SITE DESIGN AND DEVELOPMENT
FEASIBILITY REPORT

VISTA EAST
CITY OF HOUSTON
GREATER EAST END MANAGEMENT DISTRICT
HARRIS COUNTY, TEXAS

TDHCA Application #19040

Prepared For:

Vista East, L.P. – Howard D. Cohen
161 NW 6th Street, Suite 1020
Miami, FL 33136

Prepared By:

LJA Engineering
2929 Briarpark Drive, Suite 600
Houston, Texas 77042
(713) 953-5200

Job No. 2378-0010

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.
# TABLE OF CONTENTS

A. Executive Summary ........................................................................................................ 1

B. Site Summary Items ......................................................................................................... 1

   I. Property Identification Number(s) ............................................................................... 2
   II. Taxing Rates for All Jurisdictions for the property ...................................................... 2
   III. Zoning Requirements ............................................................................................... 2
   IV. Subdivision Requirements ......................................................................................... 2
   V. Development Ordinances ............................................................................................. 2
   VI. Fire Department Requirements .................................................................................. 2
   VII. Site Ingress and Egress Requirements ....................................................................... 2
   VIII. Building Codes and Local Design Requirements .................................................... 3
   IX. Atypical Requirements ............................................................................................... 3
   X. Other Site Design Requirements ................................................................................ 3
       Utilities ......................................................................................................................... 3
       Drainage ..................................................................................................................... 4
       Floodplain .................................................................................................................. 4
       T.P.D.E.S. Requirements ............................................................................................ 4
       Storm Water Quality ................................................................................................. 4

C. Overview of Process, Timing, and Costs ...................................................................... 5

   I. Overview of Entitlement and Site Development Permitting Process and Associated Timing . 5
   II. Building and Permitting Process ................................................................................. 5
   III. Performance Standard Review Plan .......................................................................... 6
   IV. Cost Itemization of All Anticipated Fees .................................................................. 6
SITE DESIGN AND DEVELOPMENT FEASIBILITY REPORT

A. Executive Summary

I. LJA Engineering Inc. has completed its civil site department due diligence that is standard for an apartment complex development. This report discusses the site investigation performed as it relates to zoning, subdivision platting, site access, utilities, fire prevention, building permit, topography, drainage and detention, and floodplain issues. This report does not address environmental issues related to the site. An environmental site assessment is recommended to be performed on the project site. LJA has communicated with the following agencies and their departments via meetings, phone conversations, emails, and web pages:

i. City of Houston Building Department.
ii. City of Houston Planning and Zoning Dept.
iii. City of Houston Public Works/Engineering.
iv. Greater East End Management District.

In regard of the following:

• An existing twelve (12)-inch water line is located on the east of Milby Street, an existing six (6)-inch water line located north of Menard Street and an existing six (6)-inch water line located north of Garrow Street.
• An existing eight (8) inch wastewater gravity main located east of Milby Street along the property line.
• An existing 36” storm line is located on center of Garrow Stand an existing 18” storm line on Milby St.
• Per the new City of Houston code, detention of existing impervious cover credit is no longer accepted. All new proposed development will require full on-site detention.
• Per the new City of Houston code, all proposed development greater than one (1) acre will require a storm water quality management plan and book.
• The existing site has not been platted.

II. The proposed apartment complex is to be constructed on an approximately 1.106 acre tract. The property lies within City of Houston limits, Greater East End Management District, Harris County, Texas (City of Houston Key map Grid 494N, GIMS Title grid 5457d). The City of Houston and Harris County do not have zoning. The property is within the Houston Independent School District and for the fire protection falls within the boundaries of Houston fire Department. The property has approximately 254 linear feet of frontage on Garrow street, 200 linear feet of frontage on Milby Street and 254 linear feet of frontage on Menard street.

III. There is an existing 2-story building within the site located on the southwest corner of the property. The remaining of the property laid on an existing concrete pavement parking lot. Based on aerial photography there are several trees throughout the site.
B. Site Summary Items

I. Property Identification Number(s):
   The desired overall tract is identified in the Harris County Appraisal District (HCAD) 2018 tax year as:
   a. Tract 1- Property: Legal description: TR 19 BLK 2, Kendall Place.
      HCAD# 0220440000019.

II. Taxing Rates for All Jurisdictions for the property (2018 Rate):
   a. Below is a list of the rates for all taxing entities for the property
      i. Houston ISD - 1.2067%
      ii. Harris County - 0.418580%
      iii. Harris County Flood Control - 0.028770%
      iv. Port of Houston Authority - 0.011550%
      v. Harris County Hospital District - 0.171080%
      vi. Harris County Education Department - 0.005190%
      vii. Houston Community College - 0.100263%
      viii. City of Houston - 0.588310%
      ix. East End District – 0.150000%

III. Zoning Requirements:
   a. The subject property is within the City of Houston limits and Harris County which do not have any zoning requirements.

IV. Subdivision Requirements:
   a. The site has not been platted. Preliminary plat will take approximately five (5) weeks. Final plat from submittal to recordation will take approximately eight (8) weeks.

V. Development Ordinances:
   a. The development ordinances for projects in City of Houston Limits can be found in the City of Houston Code of Ordinances:
      https://library.municode.com/tx/houston/codes/code_of_ordinances

VI. Fire Department Requirements
   a. The City of Houston has adopted the 2012 International Fire Code and the 2012 International Building Code, with several local City of Houston amendments. An annual operational permit is required for all fire protection systems in buildings, such as fire sprinkler systems. Fire apparatus access roads shall be provided for every building constructed within the Houston Fire Department jurisdiction. Houston Fire Department requires asphalt or concrete pavement on required access roads. Please refer to the link below for more information in regard to Fire Design Criteria.

VII. Site Ingress and Egress Requirements
   a. The proposed driveways will need to meet City of Houston Driveway design criteria to provide access to the proposed multifamily development. The proposed site plan shows three driveways on Garrow St and one on Menard St. The curb radiuses on driveways along Garrow street will need to be adjusted to comply with City of Houston Criteria. Otherwise, these driveways appear to comply with the criteria for spacing and location.
For more information on driveway criteria, please refer to the link below regarding Multi-Family Residential Development
https://library.municode.com/tx/houston/codes/code_of_ordinances?nodeId=COOR_CH42SUDEPL_ARTIIIPLST_DIV6MUMIREDE_S42-231PRSTENST

VIII. Building Codes and Local Design Requirements
   a. The following is a list of the locally adopted building codes and design requirements.

   Please refer to the link below for more information in pertaining to the City of Houston building codes.


IX. Atypical Requirements

X. Other Site Design Requirements
   a. Utilities – The City of Houston Utility Analysis department determines the connection points and any requirements of Utilities extension. The City of Houston Impact Fee Administration, a section of Utility Analysis is responsible for managing wastewater flows through wastewater capacity reservations (WCR), managing water demands through water commitment letters, and planning the near and long term facilities requirements that will assure reliable service for the proposed development.
i. **Sanitary Sewer**
   - There is an existing eight (8) inch wastewater gravity main located east of Milby Street along the property line. The sizing and routing of any future onsite wastewater should be analyzed as the project becomes more defined. The current impact fee for wastewater is $1,199.11 per service unit.

ii. **Water**
   - The City of Houston is the purveyor of water to the subject property. Several water mains exist in the immediate vicinity of the property. Based on the City of Houston GIMS map, an existing twelve (12)-inch water line is located on the east of Milby Street, an existing six (6)-inch water line located north of Menard Street and an existing six (6)-inch water line located north of Garrow Street. The sizing and routing of any future onsite water should be analyzed as the project becomes more defined. The current impact fee for water is $706.83 per service unit.

iii. **Electricity**
   - Overhead electrical lines and poles are located along the property line on Garrow Street, Milby Street and Menard street operated by CenterPoint Energy. There is one power pole is within the property site locate near the existing driveway on Garrow street.

b. **Drainage**
   i. **City of Houston -limits**
      - An existing 36” storm line is located on center of Garrow Street and an existing 18” storm line along the other side of side Milby Street.
      - The City of Houston requires detention improvements whenever the proposed development increases impervious cover and runoff from the proposed site. Per the new City of Houston code, detention credits for existing impervious cover are no longer accepted. All new proposed developments will now require full on-site detention. The specific criteria for these improvements are detailed within the City of Houston Design Manual, chapter 9 “Stormwater design requirement.” Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the 2-, 10-, 25-, and 100-year storm frequency events. Regulation of peak flows to allowable levels shall be achieved by storage on-site, or by other approved methods.

c. **Floodplain**
   i. According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Panel Number 48201C0880MM, effective January 6th, 2017, no part of the subject property (approximately 1.106 acres) lies within the 500-year floodplain or the 100-year floodplain.

d. **T.P.D.E.S. Requirements**
   i. A storm water pollution prevention plan and a storm water quality management plan are required to be completed and implemented.

e. **Storm Water Quality:**
   i. The City of Houston requires any new development of an undeveloped parcel of land one acre or larger, or significant redevelopment of changes of 0.2 acre or
more to the impervious surface on a one acre or larger developed parcel must have an annually renewable Storm Water Quality permit and develop a Storm Water Quality Management Plan that details how the property will control the quality of storm water leaving the property. The use of inlet baskets will need to be implemented on all proposed grate inlets.

C. Overview of Process, Timing, and Costs

I. Overview of Entitlement and Site Development Permitting Process and Associated Timing
   – Since the subject tract is located within the City of Houston, a site development plan will need to be submitted to the City of Houston for Site Plan Approval. The City of Houston review process involves review by the various departments within the Houston Public Works Department and building code enforcement, and typically takes six (8) to twelve (12) weeks for approval of the site development permit. The public plan/off-site utility and storm connections will be reviewed and approved by the Office of City Engineer and the Private plans/on-site will be reviewed and approved the building code enforcement department. The public plan must be approved prior to private on-site approval. Harris County and Greater East End Management District will not review the Site plans since City of Houston has full jurisdiction of the property.

II. Building Permitting Process and Timing
   Building plans are required to be submitted to the City of Houston building code enforcement for review and approval. Additionally, since the property will receive City of Houston water and wastewater, plumbing permits and inspections will be required by the City of Houston. It typically takes three (3) to six (6) months for approval of the Building permits. In most instances a permit expeditor is hired by the owner or architect to expedite the process.

   However, the City of Houston offers the following plan review options;

   • Quick Start I – The Quick Start I provide a means for expediting the plan review of large commercial design projects which are ready for final plan re-submittal for minimal corrections. A paid review meeting may be scheduled in order to review corrections for permit issuance. The fee will be 65% of the calculated building fee for the complete project, payable in advance of the review meeting. The fee is applicable for no more than two (2) Quick Start Review meetings (or one meeting and one expedited review) only. If the plans cannot be approved for permit during two (2) Quick Start I meetings (or one meeting and one expedited review) they no longer qualify for the Quick Start I service and must be resubmitted for standard review.

   • Paid Plan Review (Customer Paid Overtime) – This plan review option offers expedited review of the submitted plans outside of regular business hours, when allowed in accordance with section 118.1.8 of the Houston Building Code. The review will be performed only on weekday evenings after regular business hours. The review will be performed on a day-to-day basis only. The minimum four (4) hour fee will be $265.63. If the review exceeds four (4) hours, then $69.17 will be charged for each additional hour. Administrative fee is $27.66.
III. Performance Standard Review Plan

A Performance Standard Review Plan must be completed and approved by the City of Houston for all multi-family developments. In lieu, of the Performed Standard Review, a park dedication fee of $700.00 per dwelling unit can be implemented.

IV. Cost Itemization of All Anticipated Fees (Anticipated Impact, Site Development Permit, Building Permit, and Other Required Fees)

a. Total cost for Impact Fees for water and sanitary is approximately $67,163.04. Please refer to the link below for more information regarding impact fees:
   https://www.publicworks.houstontx.gov/pds/impact-fee-administration.html
   For building permit fees, please refer to the link below for more information:

b. An assessment Fee need to be paid annually to Greater East End Management District once value of property is estimated. Please refer to link below for more information:
   https://www.eastenddistrict.com/economic-development/real-estate/
ASSUMPTIONS:

1. BUILDING TO BE ON PIERS.

2. NO ON THE GROUND TOPO WAS AVAILABLE AND HARRIS COUNTY LEAR 2' CONTOURS HERE USED.

3. BASED ON AVAILABLE TSARP INFORMATION SUBJECT TO CHANGE.