



# Public Hearing & Resolution

## San Marcos Historic Preservation Plan

Hold a Public Hearing to receive comments for or against Resolution 2026-XXR, approving the San Marcos Historic Preservation Plan; and declaring an effective date; and consider approval of Resolution 2026-XXR.

*To view the Final Plan, please visit: <https://www.sanmarcostx.gov/hpp>*

# Role of the Historic Preservation Plan



- Develop a vision and implementation plan to **guide** the City's historic preservation activities over the next 10 years.
- **Engage** with the community on concerns and ideas related to historic preservation.
- **Analyze** existing conditions and provide background history and context.
- Define long-term planning **goals**.
- Provide **Solutions** to fulfill these goals.

# Plan Relationship to Comprehensive Plan



**HN-3.3 Adopt a Preservation Plan to guide the protection, preservation, rehabilitation, and adaptive reuse of historic residences and resources, and the historic and cultural resources of minority communities.**

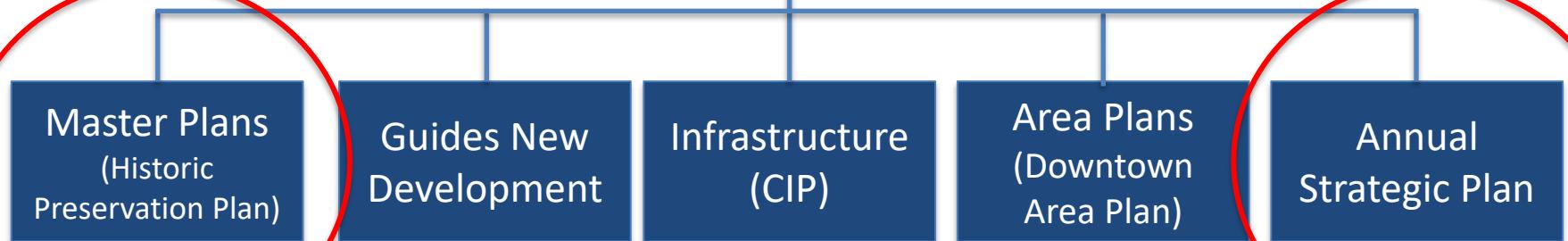
- *Vision San Marcos, Page 48*



**Goal 1: Quality of Life & Sense of Place, Outcome C**

**Strategy II: Create, adopt, and implement the Historic Preservation Plan**

- *2025 Strategic Plan, Page 6*



# National Trust for Historic Preservation Grant



## Grant Awarded

- *April 2024*: City received a **\$5,000** National Trust Preservation Fund Grant from the National Trust for Historic Preservation

## Project Support

- **Funds a portion** of the project while the rest is funded by the Capital Improvements Plan (CIP)

## Grant Requirement

- Historic Preservation Plan must be adopted before the end of **February 2026** to meet grant requirements





# PROJECT TIMELINE

Project Kick-Off	Existing Conditions Analysis	Community Engagement	Draft Plan	Plan Review	Final Plan Presentation	Plan Adoption
Spring/Summer 2024	Summer 2024	Summer/Fall 2024	Winter 2024/ Spring 2025	Summer 2025	Fall 2025	Winter 2025/2026

[sanmarcostx.gov](http://sanmarcostx.gov)

# Adoption Process



Meeting Type	Date
Update to Historic Preservation Commission	October 2
Update to Planning and Zoning Commission	October 14
Update to City Council	October 21
Update to Neighborhood Commission	November 19
Historic Preservation Commission Public Hearing & Action	December 4
Planning & Zoning Commission Public Hearing & Action	December 9
City Council Public Hearing & No Action	January 20, 2026
<b>City Council Public Hearing &amp; Action</b>	<b>February 3, 2026</b> <b>(tonight)</b>

# Historic Preservation Commission

## Recommendation

At the December 4<sup>th</sup> Regular Meeting of the Historic Preservation Commission:

- 7 recommended **approval** of the San Marcos Historic Preservation Plan with a minor amendment to the timeline in Chapter 2 to update information associated with a specific date



### CITY OF SAN MARCOS HISTORIC PRESERVATION PLAN



DRAFT NOVEMBER 13, 2025

# Planning & Zoning Commission

## Recommendation

At the December 9<sup>th</sup> Regular Meeting of the Planning and Zoning Commission:

- **9** recommended the following:

1. An on-going stakeholder committee to implement and as necessary propose revisions to the plan; and
2. Opportunities for additional public input and feedback to be added to future revisions of the plan.



### CITY OF SAN MARCOS HISTORIC PRESERVATION PLAN



DRAFT NOVEMBER 13, 2025

# City Council Resolution 1st Reading 1/20



- Received direction to provide a staff analysis of public comments received
- Memo dated January 27, 2026 includes staff analysis to assist City Council in making an informed decision



# Memo: Summary of Staff Analysis

- Stylistic:** Corrections & rewording recommended for incorporation
- Implementation:** Key ideas & actions to address during Implementation
- Currently Addressed:** Comments already covered; no further edits proposed
- Recommended Revision:** New or revised text suggested for incorporation
- Future Revision/Initiative:** Edits requiring more analysis, study, stakeholder discussion, or direction from City Council

Type of Comment	Color ID	Total
<b>Stylistic</b>	Blue	17
<b>Implementation</b>	Yellow	17
<b>Currently Addressed</b>	Green	36
<b>Recommended Revision</b>	Red	13
<b>Future Revision or Initiative</b>	Pink	5

# Implementation

- Important ideas related to actions following Plan adoption & are outside scope of Plan.
- Implementation following Plan adoption allows flexibility to **refine priorities, responsibilities, timelines, and resources as conditions evolve** and allows for refinement meaningful consideration.

Ex: Desire to have a timeline for initiating local landmarks & creating new historic districts (ex: 3 new landmarks and 1 historic district within 2 years). *(Page 12, Memo)*

- **Identifies an implementation metric that will be discussed with HPP Oversight Committee / HPC / City Council**

# Future Revisions



- Comments that require additional analysis, study, discussion, or direction from Council
- May be considered as a **future Plan Amendment or addressed through separate initiative or policy**

Ex: There is no recommendation to establish a local history museum to facilitate heritage tourism *(Page 4, Memo)*

- **Public input did not indicate strong interest in creating a heritage museum at this time. Evaluation of community interest in a heritage museum may be undertaken and considered as part of a future Plan update.**

# Staff Recommendation



Staff recommends approval of the San Marcos Historic Preservation Plan with the incorporation of all “**stylistic**” and “**recommended revisions**” into the Final Plan in accordance with the staff memo.

*To view the Plan, please visit [www.sanmarcostx.gov/hpp](http://www.sanmarcostx.gov/hpp)*

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