

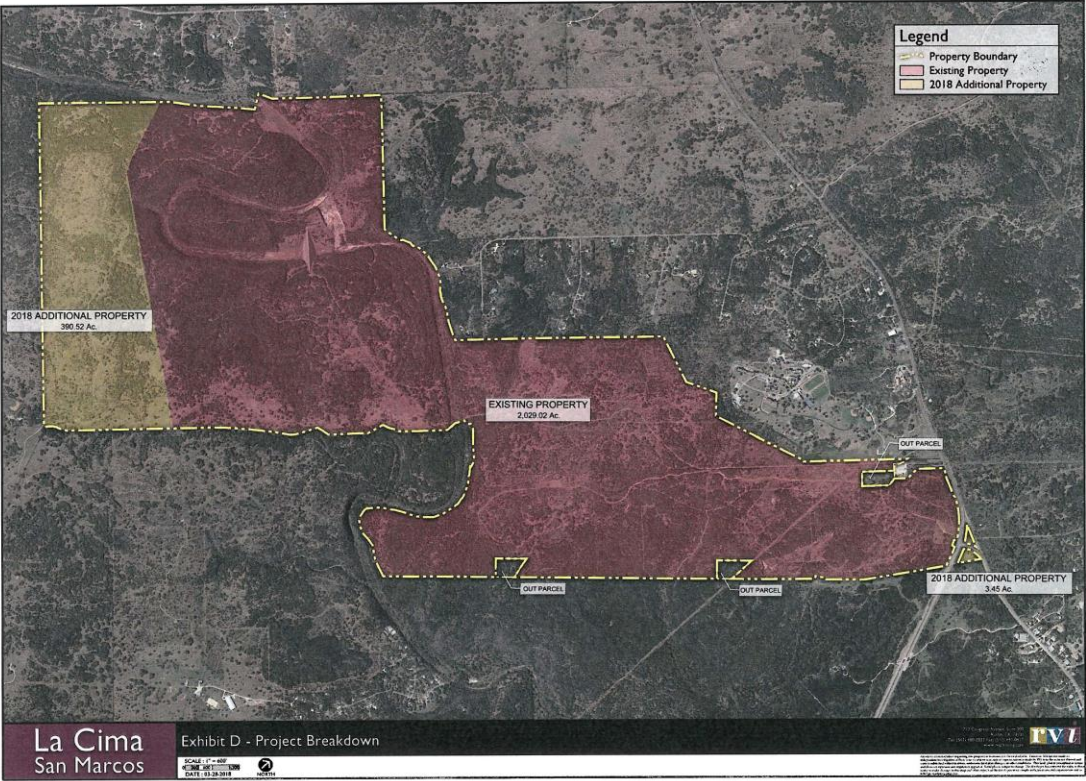
# **Non-Consent Agenda**

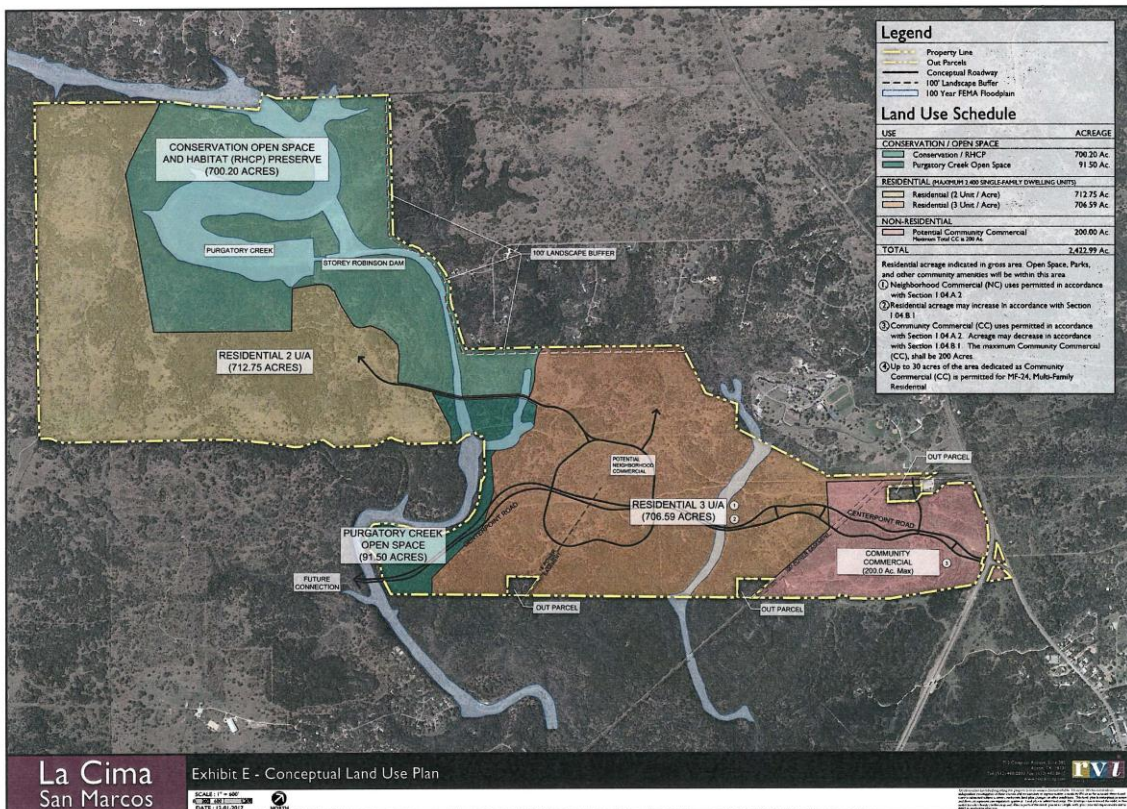
## **Item 16**

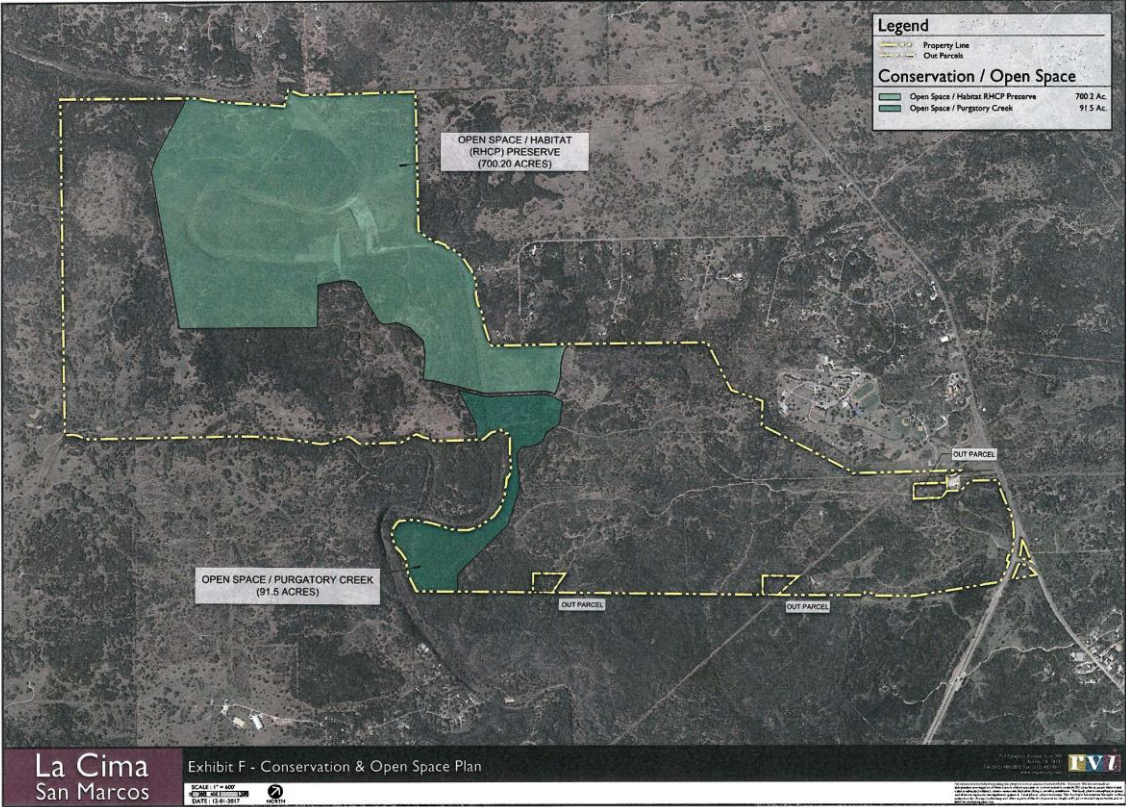
Public hearing and consideration of a request by Natural Development Austin, LLC, on behalf of Lazy Oaks Ranch, LP, for amendments to an approved development agreement for land originally comprised of approximately 2,029.023 acres out of the W. Burke Survey, Abstract No. 68, the W. Smithson Survey, Abstract 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.

## **Context & History:**

- Original Development Agreement approved in 2014
- Amendments submitted in July 2017
- Subcommittee reassembled to review







## **November 13, 2017 Subcommittee Summary**

- **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 and 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

## **Revised Agreement resubmitted December 4, 2017**

- **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:**
  - 1<sup>st</sup> = no more than 15 acres developed as MF
  - 2<sup>nd</sup> = deferred until 1<sup>st</sup> phase is complete and 75% occupied **and** at least 200 homes 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 parkland will be dedicated at the earliest of: (a) final plat approval of Phase 8 or (b) upon Hays County completion of W. Centerpoint to the southeastern corner of property

## March 9, 2018 Subcommittee Summary

### Recommendations from meeting:

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.
- **Applicant submitted a revised document addressing all comments on March 28, 2018**
    - Summary chart shows changes between existing Development Agreement and this revised document

# La Cima DA Amendment Comparison Chart

Item	Current Development Agreement (Res. 2014-131R)	Applicant's Request
<b>Total Acres</b>	2,029.023 acres	2422.996 acres (addition of 393.973 acres)
<b>Single-Family Density</b>	706.59 acres (3 units/acre) 249.84 acres (2 units/acre) 72.39 acres (1 unit/acre)	706.59 acre (3 units/acre) 712.75 acres (2 units/acre) Removed 1 unit/acre restriction
<b>Overall Project Density</b>	1.18 units/acre	1.16 units/acre
<b>Dwelling Units</b>	2,400	2,800 (increase of 400 dwelling units)
<b>Multifamily Residential (MF-24)</b>	Does not apply	<ul style="list-style-type: none"> <li>Up to 30 acres (max. 720 units)</li> <li>Only allowed west of Old Ranch Road 12 in area depicted as Community Commercial               <ul style="list-style-type: none"> <li>(Section 1.04(A)(3) excludes 3.45 acres located east of Old Ranch Road 12 – collectively described as the “La Cima Outparcels” on Page 1 of the Development Agreement)</li> </ul> </li> <li>Prohibit Purpose Built Student Housing</li> <li>Multifamily Residential Design Standards (Ord. 2014-35) would apply               <ul style="list-style-type: none"> <li>Upon submittal of deed restrictions required in Section 1.09 of the agreement, Owner shall meet or exceed the Building Design Section of the Multifamily Residential Design Standards; any deviations must be approved by City Council</li> </ul> </li> <li>Development of multifamily to occur in 2 phases:               <ul style="list-style-type: none"> <li>1<sup>st</sup> Phase: no more than 15 acres developed as MF</li> <li>2<sup>nd</sup> Phase: development deferred until the 1<sup>st</sup> Phase is complete &amp; 75% occupied <b>and</b> at least 200 SF homes completed &amp; occupied</li> </ul> </li> </ul>

Neighborhood Commercial (“NC”) Development	Allowed within residential area east of Purgatory Creek	No Change
Community Commercial (“CC”) Development	Up to a maximum of 200 acres	No Change
Service Units Equivalent	4,000 maximum	4,000 maximum
Financial Incentives	PID agreement with Hays County to fund Centerpoint Road	Removed request for new PID, TIRZ & 380
Conservation Open Space or Proposed Habitat (RHCP) Preserve	700.2 acres	700.2 acres
Parkland	<ul style="list-style-type: none"> <li>– 32.4 acres dedicated parkland</li> <li>– Variety of private active and passive parks (maintained by HOA) connected through pedestrian sidewalks and/or trails</li> </ul>	<ul style="list-style-type: none"> <li>– Dedicating 35.6 acres of parkland (total amount required for both single-family and multifamily per the LDC) – their intent is that this is contained in the 91.5 acre area shown on Exhibits E and F as “Purgatory Creek Open Space” <ul style="list-style-type: none"> <li>○ To be dedicated either with the final plat of Phase 8 or when Hays County completes extension of West Centerpoint Road to the southeastern corner of property, whichever is earliest.</li> </ul> </li> </ul>

\* All other changes to the Development Agreement are grammatical or formatting in nature.

## Recommendations:

- Request to amend the Development Agreement is consistent with Chapter 2, Article 2 of the City's Land Development Code as well as the intent of the City Council Subcommittee discussion and **recommends approval of the request as presented**