

Vision SMTX Comprehensive Plan



Summary

Request:	Receive a staff presentation and hold a public hearing to receive comments for or against adoption of the “Vision SMTX Comprehensive Plan” as the Comprehensive Plan of the City of San Marcos; adopting the Preferred Scenario Map therein as the future land use map of the City; repealing the adoption of the previous Comprehensive Plan, “Vision San Marcos: A River Runs Through Us”; repealing the associated Preferred Scenario Map designations and providing new associated designations from the Preferred Scenario Map; including procedural provisions; and providing an effective date.
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Notification

Application:	January 25, 2023 and August 4, 2023	Neighborhood Presentation:	February 7, 2023
Published:	February 12, 2023 and August 6, 2023	Response:	12 written comments included in the packet.

Staff Recommendation

X	Approval as Presented	Alternate Approval	Denial
Staff recommends approval of Vision SMTX++ and the Preferred Growth Scenario Map.			
Staff: Andrea Villalobos, AICP, CNU-A		Title: Assistant Director of Planning	Date: September 13, 2023

Background

In February, 2023 the Planning and Zoning Commission held a public hearing and voted to postpone action on the Comprehensive Plan. At that time the Commission established a subcommittee consisting of Chair Garber, Commissioners Meeks, Commissioner Agnew, Commissioner Case, and Mayor Hughson to review the document. At the April 11, 2023 Commission meeting, the Commission voted to postpone the action on the plan to the May 9, 2023 meeting. The Commission directed staff to prepare an Alternative Draft Comprehensive Plan, referred to as Vision SMTX+, using the redlines provided by the subcommittee.

Staff met with the Mayor and Chair Garber to discuss staff comments and questions related to the redlines. Following those discussions, staff prepared Vision SMTX+.

During the May 9 meeting, the Commission moved to approve Vision SMTX + with amendments, however, the motion to approve the plan was postponed to August 22, 2023. During the meeting, staff recommended holding a workshop with the Planning and Zoning Commission to consider the remaining details of the plan.

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The Commission held a workshop on June 21, 2023. During the workshop, the Commission discussed and agreed to multiple discussion points. No formal action on the plan was made at this workshop.

On August 22, 2023, the Commission recommended to approve Vision SMTX+ with the below amendments. Following the August 22 meeting, staff incorporated those amendments into Vision SMTX++. **A complete list of all changes between Vision SMTX and Vision SMTX++ is included in the packet within the “Vision SMTX++ Summary of Changes”.**

Commission Recommendation

Approval as Submitted	<u>X</u>	Approval with Amendments	Denial
<p>Speakers in favor or opposed</p> <ol style="list-style-type: none"> 1. Ida Miller (opposed) 2. Ryan Patrick Perkins (in favor) <p>Recommendation from the Planning and Zoning Commission Meeting held August 22, 2023</p> <p>A motion was made by Commissioner Garber, second by Commissioner Burleson to recommend approval of Vision SMTX+ with the following amendments:</p> <ol style="list-style-type: none"> 1. Include the 16 proposed amendments made by the Planning & Zoning Commission on May 9, 2023; 2. Allow staff to address typos, punctuation, and grammatical errors; 3. Keep the Place Type Graphics in Vision SMTX+, remove the caption graphics, and add a statement that the graphics “are for illustrative purposes only”; 4. Add 4 new graphics for the “Neighborhood Low-Existing” and “Neighborhood Low-New” Place Types as provided by staff. 5. Add a new definition for “Considerations” as follows: <i>Desired outcomes from the implementation of goals and/or policies.</i> <p>The vote passed with a 8-0 vote.</p> <p>For: 8 Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Meeks, Commissioner Spell and Commissioner Garber</p> <p>Against: 0</p> <p>Absent: 0</p>			

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The following Criteria are from Chapter 2, Division 2 of the San Marcos Development Code.

Evaluation			Criteria for Approval (Sec.2.4.2.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>Whether the proposed amendment is consistent with other policies of the Comprehensive Plan;</p> <p><i>The Vision SMTX Comprehensive Plan provides updated vision, goals, and policies for the community over the next 20 years.</i></p>
		<u>N/A</u>	<p>Whether the proposed amendment is consistent with any adopted small area plan or neighborhood character study for the area;</p> <p><i>Studies are in-progress as part of this Vision SMTX Comprehensive Plan, but are not complete at the time of the request.</i></p>
<u>X</u>			<p>Whether the proposed amendment promotes the orderly and efficient growth and development of the community and furthers the public health, safety and general welfare of the City;</p> <p><i>The Vision SMTX Comprehensive Plan includes an updated Preferred Growth Scenario Map which will replace the existing Preferred Scenario Map to provide better direction for land uses as well as built form, mobility, parks, and amenities by designating different Place Types.</i></p>
<u>X</u>			<p>Whether the proposed amendment corrects and error or meets the challenge of some changing condition, trend, or fact;</p> <p><i>San Marcos, like all cities, is a living organism that is constantly changing and growing either through physical growth, economic growth, or societal growth. The Vision SMTX Comprehensive Plan is a critical tool used to guide that growth appropriately.</i></p>
<u>X</u>			<p>Whether the proposed amendment constitutes a substantial benefit to the City as a whole and is not solely for the good or benefit of a particular landowner or owners at a particular point in time;</p> <p><i>The Vision SMTX Comprehensive Plan process was developed through over 100 meetings and events, hundreds of participants, and includes over 6,100 community comments. The Plan as proposed creates a vision for the future of San Marcos that is inclusive of all backgrounds, perspectives, and ways of life.</i></p>

	<h1 style="text-align: center;">Vision SMTX Comprehensive Plan</h1>



<u>X</u>		<p>Whether the proposed amendment will impact: a) adjacent properties; b) existing or future land use patterns; c) existing or planned public services and facilities; d) existing or planned transportation networks or greenways; e) the natural environment, including quality and quantity of water and other natural resources, flooding, and wildlife management</p> <p><i>The Vision SMTX Comprehensive Plan creates updated vision, goals, and policies which:</i></p> <ul style="list-style-type: none"> • <i>Provide transitions and orderly development of land uses;</i> • <i>Allocate future land use patterns to accommodate San Marcos growth over the next 20 years while preserving natural spaces and vacant farmland;</i> • <i>Considers future public services and facilities to accommodate current and future resident needs;</i> • <i>Prioritizes multimodal transportation networks and greenways throughout various Place Types and policies;</i> • <i>Furthers and enhances the quality and preservation of natural and environmental resources by strategically accommodating growth.</i>
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