

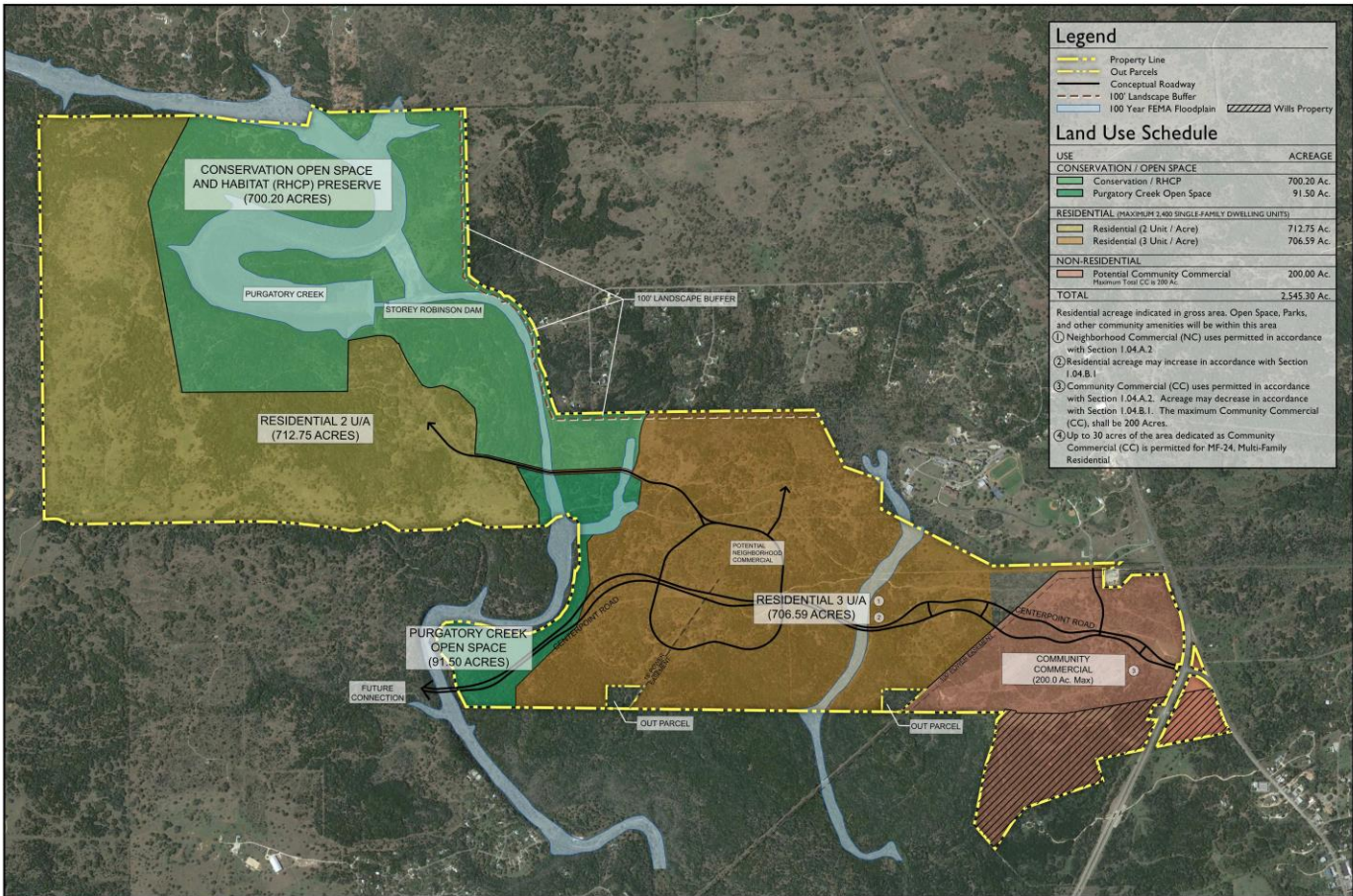
Non-Consent Agenda

Item XX

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
- Development Agreement amended in 2018 (Res. 2018-075)
 - Increased acreage
 - Decreased overall density to 1.16 units per acre
 - Addition of up to 30 acres of multifamily to be developed in 2 phases
- September 2019 – received request for the following amendments to Res. 2018-075:
 - Increase in acreage
 - Addition of 122.305 acres
 - Combination of property commonly referred to as the “Willis Tract” and 5 acres released by Frost Bank to the property owner
 - Increase in dwelling units
 - Addition of 150 dwelling units
 - No increase in overall density – still remains 1.16 units per acre
 - Increase in parkland dedication amount
 - Slight increase in parkland acreage required due to increase in overall acreage to development (2.06 acres)



La Cima
San Marcos

Exhibit B - Conceptual Land Use Plan

SCALE: 1" = 600'
DATE: 08-26-2019



710 Congress Street, Suite 300
Austin, TX 78701
Tel: (512) 480-0852 Fax: (512) 480-0817
www.rivlin.com



This plan is a conceptual land use plan and is not a final engineering or architectural drawing. It is intended to provide a general overview of the proposed land use and is not to be used for construction or other purposes without the approval of the relevant authorities. The plan is subject to change without notice and is not a contract. The plan is prepared for the client and is not to be used for any other purpose without the written consent of Rivlin.

La Cima DA Amendment Comparison Chart

Item	Current Development Agreement (Res. 2018-075R)	Applicant's Request
Total Acres	2,422.996 acres	2,545.301 acres (addition of 122.305 acres) <i>*Additional acreage will be subject to Chapter 6 of the San Marcos Development Code and the Associated City of San Marcos Storm Water Technical Manual – see Section 1.07*</i>
Overall Project Density	1.16 units/acre	1.16 units/acre
Dwelling Units	2,800	2,950 (increase of 150 dwelling units)
Annexation	– Annex property upon recordation of final plat	No change
Multifamily Residential (MF-24)	<ul style="list-style-type: none"> – Up to 30 acres (max. 720 units) – Only allowed west of Old Ranch Road 12 in area depicted as Community Commercial <ul style="list-style-type: none"> ○ (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) – Prohibit Purpose Built Student Housing – Multifamily Residential Design Standards (Ord. 2014-35) would apply <ul style="list-style-type: none"> ○ 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 	No change

	<p>Standards; any deviations must be approved by City Council</p> <ul style="list-style-type: none"> – Development of multifamily to occur in 2 phases: <ul style="list-style-type: none"> ○ 1st Phase: no more than 15 acres developed as MF ○ 2nd Phase: development deferred until the 1st Phase is complete & 75% occupied and at least 200 SF homes completed & occupied 	
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	No Change
Parkland	<ul style="list-style-type: none"> – 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” – 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. 	<ul style="list-style-type: none"> – Dedicating 37.66 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 Conceptual Land Use Plan as “Purgatory Creek Open Space” – 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.

* 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 and staff **recommends approval of the request as presented**