

Plat – Concept PC-18-47_01

La Cima Concept Plat Amendment



Summary

Request:	Consideration of a Concept Plat Amendment for the La Cima Development		
Applicant:	Jennifer Paisley, P.E., LEED AP Doucet & Associates 7401B Highway 71 West, Suite 160 Austin, TX 78735	Property Owner:	Lazy Oaks Ranch 303 Colorado Street, Ste. 2300 Austin, TX 78701
Parkland Required:	Acreage or N/A	Utility Capacity:	Adequate / By Developer
Accessed from:	Wonder World Drive, Old Ranch Road 12, and West Centerpoint Road	New Street Names:	Multiple new internal streets to be dedicated and constructed with each Final Plat

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	N/A	Personal:	N/A
Response:	None as of the date of this report		

Property Description

Location:	Generally, west of the intersection of Old Ranch Road 12 and Wonder World Drive		
Acreage:	2,427.874 acres	PDD/DA/Other:	Resolution 2020-179R
Existing Zoning:	Development Agreement	Preferred Scenario:	Area of Stability
Proposed Use:	Mix of Single Family and Commercial		
CONA Neighborhood:	Pick one or N/A	Sector:	Pick one or N/A

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Single-family / San Marcos Academy	Area of Stability
South of Property:	ETJ	Vacant	Area of Stability
East of Property:	ETJ	Vacant	Area of Stability
West of Property:	ETJ	Vacant	Area of Stability

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Alison Brake, CNU-A					
Title: Historic Preservation Officer			Date: December 3, 2020		

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History

The property is under the regulation of an approved and recorded Development Agreement (Resolution 2020-179R). The Development Agreement allows for a maximum of 2,800 residential dwelling units through 15 phases of development. City water and wastewater will be extended through the development. These infrastructure improvements include offsite wastewater improvements as well as a water booster pump and an onsite water storage tank to serve the development. The developer is also extending West Centerpoint Road through this development. The original Concept Plat was approved in 2016. It was in the process of being amended after the first revision to the Development Agreement in 2018 to include newly acquired property. However, during that process, the developer paused the review of the Concept Plat amendment in order to bring forward additional amendments to the overall Development Agreement. Those amendments were approved by City Council in August 2020. The Concept Plat Amendment incorporates all revisions to the Development Agreement.

Additional Analysis

None.

Evaluation			Criteria for Approval (Sec.3.2.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			The subdivision concept plat is consistent with all applicable standards and requirements for the property and any prior approvals listed in Section 3.2.1.2;
<u>X</u>			The proposed provision and configuration of roads, electric, water, wastewater, drainage and park facilities conform to the Comprehensive Plan and any approved City Master Plans or Capital Improvement Plans;
<u>X</u>			The proposed provision and configuration of roads, electric, water, wastewater, drainage and park facilities, and easements and rights-of-way are determined to be adequate to serve each phase of the development in accordance with Section 3.5.1.1;
<u>X</u>			The schedule of development is feasible and prudent, and assures that the proposed development shall progress to completion within the limits proposed;
<u>X</u>			The location, size and sequence of the phases of development proposed assures orderly and efficient development of the land subject to the subdivision concept plat; and
<u>X</u>			Where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and is subject to an interlocal agreement under Tex. Loc. Gov't Code Ch. 242, the proposed subdivision concept plat meets any county standards to be applied under the agreement.