

**ORDINANCE NO. 2022-42**

**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-22-18, BY REZONING APPROXIMATELY 66.933 ACRES GENERALLY LOCATED JUST SOUTH OF THE WEST CENTERPOINT ROAD AND CENTRAL PARK LOOP INTERSECTION FROM “FD” FUTURE DEVELOPMENT DISTRICT TO “SF-4.5” SINGLE-FAMILY-4.5 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 May 10, 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 “FD” Future Development District to “SF-4.5” Single-Family-4.5 District for approximately 66.933 acres generally located just south of the West Centerpoint Road and Central Park Loop 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 June 7, 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 “FD” Future Development District to “SF-4.5” Single-Family-4.5 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**SECTION 3.** All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.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 June 7, 2022.

**PASSED, APPROVED AND ADOPTED** on second reading on July 5, 2022.

Jane Hughson  
Mayor

Attest:

Elizabeth Trevino  
Interim City Clerk

Approved:

Michael J. Cosentino  
City Attorney



# LA CIMA PHASE 4 FINAL PLAT

OCTOBER, 2020  
HAYS COUNTY, TEXAS

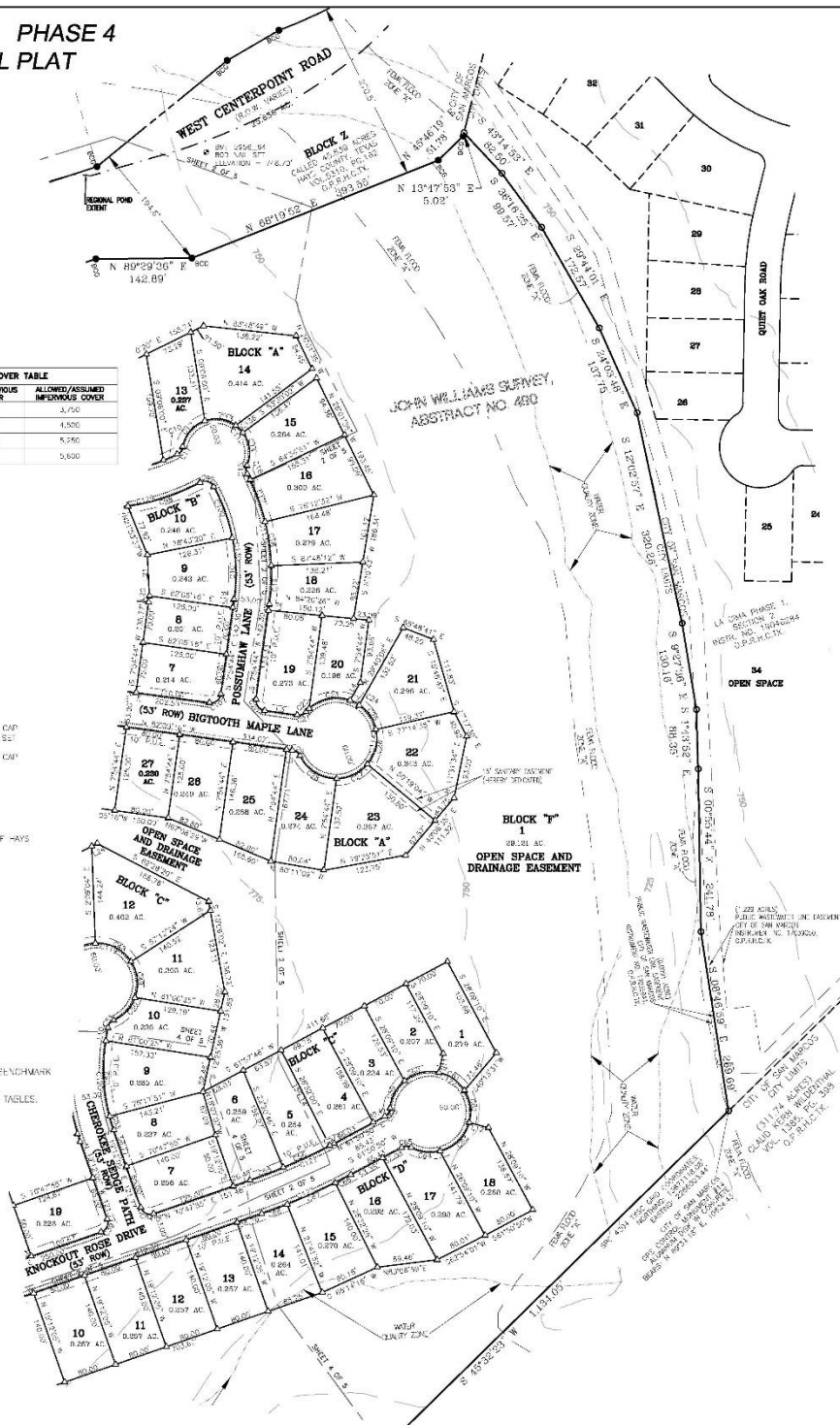


ALLOWABLE/ASSUMED IMPERVIOUS COVER TABLE				
LOT WIDTH	LOT AREA	TYPICAL DIMENSIONS	% IMPERVIOUS COVER	ALLOWED/ASSUMED IMPERVIOUS COVER
50'	0,250'	50' X 125'	50%	3,750'
60'	7,500'	60' X 175'	50%	4,500'
70'	8,750'	70' X 125'	50%	5,250'
80'	11,200'	80' X 140'	50%	5,600'

### LEGEND

- 1/2" IRON ROD w/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
- 1/2" IRON ROD w/ PLASTIC CAP STAMPED "BCG" SET
- △ CALCULATED POINT
- BENCHMARK
- ( ) RECORD IN COMMISSION
- OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- FUTURE PUBLIC SIDEWALK
- MATCH LINE
- P.U.E. PUBLIC UTILITY EASEMENT

**NOTE:**  
SEE SHEET 4 OF 5 FOR SURVEY NOTES, BENCHMARK AND UTIL. INFORMATION.  
SEE SHEET 3 OF 5 FOR LINE AND CURVE TABLES.



FILE: P202009	Log Data Rev02/20/20 3: 202 (DUP)	Project: Twp/Range/County
DATE: 02-02-21	DRAWN BY: JLU	CHECKED BY: J.L.R.
SCALE: 1"=100'	DRAWING: 2 P.PAT	PLAN #: 1248
NO.	REV. SIGN.	DATE

**Bowman CONSULTING**

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TWER Firm No. P-14359 | TWER Firm No. 101206-00

FINAL PLAT  
LA CIMA  
PHASE 4  
WEST CENTERPOINT ROAD  
JOHN WILLIAMS SURVEY, ABSTRACT 490  
HAYS COUNTY, TEXAS

