



# Gonzalez Newell Bender, Inc.

architecture ♦ interior design ♦ land planning ♦ urban design

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## Vista at Thousand Oaks, LP

161 NE 161 Street, Ste. 1020  
Miami, FL 33136

## Project: Vista at Thousand Oaks

4511 Thousand Oaks Drive  
San Antonio, Bexar County, TX 78233  
TDHCA# 22063

### TO WHOM IT MAY CONCERN:

After necessary modifications to the previously submitted plans for Project 22063, Vista at Thousand Oaks, the community area totals look to be significantly greater than the 3% deviation allotted per the Tex. Gov't Code §2306.6712(d)(4), however the discrepancy is misleading and is a result of transitioning from a detached clubhouse to an integrated clubhouse due to unforeseen topographical issues on the site. Thus, changing the building design and how we would categorize certain "common areas" as defined by 10 TAC §11.1(d)(22).

I have included a breakdown of the previous and current square footages for community areas to illustrate that the current design is below above the 3% requirement as it pertains to the functional community spaces and increases the common area provided to tenants in the integrated clubhouse.

Original Common Spaces		Common Spaces		Common Areas	
3,457	Common Areas (CA)	3,498	Common Areas (CA)	Original Design Sq/Ft	15354
1,201	Uncond. CA	1,050	Uncond. CA	Current Design Sq/Ft	13356
10,275	Breezeways*	8,058	Breezeways*	<b>Reduction Sq/Ft</b>	<b>1998</b>
421	Elevators	750	Elevators	<b>Percentage of Reduction</b>	<b>13.01%</b>
<b>15,354</b>	<b>Total</b>	<b>13,356</b>	<b>Total</b>		

  

Original Common Spaces – Comparatively per 10 TAC §11.1(d)(22)		Common Spaces - Per 10 TAC §11.1(d)(22)		Common Areas - REV	
3,457	Common Areas	3,498	Common Areas	Original Design Sq/Ft	5079
1,201	Uncond. CA	1,050	Uncond. CA	Current Design Sq/Ft	5298
421	Elevators	750	Elevators	<b>Increase Sq/Ft</b>	<b>219</b>
<b>5,079</b>	<b>Total</b>	<b>5,298</b>	<b>Total</b>	<b>Percentage of Increase</b>	<b>4.31%</b>

\* REV - Unconditioned / Open breezeways Removed from Calculation based on Design change

From the original design to the current design items such as corridors/ breezeways, clubhouse, and elevators were modified or removed altogether. If we look directly at the common areas, there was minimal change.

Please feel free to reach out regarding any further questions or concerns.

### IN PURSUIT OF DESIGN EXCELLENCE

Gonzalez Newell Bender, Inc  
Project Architect

Francisco D. Gonzalez, AIA