

# La Cima DA Amendment Comparison Chart

Item	Current Development Agreement (Res. 2018-075R)	Applicant's Request
<b>Total Acres</b>	2,422.996 acres	2,552.379 acres (addition of 129.383 acres*)  <i>*Additional acreage will be subject to Chapter 6 of the San Marcos Development Code and the Associated City of San Marcos Storm Water Technical Manual – see Section 1.07</i>
<b>Overall Project Density</b>	1.16 units/acre	1.10 units/acre
<b>Dwelling Units</b>	2,800	No change
<b>Annexation</b>	– Annex property upon recordation of final plat	No change
<b>Multifamily Residential (MF-24)</b>	<ul style="list-style-type: none"> <li>– Up to 30 acres and a max. 720 units</li> <li>– Only allowed west of Old Ranch Road 12 in area depicted as Community Commercial               <ul style="list-style-type: none"> <li>○ (Section 1.04(A)(3) excludes 3.45 acres located east of Old Ranch Road 12 – collectively described as the “La Cima Outparcels” on Page 1 of the Development Agreement)</li> </ul> </li> <li>– Prohibit Purpose Built Student Housing</li> <li>– Multifamily Residential Design Standards (Ord. 2014-35) would apply               <ul style="list-style-type: none"> <li>○ Upon submittal of deed restrictions required in Section 1.09 of the agreement, Owner shall meet or exceed the Building Design Section of the Multifamily Residential Design</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>– Up to a maximum of 720 units, no acreage limitation</li> <li>– Only allowed west of Old Ranch Road 12 in area depicted as Community Commercial               <ul style="list-style-type: none"> <li>○ Section 1.04(A)(3) excludes 3.45 acres located east of Old Ranch Road 12, collectively described as the “La Cima Outparcels”, and the 22.723 acres, described as the “Additional 22 Acre Tract” on Page 1 of the Development Agreement</li> </ul> </li> <li>– Development phasing remains the same</li> <li>– Still excludes Purpose Built Student Housing</li> </ul>

	<p>Standards; any deviations must be approved by City Council</p> <ul style="list-style-type: none"> <li>- Development of multifamily to occur in 2 phases: <ul style="list-style-type: none"> <li>o 1<sup>st</sup> Phase: no more than 15 acres developed as MF</li> <li>o 2<sup>nd</sup> Phase: development deferred until the 1<sup>st</sup> Phase is complete &amp; 75% occupied <b>and</b> at least 200 SF homes completed &amp; occupied</li> </ul> </li> </ul>	
<b>Condominium Residential</b>	Not a use currently allowed in Development Agreement	<ul style="list-style-type: none"> <li>- New use under Section 1.04(A) <ul style="list-style-type: none"> <li>o Allowed via a Conditional Use Permit approved by City Council</li> </ul> </li> </ul>
<b>Impervious Cover Maximum</b>	20% of 2,422.996 acres (approx. 485 acres)	19% of 2,552.379 (approx. 485 acres)
<b>Public Improvement District (“PID”)</b>	Hays County authorized creation of existing PID on approx. 2,029 acres of Property	City will not oppose any petition the Owner submits to Hays County to amend Existing PID to include any or all of the remaining Property
<b>Parkland</b>	<ul style="list-style-type: none"> <li>- Dedicating 35.64 acres of parkland (total amount required for both single-family and multifamily per the LDC) – their intent is that this is contained in the 91.5 acre area shown on Conceptual Land Use Plan as “Purgatory Creek Open Space”</li> <li>- To be dedicated either with the final plat of Phase 8 or when Hays County completes extension of West Centerpoint Road to the southeastern corner of property, whichever is earliest.</li> </ul>	No Change
<b>Neighborhood Commercial (“NC”) Development</b>	Allowed within residential area east of Purgatory Creek	No Change
<b>Community Commercial (“CC”) Development</b>	Up to a maximum of 200 acres	No Change

<b>Service Units Equivalent</b>	4,000 maximum	No Change
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\* All other changes to the Development Agreement are grammatical or formatting in nature.