



AN-23-01 (Hill Country Studios Annexation)

Consider approval of Ordinance 2023-48, on the second of two readings, annexing into the City approximately 147.846 acres of land out of the L. Glassgow Survey No. 14, Abstract No. 188 and the John Williams Survey, Abstract No's. 471 and 490 (including adjacent right-of-way), in Hays County, Texas, in Case No. AN-23-01, generally located at the southwest corner of the W. Centerpoint Rd and Ranch Rd 12 intersection; including procedural provisions; and providing an effective date.



Context:

- Applicant requesting CC and CD-1 zoning
- Service Plan (attachment)
 - Water: CoSM
 - Wastewater: CoSM
 - Electric: Pedernales

AN-23-01

Hill Country Studios Annexation - W. Centerpoint Rd & Ranch Rd 12

Aerial Map



- Subject Property
- Parcel
- ETJ



0 500 1,000 2,000 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 5/3/2023

SAN MARCOS Planning and Development Services

Site Location



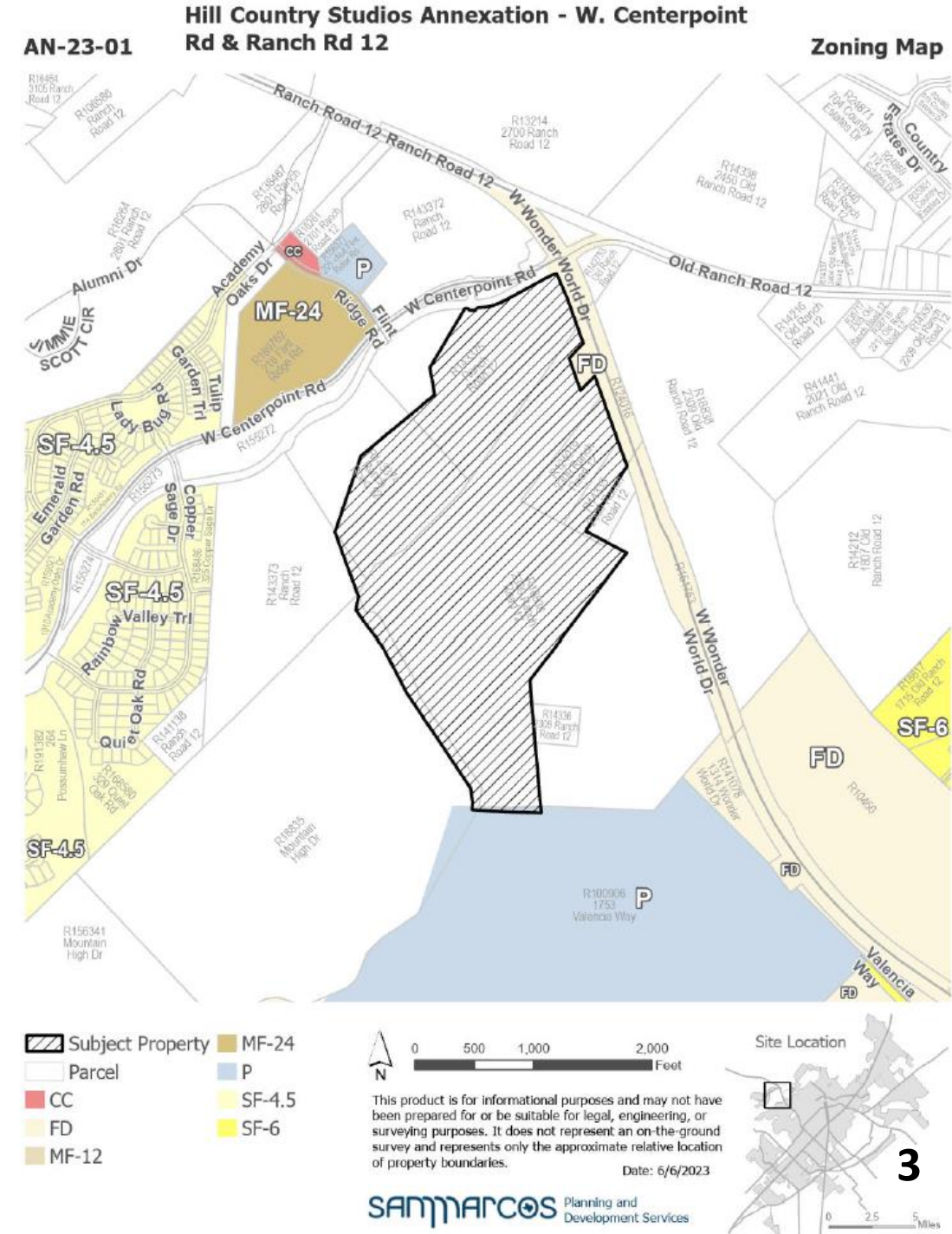
2

0 2.5 5 Miles

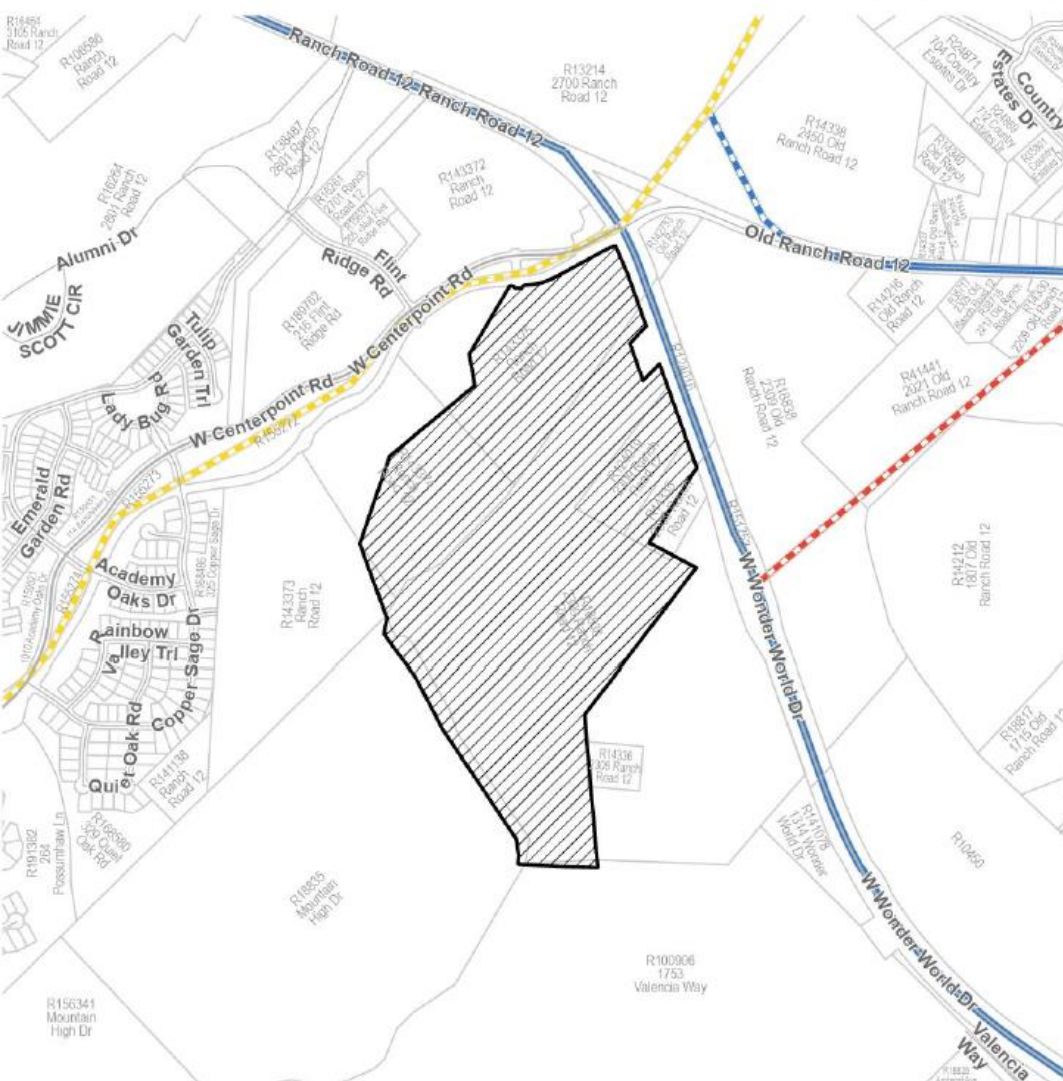


Context:

- Applicant requesting CC and CD-1 zoning
 - Subject to standards found within the La Cima Development Agreement Res. 2022-106R



Hill Country Studios Annexation - W. Centerpoint Rd & Ranch Rd 12
AN-23-01 **Transportation Map**

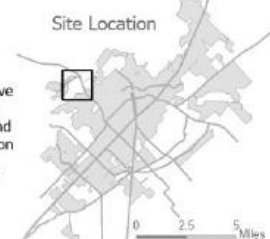


- Subject Property
- Parcel
- Enhanced, Ave
- Enhanced, Blvd
- Enhanced, HW
- Enhanced, Pkwy
- Enhanced, St
- Proposed, Ave
- Proposed, Blvd
- Proposed, Pkwy
- Proposed, St

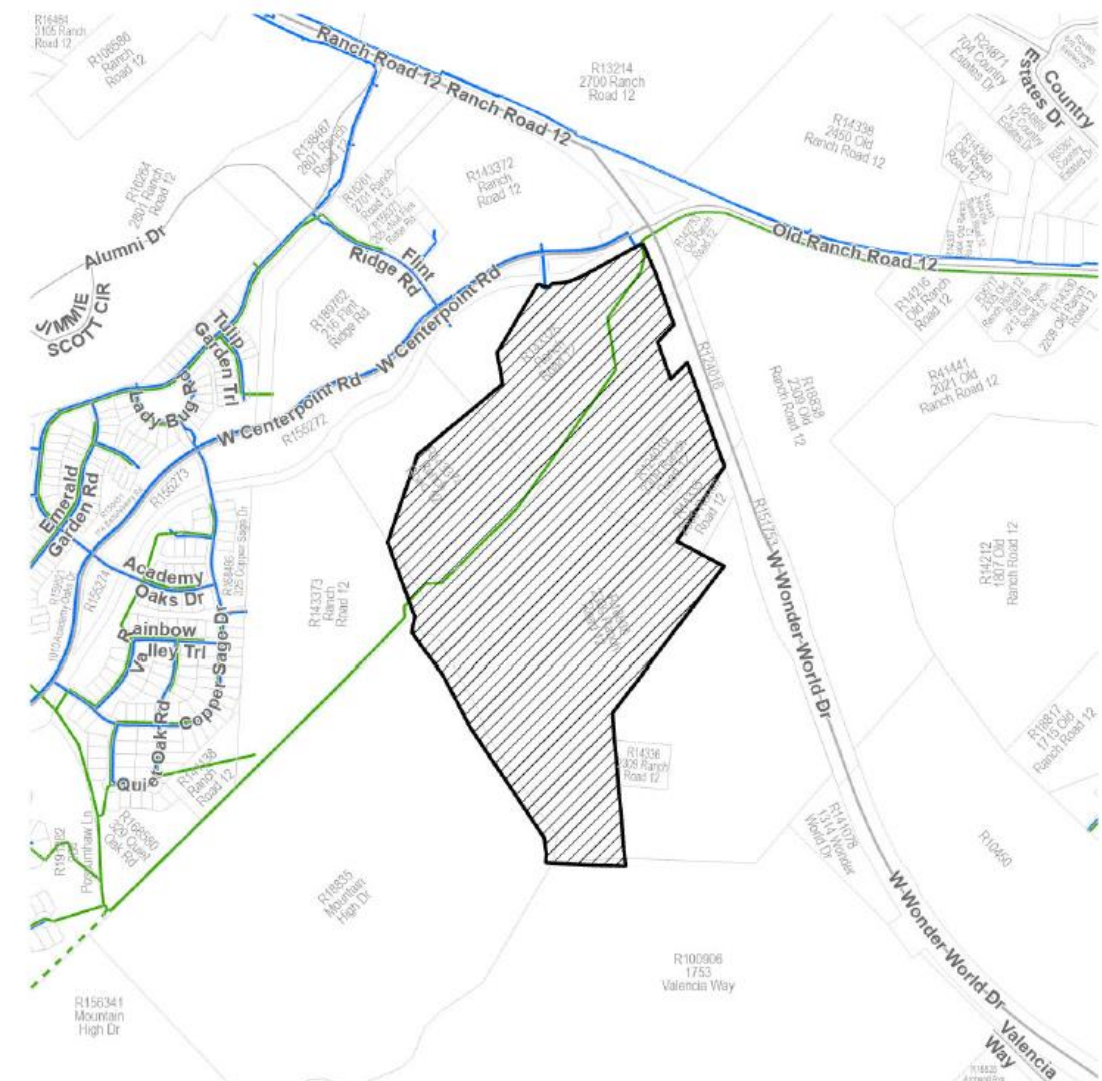
0 500 1,000 2,000 Feet

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Date: 6/6/2023



Hill Country Studios Annexation - W. Centerpoint Rd & Ranch Rd 12
AN-23-01 **Utilities Map**

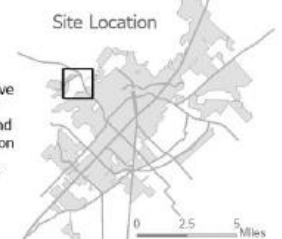


- Subject Property
- Parcel
- Sanitary Main Active
- Sanitary Main Proposed
- Potable Water Main Active

0 500 1,000 2,000 Feet

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Date: 6/6/2023





Annexation and Zoning Schedule

Annexation Schedule

- **City Council Resolution (Approval of Service Agreement and set public hearing date):** June 6, 2023
 - **City Council Ordinance 1st Reading (Public Hearing):** July 3, 2023
 - **City Council Ordinance 2nd Reading:** August 1, 2023
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Zoning Schedule

- **Planning and Zoning Commission (Public Hearing):** May 23, 2023
- **City Council Ordinance 1st Reading (Public Hearing):** July 3, 2023
- **City Council Ordinance 2nd Reading:** August 1, 2023



Recommendation

Staff recommends approval of the request as presented.