

ORDINANCE NO. 2021-

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-21-05 BY REZONING THE SITE OF SAN MARCOS FIRE STATION NO. 2, CONSISTING OF APPROXIMATELY 4.310 ACRES, DESCRIBED AS LOT 1, LA CIMA FIRE STATION SUBDIVISION, LOCATED AT 205 FLINT RIDGE ROAD, FROM “FD” FUTURE DEVELOPMENT DISTRICT TO “P” PUBLIC AND INSTITUTIONAL DISTRICT, OR SUBJECT TO CONSENT OF THE OWNER, ANOTHER LESS INTENSE ZONING DISTRICT CLASSIFICATION; INCLUDING PROCEDURAL PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

RECITALS:

1. On April 13, 2021, 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 “P” Public and Institutional District for approximately 4.310 acres, described as Lot 1, La Cima Fire Station Subdivision, located at 205 Flint Ridge Road (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 May 4, 2021 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 “FD” Future Development District to “P” Public and Institutional 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 All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.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 May 4, 2021.

PASSED, APPROVED AND ADOPTED on second reading on May 18, 2021.

Jane Hughson
Mayor

Attest:

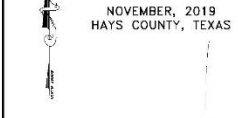
Tammy K. Cook
Interim City Clerk

Approved:

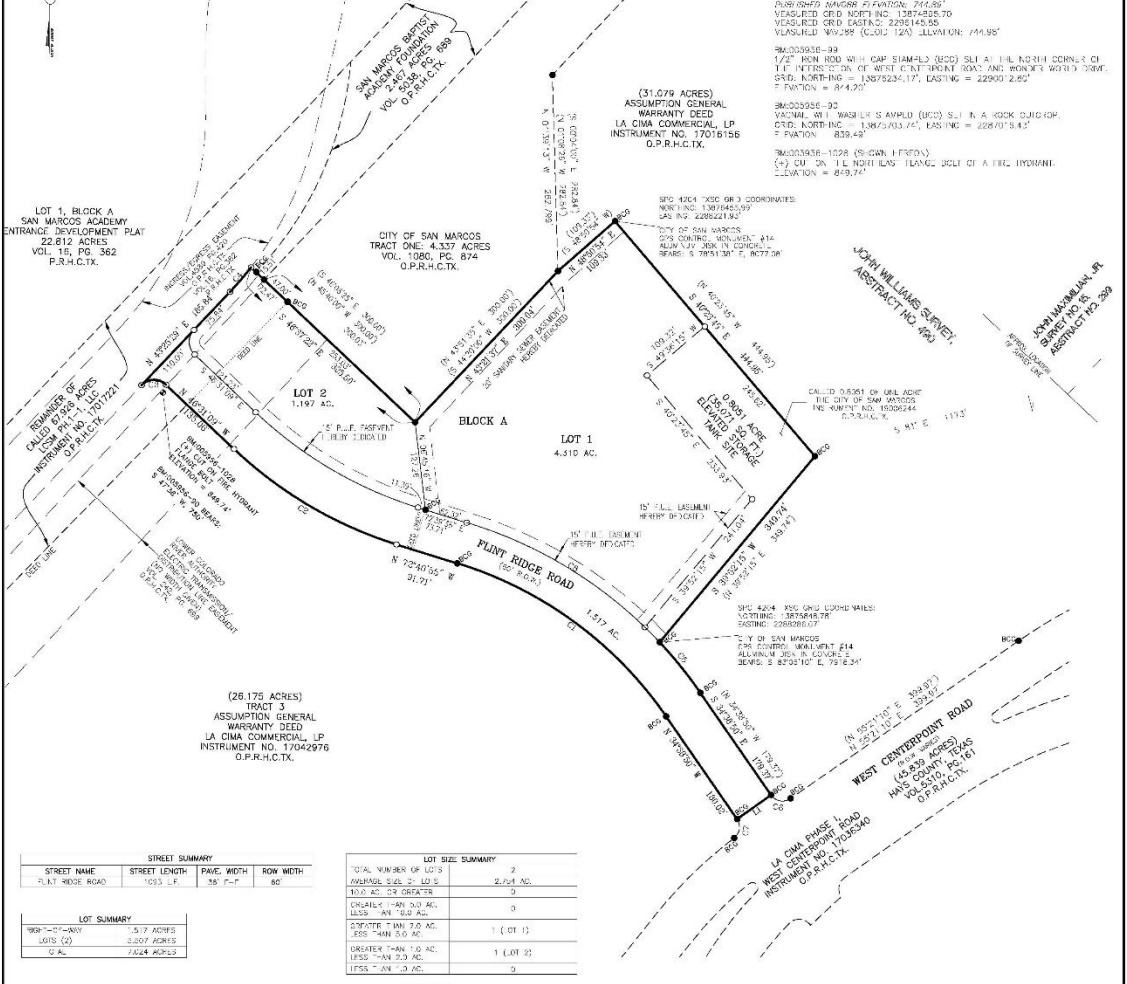
Michael J. Cosentino
City Attorney

EXHIBIT A

LA CIMA FIRE STATION FINAL PLAT



NOVEMBER, 2019
HAYS COUNTY, TEXAS



LOT 1, BLOCK A
SAN MARCOS ACADEMY
ENTRANCE DEVELOPMENT PLAT
22.819 ACRES
VOL. 15, PG. 362
P.R.H.C.T.X.

REMAINDER OF
CALLED P.O.P. 110
INSTRUMENT NO. 1701772
O.P.R.H.C.T.X.

(31.078 ACRES)
ASSUMPTION GENERAL
WARRANTY DEED
LA CIMA COMMERCIAL, LP
INSTRUMENT NO. 17016156
O.P.R.H.C.T.X.

(26.175 ACRES)
ASSUMPTION GENERAL
WARRANTY DEED
LA CIMA COMMERCIAL, LP
INSTRUMENT NO. 17042976
O.P.R.H.C.T.X.

BENCHMARK LIST: NAVD 88 - GEOID 12A CONSTRAINED TO:
 -NCS 01-3
 -NCS AREA BENCHMARKS: A09436, A09440, A09441, A09476, A09479
 -NCS CONTROL STATIONS: D4M2, I4M1, X0M1, X0M2
 -BENCHMARK USA CONTROL STATIONS: C4M1, C0M1, L0C1, L0C2, L0C3, L0C4, L0C5
 -LCSM, SC1, MSS

CITY OF SAN MARCOS GPS MONUMENT NO. 14
 (S.W. CORNER BAKHILLI, C.C. ROAD NO. 1, S.W. CORNER)
 MONUMENT 2000 MONUMENT, 1.5974603, 2.1
 MEASURED GRID EASTING: 2255145.77
 MONUMENT 2000 MONUMENT, 1.5974603, 2.1
 MEASURED GRID NORTHING: 13874805.70
 MEASURED GRID EASTING: 2255145.55
 MEASURED GRID NORTHING: 13874805.70
 ELEVATION: 750.25 (GEOID 12A) ELEVATION: 744.95'

MONUMENT 2000
 1/2" IRON ROD WITH CAP STAMPED (BCC) SET AT THE NORTH CORNER OF
 THE INTERSECTION OF WEST CENTERPOINT ROAD AND WEST CENTERPOINT
 ROAD. NORTHING = 13875235.17, EASTING = 229002.82
 ELEVATION = 814.20'

MONUMENT 2000
 1/2" IRON ROD WITH CAP STAMPED (BCC) SET IN A 4" X 4" CONCRETE
 FOOTING. NORTHING = 13875033.75, EASTING = 228915.45
 ELEVATION = 839.49'

MONUMENT 2000
 1/2" IRON ROD WITH CAP STAMPED (BCC) SET AT THE NORTH CORNER OF
 THE INTERSECTION OF WEST CENTERPOINT ROAD AND WEST CENTERPOINT
 ROAD. NORTHING = 13875235.17, EASTING = 229002.82
 ELEVATION = 814.20'

STREET SUMMARY			
STREET NAME	STREET LENGTH	PAVE. WIDTH	ROW WIDTH
	FEET	FEET	FEET
FLINT RIDGE ROAD	1,517.00	36.00	60.00

LOT SUMMARY	
LOT #	ACRES
1	4.310
2	1.197
3	7.624

LOT SIZE SUMMARY	
LOT #	ACRES
1	4.310
2	1.197
3	7.624

AREA TABLES EMS:

- TOTAL ACREAGE: 7.024 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 1.517 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 1,517 FEET.

TOTAL NUMBER OF LOTS: 3
 CONVEYANCE: 3
 SINGLE FAMILY: 3
 OTHER: 0
 PRIVATE STREET: 0

NOTES:

- BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, GRS 1980, CONVERSION TO GEOID 12A.
- NCS CONTROL STATIONS: D4M2, I4M1, X0M1, X0M2
- BENCHMARK USA CONTROL STATIONS: C4M1, C0M1, L0C1, L0C2, L0C3, L0C4, L0C5
- LCSM, SC1, MSS
- BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, GRS 1980, CONVERSION TO GEOID 12A.
- DISTANCES SHOWN HEREIN ARE BASED ON SURFACE MEASUREMENTS TO CORNER POINTS DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
- THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.9998975.
- SURVEYS ARE REQUIRED AT TIME OF SITE DEVELOPMENT.

LEGEND

- 1/2" IRON ROD FOUND
- ALUMINUM DISK & CONCRETE, CITY OF SAN MARCOS GPS CONTROL POINT #14
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCC" PREVIOUSLY SET
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCC" SET
- () RECORD INFORMATION

P.R.H.C.T.X. PLAT RECORDS OF HAYS COUNTY, TEXAS
 O.P.R.H.C.T.X. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	570.00'	450.42'	N 55°48'58" W	373.89'
C2	500.00'	273.31'	N 59°36'02" E	271.60'
C3	75.00'	39.09'	S 88°28'50" W	35.37'
C4	452.00'	46.50'	N 43°42'31" E	46.53'
C5	630.00'	93.77'	S 38°54'41" E	93.69'
C6	25.00'	31.42'	S 79°38'50" E	28.28'
C7	70.00'	50.29'	N 02°34'12" E	74.64'
C8	650.00'	630.91'	N 59°13'11" W	527.05'
C9	600.00'	273.31'	S 59°36'02" E	271.60'
C10	25.00'	39.24'	S 01°32'31" E	35.33'
C11	630.00'	424.62'	S 03°57'29" E	415.62'

LINE TABLE		
LINE #	BEARING	DISTANCE
11	N 94°45'50" W	65.00'
(11)	(N 94°45'50" W)	(65.00')

DATE: 11-07-19	DRAWN BY: KM	CHECKED BY: JF	DATE: 11-07-19
SCALE: 1"=100'	PROJECT: LA CIMA PLAT	PLAN #: 1173	
1. 10' PILE EXTENDED TESTS: 2			
2. 2" DIA. HOLE DRILLS AND 2" DIA. DETERMINATION TESTS: 2			
3. 1" DIA. HOLE DRILLS AND 2" DIA. DETERMINATION TESTS: 2			
4. 1" DIA. HOLE DRILLS AND 2" DIA. DETERMINATION TESTS: 2			

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 www.bowmanconsulting.com

TRF# Firm No. F-14300 | TRF# Firm No. 101208-00

FINAL PLAT
LA CIMA FIRE STATION
HAYS COUNTY, TEXAS