

ORDINANCE NO. 2025-48

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY REZONING APPROXIMATELY TWO ACRES OF LAND LOCATED ON 112 SMITH LANE, FROM SINGLE FAMILY-6 (SF-6) DISTRICT TO NEIGHBORHOOD DENSITY-3 (ND-3) DISTRICT, OR SUBJECT TO CONSENT OF THE OWNER, ANOTHER LESS INTENSE ZONING DISTRICT CLASSIFICATION; APPROVING AN ASSOCIATED REGULATING PLAN FOR THE PROPERTY; INCLUDING PROCEDURAL PROVISIONS; AND DECLARING AN EFFECTIVE DATE.

RECITALS:

1. In Case No. ZC-25-10 the owner of approximately two acres of land located at 112 Smith Lane as further described in Exhibit “A,” attached hereto and incorporated herein for all purposes (the “Property”), made a request for the City to rezone the Property from Single Family-6 (SF-6) District to Neighborhood Density-3 (ND-3) District.
2. On October 28, 2025, the Planning and Zoning Commission voted 8–0 in Case No. ZC-25-10 to recommend approval of this request.
3. The City Council held a public hearing on November 18, 2025, regarding the request.
4. All requirements pertaining to Zoning Map amendments have been met.
5. The City Council hereby finds and determines that the adoption of the following ordinance is in the interest of the public health, morals, welfare and safety.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

SECTION 1. The Official Zoning Map of the City is amended to rezone the Property from Single Family-6 (SF-6) District to Neighborhood Density-3 (ND-3) District.

SECTION 2. A regulating Plan for the subject property as shown in Exhibit A is approved to govern development of the property in conjunction with other applicable ordinances.

SECTION 3. If any word, phrase, clause, sentence, or paragraph of this ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance will continue in force if they can be given effect without the invalid portion.

SECTION 4. All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

SECTION 5. This ordinance will take effect after its passage, approval and adoption on second reading.

PASSED AND APPROVED on first reading on November 18, 2025.

PASSED, APPROVED AND ADOPTED on second reading on _____.

Jane Hughson
Mayor

Attest:

Approved:

Elizabeth Trevino
City Clerk

Samuel J. Aguirre
City Attorney

EXHIBIT A – PROPERTY DESCRIPTION

[ATTACH LEGAL DESCRIPTION AND SURVEY]