



Cover Memo

To:	City Council
From:	Planning & Development Services – Alison Brake, CNU-A
Date:	April 23, 2018
Re:	La Cima Development Agreement

Natural Development Austin, L.L.C., on behalf of Lazy Oaks Ranch, LP, is requesting amendments to an existing development agreement for land originally comprised of approximately 2,029.023 acres out of the W. Burke Survey, Abstract No. 68, the W. Smithson Survey, Abstract No. 419, the J Williams Survey, Abstract No. 430, and the J. Huffman Survey, Abstract No. 228, located off of Ranch Road 12 west of Wonder World Drive.

History:

The La Cima Development Agreement was approved in September 2014. There has been one Preliminary Plat approved under this existing agreement and two Final Plats have been approved. The Final Plat for Phase 1, Section 1 was recorded on December 27, 2017 and this section was annexed on January 30, 2018. The zoning case for this phase is scheduled to be heard by the Planning and Zoning Commission on April 24 and City Council on May 15, 2018.

Amendments to the Development Agreement were submitted for review in July 2017. It was determined that a Council Subcommittee should be reassembled to review the amendments.

The City Council Subcommittee, consisting of Council Member Derrick, Council Member Gregson, and Council Member Prewitt, met with Staff on November 13, 2017. The following items were discussed in relation to the original request:

- **Addition of Acreage and Lowering of Overall Project Density**
 - Discussed the addition of acreage to the project as well as lowering density from 1.18 units/acre to 1.16 units/acre
- **Addition of multifamily**
 - Discussed phasing the addition of multifamily so that it's not all built at once and integrating it through the project rather than locating it all up front along Ranch Road 12
 - Discussed including development standards, such as architectural controls
- **Incentivizing residential development**
 - Discussed Resolution 2015-165R – policy decision restricting financial incentives for residential development
- **Commercial development (both Neighborhood Commercial and Community Commercial)**
 - Discussed concern that this acreage had changed

- **Parkland dedication**

- Discussed their request to donate money for the purchase of land in addition to dedication of the Wildenthal Tract for parkland – concern was raised that this tract was not the most suitable for active parkland

The above items were conveyed to the applicant at a meeting with Staff on November 28, 2017. The applicant then submitted a revised Development Agreement on December 4, 2017.

Summarized below, the revised agreement met the above listed discussion points:

- **Addition of approximately 394 acres and overall density remains at 1.16 units/acre**
 - Wildenthal Tract withdrawn from revised request
- **All Multifamily Design Standards (Ord. 2014-35) would apply**
- **Multifamily development proposed to occur in two phases:**
 - 1st = no more than 15 acres developed as MF
 - 2nd = deferred until 1st phase is complete and 75% occupied **and** at least 200 SF homes are completed and occupied
- **No request to incentivize residential requirement**
- **Dedication of 35.6 acres of parkland (the total amount required for both single-family and multifamily development per the LDC) – their intent is to contain all in a 91.5 acre area shown on Exhibit E**
 - Concept Plat states that this parkland will be dedicated at the earliest of: (a) final plat approval of Phase 8 or (b) upon Hays County's completion of the extension of West Centerpoint to the southeastern corner of the property

The Subcommittee reconvened on March 9, 2018 to discuss the revisions. The additional recommendations of that meeting are summarized below:

1. Any multifamily residential shall be located west of Old Ranch Road 12 and Wonder World Drive.
2. The architectural controls of the multifamily residential shall meet the minimum of what's required in the multifamily design standards and if there are any deviations, bring them forward to Council for approval.

The applicant submitted a redlined document on March 28, 2018 that addresses all comments. A summary chart has been created to show the changes between the existing Development Agreement and the proposed.

Staff Analysis & Recommendation:

Staff finds the request to amend the Development Agreement is consistent with Chapter 2, Article 4, Division 3 of the San Marcos Development Code as well as the intent of the City Council Subcommittee discussion and **recommends approval of the request as presented.**

Public Notification:

Published Notice appeared in the San Marcos Daily Record on April 29, 2018.

Public Hearing:

This item was not required to be presented to the Planning & Zoning Commission. A public hearing is being held by the City Council.