

Design Manual - Development Code Amendments – Justification Table

January 30, 2026

Item #	Topic & Section	Justification	Redline Page #
#D-1	Downtown and Midtown Entertainment District <i>Figure 1.1 Downtown and Midtown Entertainment District Design Context Map</i>	Update map to expend the “University Edge” Design Context. This reflects changes to the Preferred Scenario Map that have been approved through various Preferred Scenario Map amendments. Edits recommended by City staff	A:4
#D-2	Purpose Statement – Sustainability Guidelines <i>Section C.5.1.1 Purpose and Introduction</i>	Add a Purpose statement to Article 5: Standards for Guidelines for Sustainability in the Historic District Guidelines. This language was approved in Recommendation Resolution 2019-03RR by both HPC & City Council but was never added. Edits recommended by City staff & HPC & City Council	C:45
#D-3	Appendix B. Street Design Manual <i>Article 3: Sidewalk Seating Area</i>	Add information regarding Sidewalk Seating Area, as it was adopted in Ordinance 2022-69 but was never incorporated into the Design Manual.	B:12
#D-4	Appendix D: Preferred Plant List <i>Division 1: Landscaping/Mitigation Trees</i>	Remove all species of Ash trees from the Preferred Planting List. This removal is to prevent the spread of the Emerald Ash Borer, an invasive insect. Edits recommended by City staff	A:60 A:68 D:8 D:10 D:11
#D-5	Appendix D: Planting Guidelines <i>Division 1: Landscaping/Mitigation Trees</i>	Remove huisache and hackberry from the Preferred Plant List, as they are no longer considered desirable species. Edits recommended by City staff	A:70 D:12
#D-6	Appendix D: Planting Guidelines <i>Article 3: Main Street District</i>	Provide a Pollinator Plant Palette that lists species suitable for planting the Main Street District in Downtown San Marcos. Edits recommended by City staff	D:1 D:17-D:29

Page numbers for each item correspond to their location within the mark-up document. Section numbers may not be updated to reflect the markup and instead correspond to their location within the current Land Development Code.