

ORDINANCE NO. 2024-56

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-24-08, BY REZONING APPROXIMATELY 21.46 ACRES OF LAND IN HAYS COUNTY, TEXAS, GENERALLY LOCATED NORTHEAST OF THE INTERSECTION BETWEEN WONDER WORLD DRIVE AND SOUTH STAGECOACH TRAIL, AND NORTHWEST OF THE INTERSECTION BETWEEN DUTTON DRIVE AND SOUTH STAGECOACH TRAIL, FROM LIGHT INDUSTRIAL (“LI”) DISTRICT AND GENERAL COMMERCIAL (“GC”) DISTRICT TO CHARACTER DISTRICT-5 (“CD-5”), OR, SUBJECT TO CONSENT OF THE OWNER, ANOTHER LESS INTENSE ZONING DISTRICT CLASSIFICATION; INCLUDING PROCEDURAL PROVISIONS; AND DECLARING 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”) and General Commercial (“CG”) to Character District-5 ("CD-5") or a less intense zoning district for approximately 21.46 acres of land, comprising Lots 1, 2, and 3, Block B and Lot 1, Block C in the Hays County Government Center Final Plat, and an unplatted 1.33 acre tract of land situated in the J.M. Veramendi League, Survey No. 1, generally located northeast of the intersection between Wonder World Drive and S. Stagecoach Trail, and northwest of the intersection between Dutton Drive and S. Stagecoach Trail (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-24-08 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 and General Commercial (“GC”) 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.

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]