

## **ORDINANCE NO. 2026-20**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY IN CASE NO. ZC-26-02 BY REZONING APPROXIMATELY 1.45 ACRES OF LAND LOCATED AT 1904 OLD RANCH ROAD 12, FROM FUTURE DEVELOPMENT DISTRICT (FD) TO COMMERCIAL DISTRICT (CM), OR SUBJECT TO CONSENT OF THE OWNER, ANOTHER LESS INTENSE ZONING DISTRICT CLASSIFICATION; INCLUDING PROCEDURAL PROVISIONS; AND DECLARING AN EFFECTIVE DATE.**

### **RECITALS:**

1. In Case No. ZC-26-02, the owner of approximately 1.45 acres of land located at 1904 Old Ranch Road 12, 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 Future Development District (FD) to Commercial District (CM).
2. On April 14, 2026, the Planning and Zoning Commission voted 9–0 in Case No. ZC-26-02 to recommend approval of this request.
3. The City Council held a public hearing on May 5, 2026, 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 Future Development District (FD) to Commercial District (CM).

**SECTION 2.** 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**SECTION 3.** All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

**SECTION 4.** This ordinance will take effect after its passage, approval and adoption on second reading.

**PASSED AND APPROVED** on first reading on May 5, 2026.

**PASSED, APPROVED AND ADOPTED** on second reading on May 19, 2026.

Jane Hughson  
Mayor

Attest:

Approved:

Elizabeth Trevino  
City Clerk

Samuel J. Aguirre  
City Attorney

**EXHIBIT A – PROPERTY DESCRIPTION**

*[ATTACH LEGAL DESCRIPTION]*