Site Design and Development Feasibility Report
Trinity Housing Development
Senior Apartments
Henderson Trails, TX
February 21, 2020

1. Executive Summary

The below information was obtained through (1) reference documents and ordinances found within the City of Henderson, Texas website (2) Conversations with Billy Hughes of the City of Henderson (3) Conversations with the Rusk County Appraisal District (4) Conversations with Claudette Welch, the administrative assistant of the City of Henderson Fire Department and Rusty Chote the Fire Chief of the City of Henderson Fire Department (5) Mark Fletcher, the Maintenance Supervisor of the Henderson TxDOT branch

Due diligence performed for the project includes Limited boundary survey of the project site, Phase I Environmental Site Assessment and Title Research

The proposed senior apartment development in Henderson, Texas consists of one lot that contains 10.0 acres which is within the city limits. The lot is currently zoned C-2 – General Commercial which does not allow for independent senior living facilities. The property will need to be rezoned to M-3, High Density Multi-Family Residential District which does specifically allow for senior living facilities. The proposed senior housing development consists of a single three story, 60 dwelling unit independent senior living complex. The project site is currently an unused open grass field with light tree coverage on the property boundary. Per the FEMA flood map, the eastern property line does encroach the regulatory floodway. The development will take place in the northwestern portion of the site to avoid the floodway. The proposed development and parking lot will be located in zone X which is outside of the 100 year floodplain in an area of minimal flood hazard. The floodway elevations have been established and the finished floor elevations of the senior living apartments will be placed 3’ above the established elevation. The US Topo Quad map does not show and any stream or waterbodies on the site. However, the Shawnee Creek runs close to and parallel to the sites eastern property line.
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.

2. Site Summary Items

2.1 Zoning Requirements

2.1.1 Current Zoning

Per the City of Henderson zoning map and a conversation with Billy Hughes of the City of Henderson planning department on the 2nd of February 2020, the site is within the City limits of Brenham and is zoned C-2 – General Commercial. The site will have to be rezoned to M-3 – High Density Multi-Family Residential District. The owner of the property must request the re-zoning application.

o http://www.hendersontx.us/DocumentCenter/View/2055/Henderson-Zoning-Map_8x11_2013mc2?bidId=

2.1.2 Rezoning Process

A City of Henderson Planning and Zoning Change Application has been submitted along with a $150 check. After planning has reviewed the rezoning package and approved it, we will be notified and the Planning and Zoning Commission will then recommend the rezoning to the City Council. Per conversations between Billy Hughes and Michael Fogel, if the rezoning application is submitted at the same time as the minor plat application both items can be submitted to the council on the same night for approval. The council meets the 2nd Tuesday of each month and the deadline of application to get on the agenda for that meeting is the 15th of the previous month. The rezoning process can take between 45 and 60 days.

Regulations within the M-3 District - Medium Density Multi-Family Residential District:

- Dwelling Units/Acre (maximum) – 22
- Minimum Lot Area per dwelling unit – 550 square feet
- Minimum Lot Area – 1 acre
- Minimum Lot Width – 150’
- Minimum Front Yard – 35’
- Minimum Rear Yard – 25’
- Minimum Side Yard – 10’
• Maximum Height of Structure – 40’
• Maximum Lot Coverage – 45%

2.2 Subdivision Requirements

2.2.1 Per conversations with Billy Hughes of the City of Henderson and the City of Henderson Subdivision Ordinances, a subdivision plat will be required. The platting process does not include a preliminary plat as by definition this is a minor plat amendment. Therefore, only a final plat is required. The plat is sent to be reviewed by the design review board. Upon approval by the design review board it is then put before the council. The council meets the 2nd Tuesday of every month. Billy Hughes stated as long as the plans are submitted to him before 15th of the previous month the plans will be reviewed at the next council meeting. The whole process typically takes 4-8 weeks.

2.3 Property Identification Number and Millage rates

2.3.1 Property Identification Number

Per Rusk County GIS
http://pandai.maps.arcgis.com/apps/webappviewer/index.html?id=2b463a9c745748c88f425c8ca6f3e964
• Parcel: 36551

2.3.2 Millage Rates for all Taxing Jurisdictions

Per the Rusk County Appraisal District website and conversations with Willy Dilworth the applicable 2019 tax rates per $100 of value are listed below.

• Henderson ISD: 1.200
• City of Henderson: 0.5517
• Rusk County General: 0.497881
• Groundwater District: 0.0050

2.4 Development Ordinances

2.4.1 Parking

Per Henderson Zoning Ordinance – Article 5.51 – Parking Standards:
• Required parking:
  o 1.5 spaces per dwelling unit
1 parking space per every 2 dwelling units shall be required for visitors
- Total parking required – 120 spaces
- Parking space shall be a minimum of 18’ in length and 9’ in width.

2.4.2 Landscaping

Per Henderson Zoning Ordinance – Landscaping Standards, Article 5.39, Parking lot Planting Standards and article 5.40, Buffer yard Planting Standards

- Open Space Requirements
  - Multiple-family Residential Use: Fifteen percent (15%) of all land being developed shall be open space, and twenty-five percent (25%) of that minimum open space area shall be usable space for recreation, accessible to residents, and conveniently located. Privately owned yards shall not count as open space.

- Applicability: Any use that utilizes a surface parking lot with twenty (20) or more parking spaces shall be required to meet the following parking lot planting requirements.
  - Quantity: The quantities listed below are in addition to landscape materials that may be required by lot planting, and buffer yard planting.
    - Parking Lot Perimeter Plantings: Parking lots with twenty (20) or more spaces shall have one (1) deciduous tree per fifty (50) feet of parking lot perimeter and one (1) shrub per twenty-five (25) feet of parking lot perimeter. Each tree shall have a caliper measurement of at least one and one-half (1 ½) inches and each shrub shall be at least a one and one-half (1 ½) gallon container.
    - Parking Lot Perimeter Planting Exemption: Portions of a parking lot’s perimeter that are immediately adjacent to a primary structure on the same lot shall be exempt from the calculation for determining quantity.
    - Parking Lot Interior Plantings: Parking lots with fifty (50) or more parking spaces shall have two (2) landscape islands, and one (1) additional island for every additional forty (40) parking
spaces. Each landscape island shall be at least 180 square feet in area. Each landscape island shall contain at least one (1) tree with a caliper measurement of at least one and one-half (1 ½) inches at the time of planting. Parking lot landscape islands shall be maintained with durable plant materials, decorative stone, and/or mulch. Gravel shall not be permitted. If a parking lot only has one (1) aisle then any required landscape islands shall be installed as landscape bump outs.

- Placement:

  - Parking Lot Perimeter Plantings: Parking lot perimeter plantings shall be installed within ten (10) feet of the parking lot edge. Clustering and inconsistent spacing of perimeter plantings is encouraged to imitate natural vegetation. Equal spacing of perimeter planting is discouraged. All plantable sides of a parking lot shall have parking lot perimeter plantings installed in proportion to the lineal feet of parking lot perimeter per side.

  - Parking Lot Interior Plantings: Landscape islands (or bump outs if a single aisle design) shall be distributed logically throughout the parking lot.

2.4.3 Water Supply

The City of Henderson will provide the water services. Per the utility map provided by Mr. Billy Hughes with the City of Henderson. There is a 8” water main to the west of the property running along U.S. Highway 79. The line runs on the southeast side of U.S. Highway 79 so will be tapped with a 8” tap and extended to the property for fire protection and domestic services. Per conversations with Charlie Graham of Public Utilities at the City of Henderson there are not anticipated issues with obtaining water service to the development.

2.4.4 Sewer

The sewer services will be provided by the City of Henderson. There is an existing 8” line running along U.S. Highway 79 west of the property and an 8” line running from east to west on the north side of the development. Due to the topography of the land the main sewer line to the west of the development running along U.S. Highway 79 is not a viable option. It is
anticipated that an 8” line will be tied into the existing line north of the development to provide sewage service to the development. There are no anticipated issues with obtaining sewer service to the site.

2.5 Fire Department Requirements

Per conversations with Claudette Smith of the City of Henderson Fire Department. The City of Henderson fire department requirements follow the 2012 international fire code for all developments within Henderson city limits. Upon viewing the site plan Rusty Chote the Fire Chief of the City of Henderson saw no issues with the potential development.

2.6 Site Ingress and Egress Requirements

Site access will include a single full access driveway connection to U.S. Route 79. U.S. Route 79 is a 4 lane road with a shared center left turn lane and paved shoulders that is a Texas Department of Transportation (TxDOT) route. A driveway permit from TxDOT will be required; however, no road improvements are anticipated. Per conversations with Mark Fletcher of TxDOT the permit will have no fee but may require site plans and a drainage study to be carried out before a permit can be obtained.

2.7 Building Codes and Local Design Requirements

Per section the City of Henderson Building Services webpage:

- 2012 International Building Code
- 2012 Residential Code
- 2012 Existing Building Code
- 2012 Mechanical Code
- 2012 Plumbing Code
- 2012 Fire Code
- 2012 Energy Conservation Code
- 2012 Fuel Code
- 2011 Electrical Code

2.8 Atypical Cost Items

No atypical items are anticipated that will materially impact costs or take extended time to complete for this project.
3. **Overview of Process, Timing and Fees**

3.1 Overview of Entitlement and Site Development Permitting and Associated Timing

3.1.1 Rezoning - The rezoning process is expected to take approximately 60 days concurrently with other applications. See section 2.1.2 for the process

3.1.2 Plat Process – The plat process is expected to take approximately 60 days concurrently with the rezoning application. See section 2.2.1 for the process

3.1.3 Plan Review – Construction drawings must be sent for review along with the plat application. This can run concurrently with other approvals. The plans and plat shall be submitted to the City Engineer and Public Services Director for final approval. After approval of the final plat by the City Council the City Engineer will release the plans. Therefore, this process will take between 45 and 60 days.

3.2 Building Permitting and Process and Timing

Per conversations with Billy Hughes of the City of Henderson Planning and Zoning a development plan is to be submitted for approval. Following that a commercial building permit application must be submitted along with a hard copy and electronic copy of plans for a plan review by a third party. As the review process is carried out by a third party and the City has no control over the length of the review. The cost of the permit is listed below in section 3.3. The 3rd party review fee is to be estimated. Once the review is completed and any issues are resolved, the building official and fire official will carry out a final plan review. After the review is completed the building permit is issued.

3.3 Cost Itemization of All Anticipated Fees

Per the master fee schedule provided by Mr. Billy Hughes, the City of Henderson Subdivision Ordinance and the Texas Commission on Environmental Quality document, Stormwater Discharges Associated with Construction Activities.
http://hendersontx.us/DocumentCenter/View/615/Subdivision-Ord-5-5-10

3.3.1 Minor Plat - $50.00 plus review cost from City Engineer

3.3.2 Planning and Zoning Application Zone Change - $150.00

3.3.3 Planning and Zoning Meeting - $150.00
3.3.4 Plan Review Fee (1/2 Building Permit) – $9,040.23

3.3.5 Site plan Application (1/3 of building permit) – $6,026.88

3.3.6 Construction Storm water Permit – $225.00

3.3.7 Building Permit ($0.32 per sf.) - $18,080.64 (56,502 sf.)

3.3.8 3rd Party Review - $10,000 (Estimated)

3.3.9 TxDOT Driveway Permit – No charge

Joseph Parsley, PE
Vice President
TYPICAL 90° PARKING STALL DIMENSIONS

3-STORY BLDG
FFE=393±
56,502 SF (TOTAL)
60-PLEX

HENDERSON TRAILS SENIOR APARTMENTS
3-STORY BLDG
60-FLEX
56,302 SF (TOTAL)
FKE=993±

PROPERTY LINE
RETAINING WALL
FEMA FLOOD WAY
STORMWATER DETENTION AREA

HIGHWAY 79
HENDERSON TRAILS SENIOR APARTMENTS
3556 S. CULPEPPER CIRCLE, SUITE 4
PH. (417) 882-1701
SPRINGFIELD, MO 65908

ENGINEERS, INC.
CONSULTING

Bartlett, TN 38133
Phone (901) 384-0404
7068 Ledgestone Commons
Fax (901) 384-0710

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORIZATION OF JOSEPH PARSLEY, PE REGISTRATION NO. 104151, ON 2/21/2020. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES.

NOTES:
- CURB AND GUTTER
- PROPERTY CORNER

CONCEPTUAL SITE PLAN
1" = 30'

1. THIS PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.
2. PARKING SHOWN MEETS THE LOCAL REQUIREMENTS OF THE CITY OF HENDERSON.

LAND AREA:
10.0 AC (TOTAL)
EXISTING USE:
UNDEVELOPED
CURRENT ZONING:
C-2 - GENERAL COMMERCIAL
PROPOSED USE:
INDEPENDENT SENIOR LIVING
PROPOSED ZONING:
M-3 - HIGH DENSITY MULTI-FAMILY RESIDENTIAL