



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1339

Agenda Date: 3/6/2026

Agenda #:

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Centro35 (HTC #22446)

RECOMMENDED ACTION

WHEREAS, Centro35 formerly known as 1800 Apartments (the Development) received a 4% Housing Tax Credit (HTC) award in 2022 to construct 330 units of multifamily housing in San Marcos, Hays County;

WHEREAS, 1800 Apartments Ltd. (Development Owner or Owner) requests approval to decrease the size of the Development site from 20.07 acres to 15.752 acres, due to the dedication of approximately 4.32 acres to public right of way, which results in a 27.41% increase in residential density, going from 16.442 units per acre to 20.950 units per acre;

WHEREAS, Board approval is required for a modification of the residential density of at least 5% as directed in Tex. Gov't Code §2306.6712(d)(6) and 10 TAC §10.405(a)(4)(F), and the Owner has complied with the amendment requirements therein; and

WHEREAS, the requested change does not materially alter the Development in a negative manner, was not reasonably foreseeable or preventable by the Applicant at the time of Application, and would not have adversely affected the selection of the Application;

NOW, therefore, it is hereby

RESOLVED, that the requested material amendment to the Application for Centro35 is approved as presented at this meeting, and the Executive Director and his designees are each authorized, directed, and empowered to take all necessary action to effectuate the Board's determination.

BACKGROUND

Centro35 formerly known as 1800 Apartments received a 4% Housing Tax Credit award in 2022 to construct 330 units of multifamily housing in San Marcos, Hays County. Construction of the Development was completed in 2025, and during the review of the request to originate the Land Use Restriction Agreement (LURA), a change in acreage was identified and it was determined that a greater than 5% change in residential density had occurred since the representation at Application. In a letter dated January 22, 2026, George Currall, the representative for the Development Owner, requested approval to modify the total acreage to

represent the actual size of the Development site due to the dedication of land for right of way.

At the time of Application, the Development site was identified as 20.07 acres, but the final area of the Development site is 15.752 acres. The difference between the acreage at Application and the final acreage is entirely attributable to a right-of-way dedication identified on the plat recorded in the records of Hays County on January 25, 2023. As a result, the residential density changed from 16.442 to 20.950 units per acre, which represents an increase of 27.41%, requiring approval by the Board under Tex. Gov't Code §2306.6712(d)(6) and 10 TAC §10.405(a)(4)(F).

The requested amendment does not materially alter the Development in a negative manner and would not have affected the selection of the Development for the HTC award.

Staff recommends approval of the requested material amendment to the Application, and if approved, the LURA will be recorded to reflect the acreage as platted.

January 22, 2026

Mr. Rene Ruiz
Asset Manager | Regions 1 & 7
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: 1800 Apartments – HTC #22446
Material Application Amendment

Dear Mr. Ruiz:

I am writing on behalf of 1800 Apartments Ltd. regarding TDHCA Application #22446 (1800 Apartments), a 4% Tax Credit Development recently built in San Marcos, Texas. We respectfully request a Material Application Amendment due to a modification of the residential density of at least 5%.

The requested change is an increase of the project's residential density from 16.442 units per acre to 20.950 units per acre. This change is necessary due to the site acreage of the project changing from application to current. The site acreage was listed at 20.074 acres at application, but this has been reduced to 15.752 due to the loss of 4.322 acres in Public Right of Way dedications to the City of San Marcos. This change in site acreage increased the unit density of the project by more than 5%, thus necessitating a Material Application Amendment.

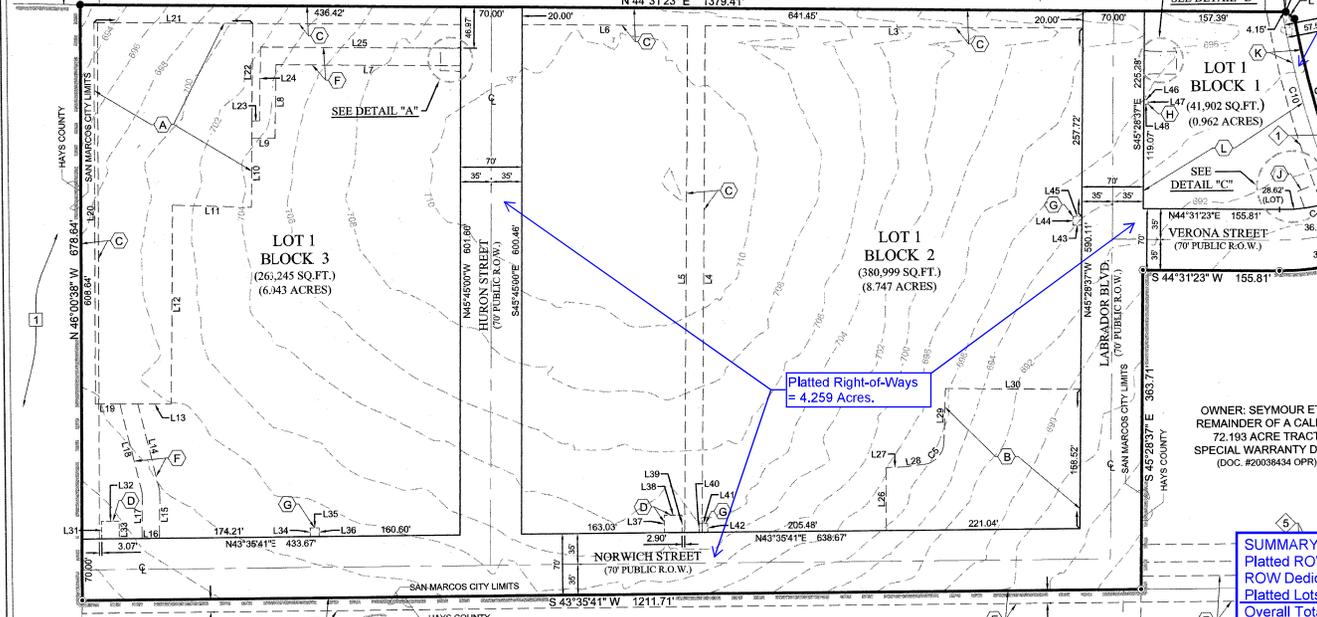
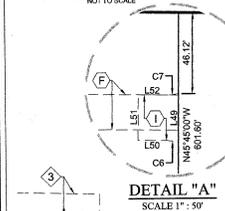
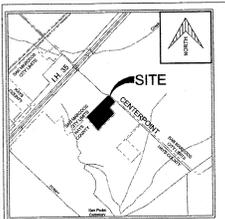
This change is made in good cause as it allowed for the project to have proper roadway access to residential buildings and amenities. The change does not present an impact on the development's finances, nor will it in the future. The necessity of this amendment was not foreseeable at the time of application, as we were unsure on the specific acreages would need to be dedicated to the Public Right of Way.

We appreciate your consideration and welcome any questions or requests for further information.

Sincerely,



George Currall
Authorized Representative, 1800 Apartments Ltd.



- LEGEND:**
- ELC. --- ELECTRIC
 - TEL. --- TELEPHONE
 - CATV --- CABLE TELEVISION
 - ESMT. --- EASEMENT
 - R.O.W. --- RIGHT-OF-WAY
 - V.O.L. --- VOLUME
 - P.C. --- PAGE
 - CITY LIMITS OF SAN MARCOS
 - OPR --- OFFICIAL PUBLIC RECORDS OF HAYS COUNTY
 - NO. --- NUMBER
 - BRG. --- BEARING
 - I.R. --- IRON ROD
 - SET --- "IRON ROD WITH CAP 'MBC'" (UNLESS NOTED OTHERWISE)
 - 1/2" IRON ROD FOUND
 - CONTROL POINT GPS #9
 - CITY OF SAN MARCOS
 - VAR. WD. DETENTION POND ESMT. (1.319 ACRES)
 - VAR. WD. DETENTION POND ESMT. (0.685 ACRES)
 - 20' PEDESTRIAN ACCESS ESMT. (THE 12' PATH SHALL BE CONSTRUCTED AND MAINTAINED AS A PEDESTRIAN PASSAGE PER SECTION 37.2 BC OF THE SAN MARCOS LAND DEVELOPMENT CODE)
 - 20' X 20' WATER ESMT.
 - VAR. WD. OVERHEAD ELEC. ESMT. (0.631 ACRES)(OFF-LOT) (DOCUMENT # 23000594 OPR)
 - 20' DRAINAGE EASEMENT
 - 10' X 10' SAN. SWR. ESMT.
 - 5' X 5' WATER ESMT.
 - VAR. WD. FIRE TURN-AROUND ACCESS ESMT.
 - VAR. WD. DRAINAGE ESMT. (0.010 ACRES)
 - 12.5' R.O.W. DEDICATION (0.083 ACRES)
 - PUBLIC ACCESS ESMT. - LOT 1, BLOCK 1 IS HEREBY DEDICATED TO THE PUBLIC FOR USE AS A PUBLIC PARK, PARKLAND IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, TREES, WALKING TRAILS, AND BENCHES SHALL BE CONSTRUCTED ON THE LOT 1, BLOCK 1 PRIOR TO THE ISSUANCE OF ANY FINAL CERTIFICATE OF OCCUPANCY WITHIN THIS SUBDIVISION.

- GENERAL NOTES:**
- SIDEWALKS ARE REQUIRED PER SAN MARCOS LAND DEVELOPMENT CODE TO BE CONSTRUCTED ALONG ALL THE RIGHT-OF-WAY.
 - THE SUBDIVISION DOES NOT FALL INTO THE 100 YEAR FLOODPLAIN.
 - THE SUBDIVISION DOES NOT FALL WITHIN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES AND/OR SAN MARCOS RIVER.
 - BEARINGS AND COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAZD11) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORRS NETWORK. COMBINED SCALE FACTOR = 0.998873700.
 - A 12' SHARED USE PATH IS REQUIRED ALONG THE CENTERPOINT ROAD FRONTAGE.
 - LOT 1, BLOCK 1, WILL BE PRIVATELY MAINTAINED BY THE OWNER OF LOT 1, BLOCK 2 AND LOT 1, BLOCK 3.

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	177.50	1040.00	9°46'59"	89.01'	S 61°27'21" E	177.36
C2	33.36	950.00	1°59'28"	16.88'	S 65°22'49" E	33.36
C3	104.33	285.00	20°59'28"	52.76'	S 94°00'00" W	103.70
C4	79.11	215.00	21°04'50"	40.01'	N 33°58'56" E	78.66
C5	35.59	25.72	80°05'40"	21.61'	N 03°03'14" W	33.99
C6	6.52	30.00	13°13'13"	3.48'	S 10°07'59" W	6.51
C7	7.21	30.00	13°46'00"	3.62'	N 37°38'23" E	7.19
C8	7.07	30.00	13°29'36"	3.59'	S 11°01'11" E	7.05
C9	7.07	30.00	13°29'36"	3.59'	S 17°46'53" W	7.05
C10	180.10	1052.50	10°20'53"	95.31'	S 61°10'33" E	188.84

STATE OF TEXAS
COUNTY OF HAYS

1800 APARTMENTS LTD., OWNER OF A 20.07 ACRE TRACT OF LAND OUT OF THE JOHN H. YEABRY SURVEY, ABSTRACT 508 AND THE L.S. YEATES SURVEY, ABSTRACT 509, HAYS COUNTY, TEXAS AND BEING OUT OF A CALLED 72.193 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2008434, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY ESTABLISH A SUBDIVISION TO BE KNOWN AS 1800 APARTMENTS, AND IN ACCORDANCE WITH THE PLAT HEREON, SUBJECT TO ANY AND ALL EASEMENTS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, ALLEYS, PARKLAND, WATERCOURSES, DRAINS AND EASEMENTS, AND OTHER PUBLIC PLACES SHOWN HEREON.

OWNER: 1800 APARTMENTS LTD., A TEXAS LIMITED PARTNERSHIP
BY: 1800 APARTMENTS OF, L.L.C., A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER
14101 PARKSTONE HEIGHT DRIVE
AUSTIN, TEXAS 78746

BY: *James S. Shaw*
JAMES S. SHAW, PRESIDENT

Right-of-Way Dedication Along Centerpoint Rd. = 0.063 Acre

I, THE UNDERSIGNED, AUTHORITY, PERSONALLY APPEARED, PRESIDENT, KNOWN TO ME TO BE THE OWNER OF THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF January, 2022.

Laura Wilson
NOTARY PUBLIC
STATE OF TEXAS

LAURA WILSON
My Notary ID # 130234012
Expires May 20, 2023

Line #	Bearing	Length	Line #	Bearing	Length
L1	N 82°09'33" E	12.89'	L31	N 46°24'19" W	20.00'
L2	S 66°47'43" E	71.67'	L32	N 43°35'41" E	20.00'
L3	N 44°31'23" E	432.88'	L33	S 46°24'19" E	20.00'
L4	N 45°28'37" E	577.12'	L34	N 46°24'19" E	10.00'
L5	S 45°28'37" E	577.44'	L35	N 43°35'41" E	10.00'
L6	N 44°31'23" E	188.67'	L36	S 46°24'19" E	10.00'
L7	S 44°31'19" W	210.42'	L37	S 46°24'19" E	20.00'
L8	S 44°59'07" E	84.14'	L38	S 43°35'41" E	20.00'
L9	S 44°31'23" W	28.29'	L39	N 46°24'19" W	20.00'
L10	S 45°28'30" E	78.42'	L40	N 46°24'19" E	10.00'
L11	S 45°49'21" W	90.04'	L41	N 43°35'41" E	10.00'
L12	S 45°27'10" E	228.52'	L42	S 46°24'19" E	10.00'
L13	S 44°18'09" W	38.24'	L43	S 44°31'23" W	10.00'
L14	S 59°54'53" E	102.57'	L44	N 45°28'37" E	10.00'
L15	S 45°28'37" E	53.66'	L45	N 44°31'23" E	10.00'
L16	S 43°35'41" W	20.00'	L46	N 44°31'23" E	5.00'
L17	N 45°28'37" W	51.45'	L47	S 45°28'37" E	5.00'
L18	N 59°54'52" W	105.08'	L48	S 44°31'23" W	5.00'
L19	S 44°18'09" W	28.09'	L49	N 44°31'23" E	30.00'
L20	N 46°00'38" W	434.42'	L54	S 45°28'37" E	26.00'
L21	N 44°31'23" E	181.12'	L55	N 44°31'23" W	30.00'
L22	S 45°28'30" E	111.12'	L56	N 66°47'43" W	20.69'
L23	N 44°31'23" E	8.48'	L57	N 23°12'17" E	20.00'
L24	N 44°59'07" E	84.14'	L58	S 66°47'43" E	24.53'
L25	N 44°31'19" E	230.15'	L59	N 66°47'43" W	35.02'
L26	N 46°24'19" W	71.55'	L60	S 66°47'43" E	34.86'
L27	N 42°03'25" E	20.39'			
L28	N 37°01'22" E	23.85'			
L29	N 44°08'28" E	62.19'			
L30	N 44°31'23" E	154.60'			

SUMMARY:
Platted ROW = 4.259 acre
ROW Dedication = 0.063 acre
Platted Lots (3) = 15.752 acre
Overall Total = 20.074 acre
At two decimal places = 20.07 acre

DETAIL "C"
SCALE 1" = 100'

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON THE 12th DAY OF Dec, 2022
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS.

[Signature] 12/13/22
PLANNING AND ZONING COMMISSION CHAIRMAN

[Signature] 12/13/22
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

[Signature] 12/13/22
ENGINEERING AND GP

[Signature] 12/13/22
RECORDING SECRETARY

APPROVED:

STATE OF TEXAS
COUNTY OF HAYS

[Signature] COUNTY CLERK OF HAYS COUNTY, TEXAS
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 12th DAY OF January, A.D. 2022 AT 10:28 AM, AND RECORDED ON THE 12th DAY OF January, A.D. 2022 AT 10:31 AM, IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK 230005933

COUNTY CLERK
HAYS COUNTY, TEXAS

DETAIL "B"
SCALE 1" = 50'



STATE OF TEXAS
COUNTY OF HAYS

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: MACINA, BOSE, COPELAND & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578



STATE OF TEXAS
COUNTY OF HAYS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

DAVID L. ALLEN
LICENSED PROFESSIONAL ENGINEER NO. 66073

BEING A TOTAL OF 20.074 ACRE TRACT OF LAND OUT OF THE JOHN H. YEABRY SURVEY, ABSTRACT 508 AND THE L.S. YEATES SURVEY, ABSTRACT 509, HAYS COUNTY, TEXAS AND BEING OUT OF A CALLED 72.193 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2008434, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

OWNER: JOHN DREYFUS
1800 CENTERPOINT ROAD
SAN MARCOS, TEXAS 78666

DATE: 12-13-2022
SCALE: 1" = 100'
DATE PREPARED: 03-08-2022



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

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ID&AS REGISTERED ENGINEERING FIRM F-784

