1. Executive Summary

The below information was obtained through: (1) phone and email correspondence with the City of Gatesville Zoning Official, Liz Reinhardt; (2) Conversation with Brenda Rhudy with the Coryell County Central Appraisal District; (3) Conversations with Justin Veazey with the Fort Gates Water District; (4) Billy Vaden, Gatesville Fire Chief; and (5) Chad Newman, Gatesville Water Distribution Department.

Due diligence performed on the project site includes (1) limited boundary survey; (2) Phase I Environmental Site Assessment; and (3) title research.

The proposed senior housing development in Gatesville, Texas consists of twenty-four (24) independent senior living duplexes for a total of forty-eight (48) living units as well as one community building. Two separate floor plans will be utilized for the duplexes, including a 1 bedroom/1 bath floorplan and a 2 bedroom/1 bath floorplan. The project site is a 10.07 acres parcel that is currently undeveloped with the exception of a small single-family house and barns located along the western portion of the property. These structures will be demolished as part of the project construction. A majority of the property is located within the Gatesville City Limits. However, the rear of the property is outside of the city limits.

No off-site work is anticipated to be required for this project.

All persons who have a property interest in this report hereby acknowledge that TDHCA may publish the full report on the TDHCA website, release the report in response to a request for public information and make other use of the report as authorized by law.
2. **Site Summary Items**

2.1 Property Identification Number for Taxing Jurisdictions

Per the Coryell Central Appraisal District GIS Website ([https://gis.bisclient.com/coryellcad/](https://gis.bisclient.com/coryellcad/))
- 100522

2.2 Millage Rates for Taxing Jurisdictions

Per phone conversation with the Coryell Central Appraisal District ([https://www.coryellcad.org/](https://www.coryellcad.org/)) on January 83, 2019, the applicable 2018 tax rates per $100 of value are as listed below. Michelle was unable to confirm anticipated rates and/or rate changes for 2019.
- Coryell County: 0.545300
- Middle Trinity GCD: 0.009700
- City of Gatesville: 0.560000
- Gatesville Independent School District (ISD): 1.177000

2.3 Zoning Requirements

2.3.1 Current Zoning

Per the City of Gatesville Zoning Map published on the city’s website and discussions with the Gatesville Zoning Official, the portion of the project site within the city limits is zoned B/C (Business/Commercial). The B/C zoning is appropriate for the proposed development. The balance of the property located beyond the city limits is located within the Extra Territorial Jurisdiction (ETJ) of Gatesville. Per information provided by the Zoning Official, there is no zoning within the ETJ of Gatesville and the proposed use is allowed.

If desired, the City of Gatesville has indicated that the portion of the site beyond the city limits can be annexed into the city and they will support the annexation request. This can be accomplished by submitting an annexation request to the Planning Commission for review. From there, it will be placed on the agenda for three readings by the City Council. If deemed appropriate by the council, the three readings can be combined on one meeting agenda. If the readings are combined, the annexation process is anticipated to take approximately 12 weeks. If the readings are not combined, an additional 4 weeks will be anticipated as the Council meets twice a month.
2.3.2 Select Zoning Information

Regulations within the B/C (Business/Commercial) District:
- Minimum Lot Area – No Restriction
- Minimum Lot Width – No Restriction
- Front Yard Setback – 10 feet
- Rear Yard Setback – 20 feet
- Side Yard Setback – 10 feet

2.4 Subdivision Requirements

Per discussions with the Gatesville Zoning Official, a subdivision plat will be required. The platting process includes submission of a Preliminary and Final Plat for approval by Planning Commission and then the Final Plat goes on to City Council for final approval. The submittal deadline is 15 days prior to the scheduled Planning Commission Meeting. Both the Preliminary and Final Plats can be submitted for approval at the same Planning Commission Meeting. Once approved by Planning Commission, the Final Plat will be placed on the next City Council agenda. It is estimated that the platting process will take approximately 6 weeks.

2.5 Development Ordinances

2.5.1 Parking

Per Gatesville Progressive Zoning Ordinance, Section 7-3 Off-Street Parking Requirements:
- Minimum parking stall dimensions – 9’ x 20’
- Required Parking –
  - Dwellings: One (1) space for each dwelling unit plus one (1) space for each three (3) bedrooms.
  - Office Areas: One (1) space for each three hundred (300) square feet of gross floor area.
  - Total Parking Required - 79

2.5.2 Landscaping

Per conversations with Gatesville Zoning Official, the City of Gatesville does not have any landscaping requirements.
2.5.3 Water Supply

Water service will be provided to the site by the Fort Gates Water District. Per conversations with Justin Veazey with the District, there is an existing 4” water main located along the site’s frontage of Highway 36 that has adequate capacity to provide domestic service connections to the proposed development. A new 6” main loop will be installed internal to the development for separate domestic service taps for each unit.

2.5.4 Sewer

Sewer service will be provided to the site by the City of Gatesville. Per discussions with the Gatesville Water Distribution Department, there is an existing 6” sewer main near along the southwestern property limits that we are expected to be able to connect to. There are no anticipated issues with obtaining sewer service for this site.

2.6 Fire Department Requirements

Per discussions with Chief Billy Vaden with the Gatesville Fire Department, they do not have any specific requirements related to the proposed development beyond providing fire hydrants along the internal main extension that is discussed in Section 2.5.3 above. Since the new 6” main loop will tie into the existing 4” main, it is anticipated that fire hydrant capacity will be less than desirable. However, per conversations with the Water Company and Fire Department, it is not anticipated that any offsite water infrastructure improvements will be required at this time.

2.7 Site Ingress and Egress Requirements

Site access will include a single full access driveway connection to Texas Highway 36 at the site’s northeast corner. There is an existing shared driveway connection at this location that will be continued to be used. Connection to the existing driveway access point will be fully contained within the TxDOT right-of-way. A driveway permit from TxDOT will be required for the work within the TxDOT right-of-way. No road improvements are anticipated to be required.

2.8 Building Codes and Local Design Requirements

Per Section 5-1(a) of the Gatesville Code of Ordinances, the City of Gatesville has adopted the International Building Code (IBC) and the International Residential Code (IRC) 2012 Editions with local amendment.
2.9 Atypical Items

No atypical items are anticipated that will materially impact costs or take extended time to complete for this project.

3. Overview of Process, Timing and Costs

3.1 Overview of Entitlement and Site Development Permitting and Associated Timing

3.1.1 Preliminary/Final Plat – Approximately 6 weeks. See Section 2.4 above for description of the process.

3.1.2 Site Development – Approximately 6 weeks. The civil plans can be submitted once the Subdivision Plat is approved by City Council.

3.2 Building Permit Process and Timing

The building permit submittal(s) for the development can be made once the Site Development Plans are approved. The plans will be reviewed by city staff. Review and approval is anticipated to take approximately 2 weeks.

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

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.3.1 Preliminary Plat</td>
<td>$250.00</td>
</tr>
<tr>
<td>3.3.2 Final Plat</td>
<td>$250.00</td>
</tr>
<tr>
<td>3.3.3 Plan Review</td>
<td>$125.00</td>
</tr>
<tr>
<td>3.3.4 Building Permit ($0.13/gross building SF)</td>
<td>$6,790.16</td>
</tr>
<tr>
<td>3.3.5 Water Meter Fee ($760/meter)</td>
<td>$37,240.00</td>
</tr>
<tr>
<td>3.3.6 Sewer ($300/tap)</td>
<td>$7,500.00</td>
</tr>
<tr>
<td>3.3.7 TCEQ Construction Stormwater Permit</td>
<td>$225.00</td>
</tr>
</tbody>
</table>

Joseph Parsley, PE
Vice President
Site Work Cost Breakdown - Gatesville Trails

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

Column A: The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

Columns B and C: In determining actual construction cost, two different methods may be used:
- The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; OR
- The use of unit price (Column B) and the number of units (Column C) data for the activity.

Column D: To arrive at total construction costs in Column D:
- If based on labor and materials, add Column B and Column C together to arrive at total construction costs.
- If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

Column E: Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

Column F: Engineering/architectural costs must be broken out by the Site Work activity.

Column G: Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.

<table>
<thead>
<tr>
<th>A. Activity</th>
<th>B. Unit Price</th>
<th>C. # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
<th>G. Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Temporary Site Items</td>
<td>$18,000.00</td>
<td>1</td>
<td>$18,000.00</td>
<td>$18,000.00</td>
<td>$1800.00</td>
<td>$18,000</td>
</tr>
<tr>
<td>Site Preparation/Demolition</td>
<td>$40,000.00</td>
<td>1</td>
<td>$40,000.00</td>
<td>$40,000.00</td>
<td>$4000.00</td>
<td>$40,000</td>
</tr>
<tr>
<td>Earthwork</td>
<td>$141,600.00</td>
<td>1</td>
<td>$141,600.00</td>
<td>$141,600.00</td>
<td>$14160.00</td>
<td>$141,600</td>
</tr>
<tr>
<td>Erosion Control</td>
<td>$32,760.00</td>
<td>1</td>
<td>$32,760.00</td>
<td>$32,760.00</td>
<td>$3276.00</td>
<td>$32,760</td>
</tr>
<tr>
<td>Storm Drainage</td>
<td>$132,714.00</td>
<td>1</td>
<td>$132,714.00</td>
<td>$132,714.00</td>
<td>$132714.00</td>
<td>$132,714</td>
</tr>
<tr>
<td>Landscaping/Irrigation</td>
<td>$113,040.00</td>
<td>1</td>
<td>$113,040.00</td>
<td>$113,040.00</td>
<td>$113040.00</td>
<td>$113,040</td>
</tr>
<tr>
<td>Fencing/Site Security/Site Amenities/Misc</td>
<td>$10,800.00</td>
<td>1</td>
<td>$10,800.00</td>
<td>$10,800.00</td>
<td>$1080.00</td>
<td>$10,800</td>
</tr>
<tr>
<td>Utilities - Water</td>
<td>$132,450.00</td>
<td>1</td>
<td>$132,450.00</td>
<td>$132,450.00</td>
<td>$132450.00</td>
<td>$132,450</td>
</tr>
<tr>
<td>Utilities - Sanitary Sewer</td>
<td>$114,750.00</td>
<td>1</td>
<td>$114,750.00</td>
<td>$114,750.00</td>
<td>$114750.00</td>
<td>$114,750</td>
</tr>
<tr>
<td>Utilities - Gas/Electric/Telephone</td>
<td>$207,660.00</td>
<td>1</td>
<td>$207,660.00</td>
<td>$207,660.00</td>
<td>$207660.00</td>
<td>$207,660</td>
</tr>
<tr>
<td>Paving/Parking</td>
<td>$560,286.00</td>
<td>1</td>
<td>$560,286.00</td>
<td>$560,286.00</td>
<td>$560286.00</td>
<td>$560,286</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,504,250</td>
<td></td>
</tr>
</tbody>
</table>

Signature of Registered Engineer:

Joseph Parsley, PE
Printed Name:

Seal

Date:

2/25/2019

If a revised form is submitted, date of submission:

STATE OF TEXAS

JOSPEH PARSLEY

104151

PROFESSIONAL ENGINEER
# Off-Site Cost Breakdown - Gatesville Trails

This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

**Column A:** The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

**Columns B and C:** In determining actual construction cost, two different methods may be used:

**Column D:** To arrive at total construction costs in Column D:

**Column E:** Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F:** Engineering/architectural costs must be broken out by the offsite work activity.

**Column G:** Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**All contingency must be included in the Contingency line item on the Development Cost Schedule and NOT on this form**

**This form must be completed by a professional engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

<table>
<thead>
<tr>
<th>A.</th>
<th>B.</th>
<th>C.</th>
<th>D.</th>
<th>E.</th>
<th>F.</th>
<th>G.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Activity</td>
<td>Unit Price</td>
<td># of Units</td>
<td>Total Construction Costs</td>
<td>Acquisition Costs</td>
<td>Engineering / Architectural Costs</td>
<td>Total Activity Costs</td>
</tr>
<tr>
<td>No off-site costs anticipated</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Lines 35-37 Hidden

Total

---

Joseph Parsley, PE
Printed Name

Seal

2/25/2019

Date

If a revised form is submitted, date of submission: 

---

Signature of Registered Engineer responsible for Budget Justification

---

STATE OF TEXAS

JOSEPH PARSLEY

104151

PROFESSIONAL ENGINEER