

ORDINANCE NO. 2025-50

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY REZONING APPROXIMATELY 26.76 ACRES OF LAND GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF WONDER WORLD DRIVE AND STATE HIGHWAY 123 IN FROM FUTURE DEVELOPMENT (FD) DISTRICT TO CHARACTER DISTRICT-5 (CD-5), 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, 2025 the Planning and Zoning Commission of the City of San Marcos held a public hearing regarding a request to change the zoning designation from Future Development (FD) District to Character District-5 (CD-5) or subject to the consent of the owner, another less intense zoning district for approximately 26.76 acres of land, generally located southwest of the intersection of Wonder World Drive and State Highway 123 in Hays County, Texas (the "Property"), as described in Exhibit "A," attached hereto and made a part hereof for all purposes.
2. On November 12, 2025, the Planning and Zoning Commission voted 8–0 in Case No. ZC-25-11 to recommend approval of this request.
3. The City Council held a public hearing on December 2, 2025, 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 Future Development (FD) District to Character District-5 (CD-5).

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 All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.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.

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PASSED AND APPROVED on first reading on December 2, 2025.

PASSED, APPROVED AND ADOPTED on second reading on December 16, 2025.

Jane Hughson
Mayor

Attest:

Approved:

Elizabeth Trevino
City Clerk

Samuel J. Aguirre
City Attorney

EXHIBIT A – PROPERTY DESCRIPTION

[ATTACH LEGAL DESCRIPTION AND SURVEY]