

La Cima DA Amendment Comparison Chart

Item	Current Development Agreement (Res. 2018-075R)	Applicant's Request
Total Acres	2,422.996 acres	2,545.301 acres (addition of 122.305 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>
Overall Project Density	1.16 units/acre	1.16 units/acre
Dwelling Units	2,800	2,950 (increase of 150 dwelling units)
Annexation	– Annex property upon recordation of final plat	No change
Multifamily Residential (MF-24)	<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 	No change

	<p>Standards; any deviations must be approved by City Council</p> <ul style="list-style-type: none"> – 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 and 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	No Change
Parkland	<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” – 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. 	<ul style="list-style-type: none"> – Dedicating 37.66 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” – 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.