FEASIBILITY STUDY

6.406 ACRES OUT OF LOT 3, BLOCK 4, A.J. MCCOLL SUBDIVISION

4242 JACKSON APARTMENTS

MCSALLE, TX

FEBRUARY 27, 2019

Owner Entity
4242 Jackson Apartments, Ltd.
Attn: Arnold Padilla,
Executive Director of McAllen Housing Authority
2301 Jasmine Ave.
McAllen, TX 78501

Engineer
Melden & Hunt, Inc.
115 W. McIntyre Street
Edinburg, Texas 78541
Texas Registered Firm F-1435

Ph. (956) 381-0981
Fax (956) 381-1839
www.meldenandhunt.com
EXECUTIVE SUMMARY

February 27, 2019

This feasibility study addresses the requirements set forth by the Texas Department of Housing and Community Affairs, Housing Tax Credit Program 2019-2020 Qualified Allocation Plan, Section 11(A), for Lot 3, Block 4, A.J. McColl Subdivision Plat.

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.

At the time of this study Lot 3, Block 4 does not have the proper zoning for multi-family residential use; however a re-zone application has been submitted to the City of McAllen for consideration. The site also has access to water, sanitary sewer and dry utilities services located nearby. Sidewalk improvements will likely be required by the City of McAllen. Communication with the City of McAllen Utilities, Planning and Engineering Departments were made to confirm this report. Utility coordination is required by submitting the site plan to the City of McAllen Planning Department for review and comments. Driveways will need to be coordinated with the City of McAllen Traffic Department and Texas Department of Transportation. The site plan in the attached exhibit materially adheres to all applicable zoning, site development and building code ordinances.

Kelley Heller-Vela, P.E.
Date: 2/27/19
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Kelley Heller-Vela, P.E.
Date: 2/27/19
FEASIBILITY
STUDY
1. Existing Site Conditions

The site is located near the southwest corner off E. Nolana Loop and FM 3362 (Jackson Road) in McAllen, Texas. The site is currently open land. There is the remainder of the parent tract and open land with multi-family residential use to the west, commercial land for The Monitor newspaper to the north, FM 3362 (Jackson Road) to the east and open land zoned as agricultural use along the south side. Existing water, cable, storm sewer and overhead power are located within the rights of way of FM 3362. Sanitary sewer is located onsite in an existing utility easement.

2. Survey and/or Property Information

The site is currently platted as a portion of Lot 3, Block 4, A.J. McColl Subdivision as recorded in Volume 21, Page 598, Hidalgo County Deed Records, which is an original subdivision plat for the area. The site will need to be re-platted as part of this development. No building setbacks are labeled on the plat. According to the City of McAllen ordinances, the minimum building setbacks for a zoning of R-3A are half of the road r.o.w. for the front yard setback, 10’ side yard corner setback and a 5’ rear yard setback.

3. Environmental Site Assessment

We are aware that a Phase I Environmental Site Assessment is being conducted by Astex Environmental. At the time of this study, the report was not yet available for our review.

4. Storm Water Management

According to the Boundary and Topographical Survey conducted on the site, the site drains from northwest to southeast. TxDOT has a 30" storm sewer line which runs north to south FM 3362. The City of McAllen’s detention requirements, as per the City of McAllen Standard Design Guide, are to detain the difference between the pre-development 10-year rain frequency storm event and the post-development conditions for a 50-year rain frequency storm event. TxDOT will allow connection to their system via an 8” bleeder line.
5. **Floodplain Information**

The site was found to be in Zone B, “Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood”, according to the FEMA Flood Insurance Rate Map Number 480334 0425 C with an effective date of November 16, 1982. Attached please find a copy of the FEMA FIRM Map for the area.

6. **Topographic Review**

The 2016 USGS Map was obtained from the USGS website. The map for this area is McAllen, TX. A review of the map shows that the site drains from north to south. No other key features were observed on the map for this site. Attached please find a copy of the USGS Topographic Map. A Boundary and Topographical Survey was conducted on the site as well, which shows approximately 0.5 feet of fall across the site from northwest to southeast. Elevations along the north property line average about 111.8 and elevations along the south property line average about 111.3.

7. **Site Ingress/Egress Requirements**

The site is subject to ingress/egress requirements set forth by the City of McAllen Traffic Department as governed by the City of McAllen Access Management Policy and the Texas Department of Transportation as governed by the TxDOT Access Management Policy. According to TxDOT’s Access Management Policy, the driveway spacing along FM 3362 is a minimum of 425’, based on the current speed limit of 50 mph. According to the City of McAllen Planning Department and Thoroughfare Plan, Jonquil Avenue is projected to continue through the site on the south side. According to the City of McAllen’s Access Management Policy and the latest Hidalgo County and City of McAllen Thoroughfare Plans, driveway spacing along Jonquil Ave (Collector roadway type) is a minimum of 200’. Currently there are no observed driveways to FM 3362.

The City of McAllen will review the site development plans as part of the Site Plan Approval and Building Department permit process and provide further comments to issues related to deceleration lanes, median cuts, etc.

8. **Offsite Requirements and Costs**

No off-site costs are anticipated.

9. **Onsite Requirements and Costs**

On-site costs related to the development that can be accounted for at this time are water distribution system, sanitary sewer system, grading dry utilities, striping and signage, and parking lot pavement. Based on the preliminary site plans, those costs are estimated to be $1,799,400.
10. Water/Sanitary Sewer Service Summary

According to information provided by the City of McAllen Utilities Department, there is an existing 8” water distribution line along the west side of Jackson Road and an 8” water line along the north boundary of the site. Fire hydrants and water valves were found during the field work for the boundary and topographical survey.

According to information provided by the City of McAllen Utilities Department, there is a 12” sanitary sewer line located along the west side of this tract, within an existing utility easement. The existing sewer line along the south side is approximately 7’ deep and based on information provided by the City of McAllen Utilities Department, can provide service to the site. Several manholes are shown on the topographic survey with the approximate location of this line.

11. Electricity, Telephone, Cable TV and Gas

American Electric Power (AEP) will provide electricity to this area. Other utilities to service the site include telephone by AT&T, cable TV by Spectrum and gas by Texas Gas Service. At this time we understand that these utility companies have service lines available in the area. There is a local distribution overhead electrical line that was observed along the west side of FM 3362.

The City of McAllen requires that the developer and/or his engineer present the proposed site plan to the above named Utility Companies for review and comment during the site plan approval process. The utility companies will provide them with more exact locations of their facilities during this process.

12. Zoning/Land Development Ordinance Summary

A portion of this tract is currently zoned C-3, General Business District. An application has been submitted to the City of McAllen for consideration to rezone the property to R-3A, Apartment Residential District. The remaining portion is currently zoned R-3A. This zoning is acceptable for the development of multi-family residential units. For further information on the City’s land development and zoning requirements, please see The City of McAllen Code of Ordinances. It is available online and may be found at the following link:

https://library.municode.com/tx/mcallen/codes/code_of_ordinances?nodeId=SPBLAUS REREAC_CH138ZO_ARTVDI


The City of McAllen Building Department will review and provide permits for any construction on this site.
The City requires compliance with the latest International Codes, along with the National Electrical Code.

Further code and design information is available at the following website:

https://www.mcallen.net/departments/permits/home

The City of McAllen’s Standard Design Guide, which provides additional guidance on the site plan and utility infrastructure requirements, can be found at the following link:

https://www.mcallen.net/departments/permits/home

or from their Development website at:

https://www.mcallen.net/departments/planning

The City of McAllen’s Access Management Policy will govern the access points for the site and can be found at:

https://www.mcallen.net/docs/default-source/traffic-files/access-management-policy.pdf?sfvrsn=4

14. Impact or Development Fee Summary

At the time of this study, the anticipated development fees would be the following: re-zone fees for Lot 3, Block 4; water availability fees and water meter fees for the addition of water services, sewer impact fees, platting fees, Fire Department review fees, plat recordation fees required and park fees. These fees are determined at the time of plan submission.

15. Building Permit Fee Summary

The City of McAllen has a building permit review fee. The fee is calculated by the Department at the time of the plans submittal for their review.

16. Site Plan Observations, Recommendations, Design

A re-zone of Lot 3, Block 4 is required and has been submitted to the City of McAllen for consideration. A meeting with the City of McAllen Public Utilities Board Staff will be required to determine the location of existing utilities in the area and to give the facility owners an opportunity to review and prepare for the proposed development. It is anticipated that a minimum width 4’ sidewalk will be required along Jonquil Avenue and a 5’ wide sidewalk along FM 3362 as one does not currently exist. The City of McAllen Fire Department will review the site plan during the Site Plan Approval process for conformance to the latest International Fire Code.
17. Site Development Platting and Permitting Process and Timing

The Site Plan Approval can be reviewed and approved simultaneously with the subdivision platting process. It is anticipated that this process will take approximately 5 months. This process will need to be completed prior to obtaining the building permit.

18. Building Permit Process and Timing

The Building Permit Process is anticipated to take approximately 4-6 weeks. The permit is reviewed simultaneously by all departments and each department contacts the applicant individually with any changes needed. The changes are then submitted to the Building Permit Department for disbursement to staff. The City of McAllen Online Permit Portal allows access to the permit process to view any pending staff comments.

19. Entitlement

The property is currently owned by TIG Holdings, Inc. and is under the taxing jurisdiction of Hidalgo County, Hidalgo County Drainage District #1, PSJA ISD, South Texas College, South Texas ISD, the City of McAllen and Hidalgo County Irrigation District #2.

20. Property Tax Identification Information and Millage Rate

The Account Number for this tract is M2650-00-004-0003-02 and the Property ID number is 231013. The combined tax rate for this property location is $2.760734 per $100 in assessed value. Rollback taxes may be assessed on the site at the time of development. However, it is our understanding that the infrastructure of the developing entity will allow it to be tax exempt.

21. Other Considerations or Issue Relevant to Site Development

None at this time.
CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY
PRELIMINARY SITE PLAN
USGS TOPOGRAPHIC MAP
PROPERTY ID NUMBERS AND TAXING JURISDICTIONS
Hidalgo CAD

Property Search Results > 231013 TIG HOLDINGS INC for Year 2019

Property

Account
Property ID: 231013
Legal Description: MCCOLL TRACT S11.42AC-E26.25AC EXC 1.42AC FOR RD LOT 3 BLK 4 10AC NET
Geographic ID: M2650-00-004-0003-02
Type: Real
Property Use Code:
Property Use Description:

Location
Address: N JACKSON RD
MCALEN, TX
Mapsco: CML
Neighborhood:
Neighborhood CD:
Map ID: CML

Owner
Name: TIG HOLDINGS INC
Mailing Address: 1320 N 10TH
MCALEN, TX 78501-1200
Owner ID: 1058893
% Ownership: 100.0000000000%

Values
(+) Improvement Homesite Value: + $0
(+) Improvement Non-Homesite Value: + $0
(+) Land Homesite Value: + $0
(+) Land Non-Homesite Value: + $0
(+) Agricultural Market Valuation: + $1,089,000 $4,220
(+) Timber Market Valuation: + $0 $0

(=) Market Value: = $1,089,000
(−) Ag or Timber Use Value Reduction: − $1,084,780

(=) Appraised Value: = $4,220
(−) HS Cap: = $0

(=) Assessed Value: = $4,220

Taxing Jurisdiction
Owner: TIG HOLDINGS INC
% Ownership: 100.0000000000%
Total Value: $1,089,000

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http://propaccess.hidalgoad.org/clientdb/Property.aspx?prop_id=231013

1/18/2019
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Tax Due

Property Tax Information as of 01/18/2019

Amount Due if Paid on: ❌

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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and Recalculate to obtain the correct total amount due.

Questions Please Call (956) 381-8466

Website version: 1.2.2.14

Database last updated on: 1/17/2019 11:52 PM

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http://propaccess.hidalgoad.org/clientdb/Property.aspx?prop_id=231013