



Legislation Details (With Text)

File #: PC-18-47_01 **Version:** 1 **Name:**
Type: Action Item **Status:** Individual Consideration
File created: 11/17/2020 **In control:** Planning and Zoning Commission
On agenda: 12/8/2020 **Final action:**
Title: PC-18-47_01 (La Cima Concept Plat Amendment) Consider a request by Doucet & Associates, on behalf of Lazy Oaks Ranch, for approval of an amendment to a Concept Plat for approximately 2,427.874 acres, more or less, out of the John Williams Survey, Abstract 490, located generally west of the intersection of Old Ranch Road 12 and Wonder World Drive. (A. Brake)

Sponsors:

Indexes:

Code sections:

Attachments: 1. PC-18-47_01 Staff Report, 2. PC-18-47_01 Aerial Map, 3. PC-18-47_01 Concept Plat Amendment, 4. PC-18-47_01 Previously Approved Concept Plat_2016, 5. PC-18-47_01 Application, 6. PC-18-47_01 Presentation

Date	Ver.	Action By	Action	Result
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AGENDA CAPTION:

PC-18-47_01 (La Cima Concept Plat Amendment) Consider a request by Doucet & Associates, on behalf of Lazy Oaks Ranch, for approval of an amendment to a Concept Plat for approximately 2,427.874 acres, more or less, out of the John Williams Survey, Abstract 490, located generally west of the intersection of Old Ranch Road 12 and Wonder World Drive. (A. Brake)

Meeting date: December 8, 2020

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
- ☐ Neighborhoods & Housing
- ☐ Parks, Public Spaces & Facilities
- ☐ Transportation
- ☐ Core Services
- ☒ Not Applicable

Master Plan: N/A

Background Information:

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.

Council Committee, Board/Commission Action:

N/A

Alternatives:

N/A

Recommendation:

Staff finds the request meets all requirements of Section 3.2.1.4 of the Development Code and recommends **approval** of PC-28-47_01.