

## **ORDINANCE NO. 2025-19**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS AMENDING THE PREFERRED SCENARIO MAP OF THE CITY'S COMPREHENSIVE PLAN FROM "CONSERVATION/CLUSTER" TO "COMMERCIAL/EMPLOYMENT LOW" FOR APPROXIMATELY 199.49 ACRES OF LAND AT 904 FRANCIS HARRIS LANE; INCLUDING PROCEDURAL PROVISIONS; AND DECLARING AN EFFECTIVE DATE.**

### **RECITALS:**

1. On March 25, 2025, the Planning and Zoning Commission of the City of San Marcos held a public hearing regarding a request to amend the Preferred Scenario Map of the City's Comprehensive Plan to change the designation from "Conservation/Cluster" to "Commercial/Employment Low" for approximately 199.49 acres of land generally located on the western side of Francis Harris Lane.
2. Subsequent to the public hearing on that date, the Planning and Zoning Commission considered the request and voted 8-1 to recommend denial of the request, PSA-25-01, to the City Council.
3. The City Council held public hearings on June 3, 2025 and August 19, 2025, regarding the request.
4. All requirements of San Marcos Development Code pertaining to Preferred Scenario 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 Preferred Scenario Map of the City's Comprehensive Plan is amended to change the designation from "Conservation/Cluster" to "Commercial/Employment Low" for approximately 199.49 acres of land generally located 904 Francis Harris Lane as shown in Exhibit A, attached hereto and made a part hereof.

**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**SECTION 3.** All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.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, provided companion Ordinance No. 2025-35 is passed and approved on second reading with the associated restrictive covenants.

**PASSED AND APPROVED** on first reading on August 19, 2025.

**PASSED, APPROVED AND ADOPTED** on second reading on September 2, 2025.

Jane Hughson  
Mayor

Attest:

Approved:

Elizabeth Trevino  
City Clerk

Samuel J. Aguirre  
City Attorney

**EXHIBIT A**  
[ATTACH PROPERTY DESCRIPTION]