



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1536

Agenda Date: 7/23/2026

Agenda #:

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for The Hudson at Pecan Creek (HTC #22432)

RECOMMENDED ACTION

WHEREAS, The Hudson at Pecan Creek (Development) received an award of 4% Housing Tax Credits (HTCs) in 2022 for the new construction of 285 multifamily units in Denton, Denton County;

WHEREAS, THF Pathway on Woodrow, LP (Development Owner or Owner) requests approval for a change in the unit mix, resulting in an increase in the number of one-bedroom units from 108 to 114 units and a decrease in the number of two-bedroom units from 114 to 108 units, while maintaining the total number of three- and four-bedroom units at 45 and 18, respectively;

WHEREAS, the Owner also requests to correct the Common Area from 76,646 square feet at Application to 59,883 square feet, which is a decrease of 16,763 square feet (21.87%);

WHEREAS, Board approval is required for a modification of the bedroom mix of units and for a reduction of 3% or more in the square footage of common areas as directed in Tex. Gov't Code §2306.6712(d)(2) and (4) and 10 TAC §10.405(a)(4)(B) and (D), and the Owner has complied with the amendment requirements therein; and

WHEREAS, the requested changes to the bedroom mix and common area do not materially alter the Development in a negative manner, would not have adversely affected the selection of the Application, and do not impact the viability of the transaction;

NOW, therefore, it is hereby

RESOLVED, that the requested material amendment to the Application for The Hudson at Pecan Creek 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

The Hudson at Pecan Creek received an award of 4% Housing Tax Credits in 2022 for the new construction of 285 multifamily units in Denton, Denton County. Construction of the

Development is complete, and the cost certification documentation for the Development is currently under review by the Department. In a letter dated June 9, 2026, Lora Myrick, the representative for the Owner, requested approval to amend the unit mix by changing the total one-bedroom unit count from 108 to 114 units and the total two-bedroom count from 114 to 108 units. This change to the bedroom mix also results in an overall increase in the Net Rentable Area (NRA), going from 254,064 square feet to 255,614 square feet, a difference of 1,550 square feet or 0.61%. The Owner also requests to correct the Common Area from 76,646 square feet at Application to 59,883 square feet, which is a decrease of 16,763 square feet (21.87%).

The amendment request letter explains that during final review and reconciliation of the architect, general contractor, rent schedule, and cost certification materials, it was determined that the one-bedroom and two-bedroom counts were flipped in the constructed Development. Specifically, the change is reflected in Building C, where the one-bedroom count increased from 18 to 24 units and the two-bedroom count decreased from 39 to 33 units. The constructed bedroom mix is 114 one-bedroom units, 108 two-bedroom units, 45 three-bedroom units, and 18 four-bedroom units. The total number of residential units remains unchanged at 285 units, and the three-bedroom and four-bedroom counts were not affected. The 2022 Qualified Allocation Plan does not include the rule limiting the percentage of efficiency/one-bedroom units. At application, one-bedroom units represented approximately 38% of the total unit count, and in the as-built Development, one-bedroom units represent 40% of the total unit count.

The amendment request letter states that the common area figure is being corrected from 76,646 square feet to 59,883 square feet due to a calculation error in the architect tables at application. This correction does not result in a physical change to the Development.

The 0.61% increase to the NRA from 254,064 to 255,614 square feet is considered a Notification Item under 10 TAC §10.405(a)(2)(C), but is mentioned as part of the material amendment to the bedroom mix of units and reduction to the common area that require approval by the Board under Tex. Gov't Code §2306.6712(d)(2) and (4) and 10 TAC §10.405(a)(4)(B) and (D).

While not addressed in the amendment request letter, the cost certification documentation also indicates that the area of the Development site increased from 11.30 acres at application to 11.892 acres at cost certification, resulting in a 4.98% decrease to the residential density, going from 25.221 units per acre to 23.966 units per acre. This change is slightly under the 5% threshold that requires Board approval.

Staff has determined that the proposed changes do not affect the Development in a negative manner and would not have impacted the selection of the Application or the HTC award. The final construction inspection for the Development has been closed. The final recommended HTC amount will be determined upon finalization of the cost certification review process.

Staff recommends approval of the requested material amendment to the Application.



June 9, 2026

Mr. Rosalio Banuelos
Texas Department of Housing and Community Affairs
Asset Management
221 E 11th Street
Austin, Texas 78701

Via Email: Rosalio.Banuelos@tdhca.state.tx.us

Re: Consolidated Amendment Request and Change Notification;
TDHCA #22432 - Hudson at Pecan Creek f/k/a Pathway on Woodrow - Denton, Texas;

Dear Mr. Banuelos,

On behalf of Hudson at Pecan Creek f/k/a Pathway on Woodrow (the “Development”), we are writing to the Texas Department of Housing and Community Affairs (the “Department”) to submit a consolidated request regarding two corrections to the Development: (i) an amendment to the bedroom mix as represented in the Application, and (ii) a common area calculation correction.

Bedroom Mix Amendment

The Application reflected 108 one-bedroom units, 114 two-bedroom units, 45 three-bedroom units, and 18 four-bedroom units. During final review and reconciliation of the architect, general contractor, rent schedule, and cost certification materials, it was determined that the one-bedroom and two-bedroom counts were flipped in the constructed Development. The change is reflected in Building C, where the one-bedroom count increased from 18 to 24 units and the two-bedroom count decreased from 39 to 33 units. Specifically, the B1 two-bedroom unit count decreased from 39 units to 33 units, while the A1 one-bedroom unit count increased from 12 units to 18 units. The A2 one-bedroom count remains unchanged at 6 units, and the C2 three-bedroom count remains unchanged at 9 units.

The constructed bedroom mix is 114 one-bedroom units, 108 two-bedroom units, 45 three-bedroom units, and 18 four-bedroom units. The total number of residential units remains unchanged at 285 units, and the three-bedroom and four-bedroom counts were not affected. This request does not reduce the total number of low-income units, change the rent restrictions, change the Development’s target population, or negatively impact the Development’s compliance with the Application, applicable QAP requirements, or LURA requirements.

For additional context, the applicable 2022 QAP did not include the 35% efficiency/one-bedroom rule. At application, one-bedroom units represented approximately 38% of the total unit count. After correcting the as-built bedroom mix, one-bedroom units represent approximately 40% of the total unit count.

Common Area Calculation Correction

The calculated common area is being corrected from 76,646 square feet to 59,883 square feet. This correction is due to a calculation error in the architect tables at application. The corrected common area figure is supported by the architect’s approval and remains consistent for purposes of Cost Certification. This correction does not result in a physical change to the Development.

Reason for Request and Good Cause

The request is necessary so the Department’s records, the application, architect documentation, general contractor documentation, rent schedule, and cost certification materials are consistent. Good cause exists because the corrections align the Development’s records with the final



constructed condition and architect-approved backup, while preserving the total unit count, affordability requirements, and overall development program.

Financial Impact

The corrections have a minor financial impact. After the rent schedule was updated to reflect the corrected bedroom mix, the total net rentable area increased from 254,064 square feet to 255,614 square feet. Effective annual income decreased from \$4,393,880 to \$4,377,563, and the debt coverage ratio moved from 1.36 to 1.35.

The Development remains financially feasible. The total unit count and affordability requirements remain unchanged, and the corrections do not impact the development's sources and uses, eligible basis, or credit amount.

Foreseeability

The necessity of these corrections was not reasonably foreseeable at the time of application. The application was prepared using the architect's then-current unit mix summary and common area tables. At that stage, the development had not been constructed, and there was no final as-built unit schedule or cost certification package available for comparison.

Because the total number of units remained unchanged, the three-bedroom and four-bedroom counts remained unchanged, and the overall building program continued to reconcile, the Building C discrepancy did not create an obvious conflict during application review or construction reporting. The change was limited to the A1 and B1 unit counts in Building C, while the A2 one-bedroom and C2 three-bedroom counts in the same building remained unchanged. Similarly, the common area discrepancy was embedded in the architect tables used at application and was not apparent until the materials were reconciled with the architect's corrected approval and the cost certification package.

Attachments

Please see Attachment A, which includes backup from the architect and general contractor confirming the updated bedroom mix, including the updated Building C one-bedroom and two-bedroom counts. Please also see Attachment B, which includes the architect's approval of the corrected common area calculation. **A stamped copy of the \$2,500 amendment fee payment receipt is included as Attachment C.**

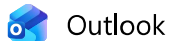
We respectfully request that the Department review and approve the bedroom mix amendment and acknowledge the common area calculation correction so the Development's records accurately reflect the final as-built condition and supporting documentation.

If you have any questions or would like to discuss this request further, please do not hesitate to contact me directly at (512) 785-3710 or via email at lora@betcohousinglab.com any time.

Sincerely,

Lora Myrick, Principal
BETCO Consulting, LLC

Exhibit A



RE: 22432 - Noise assessment

From Kate Hughey <khughey@hedk.com>

Date Tue 6/9/2026 12:05 PM

To Justin Cabello <justin@betcohousinglab.com>

Cc Lora Myrick <lora@betcohousinglab.com>; Michael Beard <michael@betcohousinglab.com>; Erik Earnshaw <eearnshaw@hedk.com>; Jim Wiese <jwiese@hedk.com>; Joel Pollack <jpollack@streamlineap.com>; Mark Gregg <mgregg@streamlineap.com>

1 attachment (4 MB)

A0-01c Hud Data.pdf;

Justin,

Both match correctly from what I see... Tab on sheet A0-01c shows **24 1br** and **33 2br** too... Perhaps the A2 unit is being perceived as 2br not 1br?

ANALYSIS		
UNIT TYPE	BUILDING TYPES	2/C
	NUMBER OF STORY	3
	QUANTITY PER BUILDING TYPE	1
A1, A1(a)	1BR/1BATH/LIVING/DINING	15
A1 ADA, A1(a) ADA	1BR/1BATH/LIVING/DINING	1
A1 HV	1BR/1BATH/LIVING/DINING	2
A2	1BR/1BATH/LIVING/DINING	6
B1	2BR/2BATH/LIVING/DINING	
B1(a), B1(d)	2BR/2BATH/LIVING/DINING	19
B1(b), B1(c)	2BR/2BATH/LIVING/DINING	12
B1(c) ADA	2BR/2BATH/LIVING/DINING	
B1 ADA, B1(a) ADA, B1(d) ADA	2BR/2BATH/LIVING/DINING	2
B1 (d) HV	2BR/2BATH/LIVING/DINING	
C1	3BR/2BATH/LIVING/DINING	
C1 ADA	3BR/2BATH/LIVING/DINING	
C1 HV	3BR/2BATH/LIVING/DINING	
C2	3BR/2BATH/LIVING/DINING	9
D1	4BR/2BATH/LIVING/DINING	
D1 ADA	4BR/2BATH/LIVING/DINING	
D1 IIV	4BR/2BATH/LIVING/DINING	

Best Regards,

Kate Hughey

Job Captain III



4595 Excel Parkway | Addison, TX 75001
214.520.8878 x139

Please visit HEDK's new website [HEDK ARCHITECTS | BEYOND EXPECTATIONS.](https://www.hedkarchitects.com)

From: Justin Cabello <justin@betcohousinglab.com>

Sent: Tuesday, June 9, 2026 11:43 AM

To: Kate Hughey <khughey@hedk.com>

Cc: Lora Myrick <lora@betcohousinglab.com>; Michael Beard <michael@betcohousinglab.com>; Erik Earnshaw <earnshaw@hedk.com>; Jim Wiese <jwiese@hedk.com>; Joel Pollack <jpollack@streamlineap.com>; Mark Gregg <mgregg@streamlineap.com>

Subject: Re: 22432 - Noise assessment

Hi Kate,

Can you confirm the number of one-bedrooms, two-bedrooms and three-bedrooms that were built for building C?

The tabulations tables show:

1 bedroom: 18

2 bedroom: 39

3 bedroom: 9

4 bedroom: 0

The building floor plans show the following:

1 bedroom: 24

2 bedroom: 33

3 bedroom: 9

4 bedroom: 0

I would expect the tabulation table to be correct, can you confirm?

Thank you,

Justin Cabello

Development Consultant

Housing Lab by BETCO

812 San Antonio Suite L-20

Austin, TX 78701

Cell: (512) 922 - 8083

www.betcohousinglab.com

Confidentiality Notice:

This communication, including attachments, is for the exclusive use of the addressee and may contain proprietary, confidential and/or privileged information. If you are not the intended recipient, any use, copying, disclosure, dissemination or distribution is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this communication and destroy all copies.

Re: Request: TDHCA 22432 - Hudson at Pecan Creek f/k/a Pathway on Woodrow

From Matt Markworth <mMarkworth@axiacompanies.com>

Date Tue 6/9/2026 1:35 PM

To Justin Cabello <justin@betcohousinglab.com>; Jeff Schaumann <jschaumann@axiacompanies.com>; Brent McCreary <bmccreary@axiacompanies.com>

Cc Lora Myrick <lora@betcohousinglab.com>; Michael Beard <michael@betcohousinglab.com>; Mark Gregg <mgregg@streamlineap.com>; Joel Pollack <jpollack@streamlineap.com>

Justin,

I am not sure where the as built got there #'s from, I can guess it was the 6 A2 units were assumed to be 2 bedrooms, but they are 1 bedroom.

But the Architecture #s are correct:

1 bedroom: 24

2 bedroom: 33

3 bedroom: 9

4 bedroom: 0

Thanks

Matt Markworth
Vice President of Operations



Axia Contracting
3245 42nd Street South, Suite 200
Fargo, ND 58104

Office (701) 478-1513

Mobile (701) 809-4209

Email: mmarkworth@axiacompanies.com

www.axiacompanies.com

From: Justin Cabello <justin@betcohousinglab.com>

Sent: Tuesday, June 9, 2026 1:08 PM

To: Jeff Schaumann <jschaumann@axiacompanies.com>; Brent McCreary <bmccreary@axiacompanies.com>; Matt Markworth <mMarkworth@axiacompanies.com>

Cc: Lora Myrick <lora@betcohousinglab.com>; Michael Beard <michael@betcohousinglab.com>; Mark Gregg <mgregg@streamlineap.com>; Joel Pollack <jpollack@streamlineap.com>

Subject: Request: TDHCA 22432 - Hudson at Pecan Creek f/k/a Pathway on Woodrow

Hello Axia Team,

I had a question on building number 2/C, the as-built survey I shows the following unit mix:

1 bedroom: 18
2 bedroom: 39
3 bedroom: 9
4 bedroom: 0

However, the architect plans show the following unit mix:

1 bedroom: 24
2 bedroom: 33
3 bedroom: 9
4 bedroom: 0

Can you y'all confirm the correct unit mix on building number 2/C?

Best,

Justin Cabello
Development Consultant
Housing Lab by BETCO
812 San Antonio Suite L-20
Austin, TX 78701
Cell: (512) 922 - 8083
www.betcohousinglab.com

Confidentiality Notice:

This communication, including attachments, is for the exclusive use of the addressee and may contain proprietary, confidential and/or privileged information. If you are not the intended recipient, any use, copying, disclosure, dissemination or distribution is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this communication and destroy all copies.

PROJECT DATA SHEET

Project Name Pathway on Woodrow

285 Units

Location Denton, TX

November 11, 2022



LIVING AREA UNIT(S) CALCULATIONS										NO. OF UNITS	APF (sq ft)	TOTAL LIVING AREA (S.F.) CALCULATIONS							
UNIT TYPE	UNIT MIX	NET AREA		BALCONY / PATIOS	BALCONY STORAGE	DIRECT ACCESS	GROSS AREA		BALCONY STORAGE			DIRECT ACCESS	TOTAL GROSS						
		HUD (1)	MARKET (2)				HUD (3)	MARKET (4)					HUD (5)	MARKET (6)			HUD (7)	MARKET (8)	
A1, AHO	1BR/2BATH/1K/1D/1P/1C/1A	662	718	65	6	0	727	799	89	31%	58,918	63,802	5,785	1,425	65,253	71,111			
A1 ADA, AHO ADA	1BR/2BATH/1K/1D/1P/1C/1A	662	718	65	6	0	727	799	5	2%	5,210	5,590	325	80	5,635	5,965			
A1 HV	1BR/2BATH/1K/1D/1P/1C/1A	662	718	65	6	0	727	799	2	1%	1,321	1,436	130	32	1,458	1,598			
A2	1BR/2BATH/1K/1D/1P/1C/1A	714	775	62	0	0	775	837	10	4%	12,852	13,558	1,116	0	13,959	15,066			
B1	2BR/2BATH/1K/1D/1P/1C/1A	833	893	53	4	0	907	960	8	3%	6,664	7,144	434	112	7,256	7,690			
B1(a), B1(b)	2BR/2BATH/1K/1D/1P/1C/1A	856	919	52	4	0	933	985	61	21%	52,216	56,859	3,172	854	56,913	60,685			
B1(a), B1(c)	2BR/2BATH/1K/1D/1P/1C/1A	856	919	114	4	0	933	1,047	31	11%	26,516	28,459	3,534	434	28,923	32,457			
B1(c) ADA	2BR/2BATH/1K/1D/1P/1C/1A	856	919	114	4	0	933	1,047	1	1%	1,712	1,838	228	28	1,866	2,064			
B1 ADA, B1(a) ADA, B1(c) ADA	2BR/2BATH/1K/1D/1P/1C/1A	856	919	52	4	0	933	985	4	1%	3,424	3,676	208	56	3,732	3,940			
B1 (d) HV	2BR/2BATH/1K/1D/1P/1C/1A	856	919	52	4	0	933	985	2	1%	1,712	1,838	104	28	1,866	1,970			
C1	3BR/2BATH/1K/1D/1P/1C/1A	1,011	1,079	51	5	0	1,094	1,145	11	8%	14,184	15,106	716	210	15,813	16,406			
C1 ADA	3BR/2BATH/1K/1D/1P/1C/1A	1,011	1,079	51	5	0	1,094	1,145	2	1%	2,022	2,158	102	30	2,158	2,290			
C1 HV	3BR/2BATH/1K/1D/1P/1C/1A	1,011	1,079	51	5	0	1,094	1,145	2	1%	2,022	2,158	102	30	2,158	2,290			
C2	3BR/2BATH/1K/1D/1P/1C/1A	1,029	1,102	115	0	0	1,142	1,217	27	9%	27,783	29,784	3,168	0	29,784	32,859			
D1	4BR/2BATH/1K/1D/1P/1C/1A	1,281	1,362	105	8	0	1,389	1,485	16	4%	20,499	21,792	1,600	288	22,688	23,760			
D1 ADA	4BR/2BATH/1K/1D/1P/1C/1A	1,281	1,362	105	8	0	1,389	1,485	1	0%	1,281	1,362	105	18	1,389	1,485			
D1 HV	4BR/2BATH/1K/1D/1P/1C/1A	1,281	1,362	105	8	0	1,389	1,485	1	0%	1,281	1,362	105	18	1,389	1,485			
										285	100%	232,707	255,614	20,439	3,642	259,256	280,495		

BUILDING ANALYSIS										NUMBER OF UNITS
UNIT TYPE	BUILDING TYPES	TO AL - C1's							TOTAL	
		2C	3B	4A	5A	6A	7B			
		QUANTITY PER BUILDING TYPE								
A1, AHO	1BR/2BATH/1K/1D/1P/1C/1A	15	29	5	6	5	29		81	
A1 ADA, AHO ADA	1BR/2BATH/1K/1D/1P/1C/1A	1	1	1	1	1	1		5	
A1 HV	1BR/2BATH/1K/1D/1P/1C/1A	2							2	
A2	2BR/2BATH/1K/1D/1P/1C/1A	6	6	3	3	3	6		18	
B1(a), B1(b)	2BR/2BATH/1K/1D/1P/1C/1A	19	17	3	3	2	17		79	
B1(c), B1(c)	2BR/2BATH/1K/1D/1P/1C/1A	12	8	3	3	3	5		21	
B1(c) ADA	2BR/2BATH/1K/1D/1P/1C/1A						1		1	
B1 ADA, B1(a) ADA, B1(c) ADA	2BR/2BATH/1K/1D/1P/1C/1A	2			1				2	
B1 (d) HV	2BR/2BATH/1K/1D/1P/1C/1A		1				1		2	
C1	3BR/2BATH/1K/1D/1P/1C/1A			5	4	5			14	
C1 ADA	3BR/2BATH/1K/1D/1P/1C/1A			1	1				3	
C1 HV	3BR/2BATH/1K/1D/1P/1C/1A					1			1	
C2	3BR/2BATH/1K/1D/1P/1C/1A	9	9				9		27	
D1	4BR/2BATH/1K/1D/1P/1C/1A			5	6	5			16	
D1 ADA	4BR/2BATH/1K/1D/1P/1C/1A			1					1	
D1 HV	4BR/2BATH/1K/1D/1P/1C/1A								1	
TO AL - C1's		66	69	27	27	27	79		288	
BUILDING TYPES		2C	3B	4A	5A	6A	7B		TOTAL	
QUANTITY PER BUILDING TYPE									6	
HUD GROSS SF TOTALS OF BUILDING		58,569	58,980	27,567	27,993	27,567	58,980		359,354	
HUD GROSS SF TOTALS FOR BUILDINGS		58,569	58,980	27,567	27,993	27,567	58,980		359,354	

EXTERIOR FINISH MATERIALS		Percent of Stone	Percent of Board and Batten	Percent of Exterior Cement Siding	30%	33%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
---------------------------	--	------------------	-----------------------------	-----------------------------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

SITE ANALYSIS									
ACTUAL:									
Grass Land Area: 11,892 ACRES									
Total Acreage: 23,371 ACRES									
Annual Growth: 23,371 ACRES									
Elevation: 0									
REQUIRED:									
ZONING: RC - Suburban Corridor									

HUD Market Apartment Unit Definitions
Net & Gross SF Area Calculations
Apartment ONLY(1) HUD NET AREA: Defined as "Pach-Pach-Pach".
It is the living area of a unit measured to the inside face of perimeter walls.

(2) HUD GROSS AREA: Defined as building thickness (width) of unit perimeter walls, includes thickness of exterior walls and includes the area measured to the centerline of any party wall. HUD gross area includes the area of a direct access garage and patio/balcony storage if provided for the unit.

(3) MARKET NET AREA: of BOMA/BEM, ANSI-2765.
Net Area (S.F.): Derived by adding the area (width) of unit perimeter and walls, includes thickness of exterior walls and includes the area measured to the centerline of any party wall.

(4) MARKET GROSS AREA: Add area of attached balconies and interior access closets to Market Net area calculations.

PARKING ANALYSIS (Please see NOTES or HUD Parking Requirements)									
REQUIRED PARKING:									
ACTUAL SPACES:									
SURFACE									
VISITOR PARKING									
Total									

OTHER BUILDINGS									
NUMBER									
CUL-DE-SAC									
MAIN TUNNEL									
SUBTOTALS									

OTHER BUILDING SPACES									
NUMBER									
FIRE SPRINKLER CLOSET									
BUILDING AREA STAIRWAYS									
BUILDING STAIRWAYS									
BUILDING STAIRS									
BUILDING STAIRS									
POOL EQUIPMENT									
TOTAL AREA OF BUILDINGS									

EXTERIOR SPACES									
NUMBER									
CUL-DE-SAC PATIOS									
SWIMMING POOL & DECK AREA									
TRASH (DUMPSTER)									
6 GOLF & 10 GOLF (3 AREAS 2 GOLF PER AREA)									
Bike RACKS									
CABANA									
DOG PARK									
CHILDREN'S PLAYGROUND									
SEATING AREA									

HUD S.F. ANALYSIS TOTALS									
NET LIVING AREA:									
GROSS LIVING AREA:									
GROSS AREA plus Other Spaces									

HUD GROSS FLOOR AREA (ref HUD 2264 - Page 2 Section C.33) (See Note 5)									
GROSS LIVING AREA									
OTHER BUILDING SPACES									
Total HUD Gross Floor Area									

(5) HUD GROSS FLOOR AREA: The sum of the gross area of each unit within the exterior walls, measured to the exterior face of the wall or to the centerline of the wall separating attached buildings.

NOTE: Built-in garages, commercial area, basement and all other areas within the exterior walls are to be included.
Items excluded: recessed, extended or cantilevered balconies, attached or detached carports, accessory buildings, porches, terraces and other areas outside the exterior walls.
Accessory buildings, patios, porches, or terraces are all other areas outside the exterior walls.PROVIDED MOST CURRENT
PROJECT DATA SHEET PER

02-22-2022

REVISIONS

	BUILDING TYPES			TOTAL
	A	B	C	
NO. BLDGS	3	2	1	6
A1	6	30	12	90
A2		6	6	18
B1	9	24	39	114
C1	6			18
C2		9	9	27
D1	6			18
UNITS/BLDG	27	69	66	
UTS/BLDG TYPE	81	138	66	285

BUILDING TABULATION				
TYPE	COUNT	UNIT TYPES	BLDG. AREA	TOT. AREA
A	3	6-A1.9-B1.6-C1.6-D1.	26.991	80.973
B	2	30-A1.6-A2.24-B1.9-C2.	57.540	115.080
C	1	12-A1.6-A2.39-B1.9-C2.	58.011	58.011
TOTAL	6			254.064

WOODROW LANE

DENTON, TEXAS

-
- LOCATION
- DENTON, TEXAS
- 77
- 377
- 35
- 426
- 7
- 35E
- 288
- F MCKINNEY
- N ELM ST
- N LOCUST ST
- S WOODROW LN
- PROJECT LOCATION
- ACREAGE: 12.910 ACRES

TDMA DESIGN AND AMENITY REQUIREMENTS	COMMON AMENITIES (TAC 10.101, b)(5)(C) 22 Points Required (=200 Units)	Points possible	UNIT REQUIREMENTS Unit and Development Construction Features (TAC 10.101(b)(6)) 9 Points Required	Points possible
MINIMUM REQUIREMENTS ALL PROPERTIES			(A) MINIMUM UNIT SIZES	
Fair Housing Amendments Act	(I) SAFETY		(i) Efficiency	500 SF
2010 ADA Requirements	(II) RECORDED camera & security system in each building	1	(ii) One Bedroom	600 SF
Rehabilitation Act of 1973	(III) HEALTH / FITNESS / PLAY		(iii) Two Bedroom	800 SF
5% Fully accessible units	(IV) Furnished Fitness Center (At least one item for every 40 Units)	1	(iv) Three Bedroom	1,000 SF
5% Modified for sensory impaired	(V) Two Children's Playspace one equipped for 5 to 12 year olds and one Tot Lot	2	(v) Four Bedroom	1,200 SF
Mandatory Development Unit	(VI) Horseshoe Pit	1	(B) UNIT AND DEVELOPMENT CONSTRUCTION FEATURES	NA
Minimums (TAC 10.101, b)(4))	(VII) Swimming Pool	3	(I) UNIT FEATURES	
A. Turnovered RO 600 Coax or better and CAT3 phone cable or better, wired to each bedroom, dining room and living room	(VIII) COMMUNITY RESOURCES		(i) Covered Entries	1
B. Laundry Connections	(III) Barbecue grill and picnic table with at least one of each for every 50 Units. Grill must be permanently installed (no portable grills)	1	(ii) Nine foot ceilings in living room and all bedrooms (at minimum)	0.5
C. Exhaust/Vent fans (vented to the outside) in the bathrooms	(IV) Business center with workstations and seating, internet access, 1 printer and at least one scanner which may be integrated with the printer, and either 2 desktop computers or laptops available to check-out upon request	2	(III) Microwave Ovens	0.5
D. Screens on all exterior windows	(V) Furnished Community Center	2	(VIII) Bulk-in (accessed into the wall) shaking unit	0.5
E. Disposal & Energy Star rated dishwasher	(VI) Library with an accessible seating area	1	(IX) Walk-in closet in at least one bedroom	0.5
F. Energy Star rated refrigerator	(VII) Activity room stocked with supplies	2	(XII) Kitchen island	0.5
G. Oven/Range	(VIII) Community dining room with warming kitchen furnished with adequate tables and seating	3	(XIII) Kitchen pantry with shelving	0.5
H. Blinds or Window coverings for all windows	(IX) High-speed Wi-Fi of 10 Mbps download speed or more with coverage throughout the clubhouse and/or community building	1	(XIV) Natural stone or quartz countertops in kitchen and bath	1
I. At least one Energy Star rated ceiling fan in unit	(X) Energy Star rated lighting fixtures	1	(XV) Hard floor surfaces in over 50% of unit NRS	1
J. Energy Star rated lighting fixtures	(XI) Energy Star rated parking spaces consistent with the requirements of the 2010 ADA Standards	23	(II) DEVELOPMENT CONSTRUCTION ISSUES	
K. All units must have central HVAC			(I) Heavy (30) year roof	0.5
L. Adequate parking per local code (If no code, then 1.5 spaces per non-seniorly unit and 1.5 spaces per seniorly unit)			(IV) Greater than 30 percent stucco or masonry includes stone, cultured stone and brick but excludes cementitious and metal siding on all building exteriors. The percentage calculation may exclude exterior glass entry	2
M. Energy Star rated windows			(VI) Green Building Features, including LEEDSAP/LEED - 200 National Green Building Standard (NGBS). The Development must incorporate, at a minimum, all of the applicable criteria necessary to obtain a NGBS Green Certification, regardless of the rating level achieved	4
N. Adequate Accessible Parking Spaces consistent with the requirements of the 2010 ADA Standards			(III) ENERGY AND WATER EFFICIENCY FEATURES	
			(i) Energy-Star or equivalently rated refrigerator with icemaker	0.5
			(ii) Energy-Star or equivalently rated laundry equipment (washers and dryers) for each individual Unit, must be front loading washer and dryer in required accessible Units	2
			(iii) Recessed LED lighting or LED lighting fixtures in kitchen and living areas	1
			(IV) Energy-Star or equivalently rated ceiling fans in all bedrooms	0.5
			UNIT REQUIREMENTS - Total Points Provided	16

INTERIOR DESIGNER:
INK + ORO
ATTN: TIFFANY WOODSON
5339 ALPHA ROAD, SUITE 250
DALLAS, TEXAS 75240
V-972-596-1700

KICK-OFF MEETING
02-22-2022

HCK
ARCHITECTS

1595 EXCEL PARKWAY ADDISON, TX 75001
972.381.1100
214.520.8878
hck@hckarch.com

DATE
00-00-0000

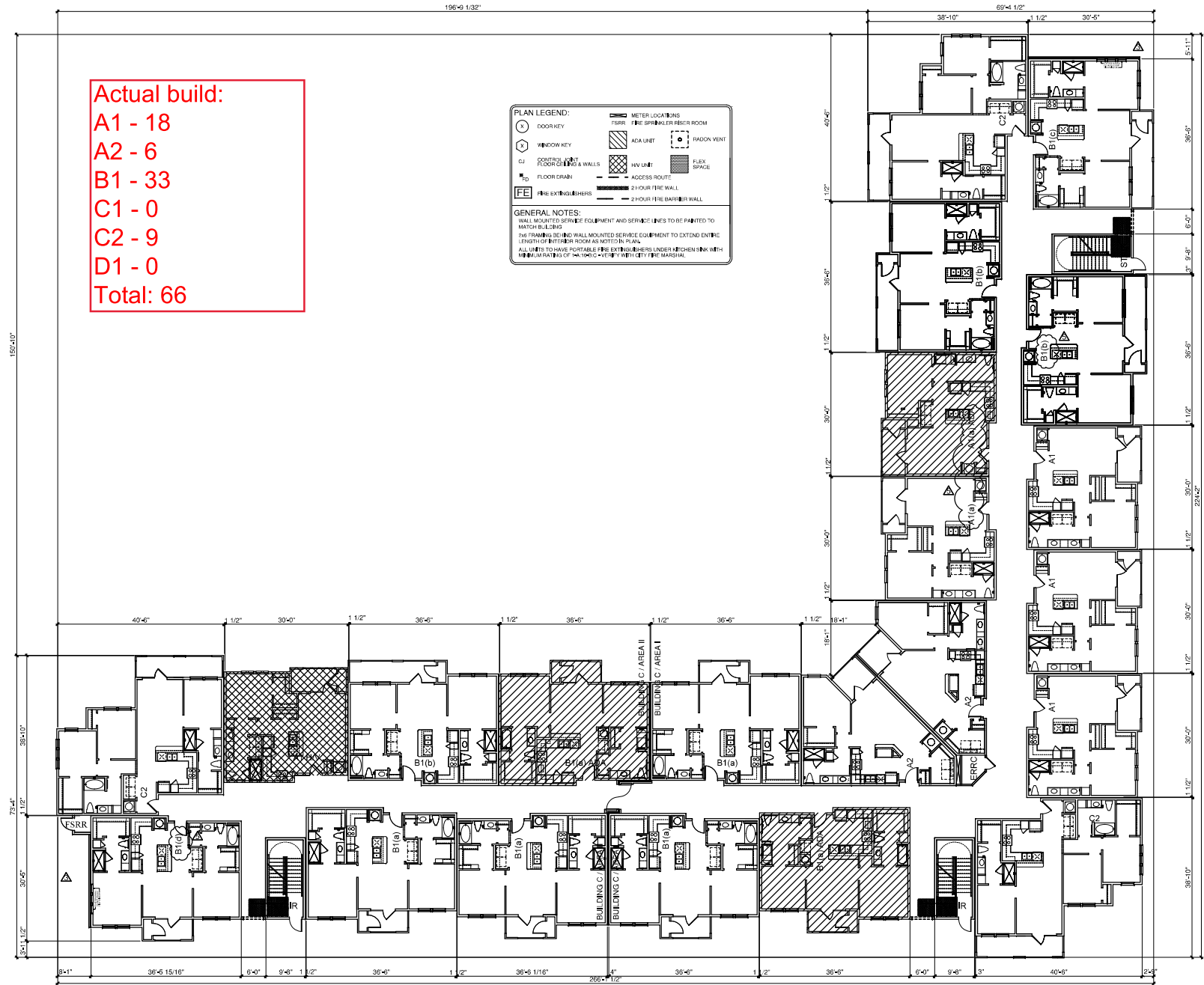
PROJECT
21243

SHEET NUMBER

A0-00

COVER SHEET

D. C. P. et al.



Actual build:
A1 - 18
A2 - 6
B1 - 33
C1 - 0
C2 - 9
D1 - 0
Total: 66

PLAN LEGEND:

- DOOR KEY
- WINDOW KEY
- CONTROL UNIT
- FLOOR DRAIN
- FIRE EXTINGUISHERS
- METER LOCATIONS
- FIRE SUPPRESSED RISER ROOM
- ADA UNIT
- HVAC UNIT
- ACCESS ROUTE
- 2 HOUR FIRE WALL
- 2 HOUR FIRE BARRIER WALL
- RADON VENT
- FLEX SPACE

GENERAL NOTES:
WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING
THE FRAMING BEHIND WALL MOUNTED SERVICE EQUIPMENT TO EXTEND ENTIRE LENGTH OF INTERIOR ROOM AS NOTED IN PLAN
ALL UNITS TO HAVE PORTABLE FIRE EXTINGUISHERS UNDER KITCHEN SINK WITH THE BUILDING OF TWO (2) IN EVERY UNIT WITH ONE FIRE MARSHAL

1 BUILDING C - FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

11-11-2022

REVISIONS	
1	Initial Release
2	Revised
3	Revised
4	Revised
5	Revised
6	Revised
7	Revised
8	Revised
9	Revised
10	Revised
11	Revised
12	Revised
13	Revised
14	Revised
15	Revised
16	Revised
17	Revised
18	Revised
19	Revised
20	Revised
21	Revised
22	Revised
23	Revised
24	Revised
25	Revised
26	Revised
27	Revised
28	Revised
29	Revised
30	Revised
31	Revised
32	Revised
33	Revised
34	Revised
35	Revised
36	Revised
37	Revised
38	Revised
39	Revised
40	Revised
41	Revised
42	Revised
43	Revised
44	Revised
45	Revised
46	Revised
47	Revised
48	Revised
49	Revised
50	Revised
51	Revised
52	Revised
53	Revised
54	Revised
55	Revised
56	Revised
57	Revised
58	Revised
59	Revised
60	Revised
61	Revised
62	Revised
63	Revised
64	Revised
65	Revised
66	Revised
67	Revised
68	Revised
69	Revised
70	Revised
71	Revised
72	Revised
73	Revised
74	Revised
75	Revised
76	Revised
77	Revised
78	Revised
79	Revised
80	Revised
81	Revised
82	Revised
83	Revised
84	Revised
85	Revised
86	Revised
87	Revised
88	Revised
89	Revised
90	Revised
91	Revised
92	Revised
93	Revised
94	Revised
95	Revised
96	Revised
97	Revised
98	Revised
99	Revised
100	Revised

PATHWAY ON WOODROW

DENTON, TEXAS

ISSUED
04-14-2022

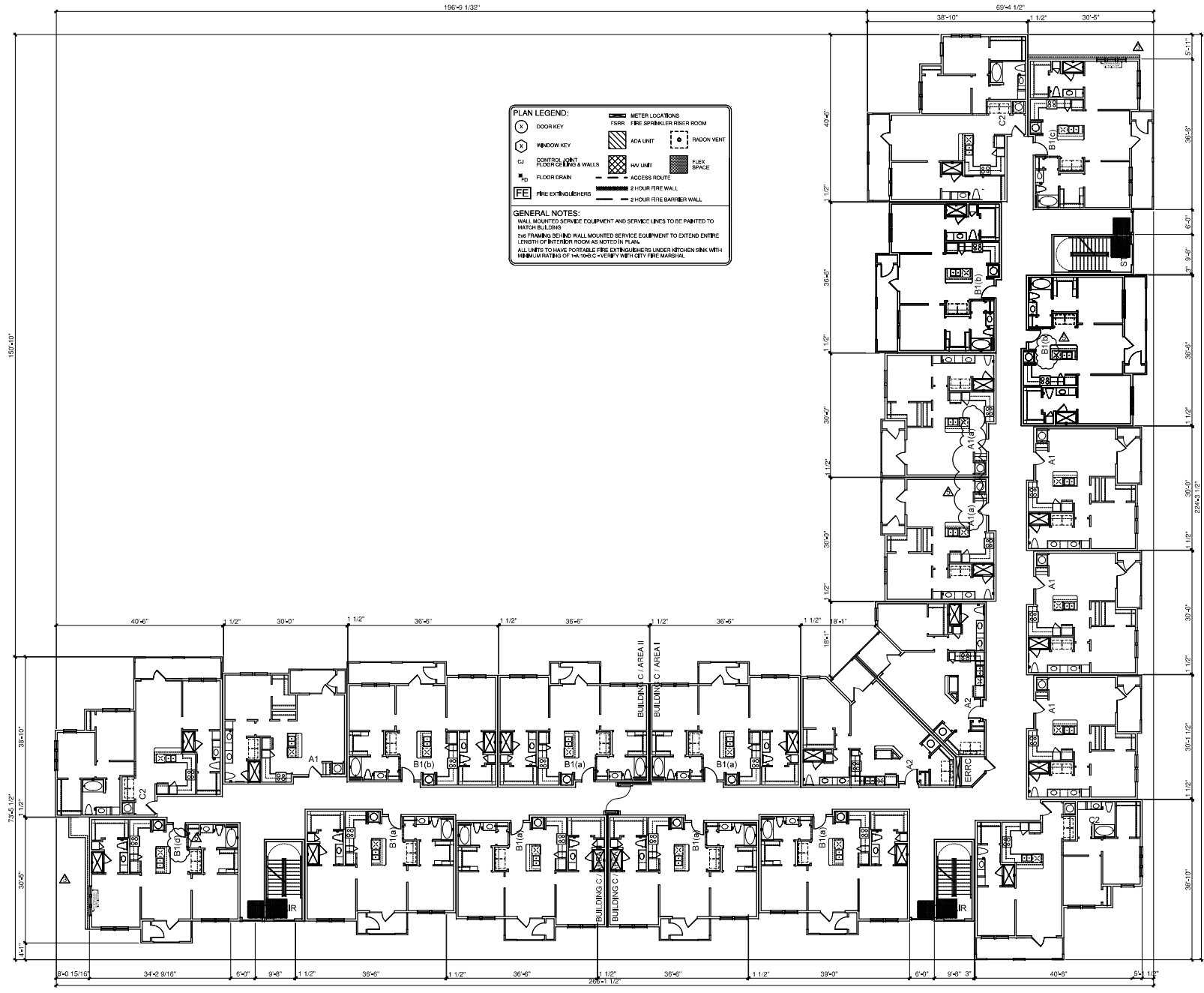
FECK ARCHITECTS
4595 SHELBY PARKWAY ADDISON, TX 75001
(972) 382-1000

DATE
04-14-2022

PROJECT
21243

SHEET NUMBER
A3-21
BUILDING C
FIRST FLOOR

COPYRIGHT © FECK ARCHITECTS. ALL RIGHTS RESERVED.



1 BUILDING C - SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

11-11-2022

REVISIONS	
1	Initial Design
2	Final Design
3	Construction Documents

PATHWAY ON WOODROW

DENTON, TEXAS

ISSUED
04-14-2022

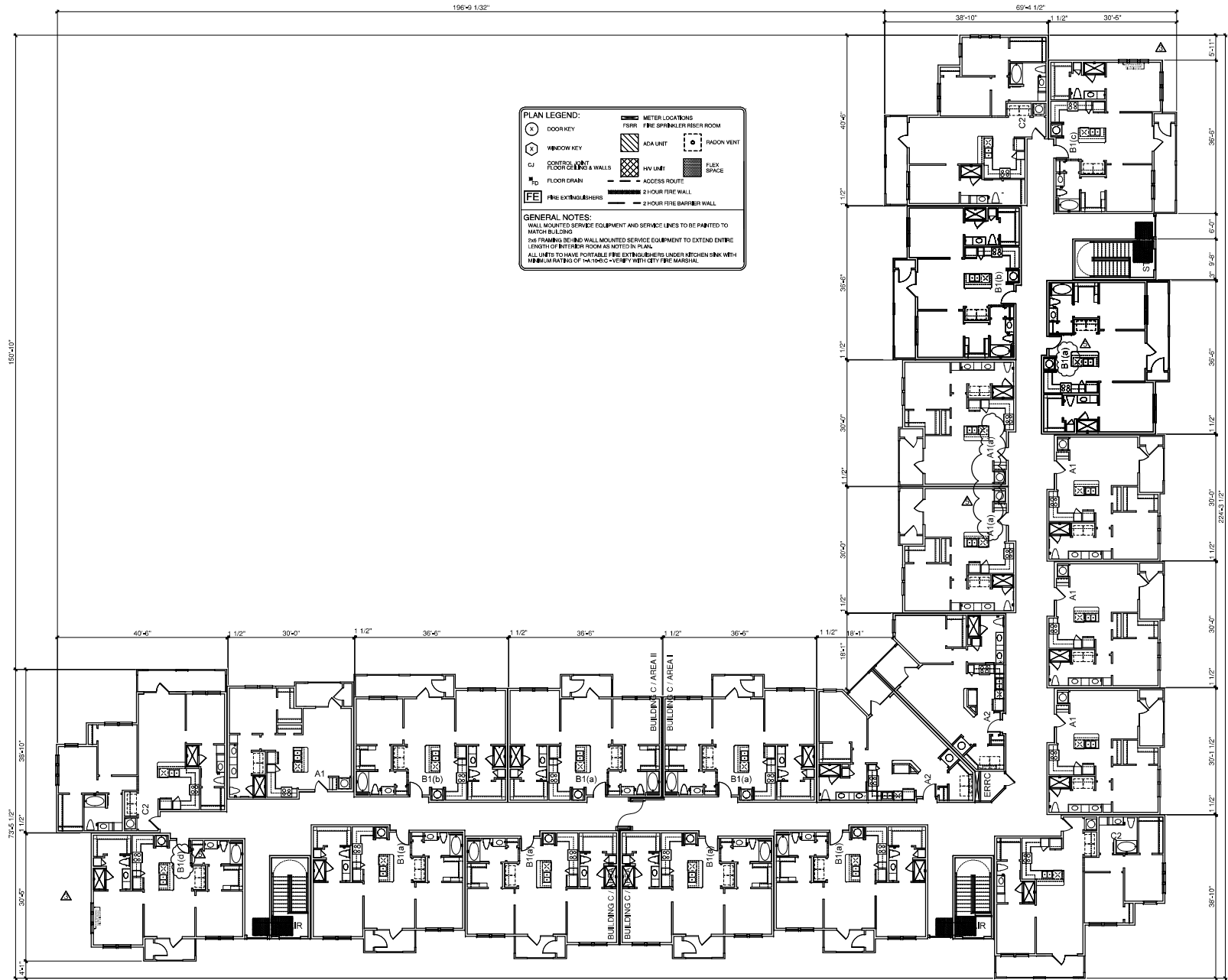
FECK ARCHITECTS

4595 EAGLE PARKWAY ADDISON, TX 75001
(972) 381-1111

DATE	04-14-2022
PROJECT	21243
SHEET NUMBER	A3-22

BUILDING C
SECOND FLOOR

COPYRIGHT © FECK ARCHITECTS. ALL RIGHTS RESERVED.



1 BUILDING C - THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"



REVISIONS	
1	11-11-2022
2	11-11-2022
3	11-11-2022
4	11-11-2022
5	11-11-2022
6	11-11-2022
7	11-11-2022
8	11-11-2022
9	11-11-2022
10	11-11-2022

PATHWAY ON WOODROW
DENTON, TEXAS

ISSUED
04-14-2022



DATE
04-14-2022
PROJECT
21243
SHEET NUMBER

A3-23
BUILDING C
THIRD FLOOR

COPYRIGHT © FECK ARCHITECTS. ALL RIGHTS RESERVED.

Exhibit B



October 14, 2025

Woodrow Lane Apartments

301 S. Woodrow Lane
Denton, Texas 76205

RE: Pathway on Woodrow (TDHCA# MF22432) Common Area Calcs

See below comment responses in purple from HEDK.

Let us know if more clarification is required.

Best Regards,

Kate Hughey
Job Captain III



4595 Excel Parkway | Addison, TX 75001
214.520.8878 x139

I was reviewing the common area calculations and noticed the building type A totals aren't adding up to 31,950 s/f. I calculated the building type A corridor total should be 3,550 s/f instead of 1,503 s/f. This would put it in line with buildings type B & C.

HEDK RESPONSE: For Building Type A the total column was multiplied by three, not the cell.

Additionally club common area A/C net total of 5,715 s/f doesn't match the A/C space total 6,503 s/f.

HEDK RESPONSE: Club total A/C space is a carryover from A2-21 breakdown that includes A/C spaces not accessible to tenants.

The total common area for all buildings should be 76,646 s/f, I'm at 75,858 s/f. Maybe I'm missing something, can you help me confirm?

HEDK RESPONSE: The total common area with Bldg A and Club corrections is 59,883SF

My calculations and architect set (page 2 for reference) are attached.

HEDK RESPONSE: Included in overall responses is the concurrent site plan page 2

Thanks,

Justin Cabello
Development Consultant
Housing Lab by BETCO
812 San Antonio Suite L-20
Austin, TX 78701
Cell: (512) 922 - 8083
www.betcohousinglab.com

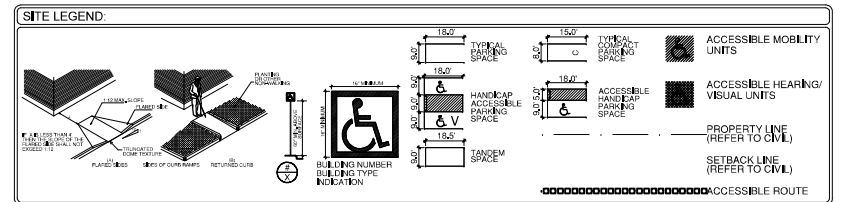
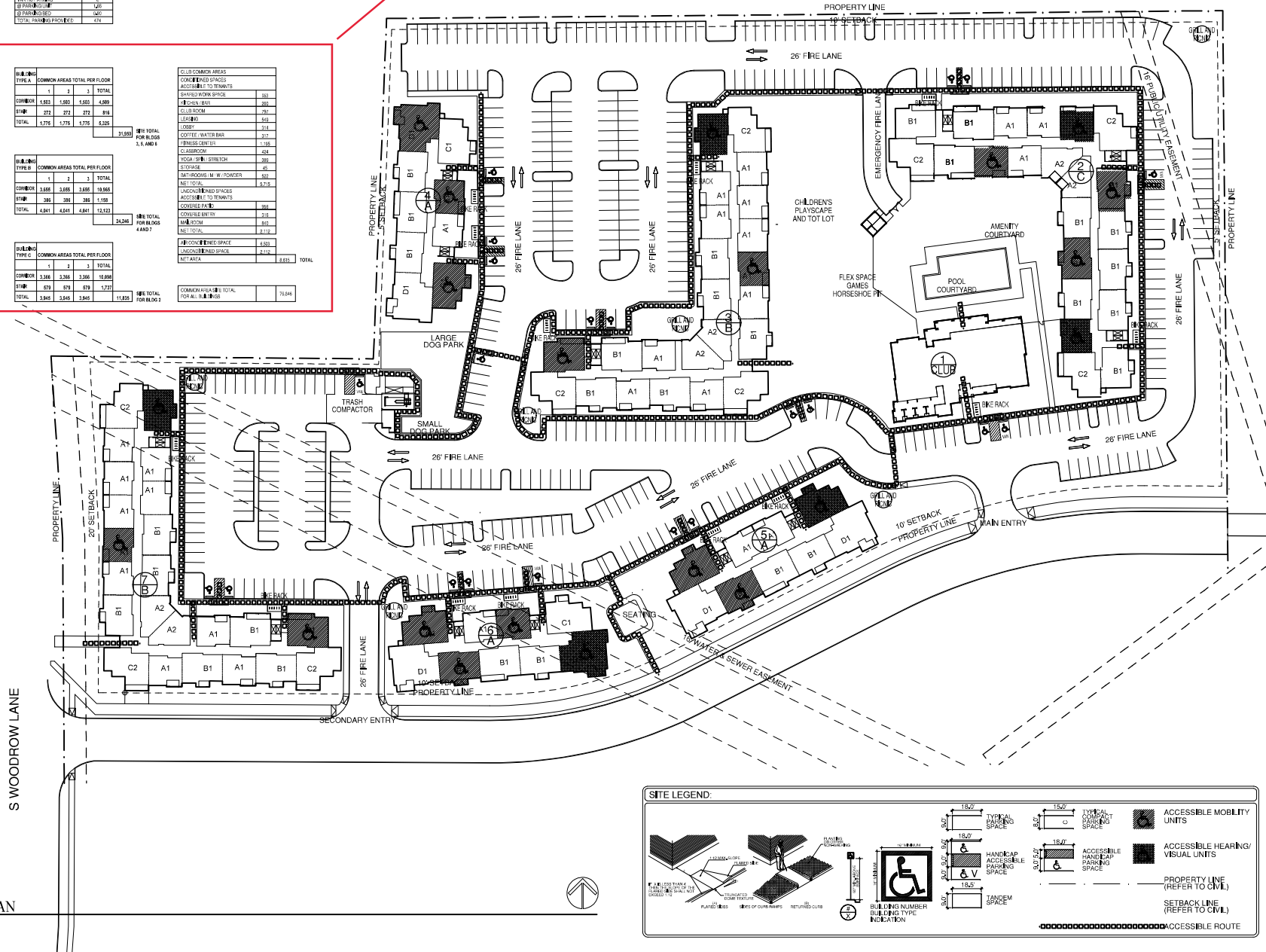
PARKING TABULATION	
TOTAL PARKING	1744 SPACES
STANDARD PARKING	1744
SURFACE PARKING	
ACCESSIBLE SURFACE	17
STANDARD SURFACE	1727
TOTAL PARKING	1744
TOTAL PARKING PROVIDED	1744

NOTES	
1. THE SITE PLAN OF THE 100-FAR FLOOR PLAN.	
2. THE SITE PLAN SHALL COMPLY WITH ADA STANDARDS AND ACCESSIBILITY ROUTES.	

BUILDING COMMON AREAS TOTAL PER FLOOR	
TYPE A	TOTAL
1	2
COMMON	1,580
STAIR	272
TOTAL	1,776
TYPE B	TOTAL
1	2
COMMON	1,580
STAIR	272
TOTAL	1,776
TYPE C	TOTAL
1	2
COMMON	1,580
STAIR	272
TOTAL	1,776

CLUB COMMON AREAS	
COMMON SPACES ACCESSIBLE TO TENANTS	360
CLUB ROOM	260
LOBBY	254
COFFEE WATER BAR	317
FITNESS CENTER	1,156
CLUB ROOM	454
YOGA (10) STRETCH	380
STORAGE	45
RECREATION (11) W/ HOSKINS	561
NET TOTAL	3,718
UNCOMMON SPACES ACCESSIBLE TO TENANTS	360
COMMON ENTRY	318
CLUB ROOM	350
NET TOTAL	3,718
UNCOMMON SPACES	4,550
UNCOMMON SPACES	2,118
NET TOTAL	6,668
COMMON AREAS TOTAL	70,046

Summation tables are incorrect.



REVISIONS

NO.	DATE	DESCRIPTION
1	02-22-2022	ISSUED FOR PERMIT

WOODROW LANE
DENTON, TEXAS

ISSUED FOR PERMIT
02-22-2022

VEEK ARCHITECTS
4595 SHELLEY PARKWAY ADDISON, TX 75001
(972) 381-1111

DATE
02-22-2022

PROJECT
21243

SHEET NUMBER

A1-01
SITE PLAN

COPYRIGHT © VEEK Architects ALL RIGHTS RESERVED

1 SITE PLAN
SCALE: 1/40

