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Meeting Overview

- Introduction
- Review of Joint City Council/GPAC Workshop Input
- Additional Discussion Items
- Next Steps
- Chair/Vice-Chair Comments

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Summary of Joint City Council/GPAC Workshop Input

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General Input

- Support for the new land use ideas, including transitional designations, to allow more flexibility for property owners
- Concurrence with Staff's recommendation to maintain the Current GP designation (VLDR) for the Briggs property
- The development pattern and potential growth allowed under Alternative 1 more closely represents the community's vision (versus Alternative 2)
- Parts of changes included in Alternative 2 might still be appropriate (around the Civic Center) at more focused locations
- Higher density may be desirable in some areas, but MU-75 is too dense

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General Input

- Interest in expanding range of attainable housing options
- Interest in maintaining a jobs-housing ratio more consistent with existing conditions
- Interest in identifying ways to attract high-paying jobs
- Interest in preserving/expanding recreation opportunities
- Concerns over traffic congestion, especially around schools
- Concerns over ability to provide adequate public services/infrastructure

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Additional Discussion Questions

SAN MARCOS
Discover Life's Possibilities



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Additional Questions

Potential Discussion Items

- Range of land use designations/densities
- Location(s) where new development should be focused
- Specific geographic areas of opportunity/challenge
- General vision for growth – what can/should

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Next Steps

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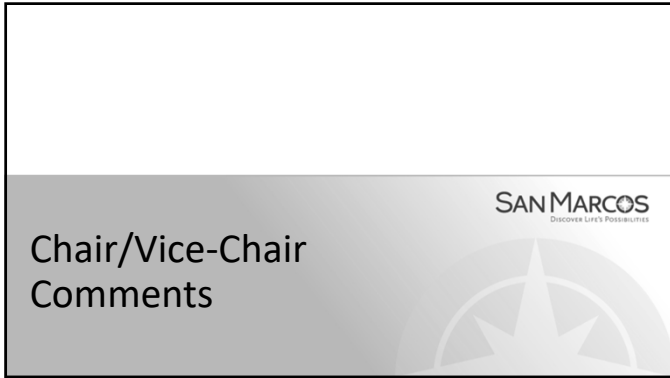
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Next Steps

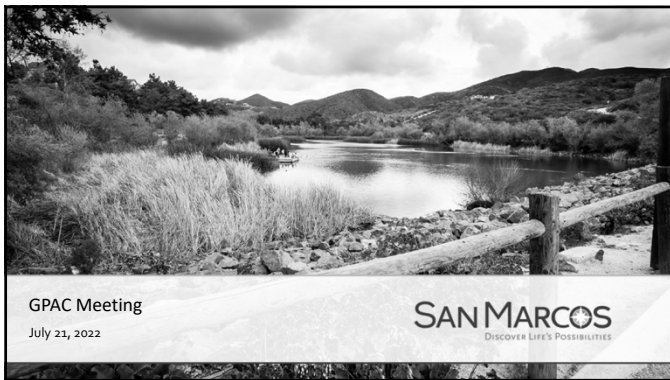
- August 18, 2022: GPAC Meeting on Environmental Justice
- September 2022: City Council Review of Benchmark Plan
- Fall 2022: Draft Policy Document
- 2023: Environmental Impact Report
- 2023: Public Hearings

Note: The August 2022 GPAC meeting will be the last topical GPAC discussion; the GPAC will be dark from September – December 2022 and resume in 2023 with a review of the draft Policy Document

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