



Public Hearing

PDA-22-02

La Cima Development Agreement

7th Amendment

Receive a staff presentation and hold a public hearing to receive comments for or against a Resolution, approving a seventh amended and restated development agreement with Lazy Oaks Ranch, LP, and its partial assignees in connection with the La Cima Development located near the intersection of Old Ranch Road 12 and Wonder World Drive to extend its regulations to an additional 1,295 acres; authorizing the City Manager, or his designee, to execute the agreement on behalf of the City; providing an effective date; and consider approval of Resolution 2022-XX.

History:

2/05/13. City Council approved Lazy Oaks DA (Res. 2013-131)

9/16/14. Added acreage (Res. 2014-131)

5/05/18. Amendments (Res. 2018-075)

- (a) Increased acreage & max number of dwelling units; (b) Overall density decreased; (c) Added Multifamily Use up to 30 acres developed in 2 phases

8/18/20. Amendments (Res. 2020-178)

- (a) Increased acreage; (b) Changed allowable MF from 30 acres max to 720 units' max

7/6/21. Amendments (Res. 2021-126)

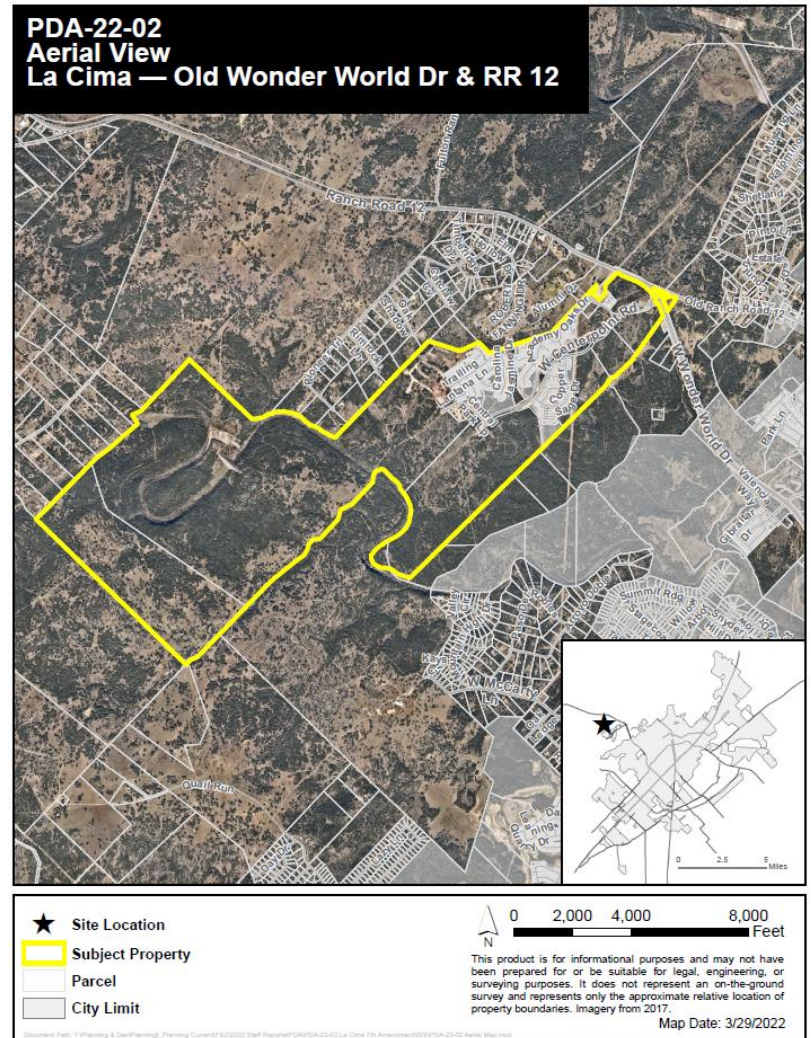
- Changed 1st phase MF from acres to units

11/16/21. Amendments (Res. 2021-232)

- (a) Added film & tv uses & (b) development standards for those uses

1/4/22. Amendments (Res. 2022-10)

- (a) Provided additional standards for the 1st phase of multifamily development



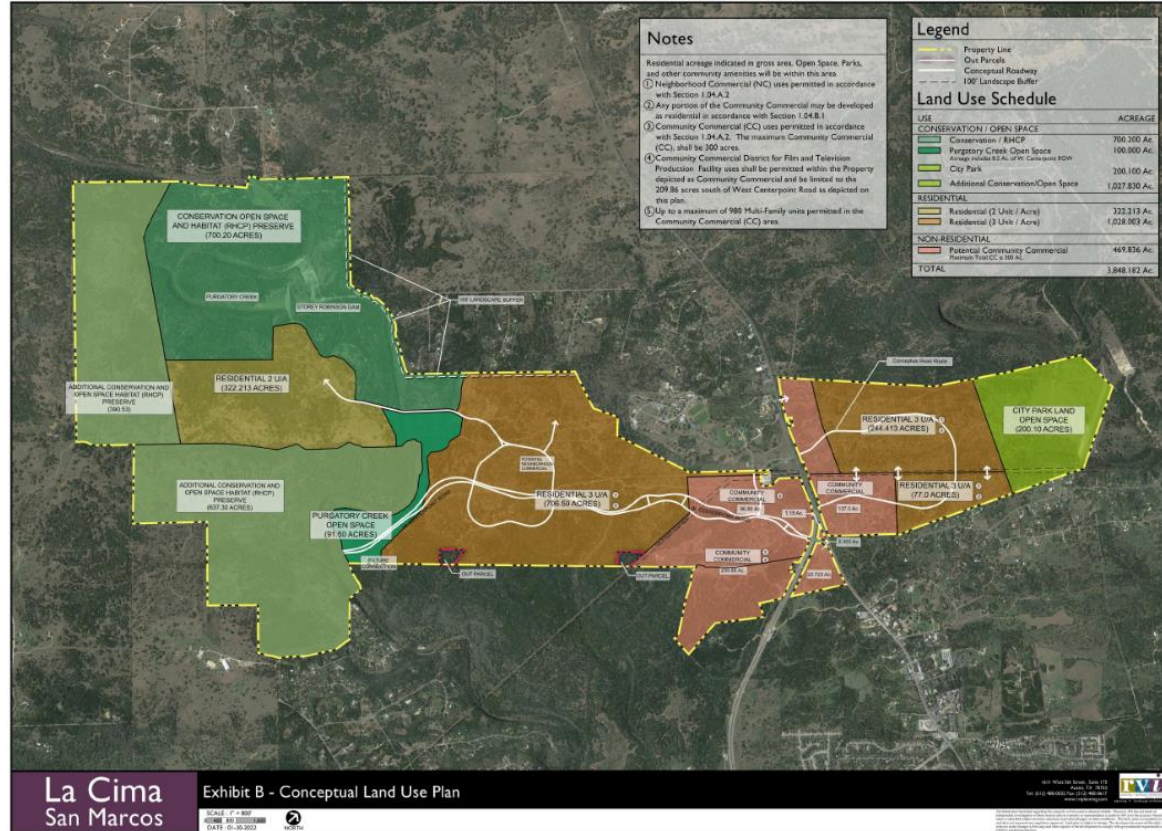
Request:

Increase:

- **Total acreage:**
2,552 to 3,848
- **Open space acreage:**
792 to 2,019
- **Commercial acreage:**
200 to 300
- **Multifamily units:**
720 to 980
- **Single-family units:**
2,800 to 4,200

Reduce:

- **Project density:**
1.10 to 1.09 units/acre



Request:

Replace:

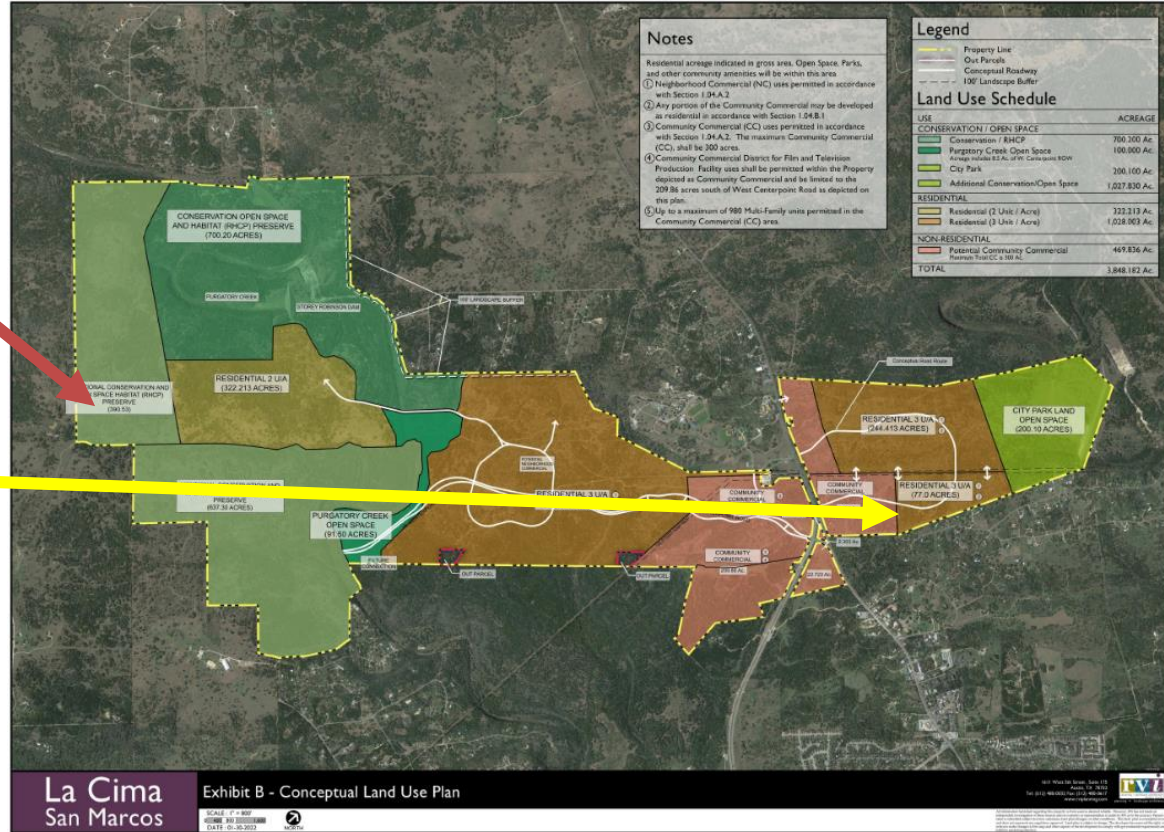
- 391 acres currently planned for single-family development as open space

Relocate:

- 321 acres of single-family development from west boundary to east side of RR12

Vesting:

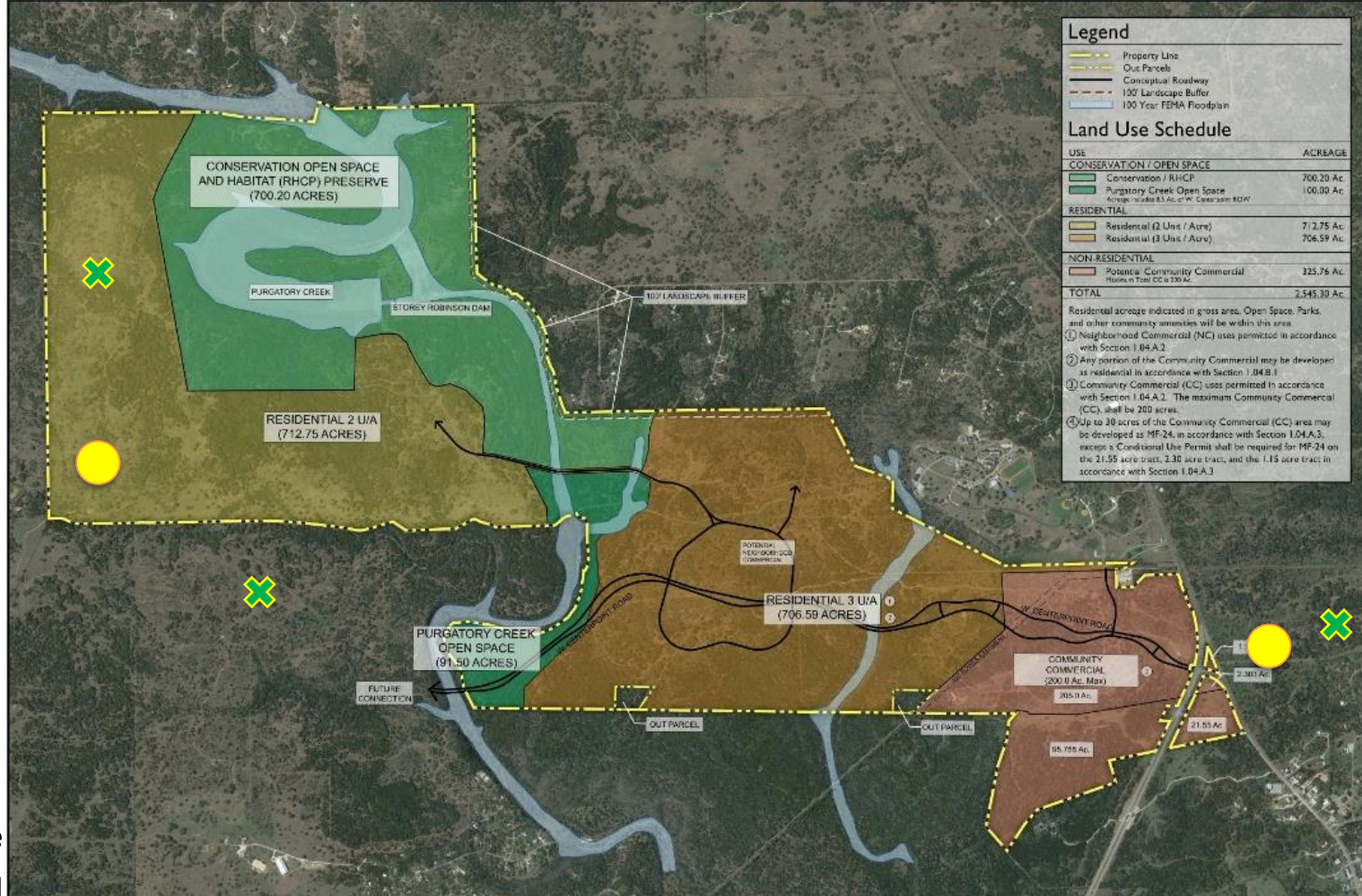
- 2014 Codes
- Environmental Standards will meet current code requirements





Current Concept Plan

- ✕ Changes to open space
- Changes to residential & commercial uses



Legend

- Property Line
- Out Parcel
- Conceptual Roadway
- 100' Landscape Buffer
- 100 Year FEMA Floodplain

Land Use Schedule

USE	ACREAGE
CONSERVATION / OPEN SPACE	
Conservation I / RHCP	700.20 Ac.
Purgatory Creek Open Space	100.00 Ac.
<small>Acres include 8.2 Ac. of Mt. Conejudo BOM</small>	
RESIDENTIAL	
Residential (2 U/A / Acre)	712.75 Ac.
Residential (3 U/A / Acre)	706.59 Ac.
NON-RESIDENTIAL	
Potential Community Commercial	325.76 Ac.
<small>Maximum Total CC is 230 Ac.</small>	
TOTAL	2,545.30 Ac.

Residential acreage indicated in gross area. Open Space, Parks, and other community amenities will be within this area.

- Neighborhood Commercial (NC) uses permitted in accordance with Section 1.04.A.2.
- Any portion of the Community Commercial may be developed as residential in accordance with Section 1.04.B.1.
- Community Commercial (CC) uses permitted in accordance with Section 1.04.A.2. The maximum Community Commercial (CC), shall be 200 acres.
- Up to 30 acres of the Community Commercial (CC) area may be developed as MF-24, in accordance with Section 1.04.A.3, except a Conditional Use Permit shall be required for MF-24 on the 21.55 acre tract, 2.35 acre tract, and the 1.15 acre tract in accordance with Section 1.04.A.3.

La Cima
San Marcos

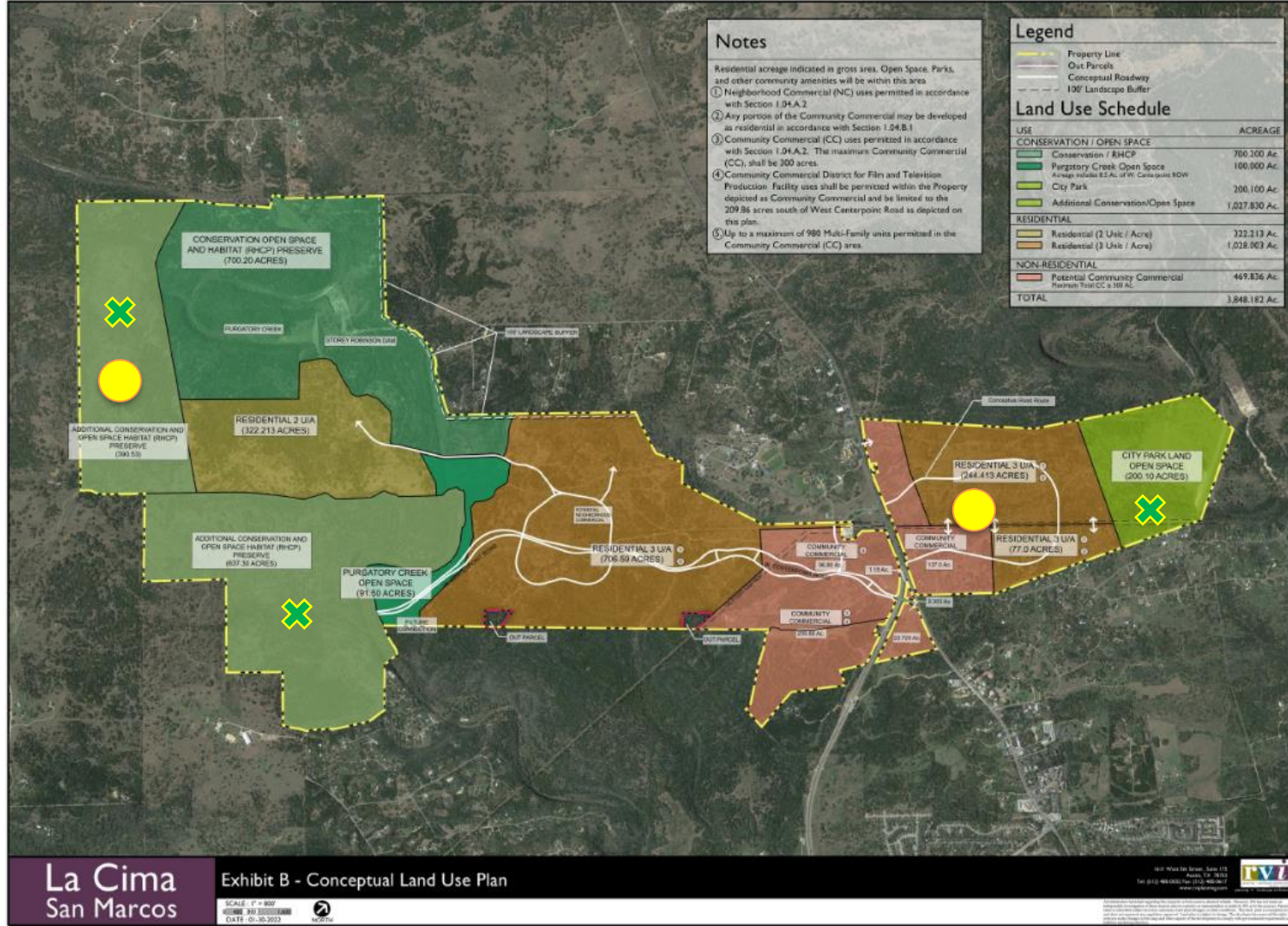
Exhibit B - Conceptual Land Use Plan

SCALE: 1" = 500'
REVISION: 10/15/2019
DATE: 11/26/2019



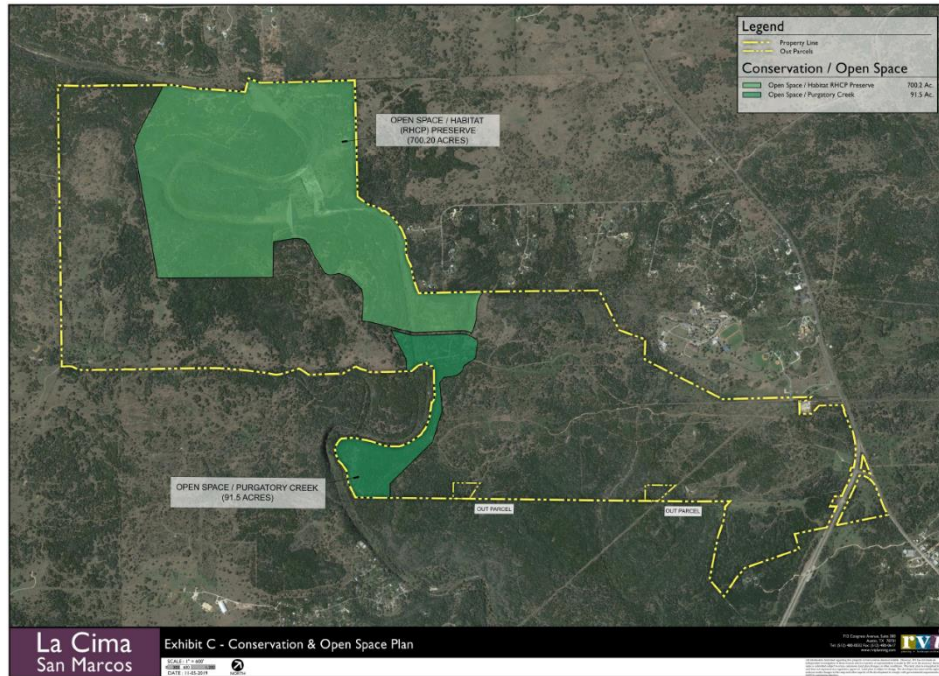


- ✕ Changes to open space
- Changes to residential & commercial uses

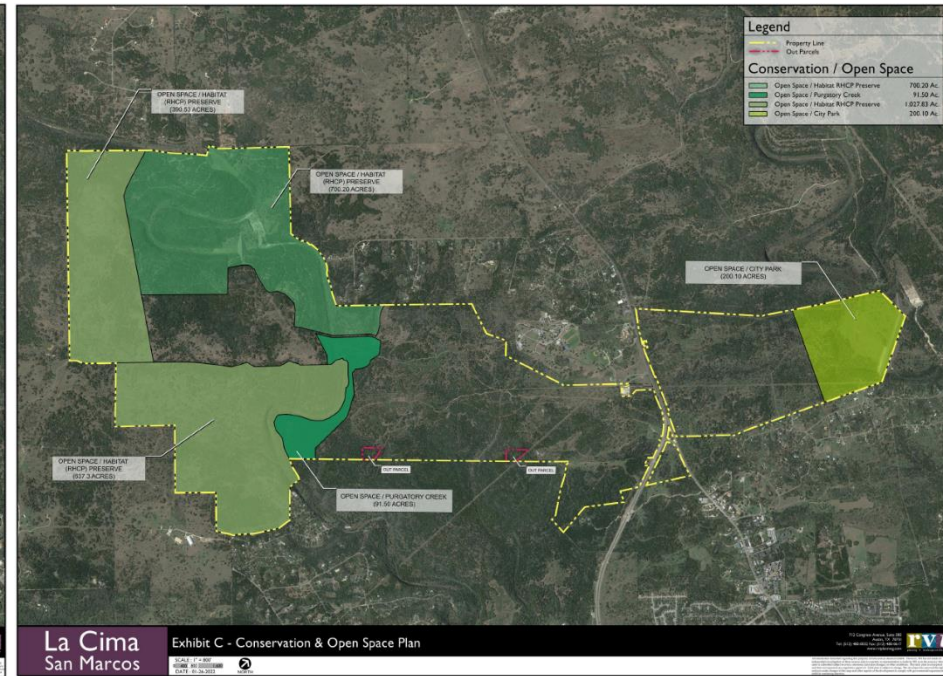




Current Park Plan



Proposed Park Plan





Recommendation

- The La Cima City Council Committee discussed the requested amendment on April 4, 2022 and were in **support** of the changes.
- Staff recommends **approval** of the request as presented.