

Vision SMTX Comprehensive Plan



Summary

Request:	Consider adoption of the Vision SMTX Comprehensive Plan.
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Notification

Application:	January 25, 2023 and August 4, 2023	Neighborhood Presentation:	February 7, 2023
Published:	February 12, 2023, August 6, 2023, and September 22, 2024	Response:	12 written comments included in the packet.

Staff Recommendation

<input checked="" type="checkbox"/> Approval as Presented	<input type="checkbox"/> Alternate Approval	<input type="checkbox"/> Denial
<p>Staff included an additional attachment in the City Council packet titled “Equivalency Table”. The purpose of this table is to:</p> <ul style="list-style-type: none"> • Equate the City’s existing Zoning Districts in the Development Code to the new Vision SMTX Comprehensive Plan Place Types. • Match the existing <i>Table 4.1, Comprehensive Plan / District Translation</i> in the Development Code while also reflecting the policy direction of the Place Types. • Serve as a placeholder to Table 4.1 in the Development Code until a full Development Code update can occur. • Provide a similar process as was conducted in 2013 with the Vision San Marcos Comprehensive Plan. <p>The Draft Plan and all prior versions of the Plan can be downloaded at the following link: www.visionsmtx.com.</p> <p>Staff recommends approval of Vision SMTX and the Preferred Growth Scenario Map as presented.</p>		
Staff: Andrea Villalobos, AICP, CNU-A	Title: Assistant Director of Planning	Date: September 19, 2024

Background

The City Council provided direction to rewrite the City’s current comprehensive plan, Vision San Marcos, originally adopted in 2013. The Vision SMTX Comprehensive Plan kicked off in 2020 and is a vision and policy document intended to guide the growth and evolution of the City for the next 20-30 years. The Draft Plan includes the community's vision for topics such as housing, transportation, arts and culture, land use, economic development, parks, community character, and preferred growth and the types of places created for our community.

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The Plan development included significant engagement from the public, stakeholders, and organizations in San Marcos throughout the planning process. The project has received over 6,100 community comments throughout the plan development and represent over 100 meetings and engagement events. The Comprehensive Plan is an instrumental document in defining and achieving the community’s vision for the future. As a growing community, the plan is a tool to be used by city leaders, businesses, organizations, and residents for the next 20-30 years and will help shape future programs, projects, policies, regulations, and provide a foundational document that can be used to seek funding and grants for initiatives.

Adoption Process

The adoption process for Vision SMTX began with informational meetings, required by the San Marcos Development Code, in February of 2023. In February, April and May the Planning and Zoning Commission (P&Z) postponed action on the Plan and held a workshop in June 2023. During that time a P&Z Committee reviewed the document in detail and provided recommended amendments to the Plan. In August 2023 Planning and Zoning Commission approved the Plan with recommended amendments.

City Council held the required two public hearings and approved the plan, on first reading of the ordinance on October 17, 2023. On November 6, 2023, City Council postponed action of the 2nd reading of the ordinance and appointed a Committee consisting of Mayor Hughson and Councilmembers Garza and Scott. In January, 2024 the City Council approved an outreach campaign to gather community input on the Plan through a survey. The Committee met for a total of 9 committee meetings in 2024 to discuss the survey results and made recommendations on the Final Draft Markup of the Plan. On September 18, 2024, the Committee provided direction that the “Vision SMTX Final Draft Markup” be presented to the City Council and approved the adoption schedule.

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Commission Recommendation

Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Amendments		Denial
<p>Speakers in favor or opposed</p> <ol style="list-style-type: none"> 1. Ida Miller (opposed) 2. Ryan Patrick Perkins (in favor) <p>Recommendation from the Planning and Zoning Commission Meeting held August 22, 2023</p> <p>A motion was made by Commissioner Garber, second by Commissioner Burleson to recommend approval of Vision SMTX+ with the following amendments:</p> <ol style="list-style-type: none"> 1. Include the 16 proposed amendments made by the Planning & Zoning Commission on May 9, 2023; 2. Allow staff to address typos, punctuation, and grammatical errors; 3. Keep the Place Type Graphics in Vision SMTX+, remove the caption graphics, and add a statement that the graphics “are for illustrative purposes only”; 4. Add 4 new graphics for the “Neighborhood Low-Existing” and “Neighborhood Low-New” Place Types as provided by staff. 5. Add a new definition for “Considerations” as follows: <i>Desired outcomes from the implementation of goals and/or policies.</i> <p>The vote passed with a 8-0 vote.</p> <p>For: 0 Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Meeks, Commissioner Spell and Commissioner Garber</p> <p>Against: 0</p> <p>Absent: 0</p>				

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The following Criteria are from Chapter 2, Division 2 of the San Marcos Development Code.

Evaluation			Criteria for Approval (Sec.2.4.2.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>Whether the proposed amendment is consistent with other policies of the Comprehensive Plan;</p> <p><i>The Vision SMTX Comprehensive Plan provides updated vision, goals, and policies for the community over the next 20 years.</i></p>
		<u>N/A</u>	<p>Whether the proposed amendment is consistent with any adopted small area plan or neighborhood character study for the area;</p> <p><i>Studies are in-progress as part of this Vision SMTX Comprehensive Plan, but are not complete at the time of the request.</i></p>
<u>X</u>			<p>Whether the proposed amendment promotes the orderly and efficient growth and development of the community and furthers the public health, safety and general welfare of the City;</p> <p><i>The Vision SMTX Comprehensive Plan includes an updated Preferred Growth Scenario Map which will replace the existing Preferred Scenario Map to provide better direction for land uses as well as built form, mobility, parks, and amenities by designating different Place Types.</i></p>
<u>X</u>			<p>Whether the proposed amendment corrects and error or meets the challenge of some changing condition, trend, or fact;</p> <p><i>San Marcos, like all cities, is a living organism that is constantly changing and growing either through physical growth, economic growth, or societal growth. The Vision SMTX Comprehensive Plan is a critical tool used to guide that growth appropriately.</i></p>
<u>X</u>			<p>Whether the proposed amendment constitutes a substantial benefit to the City as a whole and is not solely for the good or benefit of a particular landowner or owners at a particular point in time;</p> <p><i>The Vision SMTX Comprehensive Plan process was developed through over 100 meetings and events, hundreds of participants, and includes over 6,100 community comments. The Plan as proposed creates a vision for the future of San Marcos that is inclusive of all backgrounds, perspectives, and ways of life.</i></p>

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Evaluation			Criteria for Approval (Sec.2.4.2.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>Whether the proposed amendment will impact: a) adjacent properties; b) existing or future land use patterns; c) existing or planned public services and facilities; d) existing or planned transportation networks or greenways; e) the natural environment, including quality and quantity of water and other natural resources, flooding, and wildlife management</p> <p><i>The Vision SMTX Comprehensive Plan creates updated vision, goals, and policies which:</i></p> <ul style="list-style-type: none"> • <i>Provide transitions and orderly development of land uses;</i> • <i>Allocate future land use patterns to accommodate San Marcos growth over the next 20 years while preserving natural spaces and vacant farmland;</i> • <i>Considers future public services and facilities to accommodate current and future resident needs;</i> • <i>Prioritizes multimodal transportation networks and greenways throughout various Place Types and policies;</i> • <i>Furthers and enhances the quality and preservation of natural and environmental resources by strategically accommodating growth.</i>