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
Mayo	or

Attest:

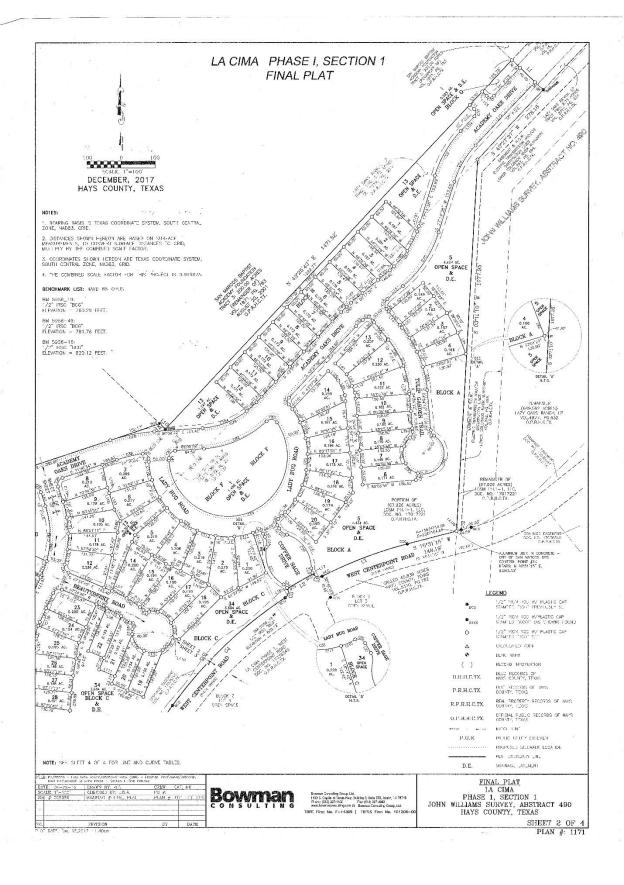
Jamie Lee Case City Clerk

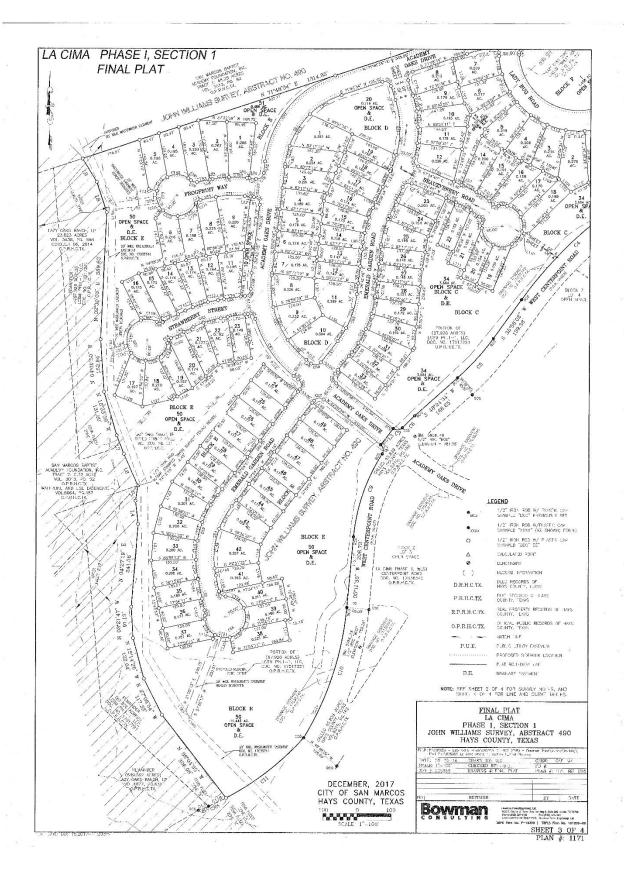
Approved:

Michael Cosentino City Attorney

EXHIBIT A

STATE OF TEXAS \$ COUNTY OF TRANS \$	LA CIMA	PHASE I, SECTION 1
COUNTY OF PROPERTY OF THE PROP	BATTUL CAMEN CAMEN, "P. AND THORAGE BROWN & U.S. 18. S. AN CO. THE CAMEN CAMEN AT A COMENT AT ON THE CAMEN AT A COMENT AT ON THE CAMEN AT A COMENT AT ON THE CAMEN AT A COMENT AND A COMEN	FINAL PLAT
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LA CIMA PHASE I, SECTION 1 - FINAL PLAT												
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15 46.33,49, E 125.21,	180 N 80'38'28" E 12.65"	C1 1235,00°	257.26 S 89'19'17" W	256.73° 27./2°	C78 70.5		S 51"42"48" W	28.78° 329.81°	C191 60.00" 44.72" C152 60.00" 34.10"	5 35 17'24" F	54.68	
12 S 60"14"C1" W 58.00"	181 S 83'17'12" F 10.00' 188 S 83'17'12" E 16.87'	CS 20.00°	30.22' N 73'38'50' W 30'54' 5 '3'27'57' W	27.110	C76 530.		5 78'54'25' W	130.99	GINS 60.00° 11.08°	s 00'56'35" E	11.07	
Li N 06'49'45' 9 67.35'	U88 N /8/56/41" E 37.29"	(34 (2.15.00)	457.27 9 46'34'27" W	454.66*	C70 240.		5 64°43°42" W S 46°52°19" W	174.19° 59.30°	C104 295.50' 1.62'	5 '"56'24' C 5 06'25'38" F	55.30°	
16 N 08'42'47" E 44-31"	LBN \$ 8.517'12" I 6.57'	C5 715.00°	155.97" S 42'11'18" W. 48,49" S 45'40'17" W	154.06"	C80 33C		S 4 F 07 25 W	28.23	C158 256,50' 55,43'	S 04'17'04" W	30.38	
18 N 24'08'08" W 19138'	156 S 83'17'12" + 20.00'	C7 20.90'	29.50" S AS'30'00" W	26.97	CBS 300		S 86'33'13" 4	199.85	0157 256.50' 55.41' C158 296.00' 55.43'	S 145/3"46" W S 25'42"28" W	55.35'	
DR N 1872/56" W 93/11"	167 8 43727'02" W 22.05"	CS 50'00,	20.62° \$ 09'40'41" 5 256.70° \$ 18'58'03° W	26.401	CB3 20.		N 35347'44" W K 70'44729" F	35.23'	C169 298.50° 35.36°	S 34"28"55" W	3598"	
19 V 31'46'46' 9 79.48'	IMB S A5'27'02" W 37.89"	010 586 00°	256.70° S 18'55'03° W 401.54° S 18'11'23° W	.895.10	C86 20.		N 63"11"26" W	28.28"	C160 273,50' 52,20'	S 75'30'23" W	52.12	
MI 5 46/34/31° E 17.75'	100 N 09'42'48" E 20/00'	O:1 802.36	298.41" S 52'20'32" W	286.86	C86 273		9 0.723'29' C	103.62	C160 27379, 25'02,	S 86"10"47" W S 49"45"40" W	32.06" F,38"	
Id2 S 13'25'29" W 252.24"	L91 K 08'42'48' F 31.18'	C12 326.50°	36.40' N 35.30'45' W 32.86' N 87'19'85" E	38.39"	CBS 1273		N 15'50'30' E	147.04	rans 20.00° \$.54°	S 22'31'50' W	6.45	
LIS N 5017/36" I 58.43" LIA S 39/40"24" E 71.06"	192 S 00742'48" 9 5.75' 1,08 S 0742'48" W 8.01'	CIA 270.00"	'23.37' K 30'20'03" -	122.30	CHB 20.		N 82'34'01" E	25.28"	C164 60,00° 51,04°	N 3312'47" E	47.50°	
115 9 39'42'24" F 71.01'	L94 G 21'03'41" E 65. 2'	C16 33C.00°	190.35' N 35'46'07" E	187.72	C90 270		S 32'41'36" E	255.24	C166 (03.00) 38.06/ C166 (03.00) 49.55	N 10/23/36 C	48.16	
THE A 20150,51, 2 10780,	L98 S 2*51'10" S 36.69'	016 20.00°	31.42' N 03'17'38" E 198.33' N 22'18'18' W	195.29	C92 325		N 21°03°41" W	49.57.	C167 GU,00' 115.53'	S 16'20'4/" W	95.48	
117 N 29'45'39" W 3.42'	107 S 43742'23" E 45.03"	C18 20.00°	18.01" N 32"0H'C2" W	18,30"	C93 326		K 10758*22* W	58.57"	C188 60,00° 49,38° C189 20,00° 17,54°	8 87'20'11" F	16,98"	
L19 2 04'54'12" F 10.10"	198 S 34'54'12' E 17.29'	C19 EC:00'	302.56' N 25'05'48' E	59.75	C95 50		N 23'15'13" F	119.64	C170 25.00' 1.47'	N 65'25'59" E	1.47'	
120 5 30'20'19" : 11.42'	199 5 24'54'10' E 45.60' 1800 × 46'45'23' E 40.23'	C20 20.00°	19.01' 5 22'19'34' W 168.13' \$ 22'18'18'' -	163.09	C95 EG.		S 04'41'20" E	59.00°	217. 226.50' 24.03'	5 65/25/47" W	24,0 Y	
(J2) 8 0.748'28' E 9 NF LS2 N 18'11'26' N 12.61'	1101 S 64764'11" S 17.52"	C22 20.00°	31.78' S 85'14'07" E	28.54"	C97 60		S 3494'44" W	30,49f 76,33	C192 (36.50) 45.56' C193 326.50' 35.00'	S 71"37"27" W	46.52° 29.86°	
123 N 24'56'24' E 31.76'	1408 3 44'35'26" ± 50.00'	CS3 270.00°	2707' N 4670'36' E	27.25	C99 273	.50' 76.56' .50' 88.15'	N 1755/28" W	76.23 H7.77	G174 20.00° 15.42°	\$ 5601'01" W	15,05	
184 N 3754'01' C 78.68' 125 K 12'06'46' W 45.44'	1409 S 44°35'78' C 5.32'	CB5 232,00°	21.91' N 01"36"14" E 356.0" N 0.737'25" C	392.24	C100 273		N .2032'35" W	1.40'	0376 20.00° 3.56°	× 29'37"1" W	3.58'	
125 K 12'06'49" E 94.23"	1105 K 27'30'29" W 37.68"	C26 15.00'	20.38" · N C8'34'32" E	18.84		.50' 16.83'	N 3810/66' 9	15.52° 45.05°	C176 50.00' 65.01'	5 70'02'07" F	62.64°	
127 S 63/30/28 E 17/16	1106 k 1811'26" W 65.45"	C39 40.00°	29.65' N 51'34'34' W 129.61' N .9703'04' W	28,98"	C108 235 C103 235	150' 45.05' 150' 45.06'	N 30'32'25" W	47.99	C178 60.00' 62.61'	8 :7'35'45' E	50.81	
188 N 60'58'25' F 79.74'	1407 S 18"11"26" - 49.62"	CSB 101.00°.	13.30' N 14'31'40" W	13.14		50 46.30	K 07'29'37" W	48.27	C179 60.00' 51.92'	\$ 37'05'70" W	50.32°	
130 9 63°19'1.7" W 73.71"	1.09 N 12'27'29" W 68.51"	C80 20.00°	13.75' 8 45'3' '36' E	13.58	C:00 23		N 03'59'39" Z N 10'24'55" C	46.27	C181 50.00' 54.95'	N 5/120'51' W	3,94	
13t N 12'05'45' W 46.31'	1.110 S 74'51'56' E 19.78'	CHS 15.00°	12/1.43" S 24"34".14" F 23.56" K 01"34"51" W	120,75/		2.50' 46.35'	N 25'50'11" E	46.27*	crus (526.50° 48.50°	S 63"12"17" W	18.51	
L32 N 206'49' W 93.23'	1111 S 6794'40' E 50.00'	cas 15.00°	25.58 N 8675'29" C	71.2"	C10B 23	2.50" 45.35"	N SWIESS A	16.27	C183 226.50° 50.70°	N 8754'40" W	32.65°	
134 S 78'56'41" W 15.06	1118 K 37'54'01" E 7.13'	C14 46.00	29.66" S 09"06"09" E	28.98"		2.50° 14.29° 2.50° 12.0°	N 45'43'46" E	17.29"	C184 240,30' 140,14'	N 40700'01" 5	35.07	
135 H 83"17"12" W 28.57"	1114 N 31'38'88" F 50.46"	036 15.00° 096 232.50°	21.18' S /0'47'46' E 409.21' S 87'30'22' S	374.99		2.50' '2.0''	N 78'32'32" :	55.40"	C186 330.00° 22.09°	5 45'21'40" W	22.02	
138 H 39'42'24' e 6.30' 139 H 53'35'25' W 17.15'	1.115 N 06'48'54' E 54.15'	C87 10.00°	24.86" × 51'13'16" E	23,11	C112 23	1.00" 55.53"	S 87"46"CO" E	55.40"	C107 330,00° '7.39'	S 46'47'01' W	16.98	
138 S 63'56'28' W 79.74'	ELLT N 12'05'49" W 60.00"	C38 471.49°	78.10° N 78'34' 3° E	73.01		2.50' 55.53'	8 74104'52" F S 80'23'45" E	55.40"	C186 270.00' '8.98'	N 4215'03' E	60.09	
139 N 67°24'40" W 24.48'	1/18 S 12'05'29" E 44.87" 1/19 S 32'42'15" W 12.84"	C38 20.00°	31.42' N 26/15/34' E	25.28' 185.83'		2.50' 55.53'	8 48'42'37" E	55.49	C190 Z70 X7 62.62	N 2716'05" E	12.45	
140 2 08'42'48" W 32.70'	3:20 N 00'25'2' W 79.71	C41 20.00°	25.72" N 2818'02" W	26.37	fil16 23	9.50' 37.2''	5 35'16'58' F	37.17	C191 270.00' 15.93' C192 273.50' 161.99'	N 18'56'05" 5 E 01'13'23" W	159.63	
TAS N 1811/26, 6 42.5"	LIZI N 04" 7"04" E 79.71"	1943 396.50	102.54" ¥ 55'24'51" W	102.12'		p.twi" G5.83" 2.36" 56.33"	S 23"51"19" E N 64"39"12" E	55.40"	C198 273,50° 44,05°	k 20°21°32° €	44.01	
TA3 N 33'19'13" E 72.71'	L122 N 14"59"46" E 73.71"	C48 20.00'	12.70' N 74'46'16' W 302.32' N 44'13''8' F	59.94		0.50' 4.00'	N 1750'24" W	4.00"	C194 328.50° 30.03°	5 12'20'17" W	30.02	
144 K NOSS 25 E 79.74	F154 2 84.C1.40, At 20'04,	746 20.00°	20.71" S 21"96"33" E	19.80		6.50" 46.56"	N 13'24'13" W	46.52°	C198 326.50° 46.58° C198 325.50° >7.46°	S 15'37'02" W	46.52° 27.45°	
148 S 67'24'40" F 29.97'	1126 'S 01'51'45' 9 '6.86'	C48 273.50°	78,51" S 59/04'69" E 30,55" H 36/16'02" E	27,39	-	8.50" 46.50" 6.60" 46.56"	N 00113'57" W	46.52	C197 273.50' 103.67'	И 17'33'41" :	102.95	
147 8 3754'01" E 73.66" 140 N 52'05'56" Ø 18.21"	1986 S AUGU 45' W 66.90' 1987 S 76'3' 15' W 90.24'	C46 273.50°	30,66" H 36"46"C2" :	89.8C		6.50' 44.75'	N 10'5/'02" F	44./1"	C198 273.50' 45.50'	H 33/00/17" T	45.25	
L49 S 39'49'74" E 10.00'	142H N 675.5'40" W 87.82"	C40 326.50°	177.72' N 22'18'24' E	75.53		6.00° (2.70°	N 63'39'51" W	'2.57' 48.52'	0199 270,00° 79,82° 0800 270,00° 104,30°	5 24°01'08" E	79.53' 103.74'	
150 N 39'42'24" W 50.00"	Table S 63'19'10" W 55.00'	C50 20.00	31.42" N 0.705'59" W	29.26° 153.59°		6.80° 48.58° 6.50° 13.27°	N 55749'53' W	13.27	C201 770.00' 92.94'	S 63'08'52' E	92.48	
158 N 831712" W 11.06"	Li30 S 42'30'37" @ .51.76'	CSS 330,00°	150.79 2 3C'20'03' W			25.47	N 8758'02" W	55.26'	CEDE 240 DO' 54.06'	S 13/10/12" W	53.08	
153 N 04'56'12" W 156'	1.13% N 00"58"39" W 53.53"	058 10.00	31.49' H 82'34'01"	28.26'		LGG" 51.02" 3.00" 43.31"	N 65'32'47" W	50.32° 42.38°	(208 237.65' \\ \(\) (204 240.00' \) 108.09'	5 32'40'21" W	109.03"	
184 S. 30'42'74" T. 64.62"	J185 N 94"/2":1" W 53.9% 1434 S 61"35"26" E 77.89"	064 24.5.50° 055 20.00°	212.48" h. 12°82'08" b 27.01" N. 50'46'45" V	205.60		3.00' 43.31' 3.00' 47.70'	N 37'04'34" E	46,40"	C205 802.36' HECCS'	5 60'40'11' €	88.98"	
LSS 3 75'56'41" Ø 44.00"	1434 3 61°35°26° E 77.89° 1436 N 37°54°31° E 14.41°	C98 ISTOD,	286.73" 4 47 28 37" 8	51.92"		0.00' 87.14'	N 87'87'53" F	85,00"	CEOS 543.58' 64.73'	N 47'37'04" E N 39'38'35" S	64.63° 75.17°	
157 5 67'24'40" E 5.93"	1196 N 24'58'24" E 17.73	C57 S0.00°	14.35' S 10752'27" [0.00° 81.73° 0.00° (5.00°	\$ 35'13'51" E 5 0 '22'53" W	10.02"	C257 512.37° 75.24° C256 385.71° 96.52°	N 56'08'09" E	96.77	
158 S 67'24'40" E 2.50"	1/37 S 24'51'10" E 2'.28'	258 326.50°	46.56' N 2913'58' 4 288.73' S 12'58' 09" Y			3.50' 31.77'	N 51'01'58" W	31.75	C200 44,UM 6.86	S 05'44'56' W	6.86	
169 S 8.717'12" E 26.87' 160 N 24'38'24" : 49.36'	L139 N 45"15"02" E 133L72"	060 20.00"	32.46' g d8'.55'28" ;	29.01	CIS5 2	3,50' 47,74'	N 52'74'59" W	47.68	C210 15.34' 22.35'	S 20115/33' W	47,46	
JS1 N 24°58°24° E 43.40°	L140 N 4701'11" E 138.68"	061 330,50° 082 20,00°	234.12" \$ 34122'48" (28.73" \$ 57150'35" (200.88°		73.50° 11.64° 73.50° 75.52°	S 23"45"14" 4" S 14"37"26" 19	75.28	E212 60.62° 46.42°	S 41'57'33" W	45.30"	
182 N 26'42'48' F 33.70' 183 IN 37'54'0' E 50.00'	L141 N 38002'29" E 36.67" 1 142 N 39008'21" E 121.10"	OB3 273.50°	54.27 N 72'05'5' 1	83.94	C108 3	NS.50" 4.80"	K 0708'34" F	4,89'	021.1 82,347 72.85° 0214 127.88° 99.73°	N 2817'01' W N 28104'21" T	97,77	
186 N 3714'01" E 14.27"	_143 N 407501531 E 74.861	C64 20.00°	19.01' N 36'05'24"	'8.30'		26 50' 46.56' 25.50' 46.56'	N 11'39'28" E N 19'48'45" E	46.52° 46.52°	C215 28.77 .5.5.71	N 25'34"MI" C	31.81	
185 N 37'64'01" A 7.5*	L144 N 35 22 30 E 78.01	C86 20.00°	302.55" \$ 90'40'45" :			6.50' 46.06'	V 28'00'01" -	46.52	G216 55.04' 85.90'	A BORDELE	77.37	
L67 N 37'54'01' E 2'.64'	L146 N 61'25'26' C 27.19'	C87 326 50	100.50" S 72"05"5" !			26,00" - 23.13"	N .14"59"36" E	33.12	5217 78.93' 23.58' 5218 1776.56' 163.94'	N 26'00'20" F	22.53° . 103.88°	
168 N 12'05" 9" W DK-25"	I.147 S 08'27'37" W 101.51"	C88 20.C0*	28L75' \$ 39147'30'			43.80° 74.58° 43.50° 116.85°	S 28'07'34" Ø	74.20	C219 222 IC 79.54	N 05"53"05" T	70.12	
188 N 3/54'01' E 21.84'	1/8 N 83/32/23" W 95.00"	CW6 20.00	45.65' S 02'39'×0" :			43.50' 21.16'	5 09732":2" E	21.05	C220 104.00' 16.95'	N 22'08'AS' T	92.08° 29.30°	
170 N 3754'01" F 8.02'	L150 N 71'22'12' F 36.00'	071 273,50	84.85° N 87'49'44"	84,48'		90.00° 2.3.5°	S 16"18"01" F	2.93"	C221 73,38" 29.54" C222 964.62" 37.45"	N 53'07'40" F N 18'05'39" E	37.43	
L72 N 80'08'28" E 50.00'	1:51 S 18/25/34" E 30:00"	C72 20.00°	'9.01' k 51'/2'50" 302.56' 5 11'03'19"			9.00 24.07° 0.00° 65.71°	8 54'55'57" E N 38'00'10" W	62.48	(223 894,62" 180,54"	N 11102'02" E	160.27	
UV3 H 80"58"28" F 20.75"	L102 8 71722*12* W 58.27* 153 8 46'34'31' E 17.75'	C78 60.00°	19.01' N 73'49'29"		C149	0.00' 45.98'	N C4"47"29" E	62.70	C224 884.67 183.53 C225 60.00 20.14	N 25/15/00" E	183.99°	
175 N 63' 9'15' E 40.68'	L154 5 4,5%5'28" W 58,00"	C75 326.50°	101.55" \$ 8740'44"	V 100,897	C150	20.00" 42.57"	K 55'37'16' F	41 69"	C226 G0.00' 26.25'	9 34'57'27" F	26.04	
176 N 63/10/15" E 48:52"	L155 4 43°25°29° F 110.75° L156 N 47°29°25° E 13.56°	4							0227 min05' 20.16'	S 21"34"52" E S 30"48"51" W	29.07° 79.93°	
L77 N 63'19'10" 24.19" 170 N 86'58'28" E 17.58"	L156 N 4729'25' E 13.56' L157 S 06'42'49' W 7.33'								19/29 60.00° 20.10°	S 80"48"51" W S 80"56"49" I	79.93° 70.01°	
179 N 501876 E 49.20	L168 S B1'07'37" W 124.61"						7 9		C230 6C.OC 24.64	N 895427401 E	24 48	
0	L150 N 00'48'49' E 10.60' L160 N 24'30'14' W 9.83'									100		
	L161 4 8"07"37" E "24."6"	+										
	E102 E 7.511'44" W 49.55"											
	L193 N 00'46'49" \ 13.65' L184 N 73'11'44" E 48.50'	-										
	L185 N 4505'40' W 5.39'	1		1000								
	L166 N 32'13'38" W 18.79' L167 L 01'36'19" W 7.44'											
1	LIST K OF 38 19 8 7.44	-1										
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Source Consider Coupling Coupling States 29th Amin, TX 75746 (1905 Coupling Coupling States 1905 COUPLING STATES (1905 COUPLING STATES STATES COUPLING STATES STATES COUPLING STATES STATES COUPLING STATES STATES COURSE STA

FINAL PLAT
LA CIMA
PHASE 1, SECTION 1
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS