

**ORDINANCE NO. 2024-58**

**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-24-09, BY REZONING APPROXIMATELY 16.637 ACRES OF LAND IN HAYS COUNTY, TEXAS, GENERALLY LOCATED ON DUTTON DRIVE APPROXIMATELY 650 FEET NORTHWEST OF THE INTERSECTION BETWEEN DUTTON DRIVE AND CORPORATE DRIVE, FROM LIGHT INDUSTRIAL (“LI”) DISTRICT, GENERAL COMMERCIAL (“GC”) DISTRICT, AND FUTURE DEVELOPMENT (“FD”) DISTRICT TO CHARACTER DISTRICT-1 (“CD-1”), OR, SUBJECT TO CONSENT OF THE OWNER, ANOTHER LESS INTENSE ZONING DISTRICT CLASSIFICATION; INCLUDING PROCEDURAL PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.**

**RECITALS:**

1. On November 12,, 2024, the Planning and Zoning Commission of the City of San Marcos held a public hearing regarding a request to change the zoning designation from Light Industrial “LI”, General Commercial (“CG”), and Future Development (“FD”) to Character District-1 (“CD-1”) or a less intense zoning district for approximately 16.637 acres of land out of the J.M. Veramendi League, Survey No. 1, Abstract No. 17, generally located on Dutton Drive approximately 650 feet northwest of the intersection between Dutton Drive and Corporate Drive (the “Property”), as described in Exhibit A, attached hereto and made a part hereof for all purposes.
2. On November 12, 2024, the Planning and Zoning Commission voted 8–0 in Case No. ZC-24-09 to recommend approval of this request.
3. The City Council held a public hearing on December 3, 2024, 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, as described in Exhibit A from Light Industrial (“LI”) District, General Commercial (“CG”) District, and Future Development (“FD”) District to Character District 1 (“CD-1”).

**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 December 3, 2024.

**PASSED, APPROVED AND ADOPTED** on second reading on December 17, 2024.

Jane Hughson  
Mayor

Attest:

Elizabeth Trevino  
City Clerk

Approved:

Samuel J. Aguirre  
City Attorney



**EXHIBIT A**  
*[ATTACH LEGAL DESCRIPTION AND SURVEY]*