

Receive an update from staff, hold a discussion and hear details regarding the Spring 2018 Preferred Scenario Amendment applications received and provide direction to staff.

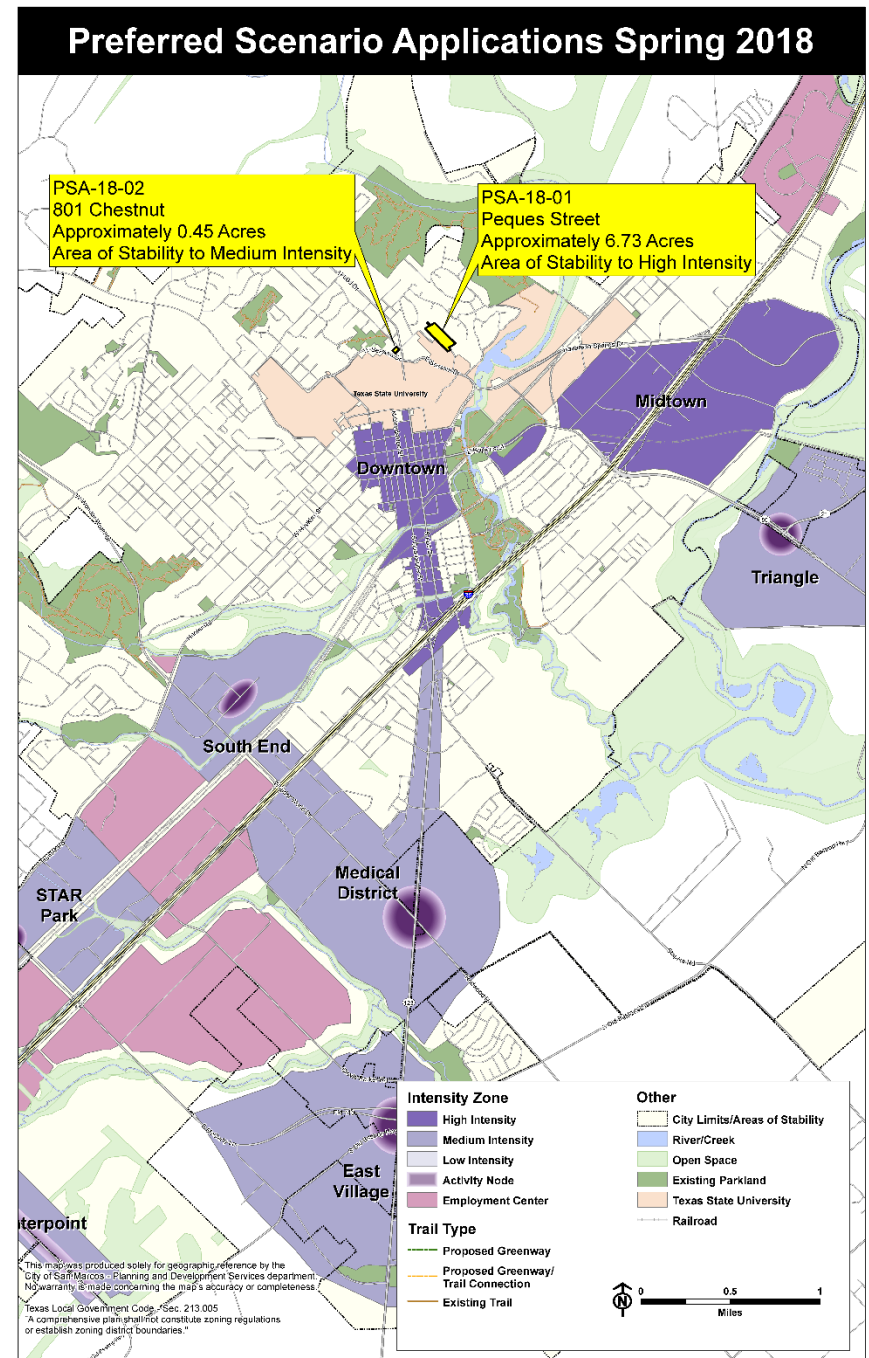
Tuesday, February 20, 2018

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

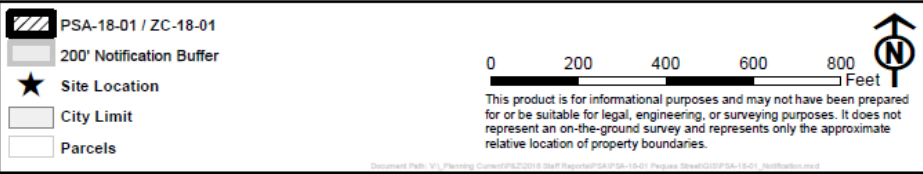
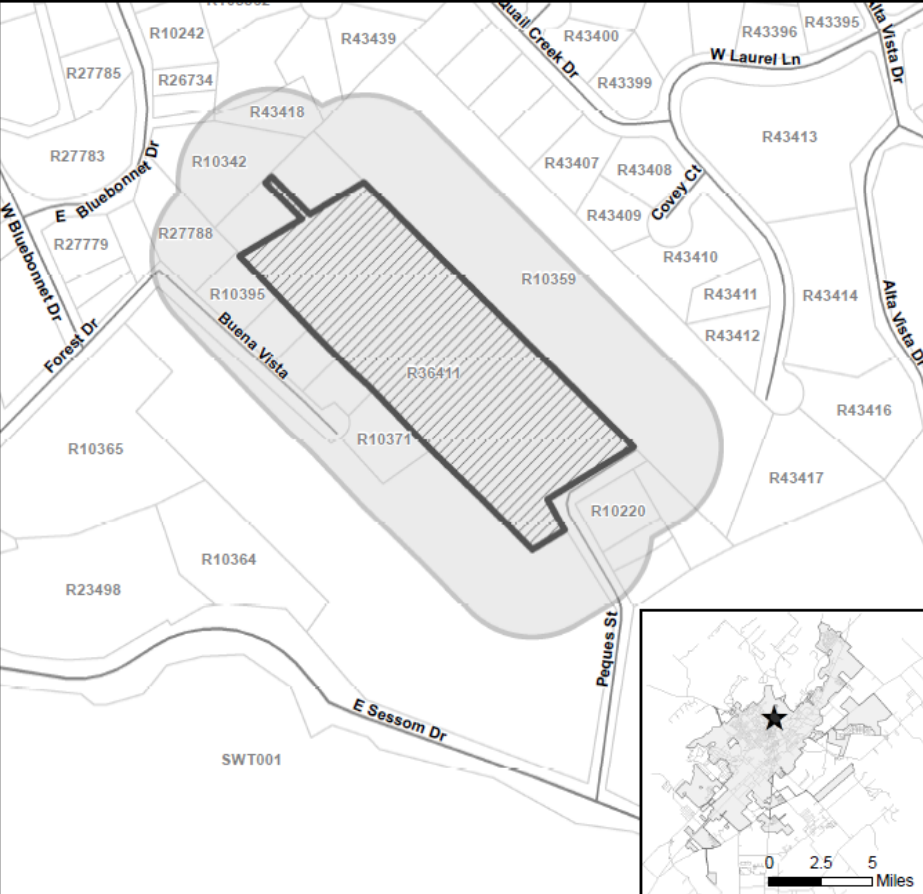
EC - Employment Center

OA - Open Space / Agricultural

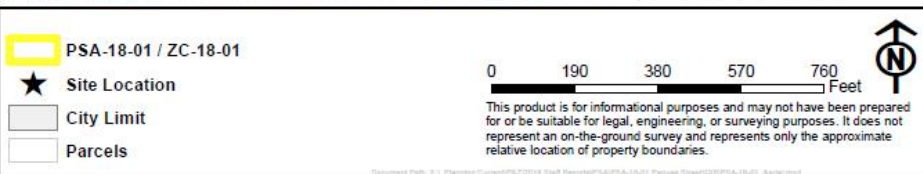
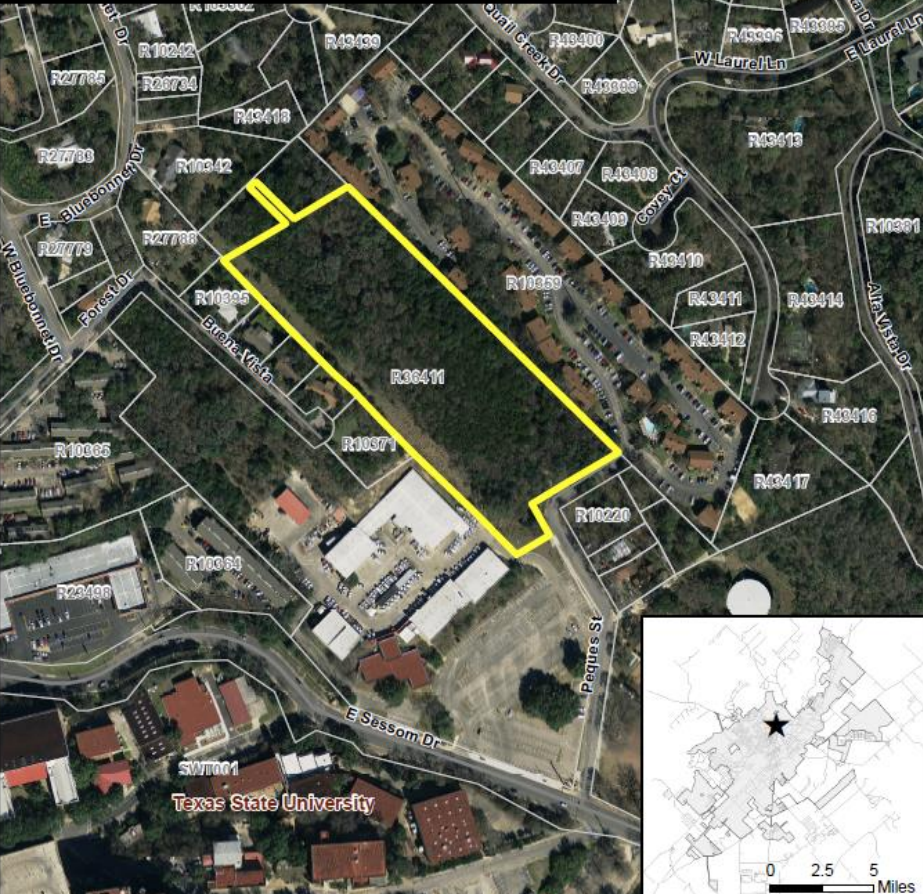
PSA-18-01

Peques Street Exhibits

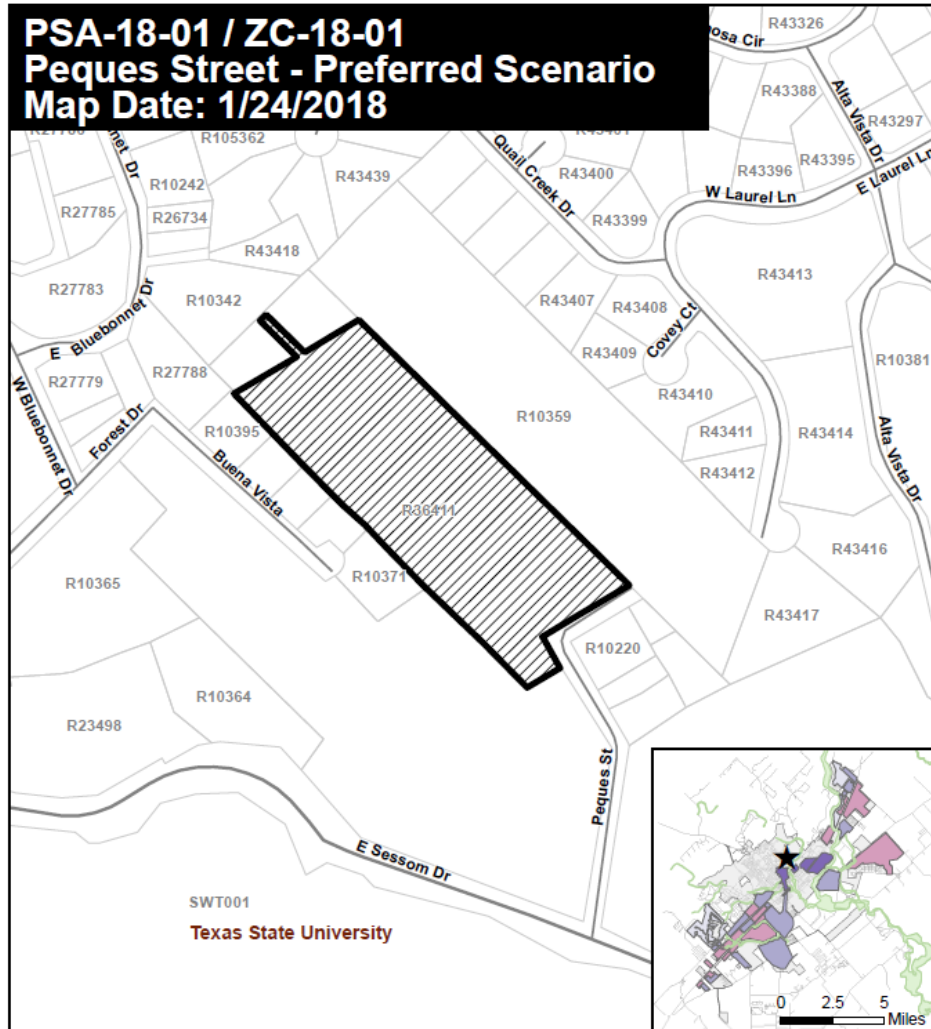
PSA-18-01 / ZC-18-01 Peques Street - 200 Foot Notification Buffer Map Date: 1/24/2018



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



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

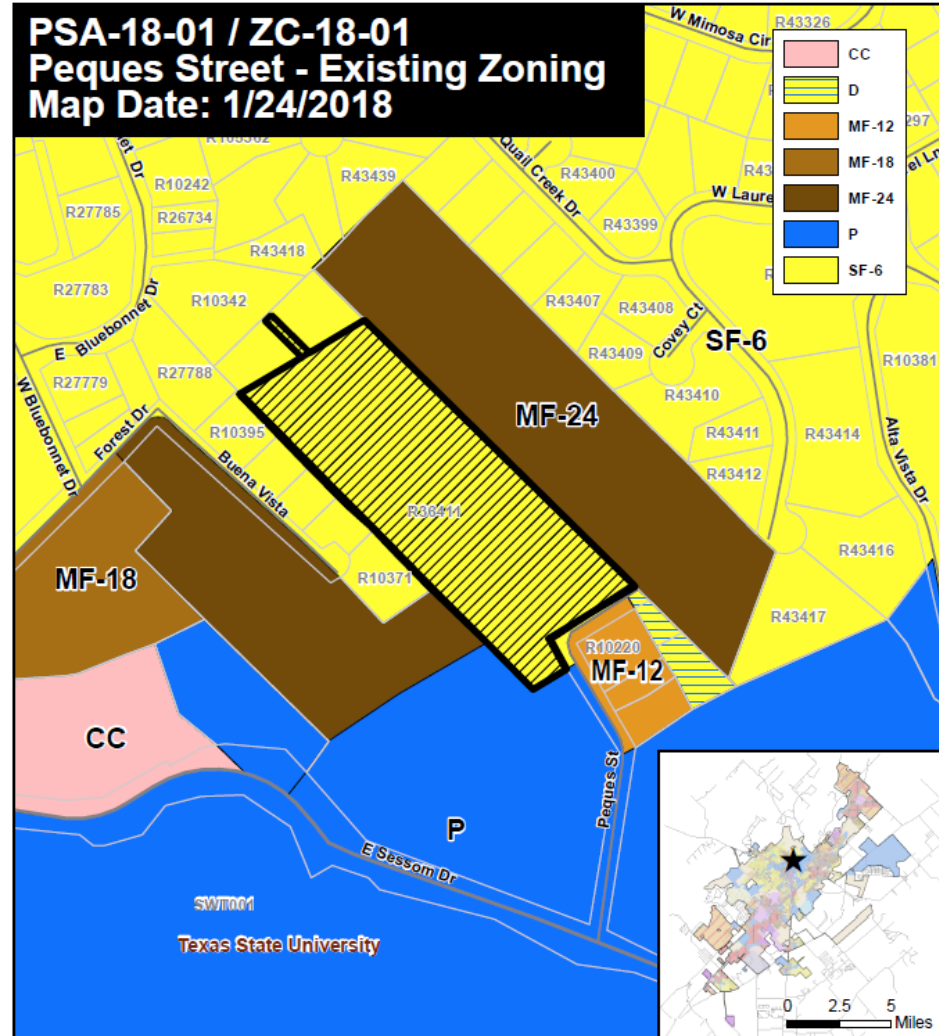


- PSA-18-01 / ZC-18-01
- Site Location
- City Limit
- Parcels
- Employment Area
- High Intensity
- Medium Intensity
- Low Intensity
- Open Space
- Area of Stability

0 200 400 600 800 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.

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

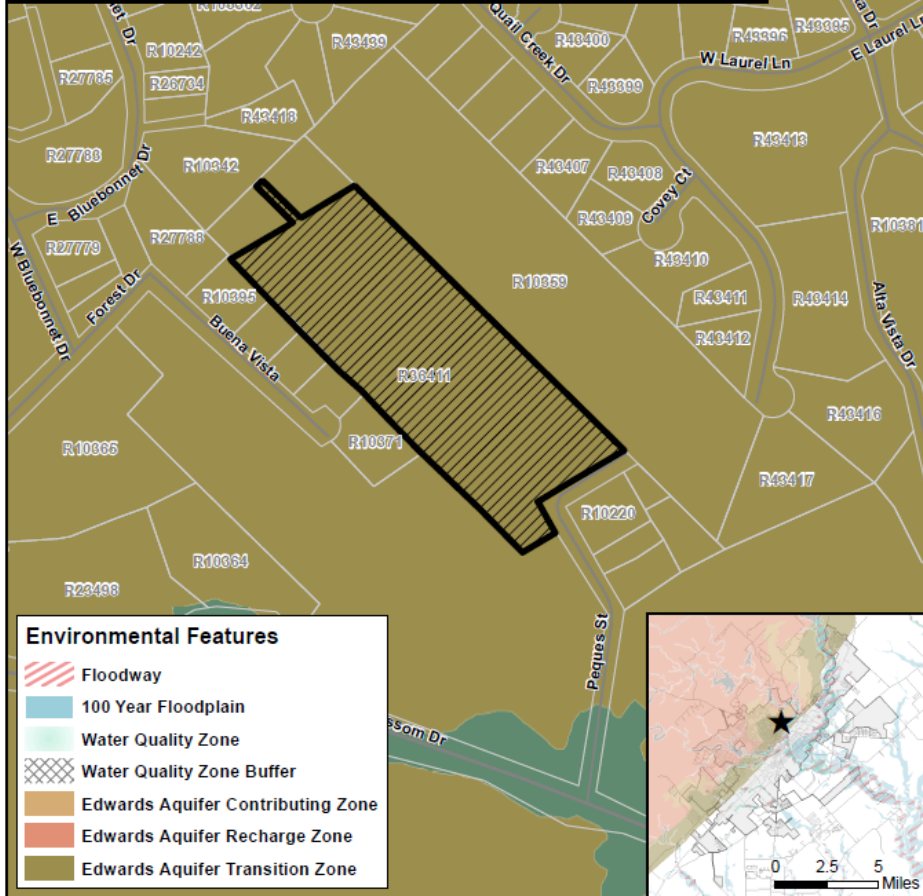


- PSA-18-01 / ZC-18-01
- Site Location
- City Limit
- Parcels

0 190 380 570 760 Feet

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



PSA-18-01 / ZC-18-01

Site Location

City Limit

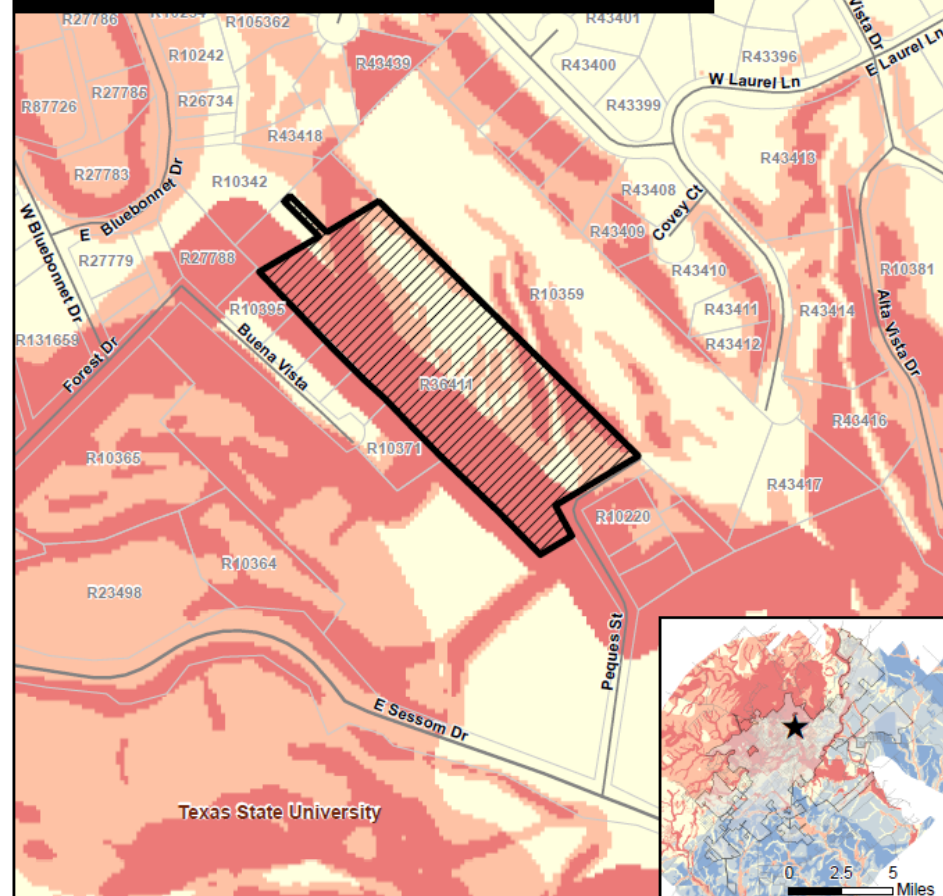
Parcels

0 190 380 570 760 Feet

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Planning Center/PS&P/2018 Staff Reports/PSA/PSA-18-01/PSA-18-01_Peques Street/PSA-18-01 - Environmental Features.mxd

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



PSA-18-01 / ZC-18-01

Site Location

Parcels

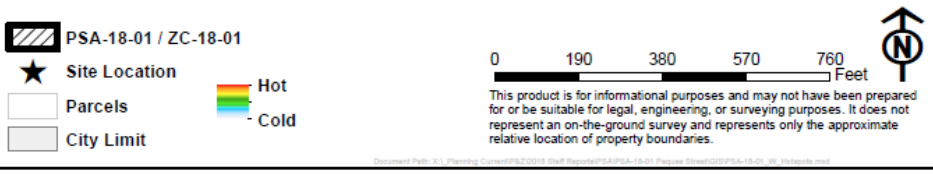
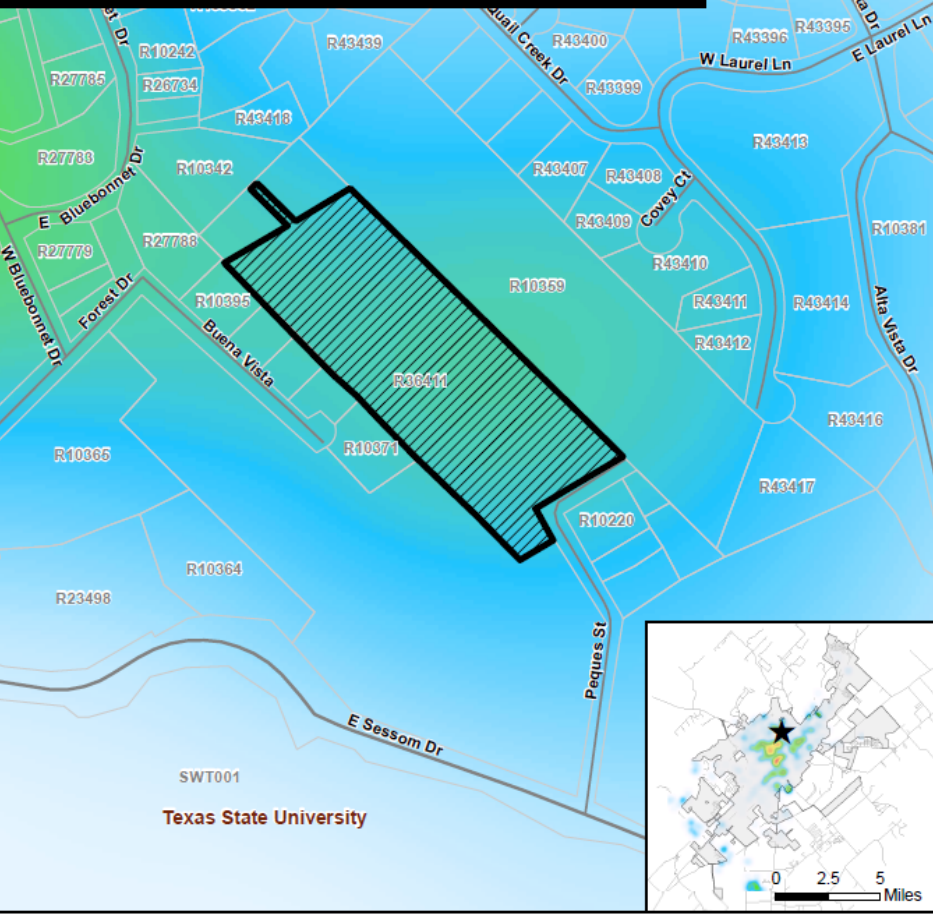
City Limit

0 160 320 480 640 Feet

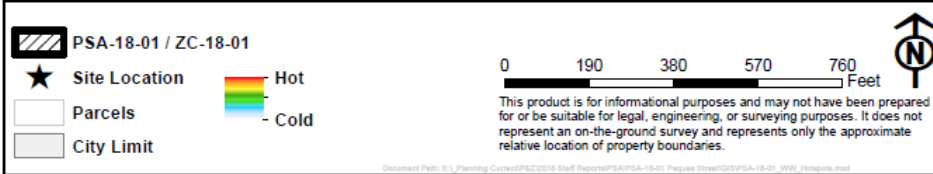
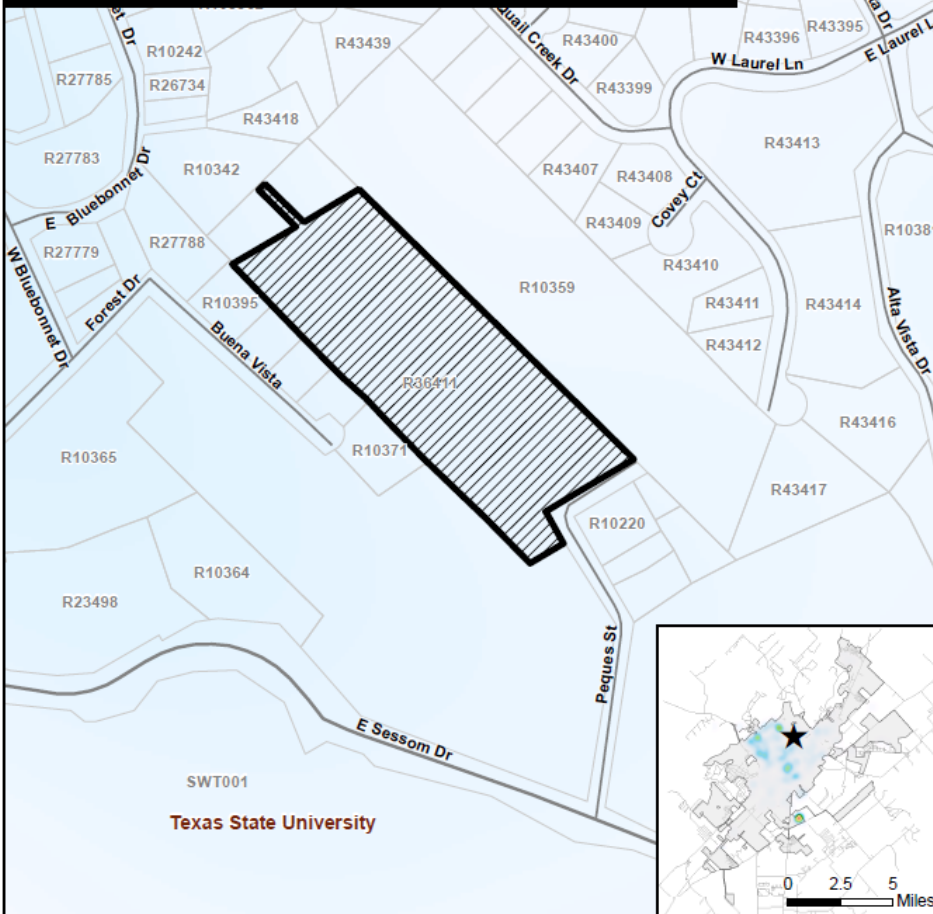
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Planning Center/PS&P/2018 Staff Reports/PSA/PSA-18-01/PSA-18-01_Peques Street/PSA-18-01 - Land Use Suitability.mxd

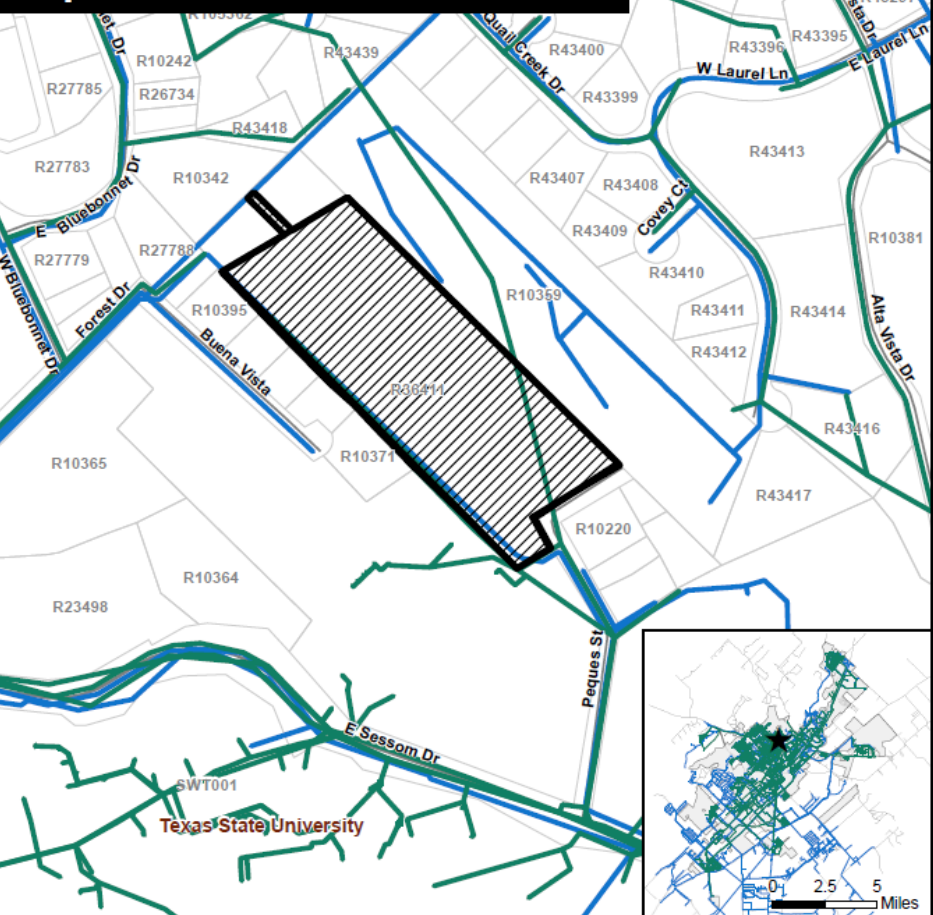
PSA-18-01 / ZC-18-01 Peques Street - Water Hotspots Map Date: 1/24/2018



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

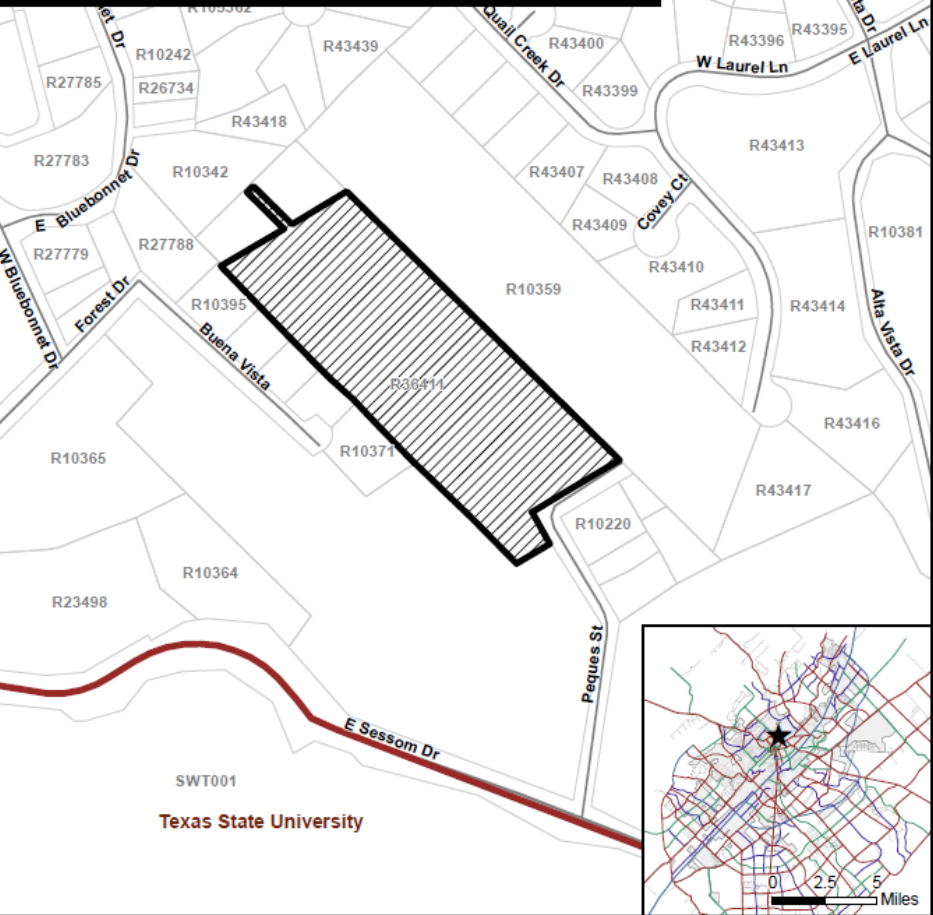
Sanitary Main
 Potable Water Line

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

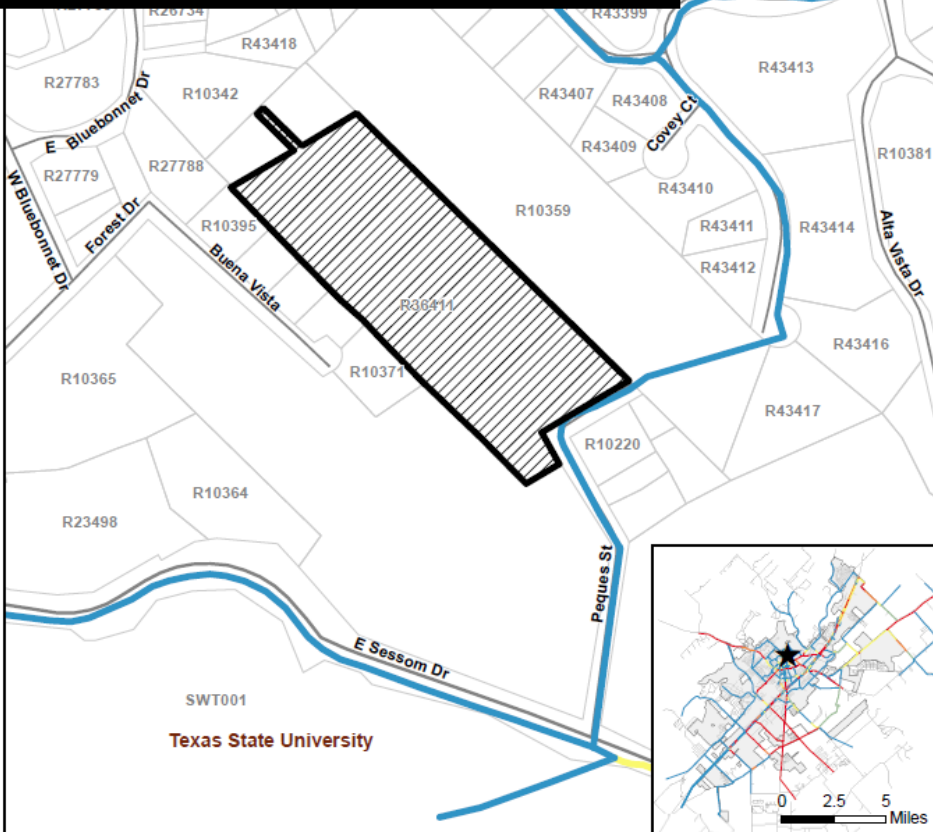
City Limit
 Parcels

0 190 380 570 760 Feet

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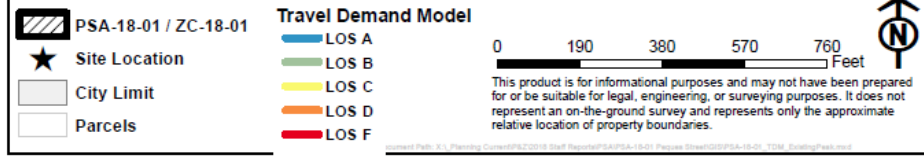
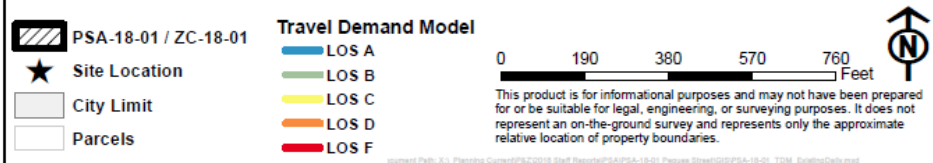
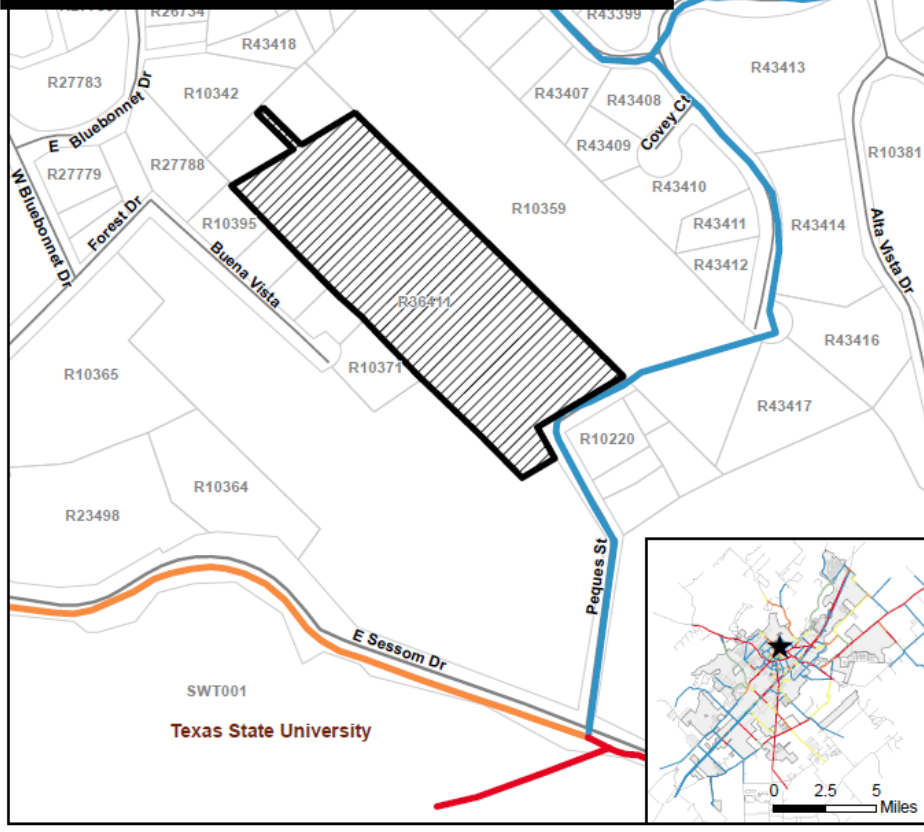
PSA-18-01 / ZC-18-01 Peques Street - TDM Existing Daily Map Date: 1/24/2018

TDM data update anticipated
Current model based on 2013 data



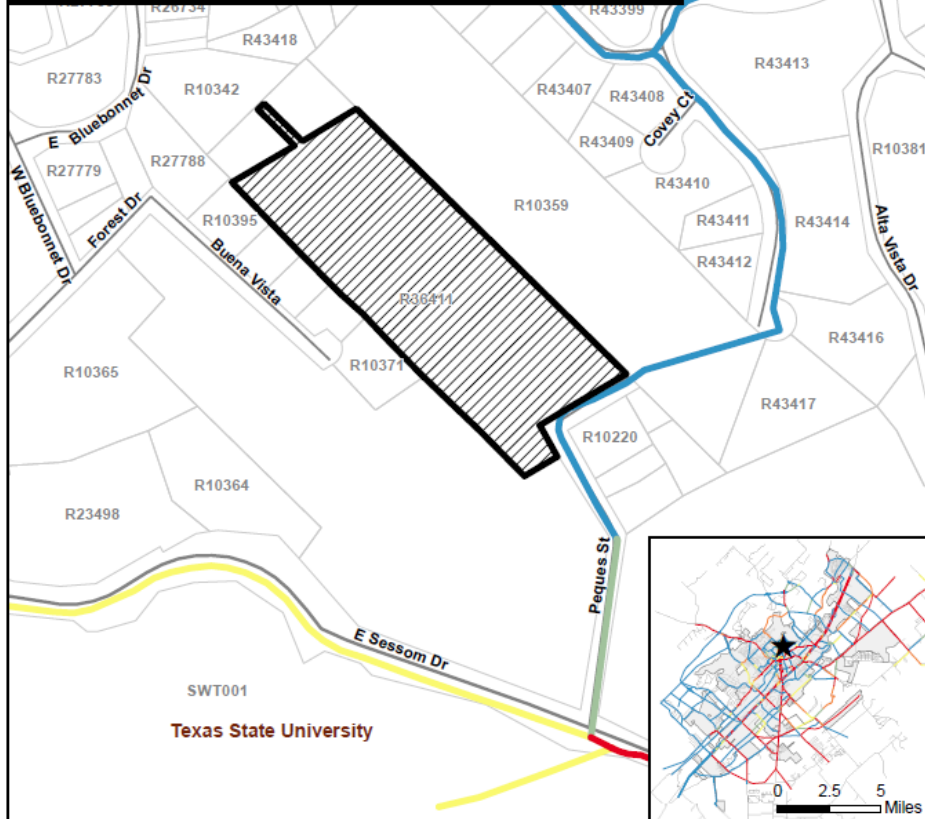
PSA-18-01 / ZC-18-01 Peques Street - TDM Existing Peak Map Date: 1/24/2018

TDM data update anticipated
Current model based on 2013 data



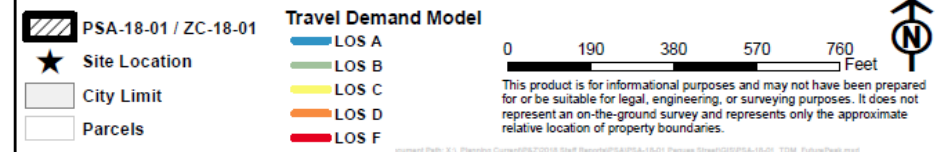
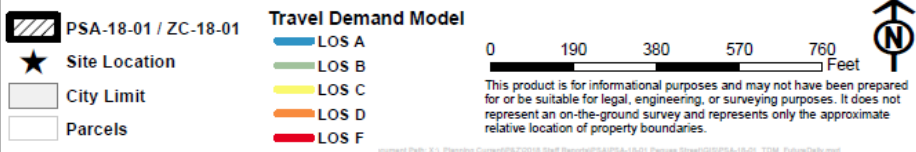
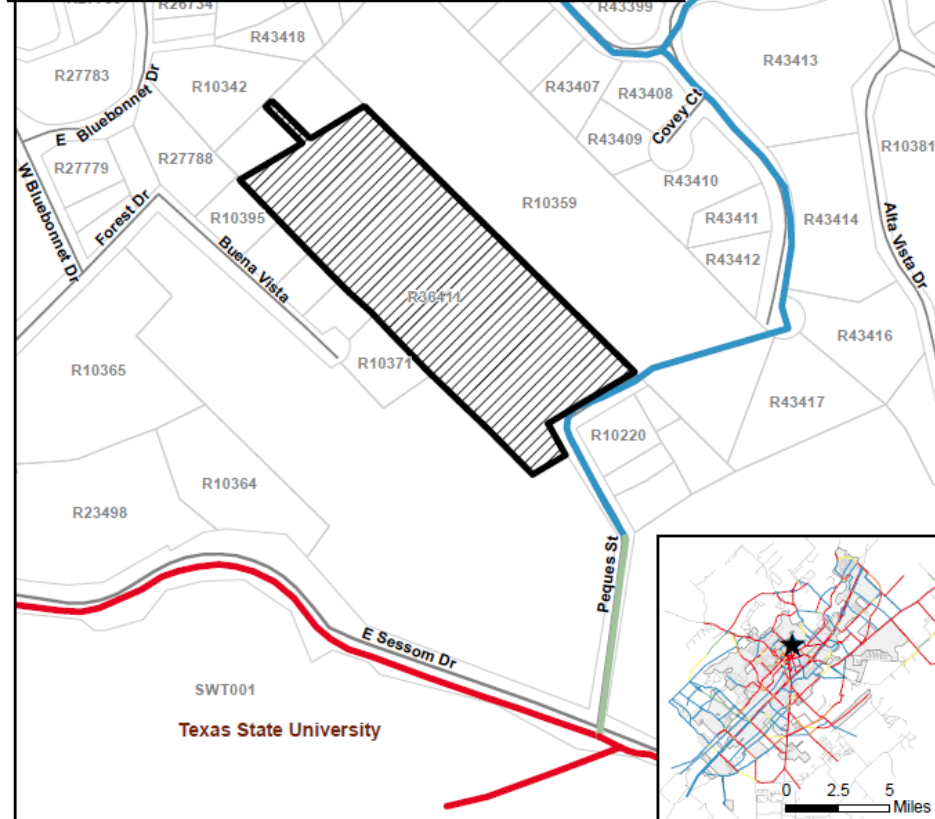
PSA-18-01 / ZC-18-01 **Peques Street - TDM Future Daily** **Map Date: 1/24/2018**

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**

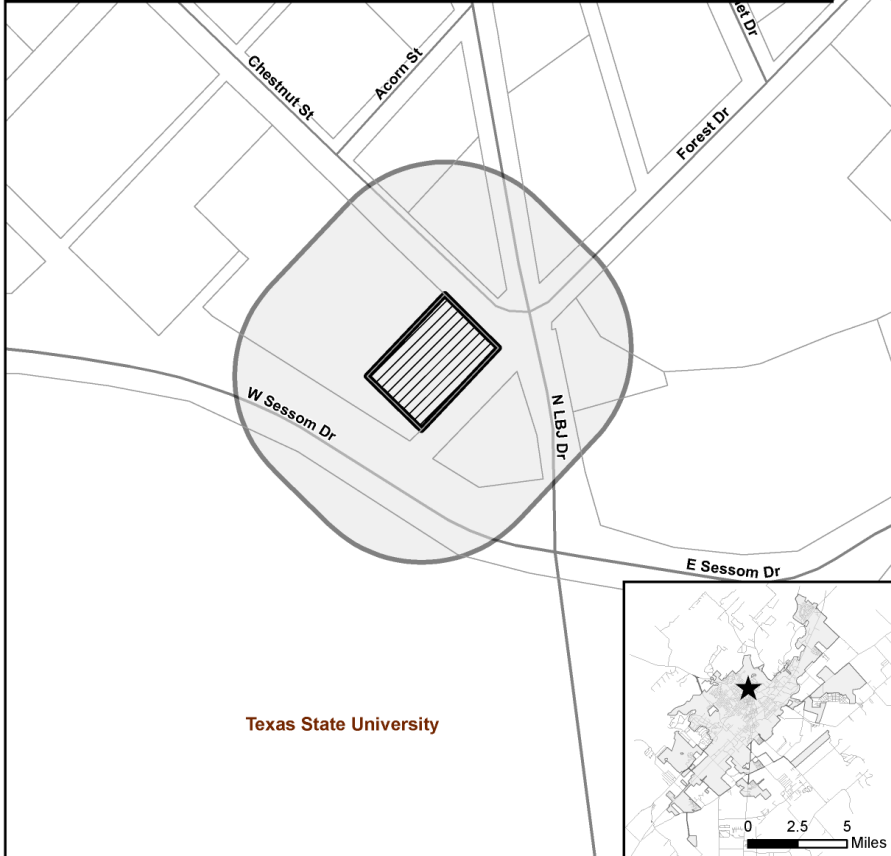
TDM data update anticipated
Current model based on 2013 data



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

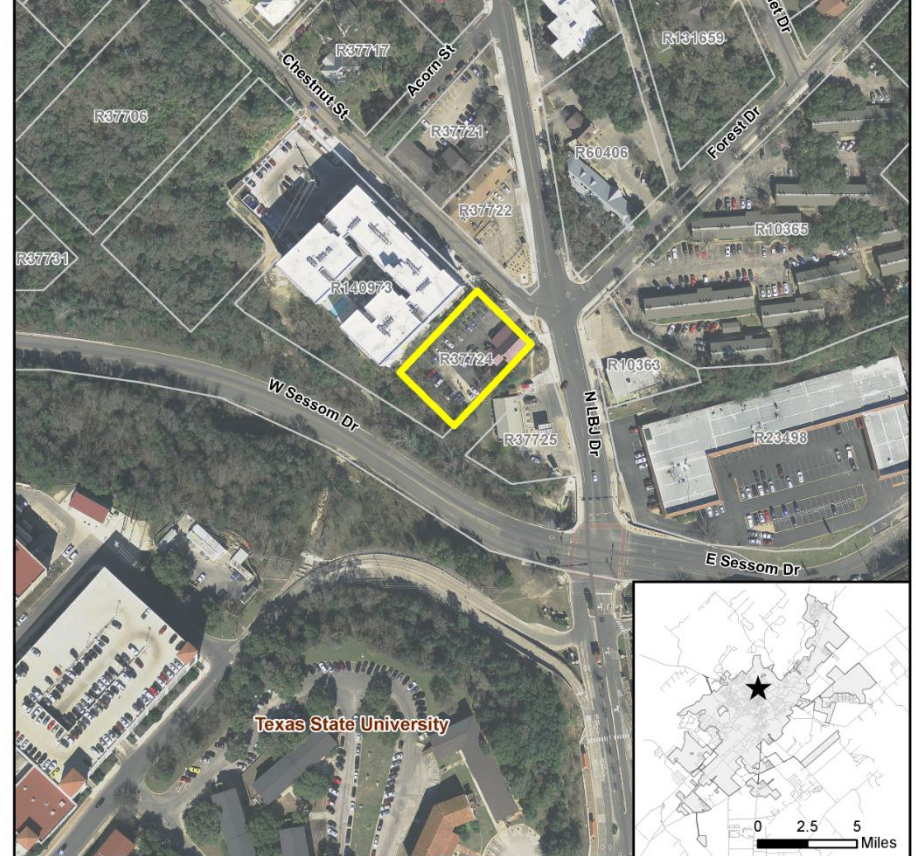
0 100 200 300 400 Feet



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Source: Public, City Planning, Current/PSA-18-02/ZC-18-02 Staff Report/PSA-18-02/ZC-18-02 City Council/PSA-18-02/ZC-18-02, Buffer/Notification Map

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

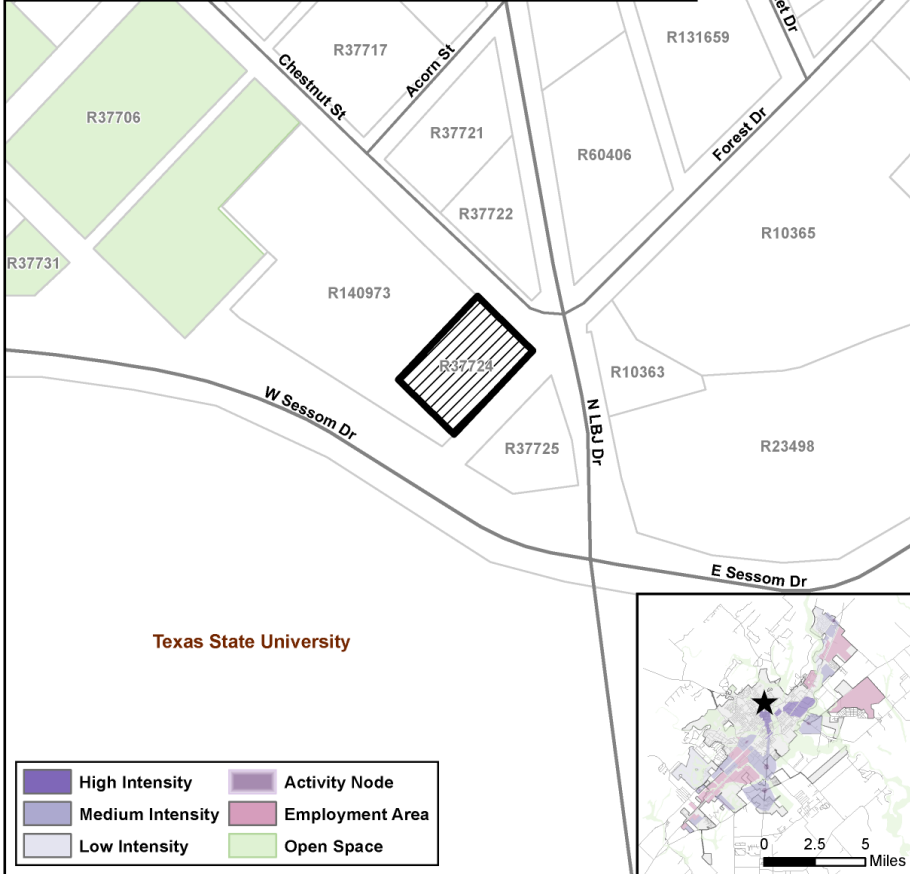
0 100 200 300 400 Feet



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Source: Public, City Planning, Current/PSA-18-02/ZC-18-02 Staff Report/PSA-18-02/ZC-18-02 City Council/PSA-18-02/ZC-18-02, Aerial View

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



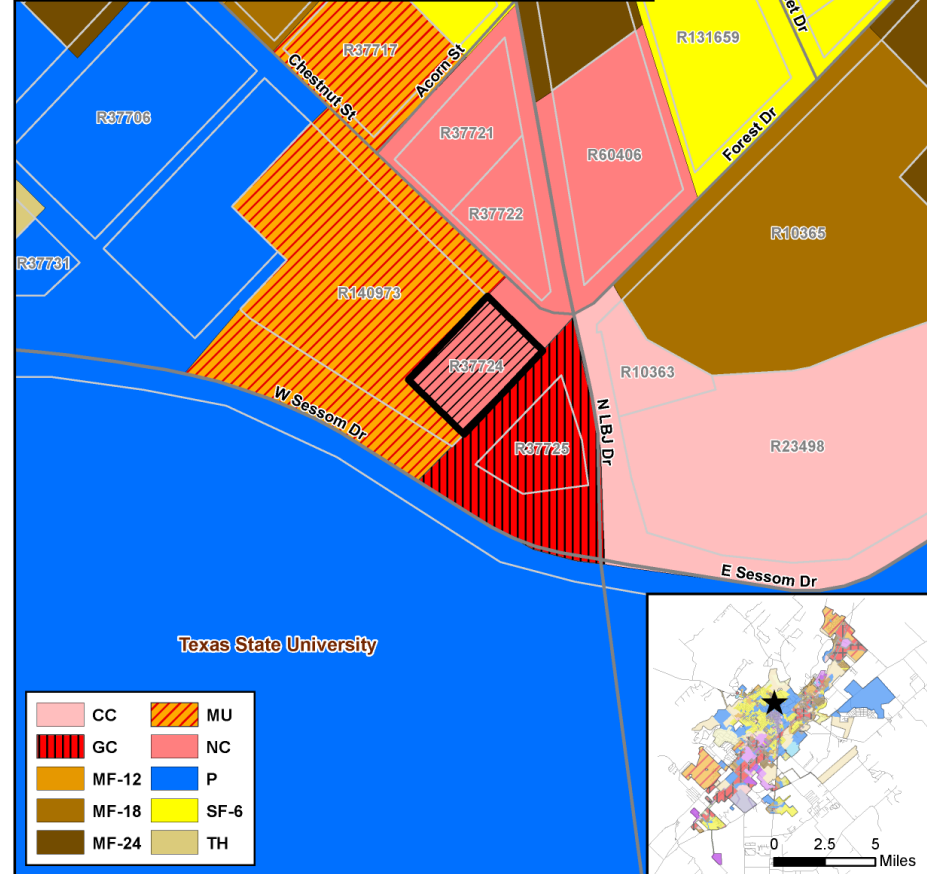
- ★ Site Location
- PSA-18-02/ZC-18-02
- Parcels
- City Limit

0 100 200 300 400 Feet

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

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



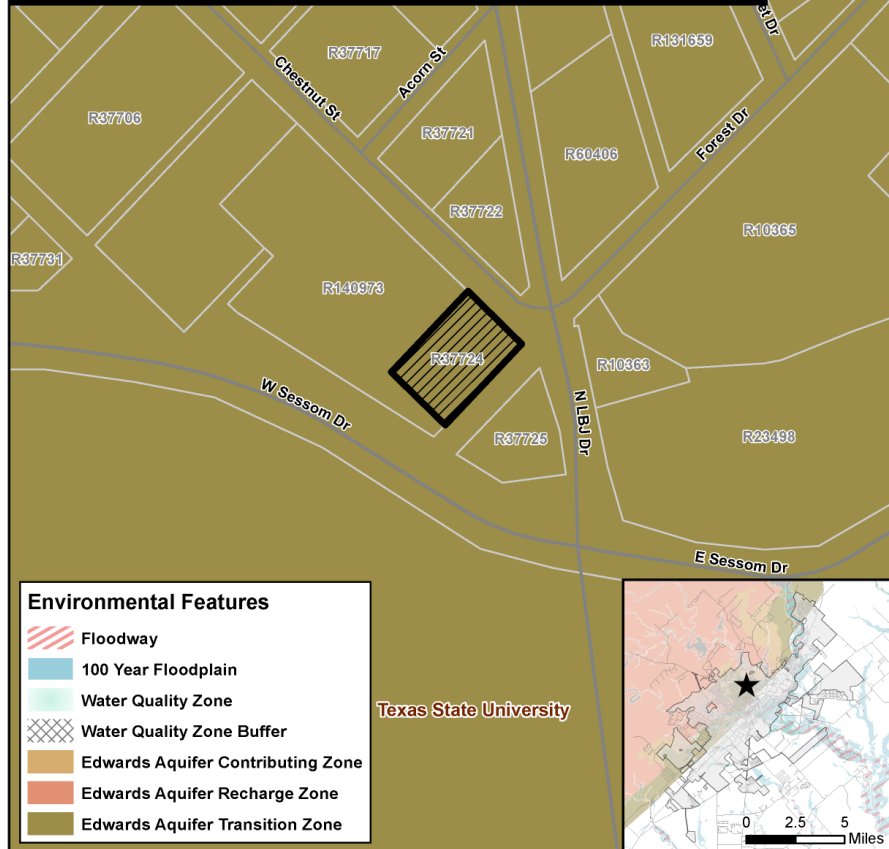
- ★ Site Location
- PSA-18-02/ZC-18-02
- Parcels
- City Limit

0 90 180 270 360 Feet

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

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



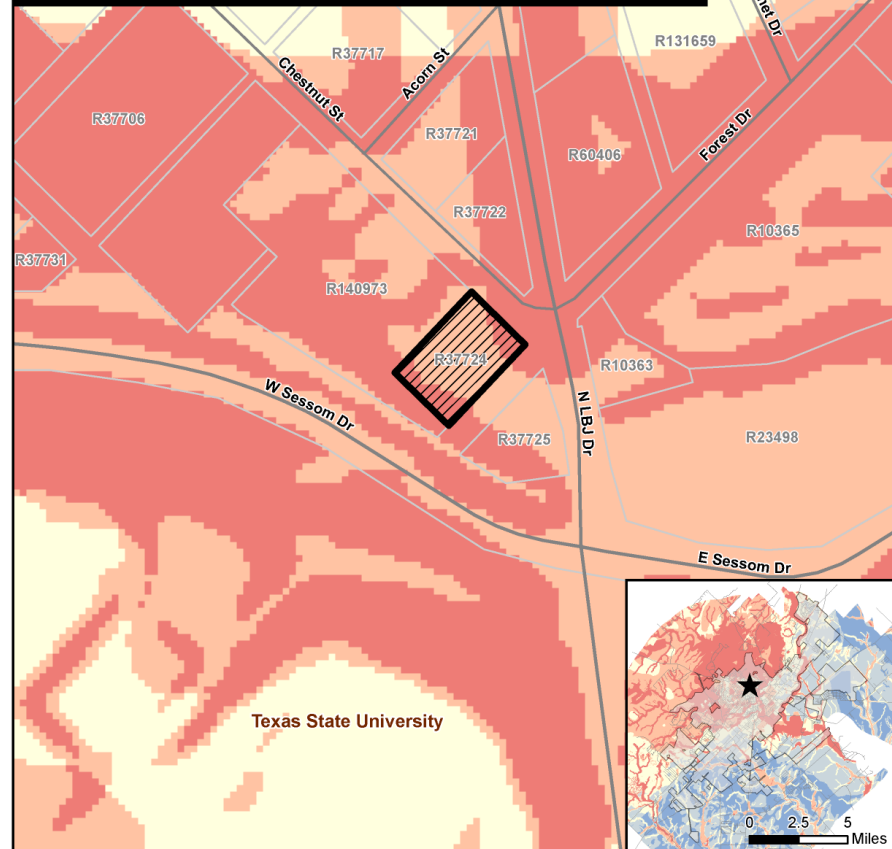
- ★ Site Location
- PSA-18-02/ZC-18-02
- Parcels
- City Limit

0 100 200 300 400 Feet

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Document Path: G:\Planning Current\PSA-18-02\18-02-02\EnvironmentalFeatures.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

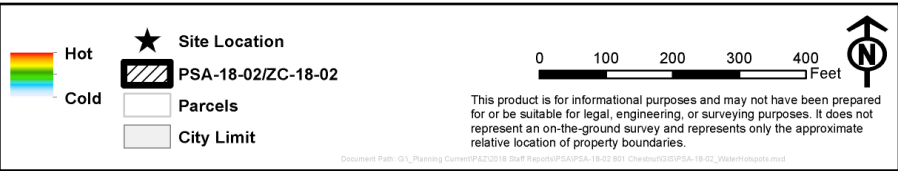
0 90 180 270 360 Feet

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Document Path: G:\Planning Current\PSA-18-02\18-02-02\LandUseSuitability.mxd

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

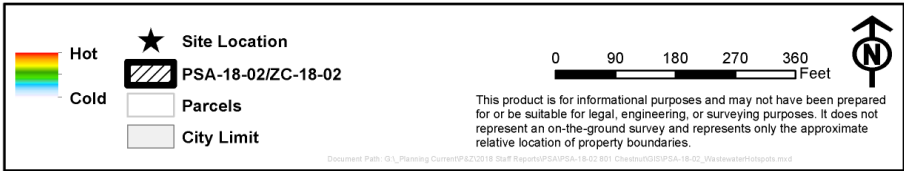
Map showing water hotspots (color-coded) around the property at 801 Chestnut St (highlighted with a black rectangle). The map includes surrounding streets (Chestnut St, Acorn St, Forest Dr, W Sessom Dr, N LBJ Dr, E Sessom Dr) and adjacent properties (R37706, R37717, R37721, R37722, R140973, R37724, R37725, R10363, R23498, R10365, R60406, R131659, R277719, R7701). The map is titled "PSA-18-02/ZC-18-02 801 Chestnut St - Water Hotspots" and "Map Date: 1/23/2018". The map is overlaid on a map of Texas State University.



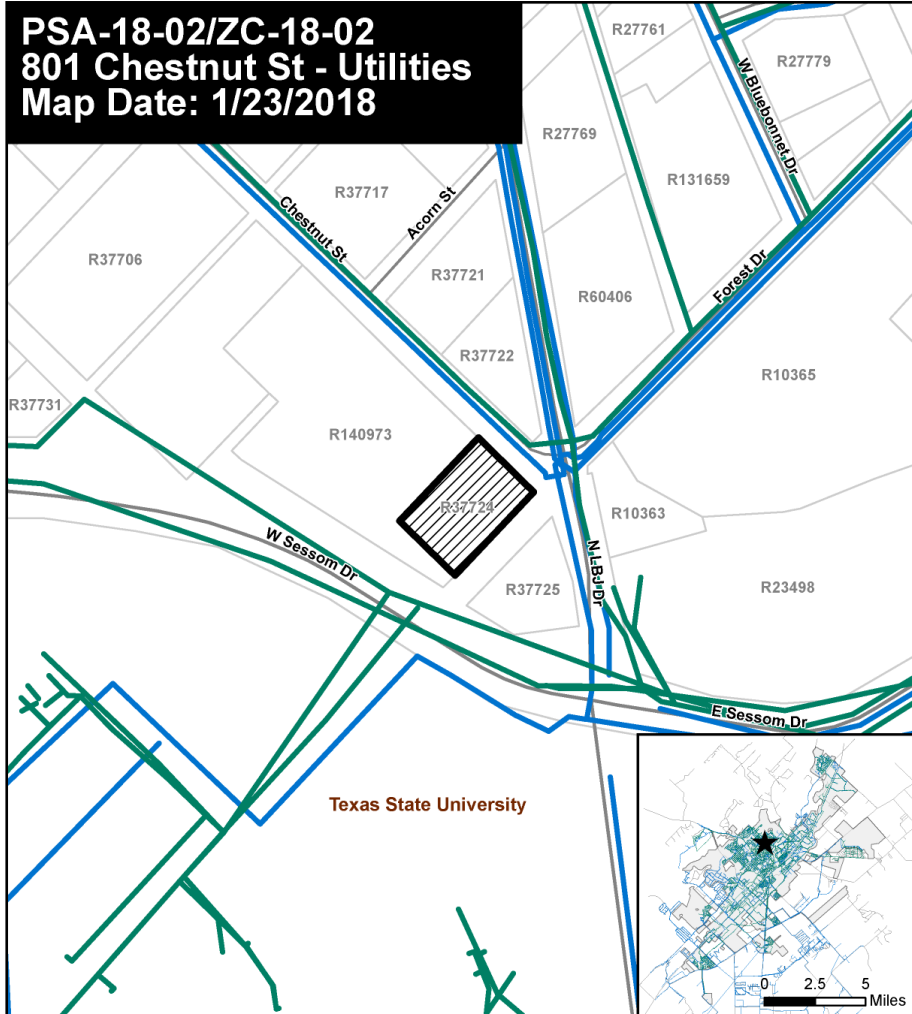
PSA-18-02/ZC-18-02
801 Chestnut St - Wastewater Hotspots
Map Date: 1/23/2018

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



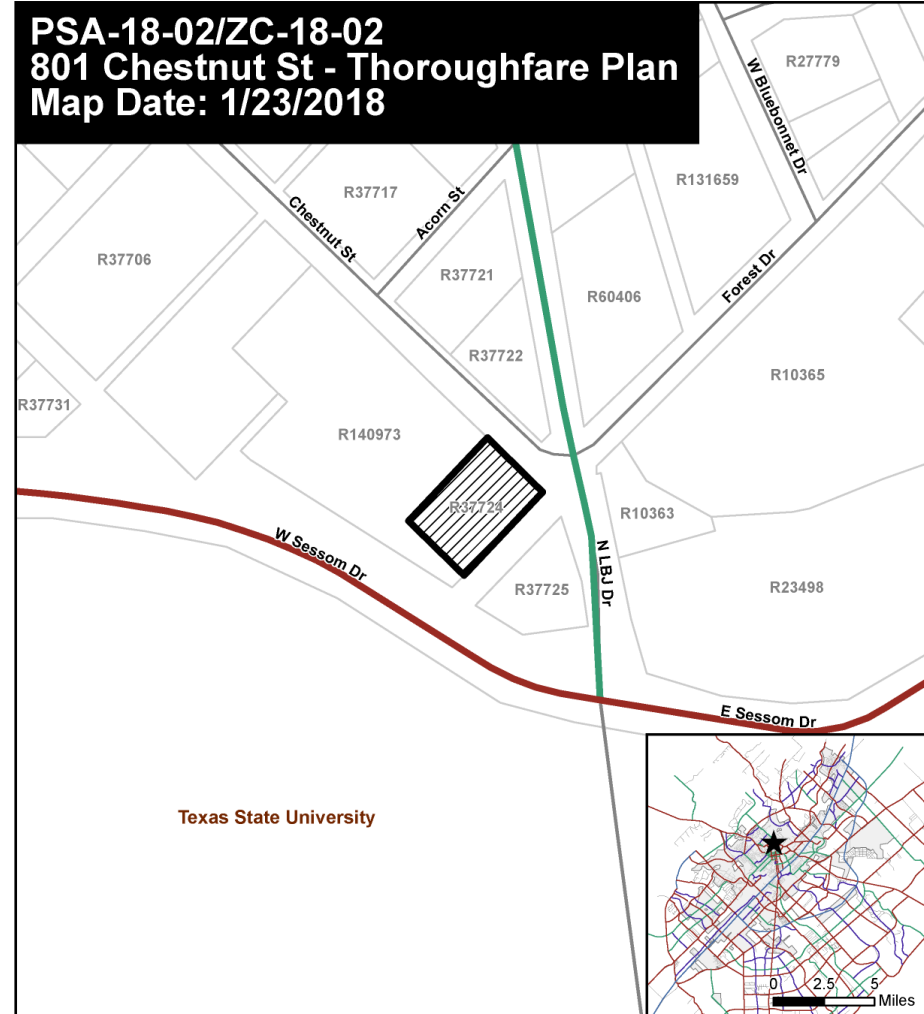
- ★ Site Location
- Sanitary Main
- Potable Water Line
- PSA-18-02/ZC-18-02
- Parcels
- City Limit

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

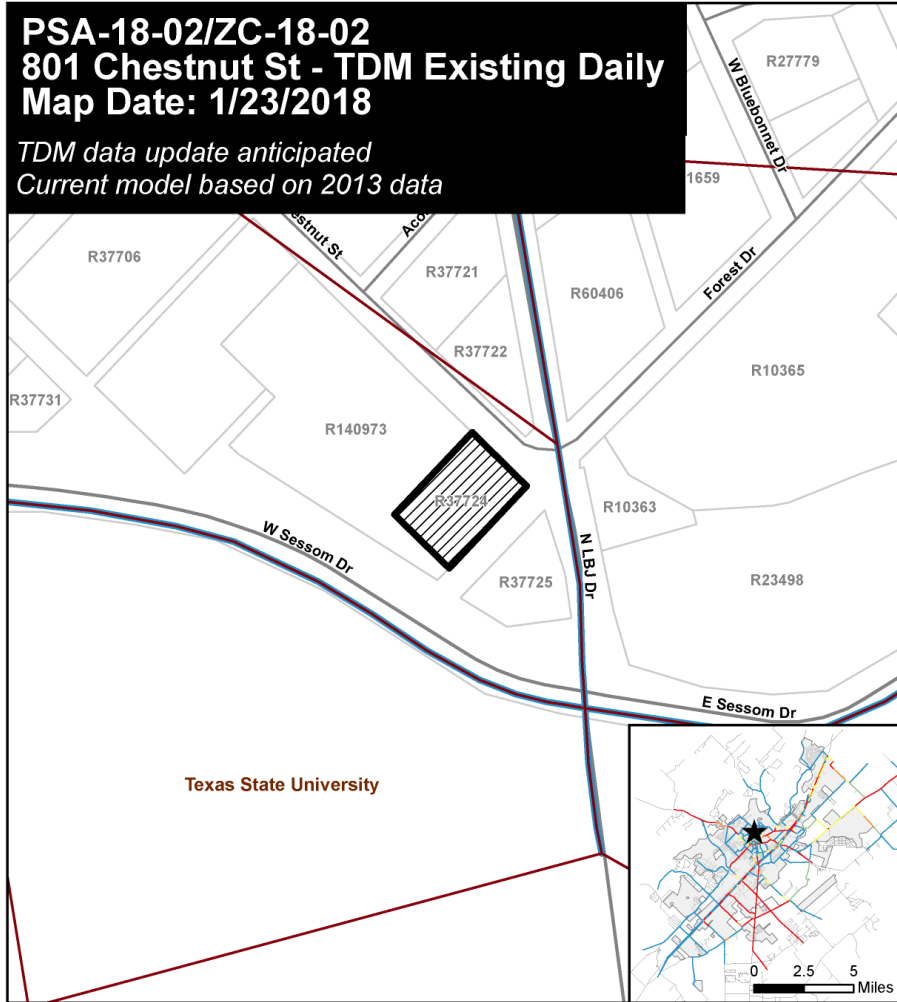
0 90 180 270 360 Feet

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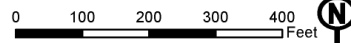
PSA-18-02/ZC-18-02 **801 Chestnut St - TDM Existing Daily** **Map Date: 1/23/2018**

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

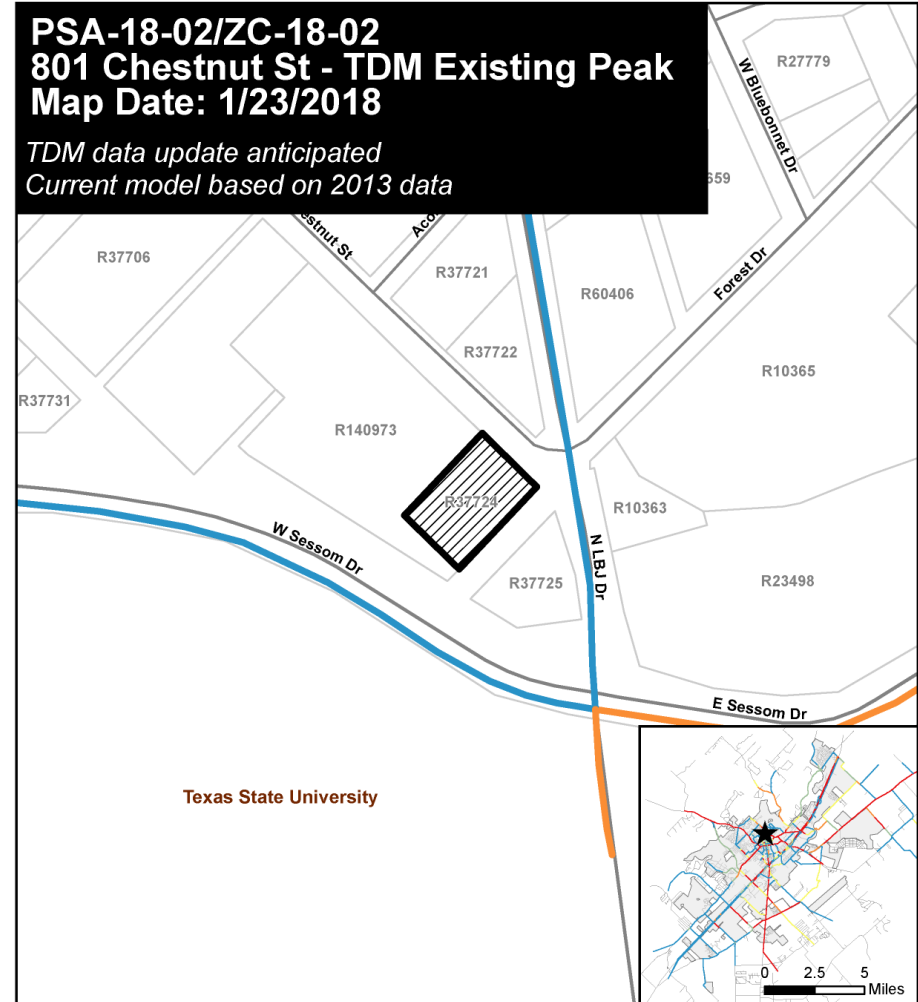


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Document Path: G:\Planning\Current\PAZ\2018 Staff Reports\PSA\PSA-18-02 801 Chestnut\GIS\PSA-18-02_TDM_ExistingDaily.mxd

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

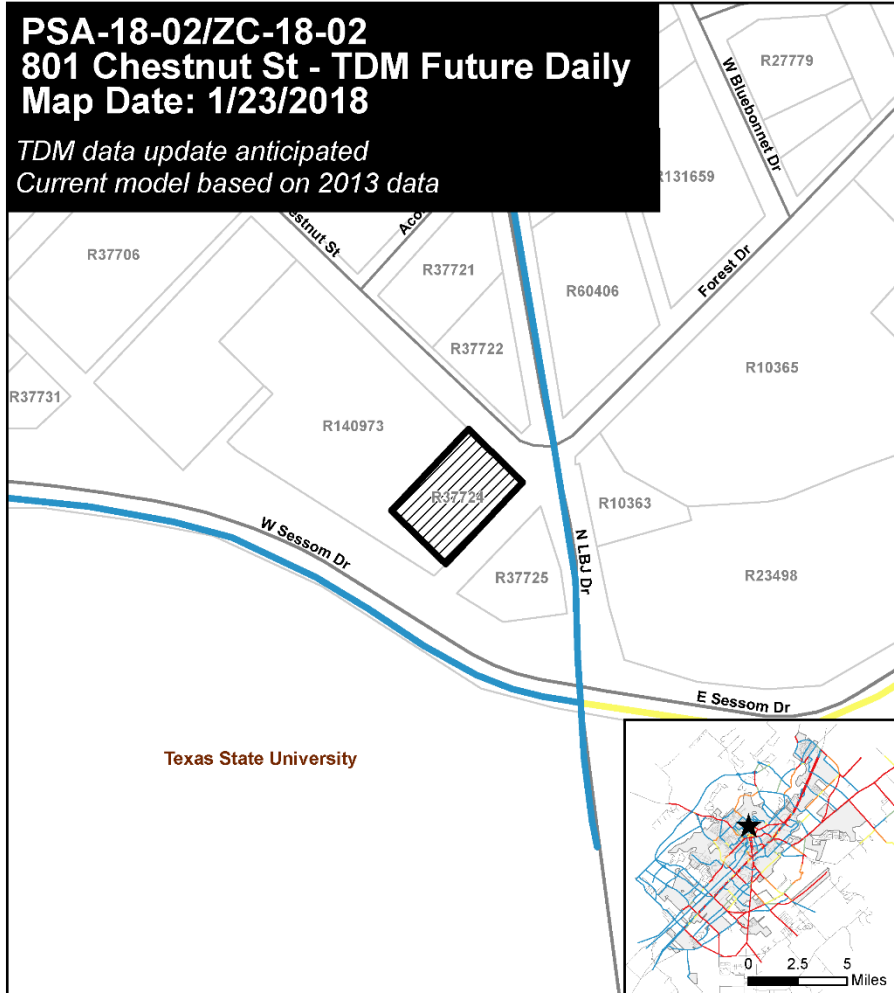


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Document Path: G:\Planning\Current\PAZ\2018 Staff Reports\PSA\PSA-18-02 801 Chestnut\GIS\PSA-18-02_TDM_ExistingPeak.mxd

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



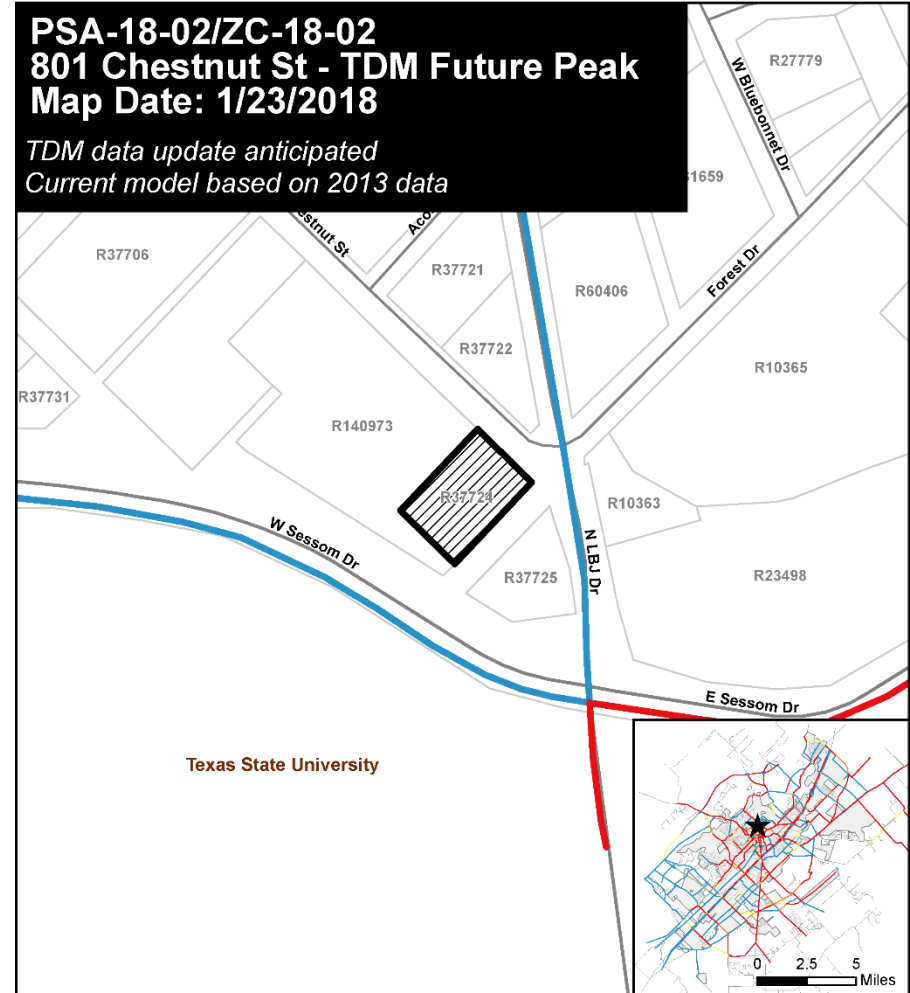
Travel Demand Model

- ★ 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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