LAND USE

VISION STATEMENT
We envision San Marcos as a community with balanced and diverse land uses that expand our lifestyle choices while protecting and enriching our historical, cultural and natural resources.

GOALS & OBJECTIVES

GOAL 1
DIRECT GROWTH, COMPATIBLE WITH SURROUNDING USES

Objectives:
Update Future Land Use Map that is based on the development intensities specified in the preferred scenario
Update Annexation/ETJ Management Plan
Create a Sustainability Plan to identify affordable and realistic sustainability practices to be encouraged
Replace the Land Development Code with an updated document to support preferred scenario
Align infrastructure plans to achieve preferred scenario
GOAL 2
HIGH-DENSITY MIXED-USE DEVELOPMENT AND INFRASTRUCTURE IN THE ACTIVITY NODES AND INTENSITY ZONES, INCLUDING THE DOWNTOWN AREA SUPPORTING WALKABILITY AND INTEGRATED TRANSIT CORRIDORS
Objectives:
Develop a parking plan in downtown, and other activity nodes, that supports the preferred scenario and implement incentives such as parking reductions for mixed-use developments near transit or employment centers
Require all developments dedicate adequate right-of-way to accommodate all modes of transportation
Implement a complete economic development strategy for downtown
Review and update the Downtown Master Plan
Create a fiscal impact model to quantify the costs and benefits of incentives
Maintain a current Thoroughfare Plan in order to preserve necessary right-of-way
Set aside areas for high quality public spaces during the development process

GOAL 3
SET APPROPRIATE DENSITY AND IMPERVIOUS COVER LIMITATIONS IN THE ENVIRONMENTALLY SENSITIVE AREAS TO AVOID ADVERSE IMPACTS ON THE WATER SUPPLY
Objectives:
Create specifications for the use of pervious materials
Implement rain water retention and storm water Best Management Practices
Track and monitor pervious cover at the watershed level
Adopt a Water Quality Model that will ensure water quality standards are met and to minimize water degradation
Adopt scientific standards for development in environmentally sensitive areas
Create a fiscal impact model to quantify the costs and benefits of incentives
Maintain a current Thoroughfare Plan in order to preserve necessary right-of-way
Set aside areas for high quality public spaces during the development process