Feasibility Report for
Provision at Bomber Road

West of Bomber Road, east of McCully Street, and north of Silver Creek Road
White Settlement, Texas

Prepared for:
Provision at Bomber Road, LP
2501 N. Harwood Street
Suite 1501
Dallas, Texas 75201

Prepared by:
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Arlington, Texas 76006
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SECTION A. – Executive Summary

The Parent Tract is located in the City of White Settlement, Tarrant County, Texas and fronts on the south side of Bennett Street. The site is generally located between the southeast corner of the intersection of Bennett Street and Bourland Drive and the southeast intersection of Bomber Road and Silver Creek Road. The Parent Tract is approximately 2,400-feet north of the intersection of Bomber Road and Clifford Street, measured along Bomber Road.

The City recognizes a street address associated with the property of 800 Bourland Drive. The tract has approximately 240 linear feet of frontage along Bennett Street and Bourland Drive, and a north-south depth of roughly 1,300 feet.

The information in this report has been compiled from websites for the City of White Settlement, Texas and Tarrant County, Texas as well as personnel at the White Settlement Economic Development Corporation 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 number is: 04128966.

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 White Settlement</td>
<td>$0.732245/$100</td>
</tr>
<tr>
<td>Tarrant County</td>
<td>$0.234/$100</td>
</tr>
<tr>
<td>White Settlement ISD</td>
<td>$1.45/$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 White Settlement Existing Zoning Map, the property is currently zoned “R-6” Single Family Residential in the City of White Settlement. However, a zoning change application has been submitted for the site to change the zoning designation to Planned
Development with a base zoning of “MF-16” Multifamily Residential District-Medium Density and meeting the presented site plan and architectural standards. The MF-16 zoning designation, as defined by the Code of Ordinances, Chapter 111 Sec. 111-31, lists multifamily housing as a permitted use.

The Zoning Ordinance provides standards to multifamily housing developments within the MF-16 district, as detailed below:

<table>
<thead>
<tr>
<th>Minimum Setback</th>
<th>30 feet from centerline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal Street Setback</td>
<td>25 feet from right-of-way</td>
</tr>
<tr>
<td>Minimum Dwelling Unit Size</td>
<td>1-BR: 900 sf of living area; 2-BR: 1,000 sf of living area; 3-BR or higher: 1,000 sf plus 120 sf of living area for each additional bedroom over 2 (ex; If 3-BR then 1,000 sf plus 120 sf is equal to 1,120 sf total of living area).</td>
</tr>
<tr>
<td>Maximum Density</td>
<td>16 units per acre</td>
</tr>
<tr>
<td>Structure Separation</td>
<td>10 feet side to side</td>
</tr>
<tr>
<td>Maximum Rear Yard Setback</td>
<td>25 feet</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>40 feet</td>
</tr>
<tr>
<td>Public Rights-of-Way Setback</td>
<td>60 feet face to face</td>
</tr>
<tr>
<td>Parking Requirements</td>
<td>2 spaces per unit</td>
</tr>
<tr>
<td>Parking Stall Size</td>
<td>10’x18’</td>
</tr>
<tr>
<td>Landscape Setback</td>
<td>20 feet along any property line abutting a residentially zoned district</td>
</tr>
</tbody>
</table>

Developments within the MF-16 District must adhere to the following ordinances:

- A minimum of ten percent of the gross parking area shall be devoted to living plant material. Gross parking area shall be measured from the edge of the parking and/or driveway paving and sidewalks.
- Landscaped areas within parking lots shall be located so as to best relieve the expanse of paving.
- Additional landscaped islands shall be placed throughout the parking area in a manner which best relieves large expanses of paving.
- Landscape material within the interior of a parking lot shall be surrounded by a curb four inches in height.
- Landscaping within a parking lot shall not create a visibility obstruction. A visibility obstruction within a parking lot is defined as landscaping between 30 inches and seven feet in height. No shrubs shall exceed 30 inches in height. Tree canopies shall be at least seven feet in height.
For large existing trees in the parking area, which are being retained and incorporated into the landscaping plan, an appropriate aeration system or alternative method of protecting the trees must be provided and detailed in the landscape plan.

A landscape buffer of 20 feet will be required along any property line abutting a residentially zoned district.

Not less than 20 percent of the gross site area shall be devoted to open space, including required yards and buffer areas. Open space shall not include areas covered by structures, parking areas, driveways, and internal streets.

Landscaping consisting of the planting of new or retention of existing shrubs, trees, and flowering plants shall be required in the yard facing any public roadway.

All landscaping shall be permanently maintained. Should any plant material used in any landscaping required under this article die, the owner of the property shall have 90 days after notification from the city to obtain and install a suitable replacement plant material. Landscaped areas shall be kept free of trash, litter, weeds, and other material or plants not a part of the landscaping.

The method of irrigation must be indicated on the landscape plan.

Dumpsters and trash receptacles located on non-residentially zoned property and on sites used for nonresidential purposes shall be located on a concrete pad constructed for that purpose. Such dumpsters and trash receptacles shall be screened on three sides by a masonry wall and shall contain a solid self-latching gate. The masonry wall shall be of similar construction to the principle building. Non-decorative concrete block shall not be permitted. A screening device shall be erected along the side and rear property lines adjacent to residential districts. The screening device shall be a minimum height of six feet, unless otherwise approved by city council.

Any fire lane more than 100 feet in length shall either connect at each end to a dedicated street or be provided with a turnaround having a minimum radius of 50 feet when measured from curb to curb. All fire lanes shall be maintained and kept in a state of good repair at all times by the owner, manager or person in charge of the premises, and the city shall never be responsible for the maintenance thereof.

No building of any type construction for occupancy shall be constructed in such a manner that any part of the structure is more than 150 feet from a public street or highway; provided, however, that:

- Such structure may be erected at a greater distance if the owner designates, constructs, and maintains a fire lane or access easement having a minimum width of 20 feet and a minimum height clearance of 14 feet terminating within 150 feet of the farthest point of such structure;
o These provisions may be reduced or modified by the fire chief when the building is equipped with an approved automatic sprinkler system or standpipe system.

IV. **Subdivision Requirements:**
The property is not currently platted and will need to go through preliminary platting and final platting prior to submitting for a building permit per the City of White Settlement Code of Ordinances.

V. **Development Ordinances:**
All development within the City of White Settlement is regulated by the Code of Ordinances, City of White Settlement, Texas.

VI. **Fire Department Requirements**
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. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet and an unobstructed vertical clearance of not less than 14 feet. On-site fire hydrants are required if any portion of the building is more than 400 feet from a fire hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the building; if the building is equipped with an approved automatic fire sprinkler system, the distance shall be 600 feet. Fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story as measured by an approved route around the exterior of the building or facility; the fire code official can increase this distance if the building is equipped with an approved automatic fire sprinkler system. (Section 503.1.1, 2012 International Fire Code)

The City of White Settlement Code of Ordinances include the following detailed guidelines for Multifamily Developments:

- No building of any type construction for occupancy shall be constructed in such a manner that any part of the structure is more than 150 feet from a public street or highway; provided, however, that:
  - Such structure may be erected at a greater distance if the owner designates, constructs, and maintains a fire lane or access easement having a minimum width of 20 feet and a
minimum height clearance of 14 feet terminating within 150 feet of the farthest point of such structure;
  o These provisions may be reduced or modified by the fire
  chief when the building is equipped with an approved
  automatic sprinkler system or standpipe system;
• Any fire lane more than 100 feet in length shall either connect at
  each end to a dedicated street or be provided with a turnaround
  having a minimum radius of 50 feet when measured from curb to
  curb. All fire lanes shall be maintained and kept in a state of good
  repair at all times by the owner, manager or person in charge of
  the premises, and the city shall never be responsible for the
  maintenance thereof.
• The fire chief or his authorized representative is hereby
  authorized to designate adequate fire lanes and/or turnarounds to
  any building when deemed necessary for fire department access
  in the event of fire in such building.
• Fire hydrants shall be placed on block corners or near the center
  of the block to place every structure within 500 feet truck lay from
  a fire hydrant.
• Fire hydrants located on the opposite side of a street, designated
  as four-lane or larger on the current city thoroughfare plan, shall
  not be considered acceptable for meeting hydrant coverage
  requirements.
• Fire hydrants shall be positioned to allow truck lays to follow
  normal traffic access to the site.

VII. Site Ingress and Egress Requirements
The City of White Settlement requires two (2) points of access for
multifamily projects.

VIII. Building Codes and Local Design Requirements:
The project will be subject to the following building codes and design
requirements:
• 2012 International Building Code
• 2012 International Residential Code
• 2012 International Fire Code
• 2012 International Plumbing Code
• 2012 International Fuel Gas Code
• 2012 International Mechanical Code
• 2012 International Energy Conservation Code
• 2014 National Electric Code
• City of White Settlement Code of Ordinances
IX. Atypical items that will materially impact costs

A Planned Development package has been submitted to change the zoning. A portion of the site has been designated FEMA floodplain. Retaining walls may be required to prevent encroachment into the FEMA floodplain.

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. First, the road right-of-way must be vacated before the property can be platted. Then a zoning change must be submitted to the city for public hearing, recommendation and report. 10 days written notice in advance of the hearing shall be sent by ordinary mail, postage prepaid, to each taxpayer, as shown by the last approved city tax roll, who owns real property lying within 200 feet of the property on which the change is requested, in the manner required by law. This can be expected to take approximately 2-3 months. The property will also be required to be platted. This process can take 6-9 months to complete with preliminary platting and final platting. The site plan will also need to be approved prior to filing for a building permit, this process can take 2-3 months to complete.

II. Building Permitting Process and Timing:

After the site 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>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Impact Fee (6&quot;)</td>
<td>$140,660</td>
</tr>
<tr>
<td>Irrigation Meter Fee (2&quot;)</td>
<td>$161.72</td>
</tr>
<tr>
<td>Domestic Meter Fee (6&quot;)</td>
<td>$1,834.81</td>
</tr>
<tr>
<td>Wastewater Impact Fee (6&quot;)</td>
<td>$83,500</td>
</tr>
<tr>
<td>Water Tap Fee (2&quot;)</td>
<td>$2,260</td>
</tr>
<tr>
<td>Sanitary Sewer Tap Fee (6&quot;)</td>
<td>$1,200</td>
</tr>
<tr>
<td>Permit Fee</td>
<td>$0.18 per square foot of building area.</td>
</tr>
<tr>
<td>Service</td>
<td>Fee</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>Plan Review Fee</td>
<td>50% of Permit Fee</td>
</tr>
<tr>
<td>Certificate of Occupancy</td>
<td>$75</td>
</tr>
<tr>
<td>Pool/spas/hot tubs</td>
<td>$50</td>
</tr>
<tr>
<td>State Energy Code Inspection</td>
<td>$75</td>
</tr>
<tr>
<td>Vacation of Right-of-Way</td>
<td>$100</td>
</tr>
<tr>
<td>Preliminary Plat</td>
<td>$200 plus $9 per acre over 5</td>
</tr>
<tr>
<td>Final Plat</td>
<td>$275 plus $20 per acre over 5</td>
</tr>
<tr>
<td>Rezoning Application Fee</td>
<td>$775</td>
</tr>
<tr>
<td>Rezoning Fee</td>
<td>Commercial: $500 per acre</td>
</tr>
</tbody>
</table>

The total estimated cost of development and building fees is approximately $260,000 based on a 75,000 square foot building area and 8-acre lot.
Appendix A

Jurisdictional Regulations
• Tarrant County Tax Rates
  o http://www.tad.org/data/rates
• City of White Settlement Code of Ordinances
  o https://library.municode.com/tx/white_settlement/codes/code_of_ordinances
Appendix B
Survey
Being a 0.018 acre tract of land out of the J.J. REESE SURVEY, ABSTRACT NO. 1308, Tarrant County, Texas, being all of that certain right of way deed conveyed to the City of White Settlement in Volume 4634, Page 198, Real Property Records, Tarrant County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a point in the east line of Tract 2 of the survey of even date and at a corner of Tract 3 of said survey of even date, for the southwest and beginning corner of this tract. WHENCE the northeast corner of Lot 1, Block 7, Convair Oaks Estates Addition, Second Filing, according to the plat as recorded in Volume 388-12, Page 113, Plat Records, Tarrant County, Texas bears N 22°05'52" W 470.48 feet.

THENCE along said Tract 3 as follows:
S 78°00'36" E 40.08 feet to a point, for the southeast corner of this tract.
N 11°59'24" E 20.00 feet to a point, for the northeast corner of this tract.
N 78°00'36" W 40.19 feet to a point, for the northwest corner of this tract.
S 11°41'11" W 20.00 feet to the POINT OF BEGINNING.

Survey Description Certified Correct:

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying, Inc. · Weatherford Branch
104 S. Walnut St · Weatherford, TX 76086
weatherford@txsurveying.com · 817-594-0400
ANO2907-R3 · November 6, 2019
Appendix C
Preliminary Engineered Site Plan