

PDA-21-03 (La Cima)

Hold a Public Hearing to receive comments for or against Resolution 2021-XXR, approving a fourth amended and restated Development Agreement with Lazy Oaks Ranch, LP and its partial assignees in connection with the La Cima Development near the intersection of Old Ranch Road 12 and Wonder World Drive that changes the number of multi-family units authorized for construction within the first phase to be based off 360 units instead of 15 acres; authorizing the City Manager to execute the agreement on behalf of the City; and providing an effective date.

History:

2/5/2013 - City Council approved Lazy Oaks Development Agreement (Res. 2013-131R)

9/16/2014 – Minor amendments (Res. 2014-131)

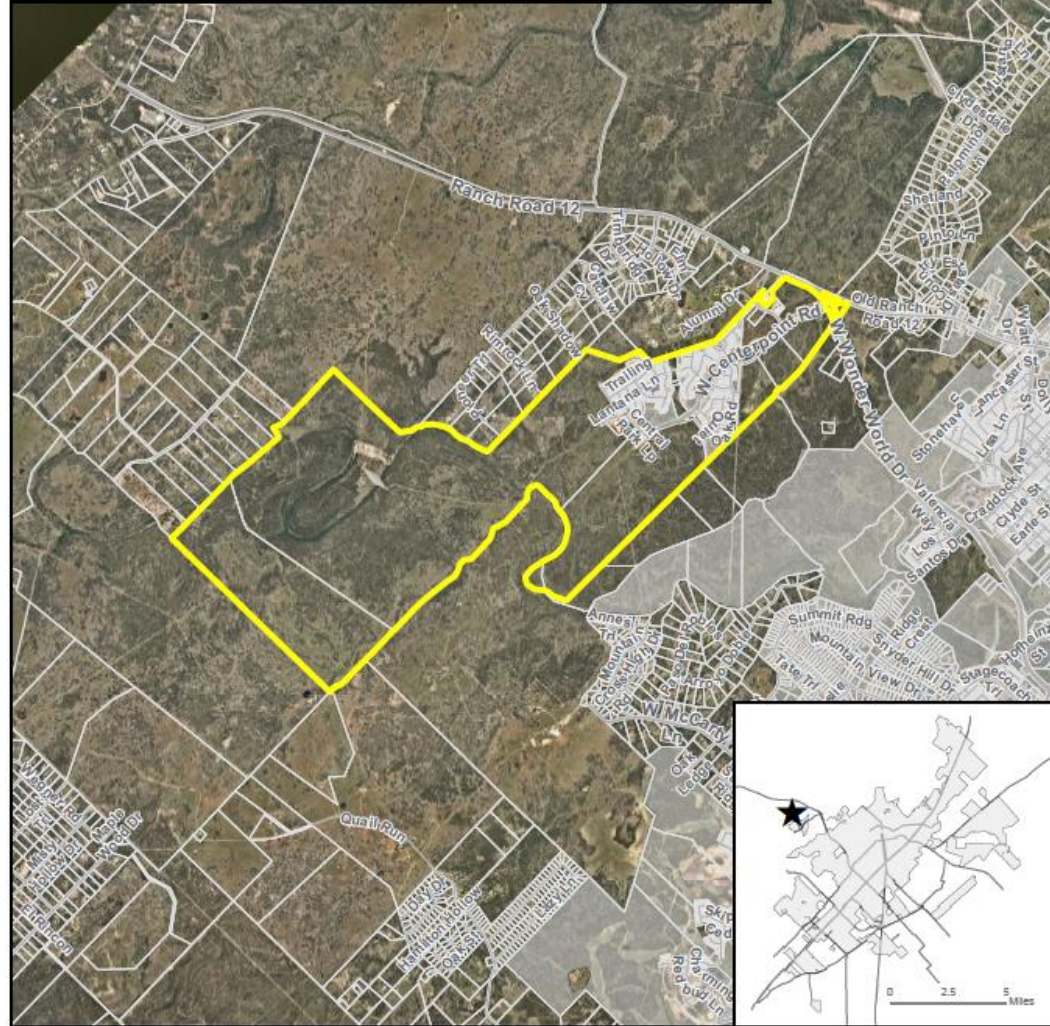
5/5/2018 - Amendments (Res. 2018-075)

- Increased acreage & max number of dwelling units
- Overall density decreased
- Added Multifamily Use up to 30 acres developed in 2 phases

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

- Increased acreage
- Changed allowable multi-family from 30 acres max to 720 units max

PDA-21-03
Aerial View
La Cima — Old Wonder World Dr & RR 12

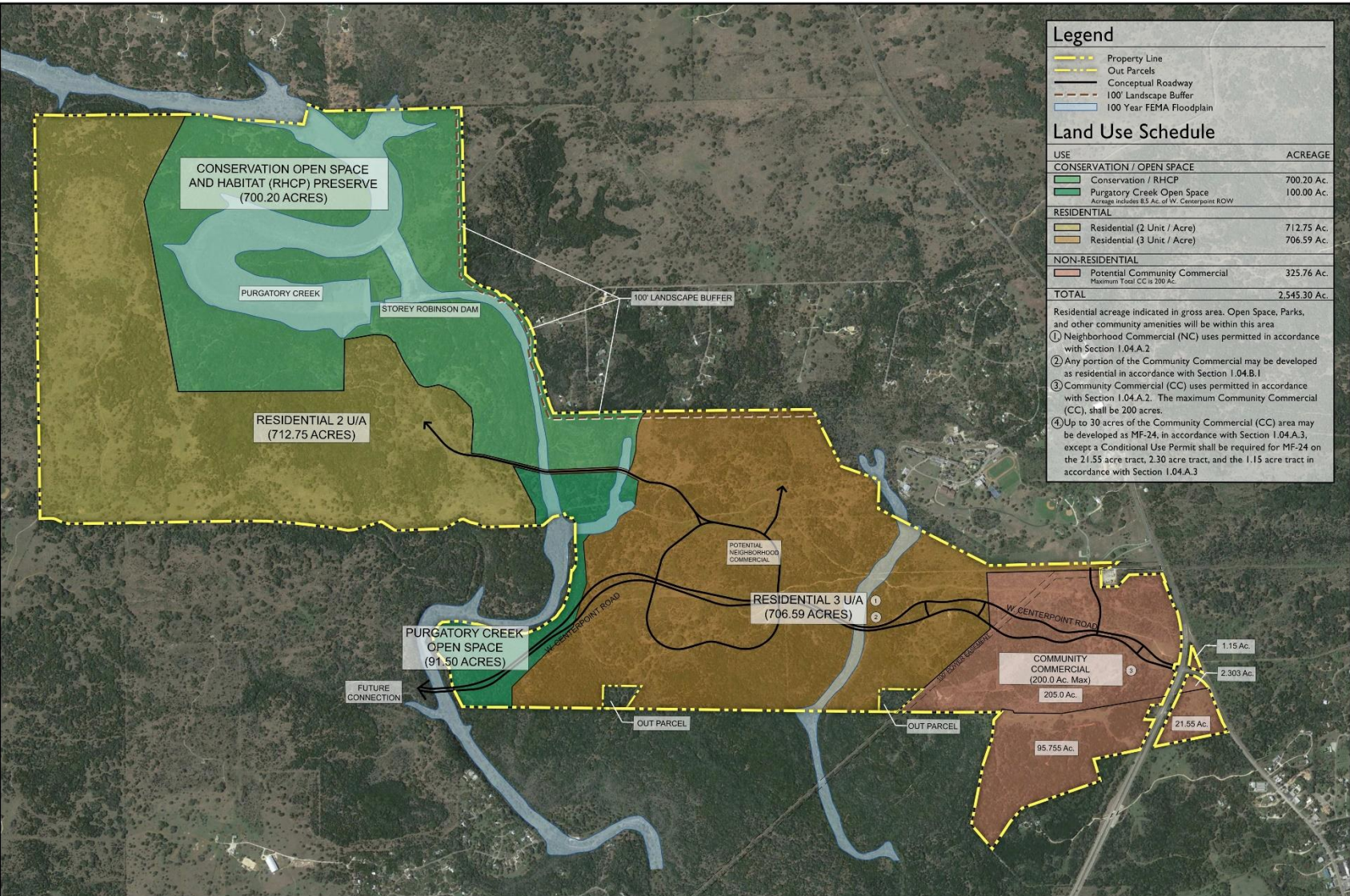


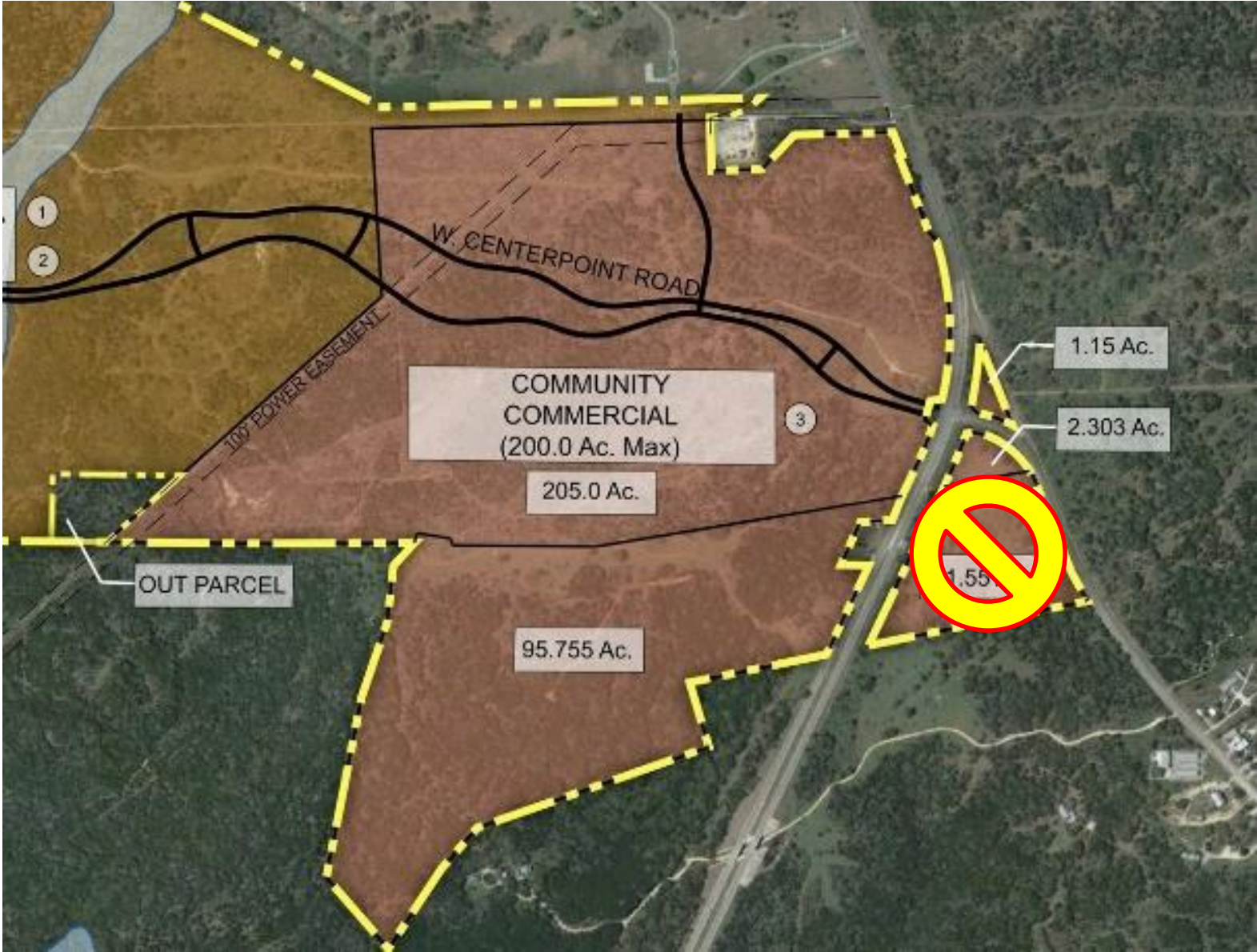
- ★ Site Location
- Subject Property
- Parcel
- City Limit

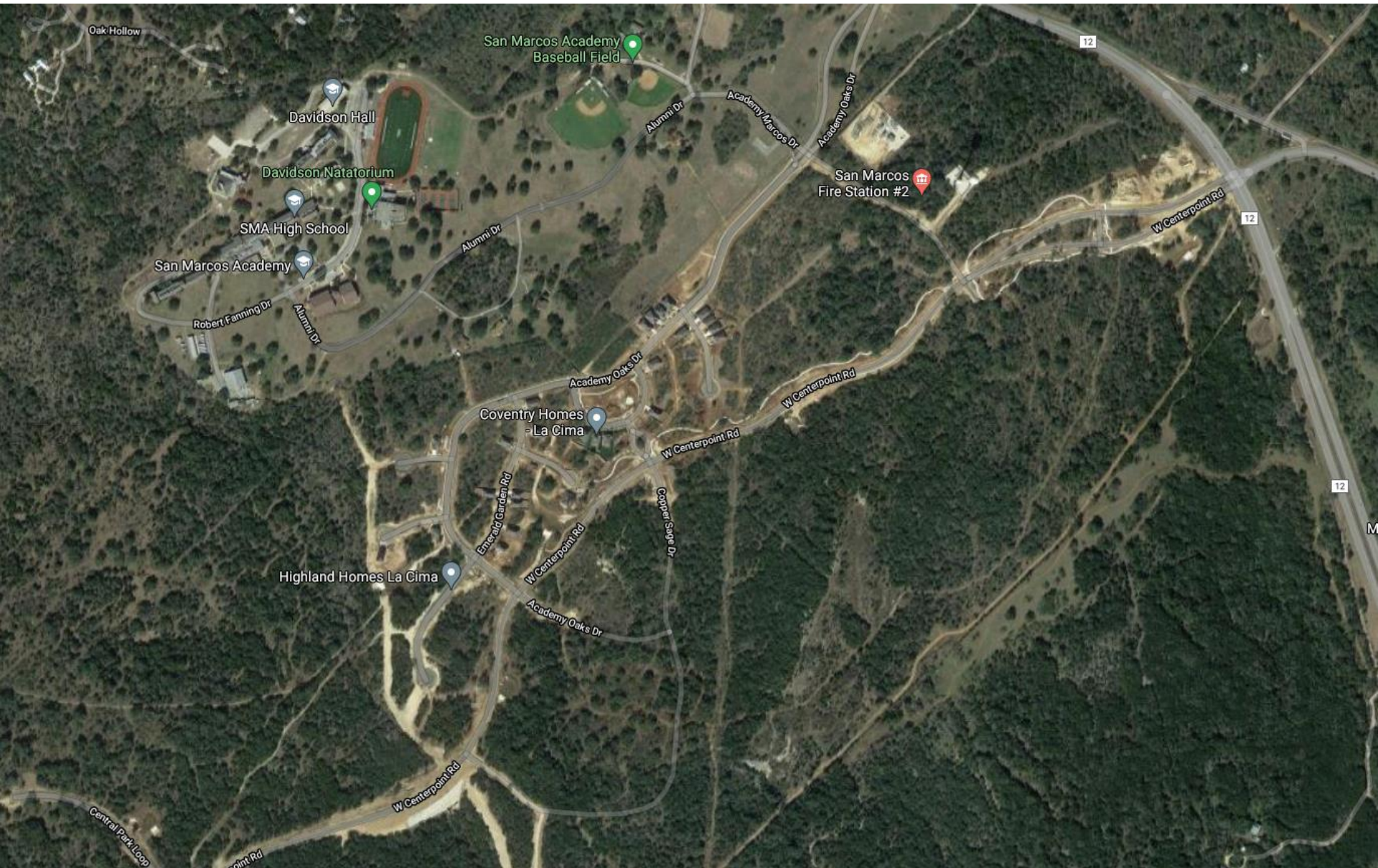
0 2,500 5,000 10,000 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 6/17/2021







2020 Amendment:

1.04.A.3. Multi-Family: All permitted uses identified in the MF-24, Multiple-Family Residential District shall be permitted within any portion of the Property depicted as Community Commercial on the Conceptual Land Use Plan (but excluding the La Cima Outparcels and the Additional 22 Acre Tract) up to a maximum of 720 units 30-acres; provided, however, that Purpose Built Student Housing (as established by City Ordinance N0. 2016-24) shall be prohibited.

Current Request:

1.04.D. Phasing: A phasing plan shall be submitted with a Subdivision Concept Plat to ensure orderly development of the Project. Any portion of the Property developed as MF-24, Multiple-Family Residential District in accordance with Section 1.04.A.3 above shall be developed in a minimum of two phases with the first phase to be no more than 360 units 15-acres and any subsequent phases shall be deferred until after such first phase is complete and at least 75% occupied and at least 200 single-family homes have been completed and occupied.

City Council Committee Recommendation:

At their June 18, 2021 meeting, the Council Committee recommended **approval** of this item, as presented.

Staff Recommendation:

Staff provides this request to the Council for your consideration and recommends **approval** of this item, as presented.

Planning and Zoning Commission

Public Hearing

