



Public Hearing

ZC-21-09

North Street Student Housing

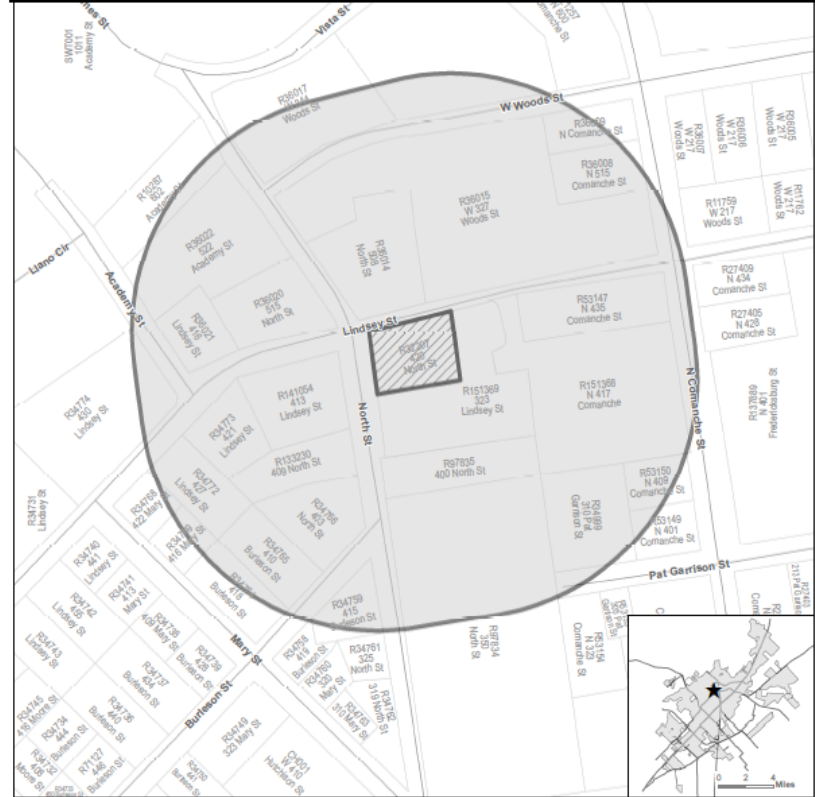
Hold a public hearing and consider a request by Michele Rogerson Lynch, on behalf of the Hutchison Family Trust, for a zoning change from Multifamily (MF-24) to Character District 5D (CD-5D), or, subject to consent of the owner, another less intense zoning district classification, for approximately 0.328 acres consisting of lot 17 A, block 18 of the D.P. Hopkins Addition located at 420 North Street. (T. Carpenter)



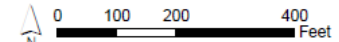
Property Information

- Approximately 0.328 acres
- 420 North Street
- On Lindsey Street south of Texas State University

ZC-21-09
400' Notification Buffer
North Street CD-5D — 420 North St



- ★ Site Location
- ▨ Subject Property
- 400' Buffer
- Parcel
- City Limit



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.

Map Date: 5/18/2021



Context & History

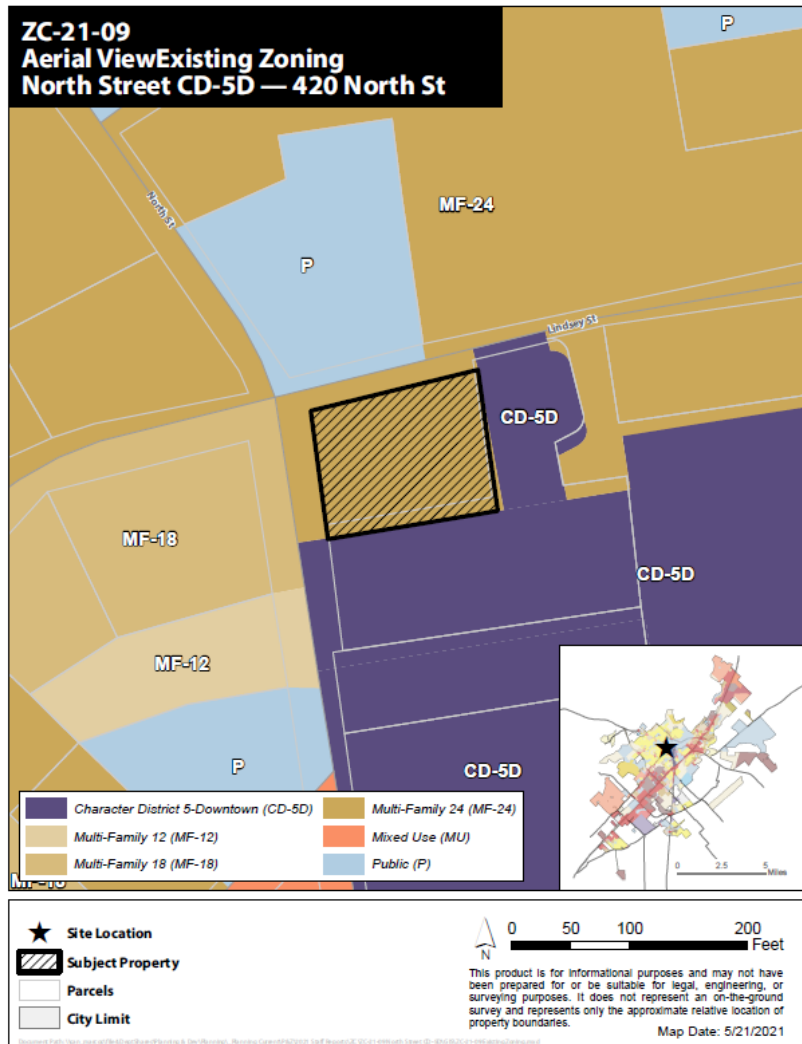
- Currently Multifamily
- Surrounding Uses
 - Texas State University
 - Multifamily
 - Purpose Built Student Housing





Context & History

- Existing Zoning:
Multifamily(MF-24)
 - Allows multifamily
- Proposed Zoning:
Character District 5 Downtown (CD-5D)
 - Allows a mix of high density residential & commercial



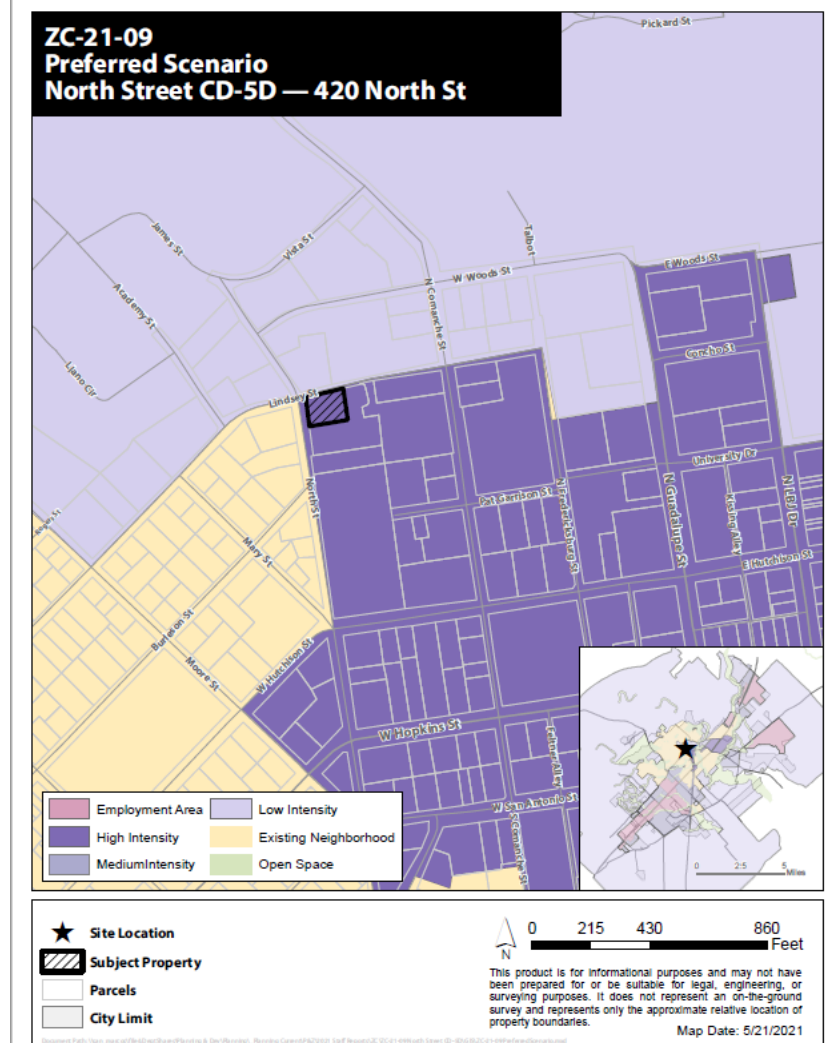


Comprehensive Plan Analysis

Step 1: Where is the property located on the Comprehensive Plan?

- Existing Preferred Scenario:
Downtown High Intensity

***“The future vision for downtown includes compactness, great streets, pedestrian and bike accessibility, and public spaces for social interaction.”
(Vision San Marcos)***





Comprehensive Plan Analysis

Step 2: Is the request consistent with the Comprehensive Plan / District Translation Table?

“Character District” (CD-5D) within “High Intensity Zone.”

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 |



Zoning Analysis

- Promotes Mixed Use and Pedestrian-Oriented Activity
- Accessory Dwelling, Townhouse, Apartment, Live/Work, Mixed Use Shopfront, Civic Building
- Higher Density Residential, Commercial, and Retail Uses
- Proposed Use: Purpose Built Student Housing – CUP is required



| GENERAL DESCRIPTION | | BUILDING TYPES ALLOWED | |
|--|--|------------------------|------------------|
| The CD-5D district is intended to provide for mixed use, pedestrian oriented development in downtown. To promote walkability and to encourage street level retail activity, auto-oriented uses are restricted. | | Accessory Dwelling | Section 4.4.6.1 |
| | | Townhouse | Section 4.4.6.6 |
| | | Apartment | Section 4.4.6.9 |
| | | Live/ Work | Section 4.4.6.10 |
| | | Mixed Use Shopfront | Section 4.4.6.13 |
| | | Civic Building | Section 4.4.6.14 |

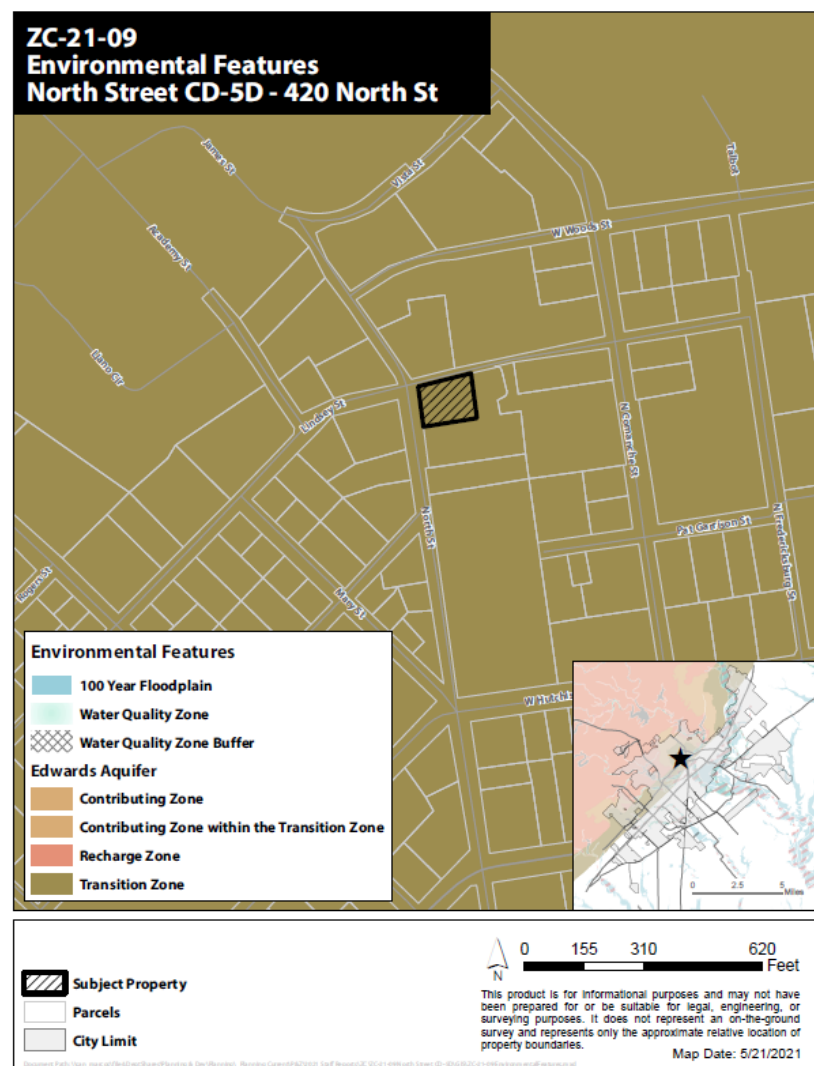
| DENSITY | | |
|------------------|-----------|--|
| Impervious Cover | 100% max. | |

| TRANSPORTATION | | |
|------------------|----------------|-----------------|
| Block Perimeter | 2,000 ft. max. | Section 3.6.2.1 |
| Streetscape Type | Main Street | Section 3.8.1.6 |



Environmental Analysis

- Located in a low to moderately constrained area on the Land Use Suitability map
- Located within the Edwards Aquifer Transition Zone





Recommendation

- Staff recommends approval of the request as presented.



Zoning District Comparison Chart

| Topic | Existing Zoning: Multifamily Residential (MF-24) | Proposed Zoning: Character District – 5 (CD-5D) |
|--------------------------------|---|--|
| Zoning Description | The MF-24 Multiple-Family Residential District is intended for development of multiple-family, apartment residences at not more than 24 units per acre. This district should be located adjacent to a major thoroughfare and may serve as a buffer between low or medium density residential development and nonresidential development or high-traffic roadways. | The CD-5D district is intended to provide for mixed use, pedestrian oriented development in downtown. To promote walkability and to encourage street level retail activity, auto-oriented uses are restricted. |
| Uses | Residential (<i>See Land Use Matrix</i>) | Residential, Commercial, Office, etc. (<i>See Land Use Matrix</i>) |
| Parking Location | No parking in the 1 st layer | No parking in the 1 st layer; Parking allowed in 2 nd layer along secondary street only |
| Parking Standards | 1.05 spaces per bedroom | Dependent upon use Purpose-Built Student Housing – 1.05 spaces per bedroom |
| Max Residential Units per acre | 24 units per acre (max) | N/A |
| Occupancy Restrictions | Do not apply | Do not apply |
| Landscaping | Tree and shrub requirements | Tree and shrub requirements |
| Building Height (max) | 4 stories | 2 stories (min), 5 stories (max) |
| Impervious Cover (max) | 75% | 100% |
| Lot Sizes | No more than 7 acres | Allows a variety of lot sizes depending on Building Type |
| Streetscapes | Residential Street: 6' sidewalks with street trees | Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required |
| Blocks | Blocks cannot be larger than 7 acres. | 2,000 ft. Block Perimeter max |