Site Design and Development Feasibility Report

Part 1: Executive Summary
The subject properties are un-platted parcels Tract 5 and Tract 6.1, Block 3956, located at 1508 Fort Worth Avenue, Dallas, Dallas County, Texas 75209. The northern property line of Tract 5 is along Fort Worth Avenue. West of Tract 5 and North of Tract 6.1 is an existing commercial property. East of the property are commercial properties. The subject property is zoned Planned Development (PD) in PD 714 West Commerce Street/ Fort Worth Avenue Special Purpose District, Subdistrict 2B. This district permits multi-family mixed-use developments. The proposed vehicle access to the project site is from Fort Worth Avenue, consistent with the existing access points. Offsite improvements are required for the driveway connection and proposed sidewalks along Fort Worth Avenue. The existing water and sewer facilities are as follows: an existing 8" sanitary sewer line and 16" water line in the south portion of the Fort Worth Avenue right-of-way north of the property, and an existing 8" sanitary sewer line south of the property in the Interstate Highway 30 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 subject property during the site plan and design process. There is no anticipated seller contribution or reimbursement of any site development costs.

In order to evaluate the potential impacts of this redevelopment project and complete this Site Design and Development Feasibility Report, Mycoskie & Associates (mma) researched applicable development codes, zoning ordinances, land use regulations, existing field conditions and utilities, and other available resources in a full effort of due diligence. To the best of our knowledge, the following report and exhibits are an accurate representation of the requirements for the proposed development. Additional information/city requirements may arise during the development due to changes in rules, policy, regulation, circumstance, or unforeseen/unknown site conditions.

Any person signing this report acknowledges 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.
Part 2: Site Summary

I. Property Identification number for taxing jurisdictions.
   Dallas County Appraisal District: Tract 5 - 00000298660000100
   Tract 6.1 - 00000298657000000

II. Millage rates for all taxing jurisdictions
   • 2019 Tax Rate per $100:
     o City of Dallas $0.776700
     o School Equalization $0.253100
     o Parkland Hospital $0.279400
     o Dallas County Community College $0.124000
     o Dallas ISD $1.412035

III. Zoning requirements
   The site is currently zoned as a Planned Development (PD) in PD 714 West Commerce Street/ Fort Worth Avenue Special Purpose District, Subdistrict 2B. Per discussion with client, no rezoning is anticipated.

   Developments on PD 714 do not require Conceptual Plans or Development Plans for the approval of plats or the issuance of building permits.

IV. Subdivision requirements
   The average time for the platting process is 30-60 days. A minor plat is anticipated to define the building setbacks and combine the tracts into one lot. A platting case must undergo the following review actions:
   • Optional Pre-Development Meeting
     o Submit pre-development meeting application
     o Fee - $750 for projects > 50,000 sf
       ▪ This fee will be counted towards the permit fee if the permit application is submitted within 12 months of the pre-application meeting
   • Preliminary Plat Application
     o Submit Preliminary Plat according to checklist, including tree survey
     o Deadline for plat application is generally 4:30 pm on the Thursday three weeks before the City Plan Commission (CPC) Hearing.
     o Plat Application Fee
       ▪ Preliminary Plat (Minor Plat) - $2,664 + $26/lot
Comments
- Submitted plats are given to the City Departments and Public Utility Companies within 2 days of the application being accepted for comments.
- Comments are returned to the Development Services Department a minimum of 13 days before the CPC hearing.

Review
- Staff/Plat Review Committee
  - A meeting of city staff prior to the CPC hearing to formulate recommendations for the CPC.
- CPC Subdivision Review Committee
  - This committee meets the morning of the hearing if an applicant appeals a condition of approval.
- CPC Hearing
  - Hearings are held Thursday, twice a month. An official calendar is available on the Dallas city Hall website.
  - The commission will approve, approve with conditions, or deny any submitted plat within 30 days of application acceptance.

Final Plat Approval
- Minor plats do not require engineering plans to accompany plat submittals.
- Minor plats do require preliminary plat fee but do not require final plat fees.
- Deadline is generally 4:30 pm the Tuesday of the CPC Hearing.
- All departments requiring releases must approve the plat before submitting the signed final plat and recording the plat.

V. Development ordinances per PD 714 Subdistrict 2B

- Height
  - Maximum structure height is 80’
  - Maximum of 6 stories above grade
  - Any portion of a structure over 26’ may not be located above a residential proximity slope.
- Density
  - Minimum 450 sf dwelling unit
  - No maximum
- Open Space
  - There is no minimum open space requirement for PD 714.
The Park Land Dedication Ordinance has a fee for site density-increasing developments in districts without open space regulations

- **Lot Coverage:**
  - Maximum lot coverage is 80%

- **Parking**
  - Minimum one space per bedroom up to a maximum of two spaces per dwelling unit
  - Based on the site plan 138 parking spaces are required. The current site plan proposed 96 parking spaces.
  - The proposed parking counts do not meet the requirement for PD 714. A variance will be required.

- **Setbacks**
  - **Front yard**
    - Minimum 15’
    - Fort Worth Avenue – Maximum 60’
    - An additional 20’ setback is required for any portion of the structure above 45’ in height.
  - **Side yard and rear yard**
    - Adjacent to residential – minimum 20’; otherwise no minimum
    - 1’ for every 2’ in height above 45’ for any portion of the structure above 45’, up to a maximum setback of 30’
    - The proposed site plan will require a 7.5’ setback for the portions of the building that are 60’.
  - The site plan meets the front yard and height limitations. The site does not meet the side yard setback. A variance will be required.

- **Landscaping**
  - **Street trees**
    - 1 street tree per 30’ of street frontage, minimum of 2 per building site. Can be a minimum of 20’ apart
    - Minimum of 3” caliper and 8’ height when planted
    - Trees must be planted in a 4’ wide, 6’ length planting strip and evenly spaced over the length of the strip
  - **Site trees**
    - 1 site tree per 3000 sf of lot area, with a minimum of 4 trees
    - Minimum caliper of 2”
  - **Parking lot trees**
    - Every required parking space must be within 75’ of the trunk of a large canopy site tree
• Minimum caliper of 3"
• Minimum of 2’ from a paved surface
• Parking trees count as site trees
  o Street trees, site trees, and parking lot trees must be a species listed in Article 714 of the City Ordinance.
  o If the required trees cannot be provided, a payment based on the trees not planted will be made toward the West Commerce Street/Fort Worth Avenue Open Space Fund
  o Landscaping in the right-of-way can be done with a landscape permit
  o Landscape plans are required and must earn at least 75 out of 125 points outlined in Article 714
  o Criteria for a protected tree removal permit will be one of the following conditions:
    • The lot is 2 or more acres, the lot is vacant, or the lot contains a structure that will be demolished.
  o A protected tree removal application requires:
    • A completed building inspection application with the owner’s signature
    • Tree Survey (caliper, species, location)
    • Mitigation plan
    • $100 fee
• Infrastructure
  o This project is an urban infill project, no detention is anticipated.
  o There is an existing 8" sewer line and 16" water line on the south side of Fort Worth Avenue.
  o There is an existing 6” sewer line on the north side of Fort Worth Avenue.
  o There is an existing 8" sewer south of the property, north of Interstate Highway 30, a TxDOT utility permit will be required to connect to this line.
  o Property drains towards TxDOT facilities located within Interstate 30, a TxDOT drainage permit will be required.

VI. Fire department requirements
• Dallas has adopted the 2015 International Fire Code and has its own amendments to the 2015 code available online.
  o Fire Lane Min. Width: 20 feet – 26 feet at Fire Hydrants
  o Fire Lane unobstructed vertical clearance: 13.5 feet
VII. Site ingress and egress requirement
- Site access to public right of way is shown on the site plan at Fort Worth Avenue, a 4-lane divided road. There are two existing access points to the site from Fort Worth Avenue and only one is proposed.

VIII. Building codes and local design requirements
- The City of Dallas has adopted the 2015 International Building Code with local amendments.
- The City of Dallas has adopted the 2015 International Plumbing Code with local amendments.
- The City of Dallas has adopted the 2015 International Mechanical code with local amendments.
- The City of Dallas has adopted the 2017 National Electrical Code with local amendments.
- The City of Dallas has adopted the 2015 International Residential Code with local amendments.
- The City of Dallas has adopted the 2003 International Existing Building Code with local amendments.
- The City of Dallas has adopted the 2015 International Energy Conservation Code with local amendments.
- The City of Dallas has adopted the 2015 International Fuel & Gas Code with local amendments.
- The City of Dallas has adopted the 2015 International Green Construction Code with local amendments.

IX. Atypical items
- A metal shed and retaining wall currently encroach into the property. Demolition or relocation of both are required for the proposed site plan.

TxDOT Utility Permit Submittal is required to provide sewer service to the site. The proposed plan and profile of the sewer connection will be submitted to TxDOT for review and approval. Anticipated review time is 30-60 days.
Resources:

- **Dallas Central Appraisal District** [http://www.dallascad.org/](http://www.dallascad.org/)
- **City of Dallas Code of Ordinances** [https://dallascityhall.com/government/Pages/city-codes.aspx](https://dallascityhall.com/government/Pages/city-codes.aspx)
- **City of Dallas Zoning Website** [https://gis.dallascityhall.com/zoningweb/](https://gis.dallascityhall.com/zoningweb/)
- **City of Dallas Construction Codes**: [https://dallascityhall.com/departments/sustainabledevelopment/buildinginspection/Pages/construction_codes.aspx](https://dallascityhall.com/departments/sustainabledevelopment/buildinginspection/Pages/construction_codes.aspx)
- **City of Dallas Platting**: [https://dallascityhall.com/departments/sustainabledevelopment/development_facilitation/Pages/platting.aspx](https://dallascityhall.com/departments/sustainabledevelopment/development_facilitation/Pages/platting.aspx)
- **City of Dallas Development Process**: [https://dallascityhall.com/departments/sustainabledevelopment/development_facilitation/Pages/default.aspx](https://dallascityhall.com/departments/sustainabledevelopment/development_facilitation/Pages/default.aspx)

City Contacts:

- Neva Dean – Current Planning Assistant Director  (214) 670-5803
- Laura Cadena – Council Liaison to District 6 City Council Member Omar Narvaez  (214) 670-4199

Part 3: Overview of Process, Timing, and Costs

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

- Approximate time frame from platting application to start of construction is 12-15 months
- If zoning is required, zoning and platting processes can be done simultaneously
- Pre-development Meeting
  - Submit pre-development meeting application
  - Site plan is required
- Prepare and submit preliminary plat with Tree Survey
- Submit Civil Engineering Plans
II. Building permitting process and timing

- A site plan review will happen prior to the building application.
- Building permit may be submitted following approved zoning and conditionally approved preliminary plat.
- The city will review development and construction plans to confirm compliance with city ordinances, policies, regulations and standards for land use.
- The city of Dallas will approve or deny the building permit application within 45 days of submitting.
III. Cost itemization of all anticipated fees (anticipated impact, site development permit, building permit, and other required fees)
   • Fee-In-Lieu and Park Development Fee ($457/1 BR Unit, $917/2+ BR Unit) - $63,246
   • Pre-Development Meeting Fee - $750
   • Sign Plan Review - $70
   • Site Plan Review ($0.004/sq. ft., based on 83,957 SF) - $335.83
   • Plan Review ($0.012/sq. ft based on 83,957 SF) - $1007.48
   • Fire Sprinkler Plans ($0.008/sq. ft. based on 83,957 SF) - $571.66
   • Excavation - $2,500
   • Development Impact - $50
   • Consultation with Staff - $1,000
   • Staff Research - $1,000
   • Zoning Verification - $90
   • Building Permit - $35,599.48 (based on value of $10M)
   • Fence Permit – Based on value of work; minimum fee of $100
   • Sign Permit - $75
   • Zoning Fee (if zoning change is required) – $5,828
   • Minor Plat Application Fee - $2,638
   • Partial Certificate of Occupancy ($104/Building) - $208
   • Temporary Certification of Occupancy ($104/Building) - $208
   • Certification of Occupancy ($280/Building) - $560
   • Fire Line Inspection Fee - $275
   • 6” Fire Line Meter - $864
   • 6” Fire Line Hatch - $832
   • 6” Sewer Lateral Inspection Fee - $275
   • 6” Wastewater Lateral Tap Fee - $475
   • 1” Irrigation Meter Tap Fee - $3,750
   • 2” Domestic Water Tap Fee - $5,400
Attachment: Survey
Attachment: Preliminary Engineered Site Plan