



March 12, 2026

Ms. Karen Treadwell
Senior Asset Manager (Regions 9 & 13)
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Via: karen.treadwell@tdhca.texas.gov

Re: Pebble Hills Place, TDHCA #25016, El Paso, TX

Dear Ms. Treadwell:

Please accept this formal request for a material amendment to #25016 Pebble Hills Place. For full construction documents, the architecture design needed modifications that resulted in a request for an amendment. The amendment will not have a financial impact on the Development.

Changes Requested

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

- 1) Significant modification of the architectural design | The unit designs were altered from 2 bed/2bath to 2 bed/1 bath.
- 2) Significant modification of the architectural design | The common area was altered, resulting in a reduction of common area that is approximately 1,760 square feet/12.6% less than at Application. The change in common area is shown below.

Common Area Summary:

At Application	As Amended	Change
13,958 sq ft.	12,198 sq ft	-1,760 sq ft

Reason the Change is Necessary & Good Cause for the Change

- Following Application, the Development has altered architecture designs to meet project feasibility metrics. In doing so, the original units featuring 2 beds and 2 baths are now planned for 2 beds and 1 bath and the common area was reduced. This was also necessary to keep the same number of units.

Explanation of Foreseeable or Preventable Nature

- At the time of Application, the Applicant planned for all units to contain 2 beds and 2 baths. Full engineering documents and tighter cost estimated revealed that the cost of 2 beds and 1 baths and reduced common area kept the development's budget and underwriting to maintain development feasibility.

Notification Item

Please note that there was a modest reduction in NRA. The NRA decreased from 50,526 square feet to 49,702 square feet. This is a net loss of 742 square feet or a 1.5% reduction. Because this is a decrease in NRA not more than 3% change, the Applicant does not need to request an amendment for the change in NRA and is instead notifying the Department. The change in NRA is shown on the table below.

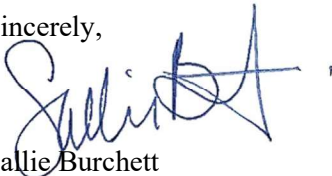
NRA Summary:

Unit Name	Unit Quantity	Unit NRA at Application	Total NRA at Application	Unit NRA as Amended	Total NRA as Amended
1BR A1	39	623	24,297	618	24,102
1BR A2-UFAS	3	623	1,869	618	1,854
2BR B1	26	870	22,620	851	22,126
2BR B2 -UFAS	2	870	1,740	851	1,702
			50,526		49,784

Amendment Fee

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,



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 – No Financial Impact Letter

B.2 At Application



4 Fourth Floor Plan

1/16" = 1'-0"



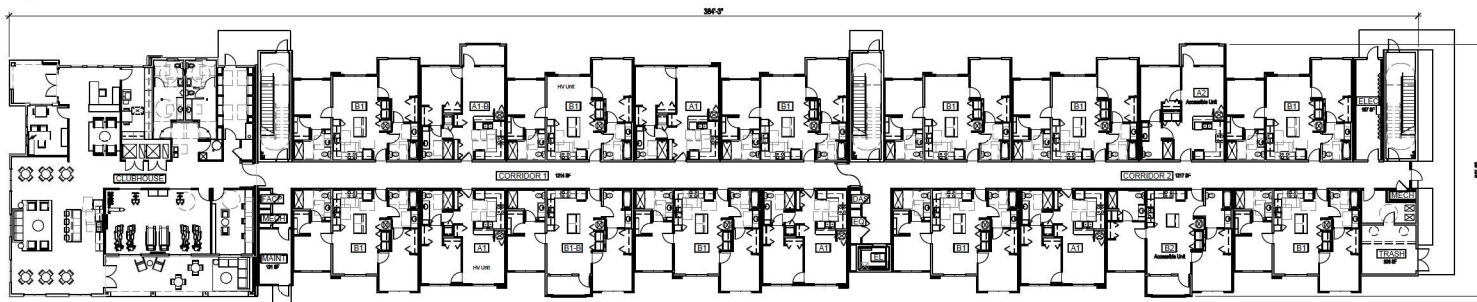
3 Third Floor Plan

1/16" = 1'-0"



2 Second Floor Plan

1/16" = 1'-0"



1 First Floor Plan

23,028 Gross SF, 22,142 A/C SF, 886 Exterior SF

1/16" = 1'-0"

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**Pebble Hills
Place**

El Paso, TX

02/19/2025
Andrew Scott Roark
28298

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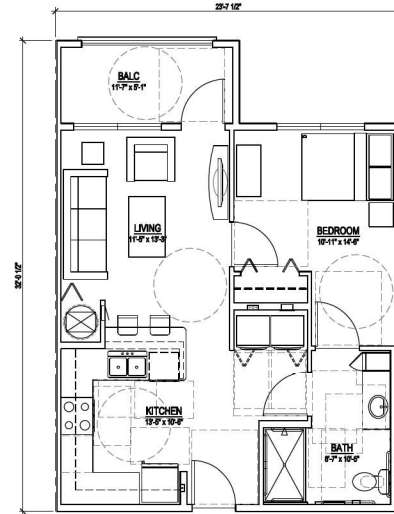
Floor Plans

A5.01

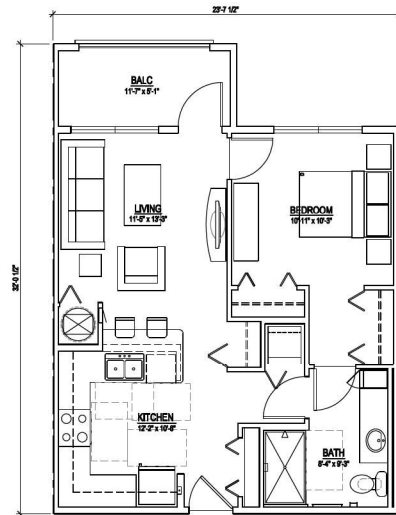
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Scale: 1" = 16'

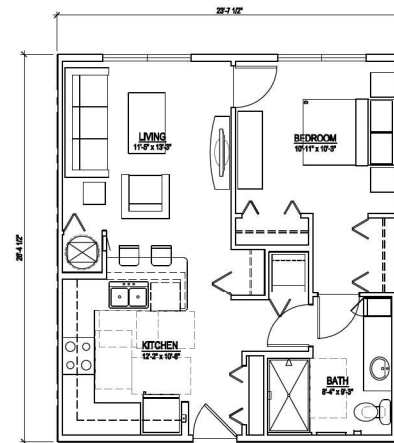
C.2 At Application



3 A2 - ACCESSIBLE - Balcony Unit
623 S.F. NRA, 694 S.F. Total 1/4" = 1'-0"



2 A1 Balcony Unit
623 S.F. NRA, 694 S.F. Total 1/4" = 1'-0"



1 A1 Unit
623 S.F. NRA 1/4" = 1'-0"

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Unit Plans

A5.02

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Scale: 1" = 4'

D.1 At Amendment

Pebble Hills Common Area Calculations

	Previous	Previous	Updated	Updated Not In	
	Common area	Not in common area			
First Floor:					
Leasing/Reception	431		299		
Covered entry	161		N/A		
Managers Office	170		154		
Work Room	187		171		
Clubhouse Mechanical		81		82	
Janitor Closet		39		36	
Business Center/Library	229		309		
Fitness Room	537		370		
Club Room	958		794		
Veranda	452		425		
Women's Restroom	175		154		
Men's Restroom	175		157		
Hall	369		N/A		
Mail Room	276		123		
Maintenance Office		131		139	
1st Floor Corridors 1	1132		1955		
1st Floor Corridor 2	1103		N/A		
Electrical Room 1		173		219	
Electrical Room 2				64	
Trash	271		288		
FACP Closet		22		22	
DAS Closet		48		10	
Elevator Equipment		37		16	
Mech 1				22	
Mech 2				30	
Domestic Booster				92	
Fire Sprinkler				92	
Second Floor:					
Corridor 1	1108		1951		
Corridor 2	1071		N/A		
Laundry	173		219		
Trash	92		159		
Mechanical 1		177		136	
Mechanical 2		33		46	
Mechanical 3				30	
DAS				9	
Elev. Equipment				14	
Third Floor:					
Corridor 1	1108		1951		
Corridor 2	1071		N/A		
Laundry	173		219		
Trash	92		160		
Mechanical 1		177		127	
Mechanical 2		33		46	
Mechanical 3				30	
DAS				10	
Elev. Equipment				14	
4th Floor:					
Corridor 1	1108		1951		
Corridor 2	1071		N/A		
Laundry	173		229		
Trash	92		160		
Mechanical 1		177		127	
Mechanical 2		33		46	
Mechanical 3				30	
DAS				9	
Elev. Equipment				14	
	13958	1161	12198	1512	Not in common area
		14209		13710	Net area (TDHCA common area + other area not included in NRA)