Site Design and Development Feasibility Report
Trinity Housing Development
Walnut Trails
San Angelo, TX
February 21, 2020

1. Executive Summary

The below information was obtained through (1) reference documents and Code of Ordinances found within the City of San Angelo, Texas website; (2) San Angelo, Texas GIS; (3) conversations and emails with Sherry L. Bailey with City of San Angelo, Texas Planning Department; (4) conversations and emails with Ross Coleman, City of San Angelo Fire Prevention Administrator; (5) conversations and emails with Aaron Vannoy Assistant Director of Planning and Development Services with the City of San Angelo; and (6) Mitchell Gatlin with the City of San Angelo Engineering Department.

Due diligence performed for the project includes a limited boundary survey of the project site and a Phase I Environmental Site Assessment.

The proposed family apartment development in San Angelo, Texas consists of two lots, Tract 1 and Tract, within the city limits, which contain 4.00 acres and 4.082 acres respectively for a total of 8.082 acres. The tracts are currently zoned GC – General Commercial and approval of a conditional use will be required to allow for multi-family housing. The proposed multi-family housing development consists of (2) three story buildings, with 24 dwelling units in each building for a total of 48 dwelling units. The development will also have a community building. The site consists of cleared vacant land with grass and low tree and scrub brush cover. Per the FEMA flood map, Tract 1 is located in Zone X (shaded), areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from the 1% annual chance flood. Tract 2 is within the FEMA regulatory floodway and has the Red Arroyo creek flowing through it.

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 San Angelo GIS webpage and information provided by the City, the site is within the City limits of San Angelo and is zoned CG – General Commercial. Multi-family living facilities, as proposed for this development, are categorized as Household Living in the San Angelo zoning ordinance. Household living is not permitted by right in CG zoning. Rezoning is not required, but approval of a conditional use will be required to allow the proposed multi-family living facilities. The City’s Comprehensive plan shows this lot to be commercial.

2.1.2 Conditional Use Process

A City of San Angelo Application for Approval of Conditional Use has been completed and submitted to the city along with a $385 check and a Site Plan of the proposed development of the site. After planning has reviewed the conditional use package, a hearing in front of the Planning Commission will be scheduled. The process will take approximately 30 days to complete.

2.1.3 Select Zoning Information

Regulations within the CG District – General Commercial
- Dwelling Units/Acre (maximum) – Not specified for CG district
- Minimum Lot Area – 6,000 SF
- Minimum Lot Width – 50 ft
- Minimum Lot Depth – 80 ft
- Minimum Front Yard – 25 ft
- Minimum Rear Yard – None required unless abutting residential district or use, where minimum of 10 feet required
- Minimum Side Yard – None required unless abutting residential district or use, where minimum of 10 feet required
- Required Buffer Yards – None required
- Maximum Height – Not specified for CG district. City staff has indicated that maximum height allowed for residential use typically is 35 ft or 2.5 stories. Staff has indicated that the height of proposed structures can be considered as a part of the conditional use approval.
- Maximum Lot Coverage – Not specified in ordinance
- Maximum Floor Area Ratio – 2.00
2.2 Subdivision Requirements

2.2.1 Tract 2 has been previously platted, and tract 1 is a part of an existing larger platted tract. A Replat will be required by the City of San Angelo in order to create Tract 1. The replat will be required to be submitted for approval by the Planning Commission. A completed application, plat checklist, $275 application fee, and seven paper copies of the proposed plat must be submitted to the City. Once deemed complete, the application is reviewed internally, and comments are prepared. Planning estimates that plat approval will take approximately 30 days after submittal of the replat is made.

2.3 Property Identification Number and Millage rates

2.3.1 Property Identification Number

Per San Angelo GIS
http://iswdataclient.azurewebsites.net/webProperty.aspx?dbkey=tomgreencad&type=geoid&sdata=02-11250-0002-002-03&time=202001241419007&id=R000036580
- Tract 1: R000036580
- Tract 2: R000036579

2.3.2 Millage Rates for all Taxing Jurisdictions

Per Tom Green County Appraisal District website, the applicable 2019 tax rates per $100 of value are as listed below. Staff at the Tom Green County Appraisal District has indicated that tax rates for 2020 are not expected to be finalized until the summer of 2020.

- Tom Green County: 0.551170
- City of San Angelo: 0.776000
- San Angelo ISD: 1.130000

2.4 Development Ordinances

2.4.1 Parking

Per City of San Angelo Code of Ordinances section 511 – Off-Street Parking Standards:
- Required parking
  Multifamily Dwellings:
    - 1 bedroom unit: 1.5 spaces per unit.
    - 2 bedroom unit or larger: 1.75 spaces per unit.
    - Total parking required for dwelling units: 81
Community building:
- Greater of 1 space/400 GFA or 1 space/10 seats
- Total parking required for Community Building: 4

- Total parking required – 85
- Total parking provided - 94
- Parking space shall be a minimum of 18’ in length and 9’ in width.

2.4.2 Landscaping

Per phone consultation with the City of San Angelo staff, San Angelo does not have a landscape ordinance. Staff did indicate that as part of the Site Plan review process, the project will go thru an administrative Urban Design Review, and proposed landscaping is considered and reviewed as a part of the Urban Design Review.

2.4.3 Water Supply

Water service will be provided by the City of San Angelo. Per City of San Angelo Engineering staff, there is an existing 12” PVC water main along Northwest Drive which can provide service for the proposed development. There are no anticipated issues with obtaining water service for this site.

2.4.4 Sewer

Sewer service will be provided by the City of San Angelo. Per City of San Angelo Engineering staff, there is an existing 21” VC sewer main running through Tract 1 which can provide service for the proposed development. There are no anticipated issues with obtaining sewer service for this site.

2.5 Fire Department Requirements

The existing 12” water line along the north side of Northwest Drive will be tapped for fire protection. A new fire hydrant will be required in order to meet Fire Department coverage requirements. Fire hydrants are not allowed to be private; therefore a public water main extension will be required to feed the proposed fire hydrant.

2.6 Site Ingress and Egress Requirements

Site access will include a single full access driveway connection to Northwest Drive. Northwest Drive is a city controlled street, and a City permit will be required to construct an access connection to Northwest Drive. City staff has indicated that
sidewalk construction will be required along Northwest Drive; no further road improvements are anticipated to be required.

2.7 Building Codes and Local Design Requirements

The information listed below was shown on the City of San Angelo, Texas website under Codes and Regulations.

- 2015 International Building Code
- 2009 International Existing Building Code
- 2009 International Energy Conservation Code
- 2015 International Fire Code
- 2015 International Fuel Gas Code, except appendix C.
- 2009 International Mechanical Code
- 2009 International Plumbing Code
- 2009 International Residential Code
- 2008 National Electric Code

2.8 Atypical Cost Items

The site is relatively flat and appears to have been previously mass graded for development. Given that only minimal grading work is needed to achieve grades in the building and parking lot areas, excavation of the stormwater detention pond may result in excess haul off materials from the development area.

3. Overview of Process, Timing and Fees

3.1 Overview of Entitlement and Site Development Permitting and Associated Timing

3.1.1 Conditional Use Approval – Approximately 30 days after submittal. See Section 2.1.2 above for description of the process.
3.1.2 Replat – Approximately 30 days after submittal. See Section 2.2.1 above for description of the process.
3.1.3 Administrative Urban Design Review – Approximately 2 weeks after submittal of plans to the City.

3.2 Building Permitting and Process and Timing

A Site Plan Review will be part of the building permit submittal which is handled by the Development Services Department. After 15 days, comments, if any, will be submitted to the applicant. Building permit processing time is around 21 days.
3.3 Cost Itemization of All Anticipated Fees

3.3.1  Conditional Use - $385
3.3.2  Final Replat - $275
3.3.3  Urban Design Review - $125
3.3.4  Site Plan Review - $250
3.3.5  Water Meters - $5,250
3.3.6  Water Taps - $2,500
3.3.7  Sewer Tap - $1,275
3.3.8  Building Permit – $6,580

Joseph Parsley, PE
Vice President

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