

ORDINANCE NO. 2025-31

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-25-01, BY REZONING APPROXIMATELY 15.48 ACRES OF LAND, GENERALLY LOCATED AT THE 6000 BLOCK OF IH-35 SOUTH, ALONG THE SOUTHBOUND IH-35 FRONTAGE ROAD, 1,500 FEET SOUTH OF INDUSTRIAL FORK, IN HAYS COUNTY, TEXAS, FROM FUTURE DEVELOPMENT (“FD”) DISTRICT TO HEAVY INDUSTRIAL (“HI”) DISTRICT, OR, SUBJECT TO CONSENT OF THE OWNER, ANOTHER LESS INTENSE ZONING DISTRICT CLASSIFICATION; INCLUDING PROCEDURAL PROVISIONS; AND DECLARING AN EFFECTIVE DATE.

RECITALS:

1. On April 8, 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”) to Heavy Industrial (“HI”) or a less intense zoning district for approximately 15.48 acres of land, more or less, out of the Samuel Craft Survey, Abstract No. 89, generally located along the southbound IH35 frontage road, 1,500 feet south of Industrial Fork, in Hays County, Texas (the “Property”), as described in Exhibit A, attached hereto and made a part hereof for all purposes.
2. On April 8, 2025, the Planning and Zoning Commission voted 8–0 in Case No. ZC-25-01 to recommend approval of this request.
3. The City Council held a public hearing on August 19, 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 Heavy Industrial (“HI”) District.

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conflict with this ordinance are repealed.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 19, 2025.

PASSED, APPROVED AND ADOPTED on second reading on September 2, 2025.

Jane Hughson
Mayor

Attest:

Elizabeth Trevino
City Clerk

Approved:

Samuel J. Aguirre
City Attorney

EXHIBIT A
[ATTACH LEGAL DESCRIPTION AND SURVEY]