EXECUTIVE SUMMARY
Civilitude has performed a feasibility study of the above referenced property to confirm the ability of the project to be developed within the Client’s development goals of a 100-unit senior housing multifamily apartment complex. Our analysis was based on a review of City of Robinson code requirements, a site visit, preparation of a preliminary site plan that materially adheres to all applicable zoning, site development and building code ordinances, conversations with members of the City of Robinson Planning and Community Development Department, and our experience with other development projects in Central Texas. Our findings were in line with a typical multifamily project and culminated in a preliminary site plan.

PROPERTY TAX INFORMATION
The project site is made up of one tract (See Attachment 3):
McLennan County Parcel Number 158095
16.43 acres– O’CAMPO C TRACT 32

PROPERTY TAX INFORMATION
The project site is located within McLennan County with the following tax rates:

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>00</td>
<td>McLennan County</td>
<td>0.485293</td>
</tr>
<tr>
<td>44</td>
<td>Robinson ISD</td>
<td>1.406135</td>
</tr>
<tr>
<td>79</td>
<td>City of Robinson</td>
<td>0.484500</td>
</tr>
<tr>
<td>86</td>
<td>McLennan Community College</td>
<td>0.147696</td>
</tr>
<tr>
<td></td>
<td>CAD McLennan CAD</td>
<td>0.000000</td>
</tr>
</tbody>
</table>

LAND USE/ZONING
The 16.43-acre property is part of one tract of 25.84-acre and lies within the full purpose jurisdiction of the City of Robinson. The property is zoned MF-1 per Zoning Ordinance No. 2018-006 Case No. 2019-003.
City of Robinson Ordinance MF-1 regulations will allow development of multifamily units under the regulations listed below.

- Maximum Height: 35 feet
- Minimum Side Yard:
  - Interior Lot: 15 feet
  - Street Side: 25 feet
- Minimum Rear Yard: 10 feet
- Minimum Front Yard: 25 feet
- Minimum Lot Size: 6,000 square feet
- Minimum Lot Depth: 120 feet
\[
\begin{align*}
\text{Minimum Lot Width} & : 50 \text{ feet} \\
\text{Minimum Dwelling Area} & : \\
\text{One Bedroom} & : 575 \text{ square feet} \\
\text{Two Bedroom} & : 675 \text{ square feet} \\
\text{Each Additional Bedroom} & : 150 \text{ square feet} \\
\text{Maximum Density} & : 15 \text{ dwelling units/gross acre} \\
\text{Maximum Building Coverage} & : 50\% \text{ of lot area} \\
\text{Maximum Impervious Coverage} & : 70\% \text{ of lot area}
\end{align*}
\]

**SUBDIVISION**
A minor plat application shall be submitted to the City of Robinson for the single lot subdivision. After city staff review and approvals, it shall be recorded in the Official Public Records of McLennan County.

**SITE PLAN**
The City of Robinson will require a building permit application. Both site and building components are reviewed through this application. They may be submitted separately but City staff prefers a single consolidated application.

The typical review time for a consolidated building permit application is four months. Upon approval, the Building Permit will have an expiration date 2 years from the date of approval.

**TRANSPORTATION**
The property will take access from N. Old Robinson Road categorized by the City as a neighborhood collector street per the City of Robinson’s “Community Visions 2034” Chapter 16 – Transportation System. A City standard driveways is proposed at minimum 15-feet wide with a minimum curb radii of 2.5-feet. These single point of access shall meet all local regulatory requirements for vehicular and emergency ingress/egress.

The proposed 100 units are expected to generate about 665 trips. A traffic study commissioned by the City in 2012 on N. Old Robinson Road showed average daily trips of 1,735. Temporary traffic controls will be required for the construction of the driveways and connection to the existing water & wastewater lines.

On-site parking will be required for the development. The City of Robinson has the following minimum parking requirements for MF-1 zoning restricted to seniors:

- 1 Bedroom Unit: 1 space
- 2 Bedroom Unit: 1 space
- Leasing Office: 0 spaces as an accessory use
- Visitor Parking: 20\% of the total

It is estimated that the total parking spaces required will be 100. The 2012 Texas Accessibility Standards require 4 accessible parking spaces; one of which must be van accessible spaces.

**DRAINAGE**
Portion of the property is located within the Special Flood Hazard Area AE of the FEMA Flood Insurance Rate Map for McLennan County, Texas, Map No. 48309C0575C, dated February 4, 2019.
(See Attachment 4). A more recent floodplain study commissioned by the study delineates a 100-year floodplain more reflective of current conditions. No structures and improvements proposed in this project are within the FEMA or recently analyzed floodplains.

**WATER QUALITY**
No structural water quality controls are required by the City of Robinson.

**ENVIRONMENTAL**
Protection of downstream water quality will be required during construction phase using temporary erosion controls such as silt fencing, mulch logs, rock berms, etc.

The City of Robinson requires all trees greater than 6-inches caliper or height of 7-feet be surveyed and identified on the Site Plan. Ten percent of existing trees greater than 6-inches shall be preserved. Hackberry trees are exempt from this requirement. The proposed site layout took the preservation of trees into consideration.

**UTILITIES**
The project lies within the City’s Certificate of Convenience and Necessity Area.

The site will be served by fire flow and domestic water by tapping the existing 8” AC water main located along the frontage in N. Old Robinson Road. Proposed private water system improvements include a 900 LF 8-inch private fireline extension, a 3-inch compound meter and a 1” irrigation meter.

The 2003 International Fire Code stipulates a minimum fire flow and flow duration based on the construction type and the maximum area separated by fire walls. Since fire sprinklers are proposed for the new buildings, a 75 percent reduction in fire flow is allowed. Private fire hydrants will be located on site to meet the fire protection spacing requirements. All fire access requirements were considered in the preliminary site plan.

According to City of Robinson Existing Sewerlines Collection System map S-E3, the project has an 8” PVC gravity wastewater main along the frontage in N. Old Robinson Road (See Attachment 5). The installation of a new 6-inch wastewater service tie-in to the 8-inch wastewater line is proposed.

The site lies within the City of Robinson electric service area and shall be served via overhead lines.

**VARIANCES**
We have not identified the need for any variances to the City of Robinson development regulations at this time.

**OTHER PERMITS**
This development will also require associated trade permits.
## REQUIRED FEES

### CITY OF ROBINSON FEES

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Description</th>
<th>Fees/SF</th>
<th>Area (SF)</th>
<th>Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Building Permit - New Residential</td>
<td>$0.24</td>
<td>107,303.94</td>
<td>$25,752.95</td>
</tr>
<tr>
<td>2</td>
<td>Building Permit - New Residential Mechanical</td>
<td>$0.02</td>
<td>107,303.94</td>
<td>$2,146.08</td>
</tr>
<tr>
<td>3</td>
<td>Building Permit - New Residential Electrical</td>
<td>107,303.94</td>
<td>$0.00</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Building Permit - New Residential Plumbing</td>
<td>$0.04</td>
<td>107,303.94</td>
<td>$4,292.16</td>
</tr>
<tr>
<td>5</td>
<td>Re-inspection Fee</td>
<td></td>
<td></td>
<td>$120.00</td>
</tr>
<tr>
<td>6</td>
<td>Minor Plat Application</td>
<td></td>
<td></td>
<td>$200.00</td>
</tr>
<tr>
<td>7</td>
<td>Engineering Plan Review</td>
<td></td>
<td></td>
<td>$2,250.00</td>
</tr>
<tr>
<td>8</td>
<td>1&quot; Irrigation Water Tap</td>
<td></td>
<td></td>
<td>$500.00</td>
</tr>
<tr>
<td>9</td>
<td>3&quot; Domestic Water Tap</td>
<td></td>
<td></td>
<td>$2,000.00</td>
</tr>
<tr>
<td>10</td>
<td>Water Connection with Meter Set</td>
<td></td>
<td></td>
<td>$25.00</td>
</tr>
<tr>
<td>11</td>
<td>Wastewater Tap - Connection</td>
<td></td>
<td></td>
<td>$500.00</td>
</tr>
<tr>
<td>12</td>
<td>Wastewater Tap Inspection</td>
<td></td>
<td></td>
<td>$65.00</td>
</tr>
</tbody>
</table>

**City Fees Total** $37,851.18
PLAN & PERMIT SCHEDULE
The following is a preliminary schedule for the City of Robinson review and permitting process:

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Start Date</td>
<td>08/20/19</td>
</tr>
<tr>
<td>Submit Minor Plat Application</td>
<td>09/03/19</td>
</tr>
<tr>
<td>Receive Minor Plat Comments from City</td>
<td>09/17/19</td>
</tr>
<tr>
<td>Address Minor Plat Comments</td>
<td>09/24/19</td>
</tr>
<tr>
<td>Submit Building Permit Application (Site Plan Only)</td>
<td>10/01/19</td>
</tr>
<tr>
<td>Submit Minor Plat Update #1</td>
<td>10/08/19</td>
</tr>
<tr>
<td>Address Minor Plat Informal Comments</td>
<td>10/15/19</td>
</tr>
<tr>
<td>Receive Site Plan Comments from City</td>
<td>10/15/19</td>
</tr>
<tr>
<td>Obtain Minor Plat Approvals and Recordation</td>
<td>10/29/19</td>
</tr>
<tr>
<td>Submit Update No. 1 (Site Plan Only)</td>
<td>10/29/19</td>
</tr>
<tr>
<td>Receive Building Permit Comments from City (Site Plan Only)</td>
<td>11/12/19</td>
</tr>
<tr>
<td>Submit Building Permit Application (Building Only)</td>
<td>11/13/19</td>
</tr>
<tr>
<td>Submit Update No. 2 (Site Plan Only)</td>
<td>11/19/19</td>
</tr>
<tr>
<td>Receive Building Plan Comments from City</td>
<td>11/27/19</td>
</tr>
<tr>
<td>Receive Building Permit Comments from City (Site Plan Only)</td>
<td>12/03/19</td>
</tr>
<tr>
<td>Submit Update No. 1 (Building Only)</td>
<td>12/04/19</td>
</tr>
<tr>
<td>Submit Update No. 3 (Site Plan Only)</td>
<td>12/10/19</td>
</tr>
<tr>
<td>Receive Building Permit Comments from City (Building Only)</td>
<td>12/18/19</td>
</tr>
<tr>
<td>Receive Site Plan Approvals</td>
<td>12/24/19</td>
</tr>
<tr>
<td>Submit Update No. 2 (Building Only)</td>
<td>12/25/19</td>
</tr>
<tr>
<td>Receive Building Permit Comments from City (Building Only)</td>
<td>01/08/20</td>
</tr>
<tr>
<td>Submit Update No. 3 (Building Only)</td>
<td>01/15/20</td>
</tr>
<tr>
<td>Receive Building Permit Approvals</td>
<td>01/29/20</td>
</tr>
</tbody>
</table>

A relatively conservative permit review time is included in the schedule above.

Acknowledgement: 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.
NATIONAL CHURCH RESIDENCES
510 N. Old Robinson Rd. Robinson TX 76706
SITE DESIGN & DEVELOPMENT FEASIBILITY REPORT
ATTACHMENTS
SITE DESIGN & DEVELOPMENT FEASIBILITY REPORT

ATTACHMENT 1

RELATED ZONING CASES

CITY OF ROBINSON ZONING CASE NUMBER: 2019-003
ORDINANCE NO. 2018-006
ORDINANCE NO. 2019-003

ORDINANCE OF THE CITY OF ROBINSON, TEXAS APPROVING A ZONING CHANGE FROM R/O and SF-1 TO MF-1 ON PROPERTY APPROXIMATELY ADDRESSED AT 510 N. OLD ROBINSON DRIVE IN ROBINSON, TEXAS, BEING APPROXIMATELY 16.63 ACRES LOCALLY KNOWN AS A PORTION OF A TRACT OUT OF THE C. O’CAMPO SURVEY, AND APPROVING AN AMENDMENT TO THE FUTURE LAND USE PLAN WITHIN THE COMMUNITY VISIONS 2034 COMPREHENSIVE PLAN.

WHEREAS, the owner of property having the approximate address of 510 N. Old Robinson Road in Robinson, Texas, has requested that the property be re-zoned from R/O Retail/Office and SF-1 Single Family Residential to MF-1; and

WHEREAS, an amendment to the Community Visions 2034 Comprehensive Plan for the City of Robinson is proposed to change the Future Land Use designation for the property from Low Density Residential to High Density Residential, so the proposed zoning is compatible, and

WHEREAS, the Planning and Zoning Commission met on January 17, 2019, and recommended approval by a vote of 4-0.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROBINSON, TEXAS THAT:

SECTION 1.

The 16.63-acre property described by metes and bounds description in Exhibit “A” attached hereto, having the approximate address of 510 N. Old Robinson Road in Robinson, Texas is hereby redesignated from Low Density Residential to Medium Density Residential.

SECTION 2.

The 16.63-acre property described by metes and bounds description in Exhibit “A” attached hereto, having the approximate address of 510 N. Old Robinson Road in
Robinson, Texas is hereby re-zoned from R/O Retail/Office and SF-1 Single Family Residential to MF-1.

Passed this 5th day of February 2019.

Bert Echterling, Mayor

Attest:

Jana Lewellen, City Secretary
Exhibit “A”

Metes and Bounds Description

BEING a 17.05 acre tract of land situated in the Carlos O’Campo Survey, Abstract No. 32, of McLennan County, Texas, and being a part of that certain 25.84 acre tract of land conveyed by deed to James and Curtice High as recorded in Volume 1616, Page 383, of the Deed records of McLennan County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a found cotton spindle located in the approximate center of North Old Robinson Road, with the center line of Flatt Creek, said spindle is also situated at the Northeasterly corner of that certain tract of land conveyed by deed to Michelle Baker, as recorded in Instrument No.2016011555, of the Deed Records of McLennan County, Texas;

THENCE N 31°05'34" W ALONG NORTH OLD ROBINSON ROAD, A DISTANCE OF 66.92’, to a set P.K. Nail, located in North Old Robinson Road, for the POINT OF BEGINNING of this tract of land;

THENCE S 67°14'21" W ALONG THE NORTH LINE OF SAID BAKER TRACT, AND THE SOUTH LINE OF THIS TRACT, PASSING A FOUND 1/2” IRON ROD AT 23.47’ AND CONTINUING IN ALL A DISTANCE OF 1092.20’, TO A SET 1/2” IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, FOR A CORNER;

THENCE N 39°01'19" W A DISTANCE OF 582.49’, TO A POINT, WHERE A WOOD CORNER POST BEARS N 57°00'51" E 0.27’, FOR A CORNER;

THENCE N 57°00'51" E PASSING A FOUND WOOD POST AT 1107.26’, AND CONTINUING IN ALL, TO A FOUND IRON ROD LOCATED IN THE APPROXIMATE CENTER LINE OF NORTH OLD ROBINSON ROAD IN ALL A DISTANCE OF 1131.22’, FOR A CORNER;

THENCE S 33°20'52" E ALONG NORTH OLD ROBINSON ROAD, A DISTANCE OF 773.16’, WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 17.05 ACRES OF LAND, WITH APPROXIMATELY 0.42 SITUATED WITHIN THE R.O.W. LINE OF NORTH OLD ROBINSON ROAD, LEAVING A NET AREA OF 16.63 ACRES OF LAND.
SITE DESIGN & DEVELOPMENT FEASIBILITY REPORT
ATTACHMENT 2
CIVIL FEASIBILITY PLAN
SITE DESIGN & DEVELOPMENT FEASIBILITY REPORT

ATTACHMENT 3

LAND TITLE SURVEY
This survey was executed with the benefit of a Title Commitment furnished by Fidelity National Title Insurance Company under GF No. 1844035-COM, Effective January 16, 2016, and issued January 23, 2019, and relied upon for all matters of record.

This survey also substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.
SITE DESIGN & DEVELOPMENT FEASIBILITY REPORT

ATTACHMENT 4

FEMA FLOOD MAP
SITE DESIGN & DEVELOPMENT FEASIBILITY REPORT

ATTACHMENT 5

UTILITY MAPS