

ORDINANCE NO. 2021-87

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-21-18 BY REZONING APPROXIMATELY 21.31 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF THE WEST CENTERPOINT ROAD AND FLINT RIDGE ROAD INTERSECTION FROM “FD” FUTURE DEVELOPMENT DISTRICT TO “MF-24” MULTI-FAMILY RESIDENTIAL 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 September 28, 2021, 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 “MF-24” Multi-Family Residential District for approximately 21.31 acres of land located at the northwest corner of the West Centerpoint Road and Flint Ridge Road 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 October 19, 2021 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 “MF-24” Multi-Family Residential 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 All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.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 October 4, 2021.

PASSED, APPROVED AND ADOPTED on second reading on November 3, 2021.

Jane Hughson
Mayor

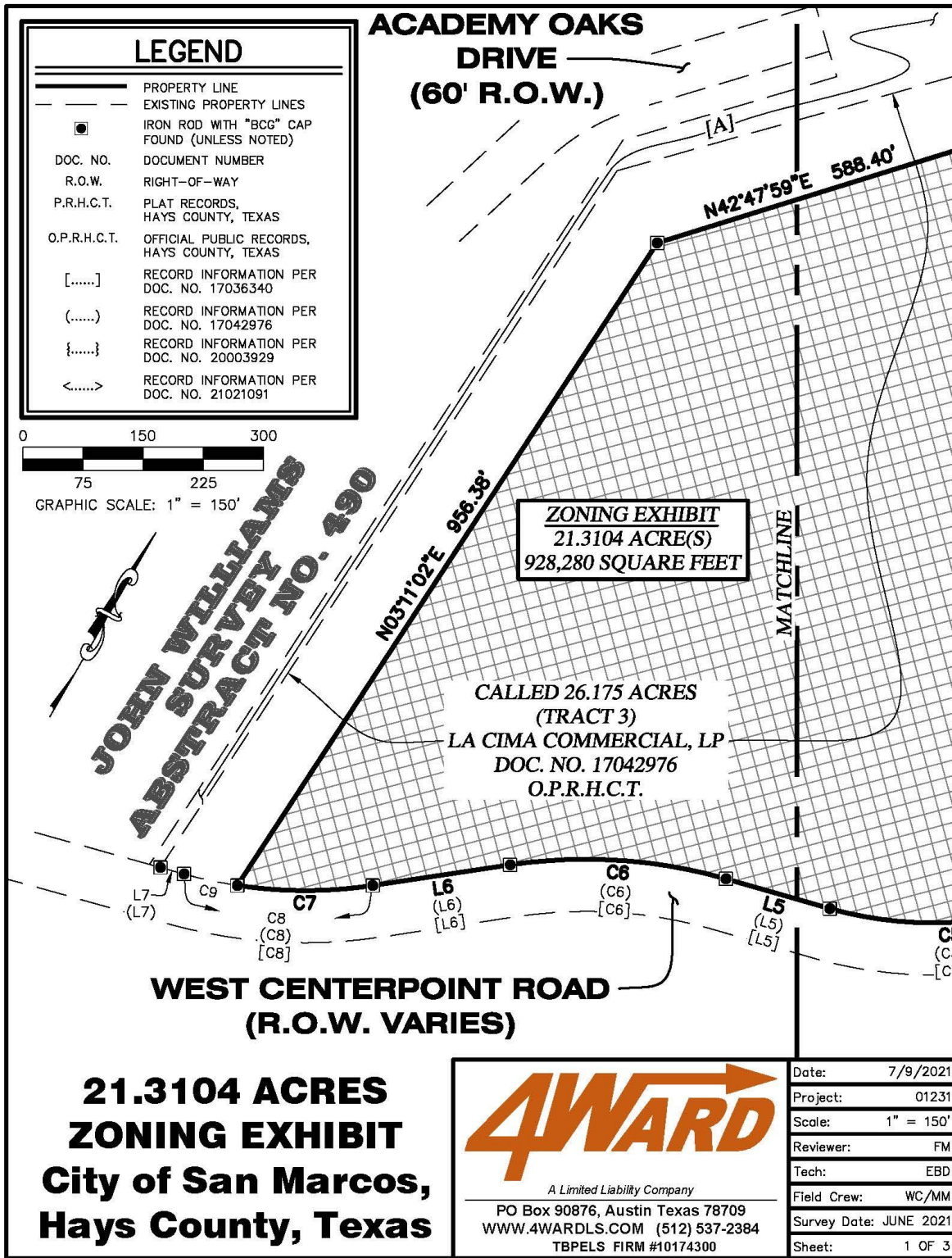
Attest:

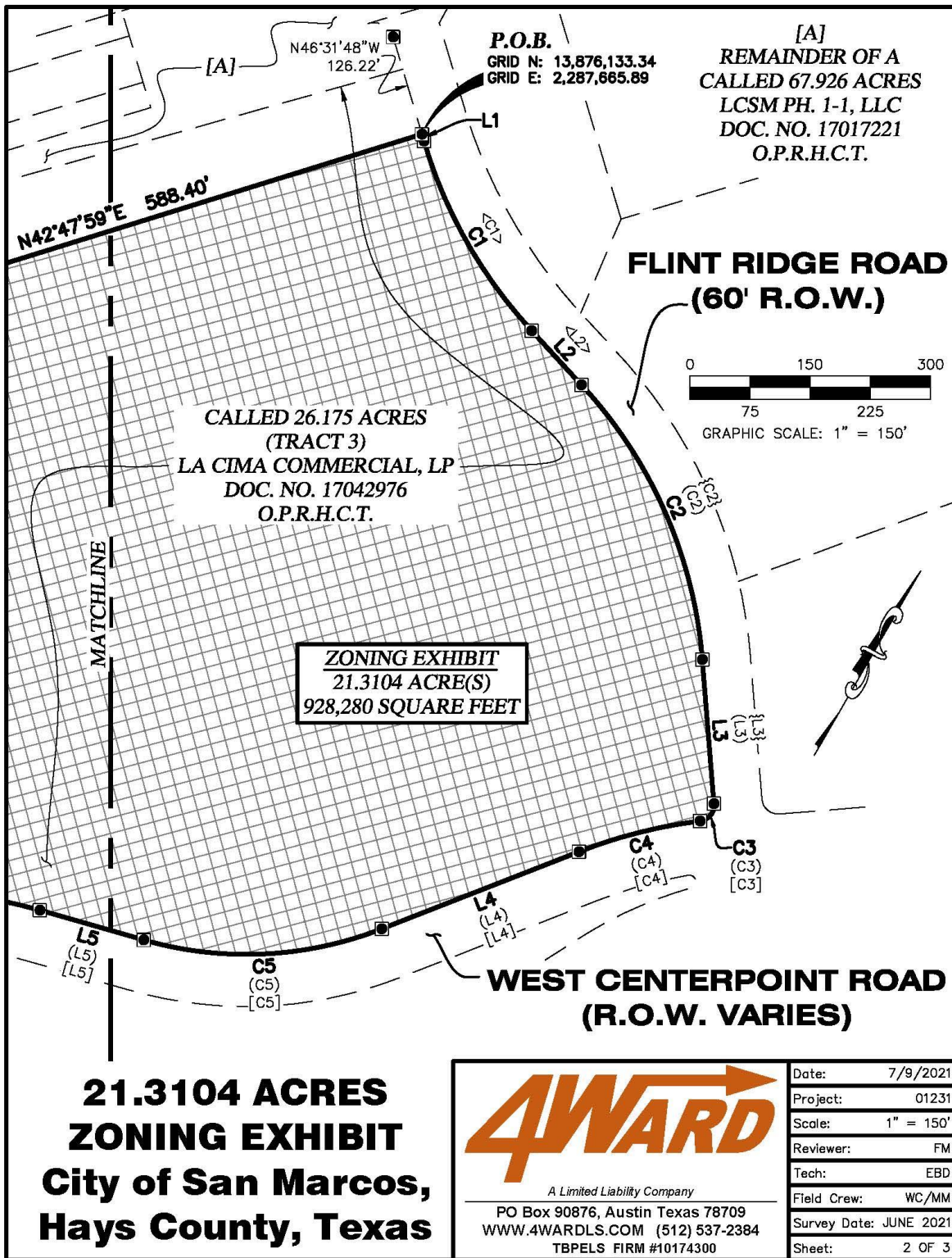
Tammy K. Cook
Interim City Clerk

Approved:

Michael J. Cosentino
City Attorney

EXHIBIT A





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LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S46°31'48"E	8.88'
L2	S72°40'27"E	91.75'
L3	S34°38'17"E	180.05'
L4	S38°40'52"W	263.88'
L5	S75°56'36"W	134.69'
L6	S51°26'58"W	173.43'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
<L2>	S72°40'55"E	91.71'
(L3)	S34°38'50"E	180.02'
{L3}	S34°38'50"E	180.02'
(L4)	S38°41'19"W	263.84'
[L4]	S38°41'19"W	263.84'
(L5)	S75°56'43"W	134.71'
[L5]	S75°56'43"W	134.71'
(L6)	S51°27'05"W	173.40'
[L6]	S51°27'05"W	173.40'
(L7)	S75°31'15"W	30.63'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	600.00'	273.98'	26°09'47"	S59°36'17"E	271.61'
C2	570.00'	380.67'	38°15'53"	S53°46'47"E	373.64'
C3	20.00'	30.49'	87°20'14"	S09°04'39"W	27.62'
C4	635.00'	156.21'	14°05'43"	S45°45'11"W	155.82'
C5	465.00'	302.38'	37°15'29"	S57°19'09"W	297.08'
C6	635.00'	271.43'	24°29'29"	S63°41'39"W	269.37'
C7	565.00'	169.45'	17°11'00"	S60°02'49"W	168.81'
C8	565.00'	237.34'	24°04'07"	N63°29'23"E	235.60'
C9	565.00'	67.90'	6°53'07"	S72°04'53"W	67.86'

CURVE TABLE (RECORD)					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
<C1>	600.00'	273.97'	--	S59°36'02"E	271.60'
(C2)	570.00'	380.73'	--	S53°46'56"E	373.69'
{C2}	570.00'	380.73'	--	S53°46'56"E	373.69'
(C3)	20.00'	30.52'	--	S09°04'12"W	27.64'
[C3]	20.00'	30.52'	--	S09°04'12"W	27.64'
(C4)	635.00'	156.25'	--	S45°44'17"W	155.86'
[C4]	635.00'	156.25'	--	S45°44'17"W	155.86'
(C5)	465.00'	302.37'	--	S57°19'01"W	297.07'
[C5]	465.00'	302.37'	--	S57°19'01"W	297.07'
(C6)	635.00'	271.46'	--	S63°41'54"W	269.40'
[C6]	635.00'	271.46'	--	S63°41'54"W	269.40'
(C8)	565.00'	237.35'	--	S63°29'10"W	235.61'
[C8]	565.00'	237.35'	--	S63°29'10"W	235.61'



Jason Ward
7/9/2021

NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000129781029.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**21.3104 ACRES
ZONING EXHIBIT
City of San Marcos,
Hays County, Texas**



A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	7/9/2021
Project:	01231
Scale:	N/A
Reviewer:	FM
Tech:	EBD
Field Crew:	WC/MM
Survey Date:	JUNE 2021
Sheet:	3 OF 3

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Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 21.3104 ACRES (928,280 SQUARE FEET) OUT OF THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 26.175 ACRE TRACT (DESCRIBED AS "TRACT NO. 3") CONVEYED TO LA CIMA COMMERCIAL, LP, RECORDED IN DOCUMENT NO. 17042976 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), SAID 21.3104 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



P.O. Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

BEGINNING, at a 1/2-inch iron rod with "BCG" cap found in the southwest right-of-way line of Flint Ridge Road (60' Right-of-way), and being in the northeast line of said La Cima Commercial tract, for the northerly most corner and POINT OF BEGINNING hereof, from which a 1/2-inch iron rod with "BCG" cap found for a point of curvature in the southwest right-of-way line of said Flint Ridge Road, and being a point of curvature in the easterly line of the remainder of a called 67.926 acre tract conveyed to LCSM Ph. 1-1, LLC in Document No. 17017221 (O.P.R.H.C.T.) bears, N46°31'48"W, a distance of 126.22 feet;

THENCE, with the southwest right-of-way line of said Flint Ridge Road and the northeast line of said La Cima Commercial tract, the following five (5) courses and distances:

- 1) S46°31'48"E, a distance of 8.88 feet to a 1/2-inch iron rod with "BCG" cap found for a point of curvature hereof,
- 2) Along the arc of a curve to the left, whose radius is 600.00 feet, whose arc length is 273.98 feet and whose chord bears S59°36'17"E, a distance of 271.61 feet to a 1/2-inch iron rod with "BCG" cap found for a point of tangency hereof,
- 3) S72°40'27"E, a distance of 91.75 feet to a 1/2-inch iron rod with "BCG" cap found for a point of curvature hereof,
- 4) Along the arc of a curve to the right, whose radius is 570.00 feet, whose arc length is 380.67 feet and whose chord bears S53°46'47"E, a distance of 373.64 feet to a 1/2-inch iron rod with "BCG" cap found for a point of tangency hereof, and
- 5) S34°38'17"E, a distance of 180.05 feet to a 1/2-inch iron rod with "BCG" cap found for a point of curvature hereof, said point being the beginning of a right-of-way transition between the southwest right-of-way line of said Flint Ridge Road and the northwest right-of-way line of West Centerpoint Road (Right-of-way varies);

THENCE, with the right-of-way transition between said Flint Ridge Road and said West Centerpoint Road, and with the easterly line of said La Cima Commercial tract, along the arc of a curve to the right, whose radius is 20.00 feet, whose arc length is 30.49 feet and whose chord bears S09°04'39"W, a distance of 27.62 feet to a 1/2-inch iron rod with "BCG" cap found for a non-tangent point of compound curvature hereof, said point being the end of said right-of-way transition between said Flint Ridge Road and said West Centerpoint Road;

THENCE, with the northwest right-of-way line of said West Centerpoint Road and the southeast line of said La Cima Commercial tract, the following seven (7) courses and distances:

- 1) Along the arc of a curve to the left, whose radius is **635.00** feet, whose arc length is **156.21** feet and whose chord bears **S45°45'11"W**, a distance of **155.82** feet to a 1/2-inch iron rod with "BCG" cap found for an angle point hereof,
- 2) **S38°40'52"W**, a distance of **263.88** feet to a 1/2-inch iron rod with "BCG" cap found for a point of curvature hereof,
- 3) Along the arc of a curve to the right, whose radius is **465.00** feet, whose arc length is **302.38** feet and whose chord bears **S57°19'09"W**, a distance of **297.08** feet to a point of tangency hereof,
- 4) **S75°56'36"W**, a distance of **134.69** feet to a 1/2-inch iron rod with "BCG" cap found for a point of curvature hereof,
- 5) Along the arc of a curve to the left, whose radius is **635.00** feet, whose arc length is **271.43** feet and whose chord bears **S63°41'39"W**, a distance of **269.37** feet to a 1/2-inch iron rod with "BCG" cap found for a point of tangency hereof,
- 6) **S51°26'58"W**, a distance of **173.43** feet to a 1/2-inch iron rod with "BCG" cap found for a point of curvature hereof, and
- 7) Along the arc of a curve to the right, whose radius is **565.00** feet, whose arc length is **169.45** feet and whose chord bears **S60°02'49"W**, a distance of **168.81** feet to a 1/2-inch iron rod with "BCG" cap found for the southwest corner hereof;

THENCE, leaving the northwest right-of-way line of said West Centerpoint Road and the southeast line of said La Cima Commercial tract, over and across said La Cima Commercial tract, the following two (2) courses and distances:

- 1) **N03°11'02"E**, a distance of **956.38** feet to a 1/2-inch iron rod with "BCG" cap found for an angle point hereof, and
- 2) **N42°47'59"E**, a distance of **588.40** feet to the **POINT OF BEGINNING** and containing **21.3104 Acres (928,280 Square Feet)** of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, South Central Zone (4204), all distances were adjusted to surface using a combined scale factor of 1.000129781029. See attached sketch (reference drawing: 01231_Zoning.dwg)


Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

7/9/2021

