Feasibility Report for
Provision at Fort Worth

North of E. Rendon Crowley Rd. (Highway 1187), approximately 3,700 feet west of Oak Grove Rd.
Fort Worth, Texas

Prepared for:
Provision at Fort Worth, LP
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SECTION A. – Executive Summary

The Parent Tracts are located in the City of Fort Worth, Tarrant County, Texas and fronts on the north side of E. Rendon Crowley Road (Highway 1187). The site is generally located between the northwest corner of the intersection of E. Rendon Crowley Road and Oak Grove Road S. and north of the intersection of E. Rendon Crowley Road and Wildcat Way N. The Parent Tract is approximately 3,700-feet west of the intersection of E. Rendon Crowley Road and Oak Grove Road S. The property is currently four (4) separate tracts that spans three (3) zoning districts. For the purpose of this report, only the portions of the properties that are proposed to be developed will be considered.

The City recognizes a street address of 1151 E. Rendon Crowley Road associated with the property. The tract has approximately 680 linear feet of frontage along E. Rendon Crowley Road and a north-south depth of roughly 1,200 feet. E. Rendon Crowley Road is also known as Highway 1187 but for the purposes of this report, the highway will be referred to as E. Rendon Crowley Road.

The information in this report has been compiled from websites for the City of Fort Worth, Texas and Tarrant County, Texas as well as personnel at the Fort Worth Development Services Department.

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.

SECTION B. – Site Summary Items

I. Property Identification Number(s):
According to the Tarrant County Appraisal District GIS website, the property identification numbers are: 03990516, 03990532, and 03990877, and 0.990850.

II. Millage Rates for All Taxing Jurisdictions:
The taxing jurisdictions and their associated millage rates for 2019 are:

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Millage Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Fort Worth</td>
<td>$0.7475/$100</td>
</tr>
<tr>
<td>Tarrant County</td>
<td>$0.234/$100</td>
</tr>
<tr>
<td>Burleson ISD</td>
<td>$1.56835/$100</td>
</tr>
<tr>
<td>Tarrant Regional Water District</td>
<td>$0.0287/$100</td>
</tr>
<tr>
<td>Tarrant County Hospital</td>
<td>$0.224429/$100</td>
</tr>
<tr>
<td>Tarrant County College</td>
<td>$0.13017/$100</td>
</tr>
</tbody>
</table>
III. **Zoning Requirements:**

According to the City of Fort Worth GIS Map, the property is currently zoned Low Density Multifamily “CR” and General Commercial “F” in the City of Fort Worth. The zoning designation CR, as defined by the Code of Ordinances, Appendix A Chapter 4 Sec. 4.603, lists multifamily housing as a permitted use.

The Zoning Ordinance provides standards to multifamily housing developments within the CR District in the city limits, as detailed below:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space</td>
<td>60% minimum</td>
</tr>
<tr>
<td>Maximum Units per Acre</td>
<td>16 units</td>
</tr>
<tr>
<td>Front Yard</td>
<td>20 feet minimum</td>
</tr>
<tr>
<td>Side Yard</td>
<td>Interior Lot: 5 feet minimum</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>5 feet minimum</td>
</tr>
<tr>
<td>Maximum height</td>
<td>36 feet</td>
</tr>
<tr>
<td>Parking Requirements</td>
<td>1 space per bedroom plus 1 space per 250 sf of common areas, offices, and recreation (less laundry rooms and storage); 2 spaces may be tandem if assigned to the same unit and restricted from use for storage. Townhouse: 2 spaces per dwelling unit, located within a garage of the individual unit, having access to and from that unit, and not accessible or usable by other residential units. Plus 1 space per 250 sf of common areas, offices, and recreation (less laundry rooms and storage).</td>
</tr>
<tr>
<td>Parking Stall Size</td>
<td>Standard Parking: 9’x18’</td>
</tr>
<tr>
<td></td>
<td>Parallel Parking: 8’x22’</td>
</tr>
<tr>
<td>Fire Lane Width</td>
<td>26 feet</td>
</tr>
</tbody>
</table>

Minimum width of parking spaces plus the aisle:

<table>
<thead>
<tr>
<th>Angle</th>
<th>Width: 1 Row Sharing Aisle</th>
<th>Width: 2 Rows Sharing Aisle</th>
</tr>
</thead>
<tbody>
<tr>
<td>90° Parking</td>
<td>42.0 feet</td>
<td>60.0 feet</td>
</tr>
<tr>
<td>60° Parking</td>
<td>34.6 feet</td>
<td>54.7 feet</td>
</tr>
<tr>
<td>45° Parking</td>
<td>31.1 feet</td>
<td>50.0 feet</td>
</tr>
<tr>
<td>30° Parking</td>
<td>28.8 feet</td>
<td>45.6 feet</td>
</tr>
</tbody>
</table>
Developments within the CR District must adhere to the following ordinances:

- Fences up to six-feet high in the front yard for multifamily developments are subject to the Unified Residential requirements of Sec. 6.506, which has been repealed, as constructed under Sec. 5.305(b)(3), which is a Reserved section for future regulations.
- The design may include masonry columns to a maximum height of six feet, six inches; two feet high in public open space easement and eight feet high behind front yard.
- For multifamily development, fences shall not be located in the area between building facades and the property line. Frontage on a controlled access highway shall not be considered a street for purposes of this section. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines. Solid screening fences are required when adjacent to a one- or two-family district unless adjacent to a public park or controlled access highway when a solid screening fence is not permitted and an open design fence shall be installed, if a fence is installed.
- Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades.
- All fences and railings shall be architecturally compatible with the character of the building and be constructed of high-quality materials including: wrought iron, composite fencing, treated wood, aluminum, or metal. Chain link, barbed wire, and concertina wire material is prohibited.
- All walls shall be architecturally compatible with the character of the building and constructed of high-quality materials including stone, decorative blocks, brick, cast stone, or stucco over standard concrete masonry blocks.
- For private residential patios and yards, a fence, railing, or low wall may extend beyond the building facade if the following requirements are met.
  - Fences, railings, and walls shall not exceed four feet (48") in total height as measured from the ground to the top of the fence, railing and/or the wall; however
  - For elevated residential stoops the total fence railing and/or wall height shall not exceed five feet (60") total.
- Identification signs for multifamily development shall be permitted, subject to the following provisions:
  - Signs shall be permitted to identify the use or uses of the property upon which displayed.
  - A sign or combination of signs shall have a maximum allowable area of exposure on each dedicated street frontage of not more than one square foot of sign area for each ten linear feet of frontage along said street; provided, however, at least one sign shall be allowed having an area of 12 square feet.
  - Signs may be illuminated, but the source of light shall not be visible and shall not be intermittent or flashing; revolving signs shall not be permitted.
o Not more than 50% of the total allowable sign area may be located in the required yard space along a dedicated street. However, no individual sign in such required yard space shall exceed 20 square feet in sign area.

o Symbols which are designed as an integral part of the building structure and symbols and signs which are not visible or readable from the public street shall not be limited by the above regulations.

o Nothing contained herein shall exempt the owner of any multifamily building from placing identification signs on buildings as required by the City of Fort Worth fire code.

- Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street. Where site constraints require, the building end (shortest length of the building) may face a public street only when the same exterior quality to the building facade is provided including architecture, masonry and fenestration proportion on the side of other buildings facing the public street.

- Each new building facade oriented to a publicly accessible street or open space shall incorporate each of the following scaling elements. For building facades less than 50 feet in width, a minimum of two elements are required. The following items and calculations shall be provided as part of the multifamily design submittal for review:
  o Expression of building structural elements such as:
    - Floors (banding, belt courses, etc. not less than one inch deep and four inches wide).
    - Columns (pilasters, piers, quoins, etc. not less than one inch deep and six inches wide).
    - Foundation (water tables, rustication).
  o At least two variations in wall plane not less than three feet in depth or projection and not less than two stories in height for multi-story buildings. Such elements could include patterns of door and window openings by utilizing sills, mullions, and other scale providing window elements, and/or more pronounced architectural features such as porches, alcoves, and roof dormers;
  o Changes in material, material pattern, or noticeable change in color or shade. Each change of material shall involve a minimum one-inch variation in wall plane or noticeable change in color.

- New building facades oriented to a publicly accessible street or open spaces shall include differentiation between the first and second level and the upper levels with a cornice, canopy, balcony, arcade, or other architectural features.

- If a project consists of more than one block face, each sequential block of new construction shall contain a different building facade to encourage architectural variety within large projects, using the required architectural elements listed in and/or other architectural features.

- A bufferyard consisting of an open space of grass and other landscaping and a masonry wall or wood fence in combination with design features that screen or block vision, noise pollutants and other negative by-products shall be
provided and maintained along the entire length of the boundary line between any one- or two-family district, and adjacent nonresidential districts. A bufferyard shall be required even when an alley is located between a nonresidential district and an adjacent one- or two-family district. Temporary buildings, utility facilities and additions to primary structures placed on the site that are less than 30% and under 3,000 square feet are exempted from the bufferyard requirements.

- Minimum retained or planted canopy coverage shall be 50% of open space.

Enhanced landscaping is required along all public rights-of-way, see Section (h)(4), and shall earn a minimum set of points that are awarded for providing and maintaining specific landscaping and design features. The points are accumulated as follows:

<table>
<thead>
<tr>
<th>Enhanced Landscaping System</th>
<th>20 Points Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 of the required points shall come from the installation of street trees as described below:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Public Feature</th>
<th>Requirement</th>
<th>Points Awarded</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Trees</td>
<td>Trees shall be planted within a planting strip or flush with the sidewalk surface; location and type as approved by the City Forester if within the right of way. If trees cannot be installed within the right of way, trees shall be installed in a location where the tree canopy affects the public sidewalk. Required Spacing as specified below or as approved by the City Forestry Small/Medium Canopy = 25-30 ft. on center Large Canopy = 35-40 ft. on center *Where necessary spacing exceptions may be made to accommodate mature trees, curb cuts, fire hydrants and other infrastructure elements. Street trees may be counted toward the planting requirements for the Urban Forestry required tree canopy coverage.</td>
<td>10</td>
</tr>
<tr>
<td>Pedestrian-Scaled Lighting</td>
<td>*1 light post for every 60-70 ft. (based on size of street tree) of street frontage. Style to be approved by the Transportation and Public Works Department (TPW) and consistent with other pedestrian lights on the same block.</td>
<td>10</td>
</tr>
<tr>
<td>Paved Walkway Enhancement</td>
<td>1 pt. for every additional foot of sidewalk width over the city standard (up to 15 ft. wide total).</td>
<td>1-11</td>
</tr>
<tr>
<td>Pool/Playground</td>
<td>5 percent (%) of net land area with minimum area not less than 1,000 sf.</td>
<td>5 for each</td>
</tr>
<tr>
<td>------------------------------</td>
<td>------------------------------------------------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>Private Park/Dog Park</td>
<td>Must provide recreational facilities/amenities. May include open drainage area/easement/pond as long as amenities are provided.</td>
<td>5</td>
</tr>
<tr>
<td>Community Garden</td>
<td>1 pt. for every 250 sf. with minimum area not less than 1,250 sf.</td>
<td>5-10</td>
</tr>
<tr>
<td>Proximity to Public Park</td>
<td>Within 1,000 ft. as measured from property line to property line.</td>
<td>5</td>
</tr>
<tr>
<td>Sustainable Landscaping</td>
<td>Xeriscaping, rain gardens, bio-swales, landscaped bio retention area. See Chapter 6, Table A for a recommended list of native plants for landscape use in North Central Texas. Landscaped bio-retention areas are encouraged for natural drainage channels to reduce runoff and increase infiltration of water into the soil.</td>
<td>5</td>
</tr>
</tbody>
</table>

*If no pedestrian lights or street trees exist on the project’s block face, measure from the end of the block to determine spacing. For trees, begin 40 feet from the curb intersection to accommodate public open space easement requirement. If trees or lights exist, measure from existing trees or lights.*

**IV. Subdivision Requirements:**
The properties are not currently platted so the tract of land will need to be platted per the City of Fort Worth Development Regulations. This process will include preliminary platting and final platting and can take 6-9 months to complete.

**V. Development Ordinances:**
All development within the City of Fort Worth is regulated by the City of Fort Worth Zoning Regulations and Code of Ordinances.

**VI. Fire Department Requirements**
- 2015 International Fire Code
  - Every dwelling unit within a multi-family dwelling, every guest room in a hotel used for sleeping purposes and every rented dwelling unit in any other residential property shall, be provided with smoke alarms conforming to nationally recognized standards. Smoke alarms shall be wired directly into the power supply of the dwelling unit.
- City of Fort Worth Fire Lane and Fire Hydrant Requirements:
- Developments of multi-family dwellings having more than 100 units must be provided with two separate and approved fire apparatus access roads.
- Minimum width of fire lane: 26 feet
- Minimum vertical clearance: 14 feet
- Minimum capacity: 12,500 lbs. wheel loading capacity with asphalt or concrete driving surface.
- Minimum inside turning radius: 25 feet
- Minimum outside turning radius: 51 feet
- Maximum grade: 6%
- Fire apparatus access roads shall be marked by painted lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words “NO PARKING FIRE LANE” shall appear in four inch (4") white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.
- Shall read “NO PARKING FIRE LANE” and shall be twelve inches (12") wide and eighteen inches (18") high with a companion sign twelve inches (12") wide and six inches (6") high stating “TOW AWAY ZONE.” Signs shall be painted on a white background with letters and borders in red, using not less than two-inch (2") lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6’,6") above finished grade. Signs shall be spaced not more than fifty feet (50’) apart along both sides of the fire lane. Signs may be installed on permanent buildings or walls or as approved by the code official.
- Fire hydrants shall be installed in accordance with the following criteria:
  - Maximum 300-foot radius of space between hydrants along a direct horizontal line.
  - Maximum 500-foot hose lay distance to all points of a building.
  - Maximum distance from a Fire Department Connection:
    - Maximum 150 feet for a standpipe system
    - Maximum 300 feet for a sprinkler and/or combined system
  - Greater than or equal to 2 feet but less than or equal to 9 feet from curb of fire lane, and/or provide bollard protection.
  - Minimum 3 feet clear space required around circumference of fire hydrants.
- Minimum 40 feet from building, or as approved by fire code official.
- Fire hydrant steamer outlet minimum 18 inches but maximum 48 inches above grade level.
- Only National Standard Thread, three-way hydrants that open in the clockwise direction are acceptable, per Water Department specifications.
- All private hydrants shall be painted red and shall be properly maintained by the property owner. Public hydrants shall be painted aluminum, per Water Department specifications.

  - New Fire Department Connection (FDC) installations shall be equipped with locking FDC caps as approved by the code official. Existing FDC’s will require approved locking FDC caps to be installed when directed by the code official.
  - The FDC shall be located within 50 ft. of a dedicated street or fire apparatus access road and shall be within 300 ft. hose lay distance of the nearest fire hydrant. For all standpipe systems, the FDC shall be within 150 ft. of the fire hydrant. Each building shall be equipped with its own FDC, unless otherwise approved by the fire code official.
  - Except as prohibited by other ordinances, the installation of security gates that restrict fire department access to a property or access to the fire apparatus access road require approval by the fire code official. Where security gates are installed, an approved means of emergency operation is required. The security gates and approved means of emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

  - Manual Gates: Manually operated gates shall have an approved lock installed to allow fire department access. A hold-open device shall be installed, such that the gate will remain in the open position until manually released to close.
  - Electric Gates: Electrically operated gates shall be operated with an approved key switch. The key switch shall be installed on the column or post near the electrical control box (preferably on the right hand side). When the key switch is operated, the gate shall remain in the open position until manually reset. A mechanical manual release or a “fail safe” gate operating mechanism shall be provided for electrically operated gates in case of power failure.
Electric gate operators shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. An Access Control Permit from the fire department is required for electrically operated gates. For multi-family occupancies where gates are provided that obstruct fire apparatus access roads, at least one gate shall be electric and comply with the requirements of this section.

- Dimensions: All gates crossing fire apparatus access roads shall have a minimum twenty (20) feet clear width when opened.

**VII. Site Ingress and Egress Requirements**
The City of Fort Worth requires two (2) points of access for multi-family projects.

**VIII. Building Codes and Local Design Requirements:**
The project will be subject to the following building codes and design requirements:

- 2015 International Building Code
- 2015 International Residential Code
- 2015 International Fire Code
- 2015 International Plumbing Code
- 2015 International Fuel Gas Code
- 2015 International Mechanical Code
- 2015 International Existing Building Code
- 2017 National Electric Code
- City of Fort Worth Code of Ordinances
- City of Fort Worth Zoning Ordinance
- City of Fort Worth Fire Code

**IX. Atypical items that will materially impact costs**
Development will require connection to a 16” concrete cylinder pipe for domestic water and fire service.
SECTION C. – Overview of Process, Timing, and Costs

I. Overview of Entitlement and Site Development Permitting Process and Associated Timing:
Prior to submitting for a building permit, several steps will be required. The developer will be required to submit a concept plan for consideration by the city’s Plan Commission as well as the City Council prior to submitting preliminary plat. This can be expected to take approximately 2-3 months. The property will also be required to be preliminary platted and final platted after approval of the concept plan and before submitting for a building permit. This process can take 6-9 months to complete with comments, public hearings, and final decisions.

II. Building Permitting Process and Timing:
After the concept plan and plat have been approved, building permit applications may be submitted. The application must be accompanied with a completed application form, plan review fee, construction plans, design calculations, and specifications. The permit review process is anticipated to take 2-3 months.

III. Cost Itemization of all Anticipated Fees:

<table>
<thead>
<tr>
<th>Anticipated Development and Building Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Impact Fee (6&quot;)</td>
</tr>
<tr>
<td>Irrigation Meter Fee (2&quot;)</td>
</tr>
<tr>
<td>Domestic Meter Fee (6&quot;)</td>
</tr>
<tr>
<td>Wastewater Impact Fee (6&quot;)</td>
</tr>
<tr>
<td>Concept Plan</td>
</tr>
<tr>
<td>Permit Fee (based on square footage of building)</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Pre-submittal Meeting</td>
</tr>
<tr>
<td>Site Plan Fee</td>
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<tr>
<td></td>
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<tr>
<td>Platting Fee</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Building Official Fee</td>
</tr>
<tr>
<td>Development Director Fee</td>
</tr>
<tr>
<td>City Council Fee</td>
</tr>
</tbody>
</table>
The total estimated cost of development and building fees is approximately $400,000 based on 75,000 square foot building and 21-acre lot.
Appendix A

Jurisdictional Regulations
• Tarrant County Tax Rates
  o http://www.tad.org/data/rates
• City of Fort Worth Code of Ordinances
• City of Fort Worth Zoning Ordinance
  o https://fortworthtexas.gov/zoning/ordinance/
• City of Fort Worth Fire Code
  o https://publicdocuments.fortworthtexas.gov/csodocs/DocView.aspx?id=131674&searchid=56cda208-cc65-4c76-bfd6-643358c8c215&dbid=0&cr=1
Appendix B
Survey
Appendix C
Preliminary Engineered Site Plan