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April 13, 2026

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

RE: Amendment to Application
Las Fuentes, TDHCA #25053

Dear Mr. Banuelos,

I am writing on behalf of RST Las Fuentes, LP (“Applicant”) to request an amendment to our tax credit application for Las Fuentes (TDHCA #25053), Mission, Texas.

Requested Changes:

In Applicant’s original tax credit application, the submitted development plans utilized two residential buildings and one nonresidential building (the community center). As our team is now further into the design process with the civil engineer, and in coordination with the City of Mission, Applicant is hereby requesting an amendment to the application which would allow for a total of five residential buildings versus the two buildings originally proposed. Applicant is proposing dividing the rear building on the site plan into four smaller buildings (please see attached revised site plan in Exhibit A and application site plan in Exhibit B).

The new building design and site plan layout does modify certain aspects of the community as presented in the original tax credit application. Firstly, the common area square footage of Las Fuentes, and thereby the gross square footage, has decreased. The reduction in common area square footage was purely a reduction of breezeway square footage due to the new building layout. However, such decrease in the breezeways was partially offset by an increase in the clubhouse amenity space which space will be utilized more often by the tenants in the future. The net reduction in the common areas was 2,364 square feet representing a change or greater than 3%. The overall changes from the application architectural plans to the proposed amendment design are detailed in the chart below:

	Application	Amendment	Variance
Units (NRSFT)	79,125	79,125	0%
Clubhouse	2,959	4,193	41.7%
Breezeways	16,829	12,562	(25.4%)
Storage/Other	0	669	-
Gross (SFT)	98,913	96,549	(2.4%)

In addition to the building design change, the new site plan (Exhibit A) reduces the parking ratio to match that parking ratio required by the City of Mission at 2.0 parking spaces per unit. The original site plan was over-parked by approximately 36 spaces. The new parking design is a result of the redesign, is more efficient in nature and would still provide more than adequate parking for senior housing (62+).

In summary, the proposed building and site changes reduce the total gross square footage of the community by less than 3% of the original application design, still maintains the same unit square footage sizes, and same number of units while providing the future tenants with a larger clubhouse design and a blend of living choices (cottage or single building). As noted, the common area square footage does decrease as a result of the change as does the number of parking spaces. Applicant does not believe the above requested changes in any way would have provided the Applicant with a competitive scoring advantage or preference in the funding of the award cycle in which the deal was awarded.

Cost Consideration:

Applicant doesn't believe that the requested changes will result in any material change in costs as such costs were presented in the original application. The reduction in the breezeway square footage, all associated building design cost reductions and the reduction in the number of parking spaces will be offset by the increased cost of the enlarged community center and amenities along with the increased cost due to the cottage style construction.

Explanation of Foreseeable or Preventable Nature

Applicant does not view the requested changes as foreseeable in nature. The proposed site plan changes were a result of (i) the recommendations of the civil engineer after further investigation and review of the drainage calculations, preparation of a topographic survey and topographic considerations and (ii) after initial site plan review and discussions on Las Fuentes with the City of Mission regarding the integration of the community into the surrounding single-family neighborhood (See Exhibit C). This new site plan, incorporating the smaller building footprints, provides for improved integration with the surrounding single-family neighborhoods to the east/south with a lower profile design along with providing greater flexibility in the overall site design layout with the site topography, eliminating retaining walls, and offers compatibility with the required drainage design. In addition, the revised site plan allows for an improved parking distribution for tenants, while reducing parking space, an improved tenant accessibility

design for 36 units due to the cottage style entry and a new tenant space in the proposed gazebo structure overlooking the greenspace/detention.

Lastly, the revised design will allow the Applicant to maintain the underwriting budget presented at application and the financial feasibility. The Applicant received the allocation of credits from the waitlist just before Christmas 2025. The revision will also allow the Applicant to maintain delivery of units earlier in 2027 thus increasing the tax credit delivery to the syndicator and therefore stabilizing the tax credit pricing in spite of the later start of construction on the project.

We appreciate your time and consideration of this application amendment request and for your work in moving such request forward. Should you need any additional information or clarification regarding this request, please do not hesitate to contact me at (972) 243-4205 or via email cphillips@rstdev.com.

Sincerely,
RST Las Fuentes, LP
By: RST Las Fuentes Housing, LLC, its GP



By: Clifton Phillips, President of Managing Member

Exhibit A

Site Plan

April 2026

SITE DATA

- 6.0 ACRES
- 105 UNITS
- UNIT DENSITY MAXIMUM: 29 UNITS/ACRE
- UNIT DENSITY PROVIDED: 17.50 UNITS/ACRE
- SITE IS NOT LOCATED IN THE FLOODPLAIN

EXISTING ZONING

PROPOSED: MULTI-FAMILY RESIDENTIAL (R-3)
 BASE ZONING: AGRICULTURAL OPEN PERMANENT (AO-P)

SITE AMENITIES

- 4,114 S.F. CLUBHOUSE
- COVERED PORCH
- DOG PARK
- COMMUNITY GARDEN
- CONFERENCE ROOM
- FURNISHED COMMUNITY ROOM
- PERIMETER FENCING
- FITNESS ROOM
- BEAUTY SALON

PARKING TABULATION

PARKING DENSITY MAXIMUM: 2.00 / UNIT
 PARKING REQUIRED: 105 UNITS X 2.00 = 210
 PARKING PROVIDED: 210
 PARKING RATIO PROVIDED: 2 / UNIT

PARKING PROVIDED

RESIDENT:
 -STANDARD 173
 -ACCESSIBLE 6
 -VAN ACCESSIBLE 5
 CLUBHOUSE:
 -STANDARD 24
 -ACCESSIBLE 2
TOTAL 210

UNIT TABULATION

UNIT TYPE	# UNITS	%	UNIT S.F.	TOTAL S.F.
A1 -ONE BED/ONE BATH	35	33.33%	631 S.F.	22,085
A1-HC - ONE BED/ONE BATH	1	0.95%	631 S.F.	631
A2 -ONE BED/ONE BATH	6	5.71%	631 S.F.	3,786
A3 - ONE BED/ONE BATH	16	15.24%	631 S.F.	10,096
A3-HC -ONE BED/ONE BATH	2	1.90%	631 S.F.	1,262
B1 -TWO BED/TWO BATH	42	40.00%	917 S.F.	38,514
B1-HC -TWO BED/TWO BATH	3	2.86%	917 S.F.	2,751
TOTAL	105	100%		79,125 S.F.

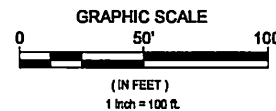
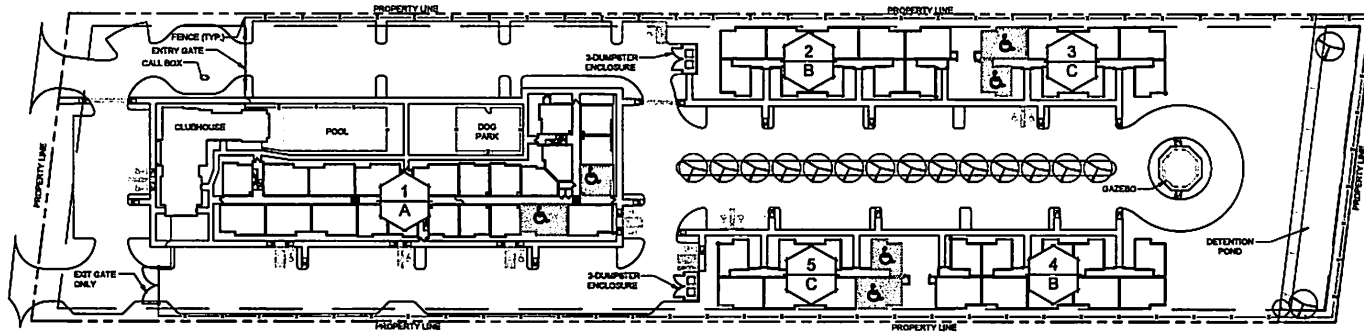
BUILDING KEY



ACCESSIBLE UNITS

TOTAL UNITS	ADA UNITS (5% OF TOTAL UNITS)
105	5
	A1-HC UNITS 1
	A3-HC UNITS 2
	B2-HC UNITS 3
	H&V UNITS (2% OF TOTAL UNITS) 2
	A1-HV UNITS 1
	A3-HC UNITS 2
	B1-HV UNITS 3

BUILDING TABULATION				
BUILDING TYPE	A	B	C	TOTAL
# BLDGS	1	2	2	5
# STORIES	3	1	1	
TOTAL UNITS	69	20	16	105
FIRE RISER ROOM S.F.	33 S.F.	66 S.F.	66 S.F.	165 S.F.
STORAGE S.F.	504 S.F.	0 S.F.	0 S.F.	504 S.F.
BREEZEWAY S.F.	9,359 S.F.	1,772 S.F.	1,431 S.F.	12,562 S.F.
RENTABLE S.F.	51,281 S.F.	15,480 S.F.	12,384 S.F.	79,125 S.F.
TOTAL GROSS BLDG S.F.	61,157 S.F.	17,318 S.F.	13,881 S.F.	92,356 S.F.
CLUBHOUSE				4,193 S.F.
OVERALL TOTAL				96,549 S.F.



SITE PLAN
 SCALE: 1"=100'-0"

Exhibit B

Application Site Plan

SITE DATA

-6.0 ACRES
 -105 UNITS
 -UNIT DENSITY MAXIMUM: 29 UNITS/ACRE
 -UNIT DENSITY PROVIDED: 17.50 UNITS/ACRE

EXISTING ZONING

BASE ZONING: MULTI-FAMILY RESIDENTIAL (R-3)

SITE AMENITIES

-2,959 S.F. CLUBHOUSE
 -PORTE COCHERE
 -DOG PARK
 -COMMUNITY GARDEN
 -CONFERENCE ROOM
 -FURNISHED COMMUNITY ROOM
 -COVERED PORCH
 -PERIMETER FENCING
 -FITNESS ROOM
 -LIBRARY ROOM

PARKING TABULATION

PARKING DENSITY MAXIMUM:	2.00 / UNIT	PARKING PROVIDED	
PARKING REQUIRED:	105 UNITS X 2.00 = 210	UNCOVERED PARKING	218
PARKING PROVIDED:	246	ACCESSIBLE	12
PARKING RATIO PROVIDED:	2.34 / UNIT	CLUBHOUSE	16
		TOTAL	246

UNIT TABULATION

UNIT TYPE	# UNITS	%	UNIT S.F.	TOTAL S.F.
A1 - ONE BED/ONE BATH	57	54.29%	631 S.F.	35,967
A1-HC - ONE BED/ONE BATH	03	2.86%	631 S.F.	1,893
B1 - TWO BED/TWO BATH	42	40.00%	917 S.F.	38,514
B1-HC - TWO BED/TWO BATH	03	2.86%	917 S.F.	2,751
TOTAL	105	100%		79,125 S.F.

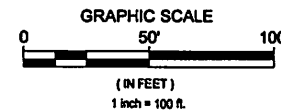
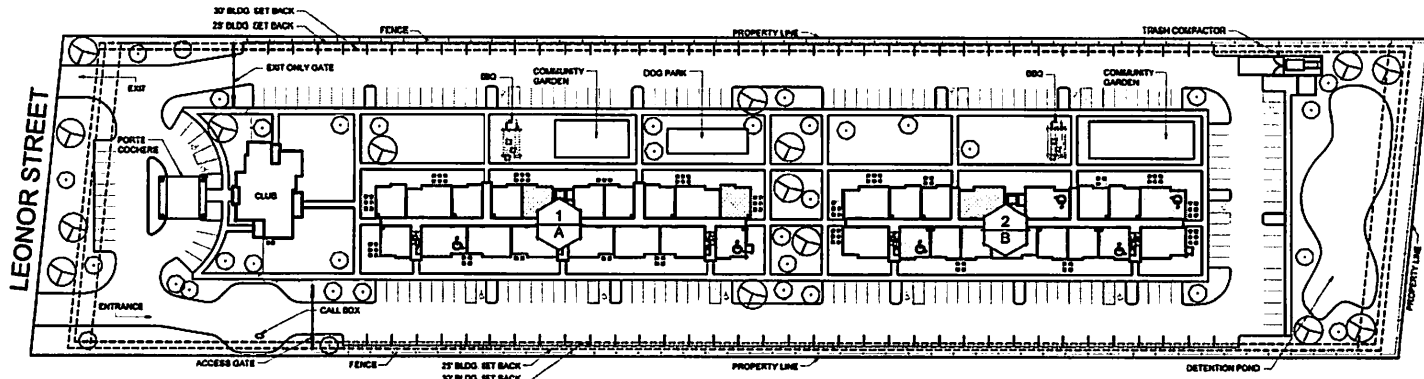
BUILDING TABULATION			
BUILDING TYPE	A	B	TOTAL
# BLDGS	1	1	2
# STORIES	3	3	
UNITS/BLDG	54	51	105
BREEZEWAY S.F.	9,383 S.F.	7,446 S.F.	16,829 S.F.
RENTABLE S.F.	40,638 S.F.	38,187 S.F.	79,125 S.F.
TOTAL GROSS BLDG S.F.	50,321 S.F.	45,633 S.F.	95,954 S.F.

BUILDINGS



ACCESSIBLE UNITS

TOTAL UNITS	105
ADA UNITS (5% OF TOTAL UNITS)	6
A1-HC UNITS	3
B2-HC UNITS	3
H&V UNITS (2% OF TOTAL UNITS)	3
A1-HV UNITS	2
B1-HV UNITS	1



SITE PLAN
 SCALE: 1"=100'-0"

**LAS FUENTES
 MISSION, TEXAS**

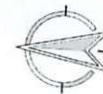
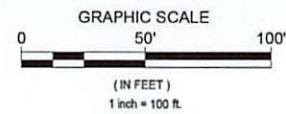
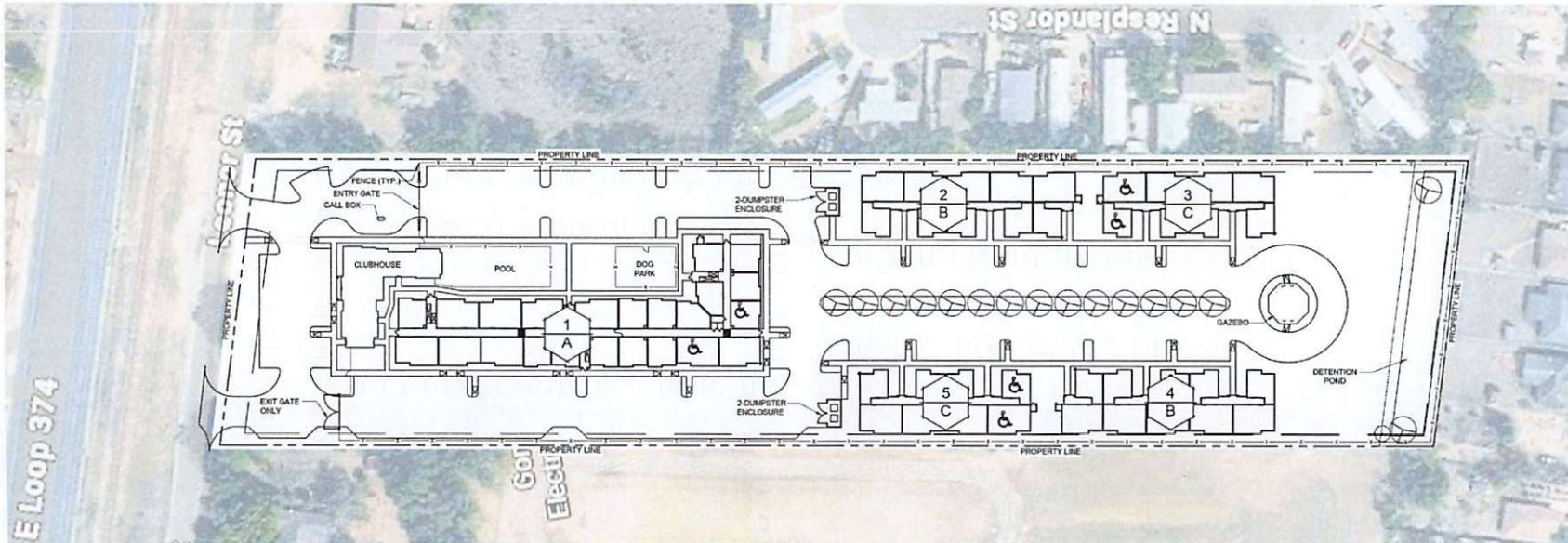
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 SITE PLAN
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Exhibit C

Site Plan Overlays

LAS FUENTES
MISSION, TEXAS



SITE PLAN
SCALE: 1"=100'-0"

DATE: 01.21.26

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SITE PLAN

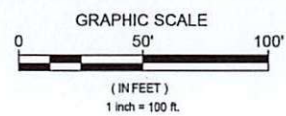
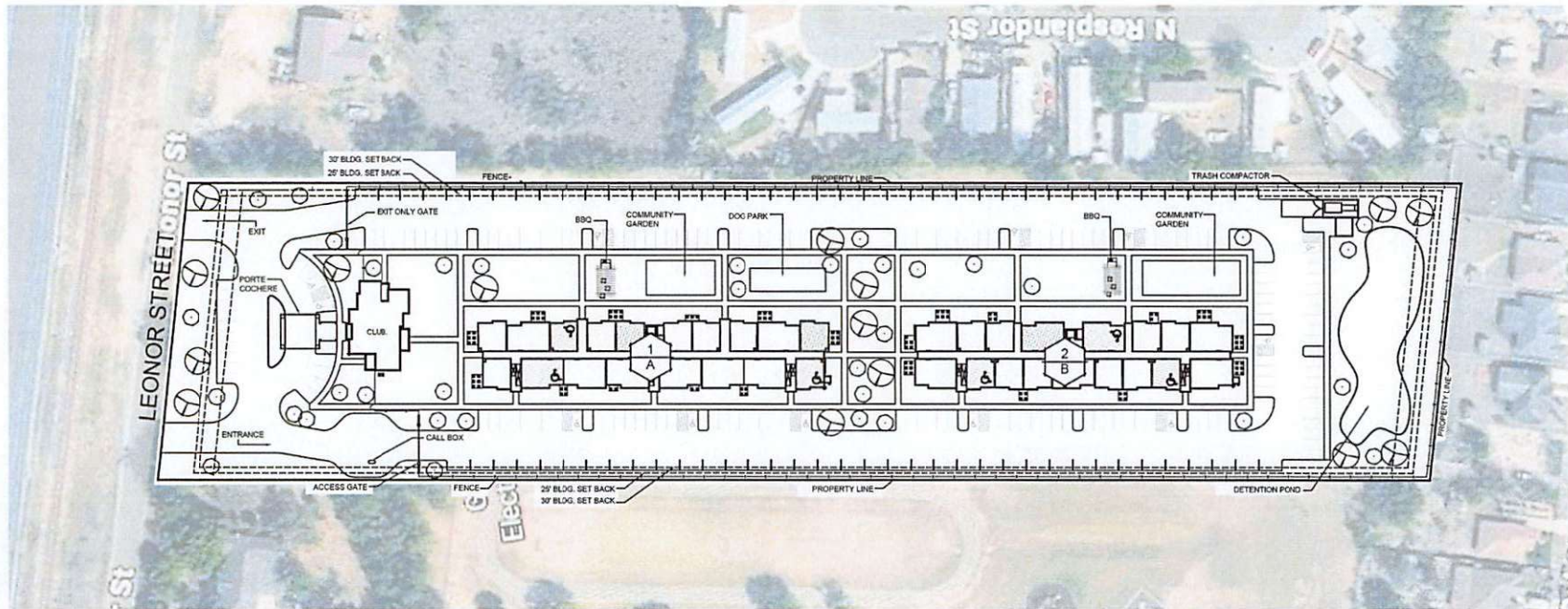
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MISSION, TEXAS

DATE: 01.15.25

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SITE PLAN
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SITE PLAN

SCALE: 1"=100'-0"