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October 18, 2021

Ms. Andrea Villalobos, AICP, CNU-A
Planning Manager
Planning & Development Services
City of San Marcos
630 E Hopkins
San Marcos, TX 78666

RE: Request to Amend Resolution No. 2020-28R – Lantana Apartments

Dear Ms. Villalobos,

The Resolution of No Objection (“RONO”) for Lantana requires that the project comply with the ultimately selected Character District 5 (“CD5”) zoning development standards, but also requires perimeter fencing, which is inconsistent with CD5, and contradictory to its intent for open pedestrian access. We are requesting the removal of any reference to gates or fences from the RONO for the following reasons:

- CD5 is intended to promote walkability & Pedestrian access;
- A perimeter fence is not required for the project per Zoning Code, but only interjected in the RONO and the general project description during the RONO process was not meant to be construed as the final design, but merely a general preliminary design description that would be modified to conform to the Zoning Code for the property, once it was both Annexed and said Zoning identified. It was not meant to be construed at that time as anything other than an example of design elements in completed projects in other jurisdictions, many of which were Urban Core projects that required higher levels of security. MDG at the time of the RONO hearing did not know what the final Zoning for this project would be. Once it was arrived upon, the project was designed to conform to CD 5 standards once that specific Character District was selected as appropriate Zoning, duly recommended by Staff, and approved by Zoning and Planning;
- A perimeter fence does not add value to the project or any benefit to the City or San Marcos Public Housing authority and runs contrary to the “Walkability and Pedestrian Access” of other immediate projects in area (McCarty Commons and Mission Trail at El Camino for example), neither of which have perimeter fencing.
- The project is being required to comply with the CD5 block length maximums, which adds significant cost to the project and was not anticipated when very preliminary suggestions of project design was made for RONO Hearing;



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- The maximum block length requires the creation of public streets and substantially reduces the net developable area of the project by over 3 acres, which was not contemplated or envisioned in original plans, and had to be addressed to conform to CD 5 through the Permitting process;
- The perimeter fence, which would not be required under CD 5, adds additional unanticipated costs to the 100% affordable project;
- The public purpose being served by the project is the creation of workforce housing, and to provide an income producing asset for the SMPHA. The additional costs would reduce the income to SMPHA for its purposes of providing affordable housing and maintaining its present housing stock;
- There is no reason to require fencing that is not required in a market rate CD5 project while complying with all other CD5 requirements, especially when the surrounding CD 5 multi-family Market Rate projects have not been required to include perimeter fencing, and the very preliminary suggestion made during the RONO Hearing flies in the face of the intent of the actual ultimate Zoning requirements.

Additionally, during the final design phase we made a few changes to our amenities, which we feel will better serve our residents. See attached amenities list. We are still above the minimum number of points required by TDHCA. The following is a brief description of which amenities changed.

Adding:

- Furnished fitness center. Equipped with a variety of fitness equipment (at least one item for every 20 Units). Choose from a specific list identified in the Qualified Action Plan. (2 points);
- Sport Court or field (including, but not limited to, Tennis, Basketball, Volleyball, Soccer or Baseball Field) (2 points);
- Enclosed community sun porch or covered community porch/patio (1 point);
- Lighted pathways along all accessible routes (1 point);
- Activity Room stocked with supplies (Arts and Crafts, board games, etc.) (2 points);
- Recycling Service (includes providing a storage location and service for pick-up) (1 point);



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Removing:

- Controlled gate access for entrance and exit areas, intended to provide access that is limited to the Development's tenancy (1 point);
- Furnished fitness center. Equipped with a variety of fitness equipment (at least one item for every 40 Units). Choose from a specific list identified in the Qualified Action Plan. (1 point);
- Full perimeter fencing that contains the parking areas and all amenities (excludes guest or general public parking areas) (2 points);
- Library with an accessible sitting area (separate from the community room) (1 point);
- Community Dining Room with full or warming kitchen furnished with adequate tables and seating (3 points);
- Bicycle parking that allows for, at a minimum, one bicycle for every five Units, within reasonable proximity to each residential building that allows for bicycles to be secured with lock (lock not required to be provided to tenant) (1 point);

Please let me know if you have any questions and we look forward to this being presented before City Council.

Sincerely,

Mark Tolley
Lantana San Marcos, LP
Mission Development Group, LLC.
Partner

cc: Lana Wagner
San Marcos Housing Authority
Executive Director

John Latham
Lantana San Marcos, LP
Mission Development Group, LLC.
Partner