FEASIBILITY STUDY REPORT

FOR

Silver Spur Apartments
Palmview, Texas

Prepared for:
Palmview Spur L.P.
8455 Lyndon Lane
Austin, Texas 78729

Prepared by:
CROSS ENGINEERING CONSULTANTS

Texas Engineering Firm No. F-5935
Project No. 13012
131 S. Tennessee Street
McKinney, Texas 75069
Office: 972.562.4409
Fax: 972.562.4471
I. TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>I. TABLE OF CONTENTS</td>
<td>2</td>
</tr>
<tr>
<td>Introduction</td>
<td>3</td>
</tr>
<tr>
<td>Executive Summary</td>
<td>3</td>
</tr>
<tr>
<td>II. Vicinity Map</td>
<td>4</td>
</tr>
<tr>
<td>III. Project Description</td>
<td>5</td>
</tr>
<tr>
<td>A. Site Description</td>
<td>5</td>
</tr>
<tr>
<td>B. Zoning</td>
<td>5</td>
</tr>
<tr>
<td>C. Platting</td>
<td>6</td>
</tr>
<tr>
<td>D. General Development Process</td>
<td>7</td>
</tr>
<tr>
<td>E. Water Service</td>
<td>8</td>
</tr>
<tr>
<td>F. Sanitary Sewer Service</td>
<td>8</td>
</tr>
<tr>
<td>G. Stormwater Drainage</td>
<td>8</td>
</tr>
<tr>
<td>H. Fire</td>
<td>9</td>
</tr>
<tr>
<td>I. Floodplain</td>
<td>9</td>
</tr>
<tr>
<td>J. Site Access</td>
<td>9</td>
</tr>
<tr>
<td>K. Required Fees</td>
<td>10</td>
</tr>
<tr>
<td>L. Franchise Utilities</td>
<td>10</td>
</tr>
<tr>
<td>M. Building Codes</td>
<td>11</td>
</tr>
</tbody>
</table>

Appendix

<table>
<thead>
<tr>
<th>Attachment</th>
<th>Description</th>
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<tbody>
<tr>
<td>Attachment A</td>
<td>Preliminary Site Plan</td>
</tr>
<tr>
<td>Attachment B</td>
<td>Architectural Site Plan</td>
</tr>
<tr>
<td>Attachment C</td>
<td>8.72 Acre Boundary Survey</td>
</tr>
<tr>
<td>Attachment D</td>
<td>Hidalgo County Appraisal District Tax Information</td>
</tr>
<tr>
<td>Attachment E</td>
<td>City of Palmview Zoning Map</td>
</tr>
<tr>
<td>Attachment F</td>
<td>City of Palmview Zoning Map Legend</td>
</tr>
<tr>
<td>Attachment G</td>
<td>City of Palmview R-3 Zoning Criteria</td>
</tr>
<tr>
<td>Attachment H</td>
<td>Water Locator Map</td>
</tr>
<tr>
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<td>Attachment L</td>
<td>Flood Insurance Rate Map No. 4803450005C</td>
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<tr>
<td>Attachment M</td>
<td>AT&amp;T Will Serve Letter</td>
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<td>Attachment N</td>
<td>AEP Will Serve Letter</td>
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<tr>
<td>Attachment O</td>
<td>Agua S.U.D. Will Serve Letter</td>
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<td>Attachment P</td>
<td>City Permit Fees</td>
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Silver Spur Apartments 2 Palmview, Texas
Introduction

This feasibility study report has been prepared for Palmview Spur L.P. for the proposed Silver Spur development in Palmview, Texas. It is our understanding that your intent is to redevelop this property as a multi-family complex as conceptually shown in both the Preliminary Site Plan and the Architectural Site Plan. Reference Attachment A for the Preliminary Site Plan and Attachment B for the Architectural Site Plan. Findings of this feasibility study report are based upon research and discussions with City Staff. An attempt has been made to identify the civil site development issues and requirements as they relate to developing the proposed project site.

Executive Summary

• Access to the site is provided by connecting to Silver Spur Lane. A site construction permit will be required to be issued from the City of Palmview to connect the proposed driveway to the road.
• It is our understanding that the subject property will be rezoned to R-3, Multifamily Residential District. All multi-family uses must comply with R-3, Multifamily Residential District standards.
• The subject property is currently consisting of parts of three platted tracts. Per Ordinance 90-05, both a preliminary and final replat for the subject property must be submitted to the City for review.
• Per the Zoning Ordinance, any owner, builder, or developer of a multiple-family dwelling complex of five units or more on a single lot or parcel shall submit a Site Plan to the Planning and Zoning Commission for the City of Palmview for review.
• Per the Water Locator Map provided by Agua Special Utility District, there currently exists a 12 inch water line along the south side of Business Highway 83, approximately 515 feet north of the subject property. There also currently exists an 8 inch water line along the east side of Silver Spur Lane, approximately 475 feet to the south of the subject property. A single water line is proposed to connect to both of these lines to service the proposed development.
• Per the Sanitary Sewer Locator Map provided by Agua Special Utility District, there currently exists a 6 inch line on the east side of S. Abram Road, approximately 1,400 feet east of the subject property. Offsite sanitary sewer extensions are necessary.
• Richard LeFevre with LeFevre Engineering and Management Consulting, LLC, the consultant representing the City of Palmview Engineering Department, states that the City follows the drainage requirements of Hidalgo County.
• Per the Flood Insurance Rate Map (FIRM) No. 4803340400C, no part of the subject tract lies within the 100 Year Flood Plain.
• The City of Palmview has adopted and amended the following Building Construction Codes:
  - 2009 International Building Code
  - 2009 International Residential Code
  - 2009 National Electric Code
  - 2009 International Mechanical Code
  - 2009 International Fire Code
II. Vicinity Map
III. Project Description

A. Site Description

The proposed 8.72 acre multi-family development is located approximately 500 feet south of Business Highway 83 on Silver Spur Lane within the city limits of Palmview, Texas.

Per the Boundary Survey of the subject property produced by Ringley & Associates, Inc. on February 26, 2018, the subject property is bound by an existing single family residential subdivision to the east, Silver Spur Lane to the west that serves as a buffer between the subject tract and an existing single family residential subdivision, undeveloped tracts of land to the south, and existing single family homes and commercial properties to the north. The 8.72 Acre Boundary Survey may be referenced in Attachment C.

The site is currently undeveloped and sparsely covered in ground cover shrubs. Per a Boundary Survey produced by Ringley & Associates, Inc., access to the site is provided by Silver Spur Lane.

Per the Hidalgo County Appraisal District, the subject property is Property ID No. 289729 and Geographic ID No. S5800-00-000-0015-00. The taxing jurisdiction and millage rates for the property are as follows:

- City of Palmview – 0.500100
- Drainage District #1 – 0.095100
- Hidalgo County – 0.580000
- South Texas College – 0.185000
- La Joya ISD – 1.311000
- South Texas School – 0.049200

The Hidalgo County Appraisal District Tax Information may be referenced in Attachment E.

B. Zoning

Per the City of Palmview Zoning Map and Zoning Legend, the subject property is currently listed as being zoned AO-1, Agricultural Open Interim District. The subject property will be rezoned to R-3, Multifamily Residential District by the developer. All multi-family uses must comply with R-3, Multifamily Residential District standards.

Per Section 1.37, the maximum number of dwelling units per lot is as follows:

- Zero-bedroom or efficiency dwelling units: 1,000 square feet of lot area per unit.
- One-bedroom dwelling units: 1,250 square feet of lot area per unit.
- Two-bedroom dwelling units: 1,500 square feet of lot area per unit.
- Three- or more bedroom dwelling units: 1,750 square feet of lot area per unit.

The maximum density per acre is as follows:
Zero-bedroom or efficiency dwelling units: 43 dwelling units per net acre.
One-bedroom dwelling units: 34 dwelling units per net acre.
Two-bedroom dwelling units: 29 dwelling units per net acre.
Three- or more bedroom dwelling units: 24 dwelling units per net acre.

The required front yard setback is 30 feet; the rear yard setback is 15 feet, and side yard setback is 6 feet.

The maximum building coverage as a percentage of lot area is 50 percent.

The minimum amount of permanent, landscaped open space is ten percent.

The maximum height of a structure is 25 feet. Where a structure exceeds the 25-foot height maximum, it shall be set back one additional foot for every two feet above 25 feet.

2 off-street parking spaces shall be required for each apartment.

The City of Palmview Proposed Zoning Map may be referenced in Attachment E while the City of Palmview Zoning Map Legend may be referenced in Attachment F.

Portions of the City of Palmview Zoning Ordinance pertaining to the R-3 zoning district may be found in Attachment G. At the time this report was created, the City of Palmview was in the process of codifying their development ordinances and the Zoning Ordinance was not available in its entirety. The City Secretary stated that they project the full ordinances to be available on the City Website by April of 2018.

C. Platting

The subject property is not currently platted. Per Ordinance 90-05, a preliminary plat for the subject property must be submitted to the City for review.

Prior to the official filing of a preliminary plat, the subdivider, his planner or representative, shall consult with and present a proposed plan of the subdivision to an appointed representative of the city manager for comments and advice on the procedures, specifications and standards required by the city for the subdivision of land.

After receipt of the application, the city staff shall review the preliminary plat and render a recommendation to the Planning and Zoning Commission at their next available meeting. The Planning and Zoning Commission will review the preliminary plat along with all recommendations from associated parties. The Commission may approve, table, or reject the preliminary plat. Approval shall constitute authorization for the applicant to prepare and submit a final plat to the commission. In order to table the final plat, which would extend beyond the "30-day" time limit as required by state statutes, the developer must submit a letter waiving the 30-day limit prior to such action. Without this waiver, the preliminary plat shall be either approved or disapproved. An approved preliminary plat shall be effective for a period of 12 months, at the end of such time final approval on the subdivision must be obtained from the commission. A one-time extension of six months may be requested, in writing, prior to the expiration of the first 12 months. Any plat not receiving final approval within the period of time set forth herein shall be null and void, and the developer shall be required to resubmit a new plat for preliminary approval.
subject to any new subdivision and/or zoning code regulations.

Following the approval of the preliminary plat, the applicant shall submit a final plat. The city staff shall review the final plat against the preliminary plat and render a recommendation to the Commission at their next available meeting. Copies of the final plat documents shall be sent to other associated parties for review and recommendation. Within 30 days, the Planning and Zoning Commission will review the final plat along with all recommendations from associated parties. If the final plat and plat documents meet all applicable requirements, the Commission shall grant approval of the final plat. Approval of the final plat shall initiate written authorization from the city as to the approval and to require that construction plans be submitted to the city for review by city staff and the city engineer. All public improvements shall be installed by the developer, dedicated to and accepted by the city prior to recording of the final plat by the city.

Per the City of Palmview Secretary, the Platting and Subdivision Ordinance will be available in its entirety in April 2018. Questions pertaining to this ordinance were obtained via conversations with city staff.

D. General Development Process

A pre-development meeting with the city is recommended to go over site specific issues and development timelines.

Per the Zoning Ordinance, any owner, builder, or developer of a multiple-family dwelling complex of five units or more on a single lot or parcel shall submit a Site Plan to the Planning and Zoning Commission for review. The purpose of the Site Plan is to ensure compliance with the Zoning Ordinance and to assist in the orderly and harmonious development of the City of Palmview, the stability of land values and investments, and enhancement of the general welfare.

The Site Plan shall be submitted to the City Manager or his duly authorized representative ten working days prior to the submission to the Planning and Zoning Commission for review. The City Manager or his designee shall review these plans as quickly as possible, but in no case shall he delay submission beyond one Planning and Zoning Commission meeting.

The Planning and Zoning Commission shall approve an application for a multiple-family dwelling complex if the proposed development meets all the minimum standards established in the Zoning Ordinance and other applicable ordinances, and if the Commission finds that the proposed development will not be detrimental to the health, safety, or welfare of the surrounding neighborhood or its occupants, or be substantially or permanently injurious to neighboring property. It shall disapprove or conditionally approve any application which fails to meet the above criteria or is in conflict with the comprehensive plan or the adopted growth policies of the city.

Upon approval of the Site Plan, a Preliminary Plat may be submitted to the City for review. Upon approval of the Preliminary Plat, a Final Plat and accompanying civil engineering drawings may be submitted to the Engineering Department for review.
E. Water Service

Per the Water Locator Map provided by the Agua Special Utility District, there currently exists a 12 inch water line along the south side of Business Highway 83 the length of the subject property. There also currently exists an 8 inch water line at the northwest corner of the St. Paul Estates Subdivision.

The Water Locator Map is referenced in Attachment H.

A Preliminary Utility and Drainage Plan was produced for the proposed development. Per the Preliminary Utility and Drainage Plan, an 8 inch water line is proposed to connect to the existing 12 inch water line along Business Highway 83 and loop throughout the site. The on-site water is then proposed to extend south and connect to the existing 8 inch water line at the northwest corner of the St. Paul Estates Subdivision. Eleven on-site fire hydrants are proposed and each building is proposed to be separately metered with a four inch domestic water meter and serviced by a six inch fire service line.

The Preliminary Utility Plan may be referenced in Attachment I.

F. Sanitary Sewer Service

Per the Sanitary Sewer Locator Map provided by the Agua Special Utility District, there currently exists a 6 inch line in the east side of Abrams Road.

The Sanitary Sewer Locator Map may be referenced in Attachment J.

Per the Preliminary Utility and Drainage Plan, a six inch sanitary sewer main is proposed to extend throughout the site to service each building. Each building is proposed to be serviced by a six inch sanitary sewer lateral. A four foot diameter manhole is proposed at every change in direction of the main line.

An offsite sanitary sewer line will need to be extended approximately 1,500 feet to connect to the existing Abrams Road system.

G. Stormwater Drainage

Per Richard LeFevre with LeFevre Engineering and Management Consulting, LLC, the consultant representing the City of Palmview Engineering Department, there are no existing underground drainage facilities in or around the subject property. The closest system is approximately 500 feet north of the subject property along the south side of Business Highway 83, and is owned and maintained by the Texas Department of Transportation.

Per Ordinance 90-05, no subdivision will be approved unless calculations submitted by the project engineer show that the projected runoff for the proposed subdivision, based on a ten-year rainfall, will not be greater than the natural runoff. Any water in excess of natural runoff must be detained on-site. These flows may be exceeded only if off-site
improvements and/or facilities are provided which, in the opinion of the city engineer and the Planning and Zoning Commission, serve as adequate drainage facilities. Any property must provide an amount of floodwater storage capacity after development, which is not less than the pre-existing floodwater storage capacity of such property during the 100-year flood, regardless of whether such preexisting flood storage capacity is due to natural or artificial causes. The project engineer shall provide such information as required by the city to demonstrate compliance with the city drainage policy.

Per discussions with Richard LeFevre with LeFevre Engineering and Management Consulting, LLC, the consultant representing the City of Palmview Engineering Department, on-site detention will be required. The detention may discharge at grade to the northeast or an off-site storm line may be constructed to connect to the existing system in Business Highway 83. If an off-site storm line is constructed, an off-site drainage easement will be required to extend through any other property to the existing right-of-way.

H. Fire

The City of Palmview has adopted, as amended, the 2009 Edition of the International Fire Code. Per Chapter 5 of the International Fire Code, approved fire apparatus access roads shall be provided for every portion of a building. They shall extend to within 150 feet of all portions of the exterior walls as measured by an approved route around the exterior of the building. Fire apparatus roads are required to be within 50 feet of any fire department hose connection. Fire apparatus access roads must have an unobstructed width of at least 20 feet, excluding shoulders, and an unobstructed vertical clearance of at least 13.5 feet. Every portion of every building must be located within 400 feet of a fire hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the building. However, for buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement is 600 feet. All fire hydrants shall be located between 2 ½ feet and 7 ½ feet from the edge of fire apparatus access roads. Each fire hydrant must have at least 3 feet of clear space on all sides to provide unobstructed access.


I. Floodplain

Per the Flood Insurance Rate Map (FIRM) No. 4803340400C, no part of the subject tract lies within the 100 Year Flood Plain. The subject tract lies within Zone C, which is outside the 500 Year Flood Plain. The Flood Insurance Rate Map No. 4803340400C is referenced in Attachment L.

J. Site Access

Access to the site is provided by Silver Spur Lane. Silver Spur Lane is a 40 foot right-of-way, two-lane road. Silver Spur Lane is governed by the City of Palmview. A building permit will be required to be issued from the City of Palmview to connect the proposed driveway to the highway.
Per the Preliminary Site Plan, a single, undivided driveway is proposed to be constructed to connect the subject property to Silver Spur Lane. Per the City of Palmview design standards, an undivided access drive may be constructed up to 30 feet wide. The proposed drive configuration meets these requirements. The proposed drive is shown to include a 15 foot, one lane entry and a 15 foot, one lane exit. The entrance and exit are proposed to be undivided.

K. Required Fees

The following are the anticipated fees required for development by the City of Palmview:

- **Zoning Change Request**  -  $100 per lot
- **Site Plan Application**  -  $50
- **Preliminary Plat Application**  -  $150
- **Preliminary Plat Application**  -  $150
- **Building Permit Fee**  -  Varies, see ATTACHMENT O
- **Subdivision Improvements Inspection Fee**  -  2% of actual construction cost
- **Fee in lieu of Park Land Dedication**  -  $200 per dwelling unit

L. Franchise Utilities

The franchise utility companies listed below have been contacted in reference to service.

**Texas Gas Services:**

An attempt was made to contact Texas Gas Services for this site. At the time this application was made, a response had not been obtained. The developer has indicated that no gas service will be proposed for this development.

**AT&T:**

C. Brandon Luna

956-630-8651

c13712@att.com

Mr. Luna has been contacted about communication service to the subject property and has provided a service availability letter. Mr. Luna stated that AT&T has available copper telephone and fiber internet facilities in the area. There would not be any costs for the developer to service the proposed development. However, AT&T will require utility easements to bring services to the subject property and 3 inch to 4 inch conduits to each building.

The AT&T Will Serve Letter may be referenced in Attachment M.

**AEP:**

Lee Jones
Silver Spur Apartments 10 Palmview, Texas
Mr. Jones has been contacted about electric service to the subject property and has provided a service availability letter. Mr. Jones indicated that AEP has an existing three phase circuit on the south side of Business 83 that may be used to service the proposed development. Due to the size of the project and proximity to the line, he would anticipate that AEP’s standard allowance would cover the cost to serve, but he will need more specifics to complete the design to determine the actual cost to serve. Trenching, conduit and concrete pads are the responsibility of the customer.

The AEP Will Serve Letter may be referenced in Attachment N

City of Palmview

The City of Palmview does not provide services for water, sanitary sewer, nor trash. Independent providers have been contracted with to provide these services.

The respective Will Serve Letters may be referenced in the attachment sections of this report.

Agua Special Utility District (Water and sanitary sewer)

Per Kristina Pena with Agua Special Utility District, water and sanitary sewer service will be provided to serve the Silver Spur Apartments.

M. Building Codes

The City of Palmview has adopted and amended the following Building Construction Codes:

2009 International Building Code
2009 International Residential Code
2009 National Electric Code
2009 International Mechanical Code
2009 International Fire Code
Attachment A

Preliminary Site Plan
Attachment B

Architectural Site Plan
Attachment C

8.72 Acre Boundary Survey
Attachment D

Hidalgo County Appraisal District Tax Information
Hidalgo CAD

Property Search Results > 289729 PUTTAGUNTA HARSHA & SOBHA for Year 2018

Property

Account
Property ID: 289729
Legal Description: ST LOUIS GROVES LOT 15, S2.41AC-LOT 16 & S206.59' LOT 17
Geographic ID: S5800-00-000-0015-00
Type: Real
Property Use Code:
Property Use Description:

Location
Address: SILVER SPUR RD
Mapsco:
Neighborhood: ST LOUIS GROVES
Map ID: 23F VOL 8 PG 47
Neighborhood CD: S580000

Owner
Name: PUTTAGUNTA HARSHA & SOBHA
Owner ID: 372795
Mailing Address: 10513 N 24TH ST
MCALLEN, TX 78504-6324
% Ownership: 100.0000000000%
Exemptions:

Values
(+) Improvement Homesite Value: + $0
(+) Improvement Non-Homesite Value: + $0
(+) Land Homesite Value: + $0
(+) Land Non-Homesite Value: + $0
(+) Agricultural Market Valuation: + $245,850 $6,288
(+) Timber Market Valuation: + $0 $0
Ag / Timber Use Value

(=) Market Value: = $245,850
(−) Ag or Timber Use Value Reduction: − $239,562

(=) Appraised Value: = $6,288
(−) HS Cap: − $0

(=) Assessed Value: = $6,288

Taxing Jurisdiction
Owner: PUTTAGUNTA HARSHA & SOBHA
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Total Value: $245,850
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No improvements exist for this property.

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Tax Due

Property Tax Information as of 02/12/2018

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<th>Discount / Penalty &amp; Interest</th>
<th>Attorney Fees</th>
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466
Attachment E

City of Palmview Proposed Zoning Map
Attachment F

City of Palmview Zoning Map Legend
**ZONING LEGEND:**

- **AO-1 AGRICULTURAL OPEN INTERIM**
- **R-1 SINGLE FAMILY RESIDENTIAL**
- **R-2 DUPLEX-FOUR PLEX RESIDENTIAL**
- **R-3 MULTI-FAMILY RESIDENTIAL**
- **R-4 MOBILE & MODULAR HOME**
- **C-1 CENTRAL BUSINESS DISTRICT**
- **C-2 NEIGHBORHOOD CONVENIENCE DISTRICT**
- **C-3 GENERAL BUSINESS**
- **C-4 HEAVY COMMERCIAL**
- **I-1 LIGHT INDUSTRIAL**
- **P PUBLIC**

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**EXISTING PALMVIEW CITY LIMITS**
Attachment G

City of Palmview R-3 Zoning Criteria
Section 1.37. R-3 Multifamily Residential

1. Purposes: The multifamily residential district is established for the following purposes:
   a. To provide adequate space and site diversification for higher-density residential development where adequate streets and other community facilities are available for present and future needs.
   b. To protect residential areas against pollution, environmental hazards, and other objectionable influences.
   c. To protect residential areas against heavy traffic.
   d. To manage the density of population and protect against congestion by providing for off-street parking spaces and by requiring the provision of open space in residential areas in order to open areas for rest and recreation, thus providing a more desirable living environment.
   e. To provide for privacy and access of light and flowing air, as far as possible, through controls over the spacing and height of buildings and other structures.
   f. To promote the most desirable use of land and direction of building development not in conflict with the forthcoming comprehensive plan of the City of Palmview; to promote stability of residential development; to protect the
character of the district; to conserve the value of land and buildings; and to protect the city’s tax base.

2. Permitted uses.
   a. One single-family dwelling per lot. Structures must meet the requirements of the R-1 district.
   b. One duplex-fourplex per lot where such structures must comply with the R-2 area requirements for the structural usage.
   c. Apartments.
   d. Condominiums.
   e. One townhouse per lot. Structures must meet the requirements of the R-1T district inclusive of the paved alley requirement.
   f. Parking lots for multifamily residential use.
   g. Common recreational areas including but not limited to gazebos, swimming pools, covered picnic areas, etc.
   h. Signs permitted under this district pursuant to the prevailing sign codes.
   i. An accessory use customarily related to a principal use authorized in this district, except guesthouses.
   j. Temporary sales office for the sale of lots where paved parking shall also be required as part of the city’s flexibility to allow such non-residential use.

3. Conditional uses:
   a. Home occupations where such must comply with the home occupation regulations in Section 1.53-1; see emphasis on proposed home occupations in a multi-family setting.
   b. Guesthouses but there shall be no separate utility metering thus it shall be linked to the primary residential dwelling.
   c. A mobile home on an un-subdivided tract of five acres or more.
   d. Boardinghouses.
   e. Facilities for railroads or those utilities holding a franchise under the City of Palmview.
   f. Parking facilities for non-residential uses.
   g. Bed and breakfast facility.

4. Prohibited uses.
   a. Unless otherwise grandfathered, any building or land used for other than one or more of the preceding specified uses.
   b. On and off-premise signs, portable signs, animated or illuminated signs.
   c. Any use of property that does not meet the required minimum R-3 area requirements; or exceeds the maximum height, or density per gross acre as required.

5. Area requirements.
   a. Single-family dwelling units shall meet the requirements of the R-1 district. Only one single-family residential structure will be allowed per lot.
b. Townhouses shall meet the requirements of the R-1T district. Only one townhouse will be allowed per lot.

c. Minimum lot area: internal lot – 7000 sq. ft.; corner lot – 8000 sq. ft.

d. Maximum number of dwelling units per lot:
   1. Zero-bedroom or efficiency dwelling units: 1000 square feet of lot area per unit.
   2. One bedroom dwelling units: 1250 square feet of lot area per unit.
   3. Two-bedroom dwelling units: 1500 square feet of lot area per unit.
   4. Three+ bedroom dwelling units: 1750 square feet of lot area per unit.
      To determine the permitted number of dwelling units in the R-3 district, divide the area of the parcel in question by the minimum lot area per dwelling unit. The resulting quotient is the maximum number of dwelling units permitted.

e. Maximum density per acre:
   *Zero-bedroom or efficiency dwelling units: 43 dwelling units per net acre.
   *One-bedroom dwelling units: 34 dwelling units per net acre.
   *Two-bedroom dwelling units: 29 dwelling units per net acre.
   *Three+ dwelling units: 24 dwelling units per net acre.

f. Minimum lot frontage on a public or private street: internal lot – 70 ft.; corner lot – 80 feet.

g. Minimum lot depth: 100 feet.

h. Minimum front yard building setback: 30 feet.

i. Minimum rear yard building setback: 15 feet or off a wider easement; for un-enclosed carport canopies, the support column may have a 5 foot rear setback if there is no conflicting easement.

j. Minimum side yard building setback: internal lot – 6 ft; corner lot – 15 ft.

k. Minimum distance from the public right-of-way (property line) to the entrance to a garage or enclosed carport.

l. Maximum building coverage as a percentage of lot area: 50%.

m. Minimum amount of permanent landscaped open space 10%.

n. Maximum height of structures: 25 feet; where a structure exceeds the 25 foot height maximum, it shall be set back one additional foot for every two feet above 25 feet.

o. Minimum number of paved, un-impeded parking and striped off-street parking spaces required for each apartment shall be 2. All other uses shall comply with the off-street parking ordinance.

p. See Section 1.56 for further clarification, modification, and/or exception.

6. Required Conditions.

a. Any owner, builder, or developer of a multi-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, of five or more single-family townhouses attached units, shall submit to the Planning & Zoning Commission for a review and approval of the detailed site plan inclusive of the
required filing fee. The contents of the site plan shall include but not be limited to the location of all structures and their distance to property lines, landscaping reflecting the percentage and type of shade trees (NOTE: palm trees are not shade trees), ingress-egress, height of structures, common areas (if any) and width & location of all sidewalks plus any buffering (type/material/height) to adjoining properties or for the solid waste areas.

b. The Planning and Zoning Commission shall approve the site plan, with conditions if necessary, if it complies with all the minimum standards established in this ordinance and other applicable ordinances, and if the commission finds that the proposed development will not be detrimental to the health, safety or welfare of the surrounding neighborhood or its occupants, or be substantially or permanently injurious to neighboring property. If the site plan does not meet the forthcoming comprehensive plan or not be compliant to all R-3 standards, then it shall be denied until the applicant modifies it and re-files it for re-consideration.

c. The site plan, if complete in details, shall be reviewed by the Planning Director and other city officials for compliance, and shall be scheduled for consideration by the Planning and Zoning Commission as soon as practical based on the Commission’s regular meeting policies.

d. Any appeals of the decision of the Planning and Zoning Commission shall be in accordance to Section 1.21 of this ordinance. Appeals shall not be considered unless the incidental filing fee shall be paid in full.
Attachment H

Water Locator Map
Attachment I

Preliminary Utility Plan
Attachment J

Sanitary Sewer Locator Map
Attachment K

Preliminary Drainage Plan
Attachment L

Flood Insurance Rate Map No. 4803340400C
Attachment M

AT&T Will Serve Letter
February 22, 2018

Dwayne Zinn, Project Manager
Cross Engineering Consultants, Inc
131 S. Tennessee Street
McKinney, Texas 75069

RE: Will-Serve Letter – Silver Spur Apartments Palmview, Tx

To Whom It May Concern,

This letter is to inform you that AT&T facilities are readily available for the aforementioned proposed apartment complex. Once we have a recorded plat, we will begin design as soon as possible to provide fiber facilities to this area. Once designed, allow 8 to 10 weeks for our construction forces to build in the field.

If you have any questions please call me at 956-630-8651.

Sincerely,

C. Brandon Luna
AT&T Manager-Engineering Design
Office: 956-630-8651
Fax: 956-630-8258
c13712@att.com
Attachment N

AEP Will Serve Letter
February 20, 2018

Janie Lindley  
Cross Engineering Consultants  
131 S. Tennessee St.  
McKinney, Texas 75069

Dear Janie:

Subject: Electric Availability to Silver Spur Apartments, Palmview, Texas

You have requested information on the availability of electrical service to property located near the intersection of Silver Spur and Highway 83 in Palmview, Texas. We understand that this development will consist of 120 multifamily units. This letter confirms this area is served by AEP Texas and we do have facilities in this area. Service will be provided under our standard line extension policy.

Sincerely,

Lee Jones, P.E.
Attachment O

Agua S.U.D. Services Letter
February 27, 2018

Mr. Tim Lang  
Tejas Housing group  
8455 Lyndon Lane  
Austin, TX 78729

RE: Water and Sewer Services for proposed Silver Spur Apartments

Mr. Lang,

Agua Special Utility District will supply and sewer to the proposed Silver Spur affordable rental community that will be located on St Louis Groves Lot 15 & 16.

Water lines are in the area and sewer lines are currently under construction for connection by the second quarter of 2019. As always, the development will need to comply with Agua policies to connect to its infrastructure.

Sincerely,

Jose “Eddie” Saenz, P.E.  
Interim General Manager  
Agua Special Utility District
Attachment P

City of Palmview Permit Fees
ELECTRICAL PERMITS
1) T-POLE = 11.00

2) Working Clearance = 5.50

3) Service Switch = 11.00

4) Mobile Home SVC = 33.00

5) Electrical Sign = 82.50

6) 110 Plugs
   1 - 10 = 55 cents each
   11 - 20 = 44 cents each
   21+ = $7.70 + 22 cents each over 21

7) 220 plugs = $3.30 each

8) Motor, Stoves, Heaters, A/C, Dryers = $3.30 each

9) Non-Electrical Sign = $55.00

MECHANICAL PERMITS
Valuation amount less than or equal to $1000 = $22.00 + $22.00 (Issuance Fee)

Valuation amount greater than $1000 = $27.50 + $22.00 (Issuance Fee)

MOVING PERMITS
Moving IN Structure = $55.00 + $22.00 (Issuance Fee)
Moving OUT Structure = $55.00 + $22.00 (Issuance Fee)
Demolish Structure = $16.50 + $22.00 (Issuance Fee)
Moving WITHIN City Limits = $16.50 + $22.00 (Issuance Fee)

PLUMBING PERMITS
1) Sewer Extension = $5.50 ea
2) Water Piping = $5.50 ea
3) Water Lines = $5.50 ea
4) Fixtures = $3.30 ea
5) Water Heaters = $3.30 ea
6) Car Wash Mud Trap Drain = $5.50 ea
7) Gas Outlets
   Less than 4 = $5.50 (fee for all 4)
   Greater than or equal to 5 = $5.50 for 1st 4 then $1.10 ea over 5
8) Wall Furnace = $3.00 ea
9) Wall Heaters = $3.30 ea
10) Vacuum Breakers
    Less than 5 = $3.30 (for all 5)
    Greater than or equal to 5 = $16.50 for 1st 5 + $2.75 for each over 5
RESIDENTIAL/COMMERCIAL BUILDING PERMITS
1) Storage Room (200 sq ft or less) = $16.50
   Storage Room (201 sq ft or more) = $27.50

2) Driveway (400 sq ft or less) = $16.50
   Driveway (401 sq ft or more) = $27.50

3) Fence ($500 value or less) = $16.50
   Fence ($501 value or less) = $27.50

4) Swimming Pool = $60.50

NEW CONSTRUCTION
SINGLE FAMILY or DUPLEX or TOWNHOUSE
(TOTAL SQ FEET x PRICE/SQFT) + NON-LVG AREA x NLA PRICE/SQFT)

ALL OTHER CONSTRUCTION TYPE
BASE FEE + (TOTAL SQ FT x PRICE/SQFT)

REMODELING
SINGLE FAMILY or DUPLEX or TOWNHOUSE
(TOTAL SQ FEET x PRICE/SQFT) + NON-LVG AREA x NLA PRICE/SQFT)

ALL OTHER CONSTRUCTION TYPE
BASE FEE + (TOTAL SQ FT x PRICE/SQFT)

ADDITION
SINGLE FAMILY or DUPLEX or TOWNHOUSE
(TOTAL SQ FEET x PRICE/SQFT) + NON-LVG AREA x NLA PRICE/SQFT)

ALL OTHER CONSTRUCTION TYPE
BASE FEE + (TOTAL SQ FT x PRICE/SQFT)

PLAN CHECKING FEE
50% of all fees for Stg Room, Driveway, Fence, and/or Swimming Pool + New Construction

All Commercial Bldgs, have a Plan Checking Fee of 1/2 the Original Fee Cost.
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