



# 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.**

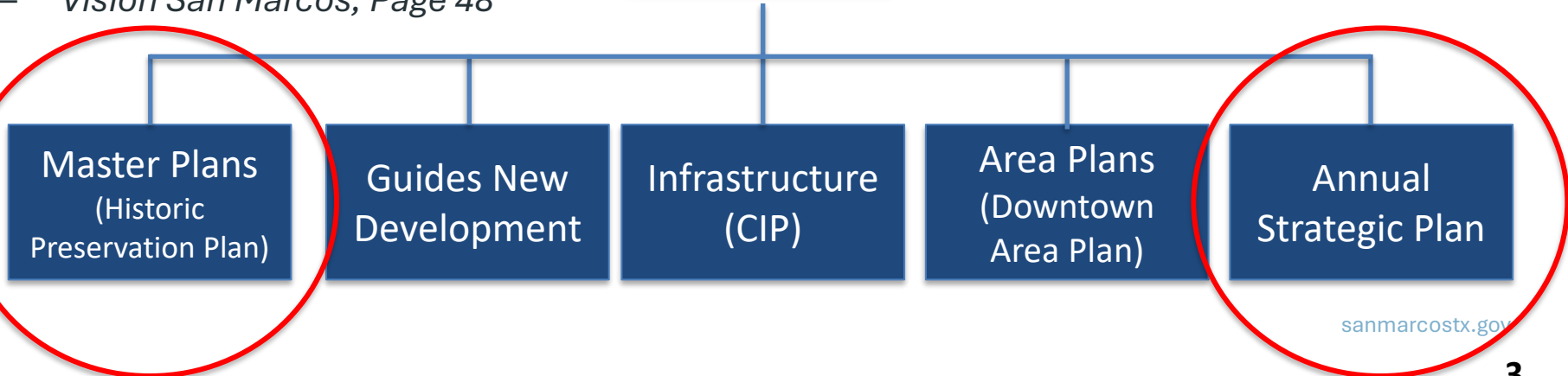
– *Vision San Marcos, Page 48*



**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



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# 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



We are here!

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# Adoption Process

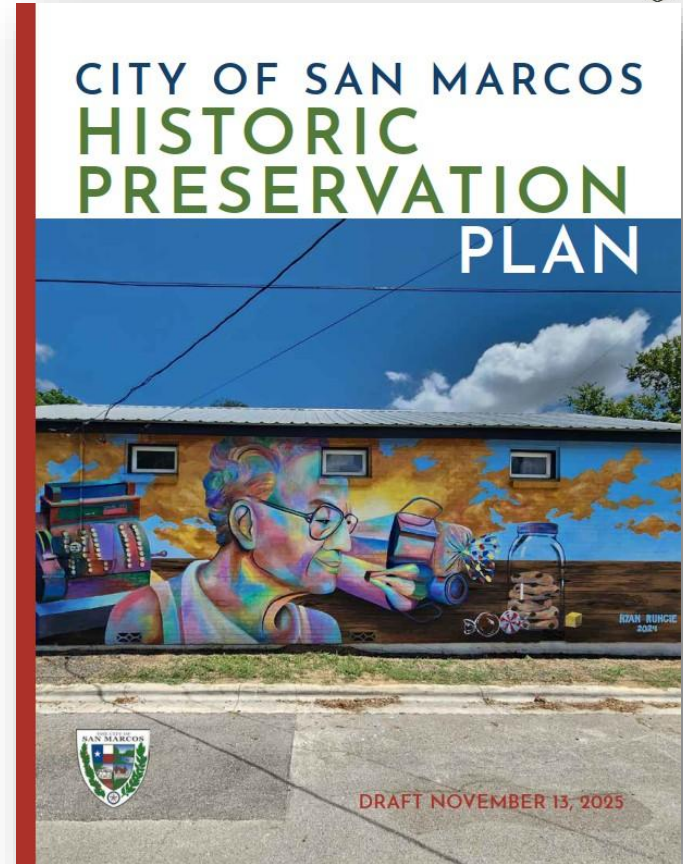


Meeting Type	Date
Update to Historic Preservation Commission	October 2
Update to Planning and Zoning Commission	October 14
Update to City Council	October 21
Update to Neighborhood Commission	November 19
Historic Preservation Commission Public Hearing & Action	December 4
Planning & Zoning Commission Public 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 (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

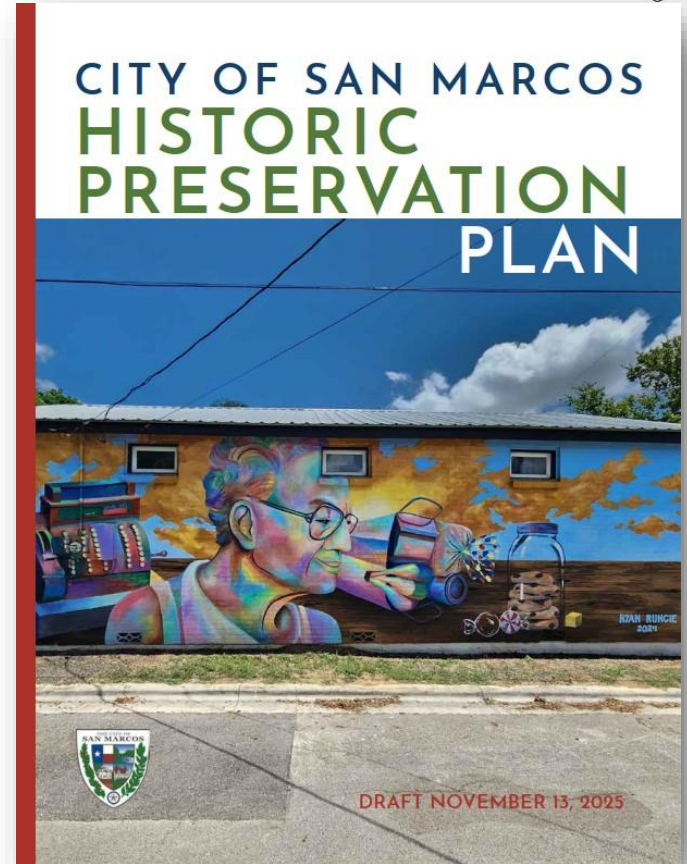


# Planning & Zoning Commission

## 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 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

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

Type of Comment	Color ID	Total
Stylistic		17
Implementation		17
Currently Addressed		36
Recommended Revision		13
Future Revision or Initiative		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.**

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# 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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