



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, August 16, 2023 at 5:30 PM

AGENDA

CALL TO ORDER

MINUTES

- [1.](#) Consider Approval of Minutes for July 19, 2023

REGULAR AGENDA

- [2.](#) Case No.: PD2023-002

Applicant Ben Sanchez with Parkhill, representing Stephenville ISD is requesting a rezone of a property located at Wolfe Nursery Rd, Parcel R64240, being BLOCK 156; LOT 7 (PT OF) of the Acres 42.930, S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from (CTS) City, Tarleton, School to (PD) Planned Development. The applicant will present a Conceptual Plan.

PUBLIC HEARING

- [3.](#) Case No.: PP2022-001 - UPDATE

Applicant Emanuel Glockzin, representing Retirement Living for Seniors, LTD, pursuant to the requirements set forth by Section 154.08 of the City of Stephenville Zoning Ordinance, is presenting an update and requesting an extension of the development schedule for the Planned Development located at 0 W Lingleville Rd, Parcel R77868, 7.664 Acres of A0520 Menefee Jarrett, of the City of Stephenville, Erath County, Texas.

ADJOURN

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact City Hall at 254-918-1287 within 48 hours prior to the meeting to request such assistance.



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, July 19, 2023 at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, July 19, 2023 at 5:30 PM, in the Council Chambers at City Hall, 298 West Washington Street, for the purpose of a Regular Business Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

COMMISSIONERS PRESENT: Lisa LaTouche, Chairperson
Brian Lesley, Vice Chair
Nick Robinson

Allen Barnes
Justin Allison
Paul Ashby
Tyler Wright, Alternate 1

COMMISSIONERS ABSENT: Mary Beach-McGuire

OTHERS ATTENDING: Steve Killen, Director of Development Services
Tina Cox, Commission Secretary

CALL TO ORDER

Chairperson LaTouche called the meeting to order at 5:30 PM.

MINUTES

- 1. **Consider Approval of Minutes – June 21, 2023**
MOTION by Allen Barnes, second by Brian Lesley to approve the minutes for April 19, 2023. MOTION CARRIED by unanimous vote.

PUBLIC HEARING

- 2. **Case No.: PD2021-001 - UPDATE**
Applicant Taylor Kanute of Harbin Street LLC, pursuant to the requirements set forth by Section 154.08 of the City of Stephenville Zoning Ordinance, is presenting an update and requesting an extension of the development schedule for the Planned Development located at 0 S. Harbin Drive, Parcel R73763, of SOUTH SIDE ADDITION, BLOCK 19; LOT 15 of the City of Stephenville, Erath County, Texas.

Development Services Director, Steve Killen, reminded the Commissioners that on May 19, 2021, and by a vote of 5/1, recommended the City Council approve the rezoning request. Subsequently, on June 1, 2021, the City Council approved Ordinance No. 2021-O-19, rezoning the property from Retail and Commercial Business (B-2) to Planned Development District.

Significant project delays occurred due to the developer having to obtain an easement from the railroad to extend the sewer line along Harbin Street. The easement was secured, and public improvements have started.

When the PD was approved on June 1, 2021, the developer indicated a more defined development timeline including start and completion dates would be provided. City ordinance requires annual updates to the Commission. Because of the delays, an updated project schedule is necessary.

Mr. Kanute was not present.

Chairperson LaTouche opened a public hearing at 5:36 PM.

No one spoke in favor or against the of the rezone update.

The public hearing was closed at 5:37 PM.

MOTION by Brian Lesley, second by Taylor Wright, to recommend to the City Council to consider a six-month modified Development Schedule for the Planned Development located at 0 S. Harbin Drive, Parcel R73763, of SOUTH SIDE ADDITION, BLOCK 19; LOT 15 of the City of Stephenville, Erath County, Texas. MOTION FAILED by a unanimous vote.

MOTION by Allen Barnes, second by Brian Lesley, to recommend approval to the City Council to consider the modified Development Schedule as presented with a requested six-month update to the Planning and Zoning Commission for the Planned Development located at 0 S. Harbin Drive, Parcel R73763, of SOUTH SIDE ADDITION, BLOCK 19; LOT 15 of the City of Stephenville, Erath County, Texas. MOTION CARRIED by a unanimous vote.

ADJOURN

The meeting was adjourned at 5:41 PM.

APPROVED:

ATTEST:

Lisa LaTouche, Chair

Tina Cox, Commission Secretary

STAFF REPORT



SUBJECT:

Case No.: PD2023-002

Applicant Ben Sanchez with Parkhill, representing Stephenville ISD is requesting a rezone of a property located at Wolfe Nursery Rd, Parcel R64240, being BLOCK 156; LOT 7 (PT OF) of the Acres 42.930, S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from (CTS) City, Tarleton, School to (PD) Planned Development. The applicant will present a Conceptual Plan.

DEPARTMENT:

Development Services

STAFF CONTACT:

Steve Killen, Director of Development Services

RECOMMENDATION:

Review and make recommendations to the conceptual plan. The applicant will return for the rezone to a Planned Development District and the approval of the development plan.

BACKGROUND:

PROPERTY PROFILE:



Sec. 154.08. Planned development district (PD).

8.A Description.

- (1) Planned development districts are designed for greater flexibility and discretion in the application of residential and non-residential zoning and for increased compatibility and the more effective mitigation of potentially adverse impacts on adjacent land than in possible under standard district regulations. It is recognized that it is desirable for certain areas of the city to be developed in accordance with development plans prepared and approved as a part of the ordinance authorizing the zoning necessary for the proposed development.
- (2) Improvements in a "PD" District are subject to conformance with a development plan approved by the City Council on Planning and Zoning Commission recommendation and after public hearing thereon. No development plan may increase gross density in excess of that allowed by the base district.

8.B Permitted Uses. In a PD Development District, no land shall be used and no building shall be installed, erected for/or converted to any use other than a hereinafter provided.

NON-RESIDENTIAL PLANNED DEVELOPMENTS. Considered appropriate where the following conditions prevail:

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Non-residential uses are situated such that an appreciable amount of land is available for open space or joint use as parking space and is integrated throughout the planned development;
- (3) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (4) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional non-residential projects; and
- (5) The project provides a compatible transition between adjacent existing single-family residential projects and provides a compatible transition for the extension of future single-family projects into adjacent undeveloped areas.

RESIDENTIAL PLANNED DEVELOPMENT. Considered appropriate where the following conditions prevail:

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Dwelling units are situated such that an appreciable amount of land for open space is available and is integrated throughout the planned development;
- (3) The project utilizes an innovative approach in lot configuration and mixture of single-family housing types;
- (4) Higher densities than conventional single-family projects of the same acreage is achievable with appropriate buffering between existing conventional single-family developments and increased open space;
- (5) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (6) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional single-family projects; and
- (7) The project provides a compatible transition between adjacent existing conventional single-family residential projects and provides a compatible transition for the extension of future conventional single-family projects into adjacent undeveloped areas.

8.C Prohibited Uses.

- (1) Any building erected or land used for other than the use shown on the Planned Development Site Plan, as approved by the City Council.
- (2) Any use of property that does not meet the required minimum lot size; front, side and rear yard dimensions; and/or lot width, or exceeds the maximum height, building coverage or density per gross acreage as shown in the development's recorded Planned Development Site Plan, as approved by City Council.
- (3) Any use deemed by the City Council as being detrimental to the health, safety or general welfare of the citizens of Stephenville.

8.D Ownership. An application for approval of a Planned Development Plan under the Planned Development District regulations may be filed by a person having legal ownership of the property to be included in the

Development Plan. In order to ensure unified planning and development of the property, the applicant shall provide evidence, in form satisfactory to the City Attorney, prior to final approval of the Development Plan, that the property is held in single ownership or is under single control. Land shall be deemed to be held in single ownership or under single control if it is in joint tenancy, tenancy in common, a partnership, a trust or a joint venture. The Development Plan shall be filed in the name(s) of the record owner(s) of the property, which shall be included in the application.

8.E Development Schedule.

- (1) An application for a Planned Development District shall be accompanied by a development schedule indicating the approximate date on which construction is expected to begin and the rate of anticipated development to completion. The development schedule, adopted and approved by the City Council, shall become part of the Planned Development Ordinance and shall be adhered to by the owner, developer and their assigns or successors in interest.
- (2) Annually, upon the anniversary date, or more frequently if required, the developer shall provide a written report to the Planning and Zoning Commission concerning the actual development accomplished as compared with the development schedule.
- (3) The Planning and Zoning Commission may, if in its opinion the owner or owners of the property are failing or have failed to meet the approved development schedule, initiate proceedings to amend the Official Zoning map or the Planned Development District by removing all or part of the Planned Development District from the Official Zoning Map and placing the area involved in another appropriate zoning district. After the recommendation of the Planning and Zoning commission and for good cause shown by the owner and developer, the City Council may extend the development schedule as may be indicated by the facts and conditions of the case.

8.F Plat Requirements. No application for a building permit for the construction of a building or structure shall be approved unless a plat, meeting all requirements of the City of Stephenville has been approved by the City Council and recorded in the official records of Erath County.

8.G Concept Plan. The applicant for any PD Planned Development shall submit a concept plan to the Planning and Zoning Commission for review prior to submitting a Development Plan. The concept plan shall contain appropriate information to describe the general land use configuration, proposed densities or lot sizes, proposed amenities and proposed regulation.

8.H Development Plan Approval Required. No building permit or certificate of occupancy shall be issued and no use of land, buildings or structures shall be made in the "PD" District until the same has been approved as part of a development plan in compliance with the procedures, terms and conditions of this section of the ordinance.

8.I Approval Procedures.

- (1) An application for development plan approval shall be filed with the Director of Community Development accompanied by a development plan.
- (2) The procedures for hearing a request for a zoning change to "PD" shall be the same as for a requested change to any other district as set forth Section 20 of the Zoning Ordinance.
- (3) Any substantive revision to a development plan between the public hearing before the Planning and Zoning Commission and the public hearing before the City Council shall necessitate the development plan being referred back to the Planning and Zoning Commission for review and evaluation unless the revision constitutes a minor change as provided below, or the change was condition of the approval.
- (4) Any revisions to the development plan after the public hearing before the City Council shall be submitted to the Director of Community Development for distribution, review and written evaluation by city staff prior to submission to and approved by the City Council.

- (5) Minor changes to an approved development plan, which will not cause any of the following circumstances to occur, may be authorized by the Director of Community Development or his or her designee:
- (a) A change in the character of the development;
 - (b) An increase in the gross floor areas in structures;
 - (c) An increase in the intensity of use;
 - (d) A reduction in the originally approved separations between buildings;
 - (e) Any adverse changes in traffic circulation, safety, drainage and utilities;
 - (f) Any adverse changes in such external effects on adjacent property as noise, heat, light, glare, vibration, height scale or proximity;
 - (g) A reduction in the originally approved setbacks from property lines;
 - (h) An increase in ground coverage by structures;
 - (i) A reduction in the ratio of off-street parking and loading space; and
 - (j) A change in the size, height, lighting or orientation of originally approved signs.
- (6) The decision of the Director of Community Development or his or her designee as to whether minor changes are being requested may be appealed to the Planning and Zoning Commission. Any change deemed not to be minor change, as indicated above, shall be processed as a new application in accordance with the provisions of this section and Section 20.1 of the Zoning Ordinance.

8.J Development Plan Requirements. The development plan submitted in support of a request for development plan approval shall contain sufficient information delineating the characteristics of the site, changes in those characteristics as may be proposed by the development, how the development will relate to public services and facilities and what protection features are included to insure that the development will be compatible with existing and allowable development on adjacent property. The development plan shall show at least the following items of information:

- (1) The location of all existing and planned non-single-family structures on the subject property;
- (2) Landscaping lighting and/or fencing and/or screening of common areas;
- (3) General locations of existing tree clusters, providing average size and number and indication of species;
- (4) Location and detail of perimeter fencing if applicable;
- (5) General description/location of ingress and egress with description of special pavement treatment if proposed;
- (6) Off-street parking and loading facilities, and calculations showing how the quantities were obtained for all non single-family purposes;
- (7) Height of all non-single-family structures;
- (8) Proposed uses;
- (9) Location and description of subdivision signage and landscaping at entrance areas;
- (10) Street names on proposed streets;
- (11) Proposed minimum area regulations including, set-backs, lot-sizes, widths, depths, side-yards, square footage or residential structures;
- (12) Indication of all development phasing and platting limits; and

- (13) Such additional terms and conditions, including design standards, as the Planning and Zoning Commission and the City Council deem necessary.

8.K Conditions for Development Plan Approval.

- (1) A development plan shall be approved only if all of the following conditions have been found during the review and process:
- (a) That the uses will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values with the immediate vicinity;
 - (b) That the establishment of the use or uses will not impede the normal and orderly development and improvements of surrounding vacant property;
 - (c) That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
 - (d) That the design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
 - (e) That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
 - (f) That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- (2) In approving a development plan, the City Council may impose additional conditions necessary to protect the public interest and welfare of the community.

8.L Additional Conditions. Every Planned Development District approved under the provisions of this Ordinance shall be considered as an amendment to the Ordinance applicable to the property involved. In an approved Planned Development District, the City Council may impose conditions relative to the standard of development, and such conditions shall be complied with before a certificate of occupancy is issued for the use of the land or any structure which is part of the Planned Development District; and such condition shall not be construed as conditions precedent to the approval of the zoning amendment, but shall be constructed as conditions precedent to the granting of a certificate of occupancy.

8.M Revocation.

- (1) Approval of a development plan may be revoked or modified, after notice and hearing, for either of the following reasons:
- (a) Approval was obtained or extended by fraud or deception; or
 - (b) That one or more of the conditions imposed by the City Council on the development plan has not been met or has been violated.
- (2) Development controls:
- (a) The City Council may impose more restrictive requirements than those proposed in the development plan in order to minimize incompatibilities;
 - (b) A "PD" District shall have a minimum lot area of not less than one acre under unified control;
 - (c) The parking requirements of the Zoning Ordinance shall apply to all uses in the "PD" District unless otherwise specified on the development plan; and
 - (d) "PD" provisions may vary setbacks with approval.

FACTORS TO CONSIDER:

- Compliance with Comprehensive Plan?

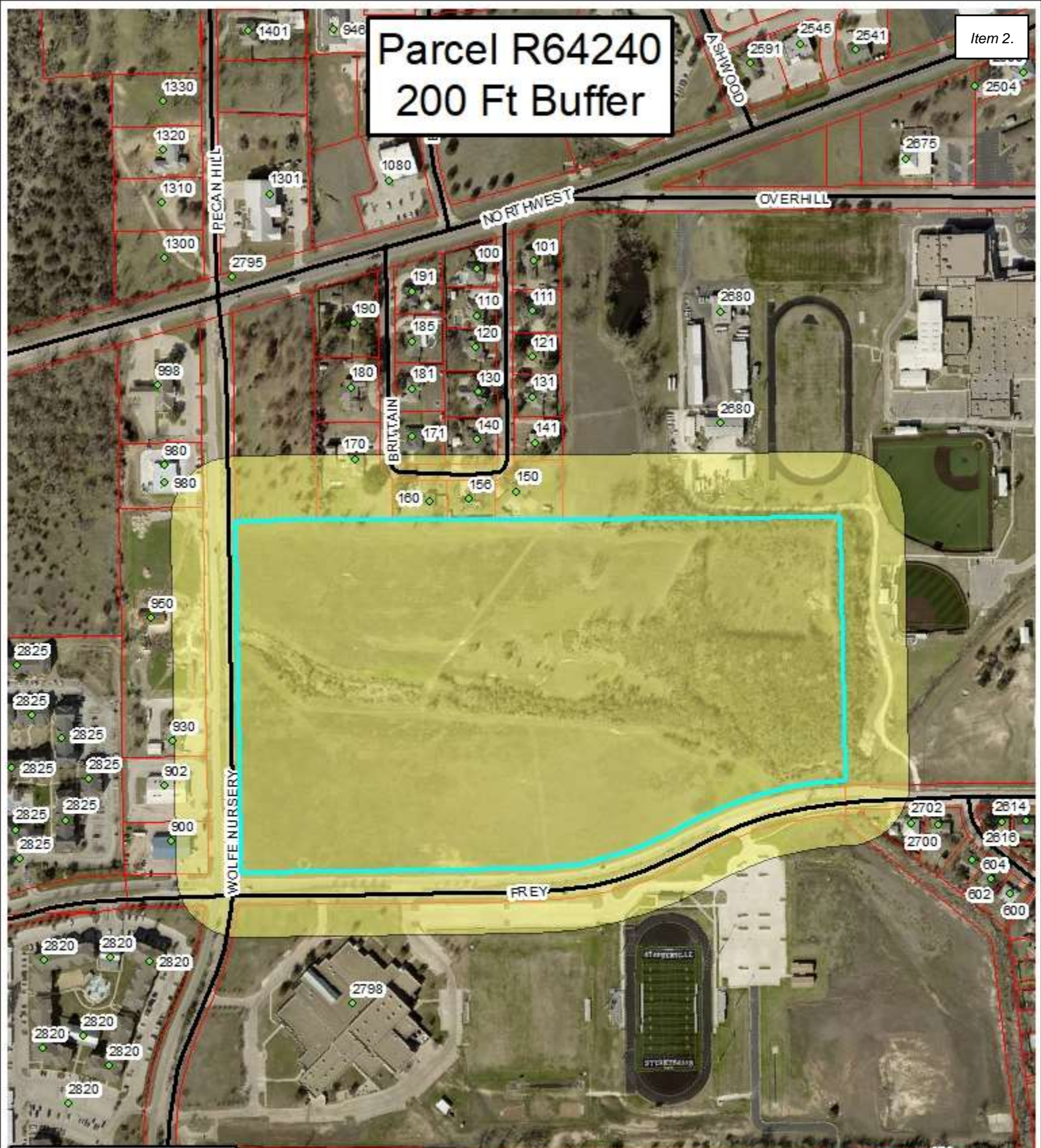
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for proposed use?
- Reasonable Use of Property – does proposed change provide reasonable use of property?
- Zoning has great discretion – deny if applicant has not proven it is in the best interest of City to approve

ALTERNATIVES:

- 1) Accept the Conceptual Plan as presented.
- 2) Make recommendations to the applicant in regards to the Conceptual Plan.

Parcel R64240 200 Ft Buffer

Item 2.



Legend

- ◆ Addresses
- Roads
- R64240 Buffer
- Parcels

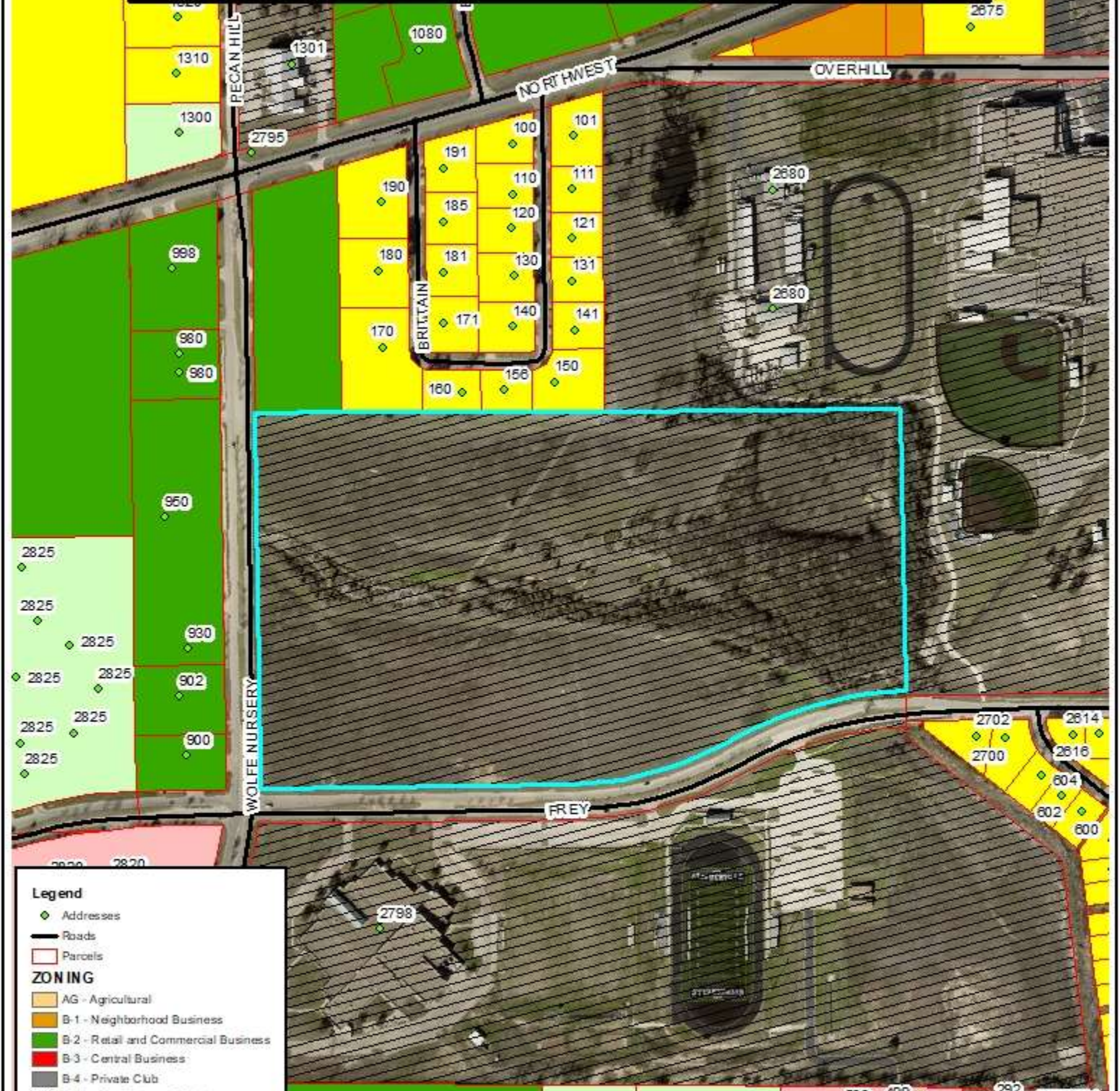


The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

Parcel R64240

Current Zoning - CTS City, Tarleton, SISD

Item 2.

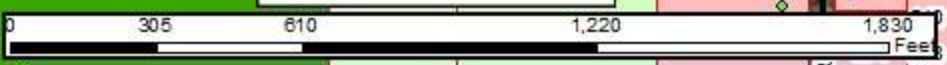


Legend

- ◆ Addresses
- Roads
- ▭ Parcels

ZONING

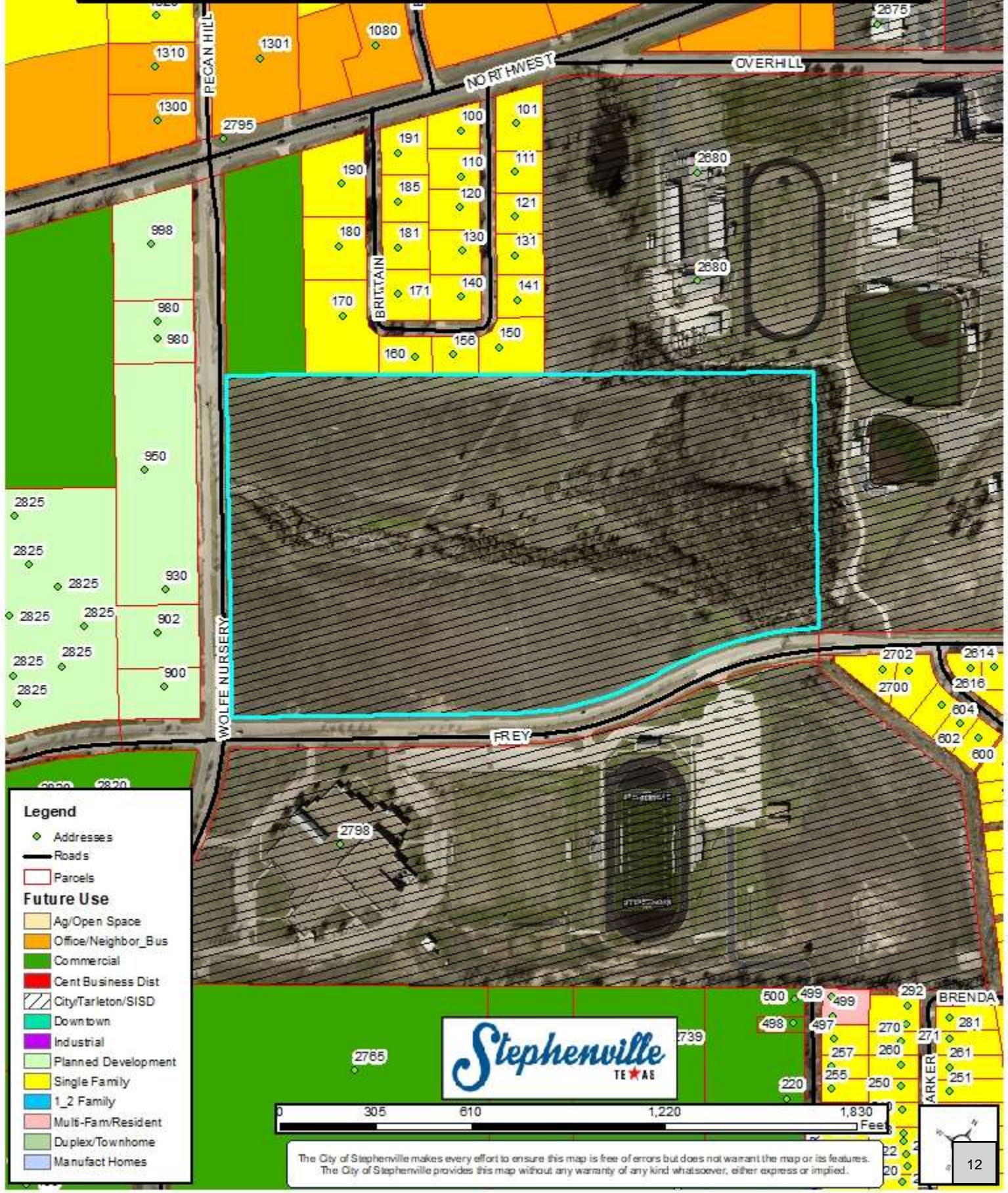
- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tarleton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 8,000
- R-2 - One and Two Family
- R-2.5 - Integrated Housing
- R-3 - Multiple Family
- RE - Single Family - 1 Acre



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Parcel R64240

Future Land Use - CTS - City, Tarleton, SISD



Legend

- ◆ Addresses
- Roads
- ▭ Parcels
- Future Use**
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Down town
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes



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Parcel R64240 Water & Sewer Utilities

Item 2.



Legend

- ◆ Addresses
- Roads
- Parcels
- Sewer Lines
- Water Lines



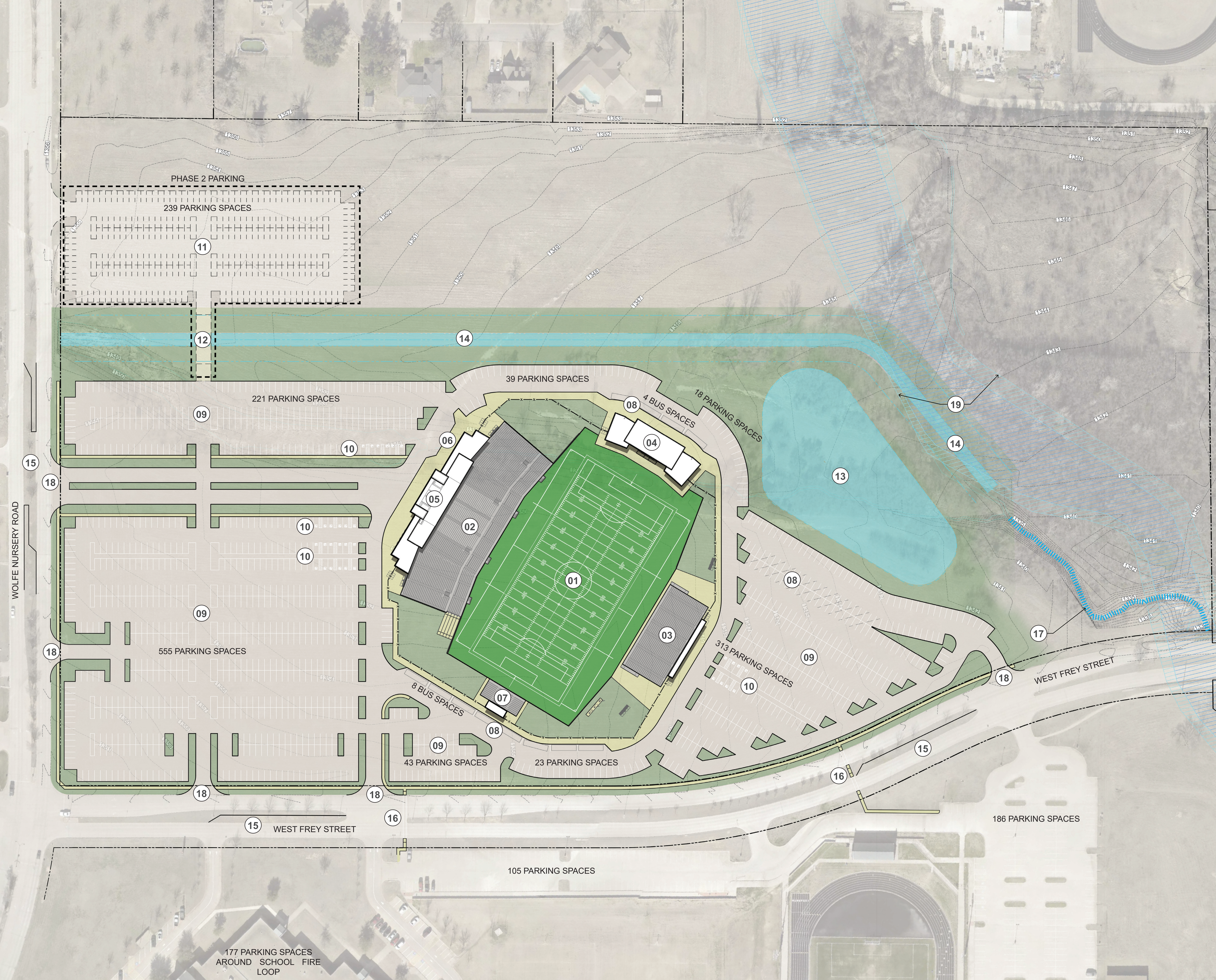
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Parcel R64240 200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000064345	991 WOLFE NURSERY RD	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000065805	0 FREY TO BRENDA	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401
R000055502	0 BRITAIN CIRCLE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000059541	0 WOLFE NURSEY RD & W FREY	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000067011	900 WOLFE NURSERY RD	FEEMSTER ROLAND D & TINA LYNN	900 N WOLFE NURSERY RD	STEPHENVILLE	TX	76401
R000040839	170 BRITAIN CIRCLE	FITZPATRICK SEAN & DANA FITZPATRICK	170 BRITAIN CIRCLE	STEPHENVILLE	TX	76401
R000040841	160 BRITAIN CIRCLE	GORDEY JORDAN & LAURA	160 BRITAIN CIRCLE	STEPHENVILLE	TX	76401
R000022334	2820 W FREY	GPI MUSTANG LLC	4622 RIVERSTONE BLVD	MISSOURI CITY	TX	77459
R000052963	140 BRITAIN CIRCLE	HILL RICHARD D & LINDA G	140 BRITAIN CR	STEPHENVILLE	TX	76401
R000044250	156 BRITAIN CIRCLE	JENKINS AMY MICHELE	156 BRITAIN CIRCLE	STEPHENVILLE	TX	76401
R000040864	171 BRITAIN CIRCLE	MCPHERSON GARY	171 BRITAIN CIR	STEPHENVILLE	TX	76401
R000068878	930 WOLFE NURSERY RD	MIDDLE TRINITY GROUNDWATER CONSERVATION DISTRICT	930 WOLFE NURSERY RD	STEPHENVILLE	TX	76401
R000074087	980 WOLFE NURSERY RD	PARPRO LLC	1325 TIMBERCREEK DR	STEPHENVILLE	TX	76401
R000034239	2702 W FREY	SCHWERTNER THOMAS WAYNE JR	2702 W FREY	STEPHENVILLE	TX	76401
R000072994	902 WOLFE NURSERY RD	STEPHENVILLE DOCTORS REAL ESTATE, LLC	150 RIVER NORTH BLVD	STEPHENVILLE	TX	76401
R000064240	0 WOLFE NURSERY RD	STEPHENVILLE ISD	2655 W OVERHILL DR	STEPHENVILLE	TX	76401-0000
R000064350	2798 W FREY	STEPHENVILLE ISD	2655 W OVERHILL DR	STEPHENVILLE	TX	76401-0000
R000022339	2850 OVERHILL DR	STEPHENVILLE ISD	2655 W OVERHILL DR	STEPHENVILLE	TX	76401-0000
R000022416	150 BRITAIN CIRCLE	THOMPSON JOE B & SHELLEY T	150 BRITAIN CIRCLE	STEPHENVILLE	TX	76401-1931
R000055496	141 BRITAIN CIRCLE	WILSON J B & DIANNE	141 BRITAIN CIRCLE	STEPHENVILLE	TX	76401-0000

THIS DOCUMENT IS RELEASED ON 07/26/2023 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF LANDON G. BELLER, A LICENSED ARCHITECT. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES. ©2020 PARKHILL, SMITH & COOPER, INC. ALL RIGHTS RESERVED.



- KEY NOTES**
- 01 FOOTBALL FIELD
 - 02 HOME GRANDSTANDS
 - 03 VISITOR GRANDSTANDS
 - 04 LOCKER ROOMS
 - 05 PRESS BOX
 - 06 HOME SIDE DROP OFF ZONE
 - 07 BAND STANDS / RESTROOM
 - 08 BUS PARKING
 - 09 PAVED PARKING LOT
 - 10 ADA PARKING
 - 11 PHASE TWO PARKING
 - 12 PHASE TWO DRIVE CONNECTION
 - 13 DETENTION POND
 - 14 DRAINAGE CHANNEL
 - 15 MEDIAN IMPROVEMENTS
 - 16 SIGNALIZED PEDESTRIAN CROSSING
 - 17 DELINEATION OF POTENTIAL WATER OF THE UNITED STATES, NO LETTER OF DETERMINATION FROM USACE
 - 18 NEW ENTRY EXIT DRIVE
 - 19 FEMA FLOODWAY

PARKING COUNTS

HOME SIDE SEATS:	5,500
VISITOR SIDE SEATS:	2,000
BAND SEATS:	200
TOTAL SEATS:	7,700

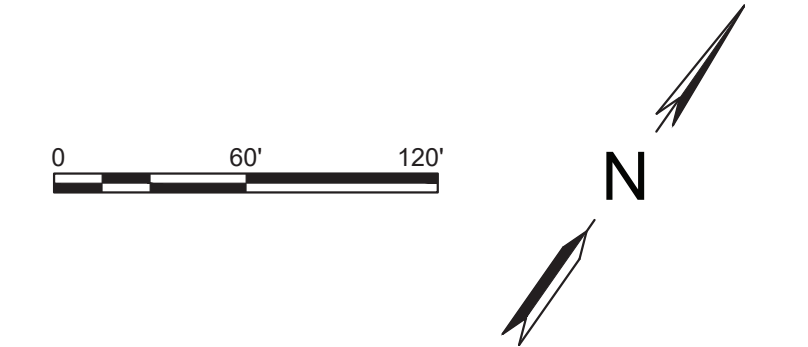
PARKING:		
REQUIRED: 7,700 / 4	1,925 (4:1)	

PHASE 1:	
ONSITE PAVED:	1,218
JUNIOR HIGH OFFSITE:	468
PHASE 1 TOTAL:	1,686 (4.56:1)

PHASE 2:	
ONSITE PAVED	
NORTH OF DRAINAGE CHANNEL	239
PHASE 2 TOTAL:	239

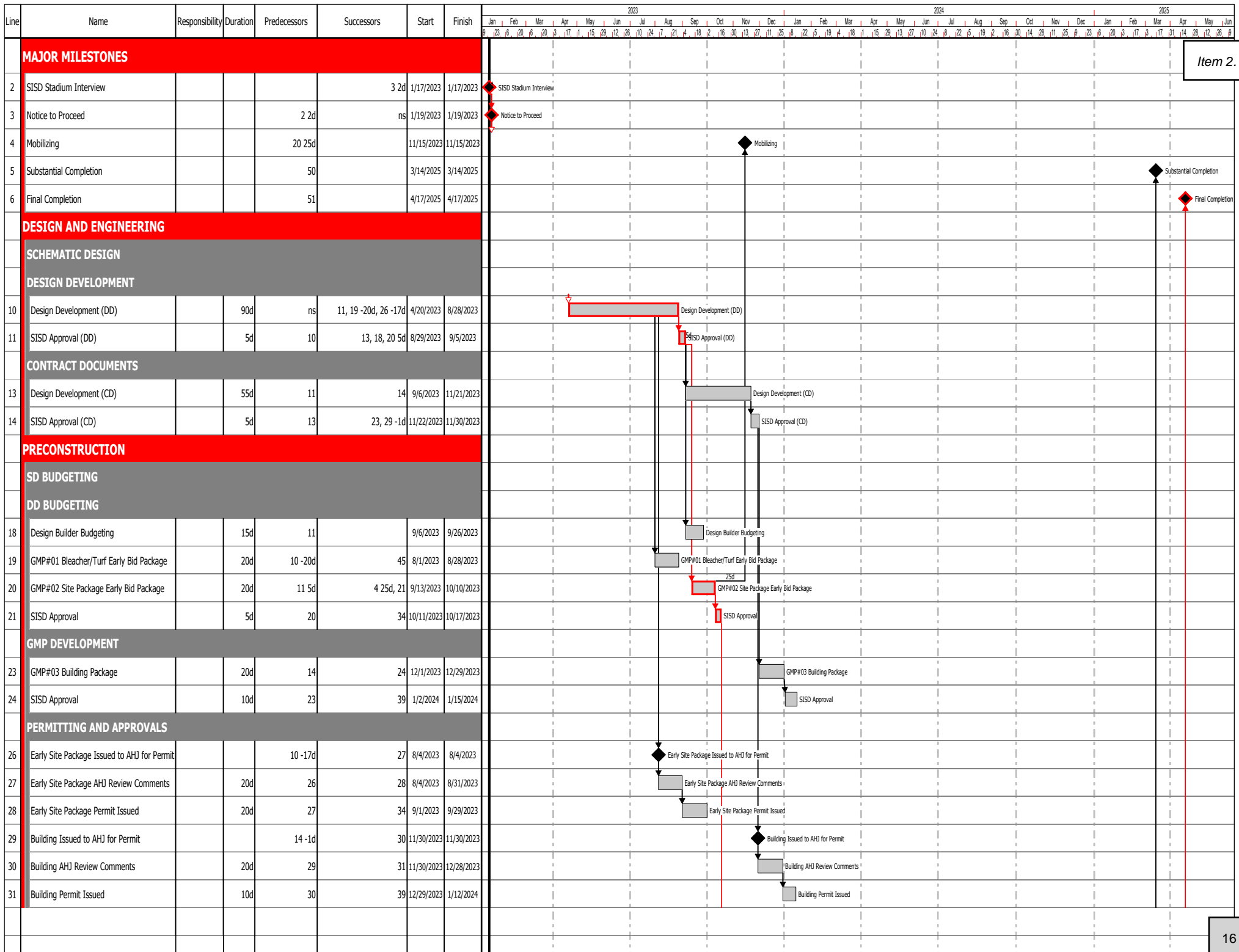
TOTAL PARKING PROVIDED	1,925 (4:1)
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- DEVIATIONS**
1. USE OF JUNIOR HIGH OFFSITE PARKING (468 SPACES). TWO SIGNALIZED PEDESTRIAN CROSSINGS WILL BE PROVIDED ACROSS WEST FREY STREET.
 2. PHASE TWO PAVED PARKING LOT (239 SPACES) SHALL BE CONSTRUCTED AT FUTURE TIME WHEN STADIUM DEMAND REACHES FULL CAPACITY.
 3. TREES TO BE PLACED OUTSIDE OF PARKING AREAS INSTEAD OF EVERY 12 PARKING SPACES PER LANDSCAPE ORDINANCE. REQUIRED SITE TREE COUNTS WILL BE PROVIDED OUTSIDE OF PARKING AREAS. PROPOSED TREE QUANTITY WILL BE CONTINGENT UPON THE QUANTITY OF EXISTING TREES KEPT (TREE CREDITS). TREE SURVEY WILL BE PROVIDED.

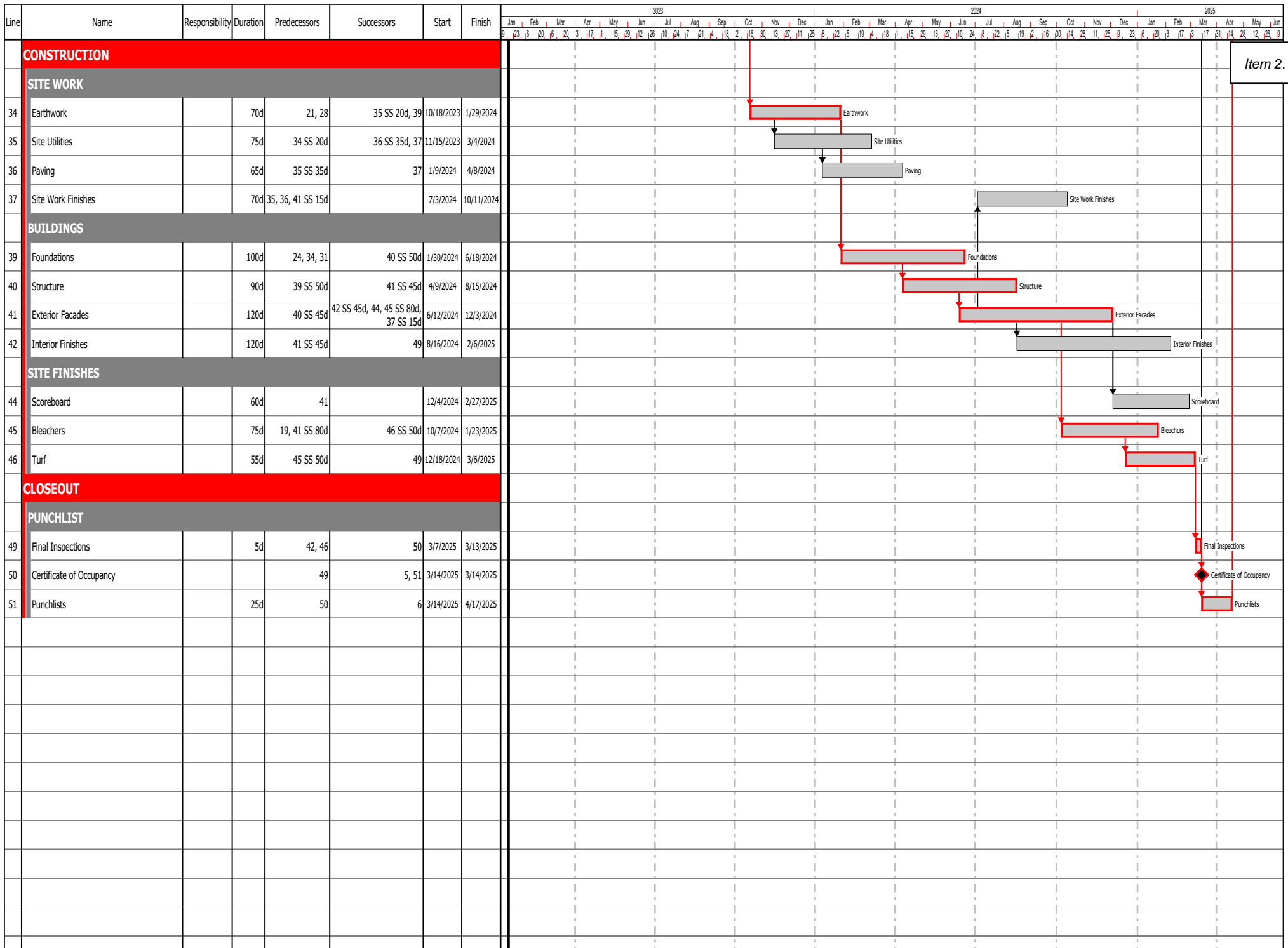


PLANNED DEVELOPMENT - CONCEPT PLAN
STEPHENVILLE ISD STADIUM

CROSSLAND + Parkhill



Item 2.



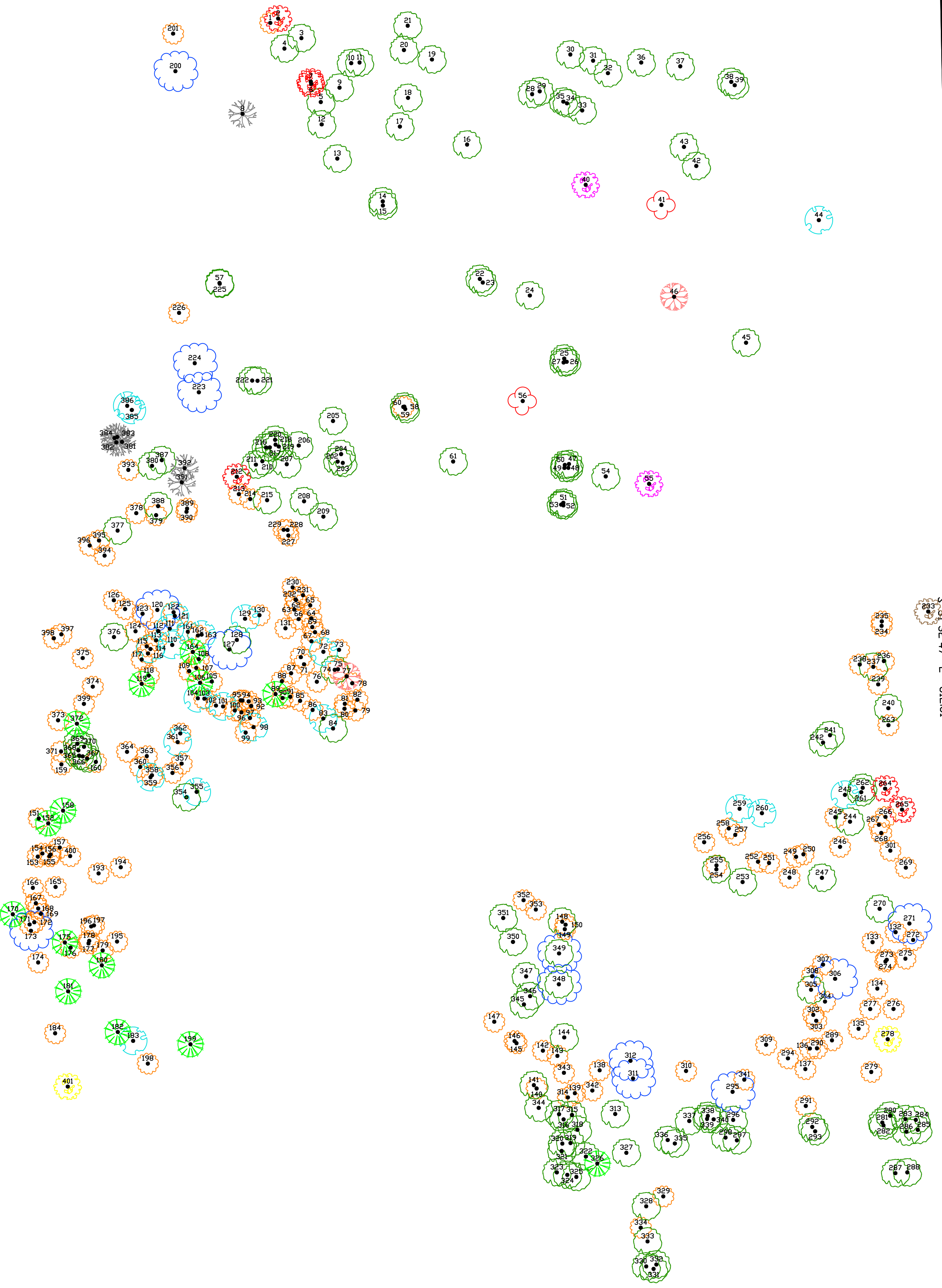
N 59°30'08" E 847.54'

Wm. MOTLEY SURVEY
ABSTRACT NO. 515

PART LOT 7
BLOCK 156
CITY OF STEPHENVILLE

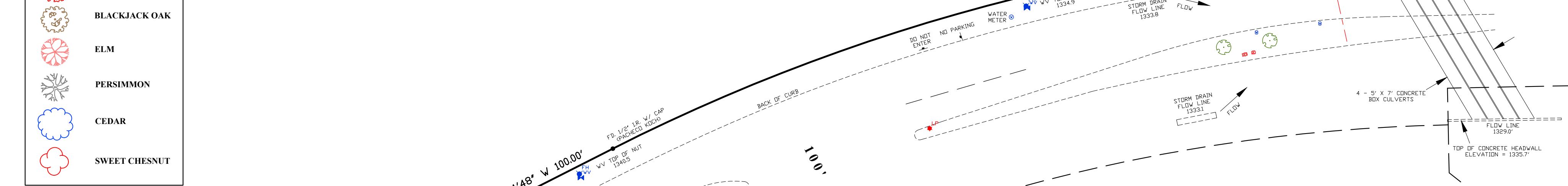
42.927 ACRES

STEPHENVILLE INDEPENDENT SCHOOL DISTRICT
42.93 ACRES
VOL. 925, PG. 909



STEPHENVILLE INDEPENDENT SCHOOL DISTRICT
VOL. 405, PG. 189

TREE LEGEND	
	CALLERY PEAR
	PECAN
	HACKBERRY
	COTTONWOOD
	POST OAK
	LIVE OAK
	RED OAK
	BLACKJACK OAK
	ELM
	PERSIMMON
	CEDAR
	SWEET CHESTNUT



OF THE EASTERN PORTION OF A 42.927 ACRES TRACT OF LAND, BEING PART OF THE Wm. MOTLEY SURVEY, ABSTRACT NO. 515, AND PART OF LOT 7 OF BLOCK 156 OF THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS

SURVEYED ON THE GROUND: JUNE 22, 2023



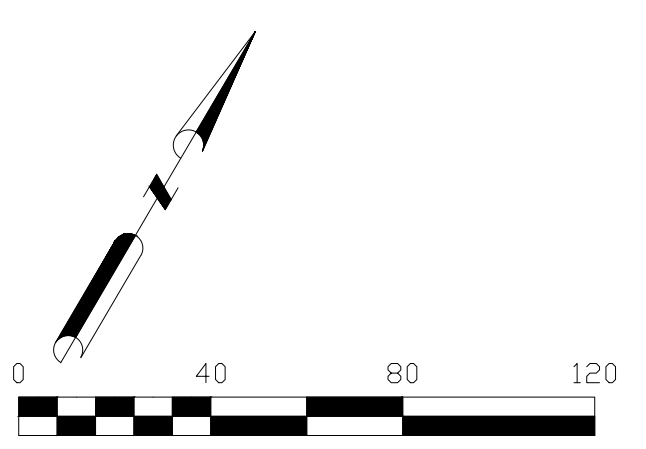
Matthew K Price
MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284
PRICE SURVEYING, LP, FIRM # 10194051, 1100 E. WASHINGTON, STEPHENVILLE, TX 76401
254-965-5489 JN23709TREE 221307.CRD

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES
NOTE: ALL CORNERS ARE SET 1/2" IRON RODS WITH CAP
(PRICE SURVEYING UNLESS OTHERWISE NOTED)

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1050.00'	49.67'	2°42'38"	N 29°34'21" W	49.67'
C2	1050.00'	47.13'	25°42'30"	S 45°38'03" W	467.18'
C3	960.00'	436.51'	20°19'36"	S 45°54'36" W	432.68'

POINT NUMBER	TREE SIZE & TYPE	POINT NUMBER	TREE SIZE & TYPE	POINT NUMBER	TREE SIZE & TYPE	POINT NUMBER	TREE SIZE & TYPE	POINT NUMBER	TREE SIZE & TYPE	POINT NUMBER	TREE SIZE & TYPE	POINT NUMBER	TREE SIZE & TYPE	POINT NUMBER	TREE SIZE & TYPE
1	4" CALLERY PEAR	81	14" PECAN	121	10" COTTONWOOD	181	16" HACKBERRY	241	4" PECAN	301	8" CALLERY PEAR	361	8" COTTONWOOD		
2	6" RED OAK	82	4" CALLERY PEAR	122	8" CALLERY PEAR	182	10" HACKBERRY	242	12" PECAN	302	8" CALLERY PEAR	362	DOUBLE 8" CALLERY PEAR		
3	6" PECAN	83	4" CALLERY PEAR	123	5" CALLERY PEAR	183	32" COTTONWOOD	243	16" COTTONWOOD	303	4" CALLERY PEAR	363	DOUBLE 4" CALLERY PEAR		
4	10" PECAN	84	5" CALLERY PEAR	124	5" CALLERY PEAR	184	4" CALLERY PEAR	244	4" CALLERY PEAR	304	5" CALLERY PEAR	364	3" CALLERY PEAR		
5	10" PECAN	85	5" CALLERY PEAR	125	5" CALLERY PEAR	185	10" HACKBERRY	245	5" CALLERY PEAR	305	7" PECAN	365	6" PECAN		
6	4" RED OAK	86	6" CALLERY PEAR	126	8" CALLERY PEAR	186	8" HACKBERRY	246	7" CALLERY PEAR	306	6" CEDAR	366	8" PECAN		
7	4" RED OAK	87	10" CALLERY PEAR	127	6" CEDAR	187	8" HACKBERRY	247	6" PECAN	307	6" CALLERY PEAR	367	DOUBLE 8" PECAN		
8	6" PERSIMMON	88	4" CALLERY PEAR	128	10" PECAN	188	10" CALLERY PEAR	248	8" CALLERY PEAR	308	8" CALLERY PEAR	368	8" PECAN		
9	12" PECAN	89	6" CALLERY PEAR	129	32" COTTONWOOD	189	4" HACKBERRY	249	4" CALLERY PEAR	309	5" CALLERY PEAR	369	8" PECAN		
10	10" PECAN	90	6" CALLERY PEAR	130	5" CALLERY PEAR	190	5" CALLERY PEAR	250	4" CALLERY PEAR	310	8" CALLERY PEAR	370	10" PECAN		
11	5" PECAN	91	4" CALLERY PEAR	131	10" CALLERY PEAR	191	3" CALLERY PEAR	251	5" CALLERY PEAR	311	6" CEDAR	371	6" CALLERY PEAR		
12	6" PECAN	92	14" COTTONWOOD	132	5" CALLERY PEAR	192	4" BLACK JACK	252	5" CALLERY PEAR	312	6" CEDAR	372	DOUBLE 6" HACKBERRY		
13	4" PECAN	93	4" CALLERY PEAR	133	10" CALLERY PEAR	193	4" CALLERY PEAR	253	4" PECAN	313	24" PECAN	373	3" CALLERY PEAR		
14	4" PECAN	94	6" PECAN	134	8" CALLERY PEAR	194	3" CALLERY PEAR	254	3" CALLERY PEAR	314	4" CALLERY PEAR	374	4" CALLERY PEAR		
15	4" PECAN	95	10" CALLERY PEAR	135	8" CALLERY PEAR	195	5" CALLERY PEAR	255	6" CALLERY PEAR	315	11" PECAN	375	4" CALLERY PEAR		
16	6" PECAN	96	14" CALLERY PEAR	136	4" CALLERY PEAR	196	5" CALLERY PEAR	256	6" CALLERY PEAR	316	15" PECAN	376	DOUBLE 9" PECAN		
17	12" PECAN	97	12" ELM	137	4" CALLERY PEAR	197	4" CALLERY PEAR	257	5" CALLERY PEAR	317	7" PECAN	377	10" PECAN		
18	12" PECAN	98	7" CALLERY PEAR	138	6" CALLERY PEAR	198	14" CALLERY PEAR	258	8" CALLERY PEAR	318	7" PECAN	378	4" CALLERY PEAR		
19	16" PECAN	99	8" CALLERY PEAR	139	4" CALLERY PEAR	199	12" HACKBERRY	259	13" COTTONWOOD	319	7" PECAN	379	8" CALLERY PEAR		
20	10" PECAN	100	4" CALLERY PEAR	140	6" PECAN	200	6" CEDAR	260	14" COTTONWOOD	320	5" PECAN	380	DOUBLE 10" PECAN		
21	16" PECAN	101	4" CALLERY PEAR	141	6" PECAN	201	4" CALLERY PEAR	261	3" PECAN	321	10" PECAN	381	3" PERSIMMON		
22	18" PECAN	102	4" CALLERY PEAR	142	10" CALLERY PEAR	202	8" PECAN	262	3" PECAN	322	8" PECAN	382	3" PERSIMMON		
23	8" PECAN	103	18" COTTONWOOD	143	4" CALLERY PEAR	203	8" PECAN	263	7" PECAN	323	7" PECAN	383	3" PERSIMMON		
24	18" PECAN	104	10" PECAN	144	10" PECAN	204	8" PECAN	264	4" RED OAK	324	8" PECAN	384	3" PERSIMMON		
25	10" PECAN	105	4" CALLERY PEAR	145	5" CALLERY PEAR	205	DOUBLE 8" PECAN	265	10" PECAN	325	10" PECAN	385	10" COTTONWOOD		
26	14" PECAN	106	4" CALLERY PEAR	146	5" CALLERY PEAR	206	8" PECAN	266	6" CALLERY PEAR	326	8" HACKBERRY	386	24" COTTONWOOD		
27	14" PECAN	107	4" CALLERY PEAR	147	4" CALLERY PEAR	207	9" PECAN	267	6" CALLERY PEAR	327	6" CALLERY PEAR	387	4" PERSIMMON		
28	8" PECAN	108	6" CALLERY PEAR	148	20" PECAN	208	10" PECAN	268	6" CALLERY PEAR	328	18" PECAN	388	6" PECAN		
29	8" PECAN	109	4" CALLERY PEAR	149	10" CALLERY PEAR	209	8" PECAN	269	5" CALLERY PEAR	329	4" CALLERY PEAR	389	6" CALLERY PEAR		
30	12" PECAN	110	4" CALLERY PEAR	150	8" CALLERY PEAR	210	10" PECAN	270	14" PECAN	330	8" PECAN	390	6" CALLERY PEAR		
31	5" PECAN	111	4" CALLERY PEAR	151	8" CALLERY PEAR	211	10" PECAN	271	6" CEDAR	331	10" PECAN	391	3" PERSIMMON		
32	14" PECAN	112	4" CALLERY PEAR	152	8" HACKBERRY	212	4" RED OAK	272	4" CALLERY PEAR	332	10" PECAN	392	4" PERSIMMON		
33	6" PECAN	113	4" CALLERY PEAR	153	8" CALLERY PEAR	213	8" CALLERY PEAR	273	7" CALLERY PEAR	333	12" PECAN	393	CLUMP CALLERY PEAR		
34	16" PECAN	114	4" CALLERY PEAR	154	8" CALLERY PEAR	214	4" CALLERY PEAR	274	6" CALLERY PEAR	334	8" CALLERY PEAR	394	12" CALLERY PEAR		
35	8" PECAN	115	4" CALLERY PEAR	155	4" CALLERY PEAR	215	6" PECAN	275	6" CALLERY PEAR	335	14" PECAN	395	8" CALLERY PEAR		
36	10" PECAN	116	4" CALLERY PEAR	156	4" CALLERY PEAR	216	4" PECAN	276	4" CALLERY PEAR	336	7" PECAN	396	12" CALLERY PEAR		
37	12" PECAN	117	5" CALLERY PEAR	157	10" CALLERY PEAR	217	5" CALLERY PEAR	277	4" CALLERY PEAR	337	24" PECAN	397	4" CALLERY PEAR		
38	8" PECAN	118	6" COTTONWOOD	158	6" HACKBERRY	218	6" PECAN	278	7" POST OAK	338	10" PECAN	398	8" CALLERY PEAR		
39	16" PECAN	119	8" CALLERY PEAR	159	14" CALLERY PEAR	219	6" PECAN	279	8" CALLERY PEAR	339	14" PECAN	399	6" CALLERY PEAR		
40	8" LIVE OAK	120	8" CALLERY PEAR	160	10" CALLERY PEAR	220	10" PECAN	280	10" PECAN	340	14" PECAN	400	3" CALLERY PEAR		
41	5" SWEET CHESTNUT	121	24" COTTONWOOD	161	8" CALLERY PEAR	221	10" PECAN	281	8" PECAN	341	6" CALLERY PEAR	401	10" POST OAK		
42	8" PECAN	122	10" CALLERY PEAR	162	4" CALLERY PEAR	222	4" CALLERY PEAR	282	10" PECAN	342	6" CALLERY PEAR				
43	12" PECAN	123	18" COTTONWOOD	163	18" COTTONWOOD	223	3" CEDAR	283	12" PECAN	343	6" CALLERY PEAR				
44	22" COTTONWOOD	124	10" COTTONWOOD	164	4" HACKBERRY	224	4" HACKBERRY	284	16" PECAN	344	16" PECAN				
45	12" PECAN	125	5" CALLERY PEAR	165	6" CALLERY PEAR	225	6" CALLERY PEAR	285	16" PECAN	345	6" PECAN				
46	4" ELM	126	4" HACKBERRY	166	8" CALLERY PEAR	226	3" CALLERY PEAR	286	12" PECAN	346	10" PECAN				
47	10" PECAN	127	8" CALLERY PEAR	167	4" CALLERY PEAR	227	5" CALLERY PEAR	287	10" PECAN	347	8" PECAN				
48	10" PECAN	128	8" CALLERY PEAR	168	6" CALLERY PEAR	228	3" CALLERY PEAR	288	12" DOUBLE PECAN	348	6" CEDAR				
49	10" PECAN	129	4" CALLERY PEAR	169	5" CALLERY PEAR	229	5" CALLERY PEAR	289	5" CALLERY PEAR	349	5" CEDAR				
50	8" PECAN	130	14" COTTONWOOD	170	10" HACKBERRY	230	7" CALLERY PEAR	290	5" CALLERY PEAR	350	10" PECAN				
51	6" PECAN	131	28" COTTONWOOD	171	8" CALLERY PEAR	231	4" CALLERY PEAR	291	7" CALLERY PEAR	351	12" PECAN				
52	6" PECAN	132	10" CALLERY PEAR	172	5" CALLERY PEAR	232	4" CALLERY PEAR	292	6" CALLERY PEAR	352	8" CALLERY PEAR				
53	6" PECAN	133	8" CALLERY PEAR	173	3" CEDAR	233	4" BLACK JACK	293	8" PECAN	353	3" CALLERY PEAR				
54	6" PECAN	134	10" COTTONWOOD	174	2" CALLERY PEAR	234	6" CALLERY PEAR	294	6" CALLERY PEAR	354	6" PECAN				
55	4" LIVE OAK	135	8" CALLERY PEAR	175	12" HACKBERRY	235	6" CEDAR	295	6" CEDAR	355	12" COTTONWOOD				
56	4" SWEET CHESTNUT	136	8" CALLERY PEAR	176	6" CALLERY PEAR	236	DOUBLE 4" CALLERY PEAR	296	14" PECAN	356	6" CALLERY PEAR				
57	8" PECAN	137	10" CALLERY PEAR	177	6" CALLERY PEAR	237	9" PECAN	297	12" PECAN	357	DOUBLE 6" CALLERY PEAR				
58	12" PECAN	138	10" CALLERY PEAR	178	3" CALLERY PEAR	238	6" CALLERY PEAR	298	6" PECAN	358	DOUBLE 6" CALLERY PEAR				
59	14" PECAN	139	8" HACKBERRY	179	4" CALLERY PEAR	239	5" CALLERY PEAR	299	14" COTTONWOOD	359	14" COTTONWOOD				
60	4" CALLERY PEAR	140	8" CEDAR	180	4" HACKBERRY	240	8" CALLERY PEAR	300	8" CALLERY PEAR	360	8" CALLERY PEAR				

LEGEND	
	FIRE HYDRANT
	WATER VALVE
	SEWER MANHOLE
	POWER POLE
	LIGHT POLE
	ELECTRIC BOX
	GUARDRAIL
	OVERHEAD ELECTRIC
	TREE
	SANITARY SEWER
	CLEANDT
	COMMUNICATIONS FEDESTAL
	SIGN
	IRRIGATION BOX
	ELECTRIC JUNCTION BOX
	BURIED CABLE MARKER





STAFF REPORT

SUBJECT: Case No.: PP2022-001 - UPDATE

Applicant Emanuel Glockzin, representing Retirement Living for Seniors, LTD, pursuant to the requirements set forth by Section 154.08 of the City of Stephenville Zoning Ordinance, is presenting an update and requesting an extension of the development schedule for the Planned Development located at 0 W Lingleville Rd, Parcel R77868, 7.664 Acres of A0520 Menefee Jarrett, of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

To consider the modified Development Schedule and provide a recommendation to the City Council.

BACKGROUND:

The Planning and Zoning Commission convened on June 15, 2022, and by a vote of 4/2, recommended the City Council approve the rezoning request. Subsequently, on June 28, 2022, the City Council approved Ordinance No. 2022-O-17, rezoning the property from Single Family District (R-1) to Planned Development District (PD).

City ordinance requires annual updates to the Commission.



DESCRIPTION OF REQUESTED ZONING

Sec. 154.08. Planned development district (PD).

8.A Description.

- (1) Planned development districts are designed for greater flexibility and discretion in the application of residential and non-residential zoning and for increased compatibility and the more effective mitigation of potentially adverse impacts on adjacent land than in possible under standard district regulations. It is recognized that it is desirable for certain areas of the city to be developed in accordance with development plans prepared and approved as a part of the ordinance authorizing the zoning necessary for the proposed development.

- (2) Improvements in a "PD" District are subject to conformance with a development plan approved by the City Council on Planning and Zoning Commission recommendation and after public hearing thereon. No development plan may increase gross density in excess of that allowed by the base district.

8.B Permitted Uses. In a PD Development District, no land shall be used, and no building shall be installed, erected for/or converted to any use other than a hereinafter provided.

NON-RESIDENTIAL PLANNED DEVELOPMENTS. Considered appropriate where the following conditions prevail:

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Non-residential uses are situated such that an appreciable amount of land is available for open space or joint use as parking space and is integrated throughout the planned development;
- (3) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (4) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional non-residential projects; and
- (5) The project provides a compatible transition between adjacent existing single-family residential projects and provides a compatible transition for the extension of future single-family projects into adjacent undeveloped areas.

RESIDENTIAL PLANNED DEVELOPMENT. Considered appropriate where the following conditions prevail:

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Dwelling units are situated such that an appreciable amount of land for open space is available and is integrated throughout the planned development;
- (3) The project utilizes an innovative approach in lot configuration and mixture of single-family housing types;
- (4) Higher densities than conventional single-family projects of the same acreage is achievable with appropriate buffering between existing conventional single-family developments and increased open space;
- (5) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (6) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional single-family projects; and
- (7) The project provides a compatible transition between adjacent existing conventional single-family residential projects and provides a compatible transition for the extension of future conventional single-family projects into adjacent undeveloped areas.

8.C Prohibited Uses.

- (1) Any building erected or land used for other than the use shown on the Planned Development Site Plan, as approved by the City Council.
- (2) Any use of property that does not meet the required minimum lot size; front, side and rear yard dimensions; and/or lot width, or exceeds the maximum height, building coverage or density per gross acreage as shown in the development's recorded Planned Development Site Plan, as approved by City Council.

- (3) Any use deemed by the City Council as being detrimental to the health, safety or general welfare of the citizens of Stephenville.

8.D Ownership. An application for approval of a Planned Development Plan under the Planned Development District regulations may be filed by a person having legal ownership of the property to be included in the Development Plan. In order to ensure unified planning and development of the property, the applicant shall provide evidence, in form satisfactory to the City Attorney, prior to final approval of the Development Plan, that the property is held in single ownership or is under single control. Land shall be deemed to be held in single ownership or under single control if it is in joint tenancy, tenancy in common, a partnership, a trust or a joint venture. The Development Plan shall be filed in the name(s) of the record owner(s) of the property, which shall be included in the application.

8.E Development Schedule.

- (1) An application for a Planned Development District shall be accompanied by a development schedule indicating the approximate date on which construction is expected to begin and the rate of anticipated development to completion. The development schedule, adopted and approved by the City Council, shall become part of the Planned Development Ordinance and shall be adhered to by the owner, developer and their assigns or successors in interest.
- (2) Annually, upon the anniversary date, or more frequently if required, the developer shall provide a written report to the Planning and Zoning Commission concerning the actual development accomplished as compared with the development schedule.
- (3) The Planning and Zoning Commission may, if in its opinion the owner or owners of the property are failing or have failed to meet the approved development schedule, initiate proceedings to amend the Official Zoning map or the Planned Development District by removing all or part of the Planned Development District from the Official Zoning Map and placing the area involved in another appropriate zoning district. After the recommendation of the Planning and Zoning commission and for good cause shown by the owner and developer, the City Council may extend the development schedule as may be indicated by the facts and conditions of the case.

8.F Plat Requirements. No application for a building permit for the construction of a building or structure shall be approved unless a plat, meeting all requirements of the City of Stephenville has been approved by the City Council and recorded in the official records of Erath County.

8.G Concept Plan. The applicant for any PD Planned Development shall submit a concept plan to the Planning and Zoning Commission for review prior to submitting a Development Plan. The concept plan shall contain appropriate information to describe the general land use configuration, proposed densities or lot sizes, proposed amenities and proposed regulation.

8.H Development Plan Approval Required. No building permit or certificate of occupancy shall be issued and no use of land, buildings or structures shall be made in the "PD" District until the same has been approved as part of a development plan in compliance with the procedures, terms and conditions of this section of the ordinance.

8.I Approval Procedures.

- (1) An application for development plan approval shall be filed with the Director of Community Development accompanied by a development plan.
- (2) The procedures for hearing a request for a zoning change to "PD" shall be the same as for a requested change to any other district as set forth Section 20 of the Zoning Ordinance.
- (3) Any substantive revision to a development plan between the public hearing before the Planning and Zoning Commission and the public hearing before the City Council shall necessitate the development plan being referred back to the Planning and Zoning Commission for review and

evaluation unless the revision constitutes a minor change as provided below, or the change was condition of the approval.

- (4) Any revisions to the development plan after the public hearing before the City Council shall be submitted to the Director of Community Development for distribution, review and written evaluation by city staff prior to submission to and approved by the City Council.
- (5) Minor changes to an approved development plan, which will not cause any of the following circumstances to occur, may be authorized by the Director of Community Development or his or her designee:
 - (a) A change in the character of the development;
 - (b) An increase in the gross floor areas in structures;
 - (c) An increase in the intensity of use;
 - (d) A reduction in the originally approved separations between buildings;
 - (e) Any adverse changes in traffic circulation, safety, drainage and utilities;
 - (f) Any adverse changes in such external effects on adjacent property as noise, heat, light, glare, vibration, height scale or proximity;
 - (g) A reduction in the originally approved setbacks from property lines;
 - (h) An increase in ground coverage by structures;
 - (i) A reduction in the ratio of off-street parking and loading space; and
 - (j) A change in the size, height, lighting or orientation of originally approved signs.
- (6) The decision of the Director of Community Development or his or her designee as to whether minor changes are being requested may be appealed to the Planning and Zoning Commission. Any change deemed not to be minor change, as indicated above, shall be processed as a new application in accordance with the provisions of this section and Section 20.1 of the Zoning Ordinance.

8.J Development Plan Requirements. The development plan submitted in support of a request for development plan approval shall contain sufficient information delineating the characteristics of the site, changes in those characteristics as may be proposed by the development, how the development will relate to public services and facilities and what protection features are included to insure that the development will be compatible with existing and allowable development on adjacent property. The development plan shall show at least the following items of information:

- (1) The location of all existing and planned non-single-family structures on the subject property;
- (2) Landscaping lighting and/or fencing and/or screening of common areas;
- (3) General locations of existing tree clusters, providing average size and number and indication of species;
- (4) Location and detail of perimeter fencing if applicable;
- (5) General description/location of ingress and egress with description of special pavement treatment if proposed;
- (6) Off-street parking and loading facilities, and calculations showing how the quantities were obtained for all non single-family purposes;
- (7) Height of all non-single-family structures;
- (8) Proposed uses;
- (9) Location and description of subdivision signage and landscaping at entrance areas;

- (10) Street names on proposed streets;
- (11) Proposed minimum area regulations including, set-backs, lot-sizes, widths, depths, side-yards, square footage or residential structures;
- (12) Indication of all development phasing and platting limits; and
- (13) Such additional terms and conditions, including design standards, as the Planning and Zoning Commission and the City Council deem necessary.

8.K Conditions for Development Plan Approval.

- (1) A development plan shall be approved only if all of the following conditions have been found during the review and process:
 - (a) That the uses will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values with the immediate vicinity;
 - (b) That the establishment of the use or uses will not impede the normal and orderly development and improvements of surrounding vacant property;
 - (c) That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
 - (d) That the design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
 - (e) That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
 - (f) That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- (2) In approving a development plan, the City Council may impose additional conditions necessary to protect the public interest and welfare of the community.

8.L Additional Conditions. Every Planned Development District approved under the provisions of this Ordinance shall be considered as an amendment to the Ordinance applicable to the property involved. In an approved Planned Development District, the City Council may impose conditions relative to the standard of development, and such conditions shall be complied with before a certificate of occupancy is issued for the use of the land or any structure which is part of the Planned Development District; and such condition shall not be construed as conditions precedent to the approval of the zoning amendment, but shall be constructed as conditions precedent to the granting of a certificate of occupancy.

8.M Revocation.

- (1) Approval of a development plan may be revoked or modified, after notice and hearing, for either of the following reasons:
 - (a) Approval was obtained or extended by fraud or deception; or
 - (b) That one or more of the conditions imposed by the City Council on the development plan has not been met or has been violated.
- (2) Development controls:
 - (a) The City Council may impose more restrictive requirements than those proposed in the development plan in order to minimize incompatibilities;
 - (b) A "PD" District shall have a minimum lot area of not less than one acre under unified control;

- (c) The parking requirements of the Zoning Ordinance shall apply to all uses in the "PD" District unless otherwise specified on the development plan; and
- (d) "PD" provisions may vary setbacks with approval.

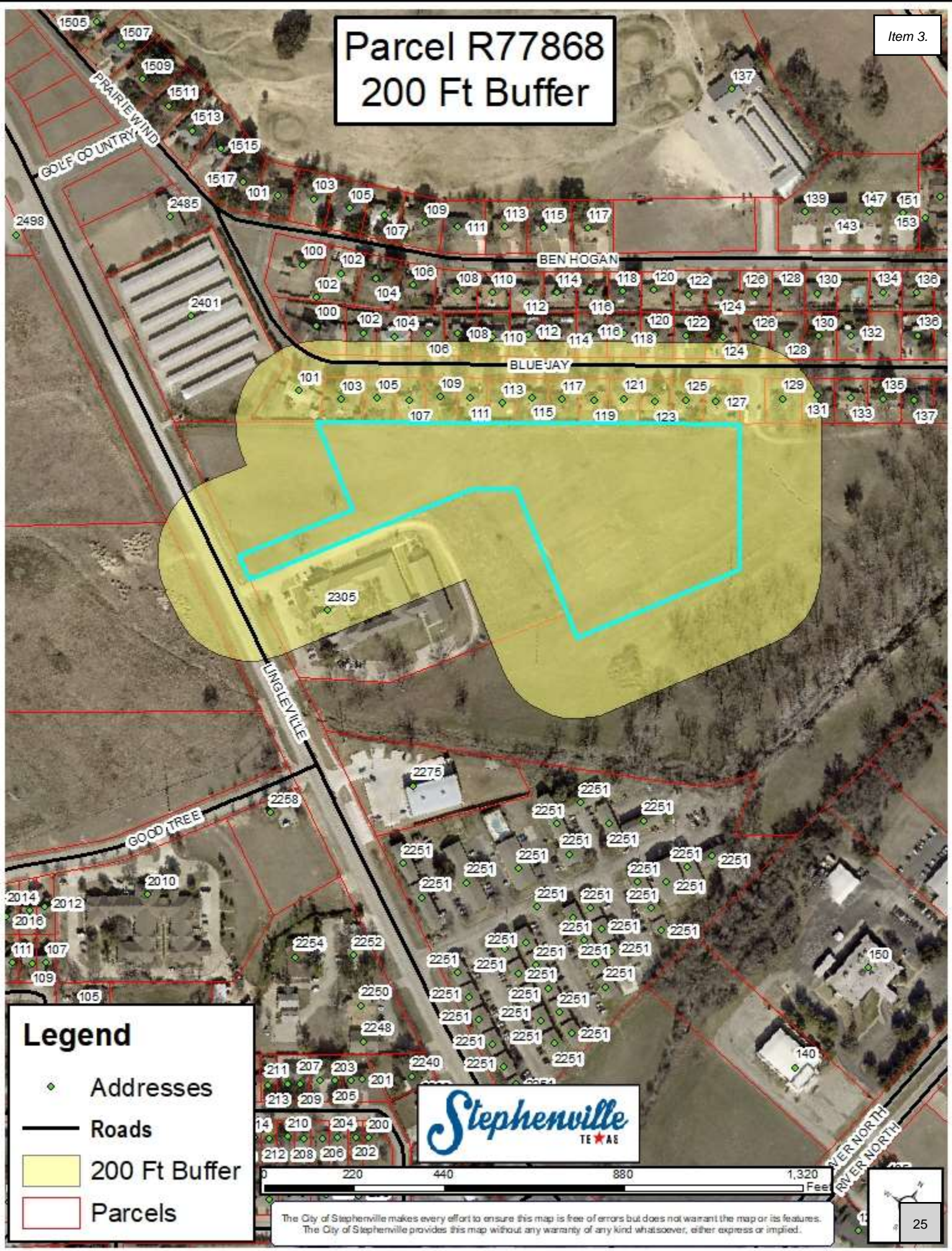
FACTORS TO CONSIDER:

- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel - is land large enough and in proper location for proposed use?
- Reasonable Use of Property - does proposed change provide reasonable use of property?
- Zoning has great discretion - deny if applicant has not proven it is in the best interest of City to rezone

ALTERNATIVES

- 1) Recommend the City Council approve the modified Development Schedule.
- 2) Recommend the City Council deny the modified Development Schedule. Such action will require the removal of all or part of the Planned Development and cause placement in another zoning district.

Parcel R77868 200 Ft Buffer



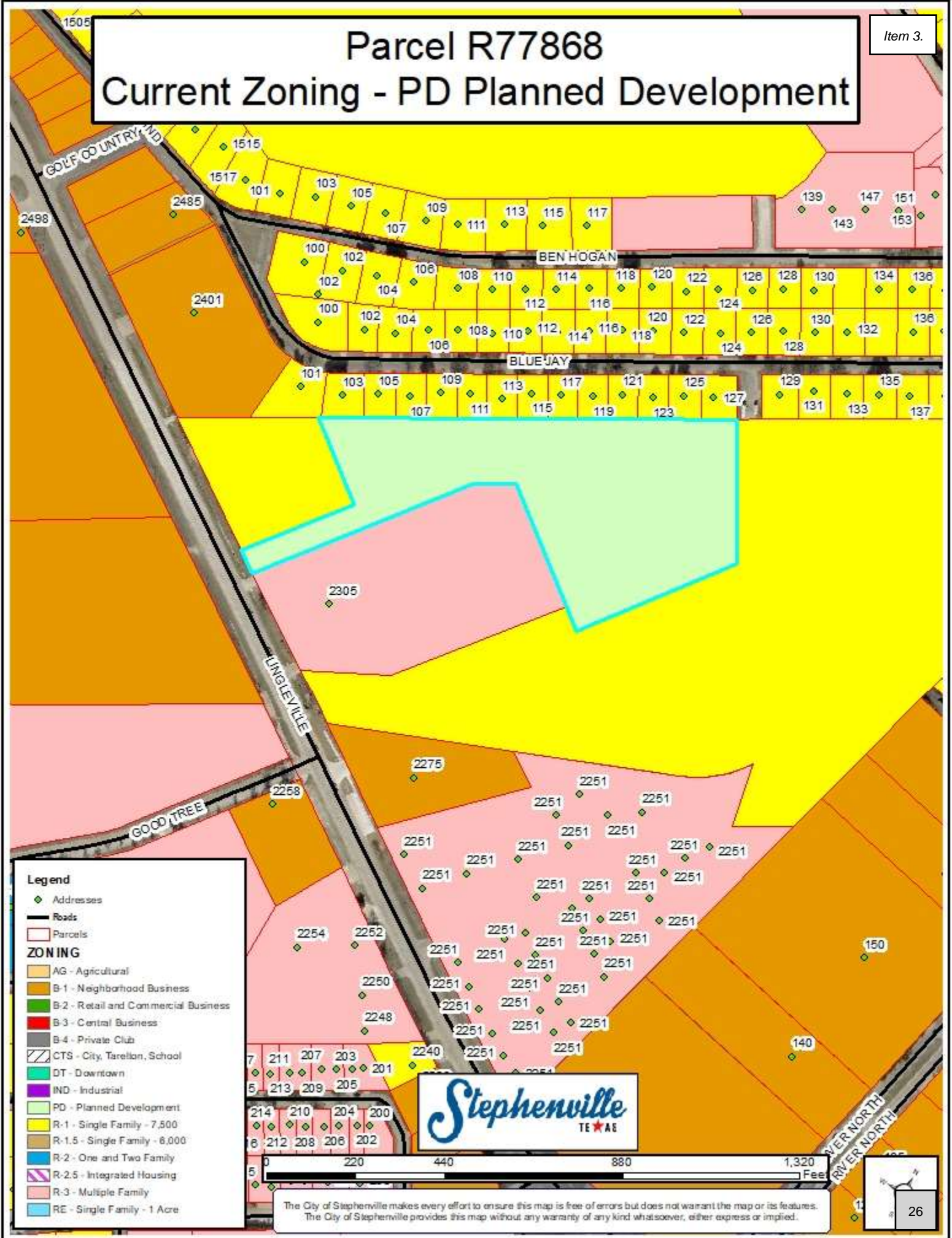
Legend

- ◆ Addresses
- Roads
- 200 Ft Buffer
- Parcels



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Parcel R77868 Current Zoning - PD Planned Development



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

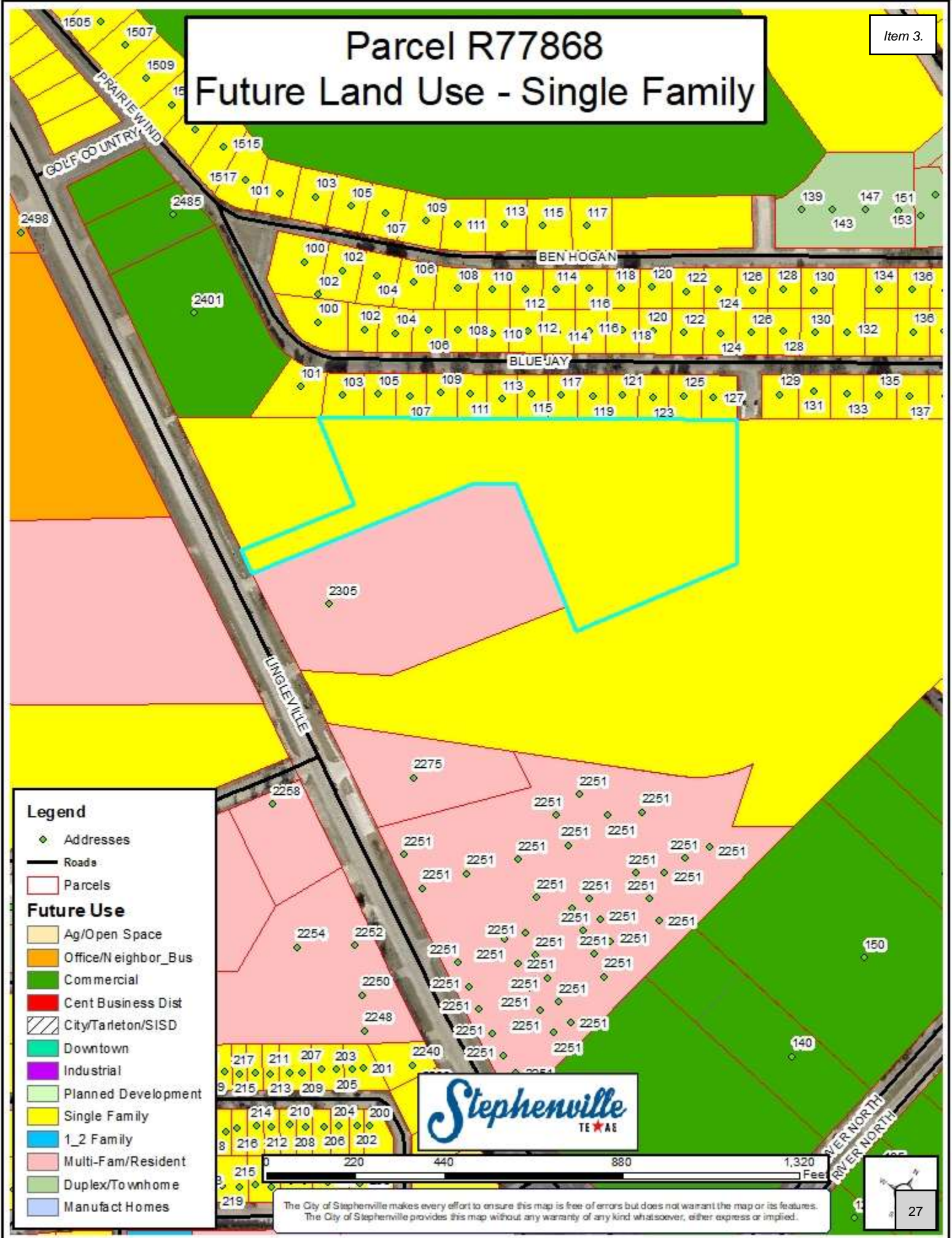
ZONING

- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tarellan, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 8,000
- R-2 - One and Two Family
- R-2.5 - Integrated Housing
- R-3 - Multiple Family
- RE - Single Family - 1 Acre



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Parcel R77868 Future Land Use - Single Family



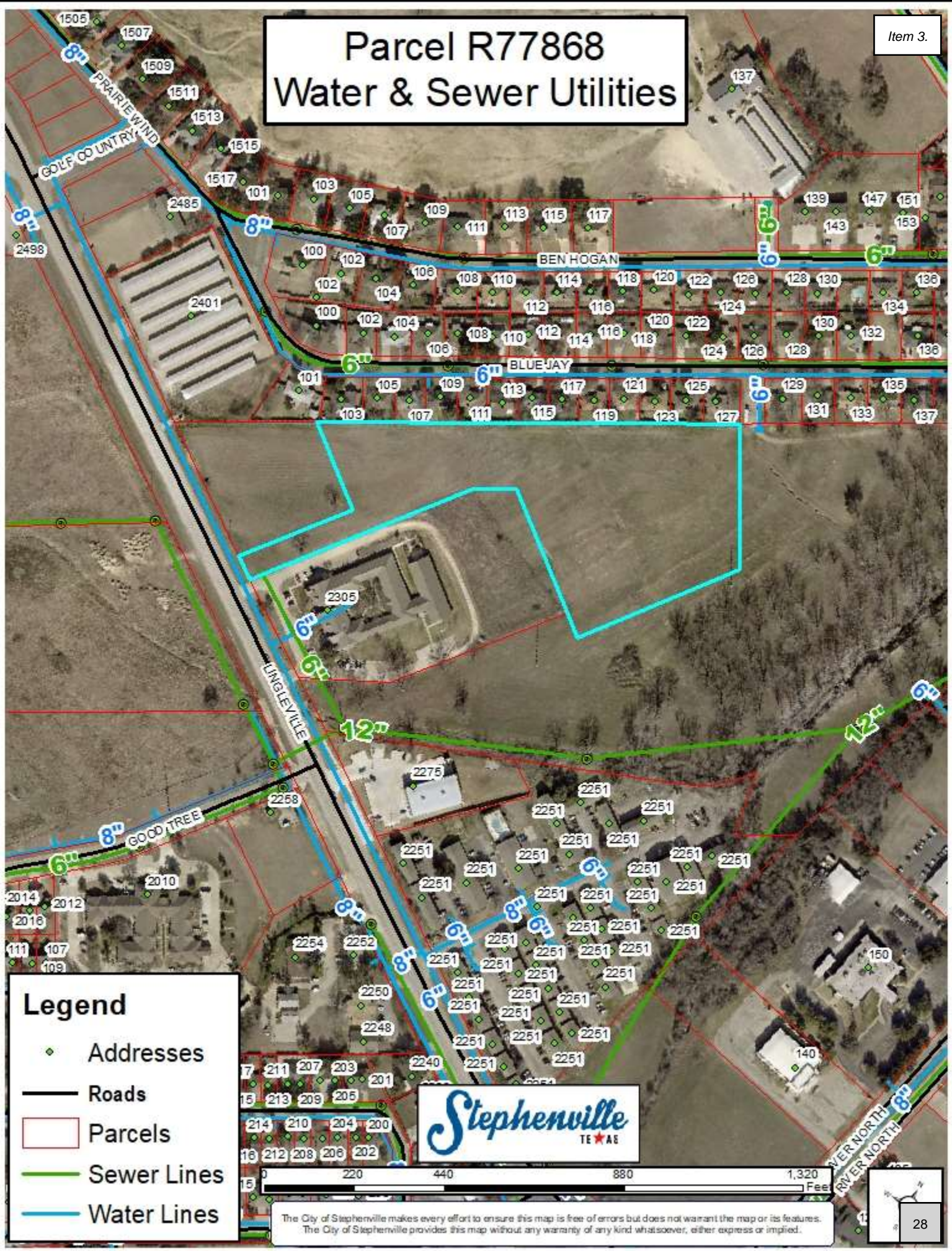
Legend

- ◆ Addresses
- Roads
- ▭ Parcels
- Future Use**
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes



The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

Parcel R77868 Water & Sewer Utilities



Legend

- ◆ Addresses
- Roads
- Parcels
- Sewer Lines
- Water Lines



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Parcel R77868 Address List

Item 3.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000042841	117 BLUE JAY	ALLEN CALEB VAN & KRISTY RAE	117 BLUE JAY	STEPHENVILLE	TX	76401-5922
R000022557	0 W LINGLEVILLE RD	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000031773	2401 W LINGLEVILLE RD	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000042813	106 BLUE JAY	BOYLES PAMELA J	106 BLUE JAY	STEPHENVILLE	TX	76401
R000042835	101 BLUE JAY	BUCHER JAMES M & JANE E	101 BLUE JAY	STEPHENVILLE	TX	76401-5922
R000042819	118 BLUE JAY	CARLSON NORMAN E & BEVERLY A	118 BLUE JAY	STEPHENVILLE	TX	76401-0000
R000042824	128 BLUE JAY	CHESTER CAROLE S	128 BLUEJAY	STEPHENVILLE	TX	76401
R000042837	105 BLUE JAY	CORTA DOROTHY J & PETER J	105 BLUE JAY DR	STEPHENVILLE	TX	76401
R000022552	0 W LINGLEVILLE RD	COVENANT LEGACY LP	2915 W WASHINGTON	STEPHENVILLE	TX	76401
R000022552	0 W LINGLEVILLE RD	COVENANT LEGACY LP	2915 W WASHINGTON	STEPHENVILLE	TX	76401
R000042811	102 BLUE JAY	DAVIDSON DEL & JULIE	102 BLUE JAY	STEPHENVILLE	TX	76401
R000042822	124 BLUE JAY	DICKERSON SHERRY	124 BLUE JAY	STEPHENVILLE	TX	76401
R000042814	108 BLUE JAY	DREW VALERIE J	109 GREENVIEW DR	STEPHENVILLE	TX	76401
R000042847	129 BLUE JAY	EMMONS JOSH & ASHTON	129 BLUE JAY	STEPHENVILLE	TX	76401
R000042845	125 BLUE JAY	EVANS DONALD R LIVING TRUST	PO BOX 372	BLUFF DALE	TX	76433
R000063739	2305 W LINGLEVILLE RD	FRONTIER EXCHANGE LANDLORD GROUP LLC	4500 DORR ST	TOLEDO	OH	43615
R000042836	103 BLUE JAY	GRIMMER AARON & NIKOLE	103 BLUE JAY	STEPHENVILLE	TX	76401
R000042821	122 BLUE JAY	HENDRICKS KATHRYN J	122 BLUE JAY	STEPHENVILLE	TX	76401
R000042817	114 BLUE JAY	HILL CHARLES A & SANDRA K	114 BLUE JAY	STEPHENVILLE	TX	76401
R000042842	119 BLUE JAY	HIVELY CHRISTOPHER J & KIMBERLEE M HIVELY	12454 DAPPLE DR	RANCHO CUCAMONGA	CA	91739
R000042812	104 BLUE JAY	HODGES BILLY BOB & DONNA & HOLLY HODGES	18402 SHALLOW OAK CT	TOMBALL	TX	77377
R000042816	112 BLUE JAY	HODGES TERRY GLEN & REBECCA	112 BLUE JAY	STEPHENVILLE	TX	76401-0000
R000041981	107 BLUE JAY	HOLLOWAY LIVING TRUST	107 BLUE JAY ST	STEPHENVILLE	TX	76401
R000041982	109 BLUE JAY	HOWARD NETA FAYE (LIFE ESTATE)	109 BLUE JAY	STEPHENVILLE	TX	76401
R000022664	0 W LINGLEVILLE RD	IP KAM WOON	PO BOX 192	STEPHENVILLE	TX	76401-0000
R000042840	115 BLUE JAY	JAMES CAVIN & STACEY SHARON NOLAND (JAMES)	115 BLUE JAY	STEPHENVILLE	TX	76401
R000041983	111 BLUE JAY	KAISER MARK A & KIMBERLY	111 BLUE JAY DR	STEPHENVILLE	TX	76401-0000
R000041978	100 BLUE JAY	KOPLIN JEFFREY & LESLI KOPLIN	PO BOX 993	STEPHENVILLE	TX	76401
R000042838	113 BLUE JAY	MOSES COREY & KATHRYN	113 BLUE JAY	STEPHENVILLE	TX	76401
R000042844	123 BLUE JAY	PLANNERS EQUITY LP	181 S GRAHAM	STEPHENVILLE	TX	76401
R000042823	126 BLUE JAY	PORTER KELVIN B & KIMBERLY K ILEY	126 BLUE JAY	STEPHENVILLE	TX	76401
R000077868	0 W LINGLEVILLE RD	RETIREMENT LIVING FOR SENIORS LTD	PO BOX 3189	BRYAN	TX	77805
R000042818	116 BLUE JAY	SMITH RANDY & KELLY	116 BLUE JAY	STEPHENVILLE	TX	76401-0000
R000042843	121 BLUE JAY	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000042846	127 BLUE JAY	TRAINHAM SUSAN	PO BOX 139	LINGLEVILLE	TX	76461
R000042815	110 BLUE JAY	TROTTER MABEL L	126 BEN HOGAN DR	STEPHENVILLE	TX	76401-5915

**RETIREMENT SENIORS FOR LIVING, LTD
DEVELOPMENT SCHEDULE**

Projected Months

July 11, 2023	Approved by TX DOT
August 16, 2023	Approval meeting for extension of development with Planning & Development
August 30, 2023	Civil Plans approval
September 1, 2023	Establish Escrow Account
September 20, 2023	Final plat approval
September 20, 2023	Oncor needs final plat
October 15, 2023	Bank Loan Documents
November 30, 2023	Review loan documents
December 15, 2023	Loan closing and building permit
August, 2024	Construction Complete