



Legislation Details (With Text)

File #:	Res. 2018-75R	Version:	1	Name:	
Type:	Action Item	Status:		Individual Consideration	
File created:	4/9/2018	In control:		City Council	
On agenda:	5/15/2018	Final action:			
Title:	Receive a staff presentation and hold a Public Hearing to receive comments for or against Resolution 2018-75R, approving a second 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, among other things, adds approximately 394 acres of land to the project area, adds 400 dwelling units, and allows up to 720 multi-family units, but not purpose built student housing, within up to 30 acres of the project area; authorizing the City Manager to execute the agreement on behalf of the City; and providing an effective date.				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution, 2. PDA-14-02(a) Council Cover Memo, 3. PDA-14-02(a) Redlined Development Agreement, 4. PDA-14-02(a) La Cima DA Amendment Request Comparison Chart, 5. Presentation

Date	Ver.	Action By	Action	Result
5/15/2018	1	City Council		

AGENDA CAPTION:

Receive a staff presentation and hold a Public Hearing to receive comments for or against Resolution 2018-75R, approving a second 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, among other things, adds approximately 394 acres of land to the project area, adds 400 dwelling units, and allows up to 720 multi-family units, but not purpose built student housing, within up to 30 acres of the project area; authorizing the City Manager to execute the agreement on behalf of the City; and providing an effective date.

Meeting date: May 15, 2018

Department: Planning & 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: N/A

Comprehensive Plan Element (s):

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection -
- ☒ Land Use - Set appropriate density & impervious cover limitations in environmentally sensitive areas to avoid adverse impacts on water supply
- ☒ Neighborhoods & Housing - Diversified housing options to serve citizens with varying needs and interests
- ☐ Parks, Public Spaces & Facilities -
- ☐ Transportation -
- ☐ Not Applicable

Master Plan: N/A

Background Information:

The La Cima Development Agreement was approved in September 2014. There has been one Preliminary Plat approved under this existing agreement and two Final Plats have been approved. Natural Development Austin, L.L.C., on behalf of Lazy Oaks Ranch, LP, is requesting amendments to an existing Development Agreement. The Final Plat for Phase 1, Section 1 was recorded on December 27, 2017 and this section was annexed on January 30, 2018. The zoning case for this phase is scheduled to be heard by the Planning and Zoning Commission on April 24 and City Council on May 15, 2018.

Amendments to the Development Agreement were submitted for review in July 2017. It was determined that a Council Subcommittee should be reassembled to review the amendments. The City Council Subcommittee, consisting of Council Member Derrick, Council Member Gregson, and Council Member Prewitt, met with Staff on November 13, 2017. After conveying information from this meeting to the applicant a revised Development Agreement was submitted in December 2017. The Subcommittee reconvened in March 2018 to discuss the revisions. The applicant submitted a redlined document on March 28, 2018 that addresses all comments. A summary chart has been created to show the changes between the existing Development Agreement and the proposed.

Council Committee, Board/Commission Action:

This item was not required to be presented to the Planning & Zoning Commission. City Council approved the original Development Agreement in September 2014.

Alternatives:

Recommendation:

Staff finds the request to amend the Development Agreement is consistent with Chapter 2, Article 4, Division 3

of the San Marcos Development Code as well as the intent of the City Council Subcommittee discussion and **recommends approval of the request as presented.**