



Discussion Item & Public Hearing

Item

Receive a Staff presentation, hold a Public Hearing regarding, and discuss adoption of the proposed “Vision SMTX Comprehensive Plan” as the Comprehensive Plan of the City of San Marcos, including the Preferred Scenario Map therein as the future land use map of the City, to replace the previous Comprehensive Plan, “Vision San Marcos: A River Runs Through Us” and the associated Preferred Scenario Map and provide direction to the City Manager.

About the Comprehensive Plan



- 2013: *Vision San Marcos, A River Runs Through Us*
- 2020: Council direction to rewrite the Comprehensive Plan, *Vision SMTX*

Role of the Plan

- An umbrella document that **integrates high level direction from past and current planning efforts.**
- Establish the **vision, goals, and policy direction** for the next 20 years
- Establish the **types of neighborhoods and districts** we want that will accommodate projected population growth
- Provides an **implementation strategy** with specific phasing and action items
- **Guides regulatory documents** like the San Marcos Development Code.



The Participants

6,100 Total Comments

100+ Meetings & Events

The Project Process



Our Guiding Principles

Sustainable & Resilient

Equitable, Diverse, & Inclusive

Unique & Complete

Supported & Connected

Strategic & Complementary



Plan Elements & Policy Framework

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

GOALS

What do we want to accomplish?

POLICES

How can we reach our goals?

CONSIDERATIONS

How will we know if we're successful?

TRANSPORTATION (TR)

Big Ideas: An integrated multimodal transportation network will provide San Marcos with safe and inviting intra- and inter-city pedestrian, bicycle, vehicular, and transit connections that will advance resident access and promote a more inclusive and equitable city and region.

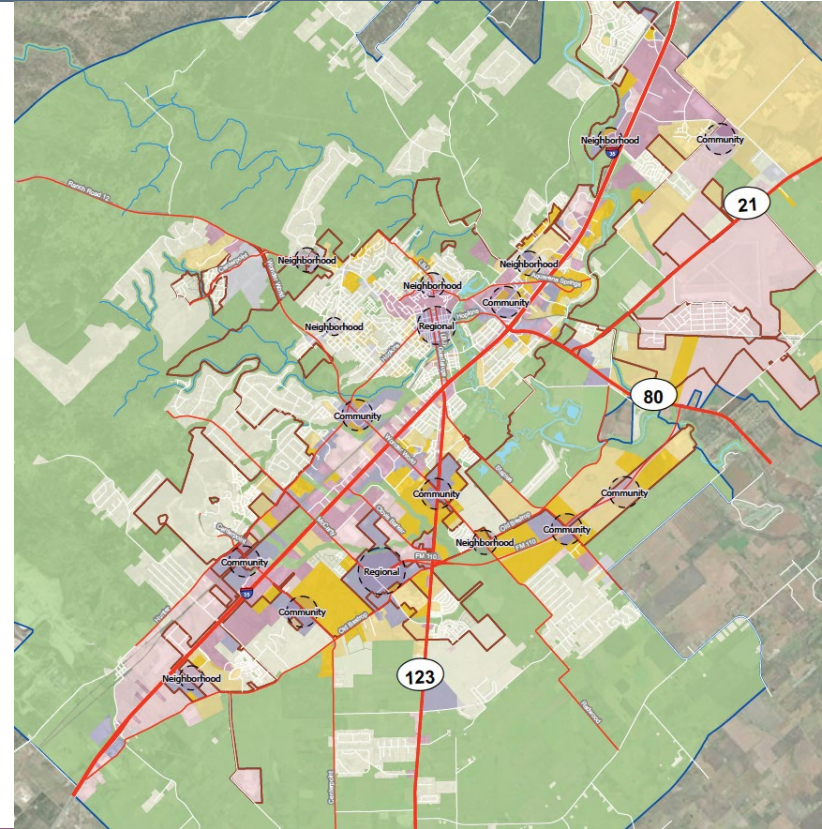


TR-2.7 Improve transit stops and related amenities including shade, shelter, signage, wayfinding, seating, route and schedule information, and safety improvements.



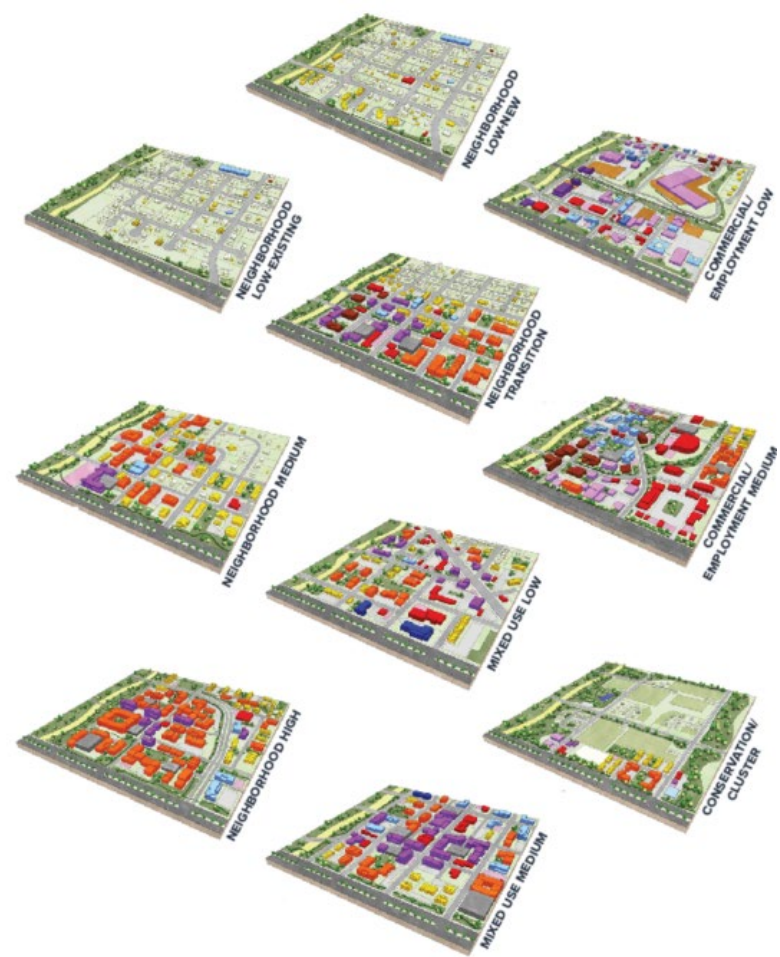
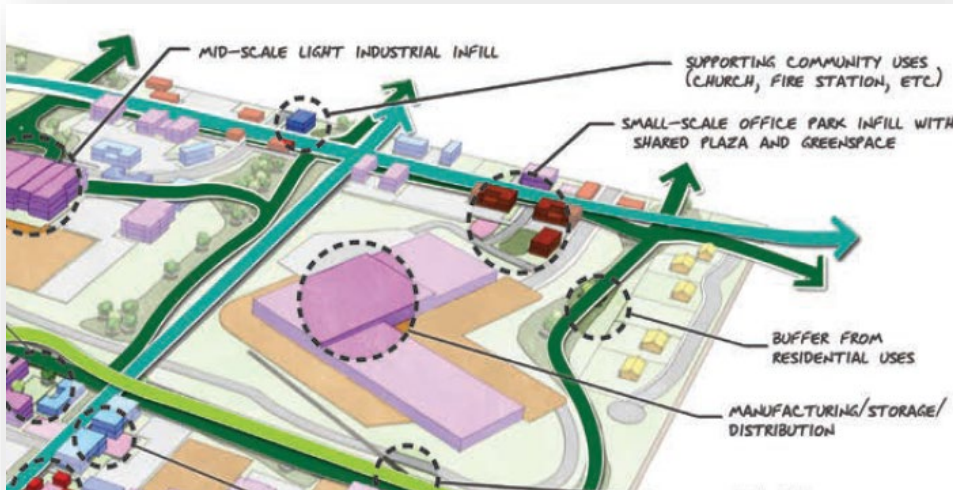
A new Draft Preferred Growth Scenario Map

- Areas for **existing neighborhoods and new traditional** neighborhoods;
- Areas to facilitate commercial and **employment opportunities**; and
- Identified areas for **conservation and reservation** of land.
- **Centers** in strategic locations which serve the community at different scales: regional, community, and neighborhood;
- Features a new color palette which represent **different kinds of places**.



Types of Places Created

Holistic approach to a place that incorporates guidance for land use, transportation, layout, design, and more + visual guidance



Area Planning

- To have more **localized conversations** to address needs in smaller geography areas
- **5 Area Plans in process +** Neighborhood Character Studies
- **Template** for Future Plans

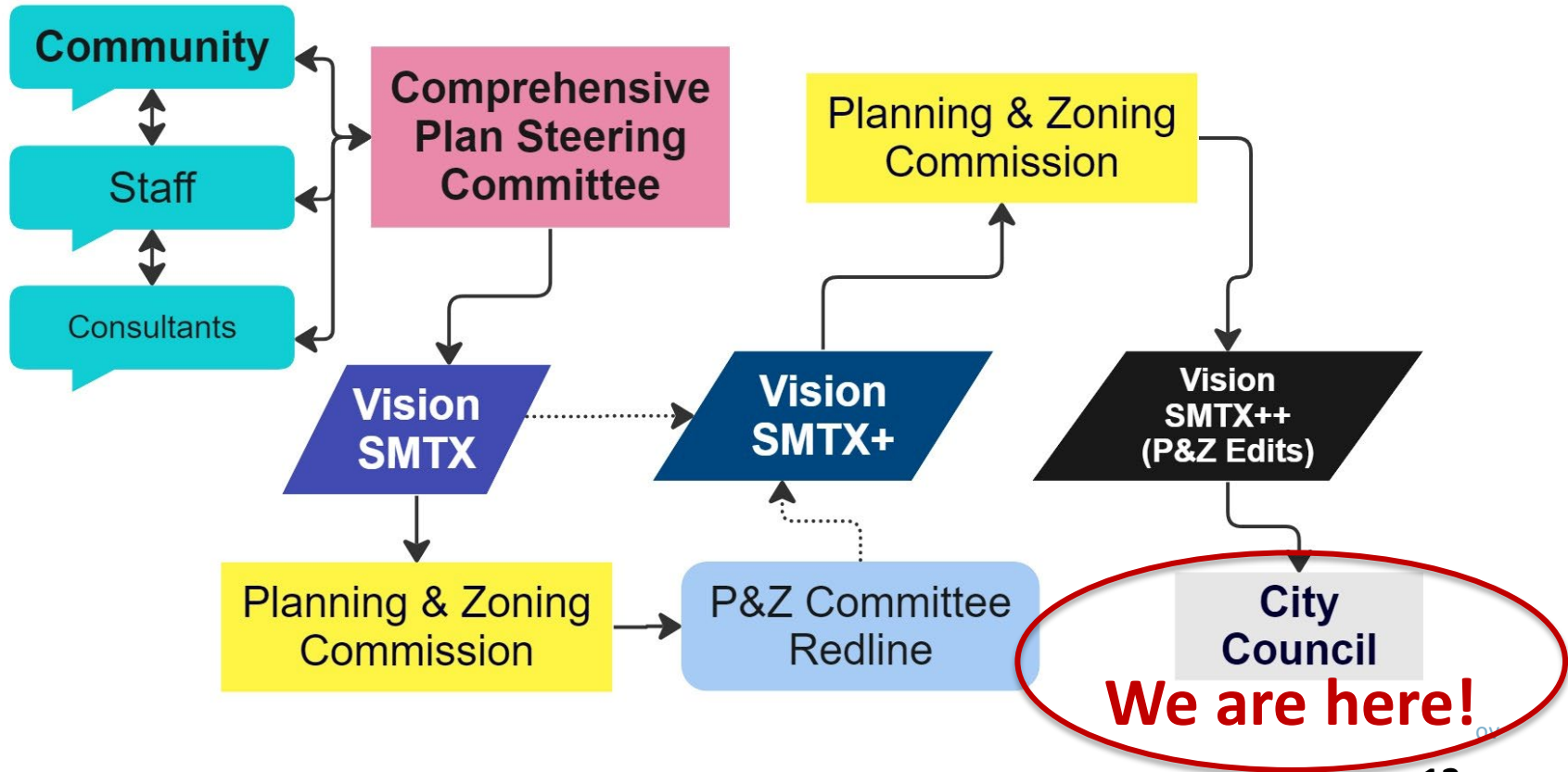


Following Adoption

- Update the **Development Code**
- Complete **Area Plans** in-progress and kickoff additional Area Plans
- Update the **Transportation Master Plan**
- Incorporate the Comprehensive Plan into the **Capital Improvement Plan** project selection process
- Evaluate projects, plans, and policies for **short-term implementation**
- Create **Implementation Committee & Tracking Worksheet**



The Adoption Process



Timeline



**Vision
SMTX**

January

Public Review Draft & Comments Received

February

Council, P&Z, Neighborhood Commission
Info Meetings

February 28

**Vision
SMTX+**

April 11

May 9

P&Z Consideration & Workshop

June 21

August 22

**Vision
SMTX++**

Sept 19

City Council Consideration (Today)



Redline Summary Table

(Included in packet)

- Item #
- Vision SMTX document text
- Vision SMTX page number
- Vision SMTX+ redlined text
- Vision SMTX+ page number
- Staff Comments



Redline Summary Table

Stylistic Changes: Correcting typos, grammatical edits, preference in writing style

The Vision SMTX Comprehensive Plan is a visionary ~~vision and~~ policy document intended to guide the growth and transformation ~~and evolution~~ of the City for the next 20-30 years. It is based on community input and feedback and includes the community's vision for a variety of physical and programmatic areas that influence how San Marcos ~~evolves and~~ grows in the years ahead.

~~"~~The policies, projects, and programs in this Plan ~~aim~~ to help will shape the future of the places where ~~San Marcans~~ residents live, work, shop, and play by preserving what's important to the community and guiding investments that help make San Marcos a vibrant and unique city for all."~~"~~

Redline Summary Table



Notable Changes: Substantive changes

Provide a definition for equitable growth.

125	Notable	Staff provided the following definition in the Alternative Draft Glossary of Terms. Equitable Growth: An approach to public and private investment that attempts to maximize community benefits for all residents and to distribute the costs and benefits (physical, financial, environmental, social, and cultural) of growth and change in San Marcos.
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Redline Summary Table

Notable Changes: Substantive changes

LU-3.3 Encourage ~~and incentivize~~ a variety of diverse housing types, including, but not limited ~~to~~ ~~accessory dwelling units~~, attached single-family homes, micro homes, manufactured homes, and multifamily developments. Area Plans and Neighborhood Character Studies should guide this process, as applicable.

LU-3.8 Protect the pattern and character of existing neighborhoods by requiring new infill development to have complementary building forms and site features.

~~HN-2.2 Streamline the development process for priority housing development and to keep pace with population growth.~~

HN-2.~~23~~ Encourage and consider incentivizing diverse housing types.

Vision SMTX++



- The Planning and Zoning Commission (P&Z) recommended **approval** of Vision SMTX+ and the Preferred Growth Scenario Map with amendments.
- Those amendments have been included into Vision SMTX++
- **Vision SMTX++ includes 238 total changes**
 - 88 Notable
 - 150 Stylistic



Staff Recommendation

Staff recommends **approval** of Vision SMTX++ and the Preferred Growth Scenario Map.

No action will be taken at this meeting. Action will be taken at the October 17 City Council Meeting.



Summary of August 22 Planning and Zoning Commission Amendments

Vision SMTX+:

Goal LU-2: ~~Ensure all~~ New developments should provide ~~residents have~~ safe and convenient access to nearby basic amenities, goods, and services

Planning Commission Amendment:

Goal LU-2: ~~Ensure~~ Encourage land use patterns that allow all residents the opportunity to have safe and convenient access to nearby basic amenities, goods, and services

#104 & #147

Vision SMTX+:

- Provide a short description of each Place Type
- Rename “Conserve/Reserve” Place Type

Planning Commission Amendment:

Note: This amendment implies that “Conserve/Reserve” will change to “Conservation/Cluster” in all instances.

- **Neighborhood Low** – primarily low density single family neighborhoods.
- **Neighborhood Medium** – a mix of low to medium density residential housing types.
- **Neighborhood High** – primarily high density housing types with some commercial.
- **Neighborhood Transition** – small scale commercial, mixed use, and some diverse housing types.
- **Mixed Use Low** – small scale mixed use.
- **Mixed Use Medium** – higher density, larger scale mixed use.
- **Commercial/Employment Low** – auto-oriented, low density industrial, retail, and office.
- **Commercial/Employment Medium** – office, commercial, and campus (medical, education, etc.) uses.
- ~~Conserve/Reserve~~ **Conservation/Cluster** – a place holder for potential clustered development and/or protection of environmental features.



Vision SMTX+:

Overlay/Characteristics/Considerations: Clustered and Low Impact Development with overall development limited to 50% of land area [\[Change to whatever is in the LDC now\]](#)

Planning Commission Amendment:

Overlay/Characteristics/Considerations: Clustered and Low Impact Development ~~with overall development limited to 50% of land area [Change to whatever is in the LDC now]~~

Vision SMTX+:

Land Use: Primarily attached single-family residential development, ~~ADUs~~, low to medium- scale multifamily residential, with some mixed use commercial

Planning Commission Amendment:

Land Use: Primarily attached single-family residential development, ADUs, low to medium- scale multifamily residential, with some mixed use commercial

Vision SMTX+:

Neighborhood Medium Primary Land Uses:

- Attached Single-Family Residential
- ~~Accessory Dwelling Units~~
- Low to Medium-Scale Multifamily Residential

Planning Commission Amendment:

Move “Accessory Dwelling Units” from Primary Land Uses to the Secondary Land Uses.

Neighborhood Medium Secondary Land Uses:

- [Accessory Dwelling Units](#)
- Public/Institutional;
- Parks and Open Space;
- Small to Medium Scale Commercial
- Mixed Use Commercial

#133

Vision SMTX+:

Mixed Use Low Mobility Characteristics

- Sidewalks along, within and connecting to ???
- Bike facilities typically connecting and parallel to ???

Planning Commission Amendment:

Add “[the area](#)” in place of the question marks.

Vision SMTX+:

Northeast Highway 110 is an undeveloped developing area along FM-110, including Whisper. ~~where the community expressed a strong desire for new mixed use development to serve potential new residential developments.~~ Due to the environmental assets and constraints ~~pervasive in and near this location, the~~ ingoing intensity of development ~~is expected to~~ will be low to medium. Place ~~t~~ Types ~~comprising the Northeast Highway 110 Community Center~~ include Mixed Use Low and Neighborhood Medium.

Planning Commission Amendment:

Central ~~Northeast~~ Highway 110 is an undeveloped area along FM-110 where the community expressed a strong desire for new mixed use development to serve potential new residential developments. Due to the environmental assets and constraints pervasive in and near this location, the intensity of development is expected to be low to medium. Place Types comprising the Central ~~Northeast~~ Highway 110 Community Center include Mixed Use Low and Neighborhood Medium.

#187

Vision SMTX+:

~~Thus,~~ sSeven Area Plans are included in the Vision SMTX Comprehensive Plan planning process. While two of those Area Plans focus on higher intensity mixed use regional centers of Downtown and East Village, the remaining five focus on neighborhoods around San Marcos. The Neighborhood Character Studies promised in the Vision San Marcos are included as a major component of the five Area Plans focusing on neighborhoods. These Area Plans will have the same power and effect as Neighborhood Character Studies noted in the statement above from the Vision San Marcos 2013 Comprehensive Plan.

Planning Commission Amendment:

Revise last sentence to state “These Area Plans will guide future development.”

Suggested Revision to LU-4.4:

LU-4.4: Adopt standards for impervious cover limits for all of the city and extra-territorial jurisdiction to minimize flooding, [protect water quality, and preserve recharge of groundwater. As part of this policy development, consider using net site area in lieu of gross site area to take into account areas of a site that are undevelopable and adopt lower limits for areas that are environmentally sensitive.](#)

Planning Commission Amendment:

LU-4.4: Adopt standards for impervious cover limits for all of the city and extra-territorial jurisdiction to minimize flooding, [protect water quality, and preserve recharge of groundwater.](#)

Suggested Revision to ENV-1.5:

ENV-1.5: Establish riparian buffer zones and enhanced setbacks for resource protection of rivers, creeks, retention ponds, and flood mitigation areas.

Planning Commission Amendment

Approve the above language.

#236



Suggested new Addition of ENV-3.6:

[ENV-3.6: Adopt a dark skies ordinance to mitigate harassment of wildlife and preserve rural character.](#)

Planning Commission Amendment

Approve the above language.

#238

Revision to the Preferred Growth Scenario Map

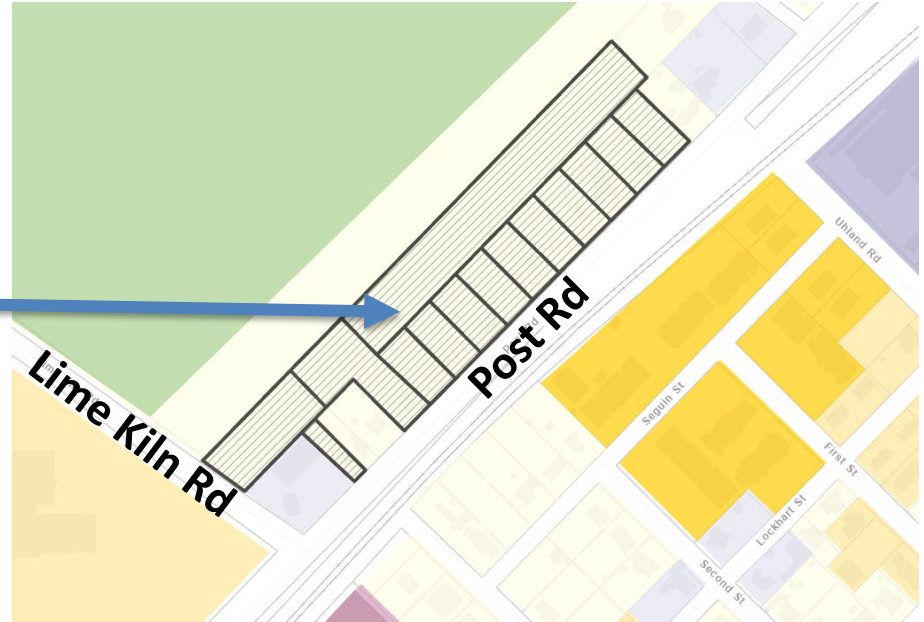


Proposed Revision:

Change the Place Type from **Neighborhood-Low** to **Mixed Use-Low** on the highlighted parcels.

Planning Commission Amendment

Approve the above revision.



Planning Commission Amendment to Vision SMTX+ (p.69):

These inputs were used to recalculate environmentally constrained areas on a scale of 1 to 5 with 1 being the least constrained and 5 being the most constrained. The Environmental overlay includes all areas scoring a 5 within the City Limits and all areas scoring a 4 or 5 outside the City Limits, but within the Extraterritorial Jurisdiction (ETJ). ~~For Scenario planning a maximum of 50% of areas with the environmental overlay were "developed" with allocations of housing and jobs. In addition, high level land use and land use intensity were assigned strategically to minimize the amount of land within the overlays necessary to accommodate projected development.~~

Planning Commission Amendment to Vision SMTX+ (p.67):

Complete Communities consist of a variety of places that provide opportunities for people to live, work, and play. ~~Many areas in San Marcos today are single use. For example,~~ By this definition, some residential neighborhoods would not be considered part of a Complete Community since they have no nearby goods and services, or employment areas. ~~In these areas,~~ residents in those neighborhoods may have to travel farther and longer than they would prefer to access all ~~of~~ their needs.

Planning Commission Amendment to Vision SMTX+ (p.67):

Many of San Marcos' original neighborhoods, ~~especially those closest to Downtown,~~ benefit from access to shops, restaurants, cultural amenities, employment opportunities, civic offerings, and recreation.

Planning Commission Amendment to Vision SMTX+ (p.67):

This contributes to demand on the roadway network, potential traffic congestion and environmental impacts, and could contribute to a higher cost of living for households. It also means that those who are not able to drive, bike, or use transit may not have their needs met. ~~With these potential impacts in mind, an incomplete community includes few or poorly distributed amenities and services that may have an inequitable impact on transportation, health, quality of life, the environment on residents or areas of San Marcos.~~



2. Allow staff to address typos, punctuation, and grammatical errors. *Below are examples.*

#243

- ...San Marcos a vibrant and unique city for all.”-

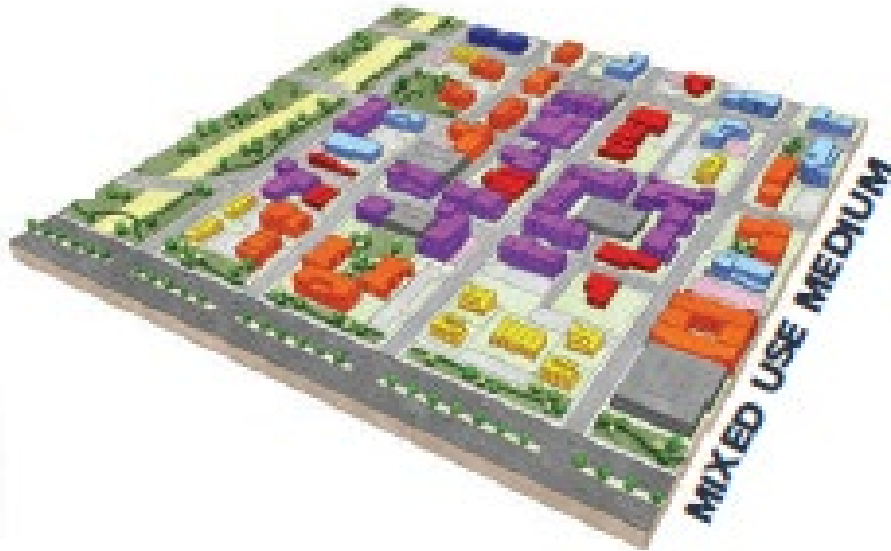
#244

- ...per the Area Plans and Neighborhood Character Studies, [as](#) applicable.

#245

- Pockets Parks

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.



Neighborhood Low-Existing



Neighborhood Low-New



5. Add new definition for “Considerations”.

Considerations

~~Metrics for measuring progress toward implementing goals and/or policies.~~ Desired outcomes from the implementation of goals and/or policies.



6. Split the “Neighborhood Low” Place Type into “Neighborhood Low-Existing” and “Neighborhood Low-New” as provided in the packet.

- Split the Neighborhood Low Place Type into two Place Types:
 1. “Neighborhood Low-Existing”
 2. “Neighborhood Low-New”
- Define “Neighborhood Low-Existing” as properties within Neighborhood Low that are platted and zoned single family
- Add additional language regarding Historic Districts
- Update document accordingly to reflect this change.