



Legislation Text

File #: PSA-23-02(b), **Version:** 1

AGENDA CAPTION:

PSA-23-02 (North & Lindsey Street Preferred Scenario Amendment) Hold a public hearing and consider a request by Shannon Mattingly, Drenner Group, on behalf of Peggy Taylor and Daryl Burtshell, for a Preferred Scenario Amendment from "Existing Neighborhood" to "High Intensity- Downtown" for approximately 1.13 +/- acres of land, more or less, out of the J.M Veramendi Survey, Abstract 17, generally located southwest of the intersection between Lindsey Street and North Street. (J. Cleary)

Meeting date: February 27, 2024

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: N/A

City Council Strategic Initiative: [Please select from the dropdown menu below]

N/A

N/A

N/A

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☐ Land Use - Choose an item.
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Core Services

☒ Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

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Background Information:

This subject property is currently “Existing Neighborhood” on the Preferred Scenario map. Per the current Comprehensive Plan, Existing Neighborhoods are “Established, primarily residential areas intended to maintain their existing character and to follow development and redevelopment patterns that are compatible with the existing character.” The applicant is requesting a change to “High Intensity - Downtown” in order to request Character District 5 Downtown (CD-5D) Zoning for a larger student housing development.

Currently, the property is zoned Multifamily-12 and Multifamily-18 which allow 12 and 18 multifamily units per acre respectively. Student Housing is a Conditional Use.

The Comprehensive Plan includes a tool called the Land Use Suitability Map. Staff noted that in general, the majority of the property is located on land considered to be minimally constrained. There is no floodplain or floodway on the property, and the property is not located within the Edwards Aquifer Recharge Zone.

The property contains several existing residential structures identified on the Historic Resources Survey; 419 North St is identified as “High Priority”, and 409 North St and 413 Lindsey St are classified as “Medium Priority.” If proposed for demolition, these structures would be subject to the City’s Demolition Delay Ordinance.

The nearest lots which are zoned Single Family (SF-6) are west of Moore Street, over 600 feet from the subject property. Nearby zoning consists of Character District 5 Downtown, Multifamily 24, 18, and 12, Mixed Use, and Public. To the south, the property zoned Public is used as a sorority house and to the north is Texas State University. The remainder of properties in the vicinity are multifamily and student housing uses+.

This Preferred Scenario Amendment request is for a portion of a larger project, and the following applications are being processed concurrently:

- Zoning Change from MF-12/MF-18 and MF-24 to CD-5D (ZC-23-19)
This is the next item on the agenda. Staff is recommending approval.
- Conditional Use Permit for Student Housing (CUP-23-22)
This item will be considered after the zoning change request. Staff is providing a neutral

recommendation, with several, optional, conditions should the Commission choose to recommend approval

- Alternative Compliance request to allow an increase from 5 to 7 stories (AC-23-09)

This item will be considered last. Staff is recommending partial approval with conditions for the portion of the site east of North St (i.e not the land which is subject to this PSA request).

The City is currently in the process of re-writing the Comprehensive Plan. If this Preferred Scenario Amendment is approved the property would be given a "Mixed Use Medium" designation on the new map.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends **approval** of PSA-23-02 as presented.