

ORDINANCE NO. 2018-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY REZONING A 59.734 ACRE, MORE OR LESS, TRACT OF LAND IN THE LA CIMA SUBDIVISION, LOCATED WEST OF THE INTERSECTION OF OLD RANCH ROAD 12 AND WONDER WORLD DRIVE, FROM “FD” FUTURE DEVELOPMENT DISTRICT TO “SF-4.5” SINGLE-FAMILY DISTRICT; AND INCLUDING PROCEDURAL PROVISIONS.

RECITALS:

1. On April 24, 2018, 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 District for a 59.734 acre, more or less, tract of land in the La Cima Subdivision, located west of the intersection of Old Ranch Road 12 and Wonder World Drive.

2. Subsequent to the public hearing on that date, the Planning and Zoning Commission considered the request and voted to recommend that the request be approved by the City Council of the City.

3. The City Council held a public hearing on May 15, 2018 regarding the request.

4. All requirements of Chapter 1, Development Procedures, of the City Land Development Code 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, as described in Section 4.1.2.2 of the City Land Development Code, is amended to rezone the 59.734 acre tract of land described in Exhibit “A,” attached hereto and made a part hereof for all purposes, from “FD” Future Development District to “SF-4.5” Single-Family District.

SECTION 2. This ordinance will take effect after its passage, approval and adoption on second reading.

PASSED AND APPROVED on first reading on May 15, 2018.

PASSED, APPROVED AND ADOPTED on second reading on May 29, 2018.

John Thomaides
Mayor

Attest:

Jamie Lee Case
City Clerk

Approved:

Michael Cosentino
City Attorney

LA CIMA PHASE I, SECTION 1
FINAL PLAT

PROJECT ADDRESS: THE PROJECT IS LOCATED ON WOMBAT BOLLING DRIVE, WOMBAT ROAD 12, HAYS COUNTY, TEXAS.

- [illegible]

LOT SIZE SUMMARY	
TOTAL NUMBER OF LOTS	540
AVERAGE VALUE OF LOTS	\$ 746 AC.
LESS ALL OF ONE CATEGORY	1 LOT \$0, BLOCK C
THAT ARE THEN 0.0 AC.	"
AND ARE THEN 0.0 AC.	"
GREATER THAN 0.0 AC.	2 LOT 5 BLOCK A &
LESS THEN 0.0 AC.	LOT 38, BLOCK C
GREATER THAN 0.0 AC.	2 LOT 15, BLOCK C
LESS THEN 0.0 AC.	LOT 1, BLOCK D
THAT ARE THEN 0.0 AC.	103

STREET NAME		STREET SUMMARY		
	STREET LENGTH	PAV. WIDTH	ROW WIDTH	
COPPER HILL DRIVE	216 LF	33'	50'	50'
ACAPULCO DRIVE	543' F	33'		60'
ST. LOUIS DRIVE	707 LF	33'		63'
1000 HILL WAY	280 LF	33'		63'
DELLAVILLE ROAD	747 LF	33'		63'
PARADISE GARDEN ROAD	769 LF	32'		53'
LAUREL ROAD	856 LF	41'	F	59'
TRUMP ROAD TRAIL	485 LF	33'	F	63'

CORNER LOT SIDE FRONTAGE		
BLOCK	LOT	SIDE CORNER FRONTAGE
C	7	ACADEMY DRIVE DRIVE
C	8	ACADEMY DRIVE DRIVE
C	2	GLADSTONE ROAD
C	23	GLADSTONE ROAD

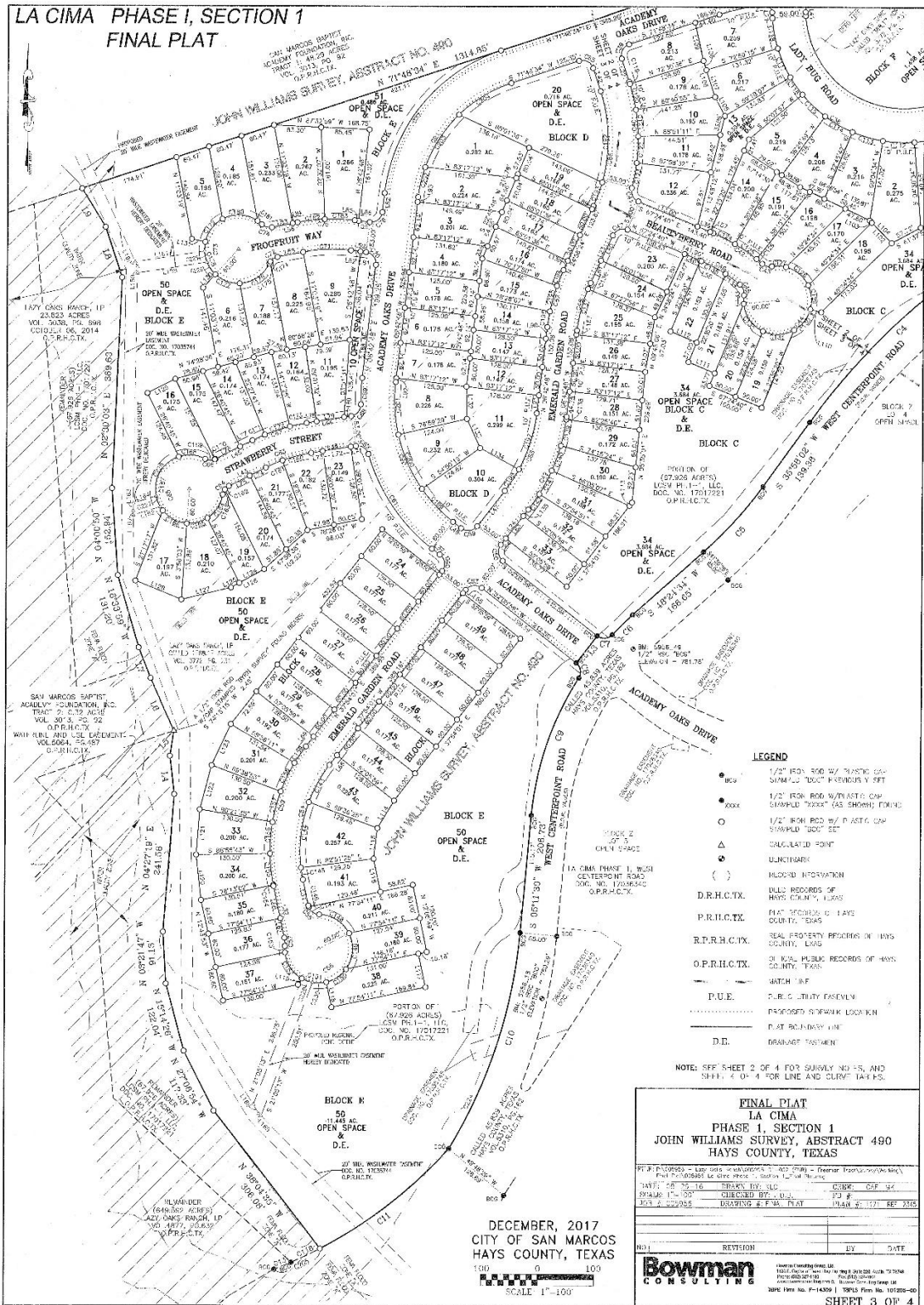
TABLE OF LISTS			REF. PRG.
BLACK A, 10-15; BLOCK B, 1-12; BLOCK C, 13-15	10-15	1-12	13-15
BLACK D, 16-20; BLOCK E, 1-12; BLOCK F, 13-15	16-20	1-12	13-15
ALL OTHERS	1-15	16-20	21-25
C. 1988			26-30
BLACK A, 10-15; BLOCK B, 1-12; BLOCK C, 13-15	10-15	1-12	13-15
BLACK D, 16-20; BLOCK E, 1-12; BLOCK F, 13-15	16-20	1-12	13-15
BLACK G, 1-12; BLOCK H, 13-15; BLOCK I, 16-20	1-12	13-15	16-20
BLACK J, 1-12; BLOCK K, 13-15; BLOCK L, 16-20	1-12	13-15	16-20

FINAL PLAT
I.A. CIMA
ASK 1, SECTION 1
MS SURVEY, ABSTRACT 490
YS COUNTY, TEXAS

[illegible]

SHEET 2 OF 4
PLAN #: 1171

**LA CIMA PHASE I, SECTION 1
FINAL PLAT**



LA CIMA PHASE I, SECTION 1 - FINAL PLAT

LINE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE					
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	CHORD #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD DISTANCE	CHORD #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
11	S 45°34'45" E	12.71	121	N 80°59'24" E	12.60	C1	1200.00	287.83	S 89°19'17" W	276.75		C17	30.00	31.47	S 51°42'47" W	28.96	C18	50.00	44.72	S 81°43'41" E	41.69
12	S 60°15'21" W	16.00	122	S 82°17'21" E	10.80	C2	32.00	16.00	N 47°59'52" E	77.72		C18	300.00	340.84	S 29°12'41" W	309.81	C19	60.00	34.07	S 53°17'47" E	24.68
13	N 3°04'10" E	60.00	123	S 82°17'21" E	10.80	C3	25.00	16.00	S 23°21'07" W	21.00		C19	530.00	711.30	S 68°43'40" W	120.88	C20	60.00	11.08	S 02°58'30" E	11.07
14	N 3°04'10" E	60.00	124	S 82°17'21" E	10.80	C4	25.00	16.00	S 23°21'07" W	21.00		C20	240.00	194.56	S 68°43'40" W	174.19	C21	230.00	1.82	S 77°56'24" E	1.82
15	N 3°04'10" E	60.00	125	N 80°59'24" E	12.60	C5	715.00	130.97	S 42°11'10" W	134.66		C21	330.00	38.41	S 40°52'10" W	39.20	C22	120.00	55.43	S 08°20'30" E	55.32
16	N 3°04'10" E	60.00	126	N 80°59'24" E	12.60	C6	154.00	46.48	S 42°11'10" W	46.47		C22	30.00	31.47	S 41°02'24" W	30.32	C23	120.00	55.43	S 08°20'30" E	55.32
17	N 3°04'10" E	60.00	127	N 80°59'24" E	12.60	C7	30.00	76.50	S 42°11'10" W	76.50		C23	300.00	222.63	S 62°23'18" W	195.60	C24	120.00	55.43	S 08°20'30" E	55.32
18	N 3°04'10" E	60.00	128	N 80°59'24" E	12.60	C8	25.00	29.87	S 42°11'10" W	29.87		C24	30.00	31.47	S 41°02'24" W	30.32	C25	120.00	55.43	S 08°20'30" E	55.32
19	N 3°04'10" E	60.00	129	N 80°59'24" E	12.60	C9	154.00	256.00	S 42°11'10" W	256.00		C25	173.00	426.44	S 30°44'01" E	301.42	C26	120.00	55.43	S 08°20'30" E	55.32
20	N 3°04'10" E	60.00	130	N 80°59'24" E	12.60	C10	580.00	101.64	S 42°11'10" W	101.64		C26	272.00	268.01	S 41°15'20" E	267.20	C27	120.00	55.43	S 08°20'30" E	55.32
21	N 3°04'10" E	60.00	131	N 80°59'24" E	12.60	C11	604.36	296.41	S 42°11'10" W	296.41		C27	306.20	158.02	N 10°50'30" E	103.61	C28	120.00	55.43	S 08°20'30" E	55.32
22	N 3°04'10" E	60.00	132	N 80°59'24" E	12.60	C12	228.00	36.40	N 07°49'58" E	36.39		C28	273.00	108.67	N 22°10'31" E	47.04	C29	120.00	55.43	S 08°20'30" E	55.32
23	N 3°04'10" E	60.00	133	N 80°59'24" E	12.60	C13	802.27	10.95	N 07°49'58" E	10.95		C29	100.00	31.42	N 82°40'41" E	76.28	C30	120.00	55.43	S 08°20'30" E	55.32
24	N 3°04'10" E	60.00	134	N 80°59'24" E	12.60	C14	290.00	23.37	N 07°49'58" E	23.37		C30	270.00	277.10	S 22°41'38" E	281.14	C31	120.00	55.43	S 08°20'30" E	55.32
25	N 3°04'10" E	60.00	135	N 80°59'24" E	12.60	C15	330.00	180.30	N 07°49'58" E	180.30		C31	100.00	31.42	N 82°40'41" E	76.28	C32	120.00	55.43	S 08°20'30" E	55.32
26	N 3°04'10" E	60.00	136	N 80°59'24" E	12.60	C16	70.00	31.42	N 07°49'58" E	31.42		C32	100.00	31.42	N 82°40'41" E	76.28	C33	120.00	55.43	S 08°20'30" E	55.32
27	N 3°04'10" E	60.00	137	N 80°59'24" E	12.60	C17	325.00	186.33	N 07°49'58" E	186.33		C33	100.00	31.42	N 82°40'41" E	76.28	C34	120.00	55.43	S 08°20'30" E	55.32
28	N 3°04'10" E	60.00	138	N 80°59'24" E	12.60	C18	30.00	16.00	N 07°49'58" E	16.00		C34	100.00	31.42	N 82°40'41" E	76.28	C35	120.00	55.43	S 08°20'30" E	55.32
29	N 3°04'10" E	60.00	139	N 80°59'24" E	12.60	C19	60.00	301.56	N 07°49'58" E	301.56		C35	100.00	31.42	N 82°40'41" E	76.28	C36	120.00	55.43	S 08°20'30" E	55.32
30	N 3°04'10" E	60.00	140	N 80°59'24" E	12.60	C20	25.00	16.00	S 22°41'38" E	16.00		C36	100.00	31.42	N 82°40'41" E	76.28	C37	120.00	55.43	S 08°20'30" E	55.32
31	N 3°04'10" E	60.00	141	N 80°59'24" E	12.60	C21	275.00	158.10	S 22°41'38" E	158.10		C37	100.00	31.42	N 82°40'41" E	76.28	C38	120.00	55.43	S 08°20'30" E	55.32
32	N 3°04'10" E	60.00	142	N 80°59'24" E	12.60	C22	20.00	16.00	S 22°41'38" E	16.00		C38	100.00	31.42	N 82°40'41" E	76.28	C39	120.00	55.43	S 08°20'30" E	55.32
33	N 3°04'10" E	60.00	143	N 80°59'24" E	12.60	C23	275.00	27.77	N 40°52'10" E	27.77		C39	100.00	31.42	N 82°40'41" E	76.28	C40	120.00	55.43	S 08°20'30" E	55.32
34	N 3°04'10" E	60.00	144	N 80°59'24" E	12.60	C24	15.00	21.81	N 40°52'10" E	21.81		C40	100.00	31.42	N 82°40'41" E	76.28	C41	120.00	55.43	S 08°20'30" E	55.32
35	N 3°04'10" E	60.00	145	N 80°59'24" E	12.60	C25	233.00	356.07	N 40°52'10" E	356.07		C41	100.00	31.42	N 82°40'41" E	76.28	C42	120.00	55.43	S 08°20'30" E	55.32
36	N 3°04'10" E	60.00	146	N 80°59'24" E	12.60	C26	15.00	36.39	N 40°52'10" E	36.39		C42	100.00	31.42	N 82°40'41" E	76.28	C43	120.00	55.43	S 08°20'30" E	55.32
37	N 3°04'10" E	60.00	147	N 80°59'24" E	12.60	C27	40.00	29.87	N 40°52'10" E	29.87		C43	100.00	31.42	N 82°40'41" E	76.28	C44	120.00	55.43	S 08°20'30" E	55.32
38	N 3°04'10" E	60.00	148	N 80°59'24" E	12.60	C28	101.00	126.31	N 40°52'10" E	126.31		C44	100.00	31.42	N 82°40'41" E	76.28	C45	120.00	55.43	S 08°20'30" E	55.32
39	N 3°04'10" E	60.00	149	N 80°59'24" E	12.60	C29	25.00	16.00	N 10°50'30" E	16.00		C45	100.00	31.42	N 82°40'41" E	76.28	C46	120.00	55.43	S 08°20'30" E	55.32
40	N 3°04'10" E	60.00	150	N 80°59'24" E	12.60	C30	25.00	16.00	N 10°50'30" E	16.00		C46	100.00	31.42	N 82°40'41" E	76.28	C47	120.00	55.43	S 08°20'30" E	55.32
41	N 3°04'10" E	60.00	151	N 80°59'24" E	12.60	C31	25.00	16.00	N 10°50'30" E	16.00		C47	100.00	31.42	N 82°40'41" E	76.28	C48	120.00	55.43	S 08°20'30" E	55.32
42	N 3°04'10" E	60.00	152	N 80°59'24" E	12.60	C32	25.00	16.00	N 10°50'30" E	16.00		C48	100.00	31.42	N 82°40'41" E	76.28	C49	120.00	55.43	S 08°20'30" E	55.32
43	N 3°04'10" E	60.00	153	N 80°59'24" E	12.60	C33	25.00	16.00	N 10°50'30" E	16.00		C49	100.00	31.42	N 82°40'41" E	76.28	C50	120.00	55.43	S 08°20'30" E	55.32
44	N 3°04'10" E	60.00	154	N 80°59'24" E	12.60	C34	25.00	16.00	N 10°50'30" E	16.00		C50	100.00	31.42	N 82°40'41" E	76.28	C51	120.00	55.43	S 08°20'30" E	55.32
45	N 3°04'10" E	60.00	155	N 80°59'24" E	12.60	C35	25.00	16.00	N 10°50'30" E	16.00		C51	100.00	31.42	N 82°40'41" E	76.28	C52	120.00	55.43	S 08°20'30" E	55.32
46	N 3°04'10" E	60.00	156	N 80°59'24" E	12.60	C36	25.00	16.00	N 10°50'30" E	16.00		C52	100.00	31.42	N 82°40'41" E	76.28	C53	120.00	55.43	S 08°20'30" E	55.32
47	N 3°04'10" E	60.00	157	N 80°59'24" E	12.60	C37	25.00	16.00	N 10°50'30" E	16.00		C53	100.00	31.42	N 82°40'41" E	76.28	C54	120.00	55.43	S 08°20'30" E	55.32
48	N 3°04'10" E	60.00	158	N 80°59'24" E	12.60	C38	25.00	16.00	N 10°50'30" E	16.00		C54	100.00	31.42	N 82°40'41" E	76.28	C55	120.00	55.43	S 08°20'30" E	55.32
49	N 3°04'10" E	60.00	159	N 80°59'24" E	12.60	C39	25.00	16.00	N 10°50'30" E	16.00		C55	100.00	31.42	N 82°40'41" E	76.28	C56	120.00	55.43	S 08°20'30" E	55.32
50	N 3°04'10" E	60.00	160	N 80°59'24" E	12.60	C40	25.00	16.00	N 10°50'30" E	16.00		C56	100.00	31.42	N 82°40'41" E	76.28	C57	120.00	55.43	S 08°20'30" E	55.32
51	N 3°04'10" E	60.00	161	N 80°59'24" E	12.60	C41	25.00	16.00	N 10°50'30" E	16.00		C57	100.00	31.42	N 82°40'41" E	76.28	C58	120.00	55.43	S 08°20'30" E	55.32
52	N 3°04'10" E	60.00	162	N 80°59'24" E	12.60	C42	25.00	16.00	N 10°50'30" E	16.00		C58	100.00	31.42	N 82°40'41" E	76.28	C59	120.00	55.43	S 08°20'30" E	55.32
53	N 3°04'10" E	60.00	163	N 80°59'24" E	12.60	C43	25.00	16.00	N 10°50'30" E	16.00		C59	100.00	31.42	N 82°40'41" E	76.28	C60	120.00	55.43	S 08°20'30" E	55.32
54	N 3°04'10" E	60.00	164	N 80°59'24" E	12.60	C44	25.00	16.00	N 10°50'30" E	16.00		C60	100.00	31.42	N 82°40'41" E	76.28	C61	120.00	55.43	S 08°20'30" E	55.32
55	N 3°04'10" E	60.00	165	N 80°59'24" E	12.60	C45	25.00	16.00	N 10°50'30" E	16.00		C61	100.00	31.42	N 82°40'41" E	76.28	C62	120.00	55.43	S 08°20'30" E	55.32
56	N 3°04'10" E	60.00	166	N 80°59'24" E	12.60	C46	25.00	16.00	N 10°50'30" E	16.00		C62	100.00	31.42	N 82°40'41" E	76.28	C63	120.00	55.43	S 08°20'30" E	55.32
57	N 3°04'10" E	60.00	167	N 80°59'24" E	12.60	C47	25.00	16.00	N 10°50'30" E	16.00		C63	100.00	31.42	N 82°40'41" E	76.28	C64	120.00	55.43	S 08°20'30" E	55.32
58	N 3°04'10" E	60.00	168	N 80°59'24" E	12.60	C48	25.00	16.00	N 10°50'30" E	16.00		C64	100.00	31.42	N 82°40'41" E	76.28	C65	120.00	55.43	S 08°20'30" E	55.32
59	N 3°04'10" E	60.00	169	N 80°59'24" E	12.60	C49	25.00	16.00	N 10°50'30" E	16.00		C65	100.00	31.42	N 82°40'41" E	76.28	C66	120.00	55.43	S 08°20'30" E	55.32
60	N 3°04'10" E	60.00	170	N 80°59'24" E	12.60	C50	25.00	16.00	N 10°50'30" E	16.00		C66	100.00	31.42	N 82°40'41" E	76.28	C67	120.00	55.43	S 08°20'30" E	55.32
61	N 3°04'10" E	60.00	171	N 80°59'24" E	12.60																