

**ORDINANCE NO. 2018-**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY REZONING A 15.038 ACRE, MORE OR LESS, TRACT OF LAND, LOCATED IN THE 1600 BLOCK OF REDWOOD ROAD, FROM “FD” FUTURE DEVELOPMENT DISTRICT TO “CD-4” CHARACTER DISTRICT 4; AND INCLUDING PROCEDURAL PROVISIONS.**

**RECITALS:**

1. On June 12, 2018, the Planning and Zoning Commission of the City of San Marcos held a public hearing regarding a request to change the zoning designation from “FD” Future Development District to “CD-5” Character District 5 for a 15.038 acre, more or less, tract of land, located in the 1600 Block of Redwood Road.

2. Subsequent to the public hearing on that date, the Planning and Zoning Commission considered the request and, with the concurrence of the applicant, voted to recommend that a zoning designation of “CD-4” Character District 4 be approved by the City Council of the City.

3. The City Council held a public hearing on August 7, 2018 regarding the request and the recommendation.

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 15.038 acre tract of land described in Exhibit “A,” attached hereto and made a part hereof for all purposes, from “FD” Future Development District to “CD-4” Character District 4.

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

**PASSED AND APPROVED** on first reading on August 7, 2018.

**PASSED, APPROVED AND ADOPTED** on second reading on August 21, 2018.

John Thomaides  
Mayor

Attest:

Jamie Lee Case  
City Clerk

Approved:

Michael Cosentino  
City Attorney

## EXHIBIT A



METES AND BOUNDS DESCRIPTION  
FOR A  
15.038 ACRE TRACT OF LAND  
“ZONING”

Being 15.038 acres of land situated in San Marcos, Hays County, Texas, being out of the Barnette O. Kane Survey, Abstract No. 281, and being out of the remaining portion of that certain 156.350 acre tract of land as conveyed to Jim R. Smith, and recorded in Volume 1146, Page 825, of the Official Public Records of Hays County, Texas, and said 15.038 acres being more particularly described as follows:

BEGINNING at a corner in the Northeast Right-of-Way (R.O.W.) line of Redwood Road (County Road No. 232) (an existing 50' wide R.O.W.) (proposed 100' wide R.O.W.), for the most Westerly corner of a called 100.0 acre tract of land as conveyed to George Edward Meyer and wife, Angela Zipp Meyer, and Elsie Meyer Wray and husband, Milton E. Wray, and recorded in Volume 173, Page 44, of the Official Public Records of Hays County, Texas, and being the most Southerly corner of said remaining portion of 156.350 acre tract of land and this herein described tract of land;

THENCE with the Northeast R.O.W. line of said Redwood Road, and with the Southwesterly line of said remaining portion of 156.350 acre tract of land, N 41° 35' 31" W, a distance of 46.05 feet to a point in the Northeast R.O.W. line of said Redwood Road, being in the Southwesterly line of said remaining portion of 156.350 acre tract of land, and being the most Southwesterly corner of this herein described tract of land;

THENCE departing the Northeast R.O.W. line of said Redwood Road, and across and through said remaining portion of 156.350 acre tract of land, the following courses:

N 60° 38' 29" E, a distance of 255.82 feet to a point for a Southerly interior corner of this herein described tract of land;

N 41° 40' 53" W, a distance of 1,000.04 feet to a point for the most Westerly corner of this herein described tract of land;

N 44° 44' 53" E, a distance of 189.30 feet to a point at the beginning of a non-tangent curve to the right, and being a Northwesterly corner of this herein described tract of land;

With said non-tangent curve to the right, having an arc length of 105.76 feet, a radius of 180.00 feet, a delta angle of 33° 39' 56", a tangent length of 54.46 feet, and a chord bearing and distance of N 61° 34' 51" E, 104.25 feet, to a point for a Northwesterly corner of this herein described tract of land;

N 78° 24' 49" E, a distance of 95.17 feet to a point at the beginning of a non-tangent curve to the left, and being a Northwesterly corner of this herein described tract of land;

With said non-tangent curve to the left, having an arc length of 91.50 feet, a radius of 295.00 feet, a delta angle of 17° 46' 20", a tangent length of 46.12 feet, and a chord bearing and distance of N 69° 31' 39" E, 91.14 feet, to a point for a Northwesterly corner of this herein described tract of land;

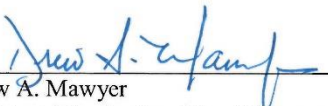
N 60° 38' 29" E, a distance of 145.64 feet to a point for the most Northerly corner of this herein described tract of land;

THENCE continuing across and through said remaining portion of 156.350 acre tract of land, S 41° 40' 53" E, a distance of 1,053.27 feet to a point in the Northwesterly line of said 100.0 acre tract of land, same being the Southeasterly line of said remaining portion of 156.350 acre tract of land, and being the most Easterly corner of this herein described tract of land;

THENCE with the common line between said 100.0 acre tract of land and said remaining portion of 156.350 acre tract of land, S 60° 38' 29" W, a distance of 870.05 feet to the POINT OF BEGINNING, and containing 15.038 acres of land, more or less.;

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Bearings based on Volume 8, Page 277-278, of the Map and Plat Records of Hays County, Texas.

  
Drew A. Mawyer  
Registered Professional Land Surveyor No. 5348  
TBPLS Firm Registration #10191500  
5151 W. State Highway, New Braunfels, TX 78132  
MOE295- Redwood- 15.038 Ac Zoning Rev 070918

