



## PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington  
Wednesday, July 17, 2024 at 5:30 PM

### AGENDA

#### CALL TO ORDER

#### REGULAR AGENDA

#### MINUTES

- [1. Consider Approval of June 19, 2024 Minutes](#)

#### PUBLIC HEARING

- [2. Case No.: PP2024-002](#)

Applicant Ryan Spears with GMcivil, representing SID Partners LLC, is requesting a preliminary plat of property located on N US 281, Parcel R26347. This property is approximately 10 acres located North of 1350 N US HWY 281 and South of 1800 N US HWY 281, being part of A0804 WILLIAMS MR; of the City of Stephenville, Erath County, Texas.

- [3. Case No.: PP2024-003](#)

Applicant Marissa Volk with Kimley-Horn, representing Oncor Electric Delivery Company, is requesting a preliminary plat of property located at 2450 W Lingleville Rd, Parcel R78331, Acres 10.011, A0520 MENELEE JARRETT;, of the City of Stephenville, Erath County, Texas.

- [4. Case No.: RZ2024-009](#)

Applicant Zane Cole is requesting a rezone of property located at 185 W Park, being Parcel R31466, S3500 FREY FIRST ADDITION, BLOCK 35;, LOT 7;8, of the City of Stephenville, Erath County, Texas from (R-1) Single Family Residential to (R-2.5) Integrated Housing District.

- [5. Case No.: PD2024-001](#)

Applicant Southwestern Pigeon Rd, LLC is requesting a rezone of property located at 315 FM 2303, Parcel R65090 being Acres 3.020, A0520 MENELEE JARRETT; and Parcel R22587, being 91.830 acres of the A0520 of MENELEE JARRETT; HOUSE & BARN, to the City of Stephenville, Erath County, Texas from (R-1) Single Family Residential and To Be Determined to (PD) Planned Development. The applicant will present the Development Plan.

#### 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, June 19, 2024 at 5:30 PM

### MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, June 19, 2024, 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  
Bonnie Terrell  
Paul Ashby  
Tyler Wright  
Justin Slawson – Alternate 1

**COMMISSIONERS ABSENT:** None

**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.

### CITIZENS GENERAL DISCUSSION

No discussion at this meeting.

### MINUTES

**1. Consider Approval of Minutes – May 15, 2024**

MOTION by Brian Lesley, second by Nick Robinson to approve the minutes for May 15, 2024. MOTION CARRIED by unanimous vote of Commissioners that were present at the May 15, 2024, meeting.

### PUBLIC HEARING

**2. Case No.: RZ2024-008**

Applicant Tres Property Investments, LLC is requesting a rezone of property located at 978 Old Hico Rd, being Parcel R17600, A0196 DUPUY JOHN B, HOUSE: STG & MH SITE, (JR MILLER) to the City of Stephenville, Erath County, Texas from (B-2) Retail & Commercial to (R-3) Multi-family Residential.

Development Services Director, Steve Killen gave the following report: The property has current zoning of Retail and Commercial with Future Land Use being Retail and Commercial. The applicant is requesting the rezone in order to construct apartments. There are numerous R-3 zoned parcels in the vicinity. Director Killen concluded his report by stating that water and sewer would be available on Old Hico Rd. and no additional Right-of-Way dedication would be required.

Developer, Tres Property Investments, was present to answer the Commissioners questions.

Chairperson LaTouche opened the public hearing at 5:32 PM.

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

Chairperson LaTouche closed the public hearing at 5:33 PM.

MOTION by Nick Robinson, second by Brian Lesley, to recommend to the City Council to approve the rezone of property located at 978 Old Hico Rd, being Parcel R17600, A0196 DUPUY JOHN B, HOUSE: STG & MH SITE, (JR MILLER) to the City of Stephenville, Erath County, Texas from (B-2) Retail & Commercial to (R-3) Multi-Family Residential. MOTION CARRIED by a unanimous vote.

**3. Case No.: RP2024-001**

**Applicant Matthew Price with Price Surveying, acting on behalf of Brian and Kristen Sundberg, is requesting a replat of properties located at 1167 W Frey, Parcel R32264, being Lot 2A; Block 6, and 1165 W Frey, Parcel 32265, being Lot 2B, Blk 6; of the S4400 Kight Second Addition to the City of Stephenville, Erath County, Texas.**

Development Services Director, Steve Killen gave the following report: The applicant is requesting a replat of two parcels into three to allow for future development. R-3 allows for single family construction on lots with dimensions of 50' x100' frontage. If approved by the Commission, no further action will be necessary for recordation. Mr. Killen concluded his report by stating that staff recommends approval of the replat.

Applicant was not present to answer the Commissioners' questions.

Chairperson LaTouche opened the public hearing at 5:35 PM.

No one spoke in favor or against the replat request.

Chairperson LaTouche closed the public hearing at 5:35 PM.

MOTION by Paul Ashby, second by Nick Robinson, to approve the replat of properties located at 1167 W Frey, Parcel R32264, being Lot 2A; Block 6, and 1165 W Frey, Parcel 32265, being Lot 2B, Blk 6; of the S4400 Kight Second Addition to the City of Stephenville, Erath County, Texas. MOTION CARRIED by a unanimous vote.

**4. Case No.: PP2024-001**

**Applicant Reece Flanagan, representing Theresa Greig with GFL II, LLC, is requesting a preliminary plat of property located at 200 Clark Lane, Parcel R29908, Acres 11.870, S2600 CITY ADDITION;, BLOCK 85;, LOT 1 & 2A (PTS OF), to the City of Stephenville, Erath County, Texas.**

Development Services Director, Steve Killen, briefed the Commission regarding the preliminary plat that was being presented. Mr. Killen stated that the applicant has submitted a Preliminary Plat that has been reviewed by staff. Mr. Flanagan has submitted civil plans that have been reviewed by staff as well. Final steps for approval of the civil plan set include the completion of any remaining review items and approval of the Preliminary Plat. A Final Plat will be submitted to the Commission upon completion and acceptance of public improvements. Director Killen concluded his comments by stating that staff recommends approval of the Preliminary Plat upon completion of the following conditions:

1. The plat must conform to the Subdivision Ordinance upon conclusion of reviews.
2. Structures may not be placed over easements.
3. Site visibility triangles must be provided at entry way to Clark Lane from the private road.
4. Correct Bearings referenced at adjacent property.
5. The Preliminary Plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual.
6. Additional easements as required for Backflow Preventor Assembly Vaults, Access & Utility Easements, retaining wall easements, Floodplain and others that may be required as identified during the review process.
7. Common areas will require a Homeowner's Association as set forth by ordinance.
8. All areas within the subdivision to be privately maintained, inclusive of private streets and utilities, must be adequate for the subdivision.
9. All streets shall be designed to allow fire lane access.
10. Individually platted townhomes will require separate private water and sewer service. Master taps/meters will be required at public streets with individual meters within private subdivision.
11. Each townhome will be required to have a minimum of two, privately owned parking spaces per lot.
12. Fire lanes are to remain open at all times.
13. Please add "Not for Recording Purposes" in the Preliminary Plat box.
14. A Title Commitment/Proof of Ownership must be provided and approved by the City Attorney.
15. Final Plat to be recorded after acceptance of improvements and floodplain modeling.
16. Provide adequate Right of Way for Clark Lane.
17. Ensure all required Plat language is provided.

Reece Flanagan was present to answer the Commissioners' questions.

Chairperson LaTouche opened the public hearing at 5:39 PM.

No one spoke in favor or against the preliminary plat request.

Chairperson LaTouche closed the public hearing at 5:39 PM.

MOTION by Brian Lesley, second by Justin Slawson, to approve the preliminary plat with conditions of property located at 200 Clark Lane, Parcel R29908, Acres 11.870, S2600 CITY ADDITION,, BLOCK 85,, LOT 1 & 2A (PTS OF), to the City of Stephenville, Erath County, Texas. MOTION CARRIED by a unanimous vote.



**ADJOURN**

The meeting was adjourned at 5:40 PM.

APPROVED:

\_\_\_\_\_  
Lisa LaTouche, Chair

ATTEST:

\_\_\_\_\_  
Tina Cox, Commission Secretary

# STAFF REPORT



**SUBJECT:** Case No.: PP2024-002

Applicant Ryan Spears with GMcivil, representing SID Partners LLC is requesting a preliminary plat of property located on N US 281, Parcel R26347. This property is approximately 10 acres located North of 1350 N US HWY 281 and South of 1800 N US HWY 281, being part of A0804 WILLIAMS MR; to the City of Stephenville, Erath County, Texas.

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen, Director of Development Services

**RECOMMENDATION:**

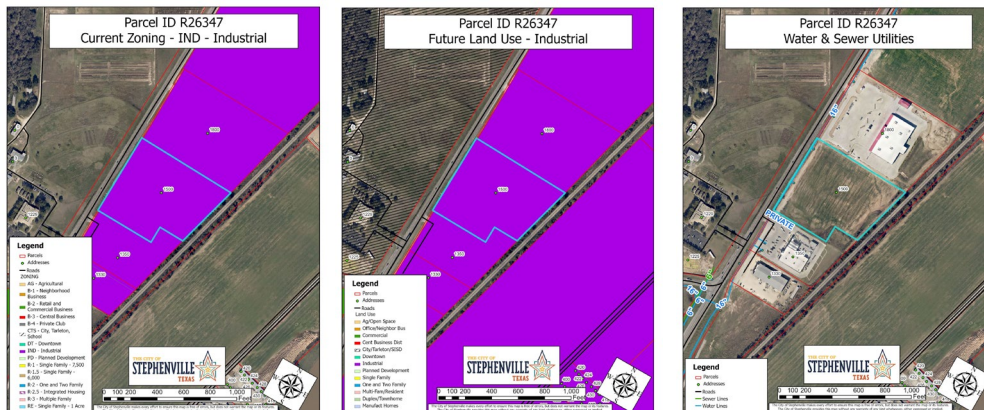
The applicant has submitted a Preliminary Plat that has been reviewed by staff. A Final Plat will be submitted to the Commission upon completion and acceptance of public improvements.

**BACKGROUND:**

Civil plans have been submitted and under review by staff. Final steps for approval of the civil plan set include the completion of any remaining review items and approval of the Preliminary Plat. Staff is recommending approval of the Preliminary Plat upon completion of the following conditions:

1. The plat must conform to the Subdivision Ordinance upon conclusion of reviews.
2. Structures may not be placed over easements.
3. The Preliminary Plat must conform to design requirements and construction standards as set forth in the Engineering Standards Manual.
4. Additional easements must be provided as required for Backflow Preventor Assembly Vaults, Access & Utility Easements, retaining wall easements, Floodplain and others that may be identified during the review process.
5. A Title Commitment/Proof of Ownership must be provided and approved by the City Attorney.
6. Final Plat to be recorded after acceptance of improvements and floodplain modeling.
7. Ensure all required Plat language is provided.

**PROPERTY PROFILE:**



### Sec. 155.4.05. Preliminary plat.

- A. *Purpose.* The purpose of a Preliminary Plat shall be to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of this Subdivision Ordinance.
- B. *Applicability.* No subdivision of land shall be allowed without proper submittal, approval, and adoption of a Preliminary Plat.
- C. *Exceptions.*
1. A Preliminary Plat is not required when a Minor Plat is submitted (refer to 4.07).
  2. A Final Plat in accordance with Section 4.06 may be submitted in lieu of a Preliminary Plat if a Development Agreement and appropriate surety are submitted along with the Application.
- D. *Accompanying Applications.*
1. *Preliminary and Other Types of Plans.* An Application for a Preliminary Plat shall be accompanied by the following:
    - a. Preliminary Drainage Plan;
    - b. Preliminary Storm Water Management Plan;
    - c. Preliminary Utility Plan; and
    - d. Other plans if deemed necessary for thorough review by the Responsible Official, such as a Planned Development Master Plan.

Approval of each shall be separately included with this application.
  2. *Current Title Commitments.* The Applicant shall furnish with the Application to the City a current title commitment issued by a title insurance company authorized to do business in Texas, a title opinion letter from an attorney licensed to practice in Texas, or some other acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the Preliminary Plat.
- E. *Review by City Administrator/Responsible Official.* The City Administrator shall:
1. Initiate review of the plat and materials submitted.
  2. Make available Plats and reports to the Commission for review.
  3. Upon determination that the Application is ready to be acted upon, schedule the Preliminary Plat for consideration on the agenda of the next available meeting of the Planning and Zoning Commission.
- F. *Action by the Planning and Zoning Commission.* The Commission shall:
1. Review the Preliminary Plat Application, the findings of the City Administrator and any other information available.
    - a. From all such information, the Commission shall determine whether the Preliminary Plat conforms to this Subdivision Ordinance.
  2. Act within thirty (30) calendar days following the Official Submission Date, unless the Applicant submits a Waiver of Right to 30-Day Action.
    - a. If no decision is rendered by the Commission within the thirty (30) day period described above or such longer period as may have been agreed upon, the Preliminary Plat, as submitted, shall be deemed approved by the Commission.
  3. Take one of the following actions:
    - a. Approve the Preliminary Plat;
    - b. Approve the Preliminary Plat with conditions, which shall mean that the Preliminary Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
    - c. Deny the Preliminary Plat.

- G. *Criteria for Approval.* The following criteria shall be used by the Commission to determine whether the Application for a Preliminary Plat shall be approved, approved with conditions, or denied:
1. All Plats must be drawn to conform to the zoning regulations currently applicable to the property. If a zoning change for the property is proposed, then the zoning change must be completed before the approval of any Preliminary Plats/Final Plats;
  2. No Plat or Replat may be approved that leaves a structure located on a remainder lot.
  3. The Preliminary Plat is consistent with any approved Development Agreement;
  4. The proposed provision and configuration of Public Improvements including, but not limited to, roads, water, wastewater, storm drainage, park facilities, open spaces, habitat restoration, easements and Right-of-Way are adequate to serve the development, meet applicable standards of this Subdivision Ordinance, and conform to the City's adopted master plans for those facilities;
  5. The Preliminary Plat has been duly reviewed by applicable City staff;
  6. The Preliminary Plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual.
  7. The Preliminary Plat is consistent with the adopted Comprehensive Plan, except where application of the Plan may conflict with State law;
  8. The proposed development represented on the Preliminary Plat does not endanger public health, safety or welfare; and
  9. The Preliminary Plat conforms to the City's subdivision Application checklists.
- H. *Effect of Approval.*
1. Approval of a Preliminary Plat shall allow the Applicant to proceed with the development and platting process by submitting Construction Plans and Final Plat.
  2. Approval of the Preliminary Plat shall be deemed general approval of the subdivision's layout only, and shall not constitute approval or acceptance of Construction Plans or a Final Plat.

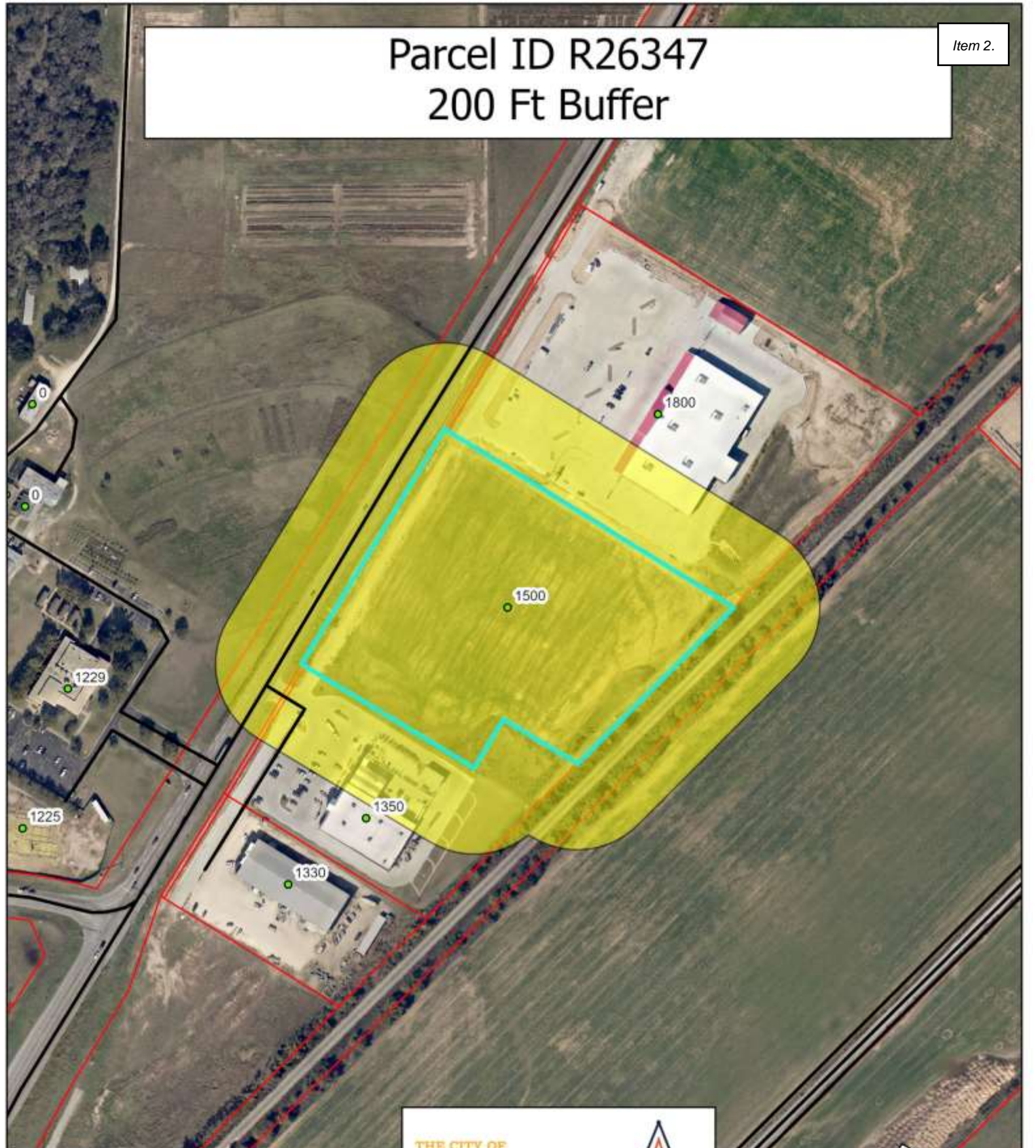
## ALTERNATIVES

1. Approve the Preliminary Plat;
2. Approve the Preliminary Plat with conditions, which shall mean that the Preliminary Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
3. Deny the Preliminary Plat.



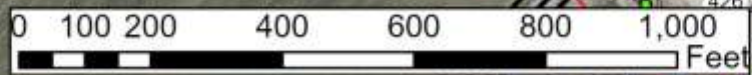
# Parcel ID R26347 200 Ft Buffer

Item 2.



### Legend

- Parcels
- Addresses
- Roads
- R26347 Buffer



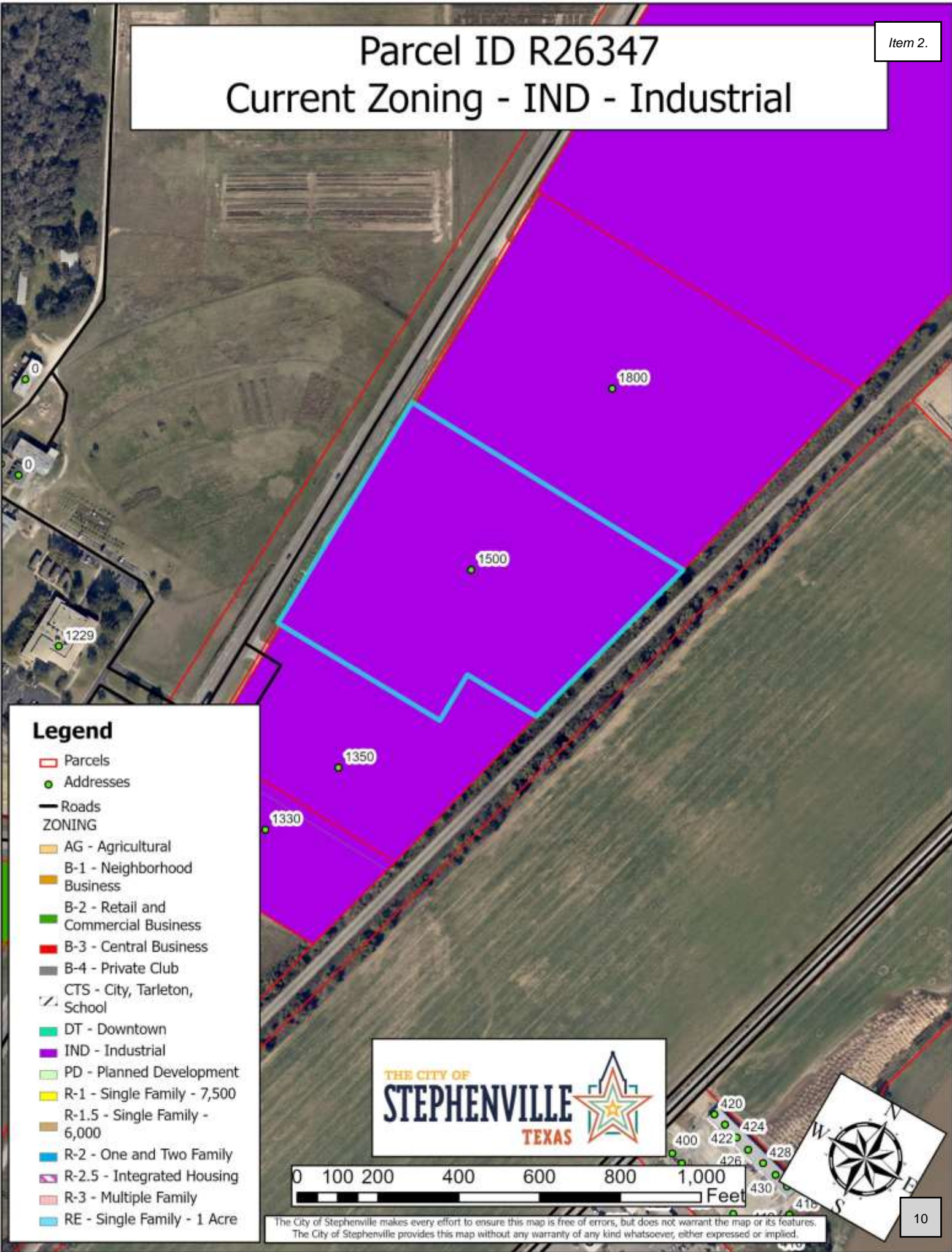
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.



# Parcel ID R26347

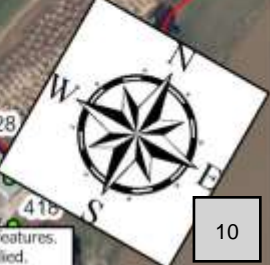
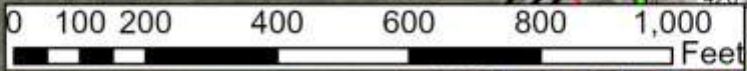
## Current Zoning - IND - Industrial

Item 2.



### Legend

- Parcels
- Addresses
- Roads
- 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 - 6,000
  - R-2 - One and Two Family
  - R-2.5 - Integrated Housing
  - R-3 - Multiple Family
  - RE - Single Family - 1 Acre



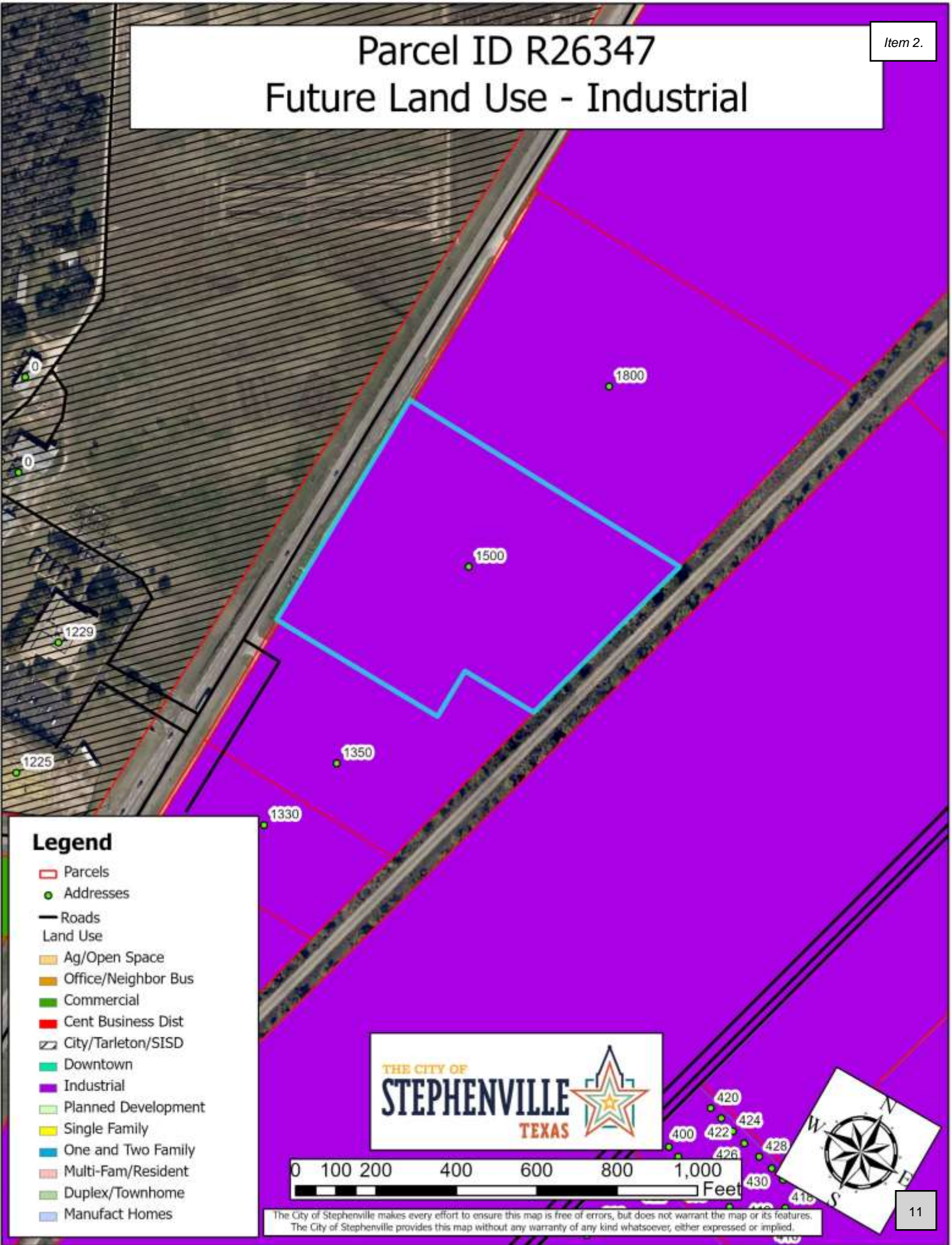
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.



# Parcel ID R26347

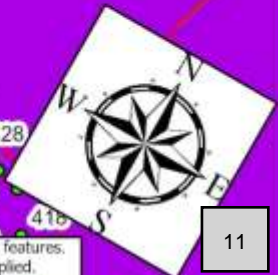
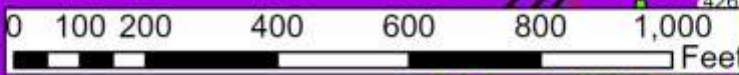
## Future Land Use - Industrial

Item 2.



### Legend

- Parcels
- Addresses
- Roads
- Land Use
  - Ag/Open Space
  - Office/Neighbor Bus
  - Commercial
  - Cent Business Dist
  - City/Tarleton/SISD
  - Downtown
  - Industrial
  - Planned Development
  - Single Family
  - One and Two 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 expressed or implied.



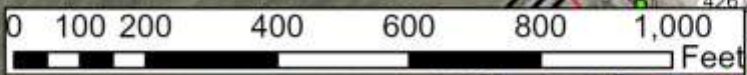
# Parcel ID R26347 Water & Sewer Utilities

Item 2.



**Legend**

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

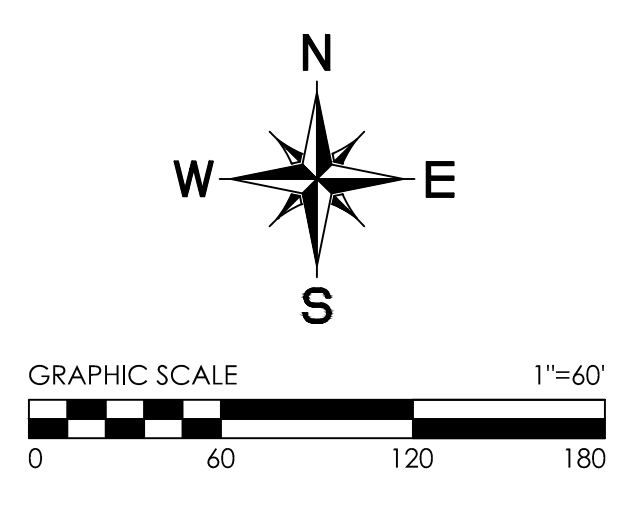


The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.



Parcel R26347  
200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000077375	1350 N US281	2002 DOUGLAS C LEE REVOCABLE TRUST	23799-19 MONTEREY SALINAS HWY	SALINAS	CA	93908
R000077945	1350 N US281	ATWOOD DISTRIBUTING LP	500 S GARLAND RD	ENID	OK	73703
R000026380	1229 N US281	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000077972	0 CR177	FAMBRO ALEX	9449 CR109	MINGUS	TX	76463-7005
R000075735	0 N US377 (OFF)	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000026347	0 N US281	SID PARTNERS LLC	PO BOX 908	STEPHENVILLE	TX	76401



VICINITY MAP  
N.T.S.

**LEGEND**

R.O.W.	RIGHT OF WAY
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ERATH COUNTY, TEXAS
R.F.	REBAR FOUND
R.C.F.	REBAR WITH CAP FOUND

**OWNER'S CERTIFICATE**

STATE OF TEXAS;  
COUNTY OF ERATH;

WHEREAS SID Partners, LLC is the owner of a tract of land situated in the M.R. Williams Survey, Abstract No. 804, City of Stephenville, Erath County, Texas, being a portion of that tract of land as described in deed to SID Partners, LLC, recorded in 2022-00233, Official Public Records, Erath County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped PRICE SURVEYING found in the east line of U.S. Highway No. 281 (called 100' R.O.W.) and the west line of said SID Partners tract, being the most westerly northwest corner of the final plat of Tractor Supply Stephenville Addition, an addition to the City of Stephenville, Erath County, Texas as recorded in 2022-05648, OPRECT;

THENCE North 01 degrees 41 minutes 30 seconds East, along the east line of said U.S. Highway No. 281 and the west line of said SID Partners tract, a distance of 444.68 feet to a 1/2" rebar capped PRICE SURVEYING found at the southwest corner of the final plat of Atwoods Addition, an addition to the City of Stephenville, Erath County, Texas as recorded in 2023-06195, OPRECT;

THENCE South 88 degrees 18 minutes 38 seconds East, departing the east line of said U.S. Highway No. 281, along the south line of said Atwoods Addition, at a distance of 10.0 feet passing a 1/2" rebar capped PRICE SURVEYING found at the southwest corner of Lot 1, Block 1 of said Atwoods Addition, continuing a total distance of 788.87 feet (plat 788.80 feet) to a 1/2" rebar capped PRICE SURVEYING found in the west line of the G.C. & S.F. Railroad Right of Way and the east line of said SID Partners tract, being the southeast corner of said Atwood Addition;

THENCE South 15 degrees 02 minutes 08 seconds West, along the west line of said G.C. & S.F. Railroad Right of Way and the east line of said SID Partners tract, a distance of 526.67 feet to a 1/2" rebar found at the northeast corner of said Tractor Supply Stephenville Addition, as follows:

THENCE departing the west line of said G.C. & S.F. Railroad Right of Way, along the north line of said Tractor Supply Stephenville Addition, as follows:

North 88 degrees 20 minutes 36 seconds West, a distance of 199.93 feet (plat 200.00 feet) to a 1/2" rebar found, from which a 1/2" rebar capped PRICE SURVEYING found bears South 86 degrees 06 minutes East, 4.95 feet;

South 01 degrees 38 minutes 34 seconds West, a distance of 132.13 feet (plat 132.00 feet) to a 1/2" rebar capped PEISER & MANKIN SURV found;

North 88 degrees 18 minutes 33 seconds West, at a distance of 467.50 feet passing a 1/2" rebar capped PEISER & MANKIN SURV found at the most westerly northwest corner of Lot 1, Block 1 of said Tractor Supply Stephenville Addition, continuing a total distance of 467.50 feet (plat 467.37 feet) to the POINT OF BEGINNING and containing 434,938 square feet or 9.985 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, SID Partners, LLC, owner, does hereby adopt this plat designating the herein described property as LOT 1, BLOCK 1, PROJECT TUCKER, an addition to the City of Stephenville, Erath County, Texas, and does hereby dedicate to the Public use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. The easements shown thereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements shown. Said easements being hereby reserved the mutual use and accommodation of all public utilities using or desiring to use the same. Any, and all public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all public utilities shall at all times have full right of ingress and egress to or from and upon reconstructing, inspecting, patrolling, maintaining, respective systems without the necessity of any time of procuring the permission of anyone.

Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and/or any maintenance and service required or ordinarily performed by that utility. The easements dedicated are for the specific use of installing and maintaining water, sewer, electrical, natural gas, telephone, fiber or cablevision lines, and are not intended to be used for garbage dumpsters, the collection of garbage, or for the use of garbage vehicles in any manner.

This plat approved, subject to all platting ordinances, rules, regulations and resolutions of The City of Stephenville, Erath County, Texas.

Witness my hand, This the \_\_\_\_ day of \_\_\_\_\_, 2024

SID Partners, LLC

BY: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

This is to certify that I, Joel S. Barton, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

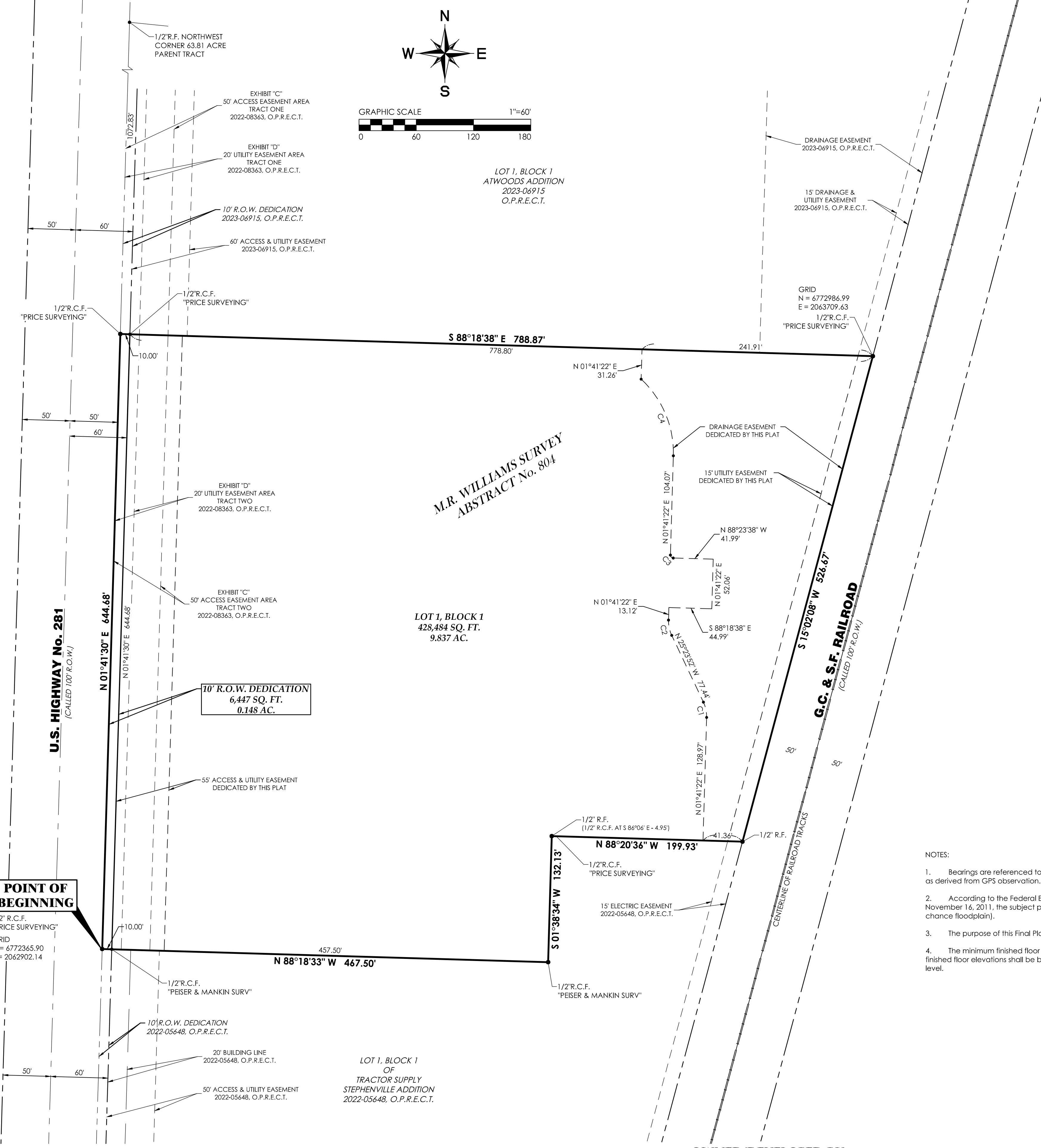
Joel S. Barton  
Registered Professional Land Surveyor No. 4914  
GMCivil  
2559 SW Grapevine Pkwy  
Grapevine, Texas 76051  
817-329-4373

CITY OF STEPHENVILLE ERATH COUNTY, TEXAS	
Director of Development Services	Date of Approval
ATTEST: _____ City Secretary	_____ Date

**PRELIMINARY**, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.  
Issued for review 6/10/2024 4:35 PM

**PRELIMINARY PLAT  
OF  
LOT 1, BLOCK 1  
PROJECT TUCKER**

BEING  
9.985 ACRES  
SITUATED IN THE  
M.R. WILLIAMS SURVEY, ABSTRACT No. 804  
CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS  
1 NON-RESIDENTIAL LOT  
Date: June 2024



**POINT OF BEGINNING**  
1/2" R.C.F. "PRICE SURVEYING"  
GRID  
N = 6772365.90  
E = 2062202.14

- NOTES:
- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.
  - According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48143C0430D, effective date November 16, 2011, the subject property appears to lie in ZONE X-NON-SHADED (Areas determined to be outside the 0.2% annual chance floodplain).
  - The purpose of this Final Plat is to create 1 platted lot out of a tract of land.
  - The minimum finished floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level.

**CURVE TABLE**

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	35.00'	16.55'	27°05'13"	N11°51'15"W	16.39'
C2	35.00'	16.55'	27°05'13"	N11°51'15"W	16.39'
C3	3.00'	4.71'	90°10'00"	N43°18'38"W	4.24'
C4	105.00'	89.79'	48°59'45"	N22°48'31"W	87.08'

OWNED/DEVELOPED BY:

**SEEFRIED**  
INDUSTRIAL PROPERTIES  
3030 LBJ FREEWAY, SUITE 1650  
DALLAS, TX 75234  
817-304-5837  
CONTACT: KEITH KEMPER

PREPARED BY:  
**GMcivil**  
Engineering & Surveying  
2559 SW Grapevine Pkwy, Grapevine, Texas 76051  
817-329-4373  
TxEng Firm # F-2944 | TxSurv Firm # 10021700

# STAFF REPORT



**SUBJECT:** Case No.: PP2024-003

Applicant Marissa Volk with Kimley-Horn, representing Oncor Electric Delivery Company requesting a preliminary plat of property located at 2450 W Lingleville Rd, Parcel R78331, Acres 10.011, A0520 MENELEE JARRETT;, to the City of Stephenville, Erath County, Texas.

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen, Director of Development Services

## RECOMMENDATION:

The applicant has submitted a Preliminary Plat that has been reviewed by staff. A Final Plat will be submitted to the Commission upon completion and acceptance of public improvements.

## BACKGROUND:

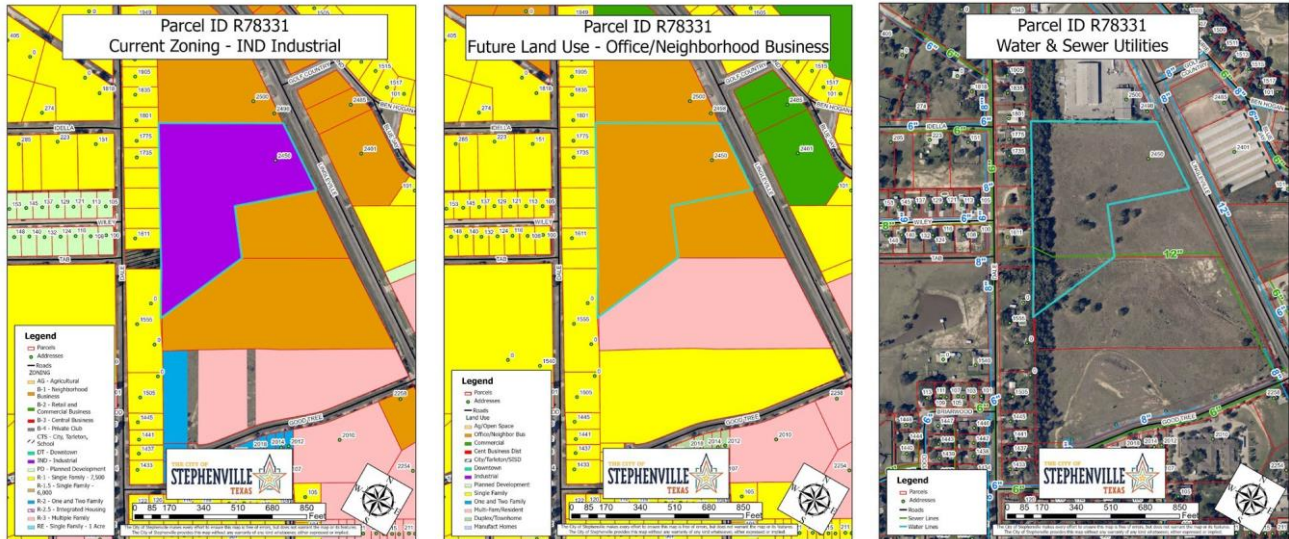
Civil plans have been submitted and are under review by staff. Final steps for approval of the civil plan submittal include the completion of any remaining review items and approval of the Preliminary Plat. Staff is recommending approval of the Preliminary Plat upon completion of the following conditions:

1. Please title as "Preliminary Plat - Not for Recording Purposes."
2. The Preliminary Plat must conform to design requirements and construction standards as set forth in the Engineering Standards Manual.
3. The plat must conform to the Subdivision Ordinance upon conclusion of reviews.
4. Structures may not be placed over easements.
5. Additional easements as required for Backflow Preventor Assembly Vaults, Access & Utility Easements, retaining wall easements, Floodplain and others that may be required as identified during the review process.
6. Fire lanes must remain open.
7. Final Plat to be recorded after acceptance of improvements and floodplain modeling.
8. Ensure all required Plat language is provided.

## PROPERTY PROFILE:

(next page)





### Sec. 155.4.05. Preliminary plat.

- A. *Purpose.* The purpose of a Preliminary Plat shall be to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of this Subdivision Ordinance.
- B. *Applicability.* No subdivision of land shall be allowed without proper submittal, approval, and adoption of a Preliminary Plat.
- C. *Exceptions.*
1. A Preliminary Plat is not required when a Minor Plat is submitted (refer to 4.07).
  2. A Final Plat in accordance with Section 4.06 may be submitted in lieu of a Preliminary Plat if a Development Agreement and appropriate surety are submitted along with the Application.
- D. *Accompanying Applications.*
1. *Preliminary and Other Types of Plans.* An Application for a Preliminary Plat shall be accompanied by the following:
    - a. Preliminary Drainage Plan;
    - b. Preliminary Storm Water Management Plan;
    - c. Preliminary Utility Plan; and
    - d. Other plans if deemed necessary for thorough review by the Responsible Official, such as a Planned Development Master Plan.
 Approval of each shall be separately included with this application.
  2. *Current Title Commitments.* The Applicant shall furnish with the Application to the City a current title commitment issued by a title insurance company authorized to do business in Texas, a title opinion letter from an attorney licensed to practice in Texas, or some other acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the Preliminary Plat.
- E. *Review by City Administrator/Responsible Official.* The City Administrator shall:
1. Initiate review of the plat and materials submitted.
  2. Make available Plats and reports to the Commission for review.
  3. Upon determination that the Application is ready to be acted upon, schedule the Preliminary Plat for consideration on the agenda of the next available meeting of the Planning and Zoning Commission.
- F. *Action by the Planning and Zoning Commission.* The Commission shall:

1. Review the Preliminary Plat Application, the findings of the City Administrator and any other information available.
    - a. From all such information, the Commission shall determine whether the Preliminary Plat conforms to this Subdivision Ordinance.
  2. Act within thirty (30) calendar days following the Official Submission Date, unless the Applicant submits a Waiver of Right to 30-Day Action.
    - a. If no decision is rendered by the Commission within the thirty (30) day period described above or such longer period as may have been agreed upon, the Preliminary Plat, as submitted, shall be deemed approved by the Commission.
  3. Take one of the following actions:
    - a. Approve the Preliminary Plat;
    - b. Approve the Preliminary Plat with conditions, which shall mean that the Preliminary Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
    - c. Deny the Preliminary Plat.
- G. *Criteria for Approval.* The following criteria shall be used by the Commission to determine whether the Application for a Preliminary Plat shall be approved, approved with conditions, or denied:
1. All Plats must be drawn to conform to the zoning regulations currently applicable to the property. If a zoning change for the property is proposed, then the zoning change must be completed before the approval of any Preliminary Plats/Final Plats;
  2. No Plat or Replat may be approved that leaves a structure located on a remainder lot.
  3. The Preliminary Plat is consistent with any approved Development Agreement;
  4. The proposed provision and configuration of Public Improvements including, but not limited to, roads, water, wastewater, storm drainage, park facilities, open spaces, habitat restoration, easements and Right-of-Way are adequate to serve the development, meet applicable standards of this Subdivision Ordinance, and conform to the City's adopted master plans for those facilities;
  5. The Preliminary Plat has been duly reviewed by applicable City staff;
  6. The Preliminary Plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual.
  7. The Preliminary Plat is consistent with the adopted Comprehensive Plan, except where application of the Plan may conflict with State law;
  8. The proposed development represented on the Preliminary Plat does not endanger public health, safety or welfare; and
  9. The Preliminary Plat conforms to the City's subdivision Application checklists.
- H. *Effect of Approval.*
1. Approval of a Preliminary Plat shall allow the Applicant to proceed with the development and platting process by submitting Construction Plans and Final Plat.
  2. Approval of the Preliminary Plat shall be deemed general approval of the subdivision's layout only, and shall not constitute approval or acceptance of Construction Plans or a Final Plat.

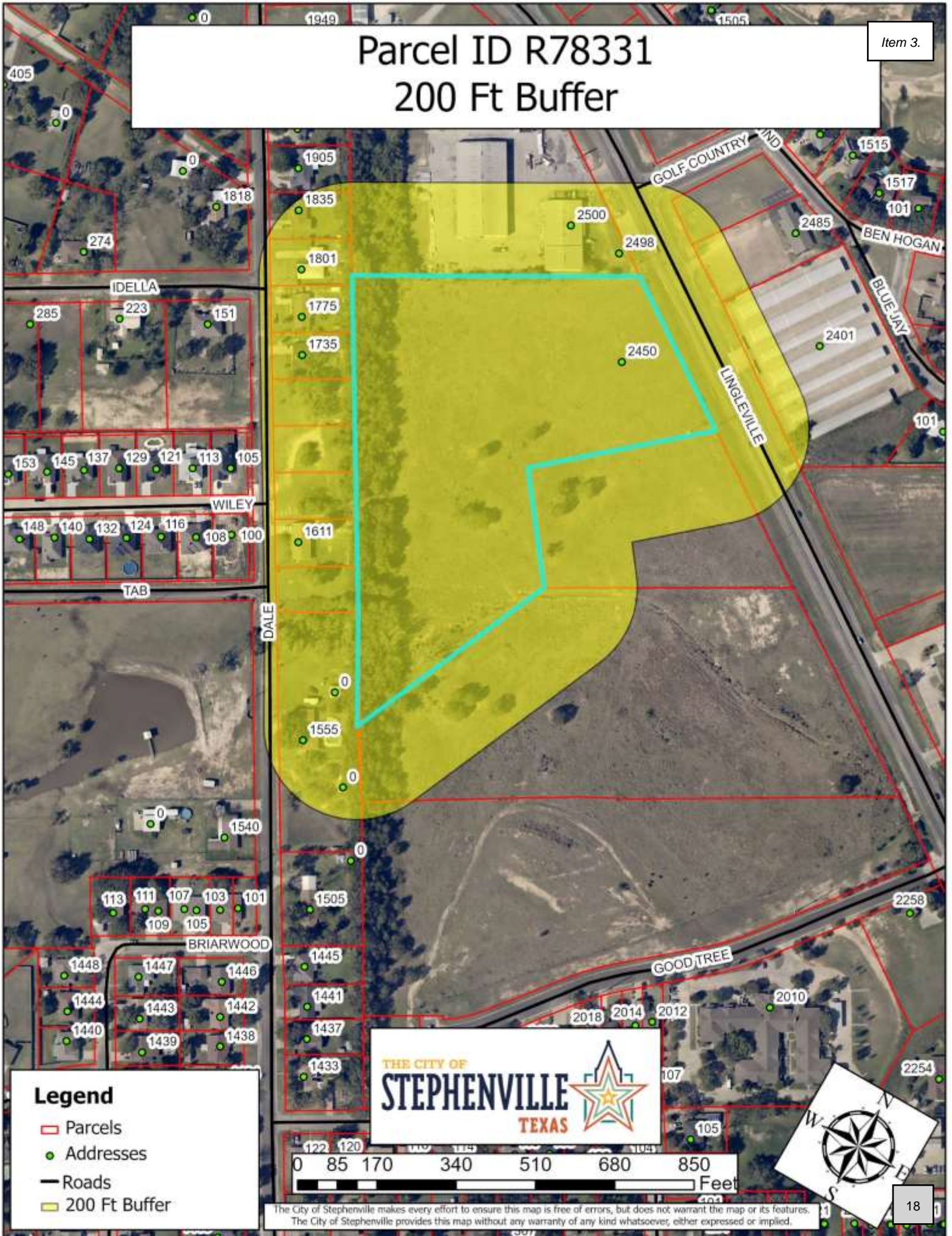
## ALTERNATIVES

1. Approve the Preliminary Plat;
2. Approve the Preliminary Plat with conditions, which shall mean that the Preliminary Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
3. Deny the Preliminary Plat.



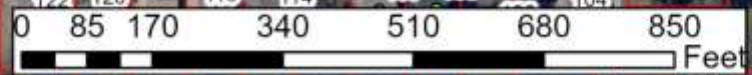
# Parcel ID R78331 200 Ft Buffer

Item 3.



### Legend

- Parcels
- Addresses
- Roads
- 200 Ft Buffer



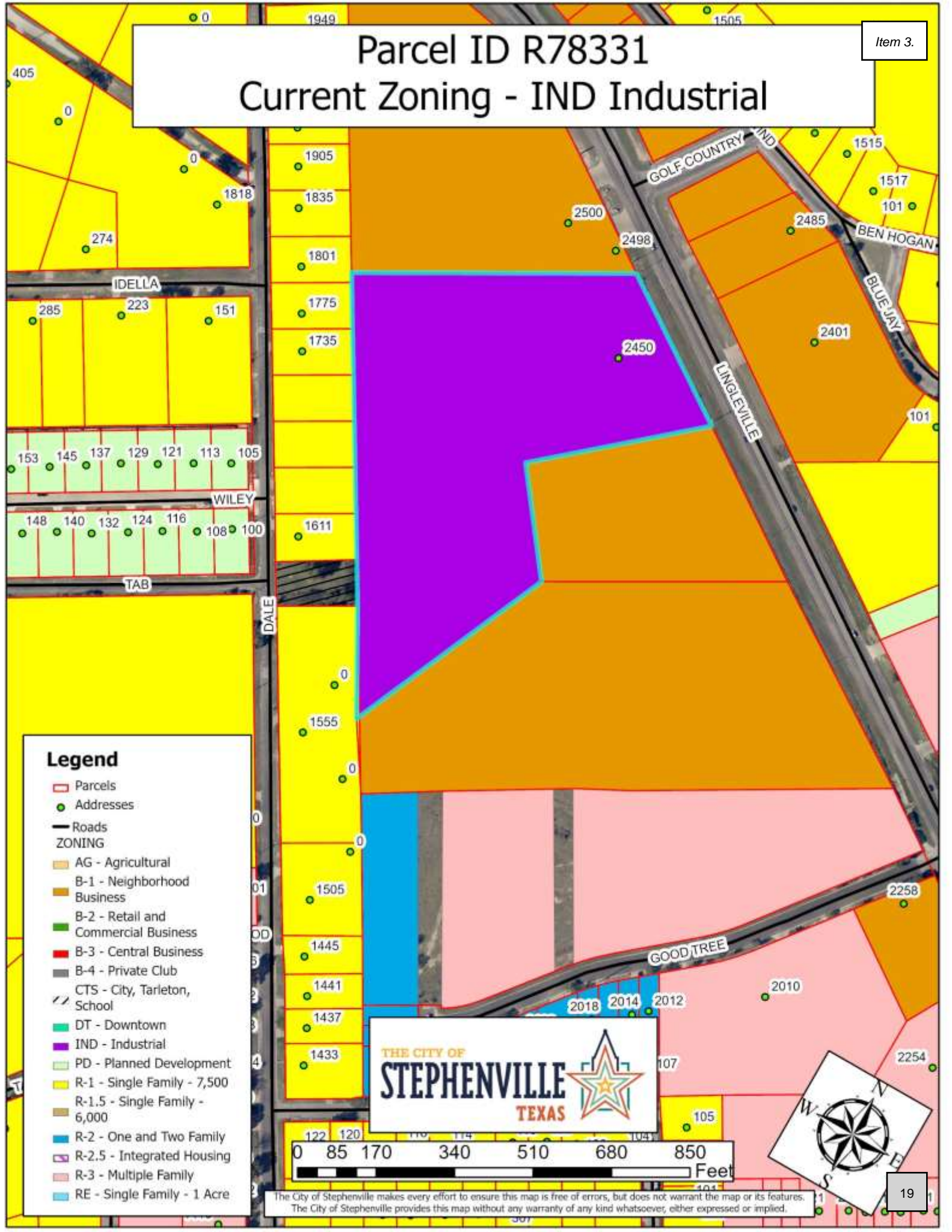
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.



# Parcel ID R78331

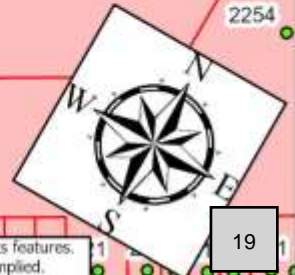
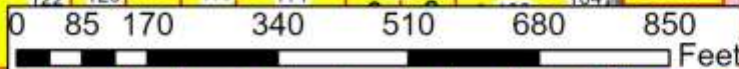
## Current Zoning - IND Industrial

Item 3.



### Legend

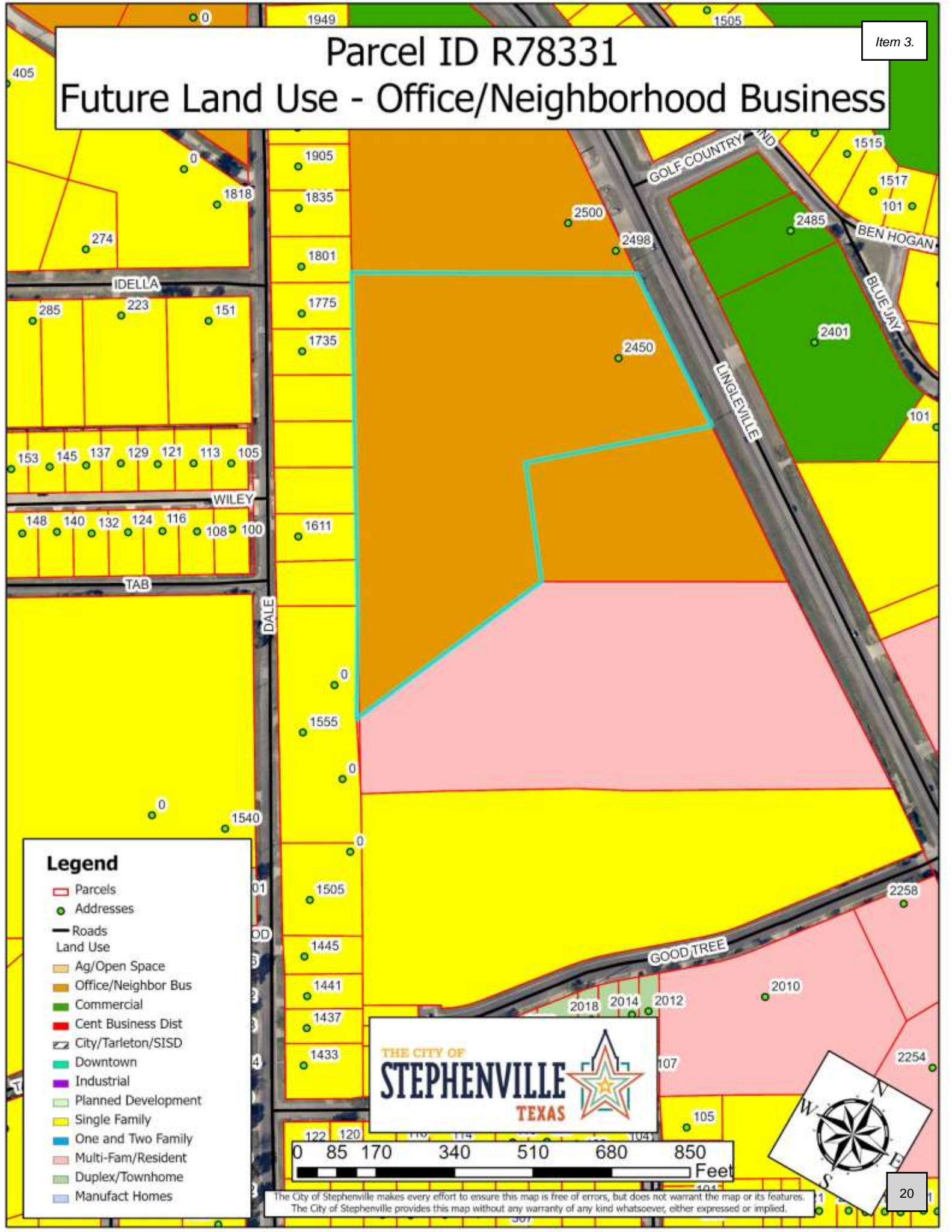
- Parcels
- Addresses
- Roads
- ZONING**
- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tarleton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One and Two Family
- R-2.5 - Integrated Housing
- R-3 - Multiple Family
- RE - Single Family - 1 Acre



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 expressed or implied.

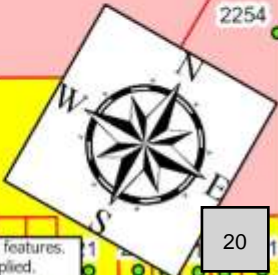
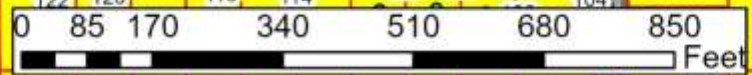


# Parcel ID R78331 Future Land Use - Office/Neighborhood Business



**Legend**

- Parcels
- Addresses
- Roads
- Land Use
- Ag/Open Space
- Office/Neighbor Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- One and Two 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 expressed or implied.

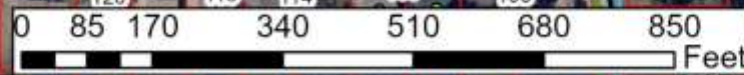


# Parcel ID R78331 Water & Sewer Utilities



**Legend**

- ▭ Parcels
- Addresses
- Roads
- Sewer Lines
- Water Lines



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 expressed or implied.

Parcel R78331  
200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000063790	0 GOOD TREE	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000022557	0 W LINGLEVILLE RD	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000031793	1775 N DALE AVE	ALLISON THOMAS & MICHELLE L	1421 CREEKVIEW DR	LEWISVILLE	TX	75067
R000031773	2401 W LINGLEVILLE RD	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000074099	0 N DALE AVE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000031798	1611 N DALE AVE	CLARK DANNY WAYNE & JAIME RENEE	1611 N DALE AVE	STEPHENVILLE	TX	76401
R000022552	0 W LINGLEVILLE RD	COVENANT LEGACY LP	2915 W WASHINGTON	STEPHENVILLE	TX	76401
R000031794	1735 N DALE AVE	HARRISON RHETT	1735 N DALE	STEPHENVILLE	TX	76401-1633
R000031795	0 N DALE AVE	HARRISON RHETT & CONTESSA	1735 N DALE	STEPHENVILLE	TX	76401
R000031796	0 N DALE AVE	HARRISON RHETT & CONTESSA	1735 N DALE	STEPHENVILLE	TX	76401
R000031797	0 N DALE AVE	HARRISON RHETT & CONTESSA	1735 N DALE	STEPHENVILLE	TX	76401
R000031792	1801 N DALE AVE	HOGAN SHERRY & OLIVER WEIR	1801 N DALE	STEPHENVILLE	TX	76401
R000022664	0 W LINGLEVILLE RD	IP KAM WOON	PO BOX 192	STEPHENVILLE	TX	76401-0000
R000031802	1555 N DALE AVE	MANUEL WESLEY	1555 N DALE	STEPHENVILLE	TX	76401
R000078331	2450 W LINGLEVILLE RD	ONCOR ELECTRIC DELIVERY COMPANY LLC	PO BOX 139100	DALLAS	TX	75313
R000031791	1835 N DALE AVE	SOWELL GEORGE LAWRENCE & VICKIE J	1835 N DALE AVE	STEPHENVILLE	TX	76401
R000040129	2500 W LINGLEVILLE RD	STORE MASTER FUNDING X LLC	2150 E LAKE COOK RD, 10TH FL	BUFFALO GROVE	IL	60089
R000031790	1905 N DALE AVE	WALL SAMMY M & JOLENE H	700 BLUEBONNET DR	STEPHENVILLE	TX	76401
R000062044	2485 W LINGLEVILLE RD	WESTSIDE CHURCH OF CHRIST	P O BOX 1097	STEPHENVILLE	TX	76401-0000
R000031774	2485 W LINGLEVILLE RD	WESTSIDE CHURCH OF CHRIST	PO BOX 1097	STEPHENVILLE	TX	76401-0000





VICINITY MAP NOT TO SCALE

STATE OF TEXAS §
COUNTY OF ERATH §

WHEREAS, Oncor Electric Delivery Company LLC are the Owners of the following tracts of land situated in the Jarrett Menefee Survey, Abstract No. 520, Erath County, Texas, herein described tract of land being all of a 8.653 acre tract conveyed to Oncor Electric Delivery Company LLC and all a 1.358 acre tract conveyed to Oncor Electric Delivery Company LLC and being more particularly described as follows:

Metes & Bounds Description

BEING a 10.01 acre tract of land situated in the Jarrett Menefee Survey, Abstract No. 520, City of Stephenville, Erath County, Texas, and being all of a called 8.653 acre tract of land described as "Tract 1" in deed to Oncor Electric Delivery Company LLC, as recorded in Document No. 2023-06925, Official Public Records of Erath County, Texas (O.P.R.E.C.T.) and being all of a called 1.358 acre tract of land described as "Tract 2" in deed to Oncor Electric Delivery Company LLC, as recorded in Document No. 2023-06925, O.P.R.E.C.T., said 10.01 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" (hereinafter referred to as 5/8-inch YGR) for the northeast corner of said Tract 1, said corner being the southeast corner of a called 4.13 acre tract of land described in deed to Store Master Funding X, LLC, as recorded in Document No. 2021-03896, O.P.R.E.C.T. and a point on southwest right-of-way line of Farm to Market Road No. 8 (FM Road No. 8) (a 120' wide right-of-way), as recorded in Volume 262, Page 339, Volume 260, Page 425 and Volume 259, Page 496, Deed Records of Erath County, Texas (D.R.E.C.T.), from which a found 3/8-inch iron rod with yellow cap (llegible) bears North 58 degrees 15 minutes 28 seconds West, a distance of 0.36 feet, said POINT OF BEGINNING being locatable by NAD83 Grid Coordinate N: 6,766,763.28, E: 2,048,542.87;

THENCE South 55 degrees 55 minutes 46 seconds East, along the northeast line of said Tract 1 and the southwest right-of-way of said FM Road No. 8, a distance of 362.20 feet to a found 5/8-inch iron rod with blue cap stamped "NATIVE C.O. LLC" (hereinafter referred to as 5/8-inch BCR) for the most easterly northeast corner of said Tract 1, said corner being on the northeast line of a called 11.918-acre tract of land described in deed to Kam Woon IP, as recorded in Volume 618, Page 572, D.R.E.C.T.;

THENCE South 48 degrees 00 minutes 32 seconds West, departing the southwest right-of-way of said FM Road No. 8, along the southeast line of said Tract 1 and across said Woon tract, a distance of 406.52 feet to a found 5/8-inch BCR for an ell corner of said Tract 1;

THENCE South 37 degrees 40 minutes 43 seconds East, continuing along the southeast line of said Tract 1 and across said Woon tract, a distance of 260.25 feet to a found 5/8-inch YGR for the southeast corner of said Tract 1, said corner being the northeast corner of said Tract 2, said corner being on the southeast line of said Woon tract, said corner being on the northwest line of a called 10.925 acre tract of land described as "Tract Thirteen" in deed to Allen Real Properties, Ltd., as recorded in Document No. 2013-05023, O.P.R.E.C.T.;

THENCE South 24 degrees 21 minutes 01 second West, departing the southeast line of said Woon tract and the northwest line of said Allen Tract Thirteen, along the southeast line of said Tract 2 and across said Allen Tract Thirteen, a distance of 499.94 feet to a found 5/8-inch YGR for said Tract 2, said corner being on the southeast line of Block 1, Green Acres Addition, an addition to the City of Stephenville, as recorded in Volume 414, Page 165, Plat Records of Erath County, Texas (P.R.E.C.T.), from which a found 5/8-inch BCR bears North 24 degrees 21 minutes 01 second East, a distance of 0.46 feet;

THENCE North 30 degrees 40 minutes 29 seconds West, along the common southwest line of Tract 1, Tract 2 and the northeast line of said Block 1, Green Acres Addition, a distance of 954.02 feet to a found 5/8-inch YGR for the northwest corner of said Tract 1 and the southwest corner of a said Store Master Funding X tract;

THENCE North 59 degrees 29 minutes 23 seconds East, departing the northeast line of said Block 1, Green Acres Addition, along the northwest line of said Tract 1 and the southeast line of said Store Master Funding X tract, a distance of 622.01 feet to the POINT OF BEGINNING and containing 10.01 acres (or 436,084 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Oncor Electric Delivery Company LLC acting herein by and through its duly authorized officers, do hereby adopt this plat designating the herein above described property as LOT 1, BLOCK A, ONCOR STEPHENVILLE, an addition to the City of Stephenville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and easements shown thereon are hereby dedicated to the Public use forever. The streets are dedicated for street purposes. The easements, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. Any, and all public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all public utilities shall at all times have full right of ingress and egress to or from and upon reconstructing, inspecting, patrolling, maintaining, respective systems without the necessity at any time of procuring the permission of anyone.

Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and/or for any maintenance and service required or ordinarily performed by that utility. The easements dedicated are for the specific use of installing and maintaining water, sewer, electrical, natural gas, telephone, fiber or cablevision lines, and are not intended to be used for garbage dumpsters, the collection of garbage, or for the use of garbage vehicles in any manner.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Stephenville, Texas.

WITNESS UNDER MY HAND this the \_\_\_ day of \_\_\_, 2024.

By: Printed Name Title

STATE OF TEXAS §
COUNTY OF ERATH §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_, 2024.

Notary Public in and for the State of Texas

My Commission Expires On:

STATE OF TEXAS §
COUNTY OF ERATH §
KNOW ALL MEN BY THESE PRESENTS:

I, Gwinda Jones, Clerk of the County Court of Erath County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record and duly recorded in my office this \_\_\_ day of \_\_\_, 20\_\_\_, at \_\_\_ o'clock \_\_\_ M., in the Official Public Records of Erath County in Document No. \_\_\_ Cabinet \_\_\_ Slide \_\_\_ TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of Erath County, at my office in Erath, Texas, the date last shown above written.

BY: GWINDA JONES Clerk of County Court of Erath County, Texas

BY: Deputy

CITY OF STEPHENVILLE
ERATH COUNTY, TEXAS

Date of Approval

Director of Development Services

Attest: City Secretary

Date

SURVEYOR:

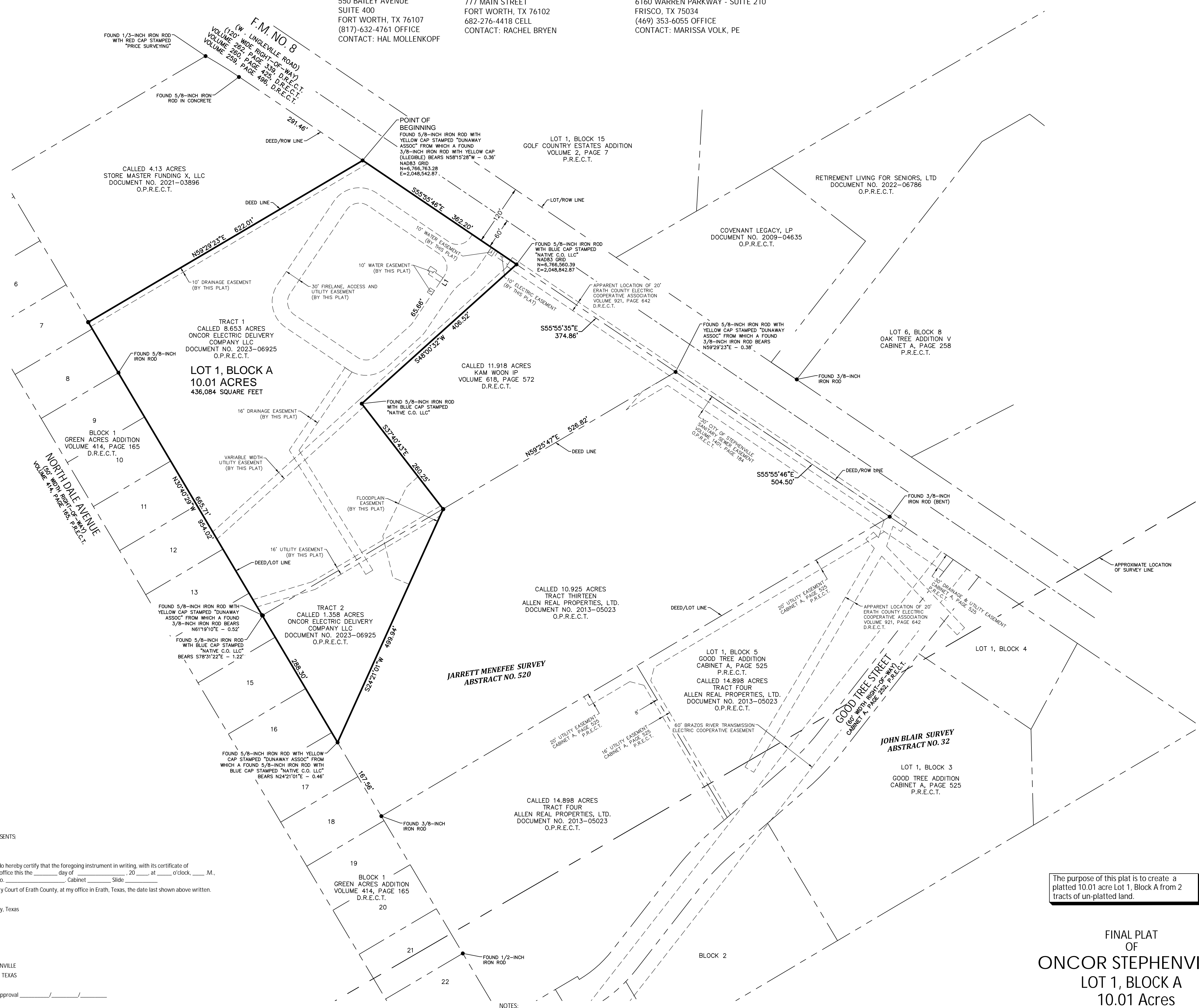
DUNAWAY ASSOCIATES, L.L.C.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TX 76107
(817)-632-4761 OFFICE
CONTACT: HAL MOLLENKOPF

DEVELOPER:

ONCOR ELECTRIC DELIVERY COMPANY, LLC
777 MAIN STREET
FORT WORTH, TX 76102
682-276-4418 CELL
CONTACT: RACHEL BRYEN

ENGINEER:

KIMLEY-HORN
6160 WARREN PARKWAY - SUITE 210
FRISCO, TX 75034
(469) 353-6055 OFFICE
CONTACT: MARISSA VOLK, PE



LEGEND

- = EASEMENT
--- = PROPERTY LINE OR RIGHT-OF-WAY
--- = SUBJECT TRACT
D.R.E.C.T. = DEED RECORDS OF ERATH COUNTY, TEXAS
O.P.R.E.C.T. = OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS
P.R.E.C.T. = PLAT RECORDS OF ERATH COUNTY, TEXAS
● = 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC" SET/FOUND UNLESS OTHERWISE NOTED

NOTES:

- 1. The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99991535 was used for this project.
2. Building lines will be per the City of Stephenville Zoning Ordinances.
3. This plat does not alter or remove deed restrictions or covenants, if any on this property.
4. No existing gas, petroleum, or common carrier easements or pipelines are located within the property.
5. Minimum finished floor elevations for Lot 1, Block A required.
6. The minimum finish floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level.

The purpose of this plat is to create a platted 10.01 acre Lot 1, Block A from 2 tracts of un-platted land.

FINAL PLAT OF ONCOR STEPHENVILLE LOT 1, BLOCK A 10.01 Acres

Oncor Electric Delivery Company LLC
777 Main Street, Fort Worth, Texas 76102
(682) 276-4418
Situating in the

Jarrett Menefee Survey, Abstract No. 520, City of Stephenville, Erath County, Texas

This plat was prepared in June 2024

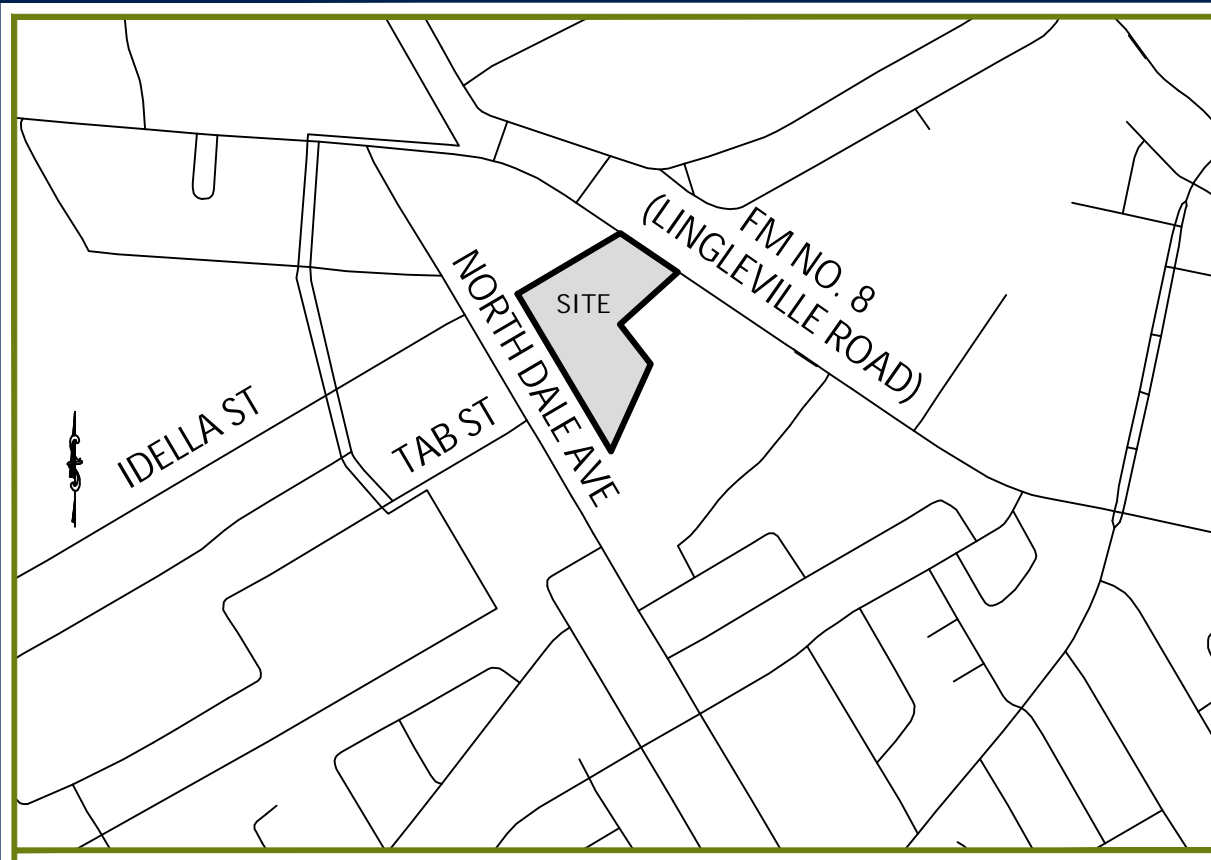


550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

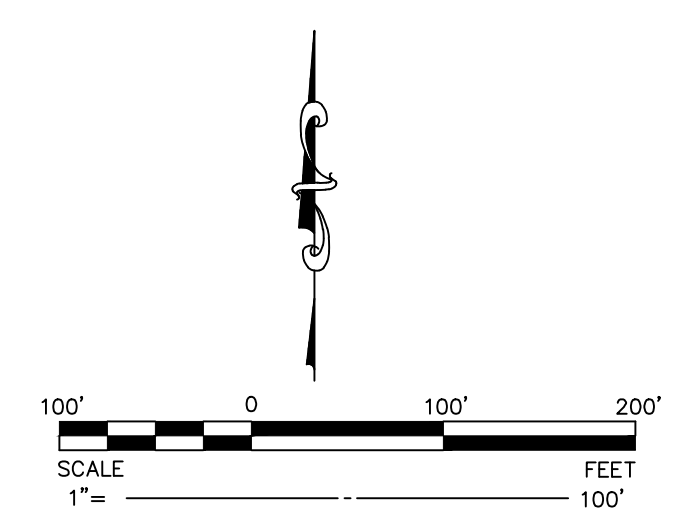
B003115.032 - LINGLEVILLE RD

SHEET 1 OF 2





VICINITY MAP  
NOT TO SCALE



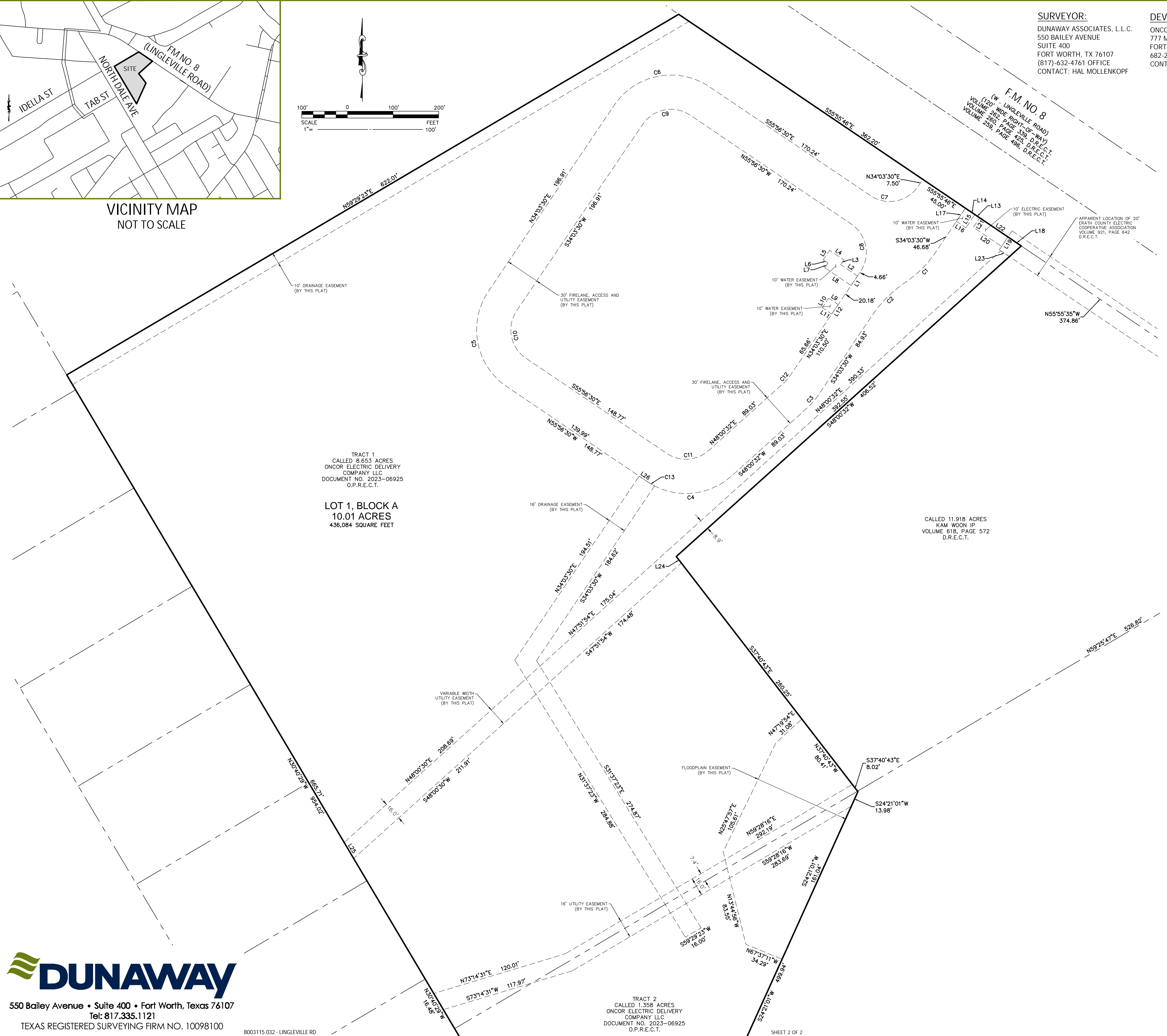
**SURVEYOR:**  
DUNAWAY ASSOCIATES, L.L.C.  
550 BAILEY AVENUE  
SUITE 400  
FORT WORTH, TX 76107  
(817)-632-4761 OFFICE  
CONTACT: HAL MOLLENKOPF

**DEVELOPER:**  
ONCOR ELECTRIC DELIVERY COMPANY, LLC  
777 MAIN STREET  
FORT WORTH, TX 76102  
682-276-4418 CELL  
CONTACT: RACHEL BRYEN

**ENGINEER:**  
KIMLEY-HORN  
6160 WARREN PARKWAY - SUITE 210  
FRISCO, TX 75034  
(469) 353-6055 OFFICE  
CONTACT: MARISSA VOLK, PE

**LEGEND**

- EASEMENT
  - - - PROPERTY LINE OR RIGHT-OF-WAY
  - SUBJECT TRACT
- D.R.E.C.T. = DEED RECORDS OF ERATH COUNTY, TEXAS  
O.P.R.E.C.T. = OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS  
P.R.E.C.T. = PLAT RECORDS OF ERATH COUNTY, TEXAS  
● = 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC" SET/FOUND UNLESS OTHERWISE NOTED



TRACT 1  
CALLED 8.653 ACRES  
ONCOR ELECTRIC DELIVERY  
COMPANY LLC  
DOCUMENT NO. 2023-06925  
O.P.R.E.C.T.

**LOT 1, BLOCK A**  
10.01 ACRES  
436,084 SQUARE FEET

CALLED 11.918 ACRES  
KAM WOON IP  
VOLUME 618, PAGE 572  
D.R.E.C.T.

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	022°13'10"	97.00	37.62	S45°10'05"W 37.38'
C2	022°13'10"	105.00	40.72	S45°10'05"W 40.46'
C3	013°57'02"	60.00	14.61	S41°02'01"W 14.57'
C4	076°02'58"	60.00	79.64	S86°02'01"W 73.92'
C5	090°00'00"	60.00	94.25	N10°56'30"W 84.85'
C6	090°00'00"	60.00	94.25	N79°03'30"E 84.85'
C7	090°00'00"	30.00	47.12	N79°03'30"E 42.43'
C8	090°00'00"	30.00	47.12	N10°56'30"E 42.43'
C9	090°00'00"	30.00	47.12	S79°03'30"W 42.43'
C10	090°00'00"	30.00	47.12	S10°56'30"E 42.43'
C11	076°02'58"	30.00	39.82	N86°02'01"E 36.96'
C12	013°57'02"	30.00	7.30	N41°02'01"E 7.29'
C13	006°54'11"	60.00	7.23	S59°23'36"E 7.22'

Water Easement Line Table		
Line Number	Bearing	Distance
L1	S34°03'30"W	10.00'
L2	S55°56'30"E	17.82'
L3	S34°03'30"W	5.00'
L4	S55°56'30"E	15.00'
L5	N34°03'30"E	10.00'
L6	N55°56'30"W	5.00'
L7	N34°03'30"E	5.00'
L8	N55°56'30"W	27.82'
L9	S55°56'30"E	10.00'
L10	N34°03'30"E	10.00'
L11	N55°56'30"W	10.00'
L12	S34°03'30"W	10.00'
L13	S55°56'30"E	5.17'
L14	S55°56'30"E	10.00'
L15	S34°03'30"W	13.99'
L16	N55°56'30"W	10.00'
L17	N34°03'30"E	13.99'

Electric Easement Line Table		
Line Number	Bearing	Distance
L18	S55°56'30"E	14.07'
L19	S33°57'42"W	10.02'
L20	N55°56'30"W	29.88'
L21	N34°03'30"E	10.00'
L22	S55°58'02"E	29.86'

Utility Easement Line Table		
Line Number	Bearing	Distance
L23	S56°02'18"E	9.17'
L24	S37°40'43"E	7.13'
L25	N30°40'29"W	16.32'

Drainage Easement Line Table		
Line Number	Bearing	Distance
L26	S55°56'30"E	8.79'

The purpose of this plat is to create a platted 10.01 acre lot 1, Block A from 2 tracts of un-platted land.

FINAL PLAT  
OF  
**ONCOR STEPHENVILLE**  
LOT 1, BLOCK A  
10.01 Acres

Oncor Electric Delivery Company LLC  
777 Main Street, Fort Worth, Texas 76102  
(682) 276-4418  
Sited in the  
Jarrett Menefee Survey, Abstract No. 520,  
City of Stephenville, Erath County, Texas

This plat was prepared in June 2024

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

TRACT 2  
CALLED 1.358 ACRES  
ONCOR ELECTRIC DELIVERY  
COMPANY LLC  
DOCUMENT NO. 2023-06925  
O.P.R.E.C.T.

PLOTTED BY: James Gaudin ON: Friday, June 14, 2024 AT: 9:41 AM FILEPATH: P:\003100\3115\032 - Lingleville\Drawings\003115\_032 Lingleville Plat Final\Plat Surface TMC.dwg



## Memorandum

To: City of Stephenville

From: Marissa Volk, P.E.

Date: June 17, 2024

Subject: Project Narrative

---

### **Project Description/Summary**

#### **Location:**

This project is a 10.01-acre tract of land located south of W. Lingleville Road (FM 8) in the City of Stephenville, TX.

#### **Purpose/Project Description:**

To develop a new Oncor distribution service center to replace an existing facility in the City of Stephenville.

#### **Surrounding Property Use:**

The property is bounded on the north by W. Lingleville Road, on the west by the Higginbotham Brothers Hardware Store (zoned B-1), on the south by the Green Acres Addition (zoned R-1), and on the east by undeveloped land (zoned B-1).

#### **Existing and Proposed Land Use:**

Existing Zoning: I (Industrial)

Proposed Zoning: I (Industrial)

Acreage: 10.01 acres

#### **Land Characteristics:**

Tree clusters are located along the southern boundary of the site. The site generally drains from west to east with a diversion ditch along the southern boundary. FEMA maps show a portion of the property is located within Zone A FEMA 100-year floodplain.

#### **Existing Uses:**

The site is currently undeveloped.

Proposed Uses:

An Oncor distribution service center will be constructed on the property along with the associated parking, an outdoor storage area, and an unpaved training yard. Accessory structures include a covered parking structure, shop, and covered storage structure. General waste and roll-off dumpsters will be provided.

Proposed Access:

Proposed access will be via West Lingleville Road

Existing Utilities:

The City of Stephenville has water and sewer utilities in the area. Water is located to the south of W. Lingleville Road, and a sanitary sewer line extends through the site and connects to an existing line that runs along the south of W. Lingleville Road.

Proposed Utilities:

Taps will be made to the existing water line located within W. Lingleville and proposed water will be extended along the site's frontage.

Sewer will be provided by connecting to the existing sewer main that traverses the property and extending the service through to the service center.

Existing Topography and Drainage: The property generally drains from the west to the east.

Proposed Topography (Grading) and Drainage: Onsite cut-fill is proposed to grade the site for the proposed service center. The proposed grades will generally conform to existing slopes and patterns, and extensive cuts and fills are not anticipated.

Drainage systems will be enclosed conduits out-falling to a location upstream of the FEMA floodplain near the eastern boundary.



# STAFF REPORT



**SUBJECT:** Case No.: RZ2024-009

Applicant Zane Cole is requesting a rezone of property located at 185 W Park, being Parcel R31466, S3500 FREY FIRST ADDITION, BLOCK 35;, LOT 7;8, of the City of Stephenville, Erath County, Texas from (R-1) Single Family Residential to (R-2.5) Integrated Housing District.

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen, Director of Development Services

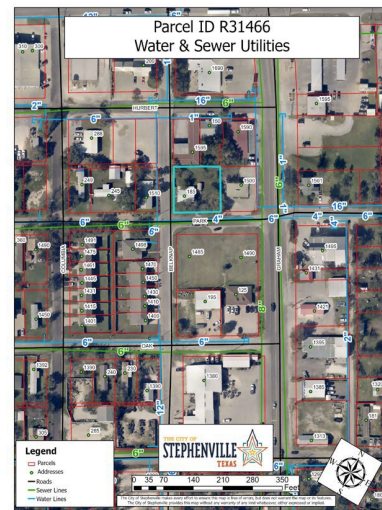
## RECOMMENDATION:

To provide the City Council with a recommendation for the rezone request.

## BACKGROUND:

The property has current zoning of Single Family Residential with Future Land Use being Retail and Commercial. The applicant is requesting a rezone to construct an additional single-family home. R-2.5 zoning includes single-family homes as permitted use with lot dimension requirements being 50'x60'. Currently, this area is predominantly legal, non-conforming residential use.

## PROPERTY PROFILE:



## **Sec. 154.05.8 Integrated housing district (R-2.5).**

**5.8.A Description.** This integrated residential housing district provides for medium-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, patio homes, condominiums and townhomes. Generally, this district is for developments resulting in individually platted homes or dwelling units and generally, owner occupied. Recreational, religious and educational uses are also permitted so as to contribute to the natural elements of a convenient, balanced and attractive neighborhood. Development within this district is intended to be protected from the encroachment of land activities that do not contribute to the aesthetic and functional well-being of the intended district environment. The Integrated Housing District will be applicable to all Residential Districts, B-1 Neighborhood Business District (B-1), Central Business District (B-3), and Downtown District (DT).

### **5.8.B Permitted Uses.**

1. Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals.
2. Two-to-four family dwellings, with each family limited as in division (1) above;
3. Townhouse dwellings, with each family limited as in division (1) above;
4. Condominium dwellings, with each family limited as in division (1) above;

### **5.8.C Conditional Uses.**

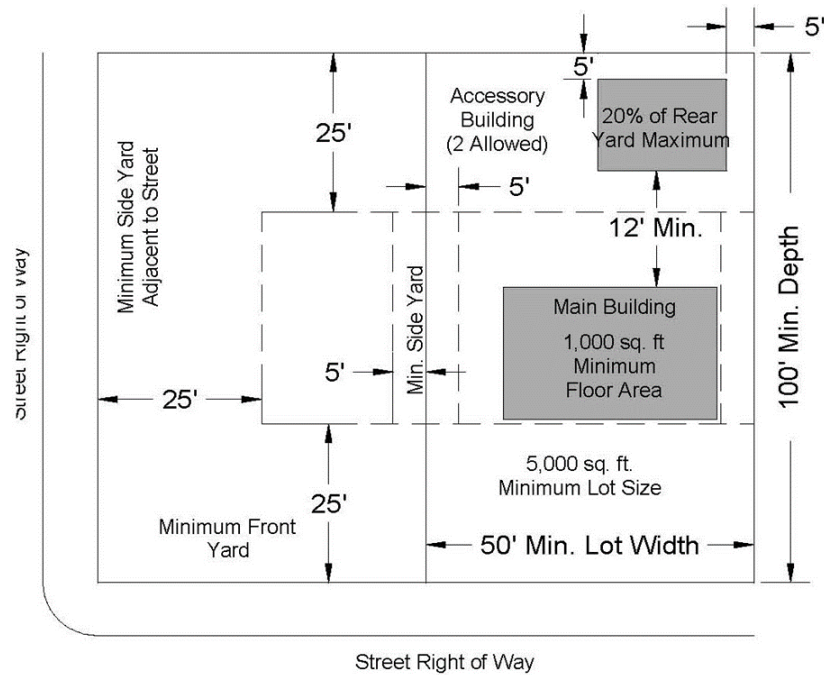
1. Home occupation;
2. Common facilities as the principal use of one or more platted lots in a subdivision;
3. Adult and/or children's day care centers;
4. Foster group home; and
5. Residence hall.

### **5.8.D Height, Area, Yard and Lot Coverage Requirements.**

- A. Single family dwelling.
  1. Minimum lot area: 3,000 ft<sup>2</sup>.
  2. Minimum lot width and lot frontage: 50 feet.
  3. Minimum lot depth: 60 feet.
  4. Minimum depth of front setback: 15 feet.
  5. Minimum depth of rear setback: 15 feet.
  6. Minimum width of side setback:
    - a. Internal lot: five feet.
    - b. Corner lot: 15 feet from intersecting side street.
  7. Building size:
    - a. Maximum coverage as a percentage of lot area: 40%.
    - b. Single family dwelling: 1,000 ft<sup>2</sup>.
  8. Accessory buildings:
    - a. Maximum accessory buildings coverage of rear yard: 20%.
    - b. Maximum number of accessory buildings: one.



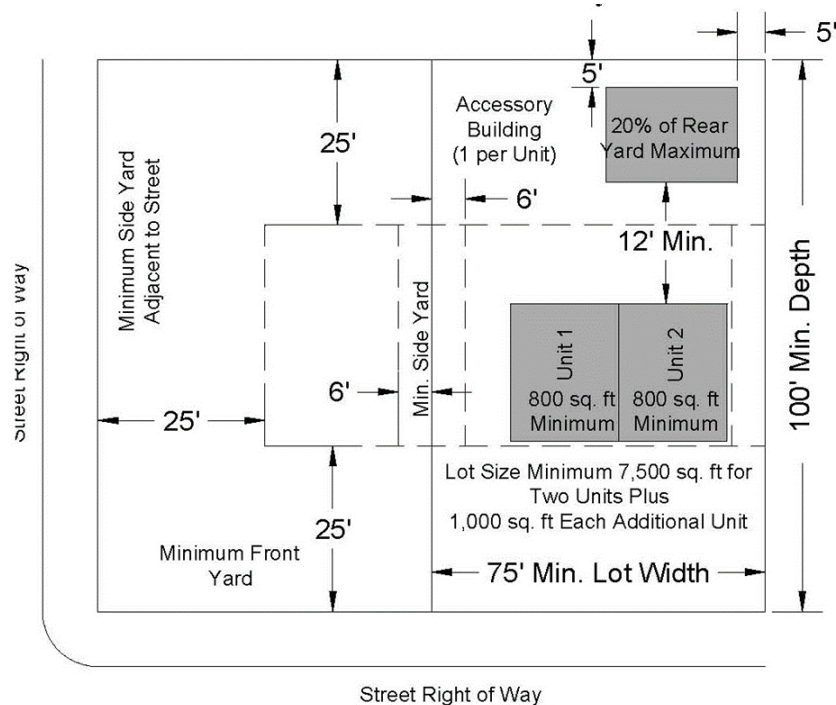
- c. Minimum depth of side setback: five feet.
  - d. Minimum depth of rear setback: five feet.
  - e. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



B. Two-to-four family.

1. Minimum lot area: 7,500 ft<sup>2</sup> for two dwelling units, plus 1,000 ft<sup>2</sup> for each additional dwelling unit.
2. Minimum lot width and lot frontage: 75 feet.
3. Minimum lot depth: 100 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
  - a. Internal lot: six feet.
  - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
  - a. Maximum coverage as a percentage of lot area: 40%.
  - b. Minimum area of each dwelling unit: 800 ft<sup>2</sup>.
8. Accessory buildings:
  - a. Maximum accessory building coverage of rear yard: 20%.
  - b. Maximum area of each accessory building: 200 ft<sup>2</sup>.
  - c. Maximum number of accessory buildings: one per unit.
  - d. Minimum depth of side setback: five feet.
  - e. Minimum depth of rear setback: five feet.

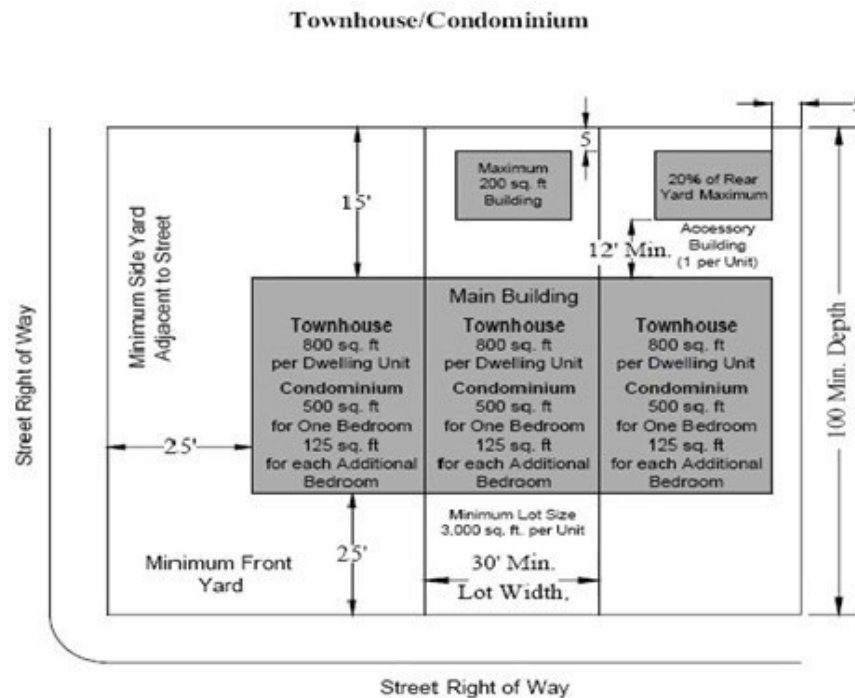
- f. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



C. Townhouse/Condominium.

1. Minimum lot area: 3,000 ft<sup>2</sup> per unit.
2. Minimum average lot width and lot frontage: 30 feet.
3. Minimum lot depth: 100 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
  - a. Internal lot: five feet.
  - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
  - a. Maximum building coverage as a percentage of lot area: 40%
  - b. Minimum area of each Townhouse dwelling unit: 800 ft<sup>2</sup>.
  - c. Minimum area of each Condominium of each dwelling unit: 500 ft<sup>2</sup> for one bedroom or less, plus 125 ft<sup>2</sup> of floor area for each additional bedroom.
8. Accessory buildings:
  - a. Maximum accessory building coverage of rear yard: 20%.
  - b. Maximum area of each accessory building: 200 ft<sup>2</sup>.
  - c. Maximum number of accessory buildings: one per unit.
  - d. Minimum depth of side setback: five feet.
  - e. Minimum depth of rear setback: five feet.

- f. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.
11. Maximum density of Townhome or Condominium Housing within the R-2.5 District shall not exceed 14 units per acres with each unit platted separately.
12. Deviations from the required standards within the R-2.5 district will be subject to site plan review by the Planning and Zoning Commission and subsequent approval by City Council. Site plans should include renderings with elevations, a finish schedule and incorporate architectural designs that complement the existing structures of the area of integration.



**5.8.E Parking Regulations.** Lots in this District shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in Section 154.11 *Parking spaces for vehicles* of this ordinance.

( Ord. No. 2021-O-28 , § 1, passed 9-7-2021)

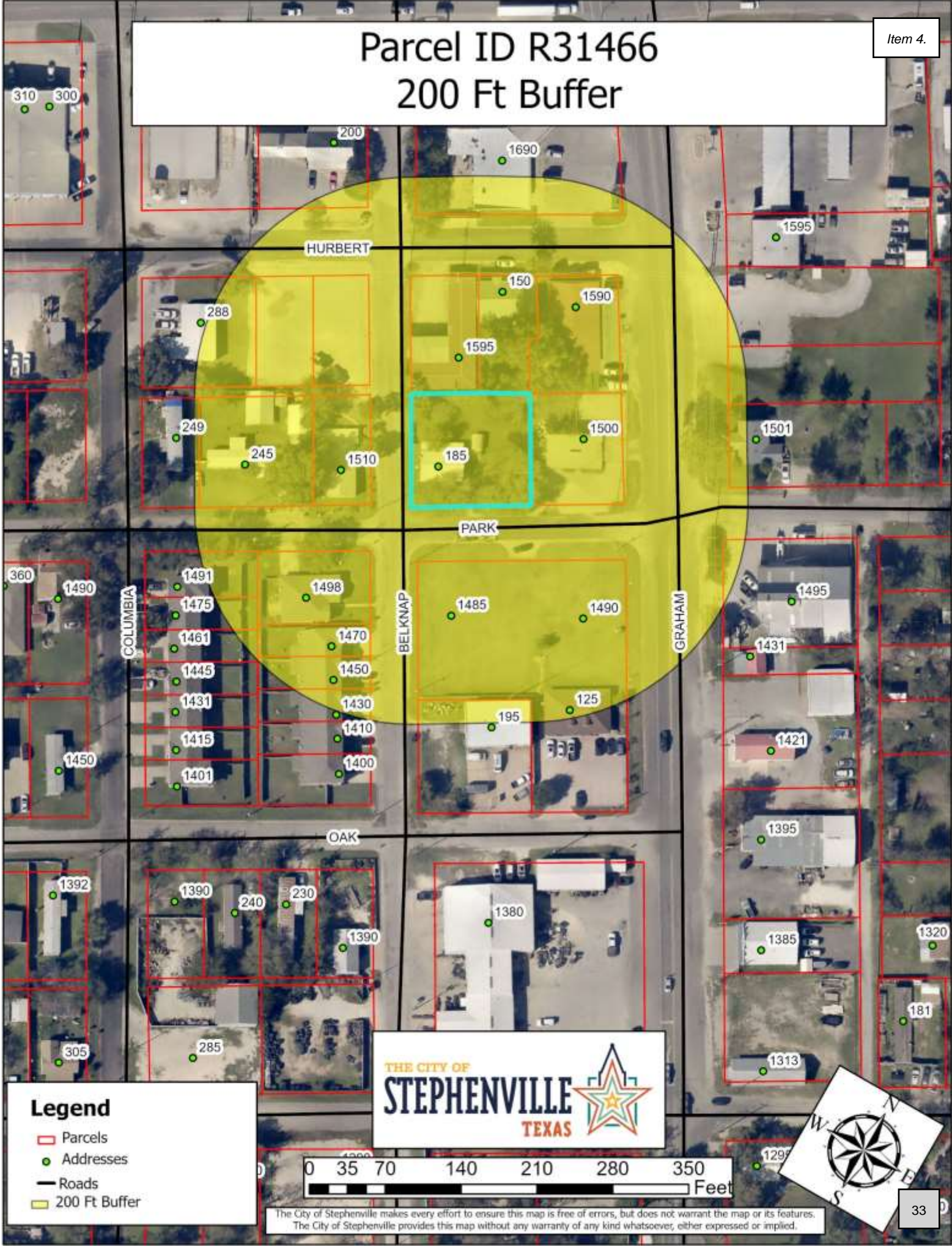
**FACTORS TO CONSIDER:**

- 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.

- 1) Recommend the City Council approve the rezoning request.
- 2) Recommend the City Council deny the rezoning request.

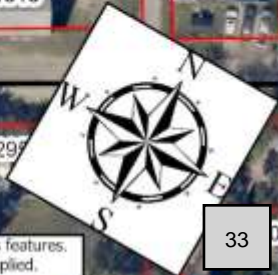
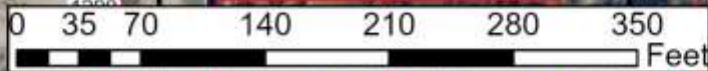


# Parcel ID R31466 200 Ft Buffer



**Legend**

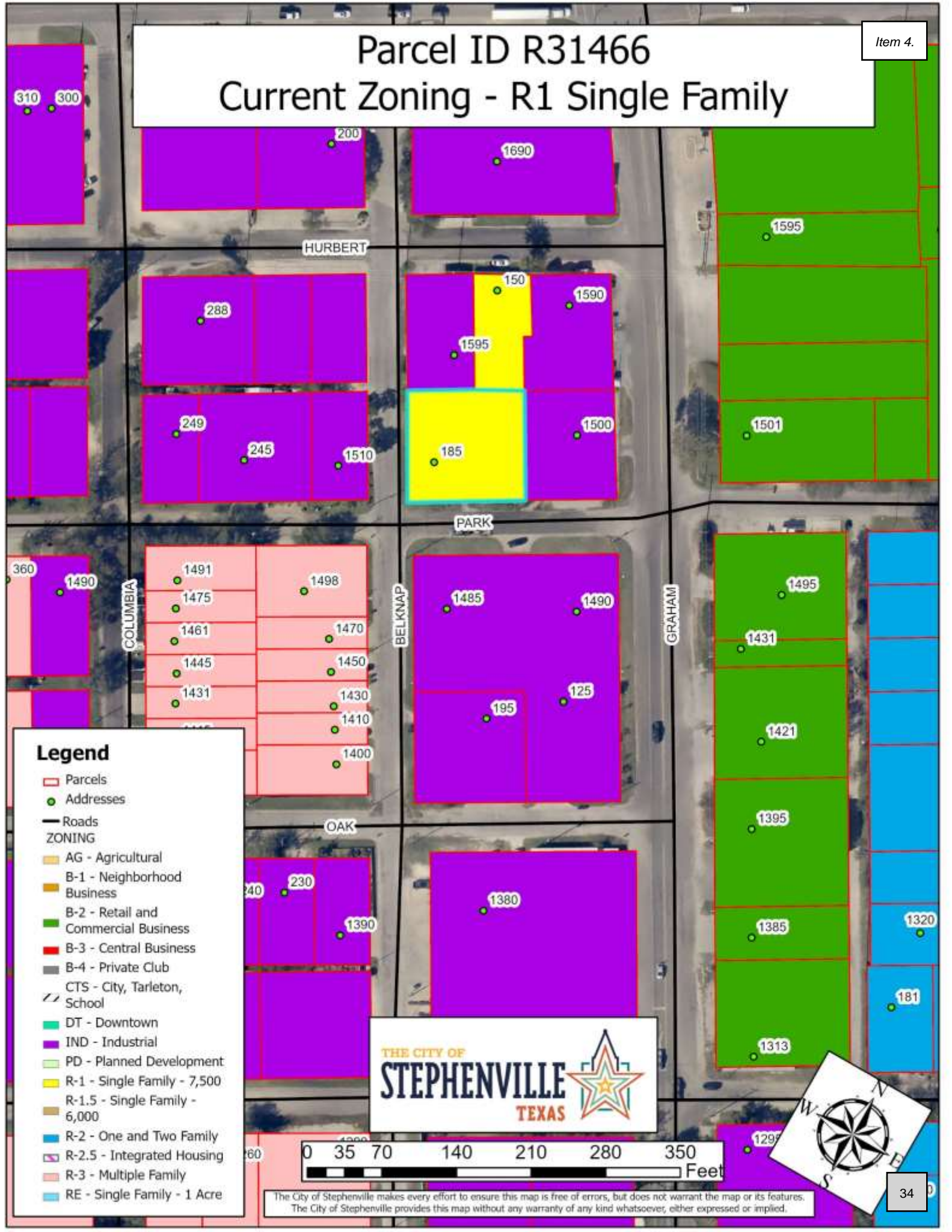
- ▭ Parcels
- Addresses
- Roads
- 200 Ft Buffer



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 expressed or implied.

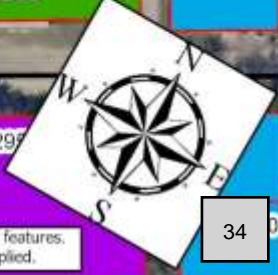
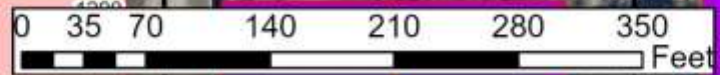


# Parcel ID R31466 Current Zoning - R1 Single Family



**Legend**

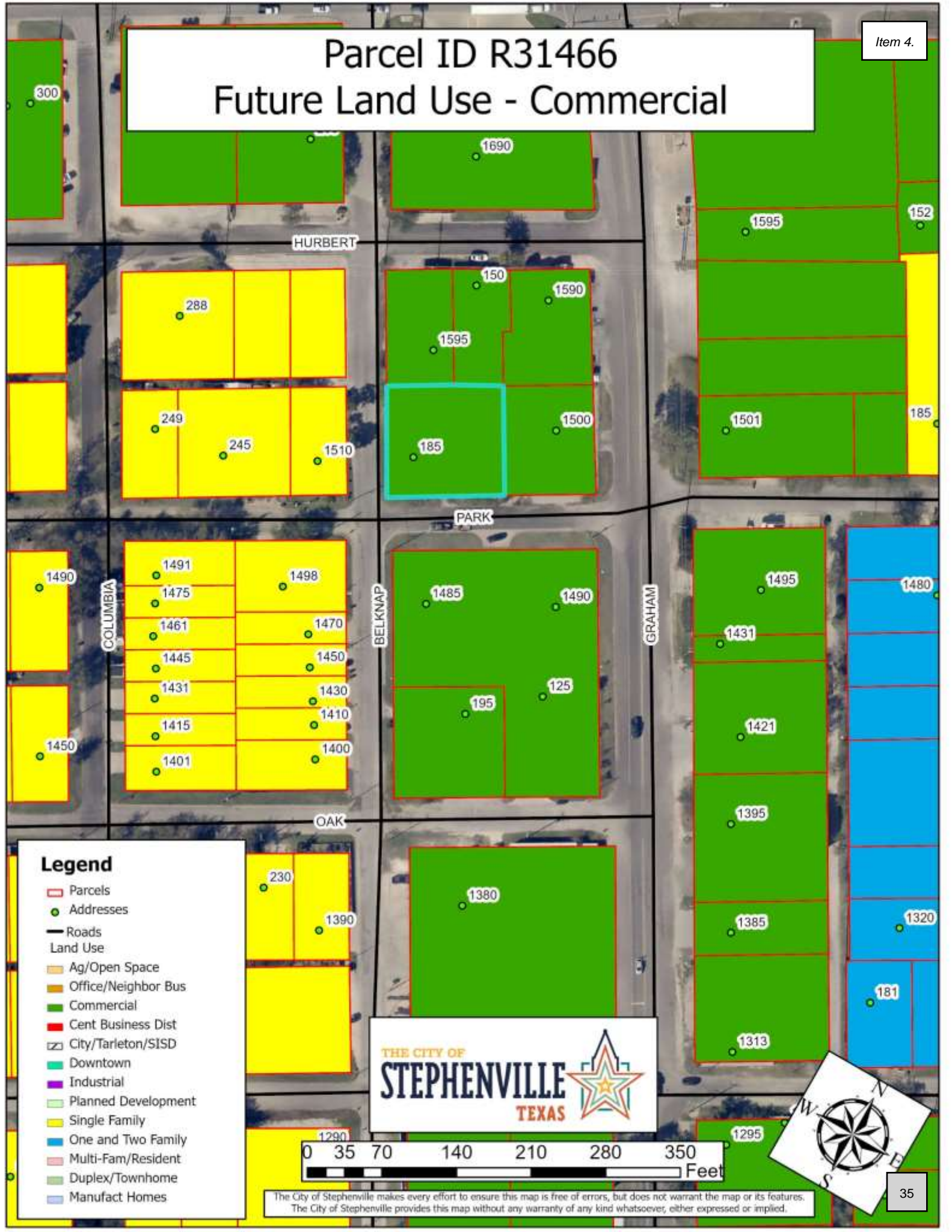
- Parcels
- Addresses
- Roads
- ZONING**
- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tarleton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One and Two Family
- R-2.5 - Integrated Housing
- R-3 - Multiple Family
- RE - Single Family - 1 Acre



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 expressed or implied.

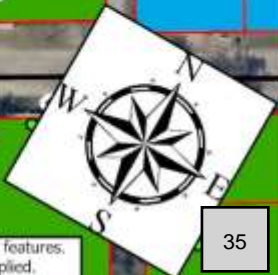
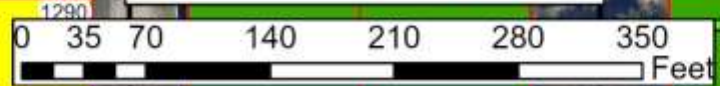


# Parcel ID R31466 Future Land Use - Commercial



**Legend**

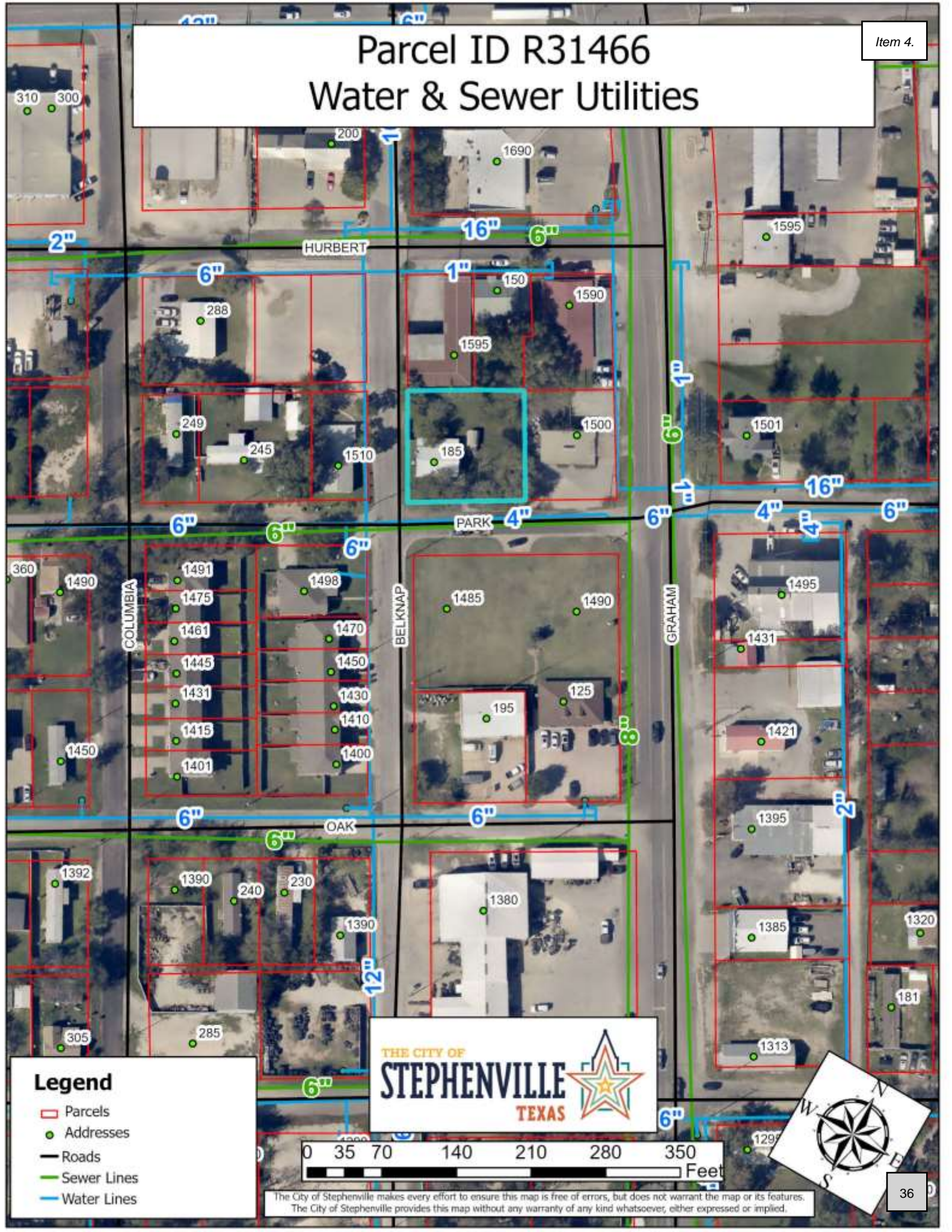
- Parcels
- Addresses
- Roads
- Land Use
- Ag/Open Space
- Office/Neighbor Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- One and Two Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes



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 expressed or implied.

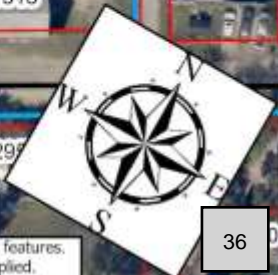
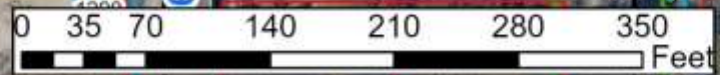


# Parcel ID R31466 Water & Sewer Utilities



**Legend**

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



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 expressed or implied.



# Parcel R31466

## 200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000031455	288 HURBERT	288 HURBERT, LLC A SERIES OF	633 W LINGLEVILLE RD	STEPHENVILLE	TX	76401
R000031459	245 PARK STREET	BERRY WARREN (TOD)	245 PARK STREET	STEPHENVILLE	TX	76401
R000028838	1495 N GRAHAM	BLEDSOE BRENT	1495 N GRAHAM	STEPHENVILLE	TX	76401
R000031458	1510 BELKNAP	CASTRO-HUERTA JORGE & MARIA GUADALUPE LOPEZ SANTOS	1510 N BELKNAP ST	STEPHENVILLE	TX	76401
R000030311	1501 N GRAHAM	CHILDRESS REVOCABLE TRUST & AMBER LONG	1132 ELK RIDGE DR	STEPHENVILLE	TX	76401
R000031466	185 W PARK STREET	COLE ZANE E	185 W PARK ST	STEPHENVILLE	TX	76401
R000074502	1470 N BELKNAP	D & D LAND INC	1230 W LARREA TRAIL	WICKENBURG	AZ	85390
R000074501	1450 N BELKNAP	D & D LAND INC	1230 W LARREA TRAIL	WICKENBURG	AZ	85390
R000074500	1430 N BELKNAP	D & D LAND INC	1230 W LARREA TRAIL	WICKENBURG	AZ	85390
R000031467	1690 N GRAHAM	DATA-CAL INVESTMENTS, LLC	4411 EASTWOODS DR	GRAPEVINE	TX	76051
R000031465	1500 N GRAHAM	DEVINEY STEVEN L & JEANNA N & CAROLYN J HILL	PO BOX1933	STEPHENVILLE	TX	76401
R000031456	200 HURBERT	JACKSON ROBERT & LISA JACKSON	670 CR431	STEPHENVILLE	TX	76401
R000031457	1590 N BELKNAP	JACKSON ROBERT & LISA JACKSON	670 CR431	STEPHENVILLE	TX	76401
R000031460	249 PARK STREET	LEWALLEN VIOLET MRS(ESTATE)	149 BLUE JAY	STEPHENVILLE	TX	76401
R000031462	150 HURBERT	MIZE SARA LYNN	150 W HURBERT ST	STEPHENVILLE	TX	76401
R000074816	1475 N COLUMBIA	NUSS DAVID & LYNNE FAMILY TRUST	1230 W LARREA TRAIL	WICKENBURG	AZ	85390
R000074817	1461 N COLUMBIA	NUSS DAVID & LYNNE FAMILY TRUST	1230 W LARREA TRAIL	WICKENBURG	AZ	85390
R000031420	125 W OAK	PARK 51 LLC	2310 BORDEAUX DR	GRANBURY	TX	76048
R000074503	1498 BELKNAP	SALDANA EVERADO C & LARISSA R SALDANA	1498 N BELKNAP	STEPHENVILLE	TX	76401
R000031461	1595 N BELKNAP	SCHOROVSKY KRISTINE & KYLE SCHOROVSKY	25180 KANSAS AVE	LOS MOLINOS	CA	96055
R000074815	1491 N COLUMBIA	STANLEY INVESTMENTS LLC	1233 LONGHORN PKWY	AXTELL	TX	76624
R000031463	1590 N GRAHAM	STEGALL LETHA KAYE	1590 N GRAHAM	STEPHENVILLE	TX	76401
R000031469	200 W LINGLEVILLE RD	STEPHENVILLE INTERBANK	PO BOX 1157	STEPHENVILLE	TX	76401
R000030313	1585 N GRAHAM	TAYLOR DEAN	P O BOX 137	STEPHENVILLE	TX	76401
R000030319	1555 N GRAHAM	TAYLOR LAWRENCE DEAN & GLORIA	PO BOX 137	STEPHENVILLE	TX	76401-0000
R000031422	195 W OAK	YOUNG CLARENCE J & LINDA S	PO BOX 545	STEPHENVILLE	TX	76401

## Zoning Change

I would like to change zoning from R-1 to R-2.5 in order to be eligible to replat my land into two smaller single family lots. Currently the minimum lot requirements for R-1 require 7,500 sq ft, by changing to R-2.5 it enables me to split my property into two lots that are 5,000 sq ft each, satisfying the 3,000 sq ft requirement R-2.5 demands. I plan to leave the existing structure and build a new home on the other half of my land. If for whatever reason rezoning to R-2.5 is not an option I would be interested in R-3 or R-2. I thank you for your time and consideration.

Zane Cole



# STAFF REPORT



**SUBJECT:** Case No.: PD2024-001

Applicant Southwestern Pigeon Rd, LLC is requesting a rezone of property located at 315 FM 2303, Parcel R65090 being Acres 3.020, A0520 MENELEE JARRETT; and Parcel R22587, being 91.830 acres of the A0520 of MENELEE JARRETT; HOUSE & BARN, to the City of Stephenville, Erath County, Texas from (R-1) Single Family Residential and To Be Determined to (PD) Planned Development. The applicant will present a Development Plan.

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen, Director of Development Services

## RECOMMENDATION:

To review the development plan and make a recommendation to the City Council.

## BACKGROUND:

This property was voluntarily annexed on May 7, 2024.

On May 15, 2024, a Conceptual Plan was presented to the Planning and Zoning Commission for the 94.8-acre property. The applicant is now requesting approval of the Development Plan and assignment of zoning to Planned Development.

Water, sewer, and drainage plans have been submitted and staff comments were provided on June 28. The site plan has been reviewed by Development Services, Public Works and Fire.

Certain modifications have been made to the site plan in response to comments received on from the Conceptual Plan presentation including increasing side and rear yard setbacks to 30' (requirement is 10' and 20", respectively). Landscape buffering will also be provided and storage building heights have been reduced.

The following development standards/deviations are reflected in the project narrative.

<b>DEVELOPMENT STANDARDS</b>		
<b>LOT REQUIREMENTS (PLATTED AS SINGLE LOT)</b>		
	R-3 STANDARD	PROPOSED
DENSITY	24 UNITS / ACRE MAX	5 UNITS / ACRE
FRONT SETBACK (FRONTAGE)	25'	25'
REAR SETBACK	20'	30'
SIDE SETBACK	10'	30'
BUILDING SEPARATION	10'	10'
LANDSCAPE BUFFER	20'	30' (10' @ STORAGE UNITS)

<b>DWELLING UNITS (1, 2, &amp; 3 BEDROOM DETACHED HOMES)</b>		
	R-3 STANDARD	PROPOSED
SQUARE FEET / UNIT	625 SF (MINIMUM)	625 SF (MINIMUM)
HEIGHT	35'	35'
PARKING (1 BEDROOM UNITS)	2 STALLS/UNIT	2 STALLS/UNIT (TANDEM)
PARKING (2 BEDROOM UNITS)	2 STALLS/UNIT	2 STALLS/UNIT (TANDEM)
PARKING (3 BEDROOM UNITS)	2 STALLS/UNIT	2 STALLS/UNIT

<b>DWELLING UNITS (TOWNHOMES)</b>		
	R-3 STANDARD	PROPOSED
SQUARE FEET / UNIT	625 SF (MINIMUM)	625 SF (MINIMUM)
HEIGHT	35'	48'
PARKING	2 STALLS/UNIT	2 STALLS/UNIT

<b>DWELLING UNITS (SHORT-TERM RENTAL)</b>		
	R-3 STANDARD	PROPOSED
SQUARE FEET / UNIT	N/A	500 SF (MINIMUM)
HEIGHT	N/A	35'
PARKING	N/A	1 STALL/UNIT

<b>PUBLIC / SEMI-PUBLIC BUILDINGS (LEASING OFFICE, CLUB HOUSE)</b>		
	R-3 STANDARD	PROPOSED
HEIGHT	60' MAX	48' MAX
PARKING	1 STALL / 200 SF	1 STALL / 400 SF

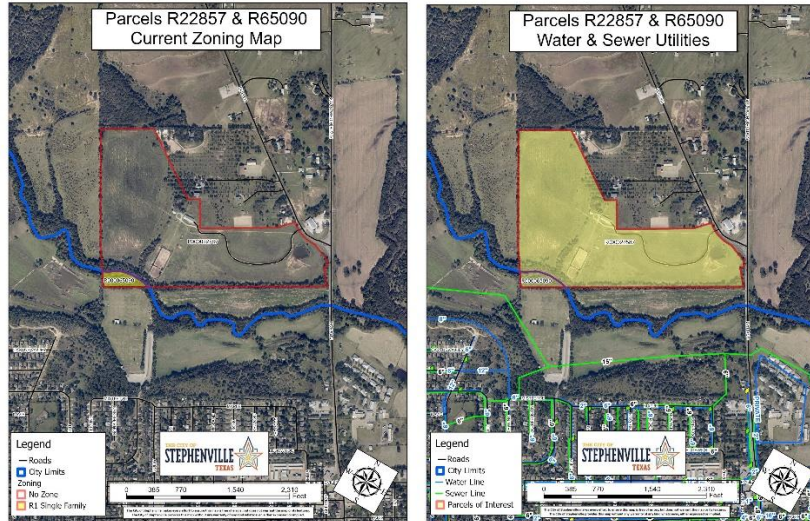
Note: the plan references Short-Term rentals, which are currently not regulated by the city.

- The height concession (13' increase) requested is applicable to the Townhomes to allow for higher ceilings.
- Non-residential building parking concessions from 1/200 sf to 1/400 sf are for the leasing office, bodega and event center. The Developer states shuttle service will be provided.
- Landscape dedication fees of \$400 per unit are being requested. Staff initially supported this reduction; however, the project is now being phased and Phase I is not anticipated to be completed until 2027. No park space is provided in Phase I and Phase II does not begin until completion of Phase I.

A TIA has been conducted and a TxDOT application is in progress.



## 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 of 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 requirement 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 as 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

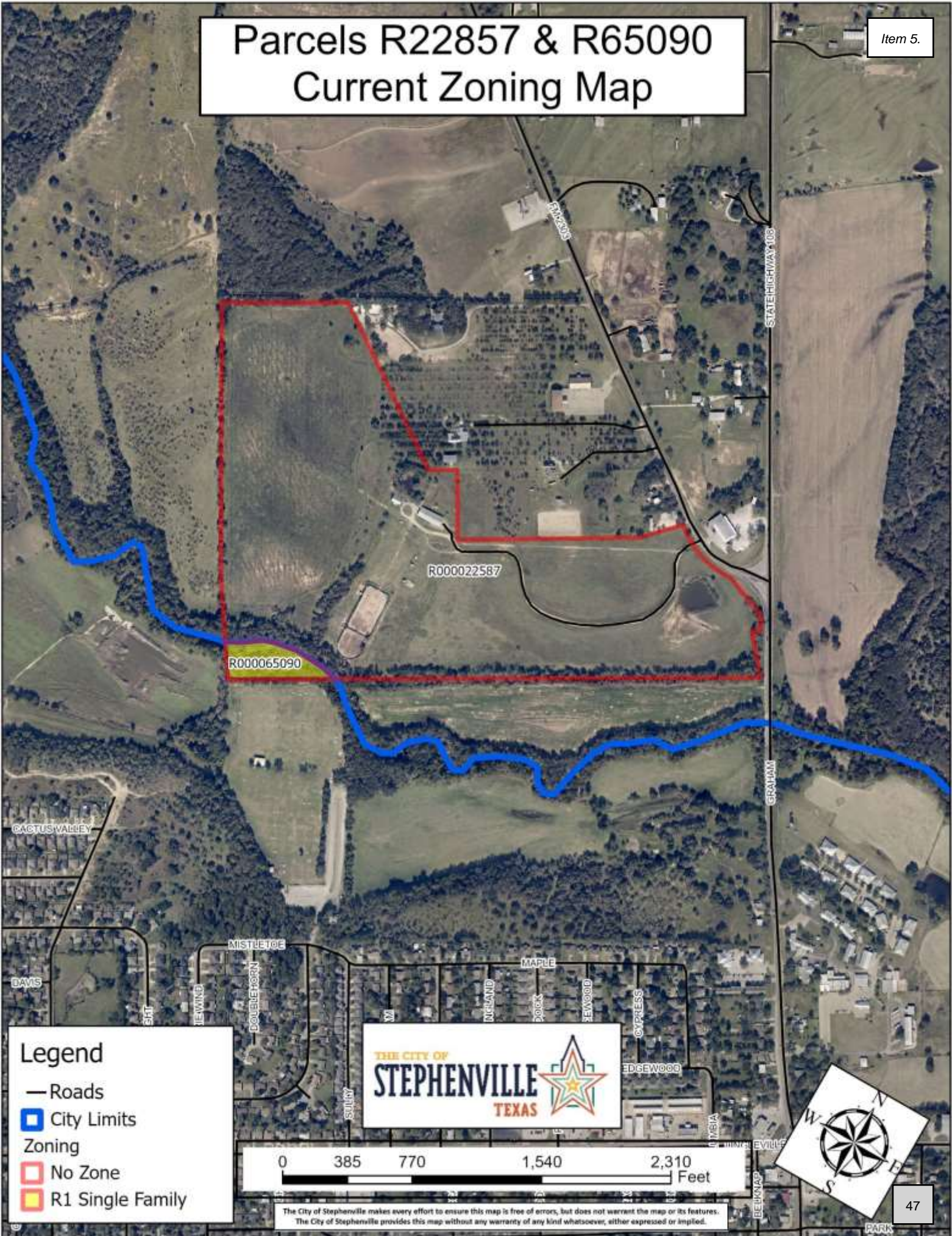
**ALTERNATIVES:**



- 1) Recommend the City Council Approve the Development Plan and assign zoning of Planned Development.
- 2) Recommend the City Council reject the Development Plan.

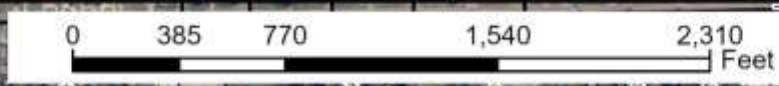
# Parcels R22857 & R65090 Current Zoning Map

Item 5.



**Legend**

- Roads
- City Limits
- Zoning
- No Zone
- R1 Single Family

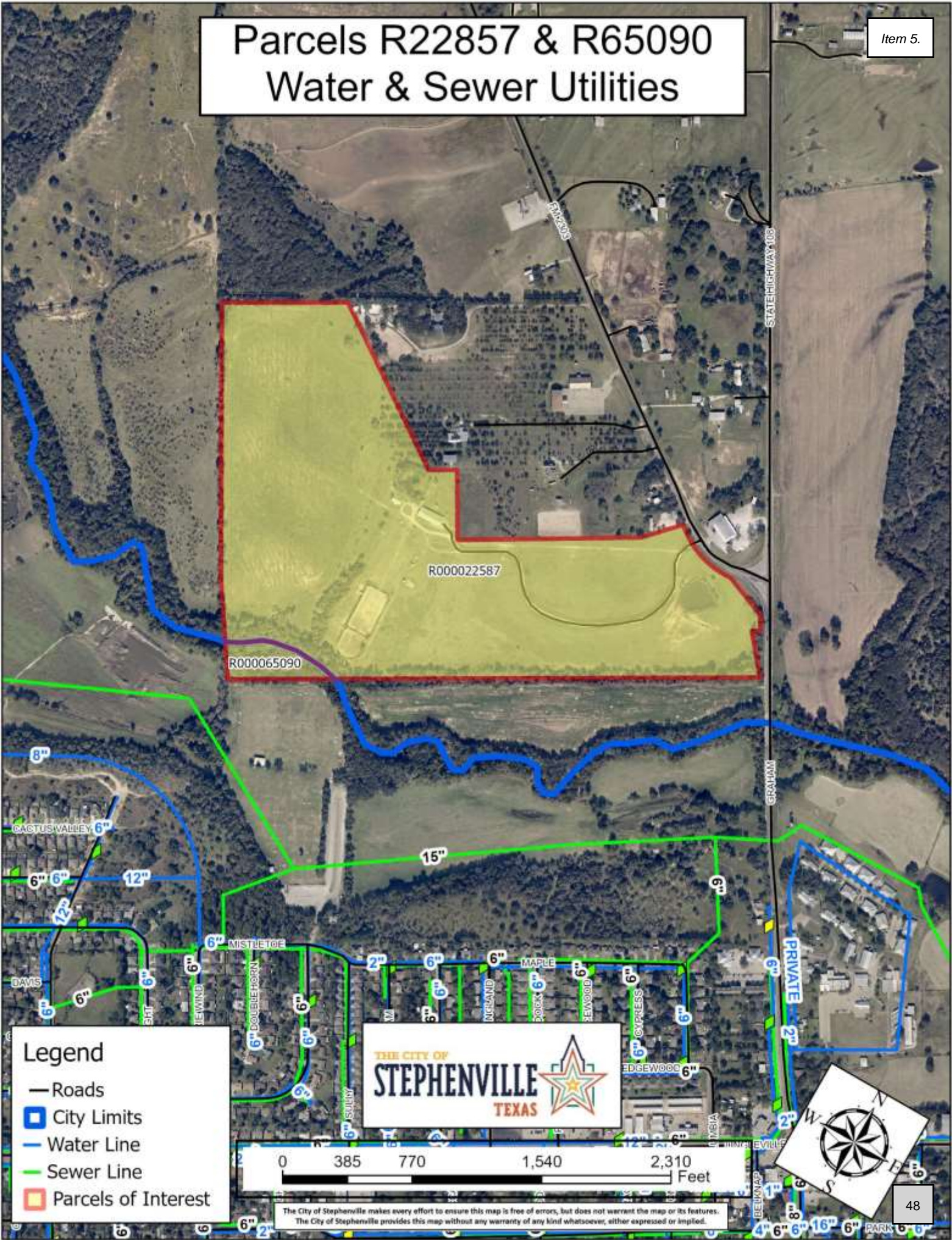


The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.



# Parcels R22857 & R65090 Water & Sewer Utilities

Item 5.



**Legend**

- Roads
- ▣ City Limits
- Water Line
- Sewer Line
- ▣ Parcels of Interest



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 expressed or implied.



~~08 July 2024~~ 09 July 2024

Mr. Steve Killen  
 Director of Development Services  
 The City of Stephenville, Texas  
 298 West Washington Street  
 Stephenville, TX 76401

Re: La Paloma Zoning Amendment Application

Dear Mr. Killen,

Architexas is pleased to submit this Zoning Amendment Application on behalf of Southwestern Pigeon Road, LLC for the proposed development to be known as La Paloma. For clarity, this information is to supersede any information previously submitted. Please reference the attached La Paloma P&Z Exhibits for additional information.

The property is currently vacant and is located at 315 FM 2303 (aka Pigeon Road) at the junction of HWY 108. Annexation of the property was approved by the Stephenville City Council on May 7, 2024. The property will be platted as **one single lot** with private infrastructure and streets meeting the access requirements of Stephenville’s Fire Department. The project requests a Plan Development to establish zoning and development standards for the property. Our request is based on the requirements set by The Zoning Code of the City of Stephenville, Texas, Chapter 154, Article I, Section 154.05.6 **Multiple Family Residential District (R-3)**, and follows the height, area, yard, and lot coverage requirements for Paragraph 5.6.D (D) Multiple family dwellings with minor exceptions illustrated on the Concept Plan and described below:

SITE INFORMATION	
TOTAL SITE AREA	94.893 ACRES (4,133,555 SQUARE FEET)
EXISTING ZONING	N/A
PROPOSED ZONING	PLAN DEVELOPMENT
EXISTING LAND USE	UNDEVELOPED / VACANT
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL

<b>DEVELOPMENT STANDARDS</b>		
<b>LOT REQUIREMENTS (PLATTED AS SINGLE LOT)</b>		
	R-3 STANDARD	PROPOSED
DENSITY	24 UNITS / ACRE MAX	5 UNITS / ACRE
FRONT SETBACK (FRONTAGE)	25'	25'
REAR SETBACK	20'	30'
SIDE SETBACK	10'	30'
BUILDING SEPARATION	10'	10'
LANDSCAPE BUFFER	20'	30' (10' @ STORAGE UNITS)

<b>DWELLING UNITS (1, 2, &amp; 3 BEDROOM DETACHED HOMES)</b>		
	R-3 STANDARD	PROPOSED
SQUARE FEET / UNIT	625 SF (MINIMUM)	625 SF (MINIMUM)
HEIGHT	35'	35'
PARKING (1 BEDROOM UNITS)	2 STALLS/UNIT	2 STALLS/UNIT (TANDEM)
PARKING (2 BEDROOM UNITS)	2 STALLS/UNIT	2 STALLS/UNIT (TANDEM)
PARKING (3 BEDROOM UNITS)	2 STALLS/UNIT	2 STALLS/UNIT

<b>DWELLING UNITS (TOWNHOMES)</b>		
	R-3 STANDARD	PROPOSED
SQUARE FEET / UNIT	625 SF (MINIMUM)	625 SF (MINIMUM)
HEIGHT	35'	48'
PARKING	2 STALLS/UNIT	2 STALLS/UNIT

<b>DWELLING UNITS (SHORT-TERM RENTAL)</b>		
	R-3 STANDARD	PROPOSED
SQUARE FEET / UNIT	N/A	500 SF (MINIMUM)
HEIGHT	N/A	35'
PARKING	N/A	1 STALL/UNIT

<b>PUBLIC / SEMI-PUBLIC BUILDINGS (LEASING OFFICE, CLUB HOUSE)</b>		
	R-3 STANDARD	PROPOSED
HEIGHT	60' MAX	48' MAX
PARKING	1 STALL / 200 SF	1 STALL / 400 SF

The requested concessions for the development plan are summarized below:

- **BUILDING HEIGHTS** – The only building height increase over the R-3 standards is for the Townhomes. We request a height increase from 35' to 48' for the townhomes to allow for taller ceiling heights. The townhomes will be three stories with roof-top terraces. Following R-3 standards, Single-Family units will be single story, limited to 35'. Short-Term Rental uses will be two stories and limited to 35'. We propose to reduce the allowable height for Public / Semi-Public Buildings, including the Leasing Center, Town Center / Club House, Storage Buildings and Pavilion, which will be limited to 48' (less than the R-3 required 60').
- **PARKING (RESIDENTIAL)** - Parking for single family residential units will be two spaces, in a tandem configuration for one-bedroom and two-bedroom units. Three-bedroom units, both single family and townhomes, will have two-car garages. In addition to the dedicated parking for each unit, off-street guest parking will be provided throughout the development totaling 128 spaces. No on-street parking will be allowed.
- **PARKING (NON-RESIDENTIAL)** - Parking for public / semi-public buildings will be 1:400 (vs the R-3 standard of 1:200). The parking reduction at the public / semi-public buildings is supported by the fact that the development will have an extensive hike-and-bike trail and bicycle parking at the public buildings. The property will also operate a private shuttle service to and from the public buildings.
- **FRONT YARD SETBACKS** - Clarification that the 25' front-yard setback is for the ROW frontage on HW 108 and FM 2302. Front yard setbacks for the single-family residences interior to the site will be 10'.
- **SIDE / REAR-YARD SETBACKS** – We have amended the plan which previously proposed a 5' setback at the Storage Buildings. We are proposing a 30' side-yard / rear-yard setback for the perimeter of the site. (R-3 standards require a 10' side-yard and 20' rear-yard setback.) Set-backs interior to the development will be minimum 10' building separations per UDC. Side yard setbacks at interior corner lots will be 15'.
- **LANDSCAPE BUFFER** – A landscape buffer will be provided between the multi-family development and adjacent residential uses. The landscape buffer will be 30' except at the Storage Buildings where it will be 10'.
- Additionally, as a point of clarification, the project assumes the City's parkland fees will be assigned at the rate of \$400/dwelling unit, to be paid at the completion of each phase of development completion.



## ADDITIONAL CLARIFICATIONS

### **Fire Department Access**

Due to the constraints of the TxDOT roadway frontage on FM 2303 and HWY 108, as well as the limitations working within the FEMA 100-yr floodplain, the site will only allow for one access point on FM 2303. In lieu of a secondary point of access, we are providing a primary “Boulevard” paving section with a full fire lane width on both sides of the roadway. This design will allow for access redundancy in the event one side of the roadway is blocked to traffic and/or fire department access. Additionally, all buildings will be equipped with a fire sprinkler system. This design has been coordinated and approved by the city fire department.

### **Traffic Impact Analysis**

A Traffic Impact Analysis has been conducted by Kimley-Horn which analyzed both the proposed driveway connection to FM 2303, and the existing intersection of SH 108 & FM 2303. The intersections were analyzed through full build out, and beyond, to a 2031 Horizon Year. Both intersections were determined to operate at an acceptable level of service through all analyzed scenarios, per the T.R.B. Highway Capacity Manual.

Additionally, the entrance drive to the main access gate will be two lanes, allowing residents to drive around any visitors waiting at the Gate House. This will prevent cars queuing at the gate and will help avoid cars backing up onto the road.

### **TxDOT Application**

The TxDOT application is in progress. The design team held an in-person meeting with TxDOT on 2/28/2024 to discuss the development and TxDOT improvements that would be required. A concept plan was submitted in April 2024, comments were received, and the plan was modified to meet TxDOT requirements. The design team received confirmation from TxDOT accepted the concept plan, but will require permit submittal and full review. The permit submittal will be delivered no later than 7/11/2024.

### **Flood Way Impact / Water Quality**

All development will be outside of the FEMA Flood Way. One of the main objectives of the site design is to mitigate any negative impact of increase impervious cover on the watershed of the South Fork of the North Bosque River. Interior streets will be constructed with a bio-swale / rain garden as part of the stormwater management system. These rain gardens will allow for rain to permeate back into the soil and will help absorb pollutants from any run-off before it enters the watershed.

**Domestic Water and Sanitary Sewer Improvements**

Pending final approval of the Water and Sewer Studies (which are currently under review with the City) and in conformance with the City’s Master Plan, the proposed development will include the following public improvements:

- A 12” water main from the N Belknap St & W Lingleville Road (highway 8) intersection, along Highway 108 and FM-2303, to the site’s northern boundary along FM-2303.
- A sanitary sewer force main and 8” gravity sewer line from the southwest corner of the proposed development to the existing sanitary sewer line that runs east-west within the Stephenville Soccer Association’s property. The development will include an on-site sanitary lift station.

**Street Names**

Because all streets will be private, the project team has been in contact with Stephenville Fire Department to discuss their preference for addressing. This information will be provided under separate attachment.

**Lighting Plans**

Street lighting will be provided by an 18’-0” pole mounted lantern. Additional interior path lighting will also be provided for pedestrian safety. All lighting will meet DarkSky standards. No light will spill to adjacent properties. Refer Lighting Diagram.

**Right-of-Way Landscaping**

Approximately 11,300 sf of formal landscaping will be installed at the development’s Entry Gate and adjacent to the Leasing Office. An additional 53,400 sf of prairie style grasses and wildflowers will be maintained along the Frontage Fence as indicated on the Fencing Diagram.

**Entry Signage**

The development will be marked by a discreet entry sign consisting of a 4’-0” tall stone wall with water-jet cut steel signage band. The signage band will be back-lit at night. Reference Monument Sign illustration.

**Perimeter Fencing**

The property will have a combination of fencing types around the perimeter. The entry will be a stone wall with decorative iron vehicular gates and man-doors. The frontage fencing on FM2303 and HWY 108 will be a wood rail supported by stone or columns. The fencing around the perimeter property lines will be a 6’-0” wooden privacy fence with stucco columns.

**Residential Unit Mix**

The development will provide two types of permanent for-lease residential products: single-family

detached units and townhomes. In addition, short-term rental units will be provided for tenant use only when needing to accommodate over-night guests. Locations, floor plans and renderings of the residential units are illustrated in the attached EXHIBIT YY. The unit mix is as follows:

- 1-bedroom detached units: 83
- 2-bedroom detached units: 133
- 3-bedroom detached units: 77
- 2-bedroom townhomes: 28
- 3-bedroom townhomes: 29
- Short-term rental units: 23

#### **Storage Units**

Sixty eight storage units will be provided for tenant use only. These storage building will follow the design language of the development with Spanish-revival architecture consisting of white stucco walls, clay tile roofs, carriage house -style doors and decorative lighting. The storage building will be 16'-0" and screened with a 6'-0" privacy fence and 10'-0" landscape buffer along the property line.

#### **Town Center - Clubhouse / Bodega / Community Room / Fitness Center / Pool**

The development's amenities will include a centrally located clubhouse known as the Town Center. This amenity area will include a living room-style lounge for tenants to gather and socialize. A bodega-style grocery will complement the clubhouse providing essential groceries as well as meals-ready-to-eat prepared for tenants to either purchase in store or have delivered. The bodega kitchen will also serve a concessions counter where tenants can order food to be enjoyed in the living room lounge or on the pool deck. In addition to the living room, the clubhouse will have a community room where tenants can host gatherings of up to 100 people. The clubhouse will also include a modern spa-like fitness center with exercise equipment and group-fitness studio, along with fully appointed locker rooms. All of these elements will surround a resort-style pool with native landscaping.

The Town Center will be approximately 10,000 sf and will match the Spanish Revival architectural style of the Leasing Center. Regional stone exterior walls, clay-tile roofs, deep porches with heavy timber columns and shaped roof rafters, and architectural windows will create an elevated experience for tenants and guests.

#### **Preliminary Project Schedule**

- April 12, 2024 - Petition for Annexation Submittal - COMPLETE
- April 17, 2024 - Concept Plan for Plan Development Application Submittal - COMPLETE
- May 7, 2024 - City Council Meeting on Annexation Petition - COMPLETE



- May 15, 2024 - Planning & Zoning Commission Meeting on Concept Plan - COMPLETE
- July 8, 2024 - Plan Development Submittal
- July 17, 2024 - Planning & Zoning Commission Meeting on Plan Development Submittal
- August 6, 2024 - City Council Meeting on Plan Development
- August 19, 2024 - Preliminary Plat & Civil Engineering Submittal
- September 18, 2024 - P&Z Commission Meeting for Preliminary Plat Approval
- October 14, 2024 - Civil Engineering Approval & Start of Construction
- Spring 2025 - Completed Construction of Public Improvements
- August 2025 – Phase 1 Construction Commencement
- August 2027 – Phase 2 Construction Commencement

We appreciate the assistance your team has provided. Please do not hesitate to contact me if you require more information or have any questions regarding this application.

Respectfully,



John P. Allender, AIA  
Principal - Architexas

allender@architexas.com  
tel 210.998.2422

Attached under this cover:  
2313 La Paloma – Concept Plan  
2313 La Paloma – EXHIBIT AA – Turn Lane Exhibit  
2313 La Paloma – EXHIBIT BB – Entry By-Pass Lane

Cc: Southwestern Pigeon Road, LLC





# LA PALOMA

A CHISHOLM TRAIL DEVELOPMENT

**Kimley»Horn**  
Expect More. Experience Better.

studio**Outside**

Architexas

  
**SOUTHWESTERN**  
CAPITAL PARTNERS

  
**CHISHOLM TRAIL**  
DEVELOPMENTS



# DESIGN INTENTIONS



## FAMLIAR WARMTH

comfortable, timeless design inspired by spanish architecture, using regional materials & authentic details

## TRANQUIL RETREATS

withdraw into personalized spaces that utilize landscape and architectural features for optimal privacy

## INCLUSIVE CONVENIENCE

community amenities promote work life balance providing comfortable spaces for both private and social activities

## ACTIVE LIVING

hike and bike trails, outdoor fitness stations and gym give ample opportunities to promote a healthy lifestyle



# SUSTAINABILITY GOALS & GUIDELINES



## REGIONALLY SOURCED MATERIALS & LABOR

locally and regionally sourced materials  
local labor and manufacturing

## SITE HYDROLOGY

protect water shed with landscape systems to filter storm water run off  
rainwater harvesting

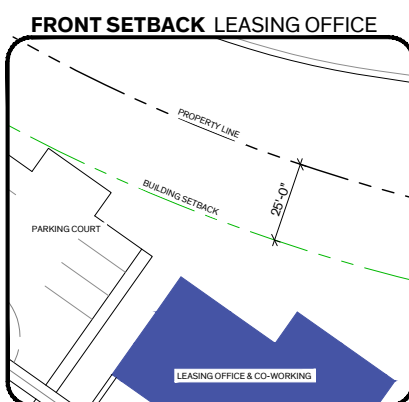
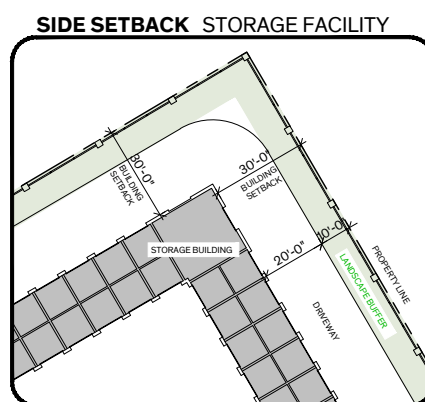
## INDOOR AIR QUALITY

fresh air & ventilation  
carcinogen free materials

## ENERGY EFFICIENCY

highly insulated walls  
insulated windows  
energy efficient hvac and lighting





**DENSITY + PARKING COUNTS**

	SQUARE FOOTAGE	HEIGHT	PARKING
1 BEDROOM (83 units)	900 s.f.	36'	2 stalls/unit (tandem)
2 BEDROOM (133 units)	1,250 s.f.	36'	2 stalls/unit (tandem)
3 BEDROOM (77 units)	1,450 s.f.	36'	2 stalls/unit (tandem)
TOWNHOMES (57 units)	1,250 s.f.	48'	2 stalls/unit (tandem)
SHORT TERM RENTAL (23 units)	750 s.f.	48'	24 stalls
<b>OFF-STREET PARKING</b>			128 stalls
<b>PUBLIC BUILDINGS / AMENITIES:</b>			
LEASING CENTER & COWORKING SPACE	6,000 s.f.	48'	1:400 = 15 stalls
STORAGE FACILITY (68 units)	11,250 s.f.	16'	N/A
TOWN CENTER CLUBHOUSE / BODEGA	10,000s.f. (total)	48'	1:400 = 25 stalls
COMMUNITY ROOM	4,000 s.f.		
FITNESS CENTER	3,500 s.f.		
	2,500 s.f.		
SITE STRUCTURES	8,000 s.f.	36'	N/A
SHUTTLE STOP			







**DEVELOPMENT STANDARDS**

Based on the Zoning Code of the City of Stephenville, Texas, Section 154.05.6 - Multiple Family Residential District (R-3).

**DWELLING UNITS** 1-BED, 2-BED, AND 3-BED DETACHED RENTAL HOMES, TOWNHOMES, SHORT-TERM RENTAL

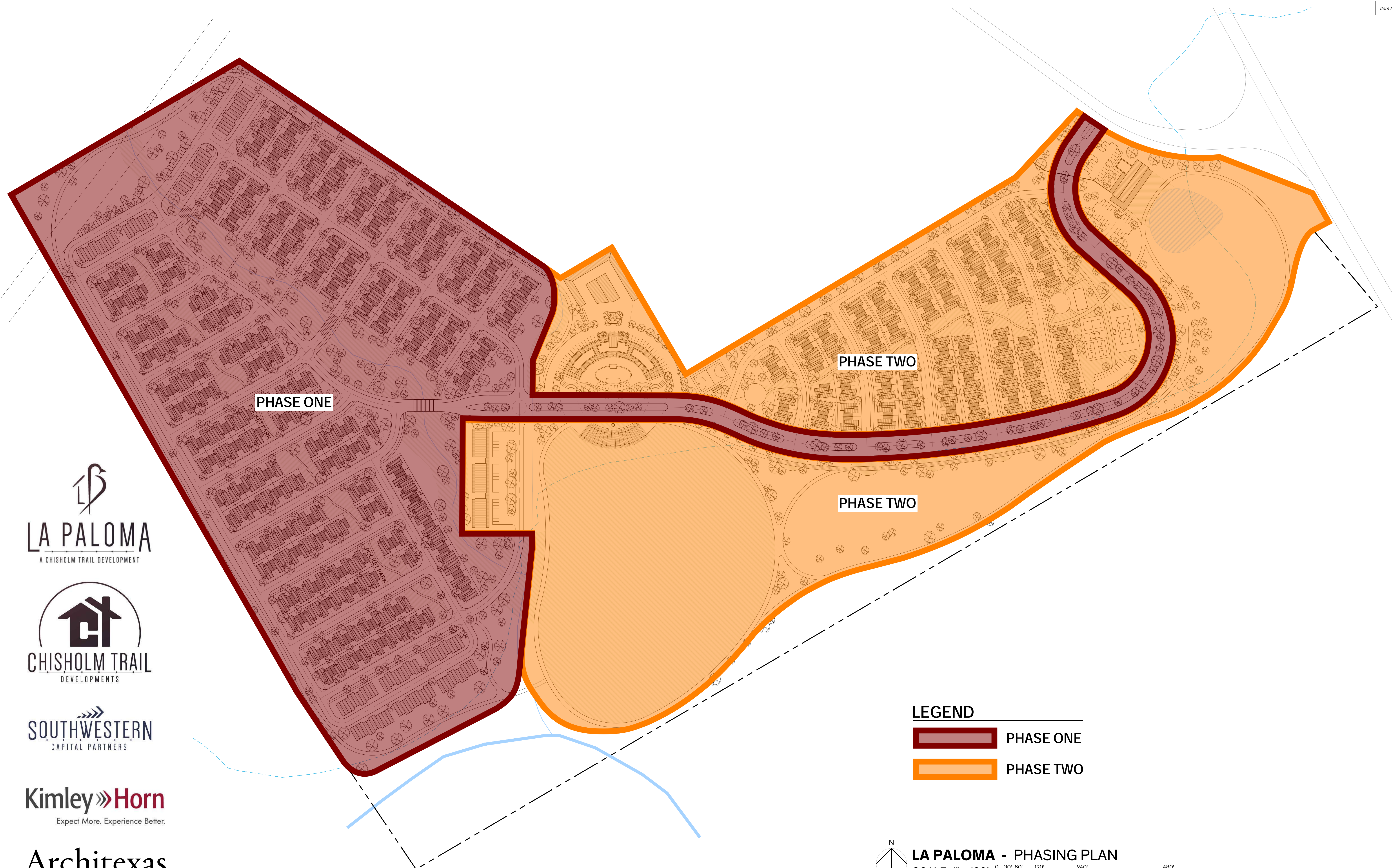
	DENSITY	SQUARE FEET/UNIT	HEIGHT	PARKING	LOT DEPTH	SETBACKS			
						FRONT	REAR	SIDE (INTERNAL LOT)	SIDE (CORNER LOT)
CURRENT STANDARD	24 units / acre	625 S.F. (minimum)	35' (max. ht.)	2 stalls/unit	100' (min)	25'	20'	10'	25'
PROPOSED	5 units/ acre	625 S.F. (minimum)	48' (max. ht.)	2 stalls/unit (tandem)	100' (min)	25'	20'	30' *	25' **

\* 10' BUILDING SEPARATION AND 5' SETBACK PROPOSED AT STORAGE FACILITY, REFERENCE OVERALL CONCEPT PLAN.

\*\* 15' SIDE SETBACK AT INTERNAL STREETS







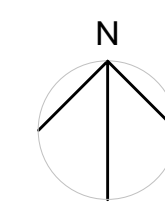
PHASE ONE

PHASE TWO

PHASE TWO

**LEGEND**

- PHASE ONE
- PHASE TWO



**LA PALOMA - PHASING PLAN**

SCALE: 1"=120' 0' 30' 60' 120' 240' 480'









# DEVELOPMENT STANDARDS

SITE INFORMATION	
TOTAL SITE AREA	94.893 ACRES (4,133,555 SQUARE FEET)
EXISTING ZONING	N/A
PROPOSED ZONING	PLAN DEVELOPMENT
EXISTING LAND USE	UNDEVELOPED / VACANT
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL

DEVELOPMENT STANDARDS		
LOT REQUIREMENTS (PLATTED AS SINGLE LOT)		
	R-3 STANDARD	PROPOSED
DENSITY	24 UNITS / ACRE MAX	5 UNITS / ACRE
FRONT SETBACK (FRONTAGE)	25'	25'
REAR SETBACK	20'	30'
SIDE SETBACK	10'	30'
BUILDING SEPARATION	10'	10'
LANDSCAPE BUFFER	20'	30' (10' @ STORAGE UNITS)

DWELLING UNITS (1, 2, & 3 BEDROOM DETACHED HOMES)		
	R-3 STANDARD	PROPOSED
SQUARE FEET / UNIT	625 SF (MINIMUM)	625 SF (MINIMUM)
HEIGHT	35'	35'
PARKING (1 BEDROOM UNITS)	2 STALLS/UNIT	2 STALLS/UNIT (TANDEM)
PARKING (2 BEDROOM UNITS)	2 STALLS/UNIT	2 STALLS/UNIT (TANDEM)
PARKING (3 BEDROOM UNITS)	2 STALLS/UNIT	2 STALLS/UNIT

DWELLING UNITS (TOWNHOMES)		
	R-3 STANDARD	PROPOSED
SQUARE FEET / UNIT	625 SF (MINIMUM)	625 SF (MINIMUM)
HEIGHT	35'	48'
PARKING	2 STALLS/UNIT	2 STALLS/UNIT

DWELLING UNITS (SHORT-TERM RENTAL)		
	R-3 STANDARD	PROPOSED
SQUARE FEET / UNIT	N/A	500 SF (MINIMUM)
HEIGHT	N/A	35'
PARKING	N/A	1 STALL/UNIT

PUBLIC / SEMI-PUBLIC BUILDINGS (LEASING OFFICE, CLUB HOUSE)		
	R-3 STANDARD	PROPOSED
HEIGHT	60' MAX	48' MAX
PARKING	1 STALL / 200 SF	1 STALL / 400 SF

- BUILDING HEIGHTS – **The only building height increase over the R-3 standards is for the Townhomes.** We request a height increase from 35' to 48' for the townhomes to allow for taller ceiling heights. The townhomes will be three stories with roof-top terraces. Following R-3 standards, Single-Family units will be single story, limited to 35'. Short-Term Rental uses will be two stories and limited to 35'. **We propose to reduce the allowable height for Public / Semi-Public Buildings, including the Leasing Center, Town Center / Club House, Storage Buildings and Pavilion, which will be limited to 48' (less than the R-3 required 60').**
- PARKING (RESIDENTIAL) - Parking for single family residential units will be **two spaces, in a tandem configuration for one-bedroom and two-bedroom units.** Three-bedroom units, both single family and townhomes, will have two-car garages. In addition to the dedicated parking for each unit, off-street guest parking will be provided throughout the development totaling 128 spaces. **No on-street parking will be allowed.**
- PARKING (NON-RESIDENTIAL) - **Parking for public / semi-public buildings will be 1:400 (vs the R-3 standard of 1:200).** The parking reduction at the public / semi-public buildings is supported by the fact that the development will have an extensive hike-and-bike trail and bicycle parking at the public buildings. The property will also operate a private shuttle service to and from the public buildings.
- FRONT YARD SETBACKS - Clarification that the **25' front-yard setback is for the ROW frontage on HW 108 and FM 2302.** Front yard setbacks for the single-family residences interior to the site will be 10'.
- SIDE / REAR-YARD SETBACKS – **We have amended the plan which previously proposed a 5' setback at the Storage Buildings. We are proposing a 30' side-yard / rear-yard setback for the perimeter of the site.** (R-3 standards require a 10' side-yard and 20' rear-yard setback.) Set-backs interior to the development will be minimum 10' building separations per UDC. Side yard setbacks at interior corner lots will be 15'.
- LANDSCAPE BUFFER – A landscape buffer will be provided between the multi-family development and adjacent residential uses. **The landscape buffer will be 30' except at the Storage Buildings where it will be 10'.**
- Additionally, as a point of clarification, the project assumes the **City's parkland fees will be assigned at the rate of \$400/dwelling unit,** to be paid at the completion of each phase of development completion.



# LEASING CENTER & GATE HOUSE



LIVE/WORK/THRIVE

---

TEXAS HACIENDA

---

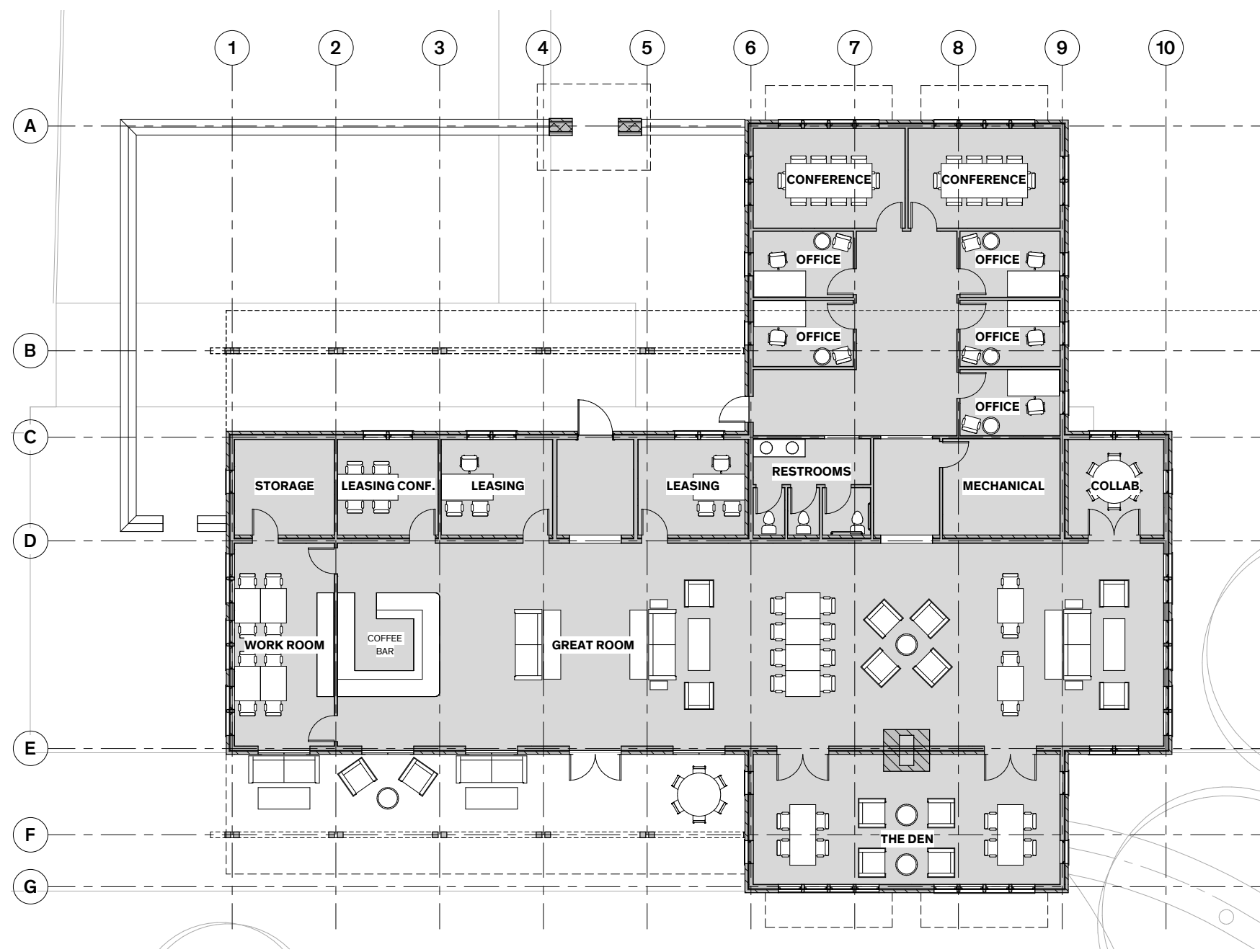
regional stone, heavy timber porches, architectural windows, and authentic details

large communal spaces with private collaboration areas

max building height = 48'

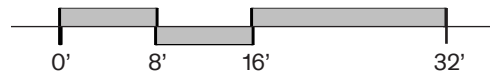






1 Leasing Center - Floor Plan  
 1/16" = 1'-0"

Leasing Center / Co-Working - Floor Plan







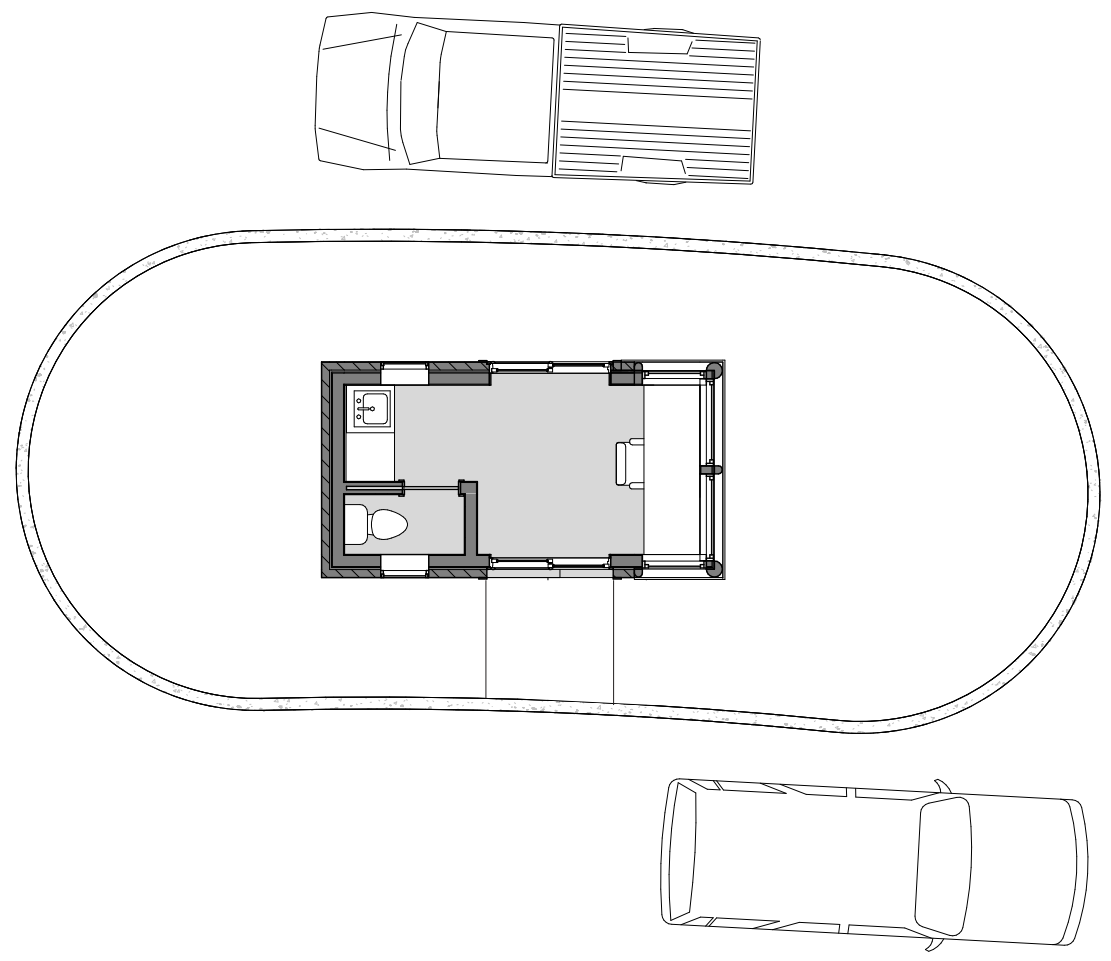
Leasing Center / Co-Working - Rendering



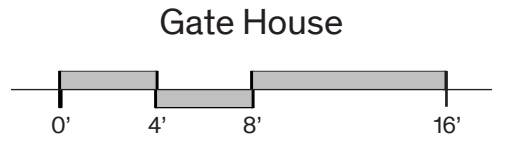


Leasing Center / Co-Working - Rendering





1 Gatehouse - Floor Plan  
1/8" = 1'-0"





# TOWN CENTER & STORAGE BUILDINGS



**REFRESH / GATHER**

---

**TEXAS HACIENDA**

---

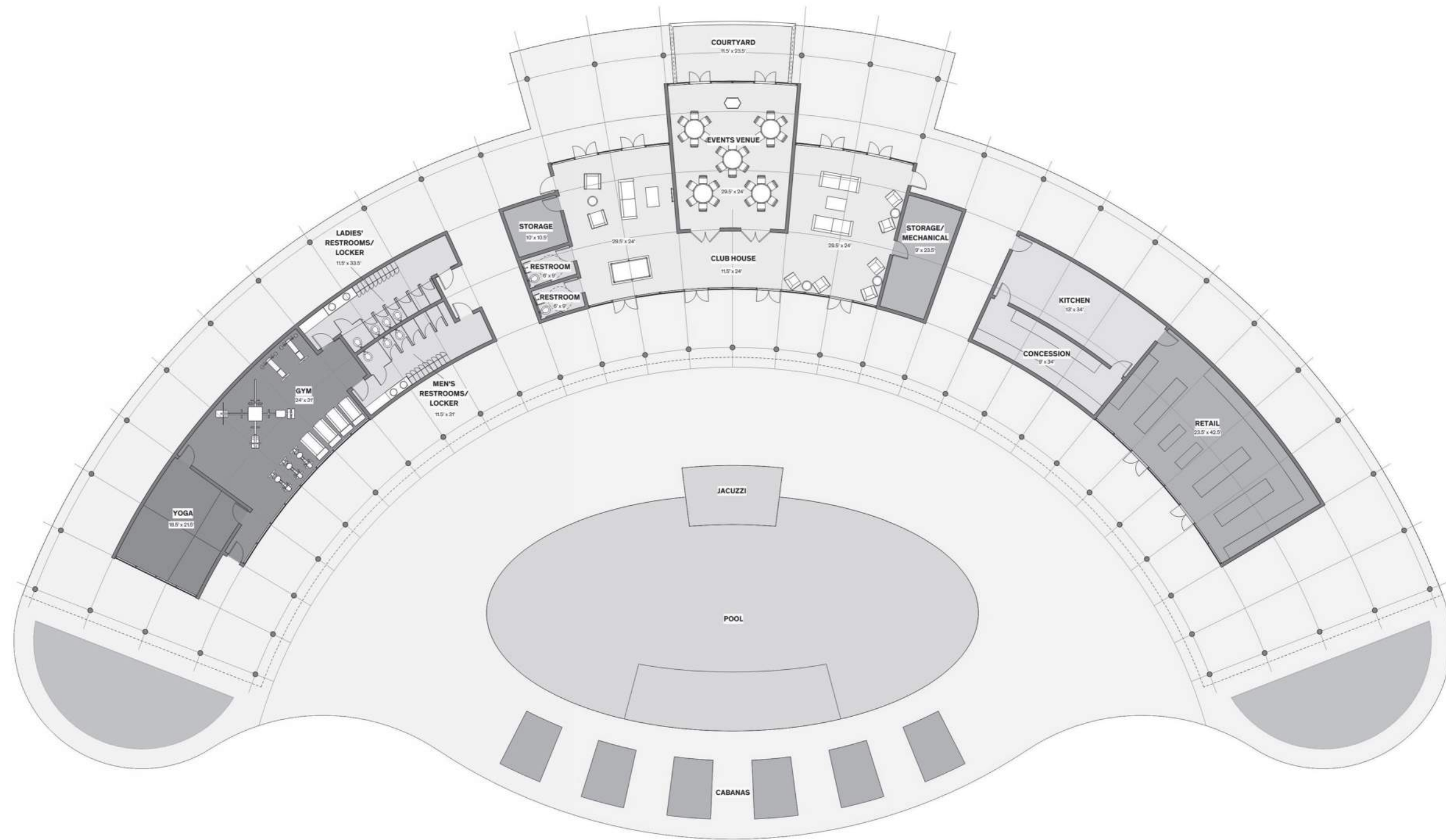
regional stone & white stucco walls, heavy timber porches, clay tile roofs, architectural windows, and authentic details

club house, bodega, fitness center, community room

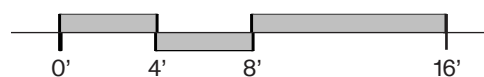
max building height = 48'





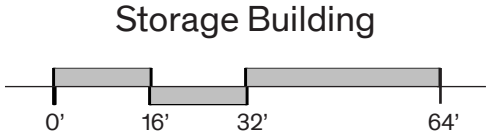
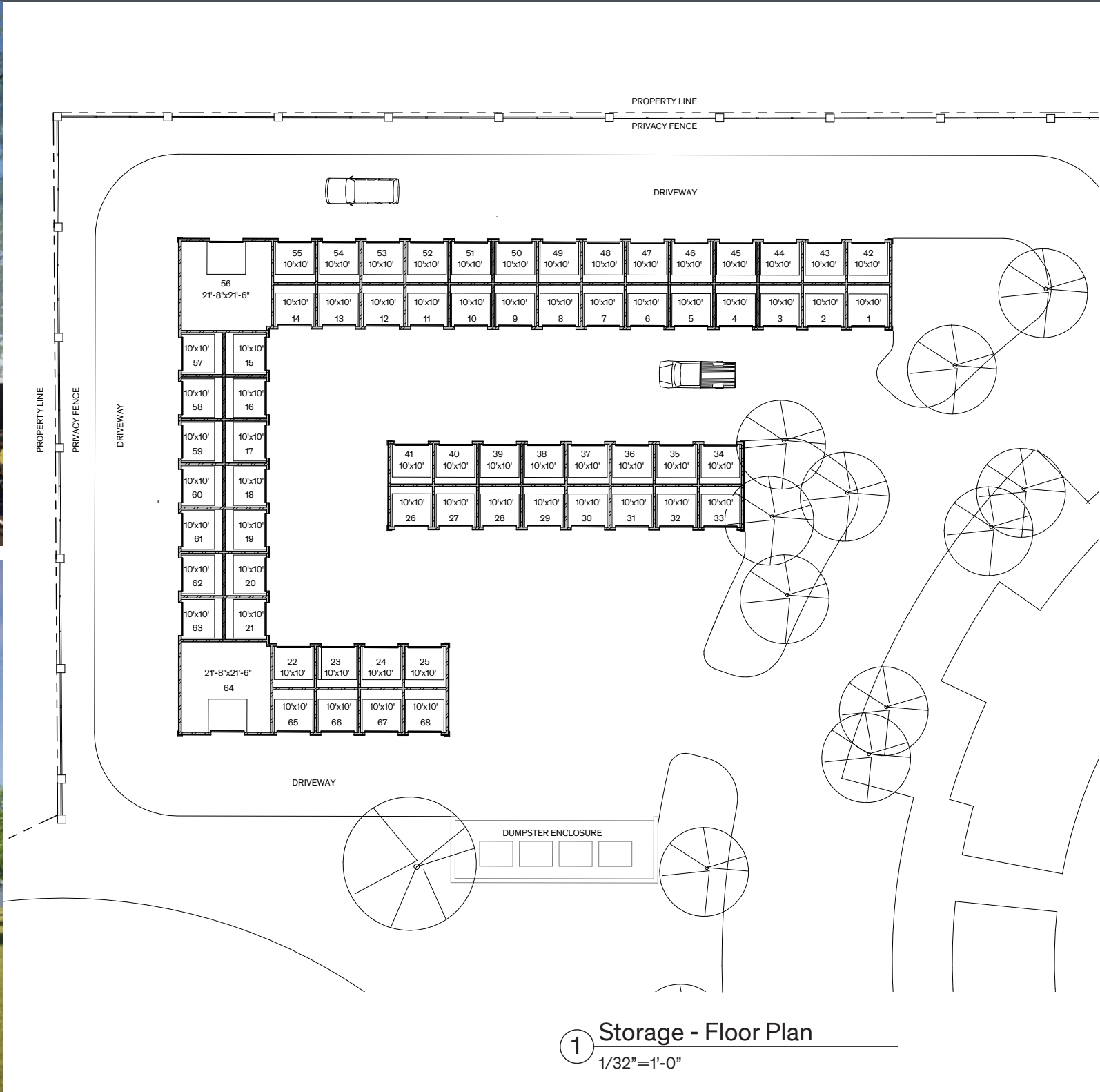


Town Center - Clubhouse & Amenities





# STORAGE BUILDING





# SINGLE FAMILY RESIDENCES



**CHARMING / REFINED**

---

**SPANISH BUNGALOW**

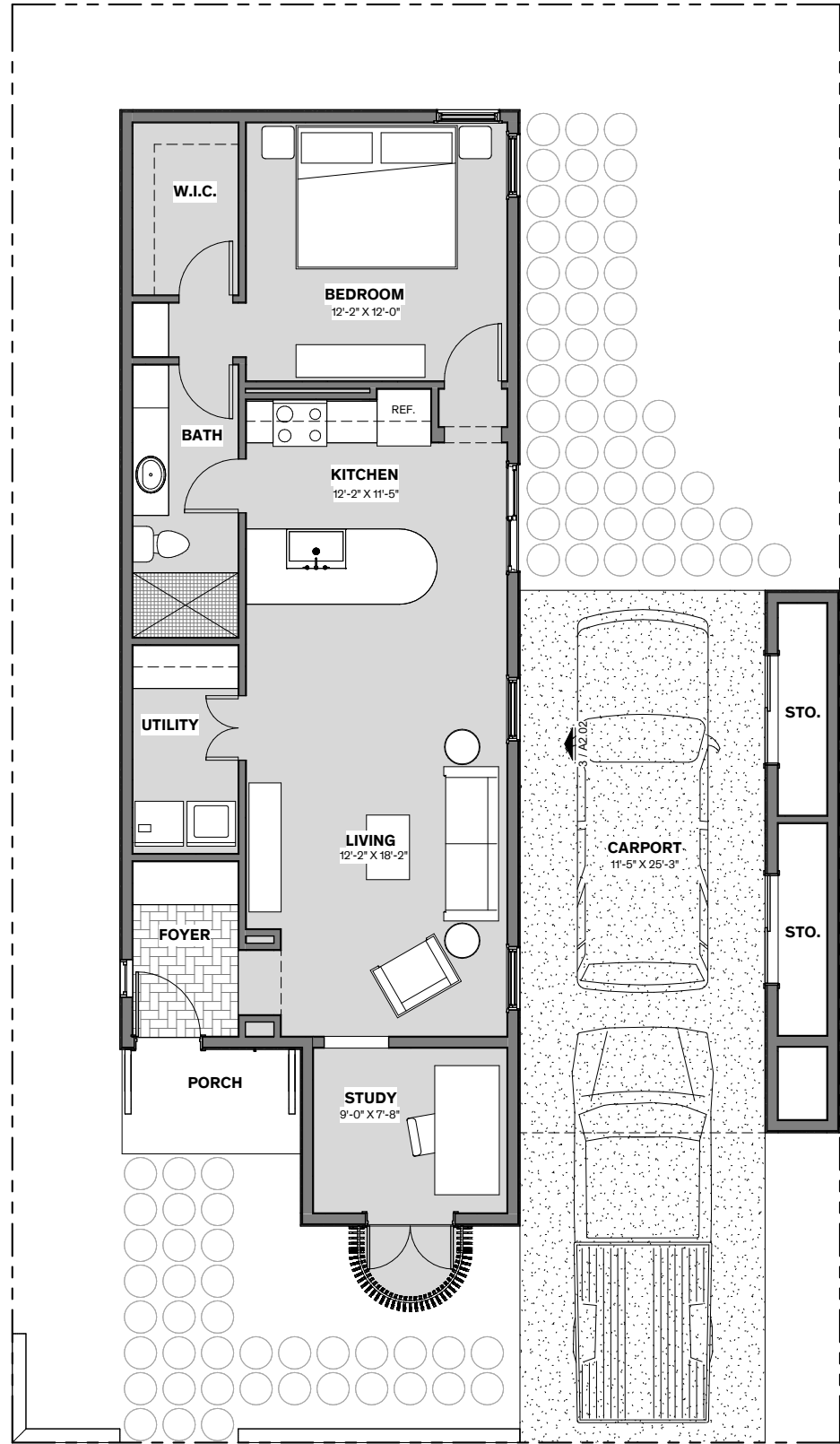
---

entry courtyards, white stucco walls, clay tile roofs, architectural windows, lush landscaping and authentic details

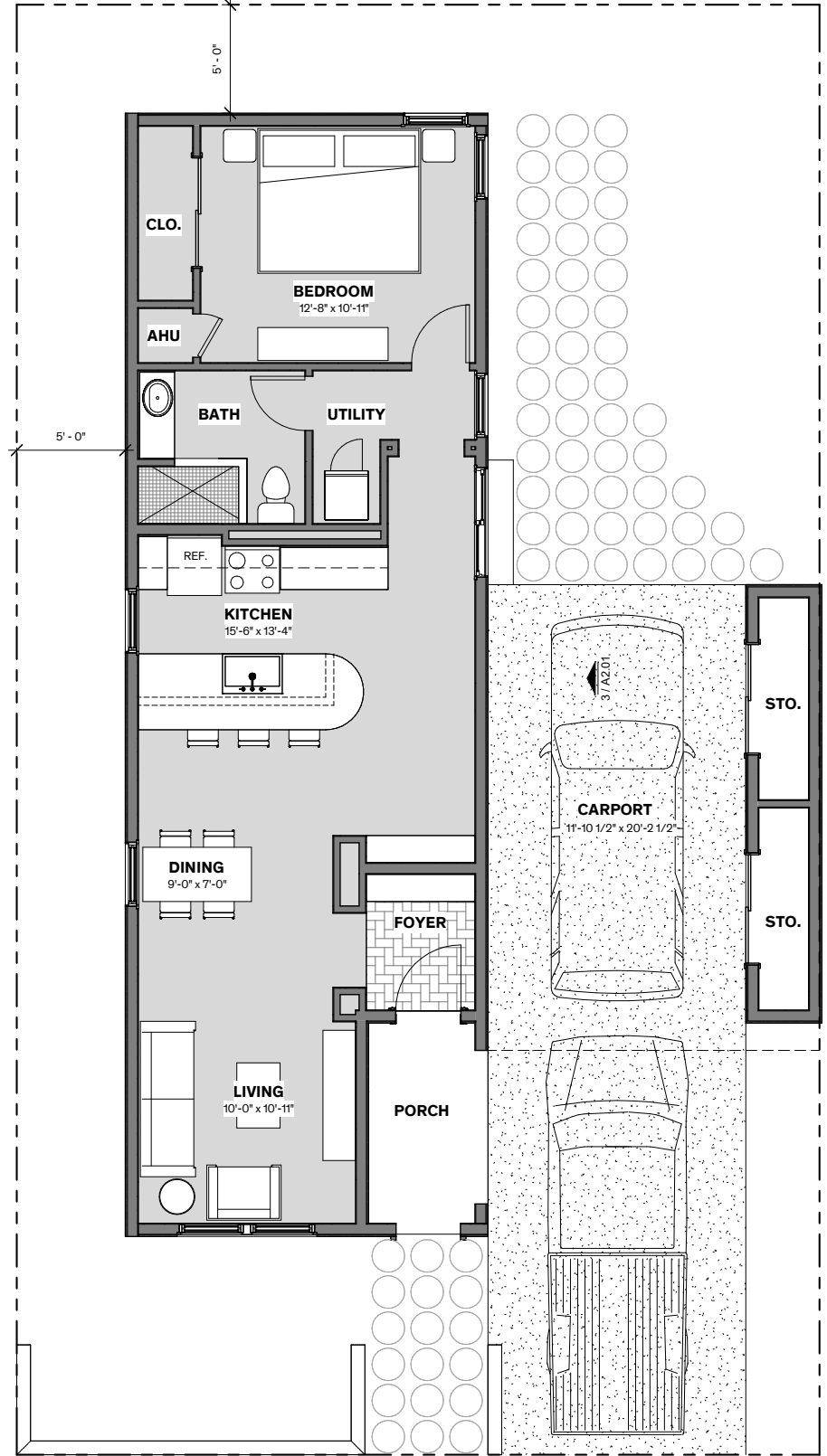
max building height = 35'





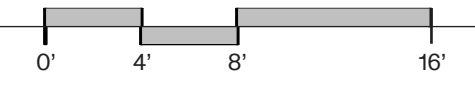


2 SF-1BR-CP2 - Floor Plan  
1/8"=1'-0"



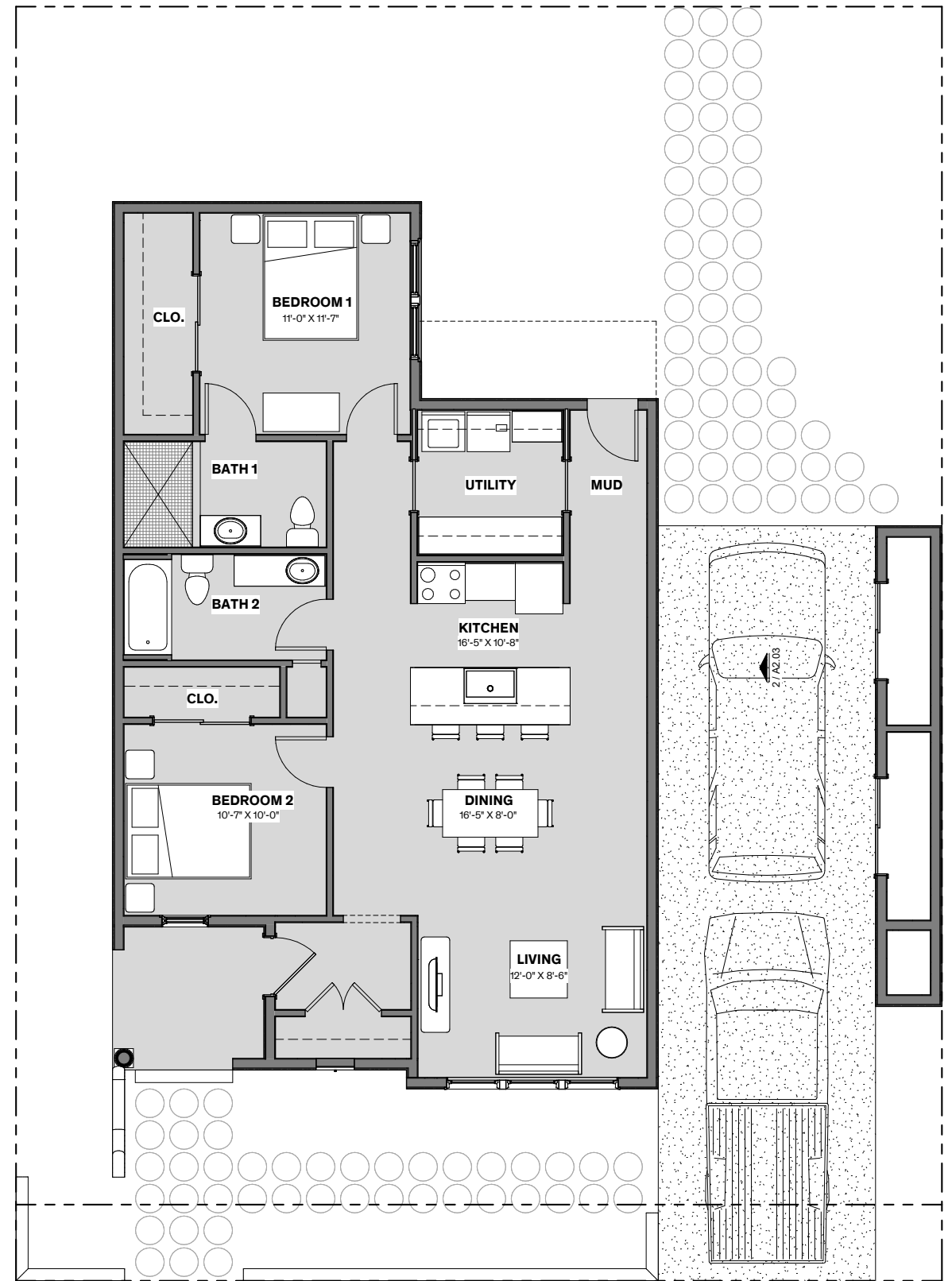
1 SF-1BR-CP1 - Floor Plan  
1/8"=1'-0"

Single Family Residences - 1 Bedroom





1 SF-2BR-GA - Floor Plan  
1/8"=1'-0"



1 SF-2BR-CP - Floor Plan  
1/8"=1'-0"

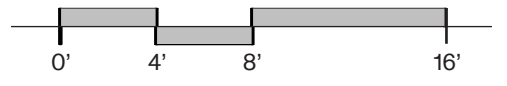




1 SF-3BR-GA2 - Floor Plan  
1/8"=1'-0"



1 SF-3BR-GA1 - Floor Plan  
1/8"=1'-0"







Single Family Residences - Street View Renderings





Single Family Residences - Unit Concept Rendering



# TOWNHOMES



**TIMELESS / ELEGANT**

---

**SPANISH REVIVAL**

---

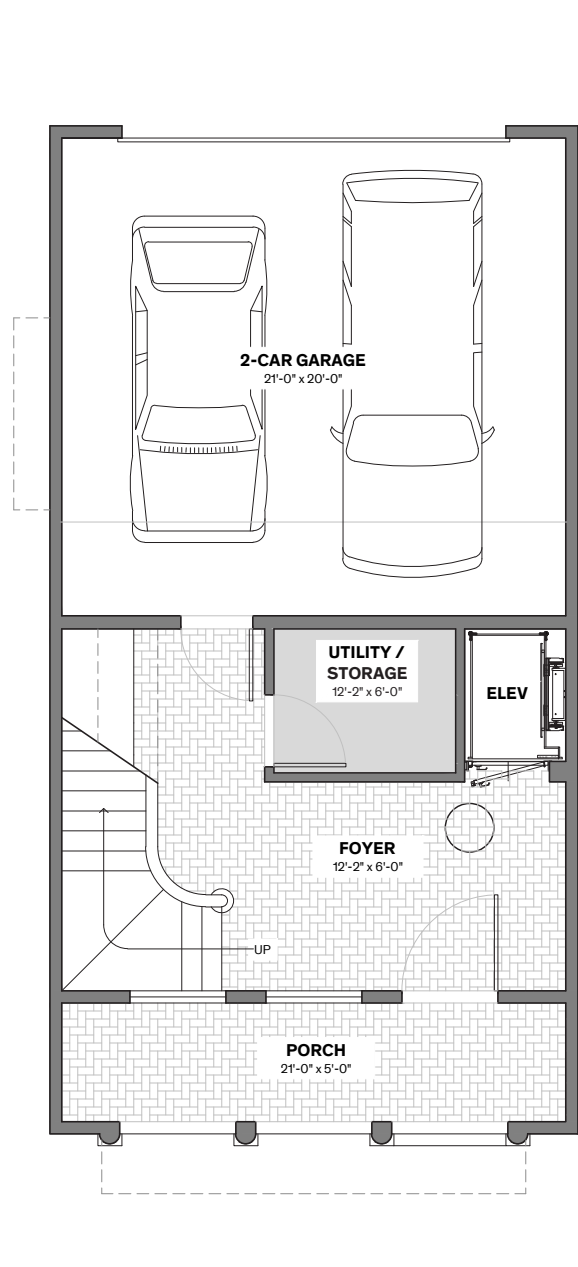
white stucco walls, clay tile roofs,  
architectural windows, roof  
terraces, private garages

lush landscaping and authentic  
details

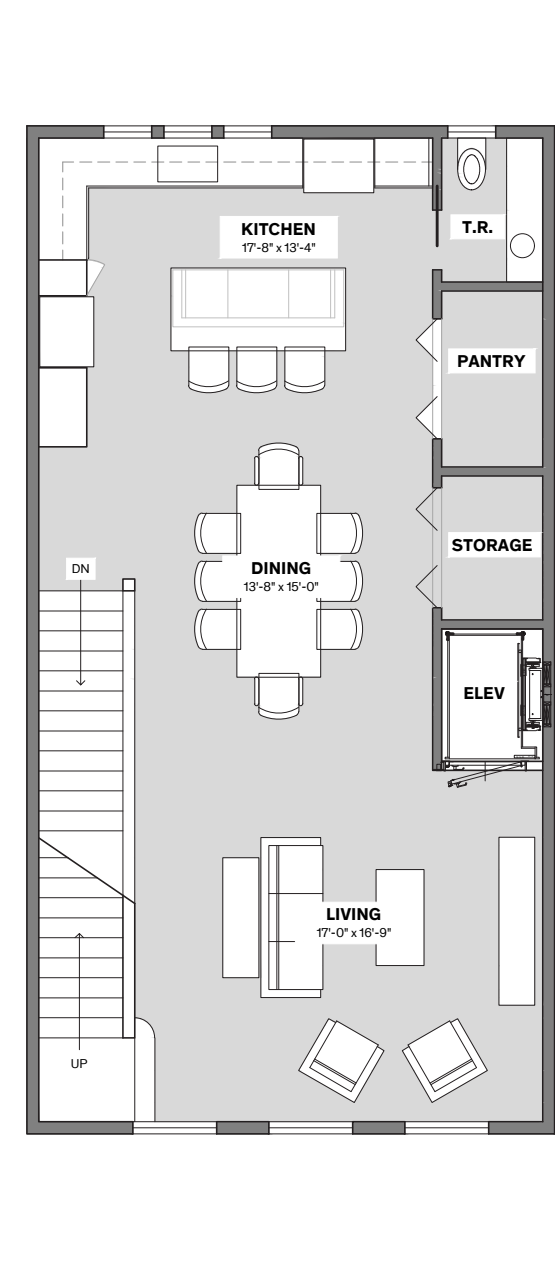
max building height = 48'







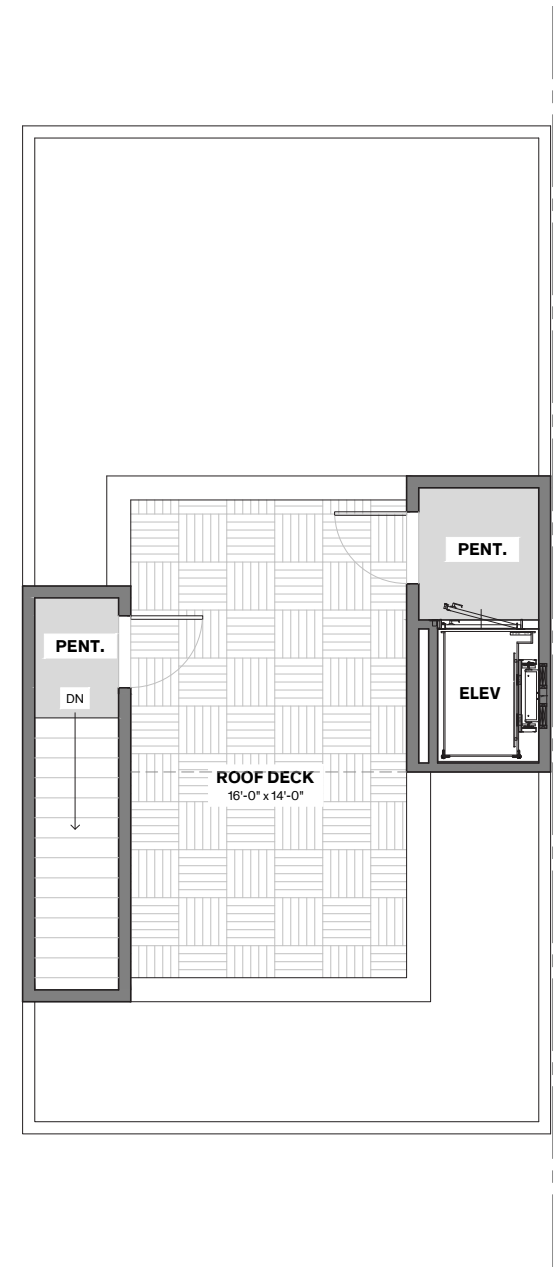
1 Town Home - First Floor Plan  
1/8"=1'-0" 350 SF



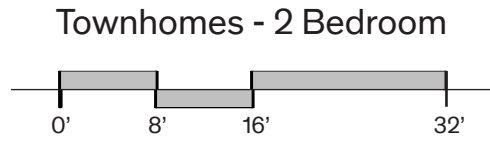
2 Town Home - Second Floor Plan  
1/8"=1'-0" 860 SF



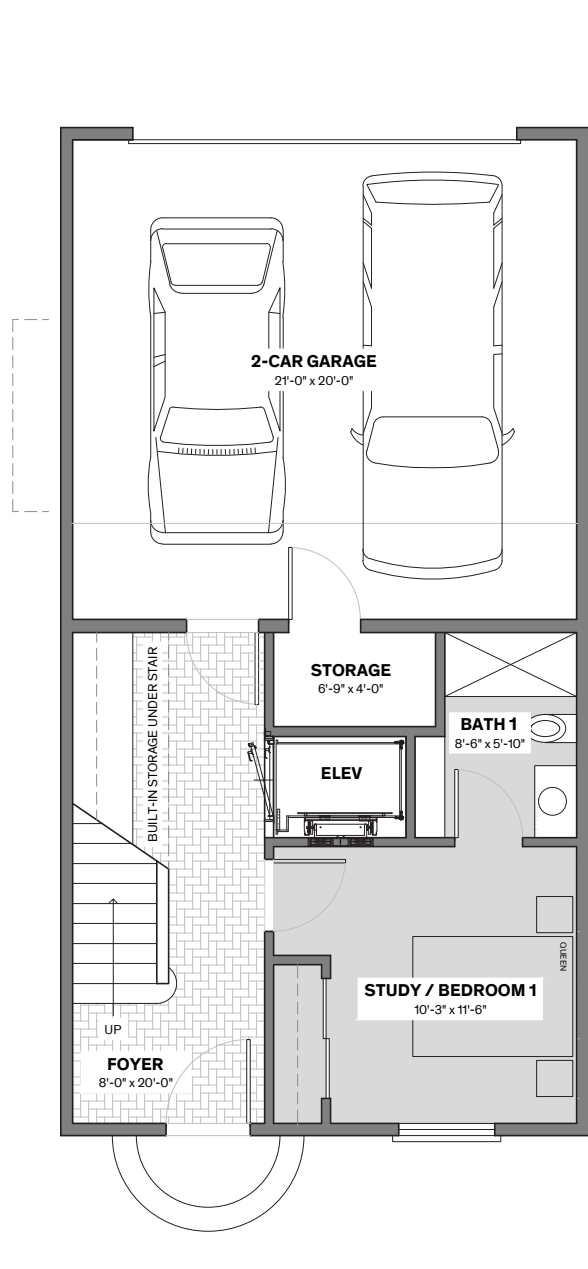
3 Town Home - Third Floor Plan  
1/8"=1'-0" 860 SF



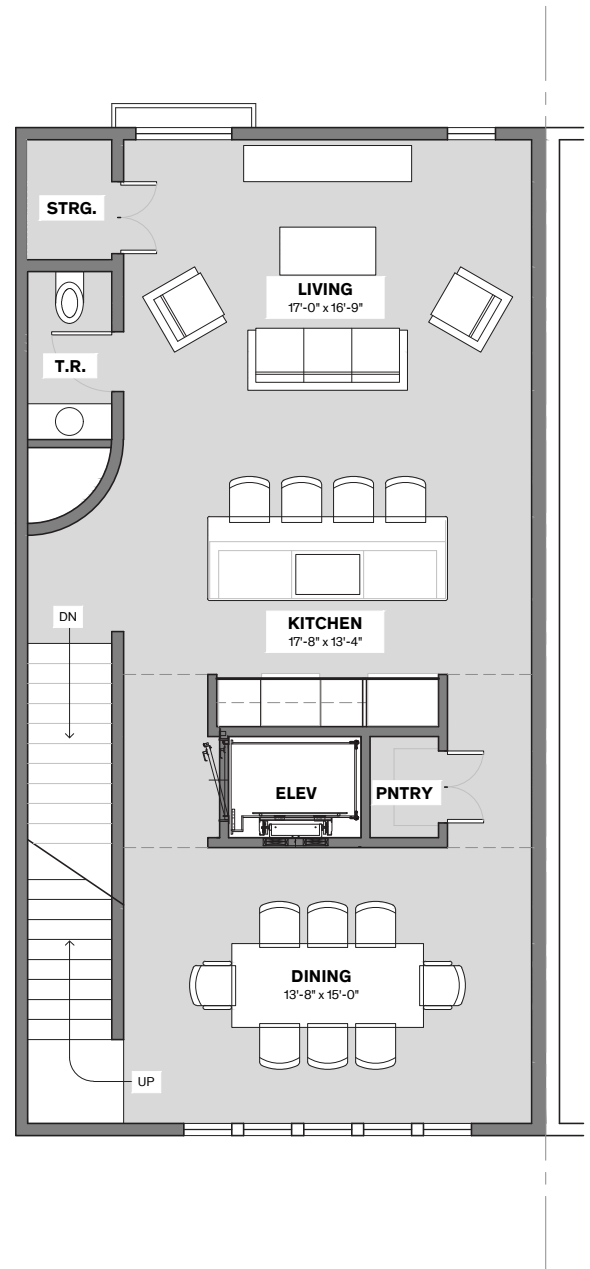
4 Town Home - Penthouse & Roof Deck  
1/8"=1'-0" 100 SF (penthouse) & 250 SF (roof deck)



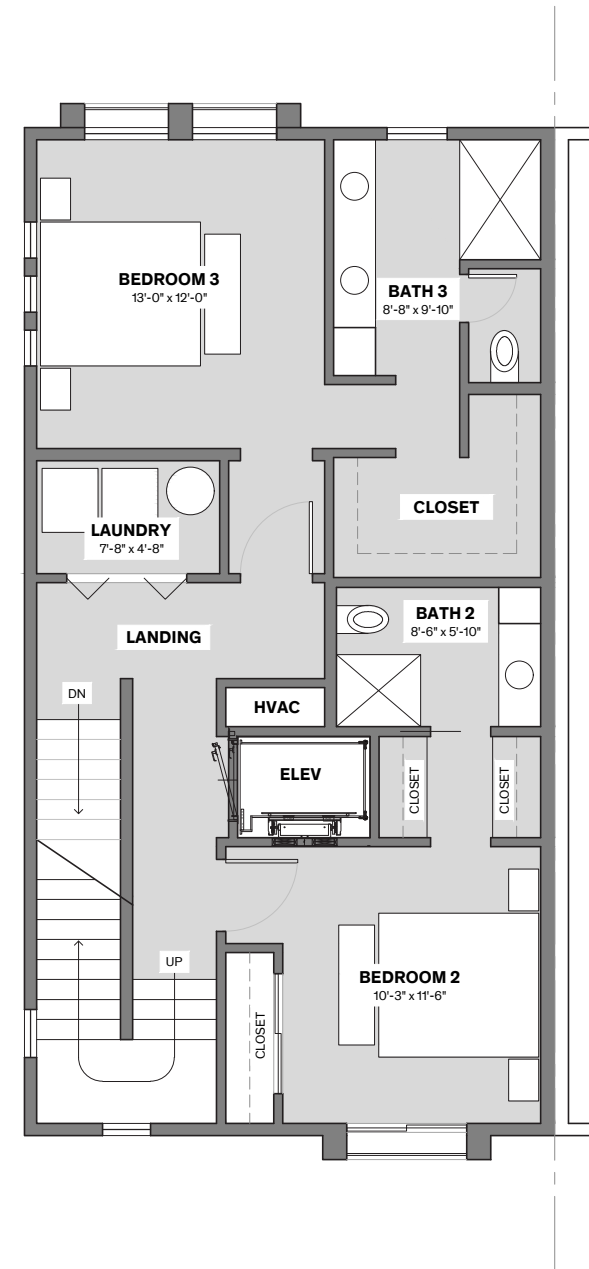




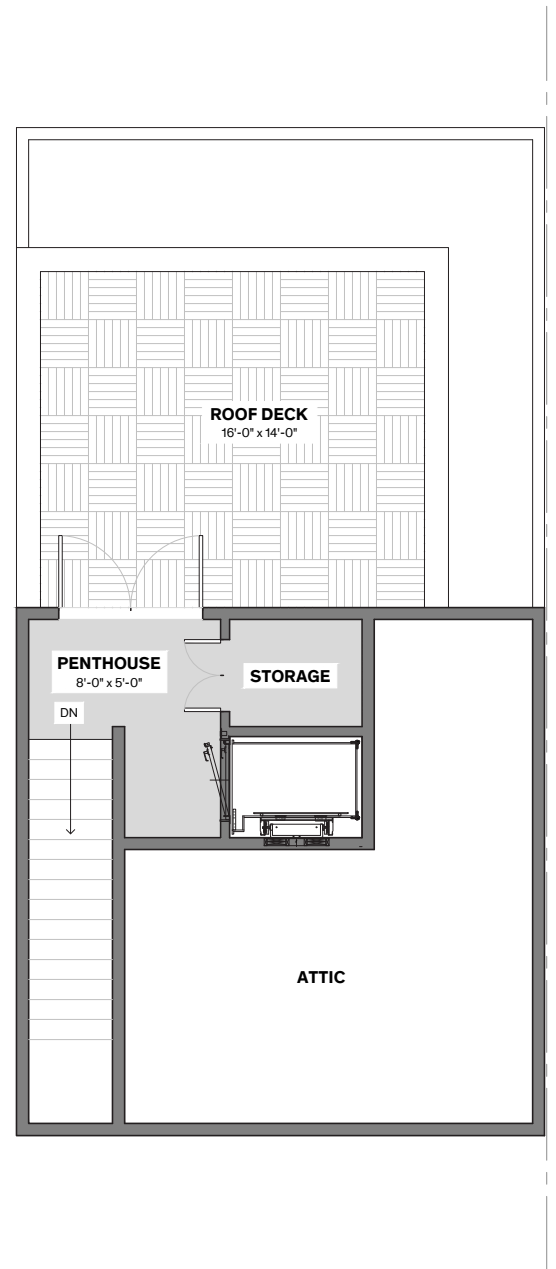
① Town Home - First Floor Plan  
 1/8"=1'-0" 475 SF



② Town Home - Second Floor Plan  
 1/8"=1'-0" 860 SF

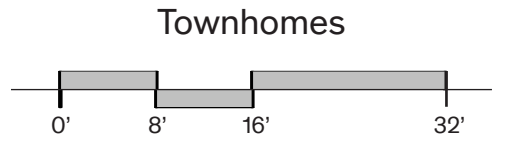


③ Town Home - Third Floor Plan  
 1/8"=1'-0" 860 SF

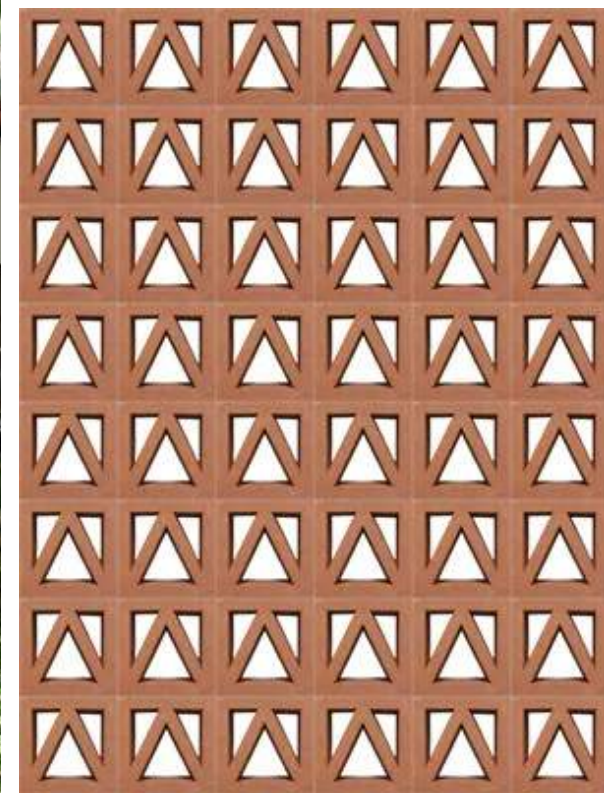


④ Town Home - Penthouse & Roof Deck  
 1/8"=1'-0" 50 SF (penthouse) & 250 SF (roof deck)









HOSPITALITY / RETREAT

---

SPANISH REVIVAL

---

white stucco walls, clay tile roofs,  
architectural windows, wooden  
balconies, private courtyards

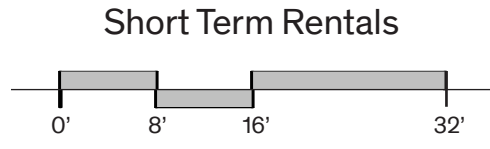
lush landscaping and authentic  
details

max building height = 48'-0"

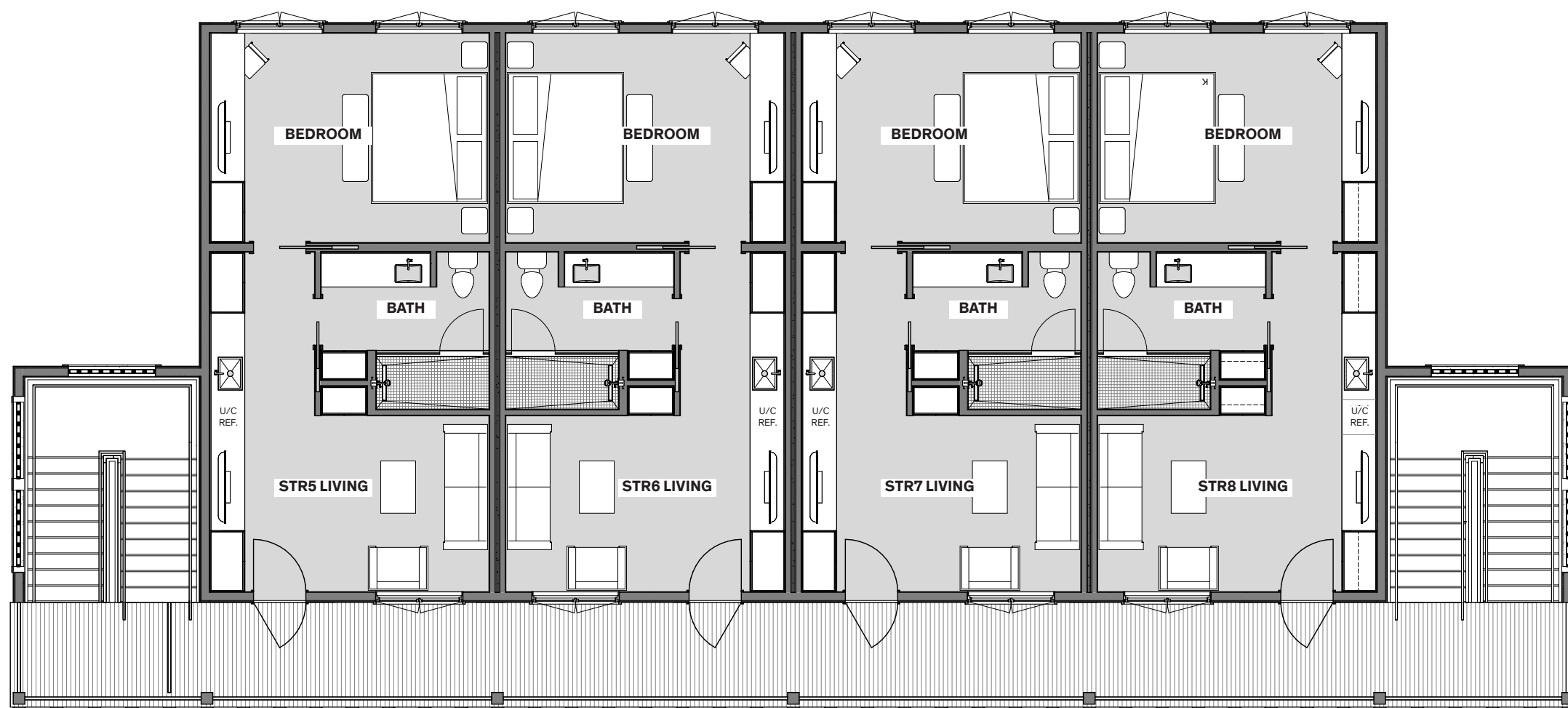




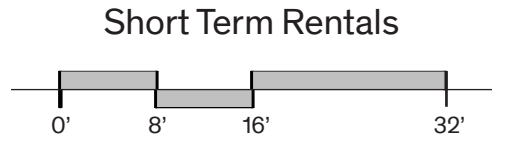
1 Short Term Rentals - Level 1  
1/16" = 1'-0"







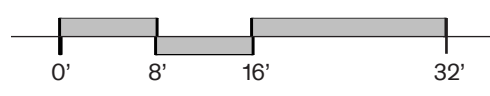
1 Short Term Rentals - Level 2  
1/16" = 1'-0"







Short Term Rentals











**LEGEND**

- STREET LIGHT POLE 14'-16' HT
- PEDESTRIAN PATH LIGHT





PEDESTRIAN PATH LIGHT

DELTA STAR - STAFF STAR STYLE 'B' LED

IP66 RATED

DATE: \_\_\_\_\_ PROJECT: \_\_\_\_\_ TYPE: \_\_\_\_\_

CATALOG NUMBER LOGIC:



CATALOG NUMBER LOGIC	
Example: SF - 48 - B - LED - e65 - NSP - A5 - BZP - 12 - 11 - A - PP - TRe20	
MATERIAL	
Aluminum	
SERIES	
SF - Staff Star Pathlight	
OVERALL HEIGHT	
24" (Standard), 30", 36", 42", 48", *54", *60", *66", or *72" height	
STAFF STYLE	
B - 180° Radius	
SOURCE	
LED - with Integral Dimming Driver (25W min. load when dimmed)**	
LED TYPE	
e64 - 7W LED/2700K	e79 - 7W LED/2700K 90CRI
e65 - 7W LED/3000K	e80 - 7W LED/3000K 90CRI
e66 - 7W LED/4000K	e81 - 7W LED/3500K 80CRI
e74 - 7W LED/Amber	
OPTICS	
NSP - Narrow Spot (13°)	MFL - Medium Flood (23°)
SP - Spot (16°)	WFL - Wide Flood (31°)
ADJUST-E-LUME OUTPUT INTENSITY***	
A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1	
FINISH (See page 2 for full-color swatches)	
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)	
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)	
Also available in RAL Finishes	
LENS TYPE	
12 - Soft Focus	13 - Rectilinear
SHIELDING	
11 - Honeycomb Baffle	
CAP STYLE	
A - 45°	
B - 90°	
C - Flush	
D - 45° Less Weephole (Interior use only)	
E - 90° Less Weephole (Interior use only)	

\*For use with standard Anchor Base only.  
 \*\*Designed for use with 12 VAC. LED transformer. Requires magnetic low voltage dimmer.  
 \*\*\*Please see Adjust-e-Lume photometry to determine desired intensity.  
 \*\*\*\*For use up to 48" maximum overall height.

STREET LIGHT POLE

Specification Sheet

Carson City  
VCOB-1843

Project Name \_\_\_\_\_ Qty \_\_\_\_\_  
 Type \_\_\_\_\_ Catalog / Part Number \_\_\_\_\_



**CCT - Color Temp (K)**

2,700K 3,000K 3,500K 4,000K 5,000K

**7 Year Warranty**

**Certifications**

**Description**

The versatile VCOB-1843 conversion kit transforms existing Sternberg 1843 Carson City luminaires into energy-efficient luminaires at significantly reduced maintenance costs. The wide variety of options makes this the industry's choice when converting from conventional lamp sources to energy-efficient lighting; made by Sternberg Lighting for Sternberg Lighting.

**Physical**

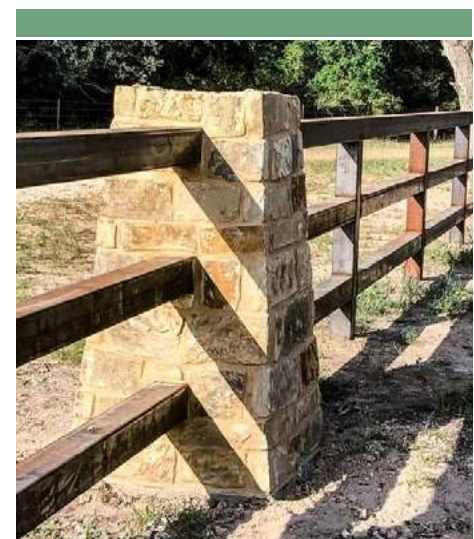
Series	VCOB-1843: Carson City, LED Conversion Kit	
Light Source		
LED	4L: 4 LEDs	
CCT - Color Temp (K)	27: 2,700K	30: 3,000K
	35: 3,500K	40: 4,000K
	50: 5,000K	
Distribution Type	TS: Type Symmetric	TA: Type Asymmetric
Electrical and control		
Driver	MDL02: 120V-277V, 250mA MDL03: 120V-277V, 350mA MDL05: 120V-277V, 500mA	MDH02: 347V-480V, 250mA MDH03: 347V-480V, 350mA MDH05: 347V-480V, 500mA
Features		
Optional Fixed Dimming Resistor Board	FDRB: Fixed Dimming Resistor Board	





**LEGEND**

- ENTRY GATE & DECORATIVE FENCE
- FRONTAGE FENCE & SIGNAGE, 4' HT
- PERIMETER PRIVACY FENCE, 6' HT
- EXISTING FENCE TO REMAIN



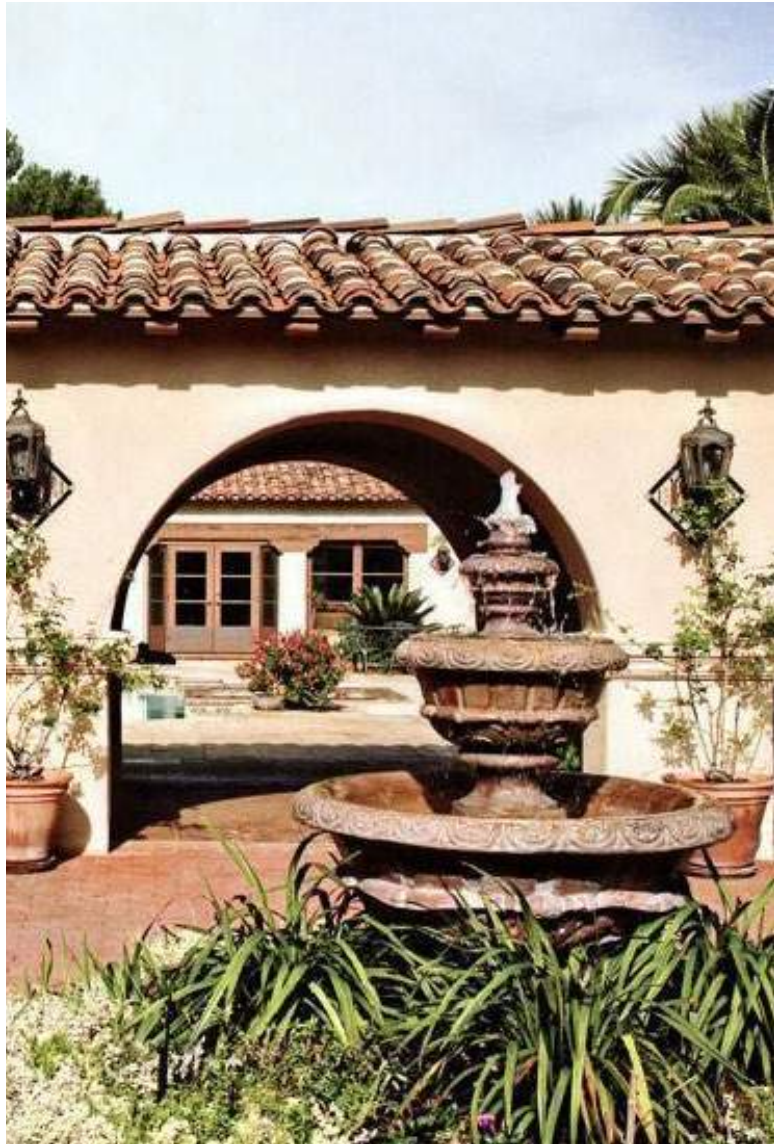


- LEGEND**
- 1 - ENTRY & MONUMENT SIGN
  - 2 - LEASING & CO-WORKING
  - 3 - MOTOR COURT
  - 4 - COURTYARD
  - 5 - ENTRY BOULEVARD
  - 6 - ENTRY GATE
  - 7 - PARKING
  - 8 - PRAIRIE
  - 9 - LAWN
  - 10 - POND
  - 11 - TRAIL
  - 12 - GUARDHOUSE



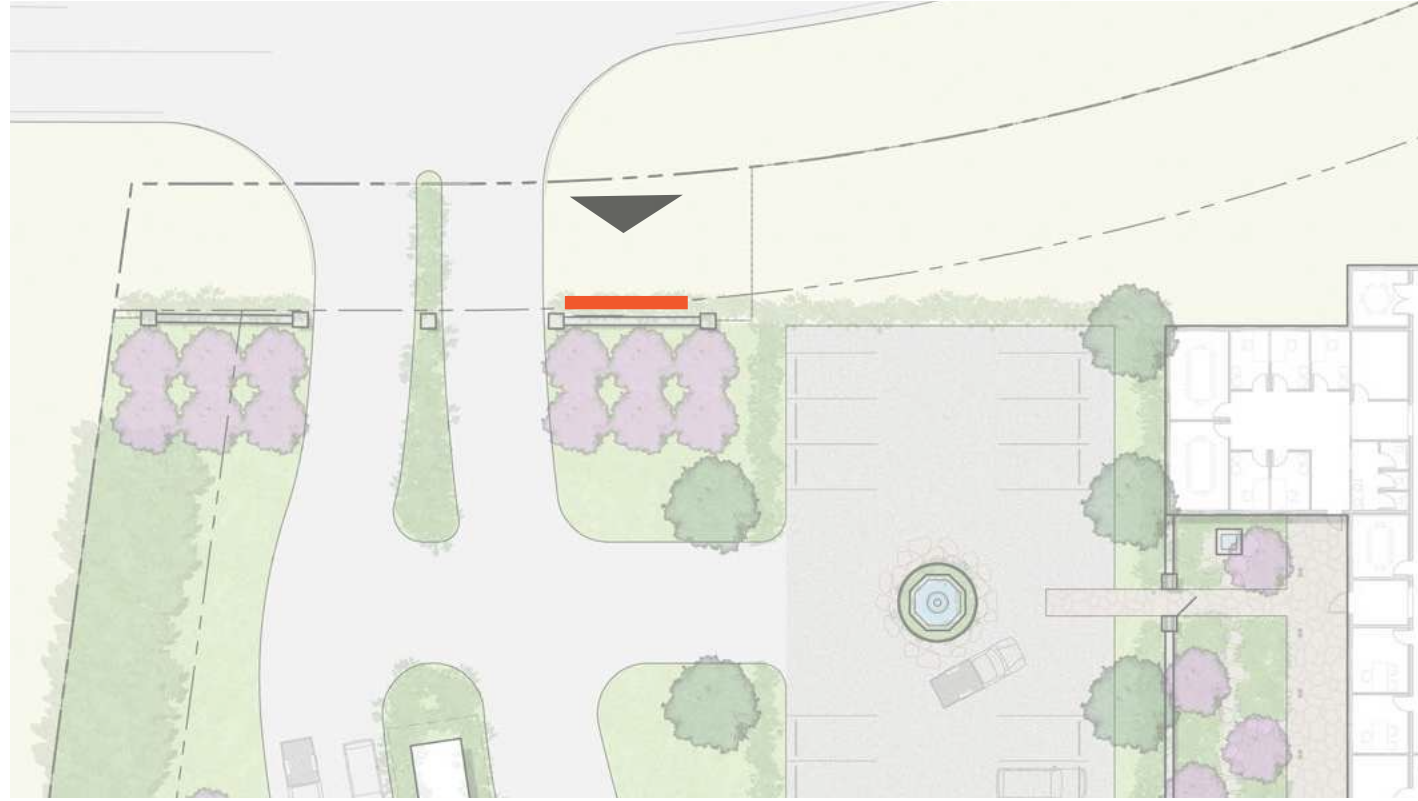
1" = 40'-0"







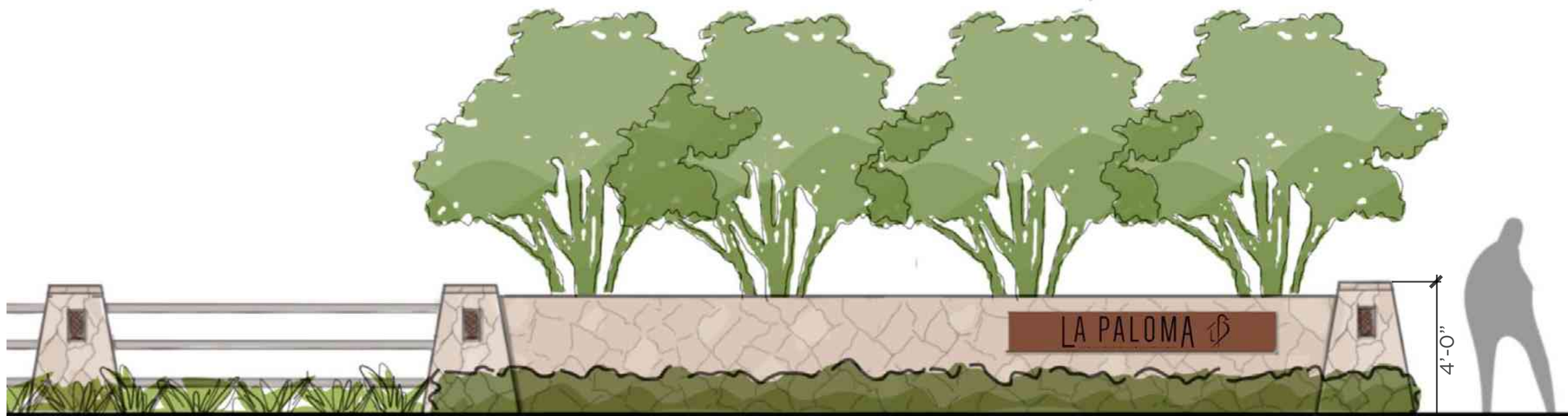
LOCATION



DESIGN INSPIRATION



ELEVATION





CUSTOM WALL SCONCE

