



Vision SMX Comprehensive Plan Implementation Update

Planning and Zoning Commission

January 13, 2026

Vision SMTX Comprehensive Plan

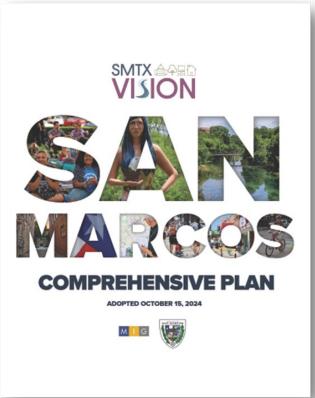
- Establishes the **vision, goals, and policy direction** for the next 20 years.
- **A clear road map for accomplishing shared goals.**
- Establish the **types of neighborhoods and districts** we want in the future.
- Provide an **implementation strategy**
- An essential step in a continuous process that is designed to be **flexible and adaptable to guide citizens** and decision-makers on how a community should grow over time.
- **Adoption: October 2024**
 - 31-member steering committee + 23 subcommittee meetings
 - 8083 comments across 99 engagement events



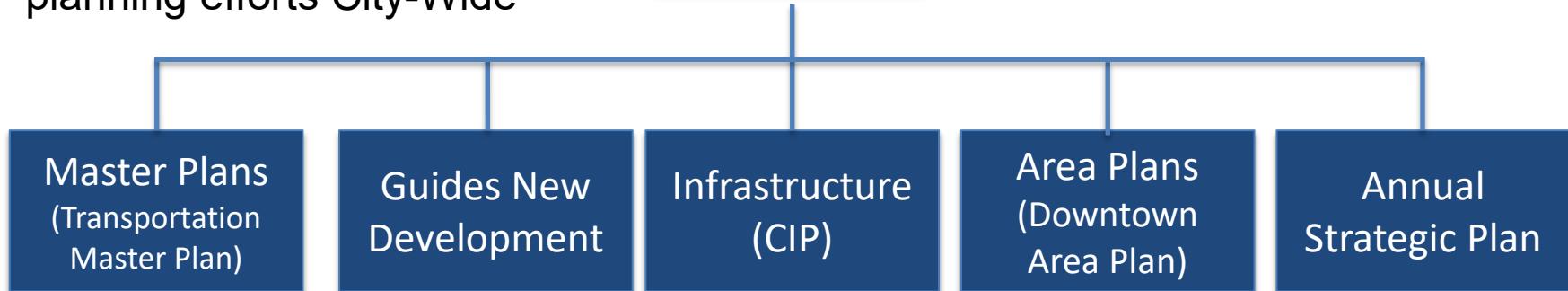
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Plan Relationship to City

Plan is an **umbrella document** that integrates high level direction from past and current planning efforts.



The plan informs future planning efforts City-Wide



Goals, Objectives, and Actions

- Arts & Culture
- Economic Development
- Environment & Resource Protection
- Housing & Neighborhoods
- Land Use + Community Design & Character
- Parks, Public Spaces + Health, Safety, & Wellness
- Transportation



Goals



Actions

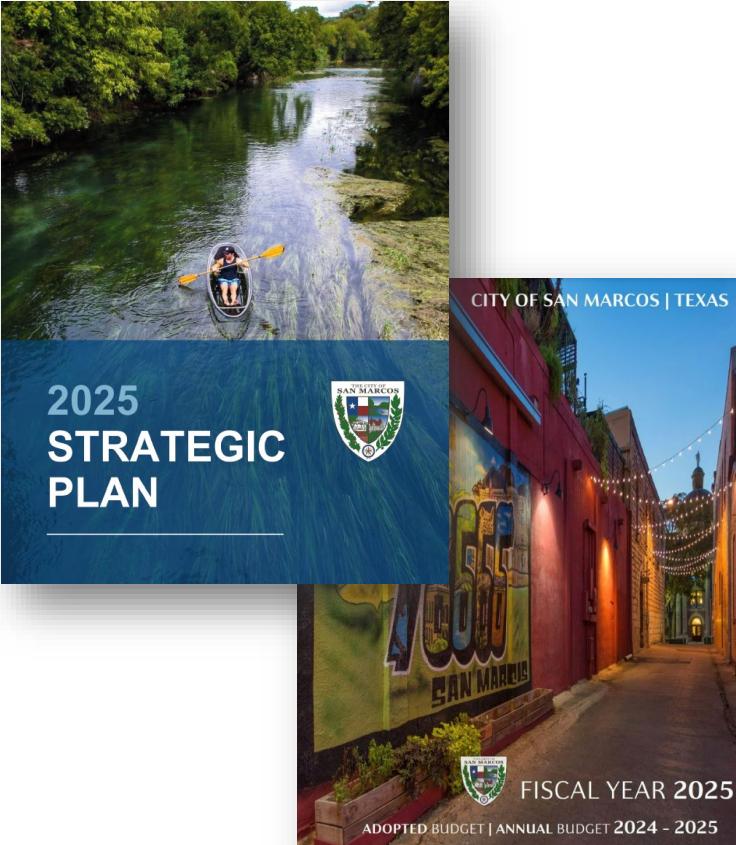


Objectives



Implementation Strategy

- **Comprehensive Plan Oversight Committee**
 - 7-member committee appointed by City Council
 - Assist with prioritization of Plan Goals, Actions, and Objectives
- **Department reporting on progress of action items**
- **Update to Planning and Zoning Commission & City Council**
- **Key Priorities considered in Council Strategic Planning**



Methods for Implementation

130
actions

Updating the
Development
Code

Regulatory	Process
Incentivizing	Staff
Programmatic	Study/Research
Planning	Collaboration
Policy	Education
Infrastructure	Resource

Developing/
Updating the
Transportation
Master Plan

Reconstructing
street to add
bike lanes

Refining
administrative
processes

Developing a
housing study

Creating a
small business
guide

Implementation Report

130
actions

- Vision SMTX: 20-year plan
- Annual updates on action items

Lead Department	Indicates the department(s) leading each action.
Progress Status	Not initiated, in-progress, on-going, or complete.
Updates / Comments	Status update and methods for implementation
Performance Metric	How progress is being tracked
Metric Status	Status on tracking capability
2025 Strategic Plan	Indicates inclusion in the City Council's 2025 Strategic Plan

Oversight Committee Top Priorities

TR-1.1	Update the 2018 Transportation Plan to be consistent with the Preferred Scenario Map and address current transportation issues.
TR-2.2	Evaluate the need for a City staff position to manage Transportation Demand Management programs to encourage active transportation, transit, and services such as rideshare and park and ride systems.
TR-3.8	Ensure safe crossing options under I-35 corridor and other major arterials/high traffic roadways to connect neighborhoods and residents.
LU-3.7	Create a tool to analyze the “fiscal sustainability”, defined as the long-term public cost obligations and fiscal productivity, of new development proposals.
HN-4.3	Coordinate land use and transportation planning with proposed developments to ensure safe and convenient connections to sidewalk, bike lane, and transit networks from residential neighborhoods.
HN-1.1	Update, review, and adopt a Housing Action Plan.
ECD-2.1	Protect and promote land uses that support target industries, support diversification of the City’s tax base, and enhance economic development by using tools such as intentional infrastructure planning, recruitment, and the land use entitlement process.
ENV-3.4	Encourage developers to implement green building practices, and conservation-style development.

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CPOC Top Priorities

TR-1.1

Update the 2018 Transportation Plan (TMP) to be consistent with the Preferred Scenario Map and address current transportation issues.

TR-2.2

Evaluate the need for a City staff position to manage Transportation Demand Management programs to encourage active transportation, transit, and services such as rideshare and park and ride systems.

TR-3.8

Ensure safe crossing options under I-35 corridor and other major arterials/high traffic roadways to connect neighborhoods and residents.



CPOC Top Priorities

TR-1.1

Update the 2018 Transportation Plan (TMP) to be consistent with the Preferred Scenario Map and address current transportation issues.

Committee Considerations

- TMP will shape transportation policy for existing and future residents
- Stress the importance of public transit and connections to regional transit partners
- Importance of evaluating pedestrian/bike crossings for safety improvements at key intersections and longer blocks

Implementation Update

- Transportation Master Plan update in-progress

CPOC Top Priorities

LU-
3.7

Create a tool to analyze the “fiscal sustainability”, defined as the long-term public cost obligations and fiscal productivity, of new development proposals.

Committee Considerations

- Budgetary impacts of development on infrastructure, utility capacity/rates, and environmental costs
- Cost/benefit of development to the city’s fiscal health
- Education on long-term fiscal sustainability and return on investment

Implementation Update

- Implementation will require consultant services to develop tool and conduct education with community and appointed/elected officials
- Collaborative effort with Finance and Economic Development department

CPOC Top Priorities

HN-4.3

Coordinate land use and transportation planning with proposed developments to ensure safe and convenient connections to sidewalk, bike lane, and transit networks from residential neighborhoods.

Committee Considerations

- Key factor of safe and convenient connections is proximity to goods and services
- Importance of multi-modal connectivity to neighborhood centers

Implementation Update

- In-progress updates to the Development Code, Transportation Master Plan, and Transit Route Study.



CPOC Top Priorities

HN-1.1 Update, review, and adopt a Housing Action Plan.

Committee Considerations

- Importance of adopting a plan to address housing affordability challenges
- Emphasize the topics of:
 - Availability of diverse and adaptable housing
 - “Aging in Place”
 - Empowering incremental development

Implementation Update

- Update and review of Draft Strategic Housing Action Plan is in-progress
- Will include updated data and opportunities for public input

CPOC Top Priorities

ECD-
2.1

Protect and promote land uses that support target industries, support diversification of the City's tax base, and enhance economic development by using tools such as intentional infrastructure planning, recruitment, and the land use entitlement process.

Committee Considerations

- Implementation should include a balance of both retention of small businesses and talent alongside the attraction of new businesses and talent.

Implementation Update

- Future update to the Economic Development Policy and explore economic development programs
- Explore method to track private investments and fiscal impacts to the City

CPOC Top Priorities

ENV-3.4

Encourage developers to implement green building practices, and conservation-style development.

Committee Considerations

- Supports cluster/conservation style development types that preserve, enhance, or augment the greenbelt network
- Use of regulatory incentives for implementation
- Implementation of green building and sustainable site standards in city capital projects

Implementation Update

- Development Code update to refine the Planning Area District to support cluster-development
- Draft Historic Preservation Plan encourages education surrounding the sustainability benefits of historic buildings

Next Steps

- Informational presentation to be presented to City Council on January 20
- Implementation Report and CPOC Priorities serve as a **resource for Council during annual visioning**
- Implementation Report is accessible on the City Website:
sanmarcostx.gov/visionsmtx
- Annual review and update of implementation worksheet

