



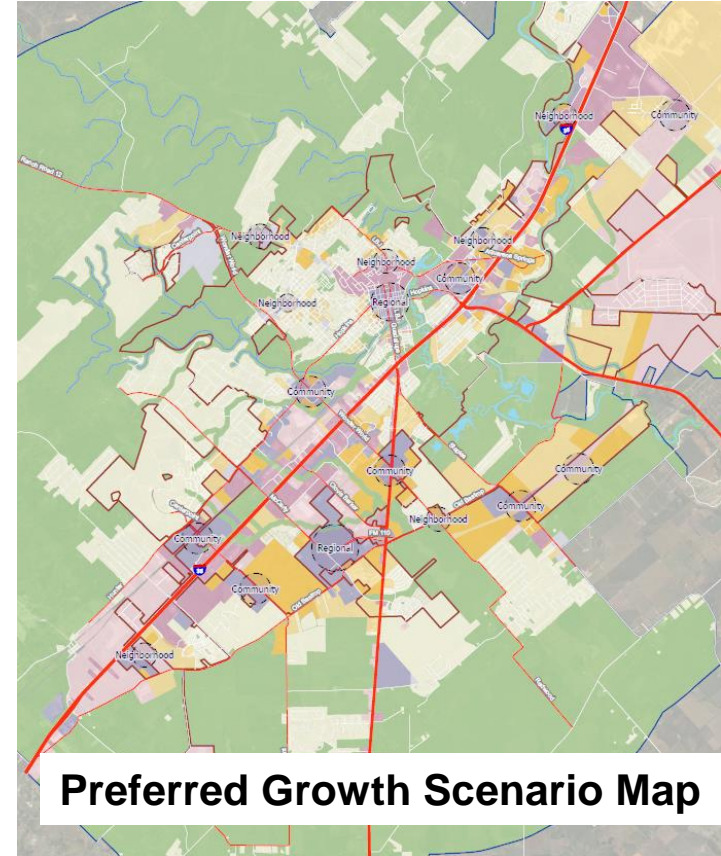
Discussion Item & Public Hearing Vision SMTX Comprehensive Plan

Receive a Staff presentation, hold a Public Hearing regarding, and discuss adoption of the proposed “Vision SMTX Comprehensive Plan” as the Comprehensive Plan of the City of San Marcos, including the Preferred Scenario Map therein as the future land use map of the City, to replace the previous Comprehensive Plan, “Vision San Marcos: A River Runs Through Us” and the associated Preferred Scenario Map and provide direction to the City Manager.

About the Comprehensive Plan



- **2013:** Vision San Marcos, A River Runs Through Us
- **2020:** Council direction to rewrite the Comprehensive Plan, Vision SMTX
- Establishes the vision, goals, and policy direction for the next 20 years
- Updates the *Preferred Growth Scenario Map* to guide growth over time



Equivalency Table



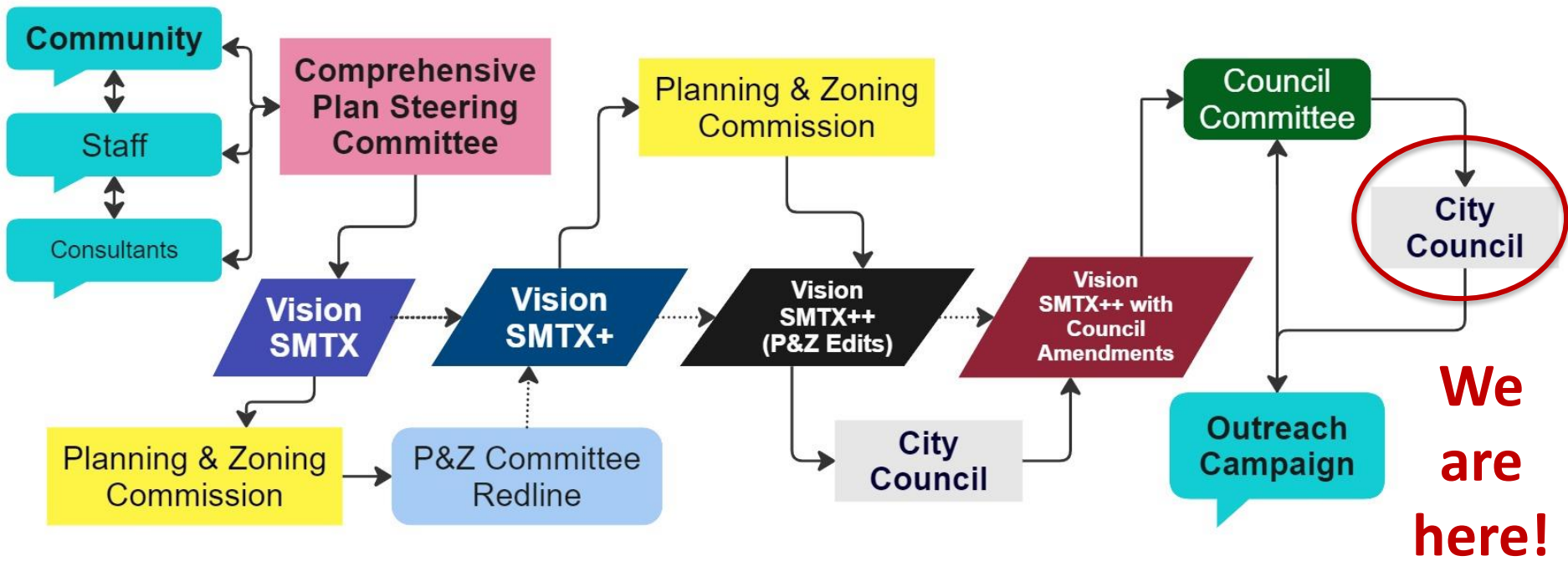
Development Code Zoning Classifications :: Vision SMTX Comprehensive Plan Place Types

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

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

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

The Adoption Process



2024 Outreach & Committee



- **November 2023:** Council Committee created.
- **January 2024:** City Council approved outreach campaign.
- **February-March 2024:** Outreach campaign.
- **March-September:** Council Committee discussed survey results and made recommendations on the Final Draft Markup of the Plan.
 - Note: all meetings were open to the public. Agendas, packets, recordings, and meeting notes are available online.
- **September 18, 2024:** Council Committee provided direction that the [“Vision SMTX Final Draft Markup”](#) be presented to the City Council with the following adoption schedule:
 - October 2, 2024 – Public Hearing with no action
 - October 15, 2024 – Posted for action on 2nd reading of the ordinance



Staff Recommendation

- Staff recommends approval of the “Vision SMTX Final Draft Markup” as presented in the Council Packet.
- Tonight’s meeting is a public hearing with no action. Action and 2nd reading of the Ordinance will occur at the October 15, 2024 Meeting.