

## **ORDINANCE NO. 2022-19**

**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-22-05, BY REZONING APPROXIMATELY 55.344 ACRES OF LAND, GENERALLY LOCATED APPROXIMATELY 280 FEET NORTHWEST OF THE INTERSECTION OF POSEY ROAD AND SOUTH OLD BASTROP HIGHWAY, FROM “FD” FUTURE DEVELOPMENT DISTRICT TO “CD-3” CHARACTER DISTRICT-3, OR, SUBJECT TO CONSENT OF THE OWNER, ANOTHER LESS INTENSE ZONING DISTRICT CLASSIFICATION; INCLUDING PROCEDURAL PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.**

### **RECITALS:**

1. On February 8, 2022, the Planning and Zoning Commission of the City of San Marcos held a public hearing regarding a request to change the zoning designation from “FD” Future Development District to “CD-3” Character District-3 for approximately 55.344 acres of land, generally located approximately 280 feet northwest of the intersection of Posey Road and South Old Bastrop Highway (the “Property”), as described in Exhibit A, attached hereto and made a part hereof for all purposes.

2. The Planning and Zoning Commission approved a recommendation to the City Council regarding the request.

3. The City Council held a public hearing on March 1, 2022, 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 “FD” Future Development District to “CD-3” Character District-3.

**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**SECTION 3.** All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.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 March 1, 2022.

**PASSED, APPROVED AND ADOPTED** on second reading on March 23, 2022.

Jane Hughson  
Mayor

Attest:

Tammy K. Cook  
City Clerk

Approved:

Michael J. Cosentino  
City Attorney

## EXHIBIT A

### EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earlysurveying.com

TBPELS Firm No. 10194487

#### 50.320 ACRES HAYS COUNTY, TEXAS

A DESCRIPTION OF 50.320 ACRES (APPROXIMATELY 2,191,933 SQ. FT.) IN THE HENRY WARNELL SURVEY, ABSTRACT NO. 492 IN HAYS COUNTY, TEXAS, BEING A PORTION OF A 50.6354 ACRE TRACT CONVEYED TO JAMES M. SIMS, III, IN A SPECIAL WARRANTY DEED DATED FEBRUARY 9, 1999 AND RECORDED IN DOCUMENT NO. 9911994 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 50.320 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at the westernmost corner of a stone column found in the northeast right-of-way line of Posey Road (right-of-way width varies) as described in Document No. 05036207 of the Official Public Records of Hays County, Texas and as shown on Posey Road Ranch Estates Subdivision, Phase 1, a subdivision of record in Volume 8, Page 259 of the Plat Records of Hays County, Texas, being the southernmost corner of the said 50.6354 acre tract, being also the westernmost corner of two acres described in Volume 105, Page 375 of the Deed Records of Hays County, Texas;

**THENCE** North 46°07'39" West with the northeast right-of-way line of Posey Road and crossing the said 50.6354 acre tract, a distance of 1750.45 feet to a 1/2" rebar with "Capital" cap found in the northwest line of the said 50.6354 acre tract, being in the southeast line of Lot 10, of said Posey Road Ranch Estates Subdivision, Phase 1;

**THENCE** North 43°12'30" East with the northwest line of the said 50.6354 acre tract, the southeast line of said Lot 10 and the southeast line of Lots 11-18, Posey Road Ranch Estates Subdivision, Phase II, a subdivision of record in Volume 9, Page 23 of the Plat Records of Hays County, Texas, a distance of 1296.98 feet to a 5/8" rebar found for the northernmost corner of the said 50.6354 acre tract, being the easternmost corner of said Lot 18, being also in the southwest line of a 3.01 acre tract described in Document No. 06038881 of the Official Public Records of Hays County, Texas;

**THENCE** South 46°43'13" East crossing the said 50.6354 acre tract and with the southwest line of the said 3.01 acre tract, the southwest line of a 3.00 acre tract described in Volume 2525, Page 454 of the Deed Records of Hays County, Texas and the southwest right-of-way line of Horace Howard Drive (50' right-of-way width) as described in Volume 244, Page 861 of the Deed Records of Hays County, Texas, a distance of 1611.43 feet to a 1/2" rebar found for the northernmost corner of a 0.893

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acre tract described in Volume 1121, Page 673 of the Deed Records of Hays County, Texas, from which a 5/8" rebar with aluminum "Swart" cap found for the easternmost corner of the said 50.6354 acre tract, bears North 37°27'41" West, a distance of 9.91 feet;

**THENCE** South 37°26'41" West with the northwest line of the said 0.893 acre tract which varies from the southeast line of the said 50.6354 acre tract, a distance of 300.23 feet to a 1/2" rebar found for the westernmost corner of the said 0.893 acre tract, being the northernmost corner of a 3.34 acre tract described in Volume 2332, Page 427 of the Deed Records of Hays County, Texas;


**THENCE** South 37°35'29" West with the northwest line of the said 3.34 acre tract which varies from the southeast line of the said 50.6354 acre tract, a distance of 416.32 feet to a 5/8" rebar with aluminum "Swart" cap found in the southeast line of the said 50.6354 acre tract, being the westernmost corner of the said 3.34 acre tract, being also the northernmost corner of the said two acre tract, from which the easternmost corner of a stone column found for the southernmost corner of the said 3.34 acre tract, bears South 47°05'52" East, a distance of 286.50 feet;

**THENCE** South 36°45'58" West with the southeast line of the said 50.6354 acre tract and the northwest line of the said two acre tract, a distance of 606.06 feet to the **POINT OF BEGINNING**, containing 50.320 acres of land, more or less.

Surveyed on the ground on December 3, 2021

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), South Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1131-001-BASE

  
Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016

12/13/21

Date



# EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

[earllysurveying.com](http://earllysurveying.com)

TBPELS Firm No. 10194487

## **1.393 ACRES HAYS COUNTY, TEXAS**

A DESCRIPTION OF 1.393 ACRES (APPROXIMATELY 60,661 SQ. FT.), BEING A PORTION OF HORACE HOWARD DRIVE (50' RIGHT-OF-WAY WIDTH) AS DESCRIBED IN VOLUME 244, PAGE 861 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 1.393 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found for an angle point in the southwest right-of-way line of Horace Howard Drive, being the northernmost corner of a 0.893 acre tract described in Volume 1121, Page 673 of the Deed Records of Hays County, Texas,

- from which a 1/2" rebar found for the westernmost corner of the said 0.893 acre tract, being the northernmost corner of a 3.34 acre tract described in Volume 2332, Page 427 of the Deed Records of Hays County, Texas, bears South 37°26'41" West, a distance of 300.23 feet;
- from which a 5/8" rebar with aluminum "Swart" cap found for the easternmost corner of a 50.6354 acre tract described in 9911994 of the Official Public Records of Hays County, Texas, bears North 37°27'41" West, a distance of 9.91 feet;

**THENCE** North 46°43'13" West with the southwest right-of-way line of Horace Howard Drive and crossing the said 50.6354 acre tract, a distance of 1179.98 feet to a calculated point, from which a 5/8" rebar found for the northernmost corner of the said 50.6354 acre tract, being the easternmost corner of Lot 18, Posey Road Ranch Estates Subdivision, Phase 1, a subdivision of record in Volume 8, Page 259 of the Plat Records of Hays County, Texas, bears North 46°43'13" West, a distance of 431.46 feet;

**THENCE** North 25°26'38" East with the northwest right-of-way line of Horace Howard Drive and crossing a 3.00 acre tract described in Volume 2525, Page 454 of the Deed Records of Hays County, Texas, a distance of 38.47 feet to a calculated point;

**THENCE** South 64°33'22" East crossing Horace Howard Drive and the said 3.00 acre tract, a distance of 50.00 feet to a calculated angle point in the northeast right-of-way line of Horace Howard Drive, being in the southeast line of the said 3.00 acre tract,

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being also the westernmost corner of a 6.0194 acre tract described in Document No. 17025732 of the Official Public Records of Hays County, Texas;

**THENCE** South 46°39'22" East with the northeast right-of-way line of Horace Howard Drive and the southwest line of the said 6.0194 acre tract, a distance of 198.91 feet to a 1/2" rebar found for the southernmost corner of the said 6.0194 acre tract, being in the northwest line of a 5.15 acre tract described in Volume 3186, Page 328 of the Deed Records of Hays County, Texas;

**THENCE** South 46°39'22" East with the northeast right-of-way line of Horace Howard Drive and crossing the said 5.15 acre tract, a distance of 739.71 feet to a 1/2" rebar found in the southeast line of the said 5.15 acre tract, being also in the northwest line of a 1.74 acre tract described in Volume 1125, Page 656 of the Deed Records of Hays County, Texas;

**THENCE** South 46°39'22" East with the northeast right-of-way line of Horace Howard Drive and crossing the said 1.74 acre tract, a distance of 208.88 feet to a calculated angle point in the northeast right-of-way line of Horace Howard Drive;

**THENCE** South 47°02'14" West crossing Horace Howard Drive and the said 1.74 acre tract, a distance of 50.75 feet to the **POINT OF BEGINNING**, containing 1.393 acres of land, more or less.

Surveyed on the ground on December 29, 2021

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), South Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1131-001-HORACE HOWARD



Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016

1/3/22

Date

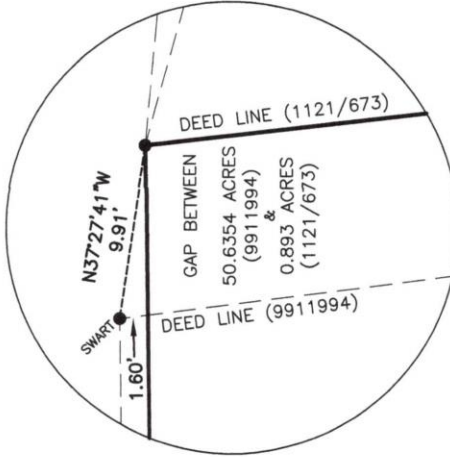


A SKETCH TO ACCOMPANY A DESCRIPTION OF 1.393 ACRES (APPROXIMATELY 60,661 SQ. FT.), BEING A PORTION OF HORACE HOWARD DRIVE (50' RIGHT-OF-WAY WIDTH) AS DESCRIBED IN VOLUME 244, PAGE 861 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

# LEGEND

- SWART ● 5/8" REBAR WITH ALUMINUM "SWART" CAP FOUND
- 1/2" REBAR FOUND (OR AS NOTED)
- △ CALCULATED POINT
- ( ) RECORD INFORMATION

## DETAIL NOT TO SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N25°26'38"E	38.47'
L2	S64°33'22"E	50.00'
L3	S46°39'22"E	198.91'
L4	S46°39'22"E	208.88'
L5	S47°02'14"W	50.75'



*1/3/22*

## EARLY LAND SURVEYING, LLC

P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631  
FIRM NO.10194487

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1131-001-HORACE HOWARD

DATE OF SURVEY: 12/29/21  
PLOT DATE: 1/3/22  
DRAWING NO.: 1131-001-HORACE HOWARD  
DRAWN BY: JBE & BBP  
SHEET 1 OF 2



1" = 200'

OVERLAP OF  
50.6354 ACRES  
(9911994)

HORACE HOWARD DRIVE  
&  
(50' R.O.W.) (244/861)

JAMES R. AVERY  
PORTION OF 5.15 ACRES  
(3186/328)

CAITLIN  
BANNAHAN  
LOPEZ  
6.0194 ACRES  
(17025732)

JACK C. RIES AND  
SHERYL L. RIES  
3.00 ACRES  
(2525/454)

PRUDENCIO R.  
LEDESMA  
3.01 ACRES  
(06038881)

DACHSHUND DRIVE  
PRIVATE GRAVEL ROAD  
N46°43'13"W 431.46'

1.393 ACRES  
APPROX. 60,661  
SQ. FT.

S46°39'22"E 739.71'  
HORACE HOWARD DRIVE (50' R.O.W.) (244/861)  
N46°43'13"W 1179.98'

L4

DAVID RICHARD  
HOWARD AND  
BEVERLY HOWARD  
PORTION OF  
1.74 ACRES  
(1125/656)

P.O.B.  
SEE DETAIL  
ON SHEET 1

GAP BETWEEN  
50.6354 ACRES  
(9911994)

0.893 ACRES  
(1121/673)

GAP BETWEEN  
50.6354 ACRES  
(9911994)  
&  
3.34 ACRES  
(2332/427)

THE COUNTY  
OF HAYS  
3.34 ACRES  
(2332/427)

JAMES M. SIMS, III  
PORTION OF 50.6354 ACRES  
(9911994)

POSEY ROAD RANCH  
ESTATES SUBDIVISION,  
PHASE 1  
(8/259)



**EARLY LAND  
SURVEYING, LLC**

P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631  
FIRM NO. 10194487

DRAWING NO.: 1131-001-HORACE HOWARD  
SHEET 2 OF 2



# EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earlysurveying.com

TBPELS Firm No. 10194487

## **3.631 ACRES HAYS COUNTY, TEXAS**

A DESCRIPTION OF 3.631 ACRES (APPROXIMATELY 158,174 SQ. FT.), BEING A PORTION OF POSEY ROAD (RIGHT-OF-WAY WIDTH VARIES) AS SHOWN ON PLAT RECORDED IN VOLUME 8, PAGE 259 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS AND AS DESCRIBED IN DOCUMENT NOS. 05036207, 06014801, 17043141, 19036046 AND 21022529 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 3.631 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at the westernmost corner of a stone column found in the northeast right-of-way line of Posey Road (right-of-way width varies) as shown on plat recorded in Volume 8, Page 259 of the Plat Records of Hays County, Texas and as described in Document Nos. 05036207, 06014801, 17043141, 19036046 and 21022529 of the Official Public Records of Hays County, Texas, being the southernmost corner of a 50.6354 acre tract described in Document No. 9911994 of the Official Public Records of Hays County, Texas, being also the westernmost corner of two acres described in Volume 105, Page 375 of the Deed Records of Hays County, Texas;

**THENCE** South 43°34'11" West crossing Posey Road, a distance of 90.07 feet to a calculated point in the southwest right-of-way line of Posey Road, being in the northeast line of a 417.630 acre tract described in Document No. 16010858 of the Official Public Records of Hays County, Texas;

**THENCE** with the southwest right-of-way line of Posey Road and the northeast line of the said 417.630 acre tract, the following two (2) courses and distances:

1. With a curve to the right, having a radius of 14862.04 feet, an arc length of 75.24 feet, a delta angle of 00°17'24", and a chord which bears North 46°17'07" West, a distance of 75.24 feet to a 1/2" rebar with "BCG" cap found;
2. North 46°07'59" West, a distance of 187.72 feet to a 1/2" rebar with "BCG" cap found for the easternmost corner of Lot 5, Block E, Trace Subdivision, PA 2B Section C, a subdivision of record in Document No. 21022529 of the Official Public Records of Hays County, Texas;

**THENCE** North 46°07'59" West with the southwest right-of-way line of Posey Road, the northeast line of Lot 5, Block E, of said Trace Subdivision, PA 2B Section C and the northeast line of Lot 5, Block E, Trace Subdivision, PA 2B Section B, a subdivision of record in Document No. 19036046 of the Official Public Records of Hays County, Texas, a distance of 415.38 feet to a 1/2" rebar with "BCG" cap found at the intersection of the southwest right-of-way line of Posey Road and the southeast right-of-way line of Lt. John Decker Drive (52' right-of-way width) as shown on said Trace Subdivision, PA 2B Section B, being also the northernmost corner of Lot 5, Block E, of said Trace Subdivision, PA 2B Section B;

**THENCE** North 46°07'59" West with the southwest right-of-way line of Posey Road and the northeast terminus of Lt. John Decker Drive, a distance of 52.09 feet to a 1/2" rebar with "BCG" cap found at the intersection of the southwest right-of-way line of Posey Road and the northwest right-of-way line of Lt. John Decker Drive, being the easternmost corner of Lot 50, Block B, of said Trace Subdivision, PA 2B Section B;

**THENCE** North 46°07'59" West with the southwest right-of-way line of Posey Road and the northeast line of said Lot 50, a distance of 985.74 feet to a 1/2" rebar with "BCG" cap found for the northernmost corner of said Lot 50, being the easternmost corner of Lot 28, Block B, Trace Subdivision, Section A, PA 2A, Phase A, a subdivision of record in Document No. 17043141 of the Official Public Records of Hays County, Texas;

**THENCE** North 46°07'59" West with the southwest right-of-way line of Posey Road and the northeast line of said Lot 28, a distance of 34.76 feet to a calculated point;

**THENCE** North 43°52'01" East, a distance of 90.44 feet to a 1/2" rebar with "Capital" cap found for an angle point in the northeast right-of-way line of Posey Road, being in the northwest line of the said 50.6354 acre tract, being in the southeast line of Lot 10, of Posey Road Ranch Estates Subdivision, Phase 1, a subdivision of record in Volume 8, Page 259 of the Plat Records of Hays County, Texas;

**THENCE** South 46°07'39" East with the northeast right-of-way line of Posey Road and the crossing the said 50.6354 acre tract, a distance of 1750.45 feet to the **POINT OF BEGINNING**, containing 3.631 acres of land, more or less.

Surveyed on the ground on December 29, 2021

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), South Central Zone, utilizing the SmartNet North America Network.

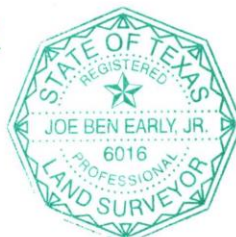
Attachments: Survey Drawing No. 1131-001-POSEY



Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016

1/3/22

Date



A SKETCH TO ACCOMPANY A DESCRIPTION OF 3.631 ACRES (APPROXIMATELY 158,174 SQ. FT.), BEING A PORTION OF POSEY ROAD (RIGHT-OF-WAY WIDTH VARIES) AS SHOWN ON PLAT RECORDED IN VOLUME 8, PAGE 259 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS AND AS DESCRIBED IN DOCUMENT NOS. 05036207, 06014801, 17043141, 19036046 AND 21022529 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD
C1	14862.04'	0°17'24"	75.24'	75.24'

LINE TABLE			(RECORD)
LINE	BEARING	DISTANCE	
L1	S43°34'11"W	90.07'	
L2	N46°07'59"W	187.72'	(N46°08'28"W 187.83')
L3	N46°07'59"W	415.38'	(N46°08'28"W 415.37')
L4	N46°07'59"W	52.09'	(N46°08'28"W 52.04')
L5	N46°07'59"W	985.74'	(N46°08'28"W 985.71')
L6	N46°07'59"W	34.76'	
L7	N43°52'01"E	90.44'	



*[Signature]*  
1/3/22

DATE OF SURVEY: 12/29/21  
PLOT DATE: 01/03/22  
DRAWING NO.: 1131-001-POSEY  
DRAWN BY: JBE & BBP  
SHEET 1 OF 2

#### LEGEND

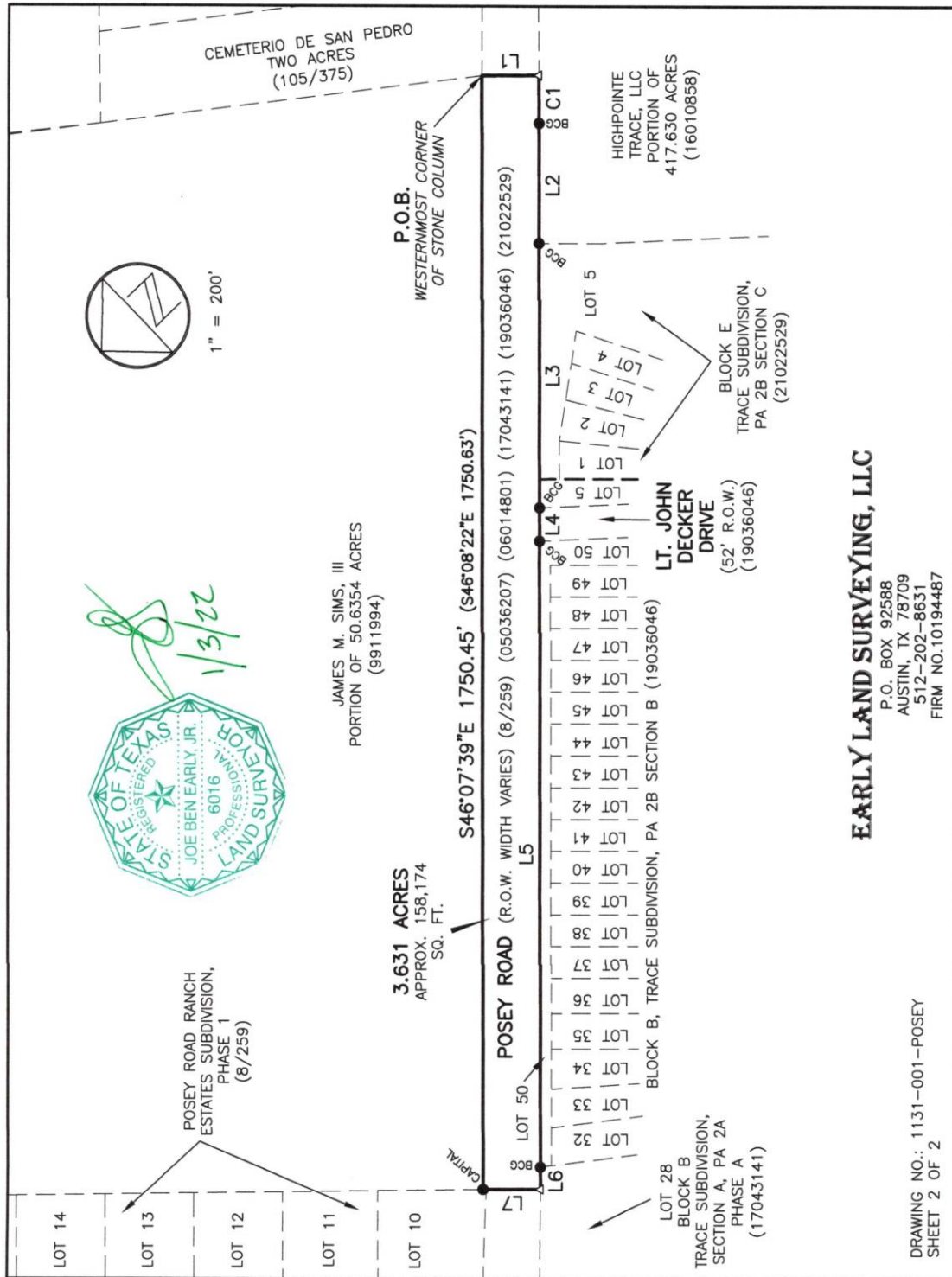
- CAPITAL 1/2" REBAR WITH "CAPITAL" CAP FOUND
- SMART 5/8" REBAR WITH ALUMINUM "SMART" CAP FOUND
- BCG 1/2" REBAR WITH "BCG" CAP FOUND
- 1/2" REBAR FOUND (OR AS NOTED)
- Δ CALCULATED POINT
- ( ) RECORD INFORMATION

#### EARLY LAND SURVEYING, LLC

P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631  
FIRM NO. 10194487

BEARING BASIS: THE TEXAS COORDINATE  
SYSTEM OF 1983 (NAD83), SOUTH  
CENTRAL ZONE, UTILIZING THE  
SMARTNET NORTH AMERICA NETWORK.  
ATTACHMENTS: METES AND BOUNDS  
DESCRIPTION 1131-001-POSEY





**EARLY LAND SURVEYING, LLC**

P.O. BOX 92588  
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DRAWING NO.: 1131-001-POSEY  
SHEET 2 OF 2