

Vision SMTX Comprehensive Plan – Summary of Changes Table

This document provides an overview of Changes made to [Vision SMTX \(the original Draft Plan\)](#) to create [Vision SMTX++ with Council Amendments](#). This Summary document does not include grammatical/typo changes.

To download the plans in their entirety, visit <https://www.visionsmtx.com/comprehensive-plan/>

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here
1	The western half of San Marcos contains the original Downtown core of the City, the traditional activity and population center of the community.	13	The eastern half of San Marcos currently includes major existing and new residential neighborhoods as well as schools and major employers. However, there are many large tracts of land in this area which are rapidly developing. The western half of San Marcos contains the original Downtown core of the City, the traditional activity and population center of the community.	11	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
2	AC-1.2 Identify the need and opportunities for new arts and culture related facilities such as libraries, museums, and community theaters as the city grows. ARTS AND CULTURE OBJECTIVES Number of arts and culture-related City programs and events <ul style="list-style-type: none"> Attendance at arts and culture events Participation in arts and culture programming Use of dedicated funding streams/ levels Economic impact of arts and culture Resident and visitor survey data (quantitative and qualitative), including: Awareness of programs and events Perception of San Marcos arts and culture Feedback on programs and events Artist housing needs 	45	AC-1.2 Identify the need and opportunities for new arts and culture related facilities such as libraries, museums, and community theaters as the city grows . ARTS AND CULTURE OBJECTIVES Number of arts and culture-related City programs and events <ul style="list-style-type: none"> <u>Increased A</u>ttendance at arts and culture events <u>Increased P</u>articipation in arts and culture programming <u>Increase U</u>se of dedicated funding streams/ levels <u>Increase E</u>conomic impact of arts and culture <u>Monitor R</u>esident and visitor survey data (quantitative and qualitative), including: Awareness of programs and events <u>Increase P</u>erception of San Marcos arts and culture <u>Positive F</u>eedback on programs and events <u>Address more A</u>rtist housing needs 	35	Source: City Council Approved by CC on 10/17/2023	
3	Fiscal Impact Statements	48 - 49	Delete all Fiscal Impact statements and replace them with those in the current proposed plan. Those in the plan section are correct. On this page in the appendix are the original statements. There are some errors and the dollar amounts are here. Also need Neighborhood Low split into Existing and New which was done in the Plan.	48-49	Source: City Council Approved by CC on 10/17/2023	
4	ECD-3.4 Develop and implement a standard process for reviewing and scoring prospects for incentives. ECONOMIC DEVELOPMENT OBJECTIVES <ul style="list-style-type: none"> Jobs-housing balance Student retention rate Unemployment / employment rates Employment opportunities at or above a living wage Incomes compared to housing affordability levels Percent of San Marcos residents who also work in the city Job vacancies in target industries, by income level, and compared to regional data Workforce development program placements Median household income Vacant commercial space in employment centers including Downtown	50	ECD-3.4 Develop and implement a standard <u>Evaluate existing</u> process for reviewing and scoring prospects for incentives as conditions change . ECONOMIC DEVELOPMENT OBJECTIVES <ul style="list-style-type: none"> <u>Seek better J</u>obs-housing balance <u>Increase S</u>tudent retention rate <u>Decrease U</u>nemployment /employment rates <u>Encourage E</u>mployment opportunities at or above a living wage <u>Increase I</u>ncomes compared to housing affordability levels <u>Increase P</u>ercent of San Marcos residents who also work in the city <u>Review J</u>ob vacancies in target industries, by income level, and compared to regional data <u>Increase W</u>orkforce development program placements <u>Increase M</u>edian household income <u>Utilize V</u> acant commercial space in employment centers including Downtown	40	Source: City Council Approved by CC on 10/17/2023	
5	ENV-1.5: Establish riparian buffer zones for resource protection of rivers, creeks, retention ponds, and flood mitigation areas.	53	ENV-1.5: Establish riparian buffer zones <u>and enhanced setbacks</u> for resource protection of rivers, creeks, retention ponds, and flood mitigation areas.	43	Source: Proposed by Save Our Springs and added by P&Z on 5/9/2023 Approved by P&Z on 8/22/2023	

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here
6	N/A	54	ENV-3.6: Adopt a dark skies ordinance to mitigate harassment of wildlife and preserve rural character.	44	Source: Proposed by Save Our Springs and added by P&Z on 5/9/2023 Approved by P&Z on 8/22/2023	
7	<p>ENVIRONMENTAL AND RESOURCE PROTECTION OBJECTIVES</p> <p>Indicators of success can be obtained by measuring and assessing changes in the following parameters for each sub-watershed:</p> <ul style="list-style-type: none"> • Percent impervious cover per subwatershed with quarterly update reports • Potable water use • Proportion of open space to population • Per capita and citywide energy use • Proportion of new open spaces and parks to new developed land • Area of urban tree canopy • Water quality and pollutants data (rivers, etc.) • Endangered and threatened species protection measures • Amount of recreational uses of natural spaces <p>Flood mitigation</p>	54	<p>ENVIRONMENTAL AND RESOURCE PROTECTION OBJECTIVES</p> <p>Indicators of success can be obtained by measuring and assessing changes in the following parameters for each sub-watershed:</p> <ul style="list-style-type: none"> • Monitor Ppercent impervious cover per subwatershed with quarterly update reports • Monitor Ppotable water use • Increase Pproportion of open space to population • Monitor Pper capita and citywide energy use • Increase pProportion of new open spaces and parks to new developed land • Increase Aarea of urban tree canopy • Monitor wWater quality and pollutants data (rivers, etc.) • Increase Eendangered and threatened species protection measures • Increase Aamount of recreational uses of natural spaces <p>Continue Fflood mitigation</p>	44	Source: City Council Approved by CC on 10/17/2023	
8	<p>Through the promotion of diverse housing choices, San Marcos can provide varied neighborhoods that support a high quality of life and enhance and maintain the small-town feel of the community.</p> <p>As San Marcos grows and expands, the City must ensure continued investment in the traditional core neighborhoods. Continued investment in the form of new parks, public spaces, multimodal and transit infrastructure, and existing housing stock will help preserve the quality and value of these areas. New developments in existing neighborhoods and along existing corridors need to be compatible with the surrounding context. Strategic infill development that is compatible with the adjacent corridors and neighborhoods can enhance areas by infusing new commercial, employment, residential, and recreation opportunities that help make more complete and vibrant places.</p> <p>New neighborhood parks, commercial amenities, trails, and bike paths are all investments that can be incorporated into existing and new development areas to increase the quality of life of residents. Both existing and new areas offer the opportunity to create more inclusive and equitable spaces that accommodate residents of varying incomes, housing types, transportation needs, ages, and ability levels.</p> <p>San Marcos should strive for an appropriate mixture of housing types, commercial developments, and mixed-use places that help to enhance existing areas and create new livable neighborhoods. New and revitalized neighborhoods with access to parks and integrated trail networks and a range of other amenities for all ages can help promote healthy and active lifestyles for all residents. Revitalization of a neighborhood should not mean that the residents that have lived there the longest are forced from their homes with no options or choice to remain.</p>	56	<p>Through the promotion of diverse housing choices, San Marcos can continue to provide varied diverse housing choices and a variety of neighborhoods that support a high quality of life and enhance and maintain the small-town feel of the community.</p> <p>As San Marcos grows and expands, the City must ensure encourage continued investment in the traditional core neighborhoods while always keeping in mind that they must be protected from inconsistent infill development. Continued iinvestment in the form of new housing stock, parks, public spaces, multimodal, and transit infrastructure, and existing housing stock canwill help preserve the quality and value of these areas. New developments in existing neighborhoods and along existing corridors need to be compatible with the surrounding context as per the Area Plans and Neighborhood Character Studies, applicable.</p> <p>San Marcos should strive for an appropriate mixture of housing types, commercial developments, and mixed-use places to enhance existing areas and create new livable neighborhoods. New and revitalized neighborhoods with access to parks and integrated trail networks and a range of other amenities for all ages can help promote healthy and active lifestyles for all residents.</p> <p>New neighborhood parks, commercial amenities, trails, and bike paths are all investments that can be incorporated into existing and new development areas based on Area Plans, as applicable, to increase the quality of life of residents. Both existing and Creative development in new areas is encouraged and offers the opportunity to create more inclusive and equitable spaces that accommodate residents of varying incomes, housing types, transportation needs, ages, and ability levels.</p> <p>Strategic infill development that is compatible with the adjacent corridors and neighborhoods can enhance areas by infusing new commercial, employment, residential, and recreation opportunities that help make more complete and vibrant places. Revitalization of a neighborhood should not mean that the long-term residents that have lived there the longest are forced from their homes with no options or choice to remain.</p>	46	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here
9	<p>HN-2.2 Streamline the development process for priority housing development and to keep pace with population growth.</p> <p>HN-2.3 Encourage and incentivize diverse housing types.</p> <p>HN-2.4 Encourage all neighborhood centers identified on the Preferred Scenario Map to allow for multiple diverse housing types.</p>	58	<p>HN-2.2—Streamline the development process for priority housing development and to keep pace with population growth.</p> <p>HN-2.23 Encourage and <u>consider</u> incentivizing diverse housing types.</p> <p>HN-2.34 <u>Consider e</u>Encouraging all neighborhood centers identified on the Preferred Scenario Map to allow for multiple diverse housing types.</p>	48	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
10	N/A	58	<p>HN-2.8 Promote programs and provide education on tenant rights and responsibilities.</p>	48	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
11	<p>HOUSING + NEIGHBORHOODS OBJECTIVES</p> <ul style="list-style-type: none"> • Number of permits and certificates of occupancy by unit size, type and location • Jobs to housing balance • Number of affordable (subsidized) and senior units • Tenancy rates (proportion of owner-occupied versus rental units) • Continual Periodic update of Housing Needs Assessments (frequency to be determined) • Vacancy rates of rental units • Proportion of homes within a 15-minute walk of essential services and amenities (e.g., grocery, pharmacy, parks, etc.) • Number of new residential units created through infill development • Number of new diverse housing units built • Cause for denied applications related to housing and certificates of appropriateness 	59	<p>HOUSING + NEIGHBORHOODS OBJECTIVES</p> <ul style="list-style-type: none"> • <u>Monitor N</u>number of permits and certificates of occupancy by unit size, type and location • <u>Monitor J</u>jobs to housing balance • <u>Increase N</u>number of affordable (subsidized) and senior units • <u>Monitor T</u>tenancy rates (proportion of owner-occupied versus rental units) • <u>Continual Review P</u>periodic update of Housing Needs Assessments (frequency to be determined) • <u>Monitor V</u>vacancy rates of rental units • <u>Increase P</u>proportion of homes within a 15-minute walk of <u>essential-basic</u> services and amenities (e.g., grocery, pharmacy, parks, etc.) • <u>Increase N</u>number of new residential units created through infill development • <u>Monitor N</u>number of new diverse housing units built <u>by category/type</u> • <u>Monitor C</u>cause for denied applications related to housing and certificates of appropriateness 	49	Source: City Council Approved by CC on 10/17/2023	
12	<p>A balanced future with equitable provision and distribution of housing, promotion of different types of businesses, and considerations for environmental impacts will help San Marcos continue to be an innovative, prosperous, and attractive community.</p> <p>San Marcos offers a wide variety of neighborhoods for its residents ranging from historic and highly walkable districts to suburbs and from garden apartments with shared amenities to rural living with ample acreage and privacy.</p> <p>The promotion and integration of new housing types, parks, and other assets into existing and new neighborhoods can provide the community with new housing options and important amenities, but it also can put pressure on the existing community fabric and Historic districts.</p> <p>While change is inevitable, growth and evolution in San Marcos’ historic areas must be balanced with preservation efforts and compatible development.</p> <p>Infill development provides an opportunity to make existing areas of San Marcos more complete and inclusive. It provides the opportunity to infuse new types of housing into an area, thereby diversifying San Marcos’ housing stock and providing housing that accommodates the needs of a diverse and growing population. The inclusion of varied housing options ranging from apartments to single family attached homes, such as townhomes, to more compact single family detached homes, provides options for lifelong residents of different backgrounds and abilities to remain in their neighborhoods.</p> <p>While compatible and strategic infill development can create more complete and equitable neighborhoods, only a portion of San Marcos’ future growth will</p>	60	<p>Land Use + Community Design and Character refers to the way in which different kinds of uses and amenities, their location, and the way they are designed can contribute to the look and feel of San Marcos. In particular, the provision and location of different kinds of housing and businesses in San Marcos are an important part of achieving the community’s vision. San Marcos offers a wide variety of neighborhoods and areas of town including Historic Districts, single-family, variations of multifamily, mixed use, and rural neighborhoods. The proximity of these neighborhoods to a variety of businesses, parks, or other amenities also differs. While change is inevitable, new growth and land uses in San Marcos should be strategic.</p> <p>As growth occurs, the potential inclusion of new housing types, parks, and other assets throughout San Marcos can provide the community with options on where to live based on their needs as well as recreation or basic amenities to support their needs and desires. Where an adopted Area Plan exists, land uses in the neighborhood or area should be guided by the Area Plan. In many cases, infill development provides the opportunity to make existing areas of San Marcos more complete by accommodating the needs of a diverse population and providing options for existing residents to potentially move into different housing types while also remaining in their neighborhoods.</p> <p>Aging neighborhoods could benefit from restoration and adaptive reuse of significant neighborhood structures because reuse of existing buildings supports sustainability goals and helps to maintain neighborhood character. Conversion of some residential</p>	50	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here
	<p>be concentrated into these areas. In order to protect and preserve San Marcos' rural and natural lands, new development should be strategic and located where infrastructure and amenities can be easily planned for and provided as well as maintained fiscally.</p> <p>Aging neighborhoods that face redevelopment pressures should support restoration and adaptive reuse of significant neighborhood structures because reuse of existing buildings supports sustainability goals and helps to maintain neighborhood character. Conversion of some residential structures at key intersections into supportive commercial or retail can enhance the neighborhood and provide needed amenities without detracting from the character that defines that neighborhood. Additionally, the integration of green spaces, public spaces, and unique design elements helps create identity, encourage resident interactions, and build a sense of community. The City of San Marcos should work with residents in underserved areas to provide these types of amenities.</p>		<p><u>structures at key intersections into supportive and compatible commercial or retail uses may enhance the neighborhood and provide needed amenities without detracting from the character that defines that neighborhood. Additionally, the integration of green spaces, public spaces, and unique design elements helps create identity, encourage resident interactions, and build a sense of community. Area Plans and Neighborhood Character Studies should provide guidance regarding conversion of residential structures. While compatible and strategic infill development can create more complete and equitable neighborhoods, only a portion of San Marcos' future growth will be in existing areas.</u></p> <p><u>To protect and preserve San Marcos' rural and natural lands, new development should be strategic and located where infrastructure and amenities can be easily planned for and provided as well as maintained fiscally.</u></p>			
13	Goal LU-2: Ensure all residents have safe and convenient access to nearby basic amenities, goods, and services	61	Goal LU-2: Ensure <u>Encourage land use patterns that allow</u> all residents <u>the opportunity to</u> have safe and convenient access to nearby basic amenities, goods, and services	51	Source: Proposed by P&Z on 5/9/2023 Approved by P&Z on 8/22/2023	
14	LU-2.1 Allow a mix of land uses in neighborhood centers.	61	LU-2.1 Allow <u>Consider</u> a mix of land uses in neighborhood centers <u>using Area Plans and Neighborhood Character Studies to guide this process, as applicable.</u>	51	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
15	Goal LU-3: Establish a set of tools and programs, including incentives, to direct and manage growth consistent with community goals	62	Goal LU-3: Establish a set of tools and programs, including incentives, to direct and manage growth consistent with community goals	52	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
16	LU-3.3 Encourage and incentivize a variety of diverse housing types, including, but not limited to accessory dwelling units, attached single-family homes, manufactured homes, and multifamily developments.	62	LU-3.3 Encourage and incentivize a variety of diverse housing types, including, but not limited to accessory dwelling units, attached single-family homes, <u>micro homes,</u> manufactured homes, and multifamily developments. <u>Area Plans and Neighborhood Character Studies should guide this process, as applicable.</u>	52	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
17	N/A	62	LU-3.8 <u>Protect the pattern and character of existing neighborhoods by requiring new infill development to have complementary building forms and site features.</u>	52	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
18	<p>LU-4.1 Establish and incentivize conservation development guidelines, green infrastructure practices, and compact development.</p> <p>LU-4.2 Encourage and incentivize clustered development to protect open space, provide recreation amenities, minimize impervious surfaces, and reduce flooding.</p> <p>LU-4.3 Develop incentives in the Land Development Code and Stormwater Technical manuals for dense housing in new areas of growth and activity centers to preserve land for community and ecological benefit.</p>	62	<p>LU-4.1 Establish and incentivize conservation development guidelines, green infrastructure practices, and compact development.</p> <p>LU-4.2 Encourage and incentivize clustered development to protect open space, provide recreation amenities, minimize impervious surfaces, and reduce flooding.</p> <p>LU-4.3 Develop incentives-standards in the Land Development Code and Stormwater Technical manuals for dense housing in new areas of growth and activity centers to preserve land for community and ecological benefit.</p>	52	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
19	LU-4.4: Adopt standards for impervious cover limits for all of the city and extra-territorial jurisdiction to minimize flooding,	62	<p>Proposed - LU-4.4: Adopt standards for impervious cover limits for all of the city and extra-territorial jurisdiction to minimize flooding, <u>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.</u></p> <p>Approved - LU-4.4: Adopt standards for impervious cover limits for all of the city and extra-territorial jurisdiction to minimize flooding, <u>protect water quality, and preserve recharge of groundwater.</u></p>	52	Source: Proposed by Save Our Springs, and added by P&Z on 5/9/2023 Approved by P&Z on 8/22/2023	

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here
20	<p>Land Use + Community Design and Character OBJECTIVES</p> <ul style="list-style-type: none"> - Share of households within a 15-minute walk, bike ride or transit trip of mixed-use neighborhood centers - Number of developments using conservation design, low-impact development, and green building practices - Surface water quality and pollutants (rivers, etc.) - Fiscal sustainability of city as growth occurs - Location of growth as it relates to the Preferred Scenario Map 	63	<p>Land Use + Community Design and Character OBJECTIVES</p> <ul style="list-style-type: none"> • <u>Increase S</u>share of households within a 15-minute walk, bike ride, <u>vehicle trip</u>, or transit trip of mixed-use neighborhood centers • <u>Increase N</u>number of developments using conservation design, low-impact development, and green building practices • <u>Increase S</u>urface water quality <u>treatment</u> and <u>decrease</u> pollutants (rivers, etc.) • <u>Monitor F</u>iscal sustainability of city as growth occurs • <u>Approve L</u>ocation of growth as it relates to the Preferred Scenario Map 	53	Source: City Council Approved by CC on 10/17/2023	
21	<p>PPS-1.1 Create a Greenways Master Plan to improve pedestrian and bicycle access and connections between parks, open spaces and recreation facilities and to encourage active transportation.</p> <p>PPS-1.5 Ensure equitable access of parks for residents across the city, particularly east of IH-35 or where park access is currently limited.</p> <p>PARKS & PUBLIC SPACE + HEALTH, SAFETY & WELLNESS OBJECTIVES</p> <ul style="list-style-type: none"> • Parks Master Plan Actions completed or underway • Level of service standards for emergency services • Number of parks, open spaces and facilities connected to a trail or greenway • Resident access to parks and open spaces • Park maintenance funding level and staffing 	65	<p>PPS-1.1 Create a Greenways Master Plan to improve pedestrian and bicycle access and connections between parks, open spaces and recreation facilities and to encourage active transportation.</p> <p>PPS-1.5 Ensure <u>Provide</u> equitable access of to parks for residents across the city, particularly east of IH-35 or where park access is currently limited.</p> <p>PARKS & PUBLIC SPACE + HEALTH, SAFETY & WELLNESS OBJECTIVES</p> <ul style="list-style-type: none"> • <u>Recognize</u> Parks Master Plan Actions completed or underway • <u>Increase L</u>level of service standards for emergency services • <u>Increase N</u>number of parks, open spaces and facilities connected to a trail or greenway • <u>Increase R</u>esident access to parks and open spaces • <u>Increase P</u>ark maintenance funding level and staffing 	55 & 57	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	Source: City Council Approved by CC on 10/17/2023
22	<p>TR-2.4 Incorporate the Sidewalk Master Plan into other mobility initiatives and plans and review/ updated as needed.</p> <p>TRANSPORTATION OBJECTIVES</p> <ul style="list-style-type: none"> • Mode share • Congestion • Miles of continuous pedestrian / bike infrastructure • Crashes and injuries • Transit ridership and frequency • Number of Transportation Management Plan actions implemented • Share of homes within a 15-minute walk of a transit stop • Improved “walk score” grades 	70	<p>TR-2.4 Incorporate the Sidewalk Master Plan into other mobility initiatives and plans and review/ updated d as needed.</p> <p>TRANSPORTATION OBJECTIVES</p> <ul style="list-style-type: none"> • <u>Increase M</u>mode share <u>of travel other than vehicles</u> • <u>Decrease C</u>ongestion • <u>Increase M</u>miles of continuous pedestrian / bike infrastructure • <u>Decrease C</u>rashes and injuries • <u>Increase T</u>ransit ridership and frequency • <u>Increase N</u>number of Transportation Management Plan actions implemented • <u>Increase S</u>share of homes within a 15-minute walk of a transit stop • Improved “walk score” grades 	60 & 61	Source: City Council Approved by CC on 10/17/2023	
23	<p>PREFERRED GROWTH SCENARIO</p> <p>A key aspect of the update to the Comprehensive Plan was revisiting the Preferred Growth Scenario directing future investments and development in San Marcos. Vision SMTX builds on the community’s previous Preferred Growth Scenario, but also adjusts to the development of the past decade, new community ideas, and national best practices. This section also introduces a framework for helping to ensure that development in San Marcos is contributing to complete places and communities.</p>	73	<p>PREFERRED GROWTH SCENARIO</p> <p>A key aspect of the update to the Comprehensive Plan was revisiting is t <u>The Preferred Growth Scenario directing future investments and</u> development in San Marcos. Vision SMTX builds on the community’s previous Preferred Growth Scenario, but also adjusts to the development of the past decade, new community ideas, and national best practices. This section also introduces a framework for helping to ensure that development in San Marcos is contributing to complete places and communities.</p>	61	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here
24	In addition, many participants cited examples of newer neighborhoods east and west of IH-35 that lack sufficient amenities and services within a reasonable distance. In turn, residents in many of these newer neighborhoods have no choice but to drive for nearly all of their trips. Neighborhoods that provide people with safe and convenient choices for a variety of goods and services, jobs, and housing options are more equitable and contribute to complete communities. As expressed throughout the public engagement, a key objective for this updated Comprehensive Plan is to leverage future public and private investment to help ensure all areas of San Marcos can become complete places.	74	In addition, many participants cited examples of newer neighborhoods east and west of IH-35 that lack sufficient amenities and services within a reasonable distance. In turn, residents in many of these newer neighborhoods have no choice but to drive for nearly all of their trips. Neighborhoods that provide people with safe and convenient choices for a variety of goods and services, jobs, and housing options are more equitable and contribute to complete communities. As expressed throughout the public engagement, a key objective for this updated Comprehensive Plan is to leverage future public and private investment to help ensure all areas of San Marcos can become complete places.	64	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
25	Amended text from Vision SMTX+: 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, some residential neighborhoods have no nearby goods and services, or employment areas. In these areas, residents may have to travel farther and longer than they would prefer to access all of their needs.	75	Complete Communities consist of a variety of places that provide opportunities for people to live, work, and play, and meet their basic needs. 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.	65	Source: Proposed by P&Z on 5/9/2023 Approved by P&Z on 8/22/2023	
26	These homogenous areas mean that the average San Marcan has to travel farther and longer to access all of their needs. This contributes to unnecessary demands on the roadway network, traffic congestion, environmental impacts, and a higher cost of living for many households. It also means that those who are not able to drive, bike, or use transit may not have their needs met. More simply put, an incomplete community with few or poorly distributed amenities and services is inequitable and impacts transportation, health, quality of life, and the environment.	75	These homogenous areas mean that In these areas, the average San Marcan residents may have has to travel farther and longer than they would prefer to access all of their needs. This contributes to unnecessary demands demand on the roadway network, potential traffic congestion and environmental impacts, and a could contribute to a higher cost of living for many households. It also means that those who are not able to drive, bike, or use transit may not have their needs met. More simply put, a With these potential impacts in mind, an incomplete community includes with few or poorly distributed amenities and services is inequitable and that may have an inequitable impacts on transportation, health, quality of life, and the environment on residents or areas of San Marcos.	65	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
27	Amended text from Vision SMTX+: 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.	75	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.	65	Source: Proposed by P&Z on 5/9/2023 Approved by P&Z on 8/22/2023	
28	By locating a variety of places near each other and promoting a more equitable distribution of mixed use places, communities can benefit from the proximity of complementary uses, such as homes adjacent to opportunities to shop and dine, or employment centers close to commercial areas where people can access services after work. In addition to a variety of places, a Complete Community should include a variety of amenities and benefits within each place. This means embedding high-quality parks, open space, pedestrian and bicycle facilities, parking, and other community benefits within each place that make up a neighborhood or area of the city.	75	By locating a variety of places near each other and promoting a more equitable distribution of mixed use places, communities can benefit from the proximity of complementary uses. Examples include such as homes adjacent to opportunities to shop and dine, or employment centers close to commercial areas where people can access services after work. In addition to a variety of places, a Complete Community should include a variety of amenities and benefits within each place. This means embedding high-quality parks, open space, pedestrian and bicycle facilities, parking, and other community benefits within each place that make up a neighborhood or area of the city.	65	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here
29	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. The streets are well connected and for the most part, daily needs can be obtained on foot, by bike, or by car. While new development cannot replicate the treasured Historic character of these neighborhoods, they do provide a model and inspiration for what new development and future investments in San Marcos can strive to achieve.	75	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. The streets are well connected and for the most part, daily needs can be obtained on foot, by bike, or by car. New development can benefit from modelling and drawing inspiration from While new development cannot replicate the treasured Historic character of these neighborhoods, they do provide a model and inspiration for what new development and future investments in San Marcos can strive to achieve.	65	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
30	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.	75	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.	65	Source: Proposed by P&Z on 5/9/2023 Approved by P&Z on 8/22/2023	
31	COMMUNITY PRIORITIES AND OVERLAYS As San Marcans articulated the desire to learn from the DNA of the oldest parts of the community, they also expressed a strong desire to minimize the impacts of new development on historic, cultural, and environmental assets.	76	COMMUNITY PRIORITIES AND OVERLAYS As San Marcans articulated the desire to learn from the DNA of the oldest parts of the community, they also Residents expressed a strong desire to minimize the impacts of new development on established neighborhoods, historic, cultural, and environmental assets.	66	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
32	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.	77	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.	67	Source: Proposed by P&Z on 5/9/2023 Approved by P&Z on 8/22/2023	
33	Low Intensity: Low Intensity areas are generally lower in scale and have a lower proportion of the land area covered by buildings. In the case of Neighborhoods, this is generally reflected in detached and attached single family and smaller scale multiplex development. Accessory Dwelling Units fit within Low Intensity residential areas.	79	Low Intensity: Low Intensity areas are generally lower in scale and have a lower proportion of the land area covered by buildings. In the case of Neighborhoods, this is generally reflected in detached and attached single family, and smaller scale multiplex development. Accessory Dwelling Units fit within Low Intensity residential areas.	69	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
34	PLACE TYPES Most comprehensive planning documents provide direction for future growth through only a land use map. Future land use, which informs parcel-based zoning, does not give guidance on the aspects of place like building form, streets, multi-modal facilities and connections, and open space, that make it comfortable for those who use it. To achieve the goal of truly Complete Communities, the Vision SMTX Comprehensive Plan introduces Place Types, which provide direction beyond just land use at the parcel level. A Place Type thinks about 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. Utilizing combinations of High-Level Land Use and Intensity (both described above), a set of nine Place Types were developed through the planning process, including:	80	PLACE TYPES Most comprehensive planning documents provide direction for future growth through only a land use map. Future land use, which informs parcel-based zoning, does not give guidance on the aspects of place like building form, streets, multi-modal facilities and connections, and open space, that make it comfortable for those who use it. To achieve the goal of truly Complete Communities, the The Vision SMTX Comprehensive Plan introduces Place Types, which provide direction beyond just land use at the parcel level. A Place Type thinks about 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. Utilizing combinations of High-Level Land Use and Intensity (both described above) , a set of nine Place Types were was developed through the planning process, including:	70	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here
35	<ul style="list-style-type: none"> ▪ Neighborhood Low ▪ Neighborhood Medium ▪ Neighborhood High ▪ Neighborhood Transition ▪ Mixed Use Low ▪ Mixed Use Medium ▪ Commercial/Employment Low ▪ Commercial/Employment Medium ▪ Conserve/Reserve 	80	<ul style="list-style-type: none"> • Neighborhood Low-Existing – primarily low density single-family neighborhoods. • Neighborhood Low-New – a mix of low density residential housing types. ▪ 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 – low density industrial, auto-oriented retail, and office. ▪ Commercial/Employment Medium – office, commercial, and campus (medical, education, etc.) uses. ▪ Conserve/ReserveConservation/Cluster – a place holder for potential clustered development and/or protection of environmental features. <p>Note: Mixed Use High and Commercial/Employment High Place Types are not included because the high-level land use and intensity are not appropriate for San Marcos.</p>	70	Source: P&Z Subcommittee and added by P&Z on 5/9/2023 Approved by P&Z on 8/22/2023	
36		81	<u>It must be noted however, that proposed changes are general in nature. The completion of Area plans and Neighborhood Character Studies may not support or recommend some types of infill development.</u>	71	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
37	Place Type graphics overview	81	Update page to include the new graphics for Neighborhood Low-Existing and Neighborhood Low-New.	73	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
38	NEIGHBORHOOD LOW PLACE TYPE	84	NEIGHBORHOOD LOW PLACE TYPE <ul style="list-style-type: none"> • Split the “Neighborhood Low” Place Type into “Neighborhood Low-Existing” and “Neighborhood Low-New”. • Define “Neighborhood Low-Existing” as properties within Neighborhood Low that are platted and zoned single family • Add additional language regarding Historic Districts • Update document accordingly to reflect this change. • Add 4 new graphics to depict the Place Types. 	74-80	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here
38A	<p>NEIGHBORHOOD LOW PLACE TYPE <i>To recognize existing neighborhoods which are primarily single family detached housing, guide development of new “traditional neighborhoods”, and promote a thoughtful introduction of other housing types in these areas in ways that maintain their character.</i></p> <p>The Neighborhood Low Place Type is an aspirational version of what most people likely picture when they think of a residential neighborhood in a smaller community. In order for San Marcos to achieve many of the goals related to high quality environmental assets and open spaces and the desire for a more connected community, Neighborhood Low places should integrate additional options, multimodal transportation connections, a small degree of commercial development within or nearby, recreational opportunities, and water quality features. Neighborhood Low areas include opportunities for greater housing diversity that should include accessory dwelling units (ADUs), small multiplexes such as a duplex, and certain attached single-family products that do not represent a significant departure from the scale, bulk and massing of the predominant building forms.</p> <p>Land Use: Primarily detached single-family residential with ADUs, attached single-family residential, small-scale commercial, and civic/cultural uses Built Form: Generally, 1-2 story development set back from the street with side and back yards. Some Neighborhood Low areas may have alleys with garages in the rear of housing; the typical density of these areas is 3-7 units per acre Mobility: A well-connected network of walkable, local streets providing strong linkages within the Place Type and to surrounding areas with transit on key corridors Amenities: Parks (with integrated stormwater features), trails, public art, and small-scale civic facilities</p> <p><i>[Graphics page with text]</i> <i>[Existing graphic text]</i> Existing locations of Neighborhood Low contain primarily low-density, single-family residences with limited additional uses. Community or Institutional uses, such as schools or public services, may be present in the neighborhood. Riverfronts, creeks, and major roadway frontages are typically underutilized.</p> <p><i>[Proposed graphic text]</i> To create a better connected and lively neighborhood, the neighborhood should include a mix of housing options such as detached single-family homes, townhomes, and ADUs. In addition to more dwelling units and housing options, small-scale commercial development in strategic locations serving the neighborhood should be included.</p> <p>[Highlights graphics page]</p>	84-87	<p>NEIGHBORHOOD LOW-EXISTING PLACE TYPE <i>To recognize existing neighborhoods which are primarily single family detached housing, guide development of new “traditional neighborhoods”, and promote a thoughtful introduction of other housing types in these areas in ways that maintain their character.</i></p> <p>The Neighborhood Low Place Type is an aspirational version of what most people likely picture when they think of a residential neighborhood in a smaller community. In order for San Marcos to achieve many of the goals related to high quality environmental assets and open spaces and the desire for a more connected community, Neighborhood Low places should integrate additional options, multimodal transportation connections, a small degree of commercial development within or nearby, recreational opportunities, and water quality features. Neighborhood Low areas include opportunities for greater housing diversity that should include accessory dwelling units (ADUs), small multiplexes such as a duplex, and certain attached single-family products that do not represent a significant departure from the scale, bulk and massing of the predominant building forms. <u>San Marcos has a variety of existing neighborhoods that contribute to the City’s unique character. There is a strong desire to protect the cultural, historical, and natural identities of these neighborhoods. Infill development should be consistent with existing building forms and appearance. In existing neighborhoods, land uses within Neighborhood Low should be consistent in scale, bulk, massing, and character of predominant building forms in the area. Some existing neighborhoods have designated Historic Districts and are subject to the Historic District standards and guidelines. In some areas Area Plans and Neighborhood Character Studies will be conducted to ensure that existing neighborhoods maintain their existing character and follow development and redevelopment patterns desired by residents. These studies will result in specific guidelines for each neighborhood which are created by the public with technical and professional input from city staff. The DNA of the neighborhoods will be analyzed and recoded back into regulations for each neighborhood. Neighborhood Low-Existing is defined as locations in the Neighborhood Low Place Type that are platted and zoned as single-family.</u></p> <p><u>Existing locations of Neighborhood Low-Existing contain primarily low-density, single-family residences with limited additional uses. Community or Institutional uses, such as schools or public services, may be present in the neighborhood.</u></p> <p>Land Use: Primarily detached single-family residential, <u>perhaps</u> with ADUs, attached single-family residential, small-scale commercial, and civic/cultural uses Built Form: Generally, 1-2 story development set back from the street with side and back yards. Some Neighborhood Low-Existing areas may have alleys with garages in the rear of housing; the typical density of these areas is 3-7 units per acre Mobility: A well-connected network of walkable, local streets providing strong linkages within the Place Type and to surrounding areas with transit on key corridors Amenities: Parks (with integrated stormwater features), trails, public art, and small-scale civic facilities.</p> <p><i>[Graphics pages with text] [Text deleted, Graphics remain unchanged]</i> <i>[Existing graphic text]</i></p>	74-75	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here																												
	<table border="1"> <tr> <td data-bbox="220 147 438 207">Primary Land Uses</td> <td data-bbox="438 147 1112 207"> <ul style="list-style-type: none"> • Detached Single-Family Residential </td> </tr> <tr> <td data-bbox="220 207 438 419">Secondary Land Uses</td> <td data-bbox="438 207 1112 419"> <ul style="list-style-type: none"> • Attached Single-Family Residential and Multiplexes (ex: duplex, triplex) • Accessory Dwelling Units • Small-Scale Commercial • Public/Institutional • Parks </td> </tr> <tr> <td data-bbox="220 419 438 560">Mobility Characteristics</td> <td data-bbox="438 419 1112 560"> <ul style="list-style-type: none"> • Lower density road network, primarily local streets • Sidewalks and/or multi-use pathways and shared streets • Transit connections typically on larger key corridors in or around neighborhood </td> </tr> <tr> <td data-bbox="220 560 438 641">Parking</td> <td data-bbox="438 560 1112 641"> <ul style="list-style-type: none"> • Primarily self parked in garages, carports and driveways • Also on-street </td> </tr> <tr> <td data-bbox="220 641 438 943">Parks and Open Space</td> <td data-bbox="438 641 1112 943"> <ul style="list-style-type: none"> • Neighborhood Parks as an organizing element of development • Pockets Parks to provide small-scale recreational opportunities closer to more residents • Trails and Greenways to provide transportation and recreational opportunities connecting to and through the area • Common Open Space with integrated stormwater features, passive recreation amenities, and/or gathering spaces </td> </tr> <tr> <td data-bbox="220 943 438 1084">Desirable Transitions</td> <td data-bbox="438 943 1112 1084"> <ul style="list-style-type: none"> • Neighborhood Transition • Neighborhood-Medium • Mixed Use Low • Conserve/Reserve </td> </tr> <tr> <td data-bbox="220 1084 438 1346">Fiscal Considerations</td> <td data-bbox="438 1084 1112 1346"> <ul style="list-style-type: none"> • Net Positive Fiscal Impact (\$1,113 per acre, \$176 per new person) • Higher tax revenue due to greater presence of single-family homes, but highest cost to serve (per new person) of all Place Types; generates largest increase in new streets to maintain • Greater cost to serve if located far from existing fire stations, outside of Hays County, or outside existing water and sewer service areas </td> </tr> </table>	Primary Land Uses	<ul style="list-style-type: none"> • Detached Single-Family Residential 	Secondary Land Uses	<ul style="list-style-type: none"> • Attached Single-Family Residential and Multiplexes (ex: duplex, triplex) • Accessory Dwelling Units • Small-Scale Commercial • Public/Institutional • Parks 	Mobility Characteristics	<ul style="list-style-type: none"> • Lower density road network, primarily local streets • Sidewalks and/or multi-use pathways and shared streets • Transit connections typically on larger key corridors in or around neighborhood 	Parking	<ul style="list-style-type: none"> • Primarily self parked in garages, carports and driveways • Also on-street 	Parks and Open Space	<ul style="list-style-type: none"> • Neighborhood Parks as an organizing element of development • Pockets Parks to provide small-scale recreational opportunities closer to more residents • Trails and Greenways to provide transportation and recreational opportunities connecting to and through the area • Common Open Space with integrated stormwater features, passive recreation amenities, and/or gathering spaces 	Desirable Transitions	<ul style="list-style-type: none"> • Neighborhood Transition • Neighborhood-Medium • Mixed Use Low • Conserve/Reserve 	Fiscal Considerations	<ul style="list-style-type: none"> • Net Positive Fiscal Impact (\$1,113 per acre, \$176 per new person) • Higher tax revenue due to greater presence of single-family homes, but highest cost to serve (per new person) of all Place Types; generates largest increase in new streets to maintain • Greater cost to serve if located far from existing fire stations, outside of Hays County, or outside existing water and sewer service areas 		<p>Existing locations of Neighborhood Low contain primarily low-density, single-family residences with limited additional uses. Community or Institutional uses, such as schools or public services, may be present in the neighborhood. Riverfronts, creeks, and major roadway frontages are typically underutilized.</p> <p><i>[Proposed graphic text]</i> To create a better connected and lively neighborhood, the neighborhood should include a mix of housing options such as detached single family homes, townhomes, and ADUs. In addition to more dwelling units and housing options, small-scale commercial development in strategic locations serving the neighborhood should be included.</p> <p>[Highlights graphics page] [Page deleted]</p> <table border="1"> <tr> <td data-bbox="1252 620 1516 691">Primary Land Uses</td> <td data-bbox="1516 620 2234 691"> <ul style="list-style-type: none"> • Detached Single-Family Residential </td> </tr> <tr> <td data-bbox="1252 691 1516 893">Secondary Land Uses</td> <td data-bbox="1516 691 2234 893"> <ul style="list-style-type: none"> • Attached Single-Family Residential and Multiplexes (ex: duplex, triplex) Duplexes • Accessory Dwelling Units • Small-Scale Commercial • Public/Institutional • Parks </td> </tr> <tr> <td data-bbox="1252 893 1516 1034">Mobility Characteristics</td> <td data-bbox="1516 893 2234 1034"> <ul style="list-style-type: none"> • Lower density road network, primarily local streets • Sidewalks and/or multi-use pathways and shared streets • Transit connections typically on larger key corridors in or around neighborhood </td> </tr> <tr> <td data-bbox="1252 1034 1516 1114">Parking</td> <td data-bbox="1516 1034 2234 1114"> <ul style="list-style-type: none"> • Primarily self parked in garages, carports and driveways • Also on-street </td> </tr> <tr> <td data-bbox="1252 1114 1516 1352">Parks and Open Space</td> <td data-bbox="1516 1114 2234 1352"> <ul style="list-style-type: none"> • Neighborhood Parks as an organizing element of development • Pockets Parks to provide small-scale recreational opportunities closer to more residents • Trails and Greenways to provide transportation and recreational opportunities connecting to and through the area • Common Open Space with integrated stormwater features, passive recreation amenities, and/or gathering spaces </td> </tr> <tr> <td data-bbox="1252 1352 1516 1534">Desirable Transitions</td> <td data-bbox="1516 1352 2234 1534"> <ul style="list-style-type: none"> • Neighborhood Transition Neighborhood Low-New • Neighborhood Transition • Neighborhood-Medium • Mixed Use Low • Conserve/Reserve </td> </tr> <tr> <td data-bbox="1252 1534 1516 1770">Fiscal Considerations</td> <td data-bbox="1516 1534 2234 1770"> <ul style="list-style-type: none"> • Net Positive Fiscal Impact (\$1,113 per acre, \$176 per new person) Higher tax revenue due to greater presence of single-family homes, but highest cost to serve (per new person) of all Place Types; generates largest increase in new streets to maintain • Greater cost to serve if located far from existing fire stations, outside of Hays County, or outside existing water and sewer service areas Greater-Highest cost to serve if located far from existing fire stations, outside of Hays County, or outside existing water and sewer service areas </td> </tr> </table>	Primary Land Uses	<ul style="list-style-type: none"> • Detached Single-Family Residential 	Secondary Land Uses	<ul style="list-style-type: none"> • Attached Single-Family Residential and Multiplexes (ex: duplex, triplex) Duplexes • Accessory Dwelling Units • Small-Scale Commercial • Public/Institutional • Parks 	Mobility Characteristics	<ul style="list-style-type: none"> • Lower density road network, primarily local streets • Sidewalks and/or multi-use pathways and shared streets • Transit connections typically on larger key corridors in or around neighborhood 	Parking	<ul style="list-style-type: none"> • Primarily self parked in garages, carports and driveways • Also on-street 	Parks and Open Space	<ul style="list-style-type: none"> • Neighborhood Parks as an organizing element of development • Pockets Parks to provide small-scale recreational opportunities closer to more residents • Trails and Greenways to provide transportation and recreational opportunities connecting to and through the area • Common Open Space with integrated stormwater features, passive recreation amenities, and/or gathering spaces 	Desirable Transitions	<ul style="list-style-type: none"> • Neighborhood Transition Neighborhood Low-New • Neighborhood Transition • Neighborhood-Medium • Mixed Use Low • Conserve/Reserve 	Fiscal Considerations	<ul style="list-style-type: none"> • Net Positive Fiscal Impact (\$1,113 per acre, \$176 per new person) Higher tax revenue due to greater presence of single-family homes, but highest cost to serve (per new person) of all Place Types; generates largest increase in new streets to maintain • Greater cost to serve if located far from existing fire stations, outside of Hays County, or outside existing water and sewer service areas Greater-Highest cost to serve if located far from existing fire stations, outside of Hays County, or outside existing water and sewer service areas 			
Primary Land Uses	<ul style="list-style-type: none"> • Detached Single-Family Residential 																																	
Secondary Land Uses	<ul style="list-style-type: none"> • Attached Single-Family Residential and Multiplexes (ex: duplex, triplex) • Accessory Dwelling Units • Small-Scale Commercial • Public/Institutional • Parks 																																	
Mobility Characteristics	<ul style="list-style-type: none"> • Lower density road network, primarily local streets • Sidewalks and/or multi-use pathways and shared streets • Transit connections typically on larger key corridors in or around neighborhood 																																	
Parking	<ul style="list-style-type: none"> • Primarily self parked in garages, carports and driveways • Also on-street 																																	
Parks and Open Space	<ul style="list-style-type: none"> • Neighborhood Parks as an organizing element of development • Pockets Parks to provide small-scale recreational opportunities closer to more residents • Trails and Greenways to provide transportation and recreational opportunities connecting to and through the area • Common Open Space with integrated stormwater features, passive recreation amenities, and/or gathering spaces 																																	
Desirable Transitions	<ul style="list-style-type: none"> • Neighborhood Transition • Neighborhood-Medium • Mixed Use Low • Conserve/Reserve 																																	
Fiscal Considerations	<ul style="list-style-type: none"> • Net Positive Fiscal Impact (\$1,113 per acre, \$176 per new person) • Higher tax revenue due to greater presence of single-family homes, but highest cost to serve (per new person) of all Place Types; generates largest increase in new streets to maintain • Greater cost to serve if located far from existing fire stations, outside of Hays County, or outside existing water and sewer service areas 																																	
Primary Land Uses	<ul style="list-style-type: none"> • Detached Single-Family Residential 																																	
Secondary Land Uses	<ul style="list-style-type: none"> • Attached Single-Family Residential and Multiplexes (ex: duplex, triplex) Duplexes • Accessory Dwelling Units • Small-Scale Commercial • Public/Institutional • Parks 																																	
Mobility Characteristics	<ul style="list-style-type: none"> • Lower density road network, primarily local streets • Sidewalks and/or multi-use pathways and shared streets • Transit connections typically on larger key corridors in or around neighborhood 																																	
Parking	<ul style="list-style-type: none"> • Primarily self parked in garages, carports and driveways • Also on-street 																																	
Parks and Open Space	<ul style="list-style-type: none"> • Neighborhood Parks as an organizing element of development • Pockets Parks to provide small-scale recreational opportunities closer to more residents • Trails and Greenways to provide transportation and recreational opportunities connecting to and through the area • Common Open Space with integrated stormwater features, passive recreation amenities, and/or gathering spaces 																																	
Desirable Transitions	<ul style="list-style-type: none"> • Neighborhood Transition Neighborhood Low-New • Neighborhood Transition • Neighborhood-Medium • Mixed Use Low • Conserve/Reserve 																																	
Fiscal Considerations	<ul style="list-style-type: none"> • Net Positive Fiscal Impact (\$1,113 per acre, \$176 per new person) Higher tax revenue due to greater presence of single-family homes, but highest cost to serve (per new person) of all Place Types; generates largest increase in new streets to maintain • Greater cost to serve if located far from existing fire stations, outside of Hays County, or outside existing water and sewer service areas Greater-Highest cost to serve if located far from existing fire stations, outside of Hays County, or outside existing water and sewer service areas 																																	

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here
38B	<p>NEIGHBORHOOD LOW PLACE TYPE <i>To recognize existing neighborhoods which are primarily single family detached housing, guide development of new “traditional neighborhoods”, and promote a thoughtful introduction of other housing types in these areas in ways that maintain their character.</i></p> <p>The Neighborhood Low Place Type is an aspirational version of what most people likely picture when they think of a residential neighborhood in a smaller community. In order for San Marcos to achieve many of the goals related to high quality environmental assets and open spaces and the desire for a more connected community, Neighborhood Low places should integrate additional options, multimodal transportation connections, a small degree of commercial development within or nearby, recreational opportunities, and water quality features. Neighborhood Low areas include opportunities for greater housing diversity that should include accessory dwelling units (ADUs), small multiplexes such as a duplex, and certain attached single-family products that do not represent a significant departure from the scale, bulk and massing of the predominant building forms.</p> <p>Land Use: Primarily detached single-family residential with ADUs, attached single-family residential, small-scale commercial, and civic/cultural uses Built Form: Generally, 1-2 story development set back from the street with side and back yards. Some Neighborhood Low areas may have alleys with garages in the rear of housing; the typical density of these areas is 3-7 units per acre Mobility: A well-connected network of walkable, local streets providing strong linkages within the Place Type and to surrounding areas with transit on key corridors Amenities: Parks (with integrated stormwater features), trails, public art, and small-scale civic facilities</p> <p><i>[Graphics page with text]</i> <i>[Existing graphic text]</i> Existing locations of Neighborhood Low contain primarily low-density, single-family residences with limited additional uses. Community or Institutional uses, such as schools or public services, may be present in the neighborhood. Riverfronts, creeks, and major roadway frontages are typically underutilized.</p> <p><i>[Proposed graphic text]</i> To create a better connected and lively neighborhood, the neighborhood should include a mix of housing options such as detached single-family homes, townhomes, and ADUs. In addition to more dwelling units and housing options, small-scale commercial development in strategic locations serving the neighborhood should be included.</p> <p>[Highlights graphics page]</p>	84-87	<p>NEIGHBORHOOD LOW-NEW PLACE TYPE <i>To recognize existing neighborhoods which are primarily single family detached housing, guide development of new “traditional neighborhoods”, and promote a thoughtful introduction of other housing types in these areas in ways that maintain their character.</i> <i>To guide development of new neighborhoods and promote creative housing types in new areas in ways that create their character.</i></p> <p><i>The Neighborhood Low Place Type is an aspirational version of what most people likely picture when they think of a residential neighborhood in a smaller community.</i> In order for San Marcos to achieve many of the goals related to high quality environmental assets and open spaces and the desire for a more connected community, Neighborhood Low-<u>New</u> may integrate diverse housing types identified as <u>Secondary Land Uses</u>, places should integrate additional options, multimodal transportation connections, a small degree of commercial development within or nearby, recreational opportunities, and water quality features. Neighborhood Low-<u>New</u> areas include opportunities for greater housing diversity that should include accessory dwelling units (ADUs), small multiplexes such as a duplex, and certain attached single-family products that do not represent a significant departure from the scale, bulk and massing of the predominant building forms. <u>Neighborhood Low-New places are encouraged to have creativity and flexibility in design and provide a mix of land uses.</u></p> <p>Land Use: Primarily detached single-family residential <u>with ADUs</u>, attached single-family residential, small-scale commercial, and civic/cultural uses Built Form: Generally, 1-2 story development set back from the street with side and back yards. Some Neighborhood Low areas may have alleys with garages in the rear of housing; the typical density of these areas is 3-7 units per acre Mobility: A well-connected network of walkable, local streets providing strong linkages within the Place Type and to surrounding areas with transit on key corridors Amenities: Parks (with integrated stormwater features), trails, public art, and small-scale civic facilities</p> <p><i>[Graphics pages with text]</i> <u>[Text deleted, Graphics remain unchanged]</u> <i>[Existing graphic text]</i></p> <p><i>Existing locations of Neighborhood Low contain primarily low-density, single-family residences with limited additional uses. Community or Institutional uses, such as schools or public services, may be present in the neighborhood. Riverfronts, creeks, and major roadway frontages are typically underutilized.</i></p> <p><i>[Proposed graphic text]</i> <u>To create a better connected and lively neighborhood, the neighborhood should include a mix of housing options such as detached single-family homes, townhomes, and ADUs. In addition to more dwelling units and housing options, small-scale commercial development in strategic locations serving the neighborhood should be included.</u></p> <p>[Highlights graphics page] <u>[Page deleted]</u></p>	78-79	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	

Item#	Vision SMTX (original Draft Plan)		Pg#	Vision SMTX++ with Council Amendments		Pg#	Source & Date of Action	Comment Here
	Primary Land Uses	<ul style="list-style-type: none"> • Detached Single-Family Residential 		Primary Land Uses	<ul style="list-style-type: none"> • Detached Single-Family Residential 			
	Secondary Land Uses	<ul style="list-style-type: none"> • Attached Single-Family Residential and Multiplexes (ex: duplex, triplex) • Accessory Dwelling Units • Small-Scale Commercial • Public/Institutional • Parks 		Secondary Land Uses	<ul style="list-style-type: none"> • Attached Single-Family Residential and Multiplexes (ex: duplex, triplex) • Accessory Dwelling Units • Small-Scale Commercial • Public/Institutional • Parks 			
	Mobility Characteristics	<ul style="list-style-type: none"> • Lower density road network, primarily local streets • Sidewalks and/or multi-use pathways and shared streets • Transit connections typically on larger key corridors in or around neighborhood 		Mobility Characteristics	<ul style="list-style-type: none"> • Lower density road network, primarily local streets • Sidewalks and/or multi-use pathways and shared streets • Transit connections typically on larger key corridors in or around neighborhood 			
	Parking	<ul style="list-style-type: none"> • Primarily self parked in garages, carports and driveways • Also on-street 		Parking	<ul style="list-style-type: none"> • Primarily self parked in garages, carports and driveways • Also on-street 			
	Parks and Open Space	<ul style="list-style-type: none"> • Neighborhood Parks as an organizing element of development • Pockets Parks to provide small-scale recreational opportunities closer to more residents • Trails and Greenways to provide transportation and recreational opportunities connecting to and through the area • Common Open Space with integrated stormwater features, passive recreation amenities, and/or gathering spaces 		Parks and Open Space	<ul style="list-style-type: none"> • Neighborhood Parks as an organizing element of development • Pockets Parks to provide small-scale recreational opportunities closer to more residents • Trails and Greenways to provide transportation and recreational opportunities connecting to and through the area • Common Open Space with integrated stormwater features, passive recreation amenities, and/or gathering spaces 			
	Desirable Transitions	<ul style="list-style-type: none"> • Neighborhood Transition • Neighborhood-Medium • Mixed Use Low • Conserve/Reserve 		Desirable Transitions	<ul style="list-style-type: none"> • Neighborhood Low – Existing • Neighborhood Transition • Neighborhood-Medium • Mixed Use Low • Conserve/Reserve 			
	Fiscal Considerations	<ul style="list-style-type: none"> • Net Positive Fiscal Impact (\$1,113 per acre, \$176 per new person) • Higher tax revenue due to greater presence of single-family homes, but highest cost to serve (per new person) of all Place Types; generates largest increase in new streets to maintain • Greater cost to serve if located far from existing fire stations, outside of Hays County, or outside existing water and sewer service areas 		Fiscal Considerations	<ul style="list-style-type: none"> • Net Positive Fiscal Impact (\$1,113 per acre, \$176 per new person) • Higher tax revenue due to greater presence of single-family homes, but highest cost to serve (per new person) of all Place Types; generates largest increase in new streets to maintain • Greater cost to serve if located far from existing fire stations, outside of Hays County, or outside existing water and sewer service areas 			

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here																						
39	<p>NEIGHBORHOOD MEDIUM PLACE TYPE Existing locations of Neighborhood Medium tend to include small concentrations of townhomes and/ or multifamily residences intermixed with housing types more typical of Neighborhood Low areas. Neighborhood Medium development tends to take the form of “walk-up” or garden-style apartments whereby small-scale apartment buildings sit in the middle of surface parking lots. Riverfronts, creeks, and major roadway frontages are typically underutilized.</p> <p>To achieve a more connected and walkable neighborhood that helps to fill the “missing middle” or diverse housing options in the community, a more cohesive development pattern should be encouraged in terms of the size and scale of housing types, as well as the relationship that the Neighborhood Medium structures have to each other. Parks, plazas, greenways, and trails should be integrated to strengthen the sense of community and quality of life for residents and visitors to the area. Riverfronts and street frontages are better utilized with building facades along the street edge, trails, and public spaces.</p>	89	<p>NEIGHBORHOOD MEDIUM PLACE TYPE Existing locations of Neighborhood Medium tend to include small concentrations of townhomes and/ or multifamily residences intermixed with housing types more typical of Neighborhood Low areas. Neighborhood Medium development tends to take the form of “walk-up” or garden-style apartments whereby small-scale apartment buildings sit in the middle of surface parking lots. Riverfronts, creeks, and major roadway frontages are typically underutilized.</p> <p>To achieve a more connected and walkable neighborhood that helps to fill the “missing middle” or diverse housing options in the community, a more cohesive development pattern should be encouraged in terms of the size and scale of housing types, as well as the relationship that the Neighborhood Medium structures have to each other. Parks, plazas, greenways, and trails should be integrated to strengthen the sense of community and quality of life for residents and visitors to the area. Riverfronts and street frontages are better utilized with building facades along the street edge, trails, and public spaces.</p>	84	Source: Planning & Zoning Commission Approved by P&Z on 8/22/2023																							
40	<p>NEIGHBORHOOD MEDIUM PLACE TYPE</p> <table border="1" data-bbox="211 830 1143 1473"> <tr> <td>Primary Land Uses</td> <td> <ul style="list-style-type: none"> Attached Single-Family Residential Accessory Dwelling Units Low to Medium-Scale Multifamily Residential </td> </tr> <tr> <td>Parks and Open Space</td> <td> <ul style="list-style-type: none"> ... Pockets Parks and Plazas to help activate smaller interstitial spaces and provide opportunities for placemaking elements ... </td> </tr> <tr> <td>Desirable Transitions</td> <td> <table border="0"> <tr> <td> <ul style="list-style-type: none"> Mixed Use Medium Commercial/Em ployment Medium Higher Density Neighborhood Neighborhood Transition </td> <td> <ul style="list-style-type: none"> Mixed Use Low Lower Density Neighborhood </td> </tr> </table> </td> </tr> <tr> <td>Fiscal Consideration</td> <td> <ul style="list-style-type: none"> Net Positive Fiscal Impact (\$1,669 per acre, \$219 per new person) </td> </tr> </table>	Primary Land Uses	<ul style="list-style-type: none"> Attached Single-Family Residential Accessory Dwelling Units Low to Medium-Scale Multifamily Residential 	Parks and Open Space	<ul style="list-style-type: none"> ... Pockets Parks and Plazas to help activate smaller interstitial spaces and provide opportunities for placemaking elements ... 	Desirable Transitions	<table border="0"> <tr> <td> <ul style="list-style-type: none"> Mixed Use Medium Commercial/Em ployment Medium Higher Density Neighborhood Neighborhood Transition </td> <td> <ul style="list-style-type: none"> Mixed Use Low Lower Density Neighborhood </td> </tr> </table>	<ul style="list-style-type: none"> Mixed Use Medium Commercial/Em ployment Medium Higher Density Neighborhood Neighborhood Transition 	<ul style="list-style-type: none"> Mixed Use Low Lower Density Neighborhood 	Fiscal Consideration	<ul style="list-style-type: none"> Net Positive Fiscal Impact (\$1,669 per acre, \$219 per new person) 	91	<p>NEIGHBORHOOD MEDIUM PLACE TYPE</p> <table border="1" data-bbox="1246 830 2222 1524"> <tr> <td>Primary Land Uses</td> <td> <ul style="list-style-type: none"> Attached Single-Family Residential Accessory Dwelling Units Low to Medium-Scale Multifamily Residential </td> </tr> <tr> <td>Secondary Land Uses</td> <td> <ul style="list-style-type: none"> Accessory Dwelling Units </td> </tr> <tr> <td>Parks and Open Space</td> <td> <ul style="list-style-type: none"> Pockets Parks and Plazas to help activate smaller interstitial spaces and provide opportunities for placemaking elements </td> </tr> <tr> <td>Desirable Transitions</td> <td> <table border="0"> <tr> <td> <ul style="list-style-type: none"> Mixed Use Medium Commercial/Em ployment Medium Higher Density Neighborhood Neighborhood Transition </td> <td> <ul style="list-style-type: none"> Mixed Use Low Lower Density-Neighborhood Low </td> </tr> </table> </td> </tr> <tr> <td>Fiscal Consideration</td> <td> <ul style="list-style-type: none"> Net Positive Fiscal Impact (\$1,669 per acre, \$219 per new person) </td> </tr> </table>	Primary Land Uses	<ul style="list-style-type: none"> Attached Single-Family Residential Accessory Dwelling Units Low to Medium-Scale Multifamily Residential 	Secondary Land Uses	<ul style="list-style-type: none"> Accessory Dwelling Units 	Parks and Open Space	<ul style="list-style-type: none"> Pockets Parks and Plazas to help activate smaller interstitial spaces and provide opportunities for placemaking elements 	Desirable Transitions	<table border="0"> <tr> <td> <ul style="list-style-type: none"> Mixed Use Medium Commercial/Em ployment Medium Higher Density Neighborhood Neighborhood Transition </td> <td> <ul style="list-style-type: none"> Mixed Use Low Lower Density-Neighborhood Low </td> </tr> </table>	<ul style="list-style-type: none"> Mixed Use Medium Commercial/Em ployment Medium Higher Density Neighborhood Neighborhood Transition 	<ul style="list-style-type: none"> Mixed Use Low Lower Density-Neighborhood Low 	Fiscal Consideration	<ul style="list-style-type: none"> Net Positive Fiscal Impact (\$1,669 per acre, \$219 per new person) 	83	Source: Proposed by P&Z on 5/9/2023 Approved by P&Z on 8/22/2023	
Primary Land Uses	<ul style="list-style-type: none"> Attached Single-Family Residential Accessory Dwelling Units Low to Medium-Scale Multifamily Residential 																											
Parks and Open Space	<ul style="list-style-type: none"> ... Pockets Parks and Plazas to help activate smaller interstitial spaces and provide opportunities for placemaking elements ... 																											
Desirable Transitions	<table border="0"> <tr> <td> <ul style="list-style-type: none"> Mixed Use Medium Commercial/Em ployment Medium Higher Density Neighborhood Neighborhood Transition </td> <td> <ul style="list-style-type: none"> Mixed Use Low Lower Density Neighborhood </td> </tr> </table>	<ul style="list-style-type: none"> Mixed Use Medium Commercial/Em ployment Medium Higher Density Neighborhood Neighborhood Transition 	<ul style="list-style-type: none"> Mixed Use Low Lower Density Neighborhood 																									
<ul style="list-style-type: none"> Mixed Use Medium Commercial/Em ployment Medium Higher Density Neighborhood Neighborhood Transition 	<ul style="list-style-type: none"> Mixed Use Low Lower Density Neighborhood 																											
Fiscal Consideration	<ul style="list-style-type: none"> Net Positive Fiscal Impact (\$1,669 per acre, \$219 per new person) 																											
Primary Land Uses	<ul style="list-style-type: none"> Attached Single-Family Residential Accessory Dwelling Units Low to Medium-Scale Multifamily Residential 																											
Secondary Land Uses	<ul style="list-style-type: none"> Accessory Dwelling Units 																											
Parks and Open Space	<ul style="list-style-type: none"> Pockets Parks and Plazas to help activate smaller interstitial spaces and provide opportunities for placemaking elements 																											
Desirable Transitions	<table border="0"> <tr> <td> <ul style="list-style-type: none"> Mixed Use Medium Commercial/Em ployment Medium Higher Density Neighborhood Neighborhood Transition </td> <td> <ul style="list-style-type: none"> Mixed Use Low Lower Density-Neighborhood Low </td> </tr> </table>	<ul style="list-style-type: none"> Mixed Use Medium Commercial/Em ployment Medium Higher Density Neighborhood Neighborhood Transition 	<ul style="list-style-type: none"> Mixed Use Low Lower Density-Neighborhood Low 																									
<ul style="list-style-type: none"> Mixed Use Medium Commercial/Em ployment Medium Higher Density Neighborhood Neighborhood Transition 	<ul style="list-style-type: none"> Mixed Use Low Lower Density-Neighborhood Low 																											
Fiscal Consideration	<ul style="list-style-type: none"> Net Positive Fiscal Impact (\$1,669 per acre, \$219 per new person) 																											

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here												
41	<p>NEIGHBORHOOD HIGH PLACE TYPE Existing locations of Neighborhood High development tend to be auto-oriented in nature with buildings set back from the street with surface parking lots primarily fronting the street. Amenities such as playgrounds or open areas tend to be entirely private and intended only for residents. Most Neighborhood High areas, especially those downtown and in other areas close to campus, are mainly for-rent developments that cater to students and some young professionals. In addition, nearby commercial amenities tend to be limited with the exception of downtown.</p> <p>The ideal Neighborhood High development should be a mostly self-sufficient area with plentiful housing options, well-situated shopping and dining options, walkable streets, and well-integrated recreational amenities. The place type provides an opportunity for a large number of residents to live in close proximity to a concentration of amenities and services. When strategically located with good transitions in land use and intensity, the Neighborhood High Place Type is an important component to accommodating projected residential growth in San Marcos in a manner that helps preserve and conserve natural areas and land in agricultural use.</p>	93	<p>NEIGHBORHOOD HIGH PLACE TYPE Existing locations of Neighborhood High development tend to be auto-oriented in nature with buildings set back from the street with surface parking lots primarily fronting the street. Amenities such as playgrounds or open areas tend to be entirely private and intended only for residents. Most Neighborhood High areas, especially those downtown and in other areas close to campus, are mainly for-rent developments that cater to students and some young professionals. In addition, nearby commercial amenities tend to be limited with the exception of downtown.</p> <p>The ideal Neighborhood High development should be a mostly self-sufficient area with plentiful housing options, well-situated shopping and dining options, walkable streets, and well-integrated recreational amenities. The place type provides an opportunity for a large number of residents to live in close proximity to a concentration of amenities and services. When strategically located with good transitions in land use and intensity, the Neighborhood High Place Type is an important component to accommodating projected residential growth in San Marcos in a manner that helps preserve and conserve natural areas and land in agricultural use.</p>	88	Source: Planning & Zoning Commission Approved by P&Z on 8/22/2023													
42	<p>NEIGHBORHOOD HIGH PLACE TYPE</p> <table border="1" data-bbox="211 883 1143 1360"> <tr> <td data-bbox="211 883 481 1058">Parks and Open Space</td> <td data-bbox="481 883 1143 1058"> <ul style="list-style-type: none"> ... ▪ Pockets Parks and Plazas to help activate smaller interstitial spaces and provide opportunities for placemaking elements ... </td> </tr> <tr> <td data-bbox="211 1058 481 1159">Desirable Transitions</td> <td data-bbox="481 1058 1143 1159"> <ul style="list-style-type: none"> ▪ Mixed Use Medium ▪ Commercial/Employment Medium ▪ Medium Density Neighborhood </td> </tr> <tr> <td data-bbox="211 1159 481 1360">Fiscal Considerations</td> <td data-bbox="481 1159 1143 1360"> <ul style="list-style-type: none"> ▪ Net Positive Fiscal Impact (\$3,348 per acre, \$220 per new person) ▪ Most efficient Place Type in terms of infrastructure demand ; generates highest concentration of potential service needs ... </td> </tr> </table>	Parks and Open Space	<ul style="list-style-type: none"> ... ▪ Pockets Parks and Plazas to help activate smaller interstitial spaces and provide opportunities for placemaking elements ... 	Desirable Transitions	<ul style="list-style-type: none"> ▪ Mixed Use Medium ▪ Commercial/Employment Medium ▪ Medium Density Neighborhood 	Fiscal Considerations	<ul style="list-style-type: none"> ▪ Net Positive Fiscal Impact (\$3,348 per acre, \$220 per new person) ▪ Most efficient Place Type in terms of infrastructure demand ; generates highest concentration of potential service needs ... 	94	<p>NEIGHBORHOOD HIGH PLACE TYPE</p> <table border="1" data-bbox="1246 883 2178 1340"> <tr> <td data-bbox="1246 883 1547 1058">Parks and Open Space</td> <td data-bbox="1547 883 2178 1058"> <ul style="list-style-type: none"> ... ▪ Pockets Parks and Plazas to help activate smaller <u>interstitial</u> spaces and provide opportunities for placemaking elements ... </td> </tr> <tr> <td data-bbox="1246 1058 1547 1159">Desirable Transitions</td> <td data-bbox="1547 1058 2178 1159"> <ul style="list-style-type: none"> ▪ Mixed Use Medium ▪ Commercial/Employment Medium ▪ Medium Density Neighborhood <u>Medium</u> </td> </tr> <tr> <td data-bbox="1246 1159 1547 1340">Fiscal Considerations</td> <td data-bbox="1547 1159 2178 1340"> <ul style="list-style-type: none"> ▪ Net Positive Fiscal Impact (\$3,348 per acre, \$220 per new person) ▪ Most efficient Place Type in terms of infrastructure demand <u>for housing</u>; generates highest concentration of potential service needs </td> </tr> </table>	Parks and Open Space	<ul style="list-style-type: none"> ... ▪ Pockets Parks and Plazas to help activate smaller <u>interstitial</u> spaces and provide opportunities for placemaking elements ... 	Desirable Transitions	<ul style="list-style-type: none"> ▪ Mixed Use Medium ▪ Commercial/Employment Medium ▪ Medium Density Neighborhood <u>Medium</u> 	Fiscal Considerations	<ul style="list-style-type: none"> ▪ Net Positive Fiscal Impact (\$3,348 per acre, \$220 per new person) ▪ Most efficient Place Type in terms of infrastructure demand <u>for housing</u>; generates highest concentration of potential service needs 	87	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
Parks and Open Space	<ul style="list-style-type: none"> ... ▪ Pockets Parks and Plazas to help activate smaller interstitial spaces and provide opportunities for placemaking elements ... 																	
Desirable Transitions	<ul style="list-style-type: none"> ▪ Mixed Use Medium ▪ Commercial/Employment Medium ▪ Medium Density Neighborhood 																	
Fiscal Considerations	<ul style="list-style-type: none"> ▪ Net Positive Fiscal Impact (\$3,348 per acre, \$220 per new person) ▪ Most efficient Place Type in terms of infrastructure demand ; generates highest concentration of potential service needs ... 																	
Parks and Open Space	<ul style="list-style-type: none"> ... ▪ Pockets Parks and Plazas to help activate smaller <u>interstitial</u> spaces and provide opportunities for placemaking elements ... 																	
Desirable Transitions	<ul style="list-style-type: none"> ▪ Mixed Use Medium ▪ Commercial/Employment Medium ▪ Medium Density Neighborhood <u>Medium</u> 																	
Fiscal Considerations	<ul style="list-style-type: none"> ▪ Net Positive Fiscal Impact (\$3,348 per acre, \$220 per new person) ▪ Most efficient Place Type in terms of infrastructure demand <u>for housing</u>; generates highest concentration of potential service needs 																	
43	<p>NEIGHBORHOOD TRANSITION <i>To provide appropriate transitions between mixed use, non-residential place types and neighborhood place types. Transitions should be achieved in the form of both use and built form.</i></p> <p>Even with the three intensities applied to the Neighborhood high level land use, the transition from one place type to the next can sometimes be jarring and lead to visual and other conflicts. The Neighborhood Transition Place Type is intended to provide a more gradual transition to Neighborhood Medium and Neighborhood Low areas in terms of development form and land use between higher intensity neighborhoods and non-residential place types. The Place Type borrows elements from the adjoining neighborhoods to provide more desirable adjacencies for people living near more intense and/or active areas.</p>	96	<p>NEIGHBORHOOD TRANSITION <i>To provide appropriate transitions between mixed use, non-residential place types and neighborhood place types. Transitions should be achieved in the form of both use and built form.</i></p> <p>Even with the three intensities applied to the Neighborhood high level land use, the transition from one place type to the next can sometimes be jarring and lead to visual and other conflicts. The Neighborhood Transition Place Type is intended to provide a more gradual transition to Neighborhood Medium and Neighborhood Low areas in terms of development form and land use <u>between higher intensity neighborhoods and non-residential place types</u>. The Place Type borrows elements from the adjoining neighborhoods to provide more desirable adjacencies for people living near more intense and/or active areas.</p>	90	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023													

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here
44	<p>NEIGHBORHOOD TRANSITION Neighborhood Transition areas that exist in San Marcos today often feel like a “hodge podge” of uses or a “no man’s land.” As these areas tend to lack a strong identity, it is often difficult to delineate where a Neighborhood Transition place starts and stops. In fact, these areas typically feel like the frayed edges of the neighborhoods and districts nearby. In certain instances, a higher intensity area may appear to loom over or even encroach on lower intensity neighborhoods nearby.</p> <p>As Neighborhood Transition areas develop with stronger policy and regulatory guidance, there will be a more incremental transition in terms of intensity and land use from one area to another. Higher intensity multi-family housing, mixed use development and commercial development should transition to lower intensity mixed use, commercial and residential development. The heights of buildings should decrease within the Neighborhood Transition areas as they approach lower intensity Neighborhoods. Ideally, the height, lot coverage, and setbacks within the Neighborhood Transition area are approaching or matching the lower intensity Neighborhood where the two different areas meet.</p>	97	<p>NEIGHBORHOOD TRANSITION Neighborhood Transition areas that exist in San Marcos today often feel like a “hodge podge” of uses or a “no man’s land.” As these areas tend to lack a strong identity, it is often difficult to delineate where a Neighborhood Transition place starts and stops. In fact, these areas typically feel like the frayed edges of the neighborhoods and districts nearby. In certain instances, a higher intensity area may appear to loom over or even encroach on lower intensity neighborhoods nearby.</p> <p>As Neighborhood Transition areas develop with stronger policy and regulatory guidance, there will be a more incremental transition in terms of intensity and land use from one area to another. Higher intensity multi-family housing, mixed use development and commercial development should transition to lower intensity mixed use, commercial and residential development. The heights of buildings should decrease within the Neighborhood Transition areas as they approach lower intensity Neighborhoods. Ideally, the height, lot coverage, and setbacks within the Neighborhood Transition area are approaching or matching the lower intensity Neighborhood where the two different areas meet</p>	92	Source: Planning & Zoning Commission Approved by P&Z on 8/22/2023	
45	<p>MIXED USE LOW PLACE TYPE Existing Mixed Use Low areas tend to be a collection of smaller single use areas with little to no relationship to each other. The lack of identity and organization often results in no real center of gravity for the collection of buildings and uses. In certain instances, the lack of a legible form may be exacerbated by a large number of off-street surface parking lots, making walking to or around the place challenging or undesirable.</p> <p>Connectivity infrastructure is also frequently poor between destinations within the mixed use low place unless you are driving.</p> <p>Mixed Use Low places in San Marcos should have a more legible form that is easy and inviting to navigate no matter how people choose to travel. Mixed Use Low places will provide attractive destinations and services within close proximity to other low to medium intensity places, including neighborhoods and commercial/employment areas. Parking is still provided by on-street options and off-street surfacing parking, but it is not the dominant feature with parking lots typically situated to the side or rear of buildings. Smaller parks and plazas add to the sense of place within Mixed Use Low places.</p>	101	<p>MIXED USE LOW PLACE TYPE Existing Mixed Use Low areas tend to be a collection of smaller single use areas with little to no relationship to each other. The lack of identity and organization often results in no real center of gravity for the collection of buildings and uses. In certain instances, the lack of a legible form may be exacerbated by a large number of off-street surface parking lots, making walking to or around the place challenging or undesirable.</p> <p>Connectivity infrastructure is also frequently poor between destinations within the mixed use low place unless you are driving.</p> <p>Mixed Use Low places in San Marcos should have a more legible form that is easy and inviting to navigate no matter how people choose to travel. Mixed Use Low places will provide attractive destinations and services within close proximity to other low to medium intensity places, including neighborhoods and commercial/employment areas. Parking is still provided by on-street options and off-street surfacing parking, but it is not the dominant feature with parking lots typically situated to the side or rear of buildings. Smaller parks and plazas add to the sense of place within Mixed Use Low places.</p>	96	Source: Planning & Zoning Commission Approved by P&Z on 8/22/2023	

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here																
46	<p>MIXED USE LOW PLACE TYPE</p> <table border="1"> <tr> <td>Primary Land Uses</td> <td> <ul style="list-style-type: none"> ... Single Family Attached Housing </td> </tr> <tr> <td>Mobility Characteristics</td> <td> <ul style="list-style-type: none"> ... Mobility hub/s with transit connections embedded along or within Sidewalks along, within and connecting to Bike facilities typically connecting and parallel to </td> </tr> <tr> <td>Parks and Open Space</td> <td> <ul style="list-style-type: none"> ... Pockets Parks and Plazas to create seating and dining opportunities, activate smaller interstitial spaces, and provide opportunities for placemaking elements </td> </tr> <tr> <td>Fiscal Considerations</td> <td> <ul style="list-style-type: none"> Net Positive Fiscal Impact (\$4,493 per acre, \$398 per new person) Generates greatest net positive impact (per acre and per new person) Limited potential for growth in this Place Type </td> </tr> </table>	Primary Land Uses	<ul style="list-style-type: none"> ... Single Family Attached Housing 	Mobility Characteristics	<ul style="list-style-type: none"> ... Mobility hub/s with transit connections embedded along or within Sidewalks along, within and connecting to Bike facilities typically connecting and parallel to 	Parks and Open Space	<ul style="list-style-type: none"> ... Pockets Parks and Plazas to create seating and dining opportunities, activate smaller interstitial spaces, and provide opportunities for placemaking elements 	Fiscal Considerations	<ul style="list-style-type: none"> Net Positive Fiscal Impact (\$4,493 per acre, \$398 per new person) Generates greatest net positive impact (per acre and per new person) Limited potential for growth in this Place Type 	103	<p>MIXED USE LOW PLACE TYPE</p> <table border="1"> <tr> <td>Primary Land Uses</td> <td> <ul style="list-style-type: none"> ... Single Family Attached Housing </td> </tr> <tr> <td>Mobility Characteristics</td> <td> <ul style="list-style-type: none"> ... Mobility hub/s with transit connections embedded along or within Sidewalks along, within and connecting to <u>the area</u> Bike facilities typically connecting and parallel to <u>the area</u> </td> </tr> <tr> <td>Parks and Open Space</td> <td> <ul style="list-style-type: none"> ... Pockets Parks and Plazas to create seating and dining opportunities, activate smaller <u>interstitial</u> spaces, and provide opportunities for placemaking elements </td> </tr> <tr> <td>Fiscal Considerations</td> <td> <ul style="list-style-type: none"> Net Positive Fiscal Impact (\$4,493 per acre, \$398 per new person) Generates greatest net positive impact (per acre and per new person) Limited potential for growth in this Place Type </td> </tr> </table>	Primary Land Uses	<ul style="list-style-type: none"> ... Single Family Attached Housing 	Mobility Characteristics	<ul style="list-style-type: none"> ... Mobility hub/s with transit connections embedded along or within Sidewalks along, within and connecting to <u>the area</u> Bike facilities typically connecting and parallel to <u>the area</u> 	Parks and Open Space	<ul style="list-style-type: none"> ... Pockets Parks and Plazas to create seating and dining opportunities, activate smaller <u>interstitial</u> spaces, and provide opportunities for placemaking elements 	Fiscal Considerations	<ul style="list-style-type: none"> Net Positive Fiscal Impact (\$4,493 per acre, \$398 per new person) Generates greatest net positive impact (per acre and per new person) Limited potential for growth in this Place Type 	95	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
Primary Land Uses	<ul style="list-style-type: none"> ... Single Family Attached Housing 																					
Mobility Characteristics	<ul style="list-style-type: none"> ... Mobility hub/s with transit connections embedded along or within Sidewalks along, within and connecting to Bike facilities typically connecting and parallel to 																					
Parks and Open Space	<ul style="list-style-type: none"> ... Pockets Parks and Plazas to create seating and dining opportunities, activate smaller interstitial spaces, and provide opportunities for placemaking elements 																					
Fiscal Considerations	<ul style="list-style-type: none"> Net Positive Fiscal Impact (\$4,493 per acre, \$398 per new person) Generates greatest net positive impact (per acre and per new person) Limited potential for growth in this Place Type 																					
Primary Land Uses	<ul style="list-style-type: none"> ... Single Family Attached Housing 																					
Mobility Characteristics	<ul style="list-style-type: none"> ... Mobility hub/s with transit connections embedded along or within Sidewalks along, within and connecting to <u>the area</u> Bike facilities typically connecting and parallel to <u>the area</u> 																					
Parks and Open Space	<ul style="list-style-type: none"> ... Pockets Parks and Plazas to create seating and dining opportunities, activate smaller <u>interstitial</u> spaces, and provide opportunities for placemaking elements 																					
Fiscal Considerations	<ul style="list-style-type: none"> Net Positive Fiscal Impact (\$4,493 per acre, \$398 per new person) Generates greatest net positive impact (per acre and per new person) Limited potential for growth in this Place Type 																					
47	MIXED USE MEDIUM PLACE TYPE	104	<p>MIXED USE MEDIUM PLACE TYPE Parking structures allow for less horizontal space dedicated to surface parking. Waterways/drainage areas and street frontages are better utilized with building facades along the street edge, trails, and public spaces.</p>	98	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023																	
48	<p>MIXED USE MEDIUM PLACE TYPE Built Form: Typically 4-8 stories with buildings situated closely together and engaging the street to create a series of active ground floor spaces and storefronts; depending on the location, parking will primarily be on-street or in parking structures, but some small off- street parking lots may exist; the typical density is 12+ dwelling units per acre and 25 jobs per acre</p>	104	<p>MIXED USE MEDIUM PLACE TYPE Built Form: Typically <u>4-8-3-5</u> stories with buildings situated closely together and engaging the street to create a series of active ground floor spaces and storefronts; depending on the location, parking will primarily be on-street or in parking structures, but some small off- street parking lots may exist; the typical density is 12+ dwelling units per acre and 25 jobs per acre</p>	98	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023																	
49	<p>MIXED USE MEDIUM PLACE TYPE Existing locations of Mixed-Use Medium contain horizontal mixed use with primarily auto-oriented commercial buildings and multi-family housing, and small amounts of vertical mixed-use and other uses. While buildings are somewhat dense, a large portion of land is covered in surface parking lots and walkability is limited. Riverfronts, creeks, and major roadway frontages are typically underutilized.</p> <p>To achieve a more connected and walkable neighborhood, the large commercial buildings and surface parking lots should be converted into dense, pedestrian-oriented, mixed-use buildings. The addition of small parks, plazas, and bike lanes adds amenities and walkability to the neighborhood.</p>	105	<p>MIXED USE MEDIUM PLACE TYPE Existing locations of Mixed-Use Medium contain horizontal mixed use with primarily auto-oriented commercial buildings and multi-family housing, and small amounts of vertical mixed-use and other uses. While buildings are somewhat dense, a large portion of land is covered in surface parking lots and walkability is limited. Riverfronts, creeks, and major roadway frontages are typically underutilized. To achieve a more connected and walkable neighborhood, the large commercial buildings and surface parking lots should be converted into dense, pedestrian-oriented, mixed-use buildings. The addition of small parks, plazas, and bike lanes adds amenities and walkability to the neighborhood. Parking structures allow for less horizontal space dedicated to surface parking. Waterways/ drainage areas and street frontages are better utilized with building facades along the street edge, trails, and public spaces.</p>	100	Source: Planning & Zoning Commission Approved by P&Z on 8/22/2023																	

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here												
50	<p>MIXED USE MEDIUM PLACE TYPE</p> <table border="1"> <tr> <td data-bbox="211 201 466 332">Parks and Open Space</td> <td data-bbox="466 201 1143 332"> <ul style="list-style-type: none"> ... Pockets Parks and Plazas on irregularly shaped lots or to help with water quality ... </td> </tr> <tr> <td data-bbox="211 332 466 534">Desirable Transitions</td> <td data-bbox="466 332 1143 534"> <ul style="list-style-type: none"> Neighborhoods Medium Neighborhood High Mixed Use Low Commercial/Employment Medium </td> </tr> <tr> <td data-bbox="211 534 466 756">Fiscal Considerations</td> <td data-bbox="466 534 1143 756"> <ul style="list-style-type: none"> Net Positive Fiscal Impact (\$1,969 per acre, \$98 per new person) Generates most value and revenue per acre of all Place Types Denser concentration and variety of uses also requires a greater level of service </td> </tr> </table>	Parks and Open Space	<ul style="list-style-type: none"> ... Pockets Parks and Plazas on irregularly shaped lots or to help with water quality ... 	Desirable Transitions	<ul style="list-style-type: none"> Neighborhoods Medium Neighborhood High Mixed Use Low Commercial/Employment Medium 	Fiscal Considerations	<ul style="list-style-type: none"> Net Positive Fiscal Impact (\$1,969 per acre, \$98 per new person) Generates most value and revenue per acre of all Place Types Denser concentration and variety of uses also requires a greater level of service 	107	<p>MIXED USE MEDIUM PLACE TYPE</p> <table border="1"> <tr> <td data-bbox="1246 201 1507 332">Parks and Open Space</td> <td data-bbox="1507 201 2243 332"> <ul style="list-style-type: none"> ... Pockets Parks and Plazas on irregularly shaped lots or to help with water quality ... </td> </tr> <tr> <td data-bbox="1246 332 1507 544">Desirable Transitions</td> <td data-bbox="1507 332 2243 544"> <ul style="list-style-type: none"> Neighborhood Transition Neighborhoods Medium Neighborhood High Mixed Use Low Commercial/Employment Medium </td> </tr> <tr> <td data-bbox="1246 544 1507 766">Fiscal Considerations</td> <td data-bbox="1507 544 2243 766"> <ul style="list-style-type: none"> Net Positive Fiscal Impact (\$1,969 per acre, \$98 per new person) Generates most value and revenue per acre of all Place Types Denser concentration and variety of uses also requires a greater level of service </td> </tr> </table>	Parks and Open Space	<ul style="list-style-type: none"> ... Pockets Parks and Plazas on irregularly shaped lots or to help with water quality ... 	Desirable Transitions	<ul style="list-style-type: none"> Neighborhood Transition Neighborhoods Medium Neighborhood High Mixed Use Low Commercial/Employment Medium 	Fiscal Considerations	<ul style="list-style-type: none"> Net Positive Fiscal Impact (\$1,969 per acre, \$98 per new person) Generates most value and revenue per acre of all Place Types Denser concentration and variety of uses also requires a greater level of service 	99	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
Parks and Open Space	<ul style="list-style-type: none"> ... Pockets Parks and Plazas on irregularly shaped lots or to help with water quality ... 																	
Desirable Transitions	<ul style="list-style-type: none"> Neighborhoods Medium Neighborhood High Mixed Use Low Commercial/Employment Medium 																	
Fiscal Considerations	<ul style="list-style-type: none"> Net Positive Fiscal Impact (\$1,969 per acre, \$98 per new person) Generates most value and revenue per acre of all Place Types Denser concentration and variety of uses also requires a greater level of service 																	
Parks and Open Space	<ul style="list-style-type: none"> ... Pockets Parks and Plazas on irregularly shaped lots or to help with water quality ... 																	
Desirable Transitions	<ul style="list-style-type: none"> Neighborhood Transition Neighborhoods Medium Neighborhood High Mixed Use Low Commercial/Employment Medium 																	
Fiscal Considerations	<ul style="list-style-type: none"> Net Positive Fiscal Impact (\$1,969 per acre, \$98 per new person) Generates most value and revenue per acre of all Place Types Denser concentration and variety of uses also requires a greater level of service 																	
51	<p>COMMERCIAL/EMPLOYMENT LOW PLACE TYPE</p> <p>Commercial/Employment Low places comprise much of the non-residential areas of San Marcos today. They tend to include a variety of industrial uses, distribution, auto-oriented retail, and dining options, as well as lower intensity, single use and standalone office uses, including civic, medical, and educational. It is expected that many of these existing areas will not transition to another place during the life of the plan, but there may still be opportunities to make these places better connected and more desirable.</p> <p>...</p>	108	<p>COMMERCIAL/EMPLOYMENT LOW PLACE TYPE</p> <p>Commercial/Employment Low places comprise much of the non-residential areas of San Marcos today. They tend to include a variety of industrial uses, distribution, auto-oriented retail, and dining options, as well as lower intensity, single use and standalone office uses, including civic, medical, and educational. It is expected that many of these existing areas will not transition to another place during the life of the plan, but there may still be opportunities to make these places better connected and more desirable.</p> <p>...</p>	102	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023													

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here																
52	<p>COMMERCIAL/EMPLOYMENT LOW PLACE TYPE</p> <table border="1" data-bbox="211 191 1143 997"> <tr> <td>Primary Land Uses</td> <td> <ul style="list-style-type: none"> Light to Heavy Industrial Warehouse and Distribution Lower Density Office Lower Density Retail </td> </tr> <tr> <td>Secondary Land Uses</td> <td> <ul style="list-style-type: none"> Supportive Service Commercial Parks and Open Space .. </td> </tr> <tr> <td>Parks and Open Space</td> <td> <ul style="list-style-type: none"> ... Pockets Parks and Plazas to create places for outdoor seating and dining ... </td> </tr> <tr> <td>Fiscal Considerations</td> <td> <ul style="list-style-type: none"> Net Negative Fiscal Impact (-\$1,652 per acre, -\$288 per new person) Only Place Type with a net negative fiscal impact, but Place Type with greatest potential to capture employment growth Lower density uses generate less efficient infrastructure investment, but value of non-residential development will vary fiscal impact Impact on calls for service varies by use (e.g., retail more, industrial less) </td> </tr> </table>	Primary Land Uses	<ul style="list-style-type: none"> Light to Heavy Industrial Warehouse and Distribution Lower Density Office Lower Density Retail 	Secondary Land Uses	<ul style="list-style-type: none"> Supportive Service Commercial Parks and Open Space .. 	Parks and Open Space	<ul style="list-style-type: none"> ... Pockets Parks and Plazas to create places for outdoor seating and dining ... 	Fiscal Considerations	<ul style="list-style-type: none"> Net Negative Fiscal Impact (-\$1,652 per acre, -\$288 per new person) Only Place Type with a net negative fiscal impact, but Place Type with greatest potential to capture employment growth Lower density uses generate less efficient infrastructure investment, but value of non-residential development will vary fiscal impact Impact on calls for service varies by use (e.g., retail more, industrial less) 	111	<p>COMMERCIAL/EMPLOYMENT LOW PLACE TYPE</p> <table border="1" data-bbox="1246 191 2200 997"> <tr> <td>Primary Land Uses</td> <td> <ul style="list-style-type: none"> Light to Heavy Industrial Warehouse and Distribution Lower Density Office Lower Density Retail </td> </tr> <tr> <td>Secondary Land Uses</td> <td> <ul style="list-style-type: none"> Supportive Service Commercial Parks and Open Space .. </td> </tr> <tr> <td>Parks and Open Space</td> <td> <ul style="list-style-type: none"> ... Pockets Parks and Plazas to create places for outdoor seating and dining ... </td> </tr> <tr> <td>Fiscal Considerations</td> <td> <ul style="list-style-type: none"> Net Negative Fiscal Impact (-\$1,652 per acre, -\$288 per new person) Only Place Type with a net negative fiscal impact, but Place Type with greatest potential to capture employment growth Lower density uses generate less efficient infrastructure investment, but value of non-residential development will vary fiscal impact Impact on calls for service varies by use (e.g., retail more, industrial less) </td> </tr> </table>	Primary Land Uses	<ul style="list-style-type: none"> Light to Heavy Industrial Warehouse and Distribution Lower Density Office Lower Density Retail 	Secondary Land Uses	<ul style="list-style-type: none"> Supportive Service Commercial Parks and Open Space .. 	Parks and Open Space	<ul style="list-style-type: none"> ... Pockets Parks and Plazas to create places for outdoor seating and dining ... 	Fiscal Considerations	<ul style="list-style-type: none"> Net Negative Fiscal Impact (-\$1,652 per acre, -\$288 per new person) Only Place Type with a net negative fiscal impact, but Place Type with greatest potential to capture employment growth Lower density uses generate less efficient infrastructure investment, but value of non-residential development will vary fiscal impact Impact on calls for service varies by use (e.g., retail more, industrial less) 	103	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
Primary Land Uses	<ul style="list-style-type: none"> Light to Heavy Industrial Warehouse and Distribution Lower Density Office Lower Density Retail 																					
Secondary Land Uses	<ul style="list-style-type: none"> Supportive Service Commercial Parks and Open Space .. 																					
Parks and Open Space	<ul style="list-style-type: none"> ... Pockets Parks and Plazas to create places for outdoor seating and dining ... 																					
Fiscal Considerations	<ul style="list-style-type: none"> Net Negative Fiscal Impact (-\$1,652 per acre, -\$288 per new person) Only Place Type with a net negative fiscal impact, but Place Type with greatest potential to capture employment growth Lower density uses generate less efficient infrastructure investment, but value of non-residential development will vary fiscal impact Impact on calls for service varies by use (e.g., retail more, industrial less) 																					
Primary Land Uses	<ul style="list-style-type: none"> Light to Heavy Industrial Warehouse and Distribution Lower Density Office Lower Density Retail 																					
Secondary Land Uses	<ul style="list-style-type: none"> Supportive Service Commercial Parks and Open Space .. 																					
Parks and Open Space	<ul style="list-style-type: none"> ... Pockets Parks and Plazas to create places for outdoor seating and dining ... 																					
Fiscal Considerations	<ul style="list-style-type: none"> Net Negative Fiscal Impact (-\$1,652 per acre, -\$288 per new person) Only Place Type with a net negative fiscal impact, but Place Type with greatest potential to capture employment growth Lower density uses generate less efficient infrastructure investment, but value of non-residential development will vary fiscal impact Impact on calls for service varies by use (e.g., retail more, industrial less) 																					
53	<p>COMMERCIAL/EMPLOYMENT MEDIUM PLACE TYPE</p> <p>In San Marcos, medical and educational campuses are the best examples of Commercial/Employment Medium place types today. They tend to have multistory buildings organized around open space and circulation amenities. There is also a critical mass of activity to help establish a true sense of place. Many other medium intensity commercial and employment developments in San Marcos are somewhat isolated from other buildings and properties nearby. In essence, the developments largely have the same characteristics as existing Commercial/Employment Low places, but with taller buildings. Commercial/Employment Low places in San Marcos should be highly walkable and compact places with concentrations of like uses organized around a variety of amenities. Instead of areas with a disconnected collection of higher intensity buildings, the Commercial/Employment Medium development of the future will work in concert to create a desirable district with employment, shopping, and entertainment opportunities for employees and residents living nearby.</p>	113	<p>COMMERCIAL/EMPLOYMENT MEDIUM PLACE TYPE</p> <p>In San Marcos, medical and educational campuses are the best examples of Commercial/Employment Medium place types today. They tend to have multistory buildings organized around open space and circulation amenities. There is also a critical mass of activity to help establish a true sense of place. Many other medium intensity commercial and employment developments in San Marcos are somewhat isolated from other buildings and properties nearby. In essence, the developments largely have the same characteristics as existing Commercial/Employment Low places, but with taller buildings. Commercial/Employment Low places in San Marcos should be highly walkable and compact places with concentrations of like uses organized around a variety of amenities. Instead of areas with a disconnected collection of higher intensity buildings, the Commercial/Employment Medium development of the future will work in concert to create a desirable district with employment, shopping, and entertainment opportunities for employees and residents living nearby.</p>	108	Source: Planning & Zoning Commission Approved by P&Z on 8/22/2023																	

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here												
54	<p>COMMERCIAL/EMPLOYMENT MEDIUM PLACE TYPE</p> <table border="1"> <tr> <td>Parks and Open Space</td> <td> <ul style="list-style-type: none"> ... Pockets Parks and Plazas to create places for outdoor seating, dining, public art and other placemaking elements ... </td> </tr> <tr> <td>Desirable Transitions</td> <td> <ul style="list-style-type: none"> Neighborhood Medium Mixed Use Medium Neighborhood High Commercial/Employment Medium Mixed Use Low Conserve/Reserve </td> </tr> <tr> <td>Fiscal Considerations</td> <td> <ul style="list-style-type: none"> Net Positive Fiscal Impact (\$735 per acre, \$42 per new person) Higher density of employment uses offsets cost to serve and provide infrastructure compared to Commercial/Employment Low </td> </tr> </table>	Parks and Open Space	<ul style="list-style-type: none"> ... Pockets Parks and Plazas to create places for outdoor seating, dining, public art and other placemaking elements ... 	Desirable Transitions	<ul style="list-style-type: none"> Neighborhood Medium Mixed Use Medium Neighborhood High Commercial/Employment Medium Mixed Use Low Conserve/Reserve 	Fiscal Considerations	<ul style="list-style-type: none"> Net Positive Fiscal Impact (\$735 per acre, \$42 per new person) Higher density of employment uses offsets cost to serve and provide infrastructure compared to Commercial/Employment Low 	115	<p>COMMERCIAL/EMPLOYMENT MEDIUM PLACE TYPE</p> <table border="1"> <tr> <td>Parks and Open Space</td> <td> <ul style="list-style-type: none"> ... Pockets Parks and Plazas to create places for outdoor seating, dining, public art and other placemaking elements ... </td> </tr> <tr> <td>Desirable Transitions</td> <td> <ul style="list-style-type: none"> Neighborhood Medium Mixed Use Medium Neighborhood High Commercial/Employment Medium Mixed Use Low Conserve/Reserve </td> </tr> <tr> <td>Fiscal Considerations</td> <td> <ul style="list-style-type: none"> Net Positive Fiscal Impact (\$735 per acre, \$42 per new person) Higher density of employment uses offsets cost to serve and provide infrastructure compared to Commercial/Employment Low </td> </tr> </table>	Parks and Open Space	<ul style="list-style-type: none"> ... Pockets Parks and Plazas to create places for outdoor seating, dining, public art and other placemaking elements ... 	Desirable Transitions	<ul style="list-style-type: none"> Neighborhood Medium Mixed Use Medium Neighborhood High Commercial/Employment Medium Mixed Use Low Conserve/Reserve 	Fiscal Considerations	<ul style="list-style-type: none"> Net Positive Fiscal Impact (\$735 per acre, \$42 per new person) Higher density of employment uses offsets cost to serve and provide infrastructure compared to Commercial/Employment Low 	107	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
Parks and Open Space	<ul style="list-style-type: none"> ... Pockets Parks and Plazas to create places for outdoor seating, dining, public art and other placemaking elements ... 																	
Desirable Transitions	<ul style="list-style-type: none"> Neighborhood Medium Mixed Use Medium Neighborhood High Commercial/Employment Medium Mixed Use Low Conserve/Reserve 																	
Fiscal Considerations	<ul style="list-style-type: none"> Net Positive Fiscal Impact (\$735 per acre, \$42 per new person) Higher density of employment uses offsets cost to serve and provide infrastructure compared to Commercial/Employment Low 																	
Parks and Open Space	<ul style="list-style-type: none"> ... Pockets Parks and Plazas to create places for outdoor seating, dining, public art and other placemaking elements ... 																	
Desirable Transitions	<ul style="list-style-type: none"> Neighborhood Medium Mixed Use Medium Neighborhood High Commercial/Employment Medium Mixed Use Low Conserve/Reserve 																	
Fiscal Considerations	<ul style="list-style-type: none"> Net Positive Fiscal Impact (\$735 per acre, \$42 per new person) Higher density of employment uses offsets cost to serve and provide infrastructure compared to Commercial/Employment Low 																	
55	<p>CONSERVE/RESERVE</p> <p>... The Conserve/Reserve place type was originally developed to identify areas where development would be discouraged over the life of the Comprehensive Plan.</p>	116	<p>CONSERVE/RESERVE Conservation/Cluster</p> <p>... The Conservation/Cluster Conserve/Reserve place type Place Type identifies was originally developed to identify areas where development would be discouraged over the life of the Comprehensive Plan.</p>	110	Source: P&Z Subcommittee and added by P&Z on 5/9/2023 Approved by P&Z on 8/22/2023													
56	<p>EXPLORATION OF ALTERNATIVE GROWTH SCENARIOS</p> <p>... Walkability would remain a desired condition that is mainly only realized in downtown or internally within specific subdivisions and projects. San Marcos would likely become even more of a “bedroom community”, with housing demands outpacing employment growth. A large portion of environmentally sensitive areas would likely be impacted as continued pressure to develop in a piecemeal fashion grows and a reactive approach to growth in the ETJ would strain requests for water and sewer services.</p>	120	<p>MOVE THIS SECTION TO THE APPENDIX</p> <p>EXPLORATION OF ALTERNATIVE GROWTH SCENARIOS</p> <p>... Walkability would remain a desired condition that is mainly only realized in downtown or internally within specific subdivisions and projects. San Marcos would likely become even more of a “bedroom community”, with housing demands outpacing employment growth. A large portion of environmentally sensitive areas would likely be impacted as continued pressure to develop in a piecemeal fashion grows and a reactive approach to growth in the ETJ would strain requests for water and sewer services.</p>	Moved to Appendix	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023													
57	<p>The first detailed alternative (Scenario A) included a large concentration of dense development in a “Second City Center” on the east side of IH- 35. The second city center would serve as a new employment center with medium and high-density housing integrated within and immediately adjacent to this new mixed use place. The intent of this approach was to relieve development pressures on San Marcos’ existing downtown and existing close-in neighborhoods and would establish a pattern of urban villages connected to the second city center and the rest of San Marcos.</p>	120	<p>The first detailed alternative (Scenario A) included a large concentration of dense development in a “Second City Center” East Village on the east side of IH- 35. The second city center East Village would serve as a new employment center with medium and high-density housing integrated within and immediately adjacent to this new mixed use place. The intent of this approach was to relieve development pressures on San Marcos’ existing downtown and existing close-in neighborhoods and would establish a pattern of urban villages connected to the second city center East Village and the rest of San Marcos.</p>	Moved to Appendix	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023													

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here
58	The Preferred Growth Scenario is expected to require approximately 19,000 acres to accommodate the projected growth in housing units and employment through 2050. The proposed higher intensity mixed-use activity center east of IH-35 will help alleviate development pressures by capturing and accommodating a large portion of the future housing and employment needs.	122	The Preferred Growth Scenario is expected to require approximately 19,000 acres to accommodate the projected growth in housing units and employment through 2050. The proposed higher intensity mixed-use activity center east of IH-35 will help alleviate development pressures by capturing and accommodating a large portion of the future housing and employment needs.	114	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
59	The Preferred Growth Scenario paired with the Place Types help to ensure a high level of walkability with places to walk to near most residences. Creating transit supportive development patterns is a prerequisite to establishing of high-capacity transit corridors. The realization of multiple regional and community centers will support such investment in San Marcos and to other regional destinations moving forward. The Preferred Growth Scenario and associated	122	The Preferred Growth Scenario paired with the Place Types help to ensure a high level of walkability with places to walk to near most residences. Creating transit supportive development patterns is a prerequisite to establishing of high-capacity transit corridors. The realization of multiple regional and community centers will support such investment in San Marcos and to other regional destinations moving forward. The Preferred Growth Scenario and associated [Not sure where this goes; seems odd here.]	114	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
60	PREFERRED SCENARIO MAP	123	PREFERRED SCENARIO MAP Change the Place Type from Neighborhood-Low to Mixed Use-Low on highlighted parcels along Post Road.	Preferred Scenario Map	Source: Proposed by property owners and added by P&Z on 5/9/2023 Approved by P&Z on 8/22/2023	
61	The Preferred Growth Scenario includes 17 mixed use centers distributed throughout the community. While several of these centers already exist, many are only partially developed, undeveloped, or single use commercial areas today. Based upon extensive community input, three scales of mixed use centers were identified and mapped as a critical part of the Preferred Growth Scenario. Regional Centers, Community Centers, and Neighborhood Centers are described below, but the common thread amongst them is that these places provide vibrant destinations and opportunities for arts, culture, dining, shopping, working, and entertainment in close proximity to residences and are critical ingredients in strengthening and creating complete communities in San Marcos.	124	The Preferred Growth Scenario includes 17 mixed use centers distributed throughout the community. While several of these centers already exist, many are only partially developed, undeveloped, or single use commercial areas today. Based upon extensive community input, three scales of mixed use centers were identified and mapped as a critical part of the Preferred Growth Scenario. Regional Centers, Community Centers, and Neighborhood Centers are described below, but the common thread amongst them is that these places provide vibrant destinations and opportunities for arts, culture, dining, shopping, working, and entertainment in close proximity to residences and are critical ingredients in strengthening and creating complete communities in San Marcos.	115	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
62	<i>Images of centers.</i>	124 - 130	MIXED USE CENTERS REMOVE MAP IMAGES	115	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
63	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 Northeast Highway 110 Community Center include Mixed Use Low and Neighborhood Medium.	126	Central Northeast Highway 110 is an undeveloped area along FM-110 between Highway 80 and Staples Road 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.	118	Source: Proposed by P&Z on 5/9/2023 Approved by P&Z on 8/22/2023	
64	Neighborhood Centers: Neighborhood Centers are small, walkable mixed-use areas that provide convenient access to goods, services, dining, and residential for nearby residents. These areas are characterized by smaller commercial centers that are walkable and typically embedded in or near neighborhoods so that residents have convenient, safe, and equitable access to services. They should be concentrated to small geographies and distributed throughout the city. The primary place types comprising neighborhood centers include Mixed Use Low; Neighborhood Medium; Commercial/Employment Low; and Neighborhood Transition.	128	Neighborhood Centers: Neighborhood Centers are small, walkable, mixed-use areas that provide convenient access to goods, services, and dining, and residential for nearby residents. These areas are characterized by smaller commercial centers that are walkable and typically embedded located in or near neighborhoods so that residents have providing residents with convenient, safe, and equitable access to services. They should be concentrated to small geographies and distributed throughout the city. The primary place types comprising neighborhood centers include Mixed Use Low; Neighborhood 9Medium; Commercial/Employment Low; and Neighborhood Transition.	119	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here
65	Zoning is conservative in nature and has a bias towards maintaining the status quo. Growing cities, though, are not static; new residents move in, new businesses are established, and new technologies change the way people live. These factors create pressures that change the way land is used. The purpose of planning is to anticipate and shape this change in a way that provides opportunities for new development and redevelopment while preserving the community's cultural and environmental heritage. A comprehensive plan articulates the community's vision for the future; zoning and other regulatory and budget tools implement that community vision. It follows, therefore, that the first	131	Zoning is conservative in nature and has a bias towards maintaining the status quo. Growing cities, though, are not static; new residents move in, new businesses are established, and new technologies change the way people live. These factors create pressures that change the way land is used. The purpose of planning is to anticipate and shape this change in a way that provides opportunities for new development and redevelopment while preserving the community's <u>historical</u> , cultural, and environmental heritage. A comprehensive plan articulates the community's vision for the future; <u>zoning and other regulatory and budget tools implement that community vision.</u> It follows, therefore, that the first o	121	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
66	N/A	131	<u>The single-family nature of traditional neighborhoods will be preserved while welcoming multiple types of housing in new developments.</u>	121	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
67	Thus, 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, 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.	134	Thus, s Seven Area Plans are included in the Vision SMTX Comprehensive Plan planning process. While two of those Area Plans focus on <u>the</u> higher intensity mixed use regional centers <u>of Downtown and East Village</u> , 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. <u>These Area Plans will guide future development.</u>	124	Source: Proposed by P&Z on 5/9/2023 Approved by P&Z on 8/22/2023	
68	AREA PLAN APPROACH Area Plans are intended to provide a coordinated, consistent, and effective approach for the planning of neighborhoods and Regional Centers in San Marcos. A more localized and/or neighborhood-based approach to more detailed planning of San Marcos establishes an achievable approach to developing plans with detailed recommendations for specific geographies of the community.	135	AREA PLAN APPROACH Area Plans are intended to provide a coordinated, consistent, and effective approach for the planning of neighborhoods and Regional Centers in San Marcos. A more localized and/or neighborhood-based approach to more detailed planning of San Marcos establishes an achievable approach to developing plans with detailed recommendations for specific geographies of the community.	125	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
69	TYPES OF AREA PLANS As suggested above, the Area Planning approach includes two types of Area Plans. The first type is for the two Regional Centers identified and briefly described in the previous section. The second type incorporates Neighborhood Character Studies and is focused on areas of the community with mainly Neighborhood place types assigned in the Preferred Growth Scenario. With that said, there are benefits to not limiting Neighborhood Area Plans to only geographies with Neighborhood Place Type designations. Planning can and should include other Place Types nearby to help ensure connectivity, compatibility, and a cohesive development pattern that will contribute to creating more complete communities throughout San Marcos.	135	TYPES OF AREA PLANS As suggest <u>ted above, t</u> The Area Planning approach includes two types of Area Plans. The first type is for the two Regional Centers <u>of Downtown and East Village</u> . identified and briefly described in the previous section. <u>The second type incorporates</u> Neighborhood Character Studies <u>and is are</u> focused on areas of the community with mainly Neighborhood place types assigned in the Preferred Growth Scenario. <u>With that said, there are benefits to not limiting</u> Neighborhood Area Plans <u>should include to</u> only geographies with Neighborhood Place Type designations. Planning can, and should, include other Place Types nearby to help ensure connectivity, compatibility, and a cohesive development pattern. <u>that will contribute to creating more complete communities throughout San Marcos.</u>	125	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
70	Regional Center Area Plans Based upon direction from the Comprehensive Plan Steering Committee (CPSC) and City Council, the first type of Area Plans are being developed for the two Regional Centers identified in the Preferred Growth Scenario. There are two primary reasons for developing more detailed and localized direction for the Plan's Regional Centers. In the case of Downtown San Marcos, the area signifies the historic heart of the community. The existing Downtown Master Plan was adopted in 2008 and there has been a significant amount of change in the Downtown Area and many of the factors influencing its livelihood and long-term success. The focus of that Area Plan is to continue attracting investment and diversity to Downtown San Marcos while retaining the historic character and charm that make the area unique and memorable.	136	Regional Center Area Plans Based upon direction from the Comprehensive Plan Steering Committee (CPSC) and the City Council, t The first type of Area Plans are being developed for the two Regional Centers identified in the Preferred Growth Scenario. There are two primary reasons for developing more detailed and localized direction for the Plan's Regional Centers. In the case of Downtown San Marcos <u>is</u> , the area signifies the historic heart of the community. The existing Downtown Master Plan was adopted in 2008. and t here has been a significant amount of change in the Downtown Area. and many of the factors influencing its livelihood and long-term success. The focus of that Area Plan is to continue attracting <u>commercial</u> investment <u>of commercial uses and diversity to Downtown San Marcos</u> while retaining the historic character and charm that make the area unique and memorable.	125	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here
71	<p>For the Second City Center, the Preferred Growth Scenario and associated modeling project a large amount of residential and employment growth in the area designated as a Regional Center and much of the area nearby. Although the area was already identified as a targeted growth area in the Vision San Marcos, the area is largely undeveloped and development that is occurring is not implementing the vision articulated for the East Village in the previous Comprehensive Plan. A Regional Center Area Plan for the Second City Center will evaluate and update that vision, aligning it with direction from the Preferred Growth Scenario, as well as current and projected market conditions. The approach to Regional Center Area Plans in San Marcos includes:</p> <p>...</p> <ul style="list-style-type: none"> Plans for existing and future higher intensity, mixed use centers in San Marcos <p>Focus on land use, built form, connectivity, public spaces, housing and employment</p>	136	<p>For the Second City CenterEast Village, the Preferred Growth Scenario and associated modeling project a large amount of residential and employment growth in the area designated as a Regional Center and much of the area nearby. Although the area was already identified as a targeted growth area in the Vision San Marcos, the area is largely undeveloped and development that is occurring is not implementing the vision articulated for the East Village in the previous Comprehensive Plan. A Regional Center Area Plan for the Second City Center will evaluate and update that vision, aligning it with direction from the Preferred Growth Scenario, as well as current and projected market conditions.</p> <p>The approach to Regional Center Area Plans in San Marcos includes:</p> <p>...</p> <ul style="list-style-type: none"> Plans for existing and future higher intensity, mixed use centers in San Marcos <p>Focus on land use, built form, connectivity, public spaces, housing and employment</p>	127	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
72	<p>Neighborhood Area Plans The CPSC and City Council also provided strong guidance for the second type of Area Plan included in the overall Vision SMTX planning effort.</p> <p>...</p> <p>City Council also provided direction indicating that each distinct neighborhood included in a Neighborhood Area will have its own Neighborhood Character Study as a means of recognizing and protecting the unique character of each individual neighborhood in San Marcos.</p> <p>The approach to Neighborhood Area Plans in San Marcos includes:</p> <p>...</p> <ul style="list-style-type: none"> Implementation of the Vision SMTX Comprehensive Plan goals and policies on a neighborhood scale 	137	<p>Neighborhood Area Plans The CPSC and City Council also provided strong guidance for the second type of Area Plan included in the overall Vision SMTX planning effort.</p> <p>...</p> <p>City Council also provided direction indicating that each distinct neighborhood included in a Neighborhood Area will have its own Neighborhood Character Study as a means of recognizing and protecting the unique character of each individual neighborhood in San Marcos.</p> <p>The approach to Neighborhood Area Plans in San Marcos includes:</p> <p>...</p> <ul style="list-style-type: none"> Implementation of the Vision SMTX Comprehensive Plan goals and policies on a neighborhood scale 	126	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
73	<p>Documentation of Area Identity and Existing Conditions</p> <ul style="list-style-type: none"> Description of the area, its boundaries, and unique assets and constraints Summary of previous and concurrent planning efforts An economic snapshot of employment and market conditions <p>Area Vision and Goals</p> <ul style="list-style-type: none"> Alignment with the Comprehensive Plan’s Vision, Guiding Principles and Goals Identify additional unique goals for the Area, if applicable <p>Plan Framework</p> <ul style="list-style-type: none"> Recommendations for History, Art and Culture Recommendations for Transportation, Mobility and Connectivity Recommendations for Streetscapes Recommendations for Public Spaces and Amenities Recommendations for Housing Recommendations for Business Community Recommendations for Building form and Development, including place types and transition strategies 	138	<p>Documentation of Area Identity and Existing Conditions</p> <ul style="list-style-type: none"> Description of the area, its boundaries, and unique assets and constraints Summary of previous and concurrent planning efforts An economic snapshot of employment and market conditions Identify additional unique goals for the Area, if applicable <p>Area Vision and Goals</p> <ul style="list-style-type: none"> Alignment with the Comprehensive Plan’s Vision, Guiding Principles and Goals Identify additional unique goals for the Area, if applicable <p>Recommendations Plan Framework</p> <ul style="list-style-type: none"> Recommendations for History, Art and Culture Recommendations for Transportation, Mobility and Connectivity Recommendations for Streetscapes Recommendations for Public Spaces and Amenities Recommendations for Housing Recommendations for Business Community Recommendations for Building form and Development, including place types and transition strategies 	127	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here
74	<p>AREA PLAN PROCESS Area Plans should protect and enhance the character of San Marcos' Downtown and neighborhoods. The Regional Center Plan for the Second City Center contributes to this charge by providing a market feasible vision and specific direction for creating a new higher intensity growth area that will relieve development pressure on Downtown and neighborhoods throughout the community. Area Plans are developed through resident driven engagement efforts and intended to provide detailed strategies for places, transportation, infrastructure and community facilities and amenities. Area Plans will build on resident and property owner knowledge and feedback to catalog and celebrate community character and develop and enhance places through 1) the further exploration of how an area can achieve the aspirational aspects of place types included in the Preferred Growth Scenario, and 2) protect, enhance, and add community assets to improve access and equity for neighborhoods throughout San Marcos.</p>	140	<p>AREA PLAN PROCESS Area Plans should protect and enhance the character of San Marcos' Downtown and neighborhoods. The Regional Center Plan for the Second City Center East Village <u>contributes to this charge by providing will provide a market feasible vision and specific direction for creating a new higher intensity growth area that will relieve development pressure on</u> Downtown and neighborhoods throughout the community. Area Plans are developed through resident driven engagement efforts and intended to provide detailed strategies for places, transportation, infrastructure and community facilities and amenities. Area Plans will build on resident and property owner knowledge and feedback to catalog and celebrate community character. and develop and enhance places through 1) the further exploration of how an area can achieve the aspirational aspects of place types included in the Preferred Growth Scenario, and 2) protect, enhance, and add community assets to improve access and equity for neighborhoods throughout San Marcos. <u>Area Plans will serve as a guide for potential development in existing neighborhoods and may include provisions to enhance the area while maintaining the character.</u></p>	128	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
75	Area Plans should integrate previous neighborhood plans and studies, as well as recommendations from citywide system plans (e.g., Transportation Master Plan). The purpose of the Area Plans is to develop actionable strategies for the city's neighborhoods at a manageable and implementable scale.	141	Area Plans should integrate previous neighborhood plans and studies, as well as recommendations from citywide system plans (e.g., Transportation Master Plan). The purpose of the an Area Plans is <u>to preserve the character of the city's neighborhoods</u> and to develop actionable strategies for the city's neighborhoods at a manageable and implementable scale.	128	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
76	SUMMARY OF INITIAL AREA PLANNING	142 - 151	SUMMARY OF INITIAL AREA PLANNING REMOVE ALL OF THIS SECTION	Removed	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
77	The analysis helped identify which Place Types were beneficial to the City's fiscal health and the locations within the City's extra-territorial jurisdiction (ETJ) that are more costly to serve. The analysis results illustrate the importance of a balanced land use plan that accommodates real estate market demands, but within land use patterns that are more cost effective to serve for the City. The fiscal impact findings for each Place Type are provided in Chapter 3. Second, the net fiscal impact of the Preferred Growth Scenario was compared to the Existing Trends scenario that illustrated the continuation of recent development patterns. The fiscal impact analysis of the scenarios found that the Preferred Growth Scenario produces a net positive annual impact on the City's General Fund (\$3.9 million annually, which is 3.9% of estimated total new annual expenditures). The Preferred Growth Scenario also produced a greater net positive fiscal benefit to the City than the Existing Trends scenario. The Preferred Growth Scenario provides for a greater diversity of housing and lower potential for low density/intensity employment uses. This growth pattern produces a more cost-effective built environment for the City to serve.	159	The analysis helped identify which Place Types were beneficial to the City's fiscal health and which the locations within the City's extra-territorial jurisdiction (ETJ) that are more costly to serve. The analysis results <u>illustrates</u> the importance of a balanced land use plan that accommodates real estate market demands, but within land use patterns that are more cost effective to serve for the City. The fiscal impact findings for each Place Type are provided in Chapter 3 <u>the Appendix for 2023.</u> Second, the net fiscal impact of the Preferred Growth Scenario was compared to the Existing Trends scenario that illustrated the continuation of recent development patterns. The fiscal impact analysis of the scenarios found that the Preferred Growth Scenario produces a net positive annual impact on the City's General Fund (\$3.9 million annually, which is 3.9% of estimated total new annual expenditures). The Preferred Growth Scenario also produced a greater net positive fiscal benefit to the City than the Existing Trends scenario. The Preferred Growth Scenario provides for a greater diversity of housing and lower potential for low <u>higher</u> density/intensity employment uses. This growth pattern produces a more cost-effective built environment for the City to serve.	137	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here
78	<p>Lastly, the fiscal impact analysis identified a few major findings related to the location of growth that impact land use and future annexation decisions.</p> <ul style="list-style-type: none"> The City of San Marcos' ETJ is within four different counties (Caldwell, Comal, Guadalupe, and Hays). Most of San Marcos and its future growth potential is within Hays County, which is more convenient for service provision since San Marcos is the Hays County seat. Growth in the other three counties produces greater service costs (especially for police service). The location of growth significantly impacts the effectiveness and cost of fire service. Fire service effectiveness is driven by a few key factors including response time to calls for service and the utilization of firefighter units and apparatus. 	160	<p>Lastly, the fiscal impact analysis identified a few major findings related to the location of growth that impact land use and future annexation decisions.</p> <ul style="list-style-type: none"> The location of growth significantly impacts the effectiveness and cost of fire service. Fire service effectiveness is driven by a few key factors including response time to calls for service and the utilization of firefighter units and apparatus. Development that is far from existing fire stations (i.e., with a response time greater than four to six minutes) impacts response times and utilization of units. New development outside existing fire station service areas has a much greater cost to serve as it will generate the need for new stations and firefighter staffing. <u>The location of growth also impacts police response as new developments are farther from the core of the city. Response times will be longer, and this generates the need for more districts and more officers. In addition, t</u>The City of San Marcos' ETJ is within four different counties (Caldwell, Comal, Guadalupe, and Hays). Most of San Marcos and its future growth potential is within Hays County, which is more convenient for service provision since San Marcos is the Hays County seat. Growth <u>that occurs in Caldwell, Comal, and Guadalupe counties within the San Marcos ETJ</u> the other three counties produces greater service costs than Hays County. This includes farther distances that may need to be traveled to coordinate or process incidents. (especially for police service). 	138	Source: Directed by City Council at the 10/17/24 Council Meeting.	
79	N/A	167	<p>Add definition for Complete Community.</p> <p>Complete Community <u>A community with a variety of places in close proximity to each other that provide opportunities for people to live, work, play and include high-quality parks, open space, pedestrian and bicycle facilities, parking, and other community benefits.</u></p>	145	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
80	N/A	167	<p>Equitable Growth: <u>An approach to public and private investment that attempts to provide community benefits for all residents and to distribute the costs and benefits (physical, financial, environmental, social, and cultural) of growth and change in San Marcos among all residents.</u></p>	145	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
81	<p>Cottage Cluster A group of homes, generally one or two stories that are clustered and arranged around a common open space.</p>	167	<p>Cottage Cluster A group of homes, generally one or two stories that are clustered and arranged around a common open space.</p>	Removed	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
82	<p>Equitable While equality implies treating everyone the same, equity includes the understanding that each community and part of a community has different challenges when it comes to access to various opportunities, and adapting our policies and actions based on those differences to respond to unique needs and create more inclusive access.</p>	167	<p>Equitable While equality implies treating everyone the same, equity includes the understanding that each community and part of a community has different challenges when it comes to access to various opportunities, and adapting our policies and actions based on those differences to respond to unique needs and create more inclusive access.</p>	Removed	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
83	<p>Accessory Dwelling Unit (ADU) A structure contained within or separate from the main structure on a single-family or two-family lot that contains separate living quarters, including cooking, sleeping, and bathroom facilities. An ADU can be a separate structure, or attached as in a garage apartment or garden apartment which includes a separate entrance. An ADU may be occupied by extended members of a family (such as a grandparent) or by persons unrelated to the owners or occupants of the main structure on the lot. ADUs can be a relatively inexpensive way to add dwelling units in existing neighborhoods without changing its character.</p>	167	<p>Accessory Dwelling Unit (ADU) A structure contained within or separate from the main structure on a single-family or two-family lot that contains separate living quarters, including cooking, sleeping, and bathroom facilities. An ADU can be a separate structure, or attached as in a garage apartment or garden apartment which includes a separate entrance. An ADU may be occupied by extended members of a family (such as a grandparent) or by persons unrelated to the owners or occupants of the main structure on the lot. <u>ADUs can be a relatively inexpensive way to add dwelling units in existing neighborhoods without changing its character.</u></p>	145	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here
84	Goals Priority outcomes that the community wants to accomplish.	168	Goals Priority outcomes that the community wants to accomplish.	N/A	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
85	Historic Structure Any structure that is: 1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; 2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; 3. Individually listed on a state inventory of historic places in accordance with state historic preservation programs that have been approved by the Secretary of the Interior; or 4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by the Secretary of the Interior or by an approved state program as determined by the Secretary of the Interior.	168	Historic Structure Any structure that is: 5. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; 6. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; 7. Individually listed on a state inventory of historic places in accordance with state historic preservation programs that have been approved by the Secretary of the Interior; or 8.5. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by the Secretary of the Interior or by an approved state program as determined by the Secretary of the Interior.	N/A	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
86	Mid-Rise Buildings Tends to describe buildings that are five to eight stories in height, but can be used to describe three and four story buildings as well, depending on context.	168	Mid-Rise Buildings Tends to describe buildings that are five to eight stories in height, but can be used to describe three and four story buildings as well, depending on context.	N/A	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
87	Middle Density (or Missing Middle) Development that is built at moderate density, including formats such as two-family housing (duplexes), three-family housing (triplexes), four-family housing (fourplexes), two-or-three story apartment buildings (often with street-level retail on the ground floor), and smaller-scale retail and office development that supports walkable neighborhoods. Middle-density development can be less costly to serve with infrastructure such as water and sewer than lower-density single-family development and often is compatible within and on the fringes of lower-density development such as single-family (detached) homes. The increased population density supports the City's goal to create walkable neighborhoods that provide housing in a variety of formats, size, and prices and support neighborhood-level retail and smaller parks. Middle-density development fills the gap between subdivisions that are largely single-family detached homes, and large multi-story apartment buildings, large retail complexes, or office parks.	169	Middle Density (or Missing Middle) Development that is built at moderate density, including formats such as two-family housing (duplexes), three-family housing (triplexes), four-family housing (fourplexes), two-or-three story apartment buildings (often with street-level retail on the ground floor), and smaller-scale retail and office development that supports walkable neighborhoods. Middle-density development can be less costly to serve with infrastructure such as water and sewer than lower-density single-family development and often is compatible within and on the fringes of lower-density development such as single-family (detached) homes. The increased population density supports the City's goal to create walkable neighborhoods that provide housing in a variety of formats, size, and prices and support neighborhood-level retail and smaller parks. Middle-density development fills the gap between subdivisions that are largely single-family detached homes, and large multi-story apartment buildings, large retail complexes, or office parks.	N/A	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
88	Missing Middle Housing The residential component of middle density neighborhoods. Missing middle housing includes a range of housing types that are missing in most neighborhoods constructed in the last 70 years because they were prohibited by many zoning ordinances and disfavored by the housing development and financing market. Types of housing that qualify as the missing middle include two-family housing (duplexes), three-family housing (triplexes), four-family housing (fourplexes), townhouses, cottage homes, smaller two- and three-story apartment buildings, and live-work buildings. This type of housing often supports a variety of different sizes and price points. Individual missing-middle housing projects can be appropriate infill development in existing neighborhoods. They can gently increase density in existing neighborhoods served by utilities without impairing neighborhood identity or charm.	169	Missing Middle Housing The residential component of middle density neighborhoods. Missing middle housing includes a range of housing types that are missing in most neighborhoods constructed in the last 70 years because they were prohibited by many zoning ordinances and disfavored by the housing development and financing market. Types of housing that qualify as the missing middle include two-family housing (duplexes), three-family housing (triplexes), four-family housing (fourplexes), townhouses, cottage homes, smaller two- and three-story apartment buildings, and live-work buildings. This type of housing often supports a variety of different sizes and price points. Individual missing-middle housing projects can be appropriate infill development in existing neighborhoods. They can gently increase density in existing neighborhoods served by utilities without impairing neighborhood identity or charm.	N/A	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	

Item#	Vision SMTX (original Draft Plan)	Pg#	Vision SMTX++ with Council Amendments	Pg#	Source & Date of Action	Comment Here
89	N/A	170	Sustainable Development Development that meets the needs of the present without compromising the resources needed for future generations.	146	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
90	Policies Statements that identify how goals can be reached, including the specific intent of the goal direction as it relates to more specific topics or subtopics.	170	Policies Statements that identify how goals can be reached, including the specific intent of the goal direction as it relates to more specific topics or subtopics.	N/A	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
91	Transit-Oriented Development (TOD) A pattern of higher-density residential, commercial, office, and civic uses with an urban design and high-quality support for walking, bicycling, transit use and other forms of non-vehicular transportation, developed near high-performance transit stations. Transit-oriented development (TOD) is often encouraged using special development regulations around transit stations which require a higher-quality public realm, limited parking, and connections to adjoining neighborhoods.	170	Transit-Oriented Development (TOD) A pattern of higher density residential, commercial, office, and civic uses with an urban design and high-quality support for walking, bicycling, transit use and other forms of non-vehicular transportation, developed near high-performance transit stations. Transit-oriented development (TOD) is often encouraged using special development regulations around transit stations which require a higher quality public realm, limited parking, and connections to adjoining neighborhoods.	N/A	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
92	Transit Supportive Development An alternative name for Transit-Oriented Development (see above) that places an emphasis on linking adjacent land uses and activities to a transit station or station area.	170	Transit Supportive Development An alternative name for Transit-Oriented Development (see above) that places an emphasis on linking adjacent land uses and activities to a transit station or station area.	N/A	Source: P&Z Subcommittee Approved by P&Z on 8/22/2023	
93	From Vision SMTX Appendix <ul style="list-style-type: none"> Convert Downtown Streets into Two Way streets. Seek TxDOT cooperation in converting Guadalupe & LBJ to 2-way streets.	120	From Vision SMTX Appendix <ul style="list-style-type: none"> Convert Downtown Streets into Two Way streets. Seek TxDOT cooperation in converting Guadalupe & LBJ to 2-way streets.	120	Source: City Council Approved by CC on 10/17/2023	