



February 3, 2026

Ms. Jessica Perez  
Asset Manager (Region 10)  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

Via: [jessica.perez@tdhca.texas.gov](mailto:jessica.perez@tdhca.texas.gov)

*Re: Palo Verde Senior Apartments, TDHCA #25013, Corpus Christi, TX*

Dear Ms. Perez:

Please accept this formal request for a material amendment to #25013 Palo Verde Senior Apartments. During final construction documents and bidding the financial feasibility of the development revealed itself as problematic. The solution was to modify the architectural design which resulted in 5 additional units and less common area. These necessary modifications trigger this amendment request. The 5 additional market rate units coupled with the simplified design with less common area has no **net** financial impact to the development. The proposed modifications will make the project feasible within the current budget.

### Changes Requested

The Applicant is requesting approval for the following material amendment components:

- 1) **Modification of number of units** | An additional 5 units were added since the time of application, bringing the total number of units to 80. The additional 5 units will be market rate.
- 2) **Significant modification of the architectural design**
  - a. The increase in units results in a 3,500 square feet/**6.4% increase in NRA**. The change in NRA is shown below.
  - b. The common area was altered to accommodate the increase in units, resulting in a reduction of common area that is approximately 3,657 square feet/**25.8% decrease from Application**. The change in common area is shown below.

Net Rentable Area Summary:

At Application	As Amended	Change	Change (%)
54,250 sq ft.	57,750 sq ft	+3,500 sq ft	6.4% increase

Common Area Summary:

At Application	As Amended	Change	Change (%)
14,156 sq ft.	10,499 sq ft	-3,657 sq ft	25.8% decrease

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

Following Application, the contractor bids were much higher than anticipated. The developer and designers created a simpler architectural design that maintains the original projected financial feasibility. The design allows for 5 additional units market rate units that maintain the Department's underwriting criteria. While the interior common area decreased, the amenities are substantive and worth more than twice as many points than required at full application. At Application the development needed 4 community amenity points. Due to the increase from 75 to 80 units, the development must provide 7 points of amenities, and it is providing 9.

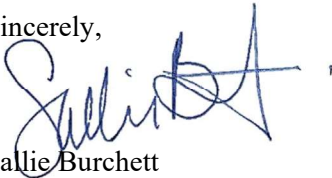
### **Explanation of Foreseeable or Preventable Nature**

At the time of Application, the Applicant planned for a quantity of 75 units and received input from several contractors regarding pricing. Full design documents revealed inefficiencies in design. The overabundance of non-rentable area and coupled with formal contractor bids proved infeasible as proposed. Despite best efforts during the pre-development phase, the developer was unable to anticipate the increases in costs. Adding market rate units and reducing common area is a creative and cost-effective route for development feasibility and results in no loss of quantity or quality for the affordable units.

### **Amendment Fee**

The developer has submitted the \$3,000 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,



Sallie Burchett  
Consultant to the Project

### **Attachments**

- A – Amendment Request Form
- B.1 – Architecture Plans: Building Floor Plans at Amendment
- B.2 – Architecture Plans: Building Floor Plans at Application
- C.1 – Architecture Plans: Unit Floor Plans at Amendment
- C.2 – Architecture Plans: Unit Floor Plans at Application
- D.1 – Common Area Calculation at Amendment
- D.2 – Common Area Calculation at Application
- E.1 – Rent Schedule
- E.2 – Operating Expenses
- E.3 – Proforma
- E.4 – No Net Financial Impact



# CITY OF CORPUS CHRISTI DEVELOPMENT SERVICES

03/09/2026

**The Danco Group  
5501 Huntwick  
Corpus Christi, TX**

**RE: Approval of Parking Variance Request**  
5501 Huntwick – Affordable Senior Housing Community

As per your request, please be advised that your request for a parking adjustment related to the proposed 80-unit affordable senior housing community at 5501 Huntwick has been approved. The parking requirement has been reduced to a ratio of **0.875 spaces per dwelling unit**, or a total of **70 parking spaces**, based on the information submitted to our offices.

Please let me know if you have any questions regarding this subject.

Kindest Regards,

Elena Buentello – Planner III/AICP  
2406 Leopard Street  
Land Development Division, Development Services  
Department  
Corpus Christi, TX 78401

cc: Andrew Dimas, Assistant Director of Development Services

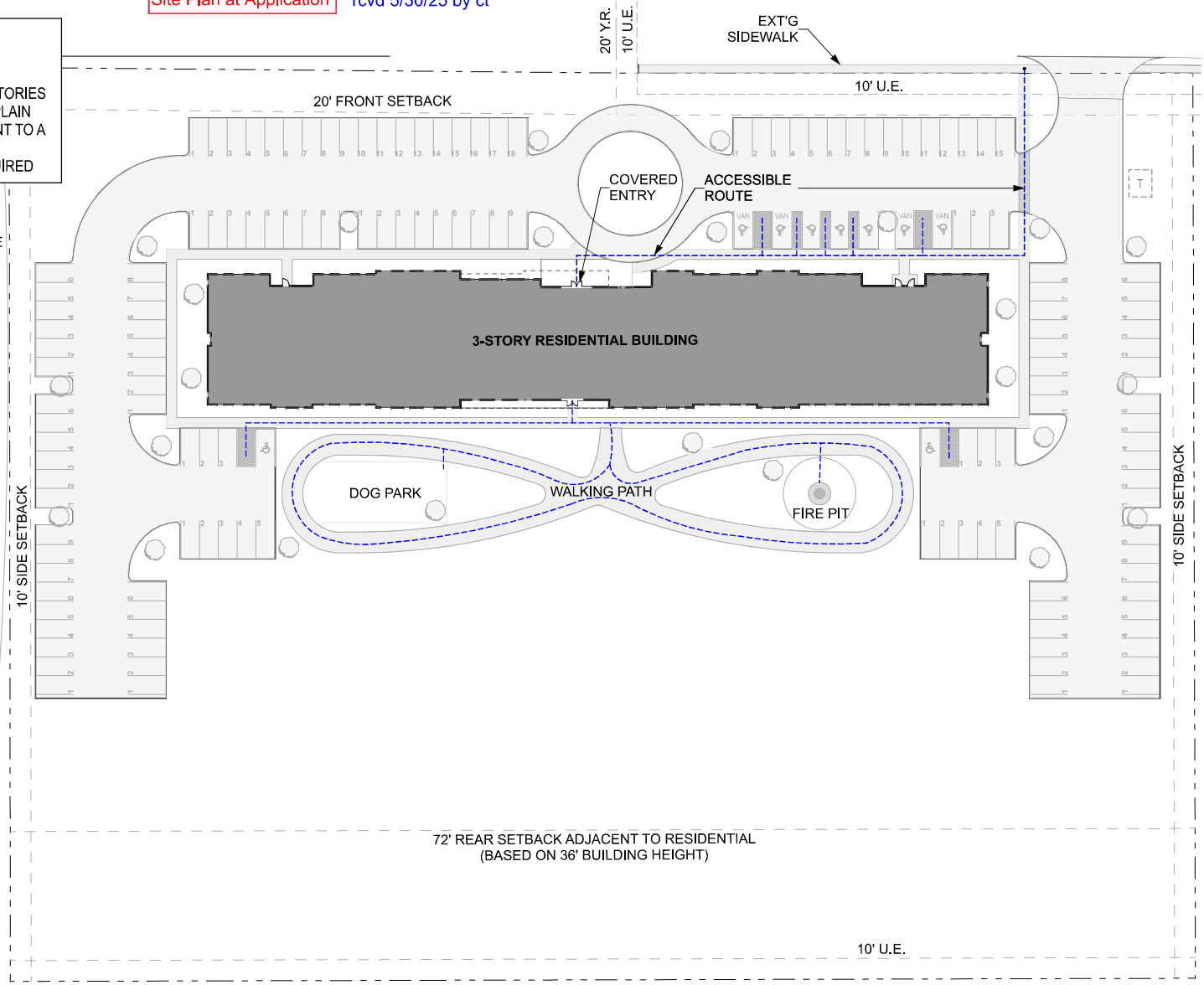
Site Plan at Application rcvd 5/30/25 by ct

**SITE PLAN – GENERAL NOTES**

- 1. SITE AREA: 5.67 ACRES
- 2. THIS PROJECT CONSISTS OF 1 BUILDING, 3 STORIES
- 3. THIS PROJECT IS NOT LOCATED IN A FLOOD PLAIN
- 4. THIS SITE NEITHER CONTAINS OR IS ADJACENT TO A PIPELINE EASEMENT
- 5. STORMWATER DETENTION PONDS NOT REQUIRED

--- ACCESSIBLE ROUTE

■ ENCLOSED / CONDITIONED SPACE



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**PALO VERDE SENIOR APARTMENTS**

5501 Huntwick Ave.  
 Corpus Christi, Texas USA

ISSUE:  
 TCAP APPLICATION  
 DATE:  
 02/21/2025  
 PROJECT NUMBER:  
 2024-2008  
 SHEET TITLE:  
**SITE PLAN**



**SITE PLAN**

SCALE: 1" = 50'

**A2**

B:\McArd\brmbosaf@forgecraftarchitecture.com - B:\McArd\Bases for Archival\25Feasibilities\5501 Huntwick (Ver. 26 2020) [Wednesday, May 26, 2025] 1:13 PM

**SITE PLAN GENERAL NOTES**

**SITE PLAN - GENERAL NOTES**

1. THE ARCHITECTURAL SITE PLANS DESCRIBE SITE FEATURES AS SHOWN WITHIN IMMEDIATE VICINITY OF BUILDING AREAS OUT TO THE ATTENDANT ROADS, FIRE ACCESS LINES AND GENERAL SITE CIRCULATION. REFERENCE CIVIL DRAWINGS FOR CONTINUATION OF SITE CONSTRUCTION BEYOND THE ARCHITECTURAL SITE PLANS.
2. COORDINATE CIVIL ENGINEERING SITE DEVELOPMENT PLANS, GRADING PLANS, WATER DETENTION AND WATER QUALITY, SITE DETAILS AND RELATED CONTRACT DOCUMENTS AGAINST ARCHITECTURAL SITE PLANS.
3. SITE FEATURES NOT DETAILED IN ARCHITECTURAL DRAWINGS SHALL BE AS PER CIVIL ENGINEERING SITE DETAILS, UNLESS OTHERWISE NOTED.
4. COORDINATE SITE CONSTRUCTION WITH RELEVANT ENGINEERING REPORTS — SPECIFICALLY GEOTECHNICAL, ENVIRONMENTAL AND RELATED REPORTS — AS WELL AS CIVIL AND ARCHITECT CONTRACT DOCUMENTS.
5. DO NOT SCALE DRAWINGS. CONFIRM DIMENSIONS AS NOTED AGAINST EXISTING FIELD CONDITIONS AND NOTIFY ARCHITECT AND/OR ENGINEER OF DISCREPANCIES BEFORE WORK HAS COMMENCED.
6. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ACROSS ALL DISCIPLINES DESCRIBING SITE WORK BEFORE COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES DETECTED IN THE DRAWINGS OR IN THE FIELD BEFORE COMMENCING WORK.
7. ALL SITE CONSTRUCTION SHALL UTILIZE THE APPROVED SITE SURVEY WITH ESTABLISHED BENCHMARKS PER CIVIL SITE DEVELOPMENT PLANS.
8. PROPOSED VERTICAL DIMENSIONS ARE MEASURED RELATIVE TO AN ESTABLISHED INTERNAL DATUM + 0'-2" AND ALSO IN ABSOLUTE SEA LEVEL ELEVATION.
9. FINISH FLOOR ELEVATIONS ARE MEASURED TO TOP OF STRUCTURAL SLAB. SITE RETAINING WALLS ARE MEASURED TO TOP OF FINISH WALL.
10. PROPOSED HORIZONTAL DIMENSIONS ARE MEASURED FROM FACE OF FINISH SURFACES, UNLESS OTHERWISE NOTED.
11. STRUCTURAL SITE RETAINING WALLS ARE ENGINEERED AND DETAILED PER STRUCTURAL ENGINEERING DRAWINGS.
12. REFERENCE SITE ELECTRICAL DRAWINGS FOR POWER REQUIREMENTS AND SITE LIGHTING.
13. CONTRACTOR SHALL COORDINATE SITE EXCAVATION FOR AND PLACEMENT OF ANY REQUIRED CONDUIT FOR LINE OR LOW VOLTAGE POWER TO SITE LIGHTING OR OTHER SITE OR LANDSCAPE FEATURES.
14. ALL EXTERIOR POWER RECEPTACLES SHALL BE GFCI AND BE EXTERIOR RATED AND FULLY WEATHERPROOF. COORDINATE CIRCUITRY TO HOUSE PANELS INSIDE ATTENDANT BUILDING.
15. TREES AND OTHER PLANTINGS SHOWN FOR REFERENCE ONLY. REFERENCE LANDSCAPE DRAWINGS FOR TREE REMOVAL, MITIGATION, AND LAYOUT.

**SITE ACCESSIBILITY - GENERAL NOTES**

1. REFERENCE SHEET 04.10: SITE AND BUILDING ACCESSIBILITY SHALL ADHERE TO TEXAS ACCESSIBILITY STANDARDS (TAS).
  2. SITE ACCESSIBLE ROUTES SHALL COMPLY WITH TAS AND AS DESCRIBED IN THE DRAWINGS.
  3. NO RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL EXCEED 5% AS REQUIRED BY TAS.
  4. NO CROSS SLOPE OF AN ACCESSIBLE ROUTE SHALL EXCEED 2% AS REQUIRED BY TAS.
  5. ALL FINISH SURFACES OF AN ACCESSIBLE ROUTE SHALL FEATURE A SLIP-RESISTANT FINISH.
  6. WALKING SURFACES THAT DO NOT EXCEED 1:20 SHALL NOT BE REQUIRED TO HAVE INTERMEDIATE LANDINGS, NOR HANDRAILS.
  7. ALL RAMPS SHALL CONFORM TO TAS STANDARDS OF DESIGN AND CONSTRUCTION.
  8. ALL HANDRAILS SHALL CONFORM TO IBC 2021, CHAPTER 16, SPECIFICALLY:
    - 1607.2.1: GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT.
    - a. IBC 1607.2.1.1: GUARDS SHALL RESIST A CONCENTRATED LOAD OF 200 POUNDS.
    - b. IBC 1607.2.1.2: INTERMEDIATE RAILS, PICKETS AND POSTS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 50 POUNDS.
- ALL HANDRAILS SHALL BE EPOXY-PRIMED AND PAINTED WITH A COMPATIBLE EXTERIOR MARINE GRADE FINISH PAINT, BASIS-OF-DESIGN

**REQUIRED PARKING**

UNIT TYPE	# BEDROOMS	UNIT COUNT	SPACES PER UNIT	TOTAL SPACES
UNIT A	1	41	1.5	61.5
UNIT B1	2	6	2	12
UNIT B2	2	33	2	66
<b>SUBTOTAL</b>				<b>139.5</b>

VISITOR SPACES: 1 PER 5 UNITS = 15  
 TOTAL MINIMUM REQUIRED PARKING = 154.5

**PARKING PROVIDED**

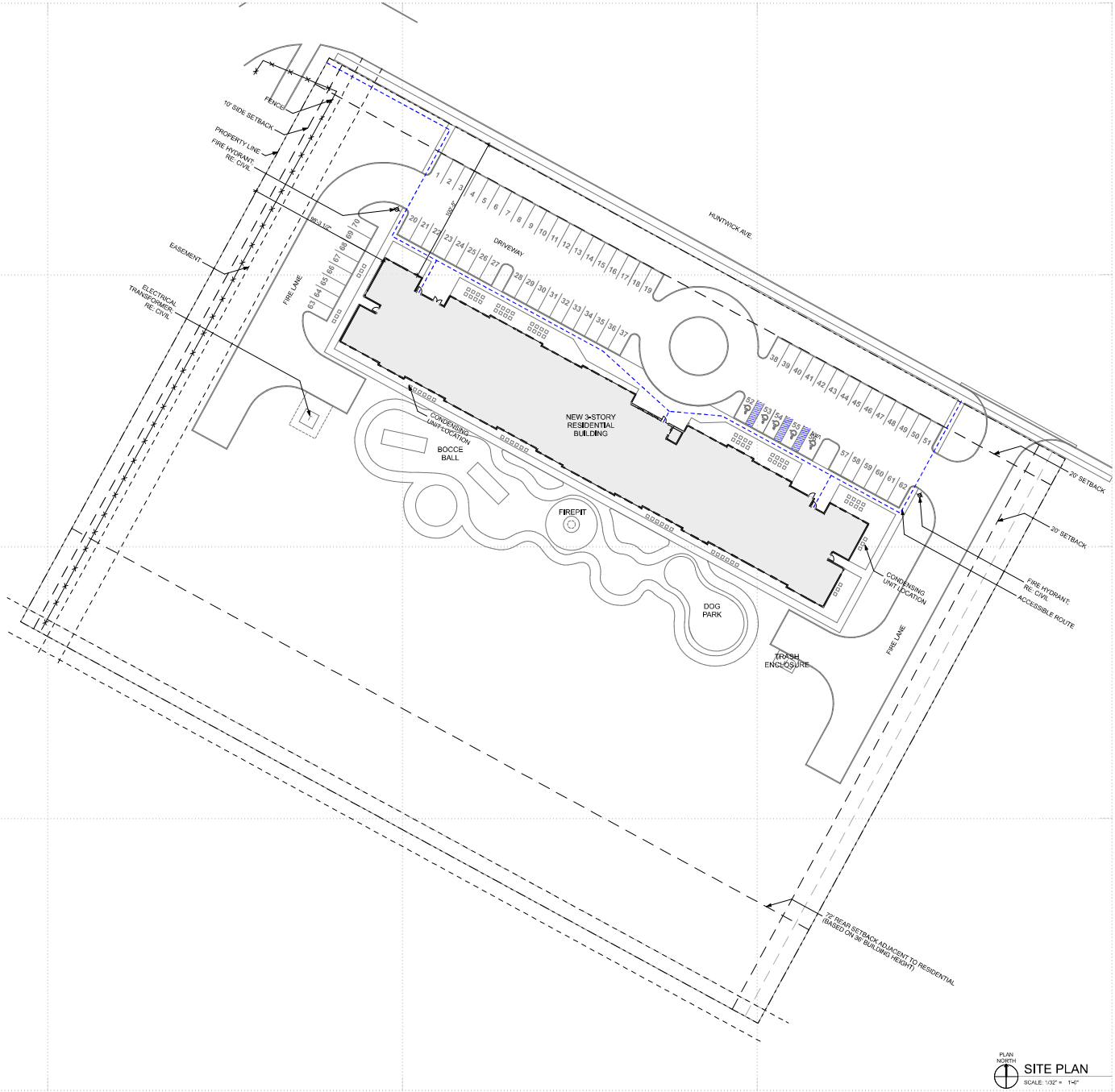
ACCESSIBLE SPACES	5
STANDARD SPACES	65
COMPACT SPACES	0
<b>TOTAL SPACES</b>	<b>70</b>

PARKING PER FACILITY	DISTRIBUTION	% OF TOTAL MAIN PARKING LOT
ACCESSIBLE SPACES REQUIRED	10%+150 TOTAL SPACES	100.0%

IBC TABLE 1106.1	3
TAS TABLE 200.2	3
ADAS TABLE 200.2	3
TDHCA MIN. 1 ACCESSIBLE SPACE PER ACCESSIBLE UNIT	5
MINIMUM REQUIRED	5
# OF VAN SPACES REQUIRED	1

ACC. SPACES PROVIDED	DISTRIBUTION	VAN SPACES
MAIN PARKING LOT	5	1
<b>TOTAL</b>	<b>5</b>	<b>1</b>

--- ACCESSIBLE ROUTE



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Scott Grindel • Teksas Architect  
 Registration # 21234  
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 may not be used for regulatory  
 approval, permitting or construction.

**Palo Verde Senior**  
**Apartments**  
 550 HUNTWICK AVE  
 CORPUS CHRISTI, TEXAS 78413

REV. DATE DESCRIPTION

ISSUE:  
**100% DESIGN**  
 DEVELOPMENT  
 DATE:  
 01/19/2026  
 PROJECT NUMBER:  
 2024-2009  
 SHEET TITLE:  
**SITE PLAN**

SHEET:  
**A0.00**

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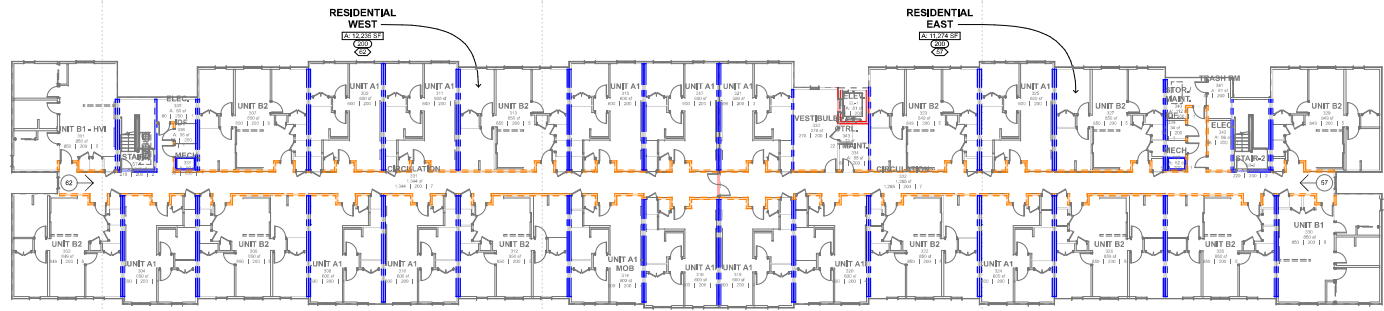
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**LIFE SAFETY LEGEND**

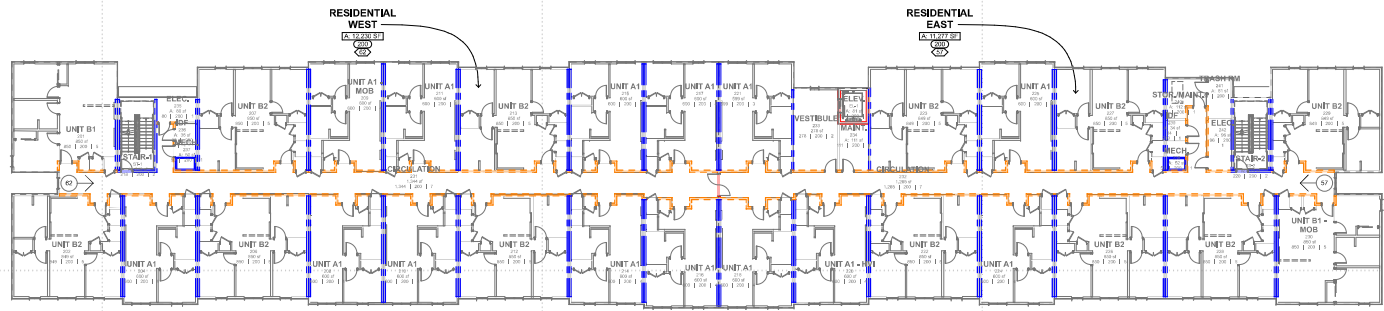
- 1/2-HR RATED ASSEMBLY
- 1-HR RATED ASSEMBLY
- 2-HR RATED ASSEMBLY
- - - - - COMMON PATH OF EGRESS
- EXIT ACCESS ROUTE
- DIRECTION OF TRAVEL (TD = MAX. TRAVEL DISTANCE)
- ← EXIT ACCESS ROUTE BETWEEN EXITS
- ⊞ FIRE EXTINGUISHER CABINET
- ⊞ EXIT SIGN
- ⊞ LOUNGE
- ⊞ AREA
- ⊞ OCCUPANCY LOAD FACTOR
- ⊞ OCCUPANT LOAD
- ⊞ NUMBER OF OCCUPANTS EGRESSING IN THIS DIRECTION

STAIR #1	OBJECT MARK
44"	STAIR WIDTH (INCHES)
146	STAIR CAPACITY
38"	DOOR WIDTH (INCHES)
160	DOOR CAPACITY
128	ACTUAL USE

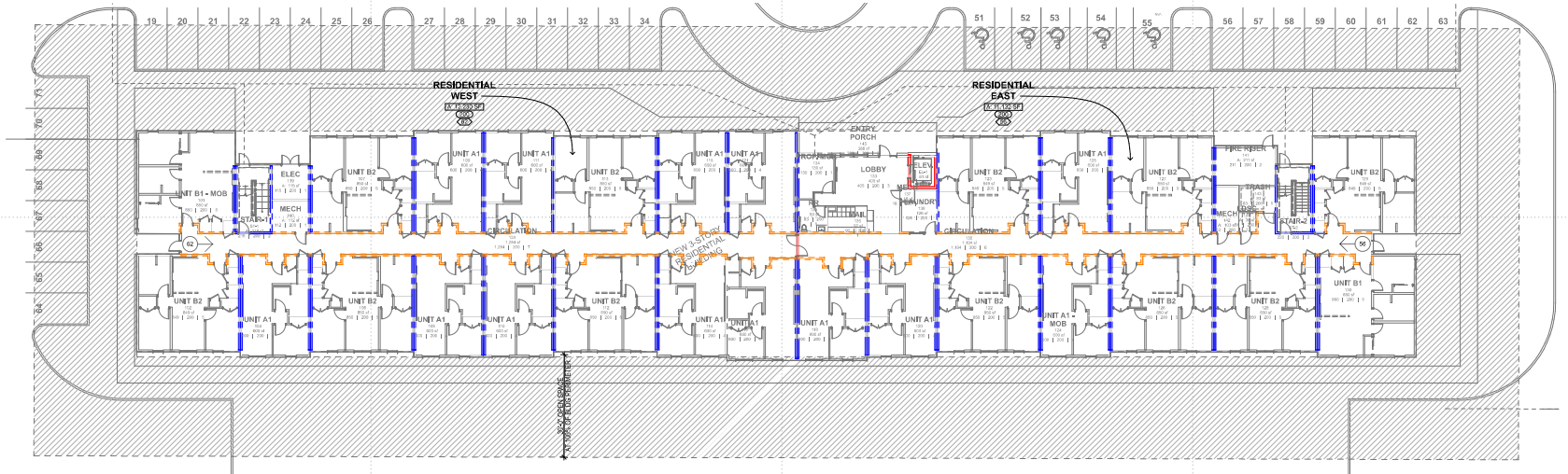
DOOR	OBJECT MARK
72"	DOOR WIDTH (INCHES)
330	DOOR CAPACITY
255	ACTUAL USE



**3 LIFE SAFETY PLAN - LEVEL 03**  
SCALE: 1/8" = 1'-0"



**2 LIFE SAFETY PLAN - LEVEL 02**  
SCALE: 1/8" = 1'-0"



**1 LIFE SAFETY PLAN - LEVEL 01**  
SCALE: 1/8" = 1'-0"



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Apartments**  
5600 LIVINGSTONE BLVD  
CORPUS CHRISTI, TEXAS 78413

REV	DATE	DESCRIPTION

ISSUE:  
**100% DESIGN  
DEVELOPMENT**  
DATE:  
01/19/2026  
PROJECT NUMBER:  
2024-2008  
SHEET TITLE:  
**CODE INFO + LIFE SAFETY  
PLANS**  
SHEET:  
**G2.02**

## D.1 Common Area at Amendment

Palo Verde Senior Common Area Calculations					
	Previous Common area	Previous Not in common area	Updated Common Area	Updated Not in Common Area	
<b>Level 1:</b>					
Community Room	1203		N/A		
Laundry	338		126		
Lobby	902		405		
Mail Room	303		92		
Management Office	151		130		
Multipurpose room	364		N/A		
Pantry	73		N/A		
Restrooms	136		83		
Service Office	136		N/A		
Entry Porch				361	
Circulation	2827		2437		
Elevators	177		81		
Stair 1	201		218		
Stair 2	201		219		
Fire		228		211	
Maintenance		176		N/A	
MDF		79		116	
Mechanical		128		233	
LDSC				36	
Trash				83	
<b>Level 2:</b>					
Interior Corridors	2993		2557		
Elevators	177		81		
Stair 1	201		218		
Stair 2	201		219		
IDF		134		70	
Mechanical		278		102	
Storage		201		106	
MDF/Electrical				176	
Maintenance				108	
Vestibule			279		
<b>Level 3:</b>					
Interior Corridors	2993		2557		
Elevators	177		81		
Stair 1	201		218		
Stair 2	201		219		
IDF		134		70	
Mechanical		278		102	
Storage		201		106	
MDF/Electrical				176	
Elevator CTRL				22	
Maintenance				86	
Trash Room				75	
Vestibule			279		
	<b>14156</b>	1837	<b>10499</b>	2239	Not in common area
		15993		12738	Net area (TDHCA common area + other area not included in NRA)