Site Design and Development Feasibility Report

Part 1: Executive Summary

The subject property is platted lots 1-14, 27, 28, and 29 Block 11 of the Fairmont Addition located at 1801-1821 8th Avenue and 1808 Hurley Ave, Fort Worth, Tarrant County Texas 76110. Lots 1-14 front 8th Avenue to the West and Lots 27-29 front Hurley Avenue to the East. East of the property are existing single family residential lots, to the west is 8th Ave and across the street are commercial lots. Lots 1-14 are currently zoned Near Southside District “NS-T4”, and lots 27-29 are zoned Two Family Residential District “B”. Typically zoning district “B” does not allow parking, however this property was granted a special exception in August of 1973 to be used as an auxiliary parking lot. Therefore, the site plan is consistent with the existing zoning. An 8” water line existing within 8th Avenue and Hurley Avenue right of way. A 12” water line is located within W Richmond Avenue south of the property. An 8” sanitary sewer line is located in the existing alley between lots 1-14 and 27-29. An existing 24” sanitary sewer line is located within the 8th Avenue right of way. 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. Proposed vehicle access to the project is proposed through the existing alley between 8th Avenue and Hurley Ave. Off-site costs include repaving the existing alley. No seller contributions or seller reimbursement of development costs 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, Near Southside Development Standards and Guidelines, Urban Design Commission, 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: 00913235, 00913243, 00913251, 00913278, 00913294, 00913383

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 Near Southside District “NS-T4” and Two Family District “B”. The Near Southside District requires a Certificate of Appropriateness (COA) to be issued prior to new construction. The COA will be issued by either the planning and development director or urban design commission.
   Application for Certificate of Appropriateness:
   • Application
   • Site Plan showing:
     o Footprints of all existing structures
     o Proposed footprint of all new structures
     o Existing structures adjacent to the property
     o Building setbacks
     o Location of parking areas, parking islands, driveways, sidewalks, walkways, loading areas, walls or fences, utilities, lighting, signage, at-grade mechanical units, dumpsters and all other site improvements.
   • Building Plans and Elevations
   • Landscape Plan
   • Material Specifications
   • Plans and Specifications for Proposed Signs
   • Description of Proposed Scope of Work
   • Photographs of Site and Existing Conditions.
The average time required to receive the certificate of appropriateness is approximately 30 days. A COA application must undergo the following review and actions:

- Initial Application (4th Monday of each month)
- Technical Review
- Approval (two paths to approval)
  - Staff may approve the project administratively if it clearly complies with all design standards
  - Urban Design Commission (3rd Thursday of the Month)

IV. Subdivision requirements

The average time for the platting process is 60-90 days. Platting is anticipated to combine all of the lots into one lot. A platting case must undergo the following review actions:

- Application
- Fee
- Metes and Bound Description
- Water and Sewer Demand Calculations
- Storm Water Review
- Planning Review
- Filing

V. Development ordinances: Based on Ordinance NS-T4 and Near Southside Development Standards and Guidelines

- Height:
  - New one story buildings are strongly discouraged.
  - Minimum Height:
    - 15 feet for buildings < 4,000 sq. ft
    - 18 feet for buildings > 4,000 sq. ft
  - Maximum Height is three stories. Can receive up to a 2-story height bonus to allow for a 5-story building. At least one of the following are provided, structured parking, pocket park min. of 2,500 sq. ft., or 10% office, restaurant, and/or retail uses, as measured by gross floor area. The UDC is authorized to reduce the required percentages by up to 50% for exceptional projects.
  - This site plan meets the anticipated height and setback limitations. Final setback and height limitations will be determined during the site plan approval process.
• Density:
  o No restriction
• Open Space:
  o There is no minimum open space requirement for NS-T4.
• Parking
  o The provided parking is 84 spaces.
  o Parking waiver from the Urban Design Commission is required.
• Setbacks:
  o Front Yard (min/max) - 0'/20'
  o Rear Yard - 3'
  o Side Yard – 0’
  o Common Lot Line (min/max) - 0'/5'
  o Dumpster – 20’ from one or two family districts
  o Fairmount Transitional Height Plane: Properties that share a property line with a one- or two-family house in the Fairmount Historic District: Any portion of a building within 20 ft. of the property line shall not exceed 2 stories. A 45º transitional height plane shall apply to any portion of a building further than 20 ft. from the property line.
• Landscaping
  o Buffer yard: 5’.
  o Significant trees at least 40 inches in diameter can only be removed by permit of the City Forester. Criteria for the permit will be one of the following conditions:
    • Retention of other existing trees on the same site with a canopy area 1 ½ times the area of the specific tree’s canopy.
    • Removal will be granted if planting of new trees at five (5) times greater canopy area than the removed tree canopy.
    • Payment into the tree fund based upon the total diameter of the specific tree times $200 per diameter inch.
    • Urban Forestry Board approved plan that mitigates the removal of the large tree.
  o The City of Fort Worth Near Southside parking requirements include:
    • All new construction projects shall provide at least 40% tree canopy coverage of surface parking lots.
    • No front yard landscape setback is required
• Infrastructure
  o This project is an urban infill project, no detention is anticipated.
- Storm drain extensions may be required to drain the site. Existing 24" RCP storm drain infrastructure existing within 8\textsuperscript{th} Ave south of Richmond Avenue.
- There is an existing 24" sanitary sewer line within the 8\textsuperscript{th} Ave right of way
- There is an existing 8" water line within the 8\textsuperscript{th} Ave right of way
- There is a 12" water line within the Richmond Ave right of way
- There is an existing 8" sanitary sewer line in the existing alley

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 is shown as the existing alley. The existing alley will require re-paving.

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 building on property is required, it is unknown if abatement will be required. Site plan includes 2,612 square feet of commercial space along 8th Ave.

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 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 of Fort Worth Application and Forms: [http://fortworthtexas.gov/planninganddevelopment/forms/](http://fortworthtexas.gov/planninganddevelopment/forms/)
- City of Fort Worth Near Southside: [http://fortworthtexas.gov/planninganddevelopment/urban-design/southside/](http://fortworthtexas.gov/planninganddevelopment/urban-design/southside/)

City Contacts:

- Ann Zadeh – City Council Member District 9 (817) 392-8809
- Alex Parks – Senior Planner (817) 392-2638
- M. Lynn Jordan – Zoning Planner (817) 392-2495
- Dana Burghdoff – Assistant Planning Director (817) 392-8018
- Laura Voltmann (817) 392-8015
Part 3: Overview of Process, Timing, and Costs

I. Overview of entitlement and site development permitting process and associated timing
   - Approximate time frame from Certificate of Appropriateness 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 Certificate of Appropriateness Application
     - Approval may require Urban Design Commission Approval
     - Will require site plan, building elevations
     - Application Process includes: Technical review by City staff, staff approval/recommendations, and potentially Urban Design Commission.
   - Prepare and submit plat
   - Submit Civil Engineering Plans

II. Building permitting process and timing
   - Building permit may be submitted 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)
   - UDC Application for Certification of Appropriateness
   - Zoning Verification Letter - $50
   - Platting – $464.15
   - Transportation Impact Fee – Exempt due to location
   - Water/Sewer Impact Fees – $105,075.00
   - Park Fee - $500/unit
   - Urban Forestry – $250.00
   - Building Permit – $11,886.79
   - 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 - $45,000 estimated
Attachment: Survey
Attachment: Preliminary Engineered Site Plan