



Non-Consent Item X




Receive a staff presentation and consider initial authorization of Development Code text amendments to align terminology with the Vision SMTX Comprehensive Plan.

History & Example












- On October 15, 2024 City Council approved Vision SMTX, the City's Comprehensive Plan. This action immediately created conflicts in terminology within the Development Code.

2013 Comprehensive Plan Place Types

	Employment Area
	High Intensity
	Medium Intensity
	Low Intensity
	Existing Neighborhood
	Open Space

2024 Comprehensive Plan Place Types

	Neighborhood - High
	Neighborhood - Medium
	Neighborhood - Low
	Neighborhood Transition
	Mixed Use - Medium
	Mixed Use - Low
	Commercial/Employment Medium
	Commercial/Employment Low
	Conservation/Cluster

Additional Examples

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:

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.



Recommendation

Staff recommends approval as presented.

Approval of this item authorizes staff to begin the code amendment process to update terminology in the Development Code to align with the Comprehensive Plan.