

CITY OF SAN MARCOS - VISION SMTX COMPREHENSIVE PLAN

FISCAL IMPACT COMPARISON BY PLACE TYPE



PLACE TYPE	NET POSITIVE FISCAL IMPACT	FINDINGS
Neighborhood Low (Existing and New)	\$1,113 per acre \$176 per new person	<ul style="list-style-type: none"> Highest cost to serve (per new person) of all Place Types; generates largest increase in new streets to maintain. The greater housing diversity and density within Neighborhood Low-New reduces cost to serve. Greater cost to serve if located far from existing fire stations, outside of Hays County, or outside existing water and sewer service areas.
Neighborhood Medium	\$1,669 per acre \$219 per new person	<ul style="list-style-type: none"> Higher housing diversity and density generally reduces cost to serve; location of development can vary impact significantly. Greater cost to serve if located far from existing fire stations, outside of Hays County, or outside existing water and sewer service areas.
Neighborhood High	\$3,348 per acre \$220 per new person	<ul style="list-style-type: none"> Most efficient Place Type in terms of infrastructure demand for housing; generates highest concentration of potential service needs. Greater cost to serve if located far from existing fire stations, outside of Hays County, or outside existing water and sewer service areas.
Neighborhood Transition	N/A	<ul style="list-style-type: none"> Limited future development potential within transition locations. Fiscal impact dependent on uses and intensity of development.
Mixed Use Low	\$4,478 per acre, \$398 per new person	<ul style="list-style-type: none"> Generates greatest net positive impact of all Place Types (per acre and per new person). There is limited potential for growth in this Place Type.
Mixed Use Medium	\$1,969 per acre, \$98 per new person	<ul style="list-style-type: none"> Generates most value and revenue per acre of all Place Types. Denser concentration and variety of uses also requires a greater level of service.
Commercial/ Employment Low	(-)\$1,652 per acre, (-)\$288 per new person	<ul style="list-style-type: none"> 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).
Commercial/ Employment Medium	\$735 per acre, \$42 per new person	<ul style="list-style-type: none"> Higher density of employment uses offsets cost to serve and provide infrastructure compared to Commercial/Employment Low.
Conervation/Cluster	N/A	<ul style="list-style-type: none"> None or has potential to perform like a Neighborhood Low or Medium Place Type if a cluster-style development is pursued.

Note: Net Fiscal Impact (Table 12) and Findings are found in the Vision SMTX Comprehensive Plan, Appendix C: Key Findings from Fiscal Impact Analysis.