



BROWNSVILLE HOUSING OPPORTUNITY CORPORATION

BOARD OF DIRECTORS:

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EXPANDING OPPORTUNITIES

March 12, 2025

Rosalio Banuelos
Director of Multifamily Asset Management
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Request for material amendment to Application #24196 (the “Application”) – Buena Vida Supportive Housing (the “Project”)

Dear Mr. Banuelos,

There is an encroachment of Right-of-Way into the property boundary at the Buena Vida Supportive Housing development. Once this ROW is dedicated by plat to the City of Brownsville, the resultant acreage adjustment will increase the residential density above the 5% threshold where Board approval is required. Hence, BHOC VDC SH, LP respectfully submits the following request for material amendment.

Background

The apparent ROW encroachment was disclosed on the original Project Application, although, the exact acreage could not be calculated until the plat had been reviewed by the City of Brownsville Engineering Department, Brownsville Public Utilities Board, and other parties. Based on their review and subsequent surveying activities we are now able to determine the exact area to be dedicated to the City.

The original tract acreage reported was 2.13 acres. The revised net acreage will be 1.98 acres. This reduction increases the density of the 50 units on the tract from 23.47 dua to 25.25 dua, an increase of 7.6%.

Request

Zoning of the site remains Traditional Neighborhood Mixed Use (TN-MU) allowing up to 36 dua. Therefore, BHOC VDC SH, LP hereby requests Board approval for the increased density of the Project.

Should you have any questions, please feel free to reach out to me via email cmancha@hacb.us or (956)214-1530. Thank you for your consideration.

Brownsville Housing Opportunity Corporation

2606 Boca Chica Blvd, Brownsville, Texas 78521 • Tel: 956 541 8315 • www.hacb.us

Sincerely,



Carla Mancha
Authorized Signatory for the General Partner
The Brownsville Housing Opportunity Corporation

CC: Daniel Hendren, Development Manager
VERSA Development, LLC
DanielH@VERSADevCo.com

L. MARTIN VEGA, PLAT ADMINISTRATOR OF THE PLANNING AND REDEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF BROWNSVILLE, TEXAS, DO HEREBY DECLARE THAT SAID DEPARTMENT HAS APPROVED THIS VERSION OF THE FINAL PLAT OF "BUENA VIDA SUBDIVISION" WITH SAID PLAT CONSISTING OF TOTAL OF 2 SHEETS OF WHICH THIS SHEET NO. 2 AND HEREBY DECLARE THAT ANY TAMPERING WITH SAID PLAT AFTER THE AFORESAIDED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID

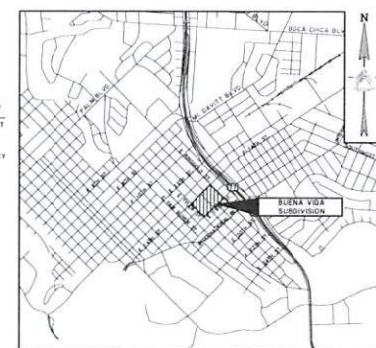
WARTIN VESA
[OWNER AND FLAT ADMINISTRATOR]

RECORDS INFORMATION

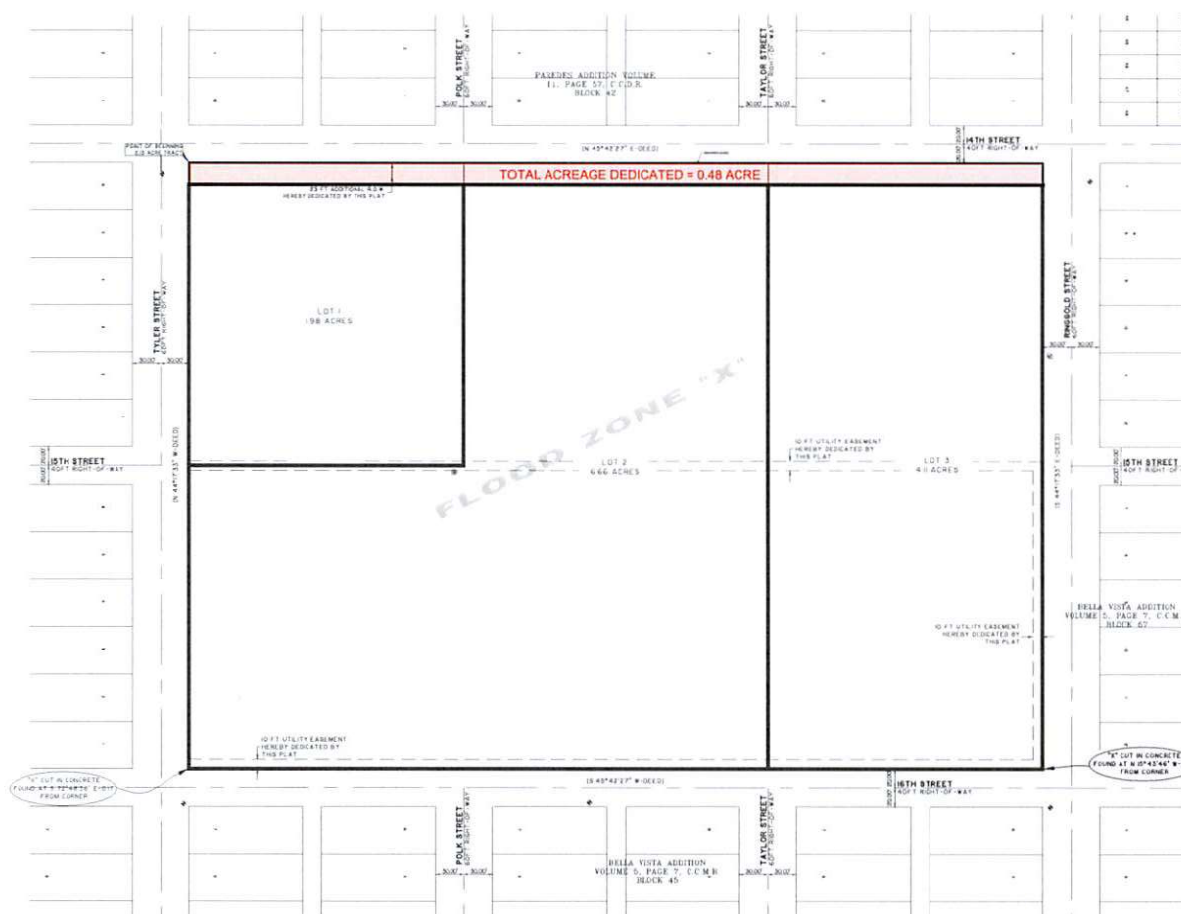
THE STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEÑEZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE ____ DAY OF ____ TO ____ AT ____ O'CLOCK ____ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. ____.

BY _____ DEPUTY



VICINITY MAP
SCALE: 1" = 2000'



LEGEND

- | | |
|---|---------------------------------------|
|  | MAGNETIC NAIL SET |
|  | CONCRETE MONUMENT SET |
|  | 1/8" IRON PIN WITH YELLOW PLASTIC CAP |
|  | STAINLESS STEEL PIN 3/4" DIA |
|  | 1/2" IRON PIN |
|  | UTILITY EASEMENT |
|  | RIGHT OF WAY |
|  | VOLUME |
|  | PAGE |
|  | CAMDEN COUNTY OFFICIAL RECORDS |
|  | CAMDEN COUNTY MAP RECORDS |
|  | CAMDEN COUNTY DEED RECORDS |
|  | CENTERLINE |
|  | FEET |
|  | ACRES |
|  | EASEMENT |
|  | NOT-ACCESS EASEMENT |
|  | NON-FENCED UTILITY EASEMENT |
|  | GARAGE |
|  | MANHOLE |



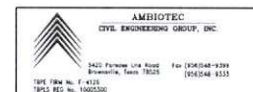
GRAPHIC SCALE



F-XXXX
3 LOTS - SUBDIVISION

FINAL PLAT OF
BUENA VIDA SUBDIVISION

PREPARED FOR:
BHOC VDC, LP
NOVEMEER 2024



DRAWN BY J.HERNANDEZ

JOB NO. 2775 SHEET 2 OF 2