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II. Introduction

This feasibility study report has been prepared for Palladium USA International, Inc. for the proposed Palladium Fain Street multi-family development in Fort Worth, Texas. It is our understanding that your intent is to develop this property as a multi-family development as conceptually shown in both the Preliminary Site Plan and the Architectural Site Plan. Reference Attachment B for the Preliminary Site Plan and Attachment C 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. All persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law.

III. Executive Summary

- All persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law.
- Findings of this feasibility study report are based upon research of City ordinances, record drawings, and maps in addition to discussions with City Staff.
- The Preliminary Site Plan referenced in Attachment B reflects a 108-unit development with 191 parking spaces. This Site Plan was created based upon research and discussions with City Staff.
- At the time of this report, it is not anticipated that there will be any major import or export of soil required.
- Per the Tarrant County Central Appraisal District, the subject property has a Property ID of 04972457. The 2018 millage rates for the property are as follows:
  - City of Fort Worth: 0.785000
  - Tarrant County: 0.234000
  - Fort Worth ISD: 1.352000
  - Regional Water District: 0.019400
  - Tarrant County Hospital: 0.224429
  - Tarrant County College: 0.136070
- The subject property was successfully rezoned from E: Neighborhood Commercial to D: High Density Multifamily on January 15, 2019. The proposed development is a permitted use within this district.
- The subject property is currently platted as a portion of the 5.8629-acre parent tract Lot 1, Block 1 Green Acres Addition. Both a preliminary plat and a final plat will be required to develop the subject tract as shown in the preliminary site plan.
- The preliminary plat and accompanying documents must be approved by the Development Review Committee and the Planning Commission, not the City Council. This process typically requires 60-90 days, depending on the complexity of the project.
- Upon approval of the preliminary plat by the Plan Commission, a final plat and accompanying engineering drawings may be submitted concurrently. The final plat process is administrative and does not require a public hearing. The final plat and engineering plan approval process typically requires 90 days.
• Per the Utility Locator Map, there currently exists an 8-inch water line along the north side of Fain Street and a 10-inch water line along the west side of Kings Highway. No offsite water line extensions or easements are anticipated.
• Per the Utility Locator Map, there currently exists an 8-inch sanitary sewer line within an existing 15-foot Utility Easement that has capacity to serve the proposed development. No offsite sanitary sewer line extensions are anticipated.
• A private detention pond is required to develop the subject property.
• Per the Fire Code and amendments, approved fire lanes shall be provided for every portion of a building. All fire lanes must be 26 feet wide with a minimum inside turning radius of 25 feet. 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.
• No other unique development requirements are known at this time.
• Per the Flood Insurance Rate Map No. 48439C0195K, a significant portion of the subject property lies within the 100-year floodplain. In order to develop the subject property as shown in the preliminary site plan, the floodplain must be remapped through a Letter of Map Revision by Fill (LOMR-F) process.
• Notwithstanding the calculation of Impact and Permit Fees, Palladium Fain Street Ltd. and Palladium USA International, Inc. certify the development is located in the City of Fort Worth NEZ Area 4. NEZ Area 4 allows for fee waivers after a NEZ application is submitted and the project is certified. Applicant has excluded City of Fort Worth Impact Fees in the amount of $638,794 and Permit Fees of $41,962.
• The City of Fort Worth has currently adopted the 2015 (ICC) International Code Council Codes, the 2017 (NEC) National Electrical Code, and the Fort Worth Code of Ordinances.
IV. Vicinity Map
V. Project Description

A. Site Description

The proposed 5.07-acre multi-family development is located at the northwest corner of Fain Street and Kings Highway within the city limits of Fort Worth, Texas.

Per the Land Title Survey of the subject property produced by Eagle Surveying, LLC on December 20, 2018, the southern and western portions of the subject property lie within the 100-year floodplain. There are existing overhead electric poles and lines along the west side of Kings Highway the length of the subject property.

There currently exist three easements within the subject property: a 20-foot Drainage Easement in the northwest corner of the site, a 15-foot Utility Easement bisecting the southern half of the site, and a 10-foot Texas Electric Service Company Easement extending from the south property line north to the 15-foot Utility Easement.

The subject property is adjacent to a single-family residential subdivision to the north and four commercial parcels to the southwest.

The site is currently undeveloped and generally drains from the north to the southeast and southwest.

Per the Tarrant County Central Appraisal District, the subject property has a Property ID of 04972457. The 2018 millage rates for the property are as follows:

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<th>Rate</th>
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<td>Tarrant County Hospital</td>
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<td>Tarrant County College</td>
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The Land Title Survey may be referenced in Attachment D. The Tarrant County Appraisal District Tax Information may be referenced in Attachment E.

B. Zoning

The City of Fort Worth Zoning Map has not been updated to reflect the current zoning of the subject property. Per the Zoning Case Approval Letter and the Staff Report for ZC-18-190, the subject property was rezoned from E: Neighborhood Commercial to D: High Density Multifamily on January 15, 2019. The proposed development is a permitted use within this district.

Per Appendix A of the City of Fort Worth Code of Ordinances (Zoning Ordinance), the following development standards apply within the High Density Multifamily District:
The Zoning Case Approval Letter may be referenced in Attachment F. The Staff Report for ZC-18-190 may be referenced in Attachment G.


### C. Platting/General Development Process

The subject property is currently platted as a portion of the 5.8629-acre parent tract Lot 1, Block 1 Green Acres Addition. Both a preliminary plat and a final plat will be required to develop the subject tract as shown in the preliminary site plan.

The general development process is outlined in the Code of Ordinances as follows:

#### Preliminary Plat

The preliminary plat must be submitted to the City for review and include any designated lot lines, setbacks, roadway dedications, and proposed easements. In addition to the plat document, a water and sewer study, traffic study, and preliminary Integrated Storm Water Management (iSWM) study must be submitted in support of the plat. Per City staff, the traffic study has been waived for this development due to its proximity to Interstate Highway 820.

Preliminary plats may be submitted once a month, typically on the fourth Monday of the month. The plat and accompanying materials are then distributed among the various City departments for review. On the first Monday of the following month, the Development Review Committee meets to evaluate the conformance of the submitted plat and supporting materials. Once all approvals of supporting documents have been obtained, the preliminary plat may be scheduled for the next Plan Commission meeting, which occurs on the fourth Wednesday of the month. Unless there are specific variances sought, preliminary plats do not require City Council approval.

The preliminary plat process typically requires 60-90 days, depending on the complexity of the project.

<table>
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<th>“D” District, Unified Residential Development</th>
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<td>Open space</td>
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<tr>
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<tr>
<td>Rear yard</td>
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<tr>
<td>Side yard*</td>
</tr>
<tr>
<td>Interior lot</td>
</tr>
<tr>
<td>Corner lot**</td>
</tr>
<tr>
<td>Setback adjacent to one- or two-family residential district</td>
</tr>
<tr>
<td>Height</td>
</tr>
</tbody>
</table>
Final Plat

Upon approval of the preliminary plat by the Plan Commission, a final plat may be submitted. The final plat process is administrative and does not require a public hearing; the plat may be submitted at any time. The final plat is submitted concurrently to the Infrastructure Plan Review Committee along with the engineering plans, final ISWM report, and the Unified Residential Site Plan.

Required items for approval of the final plat include:

- Engineering construction plan approval,
- Community Facilities Agreement for any public facilities constructed within the project,
- Approval of a Storm Water Maintenance Agreement for any proposed detention facilities,
- Outstanding utility pro-rata payments for existing facilities,
- Submittal of developer financial guarantees for all public facilities defined in the Community Facilities Agreement (typically 125% of the engineering estimate).

Following the approval of the above items, the final plat may be signed and filed for record with the Tarrant County Clerk.

The final plat and engineering plan approval process typically requires 90 days.

D. Water Service

Per the Utility Locator Map, there currently exists an 8-inch water line along the north side of Fain Street the length of the subject property and a 10-inch water line along the west side of Kings Highway the length of the subject property.

An eight-inch private water loop through the site will be required to develop the subject property. This will require two connections to the existing system with master water meters and backflow devices located at both connections. These meters will be required to be in an easement. All on-site water and service lines past these meters will be private and owner-maintained. No off-site water line extensions or easements are anticipated.

The Utility Locator Map may be referenced in Attachment H.

E. Sanitary Sewer Service

Per the Utility Locator Map, there currently exists an 8-inch sanitary sewer line within the previously mentioned existing 15-foot Utility Easement. Per City staff, this line has capacity to service the proposed development.

F. Stormwater Drainage

Per Storm Drainage Locator Map, there are currently no stormwater pipes immediately accessible to service the subject property. The subject property currently sheet flows to the southwest of the site to an existing channel on the east side of Beach Street, approximately 200 feet from the southwest corner of the subject property. On-site storm water detention will be required to develop the subject property. The detention will be required to release storm water at pre-developed conditions into the existing channel.
Per City Staff, the detention pond will be privately owned and maintained. A Storm Water Facility Maintenance Agreement will be required for engineering plan approval.

The Storm Drainage Locator Map may be referenced in Attachment I.

G. Fire

The City of Fort Worth has adopted, as amended, the 2015 Edition of the International Fire Code.

Per the Fire Code and amendments, approved fire lanes shall be provided for every portion of a building. All fire lanes must be 26 feet wide with a minimum inside turning radius of 25 feet. 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 Department Connections must be located on the buildings within 50 feet of the nearest fire hydrant. Every portion of every building must be located within 300 feet of a fire hydrant on a fire lane, as measured by an approved route around the exterior of the building. All fire hydrants shall be located between 2 ½ feet and 7 ½ feet from the edge of fire lanes and may be spaced up to 300 feet along the fire lane. Each fire hydrant must have at least three feet of clear space on all sides to provide unobstructed access.

The 2015 International Fire Code may be referenced at: https://codes.iccsafe.org/content/IFC2015.


H. Floodplain

Per the Flood Insurance Rate Map No. 48439C0195K and the Land Title Survey referenced in Attachment D, a significant portion of the subject property lies within the 100-year floodplain.

FEMA has established base flood water surface elevations from 555.1 feet near the northwest corner of the subject property down to 553.2 feet near the southeast corner of the subject property.

In order to develop the subject property as-shown in the preliminary site plan, the floodplain must be remapped through a Letter of Map Revision by Fill (LOMR-F) process.

Once a project has been completed, the community must request a revision to the Flood Insurance Rate Map (FIRM) to reflect the project. "As-Built" certification and other data must be submitted to support the revision request.

A LOMR is FEMA's modification to an effective FIRM, or Flood Boundary and Floodway Map (FBFM), or both. LOMRs are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective BFEs, or the SFHA. The LOMR officially revises the FIRM or FBFM, and sometimes the Flood Insurance Study (FIS) report, and when appropriate, includes a description of the
modifications. The LOMR is generally accompanied by an annotated copy of the affected portions of the FIRM, FBFM, or FIS report.

All requests for changes to effective maps, other than those initiated by FEMA, must be made in writing by the Chief Executive Officer (CEO) of the community or an official designated by the CEO. Because a LOMR officially revises the effective NFIP map, it is a public record that the community must maintain. Any LOMR should be noted on the community’s master flood map and filed by panel number in an accessible location.

An MT-1 Application may be used to request that FEMA remove legally-recorded parcels of land that have been elevated by the placement of fill from a designated SFHA via a LOMR-F. To request a LOMR-F for a single lot, the following, completed forms from the MT-1 forms package must be submitted:

- Property Information Form
- Elevation Form - Completed by a registered professional engineer or licensed land surveyor
- Community Acknowledgment Form - Completed and signed by the community official responsible for floodplain management
- Payment Information Form and appropriate fee

FEMA will normally complete its review and issue its determination in 4 to 6 weeks.

The Flood Insurance Rate Map No. 48139C0200F may be referenced in Attachment J.

I. Site Access

Access to the site is provided by Fain Street and Kings Highway. Per City staff, no Traffic Impact Analysis will be required as long as the proposed development does not exceed 150 units. Additionally, no cross access or turn lanes will be required.


J. Required Fees

The following fees are anticipated for the proposed development of the subject property:

- Preliminary Plat: $1,002.10
- Final Plat: $511.75
- Park Land Dedication: $54,000
- Water Impact Fee: $492,310
- Wastewater Impact Fee: $292,250
- Roadway Impact Fee: $144,960
- Building Permit Fee: $6,047.01 plus $3.41 for each additional $1,000

The Preliminary Plat fee is calculated as $850 plus $30 per acre.

The Final Plat fee is calculated as $385 plus $25 per acre as well as any applicable county filing fee.

The Park Improvement fee is calculated as $500 per residential unit. Per the preliminary
site plan, there are 108 units proposed.

Water and Wastewater Impact fees are assessed based on the size of the water meter installed. Per the Preliminary Site Plan referenced in Attachment B, two eight-inch domestic water meters are proposed to service the subject property.

The Water Impact fee is $246,155 per meter. The Wastewater Impact fee is $146,125 per meter.

The subject property is within the Roadway Impact Fee Service Area L, which carries a fee of $1,208 per development unit.

The Building Permit fee is for a total valuation over $1,000,000.

The Planning Fee Schedule may be referenced in Attachment K.

The Water and Wastewater Impact Fees may be referenced at http://fortworthtexas.gov/impactfees/water/fees/2019/.


The Building Permit Fee Schedule may be referenced at http://fortworthtexas.gov/planninganddevelopment/pdf/2017-fee-schedule.pdf.

Notwithstanding the above calculation of Impact and Permit Fees, Palladium Fain Street Ltd. and Palladium USA International, Inc. certify the development is located in the City of Fort Worth NEZ Area 4. NEZ Area 4 allows for fee waivers after a NEZ application is submitted and the project is certified. Applicant has excluded City of Fort Worth Impact Fees in the amount of $638,794 and Permit Fees of $41,962.

K. Franchise Utilities

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

Atmos Energy:
Bobby Oney
(817) 207-2838
Bobby.Oney@atmosenergy.com

Mr. Oney has been contacted about gas service to the subject property and has provided a will-serve letter for the proposed development.

Oncor Electric:
Marissa Moorefield
Marissa.Moorefield@oncor.com

Ms. Moorefield has been contacted about electric service to the subject property and has provided a will-serve letter. There currently exist overhead electric lines along the west side of Kings Highway adjacent to the subject property.
The Atmos Energy Will-Serve Letter may be referenced in Attachment L. The Oncor Will-Serve Letter may be referenced in Attachment M.
Attachment A

Engineer Prepared Statement
February 1, 2019

Re: Palladium Fain Street Engineer Prepared Statement

The following statement accompanies the Feasibility Study Report prepared on February 1, 2019. Findings of the Feasibility Study Report are based upon research of City ordinances, record drawings, and maps in addition to discussions with City Staff.

Per the Zoning Case Approval Letter and the Staff Report for ZC-18-190, the subject property was rezoned from E: Neighborhood Commercial to D: High Density Multifamily on January 15, 2019. The proposed development is a permitted use within this district.

The subject property is currently platted as a portion of the 5.8629-acre parent tract Lot 1, Block 1 Green Acres Addition. Both a preliminary plat and a final plat will be required to develop the subject tract as shown in the preliminary site plan.

The preliminary plat may be submitted once a month, typically on the fourth Monday of the month, along with a water and sewer study and a preliminary Integrated Storm Water Management (iSWM) study. On the first Monday of the following month, the Development Review Committee meets to evaluate the conformance of the submitted plat and supporting materials. Once all approvals of supporting documents have been obtained, the preliminary plat may be scheduled for the next Plan Commission meeting, which occurs on the fourth Wednesday of the month. Unless there are specific variances sought, preliminary plats do not require City Council approval. The preliminary plat process typically requires 60-90 days, depending on the complexity of the project.

Upon approval of the preliminary plat by the Plan Commission, a final plat may submitted concurrently to the Infrastructure Plan Review Committee along with the engineering plans, final iSWM report, and the Unified Residential Site Plan. The final plat process is administrative and does not require a public hearing. The final plat and engineering plan approval process typically requires 90 days.

The following fees are anticipated for the proposed development of the subject property:

- Preliminary Plat Fee $1,002.10
- Final Plat Fee $511.75
- Park Land Dedication $54,000
- Water Impact Fee $271,320
- Wastewater Impact Fee $167,000
- Roadway Impact Fee $144,960
- Building Permit Fee $6,047.01 plus $3.41 for each additional $1,000
CROSS ENGINEERING CONSULTANTS, INC.

Jonathan Hake, P.E. No. 94738
Attachment B

Preliminary Site Plan
Attachment C

Architectural Site Plan
FLOOD MITIGATION WILL BE ACCOMPLISHED BY SITE GRADING.

- KNOWN FLOODPLAIN SHOWN
- KNOWN EASEMENTS SHOWN

PARKING TABULATION
PARKINGS REQUIRED
1.50 PER 1-BR (45x1.50) 67.5
1.75 PER 2-BR (48x1.75) 84
2.00 PER 3-BR (52x2.00) 30
TOTAL 182

PARKING PROVIDED
UNIT SPACES 183
CLUBHOUSE 8
TOTAL 191

UNIT TYPES
- ONE BEDROOM, ONE BATH
- TWO BEDROOM, TWO BATH
- THREE BEDROOM, TWO BATH

BUILDING KEY
- HANDICAP
- HEARING & VISUAL
- ACCESSIBLE ROUTE

*Please refer to building plan sheets for locations

UNIT TABULATION

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BUILDING TABULATION

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Attachment D

Land Title Survey
Attachment E

Tarrant County Appraisal District Tax Information
Account #: 04972457
Georeference: 16185-1-1E
Property Location: 4001 FAIN ST

Jurisdictions:
026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 REGIONAL WATER DISTRICT
224 TARRANT COUNTY HOSPITAL
225 TARRANT COUNTY COLLEGE

Owner Information
CHU YUN KYONG
12700 CONNEMARA LN
FORT WORTH, TX 76244-9463

5-Year Value History
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD’s database.

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A zero value indicates that the property record has not yet been completed for the indicated tax year
† Appraised value may be less than market value due to state-mandated limitations on value increases

Property Data
Legal Description: GREEN ACRES ADDITION-FT WORTH Block 1 Lot 1E
Deed Date: 04-09-2013
Deed Page: 0000000
Deed Volume: 0000000
Instrument: D213090327
State Code: C1C Vacant Land Commercial
Agent: None

Site Number: 80442730
Site Name: 80442730
Class: LandVacantComm - Vacant Land -Commercial
# of Parcels: 1
Primary Building:

Land Sqft ♦: 255,392
Land Acres ♦: 5.8629

Exemptions

††† Rounded
♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated
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* Maintenance and Operations rate
** Interest and Sinking fund rate
HS: Homestead exemption value
OES: Over 65 exemption value
DP: Disabled Person exemption value
AB: Abatements in effect
GIF: Goods In Transit
Cell: Grant Ceilings

Texas Property Tax Code Sec. 11.252 Motor Vehicles Leased for Personal Use Exemption - is allowed by all taxing units except for the Cities of: Benbrook, Lake Worth, Forest Hill and Hurst.
## Tarrant Appraisal District

### 2018 Tax Rates per $100 Valuation for Tarrant County School Districts

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<th>M&amp;O * Rate</th>
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* Maintenance and Operations rate

HS: Homestead exemption value
DP: Disabled Person exemption value
AB: Abatements in effect
Ceil: Grant Ceilings

** Interest and Sinking fund rate

O65: Over 65 exemption value
Fpt: Freeport exemption recognized
GIT: Goods In Transit

Last Updated: October 3, 2018
Attachment F

Zoning Case Approval Letter
January 16, 2019

JUSTIN LIGHT
500 WEST 7TH STE #600
FORT WORTH, TX 76102

Dear Applicant:

Report of City Council Action taken on case: Jan. 15, 2019

The Fort Worth City Council has heard case ZC-18-190 and has taken action as follows:

X Approval of the request as heard.

Denial of the request as heard.

Substituting change in classification to ________________________________

Hearing is continued until ____________________________

Return to Zoning Commission for rehearing on ____________________________

PLANNED DEVELOPMENT SITE PLANS AS APPROVED BY CITY COUNCIL MUST BE TURNED INTO THE APPLICATIONS DIVISION, PLANNING & DEVELOPMENT DEPARTMENT, FOR COMPLETION OF THE ZONING PROCESS. A building permit will not be issued until the zoning process has been completed. All fees must be paid to the Applications Division, Planning & Development Department, before notification of said public hearing, or the case will be withdrawn from the docket.

Please contact the Applications Division, Planning & Development Department for further information, Rebecca Hernandez at (817) 392-8028.

Sincerely,

Dana Burghoff, AICP
Deputy Director, Planning & Development
cc: Attorney/Representative/Agent
Attachment G

Staff Report For ZC-18-190
ZONING MAP CHANGE
STAFF REPORT

City Council Meeting Date: January 15, 2019

Continued No X
Case Manager Lynn Jordan
Surplus No X
Council Initiated No X

Zoning Commission Recommendation: Approval by a vote of 7-0

Opposition: One person spoke, one notice
Support: Carter Riverside NA

Owner / Applicant: Yun Kyong Chu

Site Location: 4001 Fain Street Mapsco: 64N

Proposed Use: Multifamily

Request:
From: “E” Neighborhood Commercial
To: “D” High Density Multifamily

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent (Technical Inconsistency).

Staff Recommendation: Approval

Background:
The applicant is requesting a zoning change from “E” Neighborhood Commercial to “D” High Density Multifamily. The property is located north of Fain Street between Beach Street and Kings Highway.

New multifamily design standards were approved at the December 4th City Council meeting. The new standards revised allowed height and units per acre and strengthened existing design standards for multifamily development by adding enhanced landscaping, façade variation and building materials. The applicant’s agent indicates that this development will be able to meet the new design regulations.

Site Information:
Owner: Yun Kyong Chu
12700 Connemara Lane
Fort Worth, Texas 76244

Agent: Justin Light

Acreage: 5.87 acres

Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:
North “B” Two-Family “F” General Commercial / single-family, commercial
East “B” Two-Family / Single-Family
South PD 1176 (PD/E) / convenience store
West “E” Neighborhood Commercial / commercial

Recent Relevant Zoning and Platting History:

Zoning History: ZC-17-184 from E to PD/E; effective 2/10/18 (south of subject property)
Platting History: VA-17-039 Vacation request for Fain Street to be heard by the City Plan Commission December 22, 2017

Transportation/Access

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<th>Street/Thoroughfare</th>
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| State Highway 121   | Freeway         | Freeway
| Fain Street         | Two-Way Residential | Two-Way Residential |
| Kings Hwy           | Two-Way Residential | Two-Way Residential |

Bus Route: There is a bus stop on the west side of Beach Street less than one-tenth of a mile from the site.

Public Notification:

300 foot Legal Notifications were mailed on November 28, 2018.
The following organizations were notified: (emailed November 20, 2018)

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<th>Organizations Notified</th>
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<td>Eastside Sector Alliance</td>
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<td>United Riverside Rebuilding Corporation, Inc.</td>
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<td>Fort Worth ISD</td>
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</table>

*Closest registered neighborhood organization

Development Impact Analysis

1. Land Use Compatibility

The applicant is proposing a zoning change to “D” High Density Multifamily. Surrounding land uses are single family to the north and east, and commercial uses to the south and west.

The proposed zoning for this site is compatible at this location.

2. Comprehensive Plan Consistency

The 2018 Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change to “D” High Density Multifamily is not consistent with the Comprehensive Plan, however the proposed site provides needed housing in the area and is consistent with the following Comprehensive Plan policies:

- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation.
- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents.

The requested change is not consistent (Technical Inconsistency) with the Comprehensive Plan future land use designation and policies stated above.

Attachments:
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting
Applicant: Yun Kyong Chu
Address: 4001 Fain Street
Zoning From: E
Zoning To: D
Acres: 5.07824562
Mapsco: 64N
Sector/District: Northeast
Commission Date: 12/12/2018
Contact: 817-392-8043
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.
10. ZC-18-190 Yun Kyong Chu (CD 4) – 4001 Fain Street (Lewis G. Tinsley Survey, Abstract No. 1523, 5.87 ac.) From: “E” Neighborhood Commercial To: “D” High Density Multifamily

Justin Light, representing the applicant, gave a brief presentation over the project. He stated the existing pad sites restrict access to the property. He stated they have applied for tax credit housing, and that 30-40% will be market rate units. He stated there will not be more than 120 units and that it will be an urban style development. He also showed a conceptual site plan.

Margaret DeLong spoke in opposition. She had concerns with the setback from the apartments to her property line. She also stated concerns with traffic, parking, and the capacity of the school.

During the rebuttal Mr. Light stated the current site plan shows 108 foot setback to the north. The main entry for the development will be on Fain Street. Because they are located so close to a major thoroughfare the additional traffic should not impact the residents of the area.

Michael Delgado, the architect of the project stated that some balconies are shown as facing existing homes.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Ms. Trevino. The motion passed unanimously 7-0.

11. ZC-18-194 Texas Christian University (CD 3) – 3700 W. Berry St. (a portion of Lot 1R-2 Block 12 of TCU Addition, 6.08 ac.) From: PD 422 "PD/SU" Planned Development/Specific Use for all uses in "CF" Community Facilities plus athletic facilities/baseball field No concerts. No sales or consumption of alcohol; site plan included To: Amend PD 422 to allow alcohol sales for on-premise consumption

Todd Waldvogel, representing the applicant, stated they want to remove the alcohol restriction to add to the baseball atmosphere. He also stated TCU is the number one in attendance for private school baseball games.

Motion: Following brief discussion, Ms. Welch recommended Approval of the request, seconded by Ms. Runnels. The motion passed unanimously 7-0.
Attachment H

Utility Locator Map
Attachment I

Storm Drainage Locator Map
Attachment J

Flood Insurance Rate Map No. 48439C0195K
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NHL web services provided by FEMA. This map was exported on 1/29/2019 at 1:34:30 PM and does not reflect changes or amendments subsequent to this date and time. The NHL and effective information may change or become superseded by new data over time.

This map image is valid if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.
Attachment K
Planning Fee Schedule
CITY OF FORT WORTH, TEXAS – PLANNING & DEVELOPMENT DEPARTMENT

Platting, Zoning and Related Applications

FEE SCHEDULE

As of October 1, 2018

A. SUBDIVISION PLATS
1. Concept Plan ..................................... $900
2. Preliminary Plat:
   a. Application fee .................................. $850*
      *plus $15 per lot single family
      *plus $30 per acre non-single family
   b. Plat revisions after 1st .......................... $220
3. Final Plat:
   a. Application fee .................................. $385*
      *plus $30 per lot single family
      *plus $25 per acre non-single family
4. Re-Plat with public hearing .................. $500*
   *plus $25 per lot single family
   *plus $25 per acre non-single family
   b. Plat revisions after 1st .......................... $220
5. Minor Plat and Re-Plat (no public hearing) $425*
   *plus $25 per lot single family
   *plus $25 per acre non-single family
   *plus $25 per acre non-single family
   *plat revisions after 1st ......................... $220
6. Plat Vacation .................................... $400
7. Plat Correction .................................... $50
8. Conveyance Plat .................................. $200
9. Other Matters of Business/Waivers .......... $220
10. Filing fees with the county; Filing fees for the
    appropriate county will be in addition to fees above.
11. Technology Fee for recorded plats.............. $5

B. VACATIONS OR CLOSURES
1. Street and Alley ROW .......................... $700
2. Emergency & Public Access Easements ...... $400

C. MTP – AMENDMENT
1. Master Thoroughfare Plan Change ........... $700

D. ANNEXATION
1. Annexation (Owner – initiated)
   a. 25 acres or less (commercial/industrial use
      only) .............................................. fee waived
   b. 75 acres or less ................................ $700
   c. More than 75 acres ........................... $700*
      *plus $10 per acre over 75 acres
2. Annexation (Limited Purpose) ................. $3,000

E. SPECIAL DISTRICTS (MUDS/WCIDS)
1. Petition .......................................... $15,000
2. Agreement amendments ........................ $10,000

F. PAPER FILING FEE
   For any application that can be submitted online...$50

G. ZONING BOARD OF ADJUSTMENT
1. Variance
   a. Residential (owner-occupied) .............. $300*
      *plus $150 for each additional variance
      requested in same application
   b. Non-Residential/other residential .......... $500*
      *plus $300 for each additional variance
      requested in same application
   c. Sign – Nonresidential/other residential .. $750*
      *plus $750 for each additional variance
      requested in same application
2. Special Exception
   a. Residential (owner-occupied) .............. $500*
      *plus $150 for each additional special exception
      request in same application
   b. Non-residential/other residential ....... $1,000*
      *plus $300 for each additional special exception
      requested in same application
3. Interpretation Request ........................ $400

H. ZONING
1. Zoning Change Request
   a. Less than 1 acre .............................. $1,200*
   b. 1-5 acres ..................................... $1,500*
   c. 5.01 - 10 acres .............................. $1,800*
   d. 10.01 - 25 acres ............................ $2,200*
   e. 25.01 or more acres (base fee) ........... $2,200(*)
      **plus $50 per acre, not to exceed $6,000
2. “PD” Planned Development Site Plan ........ $800*

*Fee shall be twice the amount shown when double
noticing for early City Council consideration

3. Administrative Site Plan Amendment ....... $250
4. Vendor Permit: Holiday and 10-day .......... $50
5. Zoning Verification Letter ..................... $50
6. “CR,” “C,” and “D” Multifamily Zoning Site Plan
   i. New ........................................... $600
   ii. Revision ..................................... $300

I. HEARING CONTINUANCE ..................... $200
   At applicant’s request after public notice of Board of
   Adjustment, City Plan Commission and Zoning
   Commission public hearings

J. URBAN FORESTRY PERMIT
1. Basic fee up to first 5.00 acres*
   + 1 revision ................................... $250
2. Additional acreage:
   5.01 acres* and over ...................... $15/ac above base fee
   *acreage based on the preliminary plat or site plan
3. Additional revisions (each) ................. $100
4. Appeal to Urban Design Commission ....... $300

Ordinance 23383-09-2018
Attachment L

Atmos Energy Will Serve Letter
February 13, 2019

Bill Robinson

Re: Request for Natural Gas Service-Fain and Kings Highway

This letter is to confirm that Atmos Energy has existing natural gas distribution facilities located near the above referenced project in Fort Worth, Texas.

Atmos Energy is willing to extend its facilities to adequately provide natural gas service for the project in accordance with the Company’s franchise with the City of Fort Worth.

If you have any questions, please contact me at 817-207-2838.

Sincerely,

Bobby Oney
Project Manager
Attachment M

Oncor Will Serve Letter
Re: Service Availability Letter - Fain St. & Kings Highway

Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to the above referenced site. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

If you have questions or need additional information, please feel free to contact me.

Sincerely,

Marissa Moorefield
New Construction Manager
marissa.moorefield@oncor.com