



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, November 20, 2024 at 5:30 PM

AGENDA

CALL TO ORDER

CITIZENS GENERAL DISCUSSION

MINUTES

1. Consider Approval of Minutes from October 16, 2024, and October 30, 2024

REGULAR AGENDA

2. **Case No.: RZ2024-017**

Applicant Jonathan Powell, Representing PEACOCK INVESTMENTS, LLC., is Requesting a Rezone of Property Located at 1310 Dale Ave., Parcel R31191, Being S3250 DALE AVENUE NORTH ADDITION; BLOCK 1, LOT 29, to the City of Stephenville, Erath County, Texas from R-3, Multiple Family to R-2.5, Integrated Housing

3. **PUBLIC HEARING**

Case No.: RZ2024-017

4. Consider Approval of Rezone for Property Located at 1310 Dale Ave., Parcel R31191, Being S3250 DALE AVENUE NORTH ADDITION; BLOCK 1, LOT 29, to the City of Stephenville, Erath County, Texas from R-3, Multiple Family to R-2.5, Integrated Housing

5. **Case No.: PD2024-018**

Applicant Joel Allen, Representing Pecan Landing, LLC., is Requesting a Repeal of City Ordinance 2023-O-08 and will be Presenting a Conceptual Plan for a Planned Development of Property Located at 0 Forest Ln, Parcel R77510, Acres 36.765, A0515 MOTLEY WILLIAM, to the City of Stephenville, Erath County, Texas

6. **PUBLIC HEARING**

Case No.: RZ2024-018

7. Consider Approval of the Repeal of City Ordinance 2023-O-08 and the Presented Conceptual Plan for a Planned Development of Property Located at 0 Forest Ln, Parcel R77510, Acres 36.765, A0515 MOTLEY WILLIAM, to the City of Stephenville, Erath County, Texas

8. **Case No.: PD2021-003, 004 and 005 – UPDATE OCTOBER 2024**

Owner 598 Westwood, LLC., and Co-Owner Reese Flanagan, are Providing an Update to the Planned Development (PD) for Property Located at 817 W. Washington, Parcel 29583 of CITY ADDITION, BLOCK 62, LOT 6A, 7, part of 14 and 17, 855 and 865 W. Washington, Parcel R29581, of CITY ADDITION, BLOCK

62, LOTS 4, part of 5 and 6B and 873 W. Washington, Parcel R29580, of CITY ADDITION, BLOCK 62, LOT 3, of the City of Stephenville, Erath County, Texas

9. Case No.: PD2021-003, 004 and 005 – UPDATE OCTOBER 2024

10. Consider approval of the Update to the Planned Development (PD) for Property Located at 817 W. Washington, Parcel 29583 of CITY ADDITION, BLOCK 62, LOT 6A, 7, part of 14 and 17, 855 and 865 W. Washington, Parcel R29581, of CITY ADDITION, BLOCK 62, LOTS 4, part of 5 and 6B and 873 W. Washington, Parcel R29580, of CITY ADDITION, BLOCK 62, LOT 3, of the City of Stephenville, Erath County, Texas

ADJOURN

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



SPECIALLY CALLED PLANNING AND ZONING COMMISSION

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

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, October 30, 2024 at 5:30 PM in the City Hall Council Chambers, 298 W. Washington, for the purpose of a Specially Called Planning and Zoning Commission, 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
Tyler Wright
Justin Slawson
Bonnie Terrell
Nick Robinson
Brian Lesley
James Stephenson

COMMISSIONERS ABSENT: Paul Ashby

OTHERS ATTENDING: Steve Killen, Director of Development Services
Wendy Rangel, Commission Secretary

CALL TO ORDER

Commission Chair Lisa LaTouche called the meeting to order at 5:30 PM.

CITIZENS GENERAL DISCUSSION

Commission Chair Lisa LaTouche opened a General Public Hearing at 5:30 PM.

No one addressed the Commission at this time.

Commission Chair Lisa LaTouche closed the General Public Hearing at 5:30 PM.

REGULAR AGENDA

1. RZ2024-016

Applicant Patrick K. Windley, representing The Stable Development, LLC., is requesting a rezone of property located at 0 Wolfe Nursery Road, Parcel 77613, 9705 20 ACRE DEVELOPMENT ON WASHINGTON; LOT 1 to the City of Stephenville, Erath County, Texas from IND, Industrial to B-2, Retail and Commercial Business.

Steve Killen, Development Services Director, presented this item to the Commission.

Mr. Perry Thompson, representing Cavender’s, spoke regarding this item and was available to answer questions.

Commission Chair LaTouche opened the public hearing at 5:32PM

No one spoke for or against the request.

Commission Chair LaTouche closed the public hearing at 5:32PM

MOTION by Brian Lesley, second by James Stephenson, to recommend the City Council approve the rezone request for property located at 0 Wolfe Nursery Road, Parcel 77613, 9705 20 ACRE DEVELOPMENT ON WASHINGTON; LOT 1 to the City of Stephenville, Erath County, Texas from IND, Industrial to B-2, Retail and Commercial Business. MOTION CARRIED unanimously.

ADJOURN

Commission Chair Lisa LaTouche adjourned the meeting at 5:36 PM.

APPROVED:

ATTEST:

Lisa LaTouche, Chair

Wendy Rangel, Commission Secretary



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, October 16, 2024, at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, October 16, 2024 at 5:30 PM in the City Hall Council Chambers, 298 W. Washington, for the purpose of a Planning and Zoning Commission 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
Tyler Wright
Justin Slawson
Bonnie Terrell
Nick Robinson
Brian Lesley
Paul Ashby

COMMISSIONERS ABSENT:

OTHERS ATTENDING: Jason King, City Manager
Wendy Rangel, Commission Secretary

CALL TO ORDER

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

CITIZENS GENERAL DISCUSSION

No discussion at this meeting.

MINUTES

1. Consider Approval of Minutes from September 18, 2024

MOTION by Brian Lesley, seconded by Nick Robinson, to approve September 18, 2024, Minutes.

MOTION CARRIED unanimously.

REGULAR AGENDA

2. Case No.: RP2024-002

Applicant Zane Cole is Requesting a Replat of Property Located at 185 W Park St., Parcel R31466, Being Block 35, Lot 7 & 8 of the FREY FIRST ADDITION to the City of Stephenville, Erath County, Texas

City Manager Jason King presented this item to the Commission.

Commission Chair LaTouche opened the public hearing at 6:14 PM

No one spoke during this time.

Commission Chair LaTouche closed the public hearing at 6:14 PM

MOTION by Paul Ashby, second by Bonnie Terrell, to grant conditional approval of a Replat of Property Located at 185 W Park St., Parcel R31466, Being Block 35, Lot 7 & 8 of the FREY FIRST ADDITION to the City of Stephenville, Erath County, Texas.

MOTION CARRIED unanimously.

5. Case No.: RP2024-003

Applicant Zane Cole is Requesting a Replat of Property Located at 811 W Oak, Parcel R31133, Being Block 7, Lot 2 of the CROW STYLES ADDITION to the City of Stephenville, Erath County, Texas

City Manager Jason King presented this item to the Commission.

Commission Chair LaTouche opened the public hearing at 6:15 PM

No one spoke during this time.

Commission Chair LaTouche closed the public hearing at 6:15 PM

MOTION by Tyler Wright, second by Bonnie Terrell, to grant conditional approval of a Replat of Property Located at 811 W Oak, Parcel R31133, Block 7, Lot 2 of the CROW STYLES ADDITION to the City of Stephenville, Erath County, Texas.

MOTION CARRIED unanimously.

8. Case No.: RZ2024-013 - Pulled

Applicant John McCown, Representing George Grissom and Pete Muzyka, is Requesting a Rezone with a Simultaneous Platting of a Portion of the Property Located on CR 256, Parcel R19796, Being approximately 212 Acres of A0342 HUDSON H C; to the City of Stephenville, Erath County, Texas from AG, Agricultural District to R-1, Single Family District.

9. Case No.: RZ2024-014

Applicant Craig and Lisa Welch are Requesting a Rezone of Property Located at 432 Collins, Parcel R32536, Being S5100 MILLICAN & OTT ADDITION; BLOCK 1, LOT 1B & 2B to the City of Stephenville, Erath County, Texas from R-1 Single Family to R-2.5 Integrated Housing

City Manager Jason King presented this item to the Commission.

Mr. Colby Pack was present to speak in regard to this item presented to the Commission.

Commission Chair LaTouche opened the public hearing at 6:18 PM

Debra G. was present to speak about her concerns regarding this case.

Commission Chair LaTouche closed the public hearing at 6:20 PM

MOTION by Nick Robinson, second by Tyler Wright, to recommend to City Council this rezone of property located at 432 Collins, Parcel R32536, being S5100 MILLICAN & OTT ADDITION; BLOCK 1, LOT 1B & 2B to the City of Stephenville, Erath County, Texas from R-1 Single Family to R-2.5 Integrated Housing

MOTION CARRIED unanimously.

12. Case No. RZ2024-015

Applicant Solid Ace Holding, LLC, is Requesting a Rezone of Property Located at 981 Clinton, Parcel R30048, Being S4400 KIGHT SECOND ADDITION, BLOCK 2, LOT 10A & CITY ADDN, BLOCKK 99, LOT 1B to the City of Stephenville, Erath County, Texas from R-1 Single Family to R-2.5 Integrated Housing.

City Manager Jason King presented this item to the Commission.

Commission Chair LaTouche opened the public hearing at 6:23 PM

Colby Pack was present to speak in regard to case number RZ2024-015.

Commission Chair LaTouche closed the public hearing at 6:24 PM

MOTION by Paul Ashby, second by Brian Lesley, to recommend to City Council this rezone of property located at 981 Clinton, Parcel R30048, being S4400 KIGHT SECOND ADDITION, BLOCK 2, LOT 10A & CITY ADDN, BLOCKK 99, LOT 1B to the City of Stephenville, Erath County, Texas from R-1 Single Family to R-2.5 Integrated Housing.

MOTION CARRIED unanimously.

15. Case No.: RP2024-004

Applicant Craig and Lisa Welch are Requesting a Replat of Properties Located at 432 Collins, Parcel R32536, Being S5100 MILLICAN & OTT ADDITION; BLOCK 1, LOT 1B & 2B and 689 Race, Parcel R32534, Being BLOCK 1, LOT 1A, of the Millican & OTT ADDITION to the City of Stephenville, Erath County, Texas.

City Manager Jason King presented this item to the Commission.

Commission Chair LaTouche opened the public hearing at 6:27 PM

No one spoke during this time.

Commission Chair LaTouche closed the public hearing at 6:27 PM

MOTION by Brian Lesley, second by Nick Robinson, to approve with conditions the replat of properties located at 432 Collins, Parcel R32536, being S5100 MILLICAN & OTT ADDITION; BLOCK 1, LOT 1B & 2B and 689 Race, Parcel R32534, being BLOCK 1, LOT 1A, of the Millican & OTT ADDITION to the City of Stephenville, Erath County, Texas.

MOTION CARRIED unanimously.

18. Case No.: PD2022-003 – UPDATE OCTOBER 2024

Applicant Scott Allen, representing Stephenville Rentals LLC, is providing an update to the development schedule for the Planned Development located at 157 W. Washington, Parcel R29179, being Block 5, Lot C of City Addition to the City of Stephenville, Erath County, Texas.

MOTION by Paul Ashby, second by Brian Lesley, to accept the updated schedule presented for the Planned Development located at 157 W. Washington, Parcel R29179, being Block 5, Lot C of City Addition to the City of Stephenville, Erath County, Texas.

MOTION CARRIED unanimously.

19. Case No.: PD2022-004 – UPDATE OCTOBER 2024

Applicant Scott Allen, representing Stephenville Rentals LLC, is providing an update to the development schedule for the Planned Development located at 171 W. Washington, Parcel R29178, being Block 5, Lot B of City Addition to the City of Stephenville, Erath County, Texas.

MOTION by Paul Ashby, second by Bonnie Terrell to accept the updated schedule presented for the Planned Development located at 171 W. Washington, Parcel R29178, being Block 5, Lot B of City Addition to the City of Stephenville, Erath County, Texas.

MOTION CARRIED unanimously.

20. Consider Proposed Historic District Ordinance

On September 17, 2024, the Development Services Committee voted to assign the proposed ordinance to the Planning and Zoning Commission for a Public Hearing and subsequent recommendation to City Council.

City Manager Jason King presented this item to the Commission.

Dr. Rita Cook spoke in regard to the item presented to the Commission.

Commission Chair LaTouche opened the public hearing at 5:43 PM

Those who spoke in Opposition:

Julie Lowrance

Brady Pendleton

Kayleigh Caamano

Joseph Borges

Lauren Emmons

Those who spoke in Favor:

Scott Allen

Commission Chair LaTouche closed the public hearing at 5:59 PM

MOTION by Paul Ashby, second by Nick Robinson, to recommend City Council not adopt the Historic District Ordinance as it stands.

MOTION CARRIED by a vote of 6:1.

21. Consider Revisions to Certain Zoning Districts Relating to the Limitation of Occupancy by Unrelated Persons

City Manager Jason King presented this item to the Commission.

Commission Chair LaTouche opened the public hearing at 6:34 PM

No one spoke during this time.

Commission Chair LaTouche closed the public hearing at 6:34 PM

MOTION by Nick Robinson, second by Justin Slawson, to recommend the City Council adopt the proposed revision to certain zoning districts relating to the limitations of occupancy by unrelated people.

MOTION CARRIED unanimously.

ADJOURN

Commission Chair Lisa LaTouche adjourned the meeting at 6:34 PM

APPROVED:

ATTEST:

Lisa LaTouche, Chair

Wendy Rangel, Commission Secretary

STAFF REPORT



SUBJECT: Case No.: RZ2024-017

Applicant Jonathan Powell, representing PEACOCK INVESTMENTS, LLC., is requesting a rezone of property located at 1310 Dale Ave., Parcel R31191, being S3250 DALE AVENUE NORTH ADDITION; BLOCK 1, LOT 29, to the City of Stephenville, Erath County, Texas from R-3, Multiple Family to R-2.5, Integrated Housing.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

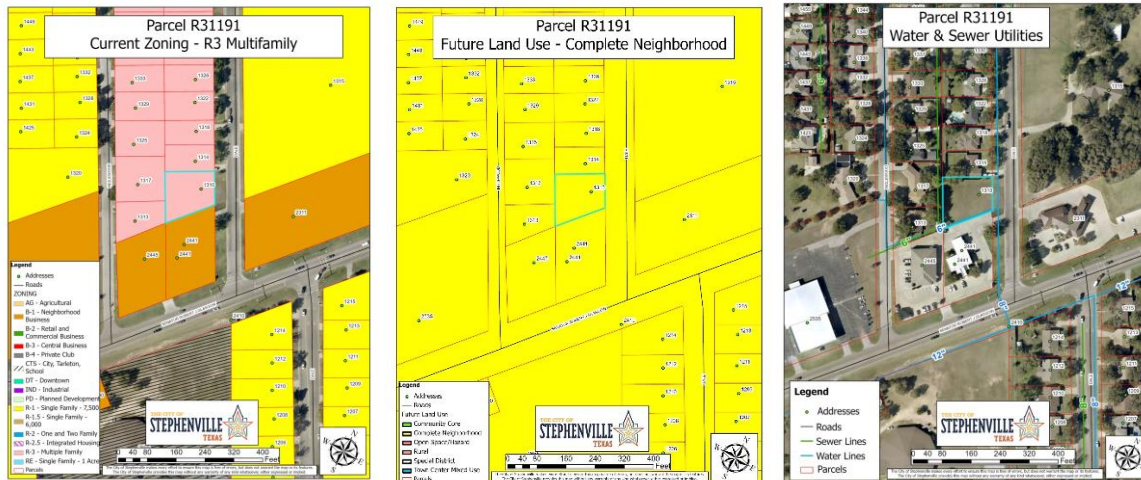
RECOMMENDATION:

To provide the City Council with a recommendation for the rezone request. Under the Stephenville 2050 Comprehensive plan, the Future Land Use is designated as Complete Neighborhood. The intended project would be appropriate for that designation.

BACKGROUND:

The applicant is requesting a rezone to construct townhomes. R-2.5 zoning includes townhouse dwellings as a permitted use with lot dimension requirements being 30'x100'. This parcel meets the minimum lot dimensions for the intended use, contingent upon the site plan.

PROPERTY PROFILE:



Complete Neighborhood

The Complete Neighborhood land use accommodates a mix of uses at a moderate density. A mix of housing types is encouraged to accommodate a range of residents. Local retail and service businesses are located on active corridors and parks and green spaces are integrated within the district.



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;

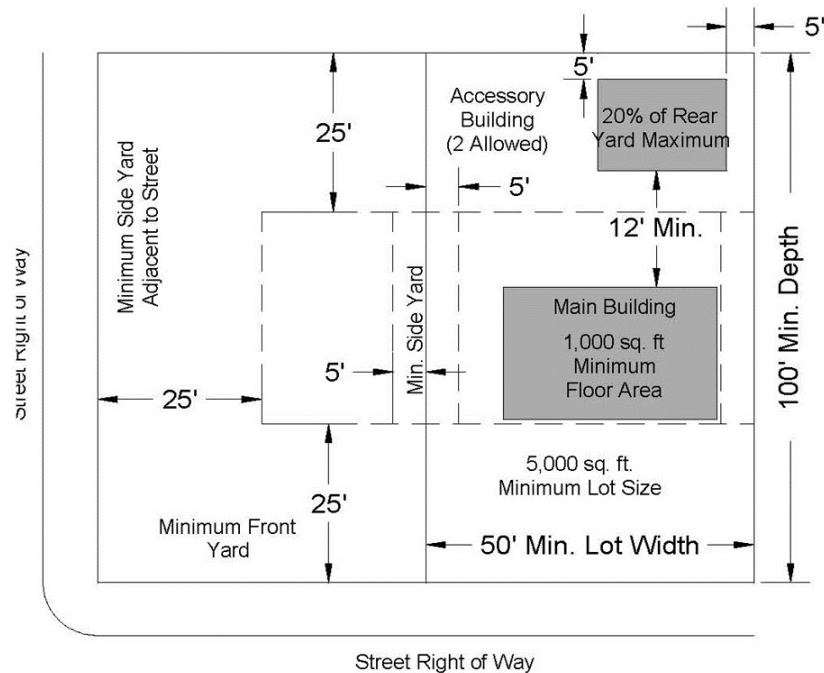
5.8.C Conditional Uses.

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.

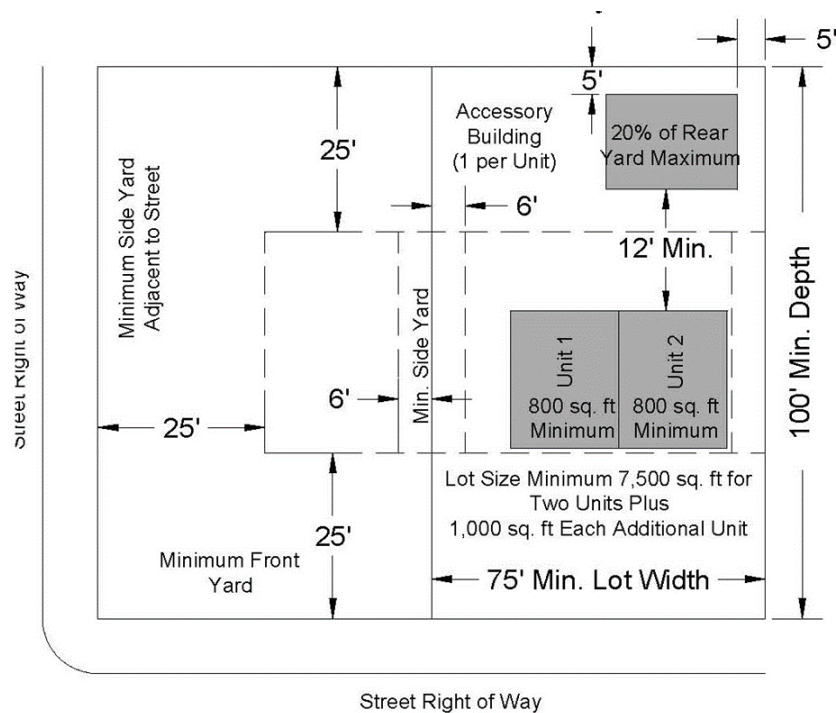
- A. Single family dwelling.
 1. Minimum lot area: 3,000 ft².
 2. Minimum lot width and lot frontage: 50 feet.
 3. Minimum lot depth: 60 feet.
 4. Minimum depth of front setback: 15 feet.

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 ft².
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 ft² for two dwelling units, plus 1,000 ft² 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 ft².
8. Accessory buildings:
 - a. Maximum accessory building coverage of rear yard: 20%.
 - b. Maximum area of each accessory building: 200 ft².
 - 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 ft² 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 ft².
 - c. Minimum area of each Condominium of each dwelling unit: 500 ft² for one bedroom or less, plus 125 ft² 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 ft².
 - 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)

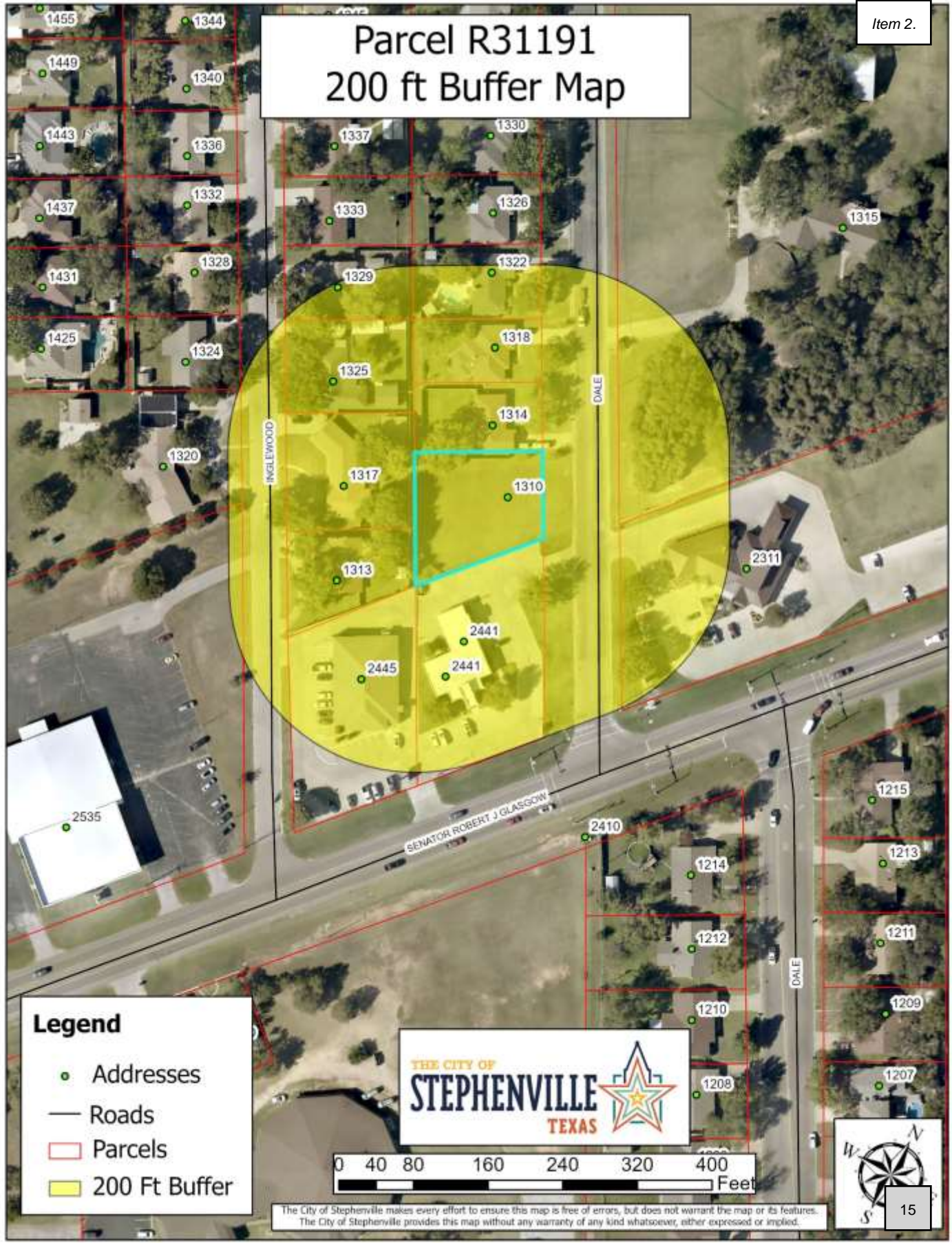
FACTORS TO CONSIDER:

- 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.

ALTERNATIVES:

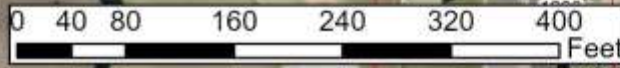
- 1) Recommend the City Council approve the rezoning request.
- 2) Recommend the City Council deny the rezoning request.

Parcel R31191 200 ft Buffer Map

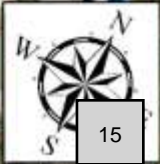


Legend

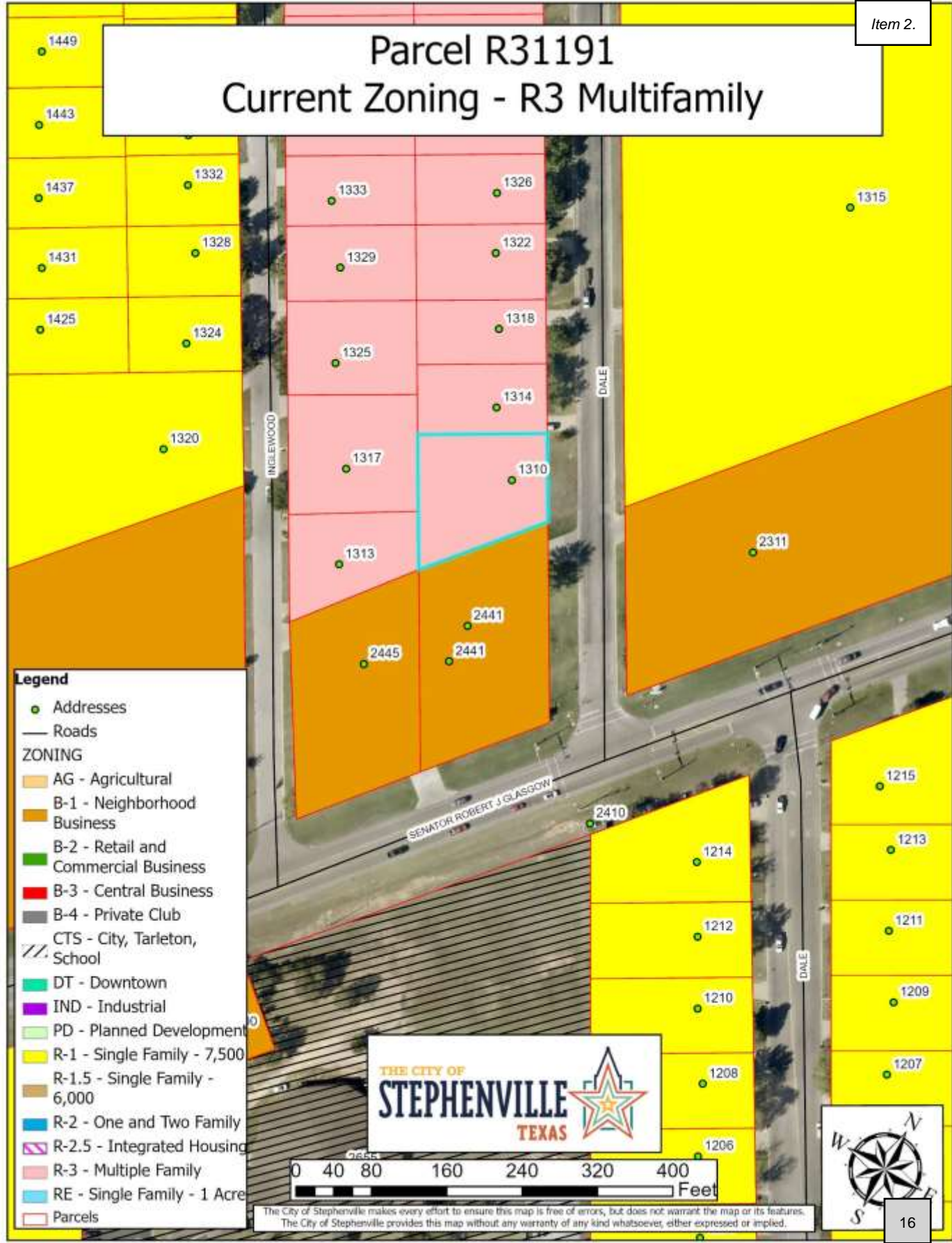
- Addresses
- Roads
- ▭ Parcels
- 200 Ft Buffer



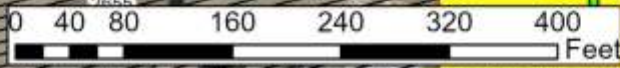
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Parcel R31191 Current Zoning - R3 Multifamily

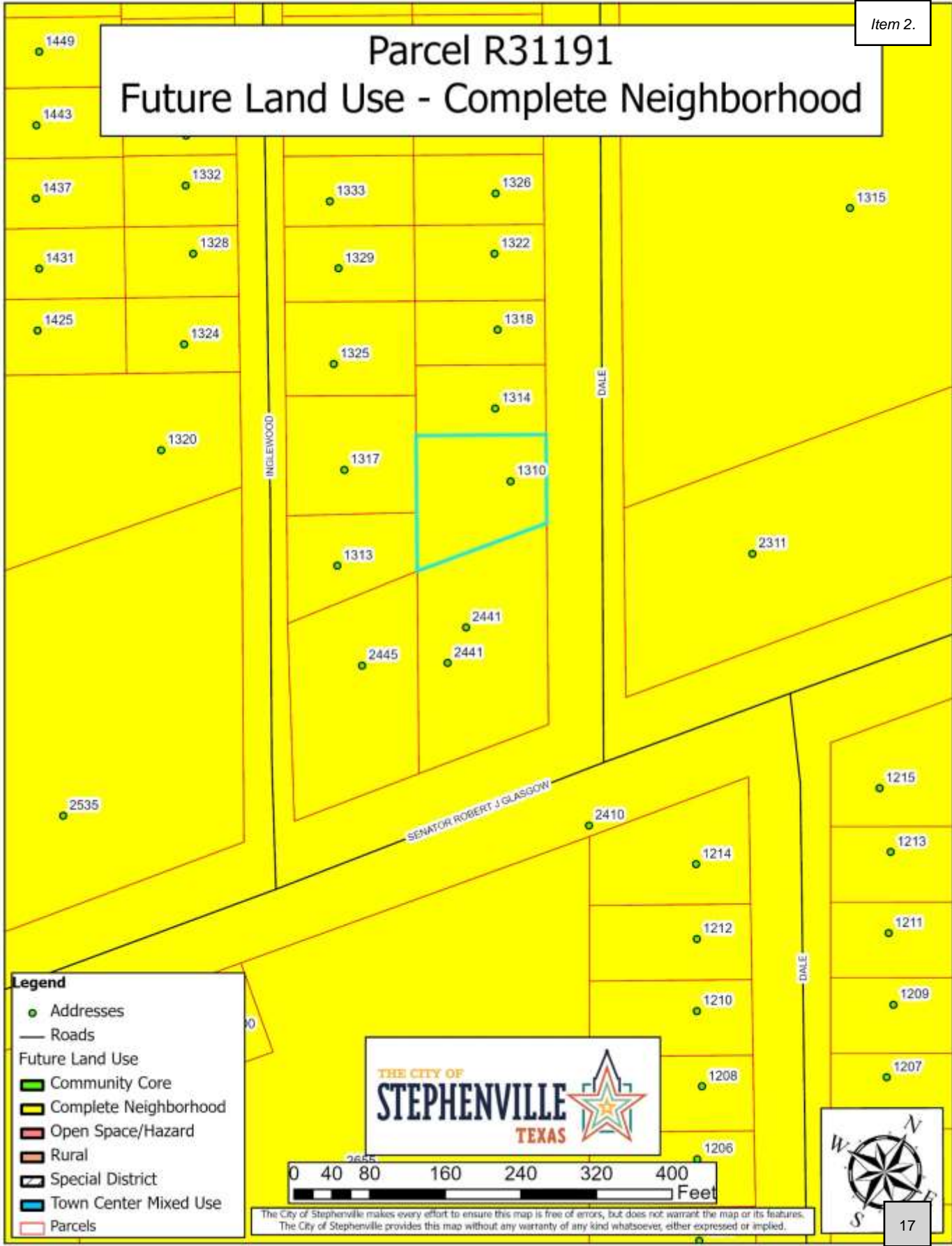


- Legend**
- Addresses
 - Roads
 - ZONING**
 - AG - Agricultural
 - B-1 - Neighborhood Business
 - B-2 - Retail and Commercial Business
 - B-3 - Central Business
 - B-4 - Private Club
 - CTS - City, Tarleton, School
 - DT - Downtown
 - IND - Industrial
 - PD - Planned Development
 - R-1 - Single Family - 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
 - Parcels



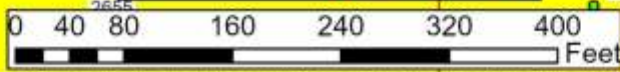
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Parcel R31191 Future Land Use - Complete Neighborhood



Legend

- Addresses
- Roads
- Future Land Use
 - Community Core
 - Complete Neighborhood
 - Open Space/Hazard
 - Rural
 - Special District
 - Town Center Mixed Use
 - Parcels



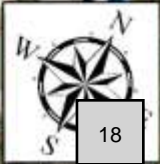
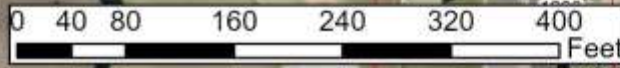
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Parcel R31191 Water & Sewer Utilities



Legend

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



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Parcel ID R31191

200 Ft Buffer

Addresses

Item 2.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000031167	1329 INGLEWOOD DR	CARLSON PETE & KATHY	1329 INGLEWOOD DR	STEPHENVILLE	TX	76401
R000031163	1313 INGLEWOOD DR	FIGUEROA KIA JENNA & EMANUEL FIGUEROA	1313 INGLEWOOD DR	STEPHENVILLE	TX	76401
R000031235	1320 INGLEWOOD DR	GERBER MARK & SHERRY	1320 INGLEWOOD DR	STEPHENVILLE	TX	76401
R000022422	2535 SENATOR ROBERT J GLASGOW LOOP	HILLCREST CHURCH OF CHRIST	2535 SENATOR ROBERT J GLASGOW LOOP	STEPHENVILLE	TX	76401-0000
R000061549	2445 SENATOR ROBERT J GLASGOW LOOP	HORTON COMMERCIAL PROPERTIES, LLC	2445 NORTHWEST LOOP	STEPHENVILLE	TX	76401
R000061550	2441 SENATOR ROBERT J GLASGOW LOOP	HORTON COMMERCIAL PROPERTIES, LLC	2445 NORTHWEST LOOP	STEPHENVILLE	TX	76401
R000022397	2311 SENATOR ROBERT J GLASGOW LOOP	HOUSTON MILK PRODUCERS	2315 MANGUM ROAD	HOUSTON	TX	77092-0000
R000031188	1322 N DALE AVE	JIMENEZ JULIO L & EMMA	1322 N DALE	STEPHENVILLE	TX	76401-0000
R000031189	1318 DALE AVE	JOHNSON DAVID	1318 N DALE AVE	STEPHENVILLE	TX	76401
R000044671	1315 DALE AVE	KONVICKA JAMES J & BENEDDA M	1315 NORTH DALE AVE	STEPHENVILLE	TX	76401
R000031234	1324 INGLEWOOD DR	MCCLESKEY MINDY RAYE	1324 INGLEWOOD	STEPHENVILLE	TX	76401
R000031166	1325 INGLEWOOD DR	MCCLESKEY RICHARD KEITH ET AL	1325 INGLEWOOD	STEPHENVILLE	TX	76401
R000031164	1317 INGLEWOOD DR	PARSONS COLLIN D & CASEY M PARSONS	1317 INGLEWOOD	STEPHENVILLE	TX	76401
R000031191	1310 DALE AVE	PEACOCK INVESTMENTS LLC	1279 DIANA LANE	STEPHENVILLE	TX	76401
R000031190	1314 DALE AVE	PERRY SEAN M	1314 N DALE AVE	STEPHENVILLE	TX	76401

STAFF REPORT

SUBJECT: Case No.: PD2024-018

Applicant Joel Allen, representing Pecan Landing, LLC., is requesting a repeal of City Ordinance 2023-O-08 and will be presenting a Conceptual Plan for a Planned Development of property located at 0 Forest Ln, Parcel R77510, Acres 36.765, A0515 MOTLEY WILLIAM, to the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

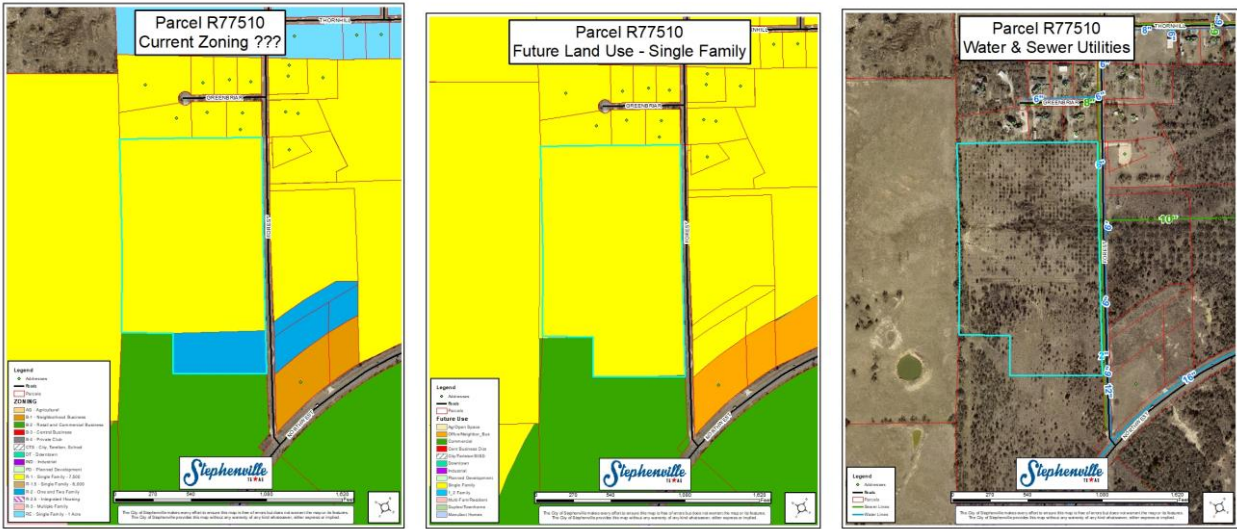
STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

In 2023, Mr. Allen presented a Development Plan and a rezone request to Planned Development. The request was granted and ordinance 2023-O-08 was adopted. Mr. Allen is requesting major amendments to the Development Plan which, pursuant to Section 154.08, requires a new application process. Subsequently, staff is requesting the Commission to recommend to the City Council the repeal of Ordinance 2023-O-08. Further, staff is requesting that the Commission review the conceptual plan and provide feedback to Mr. Allen regarding the proposed Planned Development. The applicant will return for the rezone request to Planned Development and for the approval of the Development Plan.

BACKGROUND:

PROPERTY PROFILE:



Sec. 154.08. Planned development district (PD).

8.A Description.

- (1) Planned development districts are designed for greater flexibility and discretion in the application of residential and non-residential zoning and for increased compatibility and the more effective mitigation of potentially adverse impacts on adjacent land than in possible under standard district regulations. It is recognized that it is desirable for certain areas of

the city to be developed in accordance with development plans prepared and approved as a part of the ordinance authorizing the zoning necessary for the proposed development.

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

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

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

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Non-residential uses are situated such that an appreciable amount of land is available for open space or joint use as parking space and is integrated throughout the planned development;
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8.C Prohibited Uses.

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

density per gross acreage as shown in the development's recorded Planned Development Site Plan, as approved by City Council.

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

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

8.E Development Schedule.

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

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

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

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

8.I Approval Procedures.

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

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

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

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

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

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

8.K Conditions for Development Plan Approval.

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

8.L Additional Conditions. Every Planned Development District approved under the provisions of this Ordinance shall be considered as an amendment to the Ordinance 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 repeal City Ordinance 2023-O-08 and accept the Conceptual Plan as presented.
- 2) Recommend the City Council repeal City Ordinance 2023-O-08 and provide recommendations to the applicant regarding the Conceptual Plan.

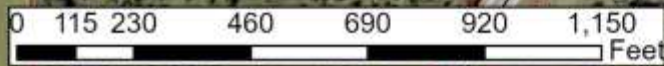
Parcel R77510 200 ft. Buffer

Item 5.

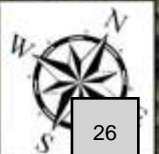


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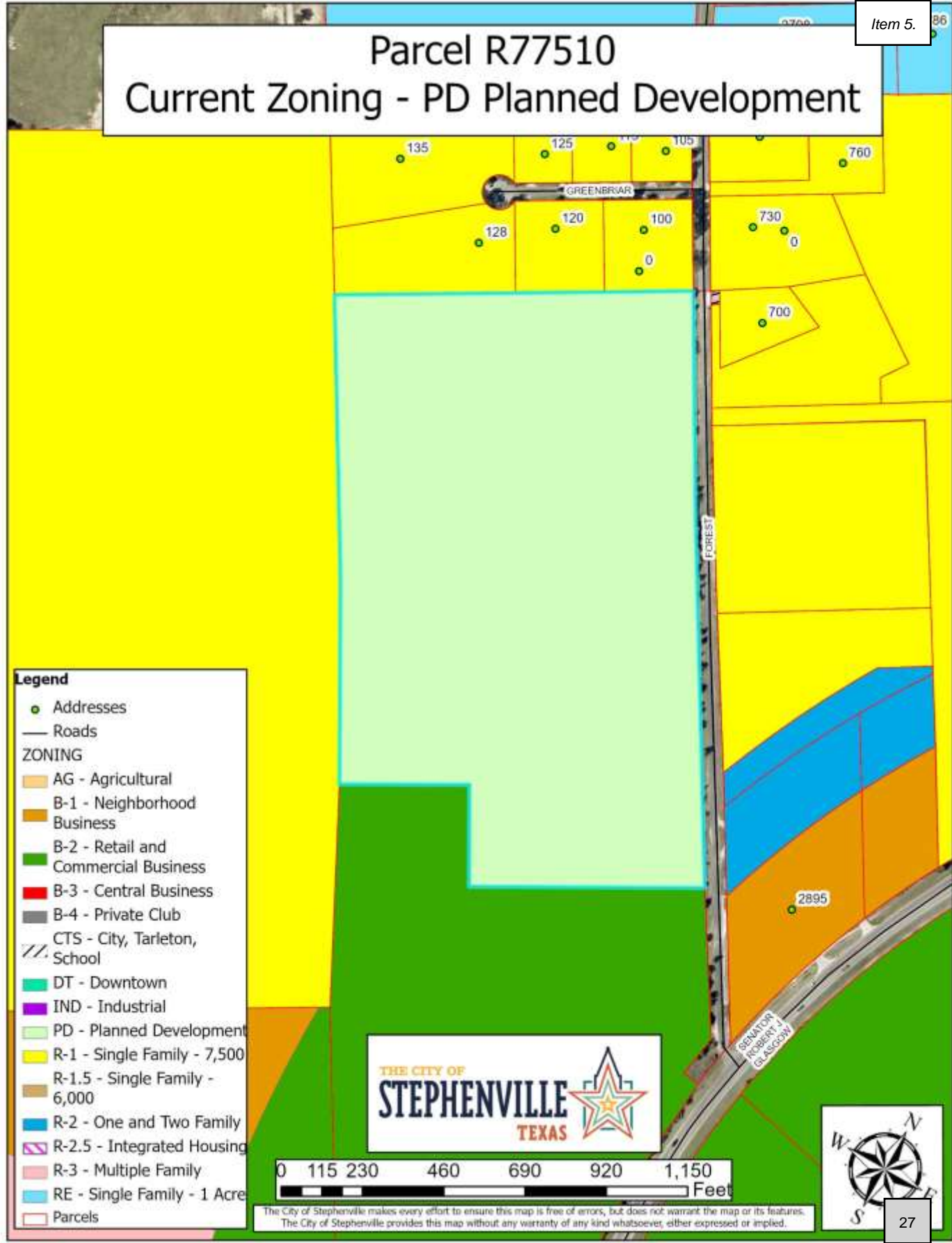
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- Roads
- ▭ Parcels
- 200 ft. Buffer



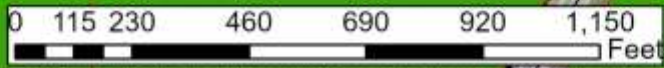
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.



Parcel R77510 Current Zoning - PD Planned Development

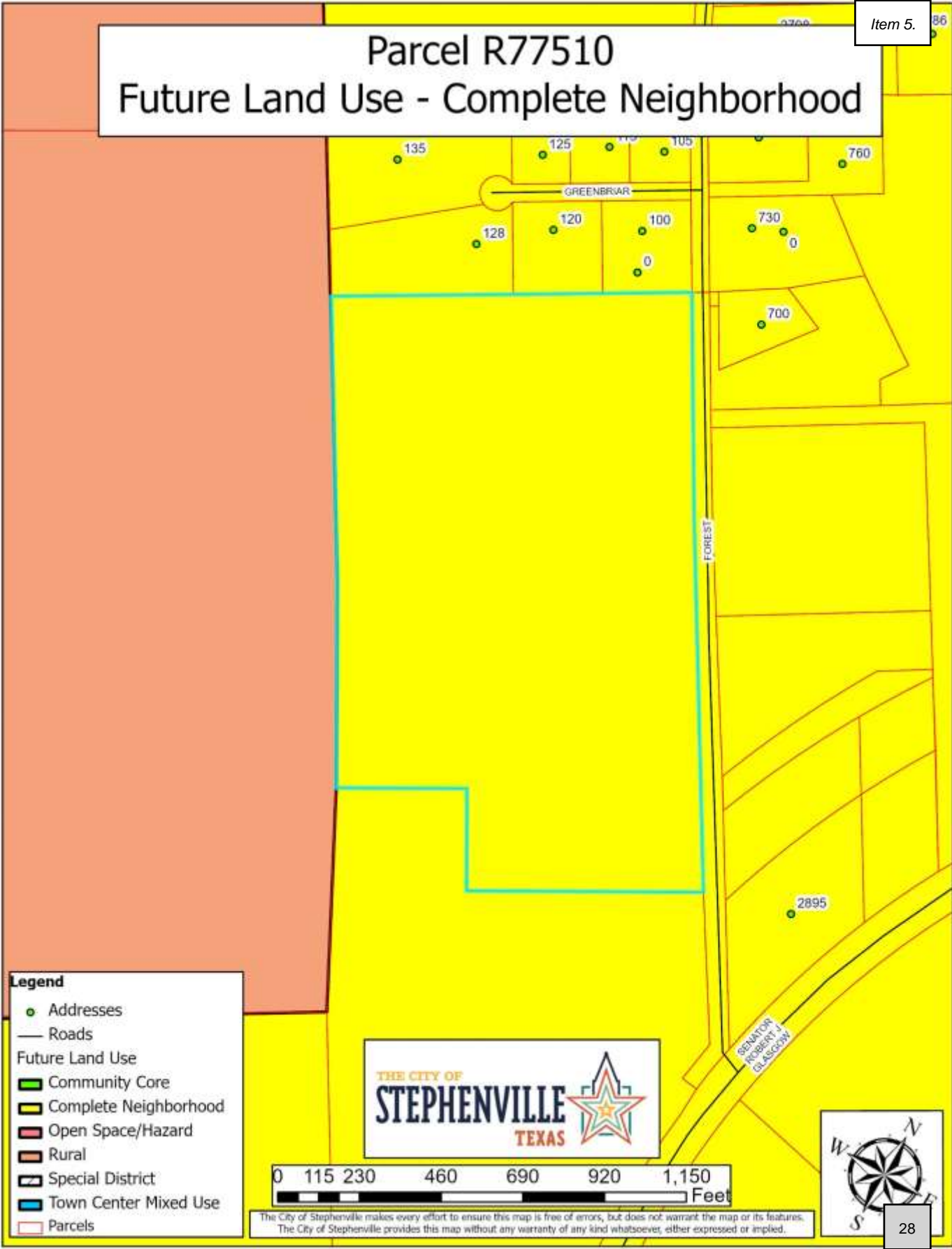


- Legend**
- Addresses
 - Roads
 - ZONING**
 - AG - Agricultural
 - B-1 - Neighborhood Business
 - B-2 - Retail and Commercial Business
 - B-3 - Central Business
 - B-4 - Private Club
 - CTS - City, Tarleton, School
 - DT - Downtown
 - IND - Industrial
 - PD - Planned Development
 - R-1 - Single Family - 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
 - Parcels



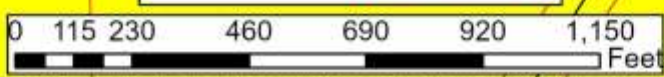
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Parcel R77510 Future Land Use - Complete Neighborhood



Legend

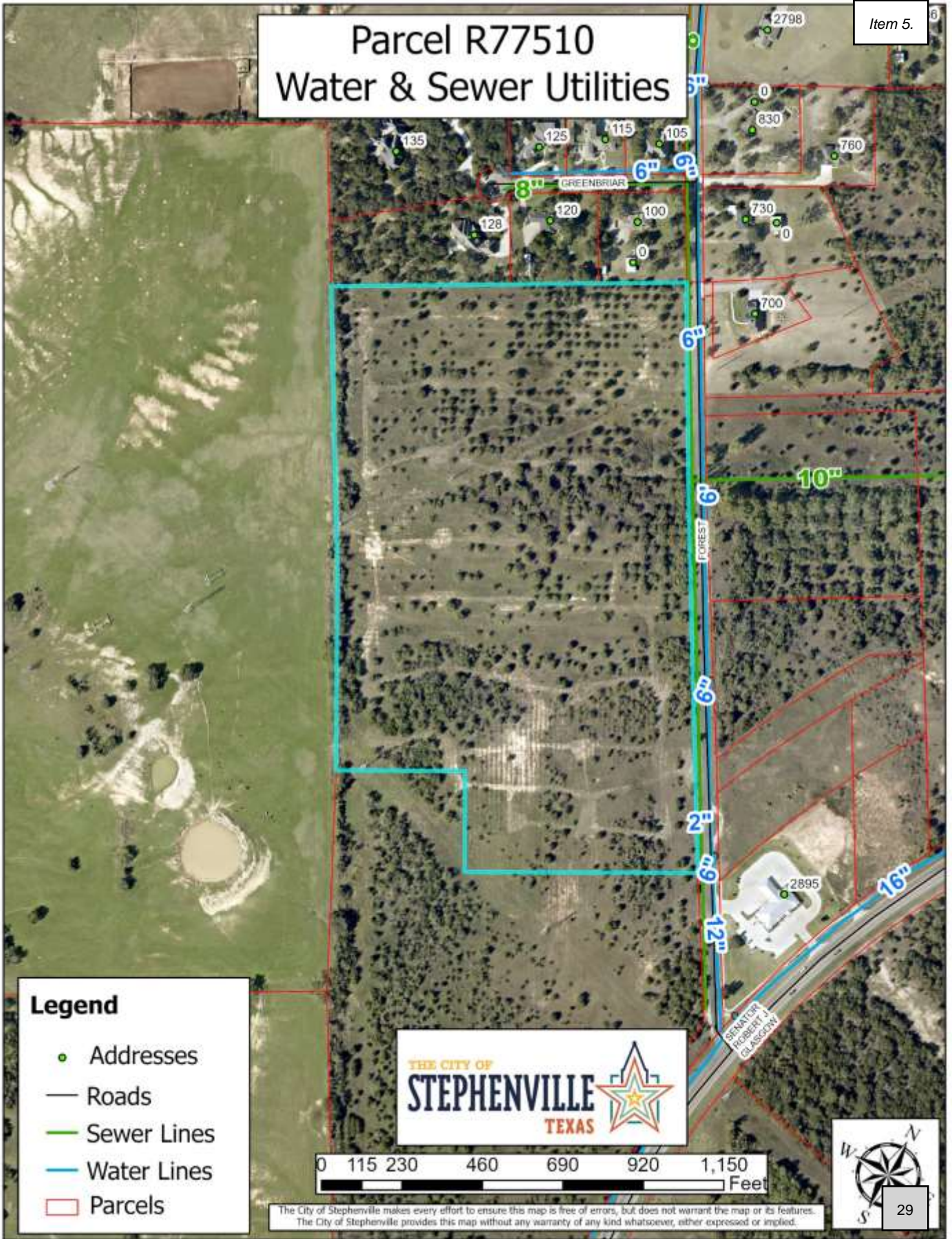
- Addresses
- Roads
- Future Land Use
 - Community Core
 - Complete Neighborhood
 - Open Space/Hazard
 - Rural
 - Special District
 - Town Center Mixed Use
- ▭ Parcels



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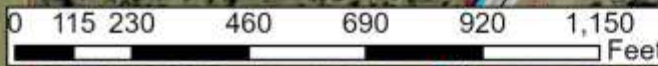
Parcel R77510 Water & Sewer Utilities

Item 5.



Legend

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



Parcel ID R77510

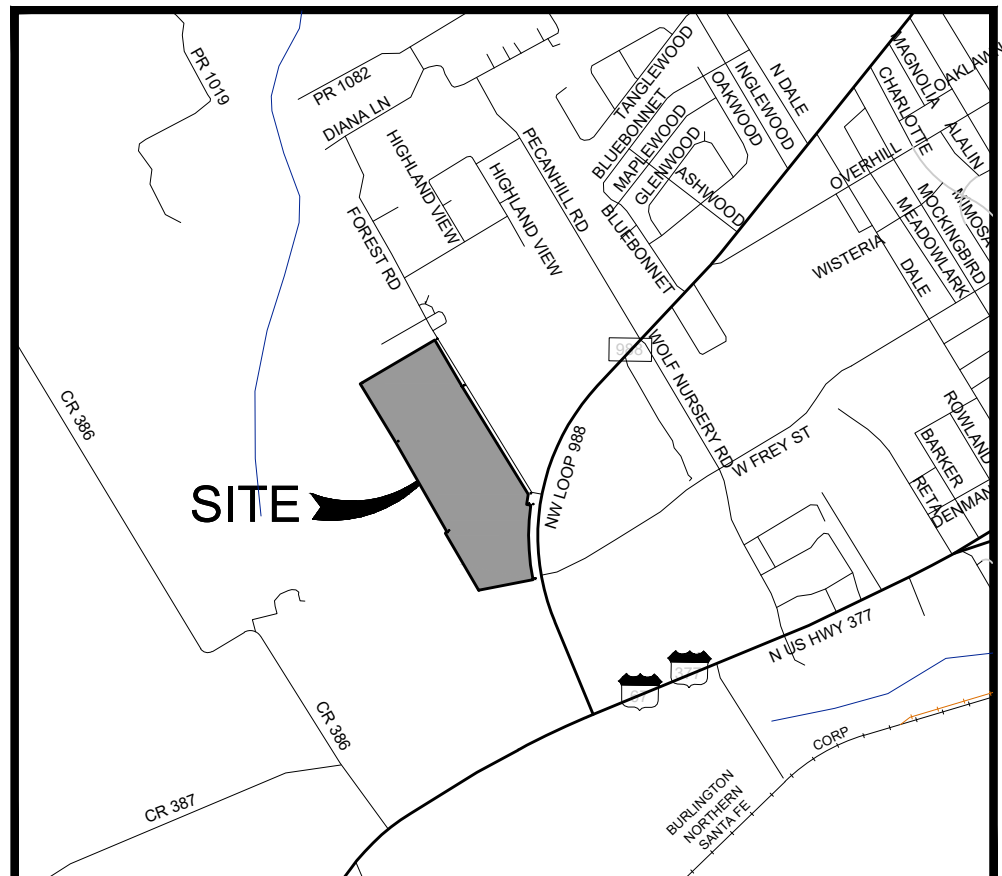
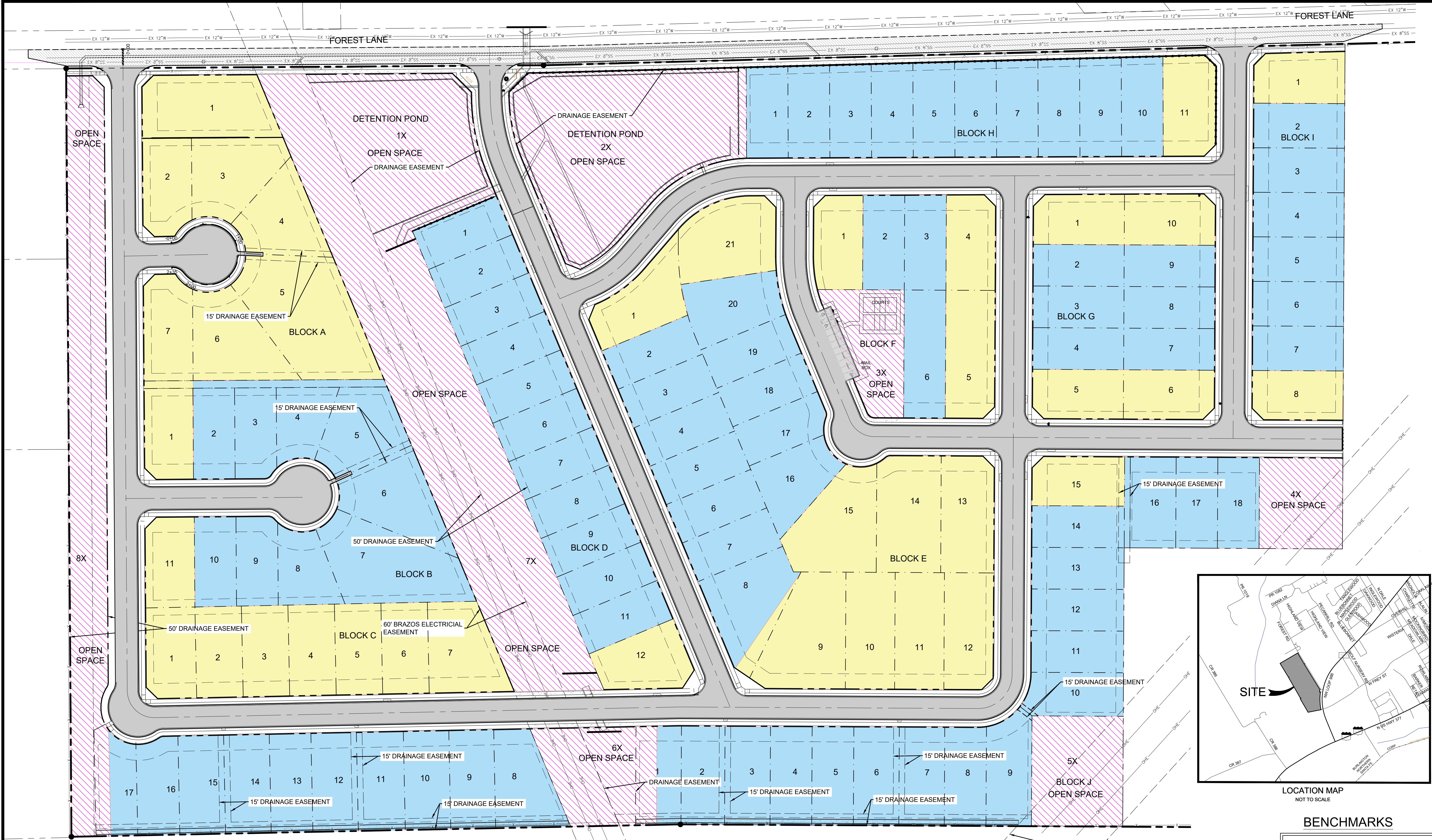
200 Ft Buffer

Addresses

Item 5.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000022427	0 SENATOR ROBERT J GLASGOW LOOP	ALLEN REAL PROPERTIES LTD ET AL	PO BOX 953	STEPHENVILLE	TX	76401
R000078517	0 FOREST LN	BRUNER GREG & 2012 GBAT INVESTMENT PROPERTIES LLC	128 GREENBRIAR	STEPHENVILLE	TX	76401
R000075205	128 GREENBRIAR	BRUNER GREGORY D & LYNDA G	128 GREENBRIAR	STEPHENVILLE	TX	76401-1623
R000067031	100 GREENBRIAR	BUTLER ELIZABETH A & LANNY W BUTLER	100 GREENBRIAR	STEPHENVILLE	TX	76401
R000077380	0 FOREST LANE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000059602	0 FOREST LANE	ERATH COUNTY	100 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000044228	730 FOREST LANE	FRIEDRICH CINDY AND DALLY FRIEDRICH	566 HILLCREST DR	STEPHENVILLE	TX	76401
R000067033	120 GREENBRIAR	HELLER VICTOR LEE & ANDREA L HELLER	120 GREENBRIAR	STEPHENVILLE	TX	76401
R000067034	135 GREENBRIAR	JOHNSON VICKY	135 GREENBRIAR	STEPHENVILLE	TX	76401
R000077510	0 FOREST LN	PECAN LANDING DEVELOPMENT, INC.	125 RIVER NORTH BLVD.	STEPHENVILLE	TX	76401
R000022438	0 SENATOR ROBERT J GLASGOW LOOP	SLADE CAPITAL LLC	PO BOX 731	STEPHENVILLE	TX	76401
R000072455	0 FOREST LANE	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000069040	0 FOREST LN	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000069044	0 FOREST LN	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000050763	0 FOREST LANE	STONE MICHELLE	700 FOREST LANE	STEPHENVILLE	TX	76401
R000076976	700 FOREST LANE	STONE MICHELLE	700 FOREST LANE	STEPHENVILLE	TX	76401
R000076370	2895 SENATOR ROBERT J GLASGOW LOOP	WELLINGTON STATE BANK	PO BOX 1032	WELLINGTON	TX	79095
R000023916	0 CR386 (OFF)	WHITEFIELD DONNA & LINDA HARDIN LIVING TRUST	23002 RED RIVER DR	KATY	TX	77450

File: F:\2022-25\ee\Allen\2022-25-01 Forest Lane Residential\CAD\PLT SHEETS\C-2.1 PAVING PLAN.dwg | Date Plotted: 10/21/2024 2:38 PM | Plotted By: Rick



LOCATION MAP
NOT TO SCALE

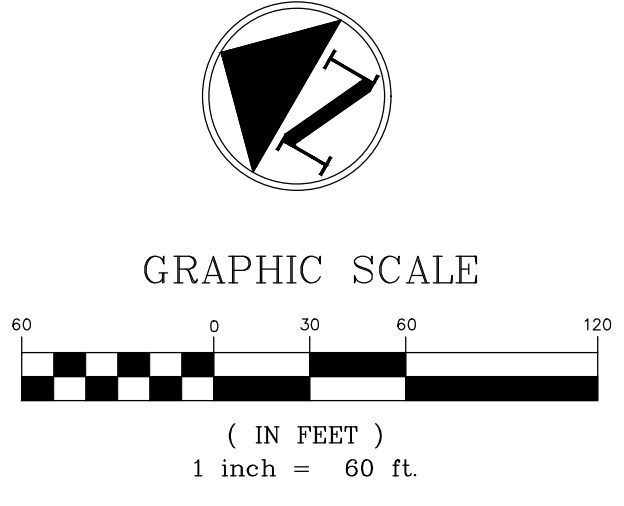
BENCHMARKS

TBM-1: CUT "X" ON TOP OF CONCRETE CURB, APPROXIMATELY 53 EAST OF SOUTHEAST PROPERTY CORNER ACROSS FOREST LANE.
 ELEVATION=1393.67
 N: 6759333.16200
 E: 2046259.14800

TBM-2: CUT "X" IN CONCRETE, APPROXIMATELY 181 FEET SOUTH OF NORTHEAST PROPERTY CORNER.
 ELEVATION=1384.59
 N: 6760622.31000
 E: 2045431.40500

LEGEND

	ROAD PAVEMENT	4.134 ACRES
	55' WIDTH LOTS (84 LOTS)	14.019 ACRES
	60' WIDTH LOTS (37 LOTS)	8.262 ACRES
	OPEN SPACE LOTS	6.646 ACRES
TOTAL SITE		36.754 ACRES
TOTAL LOTS		121 LOTS



FLANAGAN
 Fort Worth, Texas | P: 817.704.0480 | flanagan-is.com | TBPE Firm No. 22910
 Contact: Reece Flanagan, P.E.

PECAN LANDING
 STEPHENVILLE, TEXAS
 OVERALL SITE EXHIBIT

No.	Date	Revision Description

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

M. REECE FLANAGAN, P.E.
 TEXAS REGISTRATION NO. 129781

DATE: October 21, 2024

SHEET NUMBER
EXH-A

Texas 811
 Know what's below. Call before you dig.
 (@ least 48 hours prior to digging)

THIS SHEET IS INTEGRAL TO THE DESIGN DOCUMENTS AND SHALL NOT BE SEPARATED FROM THE PLAN SET.

PROJECT NO.: 2022-75-01

STAFF REPORT

SUBJECT: Case No.: PD2021-003, 004 and 005 – UPDATE OCTOBER 2024

Owner 598 Westwood, LLC., and Co-Owner Reese Flanagan, are providing an update to the Planned Development (PD) for property located at 817 W. Washington, Parcel 29583 of CITY ADDITION, BLOCK 62, LOT 6A, 7, part of 14 and 17, 855 and 865 W. Washington, Parcel R29581, of CITY ADDITION, BLOCK 62, LOTS 4, part of 5 and 6B and 873 W. Washington, Parcel R29580, of CITY ADDITION, BLOCK 62, LOT 3, of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

To review and accept the updated Development Schedule.

BACKGROUND:

On August 15, 2021, the applicant presented the Conceptual Plan to the Planning and Zoning Commission for an intended townhome development. Planning and Zoning recommended City Council approve the PD which occurred December 2021. In March 2023, the City Council approved a modified development schedule.

City ordinance requires annual updates to the Commission.

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.

Sec. 154.08. Planned development district (PD).

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

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

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

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

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

8.I Approval Procedures.

- (1) An application for development plan approval shall be filed with the Director of Community Development accompanied by a development plan.
- (2) The procedures for hearing a request for a zoning change to "PD" shall be the same as for a requested change to any other district as set forth Section 20 of the Zoning Ordinance.
- (3) Any substantive revision to a development plan between the public hearing before the Planning and Zoning Commission and the public hearing before the City Council shall necessitate the development plan being referred back to the Planning and Zoning Commission for review and evaluation unless the revision constitutes a minor change as provided below, or the change was a condition of the approval.
- (4) Any revisions to the development plan after the public hearing before the City Council shall be submitted to the Director of Community Development for distribution, review and written evaluation by city staff prior to submission to and approved by the City Council.
- (5) Minor changes to an approved development plan, which will not cause any of the following circumstances to occur, may be authorized by the Director of Community Development or his or her designee:

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

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

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

8.K Conditions for Development Plan Approval.

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

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

8.M Revocation.

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

FACTORS TO CONSIDER:

- Compliance with Comprehensive Plan?
- Is application consistent with Plan?

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

ALTERNATIVES

- 1) Accept the update to the development schedule.
- 2) Reject the update and initiate proceedings.

November 12th, 2024

City of Stephenville
298 W Washington Street
Stephenville, Texas 76401

**Re: Planned Development (PD) Update – Approximate Project Timeline
Washington Street Townhomes
855 West Washington Street, Stephenville, Texas**

Dear City of Stephenville,

FLANAGAN is pleased to submit this update to the existing Planned Development (PD) for the Washington Street townhomes, on behalf of Troy Kunkel. After receiving zoning approval in Fall of 2021, the development team placed their focus on the Collins and Race Townhome project in Stephenville. That project has been completed and tenants are currently occupying the development, so the focus has shifted to the Washington Street Townhomes project in recent months. Note, this project was unexpectedly delayed due to asbestos removal, but we are moving forward at full speed now. Please note, the development team is respectfully requesting this project to be phased into two phases. See the *Phasing Plan* attached to this submittal, and the approximate project timeline below:

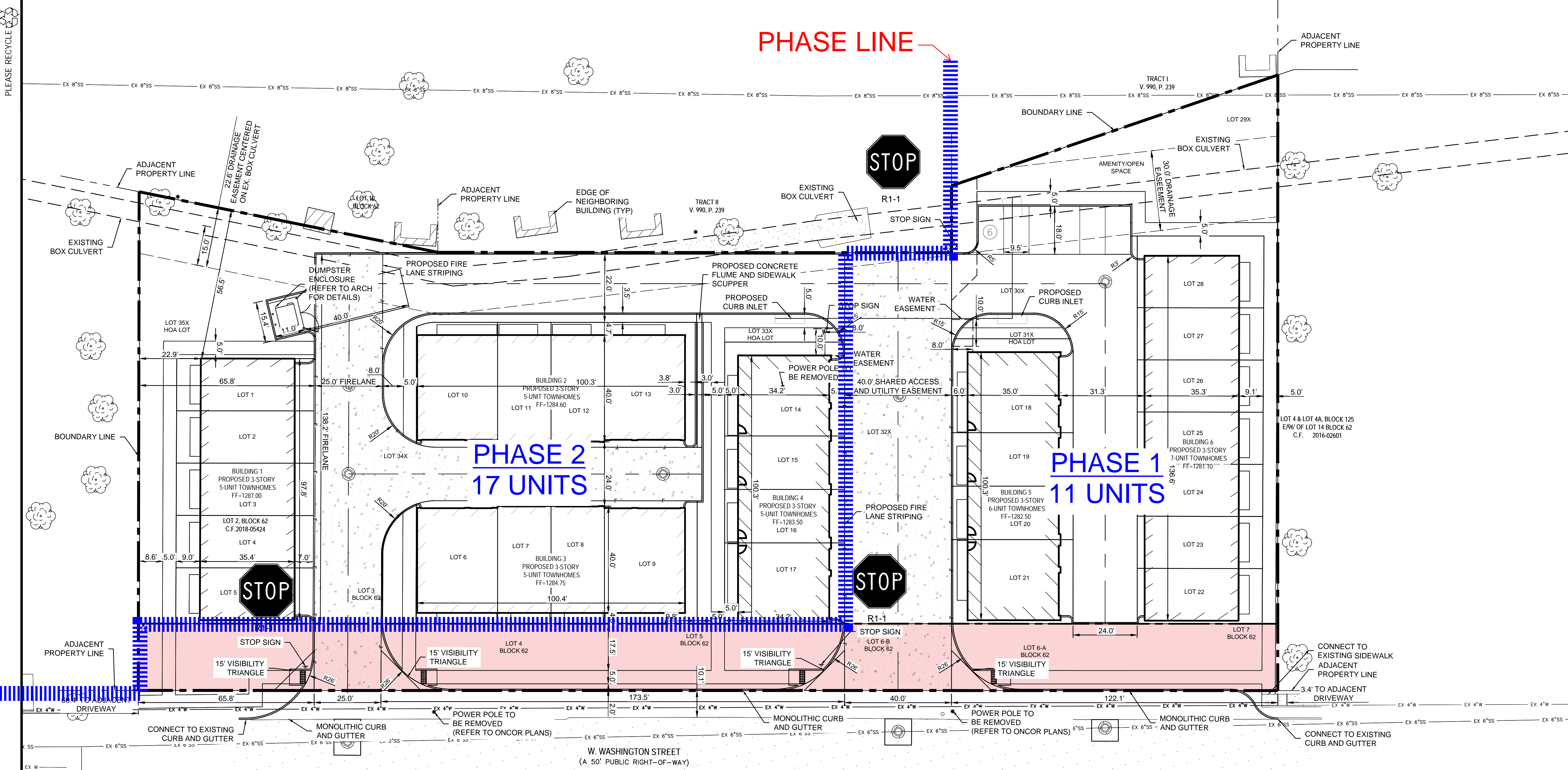
- **November 2024** – Phase 1 construction to commence. Demolition has been ongoing for months.
- **Fall 2025** – Construction of the public and private improvements for Phase 1 to be completed.
- **Spring/Summer 2026** – Phase 2 construction to commence upon selling or leasing Phase 1 units.

We appreciate the opportunity to do business in Stephenville and look forward to continuing to work through the development process and growing our professional relationship. Please don't hesitate to reach out with any questions.

Sincerely,
FLANAGAN



Reece Flanagan, PE, MBA
reece@flanagan-ls.com
P: 940.327.7963



0 20 40
Feet

LEGEND

- 25' R.O.W. DEDICATION
- PROPOSED FIRELANE
- F.H. PROPOSED FIRE HYDRANT
- WM PROPOSED WATER METER
- WV PROPOSED WATER VALVE
- CO PROPOSED SEWER SINGLE CLEANOUT
- SSMH PROPOSED SEWER MANHOLE
- G.I. PROPOSED GRATE INLET
- J.B. PROPOSED JUNCTION BOX
- C.I. PROPOSED CURB INLET
- STMH STORM SEWER MANHOLE
- GM GAS METER
- D.E. DRAINAGE EASEMENT
- W.E. WATER EASEMENT

GENERAL NOTES:

- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
- REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING AND DUMPSTER LAYOUT AND DESIGN.
- FIRE LANE MARKINGS SHALL CONSIST OF 4" SOLID RED STRIPE.
- FIRE LANES SHALL BE PROPERLY MARKED WITH A SIX INCH RED STRIPE WITH FOUR INCH WHITE LETTERS STATING "FIRE LANE NO PARKING" EVERY TWENTY-FIVE FEET ALONG THE ENTIRE LENGTH OF THE FIRE LANE. FIRE LANE MARKINGS SHALL BE ON THE VERTICAL SURFACE OF THE CURB WHEN A CURB IS PRESENT.
- PARKING STALL LINE SHALL BE A 4" SOLID WHITE STRIPE.
- ALL PROPOSED SIGNAGE ON THE BUILDING WALLS AND SITE MUST COMPLY WITH LDC ARTICLE 8 SIGN STANDARDS AND PERMITTING.
- ANY ALTERATION TO THE SITE PLAN, INCLUDING BUILDING ELEVATION AND LANDSCAPE SUBSTITUTIONS, REQUIRE CITY APPROVAL THROUGH A REVISED PLAN, STAMPED BY STAFF.

ADA NOTES:

- CONTRACTOR TO ASSURE SITE ADA ACCESS AREAS AND ROUTES WITHIN:
 - ASSURE THE RUNNING SLOPE AT THE WALKS ALONG THE ACCESSIBLE ROUTE HAVE A RUNNING SLOPE OF 1:20 OR 5% MAXIMUM (EXCEPT AT THE CURB RAMPS, WHICH CAN BE UP TO 1:12 OR 8.33%) AND A CROSS SLOPE OF 1:48 OR 2% MAXIMUM. THIS INCLUDES AT THE CROSSING OF DRIVE LANES (A COMMON ISSUE).
 - ASSURE THE MANEUVERING CLEARANCE AT THE EXTERIOR SIDE OF ALL ENTRY DOORS HAVE A SLOPE OF 1:48 OR 2% MAXIMUM IN ANY DIRECTION. ASSURE A 30" X48" CLEAR FLOOR SPACE IS PROVIDED ADJACENT TO THE EXTERIOR SITE ELEMENTS SUCH AS THE BENCHES, TRASH CANS AND BIKE RACKS AND HAVE A SLOPE OF 1:48 OR 2% MAXIMUM IN ANY DIRECTION.

WASHINGTON STREET TOWNHOMES
SITE DATA TABLE

GENERAL SITE INFO	REQUIRED	PROVIDED
CURRENT ZONING	PD - PLANNED DEVELOPMENT (TOWNHOUSE LAND USE)	
TOTAL SITE AREA	76,685 S.F. / 1.76 AC	
TOTAL SITE AREA AFTER ROW DEDICATION	66,025 S.F. / 1.52 AC	
UNITS	28	
DENSITY	PROVIDED	
PARKING DATA		
PARKING SPACES (TOTAL)	56 + 2 SPACES/UNIT	70 + 2.70 SPACES/UNIT
RESIDENT PARKING		72
GUEST PARKING		6
EACH UNIT HAS A 2-CAR (TYPE C) OR 3-CAR (TYPE D) GARAGE CONNECTING TO A SHARED ACCESS DRIVE		
NUMBER OF BEDS	N/A	92
SITE SETBACKS AND LOT SIZE		
FRONT SETBACK	3'	3' (MIN.)
REAR SETBACK	3'	5'
INTERNAL SIDE SETBACK	5'	5' (MIN.)
MINIMUM LOT AREA	800 S.F.	840 S.F.
MINIMUM LOT WIDTH	20'	20' (MIN.)
MINIMUM LOT DEPTH	40'	42.80'

BENCHMARK

BM-1 - C.I.R.S. "TEXAS SURVEYING INC" ELEVATION=1281.21 REFER TO SURVEY SHEET C1

TBM-2: SET PK NAIL IN CONCRETE ELEVATION=1286.67 REFER TO SURVEY SHEET C1

M. REECE FLANAGAN
129781
LICENSED PROFESSIONAL ENGINEER
2/22/2024

NO.	DATE	REVISION

WASHINGTON STREET TOWNHOMES
BLK 62 & LOTS 3, 4, PT. 5, 6-A, 6B, 7, PT. 14, AND 17
CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS

LAYOUT AND DIMENSIONAL CONTROL PLAN



DESIGNED: FLS	DATE: FEBRUARY 2024	PROJECT #: 2021-03-02	SHEET: C8
DRAWN: CEJ	REVIEWER: MRF		

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