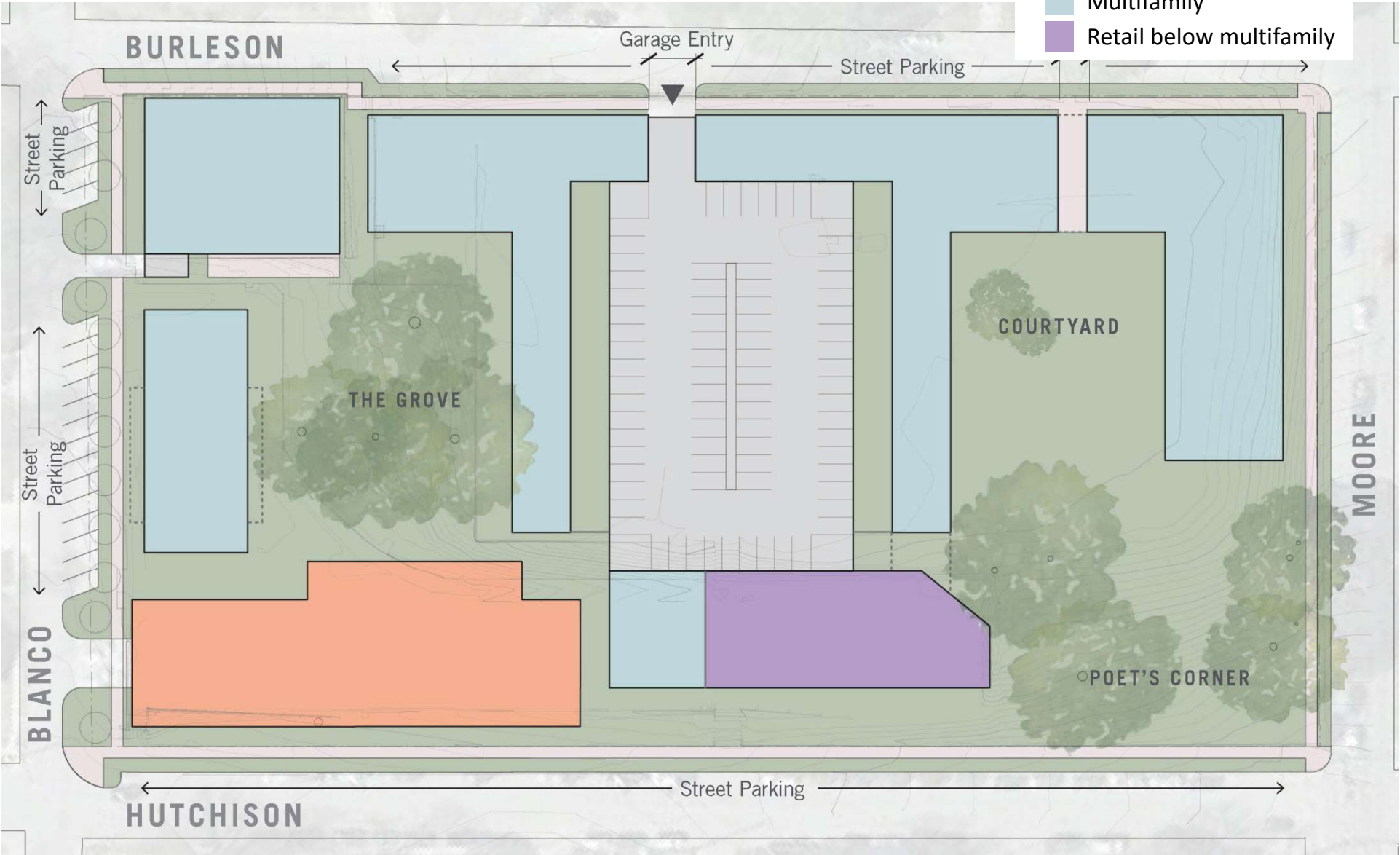


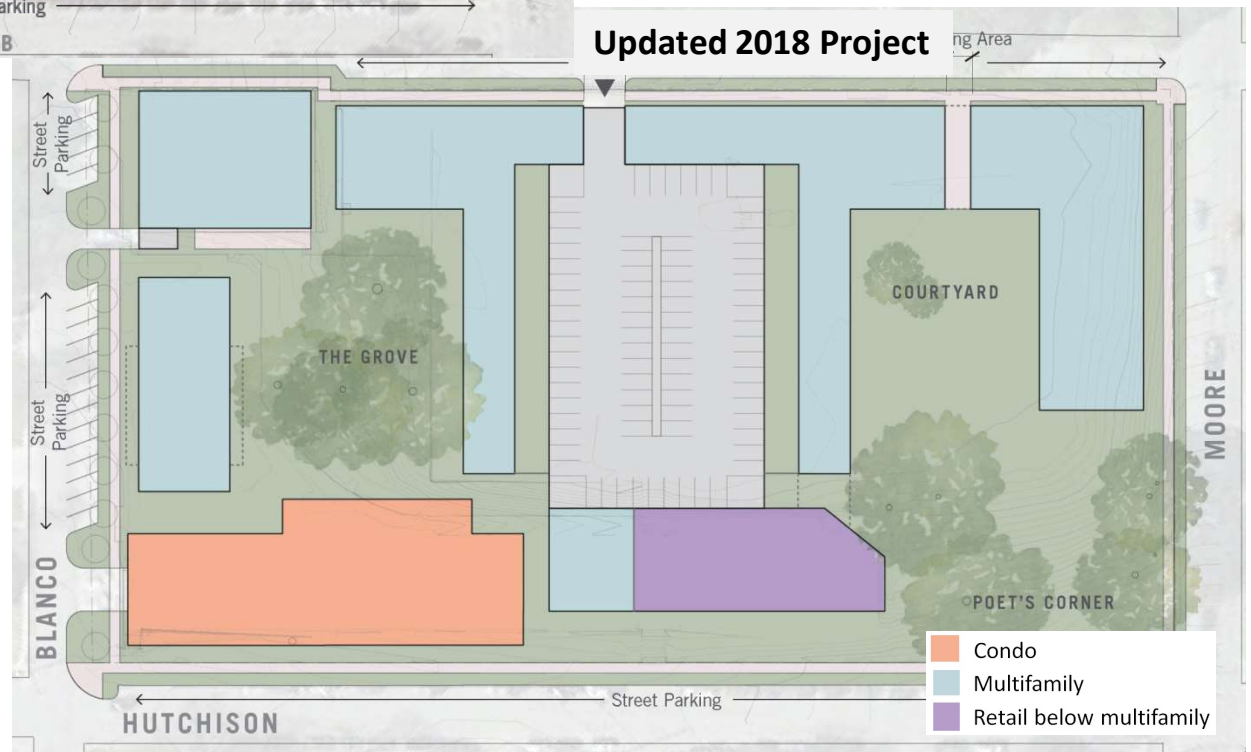
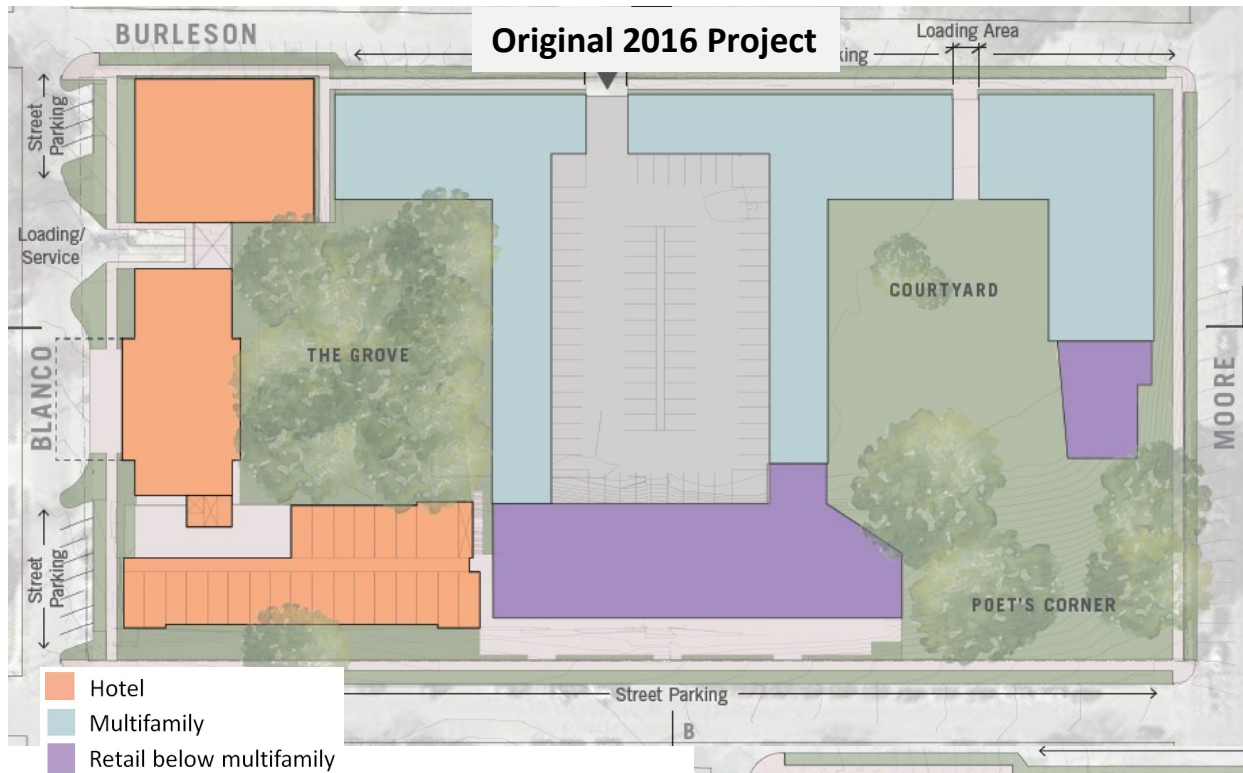


Lindsey Hill
(Poet's Corner – Hutchison at Moore)

Lindsey Hill – Updated Site Plan

- Condo
- Multifamily
- Retail below multifamily





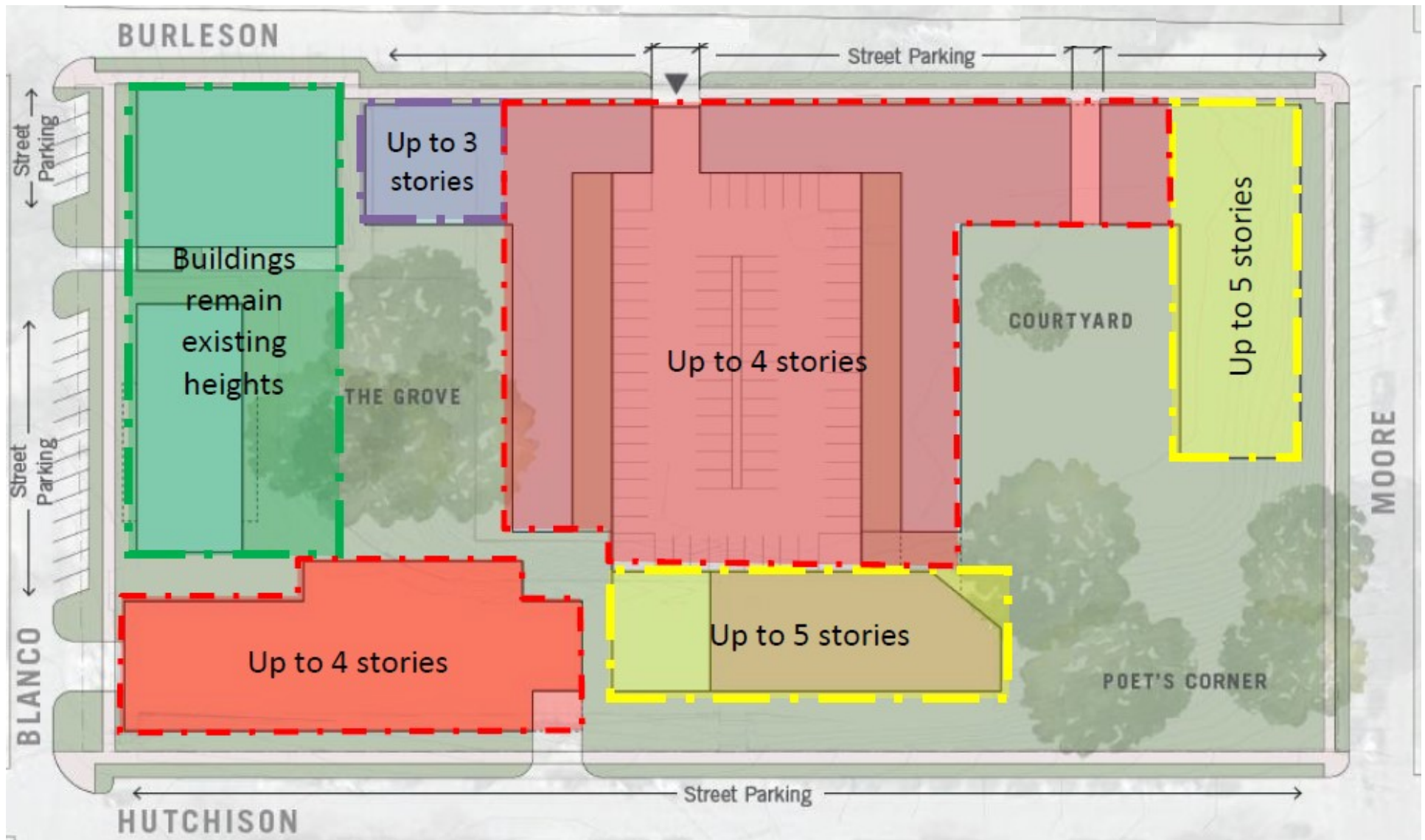


Burleson Street view – existing Gym on right



Hutchison Street Retail

Paul Whiteman '16



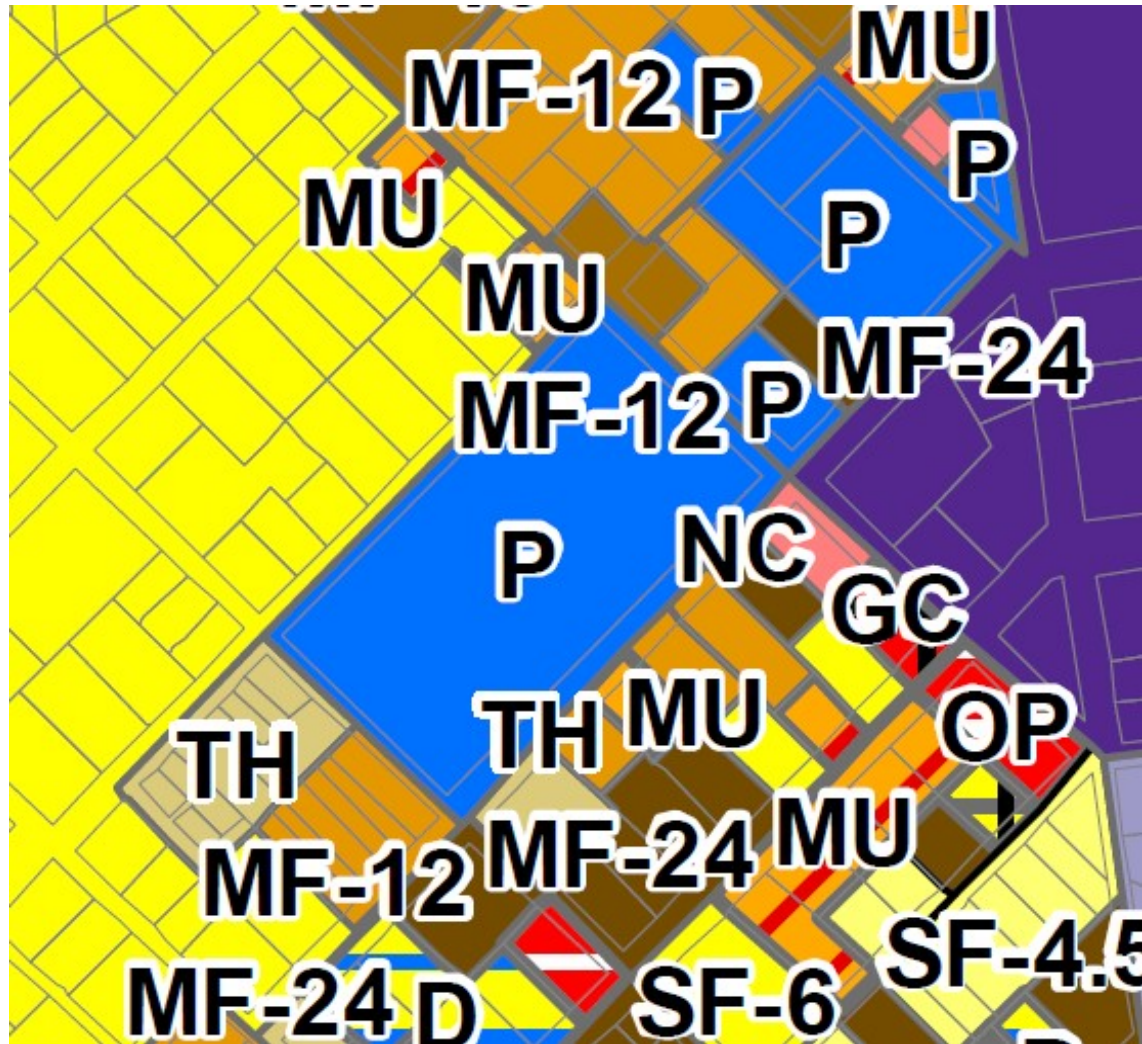
Building Heights

Existing Uses of Surrounding Properties

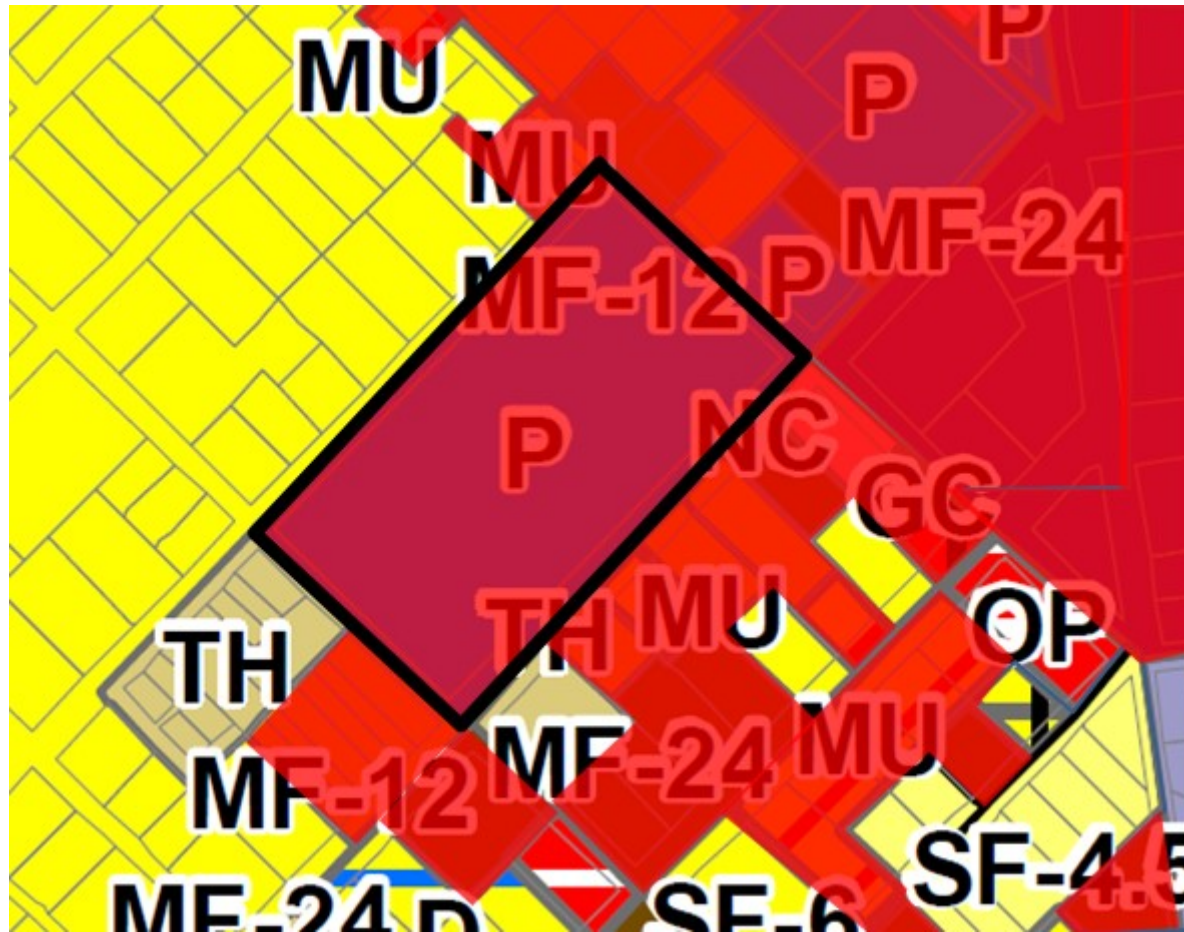
- Single family, owner occupied
- Single family, not owner occupied
- Multifamily
- Commercial
- Townhouse, not owner occupied



Zoning Classification of Surrounding Properties



Properties Permitted 4 Stories or More Shown in Red



Sample (Not Comprehensive List) of
Permitted Uses within the “P” – Public and Institutional Zone
(as of property purchase date)

Residential Hall

Boarding House

Fraternity or Sorority Building

Civic/Conference Center

School (K-12; vocational; university or college)

Clinic (medical)

Community Home

Duplex/Two-Family/Duplex Condominium

Household Care Facility

Rodeo Grounds

Schools: Performing Arts, Barber or Cosmetology, Driving, Martial Arts

In addition to the above uses, the P Zone permits unlimited height

City Council Strategic Initiatives for 2018

1. Workforce housing and diverse housing choices
2. Public transit – Better mobility and transit options
3. City facilities – New City Hall
4. Stormwater management
5. Community partnerships – SMCISD and Texas State

Harmonious Co-Existence of Buildings of Different Sizes in Historic Neighborhoods



Harmonious Co-Existence of Buildings of Different Sizes in Historic Neighborhoods



Harmonious Co-Existence of Buildings of Different Sizes in Historic Neighborhoods

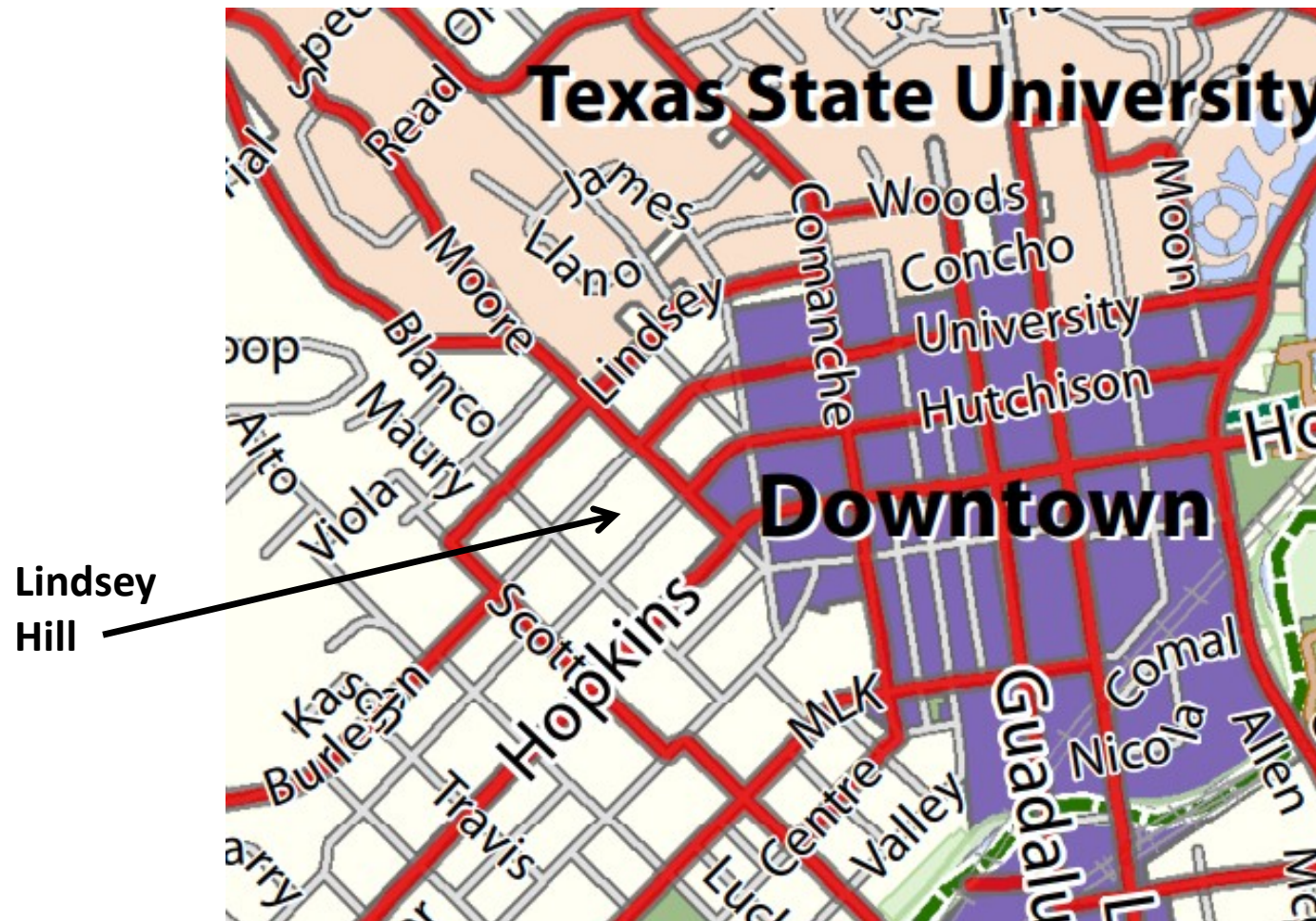


Harmonious Co-Existence of Buildings of Different Sizes in Historic Neighborhoods



Vision San Marcos and Preferred Scenario Regime

Preferred Scenario Map Excerpt



“The preferred scenario anticipates that these areas will generally maintain their existing character. The areas of stability include established neighborhoods, undeveloped or agricultural land, and the majority of the City’s ETJ. **Being located in an area of stability does not mean that these areas should not or will not change.** It means that any changes, whether new developments, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains.”

- Vision San Marcos, Pg. 79

“It is important to note that it is inevitable that development will occur outside the preferred scenario intensity zones and not all the development proposed for the zones will actually occur. The preferred scenario will also not impact existing entitlements...”

- Vision San Marcos, Pg. 82

“The preferred scenario map and the land use intensity matrix do not explicitly address zoning. Land in the preferred scenario is divided into two broad categories.”

- Vision San Marcos, Pg. 83

“Growing cities, though, are not static; new residents move in, new businesses are established and new technologies change the way people live. These factors create pressures that change the way land is used. The purpose of planning is to anticipate and shape this change in a way that provides opportunities for new development and redevelopment while preserving the community’s cultural and environmental heritage.”

- Vision San Marcos, Pg. 83

Active Lindsey Hill Supporters Come from the Following Groups
(Among Others):

- Front-line neighbors
- Contiguous block neighbors
- Extended block Heritage District neighbors
(including Belvin St. residents)
- Long-time leading families in San Marcos
- Environmental leadership and activists
- Heritage Association leadership and activists
- Downtown merchants
- Young families and business owners
- Community business leadership
- Faculty at Texas State
- Arts community
- Former elected and appointed municipal officials
(Mayor, Council, and Planning & Zoning)

Lindsey Hill already has contributed immensely to the community coffers

Benefit to Community	Amount
Purchase Price to SMCISD	\$2,962,050
Real Estate Taxes	\$148,850
Utilities (paid to CoSM)	\$40,045
Rent Forgiveness to SMCISD	\$110,819
Total:	\$3,261,764

Lindsey Hill will pay an estimated **\$700,000 per year** in real estate taxes.

Excerpts from ***The Past and Future City***, by Stephanie Meeks
President and CEO of National Trust for Historic Preservation:

“We have to make sure that our codes and zoning regulations reflect what we know about the successful city. They should help rather than hinder vibrant cities by allowing for **high densities, mixed use buildings, and the effective reuse and adaptation of the existing historic fabric.**” (pg. 80)

“Preservation is not just about keeping old buildings around. It is about keeping them alive, in active use, and relevant to the needs of the families and cities that surround them. **We do not honor the historic buildings in our midst, nor those who once inhabited them, by trapping these structures in amber or sequestering them away behind velvet ropes. We do it by working so see that they continue to play a vibrant role in the heart of the community.**” (pg. 135)

“We need to break away from the old, bad habits and **become a movement of ‘yes.’**” (pg. 260)



Lindsey Hill
Village Life in the Heart of San Marcos