The McFarland

SITE DESIGN AND FEASIBILITY REPORT

02/27/18

KimleyHorn
Expect More. Experience Better.

Terrace I - 2600 Via Fortuna, Suite 300
Austin, TX 78746
Main: 512 646 2237
A. Executive Summary

This site is ±5.88 AC and is located east of S Main Street (FM 51) and south of College Park Drive, Weatherford, Parker County, TX 76086. The site is bounded by two apartment complexes to the east, commercial development to the west, apartments and commercial development to the south, undeveloped property to the north, and Weatherford College on the north side of College Park Drive. The subject is currently not platted and is anticipated to be platted along with the residual tract to the north. The property is currently zoned AG (Agricultural). The property will need to be rezoned, likely to Planned Development, R3 (Multifamily), to allow for the proposed plan of development. Reference the draft Multi-Family Planned Development for R-3 Zoning District attached as Addendum A.

There is an existing 16” water line on the north side of College Park Drive, and a 12” water line on the south side of College Park Drive. A 6” sanitary sewer main on the south side of College Park Drive. The nearest public storm line and inlets appear to be located in College Park Drive to the north. The location and availability of existing utilities serving the subject site will be evaluated for condition and capacity during the site plan and design process. The City of Weatherford Impact Fee Rate Schedule is attached as Addendum B. Site access to public right-of-way is restricted to College Park Drive, a 4-lane minor arterial road. A shared access easement will be required through the lot to the north to gain access from College Park Drive. An existing 10’ electric easement is located within the proposed shared access easement location.

The report contents are based on KH experience in the area, information readily available from online sources, such as the those below, review of the existing approved site plan ordinance, and information provided to us by others, such as the City staff listed. Consultations with members of the City staff were conducted as general inquiries. The information is only as accurate and complete as the information provided to us. New issues may arise during development because of changes in governmental rules and policy, changed circumstances, or unforeseen/unknown site conditions.

Resources:

- Parker CAD: http://iswdataclient.azurewebsites.net/webProperty.aspx?dbkey=parkercad&id=R000040061
- Weatherford Planning and Development Fee Schedule: http://ci.weatherford.tx.us/documentcenter/view/1817
- Weatherford Impact Fee Rate Schedule: http://www.ci.weatherford.tx.us/DocumentCenter/View/12513
- Weatherford Region Thoroughfare Plan: http://weatherfordtx.gov/DocumentCenter/View/12625

City contacts:

- Emilio Levario – Planning Department (817) 598-4486
- Melissa Winn – Planning Administrative Assistant (817) 598-4002
- Bill Smith – Engineering (817) 598-5033
B. Site Summary Items

I. Property Identification number
   Parker CAD: R000040061

II. Millage rates for all taxing jurisdictions
   • Tax Rate per $100:
     o Junior College District: $0.11948
     o City of Weatherford: $0.48986
     o Hospital District: $0.11152
     o Lateral Road: $0.07848
     o Parker County: $0.311719
     o Weatherford ISD: $1.454

III. Zoning requirements
   • Currently Zoned C-1 for use as Commercial
   • Site will need to be rezoned as R-3 Multifamily Residential for the proposed plan of development.
   Rezoning requires the following items:
   • Project Information Sheet
   • Zoning Application
   • Development Site Plan Requirements (Civil Plans)

   The average time required to rezone a piece of property is a minimum of 45 days. A zoning case must undergo the following review and actions:
   • Initial Application
     o Project Information Sheet
     o Zoning Application
     o Development Site Plan Requirements
   • Technical Committee Review
   • Planning and Zoning Commission Public Hearing: 2\textsuperscript{nd} & 4\textsuperscript{th} Wednesday of each month
   • City Council Public Hearing

IV. Subdivision requirements
   • Site will need to be platted
   • The plat may be considered a Minor Plat.
   A plat submittal requires the following items:
   • Project Information Sheet
   • Platting Application
   • Engineering Submittal Requirements

   The average time for the platting process is approximately 60-90 days. The initial review typically has a 10-day turnaround.
V. Development ordinances: Based on the requested zoning of Planned Development, R-3

- A copy of the proposed Planned Development template regulations for proposed multifamily is attached to this document. During the planning and zoning process, each development negotiates the exact regulations that will be approved as a PD ordinance for the development site. As such the final development requirements will not be known until the zoning is approved. General comments on the template are provided below. The current site plan is based on recommendations received from City planning staff.
  - Height Regulations:
    - If approved in this Planned Development, multi-family buildings may exceed the three story and 45 foot limit. The multifamily buildings must be set back to fit within a 45-degree slope measured from any adjoining or adjacent single-family zoned residential property line to maintain their privacy. Reference Addendum A.
    - One (1) story up to 25 feet for other accessory buildings, including detached garages, carports, etc.
  - Parking
    - One and one-half spaces per one bedroom unit, two spaces per two bedroom unit, two and one-half spaces per three bedroom unit and three spaces per unit containing four or more bedrooms shall be required. The average number of parking spaces for the total development shall be no less than two spaces per dwelling unit.
  - Lot area
    - The minimum lot/contiguous site shall be 5 acres with a minimum of 100 units.
  - Maximum Density
    - 24 units per acre
  - A Preliminary and Final Drainage Plan will be required for development.
  - It is anticipated that detention will be required on-site. Off-site storm extension along the proposed shared access easement from College Park Drive to the proposed site will likely be necessary.
  - The site currently has topographic elevation from 1070’ to 1100’ falling west to east.
  - There are 12” & 16” water and 6” sewer mains in the right-of-way of College Park Drive.

VI. Fire department requirements

- City of Weatherford has adopted the 2009 International Fire Code
  - Fire Lane Min Width – 24’
  - Min radius – 30’

VII. Site ingress and egress requirements

- Site access to public right-of-way is restricted to W. College Park Drive, a two-way, four-lane road.
- College Park Drive is classified as a Minor Arterial in the City’s Thoroughfare plan.
- A shared access easement will be required through the lot to the north for access to College Park Drive.
- Driveways shall be no closer than 100 feet to an intersecting thoroughfare or arterial street, and no closer than 50 feet to an intersection residential or collector street.

VIII. Building codes and local design requirements

- International Mechanical Code – 2009 Edition
IX. **Atypical items that will materially impact costs**

- Public water, sewer, and storm extensions from College Park Drive to the proposed site within the proposed shared access easement will be required to service the site. These costs have been included in the off-site cost estimate.

**Overview of Process, Timing, and Costs**

I. **Overview of entitlement and site development permitting process and associated timing**

- Pre-development meeting with one representative from each department
  - To schedule contact: Melissa Winn – Planning Division Administrative Assistant (817) 598-4002
  - Meetings are schedule on Thursdays between 9am-12pm
- Submit for rezoning and plat can occur concurrently with site development permitting process
  - Initial Site Development Plan Review has a typical 10-day turnaround
  - Site Development plans will need to be approved before final plat submittal
- Site Development Permit Application requires the following:
  - Preliminary plat approval
  - Application
  - Fees
  - Deed
  - Civil engineering plans (1-11”x17” & 4-24”x36” copies)

II. **Building permitting process and timing**

- Submit Residential Building Permit Application & Document Checklist
- Typical 2-week turnaround for review and permit
- Building permit fee is due at time of permit release

III. **Cost itemization of all anticipated fees (anticipated impact, site development permit, building permit, and other required fees)**

- Subdivision Plat Fees
  - Residential: $350 + $4 per acre (maximum of $1,000)
- Zoning Change Fees
  - $550 (includes cost of advertising)
- Site Development Application Fees: $100
- Building Permit Fees
  - Building Fee- based upon the valuation of development
    (See Addendum C)
  - Plan Review Fee: 35% of Building Fee
  - Administrative Fee: $25
  - Irrigation Water Impact Fee (Based on size of tap)
    - 1” Irrigation line: $3599
    - 1.5” Irrigation line: $7175
  - Main Water Impact Fee- Assume 1-4” meter to serve the property (See Addendum B)
  - Wastewater Impact Fee- Assume 1-4” meter to serve the property (See Addendum B)
- Park Dedication Fee
  - $525 per number of dwelling units
LEGAL DESCRIPTION - TRACT 1

Being a 5.88 Acre tract of land situated in the BF Draper Survey, Abstract No. 405 and the R Inman Survey, Abstract No. 725, City of Weatherford, Parker County, Texas and being a portion of the Grogan Grandchildren Partners, LP tract as recorded in Volume 2505, Page 769, Deed Records Parker County, Texas. Said 5.88 acre tract being more particularly described by metes and bounds as follows.

Beginning a found 1/2 inch iron rod for the southeast corner of said Grogan Grandchildren Partner tract, said point being the southwest corner of the College Park Development Associates tract as recorded in Volume 1610, Page 739, Deed Records Parker County, Texas; (X’ RIGHT OF WAY)

Thence South 89°19’56” West with the Grogan tract south line a distance of 237.97 feet to a found 60d nail for angle point;

Thence South 88°28’37” West with the Grogan tract south line a distance of 445.09 feet to a found 60d nail;

Thence North 00°38’50” West with the Grogan tract west line a distance of 372.16 feet to a set 1/2 inch iron rod;

Thence North 89°31’18” East a distance of 40.00 feet to a set 1/2 inch iron rod in the east line of said CPSC LIMITED PARTNERSHIP.

LEGAL DESCRIPTION - TRACT 2 (Access Easement)

Being a 0.34 Acre tract of land situated in the R Inman Survey, Abstract No. 725, City of Weatherford, Parker County, Texas and being a portion of the Grogan Grandchildren Partners, LP tract as recorded in Volume 2505, Page 769, Deed Records Parker County, Texas. Said 0.34 acre tract being more particularly described by metes and bounds as follows.

Beginning a found 1/2 inch iron rod in the south line of College Park Development for the northeast corner of said Grogan Grandchildren Partner tract, said point being the northwest corner of the College Park Development Associates tract as recorded in Volume 1033, Page 1909, Deed Records Parker County, Texas; (X’ RIGHT OF WAY)

Thence South 00°28’42” East with the Grogan/College Park Development common line a distance of 371.00 feet to a set 1/2 inch iron rod in the south line of College Park;

Thence along said curve to the left an arc distance of 40.04 feet to the Point of Beginning and Containing 14,875 square feet, 0.34 acres, more or less.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 3 Condition Survey.
Addendum A:

MULTI-FAMILY PLANNED DEVELOPMENT ZONING DISTRICT TEMPLATE MEMORANDUM
Memorandum

To: Prospective Multi-family Developer
From: Craig Farmer, Director of Development and Neighborhood Services
Date: June 5, 2017

Re: Attached Multi-family Planned Development Zoning District Template

The attached is a draft for a Planned Development for an R-3 Zoning District. It basically allows a multi-family development with a customized ordinance that contains a number of zoning criteria for a “quality” multi-family development. There are a number of items listed that go above and beyond the R-3 zoning requirements contained in the existing Title XII of the Weatherford Code of Ordinances, Zoning Regulations.

The Council and the citizens in our outreach programs have asked for more, upgraded, quality multi-family developments located in areas designated for mixed use and urban living in the new General Plan. In order to assure everyone that the project will fit in with adjacent properties both in terms of impact and design, it has been determined that a Planned Development Zoning District will be negotiated by the City and approved by City Council on each development.

The attached template outlines the various conditions that need to be discussed. It is how an applicant can demonstrate that their project is what the Council is looking for and will benefit the City as a whole. It is negotiable and individual items can be modified. The City is willing to look at alternatives that “meet or exceed” the criteria listed. Additionally, one criterion may be relaxed in exchange for a more beneficial upgrade in another criterion.

This is a Planned Development Ordinance with the project site plan, elevations and floor plans attached. Staff has certain leeway to administratively approve modifications but substantial changes will require Council approval upon Planning and Zoning Commission recommendation.

We would request that applicants review the attached ordinance and criteria carefully and meet with us to discuss which changes are desired and how they will improve the project. We are all working for a better Weatherford and will facilitate quality projects. Please let us know if you have any questions.

cc: Sharon Hayes, City Manager
James Hotopp, Deputy City Manager
Terry Hughes, Director of Capital Improvement Projects
Rick Shaffer, Director of Water, Wastewater and Engineering
ORDINANCE XXX-XXXX-XX

AN ORDINANCE AMENDING THE ZONING DISTRICT BOUNDARIES OF THE ZONING DISTRICT MAP OF THE CITY OF WEATHERFORD, TEXAS, CONCERNING CERTAIN PARCELS OR TRACTS OF LAND IDENTIFIED IN AN APPROXIMATELY 6.356 ACRE TRACT OF LAND OUT OF THE B.F. DRAPER SURVEY, ABSTRACT NO 405 AND THE R. INMAN SURVEY, ABSTRACT NO. 725, LOCATED IN THE _______ BLOCK OF COLLEGE PARK DRIVE WITHIN THE CORPORATE LIMITS OF THE CITY OF WEATHERFORD, TEXAS; HERETOFORE ZONED COMMERCIAL AND C1 COMMERCIAL SHALL HENCEFORTH BE ZONED PD PLANNED DEVELOPMENT NUMBER _____ FOR R3 MULTI-FAMILY USES, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; AND PROVIDING A SAVINGS CLAUSE:

WHEREAS, the governing body of the City of Weatherford, Texas, after thorough study, has determined that the Zoning District Map of said City and the Zoning District Boundaries shown thereon should be changed and amended in certain particulars, and

WHEREAS, all reviews and public hearings and all notices incident thereto have been in full compliance with the provisions applicable thereto as contained in the zoning ordinance as set forth in the laws of the State of Texas, and

WHEREAS, the City Council now desires to record said authorized changes in the Zoning District Map by passage of this ordinance amending said map and directing the Department of Planning and Development to make appropriate changes in the one (1) copy of the original Zoning District Map on file in the office of the City Secretary and all other copies of maps purporting to be copies of the current Zoning District Map of the City of Weatherford, Texas, as provided for in Title XII, Chapter 1, Section 12-1-2, of the City Code of Weatherford, Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY

SECTION 1: That the Zoning District Map of the City of Weatherford, Texas, is hereby amended by changing the zoning district boundaries as herein indicated on the hereinafter described tracts of parcels of land within the corporate limits of the City of Weatherford, Texas and that the Zoning Ordinance is hereby further amended so as to rezone the area described by metes and bounds and as shown on the attached Exhibit “A” incorporated herein by reference from ‘C’ COMMERCIAL DISTRICT C1 COMMERCIAL DISTRICT TO PD PLANNED DEVELOPMENT DISTRICT NUMBER _____ FOR R3 MULTI-FAMILY USES.
SECTION 2: Development Standards for R-3 Single Family Uses;

(a) General Development
Development of the subject property shall be in accordance with and conform to the Title XII Zoning Ordinance of the City of Weatherford Code of Ordinances (hereinafter referred to as “Zoning Ordinance”) unless specified otherwise herein. A planned development site plan is attached as Exhibit B and all development shall be in accordance with the approved site plan. Building rendering is attached as Exhibit C and structures shall be built in accordance with the approved rendering. Minor deviations may be approved by the Director of Planning and Development or their designee (hereinafter referred to as “Director”) but major changes must be approved by the City Council after recommendation by the Planning and Zoning Commission in accordance with the Zoning Ordinance. Where there is a conflict between the Zoning Ordinance and this Planned Development ordinance, unless explicitly contained within this ordinance, the more restrictive will prevail.

(b) Permitted Uses.
(1) Commercial and associated uses in accordance with the C-1 Commercial Zoning District and not subject to the conditions below except for requirements for an approved site plan.
(2) Multifamily dwelling units and accessory buildings to multifamily apartment complexes as specified in the R-3 Multifamily Zoning District, subject to the conditions below.

(c) Conditional Uses.
Unless otherwise specified, no conditional uses are allowed.

(d) Density.
The maximum density shall be 24 units per net acre. Net acreage shall mean only acreage that is either constructed upon with multi-family uses or is landscaped, maintained and irrigated with an irrigation system and part of the multifamily complex. Open space, if approved by the Director of Planning and Development, with trail systems, lakes or other amenities may also be considered.

(e) Height regulations.
(1) If approved in this Planned Development and in the elevations attached as Exhibit C.
   Building Heights multi-family buildings may exceed the three story and 45 foot limit contained in Section Sec. 12-3-7. - R3 Multifamily Residential of the Zoning Ordinance. The multifamily buildings must be set back to fit within a 45-degree slope measured from any adjoining or adjacent single-family zoned residential property line to maintain their privacy.
(2) One (1) story up to 25 feet for other accessory buildings, including detached garages, carports, clubhouse, gazebo, mail kiosks, laundry rooms, etc.

(f) Area regulations.
(1) Building Setbacks from collector and local street right-of-ways shall be a minimum of twenty feet for accessory structures and 50 feet for multi-family structures.
(2) Setbacks from arterials shall be a minimum of twenty feet for accessory structures and 50 feet for multi-family structures.
(3) Front Yard requirement for multi-family structures
   a. One story – 40 feet
   b. Two story – 60 feet
   c. Three and Four Story – 80 feet
(4) Side and Rear Yard – Greater of 25 feet or two times the roof height to the ridgeline.
(5) Lot area – The minimum lot/contiguous site shall be 5 acres with a minimum of 100 units.
(6) Maximum Lot Coverage - Fifty percent (50%) total, including main and accessory buildings, pools and ponds.
(7) Minimum Building Separation Requirements
   a. One-story buildings – Fifteen feet (15’) for buildings without openings; twenty feet (20’) for buildings with openings
   b. Two-story buildings (or a two-story building adjacent to a one-story building) – Twenty feet (20’) for buildings without openings; thirty-five feet (35’) for buildings with openings.
   c. Over two-story buildings (or an over two-story building adjacent to a one- or two-story building) – Thirty-five feet (35’) for buildings with or without openings, or as required by the adopted building code, whichever is greater.
   d. Between a main building and an accessory building – Ten feet (10’), or as required by the adopted building code, whichever is greater.

(g) Design and Amenity Standards for Multi-family Uses
(1) Design Standards
   a. Architectural techniques, such as varied setbacks of windows and balconies, and changes in material, color and texture, shall be used to articulate facades and sidewall elevations. Where rear walls are visible from a public street, similar techniques shall be used.
   b. Building Length: Buildings shall not exceed two hundred feet (200’) in length.
   c. The intent of this planned development is to discourage “cookie cutter” complexes with the same building style used multiple times. Within a project, there shall be at least three different building typicals, each with a 10% difference in size, length and number of units, or as otherwise approved in the concept plan, Exhibit B.
   d. Building Articulation:
      1. Horizontal Building Articulation - Building facades greater than 40 feet in length shall require at least one horizontal articulation break and be at least 2 feet in horizontal depth, at a minimum length of 20% of the building’s total street facing width.
2. Building facades greater than 100 feet in length shall require at least three horizontal articulation breaks and each articulation shall be at least 2 feet in horizontal depth each, with no less than 2 feet and no greater than 40 feet between articulations; cumulative articulations shall be a minimum length of 20% of the building’s total street facing length.

3. Vertical Building Articulation - Building facades greater than 40 feet in length shall require at least one vertical building articulation; at a minimum width of 20% of the street facing facade’s width and a minimum height of 15 percent of the facade’s total non-articulated height.

4. Building facades greater than 100 feet in length shall require at least three vertical building articulations, with no less than 2 feet and no greater than 40 feet between articulations; cumulative articulations shall be a minimum width of 20% of the facade's street facing width and a minimum height of 15 percent of the facade's total non-articulated height.

e. Change in Materials and Color: Each façade shall incorporate a minimum of two separate materials or color changes excluding glazing. Each separate material or color change shall be at least twenty (20) percent of the façade’s appearance excluding glazing.

f. The use of highly reflective materials and surfaces are prohibited.

1. The use of metal siding is prohibited.
2. The use of mirrored glass glazing is prohibited.
3. Concrete Masonry Unit (CMU) block exterior treatments are prohibited unless the CMU is colored, split face or oversized.

g. Flat roof design is prohibited. Minimum roof pitch to be a mixture of 6:12 and 10:12 and other with pitched accents spaced periodically throughout the roof line that highlight specific architectural features within the building façade. Three-Tab type composition roof shingles are prohibited. Other types of 30 to 40 year composition/architectural roof shingles and roof tiles are permitted with ¾ inch decking.

h. Community mail box kiosks shall be architecturally integrated into the multi-family development and be equipped with internal lighting

i. Units above the first story shall be designed so that they do not look directly onto private patios or backyards of adjoining residential property without additional screening of trees along such property line.

j. Mixture of Dwelling Units – Complexes must have a mixture of sizes/bedrooms with no more than 50% being efficiency or one bedroom.

k. Minimum and Average Living Area, Percentage of Mix

|             | Minimum | Average | Max % of Total Unit
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<td>Efficiency</td>
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<td>One-bedroom</td>
<td>600</td>
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<td>Three bedroom</td>
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1. Individual units shall have:
   1. Washer/dryer connections
   2. Dishwasher, disposals
   3. Granite or other approved, similar countertops
   4. Separation by double 2” x 4” stud walls with insulation and sound deadening between units with a minimum of 60 STC or as otherwise approved.
   5. Ceiling/floor separation between units shall be poured gypcrete (????) or other masonry type/sound deadening product
   6. Tile or porcelain fixtures
   7. Individual HVAC systems with central air and heat. Individual window units will not satisfy this requirement.

m. Energy codes – Construction must meet the energy codes and have a rating of

n. Exterior wall framing shall be a minimum of 2”x 6” with heavier exterior windows and doors.

(2) Masonry Requirements.
   a. Exterior facades of Fireplaces and chimney flues shall be faced with 100% masonry on all sides facing the street. Sides facing the roof or on interior facing fire places may be hardy plank or stucco.

(3) Parking, Carports, Garages, Driveways and Walkways
   a. As per Title XII of the Code of Ordinances, Zoning, Sec. 12-5-4. - Off-street parking and loading requirements. for multifamily dwellings, one and one-half spaces per one bedroom unit, two spaces per two bedroom unit, two and one-half spaces per three bedroom unit and three spaces per unit containing four or more bedrooms shall be required. The average number of parking spaces for the total development shall be no less than two spaces per dwelling unit.
   b. Required parking, allocated parking and/or car ports shall be provided within 600 feet of the units they will serve.
   c. Parking shall be located in rear or side yards of the primary building, except as specifically allowed in the approved site plan. Visitor parking in front of the office or recreation/amenity center and outside of any security fencing is allowed.
   d. Parking visible from a street right-of-way shall be screened to a minimum height of four feet by a perimeter landscaping strip, earthen berm or other landscaped plant material combination with a minimum width of five (5) feet.
   e. A minimum of 15% of the required parking shall be garages meeting the masonry requirements and constructed in a manner and design consistent in materials and color to the primary residential structure.
   f. An additional 50% of required parking shall be carports. Carports may be exempted from the masonry requirement but are to be constructed in a manner and design consistent with the primary residential structure and must be approved by the Director.
   g. All streets, driveway, parking lots and vehicular circulation areas shall be constructed of concrete.
h. Lighting: All parking areas shall have appropriate lighting and shall be positioned such that lights are shielded and do not adversely impact adjacent residential areas. All driveways shall be lighted at night with a minimum intensity of two foot-candles' illumination. Lighting shall be of the same architecture style and character as the surrounding buildings.

i. Landscaped and tree islands shall be placed every 20 parking spaces minimum.

j. Walkways: A four-foot (4’) wide paved walkway shall connect the front door of each ground floor unit to a parking area. The minimum width of any sidewalk adjacent to head-in parking spaces shall be five (5) feet to accommodate a two-foot (2’) bumper overhang for vehicles. Sidewalks of concrete cement or other masonry construction shall be provided between the dwelling units and all community facilities provided for residents in accordance with applicable city standards and specifications. All walks shall be lighted at night.

k. Oversized Parking Areas: Boats, campers, trailers and other recreational vehicles shall be prohibited unless oversize parking areas are provided and are approved by the City. This parking area shall not be used to meet the minimum parking requirements and shall not be visible from a public street.

l. (4) Security, Gating, Entryways, Fencing, and Screening
   a. Security Gates
      1. The project shall contain security gates at all entrances to the complex. Provision for a turnaround must be provided prior to the gate.
      2. All gates shall be installed with an Opticon device, Knox box or similar entry device approved by the Fire Department to facilitate emergency access.

   b. A main entrance feature, which may consist of a combination of landscaping, aesthetic features such as rocks, sculptures and water, and street pavers, shall be provided. The entrance feature shall be consistent with the basic architectural theme of the development.

   c. Fencing
      1. Fencing along roadways may be placed immediately adjacent to the property line along roadways provided they are either wrought iron, masonry, wood with masonry columns every 50 feet or some combination of the above with landscaping. Such fences shall be a minimum of 6 feet in height.
      2. Fencing constructed adjacent to a dedicated park, open space or trail area shall be constructed of a wrought iron type fence in order to maintain a view into the adjacent area.

(5) Screening
   a. Multi-family uses, adjacent to single-family residential zoned lands, must provide a solid six (6) foot tall masonry or other approved by Council screening fence and must be in accordance with Sec. 12-5-5. - Landscape/screening and fencing requirements of the Zoning Ordinance.
   b. In addition, a variety of evergreen trees, shrubs or combination thereof which
normally grow to or in excess of a height of twenty (20) feet shall be provided in a landscaped buffer as shown in Exhibit B.

1. Trees shall be planted no more than thirty (30) feet on center along the property line abutting the residential use.
2. The tree variety shall maintain a crown width sufficient to form a continuous screen at height between ten (10) feet and thirty (30) feet above grade.
3. Such trees shall be a minimum of one-third (1/3) the required height at the time of planting.

c. Storage and areas used for utility purposes shall be screened with an approved screening fence.

d. Refuse containers shall be provided within 600 feet of all dwelling units, be screened and provide concrete pads for pickup.

(6) Amenities, Private Parks and Open Space

a. Each multi-family complex is required to provide recreational facilities designed for use by the tenants of the complex, including:
   1. Community buildings/clubhouses with kitchen facilities,
   2. Fitness Center
   3. Playground
   4. Clothes Care Center
   5. Resort style swimming pool/s with cabana
   6. Other amenities as shown in the approved Exhibit B.

b. Green spaces shall be integrated within the multifamily project and those spaces shall be made accessible by walkable pathways and linked to the exterior of the project for convenient access to neighboring retail areas, amenities, greenspaces and parks.

c. Green Space/Recreational Areas. –
   1. A minimum of 35 percent of the gross platted area shall be open green space and common recreational areas. The minimum percentage of open space and common recreational areas may be reduced by the Planning and Zoning Commission at the time of site plan approval to as little as 20 percent of the gross platted area, provided the area is intensively landscaped with underground irrigation systems and continuous maintenance is provided for.
   2. The open green space and common recreational areas shall be areas not specifically designated or used as building sites for dwelling units, buildings sites for utility or storage buildings, parking lots, garages, streets or driveways within the multiple family development.
   3. The actual surface area of open green space, such as lawns and landscaping, and common recreational areas, such as swimming pools and surrounding paved deck, tennis courts, community rooms, saunas, and other recreational areas, shall be considered in calculating the minimum requirement for open green space and common recreational areas.
   4. Required buffer yards, except surfaced parking and driveways located within said buffer yards, if any, may be included in computing the minimum required area of green space and common recreational areas.

SECTION 3: The City Council, after thorough investigation and review finds that
all prerequisites as to study, review, notice, public hearings, and all other legal requirements have been met and fully complied with concerning the changes set forth in Section 1 of this ordinance prior to the passage hereof, and that the changes indicated therein will be to the benefit of the particular neighborhood concerned and to the City as a whole.

SECTION 4: The Department of Planning and Development is hereby instructed to change the one (1) copy of the Zoning District Map on file in the office of the City Secretary and all other copies of maps purporting to be copies of the current Zoning District Map of the City of Weatherford, Texas, to show the changes set forth herein.

SECTION 5: All ordinances and parts of ordinances in conflict with this ordinance shall and the same are hereby repealed to the extent of said conflict only.

SECTION 6: If any section, subsection, paragraph, sentence, clause, phrase or word of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such holding shall not affect the validity of the remaining portion of this ordinance, and the City Council hereby declares that it would have passed such remaining portions despite such invalidity or unconstitutionality.

The foregoing ordinance was introduced, read, approved, passed and adopted by a vote of ____ ayes and ____ nays by the City Council of the City of Weatherford, Texas, at its meeting on the ____________.

CITY OF WEATHERFORD, TEXAS

______________________________
Craig Swancy, Mayor

ATTEST:

. Malinda Nowell, City Secretary

APPROVED AS TO FORM:

______________________________
Ed Zellers, City Attorney

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Addendum B:

IMPACT FEE RATE SCHEDULE
Weatherford Water and Wastewater Impact Fees

Effective February 14, 2017, the City of Weatherford implemented the revised water/wastewater impact fees based on the size of meter used on a project.

- Standard Unit Water Impact Fee: $2,157
- Standard Unit Wastewater Impact Fee: $1,839

<table>
<thead>
<tr>
<th>Water Meter Size:</th>
<th>Water Impact Fee:</th>
<th>Wastewater Impact Fee:</th>
<th>Total Fee Due:</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/4&quot;</td>
<td>$2,157</td>
<td>$1,639</td>
<td>$3,996</td>
</tr>
<tr>
<td>1&quot;</td>
<td>$3,602</td>
<td>$3,071</td>
<td>$6,673</td>
</tr>
<tr>
<td>1 1/2&quot;</td>
<td>$7,183</td>
<td>$6,124</td>
<td>$13,307</td>
</tr>
<tr>
<td>2&quot;</td>
<td>$11,497</td>
<td>$9,802</td>
<td>$21,299</td>
</tr>
<tr>
<td>3&quot;</td>
<td>$21,570</td>
<td>$18,930</td>
<td>$39,960</td>
</tr>
<tr>
<td>4&quot;</td>
<td>$36,022</td>
<td>$30,711</td>
<td>$66,733</td>
</tr>
<tr>
<td>6&quot;</td>
<td>$71,828</td>
<td>$61,239</td>
<td>$133,067</td>
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<tr>
<td>8&quot;</td>
<td>$114,968</td>
<td>$98,019</td>
<td>$212,987</td>
</tr>
</tbody>
</table>
Addendum C:

PLANNING AND DEVELOPMENT FEE SCHEDULE
Valuations are determined by the Building Official and are based upon the following:

\[(\text{Occupancy Type} \times \text{Type of Construction}) \times (\text{National Standard Sq. ft. cost}) \times (\text{Texa Modifier .88}) = \text{Valuation}\]

<table>
<thead>
<tr>
<th>Occupancy Types</th>
<th>Types of Construction</th>
<th>National Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assembly</td>
<td>A-1, A-2, A-3, A-4</td>
<td>1A, 1B</td>
</tr>
<tr>
<td>Business</td>
<td>B</td>
<td>2A, 2B</td>
</tr>
<tr>
<td>Educational</td>
<td>E</td>
<td>3A, 3B</td>
</tr>
<tr>
<td>Factory</td>
<td>F-1, F-2</td>
<td>4</td>
</tr>
<tr>
<td>Hazardous</td>
<td>H-1, H234, H-5</td>
<td>5A, 5B</td>
</tr>
<tr>
<td>Institutional</td>
<td>I-1, I-2, I-3, I-4</td>
<td></td>
</tr>
<tr>
<td>Mercantile</td>
<td>M</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>R-1, R-2, R-3, R-4</td>
<td></td>
</tr>
<tr>
<td>Storage</td>
<td>S-1, S-2</td>
<td></td>
</tr>
<tr>
<td>Utility</td>
<td>U</td>
<td></td>
</tr>
</tbody>
</table>

**TABLE 3-A**

<table>
<thead>
<tr>
<th>Total Valuation</th>
<th>Fee x .54</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1.00 to $500.00</td>
<td>$35.00</td>
</tr>
<tr>
<td>$501.00 to $2,000.00</td>
<td>$35.00 for the first $500.00 plus $3.05 for each additional $100.00 or fraction thereof, to and including $2,000.00.</td>
</tr>
<tr>
<td>$2,001.00 to $25,000.00</td>
<td>$69.25 for the first $2,000.00 plus $14.00 for each additional $1,000.00 or fraction thereof, to and including $25,000.00.</td>
</tr>
<tr>
<td>$25,001.00 to $50,000.00</td>
<td>$391.25 for the first $25,000.00 plus $10.10 for each additional $1,000.00 or fraction thereof, to and including $50,000.00.</td>
</tr>
<tr>
<td>$50,001.00 to $100,000.00</td>
<td>$643.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00 or fraction thereof, to and including $100,000.00.</td>
</tr>
<tr>
<td>$100,001.00 to $500,000.00</td>
<td>$993.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00 or fraction thereof, to and including $500,000.00.</td>
</tr>
<tr>
<td>$500,001.00 to $1,000,000.00</td>
<td>$3,233.75 for the first $500,000.00 plus $4.75 for each additional $1,000.00 or fraction thereof, to and including $1,000,000.00.</td>
</tr>
<tr>
<td>$1,000,000.00 and up</td>
<td>$5,608.75 for the first $1,000,000.00 plus $3.15 for each additional $1,000.00 or fraction thereof.</td>
</tr>
</tbody>
</table>