

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 All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.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



4. TOTAL ACRES: 88.833 ACRES.
5. THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 9.079 ACRES.
6. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 6328 LINEAR FEET.
- TOTAL NUMBER OF LOTS: 112
SINGLE FAMILY: 112
OPEN SPACE: 0
PRIVATE STREETS: 0

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 P.R.H.C.TX.
 FUTURE PUBLIC SETBACK
 MAINT LINE
 PUBLIC UTILITY EASEMENT

| TABLE OF LAND USE | |
|-------------------------------------|---------------|
| BLOCK "L", LOT 18; BLOCK "I", LOT 1 | OPEN SPACE |
| ALL OTHER LOTS | SINGLE FAMILY |

| CORNER LOTS SIDE FRONTAGES | | |
|----------------------------|-----|----------------------|
| BLOCK | LOT | SIDE CORNER FRONTAGE |
| B | 1 | BIG MUDLY PASS |
| B | 18 | BIG MUDLY PASS |
| C | 19 | KNOX COUT ROSS DRIVE |
| C | 20 | KNOX COUT ROSS DRIVE |
| E | 1 | KNOX COUT ROSS DRIVE |

| LOT SIZE SUMMARY | |
|--|---------------------|
| TOTAL NUMBER OF LOTS | 112 |
| APPROX. 50% OF LOTS | 0.58 AC. |
| LESS AC. OR GREATER | 1 (LOT 1, BLOCK F) |
| GREATER THAN 5.0 AC. LESS THAN 10.0 AC. | 0 |
| GREATER THAN 2.0 AC. LESS THAN 5.0 AC. | 0 |
| GREATER THAN 1.0 AC. LESS THAN 2.0 AC. | 1 (LOT 16, BLOCK C) |
| LESS THAN 1.0 AC. | 112 |

| | | | |
|--|--------------------|-------------------------|------|
| FILE: P:\CADD\Long Lake Reservoir\003156.dwg (5.4) | | Filename: Reservoir.dwg | |
| DATE: 02-01-21 | DRAWN BY: CLB | CHECKED: CLB, M | |
| SCALE: = 1/32" | CHECKED BY: J.L.R. | TB #: | |
| 2013 02/01/2020 | DRAWING # P. 01 | TAX #: | 12.8 |
| NO | REVISION | BY | DATE |

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TBPE Firm No. F-14309 | TBPLS Firm No. 101208-00

SHEET 2 OF 5
PLAN #: 1246

LA CIMA PHASE 4 FINAL PLAT

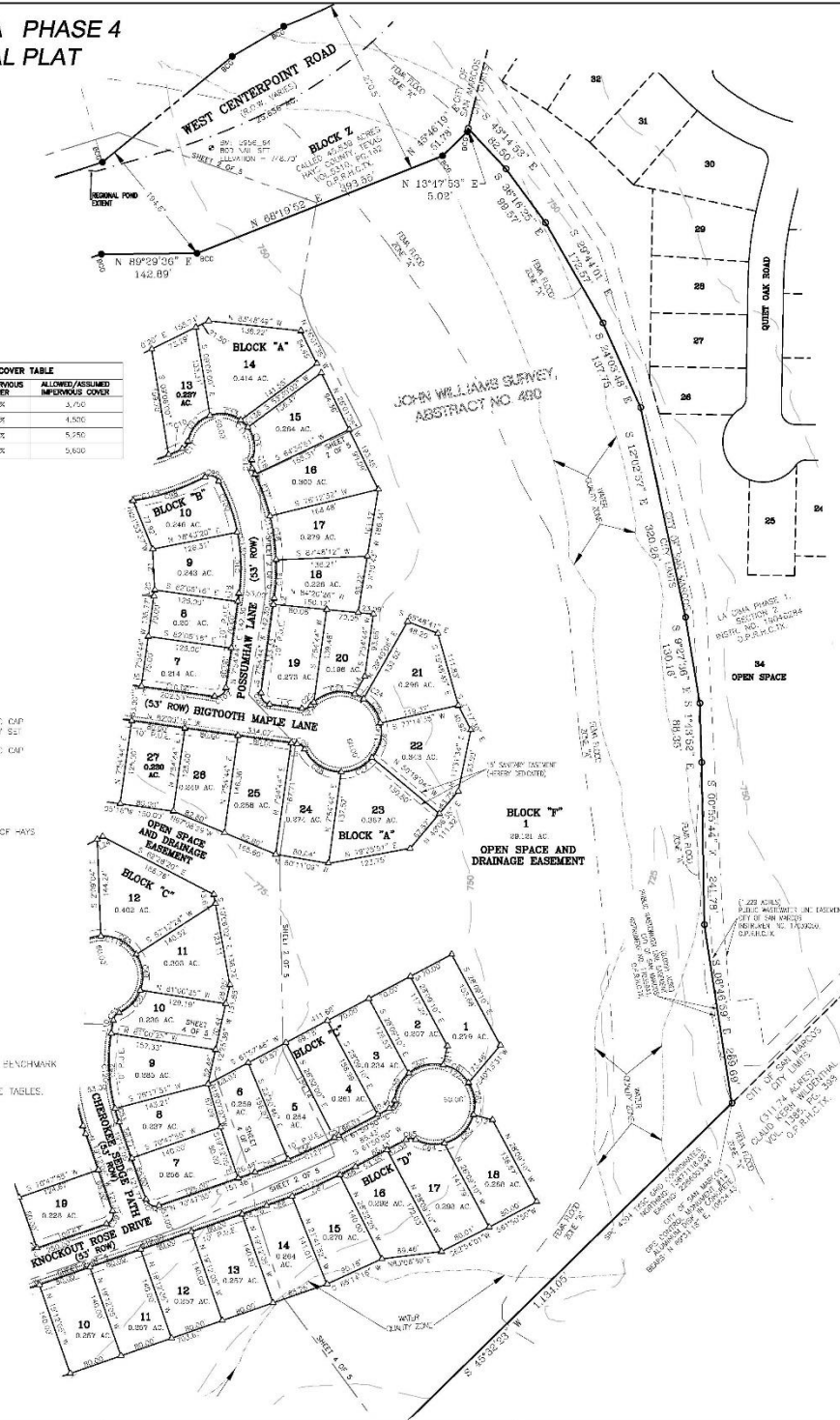
OCTOBER, 2020
HAYS COUNTY, TEXAS



| ALLOWABLE/ASSUMED IMPERVIOUS COVER TABLE | | | | |
|--|----------|--------------------|--------------------|----------------------------------|
| LOT WIDTH | LOT AREA | TYPICAL DIMENSIONS | % IMPERVIOUS COVER | ALLOWED/ASSUMED IMPERVIOUS COVER |
| 50' | 0.250 AC | 50' X 125' | 50% | 3,750 |
| 60' | 0.300 AC | 60' X 150' | 50% | 4,500 |
| 70' | 0.350 AC | 70' X 175' | 50% | 5,250 |
| 80' | 0.400 AC | 80' X 200' | 50% | 6,000 |

| LEGEND | |
|--------|---|
| ● | 1/2" IRON ROD #1/ P PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET |
| ○ | 1/2" IRON ROD #1/ P PLASTIC CAP STAMPED "BCG" SET |
| △ | CALCULATED POINT |
| — | BENCHMARK |
| () | RECORD IN DONATION |
| — | OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS |
| — | FUTURE PUBLIC RECORD |
| — | MATCH LINE |
| — | P.U.E. PUBLIC UTILITY EASEMENT |

NOTE:
SEE SHEETS 4 OF 5 FOR SURVEY NOTES, BENCHMARK
AND UTILITY INFORMATION.
— SEE SHEET 3 OF 5 FOR LINE AND CURVE TABLES.



| | |
|--|--------------------------|
| FILE: P:\2020\LA CIMA Phase 4\20201020_01_2020 (DWG) | PROJECT: LA CIMA PHASE 4 |
| DATE: 02-02-21 | DRAWN BY: JCU |
| SCALE: 1"=100' | CHECKED BY: J.L.R. |
| APP. J. GUSMAN | DRAWING: J.P.M. |
| | PLAT: 1248 |
| NO. | SUB. SIGN |
| | DATE |

Bowman
CONSULTING

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TYPE Firm No. F-14559 | TPLS Firm No. 101206-00

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

SHEET 3 OF 5
PLAN #: 1248

SHEET 4 OF 5
PLAN #: 1246