



Legislation Details (With Text)

File #: PC-18-27_02 **Version:** 1 **Name:**
Type: Action Item **Status:** Individual Consideration
File created: 9/6/2018 **In control:** Planning and Zoning Commission
On agenda: 9/25/2018 **Final action:**
Title: PC-18-27_02 (La Cima, Phase II) Consider a request by Doucet & Associates, on behalf of Lazy Oaks Ranch, LP, for approval of a Preliminary Plat for approximately 89.42 acres, more or less, 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 west of Old Ranch Road 12 and east of Central Park Loop. (A. Brake)

Sponsors:

Indexes:

Code sections:

Attachments: 1. PC-18-27_02 Aerial Map, 2. PC-18-27_02 Staff Report, 3. PC-18-27_02 Plat, 4. PC-18-27_02 Application, 5. PC-18-27_02 Presentation

Date	Ver.	Action By	Action	Result
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AGENDA CAPTION:

PC-18-27_02 (La Cima, Phase II) Consider a request by Doucet & Associates, on behalf of Lazy Oaks Ranch, LP, for approval of a Preliminary Plat for approximately 89.42 acres, more or less, 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 west of Old Ranch Road 12 and east of Central Park Loop. (A. Brake)

Meeting date: 9/25/2018

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: N/A

City Council Strategic Initiative:

Comprehensive Plan Element(s):

Economic Development

- Environment & Resource Protection
- Land Use
- Neighborhoods & Housing
- Parks, Public Spaces & Facilities
- Transportation
- Not Applicable

Master Plan: N/A

Background Information:

The subject property is part of the La Cima Development and located outside the City Limits within the Extraterritorial Jurisdiction (ETJ). The property is under the regulation of an approved and recorded Development Agreement; approved by City Council on September 16, 2014 and amended on May 15, 2018. The Development Agreement allows for a maximum of 2,400 residential dwelling units. This particular Phase will allow for 250 single family lots. The Open Space lots shown in each Section are private and will be maintained by the HOA. Ten new streets are proposed. City water and wastewater lines will be extended through all streets.

Preliminary Plats are not recorded and are not the legal document used for sale of lots, but rather are used to allow for comprehensive review of the proposed development. It is consistent with the development standards in the Development Agreement.

Staff has reviewed the request and determined the requirements of Section 3.2.2.4 of the San Marcos Development Code have been met.

Council Committee, Board/Commission Action:

Alternatives:

Recommendation:

Approve as submitted.