Site Design and Development Feasibility Report

Part 1: Executive Summary
The subject property is currently platted as Lots 5-R-1 and Lot 5-R-2, Block 1 of the Oakland addition Volume 310 Page 70 and Lots 1 and 2, Block 4 of the Turner’s Subdivision Volume 388 Page 41, located at 2504 Oakland Boulevard, Fort Worth, Tarrant County, Texas 76103. North of the property are existing single family residential homes and south of the property is existing single family homes as well as commercial property. The eastern property line is along Oakland Boulevard with the western property line along Sargent Street. About half of the property, the portion fronting Oakland Boulevard is zoned Community Facilities “CF” and the other half of the property along Sargent Street is zoned One-Family “A-10”. Multi-family developments are not permitted in either the CF or the A-10 zoning districts, therefore, the property will need to be rezoned to allow for a multi-family development. We recommend rezoning to a Planned Development (PD). The subject project falls within the Neighborhood Empowerment Zone (NEZ) area 6, which allows for a number of fees to be waived in the City of Fort Worth. The existing water and sewer facilities are as follows: along the east side of the property there is an existing 6” sanitary sewer line and 8” water line within the Oakland Boulevard right of way, on the west side of the property there is an existing 8” sanitary sewer line and 8” water line within Sargent Street right of way, and on the southern boundary there is an existing 6” sanitary sewer main which runs within the abandoned alley and turns west along the property line to connect into the 8” sewer line within Sargent Street. The location and availability of the existing utilities serving the project site will be evaluated for condition and capacity to serve the subject property during the site plan and design process. Extending the public utility lines to the subject property line can be done through the City of Fort Worth Miscellaneous Project submittal. The proposed vehicle access to the project site is from Oakland Boulevard is consistent with the existing access points. Offsite improvements are required for the driveway connection and proposed sidewalks along Sargent Street and Oakland Boulevard. The subject property has 15 feet of fall across the site, thus requiring retaining walls throughout the property to maintain ADA accessibility. There is no anticipated seller contribution or reimbursement of any site development costs.

The contents of this report is based on Mycoskie & Associates, Inc. (MMA) experience with development in the City of Fort Worth, information available online such as the City of Fort Worth Zoning Ordinance, Neighborhood Empowerment Zone, City of Fort Worth infrastructure asbuilt drawings provided by city staff. Discussions with city staff were made as general inquiries. The information is as complete as the information provided to us. Additional information/city requirements may arise during the development due to changes in rules, policy, regulation, circumstance, or unforeseen/unknown site conditions.
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.

Part 2: Site Summary

I. Property Identification number for taxing jurisdictions.
   Tarrant County Appraisal District: 07013345

II. Millage rates for all taxing jurisdictions
   • 2018 Tax Rate per $100:
     o City of Fort Worth $0.785
     o Tarrant County $0.234
     o Fort Worth ISD $1.352
     o Regional Water District $0.0194
     o Tarrant County Hospital $0.224429
     o Tarrant County College $0.13607

III. Zoning requirements
   The site is currently zoned Community Facilities “CF” and One Family “A-10”. We recommend the subject property being rezoned to a Planned Development (PD) district.

Rezoning requires the following items:
   • Application
   • Fee – Waived due to NEZ
   • Metes and Bounds Description
   • Site Plan, showing:
     o Buildings and Structures
     o Streets, Parking, and Drives
     o Supplemental Surfaces (grass, gravel, walks, etc. Non driving surfaces)
     o Dumpster, Air Conditioners, and Compactors
     o Fences and Screening
     o Land Use and Zoning of site and adjacent properties
     o Area Lighting: Provide a note that all provided lighting will conform to Light Code or else indicate on plan.
     o Signs
     o Setbacks and Easements
o Landscape Features: Provide a note stating the landscaping will comply with Section 6.301 or indicate on the site plan or notes any item that does not comply.

o Urban Forestry: Provide a note stating that the project will comply with Section 63.02 Urban Forestry. Noncompliance will require a waiver from the Urban Design Commission.

The average time required to rezone a piece of property is approximately 60 days. A zoning case must undergo the following review and actions:

- Initial Application (at least 30 days prior to the Zoning Commission Meeting)
- Technical Review
- Zoning Commission (2nd Wednesday of the Month)
- City Council Hearing (1st Tuesday of the Month following the Zoning Commission)

IV. Subdivision requirements

The average time for the platting process is 60-90 days. A plat is anticipated to redefine the building setbacks and combine all lots into one. A platting case must undergo the following review actions:

- Application
- Fee – Waived due to NEZ
- Metes and Bound Description
- Water and Sewer Demand Calculations
- Storm Water Review
- Planning Review
- Filing

V. Development ordinances

- Height
  - Maximum Height is two stories at 34’. Measured from top of the slab to the top of the top plate.
- Density
  - 24 units/acre
- Open Space:
  - 31% Open Space is provided
- Parking
  - Provided at 1 space for every bedroom.
  - Final parking to be determined during the rezoning process.
• Setbacks
  o Front yard – Oakland Boulevard -15’
  o Front yard – Sargent Street – 25’
  o Side yard adjacent commercial – 15’
  o Side yard adjacent to single family – 25’
  o Rear yard adjacent to single family – 25’
  o Dumpster – 20’ from one or two family districts

• Landscaping
  o Final landscaping to be determined during the rezoning process.
  o Buffer yard: 5’
  o Enhanced Landscape Point System
    ▪ 30 Point are requirement
    ▪ 10 points must come from street trees
    ▪ Every Parking space is required to be not more than 60 feet from a large canopy tree, planted within a median, strip or island, measured from the trunk at planting

• Infrastructure
  o This project is an urban infill project, no detention is anticipated.
  o Storm drain extensions may be required to drain the site to existing storm drain infrastructure surrounding the property. An existing 42” storm drain system exists within Sargent Street.
  o There is an existing 8” water line and 8” sewer line within Oakland Boulevard.
  o There is an existing 8” water line and 8” sewer line within Sargent Street.
  o There is an existing 6” sewer line along the southwest boundary line.
  o There is an existing 42” storm drain line within Sargent Street.

VI. Fire department requirements
• Fort Worth has adopted the 2015 International Fire Code and has its own amendments to the 2015 code available online.
  o Fire Lane Min. Width: 26 feet
  o Fire Lane unobstructed vertical clearance: 14 feet
  o Turning Radii: 25 feet minimum inside radius and 51 feet minimum outside radius
VII. Site ingress and egress requirement
• Site access to public right of way is shown on the site plan is along Oakland Boulevard, an undivided 4 lane road.

VIII. Building codes and local design requirements
• The City of Fort Worth has adopted the 2015 International Building Code with local amendment.
• The City of Fort Worth had adopted the 2017 National Electrical Code with local amendments.
• The City of Fort Worth has adopted the 2015 International Mechanical Code with local amendments.
• The City of Fort Worth has adopted the 2015 International Residential Code with Local amendments.
• The City of Fort Worth has adopted the 2015 International Energy Code with Local amendments.
• The City of Fort Worth has adopted the 2015 International Plumbing Code with Local amendments.
• The City of Fort Worth has adopted the 2015 International Existing Building Code with Local amendments.

IX. Atypical items
Demolition of the existing house on property is required, it is unknown if abatement will be required.

Resources:
• Tarrant County Appraisal District: https://www.tad.org/
• Neighborhood Empowerment Zones (NEZ): http://fortworthtexas.gov/neighborhoods/NEZ/
• City of Fort Worth Zoning Ordinance http://fortworthtexas.gov/zoning/ordinance/
• City of Fort Worth Subdivision Ordinance: http://fortworthtexas.gov/planninganddevelopment/subdivision/
• City of Fort Worth Planning & Development http://fortworthtexas.gov/planninganddevelopment/
• City of Fort Worth Platting: http://fortworthtexas.gov/planninganddevelopment/platting/
• Fort Worth Bureau of Fire Prevention: http://fortworthtexas.gov/fire/bureau/
Part 3: Overview of Process, Timing, and Costs

I. Overview of entitlement and site development permitting process and associated timing

- Approximate time frame from zoning to start of construction is 10-12 months.
- Pre-Development Conference – Meeting with staff representative from each department (1-4 weeks)
  - Filled out request form and email to Projects@fortworthtexas.gov
  - Site plan is required
  - Held on Thursdays
- Submit zoning application
  - Approval of Zoning requires public hearing
  - Will require site plan, building elevations
  - Application Process includes: Technical review by City staff, staff approval/recommendations, Planning and Zoning Commission Hearing, City Council Hearing.
- Prepare and submit plat
- Submit Civil Engineering Plans

II. Building permitting process and timing

- Building permit may be submitted following approved zoning, concurrent with platting process.
- Current first review of building permit plans by the building inspection department is estimated at 7 days for first review comments.
III. Cost itemization of all anticipated fees (anticipated impact, site development permit, building permit, and other required fees)

- Neighborhood Empowerment Zone (NEZ) Application - $25
- Zoning – Exempt through NEZ
- Zoning Verification Letter - $50
- Platting – Exempt through NEZ
- Transportation Impact Fee – Exempt due to location
- Water/Sewer Impact Fees – Exempt through NEZ
- Park Fee - $500/unit
- Urban Forestry – Exempt through NEZ
- Building Permit – Exempt through NEZ
- Grading Permit - $50
- Parkway Permit - $175 each
- TCEQ NOI - $400
- 6” Wastewater tap fee - $6,000
- 2” Irrigation Tap Fee - $2,260
- Meter Deposits – Unknown, City fee is estimate on previous 6 month usage of like apartment
- Miscellaneous Project for domestic water tap - $45,000 estimated
Attachment: Preliminary Engineered Site Plan