



# San Marcos Development Code Update

## *Comprehensive Plan Amendments*






Hold a public hearing and consider text amendments to Chapters 1 through 8 of the San Marcos Development Code and to the Design Manual, to align terminology with the changes made through Ordinance 2023-71 which adopted the “Vision SMTX Comprehensive Plan”; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

# History & Example












- On October 15, 2024 City Council approved Vision SMTX, the City's Comprehensive Plan. This action immediately created conflicts in terminology within the Development Code.

## 2013 Comprehensive Plan Place Types

	Employment Area
	High Intensity
	Medium Intensity
	Low Intensity
	Existing Neighborhood
	Open Space

## 2024 Comprehensive Plan Place Types

	Neighborhood - High
	Neighborhood - Medium
	Neighborhood - Low
	Neighborhood Transition
	Mixed Use - Medium
	Mixed Use - Low
	Commercial/Employment Medium
	Commercial/Employment Low
	Conservation/Cluster

# Purpose



- The purpose of this code amendment is only to align terminology with Vision SMTX
- City Council provided initial authorization for these amendments at their regular meeting on November 19, 2024
- Planning and Zoning Commission recommended approval of the amendments, with minor modifications, on December 10, 2024



# Chapter 1

## Section 1.1.1.2 Authority

### Section 1.1.1.2 Authority

This Development Code is adopted pursuant to the statutory authority conferred by and pursuant to the Texas Local Government Code, as amended, and pursuant to and in accordance with the City's Comprehensive Plan entitled "Vision San Marcos - A River Runs Through Us," adopted April 16, 2013, as amended ("Comprehensive Plan"). This Development Code implements the Comprehensive Plan.

### Section 1.1.1.3 Consistency with Comprehensive Plan

The City Council has determined that this Development Code is consistent with the Comprehensive Plan.

"Vision SMTX," adopted October 15, 2024



# Chapter 1

## Section 1.3.1.2 Comprehensive Plan Implementation

the Vision SMTX  
Comprehensive  
Plan

### Section 1.3.1.2 Implementation

A. The Director of Planning and Development Services is authorized and directed to implement the policies of the Comprehensive Plan through the activities described therein. Implementation tools and strategies within **Vision San Marcos: A River Runs Through Us** are found throughout the plan and include, but are not limited to:

1. Preferred Scenario Map.
- ~~2. Land Use Intensity Matrix.~~
- ~~3. Land Use Suitability Map.~~
4. 2035 Vision, Goals and Objectives.
- ~~5. Introduction Section – How to Use This Plan.~~
6. All Plan Element Sections.
- ~~7. Process for Updating the Plan Section.~~
- ~~8. Five Year Action Items Section.~~
9. All adopted updates to the plan, figures and addendum.

Vision, Goals, and Actions

# Chapter 2

## Section 2.3.1.1.E Neighborhood Presentation Meeting



- E. Neighborhood Presentation Meeting.** The purpose of a neighborhood presentation meeting is to begin the discussion about the proposal and is not a forum for final decisions or the acceptance of formal comments concerning public support or opposition.
1. Neighborhood presentation meetings are required for requests located in Existing Neighborhood areas only when required by Table 2.1 of this development code.
  2. When a neighborhood presentation meeting is required:
    - a. An applicant or authorized representative must schedule and facilitate a minimum of one neighborhood presentation meeting to discuss the proposed application.

"Neighborhood Low - Existing and Neighborhood Medium Place Types on the Preferred Scenario Map"

# Chapter 2

## Section 2.4.2.2 Comprehensive Plan Amendment Application Requirements

### Section 2.4.2.2 Application Requirements

- A. An application for a Comprehensive Plan map amendment shall be submitted in accordance with the universal application procedures in Section 2.3.1.1.
- B. Consideration of Preferred Scenario Map amendments that meet either of the conditions below shall be limited to twice per year as determined by the Responsible Official.
  - ~~1. Any modification to the Existing Neighborhood designation on the Preferred Scenario Map.~~
  - ~~2. Any request for a medium or high intensity zone designation.~~
- C. A request for amendment of the Preferred Scenario Map submitted by a property owner must be accompanied by an application for a consistent zoning amendment for land within the city limits, or by a subdivision concept plat, for land within the ETJ.

are modifications to a Neighborhood  
Low - Existing Place Type

# Chapter 3

## Section 3.1.1.1.D

### Platting Exceptions for Infill Development

development of property located in Neighborhood Low, Neighborhood Medium, Neighborhood High, Neighborhood Transition, Mixed Use Low, and Mixed Use Medium Place Types on the Preferred Scenario Map

5. **Exceptions for Infill Development.** For the purposes of this Chapter, infill development is property located in an Existing Neighborhood, Downtown, or Midtown Comprehensive Planning area. Exceptions to platting in these areas are for:

if the current boundaries of the property have existed in the same configuration since April 17, 2018, and

, if the Responsible Officials or their designees, have determined there is no need for additional easements or right-of-way dedication.

- a. Construction of a single-family dwelling and related accessory structures and development activities if:
- ~~1. The current boundaries of the property existed in the same configuration since April 17, 2018.~~
  - Permits for the expansion of existing buildings up to a maximum of 50% of the original floor area if:
    - ~~1. The Responsible Officials, or their designees, have determined there is no need for additional easements or right of way dedication.~~

d. No. 2019-45, 12-17-19)

#### 3.1.1.2 Types of Plats



# Chapter 3



## Section 3.8.1 Existing Streets - General Provisions

### ARTICLE 8: EXISTING STREETS

#### DIVISION 1: GENERAL PROVISIONS

This Article describes regulations for the construction of street improvements and streetscapes for existing streets throughout the City. It is intended to address when street and streetscape improvements are appropriate through the application of the pre-approved street types in this chapter. The City has an approved Design Manual which provides further details for streetscapes in the downtown and midtown intensity zones.

Downtown and Midtown areas as identified in the Design Manual.

# Chapter 3

## Section 3.9.1.1.G and F - Flood Control Requirements

### G. Waiver of Detention/Retention.

1. Detention/retention may be waived for the following if no adverse impacts are demonstrated through drainage analysis and a payment-in-lieu is made into the stormwater management fund in accordance with Section 6.1.1.3.

Move paragraph to be at the end of "G".

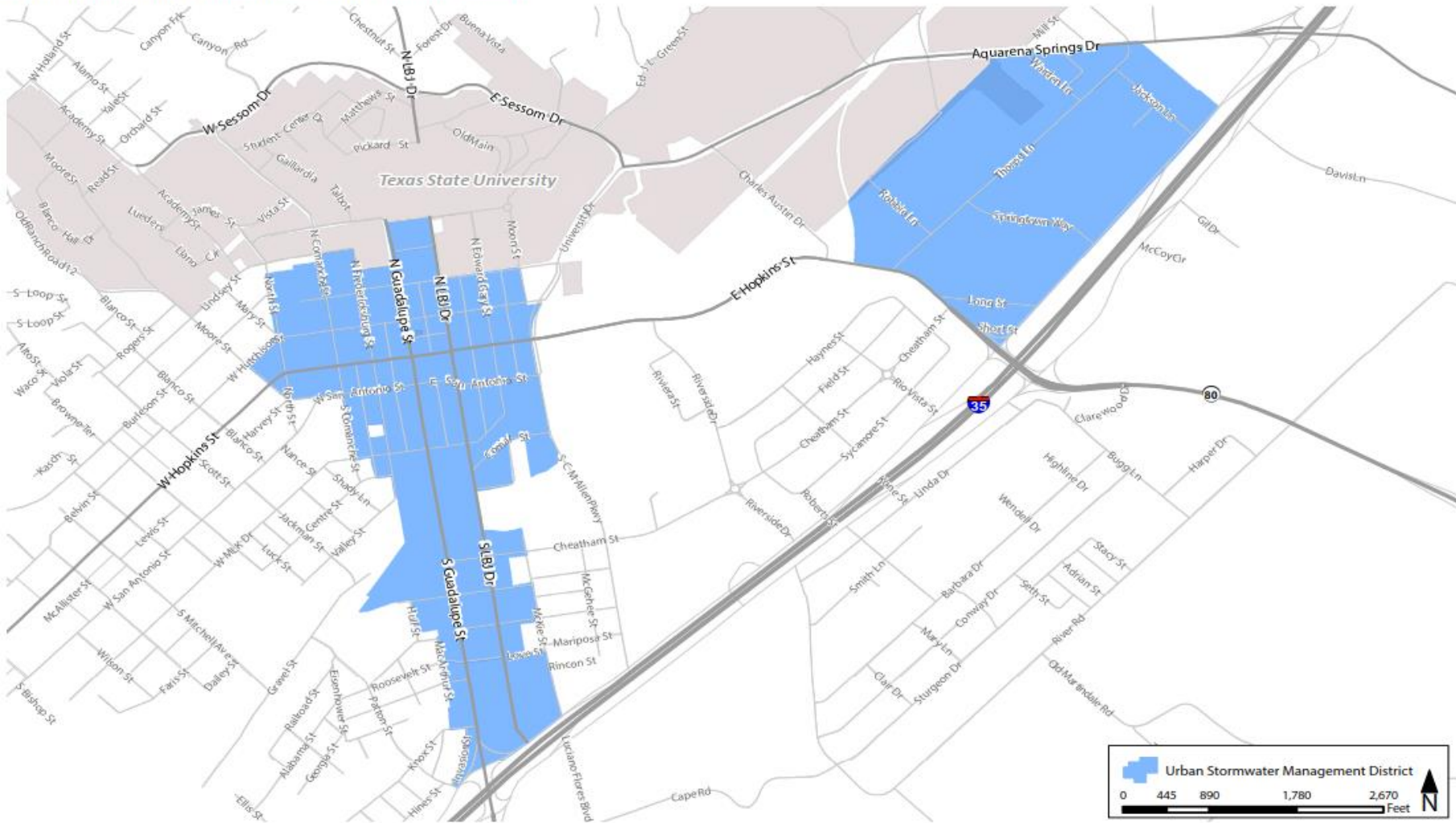
Change "a-d" to "1-4"

the Urban Stormwater Management District Boundary

- a. Non-residential small site permits,
- b. Developments within High Intensity Zones, and
- c. Plats of four (4) lots or less where the lots subdivided from the parent parcel do not exceed 0.5 acres each, are restricted by zoning or deed to 60% impervious cover or less, and are served by an existing street. An exemption is not allowed for the submittal of a series of plats of four (4) lots or less with the intention of producing a tract that is greater than four (4) lots.
- d. Developments directly adjacent to waterways with approval from the Responsible Official. Developments outside Edwards Aquifer Recharge Zone, Edwards Aquifer Transition Zone, Edwards Aquifer Contributing Zone within the Transition Zone, San Marcos River Protection Zone, and San Marcos River Corridor must meet the Stream Protection Volume requirement for a 1.25-inch rainfall as outlined in section 6.1.4.1.

2. ~~Detention/Retention may be waived in High Intensity Zones if no adverse impacts are demonstrated through drainage analysis and a payment-in-lieu is made into the stormwater management fund in accordance with Section 6.1.1.3.~~

FIGURE 6.1 URBAN STORMWATER MANAGEMENT DISTRICT BOUNDARY



# Chapter 3

## Section 3.10.1.1.D and 3.10.1.2.B Parks & Open Space



**Exceptions.** Parkland dedication requirements shall not apply:

1. To the subdivision of commercial, industrial or other non-residential lots;
2. Where such lots were previously subject to parkland dedication requirements; or
3. To the **Downtown or Midtown Intensity Zones on the Preferred Scenario Map** where fewer than 30 residential units are constructed or added.

Downtown and Midtown areas as identified in Figure 1.1 of the Design Manual

Downtown and Midtown areas as identified in Figure 1.1 of the Design Manual.

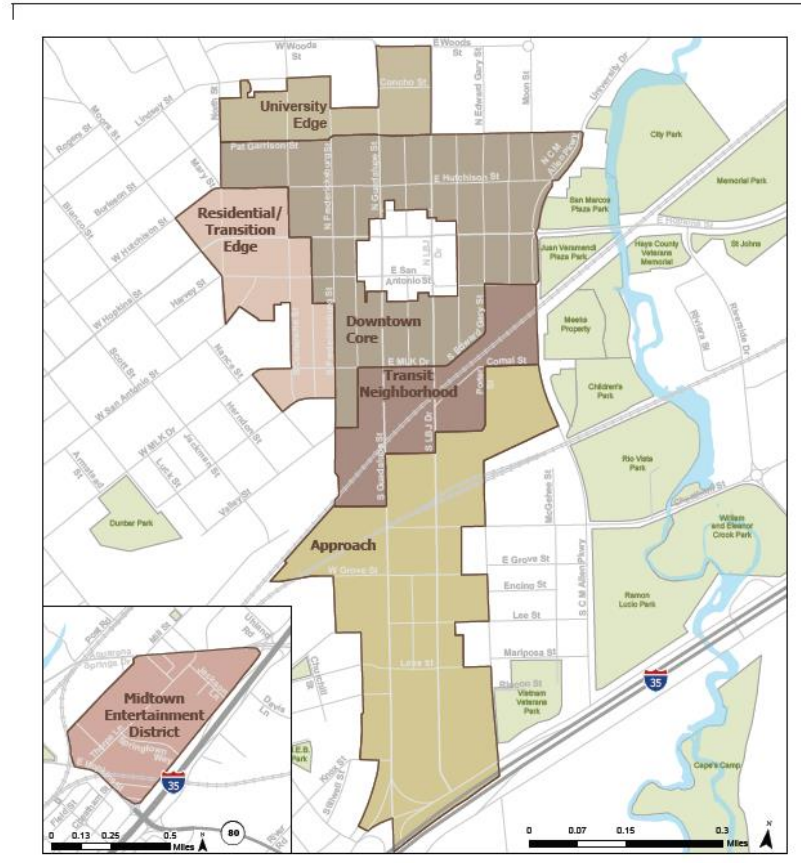
- B. Land Required in the **Downtown and Midtown Intensity Zones.**** Residential or mixed use developments with 30 or more dwelling units shall provide a minimum of five percent (5%) of the site or lot as plazas that are either privately held and open to the public or dedicated as parkland.

(Ord. No. 2019-45, 12-17-19)



**FIGURE 1.1 DOWNTOWN AND MIDTOWN ENTERTAINMENT DISTRICT DESIGN CONTEXT MAP**

**Figure 1.1 in the Design Manual (for reference)**



# Chapter 4

## Section 4.1.1.6 and Table- Figure 4.1 Description of Preferred Scenario Map

A. The Vision SMTX Comprehensive Plan introduces Place Types, which provide direction beyond land use at the parcel level. A Place Type assesses a place more holistically and at a larger scale, incorporating guidance for land use, transportation, layout, design, and more. A place typology defines a set of places that are unique and authentic to the community and its needs.

1. **Neighborhood Low-Existing** - primarily low density single-family neighborhoods.
2. **Neighborhood Low-New** - a mix of low density residential housing types.
3. **Neighborhood Medium** - a mix of low to medium density residential housing types.
4. **Neighborhood High** - primarily high density housing types with some commercial.
5. **Neighborhood Transition** - small scale commercial, mixed-use, and some diverse housing types.
6. **Mixed Use Low** - small scale mixed-use.
7. **Mixed Use Medium** - higher density, larger scale mixed-use.
8. **Commercial/Employment Low** - low density industrial, auto-oriented retail, and office.
9. **Commercial/Employment Medium** - office, commercial, and campus (medical, education, etc.) uses.
10. **Conservation/Cluster** - A place holder for potential clustered development and/or protection of environmental features.

### Section 4.1.1.6 Comprehensive Plan Preferred Scenario

- A. ~~Comprehensive Plan Preferred Scenario Designations. To direct the intensity of, and development within, the various areas of the City, the Comprehensive Plan Preferred Scenario Map establishes the following Preferred Scenario areas:~~
1. ~~**Open Space/Agricultural Zone.** An area which is not developed and which is generally suitable for very limited residential or agricultural uses.~~
  2. ~~**Low Intensity Area.** Low Intensity Areas are varied and diverse with respect to environmental sensitivity and development suitability of the land. They are generally made up of larger undeveloped tracts of land where the preservation of sensitive environmental areas, flood hazard areas and agricultural lands should be considered as part of any development proposal. Development in these areas should be guided by the Land Use Suitability Map of the Comprehensive Plan.~~
  3. ~~**Existing Neighborhood Area.** Established, primarily residential areas intended to maintain their existing character and to follow development and redevelopment patterns that are compatible with the existing character.~~

# Chapter 4



## Section 4.1.1.6 and Table-Figure 4.1

Replace with Table 4.1 Approved with Ord. 2023-071

**TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION**

DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS				
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER
Conventional Residential	NP	NP	C	PSA	PSA
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP
Character Districts	NP	See Section 4.1.2.6	PSA	C	NP
Special Districts	PSA	NP	PSA	NP	C
Legend	PSA = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider

# Equivalency Table

Development Code Zoning Classifications :: Vision SMTX Comprehensive Plan Place Types

Zoning District		Place Types										
		Neighborhood Low-Existing	Neighborhood Low-New	Neighborhood Medium	Neighborhood High	Neighborhood Transition	Mixed Use Low	Mixed Use Medium	Employment/Commercial Low	Employment/Commercial Medium	Conservation/Cluster	
Conventional Residential	FD	NP	NP	NP	NP	NP	NP	NP	NP	NP	C	
	SF-R	C	NP	NP	-	-	-	-	-	-	-	
	SF-6	C	C	NP	-	-	-	-	-	-	-	
	SF-4.5	C	C	C	NP	-	-	-	-	-	-	
Neighborhood Density Districts	ND-3	See Section 4.1.2.4 and 4.1.2.5 of the Development Code	C	C	NP	NP	NP	NP	-	-	-	
	ND-3.2		C	C	NP	NP	NP	NP	-	-	-	
	ND-3.5		C	C	C	C	NP	NP	NP	-	-	-
	ND-4		C	C	C	C	C	NP	NP	-	-	-
	N-CM		C	C	C	C	C	C	C	-	C	-
Character Districts	CD-1	C	C	NP	NP	C	-	-	NP	NP	See Section 4.1.2.6 of the Development Code	
	CD-2	-	NP	-	-	-	-	-	-	-		
	CD-2.5	-	C	NP	NP	C	-	-	-	-		
	CD-3	-	C	NP	NP	C	NP	-	-	-		
	CD-4	-	NP	-	NP	NP	C	C	NP	C		
	CD-5	-	-	-	-	NP	NP	C	NP	C		
	CD-5D	-	-	-	-	-	-	C	-	-		
	PA	-	C*	-	-	-	C*	C*	C*	C*		C*
Special Districts	CM	-	-	-	-	-	NP	NP	C	C	NP	
	HC	-	-	-	-	-	NP	NP	C	C	-	
	LI	-	-	-	-	-	-	-	C	NP	-	
	HI	-	-	-	-	-	-	-	C	NP	-	
	MH	-	C	NP	NP	NP	NP	-	-	-	NP	

C= Consider      NP= Not Preferred      (-) = Preferred Scenario Amendment (PSA) Required

*\*For Table 4.18, Employment Center = Employment/Commercial Medium and Low; High Intensity Zone = Mixed Use Medium; Medium Intensity Zone = Mixed Use Low; Low Intensity Area = Conservation/Cluster and Neighborhood Low-New*

**Table 4.1**  
*approved as part of Comprehensive Plan Ordinance 2023-71 (for reference)*

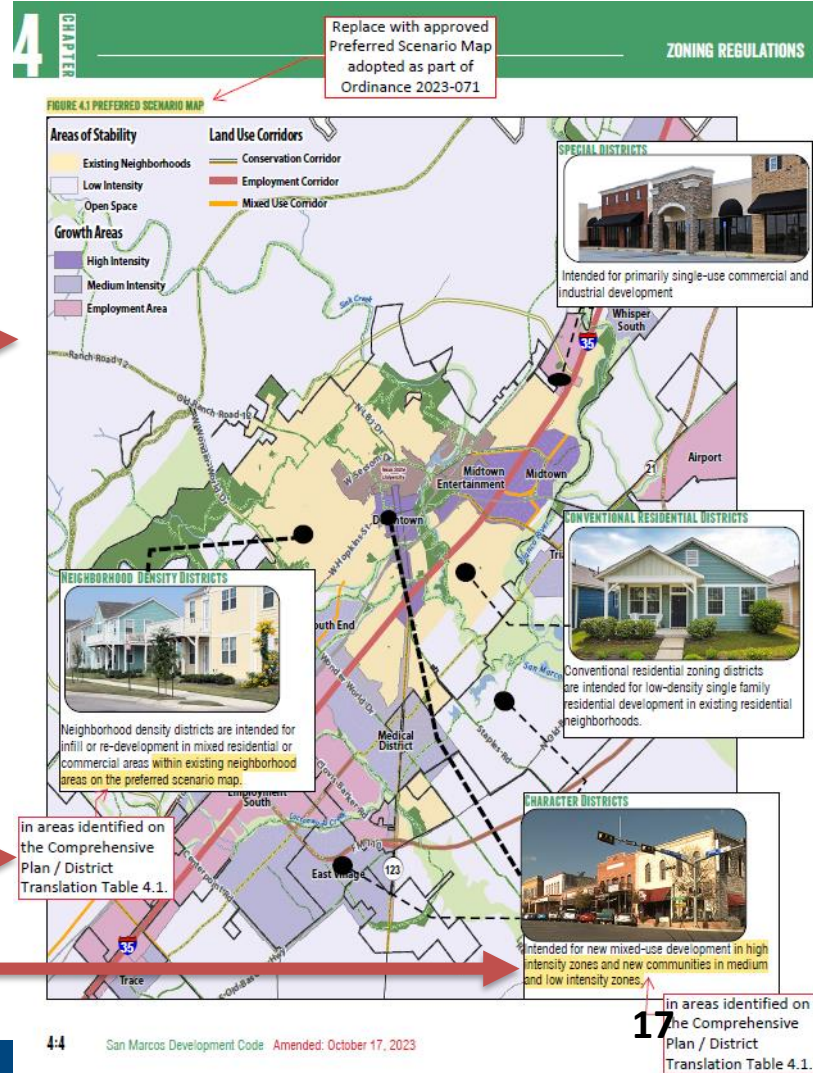


# Chapter 4

## Section 4.1.1.6 and Table- Figure 4.1

Replace with  
approved Preferred  
Scenario Map  
adopted as part of  
Ordinance 2023-071

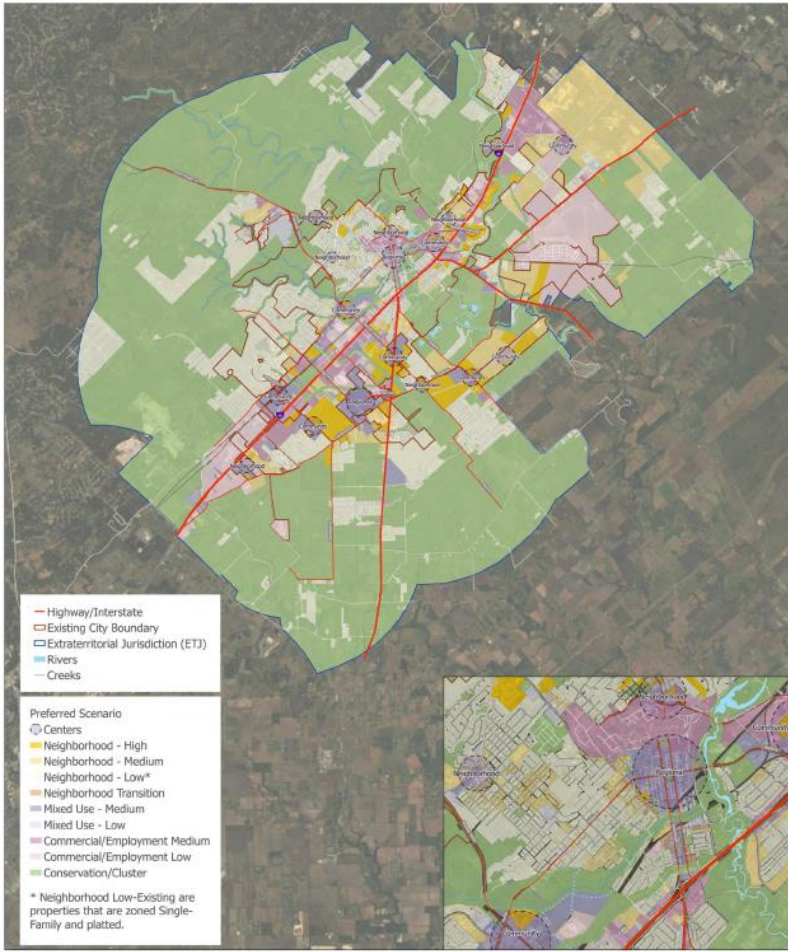
“in areas identified  
on the  
Comprehensive  
Plan / District  
Translation Table.”





### Preferred Growth Scenario Map

# Preferred Scenario Map approved as part of Comprehensive Plan Ordinance 2023-71 (for reference)



# Chapter 4



## Section 4.1.2.3 Conventional Residential Zoning Districts

### Section 4.1.2.3 Conventional Residential Zoning Districts

- A. Conventional residential zoning districts are intended for low-density single family residential development.
- B. Conventional residential zoning districts should be applied in existing neighborhood areas that are dominated by single family residential zoning.

areas

A red arrow originates from a red-bordered box containing the word "areas" and points down to the highlighted text "existing neighborhood areas" in the list item B.

# Chapter 4



## Section 4.1.2.4 Neighborhood Density Zoning Districts

### Section 4.1.2.4 Neighborhood Density Districts

“as identified on the Comprehensive Plan / District Translation Table 4.1.”

- A. Neighborhood density districts are primarily intended for infill or re-development in medium or high density residential or commercial areas within existing neighborhood areas on the preferred scenario map.
- B. Neighborhood density districts should be applied to preserve and enhance the character of existing neighborhood areas while providing options for diverse and affordable housing or limited neighborhood oriented commercial uses.
- C. Where a zoning map amendment to a neighborhood density district is requested the amendment shall be considered based on the criteria and standards in Section 4.1.2.5 and Section 2.5.1.4.

neighborhood areas,

# Chapter 4

## Table 4.3 & Section 4.4.2.5 Neighborhood Commercial Intent Statement



Section  
4.4.2.5

N-CM Neighborhood Commercial

The N-CM district is intended to serve as a pedestrian-oriented mixed use corridor located within close proximity to primarily residential areas. N-CM should only be applied along predominantly commercial corridors within existing neighborhood areas on the Preferred Scenario Map. The N-CM district creates pedestrian friendly corridors and gateways to predominantly residential areas and provides for appropriate buffers and transitions to adjacent residential land uses.

The N-CM district is intended to serve as a pedestrian oriented mixed use corridor located within close proximity to primarily residential areas and along predominantly commercial corridors. N-CM should be applied as identified on the Comprehensive Plan / District Translation Table 4.1.

### GENERAL DESCRIPTION

The N-CM district is intended to serve as a pedestrian oriented mixed use corridor located within close proximity to primarily residential areas. N-CM should be applied along predominantly commercial corridors within existing neighborhood areas on the Preferred Scenario Map. The N-CM district creates pedestrian friendly corridors and gateways to residential areas and provides for appropriate buffers and transitions to adjacent residential land uses.

The N-CM district is intended to serve as a pedestrian oriented mixed use corridor located within close proximity to primarily residential areas and along predominantly commercial corridors. N-CM should be applied as identified on the Comprehensive Plan / District Translation Table 4.1.

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

# Chapter 4



## Section 4.1.2.5 Compatibility of Uses and Density Single Family Preservation Buffer

- D. **Single Family Preservation Buffer.** The purpose of the single family preservation buffer is to preserve SF-R, SF-6, and SF-4.5 zoning districts in existing neighborhood areas on the comprehensive plan map where these zoning districts make up the predominant land use pattern for an area in close proximity.

areas designated as  
Neighborhood Low-  
Existing Place Type on  
the Preferred Scenario  
Map

# Chapter 4



## Section 4.1.2.6 Character Zoning Districts

### ZONING REGULATIONS

CHAPTER

Place Types identified on the Comprehensive Plan / District Translation Table 4.1.

#### Section 4.1.2.6 Character Districts

- A. Character districts are intended for infill development and new development in both high and medium intensity zones on the Preferred Scenario Map.
- B. Character districts provide for higher density residential and commercial uses in well planned areas where utilities and infrastructure are designed and constructed to support intense development in a walkable and mixed use environment.

# Chapter 4



## Table 4.5 Planning Area District Intent Statement

PA	Planning Area District	<p><del>PA is intended for larger greenfield tracts in low to medium intensity areas or in employment areas where residential uses are incorporated into a corporate campus or similar employment type use.</del> The planning area district creates urban environments with a mix of housing, civic, retail and service choices within a compact, walkable environment. These walkable environments are defined by an area encompassed within a one-quarter to one-half-mile radius. This distance is the average most pedestrians will walk before they consider other modes of transportation.</p>	Section 4.4.3.8
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# Chapter 4

## Section 4.1.2.6 Character District / Existing Zoning Translation Table

### 4 CHAPTER

shall be consistent with the Comprehensive Plan and the policy and criteria established in the Development Code.

- C. **Character District/Existing Zoning Translation Table.** Zoning map amendments to a character district, in a Low Intensity Area on the Preferred Scenario Map shall be consistent with the Comprehensive Plan and the policy and criteria established in this development code.
1. **Consider (C).** Where the table indicates Consider (C), the request shall be considered based on:
    - a. Zoning Criteria in Section 2.5.1.4.
  2. **Not Preferred (NP).** Where the table indicates that a request is Not Preferred (NP) the request is seeking to change the density category and is subject to additional scrutiny based on:
    - a. Zoning criteria in Section 2.5.1.4.
    - b. Existing use of the subject property; and
    - c. Surrounding land use pattern.



# Chapter 4



## Section 4.3.1.4.C Location Efficient Areas for Affordable Housing

3. The proposed development is within one of the following comprehensive plan areas:

a. High Intensity Zone

b. Medium Intensity Zone

c. Existing Neighborhood Area

a. Mixed Use Medium Place Type

b. Mixed Use Low Place Type

c. Neighborhood Low, Medium, and High

# Chapter 4



## 4.4.2.6 Residential Infill Compatibility

### Section 4.4.2.6 Residential Infill Compatibility

**A. Intent.** The intent of the residential infill compatibility standards is to accommodate and encourage compatible development in existing residential neighborhoods, while reinforcing the established character of the neighborhood and mitigating adverse impacts on adjacent homes.

**B. Applicability.** The standards in this section apply to any building in a conventional residential district or Neighborhood Density District where the lot is located within **an existing neighborhood area on the comprehensive plan.**

(Ord. No. 2019-45, 12-17-19)

**C. Primary Setback Averaging.** The primary street setback requirements for **principle** buildings in applicable districts must meet the following requirements:

**principal**

a Neighborhood Low-Existing or Neighborhood Low-New Place Type on the Preferred Scenario Map.

# Chapter 4

*Note: This change was approved as part of the Comprehensive Plan Ordinance 2023-71*



## 4.4.3.8 Planning Area District

**TABLE 4.18 PLANNING AREA DISTRICT ALLOCATION**

PREFERRED SCENARIO AREA	PLANNING AREA DESCRIPTION	DISTRICT	% ALLOCATION (BUILDABLE LAND)
<div style="border: 1px solid red; padding: 2px;">Employment/ Commercial Medium &amp; Employment/ Commercial Low</div> <div style="background-color: yellow; padding: 2px;">Employment Center</div>	<del>Employment Planning Area.</del> The intention of the <span style="background-color: yellow;">employment</span> planning area is to accommodate large employers or a corporate campus that can incorporate some residential or mixed use.	CD-4 CD-5 CM LI	0 - 10% 10 - 40% 60 - 90% 0 - 30%
<div style="border: 1px solid red; padding: 2px;">Mixed Use Medium</div>	<del>High Intensity Planning Area.</del> The intention of the <span style="background-color: yellow;">high intensity</span> planning area is to accommodate high intensity and high density infill development within a compact mixed use area.	CD-1, 2, 2.5, or 3 CD-4 CD-5	0 - 10% 10 - 30% 60 - 90%
<div style="background-color: yellow; padding: 2px;">High Intensity Zone</div>	<del>Medium Intensity Planning Area.</del> The intention of the <span style="background-color: yellow;">medium intensity</span> planning area is to accommodate new master planned communities with diverse housing types developed around a 5 minute walk to all services.	CD-1, 2, 2.5, or 3 CD-4 CD-5	10 - 30% 30 - 60% 10 - 30%
<div style="border: 1px solid red; padding: 2px;">Mixed Use Low</div>	<del>Conservation Planning Area.</del> The intention of the <span style="background-color: yellow;">conservation</span> planning area is to preserve large areas of environmentally sensitive or prime agricultural lands while providing for clustered residential development in appropriate areas.	CD-1 or 2 CD-2.5 or 3 CD-4 CD-5	50% min. 20 - 40% 10 - 30% 0 - 5%
<div style="background-color: yellow; padding: 2px;">Medium Intensity Zone</div>			
<div style="border: 1px solid red; padding: 2px;">Low Intensity Area</div>			
<div style="border: 1px solid red; padding: 2px;">Conservation/Cluster and Neighborhood Low-New</div>			

add "a"

# Chapter 4



## 4.4.3.8 Planning Area District

**A. Establishment of a Planning Area District.** A Planning Area is a zoning district approved in accordance with Section 2.5.1.1 that allows the assignment of specific character and/or employment districts within the planning area in accordance with this Section 4.4.3.88.

**1. Development Standards.** Development within a planning area district is subject to the development standards in effect at the time of regulating plan approval in accordance with Section 2.5.7.1.

**2. Comprehensive Plan.** A Planning Area District is not permitted within an Existing Neighborhood Area on the Preferred Scenario Map of the Comprehensive Plan.

permitted in those Place Types as indicated on the Comprehensive Plan / District Translation Table 4.1.

# Chapter 4



## 4.4.3.8 Planning Area District

boundary of a  
Planning Area District  
is adjacent to an  
Neighborhood Low -  
Existing Place Type

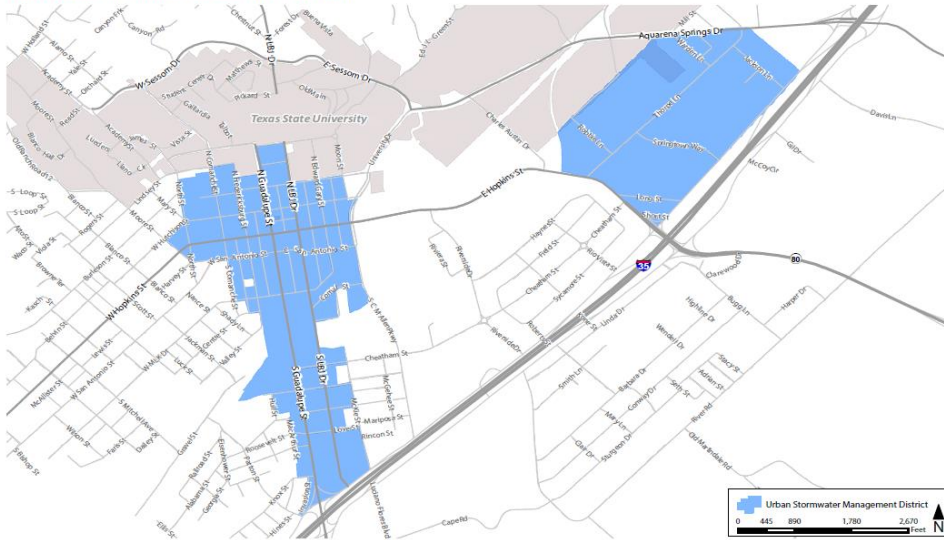
- f. **Neighborhood Transitions.** Neighborhood Transitions under Section 4.3.6.1 shall be applied to the development plan when a **planning area boundary is adjacent to an Existing Neighborhood Area** on the Comprehensive Plan.

# Chapter 6

## 6.1.1.2 Urban Stormwater Management District



FIGURE 6.1 URBAN STORMWATER MANAGEMENT DISTRICT BOUNDARY



### Section 6.1.1.2 Urban Stormwater Management District

A. **Intent.** The Intent of the urban stormwater management district is to:

- ~~1. Provide for appropriate stormwater management in areas designated as high intensity zones on the preferred scenario map.~~
2. Provide for efficient regional stormwater management controls within the urban watershed area.
3. Support the efforts of the Edwards Aquifer Habitat Conservation Plan and the Watershed Protection Plan to protect the San Marcos River by:
  - a. Protecting the biological integrity of the river habitat;
  - b. Managing stormwater runoff rate, volume, and velocity;

renumber "2 and 3"  
to "1 and 2"

# Chapter 7



## 7.3.3.3 Off-Premise Signs

5. New and restructured off-premises signs shall not be located on property designated as a residential or agricultural district by Chapter 4 if the property is inside the City limits, or as an open space or Low Intensity Area on the Preferred Scenario Map of the Comprehensive Plan if outside the City limits.

or within a Neighborhood Low-Existing, Neighborhood Low-New, and Conservation/Cluster Place Type



# Chapter 8



## Definitions

58. **Comprehensive Plan:** the “Vision San Marcos: A River Runs Through Us” Comprehensive Plan, including without limitation any unit or a part of any unit separately adopted and any amendment to the plan or parts thereof.

Vision SMTX  
Comprehensive Plan

# Chapter 8



## Definitions

270. **Vision San Marcos Comprehensive Plan, or simply Vision San Marcos or the Comprehensive Plan:** the Comprehensive Plan adopted by the City entitled "Vision San Marcos – A River Runs Through Us", as amended.

Vision SMTX Comprehensive Plan, or Vision SMTX or the Comprehensive Plan: the Comprehensive Plan adopted by the City entitled "Vision SMTX Comprehensive Plan", as amended.

# Design Manual

## A.3.1.1 Comprehensive Plan



### REGULATING PLAN DESIGN

#### DIVISION 1: STANDARD GUIDELINES

##### Section A.3.1.1 Comprehensive Plan

A. The Preferred Scenario developed during the Comprehensive Plan process identifies:

1. Open Space;
2. Low Intensity;
3. Existing Neighborhood;
4. Medium or High Intensity Zones;
5. Employment Areas; and
6. Land Use Corridors

B. During the Code Rodeo for the development of Code SMTX, several of the main Intensity Zones had illustrative plans created to demonstrate how development within each area could be accommodated.

C. The Intensity Zones with illustrative plans include Midtown, the Triangle, South End, the Medical District, and the East Village. Illustrative plans represent preferred and compliant

identifies the following Place Types:

1. Neighborhood Low-Existing
2. Neighborhood Low-New
3. Neighborhood Medium
4. Neighborhood High
5. Neighborhood Transition
6. Mixed Use Low
7. Mixed Use Medium
8. Commercial/Employment Low
9. Commercial/Employment Medium
10. Conservation/Cluster

areas of San Marcos, formerly identified as "Intensity Zones" by the prior Vision San Marcos: A River Runs Through Us Comprehensive Plan

development within the Intensity Z

B. Once a property owner has determined the Intensity Zone they can decide to either rezone or develop a new plan. All plans must be in accordance with the following guidelines:

##### Section A.3.2.2 Identify Primary Connections

primary and secondary connections, active commitment to greenways and greenways master plan. Greenways Master Plan already been identified. Greenways Master Plan connections may run through the City. Connections should

# Design Manual



## A.3.3.4 Designate Multiple Different Intensities of Use

- F. A mix of Character Districts should be found within each neighborhood, however, not all Character Districts will be found in each neighborhood ~~or Intensity Zone.~~

# Design Manual



## Article 6: Illustrative Plan: South End

### DIVISION 2: ILLUSTRATIVE PLAN

#### Section A.6.2.1 Plan Details

Community

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The Preferred Scenario in the comprehensive plan identifies the intersection of Wonder World Drive and Stagecoach Trail as the future neighborhood center. The combination of a plaza at this intersection and street-oriented development will help to create an identifiable center.

A

# Design Manual

## ARTICLE 7: ILLUSTRATIVE PLAN: TRIANGLE



### Article 7: Illustrative Plan: Triangle

#### DIVISION 1: DESCRIPTION

##### Section A.7.1.1 Current

- A. The Triangle is centered on the intersection of Hwy 21 and Hwy 80, approximately one mile east of Interstate 35. It is generally bounded by Old Martindale Rd. (CO 295), County Line Road (CO 101), the railroad tracks, and open space along the San Marcos River. This area is mostly undeveloped, with agricultural uses, a golf course and some single-family housing established in between the Blanco River and Highway 21. Only a small portion of the Triangle is currently within the City Limits.

area

##### Section A.7.1.2 Future Vision

- A. The Triangle is envisioned as an important ~~medium-intensity zone~~ for commercial activity and residential development on the east side of I-35. It is one of the primary routes to the San Marcos Airport and will act as a gateway in the future, providing amenities to serve airport customers and commuters. Gary Job Corps is also located in the vicinity of the Triangle and workforce education opportunities are envisioned with the institution. Land uses in the future will reflect these two important facilities – a mix of office, commercial and light industrial will complement new single family neighborhoods along the scenic Blanco River.

# Design Manual

## Article 8: Illustrative Plan: East Village

### ARTICLE 8: ILLUSTRATIVE PLAN: EAST VILLAGE



#### DIVISION 1: DESCRIPTION

##### Section A.8.1.1 Current

- A. The East Village is a growth area toward which the City has been progressively expanding in recent years. Its north boundary is defined by the greenspace surrounding Cottonwood Creek, and the southern boundary extends just beyond McCarty Lane and Rattler. Currently, the East Village contains two of San Marcos's newest public schools, San Marcos High School and James Bowie Elementary. Its primary residential area is the Cottonwood Creek subdivision, which contains single-family housing. East Village also contains areas currently zoned for commercial and industrial uses around the two very promising intersections of Old Bastrop and Hwy 123, as well as Clovis Barker and Hwy 123. Much of the property in the East Village has yet to be included within city limits and is therefore not currently zoned.

##### Section A.8.1.2 Future Vision

Regional Center

- A. As the site of San Marcos' only high school, as well as an elementary school, this area has a high potential for growth. Designated as a ~~Medium-Intensity Zone~~, East Village will boast a mix of commercial, retail, and service oriented activity. This area will offer a variety of residential options including single family homes, duplexes, townhomes, and small multifamily projects. Some multifamily projects combined with commercial will result in vertical mixed use in the activity node. Since the area is largely on undeveloped property at the edge of town, it will become a mixed use gateway into the city, which will welcome visitors from Seguin and beyond.

# Design Manual



## B.4.1.3 Main Street Streetscape

### Section B.4.1.3 Main Street Streetscape

- A. **Main Street Streetscape.** The main street streetscape (Section 3.8.1.6) is required in compliance with Section 3.8.1.1 for all existing streets in the **downtown and midtown intensity zones**. This manual provides alternatives specific to each street in order to maintain a consistent and coordinated streetscape along each block as redevelopment occurs on a lot by lot basis.
  
- B. **Reduction in Lane Widths.** At no time shall the installation of improvements in the street edge zone reduce existing lane widths beyond the following minimum requirements.

Downtown and  
Midtown Areas





# Recommendation



On December 10, 2024 the Planning and Zoning Commission recommended approval of the amendment with minor modifications.

Staff incorporated these modification and recommends **approval** of the Development Code Amendments as presented.