

ORDINANCE NO. 2026-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS AMENDING THE CITY'S DEVELOPMENT CODE AND ASSOCIATED DESIGN MANUAL TO, AMONG OTHER THINGS, UPDATE APPLICABILITY AND PROCESSES FOR CERTAIN DEVELOPMENT PERMITS; UPDATE PROVISIONS CONCERNING PARKLAND DEDICATION REQUIREMENTS; ESTABLISH AN OPTIONAL "DEVELOPMENT OVERLAY REGULATING PLAN" TO ACCOMPANY ZONING CHANGE REQUESTS; PROVIDE STANDARDS FOR NEW AND EMERGING DEVELOPMENT TYPES WITHIN THE LAND USE MATRIX; UPDATE AND CLARIFY LANDSCAPING AND TREE MITIGATION REQUIREMENTS FOR NEW DEVELOPMENT; CORRECT TYPOS AND INCONSISTENCIES, AND UPDATE THE CODE TO REFLECT RECENT CHANGES TO STATE LAW; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF ANY CONFLICTING PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

RECITALS:

1. On February 10, 2026, the City's Planning and Zoning Commission considered the amendments to the San Marcos Development Code set forth herein and unanimously recommended approval to the City Council.

2. City Council held a public hearing on these amendments, and after considering comments and recommendations provided, the City Council hereby finds and determines that the adoption of the following ordinance 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 San Marcos Development Code, Subpart B of the San Marcos City Code, and associated Design Manual are amended to read as set forth in Exhibit A, attached hereto and made a part hereof for all purposes. Added text, tables and illustrations are indicated by underlining. Deleted text, tables and illustrations are indicated by strikethroughs.

SECTION 2. In codifying the changes authorized by this ordinance, paragraphs, sections and subsections may be renumbered and reformatted as appropriate consistent with the numbering and formatting of the San Marcos City Code.

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 All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.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 March 3, 2026.

PASSED, APPROVED AND ADOPTED on second reading on _____, 2026.

Jane Hughson
Mayor

Attest:

Approved:

Elizabeth Trevino
City Clerk

Samuel J. Aguirre
City Attorney

EXHIBIT A

[ATTACH DEVELOPMENT CODE AND DESIGN MANUAL AMENDMENTS]