City of San Marcos

Legislation Details (With Text)

File #:	Res. 2019-208R	**Version:** 1	**Name:**	
Type:	Action Item		**Status:**	Individual Consideration
File created:	9/19/2019		**In control:**	City Council
On agenda:	10/15/2019		**Final action:**	

Title: Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2019-208R, approving a third 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 for the purposes of adding 122.305 Acres of land subject to the agreement, increasing the number of allowed dwelling units by 150, and increasing required parkland dedication by 2.06 acres; authorizing the City Manager, or his designee, to execute the agreement on behalf of the City; and providing an effective date; and consider approval of Resolution 2019-208R.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution, 2. PDA-14-02(b) La Cima Amended Development Agreement with Exhibits, 3. PDA-14-02(b) La Cima DA Amendment Request Comparison Chart, 4. PDA-14-02(b) Presentation

Date	Ver.	Action By	Action	Result
10/15/2019	1	City Council		

AGENDA CAPTION:

Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2019-208R, approving a third 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 for the purposes of adding 122.305 Acres of land subject to the agreement, increasing the number of allowed dwelling units by 150, and increasing required parkland dedication by 2.06 acres; authorizing the City Manager, or his designee, to execute the agreement on behalf of the City; and providing an effective date; and consider approval of Resolution 2019-208R.

Meeting date: October 15, 2019

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: N/A

Comprehensive Plan Element (s):

☐ Economic Development

☐ 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 two 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 amendments to the Development Agreement were submitted for review in September 2019. They are requesting an increase in overall acreage to the development (addition of 122.305 acres), an increase in dwelling units (addition of 105 dwelling units), and a slight increase in the required parkland dedication amount, due to the increase in overall acreage of the development (an additional 2.06 acres). It was determined that a Council Committee was not required to reassemble to review the amendments. A comparison 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 and **recommends approval of the request as presented**.