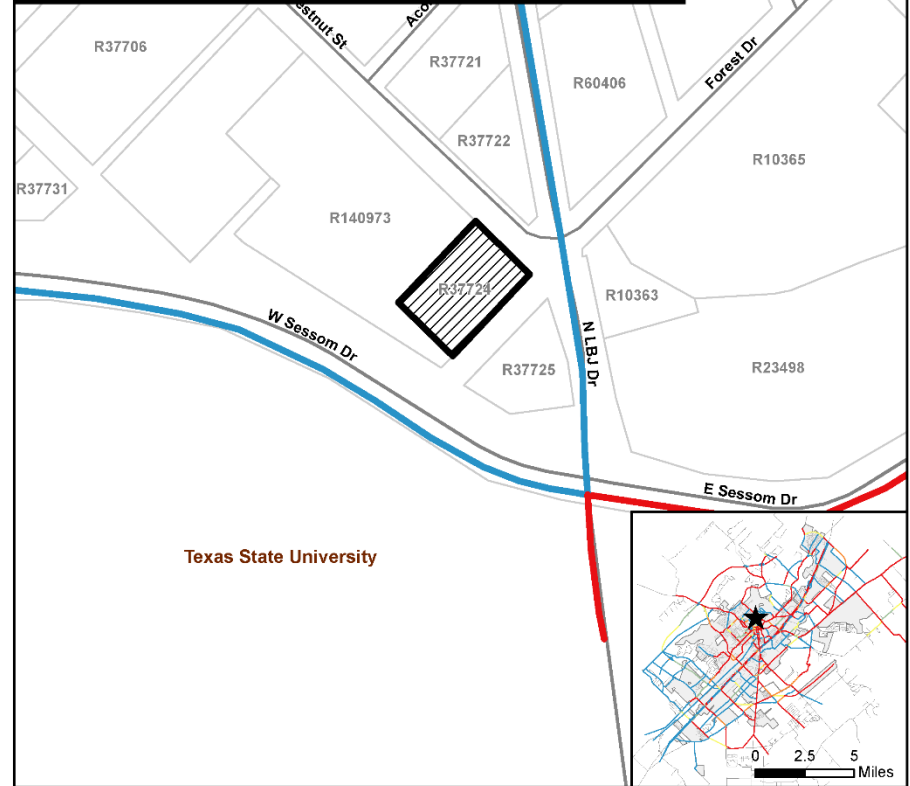
Travel Demand Model

- ★ Site Location
- PSA-18-02/ZC-18-02
- Parcels
- City Limit

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PSA-18-02/ZC-18-02 **801 Chestnut St - TDM Future Peak** **Map Date: 1/23/2018**

TDM data update anticipated
Current model based on 2013 data



Travel Demand Model

- ★ Site Location
- PSA-18-02/ZC-18-02
- Parcels
- City Limit

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