

NEIGHBORHOODS & HOUSING

VISION STATEMENT

We envision San Marcos to have a strong, more comprehensive foundation of safe stable neighborhoods while preserving and protecting the historical, cultural and natural identities of those neighborhoods.



GOALS & OBJECTIVES

GOAL 1

NEIGHBORHOODS THAT ARE PROTECTED AND ENHANCED IN ORDER TO MAINTAIN A HIGH QUALITY OF LIFE AND STABLE PROPERTY VALUES

Objectives:

Update the current process for Land Use Amendments to provide for more holistic review

Improve communication of neighborhood information regarding enforcement and incentives

GOAL 2

HOUSING OPPORTUNITIES FOR STUDENTS OF TEXAS STATE UNIVERSITY IN APPROPRIATE AREAS AND CREATE AND IMPLEMENT A PLAN TO ACCOMPLISH THIS VISION

Objectives:

Revise development codes in Intensity Zones to allow and streamline the process for appropriate uses and densities
Develop a plan to reduce congestion and parking issues caused near campus and in dense housing areas including community transit options that integrate with existing university systems

GOAL 3

DIVERSIFIED HOUSING OPTIONS TO SERVE CITIZENS WITH VARYING NEEDS AND INTERESTS

Objectives:

Revise zoning code to allow for more diverse housing types and mixed-use development
Update infill housing program
Develop an affordable housing program

GOAL 4

WELL MAINTAINED, STABLE NEIGHBORHOODS PROTECTED FROM BLIGHT OR THE ENCROACHMENT OF INCOMPATIBLE LAND USES

Objectives:

Review and update city ordinances regarding maintenance of property
Develop a process to enforce city codes related to property maintenance
Update and improve notice requirements for zoning changes
Create clear criteria for zoning changes to apply to all cases
Identify and create character index studies for neighborhoods inside and outside of intensity zones
Develop a plan to manage parking demand

