



July 22, 2025

Mr. Jonathan Chilson  
Asset Manager (Regions 8, 11, & 12)  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

Via: [jonathan.chilson@tdhca.texas.gov](mailto:jonathan.chilson@tdhca.texas.gov)

*Re: Bird Creek Senior Living, TDHCA #24045, Temple, TX*

Dear Mr. Chilson:

Please accept this formal request for a material amendment to #24045 Bird Creek Senior Living. For full construction documents, the design needed modifications that resulted in 3 amendment components: site plan, architectural design, and density increase. The amendment will not have a financial impact on the Development.

### **Changes Requested**

The changes requested are threefold. Due to these changes, the Applicant is requesting approval for the following material amendment components:

- 1) Significant modification of the site plan | An alternate connection to Avenue K that will be an easement, rather than a dedicated public street at the request of the land seller.
- 2) Significant modification of the architectural design | The footprint of the building is now smaller with 5 stories on the creek side and 4 stories on the streetside rather than a larger 3 story building.
- 3) Density increase of at least 5% | The site acreage has been reduced from 6.667 acres to 5.556 acres (see item 1) Accordingly, the density is increasing from 15.30 units per acre to 18.36 units per acre.

### **Reason the Change is Necessary & Good Cause for the Change**

- 1) Following Application, the Applicant has maintained steady communication with the City of Temple about the Development. Based on the City's review, the City advised the Applicant to modify the connection to the existing street network for improved safety. The final connection moved south per the City's Transportation requirements. The Seller was amenable to the change, but requested the connector be an easement rather than a full transfer of property. As a result, the acreage decreased. The residential density at Application was 15.299 units per acre. With the reduction in acreage, the residential density will increase to 18.359 units per acre. This is 3.06 units per acre density increase of approximately 20.00%.
- 2) Associated with full engineering documents, the building – built on a slope – needed to shift slightly. The Development has a modified site plan and architectural design to meet the development code. The original 3-story building design is now 4-stories on the streetside of the building, and 5-stories on the downhill creek side.

### **Explanation of Foreseeable or Preventable Nature**

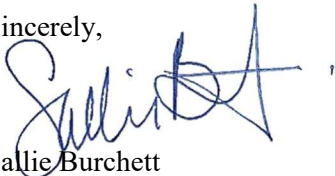
- 1) At the time of Application, the Applicant planned for the northeast corner of the Development Site to serve as the Development's entry point. The City of Temple's requirement for access at a different location was unknown at the time of Application.
- 2) Full engineering documents revealed a smaller and cost effective footprint for the building built into the slope rather than significant grading and retaining walls. Thus the design resulted in a 4 to 5 story building in lieu of 3 stories.

### **Common Area**

With the aforementioned changes, the total common area in the revised architectural plans increased. The common area is 2.1% more than at Application. Because the change is an increase in common area and is not more than 3% change, the Applicant does not need to request an amendment for this change and is instead notifying the Department.

As required, we are submitting the \$2,500 material amendment fee. Thank you for marshaling the amendment request through the system. Please feel free to contact me if you have any additional questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sallie Burchett', with a stylized flourish at the end.

Sallie Burchett  
Consultant to the Project

### **Attachments**

- A – Amendment Request Form
- B.1 – Survey at Closing
- B.2 – Survey at Application
- C.1 – Site Plan at Closing
- C.2 – Site Plan at Application
- D.1 – Architectural Plans: Building Floor Plans at Closing
- D.2 – Architectural Plans: Building Floor Plans at Application
- E.1 – Architectural Plans: Elevations at Closing
- E.2 – Architectural Plans: Elevations at Application
- F.1 – Common Area Calculation at Closing
- F.2 – Common Area Calculation at Application
- G – No Financial Impact Letter

# B.1 At Amendment

## SCHEDULE "B" EXCEPTIONS:

TITLE COMMITMENT NO. 800532400050A, EFFECTIVE DATE FEBRUARY 4, 2025 AT 8:00AM, ISSUED BY CHICAGO TITLE & TRUST, LLC, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY.

10(a) INTENTIONALLY DELETED.

10(b) INTENTIONALLY DELETED.

10(c) INTENTIONALLY DELETED.

10(d) TERMS AND PROVISIONS CONTAINED IN EASEMENT AGREEMENT FOR UTILITIES DATED JULY 30, 2010, BETWEEN JAMES N. MOHRER, L.P. AND SHELLY J. MOHRER, TO THE CITY OF TEMPLE, TEXAS, RECORDED IN DOCUMENT NO. 2010030344 VOLUME 7392, PAGE 145, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2025002109, PLAT RECORDS, BELL COUNTY, TEXAS, AFFECTS TRACT 1 AND TRACT 2 AS SHOWN.

10(e) INTENTIONALLY DELETED.

10(f) INTENTIONALLY DELETED.

10(g) INTENTIONALLY DELETED.

10(h) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ROADWAY EASEMENT AND MAINTENANCE AGREEMENT DATED: DECEMBER 18, 2024, EXECUTED BY: AT&T HOLDINGS LLC ALONG WITH TEMPLE T&HP LP RECORDED DATE: DECEMBER 20, 2024 RECORDED NO. UNDER CLERK'S FILE NO. 2024057469, REAL PROPERTY RECORDS, BELL COUNTY, TEXAS, AS AFFECTED BY CORRECTION AFFIDAVIT RECORDED FEBRUARY 10, 2025 UNDER CLERK'S FILE NO. 202500017, REAL PROPERTY RECORDS, BELL COUNTY, TEXAS, REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2025002109, PLAT RECORDS, BELL COUNTY, TEXAS, AFFECTS TRACT 1 AND TRACT 2 AS SHOWN.

10(i) INTENTIONALLY DELETED.

10(j) EASEMENTS DISCLOSED BY PLAT. RECORDED NO. IN DOCUMENT NO. 2025002109, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, 30 FOOT UTILITY EASEMENT-AS SHOWN ON PLAT; 0.409 ACRE DRAINAGE EASEMENT-AS SHOWN ON PLAT. AFFECTS TRACT 1 AS SHOWN.

20' UTILITY EASEMENT - AS SHOWN ON PLAT. AFFECTS TRACT 2 AS SHOWN.

10(k) EASEMENTS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF TEMPLE. PURPOSE: 10 FOOT UTILITY EASEMENT AS PROVIDED IN SAID DOCUMENT RECORDED DATE: AUGUST 4, 1978 RECORDED NO. UNDER CLERK'S FILE NO. 2024057469, REAL PROPERTY RECORDS, BELL COUNTY, TEXAS, SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2025002109, PLAT RECORDS, BELL COUNTY, TEXAS, AFFECTS TRACT 1 AND TRACT 2 AS SHOWN.

10(l) EASEMENTS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF TEMPLE. PURPOSE: AS PROVIDED IN SAID DOCUMENT RECORDED DATE: JANUARY 1, 1988 RECORDED NO. UNDER CLERK'S FILE NO. 373, DEED RECORDS, BELL COUNTY, TEXAS, SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2025002109, PLAT RECORDS, BELL COUNTY, TEXAS, AFFECTS TRACT 1 AND TRACT 2 AS SHOWN.

10(m) EASEMENTS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF TEMPLE. PURPOSE: AS PROVIDED IN SAID DOCUMENT RECORDED DATE: OCTOBER 17, 1958 RECORDED NO. UNDER CLERK'S FILE NO. 777, DEED RECORDS, BELL COUNTY, TEXAS, SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2025002109, PLAT RECORDS, BELL COUNTY, TEXAS, AFFECTS TRACT 1 AND TRACT 2 AS SHOWN.

10(n) INTENTIONALLY DELETED.

10(o) INTENTIONALLY DELETED.

10(p) EASEMENTS DISCLOSED BY PLAT. RECORDED NO. IN DOCUMENT NO. 202205795 (A&B), OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, 15' PRIVATE UTILITY EASEMENT, AS SHOWN ON PLAT; 20' PRIVATE UTILITY EASEMENT, AS SHOWN ON PLAT. AFFECTS TRACT 2 AS SHOWN.

TRACT 1:

LOT 1, BLOCK 1, OF THE STATION COTTAGES REPLAT NO. 1, AN ADDITION TO THE CITY OF TEMPLE, BELL COUNTY, TEXAS ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 2025002109, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

TRACT 2: EASEMENT ESTATE

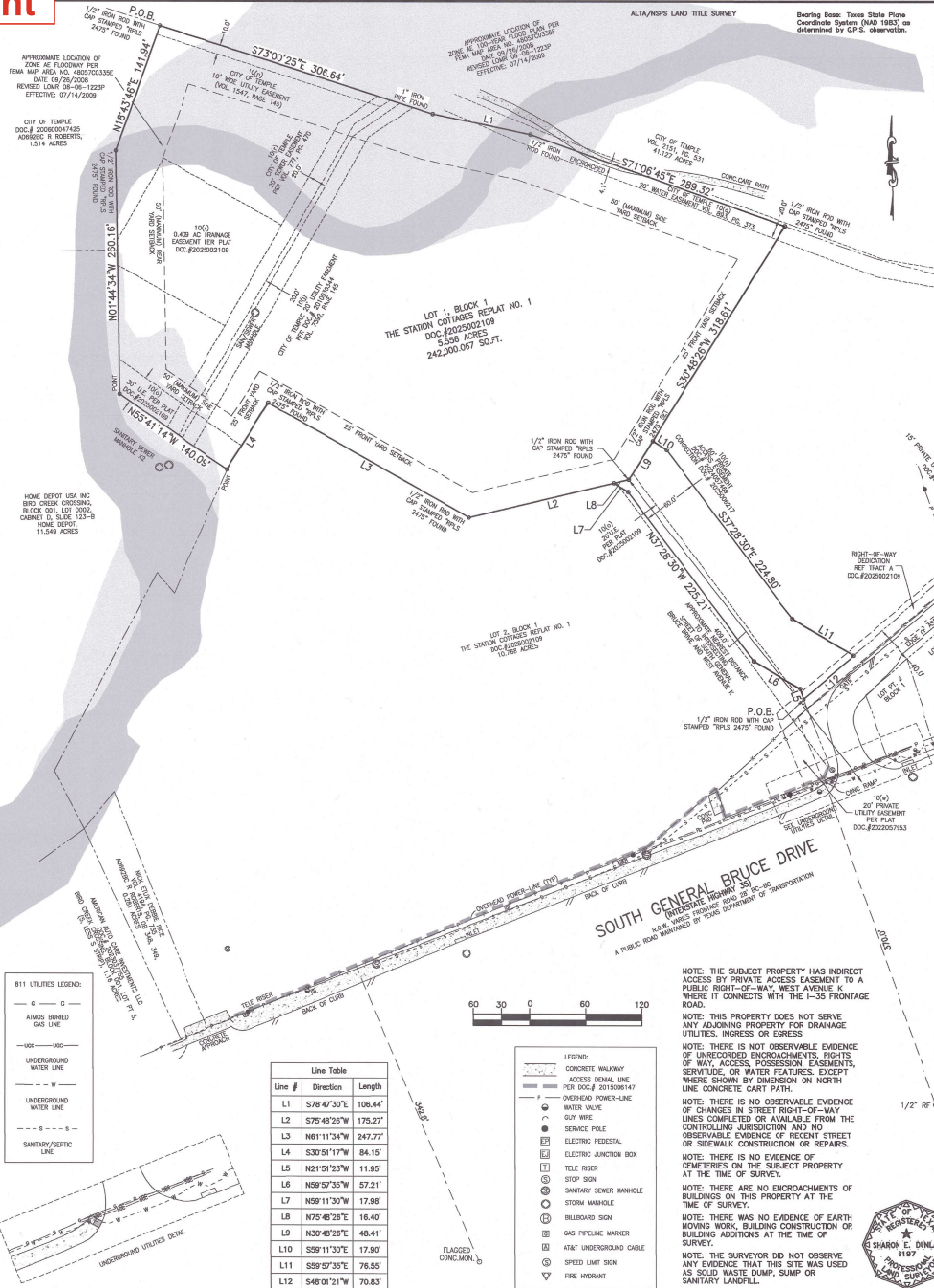
NON-EXCLUSIVE EASEMENT ESTATE CREATED IN ROADWAY EASEMENT AND MAINTENANCE AGREEMENT, DATED DECEMBER 18, 2024, FILED OF RECORD DECEMBER 30, 2024 AND RECORDED UNDER CLERK'S FILE NO. 2024057469, REAL PROPERTY RECORDS, BELL COUNTY, TEXAS, AND IS AFFECTED BY CORRECTION AFFIDAVIT DATED FEBRUARY 6, 2025, FILED ON FEBRUARY 10, 2025 AND RECORDED UNDER CLERK'S FILE NO. 2025000217.

LESS AND EXCEPT THE RIGHT-OF-WAY DEDICATED TO THE CITY AS TRACT A, RESULTING IN 0.429 ACRE EASEMENT AREA AS SHOWN ON THE REPLAT, FILED OF RECORD JANUARY 14, 2015, AND RECORDED UNDER CLERK'S FILE NO. 2020020109 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" FOUND BEING AN INTERIOR CORNER IN THE SOUTHERLY BOUNDARY LINE OF LOT 2, BLOCK 1, SAID STATION COTTAGES REPLAT NO. 1, AND BEING A NORTHWEST CORNER OF WEST AVENUE K RIGHT-OF-WAY FOR CORNER;

TENCE DEPARTING THE SOUTHERLY BOUNDARY LINE OF THE SAID LOT 2, BLOCK 1 AND THE SAID WEST AVENUE K RIGHT-OF-WAY LINE AND OVER AND ACROSS THE SAID LOT 2, BLOCK 1 THE FOLLOWING FOUR ( 4 ) CALLS:

1. N. 21° 51' 23" W., 11.95 FEET TO A POINT FOR CORNER;  
2. N. 59° 37' 35" W., 52.21 FEET TO A POINT FOR CORNER;  
3. N. 37° 28' 30" W., 225.21 FEET TO A POINT FOR CORNER;  
4. N. 59° 11' 30" W., 11.95 FEET TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF THE SAID LOT 1, BLOCK 1 AND BEING IN THE NORTHERLY BOUNDARY LINE OF THE SAID LOT 2, BLOCK 1 FOR CORNER;  
TENCE WITH THE SOUTHERLY BOUNDARY LINE OF THE SAID LOT 1, BLOCK 1 AND WITH THE NORTHERLY BOUNDARY LINE OF THE SAID LOT 2, BLOCK 1 THE FOLLOWING TWO ( 2 ) CALLS:  
1. N. 72° 48' 28" E., 14.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" FOUND FOR CORNER;  
2. N. 30° 48' 28" E., 44.41 FEET TO A POINT FOR CORNER;  
TENCE DEPARTING THE SOUTHERLY BOUNDARY LINE OF THE SAID LOT 1, BLOCK 1 AND THE NORTHERLY BOUNDARY LINE OF THE SAID LOT 2, BLOCK 1 AND OVER AND ACROSS THE SAID LOT 2, BLOCK 1 THE FOLLOWING THREE ( 3 ) CALLS:  
1. S. 89° 11' 30" W., 17.80 FEET TO A POINT FOR CORNER;  
2. S. 77° 28' 30" E., 224.80 FEET TO A POINT FOR CORNER;  
3. S. 40° 57' 35" E., 75.55 FEET TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF THE SAID LOT 2, BLOCK 1 AND IN THE NORTH RIGHT-OF-WAY LINE OF THE SAID WEST AVENUE K FOR CORNER;  
TENCE S. 41° 01' 21" W., 70.83 FEET WITH THE SOUTHERLY BOUNDARY LINE OF THE SAID LOT 2, BLOCK 1 AND WITH THE SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 0.429 ACRES OF LAND, MORE OR LESS.



- THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT DISTRICT, REGULATED BY ZONING ORDINANCE 2024-0054-0 WITH ATTACHED 5.556 SITE PLAN WITH MULTI-FAMILY (MF2) AS THE BASE ZONING DISTRICT.
- SETBACKS PER THE MF-2 ZONING STANDARDS PER CITY OF TEMPLE UNITED DEVELOPMENT CODE: 25' FRONT BUILDING SETBACK UDC SECTION 4.5.6 50' SIDE MAXIMUM BUILDING SETBACK UDC SECTION 5.3.3 50' REAR MAXIMUM BUILDING SETBACK UDC SECTION 5.3.3
  - PERMITTED USES INCLUDE: MULTI-FAMILY DEVELOPMENT
  - HEIGHT LIMIT: MAXIMUM OF 5 STORIES PER ACRE, 111 UNITS ON THIS 5.556 ACRE SITE.
  - DENSITY: MAXIMUM OF 20 UNITS PER ACRE, 111 UNITS ON THIS 5.556 ACRE SITE.
  - BUILDING AREA: MAXIMUM 40% OF LOT, 96,807 SQUARE FEET ON THIS 5.556 ACRE SITE.
  - IMPERVIOUS COVER: MAXIMUM 50% OF LOT 121,009 SQUARE FEET ON THIS 5.556 ACRE SITE.
  - PARKING REQUIREMENTS: MINIMUM 1 PER DWELLING UNIT DESIGNED EXCLUSIVELY FOR ELDERLY OR LOW-INCOME PERSONS, 102 UNITS FOR THE PROPOSED 102 UNIT DEVELOPMENT

STATE OF TEXAS I, SHARON E. DINAP, COUNTY OF BELL, I, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to Cedence Bank, a Mississippi banking corporation, its successors and/or assigns; Temple T&HP LP, a Texas limited partnership, its successors and/or assigns; RJ MT Temple T&HP LLC, a Florida limited liability company, its successors and/or assigns; Cedar Rapids Bank and Trust Company, an Iowa state-chartered banking corporation, its successors and/or assigns; Chicago Title of Texas, LLC and Chicago Title Insurance Company that this survey was this day made on the ground of the property described herein and is correct and that there are no discrepancies, conflicts, shortages in the area, easements, and right-of-way except as shown hereon, that this tract of land has access to and from a public road, and I have marked all corners with monuments.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19 from table a hereto. The fieldwork was completed on December 11, 2024.

DATE OF PLAT OR MAP: January 9, 2025

This property appears to be partially within the Zone AE Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 4805700355E, dated September 25, 2008. This statement does not create any liability in such event on the part of this surveyor or Turley Associates Inc., unless otherwise shown as Zone AE Special Flood Hazard Area, the property is located in Flood Zone A.

This Survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A Condition 3, NSPS ALTA Land Title Survey.

KNOW ALL MEN BY THESE PRESENTS, that I Sharon E. Dinap, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground of the property described herein and is correct.

IN WITNESS WHEREOF, my hand and seal, this the 9th day of January 2025.

Sharon E. Dinap  
Sharon E. Dinap, R.P.L.S., No. 6197

**TURLEY**  
ENGINEERING & SURVEYING

MAINTAINING THE QUALITY OF THE SURVEYING INDUSTRY  
WWW.TURLEY-INC.COM  
TURLEY ASSOCIATES, INC.  
301 N. 240 ST.  
LAPLE, TEXAS 75047

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THIS DRAWING IS THE PROPERTY OF TURLEY ASSOCIATES, INC. AND MUST BE SURRENDERED UPON REQUEST. THE INFORMATION THEREON MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TURLEY ASSOCIATES, INC.

ALTA/NSPS LAND TITLE SURVEY OF:  
2944 WEST AVENUE K  
CITY OF TEMPLE, BELL COUNTY, TEXAS 76504  
LOT 1, BLOCK 1  
THE STATION COTTAGES REPLAT NO. 1  
DOC # 2025002109

PREPARED FOR:  
TEMPLE T&HP LP  
SALLIE BURCHETT

DATE	DESCRIPTION	DTFR
1/29/25	UPDATE TITLE/COMMENTS	BRC
2/19/25	UPDATE TITLE/COMMENTS	AAJ
3/17/25	UPDATE TITLE/COMMENTS	AAJ
3/17/25	UPDATE TITLE/COMMENTS	AAJ

DRAFTSMAN:  
BRC

DATE:  
01/09/2025

COMPUTER FILE NAME:  
24-3449 CERT.dwg

REFERENCE DRAWING NUMBERS:  
24-2727 & 24-1957

JOB NUMBER  
24-3449

PAGE #  
01





Line Table			Calls Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S78°47'30"E	106.44'	L1	S78°46'07"E	106.44'
L2	S19°35'44"E	21.85'	L2	S18°41'57"E	21.85'
L3	S58°05'26"W	58.98'	L3	S58°53'11"W	58.98'
L4	N70°02'31"W	90.54'			
L5	S30°46'26"W	56.13'			

Michael E. Alvis, R.P.L.S., No. 5402



SURVEY OF:  
6.667 ACRES  
WITH GENERAL BRUCE DRIVE  
BEDDING ROBERS SURVEY,  
ABSTRACT NO. 692  
BELL COUNTY, TEXAS

PREPARED FOR:  
SALLIE BURCHETT

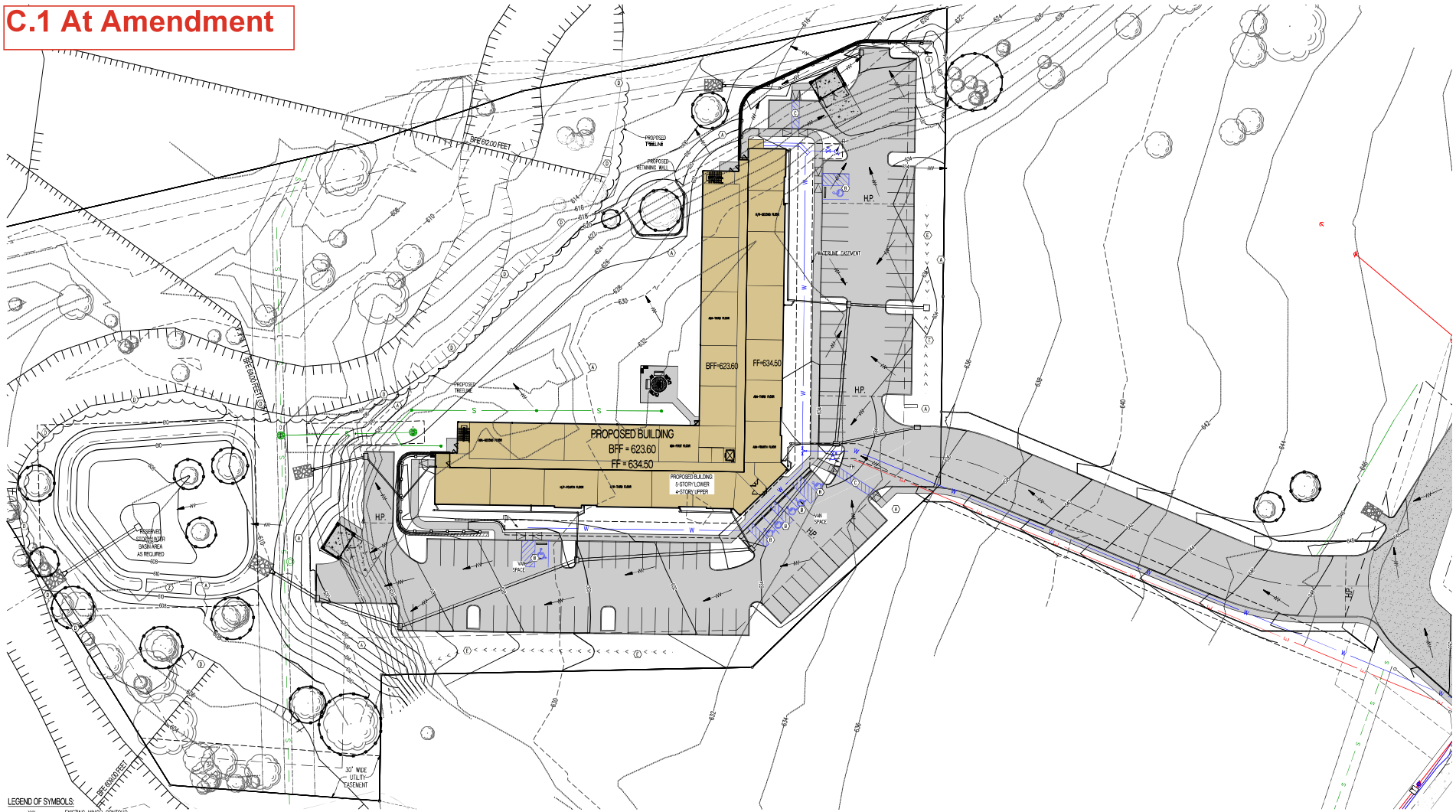
[illegible]

DRAFTSMAN:	BRC
DATE	02/13/2024
COMPUTER FILE NAME:	24-328 CERT
REFERENCE DRAWING NUMBER	

JOB NUMBER: 24-328	PAGE# 01
DRAWING NUMBER: 24.328D	



# C.1 At Amendment

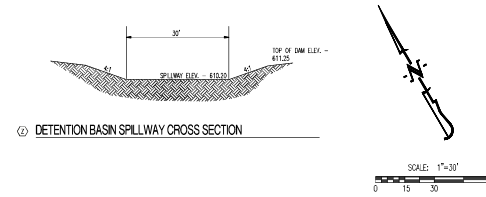


- LEGEND OF SYMBOLS**
- EXISTING MINOR CONTOUR
  - EXISTING MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - PROPOSED MAJOR CONTOUR
  - FF=XXXX FINISHED FIRST FLOOR OF STRUCTURE
  - BFF=XXXX FINISHED FLOOR OF BASEMENT
  - XXXX TP PROPOSED TOP OF CURB ELEVATION TO = (TP+6") UNLESS NOTED OTHERWISE
  - XXXX TP PROPOSED TOP OF PAVEMENT ELEVATION
  - XXXX TP PROPOSED FINISHED GRADE ELEVATION
  - XXXX TP PROPOSED FINISHED FLOOR AT DOOR
  - XXXX TP PROPOSED FINISHED GRADE AT TOP OF WALL
  - HP HIGH POINT IN PAVEMENT
  - LP LOW POINT IN PAVEMENT
  - STORMWATER RUNOFF FLOW DIRECTION
  - STORMWATER SHALE LOCATION AND DIRECTION

- LEGEND OF LABELS**
- ① FINE GRADE AS SHOWN BY PROPOSED CONTOURS. PLACE MINIMUM OF 6" TOP SOIL, SEED AND MULCH ALL DISTURBED AREAS.
  - ② GRADE ACCESSIBLE PARKING STALLS AND ROUTES AS SHOWN. SLOPE OF THE PAVEMENT AT ALL ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 1:50 IN ALL DIRECTIONS. ALL ACCESSIBLE ELEMENTS SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
  - ③ GRADE ACCESSIBLE CROSS WALKS AS SHOWN WHERE SLOPE OF THE PAVEMENT SHALL NOT EXCEED 1:50 TRANSVERSELY NOR 1:20 LONGITUDINALLY.
  - ④ NO GRADING OR LAND DISTURBANCE TO OCCUR WITHIN THE FEMA FLOODWAY OR PLAIN. NO FILL DIRT TO BE PLACED IN THE FEMA 100 YEAR FLOODPLAIN AREA. DO NOT CROSS LIMITS OF DISTURBANCE LINE DURING CONSTRUCTION.
  - ⑤ GRADE SHALE IN THE DIRECTION OF THE ARROWS AS SHOWN AT 1% MIN.

- GENERAL GRADING NOTES:**
- 1) ALL FINISHED GRADE ELEVATIONS AROUND EACH BUILDING SHALL BE 6" BELOW FINISH FLOOR ELEVATION AND HAVE POSITIVE DRAINAGE AWAY FROM THE BUILDING EXCEPT FINISH GRADES WITHIN THE ISLANDS CREATED BY THE SIDEWALKS AT THE FRONT OF THE UNITS.
  - 2) NO FINISHED GRADE SLOPES SHALL EXCEED A 3:1 SLOPE.
  - 3) NO DRAINAGE SLOPES TO BE LESS THAN 1% SLOPE.
  - 4) REFER TO ADA ROUTING PLANS FOR ADA PATHWAY INFORMATION.
- GENERAL FLOODPLAIN NOTES:**
- 1) NO DISTURBANCE OF ANY KIND TO OCCUR IN THE FLOODPLAIN.

- GEOTECHNICAL NOTES:**
- 1) REFER TO LIES PROFESSIONAL SOLUTIONS 63, LLC, JOB # 24-1130 DATED OCTOBER 15, 2024, FOR GEOTECHNICAL REPORT AND DETAILS PRIOR TO EXCAVATION, FILL DIRT, PAVEMENT, OR OTHER DIRT WORK.
  - 2) REFER TO STRUCTURAL PLANS FOR MATERIAL UNDERNEATH THE FOOTINGS AND SLABS AS WELL AS FOUNDATION PLANS.
  - 3) REFER TO THE GEOTECHNICAL ENGINEER FOR INFORMATION ON USING THE EXISTING SOIL UNDERNEATH THE PROPOSED BUILDINGS.
  - 4) CONTRACTOR TO PROVIDE UNIT RATE QUANTITIES FOR ROCK REMOVAL, UNSATURABLE SOIL REMOVAL, SOIL IMPORT.
  - 5) ALL SITE WALLS ARE TO BE DESIGNED BY OTHERS.



REVISIONS	
NO.	DATE
1	11/07/2024
2	
3	
4	
5	

THE SHEET HAS BEEN REVIEWED AND DATED ELECTRONICALLY

STATE OF TEXAS  
TIMOTHY O. CROCKETT  
TX LICENSE #0070

PREPARED BY:  
**CROCKETT**  
TIMOTHY O. CROCKETT  
1000 N. WINDY BAY BLVD  
SUITE 100  
DALLAS, TX 75242  
www.crocketttx.com  
Phone: 214.419.1122

DEVELOPER:  
JOHN V. DRELL, LLC  
1000 N. WINDY BAY BLVD  
SUITE 100  
DALLAS, TX 75242

**BIRD CREEK SENIOR LIVING**  
TEMPLE, BELL COUNTY, TEXAS

DRAWING INCLUDES:  
GRADING PLAN

DESIGNED: KRM  
DRAWN: KRM  
PROJECT NO.: 240070  
SHEET: CE 3

# C.2 At Application

## GENERAL NOTES:

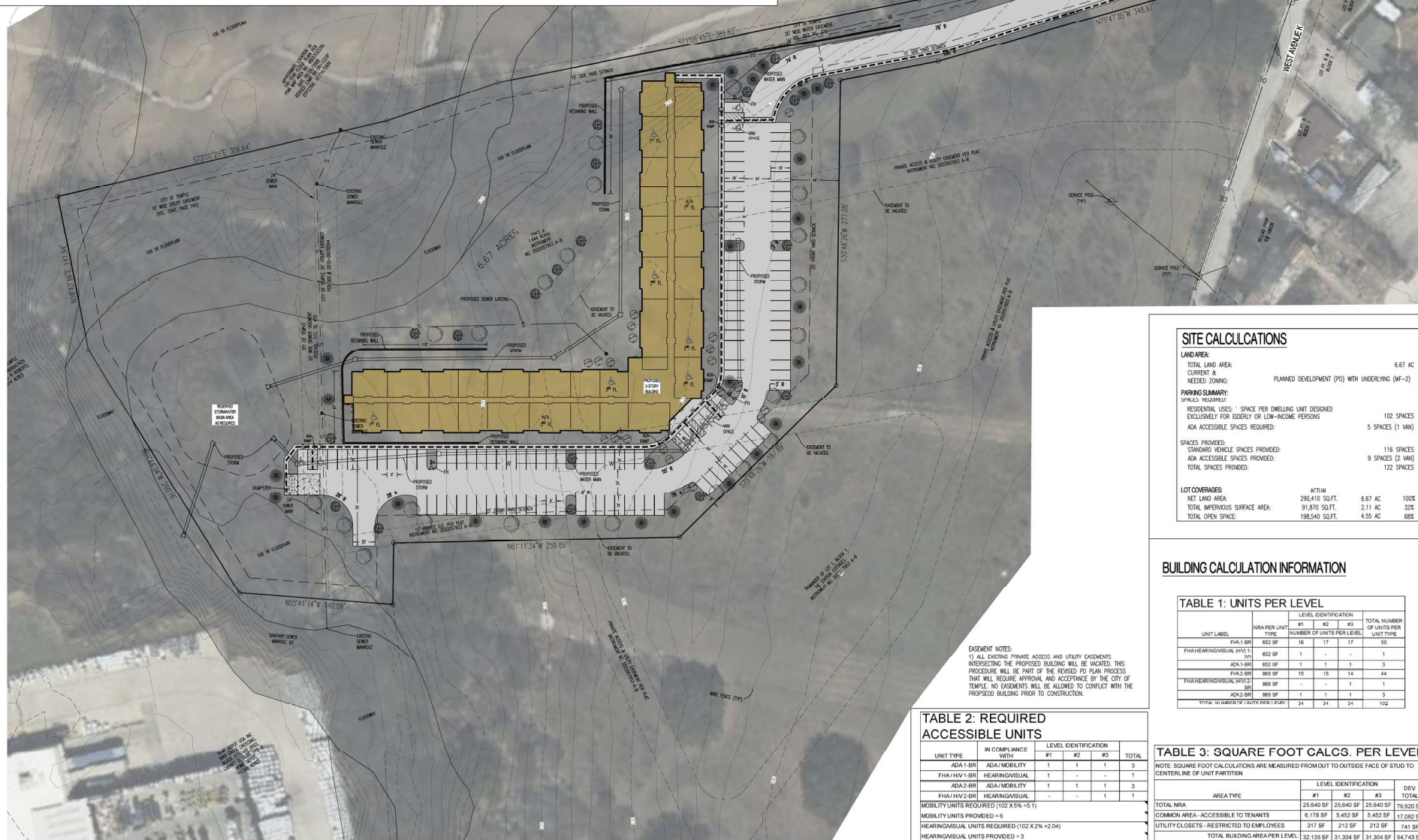
- 1) THIS IS NOT A CONSTRUCTION DOCUMENT. THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY. SOME MODIFICATIONS MAY BE REQUIRED ONCE THIS PRELIMINARY SITE PLAN IS SUBMITTED TO ALL REQUIRED ENTITIES.
- 2) IT IS THE UNDERSTANDING OF THIS FIRM, THAT THIS CONCEPTUAL SITE PLAN ADHERES TO ALL SITE DEVELOPMENT, ZONING, AND BUILDING ORDINANCES.
- 3) DETENTION FEATURES ARE REQUIRED FOR THIS DEVELOPMENT. ABOVE GROUND BASIN IS ANTICIPATED.
- 4) NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS IDENTIFIED BY THE CITY OF EAGLE PASS'S FEMA FIRM PANEL 480270033SE EFFECTIVE ON 09/26/2008
- 5) AT THE TIME OF THIS CONCEPTUAL PLAN, RETAINING WALLS ARE ANTICIPATED.
- 6) BUILDING SETBACKS:  
FRONT YARD SETBACK = 25 FEET REQUIRED  
REAR YARD SETBACK = 10 FEET REQUIRED  
SIDE YARD SETBACK = 15 FEET REQUIRED



SCALE: 1"=40'  
0 20 40 80

## LEGEND

--- ACCESSIBLE ROUTE



## SITE CALCULATIONS

LAND AREA:	6.67 AC
TOTAL LAND AREA:	
CURRENT & NEEDED ZONING:	PLANNED DEVELOPMENT (PD) WITH UNDERLYING (MF-2)
PARKING SUMMARY:	
SPACES REQUIRED:	
RESIDENTIAL USES: 1 SPACE PER DWELLING UNIT DESIGNED EXCLUSIVELY FOR ELDERLY OR LOW-INCOME PERSONS	102 SPACES
ADA ACCESSIBLE SPACES REQUIRED:	5 SPACES (1 VAN)
SPACES PROVIDED:	
STANDARD VEHICLE SPACES PROVIDED:	118 SPACES
ADA ACCESSIBLE SPACES PROVIDED:	9 SPACES (2 VAN)
TOTAL SPACES PROVIDED:	122 SPACES
LOT COVERAGES:	
NET LAND AREA:	290,410 SQ.FT. 6.67 AC 100%
TOTAL IMPERVIOUS SURFACE AREA:	91,870 SQ.FT. 2.11 AC 32%
TOTAL OPEN SPACE:	198,540 SQ.FT. 4.55 AC 68%

## BUILDING CALCULATION INFORMATION

TABLE 1: UNITS PER LEVEL

UNIT LABEL	NRA PER UNIT TYPE	LEVEL IDENTIFICATION			TOTAL NUMBER OF UNITS PER UNIT TYPE
		#1	#2	#3	
PH1-1 BR	652 SF	16	17	17	50
PH1-2 BR	652 SF	1	-	-	1
PH1-3 BR	652 SF	1	1	1	3
PH1-4 BR	652 SF	15	15	14	44
PH1-5 BR	652 SF	-	-	1	1
PH1-6 BR	652 SF	1	1	1	3
TOTAL		24	24	21	102

TABLE 2: REQUIRED ACCESSIBLE UNITS

UNIT TYPE	IN COMPLIANCE WITH:	LEVEL IDENTIFICATION			TOTAL
		#1	#2	#3	
ADA-1 BR	ADA/MOBILITY	1	1	1	3
PH1-1 BR	HEARING/VISUAL	1	-	-	1
ADA-2 BR	ADA/MOBILITY	1	1	1	3
PH1-2 BR	HEARING/VISUAL	-	-	1	1
MOBILITY UNITS REQUIRED (102 X 5% = 5.1)					
MOBILITY UNITS PROVIDED = 6					
HEARING/VISUAL UNITS REQUIRED (102 X 2% = 2.04)					
HEARING/VISUAL UNITS PROVIDED = 3					

TABLE 3: SQUARE FOOT CALCS. PER LEVEL

AREA TYPE	LEVEL IDENTIFICATION			DEV. TOTAL
	#1	#2	#3	
TOTAL NRA	25,640 SF	25,640 SF	25,640 SF	76,920 SF
COMMON AREA - ACCESSIBLE TO TENANTS	6,178 SF	5,452 SF	5,452 SF	17,082 SF
UTILITY CLOSETS - RESTRICTED TO EMPLOYEES	317 SF	212 SF	212 SF	741 SF
TOTAL BUILDING AREA PER LEVEL	32,135 SF	31,304 SF	31,304 SF	94,743 SF

## REVISIONS:

NO.	DATE
1	07/27/2024

THIS SHEET HAS BEEN REVISIONED AND DATED ELECTRONICALLY

PRELIMINARY  
NOT FOR CONSTRUCTION

PREPARED BY:  
**CROCKETT**  
ENGINEERS & ARCHITECTS  
1000 N. WINDY ROAD, SUITE 100  
DALLAS, TEXAS 75242  
TEL: (214) 442-2282  
WWW.CROCKETTENGINEERS.COM  
CREATED: 07/27/2024  
DRAWN: 07/27/2024  
CHECKED: 07/27/2024  
APPROVED: 07/27/2024

OWNER:

**BIRD SENIOR LIVING**  
TEMPLE, BELL COUNTY, TEXAS

DRAWING INCLUDES:

CONCEPTUAL SITE PLAN

DESIGNED: KRM

DRAWN: KRM

PROJECT NO.: 240070

SHEET: CP-1



E.1 At Amendment



BIRD CREEK SENIOR LIVING  
TEMPLE, BELL COUNTY, TEXAS



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A3.0  
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4803

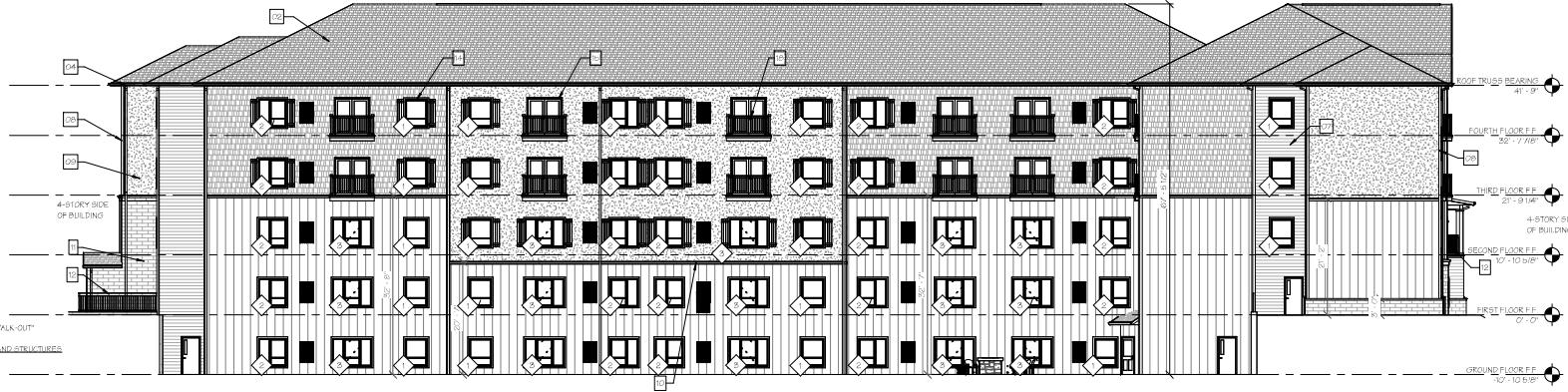
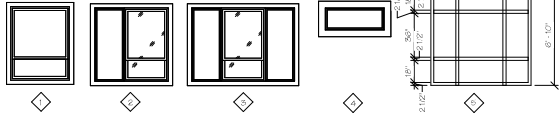
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WINDOW SCHEDULE TYPE MARK				
TYPE MARK	WIDTH X HEIGHT	GLASSING	HARDWARE	COMMENTS
1	4'-0" X 6'-0"	LOW-E, U-FACTOR = 0.32 MAX, SHGC = 0.25 MAX	STANDARD	ENERGY STAR RATED, VINYL WINDOWS, BLACK EXTERIOR FINISH, WHITE INTERIOR
2	6'-0" X 6'-0"	LOW-E, U-FACTOR = 0.32 MAX, SHGC = 0.25 MAX	STANDARD	ENERGY STAR RATED, VINYL WINDOWS, BLACK EXTERIOR FINISH, WHITE INTERIOR
3	7'-0" X 6'-0"	LOW-E, U-FACTOR = 0.32 MAX, SHGC = 0.25 MAX	STANDARD	ENERGY STAR RATED, VINYL WINDOWS, BLACK EXTERIOR FINISH, WHITE INTERIOR
4	4'-0" X 8'-0"	LOW-E, U-FACTOR = 0.32 MAX, SHGC = 0.25 MAX	NONE	ENERGY STAR RATED, VINYL WINDOWS, BLACK EXTERIOR FINISH, WHITE INTERIOR
5	6'-0" X 8'-0"	LOW-E, U-FACTOR = 0.32 MAX, SHGC = 0.25 MAX	NONE	ENERGY STAR RATED, VINYL WINDOWS, BLACK EXTERIOR FINISH, WHITE INTERIOR

- ### WINDOW NOTES
- CONTRACTOR SHALL VERIFY THAT BEDROOM WINDOWS INSTALLED PROVIDE EGRESS OPENING OF 5.7 SQ. FT. (MIN.) 5.7 SQ. FT. (MIN.) @ 2ND, 3RD & 4TH FLOORS, CLEAR HEIGHT OF 20" AND IN CLEAR WIDTH OF 20".
  - GLASSING WITHIN 24" OF DOORS SHALL BE SAFETY GLASS.
  - MAX. SILL HEIGHT @ 50" A.F.F.
  - INSTALL WINDOW PESTICIDES FOR 1ST, 2ND, 3RD & 4TH FLOOR WINDOWS.
  - REFER TO WALL SECTIONS FOR SPECIFIC SILLING OR SIDING DETAILS AROUND WINDOW OPENINGS.
  - INSTALL BLINDS AT ALL WINDOWS (FULL WIDTH X FULL HEIGHT).

## WINDOW ELEVATIONS



REAR RIGHT WING ELEVATION  
SCALE: 3/32" = 1'-0"



REAR LEFT WING ELEVATION  
SCALE: 3/32" = 1'-0"



BIRD CREEK SENIOR LIVING  
TEMPLE, BELL COUNTY, TEXAS

Wallace  
ARCHITECTS, LLC  
Columbia, MO  
P: 572-264-7200

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## E.2 At Application



LEFT SIDE EXTERIOR ELEVATION

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



RIGHT SIDE EXTERIOR ELEVATION

2 RIGHT SIDE  
APB SCALE: 3/32" = 1'-0"



FRONT EXTERIOR ELEVATION

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



REAR EXTERIOR ELEVATION

4  
APB SCALE: 3/32" = 1'-0"

## F.1 Common Area at Amendment

### Bird Creek Senior Living Common Area Calculations

Amenities:	Common Area	Not in Common Area	Notes
<b>Ground Floor</b>			
Common Area	351		
Enclosed Corridors	2404		
Elevator	63		
Stairwells	282		
Trash Chute	59		
<b>1st Floor</b>			
Leasing/Manager's Office	191		
Office Closet		43	
Mail Lobby	158		
Restrooms (unisex)	57		
Common Area	241		
Enclosed Corridors	2712		
Stairwells	286		
Entry Porch	56		
Mechanical		63	
Storage		15	
Trash Chute	59		
<b>2nd Floor</b>			
Kitchenette	302		
Kitchen Closet	18		
Sitting Area	68		
Patio	609		
Enclosed Corridors	2577		
Stairwells	286		
Elevator Mechanical		63	
Trash Chute	59		
<b>3rd Floor</b>			
Library	117		
Computer Room	179		
Computer Room Closet	19		
Sitting Area	68		
Enclosed Corridors	2577		
Stairwells	288		
Elevator Mechanical		63	
Trash Chutes	59		
<b>4th Floor</b>			
Game Room	302		
Game Room Closet	19		
Sitting Area	68		
Trash Room	59		
Mechanical		63	
Stairs	286		
Corridors	2577		
	17456	310	Not in common area

Net area (TDHCA common area + other area not  
17766 included in NRA)



## F.2 Common Area at Application

### Bird Creek Senior Living Common Area Calculations

	Common area	Not in common area	
Amenities:			
<b>1st Floor</b>			See floor plans for breakdown of spaces
Leasing/Manager's Office	181		
Lobby	144		
Mail Lobby	149		
Kitchen	343		
Restrooms (unisex)	57		
Enclosed Corridors	3955		
Elevator	71		
Stairwells	447		west stairwell = 151 sf, central = 145 sf, east = 151 sf
Entry Porch	457		
Outdoor Gathering Area	374		
Mechanical		40	
Sprinkler Room		58	
Storage		47	
Elevator Mechanical		52	
Trash Chute		120	east and west (60 sf each)
<b>2nd Floor</b>			
Fitness Center	510		
Business Center	228		
Community Room	202		
Restrooms (unisex)	57		
Enclosed Corridors	3937		
Elevator	71		
Stairwells	447		west stairwell = 151 sf, central = 145 sf, east = 151 sf
Storage		40	
Elevator Mechanical		52	
Trash Chute		120	east and west (60 sf each)
<b>3rd Floor</b>			
Library	355		
TV Lounge	511		
Community Room	202		
Restrooms (unisex)	57		
Enclosed Corridors	3809		
Elevator	71		
Stairwells	447		west stairwell = 151 sf, central = 145 sf, east = 151 sf
Storage		40	
Elevator Mechanical		52	
Trash Chutes		120	east and west (60 sf each)
	<b>17082</b>	741	Not in common area
			Net area (TDHCA common area + other area not included in NRA)
		17823	

## G. No Financial Impact Letter

Temple TXHP LP

July 11, 2025

Mr. Jonathan Chilson  
Asset Manager  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

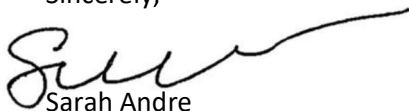
Via: [jonathan.chilson@tdhca.state.tx.us](mailto:jonathan.chilson@tdhca.state.tx.us)

*Re: Bird Creek Senior Living, TDHCA #24045, Temple, TX*

Dear Mr. Chilson:

As the owner of Bird Creek Senior Living, I hereby certify that no sources, terms, conditions, or amounts of financing are impacted or changed by the amendment request. Please feel free to contact me if you have any questions.

Sincerely,



Sarah Andre  
Owner