

ARTICLE 1: INTRODUCTION

DIVISION 1: REFERENCE; AUTHORITY; CONSISTENCY; EFFECTIVE DATE

Section 1.1.1.1 Official Name

This Subpart B of the San Marcos, Texas, City Code, as may be amended, shall be officially known and cited as the "Land Development Code of San Marcos, Texas". It may be referred to as the "Development Code" or herein simply, "this Development Code."

Section 1.1.1.2 Authority

This Development Code is adopted pursuant to the statutory authority conferred by and pursuant to the Texas Local Government Code, as amended, and pursuant to and in accordance with the City's Comprehensive Plan entitled "Vision San Marcos - A River Runs Through Us," adopted April 16, 2013, as amended ("Comprehensive Plan"). This Development Code implements the Comprehensive Plan.

Section 1.1.1.3 Consistency with Comprehensive Plan

The City Council has determined that this Development Code is consistent with the Comprehensive Plan.

Section 1.1.1.4 Effective Date

This Development Code, as may be amended, shall take effect on April 17, 2018.

(Ord. 2020-60, 9-1-20; Ord. No. 2019-45, 12-17-19)

Section 1.1.1.5 Amendment & Restatement of Previous Land Development Code and Smartcode

As of the effective date, this Development Code shall supersede, amend and restate in its entirety the Land Development Code previously adopted as Subpart B on December 13, 2004, as amended, and the San Marcos Smartcode previously adopted as Subpart C, of the San Marcos, Texas, City Code on May 3, 2011, as amended.

DIVISION 2: PURPOSE AND INTENT

Section 1.1.2.1 General

This Development Code was adopted for the purposes of promoting the public health, safety, morals and general welfare, and protecting and preserving places and areas of environmental, historical, cultural and/or architectural importance and significance within the city limits.

Section 1.1.2.2 Zoning Districts

The districts established under and pursuant to this Development Code have been designed to lessen the congestion in the streets, to secure safety from fire, panic and other dangers, to ensure adequate light and air, to prevent the overcrowding of land and thus avoid undue concentration of population, and to facilitate the adequate provision of transportation, water supply, wastewater treatment, schools, parks and other public requirements, and are established with reasonable consideration for, among other things, the character of each district and its suitability for the particular uses specified, conserving the value of buildings and environmentally sensitive features, and encouraging the most appropriate use of land throughout the City.

"Vision SMTX," adopted October 15, 2024

Section 1.2.1.5 Compliance With Development Code

Except for non-conformances allowed pursuant to Section 1.5.1.1, all land, development, improvements, construction, structures, buildings, lots and appurtenances located or built within the City or the Extraterritorial Jurisdiction, as applicable, of the City shall be made, constructed, occupied, used, erected, altered, removed, placed, demolished and/or converted in conformance with the applicable provisions, standards and requirements of this Development Code.

All plans, applications and submissions required under this Development Code must comply with the applicable provisions, standards and requirements of this Development Code.

Section 1.2.1.6 Amendment of Development Code

This Development Code may be amended in accordance with the procedures in Section 2.4.1.1.

the Vision SMTX Comprehensive Plan



Vision, Goals, and Actions



ARTICLE 3: COMPREHENSIVE PLANNING

DIVISION 1: COMPREHENSIVE PLAN AUTHORIZED

Section 1.3.1.1 City Comprehensive Plan Created

The City shall, from time to time, prepare or have prepared for the City a Comprehensive Plan and amendments thereto in accordance with the Texas Local Government Code. Such Comprehensive Plan(s) and amendment(s) shall be subject to approval by the City Council. The city clerk and planning and development services department will keep a copy of this comprehensive plan on file for public inspection.

Section 1.3.1.2 Implementation

A. The Director of Planning and Development Services is authorized and directed to implement the policies of the Comprehensive Plan through the activities described therein. Implementation tools and strategies within Vision San Marcos: A River Runs Through Us are found throughout the plan and include, but are not limited to:

1. Preferred Scenario Map.
- ~~2. Land Use Intensity Matrix.~~
- ~~3. Land Use Suitability Map.~~
4. 2035 Vision, Goals and Objectives.
- ~~5. Introduction Section - How to Use This Plan.~~
6. All Plan Element Sections.
- ~~7. Process for Updating the Plan Section.~~
- ~~8. Five Year Action Items Section.~~
9. All adopted updates to the plan, figures and addendum.

2. The presumption is that an application is complete if all of the information required in this development code, technical manuals or the city's application forms is provided. However, it is recognized that each application is unique, and more or less information may be required according to the specifics of a particular case. The applicant may rely on the responsible official to determine whether more or less information has to be submitted.
3. The charging or collection of fees and the processing of an application shall not constitute a determination of completeness.
4. The application shall not be considered filed until the Responsible Official has determined it complete.

(Ord. No. 2019-45, 12-17-19)

- D. Pre-Development Meeting.** An applicant is required to request a pre-development meeting with the Responsible Official prior to filing an application. The Responsible Official shall have the authority to waive the pre-development meeting, if such application does not warrant a meeting, or if alternative measures have been taken to address concerns and/or questions that may arise out of the application. No application shall be accepted for filing at a pre-development meeting. A pre-development meeting does not trigger any grandfathering or vested rights or commence a review period.

(Ord. No. 2020-60, 9-1-2020)

- E. Neighborhood Presentation Meeting.** The purpose of a neighborhood presentation meeting is to begin the discussion about the proposal and is not a forum for final decisions or the acceptance of formal comments concerning public support or opposition.

1. Neighborhood presentation meetings are required for requests located in Existing Neighborhood areas only when required by Table 2.1 of this development code.
2. When a neighborhood presentation meeting is required:
 - a. An applicant or authorized representative must schedule and facilitate a minimum of one neighborhood presentation meeting to discuss the proposed application.

"Neighborhood Low - Existing and Neighborhood Medium Place Types on the Preferred Scenario Map"

- b. Within 12 days of application submittal the Responsible Official shall send electronic notification of the meeting to all parties requesting notification of a submitted application within that region and post the meeting date and location on the City's website.
- c. The Responsible Official shall be present to take notes and report the number of participants included in the neighborhood presentation meeting in any subsequent staff reports. Meeting decorum should follow protocol as stated in section 2.045(h) of the City Code.
- d. The neighborhood presentation meeting shall be held on or in close proximity to the area of the request.
- e. The neighborhood presentation meeting shall be held 20-28 days prior to the Planning and Zoning Commission meeting.

(Ord. No. 2018-42, 11-07-18)

- F. Application Fees.** Filing fees have been established to help defray the cost of processing applications. The current fee schedule is prepared and adopted by the City Council as an appendix to this development code and is available on-line on the city's website.

1. An application is not considered complete until all fees are paid in full.
2. The fee schedule may be amended from time to time by resolution of the city council.
3. The following entities shall be exempt from all fees prescribed under this development code except that no exemption from or waiver of impact fees shall be permitted except as provided under Chapter 86 of the City's General Code of Ordinances of this development code:
 - a. Non-profit organizations receiving funds from the city through the city's community development block grant or human services program;
 - b. The city when using city employees on a construction project of the city;
 - c. Contractors hired by the city to work on construction projects of the city;

DIVISION 2: COMPREHENSIVE PLAN MAP AMENDMENTS

Section 2.4.2.1 Applicability and Effect

- A. **Applicability.** The process for a Comprehensive Plan map amendment applies to other associated City Master Plans and the maps thereof including:
 1. Preferred Scenario Map;
 2. Thoroughfare Plan Map; and
 3. Greenways Plan.
- B. **Effect.** Approved comprehensive plan map amendments shall authorize the approval of subsequent development applications consistent with the amendment.
- C. **Use of Preferred Scenario Map.** The Preferred Scenario Map of the City’s Comprehensive Plan shall be used to determine whether a request for a zoning map amendment may be considered by the City Council, based on Section 4.1.1.6.

Section 2.4.2.2 Application Requirements

- A. An application for a Comprehensive Plan map amendment shall be submitted in accordance with the universal application procedures in Section 2.3.1.1.
- B. Consideration of Preferred Scenario Map amendments that meet either of the conditions below shall be limited to twice per year as determined by the Responsible Official.
 1. ~~Any modification to the Existing Neighborhood designation on the Preferred Scenario Map.~~
 2. ~~Any request for a medium or high intensity zone designation.~~
- C. A request for amendment of the Preferred Scenario Map submitted by a property owner must be accompanied by an application for a consistent zoning amendment for land within the city limits, or by a subdivision concept plat, for land within the ETJ.

are modifications to a Neighborhood Low - Existing Place Type

Section 2.4.2.3 Approval Process

A. Responsible Official Action

1. Upon submission, the Responsible Official shall schedule the following informational meetings:
 - a. A neighborhood presentation meeting in accordance with Section 2.3.1.1(E).
 - b. An informational meeting with members of the Neighborhood Commission;
 - c. An informational meeting with members of the Planning and Zoning Commission, and;
 - d. An informational meeting with the City Council prior to the first City Council public hearing.
2. The Responsible Official shall provide notice of the application in accordance with Section 2.3.2.1.
3. The Responsible Official shall provide posted notice and personal notice in accordance with Section 2.3.2.1 for a public hearing before the Planning and Zoning Commission except for City Initiated changes where Notice shall be provided in accordance with Table 2.1.
4. The Responsible Official shall also provide published notice of two (2) public hearings before the City Council in accordance with Section 2.3.2.1.
5. The Responsible Official shall review the application for a Comprehensive Plan amendment in accordance with Section 2.4.4 and provide a report to the Commission.
6. The Responsible Official shall also provide a report and any recommendations from the Planning and Zoning Commission to the City Council when the City Council considers the proposed amendment to a Comprehensive Plan Map.

(Ord. No. 2019-45, 12-17-19)

- 16. Protect the character and the social and economic stability of all parts of the community, and encourage the orderly and beneficial development of all parts of the community;
- 17. Protect and conserve the value of land throughout the community and the value of buildings and infrastructure upon the land, and minimize conflicts among land and buildings;
- 18. Encourage walkability, mixed use, the development and redevelopment of residential areas that meet the needs of income levels;
- 19. Guide public and private policy and action in order to provide equitable access to sustainable, effective transportation systems, public utilities, and other public amenities and facilities; and
- 20. Encourage the development of a stable, prosperous, and diverse economic environment.

if the current boundaries of the property have existed in the same configuration since April 17, 2018, and

, if the Responsible Officials or their designees, have determined there is no need for additional easements or right-of-way dedication.

- 5. **Exceptions for Infill Development.** For the purposes of this Chapter, infill development is property located in an Existing Neighborhood, Downtown, or Midtown Comprehensive Planning area. Exceptions to platting in these areas are for:
 - a. Construction of a single-family dwelling and related accessory structures and development activities if:
 - ~~1. The current boundaries of the property existed in the same configuration since April 17, 2018.~~
 - b. Permits for the expansion of existing buildings up to a maximum of 50% of the original floor area if:
 - ~~1. The Responsible Officials, or their designees, have determined there is no need for additional easements or right-of-way dedication.~~

C. Applicability. The provisions of this Chapter 3 apply to any non-exempt division or development of land within the corporate boundaries of the City and within its extraterritorial jurisdiction.

D. Exceptions. A recorded subdivision or development plat is required prior to the issuance of a construction permit with the following exceptions:

- 1. Permits for accessory buildings not connected to wastewater service.
- 2. Permits for repair or remodeling of an existing structure which involves no increase in square footage.
- 3. Demolition permits, or permits for removal of a structure from a parcel or tract.
- 4. Permits for new construction or expansion, if all the following criteria are met:
 - a. The current boundaries of the property existed in the same configuration on March 10, 1975; and
 - b. The Responsible Officials, or their designees, have determined there is no need for additional easements or right-of-way dedication.

3.1.1.2 Types of Plats

This Chapter 3 adopts procedures authorized in subchapters A and B of Tex. Loc. Gov't Code Ch. 212.

- A. Subdivision Plats.** Approval of a final subdivision plat or a minor subdivision plat must be obtained prior to any non-exempt land division.
- B. Development Plats.** Approval of a final development plat must be obtained prior to development of any tract or parcel for which no subdivision plat is required.

Section 3.1.1.3 Exemptions from Certain Types of Plats

- A. Subdivision Exemptions.** The following land divisions are exempt from the requirements of this Chapter that apply to subdivision plats:
 - 1. For the sale, inheritance, or gift of land by metes and bounds of tracts upon which no improvements, development, subdivision or alteration is intended;
 - 2. Use of existing cemeteries complying with all state and local laws and regulations;
 - 3. A division of land created by order of a court of competent jurisdiction;

ARTICLE 8: EXISTING STREETS

Downtown and Midtown areas as identified in the Design Manual.

DIVISION 1: GENERAL PROVISIONS

This Article describes regulations for the construction of street improvements and streetscapes for existing streets throughout the City. It is intended to address when street and streetscape improvements are appropriate through the application of the pre-approved street types in this chapter. The City has an approved Design Manual which provides further details for streetscapes in the **downtown and midtown intensity zones**.

Section 3.8.1.1 Applicability and Intent**A. Intent**

1. The intent of the existing street regulations is to provide the application of the streetscapes to existing streets to reflect the character and context of areas in the City.
2. The existing street regulations provide adequate travel lanes for vehicles, cyclists and pedestrians.
3. Administrative design adjustments approved by the Responsible Official pursuant to Section 3.6.1.1 may be appropriate when an existing building would impede expansion, when transitioning from a different street section or where strict compliance with this Development Code and the Street Design Manual would pose a safety hazard.

B. General Applicability

1. Any new development activity and any addition or repair subject to the requirements of Section 3.1.1.1 and Section 2.7.1.1 must meet street type and streetscape standards of this Article for existing streets abutting the subject property.
2. The streetscape types of Section 3.8.1.5 shall be applied based on the zoning or use of the subject property.
3. Unless otherwise specifically provided, no permit for the construction, reconstruction, extension, repair or alteration of any building, structure or use of land and no building or land or any part of any building or land, may be occupied or used until the streetscape requirements of this Article have been met.

4. Gated public streets shall not be permitted.
5. Administrative design adjustments approved by the Responsible Official pursuant to Section 3.6.1.1 may be appropriate when an existing building would impede roadway expansion; when transitioning from a different street section; or where strict compliance with this Development Code and the Street Design Manual would pose a safety hazard.

C. Applicability for Additions and Repairs

1. A building or site may be renovated or repaired without meeting the streetscape standards, provided there is no increase in gross floor area or improved site area.
2. When a building or site is increased in gross floor area or improved site area cumulatively by more than ten (10%) percent, the streetscape provisions of this Article must be met.

D. Change in Use Exempt. A change in use does not trigger application of the streetscape requirements of this Article.

Section 3.8.1.2 Standards**A. Tree Planting**

1. Unless otherwise noted below, all trees planted in accordance with this Article must be shade trees.
2. Where overhead utilities exist, one (1) understory tree shall be planted every twenty (20) feet on center, on average.
3. All required street trees must meet the design, type, and installation requirements of Section 4.3.2.27.2.4.1, 7.2.4.2, and Appendix D of the San Marcos Design Manual.

B. Fee-in-Lieu

1. A cash fee for the installation of all or part of the sidewalk required under Article 8 may be accepted in lieu of construction by the Responsible Official based on the criteria included in this Section.
2. The fee in lieu shall be set by resolution of the City Council based on the average cost of construction of sidewalks.

4. Detention pond bottoms must be vegetated.

G. Waiver of Detention/Retention.

1. Detention/retention may be waived for the following if no adverse impacts are demonstrated through drainage analysis and a payment-in-lieu is made into the stormwater management fund in accordance with Section 6.1.1.3.

Move paragraph to be at the end of "G".

Change "a-d" to "1-4"

the Urban Stormwater Management District Boundary

- a. Non-residential small site permits,
- b. Developments within High Intensity Zones, and
- c. Plats of four (4) lots or less where the lots subdivided from the parent parcel do not exceed 0.5 acres each, are restricted by zoning or deed to 60% impervious cover or less, and are served by an existing street. An exemption is not allowed for the submittal of a series of plats of four (4) lots or less with the intention of producing a tract that is greater than four (4) lots.
- d. Developments directly adjacent to waterways with approval from the Responsible Official. Developments outside Edwards Aquifer Recharge Zone, Edwards Aquifer Transition Zone, Edwards Aquifer Contributing Zone within the Transition Zone, San Marcos River Protection Zone, and San Marcos River Corridor must meet the Stream Protection Volume requirement for a 1.25-inch rainfall as outlined in section 6.1.4.1.

~~2. Detention/Retention may be waived in High Intensity Zones if no adverse impacts are demonstrated through drainage analysis and a payment-in-lieu is made into the stormwater management fund in accordance with Section 6.1.1.3.~~

(This Section was approved by Ord. No. 2020-60, 9-1-2020 and by Ord. No. 2021-47, 8-3-21)

H. **Street Drainage.** Except for inverted crown thoroughfares, no lowering of the standard height of street crown shall be allowed for the purpose of obtaining additional hydraulic capacity. Streets in residential streets, shall be designed for the one hundred (100) year frequency runoff based on a fully developed watershed. shall not produce a headwater depth at the roadway greater than either twelve (12) inches above the roadway crown or any top of upstream manhole, whichever is lower. For bridges and culverts other than residential areas, the one hundred (100) year water depth is limited to six (6) inches. Storm drain shall be designed to meet the criteria listed in the Stormwater Technical Manual.

I. **Minimize Cut and Fill.** The layout of the street network, lots and building sites shall minimize the amount of cut and fill on slopes in accordance with the standards for cut and fill set forth in Section 6.1.2.2.

J. **Permit Required.** No person, individual, partnership, firm or corporation shall deepen, widen, fill, reclaim, reroute or change the course or location of any existing ditch, channel, stream or drainage without first obtaining a site permit and permits from applicable agencies (such as FEMA or the U.S. Army Corps of Engineers) having jurisdiction. The Responsible Official may, at his or her discretion, require preparation and submission of a FEMA or flood study for a proposed development if there are concerns regarding storm drainage on the subject property or upstream or downstream from the subject property. The costs of such study, if required, shall be borne by the developer.

K. **Conformance with the City's Stormwater Technical Manual.** All stormwater facilities, including those for low impact development, detention, retention or water quality, shall be designed by a licensed professional engineer in accordance with the City's Stormwater Technical Manual, including requirements for location, screening and fencing not inconsistent with this Chapter and applicable ordinances. All plans submitted to the Responsible Official for approval shall include a layout of the stormwater management system together with supporting calculations for the design of the system.

ARTICLE 10: PARKS AND OPEN SPACE

DIVISION 1: IN GENERAL

Section 3.10.1.1 Purpose, Applicability and Exceptions

A. Purpose. It is the intent of this Article 10, to require the dedication and construction of parkland, that is directly related to maintaining the existing quality of life through access to high quality parkland and open space based on the following findings:

1. Recreational areas in the form of other open spaces are necessary for residents of the City.
2. A reasonable connection exists between residential property and the need for additional parkland to serve new residents of the community.
3. It is necessary and desirable to provide for dedication of land for the purposes of parks and open space to support new development at the earliest stage of the development process.
4. The City of San Marcos Parks Master Plan utilizes the National Recreation and Parks Association’s guidelines for park system planning.
5. The National Recreation and Parks Association’s guidelines are that neighborhood parks have a service area between one-quarter (1/4) to one-half (1/2) mile.
6. The National Recreation and Parks Association’s guidelines for park system planning are that community parks have a service area between one-half (1/2) to three (3) miles.
7. The existing level of service is three (33) acres of parkland per thousand (1,000) residents.
8. The construction or development of parkland and open space is more closely related to the number of users than the size of the parkland facility.

Downtown and Midtown areas as identified in Figure 1.1 of the Design Manual

Downtown and Midtown areas as identified in Figure 1.1 of the Design Manual.

development permits under Section 2.7.1.1 for areas inside the city limits and the City’s ETJ.

- C. The Responsible Official for parkland dedication and development is the Director of Parks and Recreation.
- D. **Exceptions.** Parkland dedication requirements shall not apply:
 1. To the subdivision of commercial, industrial or other non-residential lots;
 2. Where such lots were previously subject to parkland dedication requirements; or
 3. To the Downtown or Midtown Intensity Zones on the Preferred Scenario Map where fewer than 30 residential units are constructed or added.

Section 3.10.1.2 Parkland Dedication

A. General Calculation of Required Land. The calculation of required parkland in accordance with the findings in Section 3.10.1.1A is calculated based on the number of units added through approval of a subdivision or site permit under Section 3.1.1.1 or Section 2.7.1.1 and is calculated according to the table and formula below:

TABLE 3.3 CALCULATION OF POPULATION

| DEVELOPMENT TYPE | POPULATION |
|--|---|
| Single Family Detached, Attached, Duplex, or Manufactured Home | 2.7 persons per unit |
| Multi-Family | 2.1 persons per unit |
| Purpose Built Student Housing | 1 person per bedroom or 2.1 persons per unit whichever is greater |

CALCULATION OF ACREAGE

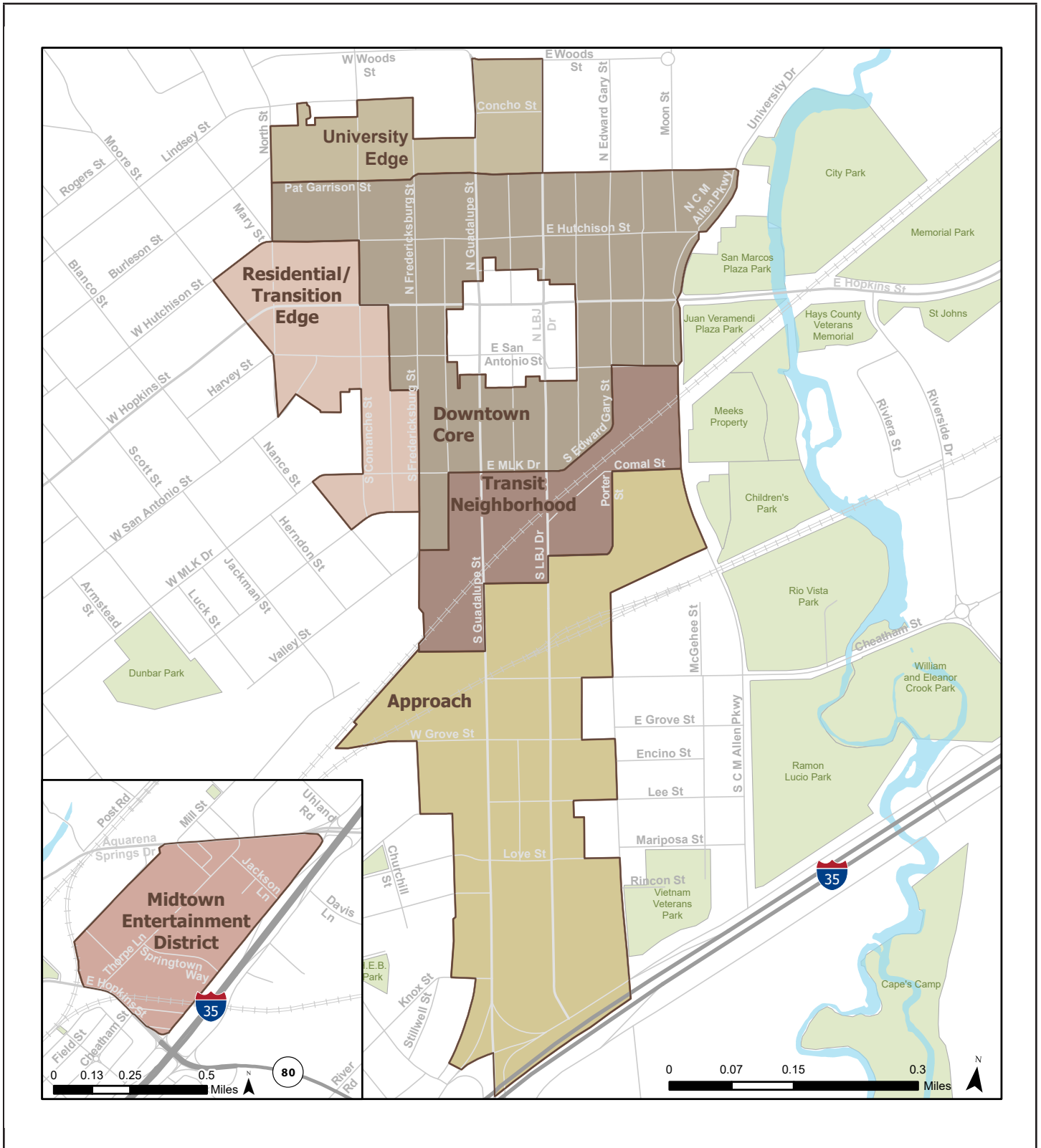
5.7 ACRES * (POPULATION / 1,000)

B. Land Required in the Downtown and Midtown Intensity Zones. Residential or mixed use developments with 30 or more dwelling units shall provide a minimum of five percent (5%) of the site or lot as plazas that are either privately held and open to the public or dedicated as parkland.

(Ord. No. 2019-45, 12-17-19)

Staff Note: Below is Figure 1.1 in the Design Manual for reference.

FIGURE 1.1 DOWNTOWN AND MIDTOWN ENTERTAINMENT DISTRICT DESIGN CONTEXT MAP



ARTICLE 1: GENERAL PROVISIONS AND ESTABLISHMENT OF DISTRICTS

DIVISION 1: PURPOSE AND INTENT

Section 4.1.1.1 Purpose and Intent

The zoning regulations and districts contained in this Chapter are established in accordance with the City's adopted Comprehensive Plan, as authorized by Chapter 211 of the Texas Local Government Code.

Section 4.1.1.2 Compliance

Except for non-conformances allowed pursuant to Section 1.5.1.1, all land, development, improvements, construction, structures, buildings, lots and appurtenances located within the City shall be made, constructed, occupied, used, erected, altered, removed, placed, demolished and/or converted in conformance with the regulations prescribed for the zoning district in which the same is located and the applicable standards, requirements and other provisions of this Development Code.

A. The Vision SMTX Comprehensive Plan introduces Place Types, which provide direction beyond land use at the parcel level. A Place Type assesses 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.

1. **Neighborhood Low-Existing** - primarily low density single-family neighborhoods.
2. **Neighborhood Low-New** - a mix of low density residential housing types.
3. **Neighborhood Medium** - a mix of low to medium density residential housing types.
4. **Neighborhood High** - primarily high density housing types with some commercial.
5. **Neighborhood Transition** - small scale commercial, mixed-use, and some diverse housing types.
6. **Mixed Use Low** - small scale mixed-use.
7. **Mixed Use Medium** - higher density, larger scale mixed-use.
8. **Commercial/Employment Low** - low density industrial, auto-oriented retail, and office.
9. **Commercial/Employment Medium** - office, commercial, and campus (medical, education, etc.) uses.
10. **Conservation/Cluster** - A place holder for potential clustered development and/or protection of environmental features.

boundaries, but shall be used in making decisions regarding zoning.

- B. A quasi-judicial or administrative development application is consistent with the City's adopted Comprehensive Plan if the application conforms with regulations in this Development Code that implement the applicable policies of the Comprehensive Plan.

Section 4.1.1.5 Applicable Plans, Maps and Policies

The following Comprehensive Plan elements and approved master plans and maps apply to the analysis of legislative development applications:

- A. Comprehensive Plan and all addenda, as amended;
- B. Water, Wastewater and Drainage Master Plans;
- C. Preferred Scenario Map;
- D. Transportation Master Plan and Thoroughfare Map;
- E. Parks and Open Space Master Plan.

Section 4.1.1.6 Comprehensive Plan Preferred Scenario

- ~~A. **Comprehensive Plan Preferred Scenario Designations.** To direct the intensity of, and development within, the various areas of the City, the Comprehensive Plan Preferred Scenario Map establishes the following Preferred Scenario areas:~~
- ~~1. **Open Space/Agricultural Zone.** An area which is not developed and which is generally suitable for very limited residential or agricultural uses.~~
 - ~~2. **Low Intensity Area.** Low Intensity Areas are varied and diverse with respect to environmental sensitivity and development suitability of the land. They are generally made up of larger undeveloped tracts of land where the preservation of sensitive environmental areas, flood hazard areas and agricultural lands should be considered as part of any development proposal. Development in these areas should be guided by the Land Use Suitability Map of the Comprehensive Plan.~~
 - ~~3. **Existing Neighborhood Area.** Established, primarily residential areas intended to maintain their existing character and to follow development and redevelopment patterns that are compatible with the existing character.~~

- ~~4. **Medium or High Intensity Zone.** An area of change intended to accommodate the City's future growth and expansion where people can meet their daily needs within a short walk, bike, transit trip or drive.~~
- ~~5. **Employment Center.** An area intended to accommodate economic growth and the recruitment of major employers.~~
- ~~6. **Corridors.** An area along a major transportation corridor where development should be consistent with and complement the preferred scenario designation and the corridor type from the Transportation Master Plan.~~

1. **Consider (C).** Where the table below indicates Consider (C), a zoning map amendment will be considered based on the following:
 - a. Comprehensive Plan
 - b. Zoning criteria in Section 2.5.1.4
 - c. The district intent statements under Division 4 of this Chapter 4 Article 1.
2. **Not Preferred (NP).** Where a zoning map amendment is Not Preferred (NP) on the table below, further scrutiny is required to determine consistency with the Comprehensive Plan based on the criteria in Section 2.5.1.4 and the district intent under Division 4 of this Chapter 4 Article 1.
3. **Not Allowed (--).** Where a zoning map amendment is not allowed on the table below, no zoning map amendment may be requested without an accompanying request for an amendment to the Preferred Scenario Map under Section 2.4.2.1.

B. Comprehensive Plan / District Translation Table. Zoning map amendments shall be consistent with the intent and character of the preferred scenario designations on the Preferred Scenario Map.

Replace with Table 4.1 Approved with Ord. 2023-071

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

| DISTRICT CLASSIFICATION | COMPREHENSIVE PLAN DESIGNATIONS | | | | |
|---------------------------------------|----------------------------------|------------------------|----------------------------------|----------------------------------|----------------------|
| | OPEN SPACE/ AGRICULTURAL | LOW INTENSITY | EXISTING NEIGHBORHOOD | MEDIUM OR HIGH INTENSITY ZONE | EMPLOYMENT CENTER |
| Conventional Residential | NP | NP | C | PSA | PSA |
| Neighborhood Density Districts | NP | NP | See Section 4.1.2.4 - 4.1.2.5 | NP | NP |
| Character Districts | NP | See Section 4.1.2.6 | PSA | C | NP |
| Special Districts | PSA | NP | PSA | NP | C |
| Legend | PSA = Not Allowed (PSA Required) | | NP=Not Preferred | | C = Consider |

(Ord. No. 2019-60, 9-1-20)

Table 4.1 approved as part of Comprehensive Plan Ordinance 2023-71 (for reference)

Development Code Zoning Classifications :: Vision SMTX Comprehensive Plan Place Types

| Zoning District | | Place Types | | | | | | | | | |
|--------------------------------|--------|---|----------------------|---------------------|-------------------|-------------------------|---------------|------------------|---------------------------|------------------------------|---|
| | | Neighborhood Low-Existing | Neighborhood Low-New | Neighborhood Medium | Neighborhood High | Neighborhood Transition | Mixed Use Low | Mixed Use Medium | Employment/Commercial Low | Employment/Commercial Medium | Conservation/Cluster |
| Conventional Residential | FD | NP | NP | NP | NP | NP | NP | NP | NP | NP | C |
| | SF-R | C | NP | NP | - | - | - | - | - | - | - |
| | SF-6 | C | C | NP | - | - | - | - | - | - | - |
| | SF-4.5 | C | C | C | NP | - | - | - | - | - | - |
| Neighborhood Density Districts | ND-3 | See Section 4.1.2.4 and 4.1.2.5 of the Development Code | C | C | NP | NP | NP | NP | - | - | - |
| | ND-3.2 | | C | C | NP | NP | NP | NP | - | - | - |
| | ND-3.5 | | C | C | C | C | NP | NP | - | - | - |
| | ND-4 | | C | C | C | C | NP | NP | - | - | - |
| | N-CM | | C | C | C | C | C | C | - | C | - |
| Character Districts | CD-1 | C | C | NP | NP | C | - | - | NP | NP | See Section 4.1.2.6 of the Development Code |
| | CD-2 | - | NP | - | - | - | - | - | - | - | |
| | CD-2.5 | - | C | NP | NP | C | - | - | - | - | |
| | CD-3 | - | C | NP | NP | C | NP | - | - | - | |
| | CD-4 | - | NP | - | NP | NP | C | C | NP | C | |
| | CD-5 | - | - | - | - | NP | NP | C | NP | C | |
| | CD-5D | - | - | - | - | - | - | C | - | - | |
| | PA | - | C* | - | - | - | C* | C* | C* | C* | |
| Special Districts | CM | - | - | - | - | - | NP | NP | C | C | NP |
| | HC | - | - | - | - | - | NP | NP | C | C | - |
| | LI | - | - | - | - | - | - | - | C | NP | - |
| | HI | - | - | - | - | - | - | - | C | NP | - |
| | MH | - | C | NP | NP | NP | NP | - | - | - | NP |

C= Consider NP= Not Preferred (-) = Preferred Scenario Amendment (PSA) Required

*For Table 4.18, Employment Center = Employment/Commercial Medium and Low; High Intensity Zone = Mixed Use Medium; Medium Intensity Zone = Mixed Use Low; Low Intensity Area = Conservation/Cluster and Neighborhood Low-New

Replace with approved Preferred Scenario Map adopted as part of Ordinance 2023-071

FIGURE 4.1 PREFERRED SCENARIO MAP



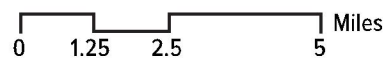
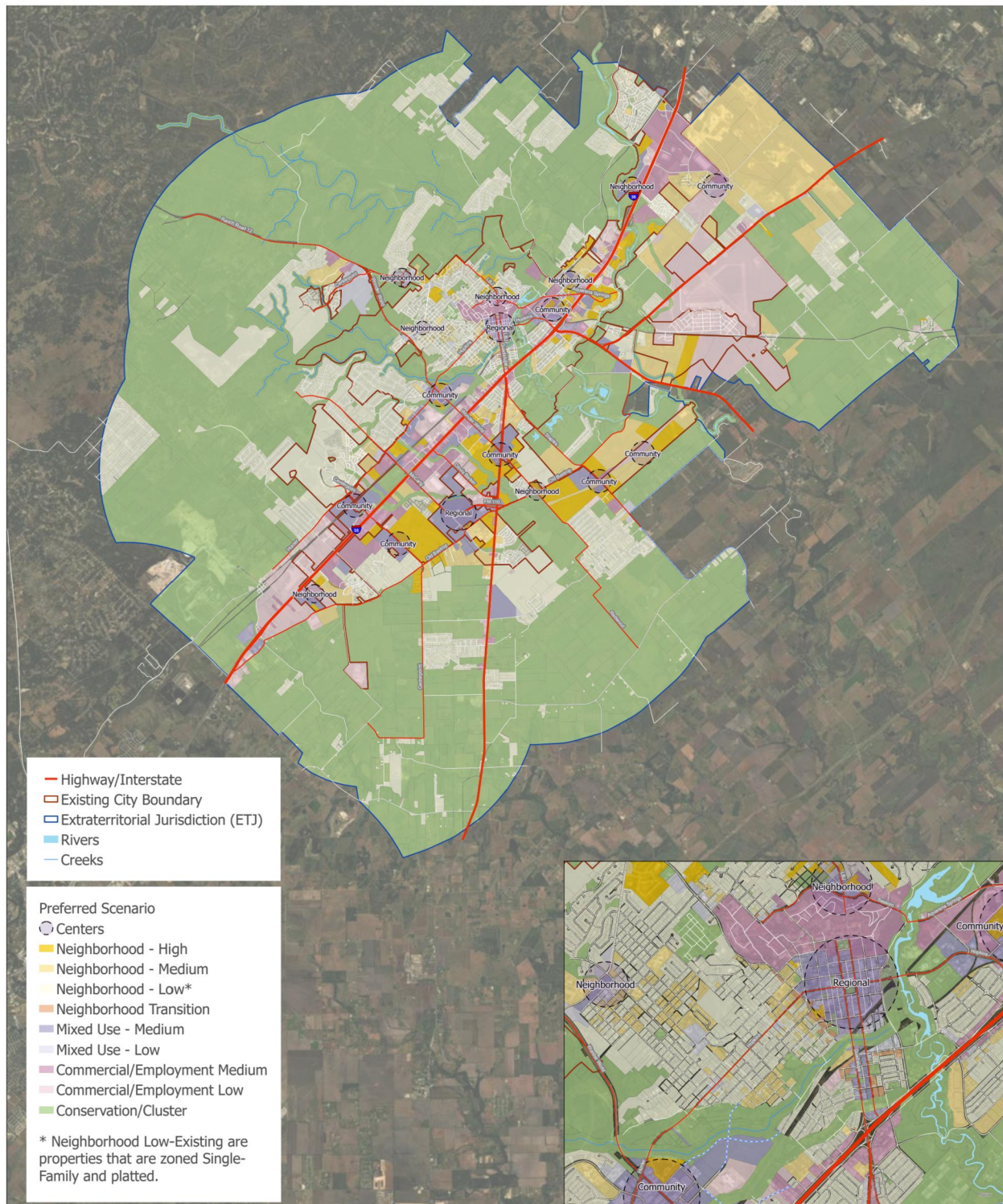
in areas identified on the Comprehensive Plan / District Translation Table 4.1.

in areas identified on the Comprehensive Plan / District Translation Table 4.1.

Preferred Scenario Map approved as part of Comprehensive Plan Ordinance 2023-71 (for reference)

PREFERRED GROWTH SCENARIO

Preferred Growth Scenario Map



DIVISION 2: DISTRICTS ESTABLISHED

Section 4.1.2.1 District Classifications

- A. Zoning districts are categorized into four different classifications that relate to the type of development that is anticipated by the Comprehensive Plan in each area designated on the Comprehensive Plan Map.
- B. The zoning district classifications include:
 1. Conventional residential zoning districts;
 2. Neighborhood density zoning districts;
 3. Character zoning districts; and
 4. Special zoning districts.

Section 4.1.2.2 Division of the City into Districts

- A. The City is hereby divided into zones, or districts, and the boundaries of zones and districts set out herein are delineated upon the Zoning District Map of the City, which may also be cited as the “Zoning Map”, which is adopted as a part of this Development Code as fully as if the same were set forth herein in detail. The terms “zone” “zoning” “zoning district” can be used interchangeably.
- B. The following zoning districts are established and applied to property as set forth on the Official Zoning Map. District intent statements are used in addition to the Comprehensive Plan to analyze the appropriateness of different zoning requests.

Section 4.1.2.3 Conventional Residential Zoning Districts

- A. Conventional residential zoning districts are intended for low-density single family residential development.
- B. Conventional residential zoning districts should be applied in existing neighborhood areas that are dominated by single family residential zoning.

areas

TABLE 4.2 CONVENTIONAL RESIDENTIAL DISTRICTS

| ABBREVIATED DESIGNATION | DISTRICT NAME | DISTRICT INTENT | SEC. |
|-------------------------|--|--|-----------------|
| FD | Future Development District | The FD district is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be developed. Characterized by primarily agricultural uses with woodlands, wetlands and scattered buildings. | Section 4.4.1.1 |
| SF-R | Single Family Rural Residential District | The SF-R Rural Residential District is intended for the development of single family uses in larger lot subdivision in a more rural setting. | Section 4.4.1.2 |
| SF-6 | Single Family District - 6 | The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed. | Section 4.4.1.3 |
| SF-4.5 | Single Family District - 4.5 | The SF-4.5 district is intended to accommodate single family detached houses with a minimum lot size of 4,500 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed. | Section 4.4.1.4 |

Section 4.1.2.4 Neighborhood Density Districts

“as identified on the Comprehensive Plan / District Translation Table 4.1.”

- A. Neighborhood density districts are primarily intended for infill or re-development in medium or high density residential or commercial areas within existing neighborhood areas on the preferred scenario map.
- B. Neighborhood density districts should be applied to preserve and enhance the character of existing neighborhood areas while providing options for diverse and affordable housing or limited neighborhood oriented commercial uses.
- C. Where a zoning map amendment to a neighborhood density district is requested the amendment shall be considered based on the criteria and standards in Section 4.1.2.5 and Section 2.5.1.4.

neighborhood areas,

TABLE 4.3 NEIGHBORHOOD DENSITY DISTRICTS

| ABBREVIATED DESIGNATION | DISTRICT NAME | DISTRICT INTENT | SEC. |
|-------------------------|----------------------------|---|-----------------|
| ND-3 | Neighborhood Density - 3 | The ND-3 district is intended to accommodate single-family detached houses and encourage opportunities for home ownership. Additional building types are allowed that accommodate affordable alternatives for home ownership. ND-3 should only be applied in areas where the land use pattern is single-family or two-family with a mixture of lot sizes and in accordance with Section 4.1.2.5. Uses that would interfere with the residential nature of the district are not allowed. | Section 4.4.2.1 |
| ND-3.2 | Neighborhood Density - 3.2 | The ND-3.2 district is proposed to accommodate single-family detached houses and encourage opportunities for home ownership. Additional building types and relatively smaller lot sizes are allowed that accommodate affordable alternatives for home ownership. ND-3.2 could be applied in areas where the land use pattern is single-family or tow-family with some mixture in housing types. Uses that would interfere with the residential nature of the district are not allowed. | Section 4.4.2.2 |
| ND-3.5 | Neighborhood Density - 3.5 | The ND-3.5 district is primarily intended for residential living. Additional building types are allowed that provide opportunities for affordable and diverse housing types. ND-3.5 should only be applied in areas where the land use pattern is mixed including detached and attached single family, townhouses, or small-scale multi-family and in accordance with Section 4.1.2.5. Uses that would substantially interfere with the residential nature of the district are not allowed. | Section 4.4.2.4 |
| ND-4 | Neighborhood Density - 4 | The ND-4 district is primarily intended for residential living. ND-4 should only be applied in areas where the land use pattern is predominantly multi-family or townhouse with some commercial. This district can accommodate small scale multi-family living that fits in with a single-family character and can include some limited neighborhood oriented commercial on corners only. | Section 4.4.2.4 |
| N-CM | Neighborhood Commercial | The N-CM district is intended to serve as a pedestrian-oriented mixed use corridor located within close proximity to primarily residential areas. N-CM should only be applied along predominantly commercial corridors within existing neighborhood areas on the Preferred Scenario Map. The N-CM district creates pedestrian friendly corridors and gateways to predominantly residential areas and provides for appropriate buffers and transitions to adjacent residential land uses. | Section 4.4.2.5 |

The N-CM district is intended to serve as a pedestrian oriented mixed use corridor located within close proximity to primarily residential areas and along predominantly commercial corridors. N-CM should be applied as identified on the Comprehensive Plan / District Translation Table 4.1.

Section 4.1.2.5 Compatibility of Uses and Density

A. Policy. It is the policy of the City Council, through exercising its zoning authority, to:

1. Help prevent the impacts of high density uses on low density areas;
2. Limit changes in neighborhood density categories unless directed by a small area plan or neighborhood character study;
3. Encourage more opportunities for home ownership; and
4. Ensure a diversity of housing to serve citizens with varying needs and interests.

B. Small Area Plan. An adopted small area plan or neighborhood character study for the area surrounding a subject property is required in addition to the analysis in Table 4.44 and the single family preservation buffer in this Section 4.1.2.5.

C. Existing Neighborhood Regulating Plan. An existing neighborhood regulating plan is required to accompany any property owner requested zoning change to a Neighborhood Density District.

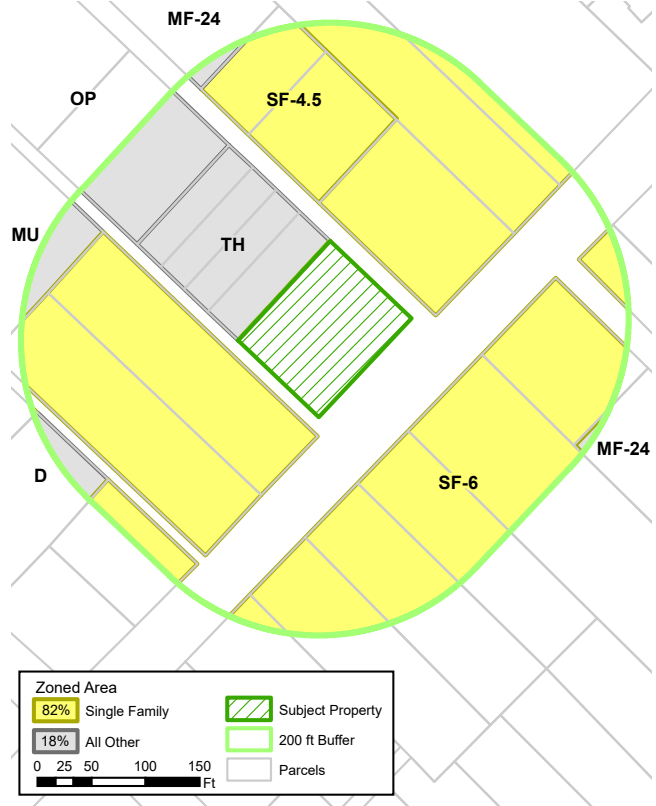
D. Single Family Preservation Buffer. The purpose of the single family preservation buffer is to preserve SF-R, SF-6, and SF-4.5 zoning districts in existing neighborhood areas on the comprehensive plan map where these zoning districts make up the predominant land use pattern for an area in close proximity.

E. A single family preservation analysis is required to accompany any property owner requested zoning change to a Neighborhood Density District and shall be calculated as follows:

1. **Area in Close Proximity.** For the purposes of calculating the single family preservation buffer, area in close proximity shall be defined as the area within 200 feet of the subject property and excluding all rights of way.
2. **Single Family Preservation Analysis.** The single family preservation analysis is based on the zoning of the property on April 18, 2018 and consists of two distinct area calculations.

- a. **Single Family Area.** The single family area is the area of all property within the buffer zoned SF-R, SF-6, or SF-4.5 excluding rights of way.
- b. **All Other Area.** All other area is the area of all property within the buffer zoned any district other than SF-R, SF-6, or SF-4.5 excluding rights of way.

FIGURE 4.2 SINGLE FAMILY PRESERVATION BUFFER



areas designated as Neighborhood Low-Existing Place Type on the Preferred Scenario Map

Place Types identified on the Comprehensive Plan / District Translation Table 4.1.

Section 4.1.2.6 Character Districts

- A. Character districts are intended for infill development and new development in both high and medium intensity zones on the Preferred Scenario Map.
- B. Character districts provide for higher density residential and commercial uses in well planned areas where utilities and infrastructure are designed and constructed to support intense development in a walkable and mixed use environment.

TABLE 4.5 CHARACTER DISTRICTS

| ABBREVIATED DESIGNATION | DISTRICT NAME | DISTRICT INTENT | SEC. |
|-------------------------|-------------------------------|--|-----------------|
| CD-1 | Character District-1 | The CD-1 District is intended for the preservation of open space and to protect the most sensitive natural resources in San Marcos. It may include widely dispersed rural single family homes but is primarily characterized by extensive, undisturbed landscapes. | Section 4.4.3.1 |
| CD-2 | Character District-2 | The CD-2 District is intended for the development of single-family and agricultural uses in a rural setting. Characterized by primarily agricultural uses with woodlands, wetlands and scattered buildings. | Section 4.4.3.2 |
| CD-2.5 | Character District-2.5 | The CD-2.5 district is proposed to accommodate single-family detached houses and encourage opportunities for homeownership. CD-2.5 could be applied in areas where the land use pattern is single-family or two-family with some mixture in housing types. Uses that would interfere with the residential nature of the district are not allowed. | Section 4.4.3.3 |
| CD-3 | Character District-3 | The CD-3 district is primarily intended to accommodate one and two family houses. Uses that would substantially interfere with the residential nature of the district are not allowed. | Section 4.4.3.5 |
| CD-4 | Character District-4 | The CD-4 district is intended to accommodate a variety of residential options including single-family, two-family and multifamily with limited commercial or mixed use on the corners. | Section 4.4.3.6 |
| CD-5 | Character District-5 | The CD-5 district is intended to provide for a variety of residential, retail, service and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity. | Section 4.4.3.7 |
| CD-5D | Character District-5 Downtown | The CD-5D district is intended to provide for mixed use, pedestrian-oriented development in downtown. To promote walkability and to encourage street level retail activity, auto-oriented uses are restricted. CD-5D should be applied in areas where the existing or proposed land use pattern promotes the highest levels of pedestrian and mixed use activity in the community. | Section 4.4.3.8 |
| PA | Planning Area District | PA is intended for larger greenfield tracts in low to medium intensity areas or in employment areas where residential uses are incorporated into a corporate campus or similar employment type use. The planning area district creates urban environments with a mix of housing, civic, retail and service choices within a compact, walkable environment. These walkable environments are defined by an area encompassed within a one-quarter to one-half-mile radius. This distance is the average most pedestrians will walk before they consider other modes of transportation. | Section 4.4.3.8 |

shall be consistent with the Comprehensive Plan and the policy and criteria established in the Development Code.

C. Character District/Existing Zoning Translation Table. Zoning map amendments to a character district, in a Low Intensity Area on the Preferred Scenario Map shall be consistent with the Comprehensive Plan and the policy and criteria established in this development code.

1. **Consider (C).** Where the table indicates Consider (C), the request shall be considered based on:
 - a. Zoning Criteria in Section 2.5.1.4.
2. **Not Preferred (NP).** Where the table indicates that a request is Not Preferred (NP) the request is seeking to change the density category and is subject to additional scrutiny based on:
 - a. Zoning criteria in Section 2.5.1.4.
 - b. Existing use of the subject property; and
 - c. Surrounding land use pattern.

3. Not Preferred* (NP*). Where the table indicates a is not preferred with an asterisks the request is subject to both the criteria for a request that is not preferred and the following:

- a. An affirmative vote of six members of the Planning and Zoning Commission to recommend a zoning change request and five members of the City Council to approve the same request are required.

TABLE 4.6 CHARACTER DISTRICT / EXISTING ZONING TRANSLATION TABLE

| | EXISTING ZONING DISTRICTS | | | |
|---------------|--|--|---------------------------------------|---|
| | FAR, SF-R, MR, SF-6, SF-4.5, P, ND-3, ND-3.2, CD-1, CD-2 | FD, DR, D, PH-ZL, TH, MF-12, P, ND-3.5, CD-3 | MU, MF-18, MF-24, P, ND-4, N-CM, CD-4 | OP, NC, CC, GC, CM, BP, HC, LI, HI, MH, VMU, P, CD-5, CD-5D |
| CD-1 | C | C | C | C |
| CD-2 | C | NP | NP | NP* |
| CD-2.5 | C | NP | NP | NP* |
| CD-3 | NP | C | C | NP |
| CD-4 | NP* | C | C | C |
| CD-5 | PSA | NP* | C | C |

LEGEND:

C = Consider

NP = Not Preferred

* = 50% or more single family requires additional votes of Planning Commission and City Council in accordance with Sec. 4.1.2.6(C)3a. above.

An adopted small area plan or neighborhood character study for the area surrounding a subject property supersedes the analysis in this Table.

(This Section was approved by Ord. No. 2019-60, 9-1-20, Amended by Ord. No. 2023-72, 10-17-2023)

ARTICLE 3: GENERAL TO ALL

DIVISION 1: AFFORDABLE HOUSING

Section 4.3.1.1 Purpose and Intent

This Division implements the City's Affordable Housing Policy, which is intended to foster the preservation and production of permanently affordable housing units. The intent of supporting affordable housing is:

- A. To narrow the housing deficit for households that cannot afford market-priced rental or for-sale housing.
- B. To support the local workforce and provide housing stability for residents and families allowing them to live close to their jobs and other services facilitating reduced traffic congestion, air pollution, and investments in city infrastructure.
- C. To support residents and families of San Marcos contributing to and developing the local economy in the long term.

Section 4.3.1.2 Definitions

- A. **Affordable Housing.** Affordable Housing is defined as housing or shelter that is developed or re-developed for households earning no more than 80% of the median family income. In order to avoid being cost burdened, households should not spend more than 30% of their gross income on housing.
- B. **Workforce Housing.** Workforce housing is defined as housing or shelter that is developed or re-developed for households earning no more than 140% of the median family income.

Section 4.3.1.3 Applicability

- A. Developments that elect to incorporate affordable or workforce housing meeting the requirements of this section are eligible for the following types of incentives:
 - 1. Bonus density under Section 4.3.2.3.
 - 2. Additional stories under Section 4.3.4.66.
 - 3. Reduced parking under Section 7.1.3.2.
- B. **Housing Preservation.** If an applicant is considering permanently preserving housing stock that had an expiring

period of affordability, they may take advantage of any incentives that are applicable to their application.

Section 4.3.1.4 Standards

- A. **Period of Affordability.** Affordable and workforce housing is required to be maintained for a period of no less than 30 years.
 - 1. **For Sale Units.** The resale price of any affordable unit shall not exceed the purchase price paid by the owner of that unit during the period of affordability with the following exceptions:
 - a. Customary closing costs and costs of sale.
 - b. Costs of real estate commissions paid by the seller if a licensed real estate salesperson is employed.
 - c. Consideration of permanent capital improvements installed by the seller.
 - d. An inflation factor to be applied to the original sale price of a for-sale unit pursuant to rules established under Section 4.3.1.5.
 - 2. **Rental Units.** During the period of affordability, the applicant or his or her agent shall manage and operate affordable units and shall submit an annual report identifying which units are affordable units, the monthly rent for each unit, vacancy information for each year for the prior year, monthly income for tenants of each affordable units, and other information as required, while ensuring the privacy of the tenants. The annual report shall contain information sufficient to determine whether tenants of for-rent units qualify for affordable or workforce housing.
- B. **Eligible Households.** In the case of for-rent affordable housing units, eligible households under the affordable housing standards shall meet the following additional requirements:
 - 1. Affordable and workforce rental units shall not be located within a complex that is designed, marketed or used for the primary purpose of housing students.
 - 2. Affordable and workforce rental units shall be targeted to residents that are 22 years of age or older.

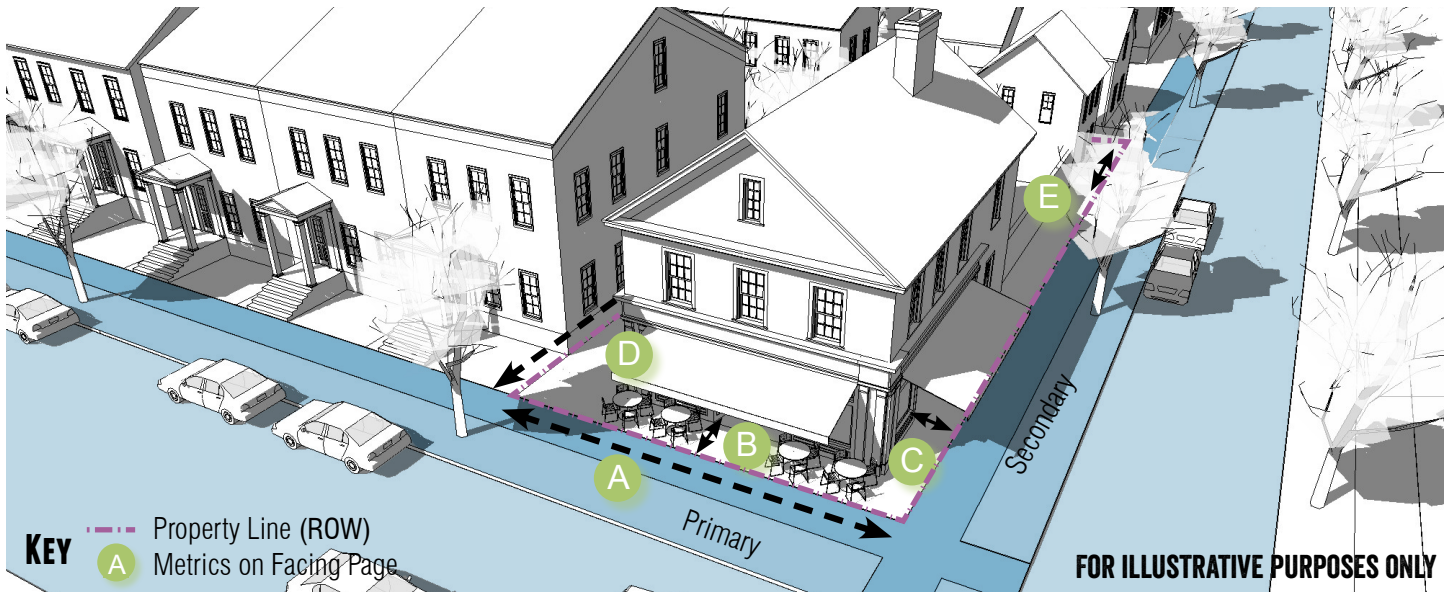
- C. Location Efficient Areas.** Affordable and workforce housing shall be located in areas meeting one of the requirements identified below:
1. The proposed development must have a bus route located within one-half mile of the development by the time 80 percent of the development is completed;
 2. The proposed development has direct pedestrian access to several land uses that service residential customers, such as food sales, general retail and other key services within one-half mile; or
 3. The proposed development is within one of the following comprehensive plan areas:
 - a. High Intensity Zone
 - b. Medium Intensity Zone
 - c. Existing Neighborhood Area
- D. Dispersal of Units and Construction Phasing.** The affordable units shall be distributed proportionally throughout the development, appropriately designed and integrated with the market-rate units, and, as feasible, contain the same number of bedrooms as the market rate units. Thirty percent of affordable units must be delivered in the first phase (where applicable) and the remainder of the units must be delivered proportionally based on the development build-out and phasing.
- C.** For all sales of for-sale affordable housing units, the parties to the transaction shall execute and record documentation including the provisions of this ordinance and shall provide at a minimum, each of the following:
1. The affordable housing unit shall be sold to and occupied by eligible households for a period of 30 years from the date of the initial certificate of occupancy.
 2. The affordable housing unit shall be conveyed subject to restrictions that shall maintain the affordability of such affordable housing units for eligible households.
- D.** In the case of for-rent affordable housing units, the owner of the affordable housing development shall execute and record such documentation including the provisions of this ordinance at a minimum, each of the following:
1. For-sale affordable housing units shall be leased to and occupied by eligible households.
 2. The affordable housing units shall be leased at rent levels affordable to eligible households for a period of 30 years from the date of the initial certificate of occupancy.
 3. Subleasing of affordable housing units shall not be permitted.

Section 4.3.1.5 Enforcement; Affordability Controls

- A.** The Responsible Official shall promulgate rules as necessary to implement this ordinance. On an annual basis, the Responsible Official shall publish or make available household income limits and rental limits applicable to affordable units within the City as determined by the City's Affordable Housing Policy, and determine an inflation factor to establish a resale price of an affordable unit.
- B.** Prior to issuing a building permit for any affordable housing development receiving an incentive under Section 4.3.1.3 the applicant shall execute any and all documents in a form approved by the City Attorney including without limitation, restrictive covenants, deed restrictions, and related instruments to ensure the continued affordability of the units under this Section 4.3.1.1.

N-CM

SECTION 4.4.2.5 NEIGHBORHOOD - COMMERCIAL



GENERAL DESCRIPTION

The N-CM district is intended to serve as a pedestrian oriented mixed use corridor located within close proximity to primarily residential areas. N-CM should be applied along predominantly commercial corridors within existing neighborhood areas on the Preferred Scenario Map. The N-CM district creates pedestrian friendly corridors and gateways to residential areas and provides for appropriate buffers and transitions to adjacent residential land uses.

DENSITY

| | |
|------------------------|-----------------|
| Impervious cover | 80% max. |
| Occupancy Restrictions | Section 5.1.4.1 |

TRANSPORTATION

| | | |
|------------------|----------------|-----------------|
| Block Perimeter | 2,000 ft. max. | Section 3.6.2.1 |
| Streetscape Type | Mixed Use | Section 3.8.1.8 |
| | Conventional | Section 3.8.1.7 |

The N-CM district is intended to serve as a pedestrian oriented mixed use corridor located within close proximity to primarily residential areas and along predominantly commercial corridors. N-CM should be applied as identified on the Comprehensive Plan / District Translation Table 4.1.

Section 4.4.2.6 Residential Infill Compatibility

A. Intent. The intent of the residential infill compatibility standards is to accommodate and encourage compatible development in existing residential neighborhoods, while reinforcing the established character of the neighborhood and mitigating adverse impacts on adjacent homes.

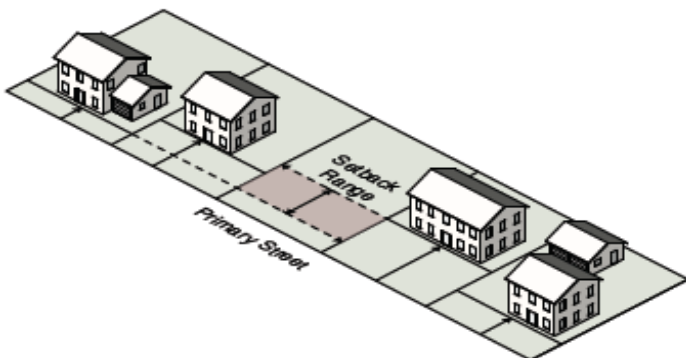
B. Applicability. The standards in this section apply to any building in a conventional residential district or Neighborhood Density District where the lot is located within an existing neighborhood area on the comprehensive plan.

(Ord. No. 2019-45, 12-17-19)

C. Primary Setback Averaging. The primary street setback requirements for principle buildings in applicable districts must meet the following requirements: principal

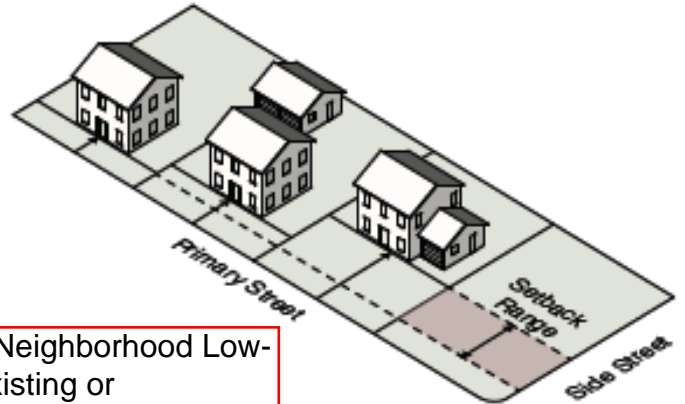
1. The proposed building must be located within the range of primary street setbacks, no closer than the smallest setback in the range and no further than the largest setback in the range.
2. On an interior lot, the range of setbacks is measured on the basis of the 2 closest lots in either direction along the block face.

FIGURE 4.28 SETBACK AVERAGING INTERIOR LOT



3. On a corner lot, the range of setbacks is measured on the basis of the 3 closest lots along the block face.

FIGURE 4.29 SETBACK AVERAGING CORNER LOT



a Neighborhood Low-Existing or Neighborhood Low-New Place Type on the Preferred Scenario Map.

ation cannot be applied to at least 3 lots, meet the district standards.

D. Height

1. Side Setback Plane. The maximum allowed wall height adjacent to the side property line is 22 feet or the average height of the 2 abutting neighboring wall planes, whichever is greater. The wall height may be increased 1 foot for each foot of horizontal distance the wall is moved from the side setback line, not to exceed the maximum height allowed within the district.

2. Exceptions to Setback Planes

- a. **Side-Gabled Roof.** A side-gabled roof structure may extend above the side setback plane on each side of the building, for a total length of not more than 30 feet (A) on each side, measured from the front wall plane.
- b. **Dormers.** Dormers may also extend above the side setback plane on each side of the building for a total length of not more than 15 feet (B) on each side, measured along the intersection with the setback plane.

PA

SECTION 4.4.3.8 PLANNING AREA DISTRICT

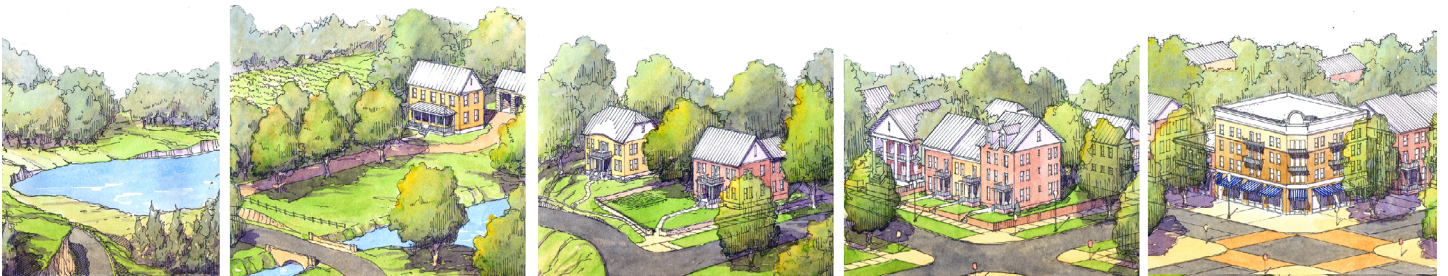


TABLE 4.18 PLANNING AREA DISTRICT ALLOCATION

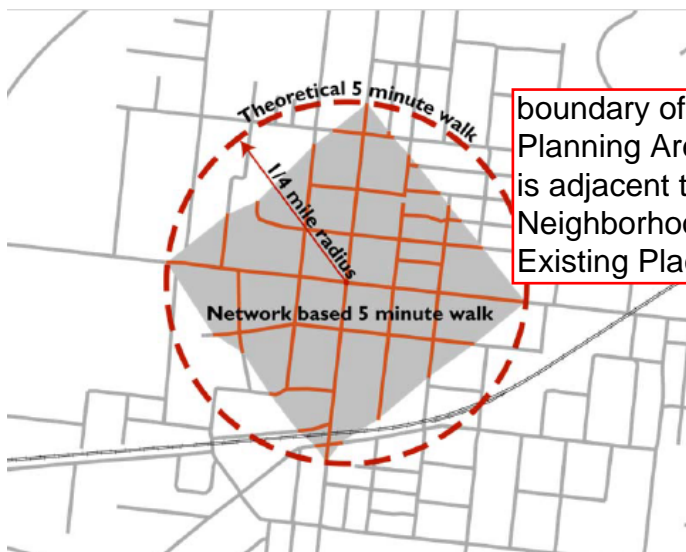
| PREFERRED SCENARIO AREA | PLANNING AREA DESCRIPTION | DISTRICT | % ALLOCATION (BUILDABLE LAND) |
|--|---|--|--|
| Employment/ Commercial Medium & Employment/ Commercial Low Employment Center Mixed Use Medium High Intensity Zone | Employment Planning Area. The intention of the employment planning area is to accommodate large employers or a corporate campus that can incorporate some residential or mixed use. | CD-4 CD-5 CM LI | 0 - 10% 10 - 40% 60 - 90% 0 - 30% |
| Mixed Use Low Medium Intensity Zone | High Intensity Planning Area. The intention of the high intensity planning area is to accommodate high intensity and high density infill development within a compact mixed use area. | CD-1, 2, 2.5, or 3 CD-4 CD-5 | 0 - 10% 10 - 30% 60 - 90% |
| add "a" Low Intensity Area Conservation/Cluster and Neighborhood Low-New | Medium Intensity Planning Area. The intention of the medium intensity planning area is to accommodate new master planned communities with diverse housing types developed around a 5 minute walk to all services. | CD-1, 2, 2.5, or 3 CD-4 CD-5 | 10 - 30% 30 - 60% 10 - 30% |
| | Conservation Planning Area. The intention of the conservation planning area is to preserve large areas of environmentally sensitive or prime agricultural lands while providing for clustered residential development in appropriate areas. | CD-1 or 2 CD-2.5 or 3 CD-4 CD-5 | 50% min. 20 - 40% 10 - 30% 0 - 5% |

Note: This change was approved as part of the Comprehensive Plan Ordinance 2023-71

A. Establishment of a Planning Area District. A Planning Area is a zoning district approved in accordance with Section 2.5.1.1 that allows the assignment of specific character and/or employment districts within the planning area in accordance with this Section 4.4.3.88.

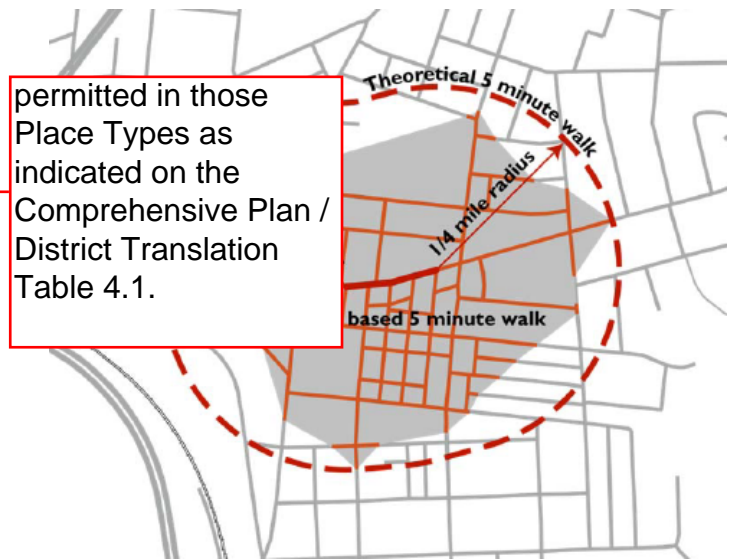
1. **Development Standards.** Development within a planning area district is subject to the development standards in effect at the time of regulating plan approval in accordance with Section 2.5.7.1.
2. **Comprehensive Plan.** A Planning Area District is not permitted within an Existing Neighborhood Area on the Preferred Scenario Map of the Comprehensive Plan.
3. **Development Plan.** Approval of a Planning Area District requires the submission of a development plan including the following:
 - a. **Buildable Land.** Identification of buildable unconstrained land including any land area classified as a 1, 2, 3, or 4 on the City's Land Use Suitability Map.
 - b. **Pedestrian Sheds.** Planning area districts shall be composed of one or more pedestrian sheds including:
 1. **Standard Pedestrian Shed.** A standard pedestrian shed may be no more than 160 acres and is based on a one-quarter mile radius around a node.

FIGURE 4.31 STANDARD PEDESTRIAN SHED



2. Linear Pedestrian Shed. A linear pedestrian shed may be a maximum of 200 acres and is based on a one-quarter mile radius around a series of block lengths.

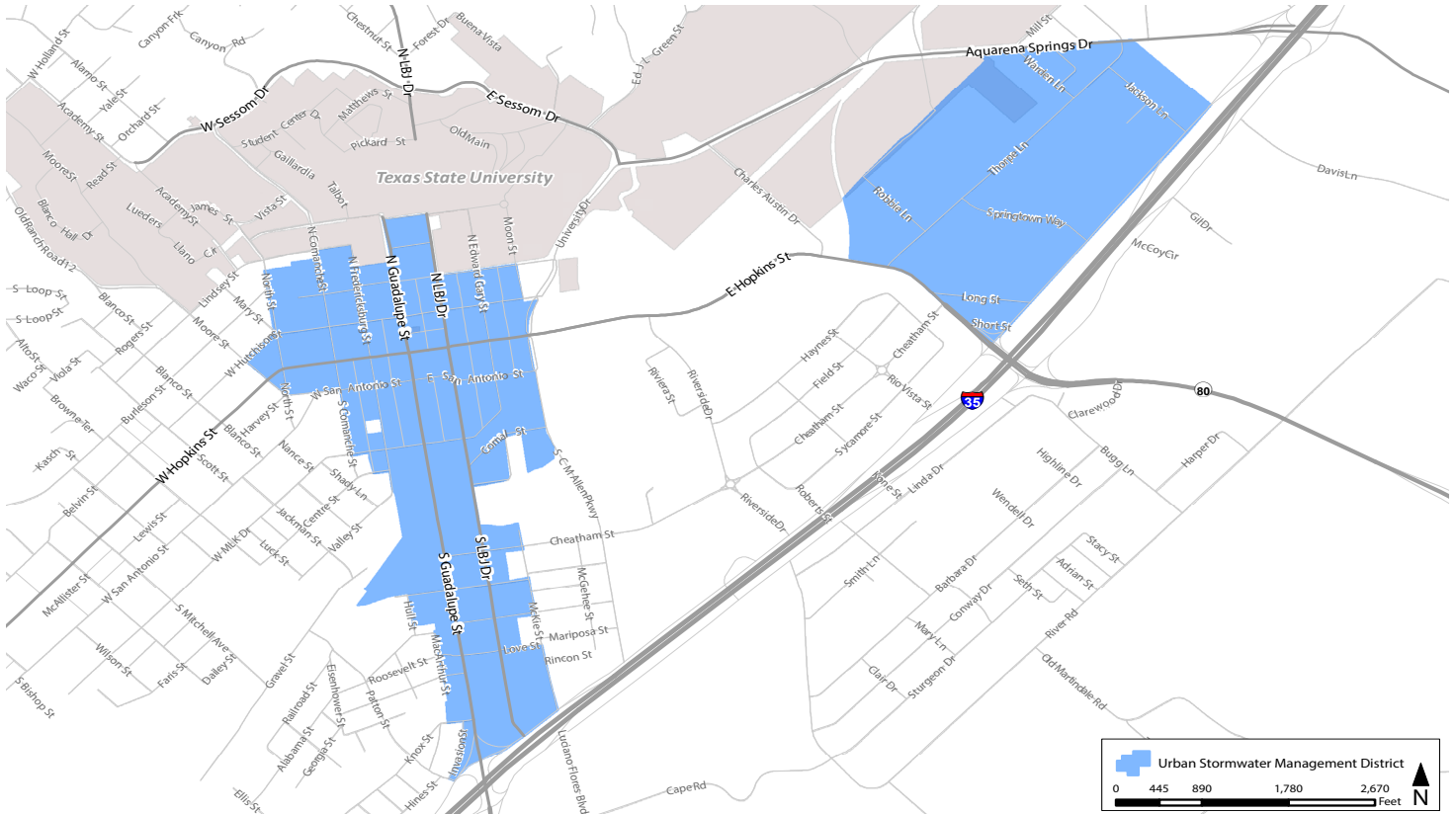
FIGURE 4.32 LINEAR PEDESTRIAN SHED



- c. **Public Facilities.** Identification of emergency services and school facilities to serve the proposed development including any additional facilities proposed to serve the development.
- d. **Utilities Plan.** Identification of how the site will be served with water and wastewater facilities including any needed off-site improvements.
- e. **Transportation Plan.** Identification of the major transportation network proposed to serve the development including any off-site improvements.
- f. **Neighborhood Transitions.** Neighborhood Transitions under Section 4.3.6.1 shall be applied to the development plan when a planning area boundary is adjacent to an Existing Neighborhood Area on the Comprehensive Plan.
- g. **Overlay Districts.** Corridor and environmental overlay districts shall be identified on the development plan where applicable.

Aquifer, rivers, streams and waterways from the effects of water quality deterioration related to development activities.

FIGURE 6.1 URBAN STORMWATER MANAGEMENT DISTRICT BOUNDARY



Section 6.1.1.2 Urban Stormwater Management District

A. Intent. The Intent of the urban stormwater management district is to:

- ~~1. Provide for appropriate stormwater management in areas designated as high intensity zones on the preferred scenario map.~~
- 2. Provide for efficient regional stormwater management controls within the urban watershed area.
- 3. Support the efforts of the Edwards Aquifer Habitat Conservation Plan and the Watershed Protection Plan to protect the San Marcos River by:
 - a. Protecting the biological integrity of the river habitat;
 - b. Managing stormwater runoff rate, volume, and velocity;

renumber "2 and 3" to "1 and 2"

- c. Reducing stormwater pollution concentrations and loads;
- d. Preventing the increase of soil deposition within the river, and
- e. Preventing the increase of river bank erosion.

B. Standards. Properties located within the urban stormwater management district established on the map above are eligible for waivers from requirements under Section 3.9.1.1(F) and Section 6.1.4.1 when the following standards are met:

- a. No adverse impacts are demonstrated through drainage analysis; and
- b. A payment is made into the stormwater management fund in accordance with Section 6.1.1.3.

Section 7.3.3.3 Off-Premises Signs

- A. Signs in the City and ETJ.** Off-premises signs within the City and within the extraterritorial jurisdiction of the City are subject to all provisions of this Section. Any requirement, standard or prohibition not specifically outlined in this Section is regulated by applicable provisions of V.T.C.A, Transportation Code Chapter 391 and regulations issued under that chapter.
- B. Sign Faces.** For each sign location, a maximum of two sign faces, front and back, are permitted. Multiple sign faces, whether stacked or side-by-side, at the same location and facing the same direction are prohibited. Existing signs with more than two faces may continue as nonconforming signs, subject to the provisions of Section 7.3.1.7.
- C. Restructuring Permitted.** Existing off-premise signs having wooden pole supports in locations where new off-premises signs are allowed may be restructured to a metal monopole support.
- D. New and Restructured Sign Compliance.** New and restructured signs shall comply with the following:
- 1. Maximum area.** 480 square feet or, for restructured signs, the area of the existing sign, whichever is less.
 - 2. Maximum height.** 25 feet for signs with an area of less than 75 square feet, and 42½ feet for signs with an area of 75 square feet to 480 square feet (see illustration 6-5).
 - 3. Setback.** A minimum setback of ten feet is required from all property lines for all off-premise signs.
 - 4. Location and spacing restrictions.** New or restructured off-premise signs are permitted only along the following highways and they shall comply with the following minimum spacing requirements with respect to other off-premise signs on the same side of the street or highway, and with all applicable provisions of V.T.C.A, Transportation Code Chapter 391 and regulations issued under that chapter with respect to sign placement regulations not otherwise established in this Chapter:
 - a.** In the highway corridor, new and restructured off-premise signs are permitted throughout the City and its extraterritorial jurisdiction, with a minimum spacing of 1,500 feet.
 - b.** Along the following roadways, new and restructured off-premise signs are permitted in the City and its extraterritorial jurisdiction, subject to a minimum spacing of 500 feet in the city limits and 750 feet in the extraterritorial jurisdiction:
 - 1.** State Highway 123.
 - 2.** State Highway 21, and along planned future extensions.
 - 3.** State Highway 80.
 - 4.** State Highway Loop 82 from Martin Luther King Jr. Drive to IH-35.
 - 5.** RM 12 from Thorpe Lane to IH 35.
- E. Restrictions on New Signs.**
- 1.** This subsection applies to new off-premises signs in all areas of the City and the City's extraterritorial jurisdiction. It is the intent of this subsection that the total number and total area of off-premises signs not be increased in areas of the City and the City's extraterritorial jurisdiction above the total number and total area of off-premises signs that are lawfully in existence and listed on the initial registration forms filed under subsection (h) by September 30, 2003.
 - 2.** A permit will be issued to erect a new off-premises sign in a permissible location only if the applicant first removes one or more existing off-premises signs with a total area equal to or greater than the total area proposed for the new sign. If an applicant for a new off-premises sign has one or more existing nonconforming off-premises signs, the existing off-premises sign or signs removed by the applicant must be nonconforming signs. If an applicant for a permit for a new off-premises sign has no existing nonconforming signs, the existing off-premises sign or signs removed by the applicant may be any conforming off-premises signs.
 - 3.** A new off-premises sign that replaces an existing off-premises sign or signs within the highway corridor must be located in a permissible location within the highway corridor. An existing off-premises sign in a location outside

the highway corridor may be replaced with a new off-premises sign in a permissible location within the highway corridor or outside the highway corridor.

- 4. A new off-premises sign in a location outside the highway corridor shall not exceed the height of the existing sign it replaces. A new off-premises sign in the highway corridor is subject to the height restrictions in subsection (d)(2) of this Section, and is not limited to the height of the existing sign it replaces.
- 5. New and restructured off-premises signs shall not be located on property designated as a residential or agricultural district by Chapter 4 if the property is inside the City limits, or as an open space or Low Intensity Area on the Preferred Scenario Map of the Comprehensive Plan if outside the City limits.

F. Off-Premises Signs with an Existing Principal Structure or Use. Except within the highway corridor, off-premises signs erected or restructured on premises that have an existing principal structure or use are subject to the same requirements that apply to permanent on-premises signs in the same location.

G. Changing a Sign from Off-Premises to On-Premise. The changing of an off-premises sign to an on-premises sign by a change in the copy, except for messages advertising the sign for sale or lease, and the changing of an on-premises sign to an off-premise sign requires a permit. Except within the highway corridor, changed signs shall comply with all regulations pertaining to the new use of the signs.

H. Off-Premises Sign Registration.

- 1. A person who owns any off-premises sign within the City or its extraterritorial jurisdiction shall file with the Director a complete listing, on a registration form provided by the Department, of all off-premises signs owned by the person as required by this subsection. An initial listing as of January 1, 2003 shall be filed by September 30, 2003. An updated listing as of January 1, 2006 and each three-year period thereafter must be filed with the Director by February 1 of the applicable year.
- 2. No fee is required in connection with the filing of a registration form.

- 3. It is unlawful for a person who owns an off-premises sign to fail to file a complete registration form in a timely manner as required by subsection (1). A separate offense is deemed to be committed for each sign owned by the person that is not properly registered, and for each day a sign owned by the person is not properly registered.

DIVISION 4: NEIGHBORHOOD AND CHARACTER DISTRICT SIGN STANDARDS

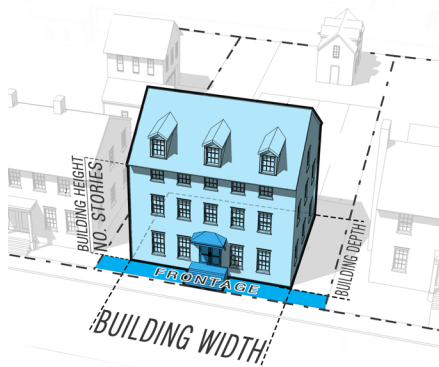
or within a Neighborhood Density Districts
 Low-Existing, Neighborhood Low-New, Signs
 and Conservation/Cluster Place Type
 Directional signs are not subject to

- B. Permitted Signage.** No CEVM or Off-Premise Signs are permitted
- C. Temporary Signs and Banners.** Temporary signs and banners are permitted in accordance with Section 7.3.1.42.6.
- D. Calculation of Size.** The sign area is calculated as the largest area of the sign visible at any one time from any one point and enclosed by a rectangle, including any framing or trim, but not including any structural parts lying outside the limits of the sign and which do not form an integral part of the display. If the copy is enclosed by a box, outline or frame, area is the total area of the enclosure. If the sign consists of individual letters, numbers or symbols on a surface or having no frame, area shall be the sum of the areas of the rectangles which can encompass each portion of the copy. The area of four-side signs is considered the same as two double-faced signs.

Section 7.3.4.2 Illumination

- A.** Specific to zones CD-1, CD-2, CD-3, ND-3, ND-3.5
 - 1. Signage shall not be internally illuminated.
- B.** Specific to zones CD-4, CD-5, ND-4, N-CM
 - 1. Signage shall be externally illuminated, except as follows:
 - a. Signage within the shopfront glazing may be neon or LED lit.

53. **Collocation:** the use of a single antenna support Structure and/or Site by more than one communications provider.
54. **Commission:** the City Planning and Zoning Commission.
55. **Communications Operations, Commercial:** the transmission, retransmission, or reception of radio, television, electromagnetic, or microwave signals primarily for the purpose of operating a business or for financial gain.
56. **Communications Operations, Non-Commercial/Amateur:** the transmission, retransmission and/or reception of radio, television, electromagnetic, or microwave signals for private or personal use, and not for the purpose of operating a business and/or for financial gain.
57. **Compatibility:** the characteristics of different land uses or activities that permit them to be located near each other in harmony and without conflict.
58. **Comprehensive Plan:** the “Vision San Marcos: A River Runs Through Us” Comprehensive Plan, including without limitation any unit or a part of any unit separately adopted and any amendment to the plan or parts thereof.
59. **Condominium:** a multifamily dwelling unit, within which title is conveyed to designated units or apartments, with an undivided interest in the building’s common elements, such as halls, stairs, elevators, roofs, parking spaces, and the land when the building is not constructed on leased land.
60. **Configuration:** the form of a building, based on its massing, private frontage, and height.
61. **Construction:** with respect to a structure, is the assembly of materials into a structure, or the rehabilitation or replacement of a structure which has been damaged, altered or removed. For the purposes of this definition, construction includes the installation of a parking lot.
62. **Construction Permit:** any authorization to construct, demolish, alter or place a structure on a lot, tract or parcel; excluding, however, an authorization to construct a capital improvement to be dedicated to the public in support of a proposed land use, the grading of land, the removal of vegetation, and other activities authorized to prepare a development site for construction of a structure or improvement.
63. **Contiguous:** with respect to property, synonymous with Adjacent.
64. **Copy:** with respect to a sign, the letters, numbers, symbols or geometric shapes, either in permanent or changeable surface of the sign.
65. **Corridor:** a linear geographic system incorporating transportation and/or other trajectories.
66. **Council:** the City Council.
67. **Coverage, Building:** the aggregate of the Lot area that is covered by Buildings located thereon, including the area covered by all overhanging roofs and canopies. See also Impervious Cover and Lot Coverage.
68. **Creek:** an area where surface waters flow sufficiently to produce a defined channel or bed. A defined channel or bed is indicated by hydraulically sorted sediments or the removal of vegetative litter or loosely rooted vegetation by the action of moving water. The channel or bed need not contain water year-round. This definition is not meant to include storm water runoff devices or other entirely artificial waterways unless they are used to store or convey pass-through stream flows naturally occurring prior to construction of such devices.
69. **CUP:** Conditional Use Permit.
70. **Curb:** the edge of the vehicular pavement that may be raised or flush to a swale. It usually incorporates the drainage system.
71. **Decorative Fencing or Wall:** fencing or wall constructed of brick or stucco over masonry, wood, wrought iron, cast

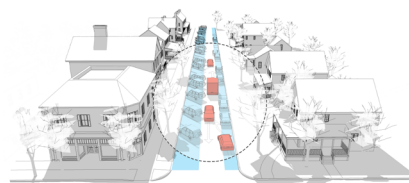
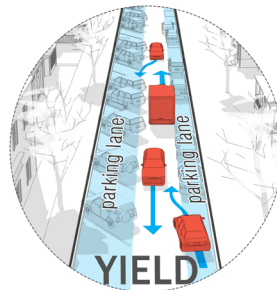


- 266. **Use:** the classification of the functions, activities, purposes, or uses accommodated by a Building or Lot or for which land or Buildings are designated, arranged, intended, occupied or maintained. See Table 5.1(Land Use Matrix) and Chapter 5, Article 1, Division 1.
- 267. **Use, Nonconforming:** See Section 1.6.2.1 of this Development Code.
- 268. **Variance:** authorization from the Zoning Board of Adjustments to deviate from or vary one or more standards of this Development Code applicable to a Development Application that is reviewed and decided under Chapter 2, Article 8, Division 2 of this Development Code.
- 269. **Vines:** any of a group of woody or herbaceous plants which may cling by twining, by means of aerial rootlets or by means of tendrils, or which may simply sprawl over the ground or other plants.
- 270. **Vision San Marcos Comprehensive Plan, or simply Vision San Marcos or the Comprehensive Plan:** the Comprehensive Plan adopted by the City entitled "Vision San Marcos – A River Runs Through Us", as amended.
- 271. **Violation:** the failure of a person, entity, Structure, Building, Lot, Improvement, Subdivision, or other Development to fully comply with this Development Code.
- 272. **VTCA:** Vernon's Texas Codes Annotated.
- 273. **Wastewater:** waterborne waste normally discharging from the sanitary conveniences of dwellings, hotels, office Buildings, retail establishments, factories, and institutions that is free from storm and surface water.
- 274. **Wastewater Service:** the collection of Wastewater that requires treatment prior to its return to nature.
- 275. **Wastewater System:** a system of pipes, conduits, lift stations and treatment facilities owned, controlled or subject to the jurisdiction of the City, designed to collect and transport Wastewater and industrial waste.
- 276. **Water Facilities:** any or all of the individual components of a Water System taken together.

- 277. **Water Quality Zone:** an area of land along a Minor Waterway, Intermediate Waterway, Major Waterway, or along a river, stream or Waterway in which Development is prohibited or limited.
- 278. **Water System or Central Water System:** the Water Facility infrastructure for the collection, treatment, storage and distribution of Potable Water from the source of supply to one or more consumers.
- 279. **Waterway:** any natural or artificial channel in which a flow of water, either continuously or intermittently, occurs.
- 280. **Watershed Protection Plan:** a plan that is submitted that establishes terms and conditions for approval of applications for Plats and Site Permits relating to environmental standards in Chapter 6 of this Development Code, and that is reviewed and decided in phases under Chapter 2, Article 6 of this

Vision SMTX Comprehensive Plan, or Vision SMTX or the Comprehensive Plan: the Comprehensive Plan adopted by the City entitled "Vision SMTX Comprehensive Plan", as amended.

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ARTICLE 3: PLANNING AREA AND REGULATING PLAN DESIGN

DIVISION 1: STANDARD GUIDELINES

Section A.3.1.1 Comprehensive Plan

A. The Preferred Scenario developed during the Comprehensive Plan process identifies:

1. Open Space;
2. Low Intensity;
3. Existing Neighborhood;
4. Medium or High Intensity Zones;
5. Employment Areas; and
6. Land Use Corridors

identifies the following Place Types:

1. Neighborhood Low-Existing
2. Neighborhood Low-New
3. Neighborhood Medium
4. Neighborhood High
5. Neighborhood Transition
6. Mixed Use Low
7. Mixed Use Medium
8. Commercial/Employment Low
9. Commercial/Employment Medium
10. Conservation/Cluster

- B. During the Code Rodeo for the development of Code SMTX, several of the main Intensity Zones had illustrative plans created to demonstrate how development within each area could be accommodated.
- C. The Intensity Zones with illustrative plans include Midtown, the Triangle, South End, the Medical District, and the East Village. Illustrative plans represent preferred and compliant development, however development within the Intensity Zones may be modified.
- D. These standard design guidelines layout the process for developing new site plans within the Intensity Zones. The pre-approved plans are included at the end of this section.

areas of San Marcos, formerly identified as "Intensity Zones" by the prior Vision San Marcos: A River Runs Through Us Comprehensive Plan

design principles and design standards that are intended for development within the Intensity Zones.

- B. Once a property owner has determined their land is within an Intensity Zone they can decide to either utilize the illustrative plan or develop a new plan. All plans shall be developed in accordance with the following guidelines and principles.

Section A.3.2.2 Identify Primary and Secondary Street Connections

must look at how the nature of natural systems and viewing the Transportation Master Plan identifies the secondary street connections in San Marcos and within the Secondary Street Network will be.

Space Linkages

primary and secondary street connections, San Marcos has an active commitment to greenways and greenway connections can be identified in the Greenways Master Plan. Although Greenways have already been identified and tend to create development areas and the Intensity Zones, street connections may run through an Intensity Zone. These Greenway Connections should be used as organizing elements along with the street connections, within the Intensity Zone.

Section A.3.2.4 Identify Pedestrian Sheds

- A. The traditional neighborhood is the basic increment for town planning. Neighborhoods are the building blocks for which enduring settlements are formed. A genuine neighborhood is compact, pedestrian-friendly, and has a mix of uses.
- B. For the purpose of these design guidelines and development within San Marcos, a typical neighborhood is measured by the

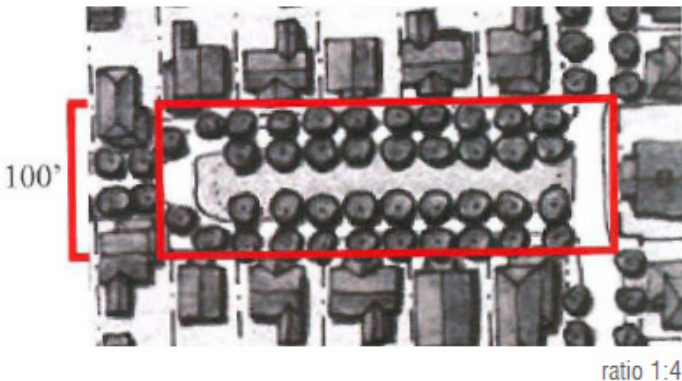
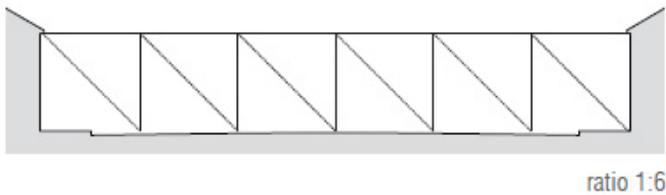
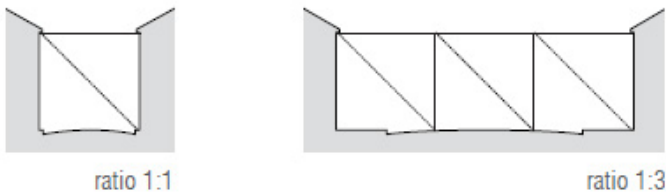
DIVISION 2: CREATING PLANS WITHIN INTENSITY ZONES

Section A.3.2.1 Identify Property

A. Intensity Zones are large areas that have been identified to accommodate future growth. They typically have multiple property owners, a variety of existing land uses, and a mix of previously developed and undeveloped areas. Each individual property owner can develop their land in accordance to the Land Development Code. These guidelines help to explain

Section A.3.3.3 Creating an “Outdoor Room” Proportions or Building Height to Public Space

- A.** A primary task of all architecture and landscape design is the physical definition of public spaces as places of shared use. The ratio of building heights-to-the width of space between the buildings is critical to creating a sense of spatial enclosure outdoors.
- B.** The eye must perceive more street wall than open sky to sense an outdoor room. The ratio of 1 increment of height to 6 increments of width (1:6) is the absolute minimum. The ratio of 1:3 is ideal. The tighter the ratio, the stronger the sense of place and the higher the real estate value along shopping streets in particular. In the absence of spatial definition from a street wall, street tree plantings can have a similar effect.
- C.** In the example below, a ratio of 1:4 is created across the 100 foot width of streets and green. This requires homes of a standard two stories or 25 feet from the ground to the eave coupled with shallow front setbacks.



Section A.3.3.4 Designate Multiple Different Intensities of Use

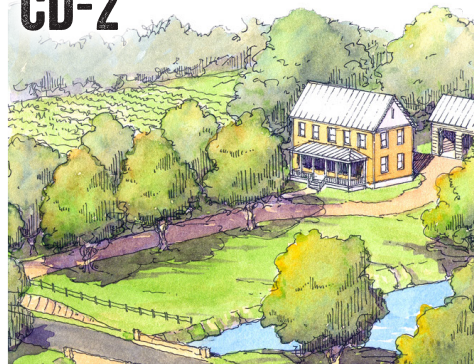
- A.** Neighborhoods have different areas: Center, General, and Edge. These names do not refer to a single use. Instead they dictate a range of uses, building types and intensities of development allowing for a wide range of flexibility. The center of a neighborhood is usually developed in a mixed-use manner with more intense uses than the general and edge area. This delicate gradient from center to edge provides visual variety as well as a variety of housing and commercial options. These correlate to the various Character Districts:
 1. Edge - CD-2, CD-3
 2. General - CD-4
 3. Center - CD-5, CD-5D
- B.** These Character Districts are based on the Rural-to-Urban Transect which is a tool that classifies human habitats in a range from the most natural to the most urban. The Transect is an important tool because it acknowledges the diverse characteristics of villages, towns, and cities, and encourages new development in a predictable manner to respect its context within the plan and reinforces the intended quality of the place.
- C.** There are six main Transect Zones commonly used in the planning profession today, ranging from the highest mix of uses and residential density (T6, the Urban Core Zone) to the lowest (T1, the Natural Zone). Sub-zones may be utilized to add an additional level of precision when calibrating the code for a particular site.
- D.** The standard Transect Zones have been adjusted and calibrated to match the existing and desired characteristics of development in San Marcos and are referred to as Character Districts within the Land Development Code. There are a total of six Character Districts for development in San Marcos.
- E.** Each Character District is defined by particular characteristics that correspond with the density and intensity of land use and urbanism. These characteristics include building placement, landscaping, and curb details, all of which influence the level of walkability and vibrancy in a particular place.

- F. A mix of Character Districts should be found within each neighborhood, however, not all Character Districts will be found in each neighborhood ~~or Intensity Zone~~.
- G. The CD-5 does not necessarily have to occur at the geometric center of a neighborhood. In many instances, the ideal retail location will occur at the convergence of two neighborhoods, on their periphery. In this case, the geometric center of a neighborhood can be occupied by a less intense set of uses, perhaps a corner store, or civic use.
- H. The Character Districts for San Marcos include:
 1. **CD-1 (Natural)**. Consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.
 2. **CD-2 (Rural)**. Consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland and hill country. Typical buildings are farmhouses, agricultural buildings, cabins and villas.
 3. **CD-3 (Sub-Urban)**. Consists of low density walkable residential areas, and has the least activity. Buildings are detached and are typically one or two stories with some three story buildings. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and thoroughfares irregular to accommodate natural conditions, but designed for slow movement.
 4. **CD-4 (General Urban)**. Consists of a mixed use but primarily residential urban fabric. It may have a wide range of attached and detached building types including single

CD-1



CD-2



CD-3



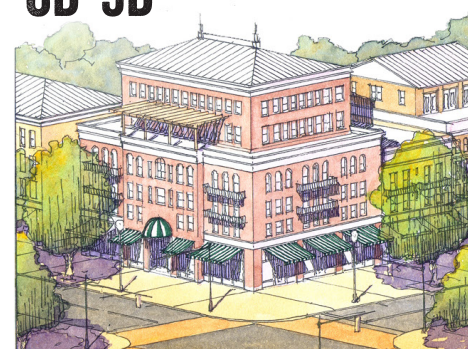
CD-4



CD-4



CD-5D



ARTICLE 6: ILLUSTRATIVE PLAN: SOUTH END

DIVISION 1: AREA DESCRIPTION

Section A.6.1.1 Current

A. The Hays County Government Center is the civic anchor of the South End. This area also contains the City’s first greenfield SmartCode development, under construction as of 2013. Wonder World Drive is a major thoroughfare bordering this development zone on the south. The area, which extends west to Hunter Road and east to the railroad, has seen significant growth recently as more people populate the southern area of town and take advantage of the relatively undeveloped nature of the South End.

Section A.6.1.2 Future Vision

- A.** The South End is envisioned as a new connection between Downtown and the southern part of the city, reducing some of the traffic along Hopkins Street and Hunter Road. The area is anticipated to build out with a medium-intensity mix of commercial and residential of different densities, with the Hays County Government Center drawing strong economic growth.
- B. Tree Diversity.** Planning for tree diversity helps protect an important environmental and social aspect of the area. Recommended tree species in South End include:

- Western Soapberry
- Eastern Red Cedar
- Chinkapin Oak
- Cambyi Oak
- Dessert Willow
- Rusty Blackhaw
- Golden Raintree
- Lacebark Elm
- Texas Mountain Laurel
- Texas Kidneywood

DIVISION 2: ILLUSTRATIVE PLAN

Section A.6.2.1 Plan Details

Community

- A** The Preferred Scenario in the comprehensive plan identifies the intersection of Wonder World Drive and Stagecoach Trail as the future neighborhood center. The combination of a plaza at this intersection and street-oriented development will help to create an identifiable center.
- B** A new road extension from the neighborhood center to I-35 will strengthen access and connectivity to the South End.
- C** A formal park is planned to align with the entry to the Hays County Government Center.
- D** Creating a grid network of streets that integrates the existing apartment complexes, helps to connect residents to daily needs such as open space, shopping, and entertainment.
- E** Future connections to downtown can be achieved by extending Stagecoach Trail and Gravel Street.
- F** Parks, paths, and open spaces throughout the neighborhood are essential amenities for pedestrians and residents.
- G** The floodway is preserved within the South End.
- H** Wonder World Drive is currently the primary route to the South End
- I** Stage Coach Trail is envisioned to be the future “main street” of the neighborhood.



ILLUSTRATIVE PLAN AND 5-MINUTE WALKING CIRCLES

ARTICLE 7: ILLUSTRATIVE PLAN: TRIANGLE

DIVISION 1: DESCRIPTION

Section A.7.1.1 Current

- A. The Triangle is centered on the intersection of Hwy 21 and Hwy 80, approximately one mile east of Interstate 35. It is generally bounded by Old Martindale Rd. (CO 295), County Line Road (CO 101), the railroad tracks, and open space along the San Marcos River. This area is mostly undeveloped, with agricultural uses, a golf course and some single-family housing established in between the Blanco River and Highway 21. Only a small portion of the Triangle is currently within the City Limits.

area

Section A.7.1.2 Future Vision

- A. The Triangle is envisioned as an important ~~medium-intensity zone~~ **area** for commercial activity and residential development on the east side of I-35. It is one of the primary routes to the San Marcos Airport and will act as a gateway in the future, providing amenities to serve airport customers and commuters. Gary Job Corps is also located in the vicinity of the Triangle and workforce education opportunities are envisioned with the institution. Land uses in the future will reflect these two important facilities – a mix of office, commercial and light industrial will complement new single family neighborhoods along the scenic Blanco River.
- B. **Tree Diversity.** Planning for tree diversity helps protect an important environmental and social aspect of the area. Recommended tree species in the Triangle include:

- Thornless Honey Locust
- Southern Wax Myrtle
- Shumard Oak
- Texas Ash
- Anaqua
- Mexican Plum
- Eastern Red Cedar
- American Elm
- Caddo Maple
- Possumhaw
- Pomegranate

DIVISION 2: ILLUSTRATIVE PLAN

Section A.7.2.1 Plan Details

- A. The Triangle is comprised of approximately four neighborhoods as measured by a 5-minute walk from center to edge.
- B. Commercial development clusters around the intersection of Hwy 21 and Hwy 80.
- C. A community square off of Hwy 80 away from the overpass allows for a pedestrian-friendly mixed-use center.
- D. Areas of land are preserved for community agricultural purposes.
- E. Sensitive lands such as the floodway and historic burial mounds are preserved.
- F. Linear neighborhood greens provide a civic amenity and help to manage stormwater when necessary.
- G. A walkable block and street network is established. Buildings should front toward the street with parking accessed from alleys and parking lots in mid-block locations.
- H. The block and street network could continue across County Line Road and Old Martindale Road.
- I. When possible, lots side toward Hwy 21 and Hwy 80 to provide better street addresses.



ILLUSTRATIVE PLAN AND 5-MINUTE WALKING CIRCLES

ARTICLE 8: ILLUSTRATIVE PLAN: EAST VILLAGE

DIVISION 1: DESCRIPTION

Section A.8.1.1 Current

A. The East Village is a growth area toward which the City has been progressively expanding in recent years. Its north boundary is defined by the greenspace surrounding Cottonwood Creek, and the southern boundary extends just beyond McCarty Lane and Rattler. Currently, the East Village contains two of San Marcos’s newest public schools, San Marcos High School and James Bowie Elementary. Its primary residential area is the Cottonwood Creek subdivision, which contains single-family housing. East Village also contains areas currently zoned for commercial and industrial uses around the two very promising intersections of Old Bastrop and Hwy 123, as well as Clovis Barker and Hwy 123. Much of the property in the East Village has yet to be included within city limits and is therefore not currently zoned.

Section A.8.1.2 Future Vision

A. As the site of San Marcos’ only high school, as well as an elementary school, this area has a high potential for growth. Designated as a ~~Medium Intensity Zone~~, East Village will boast a mix of commercial, retail, and service oriented activity. This area will offer a variety of residential options including single family homes, duplexes, townhomes, and small multifamily projects. Some multifamily projects combined with commercial will result in vertical mixed use in the activity node. Since the area is largely on undeveloped property at the edge of town, it will become a mixed use gateway into the city, which will welcome visitors from Seguin and beyond.

Regional Center

B. **Tree Diversity.** Planning for tree diversity helps protect an important environmental and social aspect of the area. Recommended tree species in South End include:

- Lacey Oak
- Eve’s Necklace
- Husiache
- Mexican Redbud
- Mexican White Oak
- Mexican Sycamore

- Mexican Plum
- Arizona Cypress
- Mexican Olive
- Flameleaf Sumac

DIVISION 2: ILLUSTRATIVE PLAN

Section A.8.2.1 Plan Details

A San Marcos High School

B Bowie Elementary School

C Neighborhoods can develop around the high school making it part of the community instead of isolated from the rest of the City.

D An overpass is planned to start construction at the intersection of McCarty Lane and Hwy 123. This type of street is not conducive to a walkable environment so areas by the intersection can accommodate back of house type activities such as providing additional parking supply.

E A new road based on the Transportation Master Plan connects the East Village and Medical District.

F Some farm land can be preserved with community agriculture.

G Neighborhood greens become a focus within new neighborhoods. Buildings front onto these greens rather than turning their backs to them.

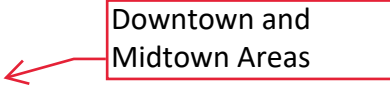
H Ample sidewalks and slow speeds on Guadalupe Street will give many children the opportunity to walk and/or bike to and from school

I McCarty Lane becomes a walkable corridor with clustered density. Buildings should front toward the street with parking accessed from alleys and parking lots in mid-block locations.

Section B.4.1.3 Main Street Streetscape

A. Main Street Streetscape. The main street streetscape (Section 3.8.1.6) is required in compliance with Section 3.8.1.1 for all existing streets in the **downtown and midtown intensity zones**. This manual provides alternatives specific to each street in order to maintain a consistent and coordinated streetscape along each block as redevelopment occurs on a lot by lot basis.

Downtown and
Midtown Areas



B. Reduction in Lane Widths. At no time shall the installation of improvements in the street edge zone reduce existing lane widths beyond the following minimum requirements.

| LANE TYPE | RECOMMENDED | CONSTRAINED | NOTES |
|----------------------|-------------|-------------|---|
| OUTSIDE TRAVEL LANE | 12.5' | 12' | Includes all lanes directly adjacent to a curb. Measured from face of curb to center of stripe. |
| INTERIOR TRAVEL LANE | 11' | 10' | Measurements from center of stripe to center of stripe |
| CENTER TURN LANE | 11' | 10' | |
| MEDIAN | 14' | 10' | Left turn pockets may be required at intersections |