

**ORDINANCE NO. 2016-**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS APPROVING AN AMENDMENT TO THE PREFERRED SCENARIO MAP OF THE CITY'S COMPREHENSIVE PLAN TO CHANGE THE LAND USE DESIGNATION FOR A 6.4 ACRE, MORE OR LESS, TRACT OF LAND OUT OF THE J.M. VERAMENDI SURVEY, ABSTRACT 17, LOCATED AT THE NORTHWEST CORNER OF WONDER WORLD DRIVE AND HUNTER ROAD FROM AN AREA OF STABILITY AND OPEN SPACE TO EMPLOYMENT CENTER, WHILE RETAINING THE EXISTING OPEN SPACE DESIGNATION FOR A PORTION OF SAID PROPERTY; AND INCLUDING PROCEDURAL PROVISIONS.**

**RECITALS:**

1. On November 10, 2015, 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, entitled "Vision San Marcos: A River Runs Through Us," to change the land use designation for a 6.4 acre, more or less, tract of land out of the J.M. Veramendi Survey, Abstract 17, located at the northwest corner of Wonder World Drive and Hunter Road.
2. Subsequent to the public hearing on that date, the Planning and Zoning Commission considered the request and voted to recommend that the City Council deny the request.
3. The City Council held a public hearing on August 2, 2016 regarding the request.
4. All requirements of Chapter 1, Development Procedures, of the City Land 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, entitled "Vision San Marcos: A River Runs Through Us," is amended to change the land use intensity designation for the real property described in Exhibit A, attached hereto and made a part hereof, from an Area of Stability and Open Space to Employment Center, while retaining the existing Open Space designation for a portion of the property.

**SECTION 2.** This ordinance will take effect after its passage, approval and adoption on second reading.

**PASSED AND APPROVED** on first reading on August 2, 2016.

**PASSED, APPROVED AND ADOPTED** on second reading on August 16, 2016.

Daniel Guerrero  
Mayor

Attest:

Jamie Lee Pettijohn  
City Clerk

Approved:

Michael Cosentino  
City Attorney

**EXHIBIT A**

Description of a six acre, more or less, tract of land  
[Following pages]