

**ORDINANCE NO. 2023-71**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS ADOPTING THE “VISION SMTX COMPREHENSIVE PLAN” AS THE COMPREHENSIVE PLAN OF THE CITY OF SAN MARCOS, ADOPTING THE PREFERRED SCENARIO MAP THEREIN AS THE FUTURE LAND USE MAP OF THE CITY; REPEALING PRIOR ORDINANCES WHICH ADOPTED AND AMENDED THE PREVIOUS COMPREHENSIVE PLAN, “VISION SAN MARCOS: A RIVER RUNS THROUGH US” AND THE ASSOCIATED PREFERRED SCENARIO MAP DESIGNATIONS AND PROVIDING NEW ASSOCIATED DESIGNATIONS FROM THE PREFERRED SCENARIO MAP; INCLUDING PROCEDURAL PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.**

**RECITALS:**

**1.** In 2020 City Council gave direction to rewrite the City’s current Comprehensive Plan, “Vision San Marcos: A River Runs Through Us” originally created in 2013. Following public hearings and community outreach, together with recommendations from various committees, boards and commissions, on August 22, 2023, the Planning and Zoning Commission considered and recommended approval of a new Comprehensive Plan for the City, “Vision SMTX Comprehensive Plan.”

**2.** The City Council, having held a hearing on September 19, 2023, October 17, 2023, and October 2, 2024 and having considered all comments and recommendations, hereby finds and determines that the adoption of the following ordinance adopting the City’s new “Vision SMTX Comprehensive Plan” and related documents is in the interest of the public health, welfare and safety.

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

**SECTION 1.** The “Vision SMTX Comprehensive Plan,” attached hereto as Exhibit “A” and made a part hereof for all purposes, is hereby adopted as the Comprehensive Plan of the City of San Marcos and the Preferred Scenario Map therein is hereby adopted as the future land use map of the City with the new associated designations from the Preferred Scenario Map.

**SECTION 2.** All applications for Zoning Map Amendments duly filed and accepted under applicable ordinances before the effective date of this ordinance, and that have not expired or otherwise been denied, may continue to be considered and evaluated under applicable standards of the Comprehensive Plan and Preferred Scenario Map existing before the effective date of this ordinance.

**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.** Ordinances which adopted or previously amended the prior Comprehensive Plan, “Vision San Marcos: A River Runs Through Us,” and the associated Preferred Scenario Map designations are hereby repealed along with any other ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance.

**SECTION 5.** The Preferred Scenario map designations associated with specific zoning classifications under Section 4.1.1.6 of the City’s Development Code are hereby repealed and replaced with the new associated designations from the Preferred Scenario Map, as shown in Exhibit “B”, attached hereto and made a part thereof for all purposes.

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

**PASSED AND APPROVED** on first reading on October 17, 2023.

**PASSED, APPROVED AND ADOPTED** on second reading on October 15, 2024.

Jane Hughson  
Mayor

Attest:

Approved:

Elizabeth Trevino  
City Clerk

Samuel J. Aguirre  
City Attorney

**EXHIBIT A**  
**Comprehensive Plan and Preferred Scenario Map**

**EXHIBIT B**  
**Revised Zoning and Preferred Scenario Map Associations Under Section 4.1.1.6 of the**  
**Development Code**