

December 22, 2025

By Email to Karen.Treadwell@tdhca.texas.gov

Texas Department of Housing and Community Affairs

Asset Management Division

221 East 11th Street

Austin, Texas 78701-2410

Re: Material Application Amendment – Change in Residential density of greater than 5%
TDHCA #22487 Salazar Apartments, EP Salazar, LP

Dear Karen,

A Material Application Amendment to TDHCA 4% LIHTC application #22487 for the change in residential density of greater than 5% is being submitted. At application a survey was submitted with incorrect acreage, 21.68 acres. The acreage included public right of ways (streets) that belong to the City of El Paso rather than the development. The updated survey, included with this submission, has a corrected site acreage of 16.225 acres (attachment 1). The decrease in acreage results in a 33.62% change in residential density. At application the residential density was 13.192 units/acre. The decrease in site acreage increases the residential density to 17.627 units/acre.

The following is being proposed:

The Change Requested: A change to the residential density greater than 5%. The change will NOT result in a change to the Net Rentable Area.

A correction to the survey will result in a 33.62% increase in the residential density at Salazar Apartments. The original survey included acreage of public right of ways (streets) that belong to the City of El Paso rather than the development. The residential density went from 13.192 units/acre to 17.627 units/acre.

The reason the change is necessary: The change is necessary to reflect the correct survey acreage.

The good cause for the change: The change will correct the site acreage on the survey, excluding acreage for public right of ways.

Explanation of whether the change was reasonably foreseeable or preventable at the time of application: At application the developer relied on information provided by the surveyor to be accurate and complete. The survey included public right-of-way adjacent to the development. The final survey, dated May 12, 2023, accurately reflects the site acreage, 16.225 acres.

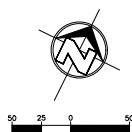
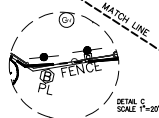
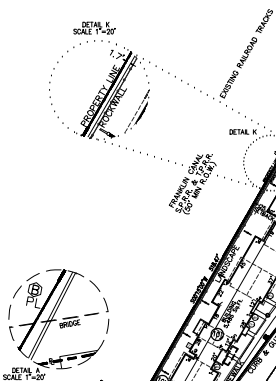
Please find the updated Survey attached to this submission.

Let us know if you have any questions or need additional information.

Sincerely,

Laura Derkits

cc: Lee Ann Chance, Manager of Multifamily Asset Management



NOTES CORRESPONDING TO ZONING

PROPERTY IS CURRENTLY ZONED IN DISTRICT 6-2
LOT & DWELLING SIZE

MINIMUM DISTRICT AREA	NO MINIMUM
PERMITTED USE	SINGLE-FAMILY ATTACHED
DWELLING & GARAGE	
*EXCEPT AS OTHERWISE SPECIFIED IN THIS TITLE	
MINIMUM LOT AREA (SQ. FT.)	6,000
MINIMUM AVERAGE LOT WIDTH (IN FT.)	50'
OTHER STANDARDS(CHAPTER 20.10)	SEE CHAPTER 20.10

MINIMUM BUILDING SET BACKS REQUIRED FOR:

FRONT YARD	0'
REAR YARD	5'
CUMULATIVE FRONT & REAR YARD	14.4'
SIDE YARD	0'
SIDE STREET	10'
BACKYARD HEIGHT	10'
OTHER STANDARDS	(SEE CHAPTER 20.10)

*REFERENCED FROM APPENDIX B: TABLE OF DENSITY AND DIMENSIONAL STANDARDS FROM MANICORE, EL PASO, CODES OF ORDINANCES

REFERENCED FROM APPENDIX B-TABLE OF DENSITY AND
DIMENSIONAL STANDARDS FROM MUNICODE, EL PASO, CODES OF ORDINANCE

FLOOD INSURANCE INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 480214 0039 B, DATED OCTOBER 15, 1982 THIS PROPERTY LIES IN FLOOD ZONE B1.

THIS PROPERTY LIES IN FLOOD ZONE X

ZONE X; AREAS OF MINIMAL FLOODING.
DUE TO INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS THIS SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OF LOCATIONS BASED ON SUCH MAPS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER.

NOTE

ALL INFORMATION SHOWN HEREON WITH RESPECT TO UNDERGROUND CONDITIONS, WAS DETERMINED BY DATA COLLECTED THROUGH SURVEY CREW OBSERVATION AND OTHER INFORMATION TAKEN FROM EXISTING PLANS AND MAPS OF RECORD. NO UNDERGROUND UTILITIES EXISTING OR ABANDONED WERE EXPOSED OR LOCATED.

UNLESS SPECIFICALLY ACCEPTED BY SLJ ENGINEERING, INC. IN WRITING, SLJ ENGINEERING, INC. MAKES NO CLAIM, EXPRESSED OR IMPLIED, AS TO THE UNDERGROUND SUT CONDITIONS.

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON RUBEN SALAZAR PARK, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

VERTICAL AND HORIZONTAL DATUMS

VERTICAL AND HORIZONTAL DATUM IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (NAVD83).

FOUND CITY MONUMENT LOCATED ON A CURVE ON CYPRESS STREET,
ALSO BEING THE POINT OF COMMENCEMENT
COORDINATES: NORTHING: 10658144.1000', EASTING: 391508.1610',
ELEVATION: 3705.836'

ELEVATION (STRESS)

FOUND CITY MONUMENT LOCATED ON A POC CURVE ON CYPRESS STREET,
ALSO BEING THE POINT OF COMMENCEMENT
COORDINATES: NORTHING: 10657342.5900', EASTING: 391052.9850',
ELEVATION: 3703.450'

STATEMENT OF ENCROACHMENTS

SL NO ENCROACHMENTS LEGALLY NON-CONFORMED (LETTER FROM CITY OF EL PASO ISSUED: 6-16-23)

(B) PL OBSERVED BOUNDARY LINE (PL) ENCROACHMENT

LEASEHOLD OWNER: EP SALAZAR, LP, A TEXAS LIMITED PARTNERSHIP
FEE SIMPLE OWNER: HOUSING AUTHORITY OF THE CITY OF EL PASO d/b/a
HOUSING OPPORTUNITY MANAGEMENT ENTERPRISE'S d/b/a HOME.

DATE		BY
Δ	9-28-23	AP
Δ	2-9-23	AP
Δ	4-12-23	AP
Δ	5-30-23	AP
Δ	6-16-23	AP
Δ	7-6-23	AP
Δ	7-14-23	AP

SCALE: 1"=50'
JOB NO.: 06-21-4742
FIELD BY: CV & RE
FIELD BOOK: BOOK/GPS
SURVBY BY: AP
CHECKED BY: G.H.
DATE: 05/12/2023

311 S. EUCALYPTUS STREET
ALAZAR APARTMENTS
SEE LEGAL DESCRIPTION

SLI

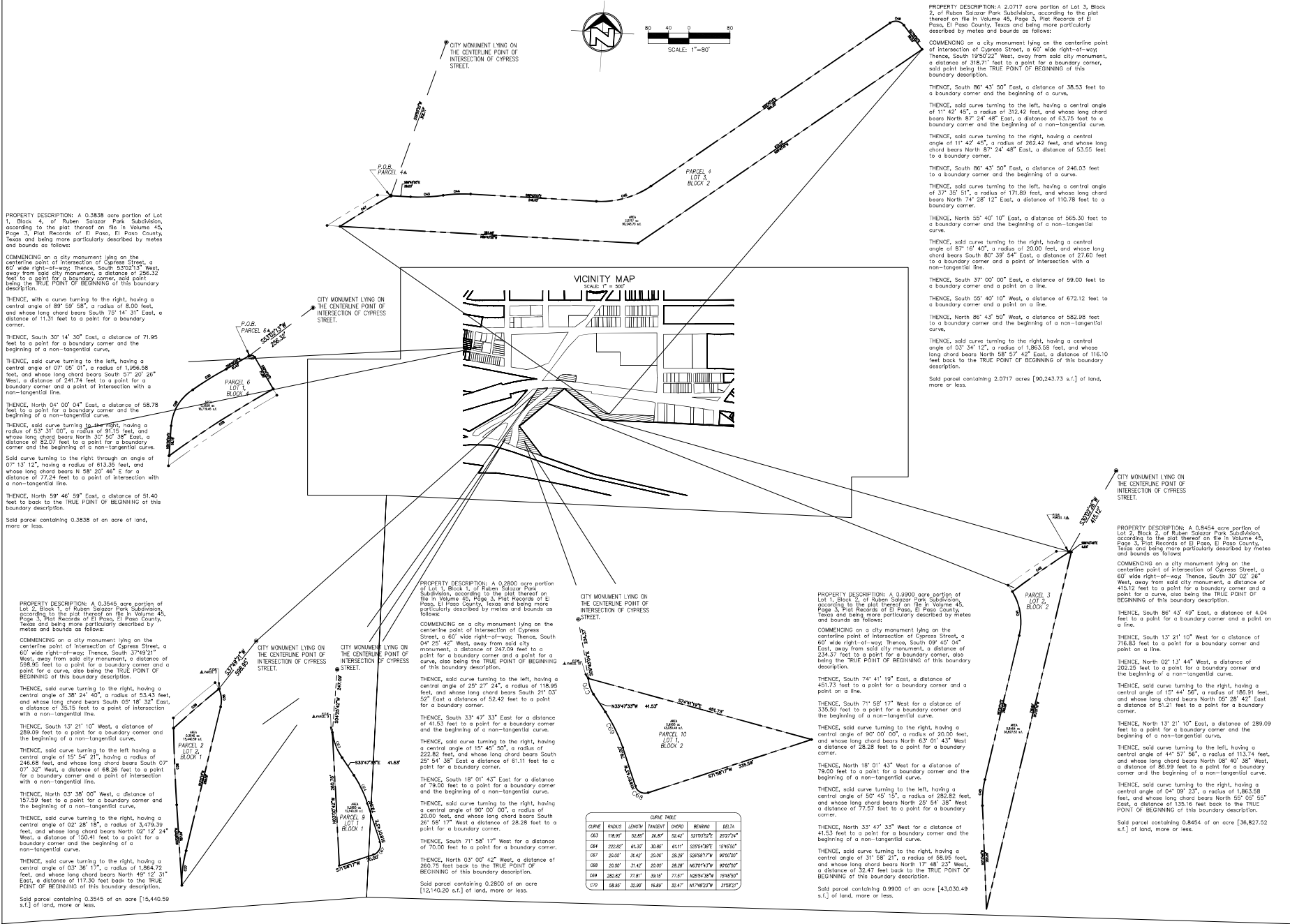
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
4600 WESTERN DRIVE
EL PASO, TEXAS
(915) 584-4607

SLI ENGINEERING, INC.

SLI ENGINEERING, INC.
Reg. No. F-1902
SURVEYING
Reg. No. 100120-00

SHEET TITLE
ALTA / NSPS LAND TITLE SURVEY

E:\PROJECTS\2019\03-21-2023\311 SALAZAR PARCELS\311 SALAZAR PARCELS.dwg 13:23:23 03-21-2023



DATE	BY	REVISION	DESCRIPTION
12-9-22	AP	1	INITIAL TITLE COMMENT
12-9-22	AP	2	REVISION FROM EMAIL
4-13-23	AP	3	REVISION FROM EMAIL
5-25-23	AP	4	REVISION FROM EMAIL
5-25-23	AP	5	REVISION FROM EMAIL
7-4-23	AP	6	REVISION FROM EMAIL
7-14-23	AP	7	REVISION FROM EMAIL

SCALE: 1"=50'	DATE: 05/12/2023
ADD. INFO: 03-21-2023	
FIELD BOOK: 0000 / 0005	
SKETCH BY: S.H.	
CHECKED BY: S.H.	
DATE: 05/12/2023	

311 S. LUCALPUS STREET	SEE LEGAL DESCRIPTION
SALAZAR APARTMENTS	
CIVIL ENGINEER	SLI ENGINEERING, INC.
LAND SURVEYOR	
6800 W. UNIVERSITY AVE. SUITE 400	
PHOENIX, AZ 85032	
REG. NO. 100120-20	
ALTA / NSPS	
LAND TITLE	
SURVEY	
4 OF 4	