

## Design Manual - Development Code Amendments – Justification Table

February 12, 2026

| Item # | Topic & Section                                                                                                                                    | Justification                                                                                                                                                                                                                                                                                                | Redline Page #                      |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| #D-1   | <b>Appendix A: Downtown and Midtown Entertainment District</b><br><i>Figure 1.1 Downtown and Midtown Entertainment District Design Context Map</i> | Update map to expend the “University Edge” Design Context. This reflects changes to the Preferred Scenario Map that have been approved through various Preferred Scenario Map amendments. <b>Edits recommended by City staff</b>                                                                             | A:4                                 |
| #D-2   | <b>Appendix B: Street Design Manual</b><br><i>Article 3: Sidewalk Seating Area</i>                                                                 | Add information regarding Sidewalk Seating Area, as it was adopted in Ordinance 2022-69 but was never incorporated into the Design Manual. <b>Edits recommended by City staff &amp; City Council</b>                                                                                                         | B:12                                |
| #D-3   | <b>Appendix C: Purpose Statement – Sustainability Guidelines</b><br><i>Section C.5.1.1 Purpose and Introduction</i>                                | Add a Purpose statement to Article 5: Standards for Guidelines for Sustainability in the Historic District Guidelines. This language was approved in Recommendation Resolution 2019-03RR by both HPC & City Council but was never added. <b>Edits recommended by City staff &amp; HPC &amp; City Council</b> | C:45                                |
| #D-4   | <b>Appendix D: Preferred Plant List</b><br><i>Division 1: Landscaping/Mitigation Trees</i>                                                         | Remove all species of Ash trees from the Preferred Planting List. This removal is to prevent the spread of the Emerald Ash Borer, an invasive insect. <b>Edits recommended by City staff</b>                                                                                                                 | A:61<br>A:68<br>D:8<br>D:10<br>D:11 |
| #D-5   | <b>Appendix D: Planting Guidelines</b><br><i>Division 1: Landscaping/Mitigation Trees</i>                                                          | Remove huisache and honey mesquite from the Preferred Plant List, as they are no longer considered desirable species. <b>Edits recommended by City staff</b>                                                                                                                                                 | A:70<br>D:12                        |
| #D-6   | <b>Appendix D: Planting Guidelines</b><br><i>Article 3: Main Street District</i>                                                                   | Provide a Pollinator Plant Palette that lists species suitable for planting the Main Street District in Downtown San Marcos. <b>Edits recommended by City staff</b>                                                                                                                                          | D:1<br>D:17-D:29                    |

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