Design Manual - Development Code Amendments – Justification Table

October 6, 2025

Item #	Topic & Section	Justification	Redline Page #
#D-1	Purpose Statement – Sustainability Guidelines Section C.5.1.1 Design Manual	Added 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.	C:45
#D-2	Appendix B. Street Design Manual Article 3: Sidewalk Seating Area	Add information regarding Sidewalk Seating Area as it was adopted in Ordinance 2022-69 but was never added.	B:12
#D-3	Appendix D: Preferred Plant List Division 1: Landscaping/Mitigation Trees	Removing all kinds of Ash trees from the planting list and requirement for mitigation. This removal is to prevent the spread of insect Emeral Ash Borer.	D:8 D:10 D:11
#D-4	Appendix D: Article 2: Preferred Plant List	Remove huisache and hackberry from PPL as they are no longer considered desirable species.	D:12
#D-5	Appendix D: Preferred Plant List Article 3: Main Street District	Provide Pollinator Plant Palette that are suitable for the Main Street District in Downtown San Marcos.	D:17