

## **ORDINANCE NO. 2022-59**

**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-22-12, BY REZONING APPROXIMATELY 173.05 ACRES GENERALLY LOCATED AT THE NORTHWEST CORNER OF THE CENTERPOINT ROAD AND SOUTH OLD BASTROP HIGHWAY INTERSECTION FROM “SC” SMART CODE 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 June 28, 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 “SC” Smart Code District to “CD-3” Character District-3 for approximately 173.05 acres generally located at the northwest corner of the Centerpoint Road and South Old Bastrop Highway Intersection (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 August 2, 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 “SC” Smart Code 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**SECTION 3.** All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.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 August 2, 2022.

**PASSED, APPROVED AND ADOPTED** on second reading on September 6, 2022.

Jane Hughson  
Mayor

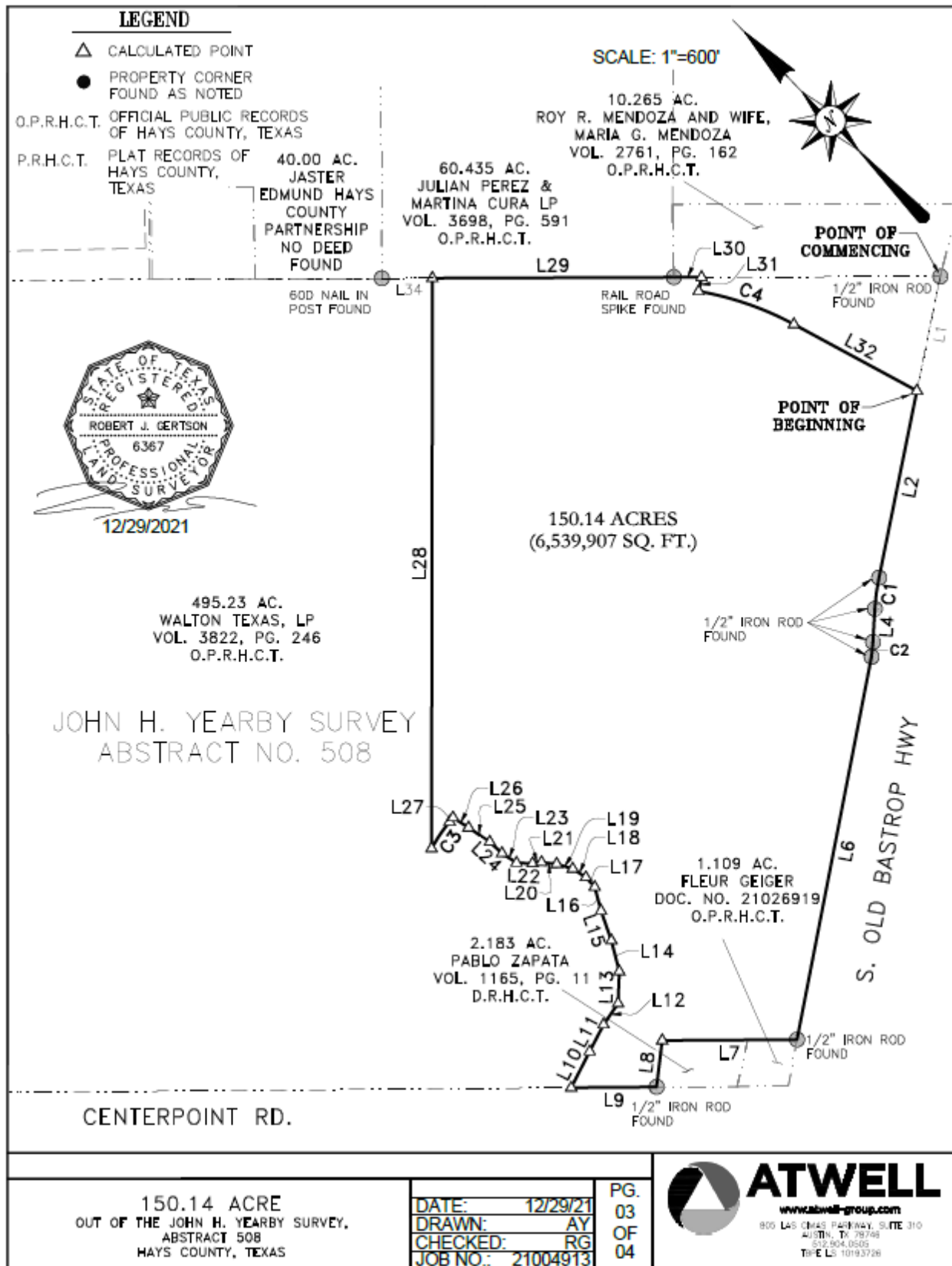
Attest:

Elizabeth Trevino  
City Clerk

Approved:

Michael J. Cosentino  
City Attorney

# EXHIBIT A

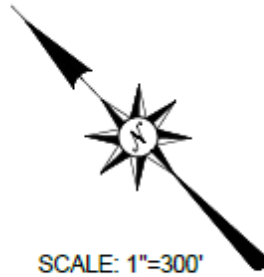


# LEGEND

- △ CALCULATED POINT
- PROPERTY CORNER FOUND AS NOTED
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- P.R.H.C.T. PLAT RECORDS OF HAYS COUNTY, TEXAS



12/27/2021



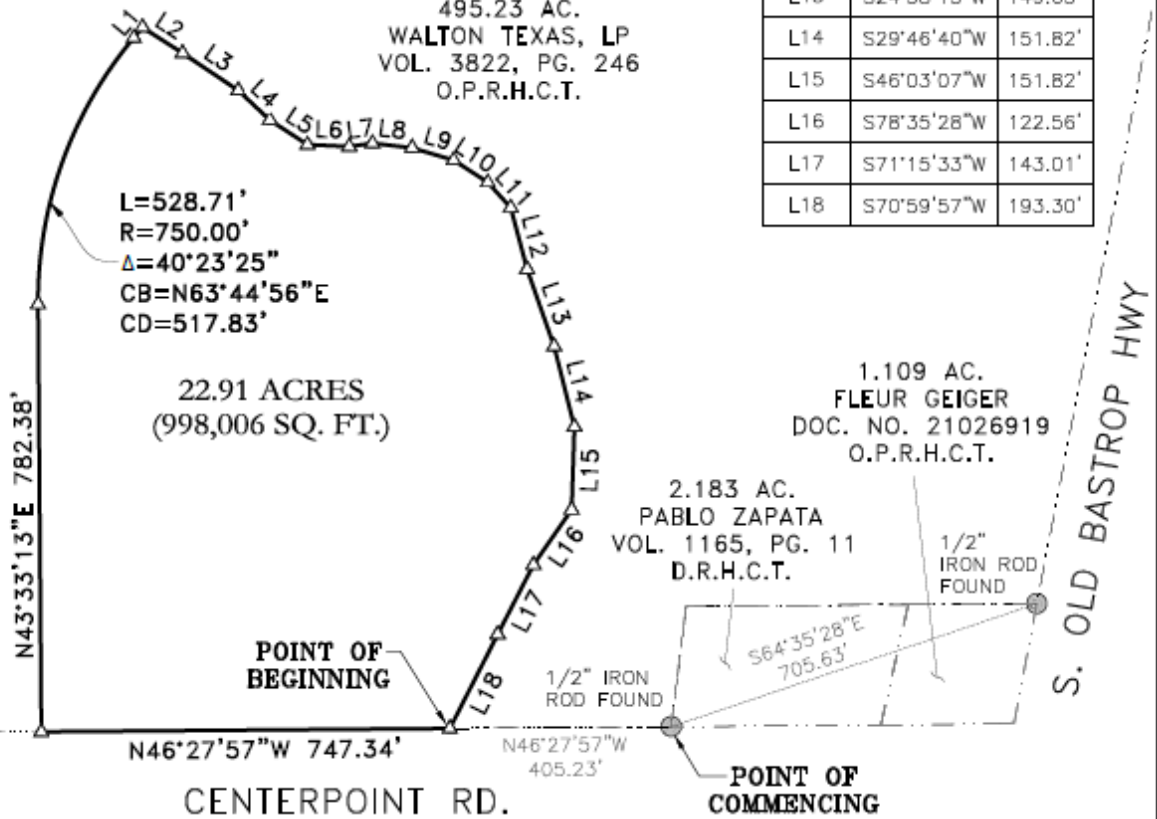
SCALE: 1"=300'

## JOHN H. YEARBY SURVEY ABSTRACT NO. 508

495.23 AC.  
WALTON TEXAS, LP  
VOL. 3822, PG. 246  
O.P.R.H.C.T.

L=528.71'  
R=750.00'  
Δ=40°23'25"  
CB=N63°44'56"E  
CD=517.83'

22.91 ACRES  
(998,006 SQ. FT.)



LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	N83°56'38"E	25.33'
L2	S13°11'27"E	87.32'
L3	S12°02'04"E	122.57'
L4	S3°06'58"E	78.92'
L5	S12°37'13"E	82.44'
L6	S43°28'20"E	76.51'
L7	S54°08'11"E	42.85'
L8	S39°28'12"E	73.04'
L9	S29°26'42"E	79.50'
L10	S12°48'27"E	74.40'
L11	S1°27'04"W	62.62'
L12	S29°17'33"W	116.57'
L13	S24°38'13"W	149.65'
L14	S29°46'40"W	151.82'
L15	S46°03'07"W	151.82'
L16	S78°35'28"W	122.56'
L17	S71°15'33"W	143.01'
L18	S70°59'57"W	193.30'

22.91 ACRE  
OUT OF THE JOHN H. YEARBY SURVEY,  
ABSTRACT 508  
HAYS COUNTY, TEXAS

DATE: 12/16/21  
DRAWN: AY  
CHECKED: RG  
JOB NO.: 21004913

PG.  
04  
OF  
05

**ATWELL**  
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