

# Vision SMTX Comprehensive Plan – Summary of Changes Table

This document is intended to indicate the City Council Comprehensive Plan Committee (CCCPC) recommendations. Where “no change” is indicated, Vision SMTX++ language remains.

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Committee Recommendation
<b>CHAPTER 1</b>					
1	The western half of San Marcos contains the original Downtown core of the City, the traditional activity and population center of the community.	13	<u>The eastern half of San Marcos currently includes major existing and new residential neighborhoods as well as schools and major employers. However, there are many large tracts of land in this area which are rapidly developing.</u> The western half of San Marcos contains the original Downtown core of the City, the traditional activity and population center of the community.	11	No change
<b>CHAPTER 2</b>					
2	AC-1.2 Identify the need and opportunities for new arts and culture related facilities such as libraries, museums, and community theaters as the city grows. <b>ARTS AND CULTURE OBJECTIVES</b> Number of arts and culture-related City programs and events <ul style="list-style-type: none"> <li>• Attendance at arts and culture events</li> <li>• Participation in arts and culture programming</li> <li>• Use of dedicated funding streams/ levels</li> <li>• Economic impact of arts and culture</li> <li>• Resident and visitor survey data (quantitative and qualitative), including: Awareness of programs and events</li> <li>• Perception of San Marcos arts and culture</li> <li>• Feedback on programs and events</li> <li>• Artist housing needs</li> </ul>	45	AC-1.2 Identify the need and opportunities for new arts and culture related facilities such as libraries, museums, and community theaters <del>as the city grows.</del> <b>ARTS AND CULTURE OBJECTIVES</b> Number of arts and culture-related City programs and events <ul style="list-style-type: none"> <li>• <u>Increased A</u>ttendance at arts and culture events</li> <li>• <u>Increased P</u>articipation in arts and culture programming</li> <li>• <u>Increase U</u>se of dedicated funding streams/ levels</li> <li>• <u>Increase E</u>conomic impact of arts and culture</li> <li>• <u>Monitor R</u>esident and visitor survey data (quantitative and qualitative), including: Awareness of programs and events</li> <li>• <u>Increase P</u>erception of San Marcos arts and culture</li> <li>• <u>Positive F</u>eedback on programs and events</li> <li>• <u>Address more A</u>rtist housing needs</li> </ul>	35	No change
3	Fiscal Impact Statements	48 - 49	<u>Delete all Fiscal Impact statements and replace them with those in the current proposed plan. Those in the plan section are correct. On this page in the appendix are the original statements. There are some errors and the dollar amounts are here. Also need Neighborhood Low split into Existing and New which was done in the Plan.</u>	48-49	Provide dates on the appendix containing fiscal information to provide context as to when the data was pulled. (see page 23 of the appendix)  At the beginning of the Place Types section of the document, add a general statement which says all the fiscal information can be found in the appendix and reference the date it was collected. (See also pg. 22, 71, and 139)

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	<b>CHAPTER 2</b>				
<b>4</b>	<p>ECD-3.4 Develop and implement a standard process for reviewing and scoring prospects for incentives.</p> <p><b>ECONOMIC DEVELOPMENT OBJECTIVES</b></p> <ul style="list-style-type: none"> <li>Jobs-housing balance</li> <li>Student retention rate</li> <li>Unemployment / employment rates</li> <li>Employment opportunities at or above a living wage</li> <li>Incomes compared to housing affordability levels</li> <li>Percent of San Marcos residents who also work in the city</li> <li>Job vacancies in target industries, by income level, and compared to regional data</li> <li>Workforce development program placements</li> <li>Median household income</li> </ul> <p>Vacant commercial space in employment centers including Downtown</p>	50	<p>ECD-3.4 <del>Develop and implement a standard</del><u>Evaluate existing</u> process for reviewing and scoring prospects for incentives <u>as conditions change</u>.</p> <p><b>ECONOMIC DEVELOPMENT OBJECTIVES</b></p> <ul style="list-style-type: none"> <li><u>Seek better</u> <del>J</del>jobs-housing balance</li> <li><u>Increase</u> <del>S</del>student retention rate</li> <li><u>Decrease</u> <del>U</del>unemployment <del>/employment</del> rates</li> <li><u>Encourage</u> <del>E</del>employment opportunities at or above a living wage</li> <li><u>Increase</u> <del>I</del>incomes compared to housing affordability levels</li> <li><u>Increase</u> <del>P</del>percent of San Marcos residents who also work in the city</li> <li><u>Review</u> <del>J</del>job vacancies in target industries, by income level, and compared to regional data</li> <li><u>Increase</u> <del>W</del>workforce development program placements</li> <li><u>Increase</u> <del>M</del>median household income</li> </ul> <p><u>Utilize</u> <del>V</del>vacant commercial space in employment centers including Downtown</p>	40	No change
<b>5</b>	ENV-1.5: Establish riparian buffer zones for resource protection of rivers, creeks, retention ponds, and flood mitigation areas.	53	ENV-1.5: Establish riparian buffer zones <u>and enhanced setbacks</u> for resource protection of rivers, creeks, retention ponds, and flood mitigation areas.	43	No change
<b>6</b>	N/A	54	<u>ENV-3.6: Adopt a dark skies ordinance to mitigate harassment of wildlife and preserve rural character.</u>	44	Remove “preserve rural character”.
<b>7</b>	<p><b>ENVIRONMENTAL AND RESOURCE PROTECTION OBJECTIVES</b></p> <p>Indicators of success can be obtained by measuring and assessing changes in the following parameters for each sub-watershed:</p> <ul style="list-style-type: none"> <li>Percent impervious cover per subwatershed with quarterly update reports</li> <li>Potable water use</li> <li>Proportion of open space to population</li> <li>Per capita and citywide energy use</li> <li>Proportion of new open spaces and parks to new developed land</li> <li>Area of urban tree canopy</li> <li>Water quality and pollutants data (rivers, etc.)</li> <li>Endangered and threatened species protection measures</li> <li>Amount of recreational uses of natural spaces</li> </ul> <p>Flood mitigation</p>	54	<p><b>ENVIRONMENTAL AND RESOURCE PROTECTION OBJECTIVES</b></p> <p>Indicators of success can be obtained by measuring and assessing changes in the following parameters for each sub-watershed:</p> <ul style="list-style-type: none"> <li><u>Monitor</u> <del>P</del>percent impervious cover per subwatershed with quarterly update reports</li> <li><u>Monitor</u> <del>P</del>potable water use</li> <li><u>Increase</u> <del>P</del>proportion of open space to population</li> <li><u>Monitor</u> <del>P</del>per capita and citywide energy use</li> <li><u>Increase</u> <del>p</del>Proportion of new open spaces and parks to new developed land</li> <li><u>Increase</u> <del>A</del>area of urban tree canopy</li> <li><u>Monitor</u> <del>w</del>Water quality and pollutants data (rivers, etc.)</li> <li><u>Increase</u> <del>E</del>endangered and threatened species protection measures</li> <li><u>Increase</u> <del>A</del>amount of recreational uses of natural spaces</li> </ul> <p><u>Continue</u> <del>F</del>flood mitigation</p>	45	Add “Monitor waste, recycling, and composting use” as an objective.

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	<b>CHAPTER 2</b>				
8	<p>Through the promotion of diverse housing choices, San Marcos can provide varied neighborhoods that support a high quality of life and enhance and maintain the small-town feel of the community.</p> <p>As San Marcos grows and expands, the City must ensure continued investment in the traditional core neighborhoods. Continued investment in the form of new parks, public spaces, multimodal and transit infrastructure, and existing housing stock will help preserve the quality and value of these areas. New developments in existing neighborhoods and along existing corridors need to be compatible with the surrounding context. Strategic infill development that is compatible with the adjacent corridors and neighborhoods can enhance areas by infusing new commercial, employment, residential, and recreation opportunities that help make more complete and vibrant places.</p> <p>New neighborhood parks, commercial amenities, trails, and bike paths are all investments that can be incorporated into existing and new development areas to increase the quality of life of residents. Both existing and new areas offer the opportunity to create more inclusive and equitable spaces that accommodate residents of varying incomes, housing types, transportation needs, ages, and ability levels.</p> <p>San Marcos should strive for an appropriate mixture of housing types, commercial developments, and mixed-use places that help to enhance existing areas and create new livable neighborhoods. New and revitalized neighborhoods with access to parks and integrated trail networks and a range of other amenities for all ages can help promote healthy and active lifestyles for all residents. Revitalization of a neighborhood should not mean that the residents that have lived there the longest are forced from their homes with no options or choice to remain.</p>	56	<p><del>Through the promotion of diverse housing choices,</del> San Marcos can <u>continue to provide varied diverse housing choices and a variety of</u> neighborhoods that support a high quality of life and enhance and maintain the small-town feel of the community.</p> <p>As San Marcos grows and expands, the City must <u>ensure-encourage</u> continued investment in the traditional core neighborhoods <u>while always keeping in mind that they must be protected from inconsistent infill development.</u> <del>Continued investment</del> in the form of new <u>housing stock</u>, parks, public spaces, multimodal, and transit infrastructure <del>, and existing housing stock can</del> will help preserve the quality and value of these areas. New developments in existing neighborhoods and along existing corridors need to be compatible with the surrounding context <u>as per the Area Plans and Neighborhood Character Studies, applicable.</u></p> <p>San Marcos should strive for an appropriate mixture of housing types, commercial developments, and mixed-use places to enhance existing areas and create new livable neighborhoods. New <del>and revitalized</del> neighborhoods with access to parks and integrated trail networks and a range of other amenities for all ages can help promote healthy and active lifestyles for all residents.</p> <p>New neighborhood parks, commercial amenities, trails, and bike paths are all investments that can be incorporated into existing <del>and new development</del> areas <u>based on Area Plans, as applicable,</u> to increase the quality of life of residents. <del>Both existing and Creative development in</del> new areas <u>is encouraged and</u> offers the opportunity to create more inclusive and equitable spaces that accommodate residents of varying incomes, housing types, transportation needs, ages, and ability levels.</p> <p>Strategic infill development that is compatible with the adjacent corridors and neighborhoods can enhance areas by infusing new commercial, employment, residential, and recreation opportunities that help make more complete and vibrant places. Revitalization of a neighborhood should not mean that the <u>long-term</u> residents <del>that have lived there the longest</del> are forced from their homes with no options or choice to remain.</p>	46	<p>Keep “and revitalized”.</p> <p>Reword the last sentence as follows:            “Revitalization of a neighborhood should create opportunities for housing stability and generational wealth for existing residents while welcoming new residents through infill development. Infill should be promoted where it can alleviate economic pressures and avoid the displacement of existing families.”</p>
9	<p>HN-2.2 Streamline the development process for priority housing development and to keep pace with population growth.</p> <p>HN-2.3 Encourage and incentivize diverse housing types.</p> <p>HN-2.4 Encourage all neighborhood centers identified on the Preferred Scenario Map to allow for multiple diverse housing types.</p>	58	<p><del>HN-2.2 — Streamline the development process for priority housing development and to keep pace with population growth.</del></p> <p>HN-2.23 Encourage and <u>consider</u> incentiviz<u>inge</u> diverse housing types.</p> <p>HN-2.34 <u>Consider e</u>ncourag<u>inge</u> all neighborhood centers identified on the Preferred Scenario Map to allow for multiple diverse housing types.</p>	48	<p>Create definition for “incentives” in the glossary as follows: “A monetary, policy, regulatory, and/or process-related benefit that may be granted to a property developer by the approving authority in exchange for a public benefit or amenity.”</p> <p>Also add an overarching definition for “incentives” at the beginning of the document. (see pg. 18)</p>
10	N/A	58	<p><del>HN-2.8 Promote programs and provide education on tenant rights and responsibilities.</del></p>	48	<p>Reword to state “Promote policies and programs to educate tenants on their rights and landlords on their responsibilities”</p>

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<b>11</b>	<p><b>HOUSING + NEIGHBORHOODS OBJECTIVES</b></p> <ul style="list-style-type: none"> <li>• Number of permits and certificates of occupancy by unit size, type and location</li> <li>• Jobs to housing balance</li> <li>• Number of affordable (subsidized) and senior units</li> <li>• Tenancy rates (proportion of owner-occupied versus rental units)</li> <li>• Continual Periodic update of Housing Needs Assessments (frequency to be determined)</li> <li>• Vacancy rates of rental units</li> <li>• Proportion of homes within a 15-minute walk of essential services and amenities (e.g., grocery, pharmacy, parks, etc.)</li> <li>• Number of new residential units created through infill development</li> <li>• Number of new diverse housing units built</li> <li>• Cause for denied applications related to housing and certificates of appropriateness</li> </ul>	59	<p><b>HOUSING + NEIGHBORHOODS OBJECTIVES</b></p> <ul style="list-style-type: none"> <li>• <u>Monitor</u> <del>N</del>number of permits and certificates of occupancy by unit size, type and location</li> <li>• <u>Monitor</u> <del>J</del>jobs to housing balance</li> <li>• <u>Increase</u> <del>N</del>number of affordable (subsidized) and senior units</li> <li>• <u>Monitor</u> <del>T</del>tenancy rates (proportion of owner-occupied versus rental units)</li> <li>• <u>Continual-Review</u> <del>P</del>periodic update of Housing Needs Assessments (<del>frequency to be determined</del>)</li> <li>• <u>Monitor</u> <del>V</del>vacancy rates of rental units</li> <li>• <u>Increase</u> <del>P</del>proportion of homes within a 15-minute walk of <u>essential-basic</u> services and amenities (e.g., grocery, pharmacy, parks, etc.)</li> <li>• <u>Increase</u> <del>N</del>number of new residential units created through infill development</li> <li>• <u>Monitor</u> <del>N</del>number of new <u>diverse</u>-housing units built <u>by category/type</u></li> <li>• <u>Monitor</u> <del>C</del>ause for denied applications related to housing and certificates of appropriateness</li> </ul>	49	No change
<b>12</b>	<p>A balanced future with equitable provision and distribution of housing, promotion of different types of businesses, and considerations for environmental impacts will help San Marcos continue to be an innovative, prosperous, and attractive community.</p> <p>San Marcos offers a wide variety of neighborhoods for its residents ranging from historic and highly walkable districts to suburbs and from garden apartments with shared amenities to rural living with ample acreage and privacy.</p> <p>The promotion and integration of new housing types, parks, and other assets into existing and new neighborhoods can provide the community with new housing options and important amenities, but it also can put pressure on the existing community fabric and Historic districts.</p> <p>While change is inevitable, growth and evolution in San Marcos’ historic areas must be balanced with preservation efforts and compatible development.</p> <p>Infill development provides an opportunity to make existing areas of San Marcos more complete and inclusive. It provides the opportunity to infuse new types of housing into an area, thereby diversifying San Marcos’ housing stock and providing housing that accommodates the needs of a diverse and growing population. The inclusion of varied housing options ranging from apartments to single family attached homes, such as townhomes, to more compact single family detached homes, provides options for lifelong residents of different backgrounds and abilities to remain in their neighborhoods.</p> <p>While compatible and strategic infill development can create more complete and equitable neighborhoods, only a portion of San Marcos’ future growth will be concentrated into these areas. In order to protect and preserve San Marcos’ rural and natural lands, new development should be strategic</p>	60	<p><u>Land Use + Community Design and Character refers to the way in which different kinds of uses and amenities, their location, and the way they are designed can contribute to the look and feel of San Marcos. In particular, the provision and location of different kinds of housing and businesses in San Marcos are an important part of achieving the community’s vision. San Marcos offers a wide variety of neighborhoods and areas of town including Historic Districts, single-family, variations of multifamily, mixed use, and rural neighborhoods. The proximity of these neighborhoods to a variety of businesses, parks, or other amenities also differs. While change is inevitable, new growth and land uses in San Marcos should be strategic.</u></p> <p><u>As growth occurs, the potential inclusion of new housing types, parks, and other assets throughout San Marcos can provide the community with options on where to live based on their needs as well as recreation or basic amenities to support their needs and desires. Where an adopted Area Plan exists, land uses in the neighborhood or area should be guided by the Area Plan. In many cases, infill development provides the opportunity to make existing areas of San Marcos more complete by accommodating the needs of a diverse population and providing options for existing residents to potentially move into different housing types while also remaining in their neighborhoods.</u></p> <p><u>Aging neighborhoods could benefit from restoration and adaptive reuse of significant neighborhood structures because reuse of existing buildings supports sustainability goals and helps to maintain neighborhood character. Conversion of some residential structures at key intersections into supportive and compatible commercial or retail uses may enhance the neighborhood and provide needed amenities without detracting from the character that defines that neighborhood. Additionally, the integration of green spaces, public spaces, and unique design elements helps create identity, encourage resident interactions, and build a sense of community. Area Plans and Neighborhood Character Studies should provide guidance regarding conversion of residential structures. While compatible and strategic infill</u></p>	50	No change

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	<p>and located where infrastructure and amenities can be easily planned for and provided as well as maintained fiscally.</p> <p>Aging neighborhoods that face redevelopment pressures should support restoration and adaptive reuse of significant neighborhood structures because reuse of existing buildings supports sustainability goals and helps to maintain neighborhood character. Conversion of some residential structures at key intersections into supportive commercial or retail can enhance the neighborhood and provide needed amenities without detracting from the character that defines that neighborhood. Additionally, the integration of green spaces, public spaces, and unique design elements helps create identity, encourage resident interactions, and build a sense of community. The City of San Marcos should work with residents in underserved areas to provide these types of amenities.</p>		<p><u>development can create more complete and equitable neighborhoods, only a portion of San Marcos' future growth will be in existing areas.</u></p> <p><u>To protect and preserve San Marcos' rural and natural lands, new development should be strategic and located where infrastructure and amenities can be easily planned for and provided as well as maintained fiscally.</u></p>		
<b>13</b>	<b>Goal LU-2: Ensure all residents have safe and convenient access to nearby basic amenities, goods, and services</b>	61	<b>Goal LU-2:</b> <del>Ensure</del> <u>Encourage land use patterns that allow</u> all residents <u>the opportunity to</u> have safe and convenient access to nearby basic amenities, goods, and services	51	No change
<b>14</b>	<b>LU-2.1</b> Allow a mix of land uses in neighborhood centers.	61	<b>LU-2.1</b> <del>Allow</del> <u>Consider</u> a mix of land uses in neighborhood centers <u>using Area Plans and Neighborhood Character Studies to guide this process, as applicable.</u>	51	Change “consider” back to “allow”.
<b>15</b>	<b>Goal LU-3:</b> Establish a set of tools and programs, including incentives, to direct and manage growth consistent with community goals	62	<b>Goal LU-3:</b> Establish a set of tools and programs, <del>including incentives,</del> to direct and manage growth consistent with community goals	52	Reword to state. “Establish a set of tools and programs <u>which may recommend incentives</u> to direct and manage growth consistent with community goals”
<b>16</b>	<b>LU-3.3</b> Encourage and incentivize a variety of diverse housing types, including, but not limited to accessory dwelling units, attached single-family homes, manufactured homes, and multifamily developments.	62	<b>LU-3.3</b> Encourage <del>and incentivize</del> a variety of diverse housing types, including, but not limited to <del>to accessory dwelling units,</del> attached single-family homes, <u>micro homes,</u> manufactured homes, and multifamily developments. <u>Area Plans and Neighborhood Character Studies should guide this process, as applicable.</u>	52	Keep “and incentivize”.
<b>17</b>	N/A	62	<b>LU-3.8</b> <u>Protect the pattern and character of existing neighborhoods by requiring new infill development to have complementary building forms and site features.</u>	52	No change
<b>18</b>	<p><b>LU-4.1</b> Establish and incentivize conservation development guidelines, green infrastructure practices, and compact development.</p> <p><b>LU-4.2</b> Encourage and incentivize clustered development to protect open space, provide recreation amenities, minimize impervious surfaces, and reduce flooding.</p> <p><b>LU-4.3</b> Develop incentives in the Land Development Code and Stormwater Technical manuals for dense housing in new areas of growth and activity centers to preserve land for community and ecological benefit.</p>	62	<p><b>LU-4.1</b> Establish <del>and incentivize</del> conservation development guidelines, green infrastructure practices, and compact development.</p> <p><b>LU-4.2</b> Encourage <del>and incentivize</del> clustered development to protect open space, provide recreation amenities, minimize impervious surfaces, and reduce flooding.</p> <p><b>LU-4.3</b> Develop <del>incentives</del> <u>standards</u> in the Land Development Code and Stormwater Technical manuals for dense housing in new areas of growth and activity centers to preserve land for community and ecological benefit.</p>	52	<p>Reword LU-4.1 to state “Establish conservation development guidelines which include green infrastructure practices and compact development and incentivize qualified developments”</p> <p>Keep “incentivize” in LU-4.2.</p>

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19	<p><b>LU-4.4:</b> Adopt standards for impervious cover limits for all of the city and extra-territorial jurisdiction to minimize flooding,</p>	62	<p><b>Proposed - LU-4.4:</b> Adopt standards for impervious cover limits for all of the city and extra-territorial jurisdiction to minimize flooding, <a href="#">protect water quality, and preserve recharge of groundwater. As part of this policy development, consider using net site area in lieu of gross site area to take into account areas of a site that are undevelopable and adopt lower limits for areas that are environmentally sensitive.</a></p> <p><b>Approved - LU-4.4:</b> Adopt standards for impervious cover limits for all of the city and extra-territorial jurisdiction to minimize flooding, <a href="#">protect water quality, and preserve recharge of groundwater.</a></p>	52	No change
20	<p><b>Land Use + Community Design and Character OBJECTIVES</b></p> <ul style="list-style-type: none"> <li>- Share of households within a 15-minute walk, bike ride or transit trip of mixed-use neighborhood centers</li> <li>- Number of developments using conservation design, low-impact development, and green building practices</li> <li>- Surface water quality and pollutants (rivers, etc.)</li> <li>- Fiscal sustainability of city as growth occurs</li> <li>- Location of growth as it relates to the Preferred Scenario Map</li> </ul>	63	<p><b>Land Use + Community Design and Character OBJECTIVES</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Increase</a> <del>S</del>share of households within a 15-minute walk, bike ride, <a href="#">vehicle trip</a>, or transit trip of mixed-use neighborhood centers</li> <li>• <a href="#">Increase</a> <del>N</del>number of developments using conservation design, low-impact development, and green building practices</li> <li>• <a href="#">Increase</a> <del>S</del>surface water quality <a href="#">treatment</a> and <a href="#">decrease</a> pollutants (rivers, etc.)</li> <li>• <a href="#">Monitor</a> <del>F</del>fiscal sustainability of city as growth occurs</li> <li>• <a href="#">Approve</a> <del>L</del>location of growth as it relates to the Preferred Scenario Map</li> </ul>	53	Remove “vehicle trip” from first bullet.
21	<p>PPS-1.1 Create a Greenways Master Plan to improve pedestrian and bicycle access and connections between parks, open spaces and recreation facilities and to encourage active transportation.</p> <p>PPS-1.5 Ensure equitable access of parks for residents across the city, particularly east of IH-35 or where park access is currently limited.</p> <p><b>PARKS &amp; PUBLIC SPACE + HEALTH, SAFETY &amp; WELLNESS OBJECTIVES</b></p> <ul style="list-style-type: none"> <li>• Parks Master Plan Actions completed or underway</li> <li>• Level of service standards for emergency services</li> <li>• Number of parks, open spaces and facilities connected to a trail or greenway</li> <li>• Resident access to parks and open spaces</li> <li>• Park maintenance funding level and staffing</li> </ul>	65	<p>PPS-1.1 Create a Greenways Master Plan to improve pedestrian and bicycle access and connections between parks, open spaces and recreation facilities <del>and to encourage active transportation.</del></p> <p>PPS-1.5 <del>Ensure</del><a href="#">Provide equitable</a> access <del>of to</del> parks for residents across the city, particularly east of IH-35 or where park access is currently limited.</p> <p><b>PARKS &amp; PUBLIC SPACE + HEALTH, SAFETY &amp; WELLNESS OBJECTIVES</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Recognize</a> Parks Master Plan Actions completed or underway</li> <li>• <a href="#">Increase</a> <del>L</del>level of service standards for emergency services</li> <li>• <a href="#">Increase</a> <del>N</del>number of parks, open spaces and facilities connected to a trail or greenway</li> <li>• <a href="#">Increase</a> <del>R</del>resident access to parks and open spaces</li> <li>• <a href="#">Increase</a> <del>P</del>park maintenance funding level and staffing</li> </ul>	55 & 57	<p>Keep “and to encourage active transportation.”</p> <p>Reword item #21 PPS 1.5 to expand it to also mean new parks.</p>

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22	<p><b>TR-2.4</b> Incorporate the Sidewalk Master Plan into other mobility initiatives and plans and review/ updated as needed.</p> <p><b>TRANSPORTATION OBJECTIVES</b></p> <ul style="list-style-type: none"> <li>• Mode share</li> <li>• Congestion</li> <li>• Miles of continuous pedestrian / bike infrastructure</li> <li>• Crashes and injuries</li> <li>• Transit ridership and frequency</li> <li>• Number of Transportation Management Plan actions implemented</li> <li>• Share of homes within a 15-minute walk of a transit stop</li> <li>• Improved “walk score” grades</li> </ul>	70	<p><b>TR-2.4</b> Incorporate the Sidewalk Master Plan into other mobility initiatives and plans and review/ updated as needed.</p> <p><b>TRANSPORTATION OBJECTIVES</b></p> <ul style="list-style-type: none"> <li>• <u>Increase M</u>mode share <u>of travel other than vehicles</u></li> <li>• <u>Decrease C</u>ongestion</li> <li>• <u>Increase M</u>iles of continuous pedestrian / bike infrastructure</li> <li>• <u>Decrease C</u>rashes and injuries</li> <li>• <u>Increase T</u>ransit ridership and frequency</li> <li>• <u>Increase N</u>umber of Transportation Management Plan actions implemented</li> <li>• <u>Increase S</u>hare of homes within a 15-minute walk of a transit stop</li> <li>• Improved “walk score” grades</li> </ul>	60 & 61	No change
<b>CHAPTER 3</b>					
23	<p><b>PREFERRED GROWTH SCENARIO</b></p> <p>A key aspect of the update to the Comprehensive Plan was revisiting the Preferred Growth Scenario directing future investments and development in San Marcos. Vision SMTX builds on the community’s previous Preferred Growth Scenario, but also adjusts to the development of the past decade, new community ideas, and national best practices. This section also introduces a framework for helping to ensure that development in San Marcos is contributing to complete places and communities.</p>	73	<p><b>PREFERRED GROWTH SCENARIO</b></p> <p><u>A key aspect of the update to the Comprehensive Plan was revisiting is t</u>The Preferred Growth Scenario directing future <u>investments and</u> development in San Marcos. Vision SMTX builds on the community’s previous Preferred Growth Scenario, but also adjusts to the development of the past decade, new community ideas, and national best practices. <u>This section also introduces a framework for helping to ensure that development in San Marcos is contributing to complete places and communities.</u></p>	63	<p>Keep “investments and”.</p> <p>Add the following sentence after the word “practices”, “Also addressed in this section is a framework for complete places and communities.”</p>
24	<p>In addition, many participants cited examples of newer neighborhoods east and west of IH-35 that lack sufficient amenities and services within a reasonable distance. In turn, residents in many of these newer neighborhoods have no choice but to drive for nearly all of their trips. Neighborhoods that provide people with safe and convenient choices for a variety of goods and services, jobs, and housing options are more equitable and contribute to complete communities. As expressed throughout the public engagement, a key objective for this updated Comprehensive Plan is to leverage future public and private investment to help ensure all areas of San Marcos can become complete places.</p>	74	<p>In addition, many participants cited examples of newer neighborhoods east and west of IH-35 that lack sufficient amenities and services within a reasonable distance. <u>In turn, residents in many of these newer neighborhoods have no choice but to drive for nearly all of their trips. Neighborhoods that provide people with safe and convenient choices for a variety of goods and services, jobs, and housing options are more equitable and contribute to complete communities. As expressed throughout the public engagement, a key objective for this updated Comprehensive Plan is to leverage future public and private investment to help ensure all areas of San Marcos can become complete places.</u></p>	64	<p>Add the following sentence to the beginning of the paragraph: “During the Comprehensive Plan engagement process the community communicated a desire for all areas of San Marcos to meet the daily needs of nearby residents and employees.”</p> <p>Add the citizen suggestion: “New neighborhoods should strive to include a mix of services within a 10-minute distance by bike or foot. These services within a walking/biking/transit distance would result in more complete places being built.”</p>
25	<p><b>Amended text from Vision SMTX+:</b> Complete Communities consist of a variety of places that provide opportunities for people to live, work, and play. Many areas in San Marcos today are single use. For example, some residential neighborhoods have no nearby goods and services, or employment areas. In these areas, residents may have to travel farther and longer than they would prefer to access all of their needs.</p>	75	<p>Complete Communities consist of a variety of places that provide opportunities for people to live, work, <u>and play, and meet their basic needs. Many areas in San Marcos today are single use. For example, By this definition, some residential neighborhoods would not be considered part of a Complete Community since they</u> have no nearby goods and services, or employment areas. <u>In these areas,</u> residents <u>in those neighborhoods</u> may have to travel farther and longer than they would prefer to access all <u>of</u> their needs.</p>	65	<p>Add “causing an increase to auto use and therefore traffic” to the end of the last sentence after “needs”.</p>

## Vision SMTX Comprehensive Plan – Summary of Changes Table

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Committee Recommendation
	<b>CHAPTER 3</b>				
26	These homogenous areas mean that the average San Marcan has to travel farther and longer to access all of their needs. This contributes to unnecessary demands on the roadway network, traffic congestion, environmental impacts, and a higher cost of living for many households. It also means that those who are not able to drive, bike, or use transit may not have their needs met. More simply put, an incomplete community with few or poorly distributed amenities and services is inequitable and impacts transportation, health, quality of life, and the environment.	75	<del>These homogenous areas mean that</del> In these areas, the average San Marcan residents may have <del>has</del> to travel farther and longer <del>than they would prefer</del> to access all of their needs. This contributes to <del>unnecessary demands</del> demand on the roadway network, <del>potential</del> traffic congestion <del>and</del> , environmental impacts, and <del>a could contribute to a</del> higher cost of living for <del>many</del> households. It also means that those who are not able to drive, bike, or use transit may not have their needs met. <del>More simply put, a</del> With these potential impacts in mind, an incomplete community <del>includes with</del> few or poorly distributed amenities and services <del>is inequitable and</del> that may have an inequitable impacts on transportation, health, quality of life, and the environment <del>on residents or areas of San Marcos.</del>	65	Remove “than they would prefer”.
27	<b>Amended text from Vision SMTX+:</b> This contributes to demand on the roadway network, potential traffic congestion and environmental impacts, and could contribute to a higher cost of living for households. It also means that those who are not able to drive, bike, or use transit may not have their needs met. With these potential impacts in mind, an incomplete community includes few or poorly distributed amenities and services that may have an inequitable impact on transportation, health, quality of life, the environment on residents or areas of San Marcos.	75	This contributes to demand on the roadway network, potential traffic congestion and environmental impacts, and could contribute to a higher cost of living for households. It also means that those who are not able to drive, bike, or use transit may not have their needs met. <del>With these potential impacts in mind, an incomplete community includes few or poorly distributed amenities and services that may have an inequitable impact on transportation, health, quality of life, the environment on residents or areas of San Marcos.</del>	65	Keep the deleted sentence, but use the language in #26. Staff reworded sentence slightly for clarity.
28	By locating a variety of places near each other and promoting a more equitable distribution of mixed use places, communities can benefit from the proximity of complementary uses, such as homes adjacent to opportunities to shop and dine, or employment centers close to commercial areas where people can access services after work. In addition to a variety of places, a Complete Community should include a variety of amenities and benefits within each place. This means embedding high-quality parks, open space, pedestrian and bicycle facilities, parking, and other community benefits within each place that make up a neighborhood or area of the city.	75	By locating a variety of places near each other <del>and promoting a more equitable distribution of mixed use places</del> , communities can benefit from the proximity of complementary uses. <del>Examples include such as</del> homes adjacent to opportunities to shop and dine, or employment centers close to commercial areas where people can access services after work. <del>In addition to a variety of places, a</del> Complete Community should include a variety of amenities and benefits within each place. This means embedding high-quality parks, open space, pedestrian and bicycle facilities, parking, and other community benefits within each place that make up a neighborhood or area of the city.	65	Keep “and promoting a more equitable distribution of mixed use places.”
29	Many of San Marcos’ original neighborhoods, especially those closest to Downtown, benefit from access to shops, restaurants, cultural amenities, employment opportunities, civic offerings, and recreation. The streets are well connected and for the most part, daily needs can be obtained on foot, by bike, or by car. While new development cannot replicate the treasured Historic character of these neighborhoods, they do provide a model and inspiration for what new development and future investments in San Marcos can strive to achieve.	75	Many of San Marcos’ original neighborhoods, especially those closest to Downtown, benefit from access to shops, restaurants, cultural amenities, employment opportunities, civic offerings, and recreation. The streets are well connected and for the most part, daily needs can be obtained on foot, by bike, or by car. <del>New development can benefit from modelling and drawing inspiration from</del> While new development cannot replicate the treasured Historic character of these neighborhoods, <del>they do provide a model and inspiration for what new development and future investments in San Marcos can strive to achieve.</del>	65	No change
30	Many of San Marcos’ original neighborhoods, especially those closest to Downtown, benefit from access to shops, restaurants, cultural amenities, employment opportunities, civic offerings, and recreation.	75	Many of San Marcos’ original neighborhoods, <del>especially those closest to Downtown</del> , benefit from access to shops, restaurants, cultural amenities, employment opportunities, civic offerings, and recreation.	65	No change



## Vision SMTX Comprehensive Plan – Summary of Changes Table

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	<b>CHAPTER 3</b>				
<b>31</b>	<b>COMMUNITY PRIORITIES AND OVERLAYS</b> As San Marcans articulated the desire to learn from the DNA of the oldest parts of the community, they also expressed a strong desire to minimize the impacts of new development on historic, cultural, and environmental assets.	76	<b>COMMUNITY PRIORITIES AND OVERLAYS</b> <del>As San Marcans articulated the desire to learn from the DNA of the oldest parts of the community, they also</del> Residents expressed a strong desire to minimize the impacts of new development on <u>established neighborhoods</u> , historic, cultural, and environmental assets.	66	No change
<b>32</b>	These inputs were used to recalculate environmentally constrained areas on a scale of 1 to 5 with 1 being the least constrained and 5 being the most constrained. The Environmental overlay includes all areas scoring a 5 within the City Limits and all areas scoring a 4 or 5 outside the City Limits, but within the Extraterritorial Jurisdiction (ETJ). For Scenario planning a maximum of 50% of areas with the environmental overlay were "developed" with allocations of housing and jobs. In addition, high level land use and land use intensity were assigned strategically to minimize the amount of land within the overlays necessary to accommodate projected development.	77	These inputs were used to recalculate environmentally constrained areas on a scale of 1 to 5 with 1 being the least constrained and 5 being the most constrained. The Environmental overlay includes all areas scoring a 5 within the City Limits and all areas scoring a 4 or 5 outside the City Limits, but within the Extraterritorial Jurisdiction (ETJ). <del>For Scenario planning a maximum of 50% of areas with the environmental overlay were "developed" with allocations of housing and jobs. In addition, high level land use and land use intensity were assigned strategically to minimize the amount of land within the overlays necessary to accommodate projected development.</del>	67	Committee directed staff to rewrite the removed sentence to better describe the process.
<b>33</b>	<b>Low Intensity:</b> Low Intensity areas are generally lower in scale and have a lower proportion of the land area covered by buildings. In the case of Neighborhoods, this is generally reflected in detached and attached single family and smaller scale multiplex development. Accessory Dwelling Units fit within Low Intensity residential areas.	79	<b>Low Intensity:</b> Low Intensity areas are generally lower in scale and have a lower proportion of the land area covered by buildings. In the case of Neighborhoods, this is generally reflected in detached and attached single family, <del>and smaller scale multiplex development. Accessory Dwelling Units fit within Low Intensity residential areas.</del>	69	Reword last sentence to state "In the case of Neighborhoods, this is generally reflected in detached and attached single family, duplexes, triplexes, and ADUs."
<b>34</b>	<b>PLACE TYPES</b> Most comprehensive planning documents provide direction for future growth through only a land use map. Future land use, which informs parcel-based zoning, does not give guidance on the aspects of place like building form, streets, multi-modal facilities and connections, and open space, that make it comfortable for those who use it. To achieve the goal of truly Complete Communities, the Vision SMTX Comprehensive Plan introduces Place Types, which provide direction beyond just land use at the parcel level. A Place Type thinks about a place more holistically and at a larger scale, incorporating guidance for land use, transportation, layout, design, and more. A Place Typology defines a set of Places that are unique and authentic to the community and its needs. Utilizing combinations of High-Level Land Use and Intensity (both described above), a set of nine Place Types were developed through the planning process, including:	80	<b>PLACE TYPES</b> Most comprehensive planning documents provide direction for future growth through only a land use map. Future land use, which informs parcel-based zoning, does not give guidance on the aspects of place like building form, streets, multi-modal facilities and connections, and open space, <del>that make it comfortable for those who use it. To achieve the goal of truly Complete Communities, t</del> he Vision SMTX Comprehensive Plan introduces Place Types, which provide direction beyond just land use at the parcel level. A Place Type <del>thinks about</del> <u>assesses</u> a place more holistically and at a larger scale, incorporating guidance for land use, transportation, layout, design, and more. A <del>P</del> place <del>T</del> ypology defines a set of <del>P</del> places that are unique and authentic to the community and its needs. Utilizing combinations of High-Level Land Use and Intensity <del>(both described above)</del> , a set of <del>nine</del> Place Types <del>were was</del> developed through the planning process, including:	70	No change

## Vision SMTX Comprehensive Plan – Summary of Changes Table

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	<b>CHAPTER 3</b>				
35	<ul style="list-style-type: none"> <li>Neighborhood Low</li> <li>Neighborhood Medium</li> <li>Neighborhood High</li> <li>Neighborhood Transition</li> <li>Mixed Use Low</li> <li>Mixed Use Medium</li> <li>Commercial/Employment Low</li> <li>Commercial/Employment Medium</li> <li>Conserve/Reserve</li> </ul>	80	<ul style="list-style-type: none"> <li><b>Neighborhood Low-Existing</b> – primarily low density single-family neighborhoods.</li> <li><b>Neighborhood Low-New</b> – a mix of low density residential housing types.</li> <li><b>Neighborhood Medium</b> – a mix of low to medium density residential housing types.</li> <li><b>Neighborhood High</b> – primarily high density housing types with some commercial.</li> <li><b>Neighborhood Transition</b> – small scale commercial, mixed use, and some diverse housing types.</li> <li><b>Mixed Use Low</b> – small scale mixed use.</li> <li><b>Mixed Use Medium</b> – higher density, larger scale mixed use.</li> <li><b>Commercial/Employment Low</b> – low density industrial, auto-oriented retail, and office.</li> <li><b>Commercial/Employment Medium</b> – office, commercial, and campus (medical, education, etc.) uses.</li> <li><b>Conserve/Reserve Conservation/Cluster</b> – a place holder for potential clustered development and/or protection of environmental features.</li> </ul> <p><i>Note: Mixed Use High and Commercial/Employment High Place Types are not included because the high-level land use and intensity are not appropriate for San Marcos.</i></p>	70	No change
36	<b>Overview:</b> Each Place Type includes an overall objective and description. The overview also includes a handful of summary characteristics related to land use, built form, mobility, and amenities.	81	<p><b>Overview:</b> Each Place Type includes an overall objective and description. The overview also includes characteristics related to land use, built form, mobility, and amenities. The completion of Area plans and Neighborhood Character Studies may not support or recommend some types of infill development.</p> <p><del>It must be noted however, that proposed changes are general in nature. The completion of Area plans and Neighborhood Character Studies may not support or recommend some types of infill development.</del></p>	71	Remove the sentence that starts with “The completion of Area Plans...”.
37	Place Type graphics overview	81	Update page to include the new graphics for Neighborhood Low-Existing and Neighborhood Low-New.	73	No change
38	<b>NEIGHBORHOOD LOW PLACE TYPE</b>	84	<p><b>NEIGHBORHOOD LOW PLACE TYPE</b></p> <ul style="list-style-type: none"> <li>Split the “Neighborhood Low” Place Type into “Neighborhood Low-Existing” and “Neighborhood Low-New”.</li> <li>Define “Neighborhood Low-Existing” as properties within Neighborhood Low that are platted and zoned single family</li> <li>Add additional language regarding Historic Districts</li> <li>Update document accordingly to reflect this change.</li> <li>Add 4 new graphics to depict the Place Types.</li> </ul>	74-80	<p>Committee asked staff to consider alternate names for Neighborhood Low-Existing and Neighborhood Low-New.</p> <p>For all Place Type pages, include the type name at the top of each page.</p>

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38A	<p><b>CHAPTER 3</b></p>				
	<p><b>NEIGHBORHOOD LOW PLACE TYPE</b>  <i>To recognize existing neighborhoods which are primarily single family detached housing, guide development of new “traditional neighborhoods”, and promote a thoughtful introduction of other housing types in these areas in ways that maintain their character.</i></p> <p>The Neighborhood Low Place Type is an aspirational version of what most people likely picture when they think of a residential neighborhood in a smaller community. In order for San Marcos to achieve many of the goals related to high quality environmental assets and open spaces and the desire for a more connected community, Neighborhood Low places should integrate additional options, multimodal transportation connections, a small degree of commercial development within or nearby, recreational opportunities, and water quality features. Neighborhood Low areas include opportunities for greater housing diversity that should include accessory dwelling units (ADUs), small multiplexes such as a duplex, and certain attached single-family products that do not represent a significant departure from the scale, bulk and massing of the predominant building forms.</p> <p><b>Land Use:</b> Primarily detached single-family residential with ADUs, attached single-family residential, small-scale commercial, and civic/cultural uses  <b>Built Form:</b> Generally, 1-2 story development set back from the street with side and back yards. Some Neighborhood Low areas may have alleys with garages in the rear of housing; the typical density of these areas is 3-7 units per acre  <b>Mobility:</b> A well-connected network of walkable, local streets providing strong linkages within the Place Type and to surrounding areas with transit on key corridors  <b>Amenities:</b> Parks (with integrated stormwater features), trails, public art, and small-scale civic facilities</p> <p><i>[Graphics page with text]</i>  <i>[Existing graphic text]</i>                      Existing locations of Neighborhood Low contain primarily low-density, single-family residences with limited additional uses. Community or Institutional uses, such as schools or public services, may be present in the neighborhood. Riverfronts, creeks, and major roadway frontages are typically underutilized.</p> <p><i>[Proposed graphic text]</i>                      To create a better connected and lively neighborhood, the neighborhood should include a mix of housing options such as detached single-family homes, townhomes, and ADUs. In addition to more dwelling units and housing options, small-scale commercial development in strategic locations serving the neighborhood should be included.</p>		<p>84-87</p>		

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Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Committee Recommendation
	<p><b>[Highlights graphics page]</b></p> <p>Primary Land Uses • Detached Single-Family Residential</p> <p>Secondary Land Uses • Attached Single-Family Residential and Multiplexes (ex: duplex, triplex) • Accessory Dwelling Units • Small-Scale Commercial • Public/Institutional • Parks</p> <p>Mobility Characteristics • Lower density road network, primarily local streets • Sidewalks and/or multi-use pathways and shared streets • Transit connections typically on larger key corridors in or around neighborhood</p> <p>Parking • Primarily self parked in garages, carports and driveways • Also on-street</p> <p>Parks and Open Space • Neighborhood Parks as an organizing element of development • Pockets Parks to provide small-scale recreational opportunities closer to more residents • Trails and Greenways to provide transportation and recreational opportunities connecting to and through the area • Common Open Space with integrated stormwater features, passive recreation amenities, and/or gathering spaces</p> <p>Desirable Transitions • Neighborhood Transition • Neighborhood-Medium • Mixed Use Low • Conserve/Reserve</p> <p>Fiscal Considerations • Net Positive Fiscal Impact (\$1,113 per acre, \$176 per new person) • Higher tax revenue due to greater presence of single-family homes, but highest cost to serve (per new person) of all Place Types; generates largest increase in new streets to maintain • Greater cost to serve if located far from existing fire stations, outside of Hays County, or outside existing water and sewer service areas</p>		<p><del>Existing locations of Neighborhood Low contain primarily low-density, single-family residences with limited additional uses. Community or Institutional uses, such as schools or public services, may be present in the neighborhood. Riverfronts, creeks, and major roadway frontages are typically underutilized.</del></p> <p><i>[Proposed graphic text]</i> <del>To create a better connected and lively neighborhood, the neighborhood should include a mix of housing options such as detached single-family homes, townhomes, and ADUs. In addition to more dwelling units and housing options, small-scale commercial development in strategic locations serving the neighborhood should be included.</del></p> <p><b>[Highlights graphics page] [Page deleted]</b></p> <p>Primary Land Uses • Detached Single-Family Residential</p> <p>Secondary Land Uses • <del>Attached Single-Family Residential and Multiplexes (ex: duplex, triplex)</del> Duplexes • Accessory Dwelling Units • Small-Scale Commercial • Public/Institutional • Parks</p> <p>Mobility Characteristics • Lower density road network, primarily local streets • Sidewalks and/or multi-use pathways and shared streets • Transit connections typically on larger key corridors in or around neighborhood</p> <p>Parking • Primarily self parked in garages, carports and driveways • Also on-street</p> <p>Parks and Open Space • Neighborhood Parks as an organizing element of development • Pockets Parks to provide small-scale recreational opportunities closer to more residents • Trails and Greenways to provide transportation and recreational opportunities connecting to and through the area • Common Open Space with integrated stormwater features, passive recreation amenities, and/or gathering spaces</p> <p>Desirable Transitions • <del>Neighborhood Low-New</del> • Neighborhood Transition • Neighborhood-Medium • Mixed Use Low • Conserve/Reserve</p> <p>Fiscal Considerations <del>Net Positive Fiscal Impact (\$1,113 per acre, \$176 per new person)</del> <del>Higher tax revenue due to greater presence of single-family homes, but highest cost to serve (per new person) of all Place Types; generates largest increase in new streets to maintain</del> • <del>Greater-Highest</del> cost to serve if located far from existing fire stations, outside of Hays County, or outside existing water and sewer service areas</p>		

# Vision SMTX Comprehensive Plan – Summary of Changes Table

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Committee Recommendation	
38B	<p><b>CHAPTER 3</b></p> <p><b>NEIGHBORHOOD LOW PLACE TYPE</b>  <i>To recognize existing neighborhoods which are primarily single family detached housing, guide development of new “traditional neighborhoods”, and promote a thoughtful introduction of other housing types in these areas in ways that maintain their character.</i></p> <p>The Neighborhood Low Place Type is an aspirational version of what most people likely picture when they think of a residential neighborhood in a smaller community. In order for San Marcos to achieve many of the goals related to high quality environmental assets and open spaces and the desire for a more connected community, Neighborhood Low places should integrate additional options, multimodal transportation connections, a small degree of commercial development within or nearby, recreational opportunities, and water quality features. Neighborhood Low areas include opportunities for greater housing diversity that should include accessory dwelling units (ADUs), small multiplexes such as a duplex, and certain attached single-family products that do not represent a significant departure from the scale, bulk and massing of the predominant building forms.</p> <p><b>Land Use:</b> Primarily detached single-family residential with ADUs, attached single-family residential, small-scale commercial, and civic/cultural uses  <b>Built Form:</b> Generally, 1-2 story development set back from the street with side and back yards. Some Neighborhood Low areas may have alleys with garages in the rear of housing; the typical density of these areas is 3-7 units per acre  <b>Mobility:</b> A well-connected network of walkable, local streets providing strong linkages within the Place Type and to surrounding areas with transit on key corridors  <b>Amenities:</b> Parks (with integrated stormwater features), trails, public art, and small-scale civic facilities</p> <p><i>[Graphics page with text]</i>  <i>[Existing graphic text]</i>                      Existing locations of Neighborhood Low contain primarily low-density, single-family residences with limited additional uses. Community or Institutional uses, such as schools or public services, may be present in the neighborhood. Riverfronts, creeks, and major roadway frontages are typically underutilized.</p> <p><i>[Proposed graphic text]</i>                      To create a better connected and lively neighborhood, the neighborhood should include a mix of housing options such as detached single-family homes, townhomes, and ADUs. In addition to more dwelling units and housing options, small-scale commercial development in strategic locations serving the neighborhood should be included.</p>		<p><b>NEIGHBORHOOD LOW-NEW PLACE TYPE</b>  <del><i>To recognize existing neighborhoods which are primarily single family detached housing, guide development of new “traditional neighborhoods”, and promote a thoughtful introduction of other housing types in these areas in ways that maintain their character.</i></del>  <i>To guide development of new neighborhoods and promote creative housing types in new areas in ways that create their character.</i></p> <p><del>The Neighborhood Low Place Type is an aspirational version of what most people likely picture when they think of a residential neighborhood in a smaller community.</del> In order for San Marcos to achieve many of the goals related to high quality environmental assets and open spaces and the desire for a more connected community, Neighborhood Low-<u>New</u> <u>may integrate diverse housing types identified as Secondary Land Uses,</u> places should integrate additional options, multimodal transportation connections, a small degree of commercial development within or nearby, recreational opportunities, and water quality features.                      Neighborhood Low-<u>New</u> areas include opportunities for greater housing diversity that should include accessory dwelling units (ADUs), small multiplexes such as a duplex, and certain attached single-family products <del>that do not represent a significant departure from the scale, bulk and massing of the predominant building forms.</del> <u>Neighborhood Low-New places are encouraged to have creativity and flexibility in design and provide a mix of land uses.</u></p> <p><b>Land Use:</b> Primarily detached single-family residential <u>with ADUs</u>, attached single-family residential, small-scale commercial, and civic/cultural uses  <b>Built Form:</b> Generally, 1-2 story development set back from the street with side and back yards. Some Neighborhood Low areas may have alleys with garages in the rear of housing; the typical density of these areas is 3-7 units per acre  <b>Mobility:</b> A well-connected network of walkable, local streets providing strong linkages within the Place Type and to surrounding areas with transit on key corridors  <b>Amenities:</b> Parks (with integrated stormwater features), trails, public art, and small-scale civic facilities</p> <p><i>[Graphics pages with text] [Text deleted, Graphics remain unchanged]</i>  <i>[Existing graphic text]</i></p> <p><del>Existing locations of Neighborhood Low contain primarily low-density, single-family residences with limited additional uses. Community or Institutional uses, such as schools or public services, may be present in the neighborhood. Riverfronts, creeks, and major roadway frontages are typically underutilized.</del></p> <p><i>[Proposed graphic text]</i>  <del>To create a better connected and lively neighborhood, the neighborhood should include a mix of housing options such as detached single-family homes, townhomes, and ADUs. In addition to more dwelling units and housing options, small-scale commercial development in strategic locations serving the neighborhood should be included.</del></p> <p><b>[Highlights graphics page] [Page deleted]</b></p>	84-87	78-79	No change

# Vision SMTX Comprehensive Plan – Summary of Changes Table

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Committee Recommendation
	<p data-bbox="211 237 512 268"><b>[Highlights graphics page]</b></p> <p data-bbox="211 445 839 506">Primary Land Uses</p> <ul data-bbox="428 445 839 475" style="list-style-type: none"> <li>• Detached Single-Family Residential</li> </ul> <p data-bbox="211 536 1056 596">Secondary Land Uses</p> <ul data-bbox="428 536 1056 731" style="list-style-type: none"> <li>• Attached Single-Family Residential and Multiplexes (ex: duplex, triplex)</li> <li>• Accessory Dwelling Units</li> <li>• Small-Scale Commercial</li> <li>• Public/Institutional</li> <li>• Parks</li> </ul> <p data-bbox="211 737 1072 808">Mobility Characteristics</p> <ul data-bbox="428 737 1072 868" style="list-style-type: none"> <li>• Lower density road network, primarily local streets</li> <li>• Sidewalks and/or multi-use pathways and shared streets</li> <li>• Transit connections typically on larger key corridors in or around neighborhood</li> </ul> <p data-bbox="211 874 1056 935">Parking</p> <ul data-bbox="428 874 1056 935" style="list-style-type: none"> <li>• Primarily self parked in garages, carports and driveways</li> <li>• Also on-street</li> </ul> <p data-bbox="211 941 1072 1266">Parks and Open Space</p> <ul data-bbox="428 941 1072 1266" style="list-style-type: none"> <li>• Neighborhood Parks as an organizing element of development</li> <li>• Pockets Parks to provide small-scale recreational opportunities closer to more residents</li> <li>• Trails and Greenways to provide transportation and recreational opportunities connecting to and through the area</li> <li>• Common Open Space with integrated stormwater features, passive recreation amenities, and/or gathering spaces</li> </ul> <p data-bbox="211 1272 730 1332">Desirable Transitions</p> <ul data-bbox="428 1272 730 1403" style="list-style-type: none"> <li>• Neighborhood Transition</li> <li>• Neighborhood-Medium</li> <li>• Mixed Use Low</li> <li>• Conserve/Reserve</li> </ul> <p data-bbox="211 1409 1072 1701">Fiscal Considerations</p> <ul data-bbox="428 1409 1072 1701" style="list-style-type: none"> <li>• Net Positive Fiscal Impact (\$1,113 per acre, \$176 per new person)</li> <li>• Higher tax revenue due to greater presence of single-family homes, but highest cost to serve (per new person) of all Place Types; generates largest increase in new streets to maintain</li> <li>• Greater cost to serve if located far from existing fire stations, outside of Hays County, or outside existing water and sewer service areas</li> </ul>		<p data-bbox="1227 274 1849 334">Primary Land Uses</p> <ul data-bbox="1445 274 1849 304" style="list-style-type: none"> <li>• Detached Single-Family Residential</li> </ul> <p data-bbox="1227 364 2144 560">Secondary Land Uses</p> <ul data-bbox="1445 364 2144 560" style="list-style-type: none"> <li>• Attached Single-Family Residential and Multiplexes (ex: duplex, triplex)</li> <li>• Accessory Dwelling Units</li> <li>• Small-Scale Commercial</li> <li>• Public/Institutional</li> <li>• Parks</li> </ul> <p data-bbox="1227 566 2066 697">Mobility Characteristics</p> <ul data-bbox="1445 566 2066 697" style="list-style-type: none"> <li>• Lower density road network, primarily local streets</li> <li>• Sidewalks and/or multi-use pathways and shared streets</li> <li>• Transit connections typically on larger key corridors in or around neighborhood</li> </ul> <p data-bbox="1227 703 2066 764">Parking</p> <ul data-bbox="1445 703 2066 764" style="list-style-type: none"> <li>• Primarily self parked in garages, carports and driveways</li> <li>• Also on-street</li> </ul> <p data-bbox="1227 770 2144 1001">Parks and Open Space</p> <ul data-bbox="1445 770 2144 1001" style="list-style-type: none"> <li>• Neighborhood Parks as an organizing element of development</li> <li>• Pockets Parks to provide small-scale recreational opportunities closer to more residents</li> <li>• Trails and Greenways to provide transportation and recreational opportunities connecting to and through the area</li> <li>• Common Open Space with integrated stormwater features, passive recreation amenities, and/or gathering spaces</li> </ul> <p data-bbox="1227 1008 1787 1068">Desirable Transitions</p> <ul data-bbox="1445 1008 1787 1169" style="list-style-type: none"> <li>• <a href="#">Neighborhood Low – Existing</a></li> <li>• Neighborhood Transition</li> <li>• Neighborhood-Medium</li> <li>• Mixed Use Low</li> <li>• Conserve/Reserve</li> </ul> <p data-bbox="1227 1175 2144 1437">Fiscal Considerations</p> <ul data-bbox="1445 1175 2144 1437" style="list-style-type: none"> <li>• <a href="#">Net Positive Fiscal Impact (\$1,113 per acre, \$176 per new person)</a></li> <li>• <a href="#">Higher tax revenue due to greater presence of single-family homes, but highest cost to serve (per new person) of all Place Types; generates largest increase in new streets to maintain</a></li> <li>• Greater cost to serve if located far from existing fire stations, outside of Hays County, or outside existing water and sewer service areas</li> </ul>		

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39	<p><b>NEIGHBORHOOD MEDIUM PLACE TYPE</b> Existing locations of Neighborhood Medium tend to include small concentrations of townhomes and/ or multifamily residences intermixed with housing types more typical of Neighborhood Low areas. Neighborhood Medium development tends to take the form of “walk-up” or garden-style apartments whereby small-scale apartment buildings sit in the middle of surface parking lots. Riverfronts, creeks, and major roadway frontages are typically underutilized.</p> <p>To achieve a more connected and walkable neighborhood that helps to fill the “missing middle” or diverse housing options in the community, a more cohesive development pattern should be encouraged in terms of the size and scale of housing types, as well as the relationship that the Neighborhood Medium structures have to each other. Parks, plazas, greenways, and trails should be integrated to strengthen the sense of community and quality of life for residents and visitors to the area. Riverfronts and street frontages are better utilized with building facades along the street edge, trails, and public spaces.</p>	89	<p><b>NEIGHBORHOOD MEDIUM PLACE TYPE</b> <del>Existing locations of Neighborhood Medium tend to include small concentrations of townhomes and/ or multifamily residences intermixed with housing types more typical of Neighborhood Low areas.</del> <del>Neighborhood Medium development tends to take the form of “walk-up” or garden-style apartments whereby small-scale apartment buildings sit in the middle of surface parking lots. Riverfronts, creeks, and major roadway frontages are typically underutilized.</del></p> <p><del>To achieve a more connected and walkable neighborhood that helps to fill the “missing middle” or diverse housing options in the community, a more cohesive development pattern should be encouraged in terms of the size and scale of housing types, as well as the relationship that the Neighborhood Medium structures have to each other. Parks, plazas, greenways, and trails should be integrated to strengthen the sense of community and quality of life for residents and visitors to the area. Riverfronts and street frontages are better utilized with building facades along the street edge, trails, and public spaces.</del></p>	84	No change																						
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43	<p><b>NEIGHBORHOOD TRANSITION</b>  <i>To provide appropriate transitions between mixed use, non-residential place types and neighborhood place types. Transitions should be achieved in the form of both use and built form.</i></p> <p>Even with the three intensities applied to the Neighborhood high level land use, the transition from one place type to the next can sometimes be jarring and lead to visual and other conflicts. The Neighborhood Transition Place Type is intended to provide a more gradual transition to Neighborhood Medium and Neighborhood Low areas in terms of development form and land use between higher intensity neighborhoods and non-residential place types. The Place Type borrows elements from the adjoining neighborhoods to provide more desirable adjacencies for people living near more intense and/or active areas.</p>	96	<p><b>NEIGHBORHOOD TRANSITION</b>  <i>To provide appropriate transitions between mixed use, non-residential place types and neighborhood place types. Transitions should be achieved in the form of both use and built form.</i>  <del>Even with the three intensities applied to the Neighborhood high level land use, the transition from one place type to the next can sometimes be jarring and lead to visual and other conflicts.</del>                      The Neighborhood Transition Place Type is intended to provide a more gradual transition to Neighborhood Medium and Neighborhood Low areas in terms of development form and land use <del>between higher intensity neighborhoods and non-residential place types.</del> The Place Type borrows elements from the adjoining neighborhoods to provide more desirable adjacencies for people living near more intense and/or active areas.</p>	90	No change
44	<p><b>NEIGHBORHOOD TRANSITION</b>                      Neighborhood Transition areas that exist in San Marcos today often feel like a “hodge podge” of uses or a “no man’s land.” As these areas tend to lack a strong identity, it is often difficult to delineate where a Neighborhood Transition place starts and stops. In fact, these areas typically feel like the frayed edges of the neighborhoods and districts nearby. In certain instances, a higher intensity area may appear to loom over or even encroach on lower intensity neighborhoods nearby.</p> <p>As Neighborhood Transition areas develop with stronger policy and regulatory guidance, there will be a more incremental transition in terms of intensity and land use from one area to another. Higher intensity multi-family housing, mixed use development and commercial development should transition to lower intensity mixed use, commercial and residential development. The heights of buildings should decrease within the Neighborhood Transition areas as they approach lower intensity Neighborhoods. Ideally, the height, lot coverage, and setbacks within the Neighborhood Transition area are approaching or matching the lower intensity Neighborhood where the two different areas meet.</p>	97	<p><b>NEIGHBORHOOD TRANSITION</b>  <del>Neighborhood Transition areas that exist in San Marcos today often feel like a “hodge podge” of uses or a “no man’s land.” As these areas tend to lack a strong identity, it is often difficult to delineate where a Neighborhood Transition place starts and stops. In fact, these areas typically feel like the frayed edges of the neighborhoods and districts nearby. In certain instances, a higher intensity area may appear to loom over or even encroach on lower intensity neighborhoods nearby.</del>  <del>As Neighborhood Transition areas develop with stronger policy and regulatory guidance, there will be a more incremental transition in terms of intensity and land use from one area to another. Higher intensity multi-family housing, mixed use development and commercial development should transition to lower intensity mixed use, commercial and residential development. The heights of buildings should decrease within the Neighborhood Transition areas as they approach lower intensity Neighborhoods. Ideally, the height, lot coverage, and setbacks within the Neighborhood Transition area are approaching or matching the lower intensity Neighborhood where the two different areas meet</del></p>	92	No change

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45	<p><b>MIXED USE LOW PLACE TYPE</b> Existing Mixed Use Low areas tend to be a collection of smaller single use areas with little to no relationship to each other. The lack of identity and organization often results in no real center of gravity for the collection of buildings and uses. In certain instances, the lack of a legible form may be exacerbated by a large number of off-street surface parking lots, making walking to or around the place challenging or undesirable. Connectivity infrastructure is also frequently poor between destinations within the mixed use low place unless you are driving. Mixed Use Low places in San Marcos should have a more legible form that is easy and inviting to navigate no matter how people choose to travel. Mixed Use Low places will provide attractive destinations and services within close proximity to other low to medium intensity places, including neighborhoods and commercial/employment areas. Parking is still provided by on-street options and off-street surfacing parking, but it is not the dominant feature with parking lots typically situated to the side or rear of buildings. Smaller parks and plazas add to the sense of place within Mixed Use Low places.</p>	101	<p><b>MIXED USE LOW PLACE TYPE</b> <del>Existing Mixed Use Low areas tend to be a collection of smaller single use areas with little to no relationship to each other. The lack of identity and organization often results in no real center of gravity for the collection of buildings and uses. In certain instances, the lack of a legible form may be exacerbated by a large number of off-street surface parking lots, making walking to or around the place challenging or undesirable.</del> <del>Connectivity infrastructure is also frequently poor between destinations within the mixed use low place unless you are driving.</del> <del>Mixed Use Low places in San Marcos should have a more legible form that is easy and inviting to navigate no matter how people choose to travel.</del> Mixed Use Low places will provide attractive destinations and services within close proximity to other low to medium intensity places, including neighborhoods and commercial/employment areas. Parking is still provided by on-street options and off-street surfacing parking, but it is not the dominant feature with parking lots typically situated to the side or rear of buildings. Smaller parks and plazas add to the sense of place within Mixed Use Low places.</p>	96	No change																
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48	<p><b>MIXED USE MEDIUM PLACE TYPE</b> <b>Built Form:</b> Typically 4-8 stories with buildings situated closely together and engaging the street to create a series of active ground floor spaces and storefronts; depending on the location, parking will primarily be on-street or in parking structures, but some small off-street parking lots may exist; the typical density is 12+ dwelling units per acre and 25 jobs per acre</p>	104	<p><b>MIXED USE MEDIUM PLACE TYPE</b> <b>Built Form:</b> Typically <del>4-8</del> <u>3-5</u> stories with buildings situated closely together and engaging the street to create a series of active ground floor spaces and storefronts; depending on the location, parking will primarily be on-street or in parking structures, but some small off-street parking lots may exist; the typical density is 12+ dwelling units per acre and 25 jobs per acre</p>	98	Change “3-5” to “2 and up to 7 stories”.																

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49	<p><b>MIXED USE MEDIUM PLACE TYPE</b> Existing locations of Mixed-Use Medium contain horizontal mixed use with primarily auto-oriented commercial buildings and multi-family housing, and small amounts of vertical mixed-use and other uses. While buildings are somewhat dense, a large portion of land is covered in surface parking lots and walkability is limited. Riverfronts, creeks, and major roadway frontages are typically underutilized.</p> <p>To achieve a more connected and walkable neighborhood, the large commercial buildings and surface parking lots should be converted into dense, pedestrian-oriented, mixed-use buildings. The addition of small parks, plazas, and bike lanes adds amenities and walkability to the neighborhood.</p>	105	<p><b>MIXED USE MEDIUM PLACE TYPE</b> <del>Existing locations of Mixed-Use Medium contain horizontal mixed use with primarily auto-oriented commercial buildings and multi-family housing, and small amounts of vertical mixed-use and other uses. While buildings are somewhat dense, a large portion of land is covered in surface parking lots and walkability is limited. Riverfronts, creeks, and major roadway frontages are typically underutilized.</del> <del>To achieve a more connected and walkable neighborhood, the large commercial buildings and surface parking lots should be converted into dense, pedestrian-oriented, mixed-use buildings. The addition of small parks, plazas, and bike lanes adds amenities and walkability to the neighborhood. Parking structures allow for less horizontal space dedicated to surface parking. Waterways/ drainage areas and street frontages are better utilized with building facades along the street edge, trails, and public spaces.</del></p>	100	No change												
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<p>In San Marcos, medical and educational campuses are the best examples of Commercial/Employment Medium place types today. They tend to have multistory buildings organized around open space and circulation amenities. There is also a critical mass of activity to help establish a true sense of place. Many other medium intensity commercial and employment developments in San Marcos are somewhat isolated from other buildings and properties nearby. In essence, the developments largely have the same characteristics as existing Commercial/Employment Low places, but with taller buildings. Commercial/Employment Low places in San Marcos should be highly walkable and compact places with concentrations of like uses organized around a variety of amenities. Instead of areas with a disconnected collection of higher intensity buildings, the Commercial/Employment Medium development of the future will work in concert to create a desirable district with employment, shopping, and entertainment opportunities for employees and residents living nearby.</p>		<p><del>In San Marcos, medical and educational campuses are the best examples of Commercial/Employment Medium place types today. They tend to have multistory buildings organized around open space and circulation amenities. There is also a critical mass of activity to help establish a true sense of place. Many other medium intensity commercial and employment developments in San Marcos are somewhat isolated from other buildings and properties nearby. In essence, the developments largely have the same characteristics as existing Commercial/Employment Low places, but with taller buildings. Commercial/Employment Low places in San Marcos should be highly walkable and compact places with concentrations of like uses organized around a variety of amenities. Instead of areas with a disconnected collection of higher intensity buildings, the Commercial/Employment Medium development of the future will work in concert to create a desirable district with employment, shopping, and entertainment opportunities for employees and residents living nearby.</del></p>																			

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	<b>CHAPTER 3</b>				
	<b>COMMERCIAL/EMPLOYMENT MEDIUM PLACE TYPE</b>		<b>COMMERCIAL/EMPLOYMENT MEDIUM PLACE TYPE</b>		No change
54	<p><b>Parks and Open Space</b></p> <ul style="list-style-type: none"> <li>...</li> <li>Pockets Parks and Plazas to create places for outdoor seating, dining, public art and other placemaking elements</li> <li>...</li> </ul> <p><b>Desirable Transitions</b></p> <ul style="list-style-type: none"> <li>Neighborhood Medium Mixed Use Medium</li> <li>Neighborhood High</li> <li>Commercial/Employment Medium</li> <li>Mixed Use Low</li> <li><a href="#">Conserve/Reserve</a></li> </ul> <p><b>Fiscal Considerations</b></p> <ul style="list-style-type: none"> <li><del>Net Positive Fiscal Impact (\$735 per acre, \$42 per new person)</del></li> <li>Higher density of employment uses offsets cost to serve and provide infrastructure compared to Commercial/Employment Low</li> </ul>	115	<p><b>Parks and Open Space</b></p> <ul style="list-style-type: none"> <li>...</li> <li>Pockets Parks and Plazas to create places for outdoor seating, dining, public art and other placemaking elements</li> <li>...</li> </ul> <p><b>Desirable Transitions</b></p> <ul style="list-style-type: none"> <li>Neighborhood Medium Mixed Use Medium</li> <li>Neighborhood High</li> <li>Commercial/Employment Medium</li> <li>Mixed Use Low</li> <li><a href="#">Conserve/Reserve</a></li> </ul> <p><b>Fiscal Considerations</b></p> <ul style="list-style-type: none"> <li><del>Net Positive Fiscal Impact (\$735 per acre, \$42 per new person)</del></li> <li>Higher density of employment uses offsets cost to serve and provide infrastructure compared to Commercial/Employment Low</li> </ul>	107	No change
55	<p><b>CONSERVE/RESERVE</b></p> <p>...</p> <p>The Conserve/Reserve place type was originally developed to identify areas where development would be discouraged over the life of the Comprehensive Plan.</p>	116	<p><del><b>CONSERVE/RESERVE</b></del> <b>Conservation/Cluster</b></p> <p>...</p> <p>The <del>Conserve/Reserve place type</del> <b>Place Type</b> identifies <del>was originally developed to identify</del> areas where development would be discouraged over the life of the Comprehensive Plan.</p>	110	No change
56	<p><b>EXPLORATION OF ALTERNATIVE GROWTH SCENARIOS</b></p> <p>... Walkability would remain a desired condition that is mainly only realized in downtown or internally within specific subdivisions and projects. San Marcos would likely become even more of a “bedroom community”, with housing demands outpacing employment growth. A large portion of environmentally sensitive areas would likely be impacted as continued pressure to develop in a piecemeal fashion grows and a reactive approach to growth in the ETJ would strain requests for water and sewer services.</p>	120	<p><del><b>EXPLORATION OF ALTERNATIVE GROWTH SCENARIOS</b></del></p> <p><b>MOVE THIS SECTION TO THE APPENDIX</b></p> <p><del>... Walkability would remain a desired condition that is mainly only realized in downtown or internally within specific subdivisions and projects. San Marcos would likely become even more of a “bedroom community”, with housing demands outpacing employment growth.</del> A large portion of environmentally sensitive areas would likely be impacted as continued pressure to develop <del>in a piecemeal fashion</del> grows and a reactive approach to growth in the ETJ would strain requests for water and sewer services.</p>	Moved to Appendix x	No change
57	<p>The first detailed alternative (Scenario A) included a large concentration of dense development in a “Second City Center” on the east side of IH- 35. The second city center would serve as a new employment center with medium and high-density housing integrated within and immediately adjacent to this new mixed use place. The intent of this approach was to relieve development pressures on San Marcos’ existing downtown and existing close-in neighborhoods and would establish a pattern of urban villages connected to the second city center and the rest of San Marcos.</p>	120	<p>The first detailed alternative (Scenario A) included a large concentration of dense development in a <del>“Second City Center”</del> <b>East Village</b> on the east side of IH- 35. The <del>second city center</del> <b>East Village</b> would serve as a new employment center with medium and high-density housing integrated within and immediately adjacent to this new mixed use place. The intent of this approach was to relieve development pressures on San Marcos’ existing downtown and existing close-in neighborhoods and would establish a pattern of urban villages connected to the <del>second city center</del> <b>East Village</b> and the rest of San Marcos.</p>	Moved to Appendix x	No change

## Vision SMTX Comprehensive Plan – Summary of Changes Table

Item#	<a href="#">Vision SMTX (original Draft Plan)</a>	Pg#	<a href="#">Vision SMTX++ with Council Amendments</a>	Pg#	Committee Recommendation
	<b>CHAPTER 3</b>				
58	The Preferred Growth Scenario is expected to require approximately 19,000 acres to accommodate the projected growth in housing units and employment through 2050. The proposed higher intensity mixed-use activity center east of IH-35 will help alleviate development pressures by capturing and accommodating a large portion of the future housing and employment needs.	122	The Preferred Growth Scenario is expected to require approximately 19,000 acres to accommodate the projected growth in housing units and employment through 2050. <del>The proposed higher intensity mixed-use activity center east of IH-35 will help alleviate development pressures by capturing and accommodating a large portion of the future housing and employment needs.</del>	114	Keep the removed sentence and move to end of second sentence that starts with “East Village”.
59	The Preferred Growth Scenario paired with the Place Types help to ensure a high level of walkability with places to walk to near most residences. Creating transit supportive development patterns is a prerequisite to establishing of high-capacity transit corridors. The realization of multiple regional and community centers will support such investment in San Marcos and to other regional destinations moving forward. The Preferred Growth Scenario and associated	122	<del>The Preferred Growth Scenario paired with the Place Types help to ensure a high level of walkability with places to walk to near most residences.</del> Creating transit supportive development patterns is a prerequisite to establishing of high-capacity transit corridors. <del>The realization of multiple regional and community centers will support such investment in San Marcos and to other regional destinations moving forward. The Preferred Growth Scenario and associated</del> <a href="#">[Not sure where this goes; seems odd here.]</a>	114	Council directed staff to reword the original language (keeping the concept) to make it flow and remove duplication. Also work in the alternate text that was provided by the survey respondent: “Transit-supportive development patterns means a network of multiple regional and community centers dense enough in jobs and residents to support a high-capacity transit network.”
60	<b>PREFERRED SCENARIO MAP</b>	123	<b>PREFERRED SCENARIO MAP</b> Change the Place Type from Neighborhood-Low to Mixed Use-Low on highlighted parcels along Post Road.	Preferred Scenario Map	No change
61	The Preferred Growth Scenario includes 17 mixed use centers distributed throughout the community. While several of these centers already exist, many are only partially developed, undeveloped, or single use commercial areas today. Based upon extensive community input, three scales of mixed use centers were identified and mapped as a critical part of the Preferred Growth Scenario. Regional Centers, Community Centers, and Neighborhood Centers are described below, but the common thread amongst them is that these places provide vibrant destinations and opportunities for arts, culture, dining, shopping, working, and entertainment in close proximity to residences and are critical ingredients in strengthening and creating complete communities in San Marcos.	124	The Preferred Growth Scenario includes 17 mixed use centers distributed throughout the community. While several of these centers already exist, many are only partially developed, undeveloped, or single use commercial areas today. <del>Based upon extensive community input,</del> <del>Three scales of mixed use centers were identified and mapped as a critical part of the Preferred Growth Scenario. Regional Centers, Community Centers, and Neighborhood Centers are described below,</del> <del>but the common thread amongst them is that these places provide vibrant destinations and opportunities for arts, culture, dining, shopping, working, and entertainment in close proximity to residences and are critical ingredients in strengthening and creating complete communities in San Marcos.</del>	116	Keep “but the common thread...”  Add “could” after the word “places”.
62	<i>Images of centers.</i>	124 - 130	<b>MIXED USE CENTERS</b> <del>REMOVE MAP IMAGES</del>	115	Keep the map images with improvements like added street names to the images. Staff also added a photo fill white space on page.
63	<b>Northeast Highway 110</b> is an undeveloped area along FM-110 where the community expressed a strong desire for new mixed use development to serve potential new residential developments. Due to the environmental assets and constraints pervasive in and near this location, the intensity of development is expected to be low to medium. Place types comprising the Northeast Highway 110 Community Center include Mixed Use Low and Neighborhood Medium.	126	<del>Central Northeast Highway 110</del> <b>Central Northeast Highway 110</b> is an undeveloped area along FM-110 <del>between Highway 80 and Staples Road</del> where the community expressed a strong desire for new mixed use development to serve potential new residential developments. Due to the environmental assets and constraints pervasive in and near this location, the intensity of development is expected to be low to medium. Place Types comprising the <del>Central Northeast Highway 110</del> Community Center include Mixed Use Low and Neighborhood Medium.	118	No change

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<b>CHAPTER 3</b>					
64	<b>Neighborhood Centers:</b> Neighborhood Centers are small, walkable mixed-use areas that provide convenient access to goods, services, dining, and residential for nearby residents. These areas are characterized by smaller commercial centers that are walkable and typically embedded in or near neighborhoods so that residents have convenient, safe, and equitable access to services. They should be concentrated to small geographies and distributed throughout the city. The primary place types comprising neighborhood centers include Mixed Use Low; Neighborhood Medium; Commercial/Employment Low; and Neighborhood Transition.	128	<b>Neighborhood Centers:</b> Neighborhood Centers are small, walkable, mixed-use areas that provide convenient access to goods, services, <u>and dining,</u> <del>and residential</del> for nearby residents. These areas are characterized by smaller commercial centers <del>that are walkable and</del> typically <u>embedded-located in or</u> near neighborhoods <u>so that residents have</u> <del>providing residents with</del> convenient, safe, and equitable access to services. <del>They should be concentrated to small geographies and distributed throughout the city.</del> The primary place types comprising neighborhood centers include Mixed Use Low; Neighborhood 9Medium; Commercial/Employment Low; and Neighborhood Transition.	120	Keep “are walkable and”  Reword the sentence that starts with “They should be...” as follows: “They should be concentrated to small geographies as indicated on the Preferred Growth Scenario Map on the following page.”
65	Zoning is conservative in nature and has a bias towards maintaining the status quo. 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. A comprehensive plan articulates the community’s vision for the future; zoning and other regulatory and budget tools implement that community vision. It follows, therefore, that the first	131	<del>Zoning is conservative in nature and has a bias towards maintaining the status quo. 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.</del> The purpose of planning is to anticipate and shape <u>this</u> change in a way that provides opportunities for new development and redevelopment while preserving the community’s <u>historical,</u> cultural, and environmental heritage. A comprehensive plan articulates the community’s vision for the future; <u>zoning and other regulatory and budget tools implement that community vision. It follows, therefore, that the first e</u>	123	Add “Zoning exhibits a tendency to uphold the status quo which poses challenges as cities evolve and grow” to the beginning of the paragraph. Keep second and third sentences. Remove “though” and tweak sentence grammar as necessary. Keep “zoning and other regulatory and budget tools implement that community vision” Fix any necessary grammar.
66	N/A	131	<u>The single-family nature of traditional neighborhoods will be preserved while welcoming multiple types of housing in new developments.</u>	123	Add “land uses” after the word “housing”.  Relocate this sentence elsewhere in the paragraph to increase readability.
<b>CHAPTER 4</b>					
67	Thus, seven Area Plans are included in the Vision SMTX Comprehensive Plan planning process. While two of those Area Plans focus on higher intensity mixed use regional centers, the remaining five focus on neighborhoods around San Marcos. The Neighborhood Character Studies promised in the Vision San Marcos are included as a major component of the five Area Plans focusing on neighborhoods.	134	<del>Thus, s</del> Seven Area Plans are included in the Vision SMTX Comprehensive Plan planning process. While two of those Area Plans focus on <u>the</u> higher intensity mixed use regional centers <u>of Downtown and East Village,</u> the remaining five focus on neighborhoods around San Marcos. The Neighborhood Character Studies promised in the Vision San Marcos are included as a major component of the five Area Plans focusing on neighborhoods. <u>These Area Plans will guide future development.</u>	126	No change
68	<b>AREA PLAN APPROACH</b> Area Plans are intended to provide a coordinated, consistent, and effective approach for the planning of neighborhoods and Regional Centers in San Marcos. A more localized and/or neighborhood-based approach to more detailed planning of San Marcos establishes an achievable approach to developing plans with detailed recommendations for specific geographies of the community.	135	<b>AREA PLAN APPROACH</b> <del>Area Plans are intended to provide a coordinated, consistent, and effective approach for the planning of neighborhoods and Regional Centers in San Marcos. A more localized and/or neighborhood-based approach to more detailed planning of San Marcos establishes an achievable approach to developing plans with detailed recommendations for specific geographies of the community.</del>	126	Keep, but remove duplicative language within paragraph.  Staff revised the sentence on page 124 to remove the statement “and the remaining Area Plans will be completed in 2023” because that statement is out of date.

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Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Committee Recommendation
	<b>CHAPTER 4</b>				
69	<p><b>TYPES OF AREA PLANS</b></p> <p>As suggested above, the Area Planning approach includes two types of Area Plans. The first type is for the two Regional Centers identified and briefly described in the previous section. The second type incorporates Neighborhood Character Studies and is focused on areas of the community with mainly Neighborhood place types assigned in the Preferred Growth Scenario. With that said, there are benefits to not limiting Neighborhood Area Plans to only geographies with Neighborhood Place Type designations. Planning can and should include other Place Types nearby to help ensure connectivity, compatibility, and a cohesive development pattern that will contribute to creating more complete communities throughout San Marcos.</p>	135	<p><b>TYPES OF AREA PLANS</b></p> <p><del>As suggested above, the</del>The Area Planning approach includes two types of Area Plans. The first type is for the two Regional Centers <u>of Downtown and East Village, identified and briefly described in the previous section.</u> <del>The second type incorporates</del> Neighborhood Character Studies <u>and is are</u> focused on areas of the community with mainly Neighborhood place types assigned in the Preferred Growth Scenario. <u>With that said, there are benefits to not limiting</u> Neighborhood Area Plans <u>should include to only</u> geographies with Neighborhood Place Type designations. Planning can, and should, include other Place Types nearby to help ensure connectivity, compatibility, and a cohesive development pattern. <del>that will contribute to creating more complete communities throughout San Marcos.</del></p>	127	No change
70	<p><b>Regional Center Area Plans</b></p> <p>Based upon direction from the Comprehensive Plan Steering Committee (CPSC) and City Council, the first type of Area Plans are being developed for the two Regional Centers identified in the Preferred Growth Scenario. There are two primary reasons for developing more detailed and localized direction for the Plan’s Regional Centers.</p> <p>In the case of Downtown San Marcos, the area signifies the historic heart of the community. The existing Downtown Master Plan was adopted in 2008 and there has been a significant amount of change in the Downtown Area and many of the factors influencing its livelihood and long-term success. The focus of that Area Plan is to continue attracting investment and diversity to Downtown San Marcos while retaining the historic character and charm that make the area unique and memorable.</p>	136	<p><b>Regional Center Area Plans</b></p> <p><del>Based upon direction from the Comprehensive Plan Steering Committee (CPSC) and the City Council,</del><u>the</u>The first type of Area Plans are being developed for the two Regional Centers identified in the Preferred Growth Scenario. <del>There are two primary reasons for developing more detailed and localized direction for the Plan’s Regional Centers.</del></p> <p><del>In the case of</del> Downtown San Marcos <u>is, the area signifies</u> the historic heart of the community. The existing Downtown Master Plan was adopted in 2008. <del>and</del> There has been a significant amount of change in the Downtown Area. <del>and many of the factors influencing its livelihood and long-term success.</del> The focus of that Area Plan is to continue attracting <u>commercial</u> investment <del>of commercial uses and diversity to Downtown San Marcos</del> while retaining the historic character and charm that make the area unique and memorable.</p>	127	No change
71	<p>For the Second City Center, the Preferred Growth Scenario and associated modeling project a large amount of residential and employment growth in the area designated as a Regional Center and much of the area nearby. Although the area was already identified as a targeted growth area in the Vision San Marcos, the area is largely undeveloped and development that is occurring is not implementing the vision articulated for the East Village in the previous Comprehensive Plan. A Regional Center Area Plan for the Second City Center will evaluate and update that vision, aligning it with direction from the Preferred Growth Scenario, as well as current and projected market conditions.</p> <p>The approach to Regional Center Area Plans in San Marcos includes:</p> <p>...</p> <ul style="list-style-type: none"> <li>Plans for existing and future higher intensity, mixed use centers in San Marcos</li> </ul> <p>Focus on land use, built form, connectivity, public spaces, housing and employment</p>	136	<p>For the <del>Second City Center</del><u>East Village</u>, the Preferred Growth Scenario and associated modeling project a large amount of residential and employment growth in the area designated as a Regional Center and much of the area nearby. <del>Although the area was already identified as a targeted growth area in the Vision San Marcos, the area is largely undeveloped and development that is occurring is not implementing the vision articulated for the East Village in the previous Comprehensive Plan. A Regional Center Area Plan for the Second City Center will evaluate and update that vision, aligning it with direction from the Preferred Growth Scenario, as well as current and projected market conditions.</del></p> <p>The approach to Regional Center Area Plans in San Marcos includes:</p> <p>...</p> <ul style="list-style-type: none"> <li>Plans for <del>existing and future</del> higher intensity, mixed use centers in San Marcos</li> </ul> <p>Focus on land use, <del>built form,</del> connectivity, public spaces, housing and employment</p>	127	<p>Add text to indicate that an Area Plan is adopted for East Village.</p> <p>Add “to more clearly define and create development patterns that align with the vision for the area” into the approach.</p>



## Vision SMTX Comprehensive Plan – Summary of Changes Table

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	<b>CHAPTER 4</b>				
72	<p><b>Neighborhood Area Plans</b> The CPSC and City Council also provided strong guidance for the second type of Area Plan included in the overall Vision SMTX planning effort.</p> <p>...</p> <p>City Council also provided direction indicating that each distinct neighborhood included in a Neighborhood Area will have its own Neighborhood Character Study as a means of recognizing and protecting the unique character of each individual neighborhood in San Marcos. The approach to Neighborhood Area Plans in San Marcos includes:</p> <p>...</p> <ul style="list-style-type: none"> <li>Implementation of the Vision SMTX Comprehensive Plan goals and policies on a neighborhood scale</li> </ul>	137	<p><b>Neighborhood Area Plans</b> <del>The CPSC and City Council also provided strong guidance for the second type of Area Plan included in the overall Vision SMTX planning effort.</del></p> <p>...</p> <p>City Council <del>also</del> provided direction indicating that each distinct neighborhood included in a Neighborhood Area will have its own Neighborhood Character Study as a means of recognizing and protecting the unique character of each individual neighborhood in San Marcos. The approach to Neighborhood Area Plans <del>in San Marcos</del> includes:</p> <p>...</p> <ul style="list-style-type: none"> <li><del>Implementation of the Vision SMTX Comprehensive Plan goals and policies on a neighborhood scale</del></li> </ul>	128	<p>Keep the last bullet, changing “implementation” to “consideration”.</p>
73	<p><b>Documentation of Area Identity and Existing Conditions</b></p> <ul style="list-style-type: none"> <li>Description of the area, its boundaries, and unique assets and constraints</li> <li>Summary of previous and concurrent planning efforts</li> <li>An economic snapshot of employment and market conditions</li> </ul> <p><b>Area Vision and Goals</b></p> <ul style="list-style-type: none"> <li>Alignment with the Comprehensive Plan’s Vision, Guiding Principles and Goals</li> <li>Identify additional unique goals for the Area, if applicable</li> </ul> <p><b>Plan Framework</b></p> <ul style="list-style-type: none"> <li>Recommendations for History, Art and Culture</li> <li>Recommendations for Transportation, Mobility and Connectivity</li> <li>Recommendations for Streetscapes</li> <li>Recommendations for Public Spaces and Amenities</li> <li>Recommendations for Housing</li> <li>Recommendations for Business Community</li> <li>Recommendations for Building form and Development, including place types and transition strategies</li> </ul>	138	<p><b>Documentation of Area Identity and Existing Conditions</b></p> <ul style="list-style-type: none"> <li>Description of the area, its boundaries, and unique assets and constraints</li> <li>Summary of previous and concurrent planning efforts</li> <li><del>An e</del>conomic snapshot of employment and market conditions</li> <li><del>Identify</del>fication of additional unique goals for the Area, if applicable</li> </ul> <p><del>Area Vision and Goals</del></p> <ul style="list-style-type: none"> <li><del>Alignment with the Comprehensive Plan’s Vision, Guiding Principles and Goals</del></li> <li><del>Identify</del> additional unique goals for the Area, if applicable</li> </ul> <p><del>Recommendations Plan Framework</del></p> <ul style="list-style-type: none"> <li><del>Recommendations for</del> History, Art and Culture</li> <li><del>Recommendations for</del> Transportation, Mobility and Connectivity</li> <li><del>Recommendations for</del> Streetscapes</li> <li><del>Recommendations for</del> Public Spaces and Amenities</li> <li><del>Recommendations for</del> Housing</li> <li><del>Recommendations for</del> Business Community</li> <li><del>Recommendations for Building form and</del> Development, including <del>p</del>Place <del>t</del>Types and transition strategies</li> </ul>	129	<p>Keep “Area Vision and Goals” heading and the 2 bullets below.</p> <p>Remove duplicate bullet that starts with “Identification...” in the section above</p>

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<b>CHAPTER 4</b>					
74	<p><b>AREA PLAN PROCESS</b></p> <p>Area Plans should protect and enhance the character of San Marcos' Downtown and neighborhoods. The Regional Center Plan for the Second City Center contributes to this charge by providing a market feasible vision and specific direction for creating a new higher intensity growth area that will relieve development pressure on Downtown and neighborhoods throughout the community. Area Plans are developed through resident driven engagement efforts and intended to provide detailed strategies for places, transportation, infrastructure and community facilities and amenities. Area Plans will build on resident and property owner knowledge and feedback to catalog and celebrate community character and develop and enhance places through 1) the further exploration of how an area can achieve the aspirational aspects of place types included in the Preferred Growth Scenario, and 2) protect, enhance, and add community assets to improve access and equity for neighborhoods throughout San Marcos.</p>	140	<p><b>AREA PLAN PROCESS</b></p> <p>Area Plans should protect and enhance the character of San Marcos' Downtown and neighborhoods. The Regional Center Plan for the <del>Second City Center East Village contributes to this charge by providing will provide a market feasible vision and</del> specific direction for creating a new higher intensity growth area that will relieve development pressure on <del>Downtown and neighborhoods throughout the community.</del> Area Plans are developed through resident driven engagement efforts and intended to provide detailed strategies for places, transportation, infrastructure and community facilities and amenities. Area Plans will build on resident and property owner knowledge and feedback to catalog and celebrate community character <del>and develop and enhance places through 1) the further exploration of how an area can achieve the aspirational aspects of place types included in the Preferred Growth Scenario, and 2) protect, enhance, and add community assets to improve access and equity for neighborhoods throughout San Marcos.</del> <u>Area Plans will serve as a guide for potential development in existing neighborhoods and may include provisions to enhance the area while maintaining the character.</u></p>	130	No change
75	<p>Area Plans should integrate previous neighborhood plans and studies, as well as recommendations from citywide system plans (e.g., Transportation Master Plan). The purpose of the Area Plans is to develop actionable strategies for the city's neighborhoods at a manageable and implementable scale.</p>	141	<p>Area Plans should integrate previous neighborhood plans and studies, as well as recommendations from citywide system plans (e.g., Transportation Master Plan). The purpose of <del>the an</del> Area Plans is <u>to preserve the character of the city's neighborhoods and</u> to develop actionable strategies for the city's neighborhoods at a manageable and implementable scale.</p>	130	No change
76	SUMMARY OF INITIAL AREA PLANNING	142 - 151	SUMMARY OF INITIAL AREA PLANNING <b>REMOVE ALL OF THIS SECTION</b>	Removed	No change
<b>CHAPTER 5</b>					
77	<p>The analysis helped identify which Place Types were beneficial to the City's fiscal health and the locations within the City's extra-territorial jurisdiction (ETJ) that are more costly to serve. The analysis results illustrate the importance of a balanced land use plan that accommodates real estate market demands, but within land use patterns that are more cost effective to serve for the City. The fiscal impact findings for each Place Type are provided in Chapter 3.</p> <p>Second, the net fiscal impact of the Preferred Growth Scenario was compared to the Existing Trends scenario that illustrated the continuation of recent development patterns. The fiscal impact analysis of the scenarios found that the Preferred Growth Scenario produces a net positive annual impact on the City's General Fund (\$3.9 million annually, which is 3.9% of estimated total new annual expenditures). The Preferred Growth Scenario also produced a greater net positive fiscal benefit to the City than the Existing Trends scenario. The Preferred Growth Scenario provides for a greater diversity of housing and lower potential for low density/intensity employment uses. This growth pattern produces a more cost-effective built environment for the City to serve.</p>	159	<p>The analysis helped identify which Place Types were beneficial to the City's fiscal health and <del>which the</del> locations within the City's extra-territorial jurisdiction (ETJ) <del>that</del> are more costly to serve. The analysis <del>results</del> illustrates the importance of a balanced land use plan that accommodates real estate market demands, but within land use patterns that are more cost effective to serve <del>for the City.</del> The fiscal impact findings for each Place Type are provided in <del>Chapter 3</del> <u>the Appendix for 2023.</u> <del>Second, the net fiscal impact of the Preferred Growth Scenario was compared to the Existing Trends scenario that illustrated the continuation of recent development patterns.</del> The fiscal impact analysis <del>of the scenarios</del> found that the Preferred Growth Scenario produces a net positive annual impact on the City's General Fund (\$3.9 million annually, which is 3.9% of estimated total new annual expenditures). <del>The Preferred Growth Scenario also produced a greater net positive fiscal benefit to the City than the Existing Trends scenario.</del> The Preferred Growth Scenario provides for a greater diversity of housing and <del>lower</del> potential for <del>low</del> <u>higher</u> density/intensity employment uses. This growth pattern produces a more cost-effective built environment for the City to serve.</p>	139	No change

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<b>CHAPTER 5</b>					
78	<p>Lastly, the fiscal impact analysis identified a few major findings related to the location of growth that impact land use and future annexation decisions.</p> <ul style="list-style-type: none"> <li>The City of San Marcos' ETJ is within four different counties (Caldwell, Comal, Guadalupe, and Hays). Most of San Marcos and its future growth potential is within Hays County, which is more convenient for service provision since San Marcos is the Hays County seat. Growth in the other three counties produces greater service costs (especially for police service).</li> <li>The location of growth significantly impacts the effectiveness and cost of fire service. Fire service effectiveness is driven by a few key factors including response time to calls for service and the utilization of firefighter units and apparatus.</li> </ul>	160	<p>Lastly, the fiscal impact analysis identified <del>a few</del> major findings related to the location of growth that impact land use and future annexation decisions.</p> <ul style="list-style-type: none"> <li>The location of growth significantly impacts the effectiveness and cost of fire service. Fire service effectiveness is driven by <del>a few key factors including</del> response time to calls for service and the utilization of firefighter units and apparatus. Development that is far from existing fire stations (i.e., with a response time greater than four to six minutes) impacts response times and utilization of units. New development outside existing fire station service areas has a much greater cost to serve as it will generate the need for new stations and firefighter staffing.</li> <li><del>The location of growth also impacts police response as new developments are farther from the core of the city. Response times will be longer, and this generates the need for more districts and more officers. In addition, t</del>The City of San Marcos' ETJ is within four different counties (Caldwell, Comal, Guadalupe, and Hays). <del>Most of San Marcos and its future growth potential is within Hays County, which is more convenient for service provision since San Marcos is the Hays County seat. Growth that occurs in Caldwell, Comal, and Guadalupe counties within the San Marcos ETJ the other three counties</del> produces greater service costs <del>than Hays County. This includes farther distances that may need to be traveled to coordinate or process incidents. (especially for police service).</del></li> </ul>	140	No change
<b>CHAPTER 6</b>					
79	N/A	167	<p><b><u>Add definition for Complete Community.</u></b>  <b><u>Complete Community</u></b>  <u>A community with a variety of places in close proximity to each other that provide opportunities for people to live, work, play and include high-quality parks, open space, pedestrian and bicycle facilities, parking, and other community benefits.</u></p>	147	This term was used in the document and therefore a definition was provided.
80	N/A	167	<p><b><u>Equitable Growth: An approach to public and private investment that attempts to provide community benefits for all residents and to distribute the costs and benefits (physical, financial, environmental, social, and cultural) of growth and change in San Marcos among all residents.</u></b></p>	148	Replace the definition of equitable growth with the following new definition: "An approach to public and private investment that attempts to provide community benefits for all residents while recognizing that community members have varying levels of access to opportunities, resources, and investments. Equitable growth means to distribute the costs and benefits (physical, financial, environmental, social, and cultural) of growth and change in a way that benefits all San Marcos residents that is considerate to the varying proportions of need. Equitable growth means being fair about what's built or added in different parts of the city, and being thoughtful about why it's being added and who will benefit."

## Vision SMTX Comprehensive Plan – Summary of Changes Table

Item#	<a href="#">Vision SMTX (original Draft Plan)</a>	Pg#	<a href="#">Vision SMTX++ with Council Amendments</a>	Pg#	Committee Recommendation
	<b>CHAPTER 6</b>				
81	<b>Cottage Cluster</b> A group of homes, generally one or two stories that are clustered and arranged around a common open space.	167	<del>Cottage Cluster</del> <del>A group of homes, generally one or two stories that are clustered and arranged around a common open space.</del>	147	Keep the definition of “cottage cluster” and add some information about cottage clusters in the paragraphs regarding diverse housing types. (see pg. 46)
82	<b>Equitable</b> While equality implies treating everyone the same, equity includes the understanding that each community and part of a community has different challenges when it comes to access to various opportunities, and adapting our policies and actions based on those differences to respond to unique needs and create more inclusive access.	167	<del>Equitable</del> <del>While equality implies treating everyone the same, equity includes the understanding that each community and part of a community has different challenges when it comes to access to various opportunities, and adapting our policies and actions based on those differences to respond to unique needs and create more inclusive access.</del>	148	Add the following definition for Equitable: “While equality implies treating everyone the same, equity includes the understanding that each community and part of a community has different challenges when it comes to access to various opportunities. Equity means adapting our policies and actions based on those differences to respond to unique needs, create more inclusive access, and have fair treatment for all parts of a community.”  Also incorporate new text proposed by staff as proposed in the staff memo presented to the Committee. (See pg. 18 & 29)
83	<b>Accessory Dwelling Unit (ADU)</b> A structure contained within or separate from the main structure on a single-family or two-family lot that contains separate living quarters, including cooking, sleeping, and bathroom facilities. An ADU can be a separate structure, or attached as in a garage apartment or garden apartment which includes a separate entrance. An ADU may be occupied by extended members of a family (such as a grandparent) or by persons unrelated to the owners or occupants of the main structure on the lot. ADUs can be a relatively inexpensive way to add dwelling units in existing neighborhoods without changing its character.	167	<b>Accessory Dwelling Unit (ADU)</b> A structure contained within or separate from the main structure on a single-family or two-family lot that contains separate living quarters, including cooking, sleeping, and bathroom facilities. An ADU can be a separate structure, or attached as in a garage apartment or garden apartment which includes a separate entrance. <del>An ADU may be occupied by extended members of a family (such as a grandparent) or by persons unrelated to the owners or occupants of the main structure on the lot. ADUs can be a relatively inexpensive way to add dwelling units in existing neighborhoods without changing its character.</del>	147	Use ADU definition from Development Code. Keep “An ADU may be occupied by extended members of a family (such as a grandparent) or by persons unrelated to the owners or occupants of the main structure on the lot. ADUs can be a relatively inexpensive way to add dwelling units in existing neighborhoods without changing its character.”
84	<b>Goals</b> Priority outcomes that the community wants to accomplish.	168	<del>Goals</del>	148	Keep the definition of “goals”

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	<b>CHAPTER 6</b>				
<b>85</b>	<p><b>Historic Structure</b> Any structure that is:</p> <ol style="list-style-type: none"> <li>Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;</li> <li>Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;</li> <li>Individually listed on a state inventory of historic places in accordance with state historic preservation programs that have been approved by the Secretary of the Interior; or</li> <li>Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by the Secretary of the Interior or by an approved state program as determined by the Secretary of the Interior.</li> </ol>	168	<p><del><b>Historic Structure</b> Any structure that is:</del></p> <ol style="list-style-type: none"> <li><del>Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;</del></li> <li><del>Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;</del></li> <li><del>Individually listed on a state inventory of historic places in accordance with state historic preservation programs that have been approved by the Secretary of the Interior; or</del></li> <li><del>Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by the Secretary of the Interior or by an approved state program as determined by the Secretary of the Interior.</del></li> </ol>	N/A	No change. Definition may be found in the San Marcos Development Code.
<b>86</b>	<p><b>Mid-Rise Buildings</b> Tends to describe buildings that are five to eight stories in height, but can be used to describe three and four story buildings as well, depending on context.</p>	168	<p><del><b>Mid-Rise Buildings</b> Tends to describe buildings that are five to eight stories in height, but can be used to describe three and four story buildings as well, depending on context.</del></p>		On page 119 of the appendix, change “mid-rise” to “2-5 stories”.
<b>87</b>	<p><b>Middle Density (or Missing Middle)</b> Development that is built at moderate density, including formats such as two-family housing (duplexes), three-family housing (triplexes), four-family housing (fourplexes), two-or-three story apartment buildings (often with street-level retail on the ground floor), and smaller-scale retail and office development that supports walkable neighborhoods. Middle-density development can be less costly to serve with infrastructure such as water and sewer than lower-density single-family development and often is compatible within and on the fringes of lower-density development such as single-family (detached) homes. The increased population density supports the City’s goal to create walkable neighborhoods that provide housing in a variety of formats, size, and prices and support neighborhood-level retail and smaller parks. Middle-density development fills the gap between subdivisions that are largely single-family detached homes, and large multi-story apartment buildings, large retail complexes, or office parks.</p>	169	<p><del><b>Middle Density (or Missing Middle)</b> Development that is built at moderate density, including formats such as two-family housing (duplexes), three-family housing (triplexes), four-family housing (fourplexes), two-or-three story apartment buildings (often with street-level retail on the ground floor), and smaller-scale retail and office development that supports walkable neighborhoods. Middle-density development can be less costly to serve with infrastructure such as water and sewer than lower-density single-family development and often is compatible within and on the fringes of lower-density development such as single-family (detached) homes. The increased population density supports the City’s goal to create walkable neighborhoods that provide housing in a variety of formats, size, and prices and support neighborhood-level retail and smaller parks. Middle-density development fills the gap between subdivisions that are largely single-family detached homes, and large multi-story apartment buildings, large retail complexes, or office parks.</del></p>	N/A	No change

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88	<b>CHAPTER 6</b>				
	<p><b>Missing Middle Housing</b>                      The residential component of middle density neighborhoods. Missing middle housing includes a range of housing types that are missing in most neighborhoods constructed in the last 70 years because they were prohibited by many zoning ordinances and disfavored by the housing development and financing market. Types of housing that qualify as the missing middle include two-family housing (duplexes), three-family housing (triplexes), four-family-housing (fourplexes), townhouses, cottage homes, smaller two- and three-story apartment buildings, and live-work buildings. This type of housing often supports a variety of different sizes and price points. Individual missing-middle housing projects can be appropriate infill development in existing neighborhoods. They can gently increase density in existing neighborhoods served by utilities without impairing neighborhood identity or charm.</p>	169	<p><b>Missing Middle Housing</b>  <del>The residential component of middle density neighborhoods. Missing middle housing includes a range of housing types that are missing in most neighborhoods constructed in the last 70 years because they were prohibited by many zoning ordinances and disfavored by the housing development and financing market. Types of housing that qualify as the missing middle include two-family housing (duplexes), three-family housing (triplexes), four-family-housing (fourplexes), townhouses, cottage homes, smaller two- and three-story apartment buildings, and live-work buildings. This type of housing often supports a variety of different sizes and price points. Individual missing-middle housing projects can be appropriate infill development in existing neighborhoods. They can gently increase density in existing neighborhoods served by utilities without impairing neighborhood identity or charm.</del></p>	N/A	<p>Add the following definition of Missing Middle Housing: The residential component of middle density neighborhoods. It is also addressed in the plan as “diverse housing types”. Types of housing that qualify as the missing middle include two-family housing (duplexes), three-family housing (triplexes), four-family-housing (fourplexes), townhouses, cottage homes, smaller two- and three-story apartment buildings, and live-work buildings. This type of housing often supports a variety of different sizes and price points. Individual missing-middle housing projects can be appropriate infill development in existing neighborhoods. The increased population density supports the City’s goal to create walkable neighborhoods that provide housing in a variety of formats, size, and prices and support neighborhood-level retail and smaller parks. Missing Middle gently increase density in existing neighborhoods served by utilities without impairing neighborhood identity or charm.</p> <p>Add the following after the sentence which ends with “small-town feel of the community” on page 46. “Diverse housing types, often included are Missing Middle housing, offers a variety of different size housing types and price points that may be desired by residents based on their needs. Diverse housing types help fill the gaps between largely single-family detached neighborhoods and larger multi-story apartment buildings and may include duplexes, triplexes, and four-plexes.” (See Pg. 46)</p>
89	N/A	170	<p><b>Sustainable Development</b>  <del>Development that meets the needs of the present without compromising the resources needed for future generations.</del></p>	150	<p>Reword this definition as follows                      “Development that meets the growing needs of the present without depleting the resources for future generations and causing environmental harm.”</p>

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	<b>CHAPTER 6</b>				
<b>90</b>	<b>Policies</b> Statements that identify how goals can be reached, including the specific intent of the goal direction as it relates to more specific topics or subtopics.	170	<del><b>Policies</b>            Statements that identify how goals can be reached, including the specific intent of the goal direction as it relates to more specific topics or subtopics.</del>	N/A	Keep the definition of “policies”  Consider renaming “policies” to be “actions” or other similar word here and all places in the document.
<b>91</b>	<b>Transit-Oriented Development (TOD)</b> A pattern of higher-density residential, commercial, office, and civic uses with an urban design and high-quality support for walking, bicycling, transit use and other forms of non-vehicular transportation, developed near high-performance transit stations. Transit-oriented development (TOD) is often encouraged using special development regulations around transit stations which require a higher-quality public realm, limited parking, and connections to adjoining neighborhoods.	170	<del><b>Transit-Oriented Development (TOD)</b>            A pattern of higher-density residential, commercial, office, and civic uses with an urban design and high-quality support for walking, bicycling, transit use and other forms of non-vehicular transportation, developed near high-performance transit stations. Transit-oriented development (TOD) is often encouraged using special development regulations around transit stations which require a higher-quality public realm, limited parking, and connections to adjoining neighborhoods.</del>	150	Keep the definition of “Transit Oriented Development”.  Add the term “Transit-Oriented Development” into the Transportation and Land Use sections of the Comp Plan. (See pg. 50 and 58)
<b>92</b>	<b>Transit Supportive Development</b> An alternative name for Transit-Oriented Development (see above) that places an emphasis on linking adjacent land uses and activities to a transit station or station area.	170	<del><b>Transit Supportive Development</b>            An alternative name for Transit-Oriented Development (see above) that places an emphasis on linking adjacent land uses and activities to a transit station or station area.</del>	N/A	Definition is found on page 114 of the Plan paragraph text.
<b>93</b>	<b>From Vision SMTX Appendix</b> <ul style="list-style-type: none"> <li>Convert Downtown Streets into Two Way streets.</li> </ul> Seek TxDOT cooperation in converting Guadalupe & LBJ to 2-way streets.	120	<b>From Vision SMTX Appendix</b> <ul style="list-style-type: none"> <li><del>Convert Downtown Streets into Two Way streets.</del></li> </ul> <del>Seek TxDOT cooperation in converting Guadalupe &amp; LBJ to 2-way streets.</del>	120	Keep the two bullets. (See page 120 in the appendix) This bullet references a statement from the previously adopted Downtown Plan from 2008.
<b>MAP</b>	This line was added to bring attention to specific comments received on the Preferred Scenario Map – which was not part of this survey 1) In reference to removing a road connecting through the Country Estates neighborhood – no such road is shown on the Preferred Scenario Map 2) Crawford Family Historical Museum requested “the land north of the proposed crystal river parkway be a place type aligned with Arts & Culture goals” and “the land south of the proposed crystal river parkway be a place type aligned with conserve/reserve goals.” This property is near a community center and is currently identified as Mixed-Use Medium				No change