

Vision SMTX & Vision SMTX++ Summary Table

Stylistic Changes: Typos, preferences in grammar, and non-substantive alternative language.

Notable Changes: Changes that are substantive.

Item #	Vision SMTX	Pg#	Vision SMTX++	Pg#	Type of Change	Staff Comments
1.	N/A	All	<u>ADDED DATE TO COVER PAGE & FOOTER</u>	All	Stylistic	
2.	Acknowledgements ...	N/A	<u>All lists of people area alphabetized by last name, but are shown first name first. PhD changed to “, Dr.” at the end of their name.</u>	4-7	Stylistic	Acknowledgements section has been re-arranged accordingly and some titles have been updated.
3.	Photos.		<u>Captions added to all photos. Ex: “resident buying fresh produce at the Farmer’s Market” or just “Farmer’s Market” or “Price Center, 222 W San Antonio St.”</u>	All	Notable	Captions to photos have been added throughout plan.
4.	N/A	N/A	<u>Equitable Growth: An approach to public and private investment that attempts to provide community benefits for all residents and to distribute the costs and benefits (physical, financial, environmental, social, and cultural) of growth and change in San Marcos among all residents.</u>	147	Notable	
5.	The Vision SMTX Comprehensive Plan is a vision and policy document intended to guide the growth and evolution of the City for the next 20-30 years. It is based on community input and feedback and includes the community’s vision for a variety of physical and programmatic areas that influence how San Marcos evolves and grows in the years ahead. The Plan’s recommendations are informed by over two years of community conversations. The Plan’s success should be attributed to the unwavering dedication of those residents that participated in the planning process.	11	The Vision SMTX Comprehensive Plan is a <u>visionary vision and</u> policy document intended to guide the growth <u>and transformation and evolution</u> of the City for the next 20-30 years. It is based on community input and feedback and includes the community’s vision for a variety of <u>physical and programmatic</u> areas that influence how San Marcos <u>evolves and</u> grows in the years ahead. <u>Two years of community conversations informed the Plan’s recommendations, and the successful completion of the plan should be attributed to the unwavering dedication of those residents that participated in the planning process. The Plan’s recommendations are informed by over two years of community conversations. The Plan’s success should be attributed to the unwavering dedication of those residents that participated in the planning process.</u>	11	Stylistic	

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6.	"The policies, projects, and programs in this Plan aim to help shape the future of the places where San Marcans live, work, shop, and play by preserving what's important to the community and guiding investments that help make San Marcos a vibrant and unique city for all."	12	"The policies, projects, and programs in this Plan aim to help <u>will</u> shape the future of the places where San Marcans <u>residents</u> live, work, shop, and play by preserving what's important to the community and guiding investments that help make San Marcos a vibrant and unique city for all."	12	Stylistic	
7.	The western half of San Marcos contains the original Downtown core of the City, the traditional activity and population center of the community.	13	<u>The eastern half of San Marcos currently includes major existing and new residential neighborhoods as well as schools and major employers. However, there are many large tracts of land in this area which are rapidly developing.</u> The western half of San Marcos contains the original Downtown core of the City, the traditional activity and population center of the community.	13	Notable	
8.	The San Marcos City Council provided direction to rewrite the City's current Comprehensive Plan, Vision San Marcos, originally adopted in 2013. The policies, projects, and programs in this Plan aim to help shape the future of the places where San Marcans live, work, shop, and play by preserving what's important to the community and guiding investments that help make San Marcos a vibrant and unique city for all. As such, the rewrite included significant public engagement to obtain input from the public, stakeholders, and organizations in San Marcos throughout the planning process.	13	The San Marcos City Council provided direction to rewrite the City's current Comprehensive Plan, Vision San Marcos, originally adopted in 2013. The policies, projects, and programs in this Plan aim to help shape the future of the places where San Marcans <u>residents</u> live, work, shop, and play by preserving what's important to the community and guiding investments that help make San Marcos a vibrant and unique city for all. As such, the <u>Comprehensive Plan</u> rewrite included significant public engagement to obtain input from the public, stakeholders, and organizations in San Marcos throughout the planning process.	13	Stylistic	
9.	Based on the 2022 Census Estimates, the city's population is approximately 72,000 today.	14	Based on the 2022 Census Estimates, the city's population is approximately 72,000 today <u>in 2023</u> .	14	Stylistic	

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10.	Fertile soils, a constant water supply, and abundant game provided the setting for possibly for the oldest continually occupied site in North America. ... The permanence of the town was secured with the extension of the International and Great Northern Railroads through San Marcos in 1880, and the opening of Southwest Texas State Normal School (now Texas State University) in 1903.	14	Fertile soils, a constant water supply, and abundant game provided the setting for possibly for <u>what is likely</u> the oldest continually occupied site in North America. ... The permanence of the town was secured with the extension of the International and Great Northern Railroads through San Marcos in 1880, and the opening charter of Southwest Texas State Normal School (now Texas State University) in 1903 <u>1899</u> .	14	Stylistic	
11.	Texas State University's acquisition of Aquarena Springs in 1994 marked a shift in emphasis from a "theme park" to one of "ecotourism." In the early 1990s, the Tanger Outlet Mall and San Marcos Factory Outlet Mall (now Prime Outlets) became another major draw for tourism. Enrollment at Texas State University now exceeds 38,000 students and the student population is projected to increase by nearly 11,000 students by 2035.	15	Texas State University's acquisition of Aquarena Springs in 1994 marked a shift in emphasis from a "theme park" to <u>the study of water and the environment.</u> one of "ecotourism." In the early 1990s, the Tanger Outlet Mall and San Marcos Factory Outlet Mall (now Prime Outlets) became another major draw for tourism. Enrollment at Texas State University now exceeds 38,000 students and the student population is projected to increase by nearly 11,000 students by 2035.	14	Stylistic	
12.	The San Marcos River originating from the San Marcos Springs runs through the city and joins with the Blanco River <u>south of the city.</u>	15	The San Marcos River originating from the San Marcos Springs runs through the city and joins with the Blanco River <u>southeast of the city.</u>	15	Stylistic	
13.	Cities can grow through infill and redevelopment, through the orderly request for extension of utilities in the ETJ followed by annexation, through "leap frog" development outside the city's ETJ or in MUDs, or a combination of all of these.	16	Cities can grow through infill, <u>redevelopment</u> , and <u>new redevelopment within the city limits</u> , through the orderly request for extension of utilities in the ETJ followed by annexation, <u>or</u> through "leap frog" development outside the city's ETJ or in MUDs, or a combination of all of these.	16	Stylistic	
14.	The 2017-2021 American Community Survey estimates the median household income of San Marcos at \$42,500.	16	The 2017-2021 American Community Survey estimates the median household income of San Marcos at \$42,500 <u>in 2021.</u>	16	Stylistic	

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15.	In order, the next largest employment sectors in San Marcos include Accommodation, Food Service (17.9%), Educational Services (14.4%), Health Care and Social Assistance (8.9%), Manufacturing (5.5%), and Construction (5.4%).	17	In order, t The next largest employment sectors in San Marcos include <u>Hotels, Accommodation</u> , Food Service (17.9%), Educational Services (14.4%), Health Care and Social Assistance (8.9%), Manufacturing (5.5%), and Construction (5.4%).	16	Stylistic	
16.	The largest industries in Hays County are Education, Retail Trade, Hotel/Restaurant, Health Care, and Construction.	17	The largest industries <u>by employment</u> in Hays County are Education, Retail Trade, Hotel/Restaurant, Health Care, <u>Manufacturing/Distribution</u> and Construction.	17	Stylistic	
17.	Nearly one-fifth of San Marcans commute to Austin and approximately five percent of residents commute to San Antonio. In all, approximately 68 percent of San Marcans commute out of the city for work, which is nearly double the percent of residents that did so 20 years ago.	17	Nearly one-fifth of <u>San Marcans residents</u> commute to Austin and approximately five percent of residents commute to San Antonio. In all, approximately 68 percent of <u>San Marcans residents</u> commute out of the city for work, which is nearly double the percent of residents that did so 20 years ago.	17	Stylistic	
18.	Approximately 41% of San Marcans identify as Hispanic or Latino.	17	Approximately 41% of <u>San Marcans residents</u> identify as Hispanic or Latino.	17	Stylistic	
19.	According to the Greater San Marcos Partnership, the population of the region within a one-hour drive of San Marcos is more than 4 million people and Hays County was the fastest growing county with a population 100,000 or more in the country. Hays County experienced 53 percent growth from 2010 to 2020 -(83,960 residents to 241,067 residents). As of 2020, Hays County had 82,767 households and 89,176 housing units. Comal County immediately south also experienced 49 percent growth from 2010 to 2020, contributing to the I-35 corridor from San Antonio to Austin the fastest growing region in the country.	18	According to the Greater San Marcos Partnership, the population of the region within a one-hour drive of San Marcos is more than 4 million people. <u>From 2010 to 2020, and</u> Hays County was the fastest growing county <u>with a population of 100,000 or more in the country</u> <u>United States</u> . Hays County experienced 53 percent growth from 2010 to 2020 -(83,960 residents to 241,067 residents). As of 2020, Hays County had 82,767 households and 89,176 housing units. Comal County immediately south also experienced 49 percent growth from 2010 to 2020, contributing to the I-35 corridor from San Antonio to Austin <u>being named</u> the fastest growing region in the country <u>based on percentage growth of population</u> .	17	Stylistic	

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20.	A comprehensive plan, if properly utilized, acts as a tool for managing and directing growth, lends predictability to developers by illustrating the types of development desired throughout the city and locates existing and proposed infrastructure. It gives legal backing to ordinances and development codes while eliminating arbitrary or capricious enforcement of these laws. With input from the community during the comprehensive planning process, the document serves as the record of the city's long-range vision. In the face of constant change, this is the most important reason to plan. A comprehensive plan with extensive community input allows a community's residents to determine what factors will guide development decisions and gives them the opportunity to decide what the future of their city will be.	20	A comprehensive plan, if properly utilized, acts as a tool for managing and directing growth, lends predictability to developers by illustrating the types of development desired throughout the city and locates existing and proposed infrastructure. It gives legal backing to ordinances and development codes while eliminating arbitrary or capricious enforcement of these laws. With input from the community during the comprehensive planning process, the document serves as the record of the city's long-range vision. In the face of constant change, this is the most important reason to plan. A comprehensive plan with extensive community input allows a community's residents to determine what factors will guide development decisions and gives them the opportunity to decide what the future of their city will be .	20	Stylistic	
21.	Strategic Plans take a more immediate approach and identify short-term actions to achieve long term goals. Capital Improvements Plans (CIP) guide the use of the city's budget. Public Participation Plans outline when and how citizens will be involved in the city's operations.	20	Strategic Plans take a more immediate approach and identify short-term actions to achieve long term goals. Capital Improvements Plans (CIP) guide the use of the city's budget. Public Participation Plans outline when and how citizens will be involved in the city's operations.	20	Stylistic	
22.	Ensuring an inclusive and equitable future for existing and future residents of San Marcos requires a new plan that builds on the foundation of Vision San Marcos: A River Runs Through Us, while also engaging new and old voices in meaningful conversations about potential futures and their tradeoffs.	21	Encouraging Ensuring an inclusive and equitable future for existing and future residents of San Marcos requires a new plan that builds on the foundation of Vision San Marcos: A River Runs Through Us, while also engages ing new and old voices in meaningful conversations about potential futures and their tradeoffs.	21	Stylistic	

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23.	The staff and consultant planning team have been collecting input from the Comprehensive Plan Steering Committee (CPSC), community, and focus groups on developing the draft vision, goals, and guiding principles which are foundational components for Vision SMTX.	22	<u>MOVE THE SUMMARY OF COMMUNITY ENGAGEMENT TO THE APPENDIX</u> The <u>City</u> staff and consultant planning team have been collecting input from the Comprehensive Plan Steering Committee (CPSC), community, and focus groups on developing the draft vision, goals, and guiding principles which are foundational components for Vision SMTX.	22	Notable	Staff kept the lead-in text, updated the total number of comments, and added an additional sentence in order to direct the reader to the appendix. Additional lead-in text was also added to the Appendix for context.
24.	This then led into the creation of more detailed recommendations and strategies for the planning elements and a series of place types that were derived from the combinations of high-level land use and land use intensity included in the Preferred Growth Scenario Map. The Area Plan development process then kicked off while the planning team worked on a strategic implementation strategy for the Comprehensive Plan.	22	This then led into the creation of <u>Next</u> , more detailed recommendations and strategies for the planning elements and a series of place types that <u>Place Types</u> that were derived from the combinations of high-level land use and land use intensity included in the Preferred Growth Scenario Map. The Area Plan development process then kicked off <u>began</u> while the planning team worked on a strategic implementation strategy for the Comprehensive Plan.	22	Stylistic	In conjunction with item #23, this has been moved to the appendix of Vision SMTX++.
25.	The kick-off events focused on orienting the Community to the Vision SMTX project and collecting input on vision, goals, and guiding principles as well as spatial data on opportunities and constraints.	23	The kick-off events focused on orienting the C community to the Vision SMTX project and collecting input on vision, goals, and guiding principles as well as spatial data on opportunities and constraints.	N/A	Stylistic	In conjunction with item #23, this has been moved to the appendix of SMTX++.
26.	April 6, 2022 Virtual Community Presentation – The City hosted a virtual presentation on the Draft Preferred Growth Scenario Map via Zoom as a supplement to the virtual map survey.	24	April 6, 2022 Virtual Community Presentation – The City hosted a virtual presentation on the Draft Preferred Growth Scenario Map via Zoom online as a supplement to the virtual map survey.	N/A	Stylistic	In conjunction with item #23, this has been moved to the appendix of SMTX++.
27.	June 22, 2022 Downtown Workshop – The City hosted an in-person workshop to kick off the Downtown Area Plan at the San Marcos Price Center.	25	June 22, 2022 Downtown Workshop – The City hosted an in-person workshop to kick off the Downtown Area Plan at the San Marcos Price Center.	N/A	Stylistic	In conjunction with item #23, this has been moved to the appendix of SMTX++.
28.	Downtown Oversight Committee	26	Downtown Over sight Committee	N/A	Stylistic	In conjunction with item #23, this has been moved to the appendix of SMTX++.

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29.	The Comprehensive Plan Steering Committee (CPSC) is a diverse collective of 31 community members appointed by City Council that represent different districts sand varying demographics within the City. Committee members provide input and feedback on each element of the planning process. ... In addition to the regularly scheduled meetings, subcommittees were formed to refine the Planning Elements outlined in Section 2 of this plan. A total of 23 subcommittee meetings were held.	28	The Comprehensive Plan Steering Committee (CPSC) is a diverse collectionone^{ve} of 31 community members appointed by City Council that represent different districts-geographic areas and varying demographics within the City. Committee members providedd input and feedback-on each element of the planning process. ... In addition to the regularly scheduled meetings, subcommittees were formed to refine the Planning Elements outlined in Section 2 of this plan. A total of 23 subcommittee meetings were held.	N/A	Stylistic	In conjunction with item #23, this has been moved to the appendix of SMTX++.
30.	Past Meetings: CPSC Virtual Meeting #1: November 20, 2020	28	Past Meetings: CPSC Virtual Meeting #1: November 2012, 2020	N/A	Stylistic	In conjunction with item #23, this has been moved to the appendix of SMTX++.
31.	The purpose of these groups is to provide specific input and guidance on each step of the Planning process.	29	The purpose of these groups iswas to provide specific input and guidance on each step of the Planning process.	N/A	Stylistic	In conjunction with item #23, this has been moved to the appendix of SMTX++.
32.	- Arts Master Plan Open House @ San Marcos Price Center - San Marcos Area Chamber of Commerce Business Expo @ Embassy Suites - San Marcos Area Chamber of Commerce Business Expo @ Embassy Suites	30	- Arts Master Plan Open House @ San Marcos Price Center - San Marcos Area Chamber of Commerce Business Expo @ Embassy Suites San Marcos Conference Center - San Marcos Area Chamber of Commerce Business Expo @ Embassy Suites San Marcos Conference Center	N/A	Stylistic	In conjunction with item #23, this has been moved to the appendix of SMTX++.
33.	The Plan is organized into five major sections and paired with a series of technical appendices.	32	The Plan is organized into five major sections and paired with <u>followed by</u> a series of technical appendices.	23	Stylistic	
34.	It is accompanied by as set of Guiding Principles that were used throughout the planning process to guide decision making and weigh trade-offs.	32	It is accompanied by as set of Guiding Principles that were used throughout the planning process to guide decision making and weigh trade-offs.	23	Stylistic	

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35.	SECTION 3: PREFERRED GROWTH SCENARIO The third section of the Plan builds on the land use intensity matrix developed as part of the Vision San Marcos: A River Runs Through Us Comprehensive Plan, and advances many of those key concepts with the introduction of overlays and place types. Place types are an expression of the combination of high-level land use and land use intensity that help to communicate desired development qualities and patterns across San Marcos.	32	SECTION 3: PREFERRED GROWTH SCENARIO The third section of the Plan builds on the land use intensity matrix developed as part of the Vision San Marcos: A River Runs Through Us Comprehensive Plan. This section includes, and advances many of those key concepts with the introduction of overlays and p Place t Types. Place t Types are an expression of the combination of high-level land use and land use intensity that help to communicate desired development qualities and patterns across San Marcos.	23	Stylistic	
36.	SECTION 4: AREA PLANS The fourth section of the Plan provides an overview of the Area Planning approach employed by San Marcos during the Comprehensive Plan effort and discusses the approach to developing and updating Regional Center plans, as well as Neighborhood Area Plans for areas across San Marcos.	33	SECTION 4: AREA PLANS The fourth section of the Plan provides an overview of the Area Planning approach employed by San Marcos during the Comprehensive Plan effort and discusses the approach to developing and updating Regional Center plans, as well as Neighborhood Area Plans for areas across San Marcos.	24	Stylistic	
37.	The Vision SMTX Comprehensive Plan also includes a series of appendices, providing consolidated summaries and more detailed information pertaining to: • Goals and Objectives; • Key Findings from the Fiscal Impact Analysis; • Methodology for Overlays; • Comparison of the Preferred Scenario to the Trends Scenario; and • Community Engagement.	33	APPENDICES The Vision SMTX Comprehensive Plan also includes a series of appendices, providing consolidated summaries and more detailed information pertaining to: • Summary of Community Engagement; • Goals and ObjectivesConsiderations; • Key Findings from the Fiscal Impact Analysis; • Methodology for Overlays; and • Comparison of the Preferred Scenario to the Trends Scenario; and Community Engagement.	24	Stylistic	
38.	Vision SMTX is a community-based update to the Comprehensive Plan for San Marcos. As part of the planning process, the community's vision for the city was updated and paired with a set of guiding principles.	35	Vision SMTX is a community-based update to the Comprehensive Plan for San Marcos. As part of the planning process, the community's vision for the city was updated-reviewed and paired with a set of guiding principles was developed.	27	Stylistic	"Objectives" is changed to "Considerations" in all instances in the Plan and Appendix.

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39.	The vision and guiding principles are supported by a set of goals, policies and objectives that nest within Planning Elements.	37	The vision and guiding principles are supported by a set of goals, policies and objectives <u>considerations</u> that nest are within Planning Elements.	29	Stylistic	
40.	COMMUNITY VISION <i>San Marcos is a community of diverse and inclusive neighborhoods that protects and celebrates the <u>San Marcos R</u>iver and other rich natural, historical and cultural assets; embraces its small-town feel, charm and quality of life; and leverages strategic development to continue building a sustainable community with enhanced access and opportunities for people and businesses</i>	38	COMMUNITY VISION <i>San Marcos is a community of diverse and inclusive neighborhoods that protects and celebrates the <u>San Marcos R</u>iver and other rich natural, historical and cultural assets; embraces its small-town feel, charm and quality of life; and leverages strategic development to continue building a sustainable community with enhanced access and opportunities for people and businesses</i>	30	Stylistic	
41.	The community vision was created to help inform the guiding principles, goals, policies, and other recommendations included in this Plan. The vision statement describes how San Marcans picture their city in the future. This vision also establishes the lens through which the Preferred Growth Scenario and associated Place Types, introduced in the next section, were created and analyzed.	38	The community vision was created to help inform the guiding principles, goals, policies, <u>area plans</u> , and other recommendations included in this Plan. The vision statement describes how <u>San Marcans the community</u> pictures their city in the future. This vision also establishes the <u>basis for lens through which</u> the Preferred Growth Scenario and associated Place Types, introduced in the next section, were created and analyzed.	31	Stylistic	
42.	The Vision SMTX Comprehensive Plan is based on building on the past while considering future needs to create a sustainable, resilient, and inclusive city comprising complete neighborhoods that provide equitable and people-focused development and amenities for the community.	38	The Vision SMTX Comprehensive Plan is based on building builds on the past while considering future needs to create a sustainable, <u>and</u> resilient, and inclusive city comprising complete neighborhoods that provide equitable and people-focused development and amenities for the community.	31	Stylistic	
43.	The San Marcos River is a crucial amenity and natural asset in the City and responsible growth that minimizes environmental impacts to the river and other natural resources is foundational to keeping San Marcos a thriving and sustainable community.	39	The San Marcos River is a <u>n important crucial community</u> amenity and natural asset in the City. and <u>R</u> esponsible growth that minimizes environmental impacts to the river and other natural resources is foundational <u>fundamental</u> to keeping San Marcos a thriving and sustainable community.	31	Stylistic	

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44.	GUIDING PRINCIPLES The Comprehensive Plan process and direction set throughout that process utilizes a set of guiding principles to navigate and narrow the vast range of options facing the community.	40	GUIDING PRINCIPLES The Comprehensive Plan process and direction set throughout that process utilizes a set of guiding principles to navigate and narrow the vast range of options facing the community.	32	Stylistic									
45.	Sustainable and Resilient San Marcos strives to promote and balance economic, environmental resiliency, and social sustainability for current residents and future generations.	41	Sustainable and Resilient San Marcos strives to promote and balance economic, and environmental resiliency, and social sustainability for current residents and future generations.	33	Stylistic									
46.	For each of the 23 Goals introduced, the Policy Framework includes a set of policy statements and defines success through a set of Objectives.	42	For each of the 23 Goals introduced, the Policy Framework includes a set of policy statements and defines success through a set of Objectives <u>Considerations</u> .	34	Stylistic									
47.	The table to the right defines each of the Policy Framework components in more detail.	42	The <u>next</u> table to the right defines each of the Policy Framework components in more detail.	34	Stylistic									
48.	<table><tr><th>Framework Component</th></tr><tr><td>Goal</td></tr><tr><td>Policy</td></tr><tr><td>Objective</td></tr></table>	Framework Component	Goal	Policy	Objective	43	<table><tr><th>Framework Component</th></tr><tr><td>Goal</td></tr><tr><td>Policy</td></tr><tr><td>Objective <u>Consideration</u></td></tr></table>	Framework Component	Goal	Policy	Objective <u>Consideration</u>	35	Stylistic	
Framework Component														
Goal														
Policy														
Objective														
Framework Component														
Goal														
Policy														
Objective <u>Consideration</u>														
49.	San Marcos has a diversity of arts, culture, and educational assets. ... Additionally, the Texas State University campus has public art, as well as live performance venues, galleries and museums. These spaces provide areas where residents can engage and enrich their lives.	44	San Marcos has a diversity of artistic, and cultural, and educational assets. ... Additionally, the Texas State University campus has public art, as well as live performance venues, and galleries and museums . These spaces provide areas where residents can engage and enrich their lives.	36	Stylistic									
50.	AC-1.2 Identify the need and opportunities for new arts and culture related facilities such as libraries, museums, and community theaters as the city grows.	45	AC-1.2 Identify the need and opportunities for new arts and culture related facilities such as libraries, museums, and community theaters as the city grows .	37	Stylistic									

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51.	San Marcos has a strong economy as well as strong growth opportunities. It is therefore important for the City to support its existing local employers and small businesses, as well as existing growth sectors, while also attracting new business to grow and diversify its employment base. San Marcos is situated in the heart of what has been coined the Texas Innovation Corridor, an area for commercialized innovation. San Marcos' economy is driven by retail services, accommodations and food service, education, and health care/social assistance. These sectors account for nearly two-thirds of jobs in San Marcos, as well as a large portion of employment growth in recent years. While attracting new employers is an important economic development goal, this should not be done to the detriment of existing businesses.	48	San Marcos has a strong economy as well as strong growth opportunities. It is therefore important for the City to <u>continue to</u> support its existing local employers and small businesses, as well as existing growth sectors, while also attracting new businesses <u>es</u> to grow and diversify its employment base. San Marcos is situated in the heart of what has been coined the Texas Innovation Corridor <u>as named by the Greater San Marcos Partnership, an area for commercialized innovation.</u> San Marcos' economy is driven by retail services, accommodations and food service, education, and health care /social assistance . These sectors account for nearly two-thirds of jobs in San Marcos, as well as a large portion of employment growth in recent years. While attracting new employers is an important economic development goal, this should not be done to the detriment of existing businesses.	40	Stylistic	
52.	ECD-2.4 Review incentive policies with consideration of current economic development strategy	49	ECD-2.4 Review incentive policies with consideration of current economic development strategy <u>as conditions change.</u>	41	Stylistic	
53.	ECD-2.6 Support affordability (e.g., housing, living wages, high quality training programs, and anti-displacement policies) as an	49	ECD-2.6 Support affordability (e.g., housing, living wages, high quality training programs, and anti-displacement policies) <u>and other affordability methods</u> as an essential component of economic development.	41	Stylistic	
54.	ECD-3.4 Develop and implement a standard process for reviewing and scoring prospects for incentives.	50	ECD-3.4 Develop and implement a standard <u>Evaluate existing</u> process for reviewing and scoring prospects for incentives <u>as conditions change.</u>	42	Stylistic	
55.	There is a wealth of natural resources in San Marcos that warrant environmental protection sustainability practices, including rivers, watersheds, and endangered habitats. The impact of development on the environment can be positive or negative – development can enhance environmental features for the better or it can take away	52	There is a wealth of natural resources in San Marcos that warrant environmental <u>protection sustainability</u> practices, including rivers, watersheds, and endangered habitats. The impact of development on the environment can be positive or negative – development can enhance environmental features for the better or it can take away <u>environment.</u> Sustainable <u>and protective</u> practices	44	Stylistic	

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	from the natural environment. Sustainable and protective practices will ensure these resources are maintained as San Marcos continues to grow and develop. The widely accepted definition of sustainable development is “development that meets the needs of the present without compromising the resources needed for future generations.” to meet their own needs. In recent decades, the concept of sustainability has evolved from discussions on environmental policies and practices to discussions on environmental, economic, and social equity policies and practices (otherwise known as the Triple Bottom Line framework or 3 Pillars of Sustainability).		will ensure these resources are maintained as San Marcos continues to grow and develop. The widely accepted definition of sustainable development is “development that meets the needs of the present without compromising the resources needed for future generations.” to meet their own needs. In recent decades, the concept of sustainability has evolved from discussions on environmental policies and practices to discussions on environmental, economic, and social equity policies and practices (otherwise known as the Triple Bottom Line framework or 3 Pillars of Sustainability).			
56.	A sustainable community: - Utilizes land development methods that minimize impacts to the natural environment (Environmental Sustainability); - Uses its resources and assets to provide long-term economic benefits (Economic Sustainability); and - Seeks to provide benefits, opportunities, and services to all members of the community (Social Equity). The following will focus on San Marcos’ goal for environmental sustainability and will discuss the ways in which San Marcos seeks to incorporate environmentally sustainable development practices to achieve balanced growth and explore methods to expand upon its efforts using the recommendations included in this Plan.	52	A sustainable community: - Utilizes land development methods that minimize impacts to the natural environment (Environmental Sustainability); - Uses its resources and assets to provide long-term economic benefits (Economic Sustainability); and - Seeks to provide benefits, opportunities, and services to all members of the community (Social EquitySustainability). The following will focus on San Marcos’ goal for environmental protection and sustainability and will discuss the ways in which San Marcos seeks to incorporate environmentally sustainable development practices to achieve balanced growth and explore methods to expand upon its efforts using the recommendations included in this Plan.	44	Stylistic	

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57.	ENV-1.1 Incentivize development in targeted areas based on the Preferred Scenario Map with adequate drainage, water quality, and green infrastructure to accommodate growth.	53	ENV-1.1 Incentivize and/or streamline development in targeted areas based on the Preferred Scenario Map with adequate drainage, water quality, and green infrastructure to accommodate growth.	45	Stylistic	
58.	ENV-1.10 Establish goals to minimize water use in each sub-watershed over the period of this plan.	53	ENV-1.10 Establish goals to minimize water use in each sub-watershed over the period of this plan.	45	Stylistic	
59.	ENV-2.3 Establish resilient and sustainable approaches to ensuring a supply of safe groundwater and surface water, including water reuse and reclaim practices to prevent depletion of groundwater sources and minimize impact on regional water systems.	54	ENV-2.3 Establish resilient and sustainable approaches to ensuring a supply of safe groundwater and surface water, including water reuse and reclaim practices to prevent depletion of groundwater sources and minimize impact on regional water systems.	46	Stylistic	
60.	ENV-3.4 Provide financial incentives to encourage developers to implement green building practices, conservation-style development, and increased density in targeted areas as indicated on the Preferred Scenario Map.	54	ENV-3.4 Provide financial incentives to e ncourage developers to implement green building practices, and conservation-style development, and increased density in targeted areas as indicated on the Preferred Scenario Map.	46	Stylistic	
61.	Through the promotion of diverse housing choices, San Marcos can provide varied neighborhoods that support a high quality of life and enhance and maintain the small-town feel of the community. As San Marcos grows and expands, the City must ensure continued investment in the traditional core neighborhoods. Continued investment in the form of new parks, public spaces, multimodal and transit infrastructure, and existing housing stock will help preserve the quality and value of these areas. New developments in existing neighborhoods and along existing corridors need to be compatible with the surrounding context. Strategic infill development that is	56	Through the promotion of diverse housing choices, San Marcos can continue to provide varied diverse housing choices and a variety of neighborhoods that support a high quality of life and enhance and maintain the small-town feel of the community. As San Marcos grows and expands, the City must ensure-encourage continued investment in the traditional core neighborhoods while always keeping in mind that they must be protected from inconsistent infill development. Continued investment in the form of new housing stock, parks, public spaces, multimodal, and transit infrastructure, and existing housing stock can will help preserve the quality and value of these areas. New developments in existing neighborhoods and along existing corridors need to be compatible with the surrounding	48	Notable	

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	compatible with the adjacent corridors and neighborhoods can enhance areas by infusing new commercial, employment, residential, and recreation opportunities that help make more complete and vibrant places. New neighborhood parks, commercial amenities, trails, and bike paths are all investments that can be incorporated into existing and new development areas to increase the quality of life of residents. Both existing and new areas offer the opportunity to create more inclusive and equitable spaces that accommodate residents of varying incomes, housing types, transportation needs, ages, and ability levels. San Marcos should strive for an appropriate mixture of housing types, commercial developments, and mixed-use places that help to enhance existing areas and create new livable neighborhoods. New and revitalized neighborhoods with access to parks and integrated trail networks and a range of other amenities for all ages can help promote healthy and active lifestyles for all residents. Revitalization of a neighborhood should not mean that the residents that have lived there the longest are forced from their homes with no options or choice to remain.		context <u>as per the Area Plans and Neighborhood Character Studies, applicable.</u> San Marcos should strive for an appropriate mixture of housing types, commercial developments, and mixed-use places to enhance existing areas and create new livable neighborhoods. New and revitalized neighborhoods with access to parks and integrated trail networks and a range of other amenities for all ages can help promote healthy and active lifestyles for all residents. New neighborhood parks, commercial amenities, trails, and bike paths are all investments that can be incorporated into existing and new development areas <u>based on Area Plans, as applicable,</u> to increase the quality of life of residents. Both existing and <u>Creative development in</u> new areas <u>is encouraged</u> and offers the opportunity to create more inclusive and equitable spaces that accommodate residents of varying incomes, housing types, transportation needs, ages, and ability levels. Strategic infill development that is compatible with the adjacent corridors and neighborhoods can enhance areas by infusing new commercial, employment, residential, and recreation opportunities that help make more complete and vibrant places. Revitalization of a neighborhood should not mean that the <u>long-term</u> residents that have lived there the longest are forced from their homes with no options or choice to remain.			
62.	HN-1.1 Update, review, and adopt a Housing Action Plan using the Workforce Housing Task Force Draft Plan in 2019 as a foundation. (See Plan Appendix)	57	HN-1.1 <u>Update, review, and adopt a Housing Action Plan using the Workforce Housing Task Force Draft Plan in 2019 as a foundation. (See Plan Appendix).</u> <u>Update, review, and adopt a Housing Action Plan.</u>	49	Stylistic	

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63.	HN-1.4 Partner with Texas State University to continuously gather growth projections in order to plan effectively for the implications of student/faculty/staff housing needs (housing location, types, and transportation needs).	57	HN-1.4 Partner with Texas State University to continuously <u>routinely</u> gather address <u>student</u> growth projections in order to plan effectively for the implications of student/faculty/staff housing needs (housing location, types, and transportation needs).	49	Stylistic	
64.	HN-2.2 Streamline the development process for priority housing development and to keep pace with population growth. HN-2.3 Encourage and incentivize diverse housing types. HN-2.4 Encourage all neighborhood centers identified on the Preferred Scenario Map to allow for multiple diverse housing types.	58	HN-2.2—Streamline the development process for priority housing development and to keep pace with population growth. HN-2. 23 Encourage and <u>consider</u> incentiviz <u>inge</u> diverse housing types. HN-2. 34 <u>Consider e</u> Encourag <u>inge</u> all neighborhood centers identified on the Preferred Scenario Map to allow for multiple diverse housing types.	50	Notable	
65.	HN-2.8 Support programs and enhance resources to protect renters to ensure affordable, safe, and stable rental housing options and ensure education on tenant rights and responsibilities.	58	HN-2. 78 <u>Support-Promote</u> programs and enhance resources to protect renters to and ensure support affordable, safe, and stable rental housing options. and ensure education on tenant rights and responsibilities.	50	Stylistic	
66.	N/A	58	<u>HN-2.8 Promote programs and provide education on tenant rights and responsibilities.</u>	50	Stylistic	
67.	HN-3.1 Implement transition zones, buffers, and other tools to ensure compatibility between buildings and neighborhoods.	58	HN-3.1 Ensure-Implement transition zones, buffers, and other tools to ensure compatibility between buildings and neighborhoods.	50	Stylistic	
68.	HN-4.1 Encourage and allow housing in mixed use centers identified on the Preferred Scenario Map with close proximity to schools, employment centers, transit, recreational opportunities, and other community resources.	59	HN-4.1 Encourage and allow <u>Consider</u> housing in mixed use centers identified on the Preferred Scenario Map with close proximity to schools, employment centers, transit, recreational opportunities, and other community resources.	51	Stylistic	
69.	Objectives: - Continual update of Housing Needs Assessments (frequency to be determined)	59	Objectives <u>Considerations:</u> - Continual <u>Periodic</u> update of Housing Needs Assessments (frequency to be determined)	51	Stylistic	

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70.	- Proportion of homes within a 15-minute walk of essential services and amenities (e.g., grocery, pharmacy, parks, etc.)	59	- Proportion of homes within a 15-minute walk of essential <u>basic</u> services and amenities (e.g., grocery, pharmacy, parks, etc.)	51	Stylistic	
71.	- Number of new diverse housing units built	59	- Number of new diverse housing units built <u>by category/type</u>	51	Stylistic	
72.	A balanced future with equitable provision and distribution of housing, promotion of different types of businesses, and considerations for environmental impacts will help San Marcos continue to be an innovative, prosperous, and attractive community. San Marcos offers a wide variety of neighborhoods for its residents ranging from historic and highly walkable districts to suburbs and from garden apartments with shared amenities to rural living with ample acreage and privacy. The promotion and integration of new housing types, parks, and other assets into existing and new neighborhoods can provide the community with new housing options and important amenities, but it also can put pressure on the existing community fabric and Historic districts. While change is inevitable, growth and evolution in San Marcos' historic areas must be balanced with preservation efforts and compatible development. Infill development provides an opportunity to make existing areas of San Marcos more complete and inclusive. It provides the opportunity to infuse new types of housing into an area, thereby diversifying San Marcos' housing stock and providing housing that accommodates the needs of a diverse and	60	<u>Land Use + Community Design and Character refers to the way in which different kinds of uses and amenities, their location, and the way they are designed can contribute to the look and feel of San Marcos. In particular, the provision and location of different kinds of housing and businesses in San Marcos are an important part of achieving the community's vision. San Marcos offers a wide variety of neighborhoods and areas of town including Historic Districts, single-family, variations of multifamily, mixed use, and rural neighborhoods. The proximity of these neighborhoods to a variety of businesses, parks, or other amenities also differs. While change is inevitable, new growth and land uses in San Marcos should be strategic.</u> <u>As growth occurs, the potential inclusion of new housing types, parks, and other assets throughout San Marcos can provide the community with options on where to live based on their needs as well as recreation or basic amenities to support their needs and desires. Where an adopted Area Plan exists, land uses in the neighborhood or area should be guided by the Area Plan. In many cases, infill development provides the opportunity to make existing areas of San Marcos more complete by accommodating the needs of a diverse population and providing options for existing residents to potentially move into different housing types while also remaining in their neighborhoods.</u> <u>Aging neighborhoods could benefit from restoration and adaptive reuse of significant neighborhood</u>	52	Notable	

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	growing population. The inclusion of varied housing options ranging from apartments to single family attached homes, such as townhomes, to more compact single family detached homes, provides options for lifelong residents of different backgrounds and abilities to remain in their neighborhoods. While compatible and strategic infill development can create more complete and equitable neighborhoods, only a portion of San Marcos' future growth will be concentrated into these areas. In order to protect and preserve San Marcos' rural and natural lands, new development should be strategic and located where infrastructure and amenities can be easily planned for and provided as well as maintained fiscally. Aging neighborhoods that face redevelopment pressures should support restoration and adaptive reuse of significant neighborhood structures because reuse of existing buildings supports sustainability goals and helps to maintain neighborhood character. Conversion of some residential structures at key intersections into supportive commercial or retail can enhance the neighborhood and provide needed amenities without detracting from the character that defines that neighborhood. Additionally, the integration of green spaces, public spaces, and unique design elements helps create identity, encourage resident interactions, and build a sense of community. The City of San Marcos should work with residents in underserved areas to provide these types of amenities.		<u>structures because reuse of existing buildings supports sustainability goals and helps to maintain neighborhood character. Conversion of some residential structures at key intersections into supportive and compatible commercial or retail uses may enhance the neighborhood and provide needed amenities without detracting from the character that defines that neighborhood. Additionally, the integration of green spaces, public spaces, and unique design elements helps create identity, encourage resident interactions, and build a sense of community. Area Plans and Neighborhood Character Studies should provide guidance regarding conversion of residential structures. While compatible and strategic infill development can create more complete and equitable neighborhoods, only a portion of San Marcos' future growth will be in existing areas.</u> <u>To protect and preserve San Marcos' rural and natural lands, new development should be strategic and located where infrastructure and amenities can be easily planned for and provided as well as maintained fiscally.</u>			

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73.	Goal LU-2: Ensure all residents have safe and convenient access to nearby basic amenities, goods, and services	61	Goal LU-2: Ensure Encourage land use patterns that <u>allow</u> all residents <u>the opportunity to</u> have safe and convenient access to nearby basic amenities, goods, and services	53	Notable	The text reflects an amendment approved by the Planning Commission at their August 22, 2023 meeting.
74.	LU-2.1 Allow a mix of land uses in neighborhood centers.	61	LU-2.1 Allow Consider a mix of land uses in neighborhood centers <u>using Area Plans and Neighborhood Character Studies to guide this process, as applicable.</u>	53	Notable	
75.	LU-2.2 Require all developments to dedicate adequate public right-of-way or access easements to accommodate all modes of transportation and ensure creek buffers accommodate alternative modes of transportation that are designed to preserve the natural characteristics of the area.		LU-2.2 Require all <u>new</u> developments to dedicate adequate public right-of-way or access easements to accommodate all modes of transportation. and <u>e</u> Ensure creek buffers accommodate alternative modes of transportation that are designed to preserve the natural characteristics of the area.	53	Stylistic	
76.	Goal LU-3: Establish a set of tools and programs, including incentives, to direct and manage growth consistent with community goals	62	Goal LU-3: Establish a set of tools and programs, including incentives, to direct and manage growth consistent with community goals	54	Notable	
77.	LU-3.3 Encourage and incentivize a variety of diverse housing types, including, but not limited to accessory dwelling units, attached single-family homes, manufactured homes, and multifamily developments.	62	LU-3.3 Encourage and incentivize a variety of diverse housing types, including, but not limited to accessory dwelling units, attached single-family homes, <u>micro homes,</u> manufactured homes, and multifamily developments. <u>Area Plans and Neighborhood Character Studies should guide this process, as applicable.</u>	54	Notable	
78.	N/A	62	LU-3.8 <u>Protect the pattern and character of existing neighborhoods by requiring new infill development to have complementary building forms and site features.</u>	54	Notable	
79.	LU-4.1 Establish and incentivize conservation development guidelines, green infrastructure practices, and compact development.	62	LU-4.1 Establish and incentivize conservation development guidelines, green infrastructure practices, and compact development.	54	Notable	

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	LU-4.2 Encourage and incentivize clustered development to protect open space, provide recreation amenities, minimize impervious surfaces, and reduce flooding. LU-4.3 Develop incentives in the Land Development Code and Stormwater Technical manuals for dense housing in new areas of growth and activity centers to preserve land for community and ecological benefit.		LU-4.2 Encourage and incentivize clustered development to protect open space, provide recreation amenities, minimize impervious surfaces, and reduce flooding. LU-4.3 Develop incentives-standards in the Land Development Code and Stormwater Technical manuals for dense housing in new areas of growth and activity centers to preserve land for community and ecological benefit.			
80.	Objectives: - Share of households within a 15-minute walk, bike ride or transit trip of mixed-use neighborhood centers	63	Objectives: Considerations: - Share of households within a 15-minute walk, bike ride, <u>vehicle trip</u>, or transit trip of mixed-use neighborhood centers	55	Stylistic	
81.	San Marcos has a robust system of parks, open space and trails. ... While San Marcos has a robust parks system, certain areas of the community suffer from access and connectivity issues.	64	San Marcos has a robust system of parks, open space <u>areas</u>, and trails. ... While San Marcos has a robust parks system, certain areas of the community <u>suffer from do not have easy access to these resources and connectivity issues.</u>	56	Stylistic	
82.	PPS-1.1 Create a Greenways Master Plan to improve pedestrian and bicycle access and connections between parks, open spaces and recreation facilities and to encourage active transportation. PPS-1.5 Ensure equitable access of parks for residents across the city, particularly east of IH-35 or where park access is currently limited.	65	PPS-1.1 Create a Greenways Master Plan to improve pedestrian and bicycle access and connections between parks, open spaces and recreation facilities and to encourage active transportation. PPS-1.5 Ensure <u>Provide</u> equitable access of to parks for residents across the city, particularly east of IH-35 or where park access is currently limited.	57	Notable	
83.	An integrated multimodal transportation network will provide San Marcos with safe and inviting intra- and inter-city pedestrian, bicycle, vehicular, and transit connections that will advance resident access and promote a more inclusive and equitable city and region.	68	An integrated multimodal transportation network will provide San Marcos with safe and inviting intra- and inter-city pedestrian, bicycle, vehicular, and transit connections that will advance resident access and promote a more inclusive and equitable city and region.	60	Stylistic	

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	Transportation facilitates trade, travel, exchange, and social interaction. ... It establishes the framework for community growth and development that, along with the land use, establishes a physical and somewhat permanent expression of long-range public policy. This element's goals and policies align with recent and current planning efforts to provide a balanced transportation system and examine methods to expand the system to offer further choices for how people travel.		Transportation facilitates trade, travel, exchange , and social interaction. ... It establishes the framework for community growth and development that, along with the land use, establishes a physical and somewhat permanent expression of long-range public policy. This element's goals and policies align with recent and current planning efforts to provide a balanced transportation system and examine methods to expand the system to offer further choices for how people travel.			
84.	TR-1.2 Establish or update Complete Streets policies, standards, and guidelines.	69	TR-1.2 Establish or Review and update the Complete Streets policies, standards, and guidelines.	61	Stylistic	
85.	TR-2.1 Improve transit coverage, frequency, and marketing throughout the city and to adjacent cities, with emphasis serving places where people live, work and access basic services as well as major employment areas.	70	TR-2.1 Improve transit coverage, frequency, and marketing throughout the city and to adjacent cities, with emphasis <u>on</u> serving places where people live, work and access basic services as well as major employment areas.	62	Stylistic	
86.	TR-2.4 Incorporate the Sidewalk Master Plan into other mobility initiatives and plans and review/ updated as needed.	70	TR-2.4 Incorporate the Sidewalk Master Plan into other mobility initiatives and plans and review/ updated d as needed.	62	Stylistic	
87.	PREFERRED GROWTH SCENARIO A key aspect of the update to the Comprehensive Plan was revisiting the Preferred Growth Scenario directing future investments and development in San Marcos. Vision SMTX builds on the community's previous Preferred Growth Scenario, but also adjusts to the development of the past decade, new community ideas, and national best practices. This section also introduces a framework for helping to ensure that development in San Marcos is contributing to complete places and communities.	73	PREFERRED GROWTH SCENARIO A key aspect of the update to the Comprehensive Plan was revisiting is t The Preferred Growth Scenario directing future investments and development in San Marcos. Vision SMTX builds on the community's previous Preferred Growth Scenario, but also adjusts to the development of the past decade, new community ideas, and national best practices. This section also introduces a framework for helping to ensure that development in San Marcos is contributing to complete places and communities.	63	Notable	

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88.	INTRODUCTION During the Comprehensive Plan engagement process the community communicated a desire for all areas of San Marcos to meet the daily needs of nearby residents and employees. San Marcans expressed the need for access to their everyday essentials as well as amenities such as parks, shops, restaurants, trails, and community spaces near where they live. No comments from staff.	74	INTRODUCTION During the Comprehensive Plan engagement process the community communicated a desire for all areas of San Marcos to meet the daily needs of nearby residents and employees. San Marcans Many in our community expressed the need desire for access to basic needs their everyday essentials as well as amenities such as parks, shops, restaurants, trails, and community spaces near where they live.	66	Stylistic	
89.	In addition, many participants cited examples of newer neighborhoods east and west of IH-35 that lack sufficient amenities and services within a reasonable distance. In turn, residents in many of these newer neighborhoods have no choice but to drive for nearly all of their trips. Neighborhoods that provide people with safe and convenient choices for a variety of goods and services, jobs, and housing options are more equitable and contribute to complete communities. As expressed throughout the public engagement, a key objective for this updated Comprehensive Plan is to leverage future public and private investment to help ensure all areas of San Marcos can become complete places.	74	In addition, many participants cited examples of newer neighborhoods east and west of IH-35 that lack sufficient amenities and services within a reasonable distance. In turn, residents in many of these newer neighborhoods have no choice but to drive for nearly all of their trips. Neighborhoods that provide people with safe and convenient choices for a variety of goods and services, jobs, and housing options are more equitable and contribute to complete communities. As expressed throughout the public engagement, a key objective for this updated Comprehensive Plan is to leverage future public and private investment to help ensure all areas of San Marcos can become complete places.	66	Notable	
90.	Complete Communities are made up of a variety of places that provide opportunities for people to live, work, and play. Many areas in San Marcos today are single use. For example, residential neighborhoods that have no nearby goods and services, or employment areas that are far removed from the housing where employees live.	75	Complete Communities are made up consist of a variety of places that provide opportunities for people to live, work, and play. Many areas in San Marcos today are single use. For example, some residential neighborhoods that have no nearby goods and services, or employment areas. that are far removed from the housing where employees live.	67	Stylistic	

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91.	These homogenous areas mean that the average San Marcan has to travel farther and longer to access all of their needs. This contributes to unnecessary demands on the roadway network, traffic congestion, environmental impacts, and a higher cost of living for many households. It also means that those who are not able to drive, bike, or use transit may not have their needs met. More simply put, an incomplete community with few or poorly distributed amenities and services is inequitable and impacts transportation, health, quality of life, and the environment.	75	These homogenous areas mean that In these areas, the average San Marcan residents may have has to travel farther and longer than they would prefer to access all of their needs. This contributes to unnecessary demands demand on the roadway network, potential traffic congestion and , environmental impacts, and a could contribute to a higher cost of living for many households. It also means that those who are not able to drive, bike, or use transit may not have their needs met. More simply put, a With these potential impacts in mind, an incomplete community includes with few or poorly distributed amenities and services is inequitable and that may have an inequitable impacts on transportation, health, quality of life, and the environment on residents or areas of San Marcos.	67	Notable	
92.	By locating a variety of places near each other and promoting a more equitable distribution of mixed use places, communities can benefit from the proximity of complementary uses, such as homes adjacent to opportunities to shop and dine, or employment centers close to commercial areas where people can access services after work. In addition to a variety of places, a Complete Community should include a variety of amenities and benefits within each place. This means embedding high-quality parks, open space, pedestrian and bicycle facilities, parking, and other community benefits within each place that make up a neighborhood or area of the city.	75	By locating a variety of places near each other and promoting a more equitable distribution of mixed use places , communities can benefit from the proximity of complementary uses. Examples include such as homes adjacent to opportunities to shop and dine, or employment centers close to commercial areas where people can access services after work. In addition to a variety of places, a Complete Community should include a variety of amenities and benefits within each place. This means embedding high-quality parks, open space, pedestrian and bicycle facilities, parking, and other community benefits within each place that make up a neighborhood or area of the city.	67	Notable	
93.	Many of San Marcos' original neighborhoods, especially those closest to Downtown, benefit from access to shops, restaurants, cultural amenities, employment opportunities, civic offerings, and recreation. The streets are well connected and for the	75	Many of San Marcos' original neighborhoods, especially those closest to Downtown, benefit from access to shops, restaurants, cultural amenities, employment opportunities, civic offerings, and recreation. The streets are well connected and for the most part, daily needs can be obtained on foot, by bike, or by car.	67	Notable	

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	most part, daily needs can be obtained on foot, by bike, or by car. While new development cannot replicate the treasured Historic character of these neighborhoods, they do provide a model and inspiration for what new development and future investments in San Marcos can strive to achieve.		<u>New development can benefit from modelling and drawing inspiration from</u> While new development cannot replicate the treasured Historic character of these neighborhoods, they do provide a model and inspiration for what new development and future investments in San Marcos can strive to achieve.			
94.	COMMUNITY PRIORITIES AND OVERLAYS As San Marcans articulated the desire to learn from the DNA of the oldest parts of the community, they also expressed a strong desire to minimize the impacts of new development on historic, cultural, and environmental assets.	76	COMMUNITY PRIORITIES AND OVERLAYS As San Marcans articulated the desire to learn from the DNA of the oldest parts of the community, they <u>also Residents</u> expressed a strong desire to minimize the impacts of new development on <u>established neighborhoods,</u> historic, cultural, and environmental assets.	68	Notable	
95.	For scenario planning, a maximum of 50% of areas within the environmental overlay were “developed” with allocations of housing and jobs. In addition, high level land use and land use intensity were assigned strategically to minimize the amount of land within the environmental overlay necessary to accommodate projected development.	77	For scenario planning, a maximum of 50% of areas within the environmental overlay were “developed” with allocations of housing and jobs. In addition, high level land use and land use intensity were assigned strategically to minimize the amount of land within the environmental overlay necessary to accommodate projected development.	69	Stylistic	
96.	HIGH-LEVEL LAND USE Building on the previous Comprehensive Plan, the scenario planning process utilized a simplified set of high-level land uses in an attempt to strike a balance between providing direction and flexibility for future land use.	78	HIGH-LEVEL LAND USE Building on the previous Comprehensive Plan, the <u>the</u> scenario planning process utilized a simplified set of high-level land uses in an attempt to strike a balance between providing direction and flexibility for future land use.	70	Stylistic	
97.	Neighborhood: ... While the majority of these areas should focus on housing, the best versions of the Neighborhood High-level land use category include strategically located commercial, cultural, and recreational uses.	78	Neighborhood: ... While the majority of these areas should focus on housing, the best versions of the Neighborhood High-level land use category <u>may also</u> include strategically located commercial, cultural, and recreational uses.	70	Stylistic	

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98.	Mixed Use: ... Sometimes these uses will be stacked within individual buildings, but often they will be located adjacent to one another with building use seemingly changing from one structure to the next.	78	Mixed Use: ... Sometimes these uses will be stacked within individual buildings, but often they will be located adjacent to one another with building use <u>seemingly seamlessly</u> changing from one structure to the next.	70	Stylistic	
99.	Conservation/Reserve: ... These areas are intended to include minimal development during the life of the Comprehensive Plan.	78	Conservation/ClusterReserve: ... These areas are intended to include minimal development during the life of the Comprehensive Plan.	70	Stylistic	
100.	Low Intensity: Low Intensity areas are generally lower in scale and have a lower proportion of the land area covered by buildings. In the case of Neighborhoods, this is generally reflected in detached and attached single family and smaller scale multiplex development. Accessory Dwelling Units fit within Low Intensity residential areas.	79	Low Intensity: Low Intensity areas are generally lower in scale and have a lower proportion of the land area covered by buildings. In the case of Neighborhoods, this is generally reflected in detached and attached single family, and smaller scale multiplex development. Accessory Dwelling Units fit within Low Intensity residential areas.	71	Stylistic	
101.	Medium Intensity: Medium Density areas typically have taller buildings in closer proximity to each other than Low Intensity areas. In Neighborhoods, the Medium Density largely includes small to medium scale attached homes and multifamily residential products. In Mixed Use and Commercial/Employment areas, Medium Density typically includes 3-5 story development in a more urban format with buildings near or attached to each other.	79	Medium Intensity: Medium <u>Density</u> Intensity areas typically have taller buildings in closer proximity to each other than Low Intensity areas. In N neighborhoods, the Medium <u>Intensity</u> Density largely includes small to medium scale attached homes and multifamily residential products. In Mixed Use and Commercial/Employment areas, Medium <u>Intensity</u> Density typically includes 3 2-5 story development in a more urban format with buildings near or attached to each other.	71	Stylistic	
102.	High Intensity: High intensity areas are intended to reflect the tallest and/or most closely situated development in San Marcos. Most simply put, High Intensity areas include the most development per acre. The result in residential areas are taller buildings typically	79	High Intensity: High intensity areas are intended to reflect the tallest and/or most closely situated development in San Marcos. Most simply put, High Intensity areas include the most development per acre. The result in residential areas are taller buildings <u>that</u> typically require <u>ing</u> elevators and that are closely situated to each other.	71	Stylistic	

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	requiring elevators that are closely situated to each other.					
103.	PLACE TYPES Most comprehensive planning documents provide direction for future growth through only a land use map. Future land use, which informs parcel-based zoning, does not give guidance on the aspects of place like building form, streets, multi-modal facilities and connections, and open space, that make it comfortable for those who use it. To achieve the goal of truly Complete Communities, the Vision SMTX Comprehensive Plan introduces Place Types, which provide direction beyond just land use at the parcel level. A Place Type thinks about a place more holistically and at a larger scale, incorporating guidance for land use, transportation, layout, design, and more. A Place Typology defines a set of Places that are unique and authentic to the community and its needs. Utilizing combinations of High-Level Land Use and Intensity (both described above), a set of nine Place Types were developed through the planning process, including:	80	PLACE TYPES Most comprehensive planning documents provide direction for future growth through only a land use map. Future land use, which informs parcel-based zoning, does not give guidance on the aspects of place like building form, streets, multi-modal facilities and connections, and open space, that make it comfortable for those who use it. To achieve the goal of truly Complete Communities, t the The Vision SMTX Comprehensive Plan introduces Place Types, which provide direction beyond just land use at the parcel level. A Place Type thinks about <u>assesses</u> a place more holistically and at a larger scale, incorporating guidance for land use, transportation, layout, design, and more. A P place T typology defines a set of P places that are unique and authentic to the community and its needs. Utilizing combinations of High-Level Land Use and Intensity (both described above), a set of nine Place Types were was developed through the planning process, including:	72	Notable	
104.	• Neighborhood Low • Neighborhood Medium • Neighborhood High • Neighborhood Transition • Mixed Use Low • Mixed Use Medium • Commercial/Employment Low • Commercial/Employment Medium • Conserve/Reserve	80	• Neighborhood Low Existing – <u>primarily low density single-family neighborhoods.</u> • Neighborhood Low-New – <u>a mix of low density residential housing types.</u> • Neighborhood Medium – <u>a mix of low to medium density residential housing types.</u> • Neighborhood High – <u>primarily high density housing types with some commercial.</u> • Neighborhood Transition – <u>small scale commercial, mixed use, and some diverse housing types.</u>	72	Notable	The text reflects an amendment approved by the Planning Commission at their August 22, 2023 meeting. Added “Neighborhood Low-Existing” and “Neighborhood Low-Proposed” to reflect Planning Commission amendment. “Conserve/Reserve” will change to “Conservation/Cluster” in all instances.

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			• Mixed Use Low – <u>small scale mixed use.</u> • Mixed Use Medium – <u>higher density, larger scale mixed use.</u> • Commercial/Employment Low – <u>low density industrial, auto-oriented retail, and office.</u> • Commercial/Employment Medium – <u>office, commercial, and campus (medical, education, etc.) uses.</u> • Conserve/ReserveConservation/Cluster – <u>a place holder for potential clustered development and/or protection of environmental features.</u> <u>Note: Mixed Use High and Commercial/Employment High Place Types are not included because the high-level land use and intensity are not appropriate for San Marcos.</u>			
105.	COMPONENTS OF PLACE TYPES Each of the nine Place Types is depicted and described in the following section. Before presenting each, it is important to understand the organization and approach to articulating the unique combinations of high-level land use and land use intensity that comprise the nine Place Types. Overview: Each Place Type includes an overall objective and description. The overview also includes a handful of summary characteristics related to land use, built form, mobility, and amenities.	81	COMPONENTS OF PLACE TYPES Each of the nine Place Types is depicted and described in the following section. Before presenting each, it is important to understand the organization and approach to articulating the unique combinations of high-level land use and land use intensity that comprise the nine Place Types. Overview: Each Place Type includes an overall objective and description. The overview also includes a handful of summary characteristics related to land use, built form, mobility, and amenities.	73	Stylistic	
106.		81	<u>It must be noted however, that proposed changes are general in nature.—The completion of Area plans and Neighborhood Character Studies may not support or recommend some types of infill development.</u>	73	Notable	

Item #	Vision SMTX	Pg#	Vision SMTX++	Pg#	Type of Change	Staff Comments
107.	Place Type graphics overview	81	Update page to include the new graphics for Neighborhood Low-Existing and Neighborhood Low-New.	75	Notable	This change reflects an amendment approved by the Planning Commission at their August 22, 2023 meeting.
108.	NEIGHBORHOOD LOW PLACE TYPE	84	- Split the “Neighborhood Low” Place Type into “Neighborhood Low-Existing” and “Neighborhood Low-New”. - Define “Neighborhood Low-Existing” as properties within Neighborhood Low that are platted and zoned single family - Add additional language regarding Historic Districts - Update document accordingly to reflect this change. - Add 4 new graphics to depict the Place Types.	76-82	Notable	This change and the text and graphics provided for these Place Types reflects an amendment approved by the Planning Commission at their August 22, 2023 meeting. This change is also included in the Preferred Scenario Map within this Plan.
109.	This line intentionally left blank.					
110.	This line intentionally left blank.					
111.	This line intentionally left blank.					
112.	This line intentionally left blank.					
113.	This line intentionally left blank.					
114.	NEIGHBORHOOD MEDIUM <i>To recognize existing neighborhoods which are primarily attached single family and multi-family housing and to guide the development of new medium density neighborhoods that are better connected to amenities, goods, and services.</i>	88	NEIGHBORHOOD MEDIUM <i>To recognize existing neighborhoods which are primarily attached single family and multi-family housing and to guide the development of new medium density neighborhoods that are better connected to amenities, goods, and services.</i>	84	Stylistic	
115.	The neighborhood medium Place Type can take multiple forms, but generally includes a combination of townhomes or rowhouses, smaller apartment and condominium buildings, accessory dwelling units (ADUs), and some mixed use commercial development. While some Neighborhood Medium places may continue to be more auto-oriented, even those developments should better integrate connectivity to	88	The Neighborhood Medium Place Type can take multiple forms, but generally includes a combination of townhomes or rowhouses , smaller apartment and condominium buildings, accessory dwelling units (ADUs), and some mixed use commercial development. While some Neighborhood Medium places may continue to be more auto-oriented, even those developments they should better integrate connectivity to surrounding areas, water quality features and other amenities. Rather than being their	84	Stylistic	

Item #	Vision SMTX	Pg#	Vision SMTX++	Pg#	Type of Change	Staff Comments
	surrounding areas, water quality features and other amenities. Rather than being their own isolated communities, measures should be taken to complement and strengthen the larger community areas where they are located. Ideally, Neighborhood Medium areas should be highly walkable with well-designed circulation and ground floors that engage with the streets and development nearby, as well as enhance the pedestrian experience.		own isolated communities, measures should be taken to complement and strengthen Neighborhood Medium should be integrated with and complement the larger community areas where they are located. Ideally, Neighborhood Medium areas should be highly walkable with well-designed circulation and ground floors that engage with the streets and development nearby, as well as enhance the pedestrian experience.			
116.	Land Use: Primarily attached single-family residential development, ADUs, low to medium- scale multifamily residential with some mixed use commercial	88	Land Use: Primarily attached single-family residential development, ADUs, low to medium- scale multifamily residential, with some mixed use commercial	84	Notable	The text reflects an amendment approved by the Planning Commission at their August 22, 2023 meeting.
117.	Mobility: Strong connections to surrounding areas; ideally with a well-connected network of walkable, local streets, but potentially with internally focused pathways and private shared access drives with transit provided on key corridors	88	Mobility: Strong e Connections to surrounding areas; ideally with a well-connected network of walkable, local streets, but potentially with internally focused pathways and private shared access drives with transit provided on key corridors	84	Stylistic	
118.	Existing locations of Neighborhood Medium tend to include small concentrations of townhomes and/ or multifamily residences intermixed with housing types more typical of Neighborhood Low areas. Neighborhood Medium development tends to take the form of “walk-up” or garden-style apartments whereby small-scale apartment buildings sit in the middle of surface parking lots. Riverfronts, creeks, and major roadway frontages are typically underutilized. To achieve a more connected and walkable neighborhood that helps to fill the “missing middle” or diverse housing options in the community, a more cohesive development pattern should be encouraged in terms of the size and scale of housing types, as well as the relationship that the Neighborhood Medium	89	Existing locations of Neighborhood Medium tend to include small concentrations of townhomes and/ or multifamily residences intermixed with housing types more typical of Neighborhood Low areas. Neighborhood Medium development tends to take the form of “walk-up” or garden-style apartments whereby small-scale apartment buildings sit in the middle of surface parking lots. Riverfronts, creeks, and major roadway frontages are typically underutilized. To achieve a more connected and walkable neighborhood that helps to fill the “missing middle” or diverse housing options in the community, a more cohesive development pattern should be encouraged in terms of the size and scale of housing types, as well as the relationship that the Neighborhood Medium structures have to each other. Parks, plazas, greenways, and trails should be integrated to	86	Notable	The text reflects an amendment approved by the Planning Commission at their August 22, 2023 meeting.

Item #	Vision SMTX	Pg#	Vision SMTX++	Pg#	Type of Change	Staff Comments																											
	structures have to each other. Parks, plazas, greenways, and trails should be integrated to strengthen the sense of community and quality of life for residents and visitors to the area. Riverfronts and street frontages are better utilized with building facades along the street edge, trails, and public spaces.		strengthen the sense of community and quality of life for residents and visitors to the area. Riverfronts and street frontages are better utilized with building facades along the street edge, trails, and public spaces.																														
119.	<table><tr><td>Primary Land Uses</td><td colspan="2">Attached Single-Family Residential - Accessory Dwelling Units - Low to Medium-Scale Multifamily Residential </td></tr><tr><td>Parks and Open Space</td><td colspan="2">... - Pockets Parks and Plazas to help activate smaller interstitial spaces and provide opportunities for placemaking elements ...</td></tr><tr><td>Desirable Transitions</td><td>Mixed Use Medium - Commercial/Employment Medium Higher Density Neighborhood Transition</td><td>Mixed Use Low - Low Density Neighborhood </td></tr><tr><td>Fiscal Consideration</td><td colspan="2">Net Positive Fiscal Impact (\$1,669 per acre, \$219 per new person) ... </td></tr></table>	Primary Land Uses	Attached Single-Family Residential - Accessory Dwelling Units - Low to Medium-Scale Multifamily Residential		Parks and Open Space	... Pockets Parks and Plazas to help activate smaller interstitial spaces and provide opportunities for placemaking elements ...		Desirable Transitions	Mixed Use Medium Commercial/Employment Medium Higher Density Neighborhood Transition	Mixed Use Low Low Density Neighborhood	Fiscal Consideration	Net Positive Fiscal Impact (\$1,669 per acre, \$219 per new person) ...		91	<table><tr><td>Primary Land Uses</td><td colspan="2">Attached Single-Family Residential Accessory Dwelling Units - Low to Medium-Scale Multifamily Residential </td></tr><tr><td>Secondary Land Uses</td><td colspan="2"> Accessory Dwelling Units </td></tr><tr><td>Parks and Open Space</td><td colspan="2">... - Pockets Parks and Plazas to help activate smaller interstitial spaces and provide opportunities for placemaking elements ...</td></tr><tr><td>Desirable Transitions</td><td>Mixed Use Medium - Commercial/Employment Medium Higher Density Neighborhood Transition</td><td>Mixed Use Low Lower Density Neighborhood Low </td></tr><tr><td>Fiscal Consideration</td><td colspan="2">Net Positive Fiscal Impact (\$1,669 per acre, \$219 per new person) ... </td></tr></table>	Primary Land Uses	Attached Single-Family Residential Accessory Dwelling Units - Low to Medium-Scale Multifamily Residential		Secondary Land Uses	Accessory Dwelling Units		Parks and Open Space	... Pockets Parks and Plazas to help activate smaller interstitial spaces and provide opportunities for placemaking elements ...		Desirable Transitions	Mixed Use Medium Commercial/Employment Medium Higher Density Neighborhood Transition	Mixed Use Low Lower Density Neighborhood Low	Fiscal Consideration	Net Positive Fiscal Impact (\$1,669 per acre, \$219 per new person) ...		85	Notable	The text reflects an amendment approved by the Planning Commission at their August 22, 2023 meeting.
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120.	NEIGHBORHOOD HIGH <i>To guide the development of moderate to higher intensity housing types to meet a range of housing needs in proximity to medium and high intensity mixed use centers. They require Adequate transportation facilities to connect residents to jobs and services.</i>	92	NEIGHBORHOOD HIGH <i>To guide the development of moderate to higher intensity housing types to meet a range of housing needs in proximity to medium and high intensity mixed use centers. They require Adequate transportation facilities <u>are required</u> to connect residents to jobs and services.</i>	88	Stylistic																												
121.	Built Form: Generally 5 story development that is oriented to the surrounding streets with minimal setbacks; parking tends to be structured with some smaller off-street parking lots; the typical density of these areas is 12+ units per acre	92	Built Form: Generally <u>4-5</u> story development that is oriented to the surrounding streets with minimal setbacks; parking tends to be structured with some smaller off-street parking lots; the typical density of these areas is 12+ units per acre	88	Stylistic																												

Item #	Vision SMTX	Pg#	Vision SMTX++	Pg#	Type of Change	Staff Comments
122.	Existing locations of Neighborhood High development tend to be auto-oriented in nature with buildings set back from the street with surface parking lots primarily fronting the street. Amenities such as playgrounds or open areas tend to be entirely private and intended only for residents. Most Neighborhood High areas, especially those downtown and in other areas close to campus, are mainly for-rent developments that cater to students and some young professionals. In addition, nearby commercial amenities tend to be limited with the exception of downtown. The ideal Neighborhood High development should be a mostly self-sufficient area with plentiful housing options, well-situated shopping and dining options, walkable streets, and well-integrated recreational amenities. The place type provides an opportunity for a large number of residents to live in close proximity to a concentration of amenities and services. When strategically located with good transitions in land use and intensity, the Neighborhood High Place Type is an important component to accommodating projected residential growth in San Marcos in a manner that helps preserve and conserve natural areas and land in agricultural use.	93	Existing locations of Neighborhood High development tend to be auto-oriented in nature with buildings set back from the street with surface parking lots primarily fronting the street. Amenities such as playgrounds or open areas tend to be entirely private and intended only for residents. Most Neighborhood High areas, especially those downtown and in other areas close to campus, are mainly for-rent developments that cater to students and some young professionals. In addition, nearby commercial amenities tend to be limited with the exception of downtown. The ideal Neighborhood High development should be a mostly self-sufficient area with plentiful housing options, well-situated shopping and dining options, walkable streets, and well-integrated recreational amenities. The place type provides an opportunity for a large number of residents to live in close proximity to a concentration of amenities and services. When strategically located with good transitions in land use and intensity, the Neighborhood High Place Type is an important component to accommodating projected residential growth in San Marcos in a manner that helps preserve and conserve natural areas and land in agricultural use.	90	Notable	The text reflects an amendment approved by the Planning Commission at their August 22, 2023 meeting.

Item #	Vision SMTX	Pg#	Vision SMTX++	Pg#	Type of Change	Staff Comments												
123.	<table><tr><td>Parks and Open Space</td><td> ... - Pockets Parks and Plazas to help activate smaller interstitial spaces and provide opportunities for placemaking elements ... </td></tr><tr><td>Desirable Transitions</td><td> - Mixed Use Medium - Commercial/Employment Medium - Medium Density Neighborhood ... </td></tr><tr><td>Fiscal Considerations</td><td> - Net Positive Fiscal Impact (\$3,348 per acre, \$220 per new person) - Most efficient Place Type in terms of infrastructure demand ; generates highest concentration of potential service needs ... </td></tr></table>	Parks and Open Space	... - Pockets Parks and Plazas to help activate smaller interstitial spaces and provide opportunities for placemaking elements ...	Desirable Transitions	- Mixed Use Medium - Commercial/Employment Medium - Medium Density Neighborhood ...	Fiscal Considerations	- Net Positive Fiscal Impact (\$3,348 per acre, \$220 per new person) - Most efficient Place Type in terms of infrastructure demand ; generates highest concentration of potential service needs ...	94	<table><tr><td>Parks and Open Space</td><td> ... - Pockets Parks and Plazas to help activate smaller interstitial-spaces and provide opportunities for placemaking elements ... </td></tr><tr><td>Desirable Transitions</td><td> - Mixed Use Medium - Commercial/Employment Medium Medium Density-Neighborhood <u>Medium</u> ... </td></tr><tr><td>Fiscal Considerations</td><td> Net Positive Fiscal Impact (\$3,348 per acre, \$220 per new person) - Most efficient Place Type in terms of infrastructure demand <u>for housing</u>; generates highest concentration of potential service needs ... </td></tr></table>	Parks and Open Space	... - Pockets Parks and Plazas to help activate smaller interstitial-spaces and provide opportunities for placemaking elements ...	Desirable Transitions	- Mixed Use Medium - Commercial/Employment Medium Medium Density-Neighborhood <u>Medium</u> ...	Fiscal Considerations	Net Positive Fiscal Impact (\$3,348 per acre, \$220 per new person) - Most efficient Place Type in terms of infrastructure demand <u>for housing</u>; generates highest concentration of potential service needs ...	89	Notable	
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124.	NEIGHBORHOOD TRANSITION <i>To provide appropriate transitions between mixed use, non-residential place types and neighborhood place types. Transitions should be achieved in the form of both use and built form.</i> Even with the three intensities applied to the Neighborhood high level land use, the transition from one place type to the next can sometimes be jarring and lead to visual and other conflicts. The Neighborhood Transition Place Type is intended to provide a more gradual transition to Neighborhood Medium and Neighborhood Low areas in terms of development form and land use between higher intensity neighborhoods and non-residential place types. The Place Type borrows elements from the adjoining neighborhoods to provide more desirable adjacencies for people living near more intense and/or active areas.	96	NEIGHBORHOOD TRANSITION <i>To provide appropriate transitions between mixed use, non-residential place types and neighborhood place types. Transitions should be achieved in the form of both use and built form.</i> Even with the three intensities applied to the Neighborhood high level land use, the transition from one place type to the next can sometimes be jarring and lead to visual and other conflicts.The Neighborhood Transition Place Type is intended to provide a more gradual transition to Neighborhood Medium and Neighborhood Low areas in terms of development form and land use between higher intensity neighborhoods and non-residential place types. The Place Type borrows elements from the adjoining neighborhoods to provide more desirable adjacencies for people living near more intense and/or active areas.	92	Notable													

Item #	Vision SMTX	Pg#	Vision SMTX++	Pg#	Type of Change	Staff Comments
125.	Land Use: One or more of small-scale commercial uses, mixed use, live-work (where someone has a designated work space in the same structure as their residence), and townhomes or multiplexes. Not all people working in these places will be residents of San Marcos	96	Land Use: One or more of small-scale commercial uses, mixed use, live-work (where someone a <u>resident</u> has a designated work space in the same structure as their residence), and townhomes or multiplexes.	92	Stylistic	
126.	Mobility: The transition areas are typically long and narrow and often located along collectors and arterials; streets should accommodate all modes of transportation with amenities for bikes and transit	96	Mobility: The Transition areas are typically long and narrow and often located along collectors and arterials; streets should accommodate all modes of transportation with amenities for bikes and transit.	92	Stylistic	
127.	Neighborhood Transition areas that exist in San Marcos today often feel like a “hodge podge” of uses or a “no man’s land.” As these areas tend to lack a strong identity, it is often difficult to delineate where a Neighborhood Transition place starts and stops. In fact, these areas typically feel like the frayed edges of the neighborhoods and districts nearby. In certain instances, a higher intensity area may appear to loom over or even encroach on lower intensity neighborhoods nearby. As Neighborhood Transition areas develop with stronger policy and regulatory guidance, there will be a more incremental transition in terms of intensity and land use from one area to another. Higher intensity multi-family housing, mixed use development and commercial development should transition to lower intensity mixed use, commercial and residential development. The heights of buildings should decrease within the Neighborhood Transition areas as they approach lower intensity Neighborhoods. Ideally, the height, lot coverage, and setbacks within the Neighborhood Transition area are approaching or matching the lower intensity	97	Neighborhood Transition areas that exist in San Marcos today often feel like a “hodge podge” of uses or a “no man’s land.” As these areas tend to lack a strong identity, it is often difficult to delineate where a Neighborhood Transition place starts and stops. In fact, these areas typically feel like the frayed edges of the neighborhoods and districts nearby. In certain instances, a higher intensity area may appear to loom over or even encroach on lower intensity neighborhoods nearby. As Neighborhood Transition areas develop with stronger policy and regulatory guidance, there will be a more incremental transition in terms of intensity and land use from one area to another. Higher intensity multi-family housing, mixed use development and commercial development should transition to lower intensity mixed use, commercial and residential development. The heights of buildings should decrease within the Neighborhood Transition areas as they approach lower intensity Neighborhoods. Ideally, the height, lot coverage, and setbacks within the Neighborhood Transition area are approaching or matching the lower intensity Neighborhood where the two different areas meet	94	Notable	The text reflects an amendment approved by the Planning Commission at their August 22, 2023 meeting.

Item #	Vision SMTX	Pg#	Vision SMTX++	Pg#	Type of Change	Staff Comments
	Neighborhood where the two different areas meet.					
128.	Mobility Characteristics ... Wide sidewalks; Parks and Open Space ... Pockets Parks and Plazas to help activate smaller interstitial spaces and provide opportunities for placemaking elements ... Desirable Transitions ... Lower Density Neighborhood ... Medium Density Neighborhood ... Mixed Use Low ... Mixed Use Medium Fiscal Considerations Limited future development potential within transition locations Fiscal impact dependent on uses and intensity of development	99	Mobility Characteristics ... Wide sidewalks; Parks and Open Space ... Pockets Parks and Plazas to help activate smaller interstitial spaces and provide opportunities for placemaking elements ... Desirable Transitions ... Lower Density Neighborhood <u>Low</u> ... Medium Density Neighborhood <u>Medium</u> ... Mixed Use Low ... Mixed Use Medium Fiscal Considerations Limited future development potential within transition locations Fiscal impact dependent on uses and intensity of development	93	Stylistic	
129.	MIXED USE LOW <i>These areas are characterized by smaller commercial centers that are walkable and typically embedded in or near neighborhoods so that residents have convenient, safe, and equitable access to services.</i>	100	MIXED USE LOW <i>These areas are characterized by smaller commercial centers that are walkable and typically embedded in or near neighborhoods so that residents have convenient, safe, and equitable access to services.</i>	96	Stylistic	
130.	It is less common, but mixed use low places may also include more traditional shopping centers that are smaller in scale and either curated or retrofitted to include a variety of uses (and potentially housing) that are attractive to nearby residents.	100	It is less common, but m Mixed use low places may also include more traditional shopping centers that are smaller in scale and either curated or retrofitted <u>adapted</u> to include a variety of uses (and potentially housing) that are attractive to nearby residents.	96	Stylistic	
131.	Built Form: Typically 2-4 stories, but sometimes lower scale at a single story; the height, orientation of buildings, and mix of uses is often determined by the surrounding context and character of adjacent roadways; the typical density is 8-15 housing units per acre and 10 jobs per acre with some housing potentially integrated.	100	Built Form: Typically 2-4 stories, but sometimes lower scale at a single story; the height, orientation of buildings, and mix of uses is often determined by the surrounding context and character of adjacent roadways; the typical density is 8-15 housing units per acre and 10 jobs per acre with some housing <u>included potentially integrated.</u>	96	Stylistic	

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132.	Existing Mixed Use Low areas tend to be a collection of smaller single use areas with little to no relationship to each other. The lack of identity and organization often results in no real center of gravity for the collection of buildings and uses. In certain instances, the lack of a legible form may be exacerbated by a large number of off-street surface parking lots, making walking to or around the place challenging or undesirable. Connectivity infrastructure is also frequently poor between destinations within the mixed use low place unless you are driving. Mixed Use Low places in San Marcos should have a more legible form that is easy and inviting to navigate no matter how people choose to travel. Mixed Use Low places will provide attractive destinations and services within close proximity to other low to medium intensity places, including neighborhoods and commercial/employment areas. Parking is still provided by on-street options and off-street surfacing parking, but it is not the dominant feature with parking lots typically situated to the side or rear of buildings. Smaller parks and plazas add to the sense of place within Mixed Use Low places.	101	Existing Mixed Use Low areas tend to be a collection of smaller single use areas with little to no relationship to each other. The lack of identity and organization often results in no real center of gravity for the collection of buildings and uses. In certain instances, the lack of a legible form may be exacerbated by a large number of off-street surface parking lots, making walking to or around the place challenging or undesirable. Connectivity infrastructure is also frequently poor between destinations within the mixed use low place unless you are driving. Mixed Use Low places in San Marcos should have a more legible form that is easy and inviting to navigate no matter how people choose to travel. Mixed Use Low places will provide attractive destinations and services within close proximity to other low to medium intensity places, including neighborhoods and commercial/employment areas. Parking is still provided by on-street options and off-street surfacing parking, but it is not the dominant feature with parking lots typically situated to the side or rear of buildings. Smaller parks and plazas add to the sense of place within Mixed Use Low places.	98	Notable	The text reflects an amendment approved by the Planning Commission at their August 22, 2023 meeting.												
133.	<table><tr><td>Primary Land Uses</td><td> ... Single Family Attached Housing </td></tr><tr><td>Mobility Characteristics</td><td> ... Mobility hub/s with transit connections embedded along or within Sidewalks along, within and connecting to - Bike facilities typically connecting and parallel to </td></tr><tr><td>Parks and Open Space</td><td> ... Pockets Parks and Plazas to create seating and dining opportunities, activate smaller interstitial spaces, and provide opportunities for placemaking elements </td></tr></table>	Primary Land Uses	... Single Family Attached Housing	Mobility Characteristics	... Mobility hub/s with transit connections embedded along or within Sidewalks along, within and connecting to - Bike facilities typically connecting and parallel to	Parks and Open Space	... Pockets Parks and Plazas to create seating and dining opportunities, activate smaller interstitial spaces, and provide opportunities for placemaking elements	103	<table><tr><td>Primary Land Uses</td><td> ... Single Family Attached Housing </td></tr><tr><td>Mobility Characteristics</td><td> ... Mobility hub/s with transit connections embedded along or within Sidewalks along, within and connecting to <u>the area</u> - Bike facilities typically connecting and parallel to <u>the area</u> </td></tr><tr><td>Parks and Open Space</td><td> ... Pockets Parks and Plazas to create seating and dining opportunities, activate smaller <u>interstitial</u> spaces, and provide opportunities for placemaking elements </td></tr></table>	Primary Land Uses	... Single Family Attached Housing	Mobility Characteristics	... Mobility hub/s with transit connections embedded along or within Sidewalks along, within and connecting to <u>the area</u> - Bike facilities typically connecting and parallel to <u>the area</u>	Parks and Open Space	... Pockets Parks and Plazas to create seating and dining opportunities, activate smaller <u>interstitial</u> spaces, and provide opportunities for placemaking elements	97	Notable	The text reflects an amendment approved by the Planning Commission at their August 22, 2023 meeting.
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Item #	Vision SMTX	Pg#	Vision SMTX++	Pg#	Type of Change	Staff Comments
	Fiscal Considerations - Net Positive Fiscal Impact (\$4,493 per acre, \$398 per new person) - Generates greatest net positive impact (per acre and per new person) - Limited potential for growth in this Place Type		Fiscal Considerations Net Positive Fiscal Impact (\$4,493 per acre, \$398 per new person) - Generates greatest net positive impact (per acre and per new person) - Limited potential for growth in this Place Type			
134.	Mixed Use Medium places are a major element of the Preferred Growth Scenario described in more detail after the presentation of place types. They represent higher intensity places with a mix of housing, employment, shopping, dining, and entertainment. They are highly walkable and bikable with good access by transit and driving. With the exception of downtown, mixed use medium development is a bit of a departure from the status quo for San Marcos. Mixed Use Medium places distributed throughout the community will provide opportunities for people to live, work and play in one area or close by to the neighborhoods where most San Marcans will continue to live.	104	Mixed Use Medium places are a major element of the Preferred Growth Scenario described in more detail after the presentation of place types. They represent include higher intensity places with a mix of housing, employment, shopping, dining, and entertainment which. They are highly walkable and bikeable with good access by transit and driving. With the exception of downtown, mixed use medium development is a bit of a departure from the status quo for San Marcos. Mixed Use Medium places distributed throughout the community will provide opportunities for people to live, work and play in one area or close by to or near their the neighborhoods, where most San Marcans will continue to live.	100	Notable	
135.	N/A	104	Parking structures allow for less horizontal space dedicated to surface parking. Waterways/drainage areas and street frontages are better utilized with building facades along the street edge, trails, and public spaces.	100	Notable	
136.	Built Form: Typically 4-8 stories with buildings situated closely together and engaging the street to create a series of active ground floor spaces and storefronts; depending on the location, parking will primarily be on-street or in parking structures, but some small off- street parking lots may exist; the typical density is 12+ dwelling units per acre and 25 jobs per acre	104	Built Form: Typically 4-8-3-5 stories with buildings situated closely together and engaging the street to create a series of active ground floor spaces and storefronts; depending on the location, parking will primarily be on-street or in parking structures, but some small off- street parking lots may exist; the typical density is 12+ dwelling units per acre and 25 jobs per acre	100	Notable	

Item #	Vision SMTX	Pg#	Vision SMTX++	Pg#	Type of Change	Staff Comments												
137.	Existing locations of Mixed-Use Medium contain horizontal mixed use with primarily auto-oriented commercial buildings and multi-family housing, and small amounts of vertical mixed-use and other uses. While buildings are somewhat dense, a large portion of land is covered in surface parking lots and walkability is limited. Riverfronts, creeks, and major roadway frontages are typically underutilized. To achieve a more connected and walkable neighborhood, the large commercial buildings and surface parking lots should be converted into dense, pedestrian-oriented, mixed-use buildings. The addition of small parks, plazas, and bike lanes adds amenities and walkability to the neighborhood.	105	Existing locations of Mixed-Use Medium contain horizontal mixed use with primarily auto-oriented commercial buildings and multi-family housing, and small amounts of vertical mixed-use and other uses. While buildings are somewhat dense, a large portion of land is covered in surface parking lots and walkability is limited. Riverfronts, creeks, and major roadway frontages are typically underutilized. To achieve a more connected and walkable neighborhood, the large commercial buildings and surface parking lots should be converted into dense, pedestrian-oriented, mixed-use buildings. The addition of small parks, plazas, and bike lanes adds amenities and walkability to the neighborhood. Parking structures allow for less horizontal space dedicated to surface parking. Waterways/ drainage areas and street frontages are better utilized with building facades along the street edge, trails, and public spaces.	102	Notable	The text reflects an amendment approved by the Planning Commission at their August 22, 2023 meeting.												
138.	<table><tr><td>Parks and Open Space</td><td> ... • Pockets Parks and Plazas on irregularly shaped lots or to help with water quality ... </td></tr><tr><td>Desirable Transitions</td><td>Neighborhoods Medium Neighborhood High Mixed Use Low Commercial/Employment Medium</td></tr><tr><td>Fiscal Considerations</td><td>Net Positive Fiscal Impact (\$1,969 per acre, \$98 per new person) • Generates most value and revenue per acre of all Place Types • Denser concentration and variety of uses also requires a greater level of service </td></tr></table>	Parks and Open Space	... • Pockets Parks and Plazas on irregularly shaped lots or to help with water quality ...	Desirable Transitions	Neighborhoods Medium Neighborhood High Mixed Use Low Commercial/Employment Medium	Fiscal Considerations	Net Positive Fiscal Impact (\$1,969 per acre, \$98 per new person) • Generates most value and revenue per acre of all Place Types • Denser concentration and variety of uses also requires a greater level of service	107	<table><tr><td>Parks and Open Space</td><td> ... • Pockets Parks and Plazas on irregularly shaped lots or to help with water quality ... </td></tr><tr><td>Desirable Transitions</td><td> • Neighborhood Transition Neighborhoods Medium Neighborhood High Mixed Use Low Commercial/Employment Medium</td></tr><tr><td>Fiscal Considerations</td><td> — Net Positive Fiscal Impact (\$1,969 per acre, \$98 per new person) • Generates most value and revenue per acre of all Place Types • Denser concentration and variety of uses also requires a greater level of service </td></tr></table>	Parks and Open Space	... • Pockets Parks and Plazas on irregularly shaped lots or to help with water quality ...	Desirable Transitions	• Neighborhood Transition Neighborhoods Medium Neighborhood High Mixed Use Low Commercial/Employment Medium	Fiscal Considerations	— Net Positive Fiscal Impact (\$1,969 per acre, \$98 per new person) • Generates most value and revenue per acre of all Place Types • Denser concentration and variety of uses also requires a greater level of service	101	Notable	
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139.	COMMERCIAL/EMPLOYMENT LOW To facilitate lower density, more auto-oriented retail, office, and industrial type uses that exist and may still be desired in certain locations in the future.	108	COMMERCIAL/EMPLOYMENT LOW To facilitate lower density, more auto-oriented retail, office, and industrial type uses that exist and may still be desired in certain locations in the future.	104	Stylistic													

Item #	Vision SMTX		Pg#	Vision SMTX++		Pg#	Type of Change	Staff Comments														
140.	Commercial/Employment Low places comprise much of the non-residential areas of San Marcos today. They tend to include a variety of industrial uses, distribution, auto-oriented retail, and dining options, as well as lower intensity, single use and standalone office uses, including civic, medical, and educational. It is expected that many of these existing areas will not transition to another place during the life of the plan, but there may still be opportunities to make these places better connected and more desirable. ...		108	Commercial/Employment Low places comprise much of the non-residential areas of San Marcos today. They tend to include a variety of industrial uses, distribution, auto-oriented retail, and dining options, as well as lower intensity, single use and standalone office uses, including civic, medical, and educational. It is expected that many of these existing areas will not transition to another place during the life of the plan, but there may still be opportunities to make these places better connected and more desirable. ...		104	Notable															
141.	<table><tr><td>Primary Land Uses</td><td> Light to Heavy Industrial • Warehouse and Distribution • Lower Density Office • Lower Density Retail </td></tr><tr><td>Secondary Land Uses</td><td> • Supportive Service Commercial • Parks and Open Space • .. </td></tr><tr><td>Parks and Open Space</td><td> ... • Pockets Parks and Plazas to create places for outdoor seating and dining • ... </td></tr><tr><td>Fiscal Considerations</td><td> Net Negative Fiscal Impact (-\$1,652 per acre, -\$288 per new person) • Only Place Type with a net negative fiscal impact, but Place Type with greatest potential to capture employment growth • Lower density uses generate less efficient infrastructure investment, but value of non-residential development will vary fiscal impact • Impact on calls for service varies by use (e.g., retail more, industrial less) </td></tr></table>	Primary Land Uses	Light to Heavy Industrial • Warehouse and Distribution • Lower Density Office • Lower Density Retail	Secondary Land Uses	• Supportive Service Commercial • Parks and Open Space • ..	Parks and Open Space	... • Pockets Parks and Plazas to create places for outdoor seating and dining • ...	Fiscal Considerations	Net Negative Fiscal Impact (-\$1,652 per acre, -\$288 per new person) • Only Place Type with a net negative fiscal impact, but Place Type with greatest potential to capture employment growth • Lower density uses generate less efficient infrastructure investment, but value of non-residential development will vary fiscal impact • Impact on calls for service varies by use (e.g., retail more, industrial less)	111	<table><tr><td>Primary Land Uses</td><td> Light to Heavy Industrial • Warehouse and Distribution • Lower Density Office • Lower Density Retail </td></tr><tr><td>Secondary Land Uses</td><td> • Supportive Service Commercial • Parks and Open Space • .. </td></tr><tr><td>Parks and Open Space</td><td> ... • Pockets Parks and Plazas to create places for outdoor seating and dining • ... </td></tr><tr><td>Fiscal Considerations</td><td> Net Negative Fiscal Impact (-\$1,652 per acre, -\$288 per new person) • Only Place Type with a net negative fiscal impact, but Place Type with greatest potential to capture employment growth • Lower density uses generate less efficient infrastructure investment, but value of non-residential development will vary fiscal impact • Impact on calls for service varies by use (e.g., retail more, industrial less) </td></tr></table>	Primary Land Uses	Light to Heavy Industrial • Warehouse and Distribution • Lower Density Office • Lower Density Retail	Secondary Land Uses	• Supportive Service Commercial • Parks and Open Space • ..	Parks and Open Space	... • Pockets Parks and Plazas to create places for outdoor seating and dining • ...	Fiscal Considerations	Net Negative Fiscal Impact (-\$1,652 per acre, -\$288 per new person) • Only Place Type with a net negative fiscal impact, but Place Type with greatest potential to capture employment growth • Lower density uses generate less efficient infrastructure investment, but value of non-residential development will vary fiscal impact • Impact on calls for service varies by use (e.g., retail more, industrial less)	105	Notable	
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142.	<table><tr><td colspan="2">Overlay Characteristics/Considerations</td></tr><tr><td>Environmental</td><td>Consider Low Impact Development (LID) development applying Best Management Practices (BMPs) and other best practices with overall development limited to approximately 50% of land area</td></tr></table>	Overlay Characteristics/Considerations		Environmental	Consider Low Impact Development (LID) development applying Best Management Practices (BMPs) and other best practices with overall development limited to approximately 50% of land area	111	<table><tr><td colspan="2">Overlay Characteristics/Considerations</td></tr><tr><td>Environmental</td><td>Consider Low Impact Development (LID) development applying Best Management Practices (BMPs) and other best practices with overall development limited to approximately 50% of land area</td></tr></table>	Overlay Characteristics/Considerations		Environmental	Consider Low Impact Development (LID) development applying Best Management Practices (BMPs) and other best practices with overall development limited to approximately 50% of land area	105	Stylistic									
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143.	COMMERCIAL/ EMPLOYMENT MEDIUM ... Parks, trails, open space, and other amenities contribute to the sense of place and provide amenities for employees and visitors, as well as San Marcans living nearby.		COMMERCIAL/ EMPLOYMENT MEDIUM ... Parks, trails, open space, and other amenities contribute to the sense of place and provide amenities for employees and visitors, as well as San Marcans <u>residents</u> living nearby.	108	Stylistic	
144.	In San Marcos, medical and educational campuses are the best examples of Commercial/Employment Medium place types today. They tend to have multistory buildings organized around open space and circulation amenities. There is also a critical mass of activity to help establish a true sense of place. Many other medium intensity commercial and employment developments in San Marcos are somewhat isolated from other buildings and properties nearby. In essence, the developments largely have the same characteristics as existing Commercial/Employment Low places, but with taller buildings. Commercial/Employment Low places in San Marcos should be highly walkable and compact places with concentrations of like uses organized around a variety of amenities. Instead of areas with a disconnected collection of higher intensity buildings, the Commercial/Employment Medium development of the future will work in concert to create a desirable district with employment, shopping, and entertainment opportunities for employees and residents living nearby.		In San Marcos, medical and educational campuses are the best examples of Commercial/Employment Medium place types today. They tend to have multistory buildings organized around open space and circulation amenities. There is also a critical mass of activity to help establish a true sense of place. Many other medium intensity commercial and employment developments in San Marcos are somewhat isolated from other buildings and properties nearby. In essence, the developments largely have the same characteristics as existing Commercial/Employment Low places, but with taller buildings. Commercial/Employment Low places in San Marcos should be highly walkable and compact places with concentrations of like uses organized around a variety of amenities. Instead of areas with a disconnected collection of higher intensity buildings, the Commercial/Employment Medium development of the future will work in concert to create a desirable district with employment, shopping, and entertainment opportunities for employees and residents living nearby.	110	Notable	The text reflects an amendment approved by the Planning Commission at their August 22, 2023 meeting.

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145.	Parks and Open Space ... Pockets Parks and Plazas to create places for outdoor seating, dining, public art and other placemaking elements ... Desirable Transitions - Neighborhood Medium - Mixed Use Medium - Neighborhood High - Commercial/Employment Medium - Mixed Use Low - Conserve/Reserve Fiscal Considerations - Net Positive Fiscal Impact (\$735 per acre, \$42 per new person) - Higher density of employment uses offsets cost to serve and provide infrastructure compared to Commercial/Employment Low	115	Parks and Open Space ... Pockets Parks and Plazas to create places for outdoor seating, dining, public art and other placemaking elements ... Desirable Transitions - Neighborhood Medium - Mixed Use Medium - Neighborhood High - Commercial/Employment Medium - Mixed Use Low - Conserve/Reserve Fiscal Considerations - Net Positive Fiscal Impact (\$735 per acre, \$42 per new person) - Higher density of employment uses offsets cost to serve and provide infrastructure compared to Commercial/Employment Low	109	Notable	
146.	Overlay Characteristics/Considerations Environmental Consider Low Impact Development (LID) development applying Best Management Practices (BMPs) and other best practices with overall development limited to approximately 50% of land area		Overlay Characteristics/Considerations Environmental Consider Low Impact Development (LID) development applying Best Management Practices (BMPs) and other best practices with overall development limited to approximately 50% of land area	109	Stylistic	
147.	CONSERVE/RESERVE ... The Conserve/Reserve place type was originally developed to identify areas where development would be discouraged over the life of the Comprehensive Plan.	116	CONSERVE/RESERVE Conservation/Cluster ... The Conservation/Cluster Conserve/Reserve place type identifies was originally developed to identify areas where development would be discouraged over the life of the Comprehensive Plan.	112	Notable	The text reflects an amendment approved by the Planning Commission at their August 22, 2023 meeting.
148.	Parks and Open Space ... Also Neighborhood Parks to provide active and passive recreation opportunities for nearby residents, as well as integrated stormwater features	119	Parks and Open Space ... Also Neighborhood Parks to provide active and passive recreation opportunities for nearby residents, as well as integrated stormwater features	113	Stylistic	

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149.	EXPLORATION OF ALTERNATIVE GROWTH SCENARIOS ... Walkability would remain a desired condition that is mainly only realized in downtown or internally within specific subdivisions and projects. San Marcos would likely become even more of a “bedroom community”, with housing demands outpacing employment growth. A large portion of environmentally sensitive areas would likely be impacted as continued pressure to develop in a piecemeal fashion grows and a reactive approach to growth in the ETJ would strain requests for water and sewer services.	120	<u>MOVE THIS SECTION TO THE APPENDIX</u> EXPLORATION OF ALTERNATIVE GROWTH SCENARIOS ... Walkability would remain a desired condition that is mainly only realized in downtown or internally within specific subdivisions and projects. San Marcos would likely become even more of a “bedroom community”, with housing demands outpacing employment growth. A large portion of environmentally sensitive areas would likely be impacted as continued pressure to develop in a piecemeal fashion grows and a reactive approach to growth in the ETJ would strain requests for water and sewer services.	n/a	Notable	Staff removed the text in this section because it was duplicative of information in the appendix.
150.	The first detailed alternative (Scenario A) included a large concentration of dense development in a “Second City Center” on the east side of IH- 35. The second city center would serve as a new employment center with medium and high-density housing integrated within and immediately adjacent to this new mixed use place. The intent of this approach was to relieve development pressures on San Marcos’ existing downtown and existing close-in neighborhoods and would establish a pattern of urban villages connected to the second city center and the rest of San Marcos.	120	The first detailed alternative (Scenario A) included a large concentration of dense development in a “Second City Center” <u>East Village</u> on the east side of IH- 35. The second city center <u>East Village</u> would serve as a new employment center with medium and high-density housing integrated within and immediately adjacent to this new mixed use place. The intent of this approach was to relieve development pressures on San Marcos’ existing downtown and existing close-in neighborhoods and would establish a pattern of urban villages connected to the second city center <u>East Village</u> and the rest of San Marcos.	n/a	Notable	In conjunction with item #149, staff removed the text in this section because it was duplicative of information in the appendix.
151.	Overall, the community expressed a general preference to combine scenarios A & B. They thought that the historic resource overlay, cultural resource overlay, and environmental overlay should continue to be priority.	121	Overall, the community expressed a general preference to combine scenarios A & B. They thought that the historic resource overlay, cultural resource overlay, and environmental overlay should continue to be priorities.	n/a	Stylistic	In conjunction with item #149, staff removed the text in this section because it was duplicative of information in the appendix.
152.	They requested to continue exploring placing medium and higher density commercial at strategic locations as well as making places more walkable, not just by adding a sidewalk network, but also creating destinations to	121	They requested to continue exploring placing medium and higher density commercial at strategic locations as well as making places more walkable, not just by adding a sidewalk network, but also creating destinations to walk to . Additionally, there was a	n/a	Stylistic	In conjunction with item #149, staff removed the text in this section because it was duplicative of information in the appendix.

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	walk to. Additionally, there was a strong desire to minimize acres developed and impervious cover and that a heavy emphasis on new growth east of IH-35 would likely require public and private investment in new infrastructure, such as roads, utilities, and wastewater treatment plant, which will ultimately be maintained by the City in perpetuity.		strong desire to minimize acres developed and impervious cover and that a heavy emphasis on new growth east of IH-35 would likely require public and private investment in new infrastructure, such as roads, and utilities, and wastewater treatment plant, which will ultimately be maintained by the City in perpetuity.			
153.	The Preferred Growth Scenario The Preferred Growth Scenario incorporates the aspects of alternative scenarios A and B by focus ing and intensifying new growth east of IH-35 and along corridors and providing better direction on land use while allowing flexibility. The Preferred Growth Scenario minimizes the development of environmentally sensitive areas, and reduces the pressure of development in existing established neighborhoods and historic areas.	122	The Preferred Growth Scenario The Preferred Growth Scenario incorporates the aspects of alternative scenarios A and B by focuses ing and intensifying new growth east of IH-35 and, along corridors, and providing provides better direction on land use while allowing flexibility. The Preferred Growth Scenario minimizes the development of environmentally sensitive areas, and reduces the pressure of development in existing established neighborhoods and historic areas.	116	Stylistic	
154.	The Preferred Growth Scenario is expected to require approximately 19,000 acres to accommodate the projected growth in housing units and employment through 2050. The proposed higher intensity mixed-use activity center east of IH-35 will help alleviate development pressures by capturing and accommodating a large portion of the future housing and employment needs.	122	The Preferred Growth Scenario is expected to require approximately 19,000 acres to accommodate the projected growth in housing units and employment through 2050. The proposed higher intensity mixed-use activity center east of IH-35 will help alleviate development pressures by capturing and accommodating a large portion of the future housing and employment needs.	116	Notable	
155.	The Preferred Growth Scenario paired with the Place Types help to ensure a high level of walkability with places to walk to near most residences. Creating transit supportive development patterns is a prerequisite to establishing of high-capacity transit corridors. The realization of multiple regional and community centers will support such investment in San Marcos and to other	122	The Preferred Growth Scenario paired with the Place Types help to ensure a high level of walkability with places to walk to near most residences. Creating transit supportive development patterns is a prerequisite to establishing of high-capacity transit corridors. The realization of multiple regional and community centers will support such investment in San Marcos and to other regional destinations moving forward. The Preferred Growth Scenario and	116	Notable	

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	regional destinations moving forward. The Preferred Growth Scenario and associated		associated [Not sure where this goes; seems odd here.]			
156.	Place Types also promote a diverse mix of housing types and missing middle housing with townhomes, accessory dwelling units, courtyard apartments, duplexes, etc.	122	Place Types also promote a diverse mix of housing types and missing middle housing with <u>single family</u> , townhomes, accessory dwelling units, courtyard apartments, duplexes, <u>multi-family</u> , etc.	116	Stylistic	
157.	The Preferred Growth Scenario is built on the goal of providing equitable access to amenities. With the creation of a larger and more intense mixed-use activity center east of IH-35, access to amenities and services will be provided to an area that is currently lacking access to these types of services. The addition and enhancement of amenities and services in other parts of the city is also achieved through the designation of multiple mixed use places and centers distributed throughout San Marcos.	122	The Preferred Growth Scenario is built on the goal of providing equitable access to amenities. With the creation of a larger and more intense <u>The mixed-use activity center east of IH-35, East Village is intended to provide</u> access to amenities and services for residents of the area, will be provided to an area that is currently lacking access to these types of services. The addition and enhancement of amenities and services in other parts of the city is also achieved through the designation of multiple mixed use places and centers distributed throughout San Marcos.	116	Stylistic	
158.	<i>Images of centers.</i>	124 - 130	MIXED USE CENTERS <u>REMOVE MAP IMAGES</u>	117	Notable	
159.	The Preferred Growth Scenario includes 17 mixed use centers distributed throughout the community. While several of these centers already exist, many are only partially developed, undeveloped, or single use commercial areas today. Based upon extensive community input, three scales of mixed use centers were identified and mapped as a critical part of the Preferred Growth Scenario. Regional Centers, Community Centers, and Neighborhood Centers are described below, but the common thread amongst them is that these places provide vibrant destinations and opportunities for arts, culture, dining, shopping, working, and entertainment in close proximity to residences and are critical	124	The Preferred Growth Scenario includes 17 mixed use centers distributed throughout the community. While several of these centers already exist, many are only partially developed, undeveloped, or single use commercial areas today. Based upon extensive community input, t Three scales of mixed use centers were identified and mapped as a critical part of the Preferred Growth Scenario. Regional Centers, Community Centers, and Neighborhood Centers are described below, but the common thread amongst them is that these places provide vibrant destinations and opportunities for arts, culture, dining, shopping, working, and entertainment in close proximity to residences and are critical ingredients in strengthening and creating complete communities in San Marcos.	117	Notable	

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	ingredients in strengthening and creating complete communities in San Marcos.					
160.	Regional Centers: Regional Centers are large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors. These areas are characterized by higher intensity commercial, residential, and mixed use development in a well-connected, walkable, and bikeable place. Regional Centers have unique offerings to the community and typically attract patrons from across the entire community and potentially the region. The primary place types comprising regional centers include Mixed Use Medium; Commercial/Employment Medium; Neighborhood Medium; Neighborhood High.	124	Regional Centers: Regional Centers are large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential <u>areas</u> for regional residents and visitors. These areas are characterized by higher intensity commercial, residential, and mixed use development in <u>a</u> well-connected, walkable, and bikeable places. Regional Centers have unique offerings to the community and typically attract patrons from across the entire community and potentially the region. The primary place type <u>Place Types</u> comprising regional centers include Mixed Use Medium; Commercial/Employment Medium; Neighborhood Medium; Neighborhood High.	117	Stylistic	
161.	Downtown: The Downtown Regional Center is centered on the Hays County Historic Courthouse Square in Downtown San Marcos. Place types comprising the Downtown Regional Center include primarily Mixed Use Medium and Commercial/Employment Medium, with Neighborhood High and Mixed Use Low. As part of the Vision SMTX effort, the community is developing an updated Downtown Area Plan to guide public and private investment over the next 20 years.	124	Downtown: The Downtown Regional Center is centered on the Hays County Historic Courthouse Square in Downtown San Marcos. Place types comprising the Downtown Regional Center include primarily Mixed Use Medium and Commercial/Employment Medium, with Neighborhood High and Mixed Use Low. <u>As part of the Vision SMTX effort, the community is developing an updated</u> There is a Downtown Area Plan to guide public and private investment over the next 20 years.	118	Stylistic	
162.	Second City Center (formerly referred to as East Village): The Second City Center builds on the previous Comprehensive Plan's vision of the East Village west of the interchange where SH-123 meets FM-110. The area currently includes a handful of rural homes, light industrial areas (including the City's Public Services Complex), some newer	124	Second City Center (formerly referred to as East Village): The Second City Center builds on the previous Comprehensive Plan's vision of the East Village <u>is located</u> west of the interchange where SH-123 meets-intersects FM-110. The area currently includes a handful of rural homes, light industrial areas (including the City's Public Services Complex), some newer multifamily style housing and the San	118	Stylistic	

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	multifamily style housing and the San Marcos High School. Place types comprising the Second City Center Regional Center include Mixed Use Medium, Neighborhood High, and Commercial/ Employment Medium. As part of the Vision SMTX effort, the community is developing a Regional Center Area Plan for the second City Center.		Marcos High School. Place t Types comprising the Second City Center-East Village Regional Center include Mixed Use Medium, Neighborhood High, and Commercial/ Employment Medium. As part of the Vision SMTX effort, the community is developing a Regional Center Area Plan for the second City Center.			
163.	Community Centers: Community Centers are mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents. These areas are characterized by a mix of medium-intensity commercial and residential uses in a well-connected and walkable place. Development is vertically and horizontally mixed to achieve a high level of activation and vibrancy. Community Centers typically attract patrons from multiple neighborhoods. The primary place types comprising community centers include Mixed Use Medium; Mixed Use Low; Commercial/Employment Medium; Neighborhood Medium; Neighborhood High; and Neighborhood Transition.	125	Community Centers: Community Centers are mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential housing for nearby and regional residents. These areas are characterized by a mix of medium-intensity commercial and residential uses in a well-connected and walkable place. Development is vertically and horizontally mixed to achieve a high level of activation and vibrancy. Community Centers typically attract patrons from multiple neighborhoods. The primary place type Place Types comprising community centers include Mixed Use Medium; Mixed Use Low; Commercial/Employment Medium; Neighborhood Medium; Neighborhood High; and Neighborhood Transition.	119	Stylistic	
164.	North of Airport near the intersection of Harris Hill Road and Yarrington Road is a Community Center envisioned to serve residents in the northern portion of San Marcos. The area is beginning to develop as a residential subdivision (Whisper and Sunset Acres neighborhoods) and some Commercial/Employment Low development. In the future, the North of Airport Community Center is envisioned as a combination of Commercial/Employment Low and Medium, Mixed Use Low, and	125	North of Airport (near the intersection of Harris Hill Road and Yarrington Road) is a Community Center envisioned to serve residents in the northern portion of San Marcos. The area is beginning to develop as a residential subdivision (Whisper and Sunset Acres neighborhoods and a few Municipal Utility Districts) and some Commercial/Employment Low development. In the future, the North of Airport Community Center is envisioned as a combination of Commercial/Employment Low and Medium, Mixed Use Low, and Neighborhood Medium place types to serve the surrounding neighborhoods.	119	Stylistic	

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	Neighborhood Medium place types to serve the surrounding neighborhoods.					
165.	Midtown west of IH-35 between Aquarena Springs Drive and Hopkins Street is largely developed today with a mix of residential and commercial uses. The area also includes the Texas State University Bobcat (football) Stadium and Bobcat Track and Field Stadium. In the future, the Midtown Community Center is envisioned as a combination of Mixed Use Medium, Neighborhood High, and Commercial/Employment Medium. While the area is expected to change significantly from its existing condition, there are several opportunities for infill development, redevelopment, and public infrastructure improvements to achieve the vision for the area as a highly walkable, bikeable, transit-focused, vibrant Community Center.	125	Midtown (west of IH-35 between Aquarena Springs Drive and Hopkins Street) is largely developed today with a mix of residential and commercial uses. The area also includes the Texas State University Bobcat (Football) Stadium and the Bobcat Track and Field Stadium. In the future, the Midtown Community Center is envisioned as a combination of Mixed Use Medium, Neighborhood High, and Commercial/Employment Medium. While the area is <u>not</u> expected to change significantly from its existing condition, there are several opportunities for infill development, redevelopment, and public infrastructure improvements to achieve the vision for the area as a highly walkable, bikeable, transit-focused, vibrant Community Center.	119	Stylistic	
166.	South End east of the intersection of Wonder World Drive and Hunter Road was included in the previous 2013 Comprehensive Plan and is a designated Community Center that is already beginning to develop in a manner consistent with the community's vision for the area. The area includes a variety of commercial and residential developments that are generally consistent with the Preferred Growth Scenario. Place types comprising the South End Community Center include Mixed Use Medium and Neighborhood High	126	South End (east of the intersection of Wonder World Drive and Hunter Road) was included in the previous 2013 Comprehensive Plan and is a designated Community Center that is already beginning to develop in a manner consistent with the community's vision for the area. The area includes a variety of commercial and residential developments that are <u>generally</u> consistent with the Preferred Growth Scenario. Place types comprising the South End Community Center include Mixed Use Medium and Neighborhood High.	119	Stylistic	
167.	Medical District at the intersection of Wonder World Drive/Redwood Road and SH-123 is a designated Community Center in the Preferred Growth Scenario. Medical uses are already developing in the area, primarily along Wonder World Drive west of SH-123. A	126	Medical District <u>is located</u> at the intersection of Wonder World Drive/Redwood Road and SH-123 is a designated Community Center in the Preferred Growth Scenario . Medical uses are <u>already developing in the area</u> , primarily along Wonder World Drive west of SH-123. A small notable amount	119	Stylistic	

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	small amount of multifamily housing also exists in the area. Place Types comprising the Medical District Community Center include Mixed Use Medium, Neighborhood High, and Commercial/Employment Medium		of Multifamily housing also exists in the area. Place Types comprising the Medical District Community Center include Mixed Use Medium, Neighborhood High, and Commercial/Employment Medium			
168.	Northeast Highway 110 is an undeveloped area along FM-110 where the community expressed a strong desire for new mixed use development to serve potential new residential developments. Due to the environmental assets and constraints pervasive in and near this location, the intensity of development is expected to be low to medium. Place types comprising the Northeast Highway 110 Community Center include Mixed Use Low and Neighborhood Medium.	126	Central Northeast Highway 110 is an undeveloped area along FM-110 between Highway 80 and Staples Road where the community expressed a strong desire for new mixed use development to serve potential new residential developments. Due to the environmental assets and constraints pervasive in and near this location, the intensity of development is expected to be low to medium. Place Types comprising the Central Northeast Highway 110 Community Center include Mixed Use Low and Neighborhood Medium.	120	Notable	The text reflects an amendment approved by the Planning Commission at their August 22, 2023 meeting.
169.	Highway 110 and Staples Road is also a largely undeveloped area along FM-110, but the area does include a small amount of commercial and residential development east of FM-110. Place types comprising the Highway 110 and Staples Road Community Center include Commercial/Employment Low and Medium, Mixed Use Medium, and Neighborhood Medium	127	Highway 110 and Staples Road is also a largely undeveloped area along FM-110, but the area does include a small amount of commercial and residential development east of FM-110. Place Types comprising the Highway 110 and Staples Road Community Center include Commercial/Employment Low and Medium, Mixed Use Medium, and Neighborhood Medium	120	Stylistic	
170.	Kissing Tree/Centerpoint Drive West is an envisioned Community Center with limited development today. There are only a handful of commercial and institutional uses today, but the area is envisioned as a mixed use Community Center in the future. Place types comprising the Kissing Tree/Centerpoint Drive West Community Center include Mixed Use Medium, and Commercial/Employment Low and Medium.	127	Kissing Tree/ <u>West</u> Centerpoint Drive West has is an envisioned Community Center with limited development today with expectations of growth in the future. There are only a handful of commercial and institutional uses today, but the area is envisioned as a mixed use Community Center in the future. Place Types comprising the Kissing Tree/Centerpoint Drive West Community Center include Mixed Use Medium, and Commercial/Employment Low and Medium.	120	Stylistic	

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171.	Centerpoint Drive East is an envisioned Community Center that is largely undeveloped today. Like the Kissing Tree/Centerpoint Drive West Community Center, the Centerpoint Drive East Community Center benefits from close proximity to the Tanger and Premium Outlets. Place types comprising the Centerpoint Drive East Community Center include Mixed Use Medium, and Neighborhood Medium and High.	127	East Centerpoint Drive East is an envisioned Community Center that is largely undeveloped today and will. Like the Kissing Tree/Centerpoint Drive West Community Center, the Centerpoint Drive East Community Center benefits from close proximity to the Tanger and Premium Outlets. Place t Types comprising the Centerpoint Drive East Community Center include Mixed Use Medium, and Neighborhood Medium and High.	120	Stylistic	
172.	Neighborhood Centers: Neighborhood Centers are small, walkable mixed-use areas that provide convenient access to goods, services, dining, and residential for nearby residents. These areas are characterized by smaller commercial centers that are walkable and typically embedded in or near neighborhoods so that residents have convenient, safe, and equitable access to services. They should be concentrated to small geographies and distributed throughout the city. The primary place types comprising neighborhood centers include Mixed Use Low; Neighborhood Medium; Commercial/Employment Low; and Neighborhood Transition.	128	Neighborhood Centers: Neighborhood Centers are small, walkable, mixed-use areas that provide convenient access to goods, services, and dining, and residential for nearby residents. These areas are characterized by smaller commercial centers that are walkable and typically embedded located in or near neighborhoods so that residents have providing residents with convenient, safe, and equitable access to services. They should be concentrated to small geographies and distributed throughout the city. The primary place types comprising neighborhood centers include Mixed Use Low; Neighborhood Medium; Commercial/Employment Low; and Neighborhood Transition.	121	Notable	
173.	Riverway Avenue and Cotter Avenue is an envisioned Neighborhood Center that has minimal development today, although has seen increased development in recent years. Existing uses include a multifamily apartment complex and an auto dealership with nearby office and warehouse uses. Place types comprising the Riverway and Cotter Avenue Neighborhood Center in the future include Commercial/Employment Medium, Mixed Use Medium, and Neighborhood High.	128	Riverway Avenue and Cotter Avenue is an envisioned Neighborhood Center that has minimal development today, although has seen with increased development occurring in recent years and anticipated in the future . Existing uses include a multifamily apartment complex and ant two auto dealerships with nearby office and warehouse uses. Place t Types comprising the Riverway and Cotter Avenue Neighborhood Center in the future include Commercial/Employment Medium, Mixed Use Medium, and Neighborhood High.	121	Stylistic	

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174.	Mill Street and Uhland Road is an area that is mostly built out today with a combination of commercial, single-family residential, and multifamily residential uses. With that said, there are opportunities for infill and some strategic redevelopment. Place types comprising the Mill Street and Uhland Road Neighborhood Center in the future include Mixed Use Low and Medium, Neighborhood Low, Medium and High, and Neighborhood Transition.	128	Mill Street and Uhland Road is an area that is mostly built out today with a combination of commercial, single-family residential, and multifamily residential uses. With that said, t There are opportunities for infill and some strategic redevelopment. Place t types comprising the Mill Street and Uhland Road Neighborhood Center in the future include Mixed Use Low and Medium, Neighborhood Low, Medium and High, and Neighborhood Transition.	121	Stylistic	
175.	North LBJ Drive and Sessom Drive is already functioning as a Neighborhood Center today and is envisioned as a Neighborhood Center in the future. The area mainly includes commercial development and multifamily residential development today. Place Types comprising the N LBJ Drive and Sessom Drive Neighborhood Center in the future include Mixed Use Low and Medium, Commercial/Employment Medium, and Neighborhood Low, Medium and High. As part of the Vision SMTX effort, the community is developing a Neighborhood Area Plan for this area.	129	North LBJ Drive and Sessom Drive is already functioning as a Neighborhood Center today and is envisioned as a Neighborhood Center in the future. The area mainly includes commercial development and multifamily residential development today . Place Types comprising the N LBJ Drive and Sessom Drive Neighborhood Center in the future include Mixed Use Low and Medium, Commercial/Employment Medium Low , and Neighborhood Low, Medium and High. As part of the Vision SMTX effort , the community is developing a Neighborhood Area Plan for this area.	121	Stylistic	
176.	Old Ranch Road 12 is a collection of commercial and institutional uses today with opportunities to evolve into a true Neighborhood Center. Place Types comprising the Old Ranch Road 12 Neighborhood Center in the future include Mixed Use Low surrounded by Conserve/ Reserve and Neighborhood Low with Neighborhood Medium and High nearby. As part of the Vision SMTX effort, the community is developing a Neighborhood Area Plan for this area.	129	Old Ranch Road 12 at the intersection of Country Estates Drive is a collection of commercial and institutional uses today with opportunities to evolve into a true Neighborhood Center . Place Types comprising the Old Ranch Road 12 Neighborhood Center in the future include Mixed Use Low surrounded by Conserv atione / Reserve Cluster and Neighborhood Low with Neighborhood Medium and High nearby. As part of the Vision SMTX effort , the community is developing a Neighborhood Area Plan for this area.	121	Stylistic	

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177.	Craddock Avenue/Bishop Street is an area that includes a relatively large area of undeveloped land surrounded by a small pocket of commercial development and a combination of single-family residential and multifamily residential. Place types comprising the Craddock Avenue/ Bishop Street Neighborhood Center in the future include Mixed Use Low and Medium surrounded by Neighborhood Low and Medium.	129	Craddock Avenue/Bishop Street is an area that includes a relatively large area of undeveloped land surrounded by a small pocket of commercial development and a combination of single-family residential and multifamily residential. Place t Types comprising the Craddock Avenue/ Bishop Street Neighborhood Center in the future include Mixed Use Low and Medium surrounded by Neighborhood Low and Medium.	121	Stylistic	
178.	Old Bastrop Highway and Redwood Road is an area that is only partially developed. The area west of the Old Bastrop Highway and Redwood Road intersection has a small commercial use at the corner and a large single-family neighborhood west of that. The other three corners are undeveloped. Place types comprising the Old Bastrop Highway and Redwood Road Neighborhood Center in the future include Neighborhood High and Commercial/Employment Low surrounded by Neighborhood Low and High	130	Old Bastrop Highway and Redwood Road is an area that is only partially developed. The area west of the Old Bastrop Highway and Redwood Road intersection has a small commercial use at the corner and a large single-family neighborhood nearby west of that. <u>Development is underway in the area. The other three corners are undeveloped.</u> Place t Types comprising the Old Bastrop Highway and Redwood Road Neighborhood Center in the future include Neighborhood High and Commercial/Employment Low surrounded by Neighborhood Low and High	121	Stylistic	
179.	El Rio Street (South) is an area at the south end of San Marcos just east of IH-35 that is undeveloped, but multifamily development is occurring just to the northeast and existing commercial and multifamily zoning exists in and around the area. Place types comprising the El Rio Street (South) Neighborhood Center in the future include Mixed Use Medium and Commercial/Employment Low surrounded by Neighborhood Medium and High.	130	El Rio Street (Trace South) is an area at the south end of San Marcos just east of IH-35 that is undeveloped. <u>, but m</u> Multifamily development is occurring just to the northeast and existing commercial and multifamily zoning exists in and around the area. Place t Types comprising the El Rio Street (South) Neighborhood Center in the future include Mixed Use Medium and Commercial/Employment Low surrounded by Neighborhood Medium and High.	122	Stylistic	
180.	RELATIONSHIP TO ZONING CODE AND OTHER REGULATIONS The Preferred Growth Scenario Map and place types do not explicitly address zoning. The Place Types section identifies desired	131	RELATIONSHIP TO ZONING CODE AND OTHER REGULATIONS The Preferred Growth Scenario Map and p Place t Types do not explicitly address zoning. The Place Types section identifies desired land uses and a	123	Stylistic	

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	land uses and a variety of other characteristics for each designation on the Preferred Growth Scenario Map. Both the map and the Place Type descriptions and graphics are generalized tools used to guide development and amendments to the City's Land Development Code.		variety of other characteristics for each designation on the Preferred Growth Scenario Map. Both the map and the Place Type descriptions and graphics are generalized tools used to guide development and amendments to the City's Land Development Code.			
181.	Zoning is conservative in nature and has a bias towards maintaining the status quo. Growing cities, though, are not static; new residents move in, new businesses are established, and new technologies change the way people live. These factors create pressures that change the way land is used. The purpose of planning is to anticipate and shape this change in a way that provides opportunities for new development and redevelopment while preserving the community's cultural and environmental heritage. A comprehensive plan articulates the community's vision for the future; zoning and other regulatory and budget tools implement that community vision. It follows, therefore, that the first	131	Zoning is conservative in nature and has a bias towards maintaining the status quo. Growing cities, though, are not static; new residents move in, new businesses are established, and new technologies change the way people live. These factors create pressures that change the way land is used. The purpose of planning is to anticipate and shape this change in a way that provides opportunities for new development and redevelopment while preserving the community's <u>historical</u> , cultural, and environmental heritage. A comprehensive plan articulates the community's vision for the future; zoning and other regulatory and budget tools implement that community vision. It follows, therefore, that the first <u>o</u>	123	Notable	
182.	N/A	131	<u>The single-family nature of traditional neighborhoods will be preserved while welcoming multiple types of housing in new developments.</u>	123	Notable	
183.	It follows, therefore, that the first question in any zoning case should be, "Does this request comply with the comprehensive plan?" The plan's goals, the Preferred Scenario Map and the Place Types provide that first level of guidance.	131	It follows, therefore, that the first <u>o</u> One of the questions in any zoning case should be, "Does this request comply with the comprehensive plan?" The plan's goals, the Preferred Scenario Map, <u>Areas Plans, Neighborhood Character Studies</u> , and the Place Types provide that first level of guidance.	123	Stylistic	
184.	AREA PLANNING A key element of the Vision SMTX Comprehensive Plan is establishing area plans for the first set of geographies across San Marcos. Area planning includes detailed	133	AREA PLANNING A <u>Key elements</u> of the Vision SMTX Comprehensive Plan is establishing area a <u>Area p</u> lans. for the first set of geographies across San Marcos. Area planning includes detailed conversations and	125	Stylistic	

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	conversations and recommendations for Regional Centers and Neighborhood Areas throughout the community. This section provides an overview of the Area Planning approach to be applied now and moving forward for additional Neighborhood Areas, as well as a summary of the areas being planned as part of the initial Vision SMTX process.		recommendations for Regional Centers and <u>selected</u> Neighborhood Areas throughout the community. This section provides an overview of the Area Planning approach <u>to be applied now and moving forward for additional Neighborhood Areas</u> , as well as a summary of the areas being planned as part of the initial Vision SMTX process.			
185.	INTRODUCTION An important part of the Vision SMTX Comprehensive Plan process was the inclusion of Area Planning. Whereas the Comprehensive Plan articulates a vision, guiding principles, goals, and policies for the entire City and its Preferred Growth Scenario assigns Place Types to smaller areas throughout the community. , the citywide guidance provided by the Plan does not address more localized needs within neighborhoods and smaller areas nearby. Place Types and their more robust description of land use, built form, mobility, and amenities establish additional direction for the types of improvements and investments appropriate in existing and new areas of the community , but they do not benefit from more localized discussions and recommendations specific to a specific geography.	134	INTRODUCTION <u>Area Plans are A</u> an important part of the Vision SMTX Comprehensive Plan process was the inclusion of Area Planning. Whereas the The Comprehensive Plan articulates a vision, guiding principles, goals, and policies considerations for the entire City. and its The Preferred Growth Scenario assigns Place Types to smaller areas throughout the community. the The citywide guidance provided by the Plan does not address more localized needs within neighborhoods and smaller areas nearby. Place Types and their more robust description of land use, built form , mobility, and amenities establish additional direction for the types of improvements and investments appropriate in existing and new areas of the community. but they do not benefit from <u>However</u> , more localized discussions and recommendations <u>regarding the selected areas are needed. specific to a specific geography.</u>	126	Stylistic	
186.	The <i>Vision San Marcos: A River Runs Through Us Comprehensive Plan</i> (Vision San Marcos) identified Neighborhood Character Studies as an important next step to determine the types of projects that would be supported in existing neighborhoods (referred to as Areas of Stability in that document).	134	The <i>Vision San Marcos: A River Runs Through Us Comprehensive Plan</i> (Vision San Marcos) identified Neighborhood Character Studies as an important next step to determine the types of projects that would be supported in existing neighborhoods (referred to as Areas of Stability in that document).	126	Stylistic	

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187.	Thus, seven Area Plans are included in the Vision SMTX Comprehensive Plan planning process. While two of those Area Plans focus on higher intensity mixed use regional centers, the remaining five focus on neighborhoods around San Marcos. The Neighborhood Character Studies promised in the Vision San Marcos are included as a major component of the five Area Plans focusing on neighborhoods.	134	Thus, s Seven Area Plans are included in the Vision SMTX Comprehensive Plan planning process. While two of those Area Plans focus on the higher intensity mixed use regional centers <u>of Downtown and East Village</u> , the remaining five focus on neighborhoods around San Marcos. The Neighborhood Character Studies promised in the Vision San Marcos are included as a major component of the five Area Plans focusing on neighborhoods. <u>These Area Plans will guide future development.</u>	126	Notable	The text reflects an amendment approved by the Planning Commission at their August 22, 2023 meeting.
188.	The first five neighborhood-focused Area Plans are establishing a template for community engagement, the approach to analysis, types of recommendations, and documentation that will be utilized in developing additional Area Plans, including Neighborhood Character Studies, in the coming years.	134	The first five neighborhood-focused Area Plans are <u>establishing</u> a template for community engagement, the approach to analysis, types of recommendations, and documentation that will be utilized in developing additional Area Plans, including Neighborhood Character Studies, in the coming years.	126	Stylistic	
189.	AREA PLAN APPROACH Area Plans are intended to provide a coordinated, consistent, and effective approach for the planning of neighborhoods and Regional Centers in San Marcos. A more localized and/or neighborhood-based approach to more detailed planning of San Marcos establishes an achievable approach to developing plans with detailed recommendations for specific geographies of the community.	135	AREA PLAN APPROACH Area Plans are intended to provide a coordinated, consistent, and effective approach for the planning of neighborhoods and Regional Centers in San Marcos. A more localized and/or neighborhood-based approach to more detailed planning of San Marcos establishes an achievable approach to developing plans with detailed recommendations for specific geographies of the community.	127	Notable	
190.	TYPES OF AREA PLANS As suggested above, the Area Planning approach includes two types of Area Plans. The first type is for the two Regional Centers identified and briefly described in the previous section. The second type incorporates Neighborhood Character Studies and is focused on areas of the community with mainly Neighborhood place	135	TYPES OF AREA PLANS As suggested above, t The Area Planning approach includes two types of Area Plans. The first type is for the two Regional Centers <u>of Downtown and East Village</u> . identified and briefly described in the previous section. The second type incorporates Neighborhood Character Studies <u>and is are</u> focused on areas of the community with mainly Neighborhood place types assigned in the Preferred	127	Notable	

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	types assigned in the Preferred Growth Scenario. With that said, there are benefits to not limiting Neighborhood Area Plans to only geographies with Neighborhood Place Type designations. Planning can and should include other Place Types nearby to help ensure connectivity, compatibility, and a cohesive development pattern that will contribute to creating more complete communities throughout San Marcos.		Growth Scenario. With that said, there are benefits to not limiting Neighborhood Area Plans <u>should include</u> to only geographies with Neighborhood Place Type designations. Planning can, and should, include other Place Types nearby to help ensure connectivity, compatibility, and a cohesive development pattern. that will contribute to creating more complete communities throughout San Marcos.			
191.	Regional Center Area Plans Based upon direction from the Comprehensive Plan Steering Committee (CPSC) and City Council, the first type of Area Plans are being developed for the two Regional Centers identified in the Preferred Growth Scenario. There are two primary reasons for developing more detailed and localized direction for the Plan's Regional Centers. In the case of Downtown San Marcos, the area signifies the historic heart of the community. The existing Downtown Master Plan was adopted in 2008 and there has been a significant amount of change in the Downtown Area and many of the factors influencing its livelihood and long-term success. The focus of that Area Plan is to continue attracting investment and diversity to Downtown San Marcos while retaining the historic character and charm that make the area unique and memorable.	136	Regional Center Area Plans Based upon direction from the Comprehensive Plan Steering Committee (CPSC) and the City Council, the first type of Area Plans are being developed for the two Regional Centers identified in the Preferred Growth Scenario. There are two primary reasons for developing more detailed and localized direction for the Plan's Regional Centers. In the case of Downtown San Marcos <u>is</u> , the area signifies the historic heart of the community. The existing Downtown Master Plan was adopted in 2008. and the There has been a significant amount of change in the Downtown Area, and many of the factors influencing its livelihood and long-term success. The focus of that Area Plan is to continue attracting <u>commercial</u> investment of commercial uses and diversity to Downtown San Marcos while retaining the historic character and charm that make the area unique and memorable.	127	Notable	
192.	For the Second City Center, the Preferred Growth Scenario and associated modeling project a large amount of residential and employment growth in the area designated as a Regional Center and much of the area nearby. Although the area was already	137	For the Second City Center <u>East Village</u> , the Preferred Growth Scenario and associated modeling project a large amount of residential and employment growth in the area designated as a Regional Center and much of the area nearby. Although the area was already identified as a targeted growth area in the Vision San	127	Notable	

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	identified as a targeted growth area in the Vision San Marcos, the area is largely undeveloped and development that is occurring is not implementing the vision articulated for the East Village in the previous Comprehensive Plan. A Regional Center Area Plan for the Second City Center will evaluate and update that vision, aligning it with direction from the Preferred Growth Scenario, as well as current and projected market conditions. The approach to Regional Center Area Plans in San Marcos includes: ... - Plans for existing and future higher intensity, mixed use centers in San Marcos - Focus on land use, built form, connectivity, public spaces, housing and employment		Marcos, the area is largely undeveloped and development that is occurring is not implementing the vision articulated for the East Village in the previous Comprehensive Plan. A Regional Center Area Plan for the Second City Center will evaluate and update that vision, aligning it with direction from the Preferred Growth Scenario, as well as current and projected market conditions. The approach to Regional Center Area Plans in San Marcos includes: ... - Plans for existing and future higher intensity, mixed use centers in San Marcos - Focus on land use, built form, connectivity, public spaces, housing and employment			
193.	Neighborhood Area Plans The CPSC and City Council also provided strong guidance for the second type of Area Plan included in the overall Vision SMTX planning effort. ... City Council also provided direction indicating that each distinct neighborhood included in a Neighborhood Area will have its own Neighborhood Character Study as a means of recognizing and protecting the unique character of each individual neighborhood in San Marcos. The approach to Neighborhood Area Plans in San Marcos includes: ... Implementation of the Vision SMTX Comprehensive Plan goals and policies on a neighborhood scale	137	Neighborhood Area Plans The CPSC and City Council also provided strong guidance for the second type of Area Plan included in the overall Vision SMTX planning effort. ... City Council also provided direction indicating that each distinct neighborhood included in a Neighborhood Area will have its own Neighborhood Character Study as a means of recognizing and protecting the unique character of each individual neighborhood in San Marcos. The approach to Neighborhood Area Plans in San Marcos includes: ... Implementation of the Vision SMTX Comprehensive Plan goals and policies on a neighborhood scale	128	Notable	

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194.	Documentation of Area Identity and Existing Conditions - Description of the area, its boundaries, and unique assets and constraints - Summary of previous and concurrent planning efforts - An economic snapshot of employment and market conditions Area Vision and Goals - Alignment with the Comprehensive Plan's Vision, Guiding Principles and Goals - Identify additional unique goals for the Area, if applicable Plan Framework - Recommendations for History, Art and Culture - Recommendations for Transportation, Mobility and Connectivity - Recommendations for Streetscapes - Recommendations for Public Spaces and Amenities - Recommendations for Housing - Recommendations for Business Community - Recommendations for Building form and Development, including place types and transition strategies	138	Documentation of Area Identity and Existing Conditions - Description of the area, its boundaries, and unique assets and constraints - Summary of previous and concurrent planning efforts - An economic snapshot of employment and market conditions <u>Identification of additional unique goals for the Area, if applicable</u> Area Vision and Goals Alignment with the Comprehensive Plan's Vision, Guiding Principles and Goals Identify additional unique goals for the Area, if applicable Plan Framework Recommendations for History, Art and Culture Recommendations for Transportation, Mobility and Connectivity Recommendations for Streetscapes Recommendations for Public Spaces and Amenities Recommendations for Housing Recommendations for Business Community Recommendations for Building form and Development, including place types and transition strategies	129	Notable	
195.	Implementation - Key Investments and prioritization of needed improvements - Phasing strategy and CIP coordination - Policy and Regulatory Recommendations	139	Implementation <u>Key Investments</u> and p <u>Prioritization</u> of needed improvements - Phasing strategy and CIP coordination - Policy and Regulatory Recommendations	129	Stylistic	

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196.	AREA PLAN PROCESS Area Plans should protect and enhance the character of San Marcos' Downtown and neighborhoods. The Regional Center Plan for the Second City Center contributes to this charge by providing a market feasible vision and specific direction for creating a new higher intensity growth area that will relieve development pressure on Downtown and neighborhoods throughout the community. Area Plans are developed through resident driven engagement efforts and intended to provide detailed strategies for places, transportation, infrastructure and community facilities and amenities. Area Plans will build on resident and property owner knowledge and feedback to catalog and celebrate community character and develop and enhance places through 1) the further exploration of how an area can achieve the aspirational aspects of place types included in the Preferred Growth Scenario, and 2) protect, enhance, and add community assets to improve access and equity for neighborhoods throughout San Marcos.	140	AREA PLAN PROCESS Area Plans should protect and enhance the character of San Marcos' Downtown and neighborhoods. The Regional Center Plan for the <u>Second City Center East Village contributes to this charge by providing will provide a market feasible vision and</u> specific direction for creating a new higher intensity growth area that will relieve development pressure on <u>Downtown and neighborhoods throughout the community.</u> Area Plans are developed through resident driven engagement efforts and intended to provide detailed strategies for places, transportation, infrastructure and community facilities and amenities. Area Plans will build on resident and property owner knowledge and feedback to catalog and celebrate community character, <u>and develop and enhance places through 1) the further exploration of how an area can achieve the aspirational aspects of place types included in the Preferred Growth Scenario, and 2) protect, enhance, and add community assets to improve access and equity for neighborhoods throughout San Marcos.</u> Area Plans will serve as a guide for potential development in existing neighborhoods and may include provisions to enhance the area while maintaining the character.	130	Notable	
197.	Area Plans should integrate previous neighborhood plans and studies, as well as recommendations from citywide system plans (e.g., Transportation Master Plan). The purpose of the Area Plans is to develop actionable strategies for the city's neighborhoods at a manageable and implementable scale.	141	Area Plans should integrate previous neighborhood plans and studies, as well as recommendations from citywide system plans (e.g., Transportation Master Plan). The purpose of <u>the an</u> Area Plans is <u>to preserve the character of the city's neighborhoods and</u> to develop actionable strategies for the city's neighborhoods at a manageable and implementable scale.	130	Notable	
198.	In addition, developing a single plan that represents multiple neighborhoods (or single neighborhoods with larger footprints) is a more effective way to elevate neighborhood-level issues for consideration of policy changes and funding priorities.	141	In addition, developing a single plan that represents multiple neighborhoods (or single neighborhoods with larger footprints) is <u>an more</u> effective way to <u>identify elevate neighborhood level</u> issues for consideration of policy changes and funding priorities.	130	Stylistic	

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	The planning process for Area Plans will generally range from six to nine months and should include a robust community engagement strategy. They should be updated approximately every 10-12 years. Criteria for determining prioritization will take into account the Community Area's proximity to regional centers; ... - At a minimum, the community engagement strategy for Area Plans should include at least: one community survey or questionnaire, a series of community meetings, a Steering Committee, and additional meetings and/or pop-up engagement at community events to - educate residents, business owners, and property owners about the process, - gather input on neighborhood character, assets, and challenges, and - solicit feedback on draft recommendations, interim deliverables, and the draft plan report.		The planning process for Area Plans will generally range from six to nine months and should include a robust community engagement strategy. They should be updated approximately every 10-12 years. Criteria for determining prioritization will take into account the Community Area's proximity to regional centers; ... At a minimum, tThe community engagement strategy for Area Plans should include at least: one community survey or questionnaire, a series of community meetings, a Steering Committee, and - additional meetings and/or pop-up engagement at community events to - educate residents, business owners, and property owners about the process, - gather input on neighborhood character, assets, and challenges, and - solicit feedback on draft recommendations, interim deliverables, and the draft plan report.			
199.	SUMMARY OF INITIAL AREA PLANNING	142 - 151	SUMMARY OF INITIAL AREA PLANNING REMOVE ALL OF THIS SECTION	n/a	Notable	
200.	IMPLEMENTATION This section clarifies and establishes parameters and priorities for implementation of the Vision SMTX Comprehensive Plan. The Implementation section includes recommendations for an approach to coordinating and aligning planning in San Marcos; key findings from a Fiscal Impact Analysis; a suggested approach to identifying	153	IMPLEMENTATION This section clarifies and establishes parameters and priorities for implementation of the Vision SMTX Comprehensive Plan. The Implementation section includes recommendations for an approach to coordinating and aligning planning in San Marcos; key findings from a Fiscal Impact Analysis; a suggested approach to identifying and prioritizing public	133	Notable	

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	and prioritizing public projects; organizational considerations; and a road map for tracking progress moving forward.		projects; organizational considerations; and a road map for tracking progress moving forward. <u>This section establishes parameters and priorities for implementation of the Vision SMTX Comprehensive Plan and includes recommendations for</u> <u>an approach to coordinating planning</u> <u>key findings from a Fiscal Impact Analysis</u> <u>a suggested approach to identifying and prioritizing public projects</u> <u>organizational considerations</u> <u>a road map for tracking progress.</u>			
201.	PLANNING APPROACH The following provides further articulation of an approach and hierarchy for aligning and guiding planning efforts in San Marcos. Upon adoption, the Vision SMTX Comprehensive Plan is the overarching policy document that directs the City's long-range development efforts and the other types of plans critical to realizing the community's vision and goals. The intent of this more clearly defined hierarchy is to ensure that planning at all levels in San Marcos is completed in an efficient and effective manner with meaningful participation and buy-in from individual residents, neighborhoods, property owners, business owners, partner agencies, major institutions, and other key stakeholders.	154	PLANNING APPROACH The following sets forth provides further articulation of an approach and hierarchy for aligning and guiding planning efforts in San Marcos . Upon adoption, the Vision SMTX Comprehensive Plan is the overarching policy document that directs the City's long-range development efforts and the other types of plans critical to realizing the community's vision and goals. The intent of this more clearly defined hierarchy is to ensure that planning at all levels in San Marcos is completed in an efficient and effective manner with meaningful participation and buy-in from individual residents, neighborhoods, property owners, business owners, partner agencies, major institutions, and other key stakeholders.	134	Stylistic	

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202.	Level	Plan Type	Example Plans	154	Level	Plan Type	Example Plans	134	Stylistic	
	1	Comprehensive	Vision SMTX Comprehensive Plan		1	Comprehensive	Vision SMTX Comprehensive Plan			
	2	Citywide Strategic and Action	Parks Master Plan, Stormwater Master Plan; Wastewater Master Plan, Water Master Plan, Transportation Master Plan; Airport Master Plan, Community Development Block Grant (CDBG) Consolidated Plan and Action Plans; Strategic Housing Action Plan, Arts Master Plan; Transit Plan; Greenway and Trails Master Plan; etc.		2	Citywide Strategic Master and Action Plans	Parks Master Plan, Stormwater Master Plan; Wastewater Master Plan, Water Master Plan, Transportation Master Plan; Airport Master Plan, Community Development Block Grant (CDBG) Consolidated Plan and Action Plans; Strategic Housing Action Plan (upon adoption); Arts Master Plan; Transit Plan; Greenway and Trails Master Plan; etc. <u>Arts Master Plan; Capital Improvements Plan, Community Development Block Grant (CDBG) Consolidated Plan and Action Plans; Flood Protection Plan; Greenway and Trails Master Plan; Parks Master Plan, Stormwater Master Plan; Transit Plan; Transportation Master Plan; Wastewater Master Plan, Water Master Plan, to name a few</u>			
	3	Area	Downtown Area Plan; Second City Center Area Plan; Dunbar/Heritage Neighborhoods Area Plan; Blanco Gardens Neighborhood Area Plan, Additional Area Plans, etc.		3	Area	<u>Airport Master Plan, Downtown Area Plan; Second City Center East Village Area Plan; Dunbar/Heritage Neighborhoods Area Plan; Blanco Gardens Neighborhood Area Plan, Additional Area Plans, etc.</u> <u>[List the future area plans here]</u>			
	4	Specific	Corridor Study/Plan; Site Master Plan or Regulating Plan; Campus Master Plan; Concept Plans; etc.		4	Specific	Corridor Study/Plan; Site Master Plan or Regulating Plan; <u>Texas State University, Campus Master Plan; Concept Plans; Historic Resources Survey; Strategic Housing Action Plan (upon adoption)</u> etc.			
203.	Level 1: The Comprehensive Plan is developed in collaboration with community members, departments across the City, elected and appointed officials, partner agencies, and other community and regional partners to provide the highest policy level guidance for future development and redevelopment, infrastructure improvements and other public investments, transportation and land use connections, and a host of			155	Level 1: The Comprehensive Plan is developed in collaboration with community members, departments across the City, elected and appointed officials, partner agencies, and other community and regional partners. <u>This plan is</u> to provide the highest policy level guidance for future development and redevelopment, infrastructure improvements and other public investments, <u>transportation as a means of connecting land use</u> transportation and land use connections , and a host of other issues <u>factors</u>			135	Stylistic	

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	factors contributing to quality of life, affordability, equity and sustainability.		contributing to quality of life, affordability, equity and sustainability.			
204.	Level 2: Citywide Strategic and Action Plans direct specialized components of city planning and implementation such as transportation, infrastructure, economic development, parks and recreation, housing, natural resources, and sustainability. City-wide plans that address a specific system or topic must align with and support the vision, goals, policies, and place guidance in the Vision SMTX Comprehensive Plan. Citywide Plans typically come in two varieties, although variations exist and sometimes the two primary types of plans are combined. Strategic Plans build on the higher-level policy guidance and direction set in the Level 1 Comprehensive Plan and set more specific goals, objectives, policy direction and performance measures/metrics for a specific topic with consideration for the entire City.	155	Level 2: Citywide Strategic Master and Action Plans direct specialized components of city planning and implementation such as transportation, infrastructure, economic development, parks and recreation, housing, natural resources, and sustainability. City-wide plans that address a specific system or topic <u>should be brought into alignment</u> must align with and support the vision, goals, policies, and place guidance in the Vision SMTX Comprehensive Plan <u>as each plan is updated</u>. Citywide Plans typically come in two varieties, although variations exist and sometimes the two primary types of plans are combined. Strategic Master Plans build on the higher-level policy guidance and direction set in the Level 1 Comprehensive Plan and set more specific goals, objectives, policy direction and performance measures/metrics for a specific topic with consideration for the entire City.	135	Stylistic	
205.	As Strategic and Action Plans are updated in the coming years, there are several ways they incorporate direction provided by the Comprehensive Plan Rewrite, including: • ... • Utilizing updated projections for population, housing units, and employment • Basing updated and new infrastructure investments on the Preferred Growth Scenario (Section 3 of the Plan) • Developing tailored standards and guidelines for various areas of the community utilizing Place Types to	155	As Strategic Master and Action Plans are updated in the coming years, there are several ways <u>they to</u> incorporate direction provided by the Comprehensive Plan Rewrite, including: • ... • Utiliz<u>e</u><u>ing</u> updated projections for population, housing units, and employment • Bas<u>e</u><u>ing</u> updated and new infrastructure investments on the Preferred Growth Scenario (Section 3 of the Plan) • Develop<u>ing</u> tailored standards and guidelines for various areas of the community utilizing Place Types to inform organization and content (Section 3 of the Plan) • ...	135	Stylistic	

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	inform organization and content (Section 3 of the Plan) ... In addition, Strategic and Action Plans should evaluate, coordinate, and incorporate specific direction for topics provided by adopted Area Plans (see below).		In addition, Strategic Master and Action Plans should evaluate, coordinate, and incorporate specific direction for topics provided by adopted Area Plans (see below<u>next</u>).			
206.	Level 3: Area Plans ... The purpose of Area Plans is to engage and unite neighborhoods to plan their own communities within a framework that efficiently and effectively uses the resources available to ensure the entire City has neighborhood level input and guidance for more specific localized recommendations. Guidance for aligning the Area Plans with the Comprehensive Plan is provided in the previous section focused on Area Planning (Section 4 of the Plan).	156	Level 3: Area Plans ... The purpose of Area Plans is to engage and unite neighborhoods to plan their own communities within a framework that efficiently and effectively uses the resources available to ensure <u>input and guidance from neighborhoods</u> the entire City has neighborhood level input and guidance for more specific localized recommendations. <u>Guidance for aligning the Area Plans with the Comprehensive Plan is provided in the previous section focused on Area Planning (Section 4 of the Plan).</u> <u>Area Plans will include Neighborhood Character Studies when applicable.</u>	136	Stylistic	
207.	Level 4: Specific Plans Plans address smaller scale, targeted geographies and are focused on implementation. They should be guided by higher order plans (Levels 1, 2, and 3 above), but generally focus on further conceptualizing, planning and sometimes designing a specific small geography. Thus, the Strategic and Action Plans, and Area Plans typically provide the relevant guidance and direction for a single large property, a grouping of properties, or a place. Prioritization of Specific Plan efforts should be informed by the Comprehensive Plan's Preferred Growth Scenario and associated Place Types and Centers framework.	156	Level 4: Specific Plans Plans address smaller scale, targeted geographies and are focused on implementation. They should be guided by higher order plans (Levels 1, 2, and 3 above), but generally focus on further conceptualizing, planning and sometimes designing a specific small geography. Thus, the Strategic and Action Plans, and Area Plans typically provide the relevant guidance and direction for a single large property, a grouping of properties, or a place. Prioritization of Specific Plan efforts should be informed <u>Specific Plan priorities should be guided</u> by the Comprehensive Plan's Preferred Growth Scenario and associated <u>Place Types and Regional, Community, and Neighborhood</u> Centers <u>framework.</u>	136	Stylistic	

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208.	EXISTING REGULATIONS The City Charter in summary states the Comprehensive Plan must be adopted by ordinance and used as a guide for growth and development as well as preservation and open space. City ordinances should be consistent with the plan. Review of the plan must be ongoing, and any changes must go through the public hearing process outlined in the Development Code.	156	EXISTING REGULATIONS The City Charter in summary states the Comprehensive Plan must be adopted by ordinance and used as a guide for growth and development as well as preservation and of open space. <u>The Comprehensive Plan is reviewed by the Planning and Zoning Commission which makes a recommendation to the City Council regarding adoption.</u> City ordinances should be consistent with the plan. Review of the plan must be ongoing, and any changes must go through the public hearing process outlined in the Development Code. <u>Area Plans are considered part of the Comprehensive Plan, so those plans will also be reviewed by the Planning and Zoning Commission to make a recommendation to the City Council regarding adoption</u>	136	Stylistic	
209.	RELATIONSHIP TO THE CAPITAL IMPROVEMENT PLAN The Capital Improvement Plan (CIP) is a multi-year schedule for the construction or substantial renovation of public facilities such as city-owned buildings, utility expansion, drainage and stormwater projects, multimodal infrastructure, including roads. ... In addition, the Plan lays out an updated and comprehensive set of goals the community wants to achieve in the next 20 years The plan also introduces Place Types and an updated Preferred Growth Scenario for considering where and how investments should be made in the community to achieve desired land use patterns and to address disparities and inequities.	157	RELATIONSHIP TO THE CAPITAL IMPROVEMENT PLAN The Capital Improvement Plan (CIP) is a multi-year schedule for the construction or substantial renovation of public facilities such as city-owned buildings, utility expansion, drainage and stormwater projects, <u>and</u> multimodal infrastructure, including roads. ... In addition, the <u>Comprehensive</u> Plan lays out an updated and comprehensive set of goals the community wants to achieve in the next 20 years The <u>Comprehensive p</u> Plan also introduces Place Types and an updated Preferred Growth Scenario for considering where and how investments should be made in the community to achieve desired land use patterns and to address disparities and inequities.	137	Stylistic	

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210.	ANNEXATION AND THE EXTRATERRITORIAL JURISDICTION Annexation decisions should be policy driven and evaluated in terms of how it fits with the annexation-related goals and policies of the Comprehensive Plan. ... The purpose of the ETJ is to allow cities to plan for growth in the area outside their corporate boundaries.	158	ANNEXATION AND THE EXTRATERRITORIAL JURISDICTION (ETJ) Annexation decisions should be policy driven and evaluated in terms of how it fits with the annexation-related goals and policies of the Comprehensive Plan. ... The purpose of the an ETJ is to allow cities to plan for growth in the area outside their corporate boundaries.	138	Stylistic	
211.	The analysis helped identify which Place Types were beneficial to the City's fiscal health and the locations within the City's extra-territorial jurisdiction (ETJ) that are more costly to serve. The analysis results illustrate the importance of a balanced land use plan that accommodates real estate market demands, but within land use patterns that are more cost effective to serve for the City. The fiscal impact findings for each Place Type are provided in Chapter 3. Second, the net fiscal impact of the Preferred Growth Scenario was compared to the Existing Trends scenario that illustrated the continuation of recent development patterns. The fiscal impact analysis of the scenarios found that the Preferred Growth Scenario produces a net positive annual impact on the City's General Fund (\$3.9 million annually, which is 3.9% of estimated total new annual expenditures). The Preferred Growth Scenario also produced a greater net positive fiscal benefit to the City than the Existing Trends scenario. The Preferred Growth Scenario provides for a greater diversity of housing and lower potential for low density/intensity employment uses. This growth pattern	159	The analysis helped identify which Place Types were beneficial to the City's fiscal health and which the locations within the City's extra-territorial jurisdiction (ETJ) that are more costly to serve. The analysis results illustrates the importance of a balanced land use plan that accommodates real estate market demands, but within land use patterns that are more cost effective to serve for the City . The fiscal impact findings for each Place Type are provided in Chapter 3 the Appendix for 2023 . Second, the net fiscal impact of the Preferred Growth Scenario was compared to the Existing Trends scenario that illustrated the continuation of recent development patterns. The fiscal impact analysis of the scenarios found that the Preferred Growth Scenario produces a net positive annual impact on the City's General Fund (\$3.9 million annually, which is 3.9% of estimated total new annual expenditures). The Preferred Growth Scenario also produced a greater net positive fiscal benefit to the City than the Existing Trends scenario. The Preferred Growth Scenario provides for a greater diversity of housing and lower potential for low higher density/intensity employment uses. This growth pattern produces a more cost-effective built environment for the City to serve.	139	Notable	

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	produces a more cost-effective built environment for the City to serve.					
212.	Lastly, the fiscal impact analysis identified a few major findings related to the location of growth that impact land use and future annexation decisions. - The City of San Marcos' ETJ is within four different counties (Caldwell, Comal, Guadalupe, and Hays). Most of San Marcos and its future growth potential is within Hays County, which is more convenient for service provision since San Marcos is the Hays County seat. Growth in the other three counties produces greater service costs (especially for police service). - The location of growth significantly impacts the effectiveness and cost of fire service. Fire service effectiveness is driven by a few key factors including response time to calls for service and the utilization of firefighter units and apparatus.	160	Lastly, the fiscal impact analysis identified a few major findings related to the location of growth that impact land use and future annexation decisions. The City of San Marcos' ETJ is within four different counties (Caldwell, Comal, Guadalupe, and Hays). Most of San Marcos and its future growth potential is within Hays County, which is more convenient for service provision since San Marcos is the Hays County seat. Growth in the other three counties produces greater service costs (especially for police service). - The location of growth significantly impacts the effectiveness and cost of fire service. Fire service effectiveness is driven by a few key factors including response time to calls for service and the utilization of firefighter units and apparatus. Development that is far from existing fire stations (i.e., with a response time greater than four to six minutes) impacts response times and utilization of units. New development outside existing fire station service areas has a much greater cost to serve as it will generate the need for new stations and firefighter staffing. <u>The location of growth also impacts police response as new developments are farther from the core of the city. Response times will be longer, and this generates the need for more districts and more officers. In addition, t</u>The City of San Marcos' ETJ is within four different counties (Caldwell, Comal, Guadalupe, and Hays). Most of San Marcos and its future growth potential is within Hays County, which is more convenient for service provision since San Marcos is the Hays County seat. Growth that occurs in <u>Caldwell, Comal, and Guadalupe</u>	140	Notable	

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			counties within the San Marcos ETJ the other three counties produces greater service costs than Hays County. This includes farther distances that may need to be traveled to coordinate or process incidents. (especially for police service).			
213.	CROSS DEPARTMENT AND AGENCY COORDINATION The success of the Vision SMTX process can in part be attributed to the fact that the Plan was not only developed by the P&DS Department. ... Moving forward into Plan implementations, it will be important to continue collaborating across departments and agencies to ensure that resources are prioritized appropriately, collective impacts are realized, responsibilities are assigned appropriately, and the San Marcos community's short-, medium-, and long-term vision are represented in all local and regional discussions and decision-making.	163	CROSS DEPARTMENT AND AGENCY COORDINATION The successful completion of the Vision SMTX process can in part be attributed to the fact that the Plan was not only developed only solely by the P&DS Department. ... Moving forward into Plan implementations, it will be important to continue collaborating across departments and agencies to ensure that resources are prioritized appropriately, collective impacts are realized, responsibilities are assigned appropriately, and the San Marcos community's short-, medium-, and long-term vision are is represented in all local and regional discussions and decision-making.	123	Stylistic	
214.	IMPLEMENTATION COMMITTEE The level of community engagement and cross-department and agency coordination that has occurred in the development of the Vision SMTX Comprehensive Plan can provide a strong foundation for ongoing collaboration for aligning implementation efforts, leveraging available resources, ensuring maximum collective impact, and ensuring accountability. The composition of an Implementation Committee appointed by City Council should include community representatives and representatives of various departments, agencies and organizations that participated in crafting the plan. The Implementation Committee should	164	IMPLEMENTATION OVERSIGHT COMMITTEE The level of community engagement and cross-department and agency coordination that has occurred in the development of the Vision SMTX Comprehensive Plan can provide a strong foundation for ongoing collaboration for aligning implementation efforts, leveraging available resources, ensuring maximum collective impact, and ensuring accountability. The composition of an Implementation Comprehensive Plan Oversight Committee appointed by City Council should include community representatives and representatives of various departments , agencies and organizations that participated in crafting the plan. The Implementation Comprehensive Plan Oversight Committee should meet at least annually , regularly , contribute to an	144	Stylistic	

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	meet at least annually, contribute to an annual reporting of implementation progress and evaluation metrics, serve as stewards of the Comprehensive Plan, and ensure future efforts are aligned with the Comprehensive Plan.		annual reporting of implementation progress and evaluation metrics, serve as stewards of the Comprehensive Plan, and ensure future efforts are aligned with the Comprehensive Plan.			
215.	Additional roles of the Implementation Committee may include: - Sharing of process and content updates related to Strategic and Action Plans; Area Plans; and Specific Plans - Participating in Area Planning - Coordinating existing and new programs recommended in the Comprehensive Plan or targeted at achieving a Plan goal and objectives - Identifying and/or discussing potential Plan amendments, including adjustments to the Preferred Growth Scenario	164	Additional roles of the Implementation Comprehensive Plan Oversight Committee may include: - Sharing of process and content updates related to StrategicMaster and Action Plans; Area Plans; and Specific Plans - Participating in Area Planning to ensure Area Plans are completed in a timely manner - Coordinating existing and new programs recommended in the Comprehensive Plan or targeted at achieving aPlan goals and objectives - Identifying and/or discussing potential Plan amendments, including adjustments to the Preferred Growth Scenario	144	Stylistic	
216.	TRACKING PROGRESS Each element of the Comprehensive Plan includes a set of objectives. These objectives are intended to measure changes that are desired as a result of the goals and policies associated with each goal. A target metric needs to be identified and defined for each objective including the data source and methodology for measurement. The objective measurements should be updated annually to track the success of the Plan. In addition, tracking of implementation by mapping and otherwise illustrating which major policies (from Section 2) and places (from Section 3) have been implemented.	165	TRACKING PROGRESS Each element of the Comprehensive Plan includes a set of objectives considerations. These objectives considerations are intended to measure changes that are desired as a result of the goals and policies associated with each goal. A target metric needs to will be identified and defined for each objective consideration including the data source and methodology for the measurement. P&DS will update annually. The objective measurements should be updated annually to track the success of the Plan. In addition, tracking of implementation by mapping and otherwise illustrating which major policies (from Section 2) and places (from Section 3) have been implemented.	145	Stylistic	

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217.	The Implementation Committee can help to define the methodology for measurement and tracking of the objectives.	165	The Implementation Comprehensive Plan Oversight Committee can will help to define the methodology for measurement and tracking of the objectives considerations.	145	Stylistic	
218.	Accessory Dwelling Unit (ADU) A structure contained within or separate from the main structure on a single-family or two-family lot that contains separate living quarters, including cooking, sleeping, and bathroom facilities. An ADU can be a separate structure, or attached as in a garage apartment or garden apartment which includes a separate entrance. An ADU may be occupied by extended members of a family (such as a grandparent) or by persons unrelated to the owners or occupants of the main structure on the lot. ADUs can be a relatively inexpensive way to add dwelling units in existing neighborhoods without changing its character.	167	Accessory Dwelling Unit (ADU) A structure contained within or separate from the main structure on a single-family or two-family lot that contains separate living quarters, including cooking, sleeping, and bathroom facilities. An ADU can be a separate structure, or attached as in a garage apartment or garden apartment which includes a separate entrance. An ADU may be occupied by extended members of a family (such as a grandparent) or by persons unrelated to the owners or occupants of the main structure on the lot. ADUs can be a relatively inexpensive way to add dwelling units in existing neighborhoods without changing its character.	147	Notable	
219.	N/A		<u>Add definition for Complete Community.</u> <u>Complete Community</u> <u>A community with a variety of places in close proximity to each other that provide opportunities for people to live, work, play and include high-quality parks, open space, pedestrian and bicycle facilities, parking, and other community benefits.</u>	147	Notable	Staff drafted the definition using text from the document.
220.	Cottage Cluster A group of homes, generally one or two stories that are clustered and arranged around a common open space.	167	Cottage Cluster A group of homes, generally one or two stories that are clustered and arranged around a common open space.	n/a	Notable	
221.	Equitable While equality implies treating everyone the same, equity includes the understanding that each community and part of a community has different challenges when it comes to access to various opportunities, and adapting our policies and actions based on those	167	Equitable While equality implies treating everyone the same, equity includes the understanding that each community and part of a community has different challenges when it comes to access to various opportunities, and adapting our policies and actions	n/a	Notable	

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	differences to respond to unique needs and create more inclusive access.		based on those differences to respond to unique needs and create more inclusive access.			
222.	Goals Priority outcomes that the community wants to accomplish.	168	Goals Priority outcomes that the community wants to accomplish.	n/a	Notable	
223.	Historic Structure Any structure that is: 1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; 2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; 3. Individually listed on a state inventory of historic places in accordance with state historic preservation programs that have been approved by the Secretary of the Interior; or 4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by the Secretary of the Interior or by an approved state program as determined by the Secretary of the Interior.	168	Historic Structure Any structure that is: 5. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; 6. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; 7. Individually listed on a state inventory of historic places in accordance with state historic preservation programs that have been approved by the Secretary of the Interior; or 8. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by the Secretary of the Interior or by an approved state program as determined by the Secretary of the Interior. 	n/a	Notable	
224.	Mid-Rise Buildings Tends to describe buildings that are five to eight stories in height, but can be used to describe three and four story buildings as well, depending on context.	168	Mid-Rise Buildings Tends to describe buildings that are five to eight stories in height, but can be used to describe three and four story buildings as well, depending on context.	n/a	Notable	

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225.	Middle Density (or Missing Middle) Development that is built at moderate density, including formats such as two-family housing (duplexes), three-family housing (triplexes), four-family housing (fourplexes), two-or-three story apartment buildings (often with street-level retail on the ground floor), and smaller-scale retail and office development that supports walkable neighborhoods. Middle-density development can be less costly to serve with infrastructure such as water and sewer than lower-density single-family development and often is compatible within and on the fringes of lower-density development such as single-family (detached) homes. The increased population density supports the City's goal to create walkable neighborhoods that provide housing in a variety of formats, size, and prices and support neighborhood-level retail and smaller parks. Middle-density development fills the gap between subdivisions that are largely single-family detached homes, and large multi-story apartment buildings, large retail complexes, or office parks.	169	Middle Density (or Missing Middle) Development that is built at moderate density, including formats such as two-family housing (duplexes), three-family housing (triplexes), four-family housing (fourplexes), two-or-three story apartment buildings (often with street-level retail on the ground floor), and smaller-scale retail and office development that supports walkable neighborhoods. Middle-density development can be less costly to serve with infrastructure such as water and sewer than lower-density single-family development and often is compatible within and on the fringes of lower-density development such as single-family (detached) homes. The increased population density supports the City's goal to create walkable neighborhoods that provide housing in a variety of formats, size, and prices and support neighborhood-level retail and smaller parks. Middle-density development fills the gap between subdivisions that are largely single-family detached homes, and large multi-story apartment buildings, large retail complexes, or office parks.	n/a	Notable	
226.	Missing Middle Housing The residential component of middle density neighborhoods. Missing middle housing includes a range of housing types that are missing in most neighborhoods constructed in the last 70 years because they were prohibited by many zoning ordinances and disfavored by the housing development and financing market. Types of housing that qualify as the missing middle include two-family housing (duplexes), three-family housing (triplexes), four-family housing (fourplexes), townhouses, cottage homes, and live-work buildings. This	169	Missing Middle Housing The residential component of middle density neighborhoods. Missing middle housing includes a range of housing types that are missing in most neighborhoods constructed in the last 70 years because they were prohibited by many zoning ordinances and disfavored by the housing development and financing market. Types of housing that qualify as the missing middle include two-family housing (duplexes), three-family housing (triplexes), four-family housing (fourplexes), townhouses, cottage homes, smaller two-and three-story apartment buildings, and live-work buildings. This	n/a	Notable	

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	smaller two- and three-story apartment buildings, and live-work buildings. This type of housing often supports a variety of different sizes and price points. Individual missing-middle housing projects can be appropriate infill development in existing neighborhoods. They can gently increase density in existing neighborhoods served by utilities without impairing neighborhood identity or charm.		type of housing often supports a variety of different sizes and price points. Individual missing-middle housing projects can be appropriate infill development in existing neighborhoods. They can gently increase density in existing neighborhoods served by utilities without impairing neighborhood identity or charm.			
227.	Objectives Metrics for measuring progress toward implementing goals and/or policies.	169	Objectives Considerations Metrics for measuring progress toward implementing goals and/or policies. Desired outcomes from the implementation of goals and/or policies.	n/a	Stylistic	The text reflects an amendment approved by the Planning Commission at their August 22, 2023 meeting.
228.	Placemaking Placemaking inspires people to collectively reimagine and reinvent public spaces as the heart of every community. Strengthening the connection between people and the places they share, placemaking refers to a collaborative process by which we can shape our public realm in order to maximize shared value. More than just promoting better urban design, placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution.	169	Placemaking Placemaking refers to a collaborative process by which we can shape our public realm in order to maximize shared value. Placemaking inspires people to collectively reimagine and reinvent public spaces as the heart of every community. Strengthening the connection between people and the places they share, placemaking refers to a collaborative process by which we can shape our public realm in order to maximize shared value. More than just promoting better urban design, placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution.	148	Stylistic	
229.	Policies Statements that identify how goals can be reached, including the specific intent of the goal direction as it relates to more specific topics or subtopics.	170	Policies Statements that identify how goals can be reached, including the specific intent of the goal direction as it relates to more specific topics or subtopics.	n/a	Notable	
230.	N/A	N/A	Sustainable Development Development that meets the needs of the present without compromising the resources needed for future generations.	148	Notable	

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231.	Transit-Oriented Development (TOD) A pattern of higher-density residential, commercial, office, and civic uses with an urban design and high-quality support for walking, bicycling, transit use and other forms of non-vehicular transportation, developed near high-performance transit stations. Transit-oriented development (TOD) is often encouraged using special development regulations around transit stations which require a higher-quality public realm, limited parking, and connections to adjoining neighborhoods.	170	Transit-Oriented Development (TOD) A pattern of higher-density residential, commercial, office, and civic uses with an urban design and high-quality support for walking, bicycling, transit use and other forms of non-vehicular transportation, developed near high-performance transit stations. Transit-oriented development (TOD) is often encouraged using special development regulations around transit stations which require a higher-quality public realm, limited parking, and connections to adjoining neighborhoods.	n/a	Notable	
232.	Transit Supportive Development An alternative name for Transit-Oriented Development (see above) that places an emphasis on linking adjacent land uses and activities to a transit station or station area.	170	Transit Supportive Development An alternative name for Transit-Oriented Development (see above) that places an emphasis on linking adjacent land uses and activities to a transit station or station area.	n/a	Notable	
233.	Underserved Areas A community in which the residents lack resources or the infrastructure (either public or private) is undeveloped, leading to disparities in the ability to access health care, jobs, recreation, social services, housing, transportation services, food, retail, or other elements of daily life.	170	Underserved Areas A community <u>An area</u> in which the residents lack resources or the infrastructure (either public or private) is undeveloped , leading to disparities in the ability to access health care, jobs, recreation, social services, housing, transportation services, food, retail, or other elements of daily life.	148	Stylistic	

Additional Submitted Amendments by community members during the adoption process to-date:

Item #	Vision SMTX Page #	Vision SMTX+ Page #	Suggested Revision	Type of Change	Staff Comments
234.	62	54	LU-4.4: Adopt standards for impervious cover limits for all of the city and extra-territorial jurisdiction to minimize flooding, protect water quality, and preserve recharge of groundwater. As part of this policy development, consider using net site area in lieu of gross site area to take into account areas of a site that are undevelopable and adopt lower limits for areas that are environmentally sensitive.	Notable	The Planning Commission approved the below text at their August 22, 2023 meeting: LU-4.4: Adopt standards for impervious cover limits for all of the city and extra-territorial jurisdiction to minimize flooding, protect water quality, and preserve recharge of groundwater.
235.	53	45	ENV-1.5: Establish riparian buffer zones and enhanced setbacks for resource protection of rivers, creeks, retention ponds, and flood mitigation areas.	Notable	The text reflects an amendment approved by the Planning Commission at their August 22, 2023 meeting.
236.	54 (proposed)	46 (proposed)	ENV-3.6: Adopt a dark skies ordinance to mitigate harassment of wildlife and preserve rural character.	Notable	The text reflects an amendment approved by the Planning Commission at their August 22, 2023 meeting.
237.	69 (proposed)	61 (proposed)	TR-1.6: Eliminate the extension and expansion of W Centerpoint Rd. (i.e., the “western loop”) over and through the Edwards Aquifer Recharge and Contributing Zones.	Notable	Staff does not recommend the adoption of this revision and recommends evaluating this as part of the Transportation Master Plan update. This text is not included in Vision SMTX++.
238.	123	117	Change the Place Type from Neighborhood-Low to Mixed Use-Low on the highlighted parcels along Post Road.	Notable	The Planning Commission approved this change at their August 22, 2023 meeting and it is reflected in Vision SMTX++.

Planning & Zoning Commission Additional Amendments from the August 22, 2023 Meeting:

Item #	Vision SMTX	Page #	Vision SMTX++	Page #	Type of Change	Staff Comments
239.	These inputs were used to recalculate environmentally constrained areas on a scale of 1 to 5 with 1 being the least constrained and 5 being the most constrained. The Environmental overlay includes all areas scoring a 5 within the City Limits and all areas scoring a 4 or 5 outside the City Limits, but within the Extraterritorial Jurisdiction (ETJ). For Scenario planning a maximum of 50% of areas with the environmental overlay were "developed" with allocations of housing and jobs. In addition, high level land use and land use intensity were assigned strategically to minimize the amount of land within the overlays necessary to accommodate projected development.	77	These inputs were used to recalculate environmentally constrained areas on a scale of 1 to 5 with 1 being the least constrained and 5 being the most constrained. The Environmental overlay includes all areas scoring a 5 within the City Limits and all areas scoring a 4 or 5 outside the City Limits, but within the Extraterritorial Jurisdiction (ETJ). For Scenario planning a maximum of 50% of areas with the environmental overlay were "developed" with allocations of housing and jobs. In addition, high level land use and land use intensity were assigned strategically to minimize the amount of land within the overlays necessary to accommodate projected development.	69	Notable	The text reflects an amendment approved by the Planning Commission at their August 22, 2023 meeting.
240.	Complete Communities consist of a variety of places that provide opportunities for people to live, work, and play. Many areas in San Marcos today are single use. For example, some residential neighborhoods have no nearby goods and services, or employment areas. In these areas, residents may have to travel farther and longer than they would prefer to access all of their needs.	75	Complete Communities consist of a variety of places that provide opportunities for people to live, work, and play, <u>and meet their basic needs.</u> Many areas in San Marcos today are single use. For example, <u>By this definition,</u> some residential neighborhoods <u>would not be considered part of a Complete Community since they</u> have no nearby goods and services, or employment areas. In these areas, residents <u>in those neighborhoods</u> may have to travel farther and longer than they would prefer to access all of their needs.	67	Stylistic	The text reflects an amendment approved by the Planning Commission at their August 22, 2023 meeting.
241.	Many of San Marcos' original neighborhoods, especially those closest to Downtown, benefit from access to shops, restaurants, cultural amenities, employment opportunities, civic offerings, and recreation.	75	Many of San Marcos' original neighborhoods, especially those closest to Downtown, benefit from access to shops, restaurants, cultural amenities, employment opportunities, civic offerings, and recreation.	67	Stylistic	The text reflects an amendment approved by the Planning Commission at their August 22, 2023 meeting.

242.	This contributes to demand on the roadway network, potential traffic congestion and environmental impacts, and could contribute to a higher cost of living for households. It also means that those who are not able to drive, bike, or use transit may not have their needs met. With these potential impacts in mind, an incomplete community includes few or poorly distributed amenities and services that may have an inequitable impact on transportation, health, quality of life, the environment on residents or areas of San Marcos.	75	This contributes to demand on the roadway network, potential traffic congestion and environmental impacts, and could contribute to a higher cost of living for households. It also means that those who are not able to drive, bike, or use transit may not have their needs met. With these potential impacts in mind, an incomplete community includes few or poorly distributed amenities and services that may have an inequitable impact on transportation, health, quality of life, the environment on residents or areas of San Marcos.	67	Notable	The text reflects an amendment approved by the Planning Commission at their August 22, 2023 meeting.
243.	Place Type pages		Remove the Place Type graphic captions and add a statement that the graphics “are for illustrative purposes only”.	76-115		The text reflects an amendment approved by the Planning Commission at their August 22, 2023 meeting.