

# 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> <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> <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> <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> <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 A:68 D:8 D:10 D:11
#D-5	<b>Appendix D: Planting Guidelines</b> <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 D:12
#D-6	<b>Appendix D: Planting Guidelines</b> <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 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.