



Legislation Text

File #: Ord. 2017-44(b), **Version:** 1

AGENDA CAPTION:

Consider approval of Ordinance 2017-44, on the second of two readings, approving an amendment to the Preferred Scenario Map of the City's Comprehensive Plan to change the land use intensity designation for a 0.212 acre, more or less, tract of land located at 323 Lindsey Street from an area of stability to high intensity; amending the Official Zoning Map of the City by rezoning this tract from "MF-24" Multiple-Family Residential District to Smartcode "T5" Urban Center District; and including procedural provisions.

Meeting date: August 1, 2017 - 1st Public Hearing

August 15, 2017 - 2nd Public Hearing and 1st Reading of Ordinance

September 5, 2017 - 2nd Reading of Ordinance

Department: Planning and Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL: n/a

COMPREHENSIVE PLAN ELEMENT(s): *Land Use, Goal 1 & Goal 2*

BACKGROUND:

The subject property is approximately 0.212 acres located at 323 Lindsey Street. The property is immediately surrounded by three apartment complexes, 420 North Street Apartments, The Polo Club Apartments, and the Pointe Apartments and is also across the street from Texas State University.

This site is identified as an Area of Stability on the Preferred Scenario Map and is zoned Multifamily (MF-24). Given the surrounding zoning, the site is considered Redevelopment / Infill on the Land Use Intensity Matrix. The applicant is requesting to amend the Preferred Scenario and designate this property as High Intensity. If approved, the property would fall under the H-RI (High Intensity - Redevelopment / Infill) column.

Currently the site consists of vacant land and is zoned Multifamily (MF-24). Surrounding land uses include apartments, student housing, and Texas State University. The applicant intends to replat the subject property and the adjacent southern tract to construct a student housing apartment complex. The purpose of this request is to provide a consistent High Intensity designation and T5, SmartCode Zoning designation to the entire property covered by the plat.

If this request is not granted, the applicant is able to maintain and develop under the existing zoning category. City Council approval would be required for any proposed preferred scenario and zoning changes.

Staff recommends approval of the requests as submitted. At their regular meeting on July 11, 2017 the Planning and Zoning Commission recommended approval of the Preferred Scenario Amendment Request (PSA-17-03) and Zoning Change Request (ZC-17-13) with a vote of 7-0.