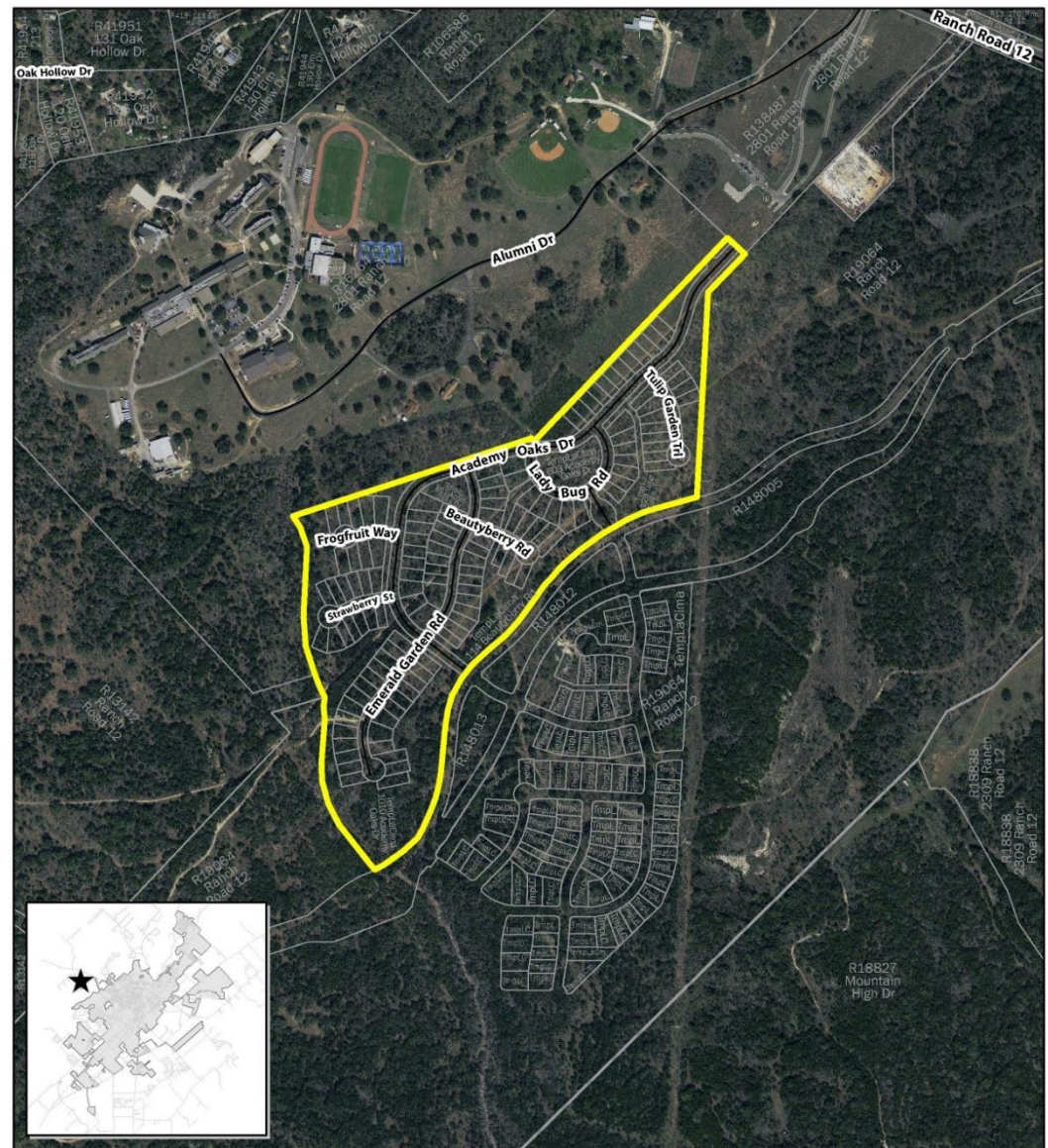


Consider approval of Ordinance 2018-15, on the first of two readings, amending the Official Zoning Map of the City by rezoning approximately 59.734 acres of land, more or less, described as La Cima, Phase 1, Section 1, located west of Old Ranch Road 12 from “FD” Future Development District to “SF-4.5” Single-Family District, and including procedural provisions.

## Location:

- Approximately 59.734 acres located west of Old Ranch Road 12, south of the San Marcos Academy
- Located within an Area of Stability



**ZC-18-04**  
**La Cima, Phase 1,**  
**Section 1**

**FD to SF 4.5**

**Map Date: 4/11/2018**

 Subject Property



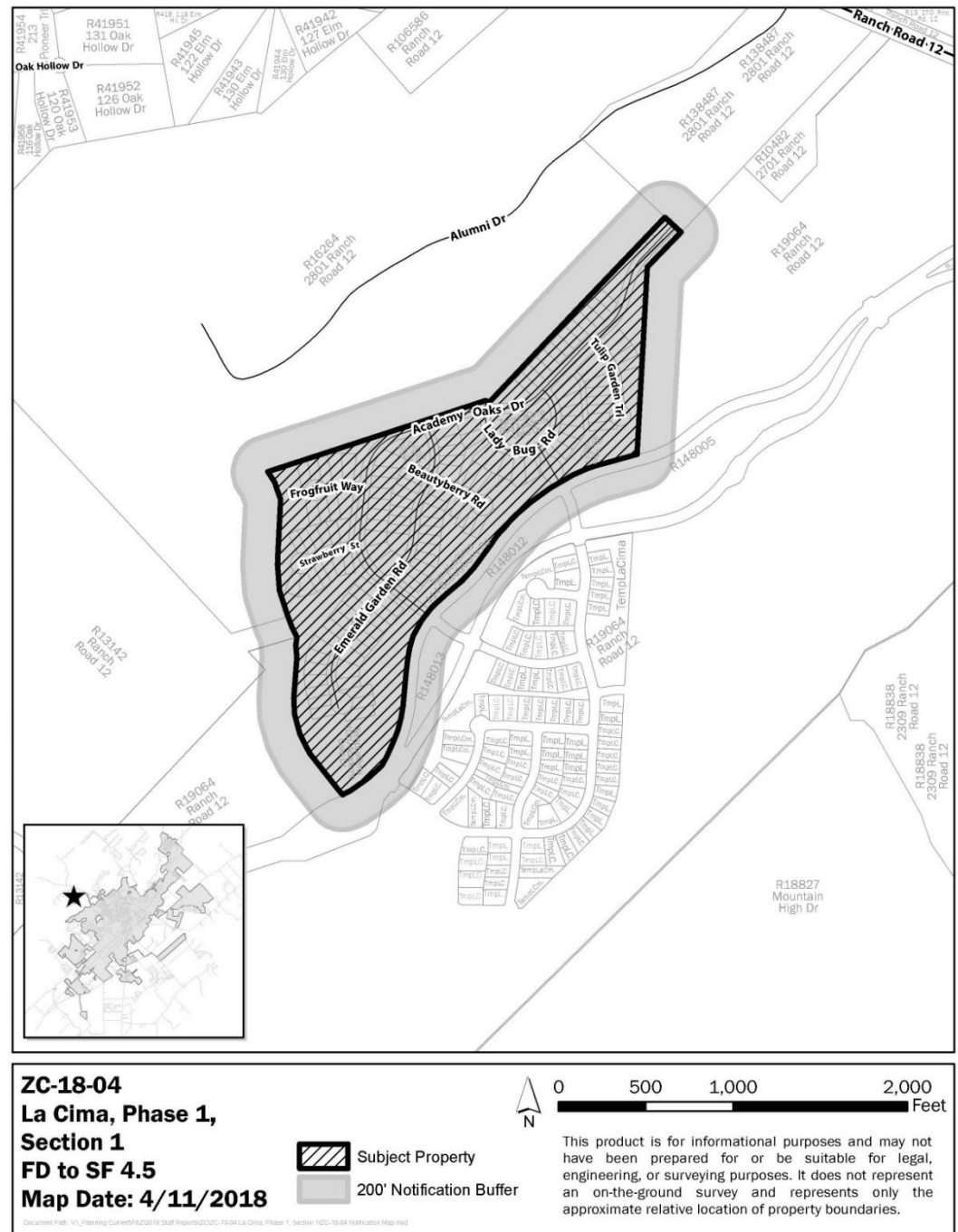
0 500 1,000 2,000 Feet

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.

Document Path: Y:\Planning\Current\PS2018 Staff Projects\ZC04-1804 La Cima, Phase 1, Section 1\ZC04-1804 La Cima, Phase 1, Section 1\Map\Map.mxd

## Context & History:

- Part of larger La Cima Development
  - Development Agreement approved 2014 (Res. 2014-131)
  - Final Plat recorded in December 2017
  - Recently annexed (Ord. 2018-68)
- FD zoning is default classification for newly annexed land
- Provides for the development of 130 residential lots with 8 new streets
  - SF-4.5 allowed per Development Agreement



## Recommendations:

Staff provides this request to the Commission for your consideration and recommends **approval** of the rezoning request as submitted.

The Planning and Zoning Commission recommended **approval** of the rezoning request as submitted at the April 24 Regular Meeting (8-0).