



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1130

Agenda Date: 9/4/2025

Agenda #:

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Bird Creek Senior Living (HTC #24045)

RECOMMENDED ACTION

WHEREAS, Bird Creek Senior Living (Development) received an award of 9% Housing Tax Credits (HTCs) in 2024 for the new construction of 102 multifamily units for the elderly population in Temple, Bell County;

WHEREAS, Temple TXHP LP (Applicant) requests approval for a significant modification of the architectural design, including a reduction of the size of and change in configuration of the floor plan of the sole building, and increase in the number of floors from three to having portions of both four and five floors, resulting in no change in net rentable area and a slight increase in the common area;

WHEREAS, the Applicant requests approval for a significant modification of the site plan, including a 16.66% decrease in site area from 6.667 acres to 5.556 acres, associated with the driveway being built on an access easement on site area for which the site seller retained ownership rather than built on a purchased site area as proposed at Application, which results in a 20.00% increase in residential density, from 15.30 units per acre to 18.36 units per acre;

WHEREAS, Board approval is required for a significant modification of the site plan, a significant modification of the architectural design of the Development, and a modification of the residential density of at least 5% as directed in Tex. Gov't Code §2306.6712(d)(1), (5), and (6), and in 10 TAC §10.405(a)(4)(A), (E), and (F), and the Applicant has complied with the amendment requirements therein; and

WHEREAS, the requested changes do not negatively affect the Development, impact the viability of the transaction, impact the scoring of the Application, or impact the HTC award;

NOW, therefore, it is hereby

RESOLVED, that the requested material amendment to the Housing Tax Credit Application for Bird Creek Senior Living 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 foregoing.

BACKGROUND

Bird Creek Senior Living was approved for a 9% HTC award in 2024 for the construction of 102 units, of which all are designated as low-income units, of multifamily housing for the elderly population in Temple, Bell County. In a letter dated July 22, 2025, Sallie Burchett, the representative of the Applicant, requested approval for a material amendment to the Application for a significant modification of the site plan, a significant modification of the architectural design, and a density increase of 20.0%, from 15.30 units per acre to 18.36 units per acre.

The significant modifications of the architectural design include a redesign of the sole building from three floors to four and five floors height in different portions and a smaller building footprint. There are no requested changes to the Net Rentable Area (NRA), unit count, unit mix, or set-asides. Additionally, the changes to the architectural design of the Development result in a slight increase to the Common Area, from 17,082 square feet at Application to 17,456 square feet.

The significant modifications of the site plan include a 16.7% reduction of the site area, from 6.667 acres to 5.556 acres. As originally proposed, the site purchase was to include area for a driveway connecting from the northeast corner of the site to West K Avenue to the east of the site, and the Applicant was to construct the driveway and then dedicate the driveway area to the City of Temple. Due to the City of Temple's preference, the driveway area has been moved southward from connecting between West K Avenue and the northeast corner of the site to connecting between West K Avenue and the southeast corner of the site. The seller consented to this change but requested that the seller retain ownership of the driveway area on an access easement rather than on land purchased by the Applicant. The reduction in site area increases density 20.0%, from 15.30 units per acre to 18.36 units per acre. The Applicant indicated that the reason for the request to modify the site plan is that the City of Temple (the City) prefers moving the access driveway southward because the City states doing so maximizes safety and integration into the City's existing street network.

The Applicant indicated that the reason for the request to modify the architectural design of the building is that the engineering process revealed that due to the sloped site it was preferable to make the building four floors on the street side and five floors on the downhill creek side, versus the extensive grading and retaining walls that would have been necessary to maintain the design as three floors on grade.

The Applicant reports that the price paid for the site did not change, and that the changes have no financial impact on the Development. Staff confirmed that the revised design plans and parking would continue to meet accessibility requirements. Additionally, staff reviewed the original Application and scoring documentation against this amendment request, and has concluded that none of the changes would have affected the scoring or selection of the Application in the competitive round.

Staff recommends approval of the Application amendment as presented herein.



July 22, 2025

Mr. Jonathan Chilson
Asset Manager (Regions 8, 11, & 12)
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Via: jonathan.chilson@tdhca.texas.gov

Re: Bird Creek Senior Living, TDHCA #24045, Temple, TX

Dear Mr. Chilson:

Please accept this formal request for a material amendment to #24045 Bird Creek Senior Living. For full construction documents, the design needed modifications that resulted in 3 amendment components: site plan, architectural design, and density increase. The amendment will not have a financial impact on the Development.

Changes Requested

The changes requested are threefold. Due to these changes, the Applicant is requesting approval for the following material amendment components:

- 1) Significant modification of the site plan | An alternate connection to Avenue K that will be an easement, rather than a dedicated public street at the request of the land seller.
- 2) Significant modification of the architectural design | The footprint of the building is now smaller with 5 stories on the creek side and 4 stories on the streetside rather than a larger 3 story building.
- 3) Density increase of at least 5% | The site acreage has been reduced from 6.667 acres to 5.556 acres (see item 1) Accordingly, the density is increasing from 15.30 units per acre to 18.36 units per acre.

Reason the Change is Necessary & Good Cause for the Change

- 1) Following Application, the Applicant has maintained steady communication with the City of Temple about the Development. Based on the City's review, the City advised the Applicant to modify the connection to the existing street network for improved safety. The final connection moved south per the City's Transportation requirements. The Seller was amenable to the change, but requested the connector be an easement rather than a full transfer of property. As a result, the acreage decreased. The residential density at Application was 15.299 units per acre. With the reduction in acreage, the residential density will increase to 18.359 units per acre. This is 3.06 units per acre density increase of approximately 20.00%.
- 2) Associated with full engineering documents, the building – built on a slope – needed to shift slightly. The Development has a modified site plan and architectural design to meet the development code. The original 3-story building design is now 4-stories on the streetside of the building, and 5-stories on the downhill creek side.

Explanation of Foreseeable or Preventable Nature

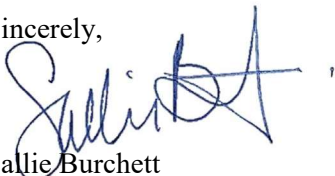
- 1) At the time of Application, the Applicant planned for the northeast corner of the Development Site to serve as the Development's entry point. The City of Temple's requirement for access at a different location was unknown at the time of Application.
- 2) Full engineering documents revealed a smaller and cost effective footprint for the building built into the slope rather than significant grading and retaining walls. Thus the design resulted in a 4 to 5 story building in lieu of 3 stories.

Common Area

With the aforementioned changes, the total common area in the revised architectural plans increased. The common area is 2.1% more than at Application. Because the change is an increase in common area and is not more than 3% change, the Applicant does not need to request an amendment for this change and is instead notifying the Department.

As required, we are submitting the \$2,500 material amendment fee. Thank you for marshaling the amendment request through the system. Please feel free to contact me if you have any additional questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sallie Burchett', with a stylized flourish at the end.

Sallie Burchett
Consultant to the Project

Attachments

- A – Amendment Request Form
- B.1 – Survey at Closing
- B.2 – Survey at Application
- C.1 – Site Plan at Closing
- C.2 – Site Plan at Application
- D.1 – Architectural Plans: Building Floor Plans at Closing
- D.2 – Architectural Plans: Building Floor Plans at Application
- E.1 – Architectural Plans: Elevations at Closing
- E.2 – Architectural Plans: Elevations at Application
- F.1 – Common Area Calculation at Closing
- F.2 – Common Area Calculation at Application
- G – No Financial Impact Letter

B.1 At Amendment

SCHEDULE "B" EXCEPTIONS:

TITLE COMMITMENT NO. 800532400050A, EFFECTIVE DATE FEBRUARY 4, 2025 AT 8:00AM, ISSUED BY CHICAGO TITLE & TRUST, LLC, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY.

10(a) INTENTIONALLY DELETED.

10(b) INTENTIONALLY DELETED.

10(c) INTENTIONALLY DELETED.

10(d) TERMS AND PROVISIONS CONTAINED IN EASEMENT AGREEMENT FOR UTILITIES DATED JULY 30, 2010, JAMES N. MOHLER, L.P. AND SHELLEY A. MOHLER, TO THE CITY OF TEMPLE, TEXAS, RECORDED IN DOCUMENT NO. 2010030344 VOLUME 7392, PAGE 145, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2025002109, PLAT RECORDS, BELL COUNTY, TEXAS, AFFECTS TRACT 1 AND TRACT 2 AS SHOWN.

10(e) INTENTIONALLY DELETED.

10(f) INTENTIONALLY DELETED.

10(g) INTENTIONALLY DELETED.

10(h) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ROADWAY EASEMENT AND MAINTENANCE AGREEMENT DATED: DECEMBER 18, 2024, EXECUTED BY: AT&T HOLDINGS LLC ALONG WITH TEMPLE T&HP LP RECORDED DATE: DECEMBER 20, 2024 RECORDED NO. UNDER CLERK'S FILE NO. 2024057469, REAL PROPERTY RECORDS, BELL COUNTY, TEXAS, AS AFFECTED BY CORRECTION AFFIDAVIT RECORDED FEBRUARY 10, 2025 UNDER CLERK'S FILE NO. 202500017, REAL PROPERTY RECORDS, BELL COUNTY, TEXAS, REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2025002109, PLAT RECORDS, BELL COUNTY, TEXAS, AFFECTS TRACT 1 AND TRACT 2 AS SHOWN.

10(i) INTENTIONALLY DELETED.

10(j) EASEMENTS DISCLOSED BY PLAT. RECORDED NO. IN DOCUMENT NO. 2025002109, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, 30 FOOT UTILITY EASEMENT-AS SHOWN ON PLAT; 0.409 ACRE DRAINAGE EASEMENT-AS SHOWN ON PLAT. AFFECTS TRACT 1 AS SHOWN.

20' UTILITY EASEMENT - AS SHOWN ON PLAT. AFFECTS TRACT 2 AS SHOWN.

10(k) EASEMENTS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF TEMPLE. PURPOSE: 10 FOOT UTILITY EASEMENT AS PROVIDED IN SAID DOCUMENT RECORDED DATE: AUGUST 4, 1978 RECORDED NO. UNDER CLERK'S FILE NO. 2024057469, REAL PROPERTY RECORDS, BELL COUNTY, TEXAS, SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2025002109, PLAT RECORDS, BELL COUNTY, TEXAS, AFFECTS TRACT 1 AND TRACT 2 AS SHOWN.

10(l) EASEMENTS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF TEMPLE. PURPOSE: AS PROVIDED IN SAID DOCUMENT RECORDED DATE: JANUARY 1, 1988 RECORDED NO. UNDER CLERK'S FILE NO. 373, DEED RECORDS, BELL COUNTY, TEXAS, SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2025002109, PLAT RECORDS, BELL COUNTY, TEXAS, AFFECTS TRACT 1 AND TRACT 2 AS SHOWN.

10(m) EASEMENTS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF TEMPLE. PURPOSE: AS PROVIDED IN SAID DOCUMENT RECORDED DATE: OCTOBER 17, 1958 RECORDED NO. UNDER CLERK'S FILE NO. 777, DEED RECORDS, BELL COUNTY, TEXAS, SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2025002109, PLAT RECORDS, BELL COUNTY, TEXAS, AFFECTS TRACT 1 AND TRACT 2 AS SHOWN.

10(n) INTENTIONALLY DELETED.

10(o) INTENTIONALLY DELETED.

10(p) EASEMENTS DISCLOSED BY PLAT. RECORDED NO. IN DOCUMENT NO. 202205795 (A&B), OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, 15' PRIVATE UTILITY EASEMENT, AS SHOWN ON PLAT; 20' PRIVATE UTILITY EASEMENT, AS SHOWN ON PLAT. AFFECTS TRACT 2 AS SHOWN.

TRACT 1:

LOT 1, BLOCK 1, OF THE STATION COTTAGES REPLAT NO. 1, AN ADDITION TO THE CITY OF TEMPLE, BELL COUNTY, TEXAS ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 2025002109, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

TRACT 2: EASEMENT ESTATE

NON-EXCLUSIVE EASEMENT ESTATE CREATED IN ROADWAY EASEMENT AND MAINTENANCE AGREEMENT, DATED DECEMBER 18, 2024, FILED OF RECORD DECEMBER 30, 2024 AND RECORDED UNDER CLERK'S FILE NO. 2024057469, REAL PROPERTY RECORDS, BELL COUNTY, TEXAS, AND IS AFFECTED BY CORRECTION AFFIDAVIT DATED FEBRUARY 6, 2025, FILED ON FEBRUARY 10, 2025 AND RECORDED UNDER CLERK'S FILE NO. 2025000217.

LESS AND EXCEPT THE RIGHT-OF-WAY DEDICATED TO THE CITY AS TRACT A, RESULTING IN 0.429 ACRES EASEMENT AREA AS SHOWN ON THE REPLAT, FILED OF RECORD JANUARY 14, 2015, AND RECORDED UNDER CLERK'S FILE NO. 2020020109 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" FOUND BEING AN INTERIOR CORNER IN THE SOUTHERLY BOUNDARY LINE OF LOT 2, BLOCK 1, SAID STATION COTTAGES REPLAT NO. 1, AND BEING A NORTHWEST CORNER OF WEST AVENUE K RIGHT-OF-WAY FOR CORNER;

TENCE DEPARTING THE SOUTHERLY BOUNDARY LINE OF THE SAID LOT 2, BLOCK 1 AND THE SAID WEST AVENUE K RIGHT-OF-WAY LINE AND OVER AND ACROSS THE SAID LOT 2, BLOCK 1 THE FOLLOWING FOUR (4) CALLS:

- N. 21° 51' 23" W., 11.95 FEET TO A POINT FOR CORNER;
- N. 57° 37' 35" W., 52.21 FEET TO A POINT FOR CORNER;
- N. 37° 28' 30" W., 225.21 FEET TO A POINT FOR CORNER;
- N. 59° 11' 30" W., 11.98 FEET TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF THE SAID LOT 1, BLOCK 1 AND BEING IN THE NORTHERLY BOUNDARY LINE OF THE SAID LOT 2, BLOCK 1 FOR CORNER;

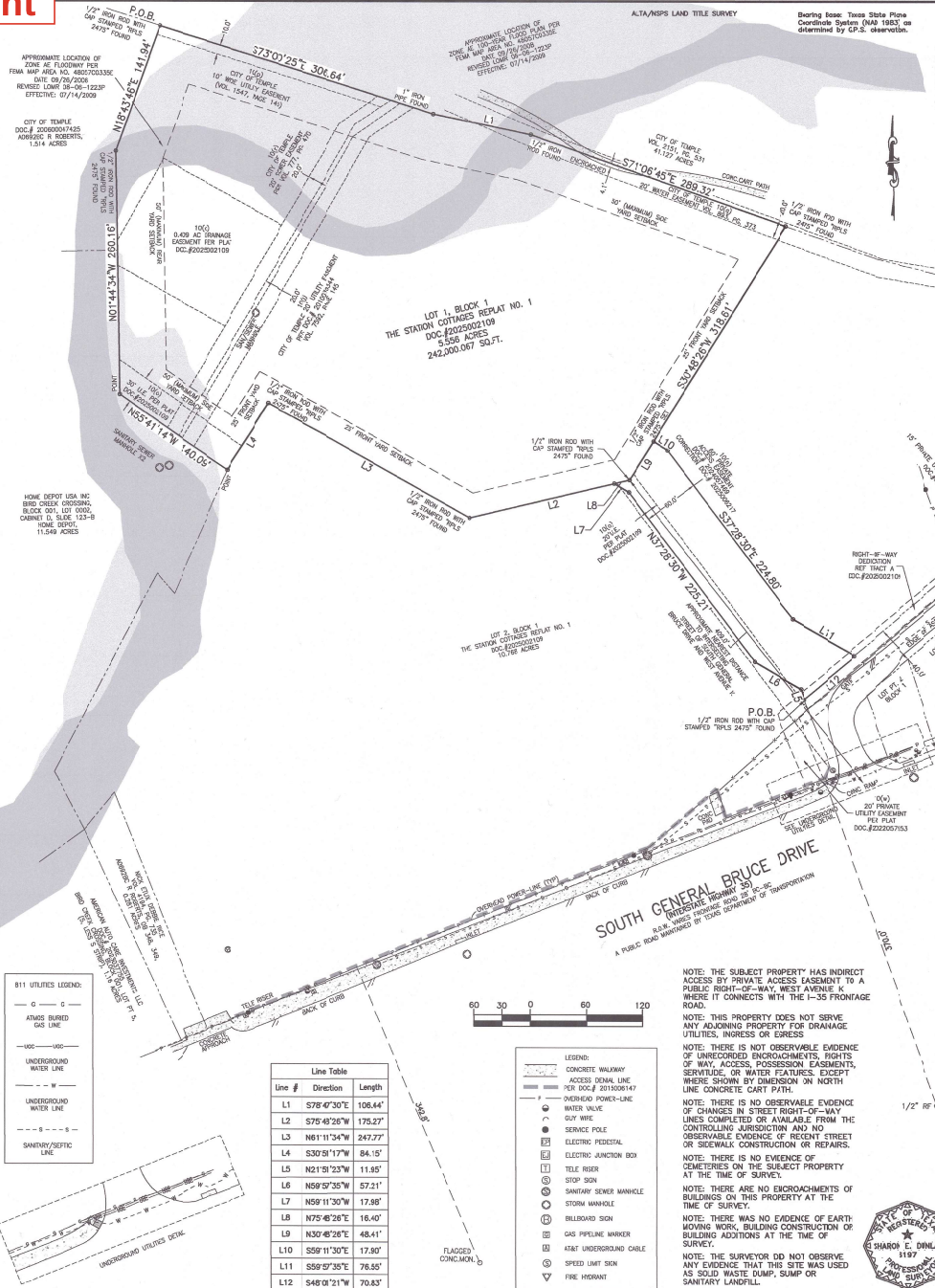
TENCE WITH THE SOUTHERLY BOUNDARY LINE OF THE SAID LOT 1, BLOCK 1 AND WITH THE NORTHERLY BOUNDARY LINE OF THE SAID LOT 2, BLOCK 1 THE FOLLOWING TWO (2) CALLS:

- N. 72° 48' 28" E., 14.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" FOUND FOR CORNER;
- N. 30° 48' 28" E., 44.41 FEET TO A POINT FOR CORNER;

TENCE DEPARTING THE SOUTHERLY BOUNDARY LINE OF THE SAID LOT 1, BLOCK 1 AND THE NORTHERLY BOUNDARY LINE OF THE SAID LOT 2, BLOCK 1 AND OVER AND ACROSS THE SAID LOT 2, BLOCK 1 THE FOLLOWING THREE (3) CALLS:

- S. 57° 11' 30" W., 17.80 FEET TO A POINT FOR CORNER;
- S. 77° 28' 30" E., 224.80 FEET TO A POINT FOR CORNER;
- S. 40° 57' 35" E., 75.55 FEET TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF THE SAID LOT 2, BLOCK 1 AND IN THE NORTH RIGHT-OF-WAY LINE OF THE SAID WEST AVENUE K FOR CORNER;

TENCE S. 41° 01' 21" W., 70.83 FEET WITH THE SOUTHERLY BOUNDARY LINE OF THE SAID LOT 2, BLOCK 1 AND WITH THE SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 0.429 ACRES OF LAND, MORE OR LESS.



- THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT DISTRICT, REGULATED BY ZONING ORDINANCE 2024-0054-0 WITH ATTACHED 5.556 SITE PLAN WITH MULTI-FAMILY (MF2) AS THE BASE ZONING DISTRICT.
- SETBACKS PER THE MF-2 ZONING STANDARDS PER CITY OF TEMPLE UNITED DEVELOPMENT CODE: 25' FRONT BUILDING SETBACK UDC SECTION 4.5.6 50' SIDE MAXIMUM BUILDING SETBACK UDC SECTION 5.3.3 50' REAR MAXIMUM BUILDING SETBACK UDC SECTION 5.3.3
 - PERMITTED USES INCLUDE: MULTI-FAMILY DEVELOPMENT
 - HEIGHT LIMIT: MAXIMUM OF 5 STORIES PER ACRE, 111 UNITS ON THIS 5.556 ACRE SITE.
 - DENSITY: MAXIMUM OF 20 UNITS PER ACRE, 111 UNITS ON THIS 5.556 ACRE SITE.
 - BUILDING AREA: MAXIMUM 40% OF LOT, 96,807 SQUARE FEET ON THIS 5.556 ACRE SITE.
 - IMPERVIOUS COVER: MAXIMUM 50% OF LOT 121,009 SQUARE FEET ON THIS 5.556 ACRE SITE.
 - PARKING REQUIREMENTS: MINIMUM 1 PER DWELLING UNIT DESIGNED EXCLUSIVELY FOR ELDERLY OR LOW-INCOME PERSONS, 102 UNITS FOR THE PROPOSED 102 UNIT DEVELOPMENT

STATE OF TEXAS I KNOW ALL MEN BY THESE PRESENTS, that I Sharon E. Dunlap, County of Bell, I do hereby certify to Cedence Bank, a Mississippi banking corporation, its successors and/or assigns; Temple T&HP L.P., a Texas limited partnership, its successors and/or assigns; RJ MT Temple T&HP L.L.C., a Florida limited liability company, its successors and/or assigns; Cedar Rapids Bank and Trust Company, an Iowa state-chartered banking corporation, its successors and/or assigns; Chicago Title of Texas, LLC and Chicago Title Insurance Company that this survey was this day made on the ground of the property described herein and is correct and that there are no discrepancies, conflicts, shortages in the area, easements, and right-of-way except as shown hereon, that this tract of land has access to and from a public road, and I have marked all corners with monuments.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes 1, 2, 3, 4 (in square feet or acres), 6(a) and (b), 7(a), (b)(1) and (c), 8, 9, 10, 11, 13, 14, 16, 17, 18, and 19 from table a hereto. The fieldwork was completed on December 11, 2024.

DATE OF PLAT OR MAP: January 9, 2025

This property appears to be partially within the Zone AE Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 4805700355E, dated September 25, 2008. This statement does not create any liability in such event on the part of this surveyor or Turley Associates Inc., unless otherwise shown as Zone AE Special Flood Hazard Area, the property is located in Flood Zone A.

This Survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A Condition 3, NSPS ALTA Land Title Survey.

I KNOW ALL MEN BY THESE PRESENTS, that I Sharon E. Dunlap, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground of the property described herein and is correct.

IN WITNESS THEREOF, my hand and seal, this the 9th day of January 2025.

Sharon E. Dunlap
Sharon E. Dunlap, R.P.L.S., No. 6197

TURLEY
ENGINEERING & SURVEYING

MAINTAINED BY: INC-CON
WWW.TURLEY-INC.COM
ENGINEERING FIRM NO. 16858
301 N. 240 ST
LAPLE, TEXAS 75077

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ALTA/NSPS LAND TITLE SURVEY OF:
2944 WEST AVENUE K
CITY OF TEMPLE, BELL COUNTY, TEXAS 76504
LOT 1, BLOCK 1
THE STATION COTTAGES REPLAT NO. 1
DOC # 2025002109

PREPARED FOR:
TEMPLE T&HP LP
SALLIE BURCHETT

DATE	DESCRIPTION	DFTR
1/29/25	UPDATE TITLE/COMMENTS	BRC
2/19/25	UPDATE TITLE/COMMENTS	AAJ
3/17/25	UPDATE TITLE/COMMENTS	AAJ
3/17/25	UPDATE TITLE/COMMENTS	AAJ

DRAFTSMAN:
BRC

DATE:
01/09/2025

COMPUTER FILE NAME:
24-3449 CERT.dwg

REFERENCE DRAWING NUMBERS:
24-2727 & 24-1957

JOB NUMBER
24-3449

PAGE #
01



Line Table		
Line #	Direction	Length
L1	S78°47'30"E	106.44'
L2	S19°35'44"E	21.85'
L3	S58°05'26"W	58.98'
L4	N70°22'31"W	90.54'
L5	S30°48'26"W	56.13'

Michael E. Abis, R.P.L.S., No. 5402

The following documents
do not affect this lot:
Doc. # 2015-00067007
Vol. 9125, Pg. 371
Vol. 4066, Pg. 89

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ASSOCIATES INC.

SURVEY OF:
6.667 ACRES
SOUTH GENERAL BRUCE DRIVE
REDDING ROBERS SURVEY,
ABSTRACT NO. 692
BELL COUNTY, TEXAS

PREPARED FOR:
SALLIE BURCHETT

REVISIONS

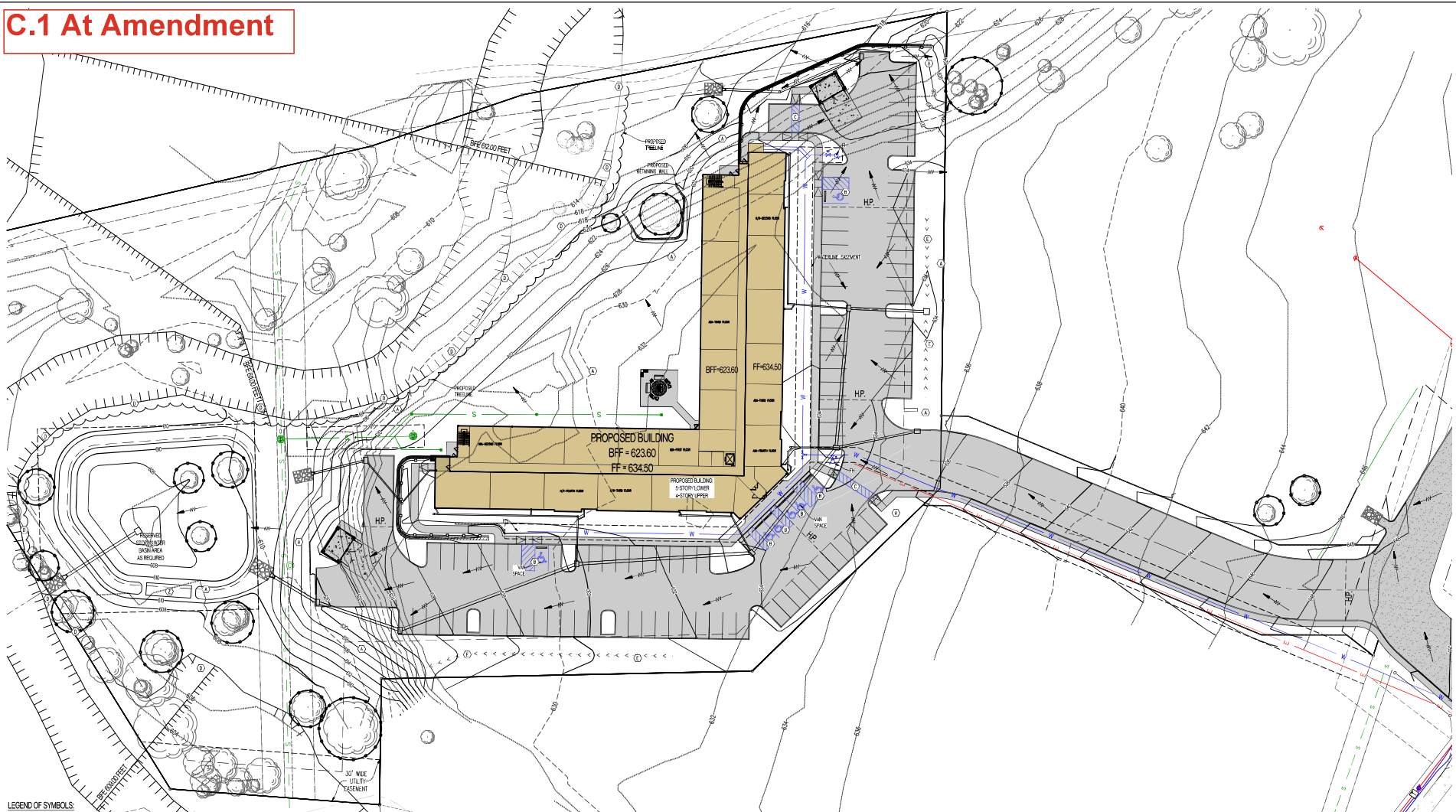
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DRAFTSMAN:	BRC
DATE	02/13/2024
COMPUTER FILE NAME:	24-328 CERT
REFERENCE DRAWING NUMBER	

JOB NUMBER: 24-328	PAGE# 01
DRAWING NUMBER: 24328D	

C.1 At Amendment

V:\2024\240070 - Bird Creek Senior Living Temple, TX\DWG\240070_BirdCreek_SeniorLiving_Tx_Dwgs\Grading.dwg

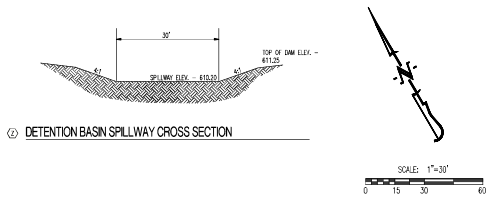


- LEGEND OF SYMBOLS**
- EXISTING MINOR CONTOUR
 - - - EXISTING MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - FF-XXXX FINISHED FIRST FLOOR OF STRUCTURE
 - BFF-XXXX FINISHED FLOOR OF BASEMENT
 - XXXX TP PROPOSED TOP OF CURB ELEVATION TO = (TP+6") UNLESS NOTED OTHERWISE
 - XXXX TP PROPOSED TOP OF PAVEMENT ELEVATION
 - XXXX TP PROPOSED FINISHED GRADE ELEVATION
 - XXXX TP PROPOSED FINISHED FLOOR AT DOOR
 - XXXX TP PROPOSED FINISHED GRADE AT TOP OF WALL
 - HP HIGH POINT IN PAVEMENT
 - LP LOW POINT IN PAVEMENT
 - > STORMWATER RUNOFF FLOW DIRECTION
 - > STORMWATER SWALE LOCATION AND DIRECTION

- LEGEND OF LABELS**
- ① FINE GRADE AS SHOWN BY PROPOSED CONTOURS. PLACE MINIMUM OF 6" TOP SOIL, SEED AND MULCH ALL DISTURBED AREAS.
 - ② GRADE ACCESSIBLE PARKING STALLS AND ROUTES AS SHOWN. SLOPE OF THE PAVEMENT AT ALL ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 1:50 IN ALL DIRECTIONS. ALL ACCESSIBLE ELEMENTS SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
 - ③ GRADE ACCESSIBLE CROSS WALKS AS SHOWN WHERE SLOPE OF THE PAVEMENT SHALL NOT EXCEED 1:50 TRANSVERSELY NOR 1:20 LONGITUDINALLY.
 - ④ NO GRADING OR LAND DISTURBANCE TO OCCUR WITHIN THE FEMA FLOODWAY OR PLAIN. NO FILL DIRT TO BE PLACED IN THE FEMA 100 YEAR FLOODPLAIN AREA. DO NOT CROSS LIMITS OF DISTURBANCE LINE DURING CONSTRUCTION.
 - ⑤ GRADE SWALE IN THE DIRECTION OF THE ARROWS AS SHOWN AT 1% MIN.

- GENERAL GRADING NOTES:**
- 1) ALL FINISHED GRADE ELEVATIONS AROUND EACH BUILDING SHALL BE 6" BELOW FINISH FLOOR ELEVATION AND HAVE POSITIVE DRAINAGE AWAY FROM THE BUILDING EXCEPT FINISH GRADES WITHIN THE ISLANDS CREATED BY THE SWIMMING AT THE FRONT OF THE UNITS.
 - 2) NO FINISHED GRADE SLOPES SHALL EXCEED A 3:1 SLOPE.
 - 3) NO DRAINAGE SWALES TO BE LESS THAN 1% SLOPE.
 - 4) REFER TO ADA ROUTING PLANS FOR ADA PATHWAY INFORMATION.
- GENERAL FLOODPLAIN NOTES:**
- 1) NO DISTURBANCE OF ANY KIND TO OCCUR IN THE FLOODPLAIN.

- GEOTECHNICAL NOTES:**
- 1) REFER TO LIES PROFESSIONAL SOLUTIONS 63, LLC, JOB # 24-1130 DATED OCTOBER 15, 2024, FOR GEOTECHNICAL REPORT AND DETAILS PRIOR TO EXCAVATION, FILL DIRT, PAVEMENT, OR OTHER DIRT WORK.
 - 2) REFER TO STRUCTURAL PLANS FOR MATERIAL UNDERNEATH THE FOOTINGS AND SLABS AS WELL AS FOUNDATION PLANS.
 - 3) REFER TO THE GEOTECHNICAL ENGINEER FOR INFORMATION ON USING THE EXISTING SOIL UNDERNEATH THE PROPOSED BUILDINGS.
 - 4) CONTRACTOR TO PROVIDE UNIT RATE QUANTITIES FOR ROCK REMOVAL, UNSATURABLE SOIL REMOVAL, SOIL IMPORT.
 - 5) ALL SITE WALLS ARE TO BE DESIGNED BY OTHERS.



REVISIONS:	
NO.	DATE
1	11/07/2024
2	
3	
4	
5	

PREPARED BY:
CROCKETT
TIMOTHY O. CROCKETT
PROFESSIONAL ENGINEER
1000 N. WINDY BAY BLVD
SUITE 100
TEMPLE, TX 76788
www.crockettgroup.com
Phone: 817.297.1129

DEVELOPER:
JOHN V. DRELL, LLC
1000 N. WINDY BAY BLVD
SUITE 100
TEMPLE, TX 76788
LAWSON IS 0681

BIRD CREEK SENIOR LIVING

TEMPLE, BELL COUNTY, TEXAS

DRAWING INCLUDES:

GRADING PLAN

DESIGNED: KRM
DRAWN: KRM
PROJECT NO.: 240070
SHEET: CE 3

C.2 At Application

GENERAL NOTES:

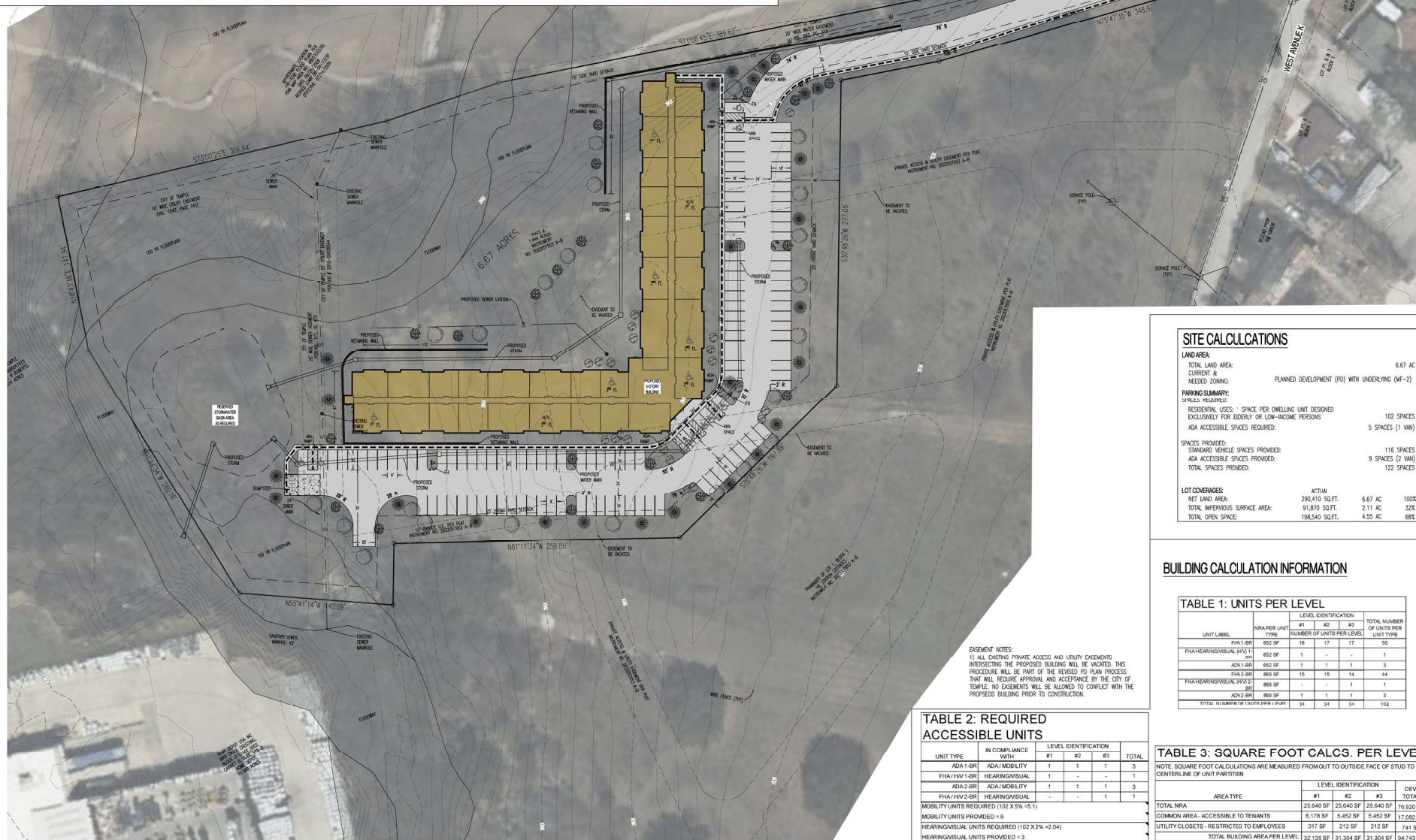
- 1) THIS IS NOT A CONSTRUCTION DOCUMENT. THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY. SOME MODIFICATIONS MAY BE REQUIRED ONCE THIS PRELIMINARY SITE PLAN IS SUBMITTED TO ALL REQUIRED ENTITIES.
- 2) IT IS THE UNDERSTANDING OF THIS FIRM, THAT THIS CONCEPTUAL SITE PLAN ADHERES TO ALL SITE DEVELOPMENT, ZONING, AND BUILDING ORDINANCES.
- 3) DETENTION FEATURES ARE REQUIRED FOR THIS DEVELOPMENT. ABOVE GROUND BASIN IS ANTICIPATED.
- 4) NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS IDENTIFIED BY THE CITY OF EAGLE PASS'S FEMA FIRM PANEL 4802700335E EFFECTIVE ON 09/26/2008
- 5) AT THE TIME OF THIS CONCEPTUAL PLAN, RETAINING WALLS ARE ANTICIPATED.
- 6) BUILDING SETBACKS:
FRONT YARD SETBACK = 25 FEET REQUIRED
REAR YARD SETBACK = 10 FEET REQUIRED
SIDE YARD SETBACK = 15 FEET REQUIRED



SCALE: 1"=40'
0 20 40 80

LEGEND

--- ACCESSIBLE ROUTE



SITE CALCULATIONS

LAND AREA:	6.67 AC
TOTAL LAND AREA:	
CURRENT & NEEDED ZONING:	PLANNED DEVELOPMENT (PD) WITH UNDERLYING (MF-2)
PARKING SUMMARY:	
SPACES REQUIRED:	
RESIDENTIAL USES: 1 SPACE PER DWELLING UNIT DESIGNED EXCLUSIVELY FOR ELDERLY OR LOW-INCOME PERSONS	102 SPACES
ADA ACCESSIBLE SPACES REQUIRED:	5 SPACES (1 VAN)
SPACES PROVIDED:	
STANDARD VEHICLE SPACES PROVIDED:	118 SPACES
ADA ACCESSIBLE SPACES PROVIDED:	9 SPACES (2 VAN)
TOTAL SPACES PROVIDED:	122 SPACES
LOT COVERAGES:	
ACTUAL	
NET LAND AREA:	290,410 SQ.FT. 6.67 AC 100%
TOTAL IMPERVIOUS SURFACE AREA:	91,870 SQ.FT. 2.11 AC 32%
TOTAL OPEN SPACE:	198,540 SQ.FT. 4.55 AC 68%

BUILDING CALCULATION INFORMATION

TABLE 1: UNITS PER LEVEL

UNIT LABEL	NRA PER UNIT TYPE	LEVEL IDENTIFICATION			TOTAL NUMBER OF UNITS PER UNIT TYPE
		#1	#2	#3	
PH1-1 BR	652 SF	16	17	17	50
PH1-2 BR	652 SF	1	-	-	1
PH1-3 BR	652 SF	1	1	1	3
PH1-4 BR	652 SF	15	15	14	44
PH1-5 BR	652 SF	-	-	1	1
PH1-6 BR	652 SF	1	1	1	3
TOTAL		24	24	21	102

TABLE 2: REQUIRED ACCESSIBLE UNITS

UNIT TYPE	IN COMPLIANCE WITH:	LEVEL IDENTIFICATION			TOTAL
		#1	#2	#3	
ADA-1 BR	ADA/MOBILITY	1	1	1	3
PH1-1 BR	HEARING/VISUAL	1	-	-	1
ADA-2 BR	ADA/MOBILITY	1	1	1	3
PH1-2 BR	HEARING/VISUAL	-	-	1	1
MOBILITY UNITS REQUIRED (102 X 5% = 5.1)					
MOBILITY UNITS PROVIDED = 6					
HEARING/VISUAL UNITS REQUIRED (102 X 2% = 2.04)					
HEARING/VISUAL UNITS PROVIDED = 3					

TABLE 3: SQUARE FOOT CALCS. PER LEVEL

AREA TYPE	LEVEL IDENTIFICATION			DEV. TOTAL
	#1	#2	#3	
TOTAL NRA	25,640 SF	25,640 SF	25,640 SF	76,920 SF
COMMON AREA - ACCESSIBLE TO TENANTS	6,178 SF	5,452 SF	5,452 SF	17,082 SF
UTILITY CLOSETS - RESTRICTED TO EMPLOYEES	317 SF	212 SF	212 SF	741 SF
TOTAL BUILDING AREA PER LEVEL	32,135 SF	31,304 SF	31,304 SF	94,743 SF

REVISIONS:

NO.	DATE
1	07/21/2024

THIS SHEET HAS BEEN REVIEWED AND DATED ELECTRONICALLY

PRELIMINARY
NOT FOR CONSTRUCTION

PREPARED BY:
CROCKETT
ENGINEERS & ARCHITECTS
1000 N. WINDY BLVD., SUITE 100
DALLAS, TEXAS 75201
TEL: (214) 442-7282
WWW.CROCKETTENGINEERS.COM
CREATED: 07/21/2024
DRAWN: 07/21/2024
CHECKED: 07/21/2024
APPROVED: 07/21/2024

OWNER:

BIRD SENIOR LIVING
TEMPLE, BELL COUNTY, TEXAS

DRAWING INCLUDES:

CONCEPTUAL
SITE PLAN



















DESIGNED: KRM

DRAWN: KRM

PROJECT NO.: 240070

SHEET:
CP-1

E.1 At Amendment

MATERIAL LEGEND			
NOTE: DIMENSIONS INDICATE ESTIMATED LOCATION/HEIGHT & WIDTH.			
D	01	ROOF - (ONLY IF FOUND ROOF) METAL SLATE DARK GRAY/BLACK	
	02	ROOF - ASPHALT SHINGLES, 30-YEAR ROOF (GRAND SEGUIDA ROOF)	
	03	FASCIA - DARK GRAY/BLACK, MATTE FINISH (SIM TO SW 609M GREENGLAZ.)	
	04	GUTTER & DOWNSPOUTS - DARK GRAY/BLACK, MATTE FINISH (SIM TO SW 609M GREENGLAZ.)	
	05	SHINGLE SHAKE SIDING - JAMES HARDIE - LIGHT MIX	
	06	VERTICAL BOARD & BATTEN SIDING - JAMES HARDIE, GRAY SLATE	
	07	HORIZONTAL CEMENT BOARD SIDING - JAMES HARDIE, IRON GRAY	
	08	SIDING TRIM - TO MATCH SIDING COLOR SELECTION, SMOOTH FINISH	
	09	STUCCO - STAINED GROUND FINISH (SIM TO SW 609M GREENGLAZ.)	
	10	STONE CAP - TO MATCH STONE FINISH MATERIAL SELECTION	
C	11	STONE VENEER - BEMCO - CHATEAU BAY	
	12	ALUMINUM RAILINGS - DARK GRAY/BLACK, MATTE FINISH (SIM TO SW 609M GREENGLAZ.)	
	13	RAILPOSTS, COLLARS & BALCONY TRIM - NATURAL STAIN, LIGHT WOOD TONE	
	14	ENERGY STAR RATED VINYL WINDOWS - DARK GRAY/BLACK, MATTE FINISH (SIM TO SW 609M GREENGLAZ.)	
	15	PIRROGLASS DOORS - DARK GRAY/BLACK, MATTE FINISH (SIM TO SW 609M GREENGLAZ.)	
	16	ALUMINUM STOREFRONT WINDOWS - DARK GRAY/BLACK, MATTE FINISH (SIM TO SW 609M GREENGLAZ.)	
	17	DECORATIVE LOUVER - DARK GRAY/BLACK, MATTE FINISH (SIM TO SW 609M GREENGLAZ.)	
	18	VINYL BALUNDS - DARK GRAY/BLACK, MATTE FINISH (SIM TO SW 609M GREENGLAZ.)	

EXTERIOR APPEARANCE OF BUILDING AND STRUCTURES

A. BUILDINGS INCLUDE ACCESSORY BUILDINGS. MUST BE ARCHITECTURALLY FINISHED ON ALL SIDES WITH THE SAME MATERIALS, DETAILING AND FINISHES WITH A HIGHER LEVEL OF FINISH ON THE PERIMETER FACADES.

B. CROWN MOULDING, CORNICE, DENTIL, OR OTHER ORNATE ARCHITECTURAL DETAILING MUST BE ARTICULATED AND DEFINED TO PRESENT A STRONG ENTRY PRESENCE. SUCH ENTITIES MUST INCLUDE EITHER (1) AN ENTIRE OR OFFSET FROM THE FRONT BUILDING PLANE, BY AT LEAST SIX FEET (2) OR A PARALLEL, VERTICAL, ARCHITECTURAL ELEMENT, AT LEAST 8 FEET TALLER THAN THE ROOF LINE, OR DISPLAY AT LEAST TWO WINDOW OR META WINDOW CAPES OR FININGS.

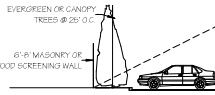
C. WINDOW OR META WINDOW CAPES OR FININGS MUST BE PROPORTIONATE TO THE BUILDING. ARCHITECTURAL WINDOW OR META WINDOW BUILDINGS OVER 50,000 SQUARE FEET MUST INCLUDE A MINIMUM OF FIVE OF THE FOLLOWING ELEMENTS BUILDINGS UNDER 100,000 SQUARE FEET MUST INCLUDE A MINIMUM OF THREE OF THE FOLLOWING ELEMENTS:

- 1. BUILDING WALL PLANE OR PROJECTIONS (MINIMUM OF 2-FOOT-DEEP AND 10-FOET LONG)
- 2. FLAT ROOF FORMS
- 3. ARTICULATED GROUND FLOOR LEVELS OR BASE, SUCH AS MASONRY WAINSCOT
- 4. PERFORATED CORNICE LINE

W. ACCENT MATERIALS (MINIMUM 10 PERCENT OF EXTERIOR FACADE)

X. BUILDINGS MUST BE DESIGNED AND CONSTRUCTED TO EXPRESS A BASE, MIDSECTION AND TOP. THE HEAVIEST BUILDING MATERIAL MUST BE USED AS THE BASE. ALL FACADES MUST INCLUDE:

- 1. ARTICULATED GROUND FLOOR LEVELS, SUCH AS A MASONRY WAINSCOT
- 2. A MODIFICATION THAT CAN BE DEFINED BY STONE/PORCELAIN DISPLAY MATERIALS AND WINDOW CAPES OR FININGS
- 3. A TOP THAT CAN BE DEFINED BY ARTICULATED CORNICE LINES, A CHANGE IN MATERIAL, PARAPET, ETC



MINIMUM RESIDENTIAL SITE LINE



MAIN ENTRY ELEVATION

'FRONT' 4-STORY SIDE OF BUILDING
MEETS SECTION 2.C.



FRONT RIGHT WING ELEVATION

FRONT 4-STORY SIDE OF BUILDING
MEETS SECTION 2.C.



FRONT LEFT WING ELEVATION

"FRONT" 4-STORY SIDE OF BUILDING
MEETG. SECTION 2 C.



BIRD CREEK SENIOR LIVING
TEMPLE, BELL COUNTY, TEXAS

Wallace
ARCHITECTS LLC
Columbia, MO

TEXAS STATE CERTIFICATE C
AUTHORITY: BR 159

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1ST ISSUE
01 NOV 2024

ISSUE/REVISIONS	
01 NOV 2024	ISSUE SET

SHEET NO. **A3.0**

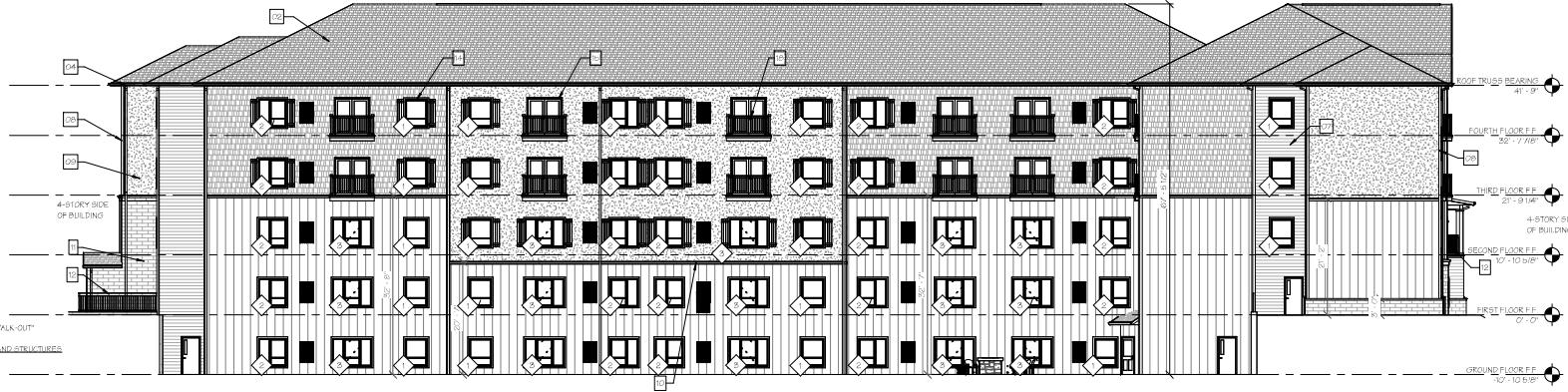
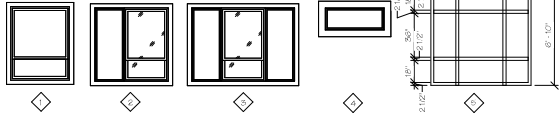
JOB NO.
4803

ISSUE SET

WINDOW SCHEDULE TYPE MARK				
TYPE MARK	WIDTH X HEIGHT	GLASSING	HARDWARE	COMMENTS
1	4'-0" X 6'-0"	LOW-E, U-FACTOR = 0.32 MAX, SHGC = 0.25 MAX	STANDARD	ENERGY STAR RATED, VINYL WINDOWS, BLACK EXTERIOR FINISH, WHITE INTERIOR
2	6'-0" X 6'-0"	LOW-E, U-FACTOR = 0.32 MAX, SHGC = 0.25 MAX	STANDARD	ENERGY STAR RATED, VINYL WINDOWS, BLACK EXTERIOR FINISH, WHITE INTERIOR
3	7'-0" X 6'-0"	LOW-E, U-FACTOR = 0.32 MAX, SHGC = 0.25 MAX	STANDARD	ENERGY STAR RATED, VINYL WINDOWS, BLACK EXTERIOR FINISH, WHITE INTERIOR
4	4'-0" X 8'-0"	LOW-E, U-FACTOR = 0.32 MAX, SHGC = 0.25 MAX	NONE	ENERGY STAR RATED, VINYL WINDOWS, BLACK EXTERIOR FINISH, WHITE INTERIOR
5	6'-0" X 8'-0"	LOW-E, U-FACTOR = 0.32 MAX, SHGC = 0.25 MAX	NONE	ENERGY STAR RATED, VINYL WINDOWS, BLACK EXTERIOR FINISH, WHITE INTERIOR

WINDOW NOTES	
1	CONTRACTOR SHALL VERIFY THAT BEDROOM WINDOWS INSTALLED PROVIDE EGRESS OPENING OF 5.7 SQ. FT. (MIN.) 5.7 SQ. FT. (MIN.) @ 2ND, 3RD & 4TH FLOORS, CLEAR HEIGHT OF 20" AND IN CLEAR WIDTH OF 20"
2	GLAZING WITHIN 24" OF DOORS SHALL BE SAFETY GLASS
3	MAX. SILL HEIGHT @ 50" A.F.F.
4	INSTALL WINDOW PESTICIDES FOR 1ST, 2ND, 3RD & 4TH FLOOR WINDOWS
5	REFER TO WALL SECTIONS FOR SPECIFIC SILLING OR SIDING DETAILS AROUND WINDOW OPENINGS
6	INSTALL BLINDS AT ALL WINDOWS (FULL WIDTH X FULL HEIGHT)

WINDOW ELEVATIONS



REAR RIGHT WING ELEVATION
SCALE: 3/32" = 1'-0"



REAR LEFT WING ELEVATION
SCALE: 3/32" = 1'-0"



BIRD CREEK SENIOR LIVING
TEMPLE, BELL COUNTY, TEXAS



TEXAS STATE CERTIFICATE OF AUTHORITY: BR 159

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1ST ISSUE
01 NOV 2024

REVISIONS	DATE	BY	APP
1	01 NOV 2024	ISSUED SET	

A3.1

ISSUE SET
JOB NO. 4803

E.2 At Application



F.1 Common Area at Amendment

Bird Creek Senior Living Common Area Calculations

Amenities:	Common Area	Not in Common Area	Notes
Ground Floor			
Common Area	351		
Enclosed Corridors	2404		
Elevator	63		
Stairwells	282		
Trash Chute	59		
1st Floor			
Leasing/Manager's Office	191		
Office Closet		43	
Mail Lobby	158		
Restrooms (unisex)	57		
Common Area	241		
Enclosed Corridors	2712		
Stairwells	286		
Entry Porch	56		
Mechanical		63	
Storage		15	
Trash Chute	59		
2nd Floor			
Kitchenette	302		
Kitchen Closet	18		
Sitting Area	68		
Patio	609		
Enclosed Corridors	2577		
Stairwells	286		
Elevator Mechanical		63	
Trash Chute	59		
3rd Floor			
Library	117		
Computer Room	179		
Computer Room Closet	19		
Sitting Area	68		
Enclosed Corridors	2577		
Stairwells	288		
Elevator Mechanical		63	
Trash Chutes	59		
4th Floor			
Game Room	302		
Game Room Closet	19		
Sitting Area	68		
Trash Room	59		
Mechanical		63	
Stairs	286		
Corridors	2577		
	17456	310	Not in common area

Net area (TDHCA common area + other area not
17766 included in NRA)

F.2 Common Area at Application

Bird Creek Senior Living Common Area Calculations

	Common area	Not in common area	
Amenities:			
1st Floor			See floor plans for breakdown of spaces
Leasing/Manager's Office	181		
Lobby	144		
Mail Lobby	149		
Kitchen	343		
Restrooms (unisex)	57		
Enclosed Corridors	3955		
Elevator	71		
Stairwells	447		west stairwell = 151 sf, central = 145 sf, east = 151 sf
Entry Porch	457		
Outdoor Gathering Area	374		
Mechanical		40	
Sprinkler Room		58	
Storage		47	
Elevator Mechanical		52	
Trash Chute		120	east and west (60 sf each)
2nd Floor			
Fitness Center	510		
Business Center	228		
Community Room	202		
Restrooms (unisex)	57		
Enclosed Corridors	3937		
Elevator	71		
Stairwells	447		west stairwell = 151 sf, central = 145 sf, east = 151 sf
Storage		40	
Elevator Mechanical		52	
Trash Chute		120	east and west (60 sf each)
3rd Floor			
Library	355		
TV Lounge	511		
Community Room	202		
Restrooms (unisex)	57		
Enclosed Corridors	3809		
Elevator	71		
Stairwells	447		west stairwell = 151 sf, central = 145 sf, east = 151 sf
Storage		40	
Elevator Mechanical		52	
Trash Chutes		120	east and west (60 sf each)
	17082	741	Not in common area
			Net area (TDHCA common area + other area not included in NRA)
		17823	

G. No Financial Impact Letter

Temple TXHP LP

July 11, 2025

Mr. Jonathan Chilson
Asset Manager
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

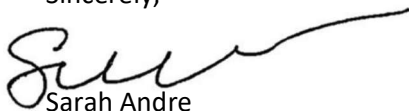
Via: jonathan.chilson@tdhca.state.tx.us

Re: Bird Creek Senior Living, TDHCA #24045, Temple, TX

Dear Mr. Chilson:

As the owner of Bird Creek Senior Living, I hereby certify that no sources, terms, conditions, or amounts of financing are impacted or changed by the amendment request. Please feel free to contact me if you have any questions.

Sincerely,



Sarah Andre
Owner