



MEMO

TO: Planning & Zoning Commission
FROM: David Soto, CNU-A, Planning Manager – Planning and Development Services Department
DATE: October 14, 2025
RE: Proposed Amendments to the San Marcos Land Development Code

BACKGROUND

The City of San Marcos is updating its Land Development Code (LDC) and Design Manual—the set of rules that guides how the city grows and develops. On August 19, 2025, City Council provided initial authorization to update the LDC. This update will help implement the Vision SMTX Comprehensive Plan (approved on October 15, 2024), improve development processes, align with state law, and address new types of development.

UPDATES TO LAND DEVELOPMENT CODE & DESIGN MANUAL

The Land Development Code establishes the rules and regulations which guide development within the City limits and its Extra-territorial Jurisdiction (ETJ). These regulations cover various aspects, including:

- Land uses permitted in different zoning districts;
- The subdivision of property including the layout of lots;
- Setbacks and density;
- Parking requirements;
- Landscaping and tree standards;
- Infrastructure requirements;
- Environmental regulations; and
- Site/building design requirements.

Staff is bringing these proposed changes to the Commission's attention to provide an opportunity for review and comment. The proposed amendments to the Land Development Code and Design Manual are included in the packet, along with a justification table outlining the purpose and rationale for each amendment.

To view all the proposed edits, please visit <https://smtx.konveio.com/land-development-code-updates>.

NEXT STEPS

Community input is essential! The public is invited to provide comments on the Draft Code through October 26. Comments can be made at <https://smtx.konveio.com/land-development-code-updates> or written and emailed comments can be provided at planninginfo@sanmarcostx.gov or the Planning and Development Services office at 630 E Hopkins Street, 512.805.8230. Following the public review period, staff will review comments received and prepare the development code for final consideration.

ATTACHMENTS

Included are the following attachments:

- **Attachment A:** Land Development Code Draft Justification Table
- **Attachment B:** Design Manual Draft Justification Table