

La Cima DA Amendment Comparison Chart

Item	Current Development Agreement (Res. 2014-131R)	Applicant's Request
Total Acres	2,029.023 acres	2422.996 acres (addition of 393.973 acres)
Single-Family Density	706.59 acres (3 units/acre) 249.84 acres (2 units/acre) 72.39 acres (1 unit/acre)	706.59 acre (3 units/acre) 712.75 acres (2 units/acre) Removed 1 unit/acre restriction
Overall Project Density	1.18 units/acre	1.16 units/acre
Dwelling Units	2,400	2,800 (increase of 400 dwelling units)
Multifamily Residential (MF-24)	Does not apply	<ul style="list-style-type: none"> – Up to 30 acres (max. 720 units) – Only allowed west of Old Ranch Road 12 in area depicted as Community Commercial <ul style="list-style-type: none"> ○ (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) – Prohibit Purpose Built Student Housing – Multifamily Residential Design Standards (Ord. 2014-35) would apply <ul style="list-style-type: none"> ○ 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 Standards; any deviations must be approved by City Council – Development of multifamily to occur in 2 phases: <ul style="list-style-type: none"> ○ 1st Phase: no more than 15 acres developed as MF ○ 2nd Phase: development deferred until the 1st Phase is complete & 75% occupied <u>and</u> at least 200 SF homes completed & occupied

Neighborhood Commercial (“NC”) Development	Allowed within residential area east of Purgatory Creek	No Change
Community Commercial (“CC”) Development	Up to a maximum of 200 acres	No Change
Service Units Equivalent	4,000 maximum	4,000 maximum
Financial Incentives	PID agreement with Hays County to fund Centerpoint Road	Removed request for new PID, TIRZ & 380
Conservation Open Space or Proposed Habitat (RHCP) Preserve	700.2 acres	700.2 acres
Parkland	<ul style="list-style-type: none"> – 32.4 acres dedicated parkland – Variety of private active and passive parks (maintained by HOA) connected through pedestrian sidewalks and/or trails 	<ul style="list-style-type: none"> – Dedicating 35.6 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 Exhibits E and F as “Purgatory Creek Open Space” <ul style="list-style-type: none"> ○ 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.

* All other changes to the Development Agreement are grammatical or formatting in nature.