Site Design and Development Feasibility Report

Lakeview Pointe Apartments
1603 E Interstate 30
Garland, TX

TDHCA Project #: 18376
Cole Project #: 18-0004
January 25, 2018
January 25, 2018

Mr. Deepak Sulakhe
OM Housing
2964 Peachtree Road NW, Suite 640
Atlanta, GA 30305

RE: Lakeview Pointe Apartments
Site Design and Development Feasibility Report
Garland, TX
TDHCA Application No. 18376

Dear Deepak,

This Site Design and Feasibility Report was prepared in accordance with TDHCA criteria. Please call if you have any questions or need additional information.

Sincerely,

[Signature]
Ronald Salamie, PE
Project Manager
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EXECUTIVE SUMMARY

I. Project Overview
The purpose of this report is to present the findings of our research and review of the site conditions and development requirements for the proposed Lakeview Pointe Apartments project. This report has been prepared in accordance with §10.204(15) of the 2018 Uniform Multifamily Rules issued by the Texas Department of Housing & Community Affairs (TDHCA). See References in Appendix for a list of officials and websites that were conferred in the preparation of this report.

Lakeview Pointe Apartments will consist of 144 units in 3 buildings plus 4 townhome units in one building, common amenities, parking areas and appurtenances. The project will be located on a 5.85 acre parcel within a 6.46-acre tract in Garland, Texas. The parcel is located on the west side of US Interstate 30, north of the west Interstate 30 Service Road, east of Bass Pro Drive and Zion Road, and south of Lake Ray Hubbard within the city limits of the City of Garland in Dallas County, Texas. See Site Location Map in Appendix D.

The Lakeview Pointe parcel is currently zoned Community Retail (CR) District. Envision Garland, Garland’s comprehensive plan, indicates that the parcel is in the I-30 Corridor Catalyst Area Plan and is identified as Urban Residential, which allows multifamily development. However, multifamily is not a permitted use in the CR zoning district, and rezoning will be required. A zoning application was submitted to the City on 1/25/2018.

The Lakeview Pointe Apartments is currently vacant land located in Flood Hazard Zone X (areas determined to be outside the 0.2% annual chance floodplain) according to Flood Insurance Rate Map 48113C0385L, effective date July 7, 2014, (refer to Appendix E). The site slopes generally from south to north. Storm water detention will not be required. Runoff can be collected on-site and discharged directly to Lake Ray Hubbard.

Development of the project will require the following off-site improvements:

- Deceleration right turn lane off of I-30 Service Road

II. Due Diligence Statement
This report was compiled based on information ascertained from face to face meetings with representatives from the City of Garland, phone and email conversations with pertinent municipal and agency staff members, and internet research.

III. Property Identification Numbers
Dallas County Property ID: 26178800010050000

IV. Millage Rates for All Taxing Jurisdictions
The millage rates for the following Property Taxing Jurisdictions are:

<table>
<thead>
<tr>
<th>Taxing Entity</th>
<th>Tax Rate per $100 valuation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dallas County</td>
<td>0.253100</td>
</tr>
<tr>
<td>Garland ISD</td>
<td>1.460000</td>
</tr>
<tr>
<td>City of Garland</td>
<td>0.704600</td>
</tr>
</tbody>
</table>
V. Zoning Requirements
The property is presently zoned Community Retail District CR. Multi-family Residence/Dwelling is not a permitted use in the CR District. Rezoning is required. The site is proposed to be rezoned to a Planned Development District with Multi-Family district as the base district. A rezoning change request has been filed with the City of Garland and must be approved by the City Plan Commission and City Council. The rezoning process is expected to take 3 months from submittal to approval. The City of Garland’s zoning ordinance is Chapter 2 of the Garland Development Code available on-line at: https://www.garlandtx.gov/civicax/filebank/blobdload.aspx?BlobID=24336

The following dimensional standards apply to the MF zoning district:

<table>
<thead>
<tr>
<th>Dimensional Standard</th>
<th>Proposed PD Zoning</th>
<th>Lakeview Pointe Apartments</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area (ac)</td>
<td>None</td>
<td>5.85</td>
<td>Compliant</td>
</tr>
<tr>
<td>Minimum Front Yard Setback (ft)</td>
<td>20</td>
<td>25</td>
<td>Compliant</td>
</tr>
<tr>
<td>Minimum Side Yard Setback (ft)</td>
<td>12 (not adjacent to street)</td>
<td>12</td>
<td>Compliant</td>
</tr>
<tr>
<td>Minimum Rear Yard Setback (ft)</td>
<td>12 (not adjacent to street)</td>
<td>12</td>
<td>Compliant</td>
</tr>
<tr>
<td>Max Building Height (ft)</td>
<td>59</td>
<td>58</td>
<td>Compliant</td>
</tr>
<tr>
<td>Minimum Open Space</td>
<td>32%</td>
<td>32%</td>
<td></td>
</tr>
<tr>
<td>Minimum No. of Parking Spaces</td>
<td>1 BR: 1.5 spaces 2+ BR: 2 spaces = 269 spaces</td>
<td>283</td>
<td>Compliant</td>
</tr>
<tr>
<td>Covered Parking</td>
<td>50%</td>
<td>142 spaces</td>
<td>Compliant</td>
</tr>
<tr>
<td>Density (Units/Acre)</td>
<td>25</td>
<td>25</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

Additional zoning requirements for multifamily developments and/or developments in the MF District are as follows:

1. Section 4.24 – Multi Family Developments - Covered Parking, Attached or Detached
   a. At least fifty percent of the required parking spaces for a multi-family development must be either an attached enclosed garage or a detached multi-car covered parking structure. Each unit must have at least one covered parking space.

All of the above-referenced codes were accommodated in the layout of the Preliminary Site Plan for Lakeview Pointe Apartments. Refer to Appendix B for the Preliminary Site Plan.

VI. Subdivision Requirements
As a part of the development process, this parcel will need to be platted for the abandonment of existing utility easements and dedication of new on-site and off-site easements to accommodate
the site plan. The subdivision process will require a final plat. However, prior to the initiation of the platting process, the request for a change in zoning must be submitted and approved prior to acceptance of a plat application.

The platting process will include the submittal of a working plat along with full engineering construction plans. The working plat will be routed through internal city departments for approval. All off-site easements must be approved and recorded prior to approval of the working plat. Engineering construction plans must be approved prior to approval of the working plat. Once the working plat is approved, a final plat application can be submitted to the city. The working plat approval is expected to take 30 days from the approval of engineering plans. The final plat application is expected to take 30 days from submittal to City Plan Commission approval. This 30 day timeframe is subject to the site meeting all development requirements of the property’s existing zoning district.

The applicant may request approval from the Planning Director to submit a plat application simultaneously with a zoning change request. In which case the zoning change request shall be acted upon first provided that the plat application is accompanied by a Waiver of Right to 30-Day Action. In the event that a zoning change request is denied, the plat application shall also be denied unless the site fully conforms to the existing zoning on the property.


VII. Development Ordinances
The City of Garland Development Code provides guidance on the design criteria for residential developments within the City. The City of Garland’s site development ordinance is Chapter 4 of the Garland Development Code available on-line at: https://www.garlandtx.gov/civicax/filebank/blobdload.aspx?BlobID=24336

This section presents a summary of the applicable development ordinances governing the proposed project.

Water Service
Lakeview Pointe Apartments is within the City of Garland’s water service area. An existing 8-inch water main traverses the property within an existing easement per city maps and record drawings. According to a discussion with city officials, water service may be taken from this water main. A portion of this water main must be relocated to accommodate this development. A new utility easement for the proposed alignment will be included on the final plat.

The City’s Public Works department indicated that there is most likely adequate flow and pressure in the City’s water distribution system to serve the Lakeview Pointe project. However, a water capacity analysis will have to be submitted with engineering plans for review and approval. Further flow tests should be run on the existing 8-inch water main being tapped at the time of final design.

The City of Garland requires payment of water impact fees, meter fees, and tap fees. These fees are included in the development cost estimate.
Sanitary Sewer Service
Lakeview Pointe Apartments is within the City of Garland’s sanitary sewer service area. An existing 8-inch sewer main traverses the property within an existing easement per city maps and record drawings. According to a discussion with city officials, sewer service may be taken from this sewer main. A portion of this main must be relocated to accommodate this development. A new utility easement for the proposed alignment will be included on the final plat. The minimum sewer service line must be 8 inches.

The City’s Public Works department indicated that there is most likely adequate capacity in the City’s wastewater collection system to serve the Lakeview Pointe project. However, a sewer capacity analysis will need to be submitted with engineering plans for review and approval.

The City of Garland requires payment of wastewater impact fees and tap fees. Note that this site is not subject to impact fees because the existing infrastructure serving the site is more than 20 years old.

Refer to Appendix B for the Preliminary Site Plan, which includes water and sewer layouts.

Drainage
The site generally has a 2-5% slope from south to north. Runoff from the site drains to area inlets which are then discharged directly to Lake Ray Hubbard. Runoff that does not reach the area inlets, sheet flows to Lake Ray Hubbard.

Preliminary conversations with the City Engineer indicate that detention will not be required for this site. Runoff can be collected through a combination of inlets and storm sewers throughout the development and discharged to Lake Ray Hubbard. This location and design of discharge points are subject to city approval and permitting.

Dry Utilities
Primary electric service provider for this site is Oncor. Three phase overhead power currently exists on the southern boundary of the site adjacent to West Interstate 30 Service Road, and has adequate capacity to serve Lakeview Pointe. Oncor provides developers credits based on number of units which can be applied to the cost of electric service to the site. It is estimated that the credits provided will be sufficient to cover the cost of construction for electric service. The final cost breakdown may vary and will be coordinated during final design.

The primary gas provider is Atmos Energy. There is an existing gas main which serves the adjacent properties to the west. There is a stub along the I-30 service road that can be extended to the subject site to provide gas service. From preliminary conversations with an Atmos Energy project specialist, the existing gas main can be extended to the project site for gas service.

If a utility provider requires a utility service easement, such utilities shall be included in and depicted in the Final Plat. Approval of the Final Plat is subject to the correct placement and depiction of both on-site and off-site easements required by the utility providers.

Per the Public Utility Commission of Texas website, the following telephone providers provide service in the City of Garland:
(http://www.puc.texas.gov/consumer/phone/providers/Search_Phone.aspx)

- AT&T Communications
• Spectrum

Additional Development Ordinances
In addition to those ordinances described, development shall also conform to additional ordinances described in The City of Garland Code of Ordinances. Those include Right-of-Way Construction, Subdivisions, Utilities, Landscaping standards, and Lighting and Glare standards. These standards are available on-line at: https://www.garlandtx.gov/civicax/filebank/blobdload.aspx?BlobID=24336

VIII. Fire Department Requirements
The Garland Fire Department has review and approval jurisdiction for this project. This project was discussed with a Fire Prevention specialist as a part of this report’s research.

Lakeview Pointe will comply with the applicable adopted fire codes and amendments. Fire hydrants have been shown in compliance with design guidelines. Refer to Appendix B for the Preliminary Site Plan.

IX. Site Ingress and Egress Requirements
This section presents a summary of the applicable access criteria governing the proposed project. The City of Garland requires a minimum of two points of access for emergency service vehicles for multifamily developments. Two access points are provided for Lakeview Pointe, one from West Interstate 30 Service Road, and one from Zion Road.

The I-30 Service Road is a TXDOT roadway, and a driveway Permit will be required from the TXDOT. In addition, approval is required from the City of Garland. Garland’s Transportation Department has indicated that a deceleration right turn lane is required leading to a driveway that can be expected to attract 50 or more right turning vehicles during the AM and PM peak traffic hour. Because it is anticipate that this development will generate more than 50 trips/hour during peak hour, the cost of a deceleration lane is included in the off-site cost estimate.

The City of Garland has jurisdiction over Zion Road. City staff has indicated that a driveway at connection to Zion Road is approvable, subject to plan review and permitting.
X. Building Codes and Local Design Ordinances
The City of Garland has adopted the following building codes and local design ordinances:

- 2015 International Building Code (with local amendments)
- 2015 International Fire Code (with local amendments)
- 2015 International Plumbing Code (with local amendments)
- 2015 International Fuel Gas Code (with local amendments)
- 2015 International Mechanical Code (with local amendments)
- 2015 International Energy Conservation Code (with local amendments)
- 2015 International Property Maintenance Code (with local amendments)
- 2015 International Residential Code (with local amendments)
- 2014 National Electric Code (with local amendments)

The City of Garland’s Code of Ordinance is available on-line at: https://www.garlandtx.gov/gov/ab/building/default.asp

Lakeview Pointe project will comply with the applicable adopted design codes.

XI. Atypical Items
The following items could materially impact cost.

- Deceleration lane for access off I-30 Service Road

Costs of this item is identified in the off-site cost estimate.
ENTITLEMENT STATEMENT

XII. Entitlement, Site Development Permitting Process And Timing
This section presents a summary of the applicable entitlement and site development permitting processes that will affect the proposed project.

Rezoning
The property is presently zoned as Community Retail (CR) district. Multi-family Residence/Dwelling is not a permitted use in the CR District. Rezoning is required. A zoning change application has been submitted to the City of Garland Planning Department on 1/25/2018.

Subdivision
Based on the existing legal description, the subject site is currently platted. However, the subject site will need to be replatted to subdivide the 5.85 acre parcel from the 6.46 acre tract, for the abandonment of existing easements, and dedication of new on-site easements. The subdivision process would include a final plat which will require approval by the City’s Plan Commission as well as City Council. The platting process can run concurrently with the zoning change request with permission from the Planning Director. However, the zoning change request must be finalized before a plat application can be approved. The platting process will include the submittal of a working plat along with full civil construction documents prior to the submittal of a formal plat application. The working plat and engineering plans must be approved before any plat application can be accepted. It is expected to take about 30 days from the time of submitting a final plat application to approval.

Development Plans
Site Development Plans are submitted and permitted with the building plans. Separate submittal is not required.

XIII. Building Permitting Process and Timing
The City of Garland has building permit authority. Building permit submittal shall include civil plans, architectural plans, and MEP plans. A 14-day review period for first round review is expected. The final plat must be approved and recorded before permit issuance. It is estimated that final plat, and building permit approval will take a combined 60-90 days.

XIV. Impact, Site Development Permit, Building Permit and Other Fees
This section presents a summary of the applicable fees that will affect the proposed project:

<table>
<thead>
<tr>
<th>FEE TYPE</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planned Development Zoning</td>
<td>$1000 + $50 per acre</td>
<td>$1,400</td>
</tr>
<tr>
<td>Preliminary, Final, or Replats</td>
<td>$500 + $50 per acre or portion thereof</td>
<td>$900</td>
</tr>
<tr>
<td>Engineering Review and Inspection Fee</td>
<td>4% of the value of public improvements, $100 minimum (Estimated at $150,000)</td>
<td>$6,000</td>
</tr>
<tr>
<td>Building Inspection Fee for New Construction</td>
<td>$2.50 per $1000 of construction valuation, $1000 minimum (Estimated at $3,000,000)</td>
<td>$7,500</td>
</tr>
<tr>
<td>BI Screen Wall Fee (when required)</td>
<td>$50 + $0.25 per linear foot (+ 25% processing fee)</td>
<td>TBD</td>
</tr>
<tr>
<td>Permit Type</td>
<td>Description</td>
<td>Fee</td>
</tr>
<tr>
<td>--------------------------</td>
<td>-------------------------------------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td>Fire Alarm Permit</td>
<td>More than 200 devices</td>
<td>$250</td>
</tr>
<tr>
<td>Sprinkler Permit</td>
<td>101-300 Sprinkler Heads</td>
<td>$200</td>
</tr>
<tr>
<td>Roadway Impact Fee</td>
<td>2016 Maximum Fee Service Area D ($1,876 per dwelling unit)</td>
<td>$270,144</td>
</tr>
<tr>
<td>Water Impact Fee</td>
<td>3 – 2” Compound Meter @ $4,744/each</td>
<td>$14,232</td>
</tr>
</tbody>
</table>

$284,826.00

Permit fees shown above are accurate and there are no additional fees per the City of Garland Master Fee Schedule.
REFERENCES


ZONING
Josue De La Vega
Planner
City of Garland
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800 Main Street
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Oncor
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perry.aloi@oncor.com
Appendix A

Boundary Survey
Appendix B

Preliminary Site Plan
Appendix C

Preliminary Drainage Plan
Appendix D

Site Location Map
Appendix E

FEMA Flood Insurance Rate Map
Appendix F

USGS Map