Feasibility Report for
Gala at Premier

West of Premier Drive, approximately 1000 feet North of Enterprise Drive
Plano, Texas

Prepared for:
Gala at Premier, LP
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SECTION A. – Executive Summary

The Parent Tract is located in the City of Plano, Collin County, Texas and fronts on the west side of Premier Drive. The site is generally located between the southwest corner of the intersection of Premier Drive and Lexington Drive and the northwest corner of the intersection of Premier Drive and Enterprise Drive. The Parent Tract is approximately 1,000 feet north of the intersection of Premier Drive and Enterprise Drive, measured along Premier Drive, with the rear of the tract abutting residential housing along the east side of Greencastle Lane.

The City does not recognize a street address associated with the property. The tract has approximately 800 linear feet of frontage along Premier Drive and a north-south depth of roughly 750 feet.

The information in this report has been compiled from websites for the City of Plano, Texas and Collin County, Texas as well as personnel at the Plano Planning and Zoning 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 Collin County Appraisal District GIS website, the property identification number is: 1824547.

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 Plano</td>
<td>$0.4482/$100</td>
</tr>
<tr>
<td>Collin County</td>
<td>$0.174951/$100</td>
</tr>
<tr>
<td>Plano ISD</td>
<td>$1.337350/$100</td>
</tr>
<tr>
<td>Collin College</td>
<td>$0.081222/$100</td>
</tr>
</tbody>
</table>

III. Zoning Requirements:
According to the City of Plano GIS Map, the property is currently zoned Corridor Commercial (CC) in the City of Plano. This zoning designation, as defined by the Code of Ordinances, Article 10 Sec. 10.600, lists
independent living facility as a permitted use but requires a Specific Use Permit (SUP), subject to Section 15.900 Outdoor Recreation Facilities.

The Zoning Ordinance provides standards to independent living facility developments within the CC District in the city limits, as detailed below:

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>None</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>None</td>
</tr>
<tr>
<td>Minimum Lot Depth</td>
<td>None</td>
</tr>
<tr>
<td>Minimum Dwelling Unit Size</td>
<td>Efficiency: 500 sf (no more than 35 percent of the total apartments shall be efficiencies); 1-BR: 700 sf (no more than 40 percent of the total apartments shall be 1-BR); 2-BR: 900 sf; 3-BR: 1,000 sf; Loft: 1,000 sf.</td>
</tr>
<tr>
<td>Minimum Front Yard</td>
<td>50 feet, except as specified in Sec. 13.500.2</td>
</tr>
<tr>
<td>Minimum Side Yard</td>
<td>Interior Lot: None, except as specified in Sec. 13.500.3 Corner Lot: 50 feet</td>
</tr>
<tr>
<td>Minimum Rear Yard</td>
<td>None, or 10 feet where no alley abuts the property line, except as specified in Sec. 13.500.4</td>
</tr>
<tr>
<td>Maximum height</td>
<td>20 stories, not to exceed 325 feet</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>50%, 70% if structured parking is included</td>
</tr>
<tr>
<td>Maximum Floor Area Ratio</td>
<td>1:1</td>
</tr>
<tr>
<td>Parking Schedule</td>
<td>One space per dwelling unit</td>
</tr>
<tr>
<td>Parking Stall Size</td>
<td>9'x18'</td>
</tr>
<tr>
<td>Landscape Setback</td>
<td>10 feet, exclusive of street rights-of-way</td>
</tr>
</tbody>
</table>

Developments within the CC District must adhere to the following ordinances:

- The minimum interior side yard and rear yard requirements in a nonresidential planned development district shall be established on the site plan.
- In all districts, except BG, UMU, RE, RC, and RT, where buildings or structures are erected or altered to exceed 2 stories in height, such buildings or structures shall not be located closer to any residential district boundary line than a distance equal to the sum of the required yard specified for the zoning district in which such building or structure is located, plus 25 feet, plus twice the height of the portion of the building above 25 feet. (ZC2019-003; Ord. No. 2019-5-8).
In all districts except BG, CB-1, and UMU the distance as measured from the front lot line to the face of the building shall in no case be less than one-half the height of the building.

Within the landscape edge, 3 caliper inches of shade trees or 6 caliper inches of ornamental trees must be planted per 500 square feet of landscape edge with a minimum tree size of 2-inch caliper. The number of required trees must be calculated solely on the area of the required landscape edge.

Vehicle bumpers shall not overhang into the landscape edge. If the parking stalls adjacent to the landscape edge are 18 feet deep, an additional 2 feet of landscape area shall be required. The additional 2 feet of landscape area shall not be included in calculating the required landscape edge requirements.

Interior landscaping shall generally include all areas within the paved boundaries of the parking lot as well as planting islands, curbed areas, corner lots, parking spaces, and all interior driveways and aisles except those with no parking spaces located on either side. Up to 50% of the required interior parking lot landscaping for nonresidential, multifamily, and retirement housing developments and redevelopments may be placed outside of the paved boundaries of the parking lot to provide stormwater quality areas and/or grassy swales/buffer strips, detention ponds, bioretention areas, or other structural permanent BMPs. to meet the interior landscaping requirement. The relocation of required landscape areas shall not reduce the required amount of landscape area, or the required number of trees or other improvements associated with the required landscape areas. Required landscape areas, either within or outside of parking lot boundaries, shall not be part of required usable open space for multifamily and retirement housing developments. All parking lot trees planted outside the perimeter of the parking lot must be located no closer than 5 feet and no greater than 15 feet from the back of the parking lot curb.

There shall be 8 square feet of permeable interior landscaping for each parking space or fraction thereof. This permeable space shall be grass, shrubs, groundcovers, trees, or a combination of these materials. Gravel, bark mulch, or other similar materials are not acceptable.

There shall be one shade tree (3-inch caliper minimum) or an approved ornamental tree for every 12 parking spaces or fraction thereof. Ornamental trees may be substituted for shade trees at a ratio of two to one with approval of the Director of Planning or designee. Ornamental trees shall be 8 feet to 10 feet in height, if single trunked, or a total of 3-inch caliper and 8 feet to 10 feet in height, if multi-trunked.

In all nonresidential zoning districts, except BG, UMU, and CB-1, the front building setback may be reduced to 30 feet for one-story buildings along Type D or smaller thoroughfares if parking and driveways are prohibited between the building face and the street with the reduced setback.
• Properties utilizing the reduced front building setback allowed in Sec. 13.500.2Q (previous bullet) must provide one 3-inch caliper tree per 750 square feet of landscape area between the property line and the building face.

• To prevent nuisance situations, all parking area lighting shall be designed and operated so as not to reflect or shine on adjacent properties. For safety and firefighting purposes, free access through to adjacent parking areas shall be provided where practical.

• Each standard, off-street surface parking space shall measure not less than 9 feet by 20 feet, exclusive of access drives and aisles, and shall be of usable shape and condition. Where it is possible for a vehicle to overhang the front of a parking space above a paved, stoned, mulched, or grassed area other than a sidewalk, street right-of-way, or adjacent property, the length of the standard space may be reduced to 18 feet.

IV. Subdivision Requirements:
The property is currently platted. It will need to be replatted in accordance with the City of Plan Subdivision Ordinance.

V. Development Ordinances:
All development within the City of Plano is regulated by the City of Plano Code of Ordinances, Zoning Ordinance, and Subdivision Ordinance.

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, 2018 International Fire Code)
The City of Plano Fire-Rescue Site Development Guidelines include the following detailed guidelines for Multifamily Developments:

1) FIRE LANE COVERAGE
   a. 150’ coverage along all exterior walls must be provided from a Fire Lane or street, measured from the curb or edge of the Fire Department Access. Dead ends are not allowed.
   b. 10’ wide flat path around external walls of the building shall be provided for the 150’ coverage requirement. 5’ path between cars or through gates is allowed.
   c. 24’ Minimum width Fire Lane is required.
   d. 20’ Minimum Radii along Fire Lane is required.
   e. 14’ minimum clear height over fire lanes is required.
   f. All fire lanes within 60 feet of the building shall be concrete.
      All others to be concrete or asphalt per local amendments.
   g. 600’ maximum Cul-de-sac length (center to center) is allowed.
   h. 1200’ maximum block length (center to center) for two points of access.
   i. 140’ separation between the two points of access shall be provided.

2) FIRE HYDRANTS
   a. 400’ spacing along fire lanes for fire sprinkled buildings.
   b. 300’ spacing along fire lanes for non1fire sprinkled buildings.
   c. 2 fire hydrants minimum serving each property.
   d. Hydrant to be located 4 to 7 feet behind curb.
   e. Hydrant shall not be located in the fire lane radii.
   f. Avoid collapse zone locations (50’ or height +10’)
   g. Minimum 3’ clearance around hydrant but typically 5’ needed to stay out of easement.
   h. 8” looped main needed for more than 2 hydrants.
   i. 8” single feed allowed for up to 2 fire hydrants.
   j. 6” single feed allowed for 1 hydrant if line length is 50’ or less.

3) FIRE SPRINKLERS REQUIRED IN THE FOLLOWING CIRCUMSTANCES:
   a. As required by the 2012 International Fire Code and local amendments.
   b. Throughout all buildings 6,000 sq. ft. or greater.
   c. Throughout all existing buildings with new additions when the total new and existing area is 6,000 sq. ft. or greater.
   d. Buildings where highest floor level is 35’ or more above Fire Department Access.

4) FIRE SPRINKLER SUPPLY PIPING
   a. To be sized and installed by state licensed sprinkler contractor.
b. Maximum one underground sprinkler supply per building. Single family attached may have one underground per unit if NFPA 13D systems are being installed in each unit.

c. Must come from looped city water main with valve separation from adjacent fire hydrants.

5) GATES AND FENCES

a. Gates across fire lanes must provide full fire lane width and have Fire Department approved Knox access

b. Gates through fences must be located to maintain 150' fire lane coverage on the building and be a minimum of 5' wide

c. Automatic gates at Multi Family Residential shall have Opticom entry system, be Fail Safe, and have a Knox electronic key switch.

d. Automatic gates at commercial buildings shall be fail safe and have Knox key switch access.

e. Manual Gates may have Knox Padlock.

VII. Site Ingress and Egress Requirements

The City of Plano requires two (2) points of access for independent living facility projects.

VIII. Building Codes and Local Design Requirements:

The project will be subject to the following building codes and design requirements:

- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Fire Code
- 2018 International Plumbing Code
- 2018 International Fuel Gas Code
- 2018 International Mechanical Code
- 2018 International Energy Conservation Code
- 2018 International Existing Building Code
- 2018 International Swimming Pool & Spa Code
- 2017 National Electric Code
- City of Plano Code of Ordinances
- City of Plano Zoning Ordinance
- City of Plano Subdivision Ordinance

IX. Atypical items that will materially impact costs

Use as an independent living facility development will require a Specific Use Permit and is subject to the general conditions, regulations contained in the CC District section, other sections as may be applicable, and
regulations or conditions as may be imposed by the planned development application and the accompanying site plan and ordinance adopting such site plan. The property has a high voltage overhead electric line along the western edge of the property that runs north and south. The buildings and recreational areas are setback at least 100 feet from the overhead high voltage electric lines and supports.

SECTION C. – Overview of Process, Timing, and Costs

I. Overview of Entitlement and Site Development Permitting Process and Associated Timing:

II. Prior to submitting for a building permit, the developer will be required to submit a concept plan, site plan, and preliminary plat to the City of Plano Planning Department. This process can take 60-90 days to complete. The site will need to be replatted before a preliminary plat can be submitted, which can take up to two (2) months to complete.

III. Building Permitting Process and Timing:

After the Planning Department reviews the concept plan, site plan, and replat, the full set of civil plans and plats will be submitted to the Planning Department. After review by the Planning Department, the plans will be forwarded to the Engineering Department for review and approval. At this time, and ENG Permit will be created and available to track through the City’s permit tracking system, Trakit. The City Engineers will review and make comments on the plan set, and return them within 5-10 days to the developer’s engineers for revision. The developer’s engineers then submit revised plans to the City Engineers. They will review the revised plans and approve them within 5-10 days. The City Engineers then place the project on Checklist and applicants coordinate with the Engineering Department to submit Checklist Items. At this time, the contractors submit permit applications. When all Checklist Items have been submitted, the City processes the plans for stamp and release, and notifies contractor that the plans and permits are ready, at which time construction may begin. The complete review process is expected to take 2-3 months.

IV. Cost Itemization of all Anticipated Fees:

<table>
<thead>
<tr>
<th>Anticipated Development and Building Fees</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lawn Irrigation Systems</td>
<td>$260</td>
</tr>
<tr>
<td>Certificate of Occupancy</td>
<td>$75</td>
</tr>
<tr>
<td>Dumpster Enclosure</td>
<td>$100</td>
</tr>
<tr>
<td>Fence/Retaining Wall</td>
<td>$120</td>
</tr>
<tr>
<td>Service</td>
<td>Description</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Commercial Permit (based on</td>
<td>$100,001-$500,000: $790 for the first $100,000 plus $3.43 per each additional $1,000 or fraction thereof, up to and including $500,000. $500,001+: $5.25 per $1,000 valuation.</td>
</tr>
<tr>
<td>valuation of all construction work)</td>
<td></td>
</tr>
<tr>
<td>Plan Review Deposit</td>
<td>65% of Commercial Permit Fee</td>
</tr>
<tr>
<td>Swimming Pool</td>
<td>In-ground: $300</td>
</tr>
<tr>
<td></td>
<td>Above-ground: $55</td>
</tr>
<tr>
<td>Building Commercial Inspections</td>
<td>0-3000 sf: $70</td>
</tr>
<tr>
<td></td>
<td>3001-10,000 sf: $90</td>
</tr>
<tr>
<td>Trailer Permit</td>
<td>$100</td>
</tr>
<tr>
<td>Preliminary Plat</td>
<td>$280 per acre</td>
</tr>
<tr>
<td>Replat</td>
<td>$250 plus $5 per lot</td>
</tr>
<tr>
<td>Site Plan</td>
<td>$100 per acre, minimum $250</td>
</tr>
<tr>
<td>Concept Plan</td>
<td>$350</td>
</tr>
<tr>
<td>Zoning Verification Letter</td>
<td>$50</td>
</tr>
<tr>
<td>Specific Use Permit</td>
<td>$250</td>
</tr>
</tbody>
</table>

The total estimated cost of development and building fees is approximately $140,000, assuming an 80,300 square foot building and construction work valuation of $11,200,00.
Appendix A
Jurisdictional Regulations
• Collin County Tax Rates
  o https://www.collincountytx.gov/tax_assessor/Pages/tax_rates.aspx
• City of Plano Code of Ordinances
  o https://library.municode.com/tx/plano/codes/code_of_ordinances?nodeId=COORPLTE
• City of Plano Zoning Ordinance
  o https://www.plano.gov/DocumentCenter/View/12755/Table-of-Contents-Articles-and-Index
• City of Plano Subdivision Ordinance
• City of Plano Fire-Rescue Site Development Guidelines
• City of Plano ICC Code Amendments:
  o 2018 International Building Code
  o 2018 International Plumbing Code
  o 2018 International Mechanical Code
  o 2017 National Electric Code
  o 2018 International Energy Conservation Code
  o 2018 International Fuel Gas Code
  o 2018 International Fire Code
  o 2018 International Residential Code
  o 2018 International Existing Building Code
  o 2018 International Swimming Pool & Spa Code
Appendix B
Survey
Appendix C
Preliminary Engineered Site Plan