Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1643 **Agenda Date:** 11/5/2026 **Agenda #:**

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Amarillo Lofts (HTC #26189)

RECOMMENDED ACTION

WHEREAS, Amarillo Lofts (HTC #26189) received a 9% Housing Tax Credit (HTC) award in 2026 to build 90 units of multifamily housing in Amarillo, Potter County.

WHEREAS, Gyani Capital (Development Owner or Owner) requests approval to reduce the size of the development site from 4.27 acres to 3.66 acres. The Owner has provided a revised site plan based upon the deduction.

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

WHEREAS, the requested change does not materially alter the Development in any negative manner, and the Owner has represented that it was not reasonably foreseeable or preventable by the Owner at the time of the Application, and would not have adversely affected selection of the Application;

NOW, therefore, it is hereby

RESOLVED, that the requested material amendment to the Housing Tax Credit Application for Amarillo Lofts 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

Amarillo Lofts (HTC #26189) received a 9% Housing Tax Credit (HTC) award in 2026 to build 90 units designated as low-income units, located in Amarillo, Potter County.

Based on the review, it was determined that a greater than 5% chance in residential density had occurred from the representation at initial Application to the time of the review of the Material Amendment, and in a letter dated September 21, 2026, Ronnie Gyani, the representative for the Development Owner, requested approval to modify the total acreage to represent the actual size of the Development Site.

At the time of application, the development site was identified as 4.27 acres, which has since been revised to 3.66 acres due to requirements from the City of Amarillo regarding the land seller's excess tract not purchased by the Applicant. The City of Amarillo will not approve a plat that leaves the seller's 1.98-acre remainder tract without legal access. This requires the Owner

to give up 0.61-acre drive aisle corridor for ingress and egress to the remainder, which reduces the Development Site from 4.27 acres to 3.66 acres, while increasing the residential density by 16.67%.

While the density increased due to the acreage of the Development Site decreasing, none of the living areas have become denser. The building spaces, public use areas, number of LI-units, parking requirements, and play areas remain the same from the Application to the completed new construction project.

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

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

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AMARILLO LOFTS

Gyani Capital

September 21, 2026

Texas Department of Housing and Community Affairs
Asset Management Division
Attn: Rene Ruiz, Senior Asset Manager
221 East 11th Street
Austin, Texas 78701

RE: **Material Application Amendment Request — Modification of Residential Density**
Amarillo Lofts · TDHCA File No. 26189 — 6601 Lowes Lane, Amarillo, Texas 79106
2026 Competitive (9%) Housing Tax Credit — Awarded; Commitment Notice not yet issued

To the Asset Management Division:

On behalf of Amarillo Lofts, LP, a Texas limited partnership (the "Owner"), Gyani Capital respectfully submits this request for a Material Application Amendment under **10 TAC §10.405(a)(4)** for Amarillo Lofts, TDHCA File No. 26189, a 90-unit new construction development in Amarillo, Texas. The Development received a 2026 Competitive Housing Tax Credit award and has not yet received its Commitment Notice. The change described below has ***not*** been implemented.

In short: the City of Amarillo will not approve a plat that leaves the seller's 1.988-acre remainder tract without legal access. Curing that objection requires the Owner to give up a 0.61-acre drive aisle corridor for ingress and egress to the remainder, which reduces the Development Site from 4.27 acres to 3.66 acres and **increases residential density by 16.67%**. The amendment requires no additional Housing Tax Credits, and does not change the total Unit count, the bedroom mix, the Unit sizes, the Net Rentable Area, the building floor plans, the Unit floor plans, the income or rent targeting, the Target Population, the land cost, the Total Development Cost or the Development's self-score. It is required by a municipal platting requirement of which the Owner was unaware at Application.

I. THE CHANGE REQUESTED

The Development Site has at all times been a portion of a larger parcel. The Application proposed a 4.27-acre Development Site carved from a 6.2580-acre tract in single ownership, leaving a 1.988-acre remainder to the seller. The amendment reduces the Development Site to 3.66 acres; the 0.61 acres released becomes a drive aisle corridor serving the remainder.

Item	Application (as awarded)	As Amended	Change
Development Site	4.27 acres	3.66 acres	(0.61) acres / (14.29%)
Residential density	21.08 Units/acre	24.59 Units/acre	**+16.67%**
Land area per Unit	2,067 SF	1,771 SF	(14.29%)
Total Units	**90**	**90**	**—**
Site plan	As submitted	Revised	Reconfigured around the corridor

The parcel reconciles: 4.27 + 1.988 = 6.2580 acres as submitted; 3.66 + 0.61 + 1.988 = 6.2580 acres as amended.

A note on direction, so the record is unambiguous. Because the Unit count is unchanged while the land area falls, this is an ***increase in residential density*** — from 21.08 to 24.59 Units per acre, or 16.67 percent. The Development Site itself is 14.29 percent smaller, and the land area per Unit falls by the same 14.29 percent. Section 10.405(a)(4) is triggered by a "modification" of residential density of at least five percent without regard to direction, so the request is material either way, but the Owner wants the Department reading the same arithmetic it is.

The following Application representations are **unchanged** by this request:

- Total Unit count (90), bedroom mix and Unit square footages;
- Net Rentable Area, Unit sizes and common areas;
- Number and type of residential buildings, building footprints, building floor plans and Unit floor plans;
- Income and rent targeting, Unit designations and Target Population;
- Development and Unit amenities and tenant services;
- Land cost, Total Development Cost, the annual Housing Tax Credit allocation requested, and the financing structure; and
- The Application self-score and every scoring election underlying it.

II. THE REASON THE CHANGE IS NECESSARY

The 4.27-acre configuration submitted with the Application was the basis of the site control documentation, site plan, appraisal and environmental site assessment. As the Owner moved into the platting process, it convened a pre-development meeting with the City of Amarillo Planning Department, the City departments holding approval authority over the plat and site development permits.

In that meeting, City staff advised that the Development Site could not be platted as presented to the Department, because doing so would leave the 1.988-acre remainder landlocked, without legal ingress and egress to a public right-of-way. The City would not approve a plat that created a landlocked tract. The remainder has no independent frontage of its own, with the surrounding parcels owned by outside parties. The only cure available to the Owner was to dedicate a drive aisle across its own site.

The Owner revised the Development Site accordingly. A 0.61-acre corridor along the Southwest boundary is released to provide ingress and egress to the remainder via an access easement that will be located on the Development site. The Development Site is reduced from 4.27 acres to 3.66 acres. The site plan was revised to reorganize drives, parking and building placement around that corridor. **The number of residential buildings, the building footprints, the building floor plans and the Unit floor plans did not change.** No Unit was moved, resized, added or removed. The revised site plan is enclosed at Tab 3.

III. GOOD CAUSE FOR THE CHANGE

The Owner respectfully submits that good cause exists for the following reasons.

1. The amended site is a subset of the site presented in the Application. Every square foot of the 3.66-acre Development Site was already inside the 4.27-acre Development Site described in the Application. No land is added. Nothing moves to a new location. The Development remains at the same address, on the same parcel, in the same census tract, in the same municipality and the same Uniform State Service Region.

3. The Department's own rule treats a municipally-required acreage change as routine. Section 10.405(a)(2) makes a change in the acreage of the Development Site *required by a local government* a notification item — something an Owner simply reports — and does the same for site plan modifications involving ingress and egress that do not change the number of buildings. Both descriptions fit these facts precisely. What brings this request to the Board is not the nature of the change but its magnitude: the density delta crosses five percent. The rule's own treatment of municipally-required acreage changes is the clearest available evidence that the Department does not regard such a change as reflecting on an Owner's diligence.

4. The objection was directed at land the Development is not acquiring. The Development Site as submitted had its own access. The City's concern was the legal access of the *seller's remainder* — a tract outside the Development, outside the Application and outside the Owner's control. The Owner proposed a division of a larger parcel, which is an ordinary and Department-contemplated structure, and the City's requirement attached to the residual side of that division.

5. The cure adopted is the minimum one. The Owner gave up the smallest area that satisfies the City rather than reducing Units, changing the building program, or asking the Department for additional credits. The alternatives were to acquire the entire 6.2580 acres at additional cost, which the seller is not offering and which would change the underwriting, or to reduce the Unit count, which would have been a far more consequential amendment and would have reduced the affordable housing delivered.

IV. FINANCIAL IMPACT OF THE REQUESTED CHANGE

There is none. This amendment changes the area of the Development Site and nothing else. The purchase price for the land is unchanged, no Unit is added or removed, no square footage is added or removed, and no line of the Development Cost Schedule or the Schedule of Sources moves. Accordingly the Owner has completed the Statement of No Financial Impact on Form 2604 rather than enclosing revised financial exhibits.

The Owner confirms that the revised site plan accommodates all 90 Units, all required parking, all committed Development amenities and all applicable City of Amarillo setback, landscaping and open space standards on 3.66 acres. The revised acreage will be carried consistently across the site control documentation, site plan, appraisal and environmental site assessment, and the updated Site Information Form is enclosed at Tab 5.

V. FORESEEABILITY

The change was **not reasonably foreseeable or preventable at the time of Application**. The City of Amarillo's collective departmental review of a specific site configuration occurs at the pre-development meeting, in the platting cycle. That review is not available to an applicant before site control and application, and no published City standard put the Owner on notice that this particular division of the

parcel would be rejected. The requirement is also not one the Owner could have cured unilaterally, because it concerns the access of a tract the Owner is not buying.

The Owner acted promptly on learning of it. It brought the site to the City immediately after award, redesigned the site to provide the access the City required, absorbed the loss of 0.61 acres without seeking additional credits or Department funds, and is before the Board at the first Board meeting for which the filing deadline of §10.405(a) can be met.

VI. CONCLUSION

The Owner respectfully requests that the Department approve this Material Application Amendment for consideration at the November 5, 2026 Governing Board meeting, and specifically that the Board find that the modification of residential density from 21.08 to 24.59 Units per acre would not have adversely affected the selection of the Application in the 2026 Competitive Housing Tax Credit round.

Because the Commitment Notice for this Application has not yet been issued, the Owner further requests that staff process this amendment so that the Commitment Notice, when issued, reflects the amended 3.66-acre Development Site and the revised site plan — avoiding the need to amend a Commitment already in hand. The Owner defers entirely to staff on sequencing and will accept the Commitment Notice as awarded if the Department prefers that the amendment be resolved afterward. Its only object is that the Commitment, Carryover and LURA all rest on the same site.

The completed Amendment Request Form and the required documentation under Section 2 of that form accompany this letter. The $2,500 first-amendment fee will be mailed to the Department under separate cover. The Owner recognizes that the Department will want the City's requirement in writing and is pursuing it; it would rather file complete on the facts it can attest to today than miss the November Board and carry this uncertainty into Commitment and Carryover. Please contact the undersigned with any questions or if the Department requires anything further.

Respectfully submitted,

Ronnie Gyani,
Authorized Signatory of Amarillo Lofts, LP

ENCLOSURES

Tab 1 TDHCA Amendment Request Form, completed and executed

Tab 2 Amendment fee — $2,500 (first amendment), to be mailed to the Department under separate cover

Tab 3 Revised site plan — 3.66-acre Development Site, showing the drive aisle corridor serving the 1.988-acre remainder

Tab 4 Site plan as submitted with the Application, for comparison

Tab 5 Architectural plans confirming no change to building floor plans or Unit floor plans

TAB 1

TDHCA Amendment Request Form

Completed and executed

Asset Management Division

Amendment Request Form

Completed forms can be emailed to *asset.management@tdhca.texas.gov* or can be submitted as directed in the *Delivery Instructions* section of the *Post Award Activities Manual*.

TYPE OF AMENDMENT REQUESTED

Date Submitted: 9/21/2026 Amendment Requested: *Material Application Amendment,*

Has the change been implemented? *No* Award Stage:

Commitment (Prior to Carryover)

NOTE: *Material Application Amendment requests must be received **45 days before the Board Meeting**.*

*Material LURA Amendment requests must be received **45 days before the Board Meeting**, and the Development Owner must provide reasonable notice and hold a public hearing regarding the requested amendment(s) at least 20 business days prior to the scheduled Board meeting where the request will be considered.*

Contact your Asset Manager if you are unsure what type of Amendment to request. Amendment submission requirements and Board dates pertaining to Material Amendments are located on the Post Award Activities Manual page.

DEVELOPMENT INFORMATION

Development Name: Amarillo Lofts File No. / CMTS No.: 26189 /

CONTACT INFORMATION

Request Submitted By: Ronnie Gyani Phone #/Email: (917) 698-8742 / ronnie@gyanicap.com

SECTION 1: COVER LETTER

A cover letter ***MUST*** be submitted with your request. Review your cover letter to ensure it includes:

☒ The change(s) requested ☒ The reason the change is necessary ☒ The good cause for the change

☒ An explanation of whether the change was reasonably foreseeable or preventable at the time of Application

SECTION 2: REQUIRED DOCUMENTATION

The following is attached:

☒ Revised Application Exhibits/Documents Reflecting and Verifying All Requested Changes;

☒ Revised Development Financing Exhibits or a Signed Statement of No Financial Impact – *(Only if financial information has changed or if it is reasonable to assume that the amendment will have a financial impact on the Development);*

☒ Amendment fee of $2,500 for first amendments, $3,000 for second amendments, increase of $500 for each successive amendment (Applicable for Material Amendments and for Non-Material Amendments if changes

have already been implemented or a subsequent request.) – *N/A for Developments only funded by a Multifamily Direct Loan program (HOME, NSP, HTF, NHTF).*

SECTION 3A: MATERIAL APPLICATION AMENDMENT ITEMS – *10 TAC §10.405(a)(4)*

Check all items that have been modified from the original Application:

- ☒ Significant Modification of Site plan
- ☐ Modification of the Number of Units*
- ☐ Modification to Bedroom Mix of Units
- ☐ Reduction of 3% + in Square Footage of Units
- ☐ Reduction of 3% + in Common Areas
- ☐ Substantive Modification of Scope of Tenant Services
- ☐ Significant Modification of Architectural Design
- ☒ Modification of the Residential Density (5%+ change)
- ☐ Request to implement a revised Election under §42(g) of the Code prior to filing IRS Forms 8609**
- ☐ Other: Modification of the residential density of at least 5%.

*For Amendment that propose to reduce the number of low-income units or to change the rent and/or income limits, the following must be submitted:

- ☐ Written confirmation from the lender and syndicator that the development is infeasible without the adjustment in units, if prior to issuance of IRS Form(s) 8609 by the Department;
- ☐ Evidence supporting the adjustment in units change is necessary for continued feasibility.

NOTE: An approval of the amendment may carry a penalty in accordance with §10.405(a)(7)(B).

**For Amendments that request to implement a revised election, the following must be submitted:

- ☐ Revised financial exhibits to the Application;

SECTION 3B: MATERIAL LURA AMENDMENT ITEMS – *10 TAC §10.405(b)(2)*

Check all items that require a material LURA amendment:

- ☐ Reductions to the Number of Low-Income Units
- ☐ Changes to income or rent restrictions
- ☐ Changes to Target Population
- ☐ Removal of Nonprofit Organization
- ☐ Removal of HUB prior to filing IRS Forms 8609
- ☐ Affecting Rights of Tenant/3rd Parties under LURA
- ☐ Other: Describe amedment requested.

The following additional items are attached for consideration or will be forthcoming:

- ☐ Draft Notice of Public Hearing*
- ☐ Evidence of public hearing*

***NOTE:** **Draft Notices of Public Hearing must be provided with the Amendment materials 45 days prior to the Board meeting. *The Public Hearing must be held at least 20 business days prior to the Board meeting, and minutes of the public hearing and attendance sheets must be submitted to TDHCA within 3 days of the hearing.*

SECTION 4A: NON-MATERIAL APPLICATION AMENDMENT SUMMARY - *10 TAC §10.405(a)(3)*

Check or explain items that require a non-material Application amendment (Contact your Asset Manager if you are unsure of whether your request is non-material):

- ☐ Amendment is requesting a change in Developer(s) or Guarantor(s) and pre and post change org charts, agreements to the change, and Previous Participation forms are attached.
- ☐ Representations made in the Application that exceed the scope of a notification item: Describe amendment requested.

☐ Exchange Developments only: Requests to change elections on line 8(b) of Form 8609 to group buildings into one or more multiple building projects (can be made only once during the Compliance Period).

SECTION 4B: NON-MATERIAL LURA AMENDMENT SUMMARY - *10 TAC §10.405(b)(1)*

Check or explain items that require a non-material LURA amendment Contact your Asset Manager if you are unsure what type of LURA Amendment to request.

☐ HUB participation removal. Request must include documentation to support that a) the HUB is requesting removal of its own volition or is being removed as a result of default, b) the participation has been substantive or meaningful, and c) where the HUB will be replaced as a GP or SLP that is not a HUB and will sell its ownership interest, an ownership transfer request has also been submitted. HUB removal requests will only be considered non-material amendments after the issuance of 8609s.

☐ A change resulting from a Department work out arrangement as recommended by the Department.

☐ Change in ROFR period/provisions.

☐ Board approved a de minimis modification of the Unit Mix or bedroom mix of Units to increase the Development's accessibility

☐ Bifurcation of the term of a HOME or NSP LURA with the Department that requires a longer affordability period than the minimum federal requirement, into a federal and state affordability period.

☐ A change in Target Population if the Elderly restrictions in the LURA expired at the end of the Compliance Period or the Federal Affordability Period (as applicable), **and** the amendment to extend the elderly requirement is requested within one year of expiration. Request must include a certification from the Development Owner that the Development still qualifies as Elderly.

☐ Amendments necessary to opt into the 2025 HOME final rule in accordance with 10TAC §10.601(g)

☐ A correction of error (i.e., revision to Applicable Fractions, BINs, Accessible Units, etc.)

☐ Other Representations made in the LURA not identified above: Describe items needed.

SECTION 4C: NOTIFICATION ITEM SUMMARY - *10 TAC §10.405(a)(2)*

Check or explain items that require a notification to the Department:

☐ Change to the Development Site acreage required by the City or other local governmental authority, or changes resulting from survey discrepancies, as long as such change does not also result in a modification to the residential density of more than 5%.

☐ Minor modifications to the site plan that will not significantly impact costs (i.e., relocation or rearrangement of buildings, changes in ingress/egress, etc.), as long as the number of residential and non-residential buildings remains the same.

☐ Increases in net rentable square footage or common areas or decreases in Net Rentable Area or common areas, as long as the decrease is a less than 3% change.

☐ Changes in amenities not requiring a change to the LURA or negatively impacting scoring, including changes to outdated amenities. The request must propose to replace the amenity with an amenity of equal benefit to the resident community.

☐ Changes in Developers or Guarantors with no new Principals.

☐ Other amendment not deemed material or non-material: Describe items needed.

TAB 2

Amendment Fee

$2,500 — first amendment

Multifamily Document and Payment Receipt and check, payable to the Texas Department of Housing and Community Affairs.

TAB 3

Revised Site Plan

3.66-acre Development Site · Sheet AP2, September 2026

Showing the drive aisle corridor providing ingress and egress to the 1.988-acre remainder



PROPOSED SITE PLAN

SCALE: 1" = 30'-0"

TABLE 1: UNITS PER BUILDING TYPE

UNIT LABEL	AREA PER UNIT TYPE	BUILDING IDENTIFICATION #1 NUMBER OF UNIT(S) PER BUILDING	BUILDING IDENTIFICATION #2 NUMBER OF UNIT(S) PER BUILDING	TOTAL NUMBER OF UNITS PER UNIT TYPE
FHA 1-BR	681 SF	10	14	24
FHA HEARING/VISUAL 1-BR	681 SF	1	1	2
ADA 1-BR	681 SF	1	1	2
FHA 2-BR	840 SF	28	30	58
FHA HEARING/VISUAL 2-BR	840 SF	1	1	2
ADA 2-BR	840 SF	1	2	3
TOTAL NUMBER OF UNITS PER BUILDING		42	48	90

TABLE 2: REQUIRED ACCESSIBLE UNITS

UNIT TYPE	IN COMPLIANCE WITH:	BUILDING IDENTIFICATION #1	#2	TOTAL
ADA 1-BR	ADA / MOBILITY	1	1	2
FHA / HV 1-BR	HEARING/VISUAL	-	1	1
ADA 2-BR	ADA / MOBILITY	1	2	3
FHA / HV 2-BR	HEARING/VISUAL	1	-	1

MOBILITY UNITS REQUIRED (90 X 5% =4.5)

MOBILITY UNITS PROVIDED = 5

HEARING/VISUAL UNITS REQUIRED (90 X 2% =1.8)

HEARING/VISUAL UNITS PROVIDED = 2

TABLE 3: SQUARE FOOT CALCULATIONS PER BUILDING

NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUT TO OUTSIDE FACE OF STUD TO CENTERLINE OF UNIT PARTITION

AREA TYPE	BUILDING IDENTIFICATION #1	#2	DEV. TOTAL
TOTAL NRA	69,092 SF	88,096 SF	71,228 SF
TOTAL COMMON AREA	8,870 SF	8,871 SF	17,881 SF
TOTAL BUILDING AREA PER BUILDING	40,700 SF	46,967 SF	89,059 SF

PHASE I:

TABLE 4: PARKING PROVIDED

NOTE: ALL PARKING PROVIDED IS UNCOVERED

TYPE	QUANTITY
STANDARD SPACE(S)	98
STANDARD ACCESSIBLE SPACE(S)	5
VAN ACCESSIBLE SPACE(S)	2
TOTAL PARKING PROVIDED	102
LOCAL PARKING REQUIREMENTS:	(1) SPACE(S) PER 1-BR UNIT, (1.5) SPACE(S) PER 2-BR UNIT

PARKING PROVIDED MEETS ZONING REQUIREMENT

SITE INFORMATION

LAND AREA	+/- 3.66 ACRE(S) (159,515 SF)
MAX LOT COVERAGE	55%
EXISTING USE	VACANT
CURRENT ZONING	PD - PLANNED DEVELOPMENT
PROPOSED USE	PD - PLANNED DEVELOPMENT - MULTI-FAMILY APARTMENTS
MAX BUILDING HEIGHT	50' (1-3 St)
DETENTION/RETENTION POND	NO DETENTION/RETENTION POND EXISTS
FLOOD PLAIN	FLOOD ZONE X (NOTMATION REQUIRED)

NOTE: DEVELOPMENT WILL BE BUILT IN ACCORDANCE WITH THE FIRM FLOOD PLAIN REQUIREMENTS.

LANDSCAPING & LIGHTING WILL MEET THE NORMAL ZONING CODE REQUIREMENTS. ALL BUILDING LIGHTING TO BE SURFACE MOUNTED

NUMBER OF EMPLOYEES: (+)	HOURS OF OPERATION: 8-5 ET, M-F

UNIT TYPE LEGEND

FHA = FAIR HOUSING ACT
ADA = AMERICANS WITH DISABILITIES ACT
H/V = HEARING/VISUAL

PROPERTY DESCRIPTION

A 427-ACRE TRACT BEING THE WEST PART OF LOT 2, BLOCK 14, AMENDED SHAL-CREEK ADDITION UNIT NO. 28, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, OF RECORD IN VOLUME 3940, PAGE 63, OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS; SAID 4.27-ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 5588" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 14;

THENCE SOUTH 89 DEGREES 29 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 1,965.85 FEET TO A 3/8-INCH IRON ROD WITH CAP STAMPED "WEST TEXAS" ALSO BEING THE NORTHWEST CORNER OF LOT 7A, BLOCK 14, LEVAL CREEK ADDITION UNIT NO. 7A-B;

THENCE SOUTH 00 DEGREES 30 MINUTES 40 SECONDS WEST ALONG THE WEST LINE OF LOT 7A, A DISTANCE OF 948.89 FEET TO A 3/8-INCH IRON ROD WITH CAP STAMPED "WEST TEXAS";

THENCE SOUTH 89 DEGREES 32 MINUTES 40 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 7A, A DISTANCE OF 315.00 FEET TO A 3/8-INCH IRON ROD WITH CAP STAMPED "WEST TEXAS";

THENCE SOUTH 00 DEGREES 14 MINUTES 54 SECONDS WEST, A DISTANCE OF 777.88 FEET TO A 3/8-INCH IRON ROD WITH CAP STAMPED "WEST" SET IN THE SOUTH LINE OF SAID LOT 2;

THENCE NORTH 89 DEGREES 29 MINUTES 27 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 2,155.58 TO A 1-INCH IRON PIPE FOUND;

THENCE NORTH 00 DEGREES 01 MINUTES 08 SECONDS WEST, ALONG THE WEST LINE OF LOT 2, A DISTANCE OF 1,662.82 FEET TO THE PLACE OF BEGINNING.

SAID TRACT CONTAINS A COMPUTED AREA OF 427 ACRES OF LAND.

SITE LEGEND

ACCESSIBLE ROUTE (36" MIN. WIDTH, 2% CROSS SLOPE MAX, 5% RUNNING SLOPE MAX)

ADA ACCESSIBLE

HEARING/VISUAL (H/V) ACCESSIBLE

NOTES:

A. ALL PARKING AND DRIVEWAYS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 9 OF THE DEVELOPMENT POLICY MANUAL OF THE CITY OF AMARILLO UNLESS NOTED OTHERWISE.

B. ALL EXTERIOR LIGHTING SHALL BE DIRECTED ON TO THE PROPERTY IN SUCH A MANNER TO MINIMIZE OR ELIMINATE GLARE ACROSS ADJACENT PROPERTY LINES.

C. NO SIGNS SHALL BE DISPLAYED ON THE PROPERTY THAT USE OR HAVE ATTACHED ANY FLASHING, PULSATING, OR ROTATING LIGHTING SOURCE OR REFLECTOR. NO PORTABLE SIGNS WILL BE ALLOWED.

D. ANY ADDITIONAL BULK OR AREA REQUIREMENT NOT SPECIFICALLY NOTED ON THIS SITE PLAN SHALL COMPLY WITH THE ZONING DISTRICT IN WHICH THE PROPERTY WAS LOCATED PRIOR TO THIS AMENDMENT.

E. ANY AND ALL UTILITY RELOCATIONS OR ADJUSTMENTS REQUIRED FOR THIS DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER(S).

F. ALL FENCING, SCREENING, LANDSCAPING, DRIVEWAYS, AND PARKING AREAS SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES BY OWNERS. ALL LANDSCAPING TO BE INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY, OR WITHIN SIX MONTHS OF OCCUPYING STRUCTURE IF BAD WEATHER EXISTS. ALL LANDSCAPE MATERIAL, TREES, GRASS, SHRUBS, ETC., SHALL BE INSTALLED ON THIS SITE IN THE SAME MANNER AS DEPICTED ON THIS SITE PLAN AND ALL LANDSCAPED AREAS SHALL BE SERVED WITH A SPRINKLER SYSTEM.

G. THE APPROVAL OF THIS DEVELOPMENT BY THE CITY OF AMARILLO IN NO WAY SHALL ALTER OR ABROGATE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AS ADOPTED AND AMENDED BY THE CITY OF AMARILLO.

H. ANY USE, OTHER THAN THAT ALLOWED UNDER THE PREVIOUS ZONING CLASSIFICATION OR THAT WHICH IS SPECIFIED BY THIS SITE PLAN, WILL REQUIRE A ZONING AMENDMENT. IF A USE OTHER THAN WHAT IS SHOWN ON THIS SITE PLAN IS PROPOSED AND IS ALLOWED UNDER THE PREVIOUS ZONING DISTRICT (PD - PLANNED DEVELOPMENT), DEVELOPMENT STANDARDS SHALL COMPLY WITH THE CITY OF AMARILLO ZONING ORDINANCE FOR (PD - PLANNED DEVELOPMENT) DEVELOPMENT.

I. THE CITY OF AMARILLO OR ITS FRANCHISED UTILITY SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING, OR PLANTINGS THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION WITHIN ANY PUBLIC UTILITY OR DRAINAGE EASEMENT.

J. ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE LOCATED AND/OR SCREENED IN SUCH A MANNER AS TO ELIMINATE OR MINIMIZE NOISE AND VISUAL IMPACT TO ADJACENT PROPERTIES.

K. ALL SURFACE STORMWATER COLLECTED ON THIS SITE SHALL DRAIN DIRECTLY TO ADJACENT PUBLIC RIGHT-OF-WAY OR BY OTHER MEANS IF APPROVED BY THE CITY ENGINEER.

L. THE DEVELOPER SHALL COMPLY WITH ALL ADA REQUIREMENTS WHERE REQUIRED.

NOTE: CONTRACTOR TO COORDINATE WITH OWNER, UTILITY PROVIDERS AND THE CITY OF AMARILLO ON WHICH TREES SHALL/WILL TO BE SELECTED AND WHERE THEY MAY BE PLACED.

SYMBOL	QUANTITY	CATEGORY
	25	CANOPY TREE (SHADE / LARGE DECIDUOUS)
	40	TROPICAL TREE (PALM / BROAD TROPICAL CANOPY)
	23	UNDERSTORY TREE (SMALL DECIDUOUS)
	26	EVERGREEN TREE (CONIFEROUS / BROADLEAF EVERGREEN)
	92	SHRUB (DECIDUOUS OR EVERGREEN)

SEPTEMBER 2026

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AMARILLO LOFTS
AMARILLO, POTTER COUNTY, TEXAS

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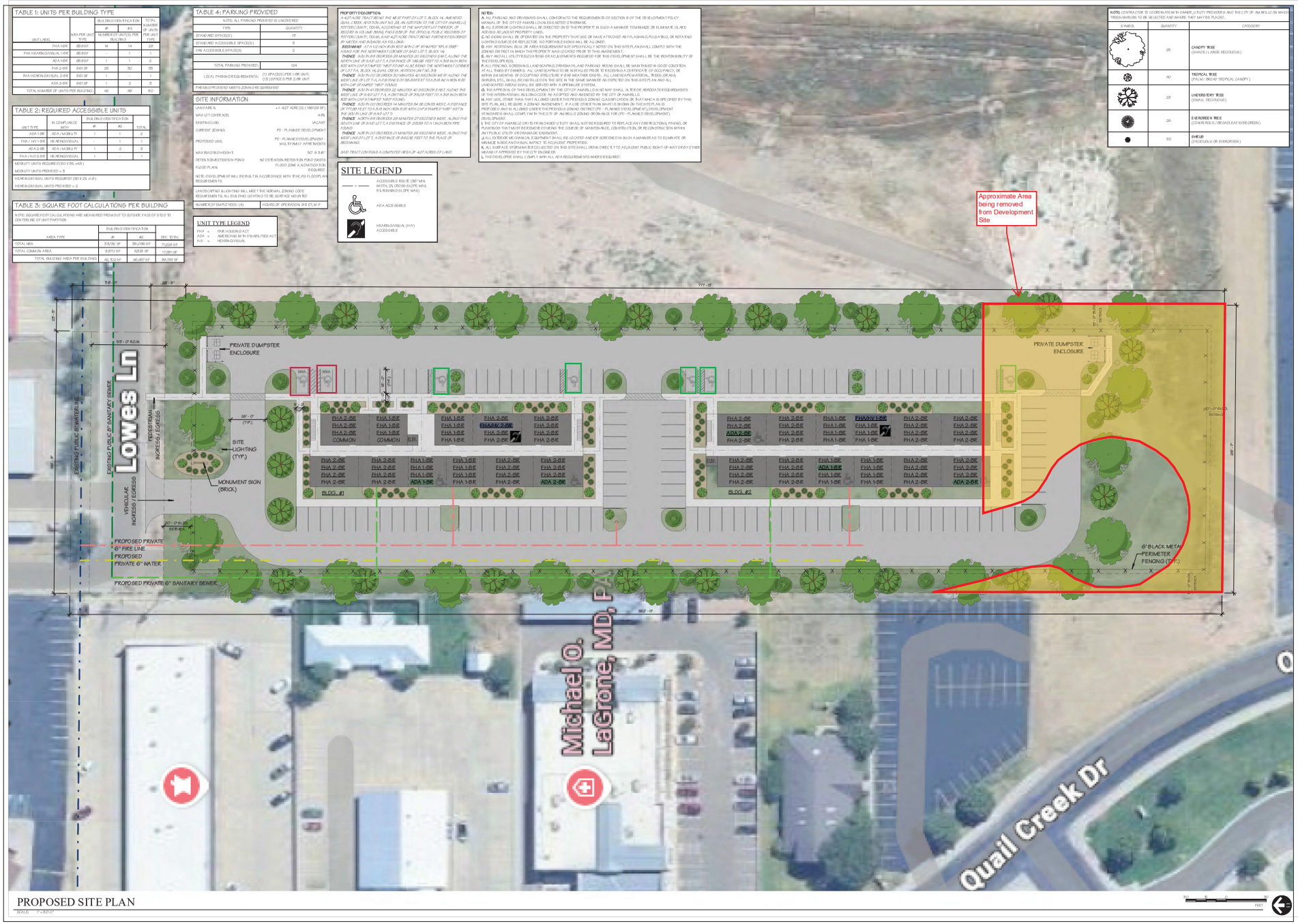
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TAB 4

Original Site Plan

4.27-acre Development Site as submitted with the Application

Provided for comparison



PROPOSED SITE PLAN

SCALE: 1" = 30'-0"

TABLE 1: UNITS PER BUILDING TYPE

UNIT LABEL	AVG. PER UNIT TYPE	BUILDING IDENTIFICATION #1 NUMBER OF UNIT(S) PER BUILDING	BUILDING IDENTIFICATION #2 NUMBER OF UNIT(S) PER BUILDING	TOTAL NUMBER OF UNITS PER UNIT TYPE
FHA 1-BR	699 SF	91	134	225
FHA HEARING/VISUAL 1-BR	699 SF	1	1	1
ADA 1-BR	699 SF	1	1	2
FHA 2-BR	840 SF	28	50	78
FHA HEARING/VISUAL 2-BR	840 SF	1	-	1
ADA 2-BR	840 SF	1	2	3
TOTAL NUMBER OF UNITS PER BUILDING		42	48	310

TABLE 2: REQUIRED ACCESSIBLE UNITS

UNIT TYPE	IN COMPLIANCE WITH:	BUILDING IDENTIFICATION #1	#2	TOTAL
ADA 1-BR	ADA / MOBILITY	1	1	2
FHA / HV 1-BR	HEARING/VISUAL	-	1	1
ADA 2-BR	ADA / MOBILITY	1	2	3
FHA / HV 2-BR	HEARING/VISUAL	1	-	1
MOBILITY UNITS REQUIRED (310 X 5% =16)				
MOBILITY UNITS PROVIDED = 5				
HEARING/SIGHT UNITS REQUIRED (310 X 2% =7)				
HEARING/SIGHT UNITS PROVIDED = 2				

TABLE 3: SQUARE FOOT CALCULATIONS PER BUILDING

NOTES: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUT TO OUTSIDE FACE OF STUD TO CENTERLINE OF UNIT PARTITION

AREA TYPE	BUILDING IDENTIFICATION #1	#2	DEV. TOTAL
TOTAL NRA	83,092 SF	88,096 SF	171,228 SF
TOTAL COMMON AREA	8,870 SF	8,911 SF	17,781 SF
TOTAL BUILDING AREA PER BUILDING	92,102 SF	96,987 SF	189,059 SF

TABLE 4: PARKING PROVIDED

NOTE: ALL PARKING PROVIDED IS UNCOVERED

TYPE	QUANTITY
STANDARD SPACE(S)	197
STANDARD ACCESSIBLE SPACE(S)	9
VAN ACCESSIBLE SPACE(S)	2
TOTAL PARKING PROVIDED	324
LOCAL PARKING REQUIREMENTS	(1) SPACE(S) PER 1-BR UNIT; (1.5) SPACES PER 2-BR UNIT
PARKING PROVIDED MEETS ZONING REQUIREMENT	

SITE INFORMATION

LAND AREA	+/- 4.27 ACRE (S) (186,029 SF)
MAX LOT COVERAGE	45%
EXISTING USE	VACANT
CURRENT ZONING	PD - PLANNED DEVELOPMENT
PROPOSED USE	PD - PLANNED DEVELOPMENT - MULTI-FAMILY APARTMENTS
MAX BUILDING HEIGHT	50' 8-5-8"
DETENTION/RETENTION POND	NO DETENTION/RETENTION POND EXISTS
FLOOD PLAIN	FLOOD ZONE X (NOMINATION REQUIRED)
NOTE: DEVELOPMENT WILL BE BUILT IN ACCORDANCE WITH THE FEMA FLOOD PLAIN REQUIREMENTS	
LANDSCAPING & LIGHTING WILL MEET THE NORMAL ZONING CODE REQUIREMENTS. ALL BUILDING LIGHTING TO BE SURFACE MOUNTED	
NUMBER OF EMPLOYEES: (+)	HOURS OF OPERATION: 8-5 ET, M-F

UNIT TYPE LEGEND

FHA = FAIR HOUSING ACT
ADA = AMERICANS WITH DISABILITIES ACT
H/V = HEARING/VISUAL

PROPERTY DESCRIPTION

A 427 ACRE TRACT BEING THE WEST PART OF LOT 2, BLOCK 14, AMENDED SAN CLEDA ADDITION, AS PLAT OF SAID ADDITION RECORDED IN VOLUME 2, PAGE 6, DEED RECORDS OF POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, OF RECORD IN VOLUME 2844, PAGE 6, DEED RECORDS OF POTTER COUNTY, TEXAS, SAID 4.27 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 5588" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 14;

THENCE SOUTH 89 DEGREES 29 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 196.66 FEET TO A 3/8 INCH IRON ROD WITH CAP STAMPED "WEST TEXAS" ALSO BEING THE NORTHWEST CORNER OF LOT 7A, BLOCK 14, LOMA LINDA ADDITION, UNIT NO. 3;

THENCE SOUTH 00 DEGREES 30 MINUTES 40 SECONDS WEST ALONG THE WEST LINE OF LOT 7A, A DISTANCE OF 316.28 FEET TO A 3/8 INCH IRON ROD WITH CAP STAMPED "WEST TEXAS";

THENCE SOUTH 89 DEGREES 22 MINUTES 40 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 7A, A DISTANCE OF 316.28 FEET TO A 3/8 INCH IRON ROD WITH CAP STAMPED "WEST TEXAS";

THENCE SOUTH 00 DEGREES 30 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 7A, A DISTANCE OF 316.28 FEET TO A 3/8 INCH IRON ROD WITH CAP STAMPED "WEST TEXAS" SET IN THE NORTH LINE OF SAID LOT 2;

THENCE NORTH 89 DEGREES 29 MINUTES 20 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 196.66 FEET TO THE PLACE OF BEGINNING.

SAID TRACT CONTAINS A COMPUTED AREA OF 4.27 ACRES OF LAND.

NOTES:

A. ALL PARKING AND DRIVEWAYS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 9 OF THE DEVELOPMENT POLICY MANUAL OF THE CITY OF AMARILLO, UNLESS NOTED OTHERWISE.

B. ALL EXTERIOR LIGHTING SHALL BE DIRECTED ONTO THE PROPERTY IN SUCH A MANNER TO MINIMIZE OR ELIMINATE GLARE ACROSS ADJACENT PROPERTY LINES.

C. NO SIGNS SHALL BE DISPLAYED ON THE PROPERTY THAT USE OR HAVE ATTACHED ANY FLASHING, PULSATING, OR ROTATING LIGHTING SOURCE OR REFLECTOR. NO PORTABLE SIGNS WILL BE ALLOWED.

D. ANY ADDITIONAL BULK OR AREA REQUIREMENT NOT SPECIFICALLY NOTED ON THIS SITE PLAN SHALL COMPLY WITH THE ZONING DISTRICT IN WHICH THE PROPERTY WAS LOCATED PRIOR TO THIS AMENDMENT.

E. ANY AND ALL UTILITY RELOCATIONS OR ADJUSTMENTS REQUIRED FOR THIS DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER(S).

F. ALL FENCING, SCREENING, LANDSCAPING, DRIVEWAYS, AND PARKING AREAS SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES BY OWNERS. ALL LANDSCAPING TO BE INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY, OR WITHIN SIX MONTHS OF OCCUPYING STRUCTURE IF BAD WEATHER EXISTS. ALL LANDSCAPE MATERIAL, TREES, GRASS, SHRUBS, ETC., SHALL BE INSTALLED ON THIS SITE IN THE SAME MANNER AS DEPICTED ON THIS SITE PLAN AND ALL LANDSCAPED AREAS SHALL BE SERVED WITH A SPRINKLER SYSTEM.

G. THE APPROVAL OF THIS DEVELOPMENT BY THE CITY OF AMARILLO IN NO WAY SHALL ALTER OR ABROGATE REQUIREMENTS OF THE MODERN MUNICIPAL BUILDING CODE AS ADOPTED AND AMENDED BY THE CITY OF AMARILLO.

H. ANY USE, OTHER THAN THAT ALLOWED UNDER THE PREVIOUS ZONING CLASSIFICATION OR THAT WHICH IS SPECIFIED BY THIS SITE PLAN, WILL REQUIRE A ZONING AMENDMENT. IF A USE OTHER THAN WHAT IS SHOWN ON THIS SITE PLAN IS PROPOSED AND IS ALLOWED UNDER THE PREVIOUS ZONING DISTRICT (PD - PLANNED DEVELOPMENT), DEVELOPMENT STANDARDS SHALL COMPLY WITH THE CITY OF AMARILLO ZONING ORDINANCE FOR (PD - PLANNED DEVELOPMENT) DEVELOPMENT.

I. THE CITY OF AMARILLO OR ITS FRANCHISED UTILITY SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING, OR PLANTINGS THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION WITHIN ANY PUBLIC UTILITY OR DRAINAGE EASEMENT.

J. ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE LOCATED AND/OR SCREENED IN SUCH A MANNER AS TO ELIMINATE OR MINIMIZE NOISE AND VISUAL IMPACT TO ADJACENT PROPERTIES.

K. ALL SURFACE STORMWATER COLLECTED ON THIS SITE SHALL DRAIN DIRECTLY TO ADJACENT PUBLIC RIGHT-OF-WAY OR BY OTHER MEANS IF APPROVED BY THE CITY ENGINEER.

L. THIS DEVELOPER SHALL COMPLY WITH ALL ADA REQUIREMENTS WHERE REQUIRED.

SITE LEGEND

ACCESSIBLE ROUTE (36" MIN. WIDTH, 2% CROSS SLOPE MAX, 5% RUNNING SLOPE MAX)

ADA ACCESSIBLE

HEARING/VISUAL (H/V) ACCESSIBLE

NOTES: CONTRACTOR TO COORDINATE WITH OWNER, UTILITY PROVIDERS AND THE CITY OF AMARILLO ON WHICH TREES SHALL/SHALL NOT BE SELECTED AND WHERE THEY MAY BE PLACED.

SYMBOL	QUANTITY	CATEGORY
	25	CANOPY TREE (SHADE / LARGE DECIDUOUS)
	40	TROPICAL TREE (PALM / BROAD TROPICAL CANOPY)
	23	UNDERSTORY TREE (SMALL DECIDUOUS)
	26	EVERGREEN TREE (CONIFEROUS / BROADLEAF EVERGREEN)
	92	SHRUB (DECIDUOUS & OR EVERGREEN)

FEBRUARY 2026

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TAB 5

Architectural Plans

Confirming no change to the building floor plans or the Unit floor plans

AMARILLO LOFTS

AMARILLO, POTTER COUNTY, TEXAS

INDEX TO DRAWINGS

AP0	COVER SHEET
AP1	BUILDING & UNIT MATRIX
AP2	PROPOSED SITE PLAN
AP3	BUILDING #1 - 1ST & 2ND FLOOR BUILDING PLANS
AP4	BUILDING #1 - 3RD & 4TH FLOOR BUILDING PLANS
AP5	BUILDING #2 - 1ST & 2ND FLOOR BUILDING PLANS
AP6	BUILDING #2 - 3RD & 4TH FLOOR BUILDING PLANS
AP7	BUILDING #1 - COMMON AREA PLAN
AP8	1-BR UNIT PLANS
AP9	2-BR UNIT PLANS
AP10	BUILDING #1 - EXTERIOR ELEVATIONS
AP11	BUILDING #2 - EXTERIOR ELEVATIONS

LAND OWNER: BARRET SAKOWSKI - AMARILLO RECREATIONAL STORAGE, LLC
202 BANKS DRIVE AMARILLO, TX 79124 - 1 (806) 584-6367

DEVELOPER: RONNIE GYANI - GYANI CAPITAL
3751 FAR WEST BLVD. #3709 AUSTIN, TX 78731 - 1 (917) 698-8742

DEVELOPER'S AGENT: KANWARJIT GYANI
3751 FAR WEST BLVD. #3709 AUSTIN, TX 78731 - 1 (512) 554-1567

ARCHITECT: WALLACE ARCHITECTS, LLC
302 CAMPUSVIEW DRIVE SUITE 208, COLUMBIA, MO 65201- 1 (573) 256-7200

PROJECT LOCATION



SEPTEMBER 2026

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AP1

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NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS

UNIT LABEL	BEDROOM(S) PER UNIT	BATHROOM(S) PER UNIT	NRA PER UNIT	BUILDING IDENTIFICATION #1	BUILDING IDENTIFICATION #2	TOTAL NUMBER OF BUILDING (2) NUMBER OF UNIT(S) PER UNIT TYPE	TOTAL NUMBER OF BUILDING (2) RESIDENTIAL AREA PER UNIT TYPE: TOTAL NRA
(31) 1-BR UNIT(S) 34%							
FHA 1-BR	1	1	659 SF	14	14	28	18,452 SF
FHA HEARING/VISUAL 1-BR	1	1	659 SF	-	1	1	659 SF
ADA 1-BR	1	1	659 SF	1	1	2	1,318 SF
(59) 2-BR UNIT(S) 66%							
FHA 2-BR	2	2	861 SF	25	30	55	47,355 SF
FHA HEARING/VISUAL 2-BR	2	2	861 SF	1	-	1	861 SF
ADA 2-BR	2	2	861 SF	1	2	3	2,583 SF
TOTAL NUMBER OF UNITS PER BUILDING:				42	48	90	71,228 SF
TOTAL NRA PER BUILDING:				33,132 SF	38,096 SF		
NON-RESIDENTIAL AREA:						TOTAL	
TOTAL COMMON AREA PER BUILDING:				9,570 SF	8,361 SF	17,931 SF	
RESIDENTIAL BUILDING(S)						TOTAL RESIDENTIAL AREA:	71,228 SF
						TOTAL COMMON AREA:	17,931 SF
						RESIDENTIAL BUILDING(S) TOTAL AREA:	89,159 SF
						TOTAL DEVELOPMENT AREA:	89,159 SF



PROPOSED SITE PLAN

SCALE: 1" = 30'-0"

TABLE 1: UNITS PER BUILDING TYPE

UNIT LABEL	AREA PER UNIT TYPE	BUILDING IDENTIFICATION #1 NUMBER OF UNIT(S) PER BUILDING	BUILDING IDENTIFICATION #2 NUMBER OF UNIT(S) PER BUILDING	TOTAL NUMBER OF UNITS PER UNIT TYPE
FHA 1-BR	681 SF	10	14	24
FHA HEARING/VISUAL 1-BR	681 SF	1	1	2
ADA 1-BR	681 SF	1	1	2
FHA 2-BR	840 SF	28	30	58
FHA HEARING/VISUAL 2-BR	840 SF	1	1	2
ADA 2-BR	840 SF	1	2	3
TOTAL NUMBER OF UNITS PER BUILDING		42	48	90

TABLE 2: REQUIRED ACCESSIBLE UNITS

UNIT TYPE	IN COMPLIANCE WITH:	BUILDING IDENTIFICATION #1	#2	TOTAL
ADA 1-BR	ADA / MOBILITY	1	1	2
FHA / HV 1-BR	HEARING/VISUAL	-	1	1
ADA 2-BR	ADA / MOBILITY	1	2	3
FHA / HV 2-BR	HEARING/VISUAL	1	-	1

MOBILITY UNITS REQUIRED (90 X 5% =4.5)

MOBILITY UNITS PROVIDED = 5

HEARING/VISUAL UNITS REQUIRED (90 X 2% =1.8)

HEARING/VISUAL UNITS PROVIDED = 2

TABLE 3: SQUARE FOOT CALCULATIONS PER BUILDING

NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUT TO OUTSIDE FACE OF STUD TO CENTERLINE OF UNIT PARTITION

AREA TYPE	BUILDING IDENTIFICATION #1	#2	DEV. TOTAL
TOTAL NRA	69,092 SF	88,096 SF	71,228 SF
TOTAL COMMON AREA	8,870 SF	8,871 SF	17,881 SF
TOTAL BUILDING AREA PER BUILDING	40,700 SF	46,967 SF	89,059 SF

PHASE I:

TABLE 4: PARKING PROVIDED

NOTE: ALL PARKING PROVIDED IS UNCOVERED

TYPE	QUANTITY
STANDARD SPACE(S)	98
STANDARD ACCESSIBLE SPACE(S)	5
VAN ACCESSIBLE SPACE(S)	2
TOTAL PARKING PROVIDED	102
LOCAL PARKING REQUIREMENTS:	(1) SPACE(S) PER 1-BR UNIT, (1.5) SPACE(S) PER 2-BR UNIT

PARKING PROVIDED MEETS ZONING REQUIREMENT

SITE INFORMATION

LAND AREA	+/- 3.66 ACRE(S) (159,515 SF)
MAX LOT COVERAGE	55%
EXISTING USE	VACANT
CURRENT ZONING	PD - PLANNED DEVELOPMENT
PROPOSED USE	PD - PLANNED DEVELOPMENT - MULTI-FAMILY APARTMENTS
MAX BUILDING HEIGHT	50' (1-3 St)
DETENTION/RETENTION POND	NO DETENTION/RETENTION POND EXISTS
FLOOD PLAIN	FLOOD ZONE X (NOTMATION REQUIRED)

NOTE: DEVELOPMENT WILL BE BUILT IN ACCORDANCE WITH THE FIRM FLOOD PLAIN REQUIREMENTS.

LANDSCAPING & LIGHTING WILL MEET THE NORMAL ZONING CODE REQUIREMENTS. ALL BUILDING LIGHTING TO BE SURFACE MOUNTED

NUMBER OF EMPLOYEES: (+)	HOURS OF OPERATION: 8-5 ET, M-F

UNIT TYPE LEGEND

FHA = FAIR HOUSING ACT
ADA = AMERICANS WITH DISABILITIES ACT
H/V = HEARING/VISUAL

PROPERTY DESCRIPTION

A 427-ACRE TRACT BEING THE WEST PART OF LOT 2, BLOCK 14, AMENDED SHAL-CREEK ADDITION UNIT NO. 28, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, OF RECORD IN VOLUME 3940, PAGE 63, OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS; SAID 4.27-ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 5588" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 14;

THENCE SOUTH 89 DEGREES 29 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 1,965.85 FEET TO A 3/8-INCH IRON ROD WITH CAP STAMPED "WEST TEXAS" ALSO BEING THE NORTHWEST CORNER OF LOT 7A, BLOCK 14, LEVAL CREEK ADDITION UNIT NO. 7A-B;

THENCE SOUTH 00 DEGREES 30 MINUTES 40 SECONDS WEST ALONG THE WEST LINE OF LOT 7A, A DISTANCE OF 948.89 FEET TO A 3/8-INCH IRON ROD WITH CAP STAMPED "WEST TEXAS";

THENCE SOUTH 89 DEGREES 32 MINUTES 40 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 7A, A DISTANCE OF 315.00 FEET TO A 3/8-INCH IRON ROD WITH CAP STAMPED "WEST TEXAS";

THENCE SOUTH 00 DEGREES 14 MINUTES 54 SECONDS WEST, A DISTANCE OF 777.88 FEET TO A 3/8-INCH IRON ROD WITH CAP STAMPED "WEST" SET IN THE SOUTH LINE OF SAID LOT 2;

THENCE NORTH 89 DEGREES 29 MINUTES 27 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 2,155.58 TO A 1-INCH IRON PIPE FOUND;

THENCE NORTH 00 DEGREES 01 MINUTES 08 SECONDS WEST, ALONG THE WEST LINE OF LOT 2, A DISTANCE OF 1,662.82 FEET TO THE PLACE OF BEGINNING.

SAID TRACT CONTAINS A COMPUTED AREA OF 427 ACRES OF LAND.

SITE LEGEND

ACCESSIBLE ROUTE (36" MIN. WIDTH, 2% CROSS SLOPE MAX, 5% RUNNING SLOPE MAX)

ADA ACCESSIBLE

HEARING/VISUAL (H/V) ACCESSIBLE

NOTES:

A. ALL PARKING AND DRIVEWAYS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 9 OF THE DEVELOPMENT POLICY MANUAL OF THE CITY OF AMARILLO UNLESS NOTED OTHERWISE.

B. ALL EXTERIOR LIGHTING SHALL BE DIRECTED ON TO THE PROPERTY IN SUCH A MANNER TO MINIMIZE OR ELIMINATE GLARE ACROSS ADJACENT PROPERTY LINES.

C. NO SIGNS SHALL BE DISPLAYED ON THE PROPERTY THAT USE OR HAVE ATTACHED ANY FLASHING, PULSATING, OR ROTATING LIGHTING SOURCE OR REFLECTOR. NO PORTABLE SIGNS WILL BE ALLOWED.

D. ANY ADDITIONAL BULK OR AREA REQUIREMENT NOT SPECIFICALLY NOTED ON THIS SITE PLAN SHALL COMPLY WITH THE ZONING DISTRICT IN WHICH THE PROPERTY WAS LOCATED PRIOR TO THIS AMENDMENT.

E. ANY AND ALL UTILITY RELOCATIONS OR ADJUSTMENTS REQUIRED FOR THIS DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER(S).

F. ALL FENCING, SCREENING, LANDSCAPING, DRIVEWAYS, AND PARKING AREAS SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES BY OWNERS. ALL LANDSCAPING TO BE INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY, OR WITHIN SIX MONTHS OF OCCUPYING STRUCTURE IF BAD WEATHER EXISTS. ALL LANDSCAPE MATERIAL, TREES, GRASS, SHRUBS, ETC., SHALL BE INSTALLED ON THIS SITE IN THE SAME MANNER AS DEPICTED ON THIS SITE PLAN AND ALL LANDSCAPED AREAS SHALL BE SERVED WITH A SPRINKLER SYSTEM.

G. THE APPROVAL OF THIS DEVELOPMENT BY THE CITY OF AMARILLO IN NO WAY SHALL ALTER OR ABROGATE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AS ADOPTED AND AMENDED BY THE CITY OF AMARILLO.

H. ANY USE, OTHER THAN THAT ALLOWED UNDER THE PREVIOUS ZONING CLASSIFICATION OR THAT WHICH IS SPECIFIED BY THIS SITE PLAN, WILL REQUIRE A ZONING AMENDMENT. IF A USE OTHER THAN WHAT IS SHOWN ON THIS SITE PLAN IS PROPOSED AND IS ALLOWED UNDER THE PREVIOUS ZONING DISTRICT (PD - PLANNED DEVELOPMENT), DEVELOPMENT STANDARDS SHALL COMPLY WITH THE CITY OF AMARILLO ZONING ORDINANCE FOR (PD - PLANNED DEVELOPMENT) DEVELOPMENT.

I. THE CITY OF AMARILLO OR ITS FRANCHISED UTILITY SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING, OR PLANTINGS THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION WITHIN ANY PUBLIC UTILITY OR DRAINAGE EASEMENT.

J. ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE LOCATED AND/OR SCREENED IN SUCH A MANNER AS TO ELIMINATE OR MINIMIZE NOISE AND VISUAL IMPACT TO ADJACENT PROPERTIES.

K. ALL SURFACE STORMWATER COLLECTED ON THIS SITE SHALL DRAIN DIRECTLY TO ADJACENT PUBLIC RIGHT-OF-WAY OR BY OTHER MEANS IF APPROVED BY THE CITY ENGINEER.

L. THE DEVELOPER SHALL COMPLY WITH ALL ADA REQUIREMENTS WHERE REQUIRED.

NOTE: CONTRACTOR TO COORDINATE WITH OWNER, UTILITY PROVIDERS AND THE CITY OF AMARILLO ON WHICH TREES SHALL/WILL TO BE SELECTED AND WHERE THEY MAY BE PLACED.

SYMBOL	QUANTITY	CATEGORY
	25	CANOPY TREE (SHADE / LARGE DECIDUOUS)
	40	TROPICAL TREE (PALM / BROAD TROPICAL CANOPY)
	23	UNDERSTORY TREE (SMALL DECIDUOUS)
	26	EVERGREEN TREE (CONIFEROUS / BROADLEAF EVERGREEN)
	92	SHRUB (DECIDUOUS OR EVERGREEN)

SEPTEMBER 2026

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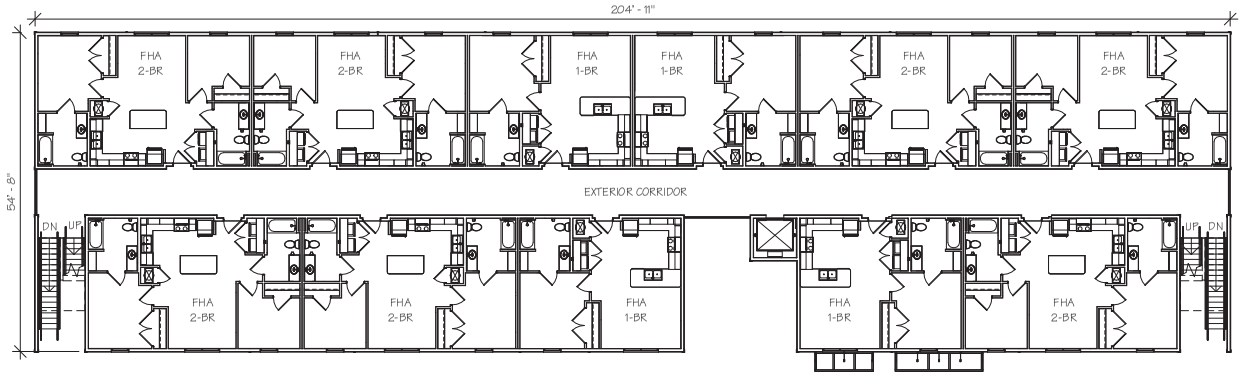
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TABLE 3: SQUARE FOOT CALCULATIONS PER BUILDING			
NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUT TO OUTSIDE FACE OF STUD TO CENTERLINE OF UNIT PARTITION			
	BUILDING IDENTIFICATION		
AREA TYPE	#1	#2	DEV. TOTAL
TOTAL NRA	33,132 SF	38,096 SF	71,228 SF
TOTAL COMMON AREA	9,570 SF	8,361 SF	17,931 SF
TOTAL BUILDING AREA PER BUILDING:	42,702 SF	46,457 SF	89,159 SF

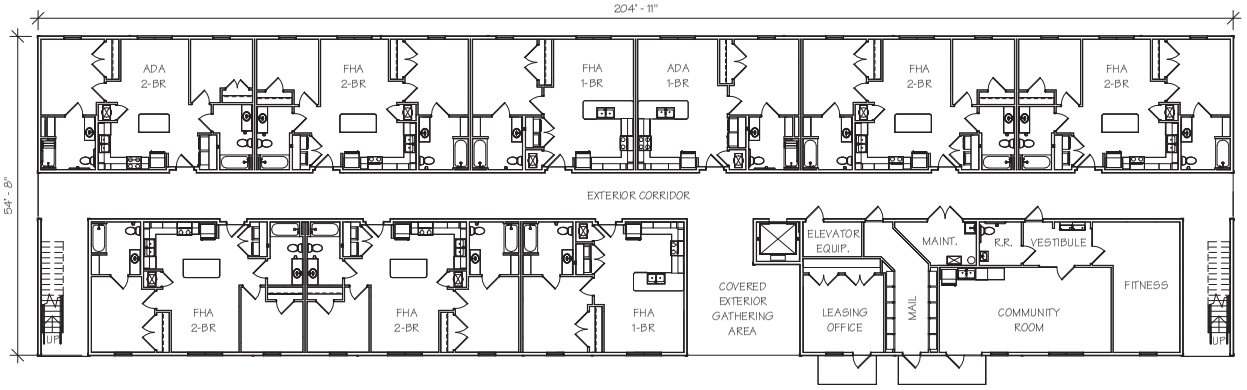
UNIT TYPE LEGEND

FHA = FAIR HOUSING ACT
ADA = AMERICANS WITH DISABILITIES ACT
H/V = HEARING/VISUAL



BUILDING #1 - 2ND FLOOR BUILDING PLAN

SCALE: 3/64" = 1'-0"



BUILDING #1 - 1ST FLOOR BUILDING PLAN

SCALE: 3/64" = 1'-0"

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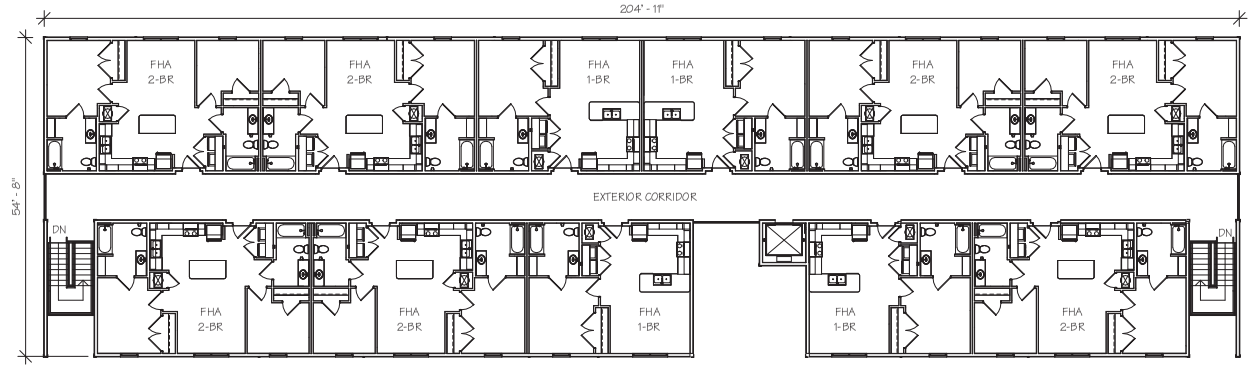
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TABLE 3: SQUARE FOOT CALCULATIONS PER BUILDING			
NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUT TO OUTSIDE FACE OF STUD TO CENTERLINE OF UNIT PARTITION			
	BUILDING IDENTIFICATION		
AREA TYPE	#1	#2	DEV. TOTAL
TOTAL NRA	33,132 SF	38,096 SF	71,228 SF
TOTAL COMMON AREA	9,570 SF	8,361 SF	17,931 SF
TOTAL BUILDING AREA PER BUILDING:	42,702 SF	46,457 SF	89,159 SF

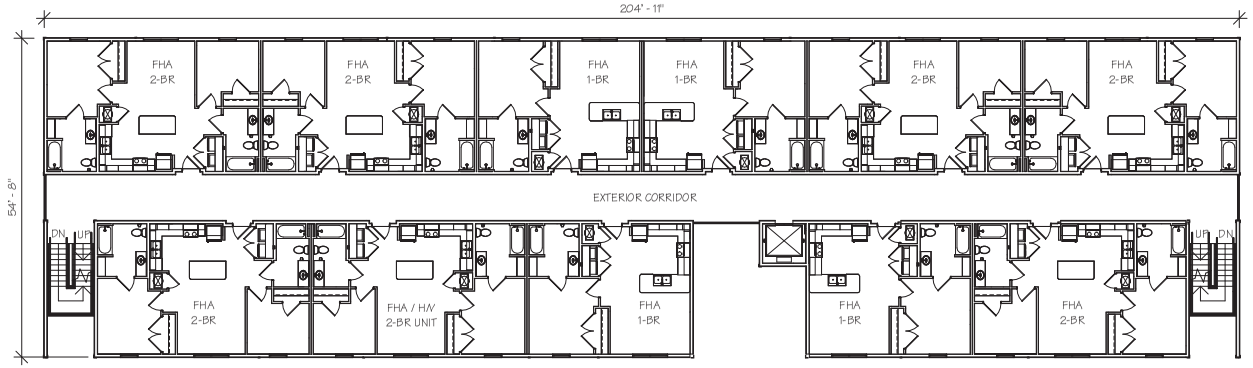
UNIT TYPE LEGEND

FHA = FAIR HOUSING ACT
ADA = AMERICANS WITH DISABILITIES ACT
H/V = HEARING/VISUAL



BUILDING #1 - 4TH FLOOR BUILDING PLAN

SCALE: 3/64" = 1'-0"



BUILDING #1 - 3RD FLOOR BUILDING PLAN

SCALE: 3/64" = 1'-0"

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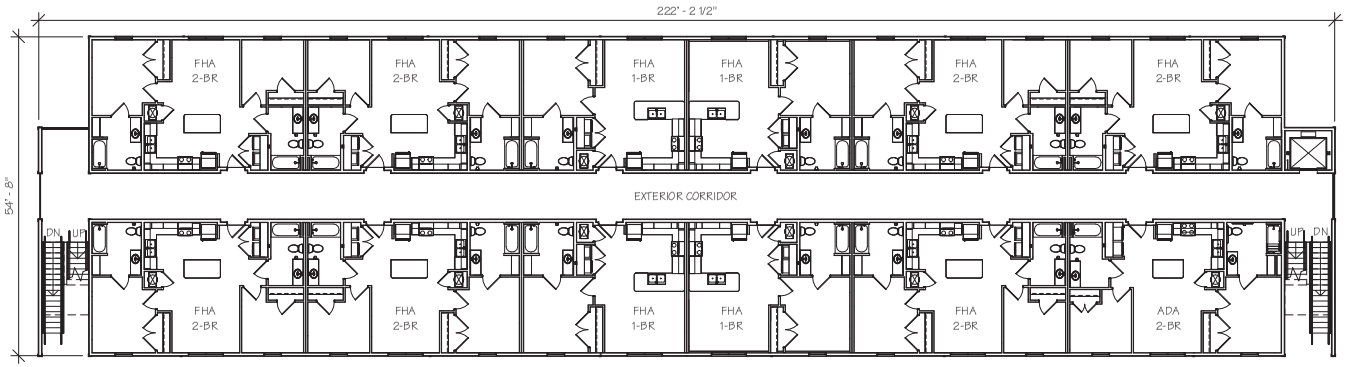
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TABLE 3: SQUARE FOOT CALCULATIONS PER BUILDING			
NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUT TO OUTSIDE FACE OF STUD TO CENTERLINE OF UNIT PARTITION			
	BUILDING IDENTIFICATION		
AREA TYPE	#1	#2	DEV. TOTAL
TOTAL NRA	33,132 SF	38,096 SF	71,228 SF
TOTAL COMMON AREA	9,570 SF	8,361 SF	17,931 SF
TOTAL BUILDING AREA PER BUILDING:	42,702 SF	46,457 SF	89,159 SF

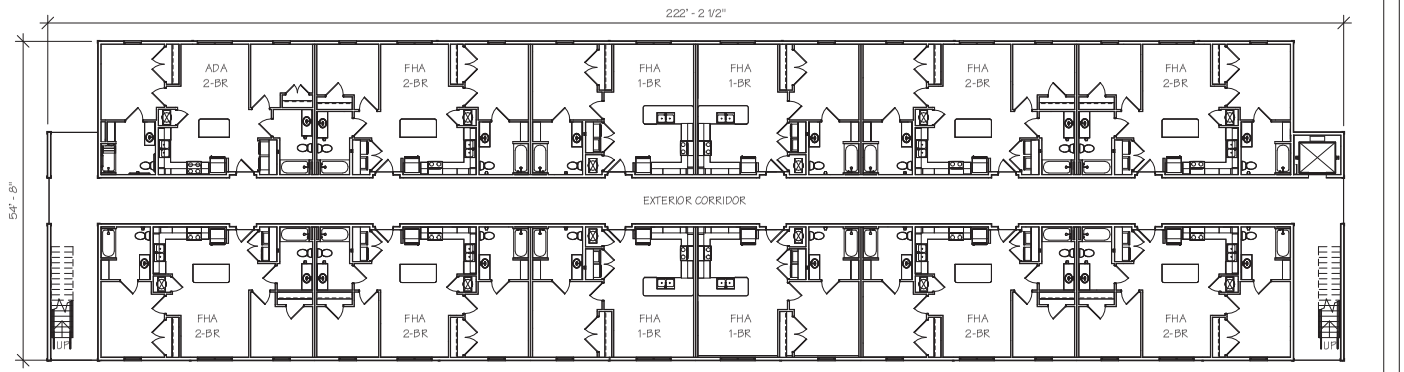
UNIT TYPE LEGEND

FHA = FAIR HOUSING ACT
ADA = AMERICANS WITH DISABILITIES ACT
H/V = HEARING/VISUAL



BUILDING #2 - 2ND FLOOR BUILDING PLAN

SCALE: 3/64" = 1'-0"



BUILDING #2 - 1ST FLOOR BUILDING PLAN

SCALE: 3/64" = 1'-0"

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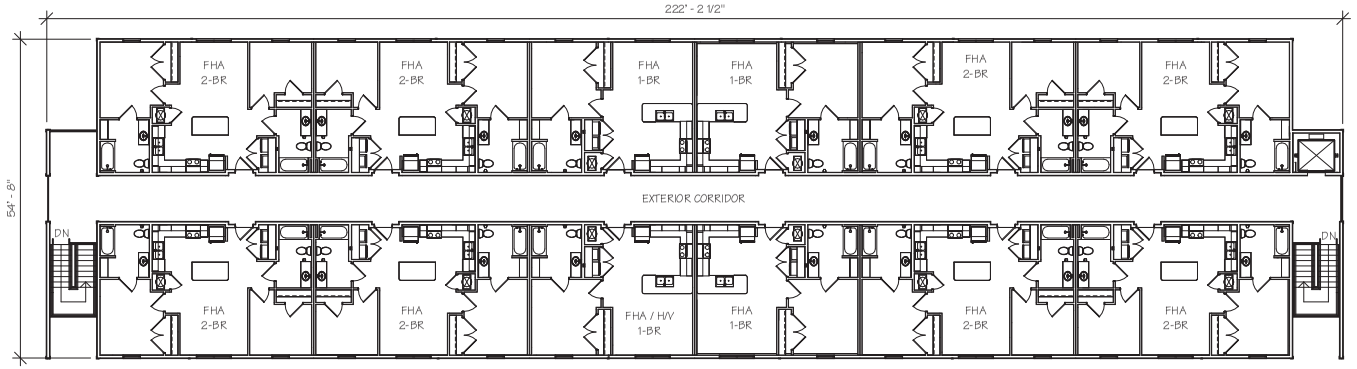
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TABLE 3: SQUARE FOOT CALCULATIONS PER BUILDING			
NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUT TO OUTSIDE FACE OF STUD TO CENTERLINE OF UNIT PARTITION			
	BUILDING IDENTIFICATION		
AREA TYPE	#1	#2	DEV. TOTAL
TOTAL NRA	33,132 SF	38,096 SF	71,228 SF
TOTAL COMMON AREA	9,570 SF	8,361 SF	17,931 SF
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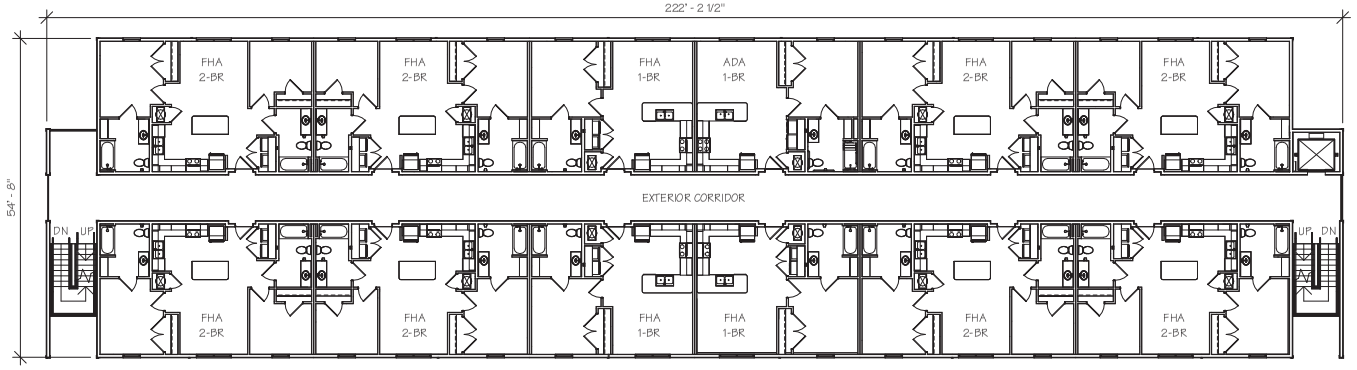
UNIT TYPE LEGEND

FHA = FAIR HOUSING ACT
ADA = AMERICANS WITH DISABILITIES ACT
H/V = HEARING/VISUAL



BUILDING #2 - 4TH FLOOR BUILDING PLAN

SCALE: 3/64" = 1'-0"



BUILDING #2 - 3RD FLOOR BUILDING PLAN

SCALE: 3/64" = 1'-0"

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COMMON AREA MATRIX PER BUILDING

NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUT TO OUTSIDE FACE OF STUD TO CENTERLINE OF UNIT PARTITION

AREA TYPE	BUILDING IDENTIFICATION #1	#2	DEV. TOTAL
ACCESSIBLE TO TENANTS			17,734 SF
CONDITIONED			1,808 SF
ELEVATOR	238 SF	260 SF	498 SF
LEASING OFFICE	199 SF	-	199 SF
MAIL CHASE(S)	49 SF	-	49 SF
MAIL CORRIDOR	152 SF	-	152 SF
RESTROOM	60 SF	-	60 SF
COMMUNITY ROOM WITH KITCHENETTE	453 SF	-	453 SF
VESTIBULE	94 SF	-	94 SF
FITNESS	303 SF	-	303 SF
UNCONDITIONED			15,926 SF
EXTERIOR CORRIDOR	7,303 SF	8,101 SF	15,404 SF
COVERED EXTERIOR GATHERING AREA	397 SF	-	397 SF
LEASING OFFICE PATIO	50 SF	-	50 SF
COMMUNITY ENTRY PATIO	75 SF	-	75 SF
RESTRICTED TO EMPLOYEES			197 SF
CONDITIONED			197 SF
MAINTENANCE	92 SF	-	92 SF
ELEVATOR EQUIPMENT	67 SF	-	67 SF
FILE STORAGE	38 SF	-	38 SF
TOTAL COMMON AREA PER BUILDING:	9,570 SF	8,361 SF	17,931 SF



BUILDING #1 - COMMON AREA PLAN

SCALE: 3/32" = 1'-0"

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FHA / HV 1-BR UNIT PLAN

SCALE: 1/8" = 1'-0"

ADA 1-BR UNIT PLAN

SCALE: 1/8" = 1'-0"

UNIT MATRIX

NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS

UNIT LABEL	BEDROOM(S) PER UNIT	BATHROOM(S) PER UNIT	NRA PER UNIT
(31) 1-BR UNIT(S) 34%			
FHA 1-BR	1	1	659 SF
FHA HEARING/VISUAL 1-BR	1	1	659 SF
ADA 1-BR	1	1	659 SF
(59) 2-BR UNIT(S) 66%			
FHA 2-BR	2	2	861 SF
FHA HEARING/VISUAL 2-BR	2	2	861 SF
ADA 2-BR	2	2	861 SF

UNIT MATRIX

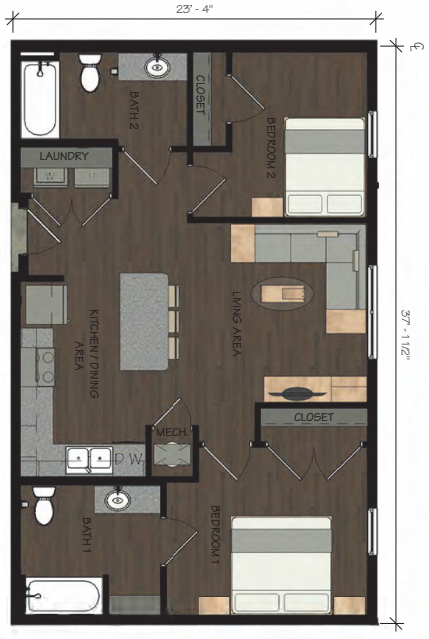
NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS

UNIT LABEL	BEDROOM(S) PER UNIT	BATHROOM(S) PER UNIT	NRA PER UNIT
(31) 1-BR UNIT(S) 34%			
FHA 1-BR	1	1	659 SF
FHA HEARING/VISUAL 1-BR	1	1	659 SF
ADA 1-BR	1	1	659 SF
(59) 2-BR UNIT(S) 66%			
FHA 2-BR	2	2	861 SF
FHA HEARING/VISUAL 2-BR	2	2	861 SF
ADA 2-BR	2	2	861 SF



ADA 2-BR UNIT PLAN

SCALE: 1/8" = 1'-0"



FHA / HV 2-BR UNIT PLAN

SCALE: 1/8" = 1'-0"

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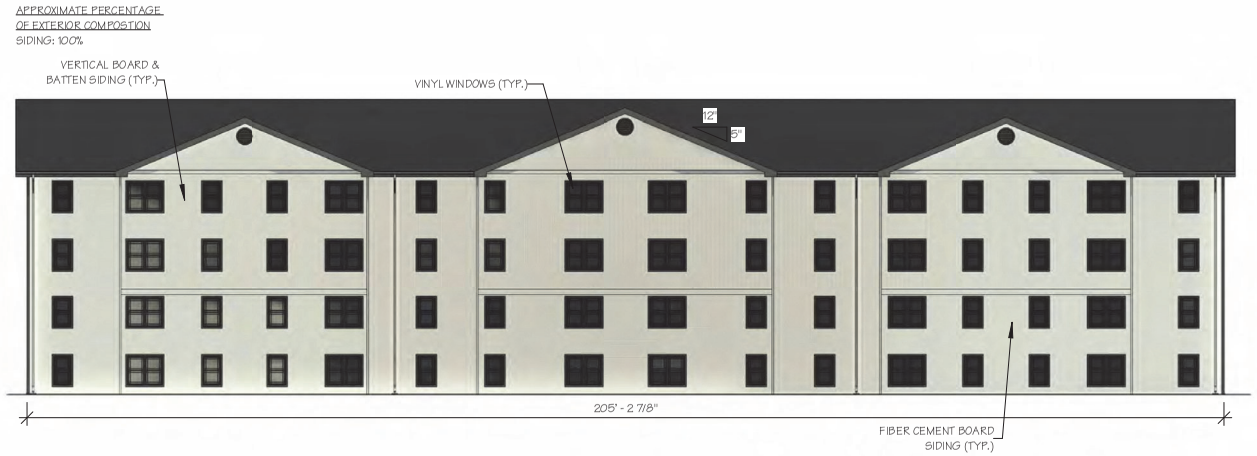
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APPROXIMATE PERCENTAGE OF TOTAL BUILDING EXTERIOR COMPOSITION:
SIDING: 100%



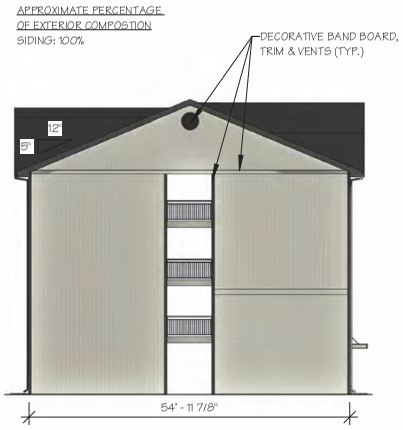
BUILDING #1 - FRONT ELEVATION

SCALE: 3/64" = 1'-0"



BUILDING #1 - REAR ELEVATION

SCALE: 3/64" = 1'-0"



BUILDING #1 - TYP. SIDE ELEVATION

SCALE: 3/64" = 1'-0"

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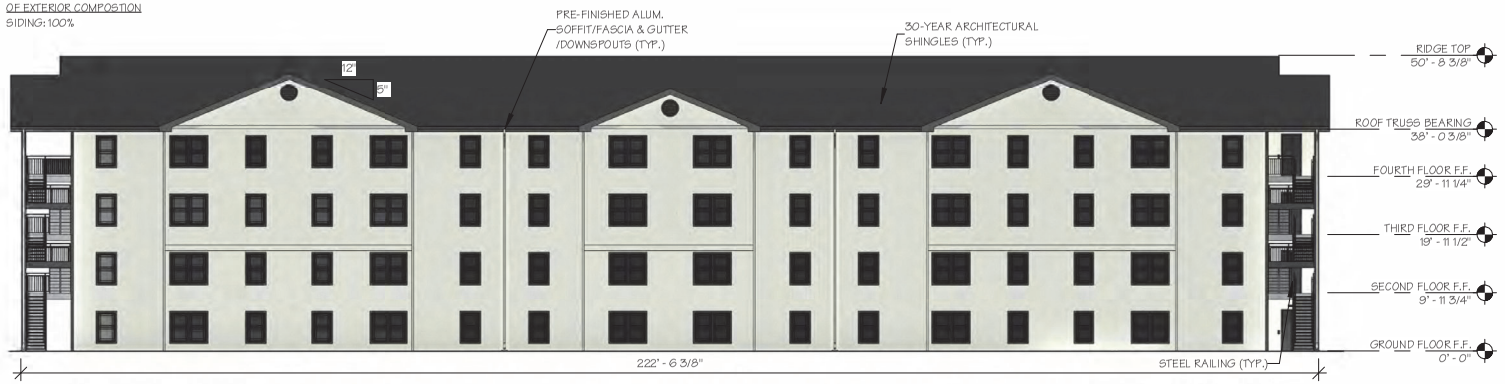
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APPROXIMATE PERCENTAGE OF TOTAL BUILDING EXTERIOR COMPOSITION:
SIDING: 100%

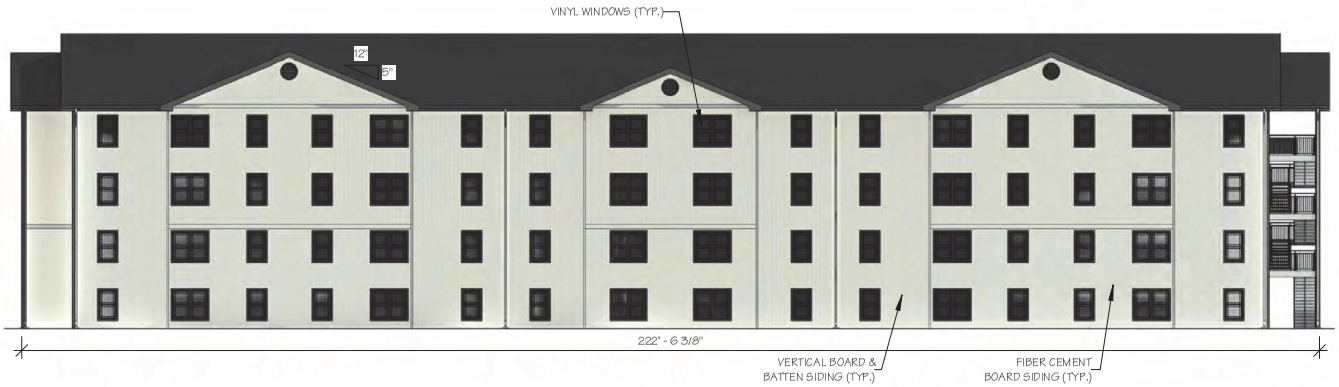
APPROXIMATE PERCENTAGE OF EXTERIOR COMPOSITION
SIDING: 100%



BUILDING #2 - FRONT ELEVATION

SCALE: 3/64" = 1'-0"

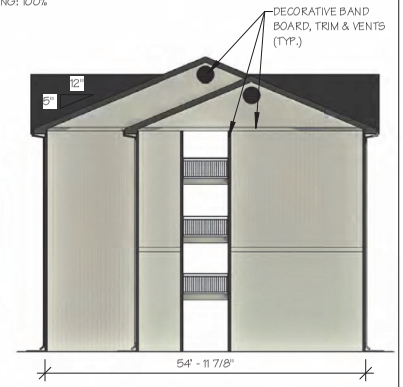
APPROXIMATE PERCENTAGE OF EXTERIOR COMPOSITION
SIDING: 100%



BUILDING #2 - REAR ELEVATION

SCALE: 3/64" = 1'-0"

APPROXIMATE PERCENTAGE OF EXTERIOR COMPOSITION
SIDING: 100%



BUILDING #2 - TYP. SIDE ELEVATION

SCALE: 3/64" = 1'-0"

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