Site Design and Development Feasibility Report

Part 1: Executive Summary
The subject property is currently platted as Lot 1, Block 2 and Lot 2-R, Block 2 of the Riverside Baptist Church Site located 3111 Race Street (also known as 3101 Race Street) and 3020 Murphy Street, Fort Worth, Tarrant County, Texas 76111. Lot 1, Block 2 is bound by Chandler Avenue to the West, Holden Street to the East and Race Street to the South. Lot 2-R is located north of Lot 1 and has single family residential lots to both the east and west with Murphy Street located along the north property line. Lot 1 is currently zoned Low Intensity Mixed-Use “MU-1” and Lot 2-R Block 2 is zoned Community Facilities “CF”. The parking lot as shown on the site plan is not able to be located in a CF zoning for the multi-family development. Therefore, we recommend rezoning to a PD with MU-1 as the base district. The subject property falls within the Neighborhood Empowerment Zone (NEZ) area four and within the Six Points Urban Village. The NEZ allows for a number of fees to be waived in the City of Fort Worth. The proposed site plan utilizes the existing historical church buildings on property. The existing water and sewer facilities are as follows: along the east side of the property there is an existing 15” sanitary sewer line and 8” water line within Holden Street, on the southern boundary within Race Street there is an existing 8” sanitary sewer and water line, and along the west side of the property a 12” water line and a 8” sanitary sewer main is within Chandler Street, the 8” sanitary sewer main continues north through Lots 1 and 2-R along the western property line. The location and availability of the existing utilities serving the project site will be evaluated for condition and capacity to serve the project site 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 consistent with the existing access points. Offsite improvements are required for the driveway connections and proposed sidewalks along the existing right of way. Onsite relocation of existing utility poles and overhead electric is required for development. No seller contributions or seller reimbursements of cost are anticipated at this time.

The contents of this report is based on mma, Inc.’s 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.
Part 2: Site Summary

I. Property Identification number for taxing jurisdictions.

Tarrant County Appraisal District: 02471612 (Lot 1, Block 2) & 02471620 (Lot 2-R, Block 2)

II. Millage rates for all taxing jurisdictions

- 2018 Tax Rate per $100:
  - City of Fort Worth $0.785
  - Tarrant County $0.234
  - Fort Worth ISD $1.352
  - Regional Water District $0.0194
  - Tarrant County Hospital $0.224429
  - Tarrant County College $0.13607

III. Zoning requirements

The site is currently zoned Community Facilities “CF” and Low Intensity Mixed Use “MU-1”. The property will need to rezoned to a planned development in order to utilize the portion of the site zoned CF for parking.

Rezoning requires the following items:

- Application
- Fee – Waived due to NEZ
- Metes and Bounds Description
- Site Plan, showing:
  - Buildings and Structures
  - Streets, Parking, and Drives
  - Supplemental Surfaces (grass, gravel, walks, etc. Non driving surfaces)
  - Dumpster, Air Conditioners, and Compactors
  - Fences and Screening
  - Land Use and Zoning of site and adjacent properties
  - Area Lighting: Provide a note that all provided lighting will conform to Light Code or else indicate on plan.
  - Signs
Setbacks and Easements
- 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.
- 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
- It is anticipated at this time that re-platting is not required.

V. Development ordinances: Based on existing Ordinance MU-1
- Vicinity Test: Development of 15 acres or less in size in which a single land use category other than mixed-use buildings exceed 70% of the site’s total land area are permitted if the Planning and Development Director, or their designee, determines that the following conditions are satisfied:
  o The proposed land use at any location within the proposed development site must be within a walking distance of 1,000 feet of a different land use, as measured by the shortest pedestrian route; and
  o The percentage of any single land use category, other than mixed-use buildings, within a 1,000-foot radius of the proposed project site boundary, shall not occupy greater than 70% of the total land area. The proposed development shall be included in the calculation of this percentage; or
  o The Planning and Development Director, or their designee, determines that the developer has demonstrated that unique site conditions (e.g. adjacency to natural features, freight yards, etc.) make compliance with the conditions of above impractical in certain areas of the development site.
  o This site plan passes the vicinity test.
• Height:
  o Minimum Height is 18 feet.
  o Three stories or 45 feet, whichever is less as measured from the top of the finished slab at grade level to the top of the highest wall top plate. Can receive a 2-story height bonus to allow for a 5-story building if structured parking or open space (2,500 sq. ft. minimum, one acre maximum) is provided.

The site plan meets the anticipated height and setback limitations. Final setbacks and height limitations will be determined during the zoning and site plan approval process.

• Open Space
  o There is no minimum open space requirement for MU-1.

• Parking
  o Provided at 1 parking space per unit plus visitor.
  o Final parking to be determined during the rezoning process.

• Setbacks
  o Primary Street (min/max) - 0’/20’
  o Side Street (min/max) - 0’/20’
  o Rear Yard (min) - 5’
  o Common Lot Line (min/max) - 0’/5’
  o Multifamily adjacent to one and two family districts - 20’
  o Dumpster – 20’ from one or two family districts

• Landscaping
  o Landscape buffer yard: 5’
  o Final landscaping to be determined during the rezoning process. The City of Fort Worth MU-1 requirements include:
    o Enhanced Landscape Point System
      o 30 Point are required
      o 10 points must come from street trees

• 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. A 5’x4.6’ box culvert exists within Murphy Street.
There is an existing 12" water line and 8" sewer line within Chandler Drive.

There is an existing 8" water line and 8" sewer line within Race Street.

There is an existing 8" water line and 15" sewer line within Holden 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.
  - Fire Lane Min. Width: 26 feet
  - Fire Lane unobstructed vertical clearance: 14 feet
  - 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 at Chandler Drive and Murphy Street, these two locations are the sites existing access points.

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
- There are existing buildings on property that will be removed or renovated, it is unknown if abatement will be required.
Resources:

- Tarrant County Appraisal District: [https://www.tad.org/](https://www.tad.org/)
- City of Fort Worth Subdivision Ordinance: [http://fortworthtexas.gov/planninganddevelopment/subdivision/](http://fortworthtexas.gov/planninganddevelopment/subdivision/)
- City of Fort Worth Planning & Development: [http://fortworthtexas.gov/planninganddevelopment/](http://fortworthtexas.gov/planninganddevelopment/)
- City of Fort Worth Platting: [http://fortworthtexas.gov/planninganddevelopment/platting/](http://fortworthtexas.gov/planninganddevelopment/platting/)
- City of Fort Worth Permits & Plans Exam: [http://fortworthtexas.gov/planninganddevelopment/permits/#expeditedplanreview](http://fortworthtexas.gov/planninganddevelopment/permits/#expeditedplanreview)
- City of Fort Worth Pre Development Information: [http://fortworthtexas.gov/planninganddevelopment/pre-development/](http://fortworthtexas.gov/planninganddevelopment/pre-development/)

City Contacts:

- Ann Zadeh – City Council Member District 9 (817) 392-8809
- Korrie Becht – Senior Planner (817) 392-7944
- M. Lynn Jordan – Zoning Planner (817) 392-2495
- Dana Burghdoff – Assistant Planning Director (817) 392-8018

**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
  o Approval of Zoning requires public hearing
  o Will require site plan, building elevations
  o 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 Projects for domestic water tap - $45,000 estimated
Attachment: Survey
Attachment: Preliminary Engineered Site Plan