



## **Vision SMTX Comprehensive Plan Rewrite**

Hold a public hearing and consider a recommendation on the “Vision SMTX Comprehensive Plan” and the Preferred Scenario Map.

# 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

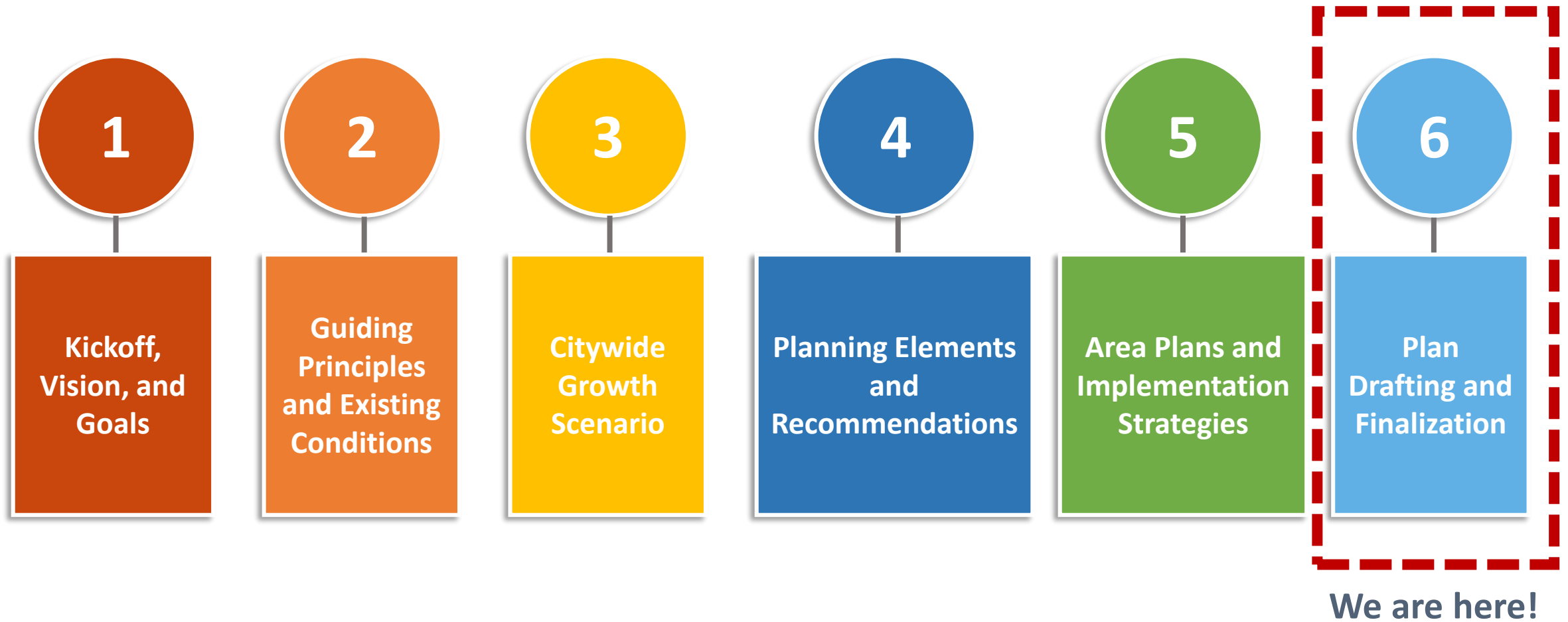
6,100 Total Comments

100+ Meetings & Events



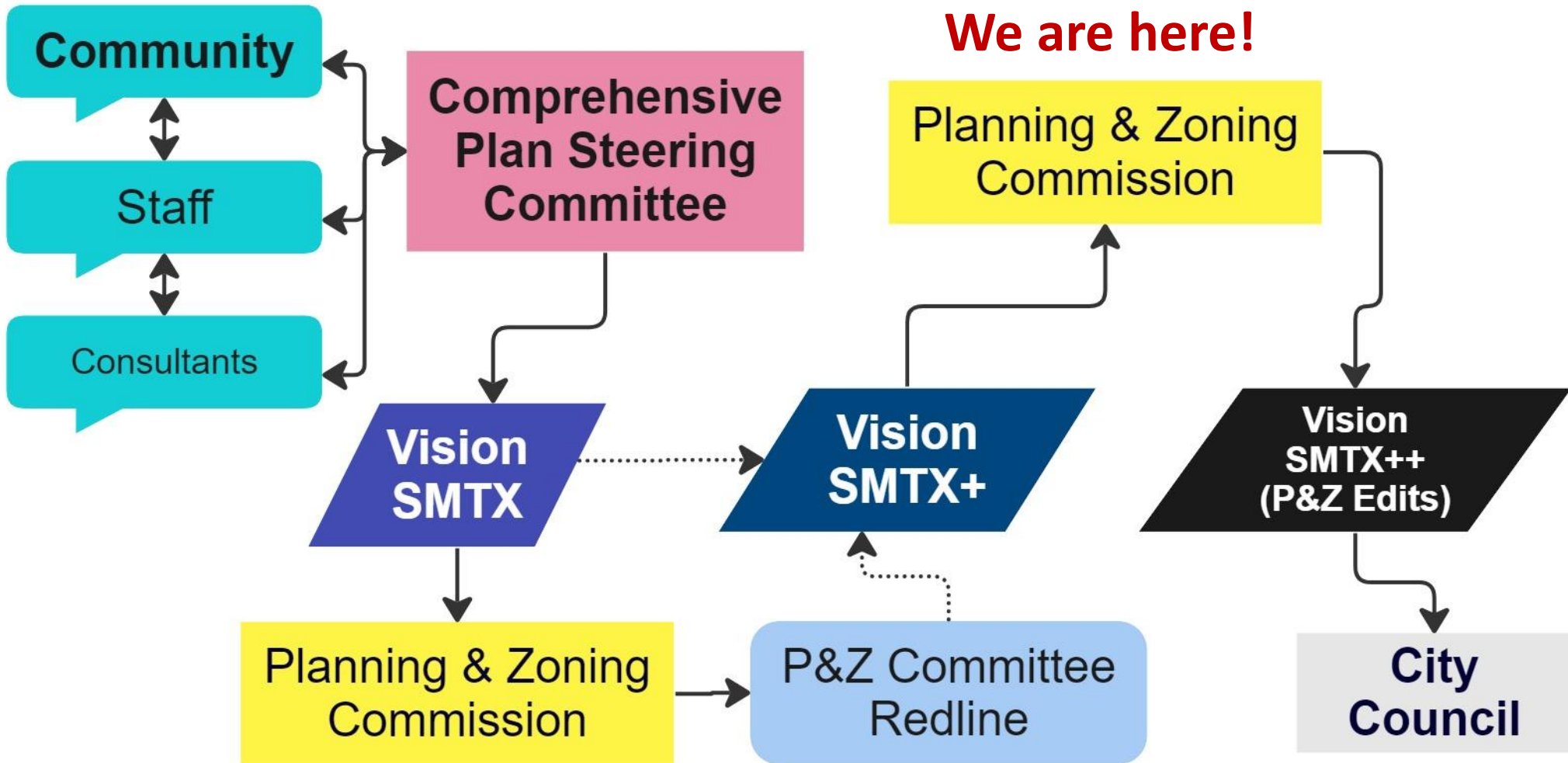


# The Project Process





# The Adoption Process





# **Recap of May 9 Planning Commission Approved Amendments to Vision SMTX+**



# May 9 P&Z Meeting Summary:

- The Commission made a motion to recommend **approval** Vision SMTX+
- The Commission recommended approval of **16 amendments** to Vision SMTX+
- The Commission **postponed** the main motion to approve Vision SMTX+



#73

## 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.



# #113

## 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]~~



**#116**

## **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



# #119

## 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.





# #168

## 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~~Iypes ~~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.

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# #187

## Vision SMTX+:

~~Thus, s~~Seven 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.”



#234

## 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.](#)



**#235**

## **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**

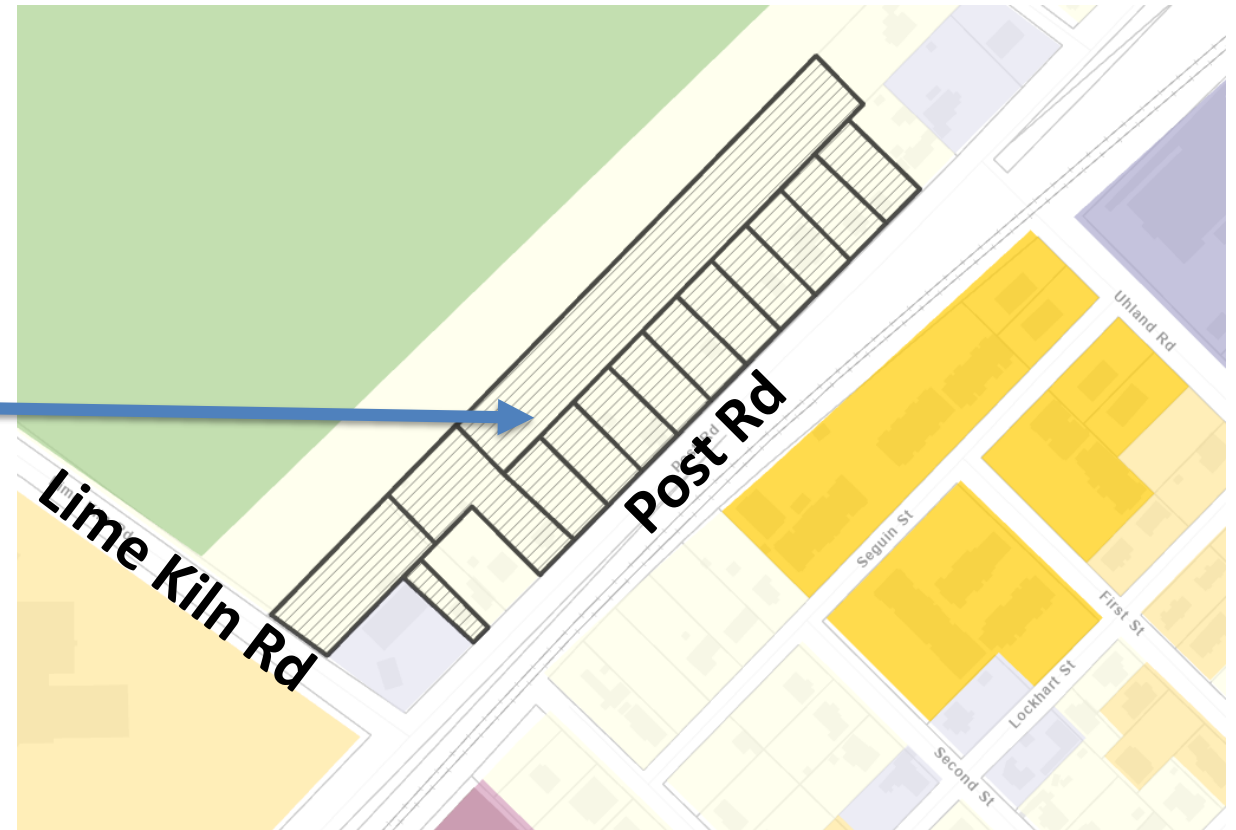
# Revision to the Preferred Growth Scenario Map

## Proposed Revision:

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

## Planning Commission Amendment

Approve the above revision.





# #239

## 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.~~



# #240

## 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.



**#241**

## **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.



**#242**

## **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.~~





# Additional Typos



## #243-249 Typos:

#243

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

#244

- ...per the Area Plans and Neighborhood Character Studies, as applicable.

#245

- Pockets Parks

#246

- ...Commercial/ Employment areas is envisioned as Medium Intensity.

#247

- will relieve development pressure on neighborhoods.

#248

- goals the community wants to achieve in the next 20 years.

#249

- The Comprehensive Plan Oversight Committee, which is appointed by City Council, should include community representatives and, agencies, and organizations that participated in crafting the plan.

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# **Recap of June 21 Planning Commission Workshop Discussion**



## Discussion Topic: Commercial / Employment Place Types

- At the May 9 P&Z Meeting, Chair Garber presented a redline proposing changes to the Commercial / Employment Place Types.
- During the June 21 Planning Commission Workshop, the Commission agreed to keep the Commercial / Employment districts as presented in Vision SMTX+ with no changes.
- **No amendment / action is needed.**



# Discussion Topic: Place Type Graphics

- Keep the Place Type graphics in the main Vision SMTX+ document
- Remove the graphic captions
- Add statement that “Graphics are for illustrative purposes only.”

**An amendment is necessary to incorporate this change.**





# Discussion Topic: Neighborhood Low Place Type

*Reference Exhibit in packet titled “Neighborhood Low – Amendment”*

- 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
- Incorporate graphics/example images for each new Place Type
- Add additional language regarding Historic Districts
- Update document accordingly to reflect this change.

**An amendment is necessary to incorporate this change.**



# Staff Recommendation

Staff recommends **approval** of Vision SMTX+ and the Preferred Growth Scenario Map with the following amendments:

- 1. Include the 16 proposed amendments made by the Planning and Zoning Commission on May 9;**
- 2. Allow staff to address typos, punctuation, and grammatical errors;**
- 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”.**

If the Commission chooses to split Neighborhood Low into “Neighborhood Low-Existing” and “Neighborhood Low-New”, staff recommends that the “Neighborhood Low-Amendment” attachment included in the Commission packet be recommended.

**Six** affirmative votes are required to recommend approval of this item.

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