



Legislation Details (With Text)

File #:	ID#23-151	Version:	1	Name:	
Type:	Action Item	Status:		Passed	
File created:	2/13/2023	In control:		Planning and Zoning Commission	
On agenda:	8/22/2023	Final action:		8/22/2023	
Title:	Hold a public hearing and consider a recommendation on the "Vision SMTX Comprehensive Plan" and the Preferred Scenario Map.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Presentation, 2. Staff Report, 3. Neighborhood Low Amendment, 4. Vision SMTX+ Summary Table, 5. Written Comments				

Date	Ver.	Action By	Action	Result
8/22/2023	1	Planning and Zoning Commission		
5/9/2023	1	Planning and Zoning Commission		
4/11/2023	1	Planning and Zoning Commission		
2/28/2023	1	Planning and Zoning Commission		

AGENDA CAPTION:

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

Meeting date: August 22, 2023

Department: Planning & Development Services

Amount & Source of Funding

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

Fiscal Note:

Prior Council Action: In 2020, City Council provided direction to rewrite the Comprehensive Plan. Council approved a contract with MIG, Inc. for the Vision SMTX Comprehensive Plan and Downtown Area Plan for the amount of \$341,479.66.

City Council Strategic Initiative:

Quality of Life & Sense of Place

Mobility & Connectivity

Economic Vitality

Comprehensive Plan Element (s):

- ☒ Economic Development - Choose an item.
- ☒ Environment & Resource Protection - Choose an item.
- ☒ Land Use - Choose an item.
- ☒ Neighborhoods & Housing - Choose an item.
- ☒ Parks, Public Spaces & Facilities - Choose an item.
- ☒ Transportation - Choose an item.
- ☒ Core Services
- ☐ Not Applicable

Master Plan:

Vision San Marcos - A River Runs Through Us

Background Information:

The City Council provided direction to rewrite the City's current comprehensive plan, Vision San Marcos, originally adopted in 2013. The Vision SMTX Comprehensive Plan kicked off in 2020 and is a vision and policy document intended to guide the growth and evolution of the City for the next 20-30 years. The Draft Plan includes the community's vision for topics such as housing, transportation, arts and culture, land use, economic development, parks, community character, and preferred growth and the types of places created for our community.

The Plan development included significant engagement from the public, stakeholders, and organizations in San Marcos throughout the planning process. The project has received over 6,100 community comments throughout the plan development and represent over 100 meetings and engagement events. The Comprehensive Plan is an instrumental document in defining and achieving the community's vision for the future. As a growing community, the plans is a tool to be used by city leaders, businesses, organizations, and residents for the next 20-30 years and will help shape future programs, projects, policies, regulations, and provide a foundational document that can be used to seek funding and grants for initiatives.

Both the *Vision SMTX Comprehensive Plan* and the *Vision SMTX+ (referenced below)* and the associated Appendix can be downloaded at the following link:

- [<http://www.visionsmtx.com/comprehensive-plan/>](http://www.visionsmtx.com/comprehensive-plan/)

A paper copy of the Plan(s) can be requested by emailing planninginfo@sanmarcostx.gov

Council Committee, Board/Commission Action:

- **February 14, 2023:** The Commission received an informational presentation on the Comprehensive Plan.
- **February 28, 2023:** The Commission held a Public Hearing and voted to postpone action on the plan to the April 11, 2023 meeting.
 - During the meeting, a written letter was provided to the Commission with four specific revisions. In addition, a written request was provided requesting a revision to the Preferred Growth Scenario Map. These letters are included in the packet.
 - The Commission established a subcommittee consisting of Chair Garber, Commissioners Meeks, Commissioner Agnew, Commissioner Case, and Mayor Hughson.
- **April 11, 2023:** The Commission voted to postpone the action on the plan to the May 9, 2023 Meeting. The Commission directed staff to prepare an Alternative Draft Comprehensive Plan (known as Vision SMTX+) using the redlines provided by the subcommittee.
 - Staff met with Mayor Hughson and Chair Garber to discuss staff comments and questions related to the redlines.
 - Staff prepared Vision SMTX+ for the Commission's consideration.
- **May 9, 2023:** The Commission discussed a motion to approve Vision SMTX+ and voted on 16 amendments. Action on the plan was postponed to August 22, 2023.
 - Staff recommended a workshop with the Planning and Zoning Commission to consider the remaining details of the plan.
- **June 21, 2023:** During a Planning Commission Workshop, the Commission discussed and agreed to multiple discussion points. No formal action on the plan was made at this workshop.

Alternatives:

n/a

Recommendation:

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

1. Include the 16 amendments approved 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 considered.

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