



## Texas Department of Housing and Community Affairs

### Governing Board

### Board Action Request

**File #: 1029**

**Agenda Date: 6/12/2025**

**Agenda #:**

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Pine Creek Senior Village (HTC #24115)

#### **RECOMMENDED ACTION**

**WHEREAS**, Pine Creek Senior Village (the Development) received a 9% Housing Tax Credit (HTC) award in 2024 to construct 66 units of multifamily housing for the elderly in Nacogdoches, Nacogdoches County;

**WHEREAS**, CSH Pine Creek Senior Village, Ltd. (Applicant) requests approval to replace a portion of the development site, revise the site plan, and decrease the size of the development site from 4.664 acres to 4.00 acres, which results in a 16.60% increase in residential density from 14.151 units per acre to 16.500 units per acre;

**WHEREAS**, Board approval is required for a significant modification of the site plan and for a modification of the residential density of at least 5% as directed in Tex. Gov't Code §2306.6712 (d)(1) and (6) and 10 TAC §10.405(a)(4)(A) and (F), and the Applicant 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 of the Application for Pine Creek Senior Village 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**

Pine Creek Senior Village received a 9% Housing Tax Credit (HTC) award in 2024 to construct 66 units of multifamily housing for the elderly, of which all units are designated as low-income units, in Nacogdoches, Nacogdoches County. In a letter dated April 26, 2025, Jervon Harris, the representative for the Applicant, requested approval for a material amendment to the Application. The amendment is for a 16.60% increase in the residential density, from 14.151 units per acre to 16.500 units per acre, which requires approval by the Board under Tex. Gov't Code §2306.6712(d)(6) and 10 TAC §10.405(a)(4)(F). The change is a result of a decrease in the

Development site acreage from 4.66 to 4.00 acres, a reduction of 0.664 acre (14.24%).

The original site plan included Tract 1, that comprised of 4.00 acres, and Tract 2 that comprised 0.664 acres. The Applicant contemplated that Tract 2 would provide access to Tract 1 as a public road and to be dedicated as a public right-of-way. However, it was determined that accessing the intended development site (Tract 1) by constructing a driveway over and dedicating right-of-way (Tract 2) would not meet City of Nacogdoches (City) and Texas Department of Transportation (TxDOT) requirements for site and fire truck access. The changes required to meet City and TxDOT requirements for access over Tract 2 would result in significant cost increases and negative impact to feasibility. As a result, the Applicant is requesting approval to reconfigure the development site to instead include a portion of the adjacent property, portions of Tract 1, and all of Tract 2. The proposed modification to the development site results in a decrease to the site acreage from 4.664 acres to 4.00 acres. This is a 14.24% reduction in site acreage and a 16.60% increase in residential density. The enclosed table compares the site plan of the Development at Application and the revised site plan after the amendment.

In addition, the Common Area increased from 10,935 square feet to 13,012 square feet (2,077 square feet or 18.99% increase). The Net Rentable Area of 42,600 square feet remains unchanged. Parking requirements continue to meet local code. The total number of units, proposed unit mix, number of buildings and proposed common amenities all remain unchanged. The Applicant indicated there will be an increase of \$110,325 (0.68%) in total development costs, from \$16,252,246 at Application to \$16,362,571 with the proposed amendment; this includes \$90,325 in additional acquisition costs and \$20,000 in additional site work costs.

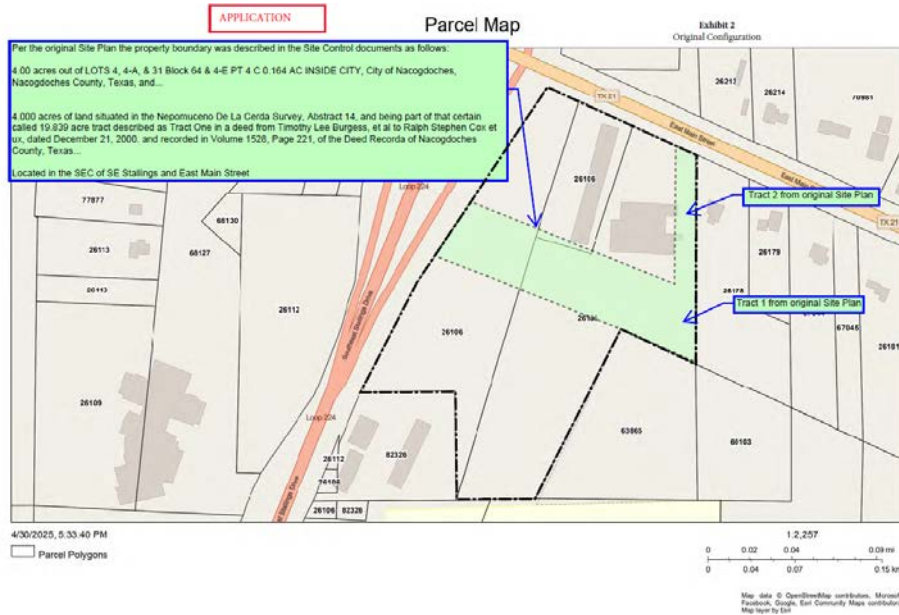
The requested amendment does not materially alter the Development in a negative manner and would not have affected the selection of the Development for the HTC award. Additionally, the revised design will continue to meet accessibility requirements.

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

# Material Alterations as defined in Texas Gov't Code §2306.6712(d)(1) and (6) and 10 TAC §10.405(a)(4)(A) and (F)

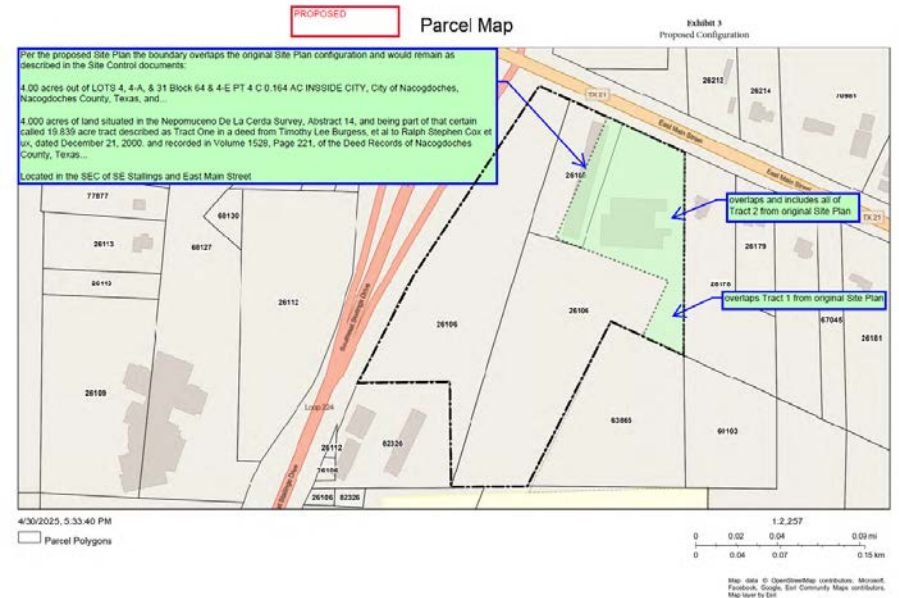
## Application

Density: 14.151 units/acre (66 units on a 4.664 acre tract)



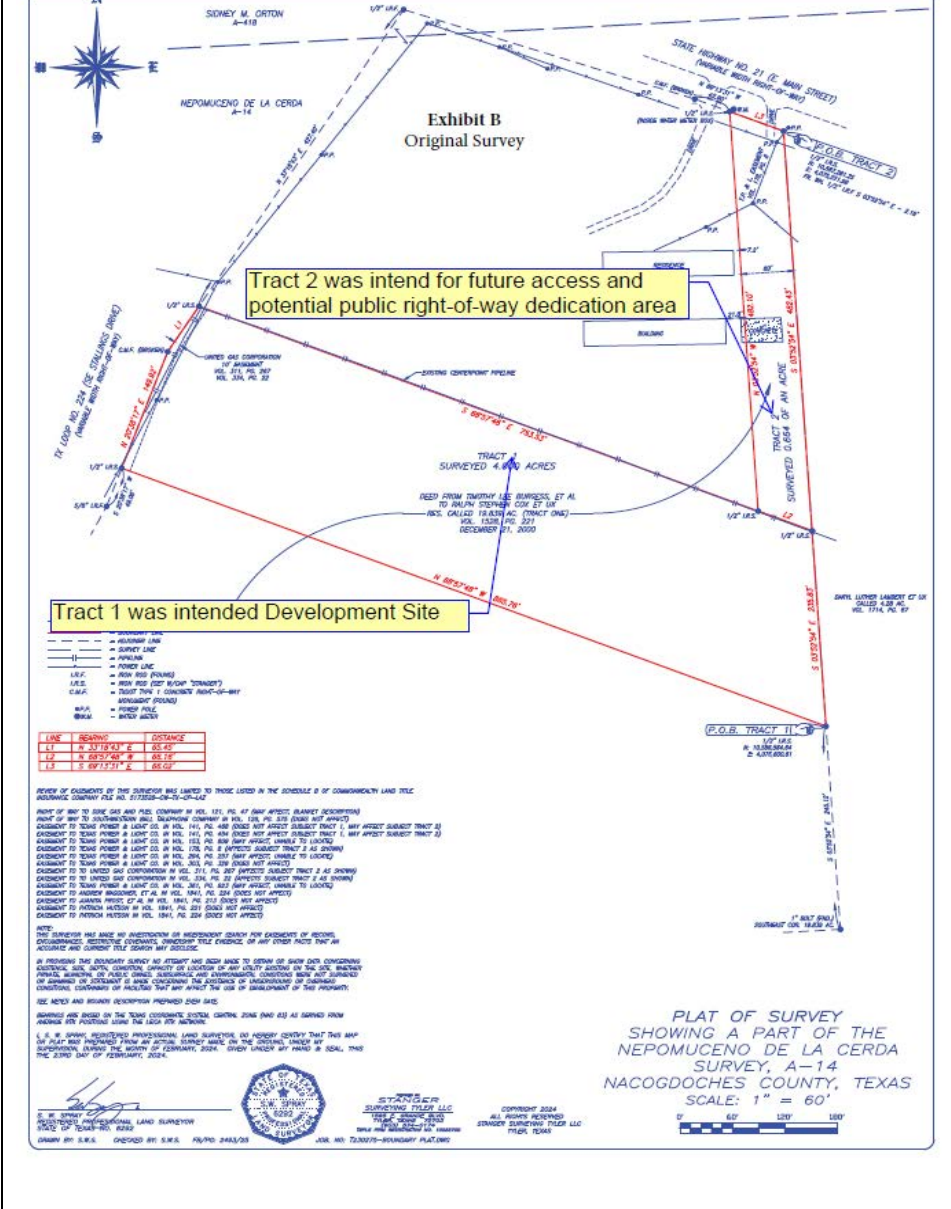
## Amendment

Density: 16.500 units/acre (66 units on a 4.00 acre tract)

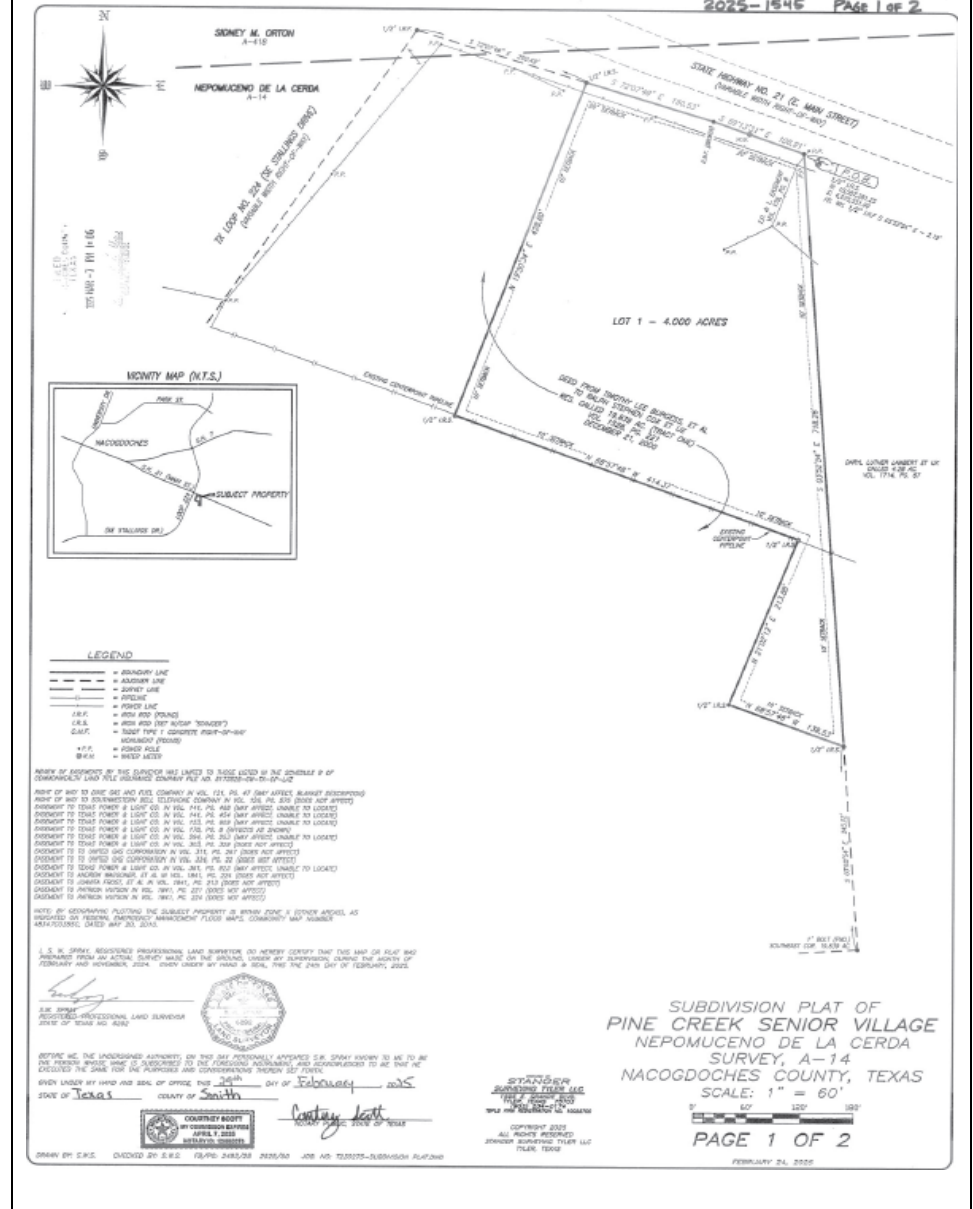


**Material Alterations as defined in Texas Gov't Code §2306.6712(d)(1) and (6) and 10 TAC §10.405(a)(4)(A) and (F)**

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

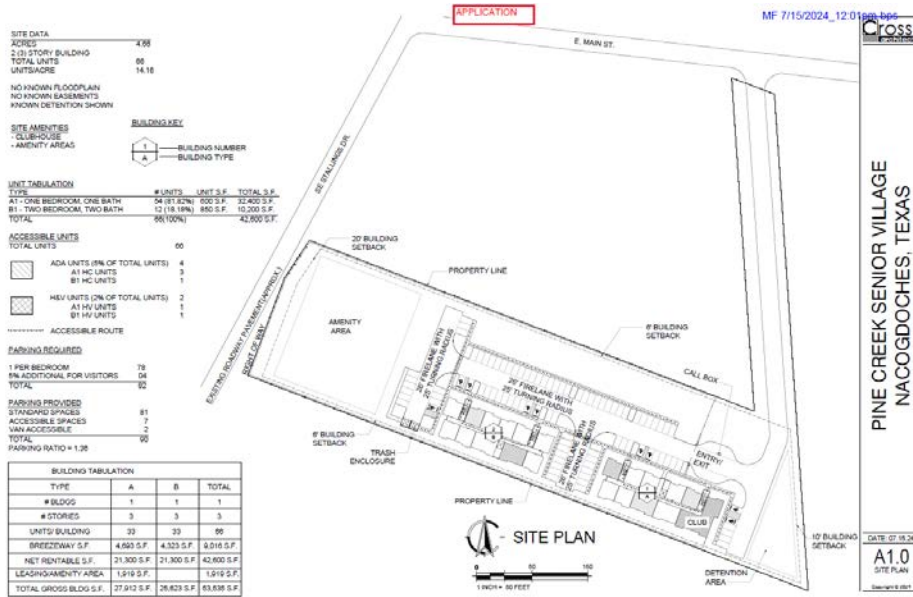


Amendment	

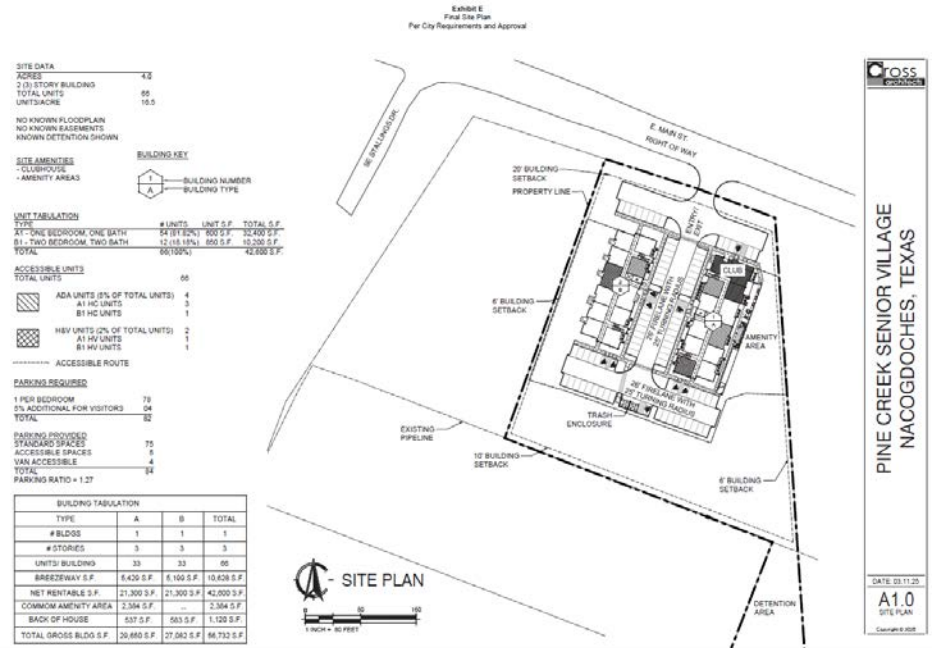


# Material Alterations as defined in Texas Gov't Code §2306.6712(d)(1) and (6) and 10 TAC §10.405(a)(4)(A) and (F)

## Application



## Amendment





**CSH PINE CREEK SENIOR VILLAGE, Ltd**

3701 Kirby Drive, Suite 860

Houston, Texas 77098

April 26, 2025

Texas Department of Housing and Community Affairs

221 East 11th Street

Austin, Texas 78701

Via Email: [Rosalio.Banuelos@tdhca.state.tx.us](mailto:Rosalio.Banuelos@tdhca.state.tx.us)

Re: Notification and Request for Administrative Approval – Pine Creek Senior Village, TDHCA #24115

Dear Mr. Banuelos,

On behalf of CSH Pine Creek Senior Village, Ltd. (the Applicant), please accept this letter as formal notification and request for administrative approval for modifications to the Application for Pine Creek Senior Village based on the property boundary being reconfigured during the course of permit and platting approvals from the City of Nacogdoches in addition to review and confirmation of access requirement with TxDOT prior to platting and permitting.

As evidenced by excerpts from the original Site Control documents (Exhibit A), the original Survey (Exhibit B) and the original Legal Description (Exhibit C) submitted with the Application, the intended property acreage for the Development Site (Tract 1) was 4.0 acres originally. Based on the acreage as originally intended the effective density was 16.5 units per acres.

As shown on the Final Plat (Exhibit D) and the revised Site Plan (Exhibit E), the property boundary was reconfigured to meet City and State requirements while maintaining the intended acreage of 4.0 acres such that the density would remain consistent with the intended effective density of 16.5 units per acres at Application and less than the density of 17.50 unit per acres stated in the notification letters at pre-Application.

The site plan and property boundary changes were unforeseen and resulted from the City and TxDOT review of the site and fire truck access requirement to obtain Permits and Plat approval from the City. Furthermore, it was determined that accessing the intended development site (depicted as Tract 1 on Exhibits A, B and C) by constructing a driveway over and dedicating right-of-way (Tract 2 on Exhibit A, B and C) would not meet City and TxDOT requirements for site and fire truck access. The changes required to meet City and TxDOT requirements for access over Tract 2 would result in significant cost increases and negative impact to feasibility.

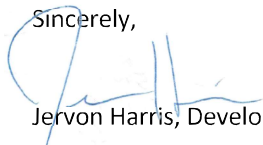
There has been no change to the net rentable area of 42,600 SF. The common area increased from 10,935 SF to 13,012 SF. There has been no reduction in the net rentable area or common area.

There have been no changes that would affect scoring items.

The Applicant believes that changes constitute minor modifications and kindly requests a letter of acknowledgement from TDHCA for the proposed changes to the property configuration, legal description and overall site plan. In the event the changes can not be approved administratively, the Applicant humbly request the request be presented to the Board at the Board meeting on June 12, 2025.

Please don't hesitate to contact me with any questions or clarifications.

Sincerely,



Jervon Harris, Development Consultant

EXHIBIT "A"

A tract or tracts of unimproved land consisting of 4.00 acres out of LOTS 4, 4-A, & 31  
Block 64 & 4-E PT 4 C 0.164 AC INSIDE CITY (Nacogdoches, Tx)

Tract 1 - per Site Control

Tract 1  
Subject Site  
4 acres approx

Tract 2  
Shared Access and Utility Easement  
(the "Easement Property")



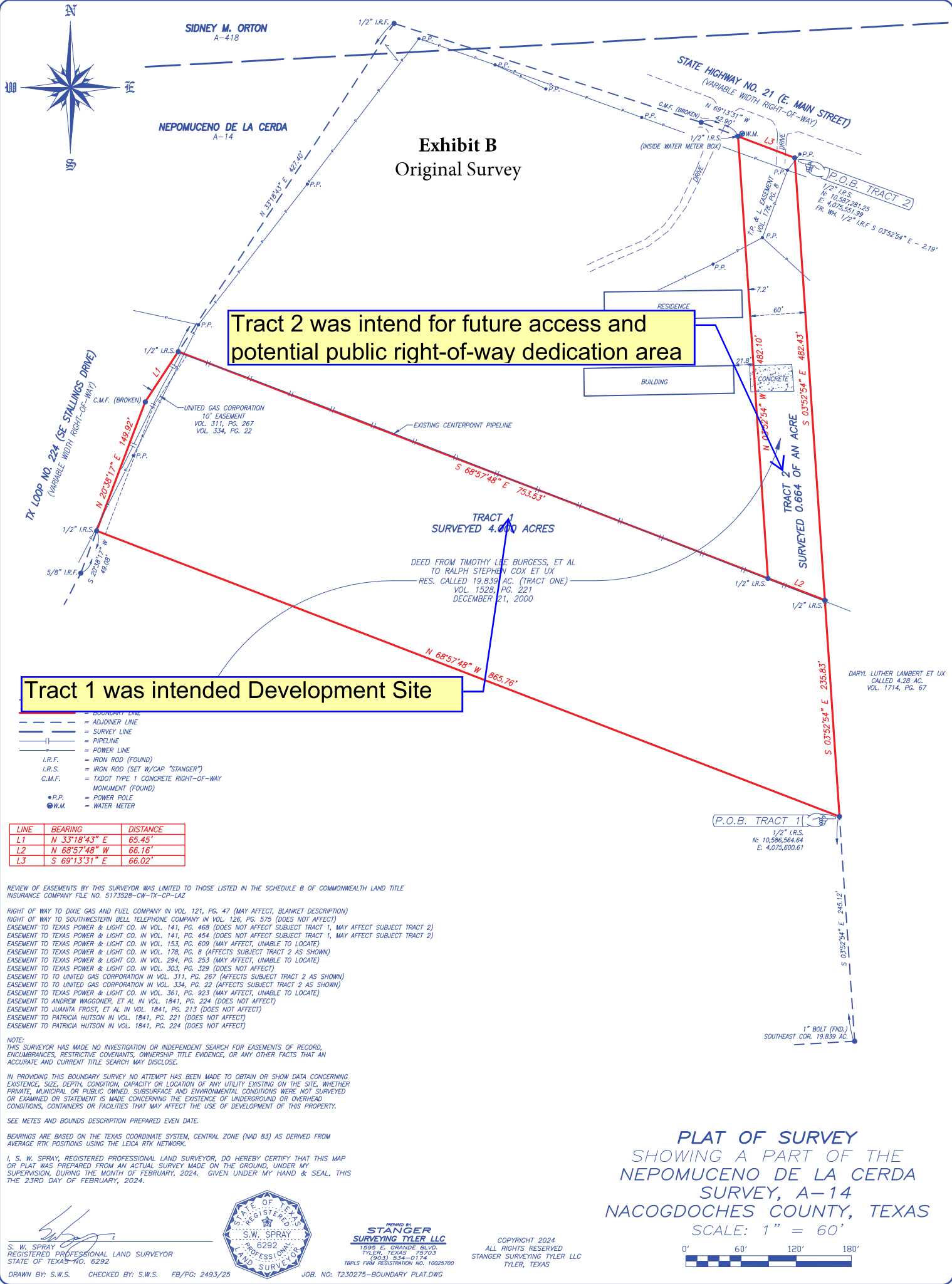


Exhibit B  
Original Survey

Tract 2 was intend for future access and potential public right-of-way dedication area

Tract 1 was intended Development Site

- BOUNDARY LINE
- - - ADJOINER LINE
- SURVEY LINE
- PIPELINE
- POWER LINE
- L.R.F. = IRON ROD (FOUND)
- L.R.S. = IRON ROD (SET W/CAP "STANGER")
- C.M.F. = TXDOT TYPE 1 CONCRETE RIGHT-OF-WAY MONUMENT (FOUND)
- P.P. = POWER POLE
- W.M. = WATER METER

LINE	BEARING	DISTANCE
L1	N 33°18'43" E	65.45'
L2	N 68°57'48" W	66.16'
L3	S 69°13'31" E	66.02'

REVIEW OF EASEMENTS BY THIS SURVEYOR WAS LIMITED TO THOSE LISTED IN THE SCHEDULE B OF COMMONWEALTH LAND TITLE INSURANCE COMPANY FILE NO. 5173528-CW-TX-CP-LAZ

RIGHT OF WAY TO DIXIE GAS AND FUEL COMPANY IN VOL. 121, PG. 47 (MAY AFFECT, BLANKET DESCRIPTION)  
RIGHT OF WAY TO SOUTHWESTERN BELL TELEPHONE COMPANY IN VOL. 126, PG. 575 (DOES NOT AFFECT)  
EASEMENT TO TEXAS POWER & LIGHT CO. IN VOL. 141, PG. 468 (DOES NOT AFFECT SUBJECT TRACT 1, MAY AFFECT SUBJECT TRACT 2)  
EASEMENT TO TEXAS POWER & LIGHT CO. IN VOL. 141, PG. 454 (DOES NOT AFFECT SUBJECT TRACT 1, MAY AFFECT SUBJECT TRACT 2)  
EASEMENT TO TEXAS POWER & LIGHT CO. IN VOL. 153, PG. 609 (MAY AFFECT, UNABLE TO LOCATE)  
EASEMENT TO TEXAS POWER & LIGHT CO. IN VOL. 178, PG. 8 (AFFECTS SUBJECT TRACT 2 AS SHOWN)  
EASEMENT TO TEXAS POWER & LIGHT CO. IN VOL. 294, PG. 253 (MAY AFFECT, UNABLE TO LOCATE)  
EASEMENT TO TEXAS POWER & LIGHT CO. IN VOL. 303, PG. 329 (DOES NOT AFFECT)  
EASEMENT TO UNITED GAS CORPORATION IN VOL. 311, PG. 267 (AFFECTS SUBJECT TRACT 2 AS SHOWN)  
EASEMENT TO UNITED GAS CORPORATION IN VOL. 334, PG. 22 (AFFECTS SUBJECT TRACT 2 AS SHOWN)  
EASEMENT TO TEXAS POWER & LIGHT CO. IN VOL. 361, PG. 923 (MAY AFFECT, UNABLE TO LOCATE)  
EASEMENT TO ANDREW WAGGONER, ET AL IN VOL. 1841, PG. 224 (DOES NOT AFFECT)  
EASEMENT TO JUANITA FROST, ET AL IN VOL. 1841, PG. 213 (DOES NOT AFFECT)  
EASEMENT TO PATRICIA HUTSON IN VOL. 1841, PG. 221 (DOES NOT AFFECT)  
EASEMENT TO PATRICIA HUTSON IN VOL. 1841, PG. 224 (DOES NOT AFFECT)

NOTE:  
THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SURVEY MAY DISCLOSE.

IN PROVIDING THIS BOUNDARY SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY.

SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE.

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83) AS DERIVED FROM AVERAGE RTK POSITIONS USING THE LEICA RTK NETWORK.

I, S. W. SPRAY, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS MAP OR PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, DURING THE MONTH OF FEBRUARY, 2024. GIVEN UNDER MY HAND & SEAL, THIS THE 23RD DAY OF FEBRUARY, 2024.

S. W. SPRAY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6292  
DRAWN BY: S.W.S. CHECKED BY: S.W.S. FB/PG: 2493/25  
JOB NO: T230275-BOUNDARY PLAT.DWG



PREPARED BY  
**STANGER SURVEYING TYLER LLC**  
1595 E. GRANDE BLVD.  
TYLER, TEXAS 75703  
(903) 534-0174  
TXPLS FRM REGISTRATION NO. 10025700

COPYRIGHT 2024  
ALL RIGHTS RESERVED  
STANGER SURVEYING TYLER LLC  
TYLER, TEXAS

PLAT OF SURVEY  
SHOWING A PART OF THE  
NEPOMUCENO DE LA CERDA  
SURVEY, A-14  
NACOGDOCHES COUNTY, TEXAS  
SCALE: 1" = 60'






2025-1545 PAGE 1 OF 2

DRAWN BY: S.W.S. CHECKED BY: S.W.S. FB/PG: 2493/25 2525/50 JOB. NO: T230275-SUBDIVISION PLAT.DWG

SUBDIVISION PLAT OF  
PINE CREEK SENIOR VILLAGE  
NEPOMUCENO DE LA CERDA  
SURVEY, A-14  
NACOGDOCHES COUNTY, TEXAS  
SCALE: 1" = 60'



PAGE 1 OF 2

FEBRUARY 24, 2025

## OWNER'S STATEMENT

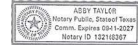
THAT STEPHEN COX AND SANDRA COX ARE THE OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF PINE CREEK SENIOR VILLAGE OF HEREBY MAKE SUBDIVISION SAID PROPERTY ACCORDING TO THE LINES, LOTS AND EASEMENTS THEREON SHOWN, AND DESIGNATE SAID SUBDIVISION AS PINE CREEK SENIOR VILLAGE IN THE UNINCORPORATED DE LA CERDA SURVEY, ABSTRACT NO. 4, NACOGDOCHES COUNTY, TEXAS, AND DEDICATE TO PUBLIC USE, AS SUCH, THE PARKS AND EASEMENTS SHOWN THEREON FOREVER, AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS, TO WARRANTY AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN Newspack (CITY) Newspack (COUNTY) Texas (STATE)  
THIS 28<sup>th</sup> DAY OF February 2023  
Stephen Cox  
STEPHEN COX

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN COX, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28<sup>th</sup> DAY OF February, 2025

STATE OF Texas COUNTY OF Nueces

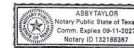


WITNESS MY HAND IN Naragdoches (CITY) Naragdoches (COUNTY) Texas (STATE)  
THIS 28<sup>th</sup> DAY OF February 2025  
Sandra Cox  
SANDRA COX

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN COX KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28<sup>th</sup> DAY OF February, 2025

STATE OF Texas COUNTY OF Nueces



CERTIFICATE OF APPROVAL BY THE CITY PLANNER AND CITY ENGINEER

THIS IS TO CERTIFY THAT THE CITY PLANNER AND CITY ENGINEER OF THE CITY OF NACOGDOCHES, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF PINE CREEK SENIOR VILLAGE, AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CITY PLANNER AND THE CITY ENGINEER OF THE CITY OF NACOGDOCHES, TEXAS, THIS 5 DAY OF MARCH, 2025

[Signature] CITY PLANNER [Signature] CITY ENGINEER

CERTIFICATE OF REGISTRATION


I, SANDRA "SANDY" YATES, COUNTY CLERK OF NACOGDOCHES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS FORGING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED AND DULY RECORDED IN MY OFFICE ON 7<sup>th</sup> DAY OF March, 2025 AT 1:00 O'CLOCK PM IN CLERKS DOCUMENT NUMBER 2025-1545 OF THE REAL PROPERTY RECORDS OF NACOGDOCHES COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT NACOGDOCHES, TEXAS, THE DATE ABOVE WRITTEN.

Sandra "Sandy" Yates  
SANDRA "SANDY" YATES, COUNTY CLERK  
OF MACGREGGOCHE'S COUNTY, TEXAS

*Jennifer Allen*  
DEPUTY CLERK

SUBDIVISION PLAT OF  
PINE CREEK SENIOR VILLAGE  
NEPOMUCENO DE LA CERDA  
SURVEY, A-14  
NACOGDOCHES COUNTY, TEXAS  
SCALE: 1" = 60'



PAGE 2 OF 2

FEBRUARY 24, 2025

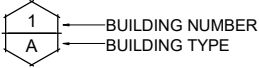
Exhibit E  
Final Site Plan  
Per City Requirements and Approval

SITE DATA	
ACRES	4.0
2 (3) STORY BUILDING	
TOTAL UNITS	66
UNITS/ACRE	16.5

NO KNOWN FLOODPLAIN  
NO KNOWN EASEMENTS  
KNOWN DETENTION SHOWN

SITE AMENITIES  
- CLUBHOUSE  
- AMENITY AREAS

BUILDING KEY



UNIT TABULATION			
TYPE	# UNITS	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	54 (81.82%)	600 S.F.	32,400 S.F.
B1 - TWO BEDROOM, TWO BATH	12 (18.18%)	850 S.F.	10,200 S.F.
TOTAL	66(100%)		42,600 S.F.

ACCESSIBLE UNITS	
TOTAL UNITS	66

ADA UNITS (5% OF TOTAL UNITS)	4
A1 HC UNITS	3
B1 HC UNITS	1
H&V UNITS (2% OF TOTAL UNITS)	2
A1 HV UNITS	1
B1 HV UNITS	1

ACCESSIBLE ROUTE

PARKING REQUIRED

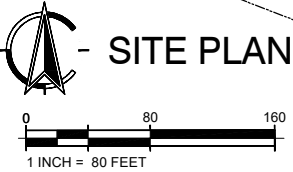
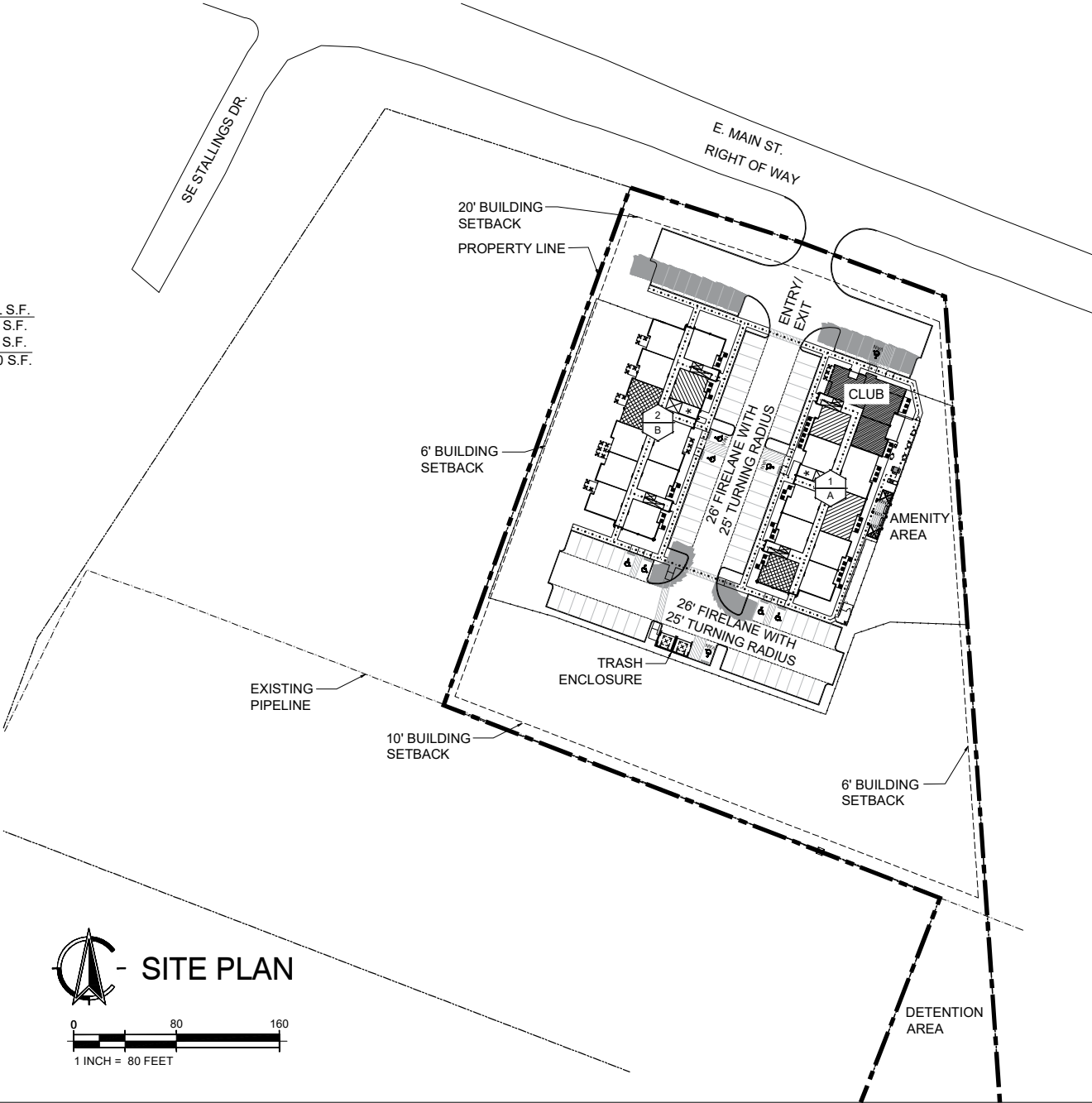
1 PER BEDROOM	78
5% ADDITIONAL FOR VISITORS	04
TOTAL	82

PARKING PROVIDED

STANDARD SPACES	75
ACCESSIBLE SPACES	5
VAN ACCESSIBLE	4
TOTAL	84

PARKING RATIO = 1.27

BUILDING TABULATION			
TYPE	A	B	TOTAL
# BLDGS	1	1	1
# STORIES	3	3	3
UNITS/BUILDING	33	33	66
BREEZEWAY S.F.	5,429 S.F.	5,199 S.F.	10,628 S.F.
NET RENTABLE S.F.	21,300 S.F.	21,300 S.F.	42,600 S.F.
COMMON AMENITY AREA	2,384 S.F.	--	2,384 S.F.
BACK OF HOUSE	537 S.F.	583 S.F.	1,120 S.F.
TOTAL GROSS BLDG S.F.	29,650 S.F.	27,082 S.F.	56,732 S.F.



- SITE PLAN



PINE CREEK SENIOR VILLAGE  
NACOGDOCHES, TEXAS

DATE: 03.11.25

A1.0  
SITE PLAN

Copyright © 2025

**CSH PINE CREEK SENIOR VILLAGE, Ltd**

3701 Kirby Drive, Suite 860

Houston, Texas 77098

Pine Creek Senior Village, TDHCA #24115

Notification and Request for Approval of Modifications

Pine Creek Senior Village was described as being 4.00 acres from the parent tract as shown on Exhibit 1 and Exhibit 2 attached hereto with the following being the description from the Site Control Documents and the Legal Description provided with the Application:

Per Site Control Documents

**4.00 acres out of LOTS 4, 4-A, & 31 Block 64 & 4-E PT 4 C 0.164 AC INSIDE CITY, City of Nacogdoches, Nacogdoches County, Texas**

Per Original Legal Description

**4.000 acres of land situated in the Nepomuceno De La Cerda Survey, Abstract 14, and being part of that certain called 19.839 acre tract described as Tract One in a deed from Timothy Lee Burgess, et al to Ralph Stephen Cox et ux, dated December 21, 2000. and recorded in Volume 1528, Page 221, of the Deed Records of Nacogdoches County, Texas.**

As highlighted on Exhibit 3 depicting the configuration with the proposed Site Plan change, the Applicant is proposing to reconfigure the Site Plan to meet City and State requirements in accordance with the recorded plat containing the description below whereas the description of the property would remain consistent with how the property was described in the Site Control Documents and the Legal Description above from the Application:

Per Proposed Legal Description

**4.000 acres of land situated in the Nepomuceno De La Cerda Survey, Abstract 14, and being part of that certain called 19.839 acre tract described as Tract One in a deed from Timothy Lee Burgess, et al to Ralph Stephen Cox et ux, dated December 21, 2000. and recorded in Volume 1528, Page 221, of the Deed Records of Nacogdoches County, Texas**

The configuration of the proposed Site Plan overlaps with and includes portions of the boundary from the original Site Plan configuration while maintaining the descriptions from above. The reconfigured Site Plan is inclusive of portions of Tract 1 and all of Tract 2 identified in the original Site Control documents. Being that the proposed Site Plan overlaps with and includes portions of the original property boundary with the same legal descriptions from above, the development would not be moved to a new site and would not be entirely outside the property identified in the Site Control documents at Application.

The Applicant is requesting approval for a modification to reconfigure the Site Plan whereas the proposed Site Plan (Exhibit 4) would include portions of the original property while maintaining the same property description from the Site Control documents being **4.00 acres out of LOTS 4, 4-A, & 31 Block 64 & 4-E PT 4 C 0.164 AC INSIDE CITY, City of Nacogdoches, Nacogdoches County, Texas** and the same Legal Description being **4.000 acres of land situated in the Nepomuceno De La Cerda Survey, Abstract 14, and being part of that certain called 19.839 acre tract described as Tract One in a deed from Timothy Lee Burgess, et al to Ralph Stephen Cox et ux, dated December 21, 2000. and recorded in Volume 1528, Page 221, of the Deed Records of Nacogdoches County, Texas.**

There has been no change to the net rentable area of 42,600 SF. The common area increased from 10,935 SF to 13,012 SF. There has been no reduction in the net rentable area or common area.

Pine Creek Senior Village was the only application remaining in Sub-Region 5 Rural following the termination of application #24178. The proposed modification would not have affected scoring. Scoring and/or tie-breakers were not a determining factor in the Award.

## Parcel Map

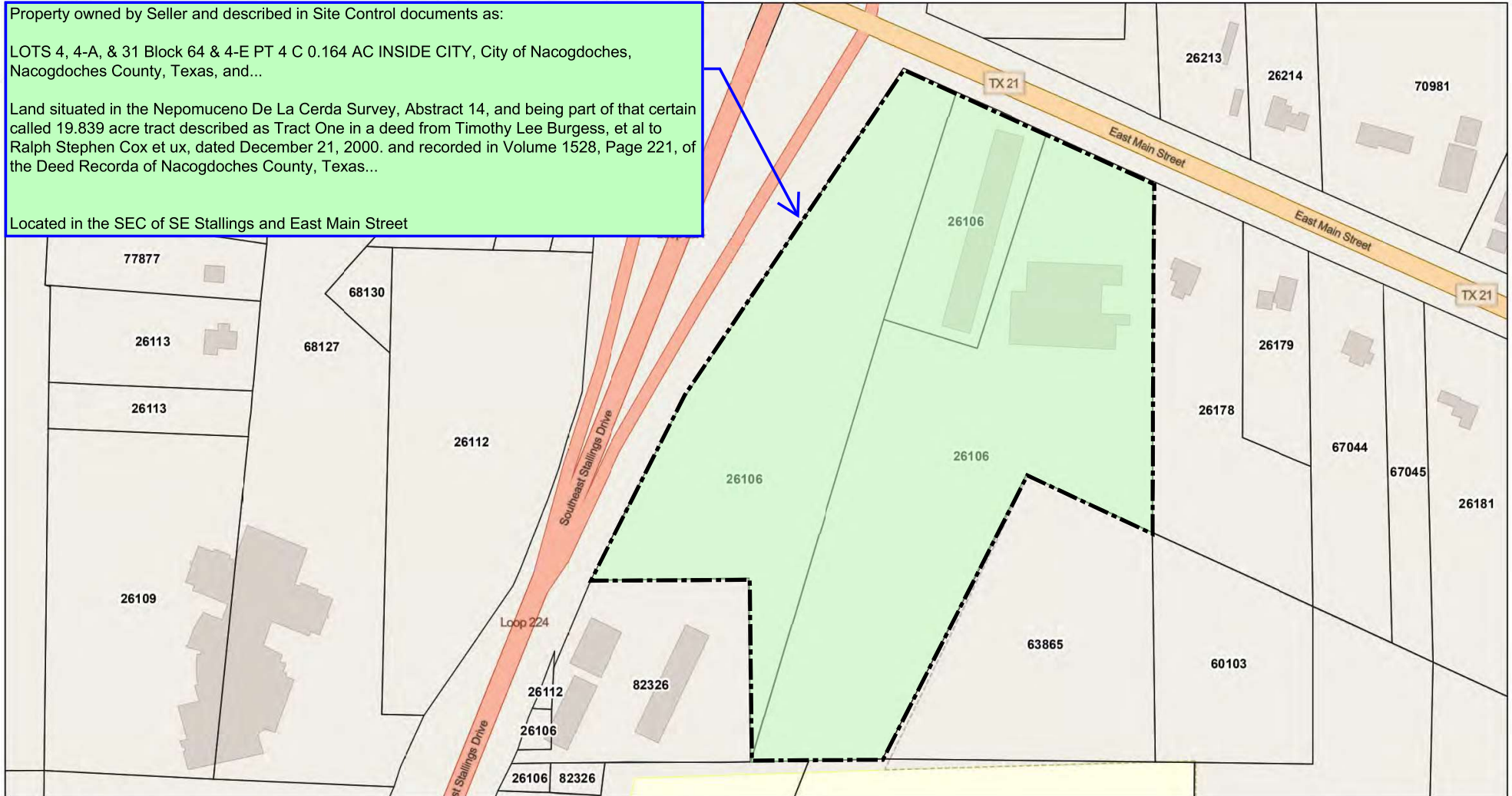
**Exhibit 1** Rec'd 5/1/2025@7:14pm via email from Jevron Harris  
Parent Tract

Property owned by Seller and described in Site Control documents as:

LOTS 4, 4-A, & 31 Block 64 & 4-E PT 4 C 0.164 AC INSIDE CITY, City of Nacogdoches, Nacogdoches County, Texas, and...

Land situated in the Nepomuceno De La Cerda Survey, Abstract 14, and being part of that certain called 19.839 acre tract described as Tract One in a deed from Timothy Lee Burgess, et al to Ralph Stephen Cox et ux, dated December 21, 2000. and recorded in Volume 1528, Page 221, of the Deed Record of Nacogdoches County, Texas...

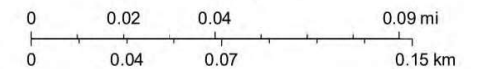
Located in the SEC of SE Stallings and East Main Street



4/30/2025, 5:33:40 PM

☐ Parcel Polygons

1:2,257



Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri



# Parcel Map

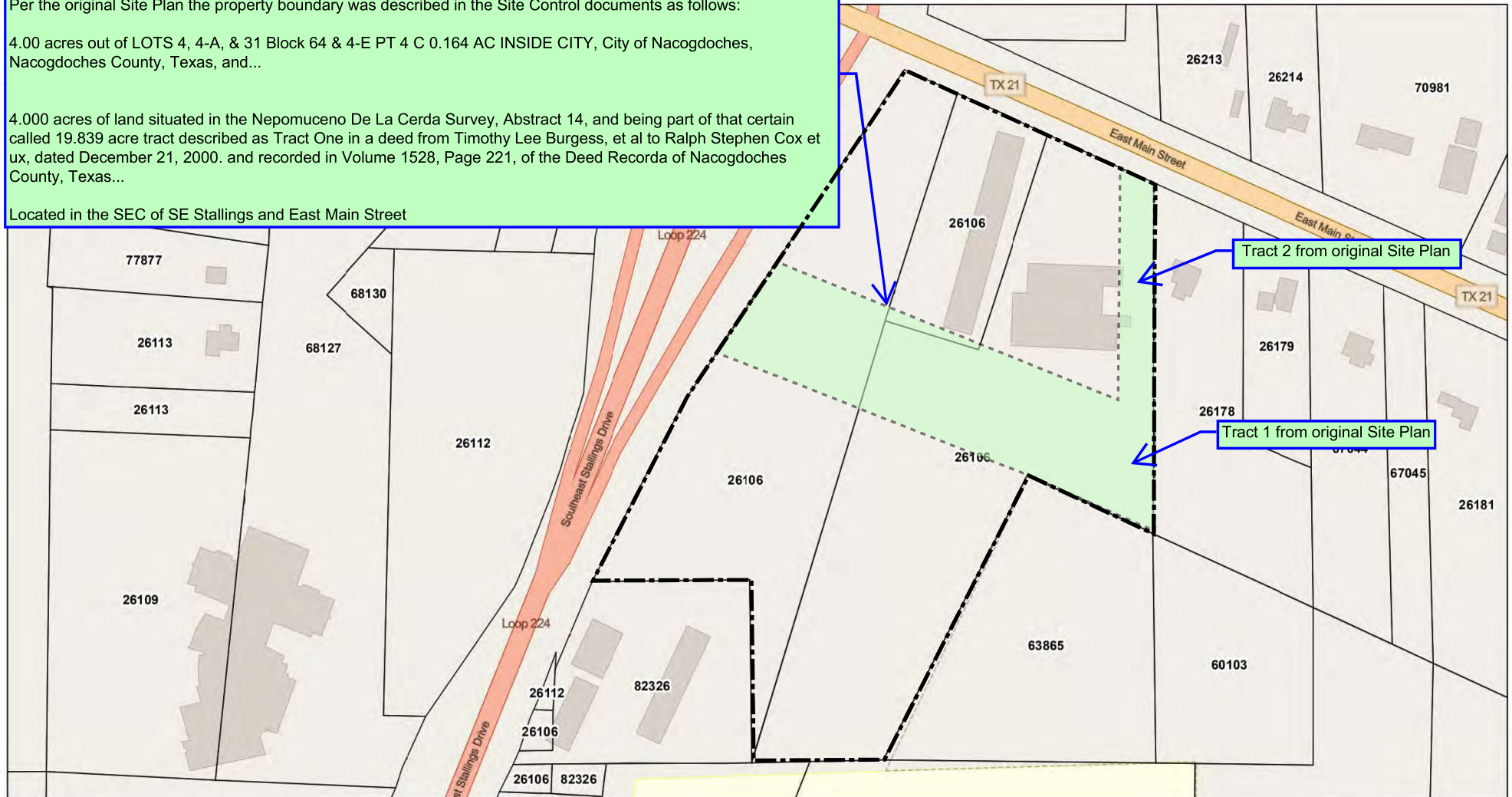
Exhibit 2 Rec'd 5/1/2025@7:14pm via email from Jevron Harris  
Original Configuration

Per the original Site Plan the property boundary was described in the Site Control documents as follows:

4.00 acres out of LOTS 4, 4-A, & 31 Block 64 & 4-E PT 4 C 0.164 AC INSIDE CITY, City of Nacogdoches, Nacogdoches County, Texas, and...

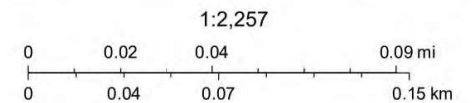
4.000 acres of land situated in the Nepomuceno De La Cerda Survey, Abstract 14, and being part of that certain called 19.839 acre tract described as Tract One in a deed from Timothy Lee Burgess, et al to Ralph Stephen Cox et ux, dated December 21, 2000. and recorded in Volume 1528, Page 221, of the Deed Record of Nacogdoches County, Texas...

Located in the SEC of SE Stallings and East Main Street



4/30/2025, 5:33:40 PM

Parcel Polygons



Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

# Parcel Map

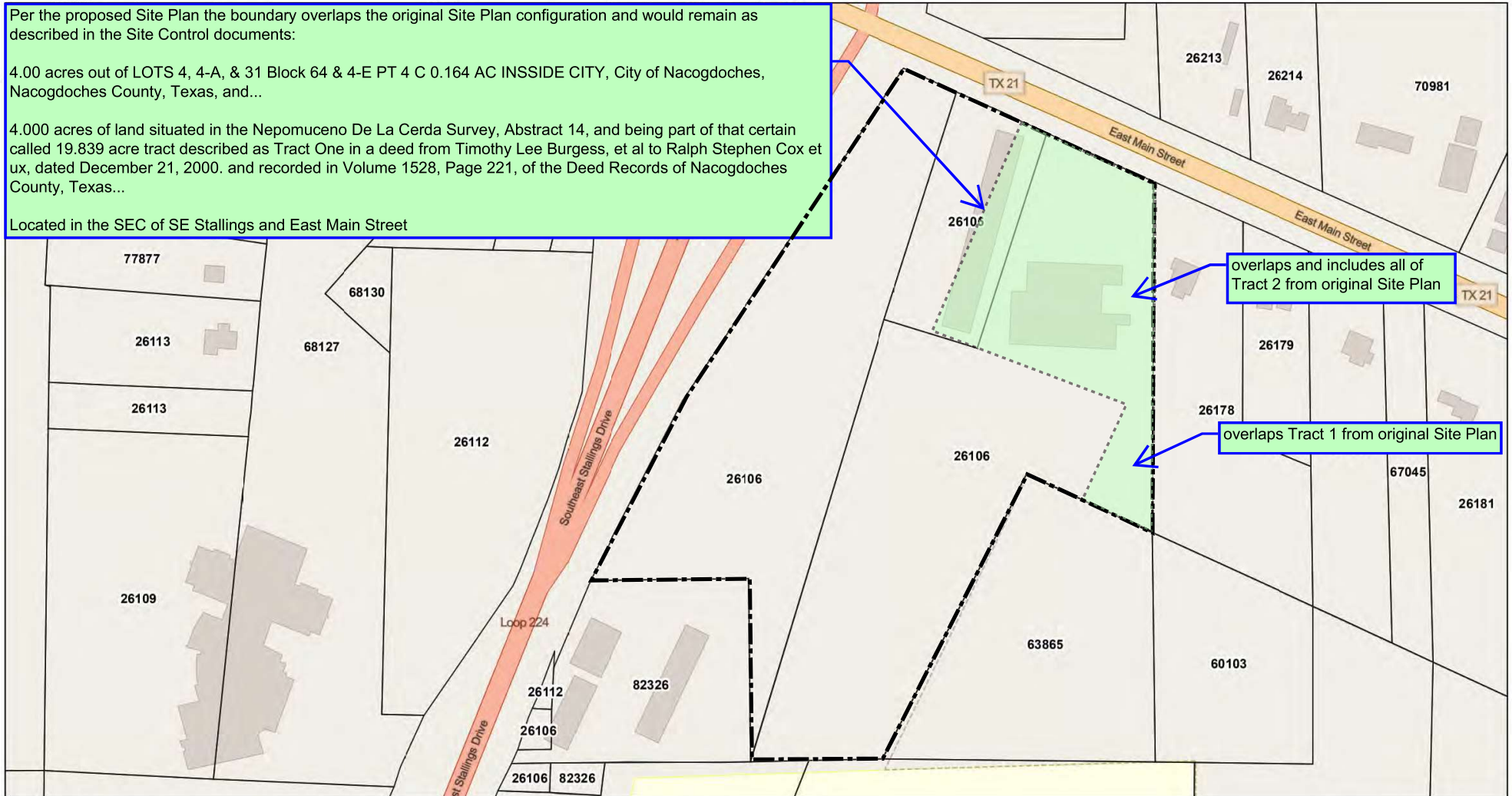
Exhibit 3 Rec'd 5/1/2025@7:14pm via email from Jevron Harris  
Proposed Configuration

Per the proposed Site Plan the boundary overlaps the original Site Plan configuration and would remain as described in the Site Control documents:

4.00 acres out of LOTS 4, 4-A, & 31 Block 64 & 4-E PT 4 C 0.164 AC INSSIDE CITY, City of Nacogdoches, Nacogdoches County, Texas, and...

4.000 acres of land situated in the Nepomuceno De La Cerda Survey, Abstract 14, and being part of that certain called 19.839 acre tract described as Tract One in a deed from Timothy Lee Burgess, et al to Ralph Stephen Cox et ux, dated December 21, 2000. and recorded in Volume 1528, Page 221, of the Deed Records of Nacogdoches County, Texas...

Located in the SEC of SE Stallings and East Main Street



overlaps and includes all of Tract 2 from original Site Plan

overlaps Tract 1 from original Site Plan

4/30/2025, 5:33:40 PM

Parcel Polygons

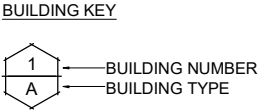
1:2,257  
0 0.02 0.04 0.09 mi  
0 0.04 0.07 0.15 km

Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

SITE DATA	
ACRES	4.0
2 (3) STORY BUILDING	
TOTAL UNITS	66
UNITS/ACRE	16.5

NO KNOWN FLOODPLAIN  
NO KNOWN EASEMENTS  
KNOWN DETENTION SHOWN

SITE AMENITIES  
- CLUBHOUSE  
- AMENITY AREAS



UNIT TABULATION			
TYPE	# UNITS	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	54 (81.82%)	600 S.F.	32,400 S.F.
B1 - TWO BEDROOM, TWO BATH	12 (18.18%)	850 S.F.	10,200 S.F.
TOTAL	66(100%)		42,600 S.F.

ACCESSIBLE UNITS	
TOTAL UNITS	66

	ADA UNITS (5% OF TOTAL UNITS)	4
	A1 HC UNITS	3
	B1 HC UNITS	1
	H&V UNITS (2% OF TOTAL UNITS)	2
	A1 HV UNITS	1
	B1 HV UNITS	1

ACCESSIBLE ROUTE

**PARKING REQUIRED**

1 PER BEDROOM	78
5% ADDITIONAL FOR VISITORS	04
TOTAL	82

PARKING PROVIDED	
STANDARD SPACES	75
ACCESSIBLE SPACES	5
VAN ACCESSIBLE	4
TOTAL	84
PARKING RATIO = 1.27	

BUILDING TABULATION			
TYPE	A	B	TOTAL
# BLDGS	1	1	1
# STORIES	3	3	3
UNITS/BUILDING	33	33	66
BREEZEWAY S.F.	5,429 S.F.	5,199 S.F.	10,628 S.F.
NET RENTABLE S.F.	21,300 S.F.	21,300 S.F.	42,600 S.F.
COMMON AMENITY AREA	2,384 S.F.	--	2,384 S.F.
BACK OF HOUSE	537 S.F.	583 S.F.	1,120 S.F.
TOTAL GROSS BLDG S.F.	29,650 S.F.	27,082 S.F.	56,732 S.F.

