



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, April 20, 2022 at 5:30 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. March 16, 2022

PUBLIC HEARING

2. **Case No.: SV2022-002**

Applicant Daniel Toof, is requesting a Subdivision Waiver from Section 155.6.11 – Sidewalk Requirements, to be constructed at 191 Davis Avenue, Parcel R76719, being Lot 17 of Block 2 of the S5200 McAlister Second of the City of Stephenville, Erath County, Texas.

3. **Case No.: SV2022-003**

Applicant Dee Stephens, representing Erath County, is requesting a Subdivision Waiver from Section 155.06.08.C. for Sight Visibility Easement from 45' x 45' non-residential to 20' x 20' for minimum residential for property located at 222 E College, Parcel R29239, being Lot 1,2,3, &4 of Block 14 of City Addition to the City of Stephenville, Erath County, Texas

4. **Case No.: SV2022-004**

Applicant Dee Stephens, representing Erath County, is requesting a Subdivision Waiver from Section 155.06.05.G. to reduce the distance between driveways along city-maintained streets from 100' to 50' for property located at 222 E College, Parcel R29239, being Lot 1,2,3, &4 of Block 14 of City Addition to the City of Stephenville, Erath County, Texas.

5. **Case No.: RZ2022-004**

Applicant William Oxford is requesting a rezone of property located at 855 College Farm Road, Parcel R29923 of Block 87, Lot 2, S2600 City Addition of the City of Stephenville, Erath County, Texas, from Neighborhood Business District (B-1) to One- and Two-Family Residential District (R-2).

6. **Case No.: FP2022-001**

Applicant J Gary Shelton, representing GMS RCP LP, is requesting a final plat of property located at 2820 W Washington, Parcel R22350, being Block 1 of Lot 1-R of FAI Addition to the City of Stephenville, Erath County, Texas.

7. **Case No.: RZ2022-005, RZ2022-006 & RP2022-002**

Applicant Tom Brooks is requesting a rezone of property located at W FM8, Parcel R22552 being 29.751 Acres, A0520 Menefee Jarrett, of the City of Stephenville, Erath County, Texas, from Single Family Residential (R-1) to Multiple Family Residential (R-3) and Retail and Commercial Business (B-2) with simultaneous replatting.

8. **Case No.: PD2022-001**

Applicant 2828 Real Estate LLC is requesting a rezone from Single Family Residential District (R-1) to Planned Development (PD) for address 1300 Pecan Hill Drive, Parcel R50244, 1.190 Acres S5465 Glasgow Addition, Lot 1, of the City of Stephenville, Erath County, Texas.

ADJOURN

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



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
 Wednesday, March 16, 2022, at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, March 16, 2022 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
 Justin Allison
 Bruce Delater
 Mary Beach McGuire
 Nick Robinson
 Tom Hines – Alternate

OTHERS ATTENDING: Steve Killen, Director of Development Services – via Zoom
 Christina Moon, City Planner

CALL TO ORDER

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

MINUTES

1. Consider Approval of Minutes - January 19, 2022

MOTION by Brian Lesley, second by Mary Beach McGuire to approve the minutes for January 19, 2022.
 MOTION CARRIED by unanimous vote.

PUBLIC HEARING

2. Case No.: RZ2022-001

Applicant D'Layna Denman is requesting a rezone of property located at 2220 W. Washington Street, Parcel R30368 of S2600 CITY ADDITION, Block 140, Lot 1A, of the City of Stephenville, Erath County, Texas, from Neighborhood Business (B-1) to Retail & Commercial Business (B-2).

Steve Killen, Development Services Director, briefed the commission on the case. Mr. Killen stated that the applicant is requesting a rezone of the property in conjunction with adjacent property owner's request to rezone, **RZ2022-002**, to sell said properties to a commercial developer for new retail

development. The property is currently utilized as office space and the surrounding businesses are retail and commercial use.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of or against.

Chairperson LaTouche closed the public hearing.

MOTION by Mary Beach McGuire, second by Brian Lesley, to approve Case No. RZ2022-001 and forward a positive recommendation to Council. MOTION CARRIED by unanimous vote.

3. Case No.: RZ2022-002

Applicant Donald and Mary Sparks are requesting a rezone of property located at 2223 W. Washington Street, Parcel R30369 of S2600 CITY ADDITION, Block 140 and 145, Lot 1A-S, of the City of Stephenville, Erath County, Texas, from Neighborhood Business (B-1) to Retail & Commercial Business (B-2).

Steve Killen, Development Services Director, briefed the commission on the case. Mr. Killen stated that the applicant is requesting a rezone of the property in conjunction with adjacent property owner's request to rezone, **RZ2022-001**, to sell said properties to a commercial developer for new retail development. The property is currently utilized as office space and the surrounding businesses are retail and commercial use.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of or against.

Chairperson LaTouche closed the public hearing.

MOTION by Bruce Delater, second by Mary Beach McGuire, to approve Case No. RZ2022-002 and forward a positive recommendation to Council. MOTION CARRIED by unanimous vote.

4. Case No.: RZ2022-003

Applicant Michael Weeks is requesting a rezone of property located at 1620 and 1680 W Swan Street, Parcel R33562 of SOUTH SIDE ADDITION, BLOCK 13, LOT 1, of the City of Stephenville, Erath County, Texas, from Industrial (I) to Multi-Family Residential District (R-3).

Steve Killen, Development Services Director, briefed the commission on the case. Mr. Killen stated that there are (2) two existing apartment buildings on the property with (8) eight units each for a total of 16 units. The property is currently a non-conforming Industrial zone that is grandfathered to allow the current apartment complex, Tuscan Ridge Apartments. Applicant is requesting to rezone the property to R-3 Multiple Family Residential district in order to add a new two-story building with (6) six units.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of or against.

Chairperson LaTouche closed the public hearing.

MOTION by Brian Lesley, second by Nick Robinson, to approve Case No. RZ2022-003 and forward a positive recommendation to Council. MOTION CARRIED by unanimous vote.

5. Case No.: AS2022-002

Abandonment of Sloan Street from Harbin Drive to Saint Felix Street located in Block 40 of the Park Place Addition of the city of Stephenville.

Steve Killen, Development Services Director, briefed the commission on the case. Mr. Killen stated that the City has previously abandoned streets near and through Tarleton State University when the University was acquiring private property in order to expand campus improvements. The University is currently in the process of buying private property along Sloan Street from Harbin Drive to Saint Felix Street.

Chairperson LaTouche opened the public hearing.

Ola Faye Howard, 5441 S. US 377, came forward with a question regarding access.

Cicily Bacchus, 4195 CR 258, Dublin spoke against.

Councilmember Allen Nix, 113 Ben Hogan, came forward with additional information.

Chairperson LaTouche closed the public hearing.

MOTION by Tom Hines, second by Nick Robinson, to approve Case No. AS2022-002 and forward a positive recommendation to Council. MOTION CARRIED with a 5-2 vote.

AYES: Tom Hines, Lisa LaTouche, Mary Beach McGuire, Bruce Delater, Nick Robinson

NOES: Justin Allison, Brian Lesley

6. Case No.: AS2022-003

Abandonment of Tarleton Street from Harbin Drive to Saint Felix Street located in Block E-39 of Groesbeck & McClelland of the city of Stephenville.

Steve Killen, Development Services Director, briefed the commission on the case. Mr. Killen stated that the City has previously abandoned streets near and through Tarleton State University when the University was acquiring private property in order to expand campus improvements. The University is currently in the process of buying private property along Tarleton Street from Harbin Drive to Saint Felix Street.

Chairperson LaTouche opened the public hearing.

No came forward to speak in favor of.

Kyle Moore, 895 E South Loop, spoke via Zoom against abandonment.

Chairperson LaTouche closed the public hearing.

MOTION by Tom Hines, second by Brian Lesley, to approve Case No. AS2022-003 and forward a positive recommendation to Council. MOTION FAILED TO CARRY due to a 3-4 vote.

AYES: Tom Hines, Lisa LaTouche, Nick Robinson

NOES: Justin Allison, Brian Lesley, Mary Beach McGuire, Bruce Delater

7. Case No.: AS2022-004

Abandonment of Turner Street from Harbin Drive to Saint Felix Street located in Block F-39 of Groesbeck & McClelland of the city of Stephenville.

Steve Killen, Development Services Director, briefed the commission on the case. Mr. Killen stated that the City has previously abandoned streets near and through Tarleton State University when the University was acquiring private property in order to expand campus improvements. The University is currently in the process of buying private property along Turner Street from Harbin Drive to Saint Felix Street.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of.

David Kincannon, 506 CR 163, came forward to speak against.

Chairperson LaTouche closed the public hearing.

MOTION by Bruce Delater, second by Justin Allison, to deny Case No. AS2022-004 and forward a recommendation to deny to Council. MOTION CARRIED with a 4-3 vote.

AYES: Justin Allison, Brian Lesley, Mary Beach McGuire, Bruce Delater

NOES: Tom Hines, Lisa LaTouche, Nick Robinson

8. Case No.: AS2022-005

Abandonment of Saint Felix Street from Washington Street to Sloan Street located Block 37 of Park Place Addition, Block E-39 of Groesbeck & McClelland, Block F-39 of Groesbeck & McClelland, and Block A-30 of Groesbeck & McClelland of the city of Stephenville.

Steve Killen, Development Services Director, briefed the commission on the case. Mr. Killen stated that the City has previously abandoned streets near and through Tarleton State University when the University was acquiring private property in order to expand campus improvements. The University is currently in the process of buying private property along Saint Felix Street from W. Washington Street to Sloan Street.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of.

Cicily Bacchus, 4195 CR 258, Dublin spoke against.

Kyle Moore, 895 E South Loop, Stephenville, spoke via Zoom against abandonment.

Chairperson LaTouche closed the public hearing.

MOTION by Bruce Delater, second by Justin Allison, to deny Case No. AS2022-005 and forward a recommendation to deny to Council. MOTION CARRIED with a 4-3 vote.

AYES: Justin Allison, Brian Lesley, Mary Beach McGuire, Bruce Delater

NOES: Tom Hines, Lisa LaTouche, Nick Robinson

The meeting was adjourned at 5:45 p.m.

APPROVED:

Lisa LaTouche, Chair

ATTEST:

Steve Killen, Development Services Director



STAFF REPORT

SUBJECT: Case No.: SV2022-002

Applicant Daniel Toof, is requesting a Subdivision Waiver from Section 155.6.11 – Sidewalk Requirements, to be constructed at 191 Davis Avenue, Parcel R76719, being Lot 17 of Block 2 of the S5200 McAlister Second of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

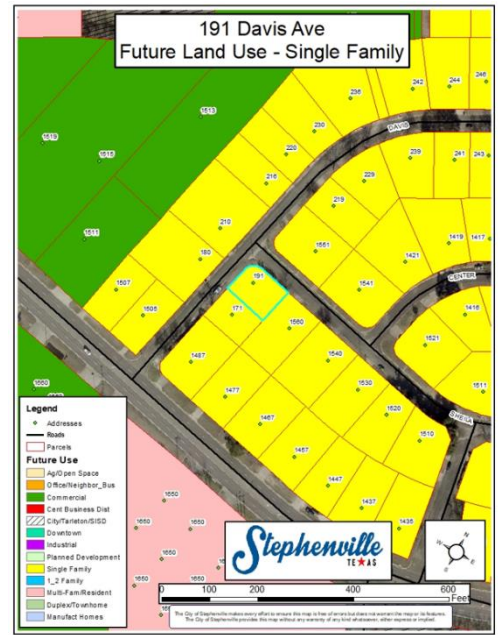
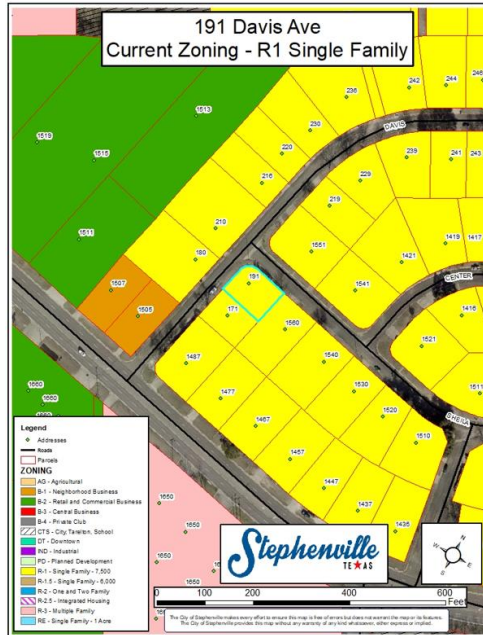
Staff supports the request.

BACKGROUND:

APPLICANT REQUEST:

Because current neighborhood does not include sidewalks, the Applicant is requesting a waiver from sidewalk requirements.

PROPERTY PROFILE:



Located north of W Lingleville Road, east of Northwest Loop and west of N Isla Avenue

DESCRIPTION OF REQUESTED WAIVER:**Sec. 155.6.11. Sidewalks.**

- A. *Sidewalks and Pedestrian ways are required as a part of Subdivision Plat approval to help the City achieve the following:*
1. Promote the mobility, health, safety, and welfare of residents, property owners, and visitors to the City and to implement objectives and strategies of the Comprehensive Plan,
 2. Improve the safety of walking by providing separation from motorized transportation and improving travel surfaces for pedestrians,
 3. Improve public welfare by providing an alternate means of access to transportation and social interaction, especially for children, other citizens without personal vehicles, or those with disabilities, and
 4. Facilitate walking as a means of physical activity recognized as an important provider of health benefits.
- B. *Sidewalk Location and Design.*
1. Sidewalks shall be constructed for both sides of all streets within the Subdivision.
 2. Sidewalks shall be constructed along all lots adjoining dedicated streets, along Major Arterial/Thoroughfare Streets where lots do not adjoin the street, across power line easements and in other areas where pedestrian walkways are necessary.
 3. Routing to clear poles, trees or other obstacles shall be subject to City Administrator approval.
 4. The Plat or Construction Plans shall show the location of all proposed sidewalks and shall state at what stage of the project they will be constructed.
 5. All sidewalks shall conform to Federal Americans with Disabilities Act (ADA) requirements and barrier-free ramps should be provided for access to the street.
- C. *Sidewalk General Construction.*
1. Sidewalks shall be constructed by Class "A" concrete and shall have a width of not less than five (5) feet and a minimum thickness of four (4) inches.
 2. Sidewalks along Major Arterial/Thoroughfare Streets shall be no less than six feet (6') in width.
 3. Sidewalks adjacent to screening and retaining walls shall be five (5') feet in width and shall abut the wall, eliminating the landscape area found along the wall, thereby reducing maintenance.
 4. Sidewalks shall be constructed one foot (1') from the property line within the street or Major Arterial/Thoroughfare Street Right-of-Way and shall extend along the full street frontage including both sides of corner lots and block ends.
 5. Construction of sidewalks adjacent to curbs will be considered where driveway entrances are constructed from the rear of lots on each side of the street for the full length of the block or where mountable curbs are installed. In these instances, the sidewalks shall be a minimum of five feet (6') wide.
 6. Sidewalk construction may be delayed until development of lots, but in locations not adjacent to lots and across bridges and culverts, the sidewalk shall be constructed with the other improvements to the Subdivision.

D. *Sidewalks in Nonresidential Areas.* Sidewalks in nonresidential areas shall be a minimum width of five feet (6') or extend from the back of the curb to the building line as required by the City.

Sec. 155.7.01. Petition for subdivision waiver.

A. *Purpose.* The purpose of a petition for a Subdivision Waiver to a particular standard or requirement with these Subdivision Regulations, as such are applicable to Plats or Construction Plans, is to determine whether such particular standard or requirement should be applied to an Application.

B. *Definitions.* Subdivision Waivers shall be classified as a Minor Subdivision Waiver or Major Subdivision Waiver.

C. *Decision-Maker.*

1. *Minor Subdivision Waiver.*

a. *Decision-Maker Authority.*

i. The City Administrator or Assistant City Manager shall act upon a Minor Subdivision Waiver listed in Table 8.

b. *Appeal of a Minor Subdivision Waiver Decision.*

i. *Appeal Review and Recommendation.* An appeal of the Minor Subdivision Waiver decision may be considered by the Commission.

ii. *Appeal Decision.* If further appeal is made, the City Council shall then act on such an appeal. (See 7.01.J Minor Subdivision Waiver Appeal)

Table 8: Minor Subdivision Waiver		
Section	Standard	City Administrator/ Assistant City Manager
1.06.A.8	Thoroughfare Plan	Approve
3.01.B	Waiver of Application Information	Approve
6.06.N	Dead-End Alleys	Approve
6.10.D	Right Angles for Side Lot Lines	Approve
6.05.D	Traffic Impact Analysis	Approve
6.13.A.5	Water Lines Extended to Subdivision Borders	Approve
6.14.A.5	Wastewater Lines Extended to Subdivision Borders	Approve

2. *Major Subdivision Waiver.*

a. *Decision Maker Authority.* After review and recommendation from the Commission, the City Council shall decide a Major Subdivision Waiver.

3. *Waiver from the Requirements for Sidewalks, Curbs, and/or Gutters.*

a. The City Manager, Assistant City Manager, and the Director of Development Services are authorized to grant waivers for Sidewalks, Curbs, and/or Gutters under the following conditions:

- i. The property was platted prior to March 1, 2021; and
- ii. The property is located outside of the City of Stephenville's Sidewalk Improvement Area as defined in Resolution No. 2019-R-05.

b. Waivers requested that do not qualify under the conditions outlined in Section 3.a. above must follow the procedure for a Major Subdivision Waiver.

- c. Applicants whose request for waiver is denied by the City Manager, Assistant City Manager, or the Director of Development Services may appeal this decision. Appeals under Section 3 will follow the procedures for appealing a Minor Subdivision Waiver as set forth in Section J.
- d. All approved waivers require the payment of a fee equal to 25% of the total improvement cost as determined by the city's current bid contract for such improvements. Fees collected will be dedicated to the City's Sidewalk Cost Share Program.

D. *Subdivision Waiver Applicability.*

1. *Waiver of Standard or Requirement.*

- a. An Applicant may request a Subdivision Waiver of a particular standard or requirement applicable to a Preliminary Plat, to Construction Plans, or where no Preliminary Plat Application has been submitted for approval, to a Final Plat or a Replat.
- b. A Subdivision Waiver petition shall be specific in nature, and shall only involve relief consideration for one particular standard or requirement.
- c. An Applicant may, if desired, submit more than one Subdivision Waiver petition if there are several standards or requirements at issue.
- d. For processing a Subdivision Waiver in relationship with a Plat Application, an Applicant shall submit a Waiver of Right to 30-Day Action in accordance with 3.03.D Waiver of Right to 30-Day Action.

2. *Waiver Petition Acceptance.*

- a. A petition for a Subdivision Waiver shall not be accepted in lieu of:
 - i. A Subdivision Proportionality Appeal (7.02); or
 - ii. A Subdivision Vested Rights Petition (7.03).
- b. If there is a question as to whether a Subdivision Proportionality Appeal or Subdivision Vested Rights Petition is required instead of a Subdivision Waiver petition, such determination shall be made by the City Administrator.

E. *Subdivision Waiver Submission Procedures.*

1. *Written Waiver Request with Application.*

- a. A request for a Subdivision Waiver shall be submitted in writing by the Applicant with the filing of a Preliminary Plat, Construction Plans, Final Plat or Replat, as applicable.
- b. No Subdivision Waiver may be considered or granted unless the Applicant has made such written request.

2. *Grounds for Waiver.*

- a. The Applicant's request shall state the grounds for the Subdivision Waiver request and all of the facts relied upon by the Applicant.
- b. Failure to do so, will result in denial of the Application unless the Applicant submits a Waiver of Right to 30-Day Action in accordance with 3.03.D Waiver of Right to 30-Day Action.

F. *Subdivision Waiver Criteria.*

- 1. *Undue Hardship Present.* A Subdivision Waiver to regulations within this Subdivision Ordinance may be approved only when, in the Decision-Maker's opinion, undue hardship will result from strict compliance to the regulations.
- 2. *Consideration Factors.* The Decision-Maker shall take into account the following factors:
 - a. The nature of the proposed land use involved and existing uses of the land in the vicinity;

- b. The number of persons who will reside or work in the proposed development; and
 - c. The effect such Subdivision Waiver might have upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity.
3. *Findings.* No Subdivision Waiver shall be granted unless the Decision-Maker finds:
- a. That there are special circumstances or conditions affecting the land involved or other constraints such that the strict application of the provisions of this Subdivision Ordinance would deprive the Applicant of the reasonable use of his or her land; and
 - b. That the Subdivision Waiver is necessary for the preservation and enjoyment of a substantial property right of the Applicant, and that the granting of the Subdivision Waiver will not be detrimental to the public health, safety or welfare or injurious to other property in the area; and
 - c. That the granting of the Subdivision Waiver will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Subdivision Ordinance.
4. *Intent of Subdivision Regulations.*
- a. A Subdivision Waiver may be granted only when in harmony with the general purpose and intent of the Subdivision Ordinance so that the public health, safety and welfare may be secured and substantial justice done.
 - b. Financial hardship to the Applicant shall not be deemed to constitute undue hardship.
5. *Minimum Degree of Variation.* No Subdivision Waiver shall be granted unless it represents the minimum degree of variation of requirements necessary to meet the needs of the Applicant.
6. *Violations and Conflicts.* The Decision-Maker shall not authorize a Subdivision Waiver that would constitute a violation of, or conflict with, any other valid ordinance, code, regulation, master plan or Comprehensive Plan of the City.
7. *Falsification of Information.*
- a. Any falsification of information by the Applicant shall be cause for the Subdivision Waiver request to be denied.
 - b. If the Subdivision Waiver request is approved based upon false information, whether intentional or not, discovery of such false information shall nullify prior approval of the Subdivision Waiver, and shall be grounds for reconsideration of the Subdivision Waiver request.
- G. *Burden of Proof.* The Applicant bears the burden of proof to demonstrate that the requirement for which a Subdivision Waiver is requested, if uniformly applied, imposes an undue hardship or disproportionate burden on the Applicant. The Applicant shall submit the burden of proof with the original submittal.
- H. *Subdivision Waiver Decision.*
- 1. The Decision-Maker shall consider the Subdivision Waiver petition and, based upon the criteria set forth in 7.01.F Subdivision Waiver Criteria, shall take one of the following actions:
 - a. Deny the petition, and impose the standard or requirement as it is stated in this Subdivision Ordinance; or
 - b. Grant the petition, and waive in whole or in part the standard or requirement as it is stated in this Subdivision Ordinance.
 - 2. Decision Process for a Minor Subdivision Waiver. The Decision-Maker shall deny or grant a request for a Minor Subdivision Waiver concurrently with the decision of a Preliminary Plat, Construction Plans, Final Plat or Replat, as applicable.

3. Decision Process for a Major Subdivision Waiver.
 - a. Recommendation of the Planning and Zoning Commission.
 - i. The Commission shall consider the Major Subdivision Waiver request at a public meeting no later than thirty (30) calendar days after the date on which the notice of Major Subdivision Waiver is submitted to the City Administrator.
 - ii. The Commission shall recommend to the City Council to approve or deny a request for a Major Subdivision Waiver by majority vote.
 - b. Decision by City Council.
 - i. After the recommendation from the Commission has been made, the City Council shall consider the Major Subdivision Waiver request at a public meeting no later than thirty (30) calendar days after the date on which the Commission's recommendation was made.
 - ii. The City Council may or shall approve or deny a request for a Major Subdivision Waiver by a vote of all members.
 - iii. The decision of the City Council is final.
- I. *Notification of Decision on Petition—14 Days.* The Applicant shall be notified of the decision on the Subdivision Waiver by the applicable Decision-Maker (e.g., the City Administrator, Commission or City Council, as applicable), within fourteen (14) calendar days following the decision.
- J. *Minor Subdivision Waiver Appeal.*
 1. *Initiation of an Appeal.*
 - a. The Applicant may appeal a Minor Subdivision Waiver decision of the City Administrator, as allowed within the Subdivision Ordinance.
 - b. The written request to appeal shall be submitted to the City Administrator within thirty (30) calendar days following the denial decision.
 2. *Recommendation of the Planning and Zoning Commission.*
 - a. The Commission shall consider the appeal at a public meeting no later than thirty (30) calendar days after the date on which the notice of appeal is submitted to the City Administrator.
 - b. At this meeting, new information may be presented and considered, if available, that might alter the previous decision to deny the Minor Subdivision Waiver.
 - c. The Commission shall recommend to the City Council to affirm, modify or reverse the previous decision by simple majority vote.
 3. *Appeal to City Council.*
 - a. The Applicant may appeal the Commission's decision by submitting a written notice of appeal to the City Administrator within thirty (30) calendar days following the Commission's decision.
 - b. After the recommendation from the Commission has been made, the City Council shall consider the appeal at a public meeting no later than thirty (30) calendar days after the date on which the Commission's recommendation was made.
 - c. The City Council may affirm, modify or reverse the decision by simple majority vote.
 - d. The decision of the City Council is final.
- K. *Effect of Approval.*
 1. *Submission and Processing.* Following the granting of a Subdivision Waiver, the Applicant may submit or continue the processing of a Plat or Construction Plans, as applicable.

2. *Expirations.* The Subdivision Waiver granted shall remain in effect for the period the Plat or Construction Plans are in effect, and shall expire upon expiration of either or both of those Applications.
3. *Extensions.* Extension of those Applications shall also result in extension of the Subdivision Waiver.

(Ord. No. 2020-O-38 , §§ 2, 3, 11-16-2020; Ord. No. 2021-O-06 , § 1, passed 2-2-2021)

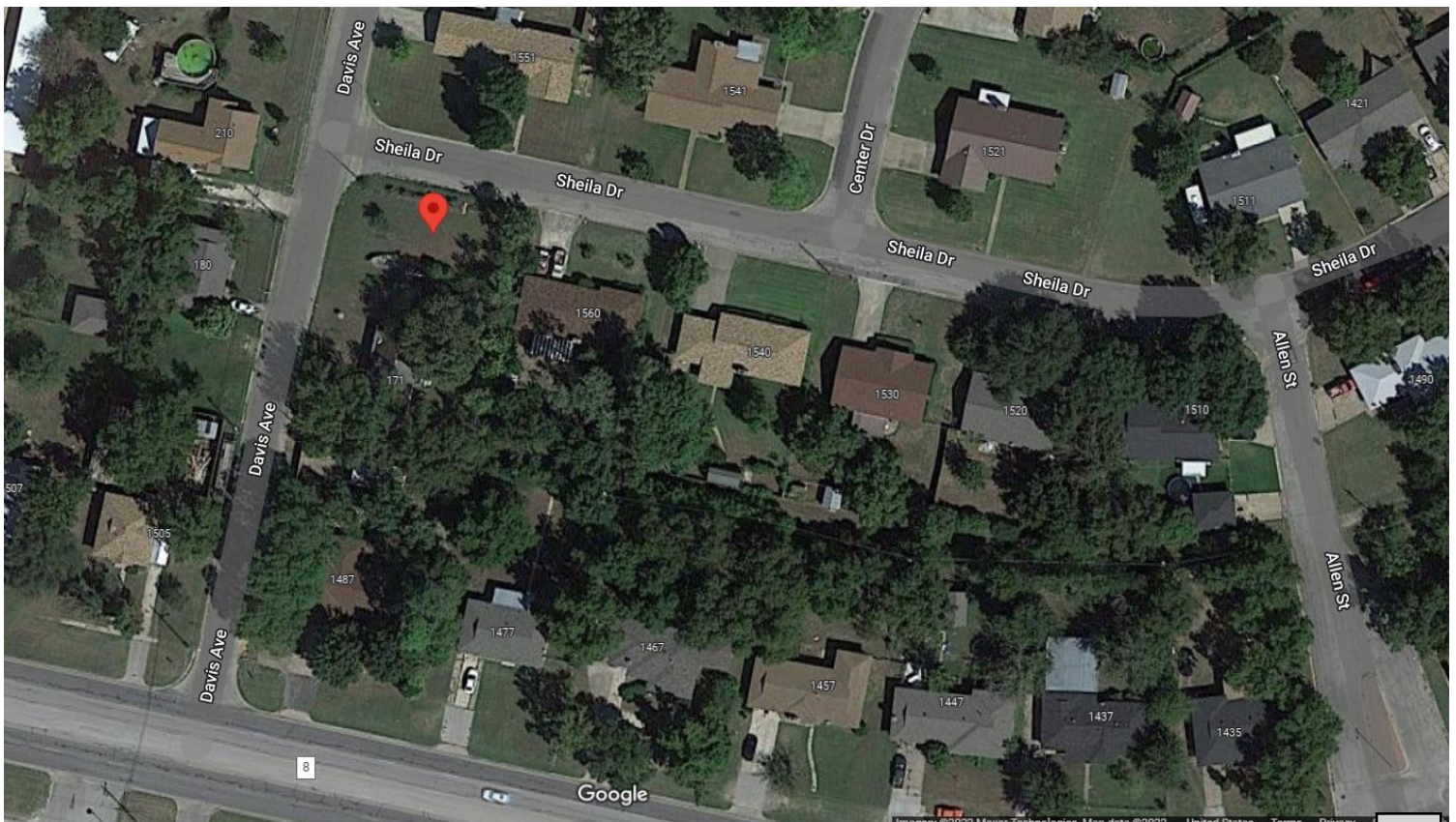
FACTORS TO CONSIDER:

- 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:

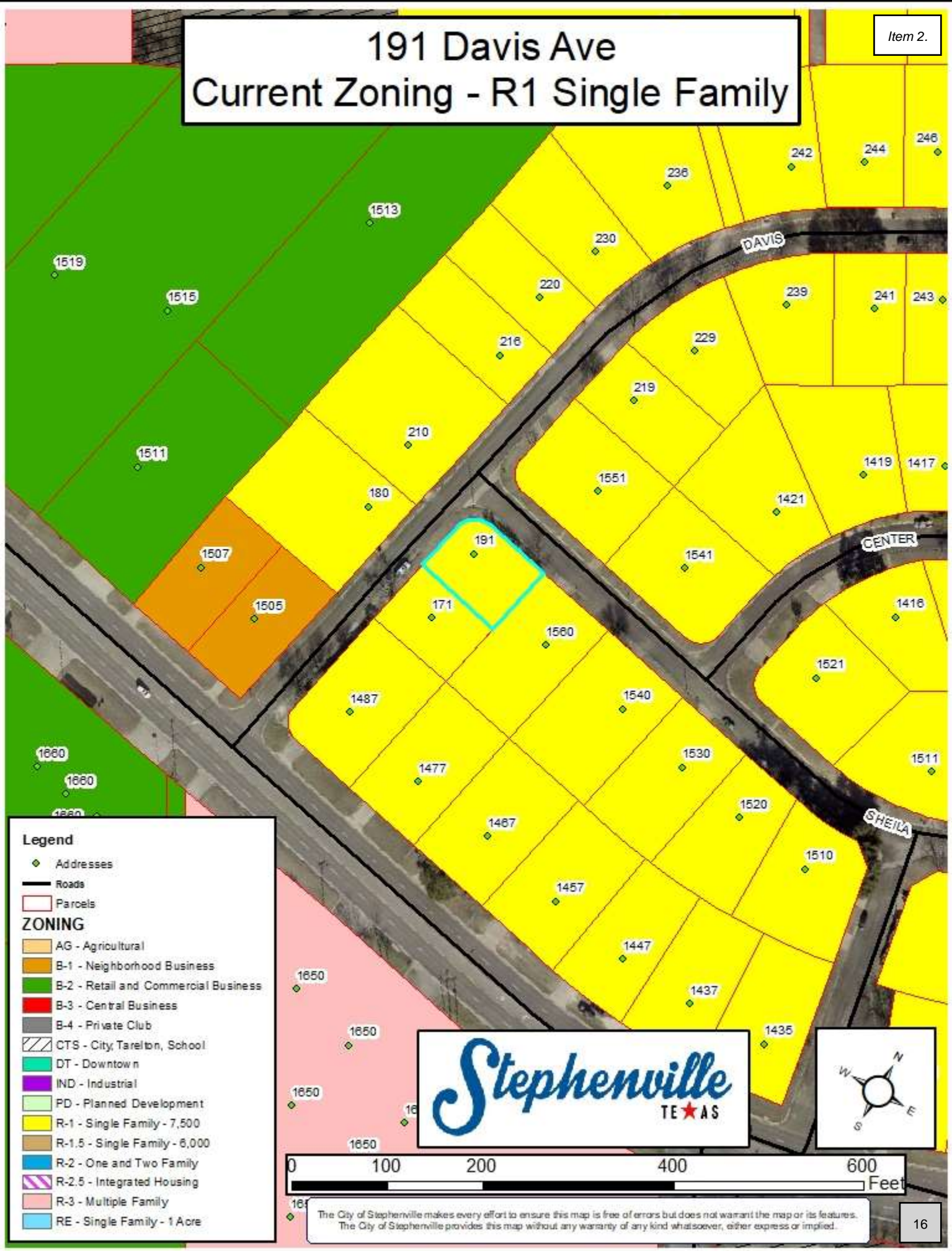
- 1) Recommend the City Council approve the waiver request.
- 2) Recommend the City Council deny the waiver request.

Exhibit – Aerial of existing neighborhood



191 Davis Ave Current Zoning - R1 Single Family

Item 2.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels
- ZONING**
- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- ▨ CTS - City, Tarrant, 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 express or implied.

191 Davis Ave Water & Sewer Utilities

Item 2.



Legend

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



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191 Davis Ave. Address List

Item 2.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000032655	180 DAVIS AVE	BROWN CARRIE	180 DAVIS AVE	STEPHENVILLE	TX	76401
R000032625	219 DAVIS AVE	CONNELLY DENNIS D & GARRY G	219 DAVIS AVE	STEPHENVILLE	TX	76401
R000032623	1541 SHEILA	HALEY BARBARA JUNE	1541 SHEILA	STEPHENVILLE	TX	76401
R000032580	1477 LINGLEVILLE RD	HARGROVE ERIC & NATASHA	14777 N US281	STEPHENVILLE	TX	76401
R000032658	1507 LINGLEVILLE RD	HARRIS DALE & DEBORAH	102 WILLOW LANE	STEPHENVILLE	TX	76401
R000032579	1467 LINGLEVILLE RD	HOLLAND JASON & COURTNEY HOLLAND	1467 LINGLEVILLE RD	STEPHENVILLE	TX	76401
R000032584	1540 SHEILA	HOLLAND KENNETH & JOYCE	1540 SHEILA	STEPHENVILLE	TX	76401
R000032654	210 DAVIS AVE	LEJEUNE FREDDIE	210 DAVIS AVE	STEPHENVILLE	TX	76401
R000032656	1505 LINGLEVILLE RD	LUCAS ROBERT PAUL & FRIEDA LINDA	1505 LINGLEVILLE	STEPHENVILLE	TX	76401-0000
R000032583	1560 SHEILA	MORALES JULIAN & JOEY DEANN MORALES	1560 SHEILA	STEPHENVILLE	TX	76401
R000032651	220 DAVIS AVE	MORRIS WILLIAM	220 DAVIS AVE	STEPHENVILLE	TX	76401
R000032652	216 DAVIS AVE	NELSON KAREN E	455 PR1093	STEPHENVILLE	TX	76401-0000
R000032624	1551 SHEILA	RAMSEY JANUS DON	1551 SHEILA DR	STEPHENVILLE	TX	76401-0000
R000032581	1487 W LINGLEVILLE RD	SHELL JOHN	1487 W LINGLEVILLE ROAD	STEPHENVILLE	TX	76401-2123
R000032585	1530 SHEILA	THREE SISTERS EQUITY LP	181 S GRAHAM	STEPHENVILLE	TX	76401
R000076719	191 DAVIS	TOOF DANIEL & DANIELLE	142 CRENSHAW CT	STEPHENVILLE	TX	76401
R000032582	171 DAVIS AVE	TOOF DANIEL & DANIELLE	142 CRENSHAW CT	STEPHENVILLE	TX	76401
R000032622	1421 CENTER	WADE MICHAEL R & LINDA G	1421 CENTER DR	STEPHENVILLE	TX	76401-0000

PLANNING AND ZONING COMMISSION APPLICATION

1. APPLICANT/OWNER: Daniel Toof
First Name Last Name

ADDRESS: 142 Crenshaw CT 254-485-2032
Street/P.O. Box Phone No
Stephenville TX 76401
City State Zip Code

2. PROPERTY DESCRIPTION: 191 Davis Ave
Street Address

3. LEGAL DESCRIPTION: 17 2 55200 McGilister Second
Lot(s) Block(s) Addition

4. PRESENT CODES: _____
Code of Ordinance Title

APPLICANTS REQUEST FOR AN APPLICATION PERTAINS TO THE FOLLOWING:

() FOR INTERPRETATION of the meaning or intent of the Zoning Ordinance.

(X) A WAIVER from the literal enforcement of the Sub-Divison Ordinance.

5. APPLICANTS REQUEST IS AS FOLLOWS:

Sidewalk waiver

(Attach an additional sheet if necessary).

[Signature]
Signature of Applicant

3-21-22
Date

Signature of City Official Received

Date Received by
Community Dev. Dept.



STAFF REPORT

SUBJECT: Case No.: SV2022-003

Applicant Dee Stephens, representing Erath County, is requesting a Subdivision Waiver from Section 155.06.08.C. for Sight Visibility Easement from 45' x 45' non-residential to 20' x 20' for minimum residential for property located at 222 E College, Parcel R29239, being Lot 1,2,3, &4 of Block 14 of City Addition to the City of Stephenville, Erath County, Texas

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

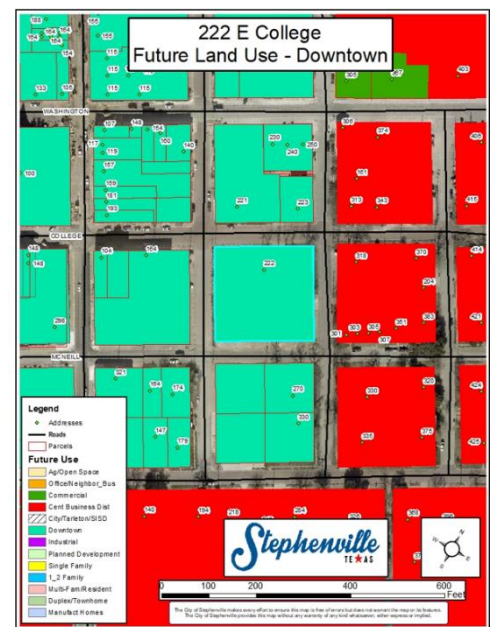
Staff supports the request.

BACKGROUND:

APPLICANT REQUEST:

Applicant is requesting a waiver from sight visibility easement requirements because of existing conditions on College Street.

PROPERTY PROFILE:



Located on E College Street between Virginia and Floral

DESCRIPTION OF REQUESTED WAIVER:**Sec. 155.6.08. Easements and dedications.**

Easements and fee simple dedication of all property needed for the construction of streets, Major Arterial/Thoroughfare Street, alleys, private common access easements, sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, retaining walls and any other property necessary to serve the Plat and to implement the requirements of the Subdivision Ordinance and Engineering Standards Manual shall be provided on Subdivision Plats and maintained by the property owner.

A. Utility Easements.

1. Where not adjacent to a public Right-of-Way, easements at least sixteen (16) feet wide shall be provided for utility construction, service, and maintenance shall be provided where necessary.
2. Easements accommodating both water and wastewater (sewer) facilities and easements accommodating both public utilities and franchise utilities shall be at least twenty (20) feet wide.
 - a. More easements or additional easement width may be required by the Planning and Zoning Commission if deemed necessary by the City Administrator.
3. Easements at least sixteen (16) feet wide for utility construction, service, and maintenance shall be provided for lots which have frontage along state highways.
4. Easements of at least eight (8) feet in width shall be provided on each side of all rear lot lines and alongside lot lines, where necessary, for utilities to ensure a total easement width of sixteen (16) feet.
5. Easements having greater width dimensions may also be required along or across lots where engineering design or special conditions make it necessary for the installation of utilities and drainage facilities outside public Right-of-Way.
6. The following full statement of restrictions shall be placed in the dedication instrument:

Easements: Any public utility, including the City, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths on any of the easements or Right-of-Way shown on the Plat (or filed by separate instrument that is associated with said property); and any public utility, including the City, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Easements shall be maintained by property owners. The City can move trees or any other improvements and does not have the responsibility to replace them.

B. Fire Lane Easement.

1. Emergency access and fire lane easements shall be provided in locations required by the City and be curbed.
2. These easements shall have a minimum width of twenty-four (24) feet and a minimum height clearance of fourteen and a half feet (14'6"). Internal drives within parking lots are not required to be curbed.
3. All turns shall have a minimum inside radius of twenty-six (26) feet and a minimum outside radius of 50'.
4. Any emergency access and fire lane easement more than one hundred and fifty (150') feet in length shall either connect at each end to a dedicated public street or private way or be

provided with a cul-de-sac having one hundred and fifty (150') feet diameter of paving with an additional distance of ten (10) feet on all sides clear of permanent structures or other obstructions.

- 5. These easements shall be maintained by the owner or the Homeowners' or Property Owners' Association and a statement shall appear on the face of the Plat indicating maintenance responsibility.

C. Triangular Sight Visibility Easements.

- 1. Triangular sight visibility easements shall be required as follows for properties whose zoning falls within one of the following categories:
 - a. Residential zoning districts (including all single family, multi-family, mobile/modular home zoning districts and planned development districts having a single family, multi-family or mobile/modular home use designation):
 - i. 20' x 20' sight visibility easements on corner lots at the intersection of two streets.
 - b. Nonresidential zoning districts (including all commercial, industrial and utility districts and planned development districts having a commercial, industrial or utility use designation):
 - i. 45' x 45' sight visibility easement on corner lots at the intersection of two streets.
 - c. Multi-family and nonresidential zoning districts (including all multi-family, commercial, industrial and utility districts and planned development districts having a commercial, industrial or utility use designation):
 - i. 15' x 15' sight visibility easements at the main driveways.
 - d. All zoning districts (as noted above):
 - i. 15' x 15' sight visibility easements on corner lots at the intersection of an alley and a street.

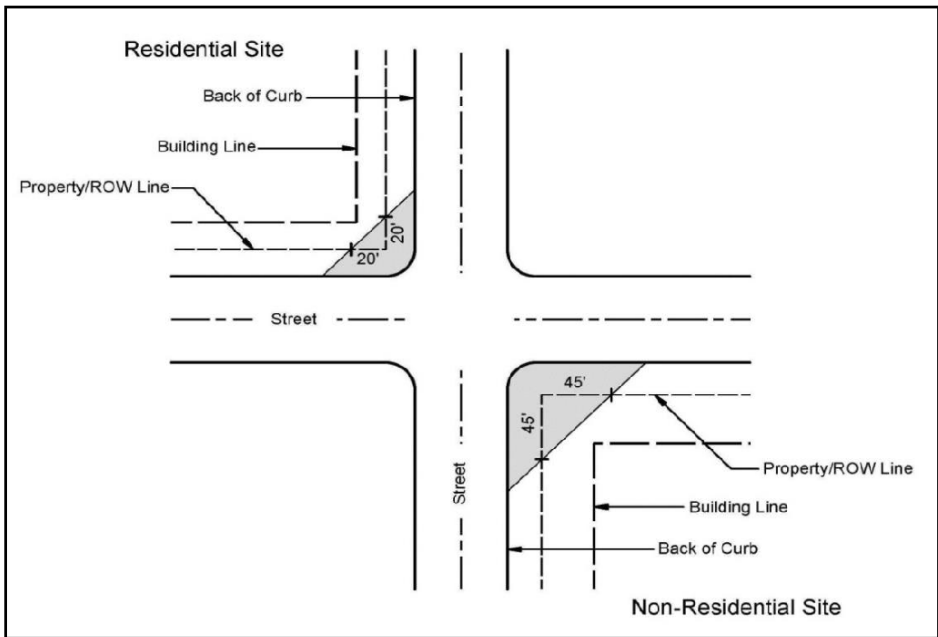


Figure 9: Visibility Triangle

2. The following full statement of restrictions shall be placed in the dedication instrument or on the face of the Plat:

Sight Visibility Restriction: No structure, object, or plant of any type may obstruct vision from a height of twenty-four (24) inches to a height of ten (10) feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the sight visibility easement as shown on the Plat. These sight visibility easements will remain in effect until vacated by ordinance adopted by the City Council and the property replatted.

3. On commercially zoned lots, the preceding triangular sight visibility restrictions may be altered to permit the placement within the easement area of one single pole sign, not to exceed fourteen (14) inches in diameter, with every portion of said sign allowing minimum height clearance between it and the ground of ten (10) feet.

D. *Drainage Easements.*

1. Easements for storm drainage facilities shall be provided at locations containing proposed or existing drainage ways.
2. Storm drainage easements of sixteen (16) feet minimum width shall be provided for existing and proposed enclosed drainage systems.
 - a. Easements shall be centered over the systems.
 - b. Larger easements, where necessary, shall be provided as directed by the City Administrator.
3. Where lot-to-lot drainage occurs, a drainage easement at least ten (10) feet in width shall be provided along the back and down one side of the downstream property. For information regarding applicable drainage standards see 6.15 Drainage and Storm Water, specifically 6.15.C.1. Lot to Lot Drainage Standards.
4. Storm drainage easements shall be provided for emergency overflow drainage ways of sufficient width to contain within the easement storm water resulting from a 100-year frequency storm less the amount of storm water carried in an enclosed system of a capacity required by the City.
5. Where a Subdivision is bounded by a water-course, drainage way, channel, or stream, there shall be provided a storm water easement or drainage Right-of-Way conforming substantially to the lines of such water course, and of such width to provide for increased drainage from anticipated future upstream developments, plus a minimum of ten (10) feet on each side.
6. As required by the City, drainage easements shall be dedicated up to the full width of easement necessary to construct the ultimate drainage facility (culvert, storm water, channel, etc.) to be constructed within the easement, including provisions for access ingress and egress for maintenance purposes.

E. *Floodplain Easements.*

1. Floodplain easements shall be provided along natural drainage ways, lakes or reservoirs.
2. Floodplain easements shall be provided in accordance with the recommendation of the City Administrator to accommodate the 100 year storm drainage flows or the flow of the flood of record, whichever is greater.
3. Floodplain easements shall encompass all areas beneath the water surface elevation of the Base Flood, plus such additional width as may be required to provide ingress and egress to allow maintenance of the banks and for the protection of adjacent property, as determined by the City Administrator.
4. The following full statement shall be placed in the dedication instrument of the Plat:

Floodplain Easement Restriction: Construction within the floodplain may only occur with the written approval of the City. A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin.

- a. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The City will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance, which would result in unsanitary conditions. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.
- b. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The City shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

F. *Retaining Wall Easements.*

1. If in the opinion of the City Administrator, the grading plans submitted with the Application for approval of a Final Plat indicate a need for the construction of one or more retaining walls over 6' in height, a private retaining wall easement showing the location of the retaining wall(s) and the no-build zone shall be dedicated and shown on the Preliminary Plat and the Final Plat.
 2. The width of the retaining wall easement shall be 10 feet or the width of the retaining wall, whichever is greater, plus the width of the no-building zone, as established by the Applicant's structural engineer and approved by the City Administrator.
 3. The retaining wall easement shall include a no-building zone extending from the retaining wall on both sides, within which any additional load from future construction would exceed the design capacity of the retaining wall.
- a. No structure (other than the retaining wall), swimming pool, landscaping, or any other feature which adds load to the retaining wall, shall be constructed within the no-building zone.
 4. A retaining wall easement shall be located entirely on one lot and shall not straddle property lines unless the wall is constructed within a retaining wall easement dedicated to the Homeowners' or Property Owners' Association in accordance with 6.08.F.5 (below).
 5. The Homeowners' or Property Owners' Association for the subdivision, as applicable, shall be responsible for maintenance of the retaining wall, and a note shall be included to this effect on the Final Plat.

G. *Needs/Benefits Determination.*

1. No dedication otherwise required by this ordinance may be imposed upon a property owner unless the City determines that the dedication is related to the impact of the proposed

development; is roughly proportional to the needs created by the proposed development; and provides a benefit to the development.

2. An Applicant may appeal a staff recommendation that a dedication be required in accordance with the provisions of Section 7 Relief from Subdivision Design Standards.

Sec. 155.7.01. Petition for subdivision waiver.

A. *Purpose.* The purpose of a petition for a Subdivision Waiver to a particular standard or requirement with these Subdivision Regulations, as such are applicable to Plats or Construction Plans, is to determine whether such particular standard or requirement should be applied to an Application.

B. *Definitions.* Subdivision Waivers shall be classified as a Minor Subdivision Waiver or Major Subdivision Waiver.

C. *Decision-Maker.*

1. *Minor Subdivision Waiver.*

a. *Decision-Maker Authority.*

- i. The City Administrator or Assistant City Manager shall act upon a Minor Subdivision Waiver listed in Table 8.

b. *Appeal of a Minor Subdivision Waiver Decision.*

- i. *Appeal Review and Recommendation.* An appeal of the Minor Subdivision Waiver decision may be considered by the Commission.

- ii. *Appeal Decision.* If further appeal is made, the City Council shall then act on such an appeal. (See 7.01.J Minor Subdivision Waiver Appeal)

Table 8: Minor Subdivision Waiver		
Section	Standard	City Administrator/ Assistant City Manager
1.06.A.8	Thoroughfare Plan	Approve
3.01.B	Waiver of Application Information	Approve
6.06.N	Dead-End Alleys	Approve
6.10.D	Right Angles for Side Lot Lines	Approve
6.05.D	Traffic Impact Analysis	Approve
6.13.A.5	Water Lines Extended to Subdivision Borders	Approve
6.14.A.5	Wastewater Lines Extended to Subdivision Borders	Approve

2. *Major Subdivision Waiver.*

a. *Decision Maker Authority.* After review and recommendation from the Commission, the City Council shall decide a Major Subdivision Waiver.

3. *Waiver from the Requirements for Sidewalks, Curbs, and/or Gutters.*

a. The City Manager, Assistant City Manager, and the Director of Development Services are authorized to grant waivers for Sidewalks, Curbs, and/or Gutters under the following conditions:

- i. The property was platted prior to March 1, 2021; and
- ii. The property is located outside of the City of Stephenville's Sidewalk Improvement Area as defined in Resolution No. 2019-R-05.

b. Waivers requested that do not qualify under the conditions outlined in Section 3.a. above must follow the procedure for a Major Subdivision Waiver.

- c. Applicants whose request for waiver is denied by the City Manager, Assistant City Manager, or the Director of Development Services may appeal this decision. Appeals under Section 3 will follow the procedures for appealing a Minor Subdivision Waiver as set forth in Section J.
- d. All approved waivers require the payment of a fee equal to 25% of the total improvement cost as determined by the city's current bid contract for such improvements. Fees collected will be dedicated to the City's Sidewalk Cost Share Program.

D. *Subdivision Waiver Applicability.*

1. *Waiver of Standard or Requirement.*

- a. An Applicant may request a Subdivision Waiver of a particular standard or requirement applicable to a Preliminary Plat, to Construction Plans, or where no Preliminary Plat Application has been submitted for approval, to a Final Plat or a Replat.
- b. A Subdivision Waiver petition shall be specific in nature, and shall only involve relief consideration for one particular standard or requirement.
- c. An Applicant may, if desired, submit more than one Subdivision Waiver petition if there are several standards or requirements at issue.
- d. For processing a Subdivision Waiver in relationship with a Plat Application, an Applicant shall submit a Waiver of Right to 30-Day Action in accordance with 3.03.D Waiver of Right to 30-Day Action.

2. *Waiver Petition Acceptance.*

- a. A petition for a Subdivision Waiver shall not be accepted in lieu of:
 - i. A Subdivision Proportionality Appeal (7.02); or
 - ii. A Subdivision Vested Rights Petition (7.03).
- b. If there is a question as to whether a Subdivision Proportionality Appeal or Subdivision Vested Rights Petition is required instead of a Subdivision Waiver petition, such determination shall be made by the City Administrator.

E. *Subdivision Waiver Submission Procedures.*

1. *Written Waiver Request with Application.*

- a. A request for a Subdivision Waiver shall be submitted in writing by the Applicant with the filing of a Preliminary Plat, Construction Plans, Final Plat or Replat, as applicable.
- b. No Subdivision Waiver may be considered or granted unless the Applicant has made such written request.

2. *Grounds for Waiver.*

- a. The Applicant's request shall state the grounds for the Subdivision Waiver request and all of the facts relied upon by the Applicant.
- b. Failure to do so, will result in denial of the Application unless the Applicant submits a Waiver of Right to 30-Day Action in accordance with 3.03.D Waiver of Right to 30-Day Action.

F. *Subdivision Waiver Criteria.*

- 1. *Undue Hardship Present.* A Subdivision Waiver to regulations within this Subdivision Ordinance may be approved only when, in the Decision-Maker's opinion, undue hardship will result from strict compliance to the regulations.
- 2. *Consideration Factors.* The Decision-Maker shall take into account the following factors:
 - a. The nature of the proposed land use involved and existing uses of the land in the vicinity;

- b. The number of persons who will reside or work in the proposed development; and
 - c. The effect such Subdivision Waiver might have upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity.
3. *Findings.* No Subdivision Waiver shall be granted unless the Decision-Maker finds:
- a. That there are special circumstances or conditions affecting the land involved or other constraints such that the strict application of the provisions of this Subdivision Ordinance would deprive the Applicant of the reasonable use of his or her land; and
 - b. That the Subdivision Waiver is necessary for the preservation and enjoyment of a substantial property right of the Applicant, and that the granting of the Subdivision Waiver will not be detrimental to the public health, safety or welfare or injurious to other property in the area; and
 - c. That the granting of the Subdivision Waiver will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Subdivision Ordinance.
4. *Intent of Subdivision Regulations.*
- a. A Subdivision Waiver may be granted only when in harmony with the general purpose and intent of the Subdivision Ordinance so that the public health, safety and welfare may be secured and substantial justice done.
 - b. Financial hardship to the Applicant shall not be deemed to constitute undue hardship.
5. *Minimum Degree of Variation.* No Subdivision Waiver shall be granted unless it represents the minimum degree of variation of requirements necessary to meet the needs of the Applicant.
6. *Violations and Conflicts.* The Decision-Maker shall not authorize a Subdivision Waiver that would constitute a violation of, or conflict with, any other valid ordinance, code, regulation, master plan or Comprehensive Plan of the City.
7. *Falsification of Information.*
- a. Any falsification of information by the Applicant shall be cause for the Subdivision Waiver request to be denied.
 - b. If the Subdivision Waiver request is approved based upon false information, whether intentional or not, discovery of such false information shall nullify prior approval of the Subdivision Waiver, and shall be grounds for reconsideration of the Subdivision Waiver request.
- G. *Burden of Proof.* The Applicant bears the burden of proof to demonstrate that the requirement for which a Subdivision Waiver is requested, if uniformly applied, imposes an undue hardship or disproportionate burden on the Applicant. The Applicant shall submit the burden of proof with the original submittal.
- H. *Subdivision Waiver Decision.*
- 1. The Decision-Maker shall consider the Subdivision Waiver petition and, based upon the criteria set forth in 7.01.F Subdivision Waiver Criteria, shall take one of the following actions:
 - a. Deny the petition, and impose the standard or requirement as it is stated in this Subdivision Ordinance; or
 - b. Grant the petition, and waive in whole or in part the standard or requirement as it is stated in this Subdivision Ordinance.
 - 2. Decision Process for a Minor Subdivision Waiver. The Decision-Maker shall deny of grant a request for a Minor Subdivision Waiver concurrently with the decision of a Preliminary Plat, Construction Plans, Final Plat or Replat, as applicable.

3. Decision Process for a Major Subdivision Waiver.
 - a. Recommendation of the Planning and Zoning Commission.
 - i. The Commission shall consider the Major Subdivision Waiver request at a public meeting no later than thirty (30) calendar days after the date on which the notice of Major Subdivision Waiver is submitted to the City Administrator.
 - ii. The Commission shall recommend to the City Council to approve or deny a request for a Major Subdivision Waiver by majority vote.
 - b. Decision by City Council.
 - i. After the recommendation from the Commission has been made, the City Council shall consider the Major Subdivision Waiver request at a public meeting no later than thirty (30) calendar days after the date on which the Commission's recommendation was made.
 - ii. The City Council may or shall approve or deny a request for a Major Subdivision Waiver by a vote of all members.
 - iii. The decision of the City Council is final.
- I. *Notification of Decision on Petition—14 Days.* The Applicant shall be notified of the decision on the Subdivision Waiver by the applicable Decision-Maker (e.g., the City Administrator, Commission or City Council, as applicable), within fourteen (14) calendar days following the decision.
- J. *Minor Subdivision Waiver Appeal.*
 1. *Initiation of an Appeal.*
 - a. The Applicant may appeal a Minor Subdivision Waiver decision of the City Administrator, as allowed within the Subdivision Ordinance.
 - b. The written request to appeal shall be submitted to the City Administrator within thirty (30) calendar days following the denial decision.
 2. *Recommendation of the Planning and Zoning Commission.*
 - a. The Commission shall consider the appeal at a public meeting no later than thirty (30) calendar days after the date on which the notice of appeal is submitted to the City Administrator.
 - b. At this meeting, new information may be presented and considered, if available, that might alter the previous decision to deny the Minor Subdivision Waiver.
 - c. The Commission shall recommend to the City Council to affirm, modify or reverse the previous decision by simple majority vote.
 3. *Appeal to City Council.*
 - a. The Applicant may appeal the Commission's decision by submitting a written notice of appeal to the City Administrator within thirty (30) calendar days following the Commission's decision.
 - b. After the recommendation from the Commission has been made, the City Council shall consider the appeal at a public meeting no later than thirty (30) calendar days after the date on which the Commission's recommendation was made.
 - c. The City Council may affirm, modify or reverse the decision by simple majority vote.
 - d. The decision of the City Council is final.
- K. *Effect of Approval.*
 1. *Submission and Processing.* Following the granting of a Subdivision Waiver, the Applicant may submit or continue the processing of a Plat or Construction Plans, as applicable.

2. *Expirations.* The Subdivision Waiver granted shall remain in effect for the period the Plat or Construction Plans are in effect, and shall expire upon expiration of either or both of those Applications.
3. *Extensions.* Extension of those Applications shall also result in extension of the Subdivision Waiver.

(Ord. No. 2020-O-38 , §§ 2, 3, 11-16-2020; Ord. No. 2021-O-06 , § 1, passed 2-2-2021)

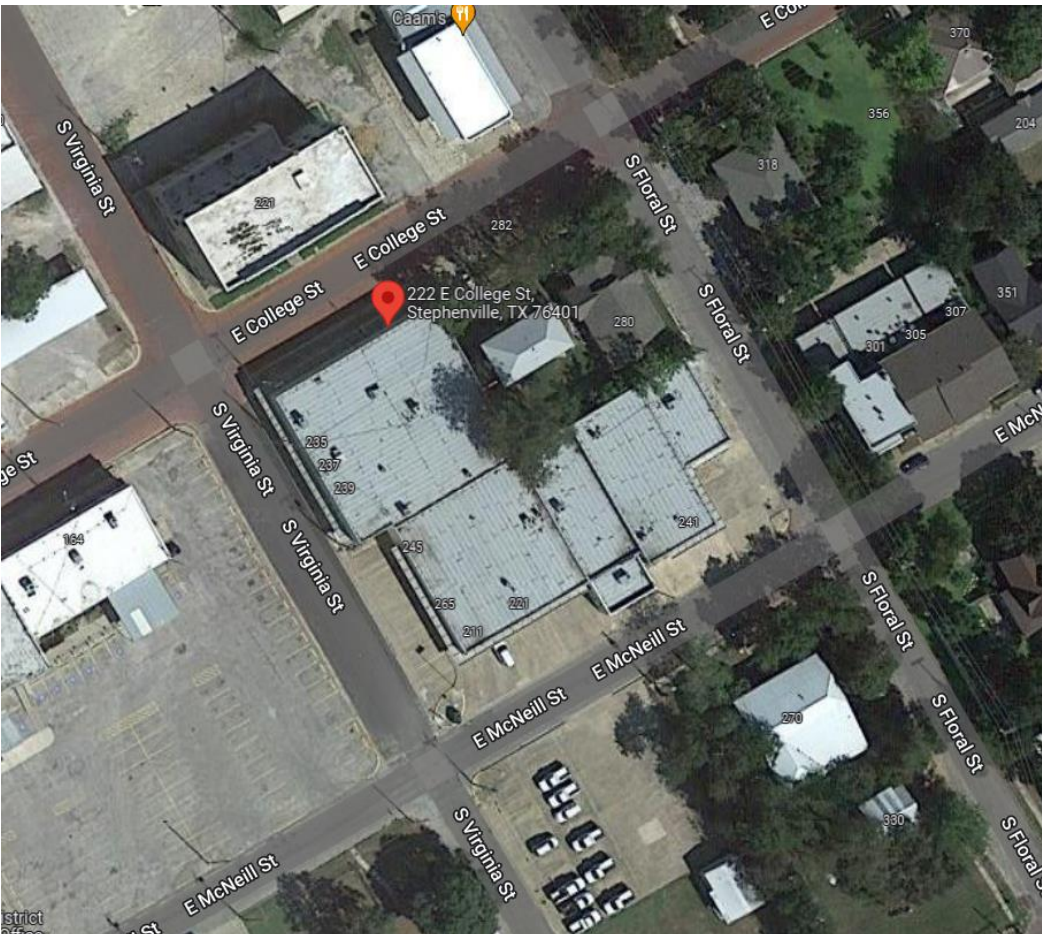
FACTORS TO CONSIDER:

- 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:

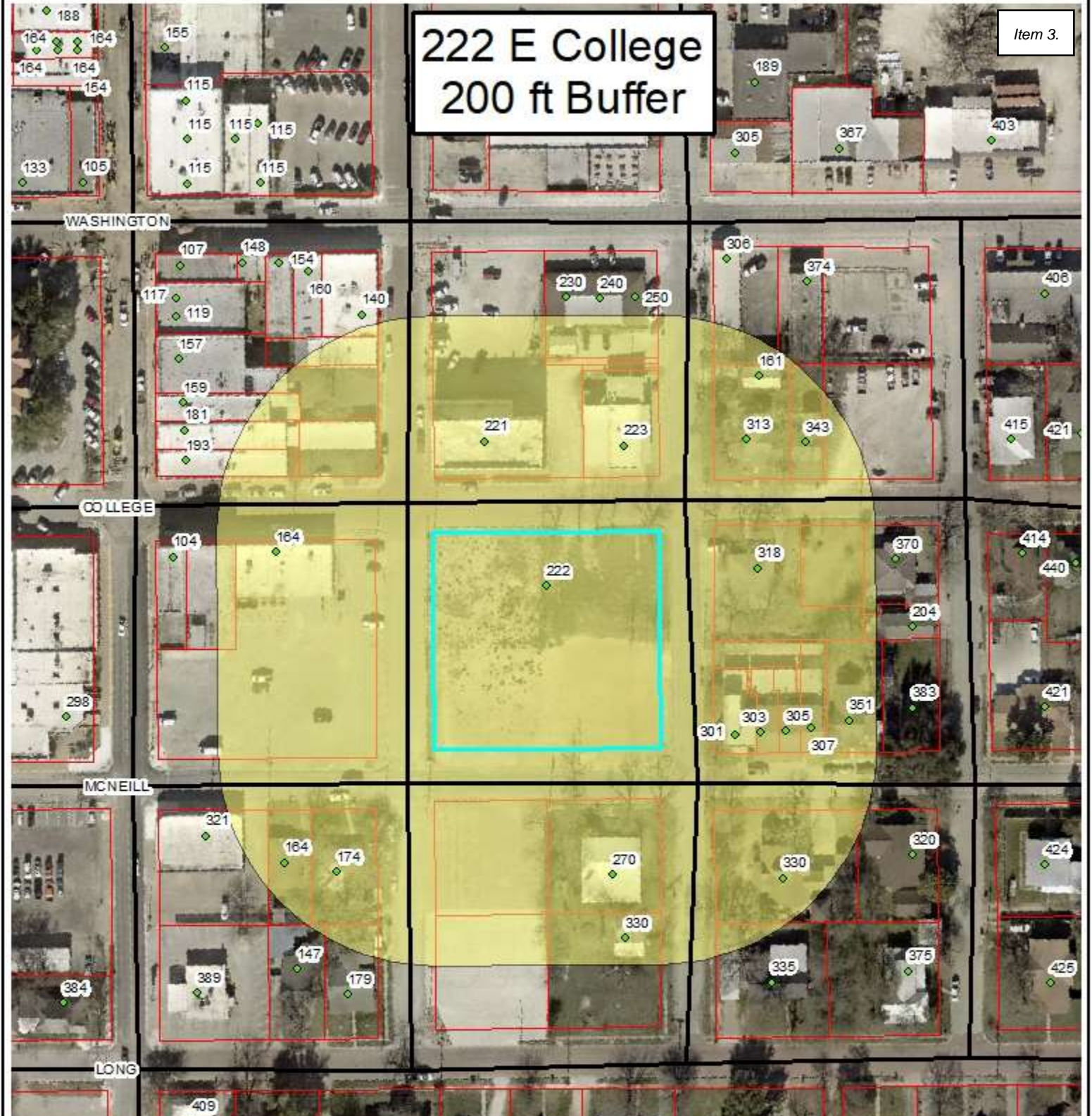
- 1) Recommend the City Council approve the waiver request.
- 2) Recommend the City Council deny the waiver request.

Exhibit – Aerial of property



222 E College 200 ft Buffer

Item 3.



Legend

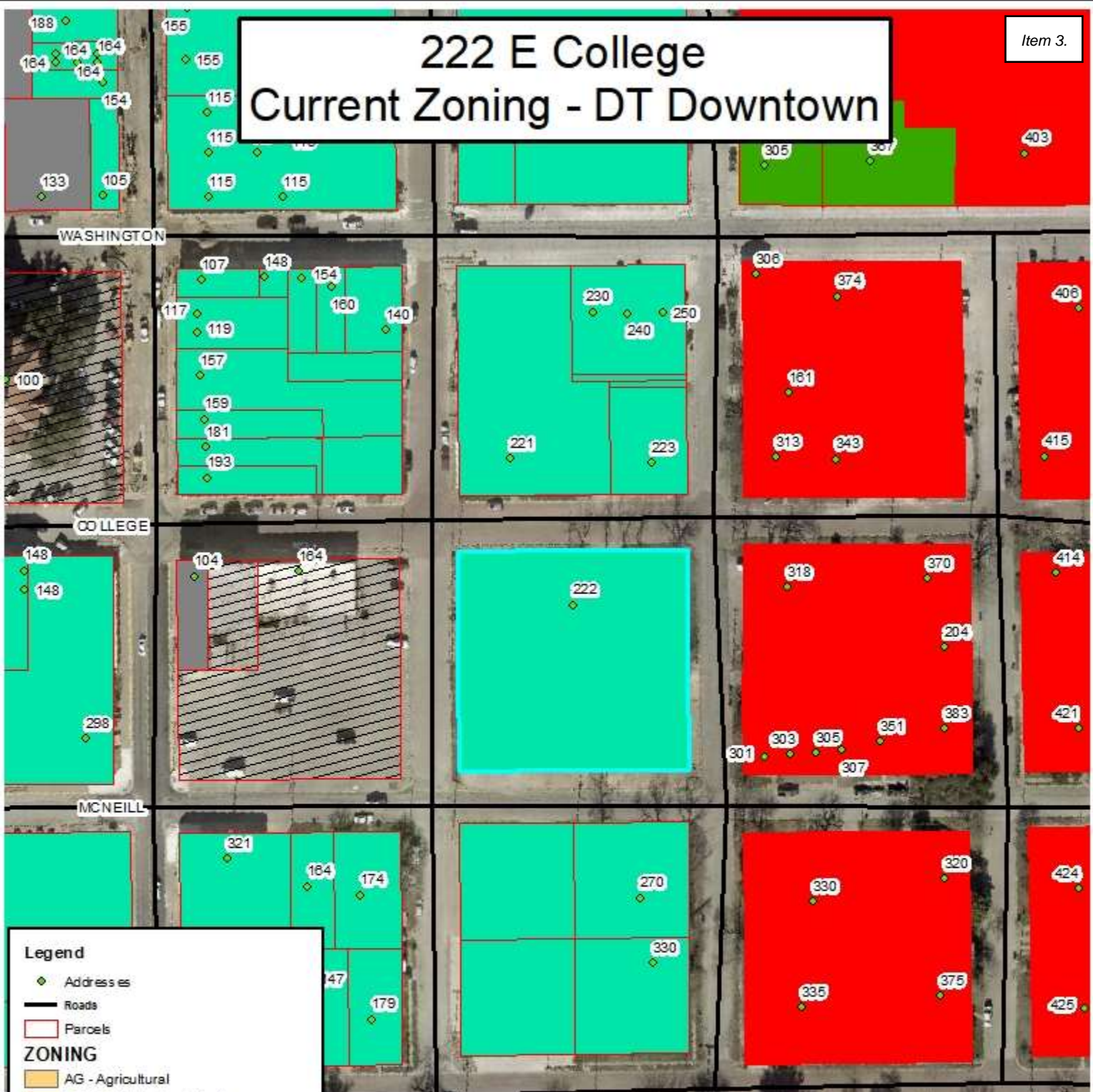
- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



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

222 E College Current Zoning - DT Downtown

Item 3.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

ZONING

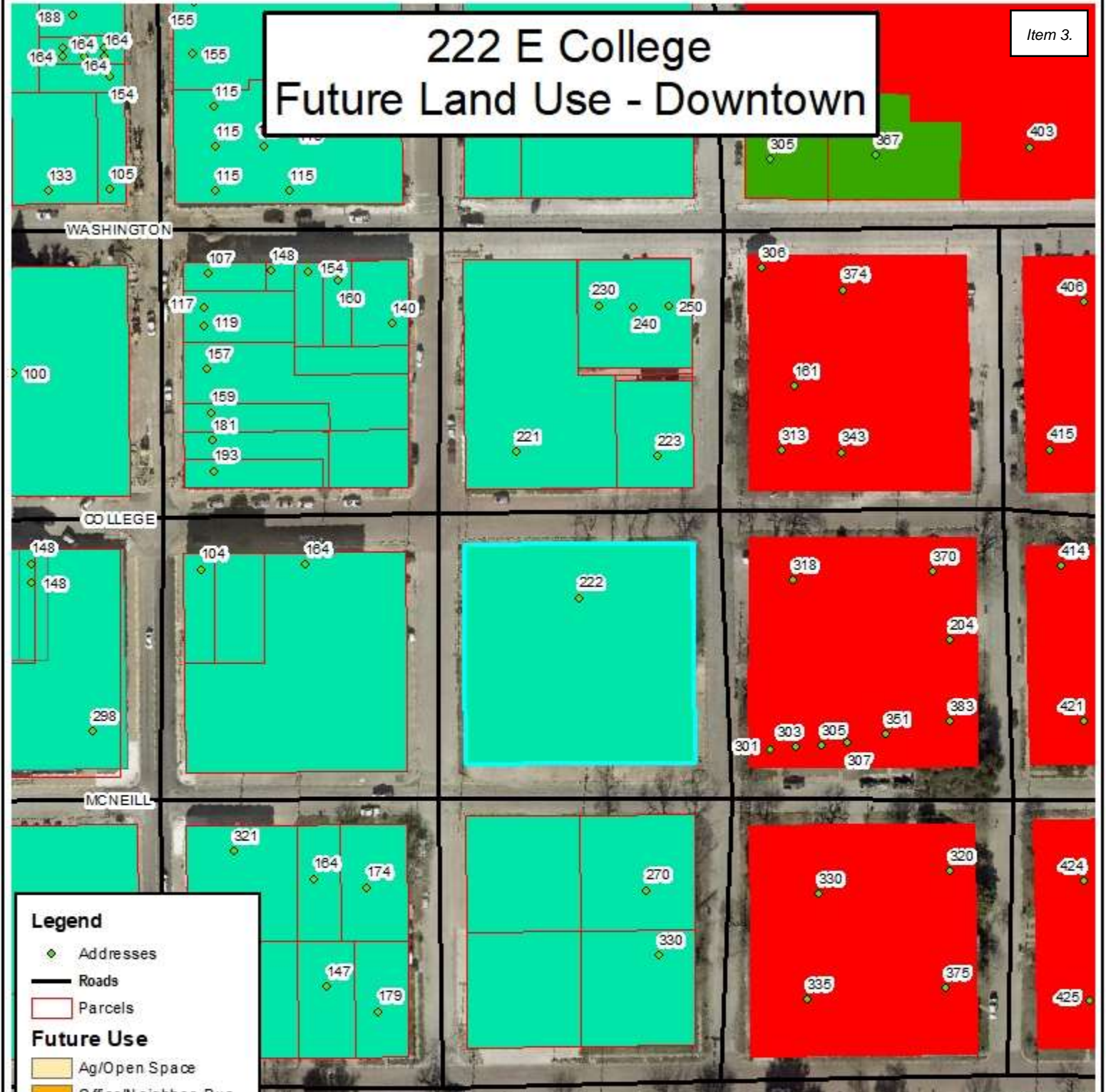
- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- ▨ CTS - City, Tareyton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One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



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222 E College Future Land Use - Downtown

Item 3.



Legend

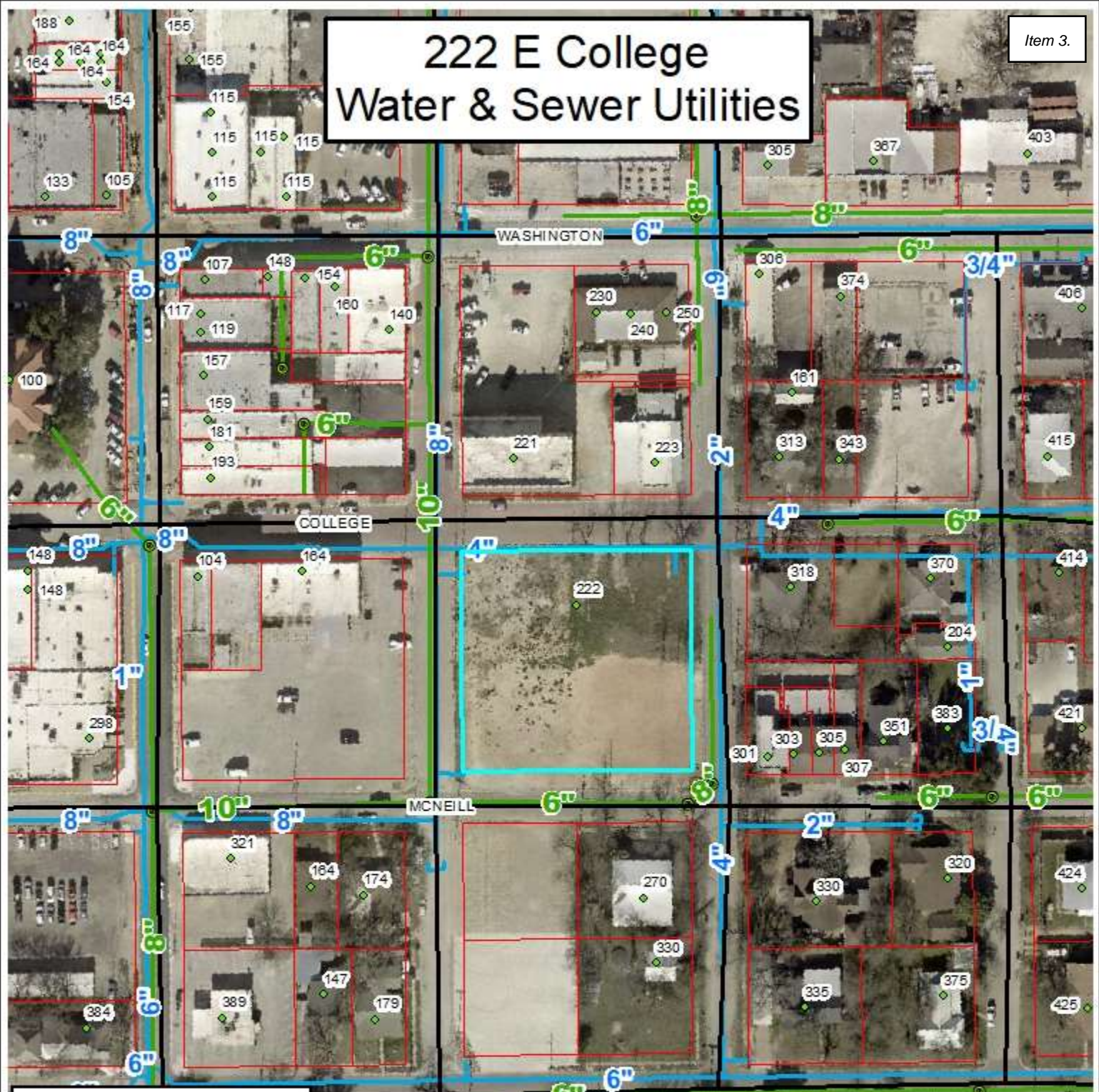
- ◆ Addresses
- Roads
- ▭ Parcels
- Future Use**
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-F am/Resident
- Duplex/Townhome
- Manufact Homes



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222 E College Water & Sewer Utilities

Item 3.



Legend

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



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222 E College Address List

Item 3.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000029164	159 S GRAHAM	72-WHO INC	159 S GRAHAM	STEPHENVILLE	TX	76401
R000029350	204 VINE	ARRAMBIDE AMANDA & MILDRED TANKERSLEY	204 S VINE	STEPHENVILLE	TX	76401
R000029332	313 COLLEGE	BORGES MARY & JOE BORGES	975 CR356	DUBLIN	TX	76446
R000029233	147 LONG	BOWLES TYLER & CAREY	PO BOX 397	STEPHENVILLE	TX	76401
R000029237	270 E MCNEILL	BRAMLETT ELIZABETH ADELE	270 E MCNEILL	STEPHENVILLE	TX	76401-0000
R000029157	164 E COLLEGE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029159	164 E COLLEGE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029234	179 LONG	COLE SARAH ELIZABETH & JOSHUA ANDREW COLE	179 E LONG ST	STEPHENVILLE	TX	76401
R000029334	374 E WASHINGTON	COLLIER HUGHBERT ARNOLD & GAIL WHITE	741 W COLLEGE	STEPHENVILLE	TX	76401
R000029236	0 E MCNEILL	ERATH COUNTY	ERATH COUNTY COURTHOUSE	STEPHENVILLE	TX	76401
R000055758	330 S FLORAL	ERATH COUNTY	100 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000029238	0 E LONG	ERATH COUNTY	ERATH COUNTY COURTHOUSE	STEPHENVILLE	TX	76401
R000029239	222 E COLLEGE	ERATH COUNTY	ERATH COUNTY COURTHOUSE	STEPHENVILLE	TX	76401
R000029243	223 E COLLEGE	GONZALEZ ALVARO & CONSUELO	1726 CR508	DUBLIN	TX	76446
R000076838	0 S FLORAL	GONZALEZ ALVARO & CONSUELO	1726 CR508	DUBLIN	TX	76446
R000029357	330 MCNEILL	GREAT AMERICAN ENTERTAINMENT CO LLC	5396 S US281	STEPHENVILLE	TX	76401
R000029356	307 MCNEILL	HARGROVE ERIC & NATASHA	14777 N US281	STEPHENVILLE	TX	76401
R000029355	305 MCNEILL	HARGROVE ERIC & NATASHA	14777 N US281	STEPHENVILLE	TX	76401
R000029354	303 MCNEILL	HARGROVE ERIC & NATASHA	14777 N US281	STEPHENVILLE	TX	76401
R000029353	301 MCNEILL	HARGROVE ERIC & NATASHA	14777 N US281	STEPHENVILLE	TX	76401
R000076275	301 MCNEILL	HARGROVE ERIC & NATASHA	14777 N US281	STEPHENVILLE	TX	76401
R000029232	174 MCNEILL	HENRY TOMMY MACK TRUST	174 MCNEILL	STEPHENVILLE	TX	76401
R000029242	240 E WASHINGTON	J & S FAMILY HOLDINGS LLC	PO BOX 1201	STEPHENVILLE	TX	76401
R000076839	0 S FLORAL	J & S FAMILY HOLDINGS LLC	PO BOX 1201	STEPHENVILLE	TX	76401
R000029166	157 S GRAHAM	LOKI ENTERPRISES LLC	157 S GRAHAM	STEPHENVILLE	TX	76401
R000029244	221 E COLLEGE	LONG STREET HOTEL LLC	881 FOREST LANE	STEPHENVILLE	TX	76401
R000029231	164 E MCNEILL	LYON JAY MARSHAL	164 E MCNEILL	STEPHENVILLE	TX	76401-4329
R000029352	351 MCNEILL	MENDOZA MISAEL & DEBORAH	2135 FALCON CT	STEPHENVILLE	TX	76401
R000029330	306 E WASHINGTON	MONRREAL REYNALDO & JESUS	810 ALEXANDER RD	STEPHENVILLE	TX	76401-5125
R000029173	140 S VIRGINIA	NANCE JERRY C & KELIJON W	PO BOX 1726	STEPHENVILLE	TX	76401-0000
R000029333	343 COLLEGE	ROACH KERRY JANE	644 EAST RD	STEPHENVILLE	TX	76401-0000
R000029331	0 E COLLEGE	ROACH KERRY JANE	644 EAST RD	STEPHENVILLE	TX	76401-0000
R000029360	335 E LONG	SELF BOBBY & PAMELA J	335 E LONG	STEPHENVILLE	TX	76401
R000029348	356 COLLEGE	SKIPPER ELLEN & ANNALYNN SKIPPER	PO BOX 133	STEPHENVILLE	TX	76401
R000029358	320 VINE	SKIPPER ELLEN & ANNALYNN SKIPPER	PO BOX 133	STEPHENVILLE	TX	76401
R000029347	318 E COLLEGE	SKIPPER REAL ESTATE	PO BOX 133	STEPHENVILLE	TX	76401-0000
R000029174	144 S VIRGINIA	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000029163	181 S GRAHAM	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000044704	181 S GRAHAM	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000029230	321 S GRAHAM	STOKES REAL ESTATE LP	321 S GRAHAM	STEPHENVILLE	TX	76401
R000029349	370 COLLEGE	TUGGLE KENNETH	370 E COLLEGE	STEPHENVILLE	TX	76401-0000
R000029162	193 S GRAHAM	WILSON-FRASER	193 S GRAHAM	STEPHENVILLE	TX	76401



NO. SV2022-003

PLANNING AND ZONING COMMISSION APPLICATION

PCT 1 (DCO) BATH, TX, US

1. APPLICANT/OWNER DEE STEPHENS
First Name Last Name
ADDRESS 100 W. WASHINGTON ST. 254-977-4079
Street/P.O. Box Phone No
STEPHENVILLE TX 76401
City State Zip Code

2. PROPERTY DESCRIPTION: 222 COLLEGE
Street Address

3. LEGAL DESCRIPTION:
Lot(s) Block(s) Addition

4. PRESENT CODES: TRIANGULAR SIGHT VISIBILITY BASEMENT
Code of Ordinance Title

APPLICANTS REQUEST FOR AN APPLICATION PERTAINS TO THE FOLLOWING

- () FOR INTERPRETATION of the meaning or intent of the Zoning Ordinance.
(✓) A WAIVER from the literal enforcement of the Sub-Divison Ordinance.

5. APPLICANTS REQUEST IS AS FOLLOWS:

WE REQUEST A WAIVER OF THE SIGHT VISIBILITY BASEMENT FROM 95'
NOW RESIDENTIAL TO - 20' AS RECOMMEND AS A MINIMUM RESIDENTIALLY.
TYPICALLY THE TRAFFIC IN THIS AREA RESEMBLES RESIDENTIAL MORE SO THAN
COMMERCIAL.

(Attach an additional sheet if necessary).

Signature of Applicant

3/25/22
Date

Signature of City Official Received

3/29/2022
Date Received by
Dev. Services Dept

Please email permit to Christina Moon at cmoon@stephenvilletx.gov 254-918-1281

FOR OFFICE USE ONLY

CHECKLIST

	<i>Initial(s)</i>	<i>Date</i>
1. Application Received.	_____	_____
2. Application Reviewed as Follows:		
a. General Description of Location (Street, address, or "Northwest Corner of Avenue C and Avenue E").	_____	_____
b. Legal Description of Property (Lot and Block Number/Metes and bounds, Survey and Abstract)	_____	_____
c. Size of Tract by Dimensions and Area. (Shown on Plat drawn to scale).	_____	_____
d. Present Zoning Classification	_____	_____
3. Applicant's Fee \$_____ received	_____	_____
4. Site Plan Attached.	_____	_____
5. Property owners of record within 200 feet notified by mail.	_____	_____
6. Notice of public hearing posted.	_____	_____
7. Notice of public hearing delivered to newspaper.	_____	_____
8. Application reviewed by city officials: (Initial where applicable)		
a. Community Development Dept.	_____	_____
b. Public Works Department	_____	_____
c. Fire Department	_____	_____
d. Police Department	_____	_____
e. Other Departments (Specify)	_____	_____
9. Agenda packet mailed to board members.	_____	_____

04/12/2021



STAFF REPORT

SUBJECT: Case No.: SV2022-004

Applicant Dee Stephens, representing Erath County, is requesting a Subdivision Waiver from Section 155.06.05.G. to reduce the distance between driveways along city-maintained streets from 100' to 50' for property located at 222 E College, Parcel R29239, being Lot 1,2,3, & 4 of Block 14 of City Addition to the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

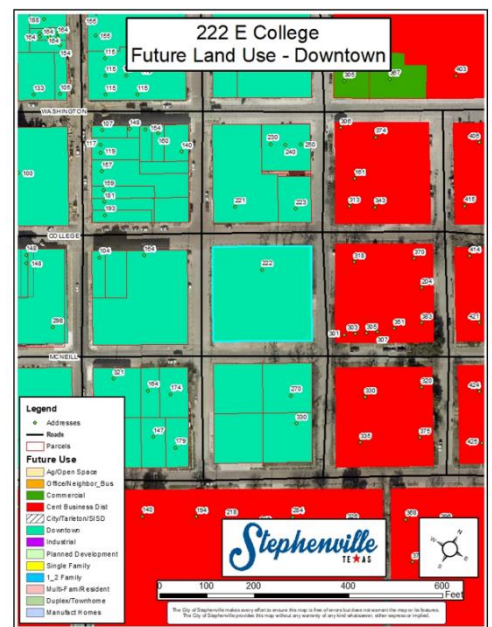
Staff supports the request.

BACKGROUND:

APPLICANT REQUEST:

Applicant is requesting a waiver from distance between driveways requirements because entire block is being constructed for one use and because of existing conditions on College Street.

PROPERTY PROFILE:



Located on E College Street between Virginia and Floral

DESCRIPTION OF REQUESTED ZONING:

Sec. 155.6.05. Access management.

- A. *Intent of Access Management.* It is the intent of this section to:
1. Prohibit the indiscriminate location and spacing of driveways while maintaining reasonable vehicular access to and from the public street system;
 2. Reduce conflicting turning movements and congestion and thereby reducing vehicular accidents; and
 3. Maintain and enhance a positive image for the attraction of new, high-quality developments in the City.
- B. *Applicability.*
1. A person commits an offense if the person constructs, reconstructs, relocates or in any way alters the design or operation of any driveway without first obtaining a building permit issued by the Building Official.
 2. No driveway shall be allowed or permitted if, in the determination of the City Administrator, it is detrimental to the public health, safety and welfare.
- C. *Street Section Classifications.* Street section classifications shall be defined in accordance with the Transportation element of the City's Comprehensive Plan.
- D. *Traffic Impact Analysis.*
1. A Traffic Impact Analysis (TIA) may be required at the time of Preliminary Plat submittal for all site developments. For phased developments, the TIA shall include an analysis for each phase of the development and the threshold for the TIA shall be for the entire development.
 - a. Threshold for a Traffic Impact Analysis:
 - i. Residentially zoned Subdivisions that are projected to generate more than 1,000 new average daily trips (ADT) shall require a TIA.
 - ii. Office zoned Subdivisions that are projected to generate more than 500 new average daily trips (ADT) shall require a TIA.
 - iii. Nonresidential zoned Subdivisions that are projected to generate more than 2,500 new average daily trips (ADT) shall require a TIA.
 - iv. Industrial zoned Subdivisions that are projected to generate more than 500 new average daily trips (ADT) shall require a TIA.
 - b. Calculation of the ADT for Subdivisions:
 - i. For calculating the ADT for residential zoned Subdivisions, a housing unit shall be considered to generate 10 vehicle trips a day.
 - ii. For calculating the ADT for office zoned Subdivisions, a 50,000 square foot building shall be considered to generate 500 ADT. In order to anticipated if a 50,000 square foot building can be built on a lot, the lot size with all setbacks and other related area zoning standards should be applied.
 - iii. For calculating the ADT for retail zoned Subdivisions, a 60,000 square foot building shall be considered to generate 2,500 ADT. In order to anticipated if a 60,000 square foot building can be built on a lot, the lot size with all setbacks and other related area zoning standards should be applied.

- iv. For calculating the ADT for industrial zoned Subdivisions, a 75,000 square foot building shall be considered to generate 500 ADT. In order to anticipated if a 75,000 square foot building can be built on a lot, the lot size with all setbacks and other related area zoning standards should be applied.
 - c. The TIA impact study area shall include the site and area within one-half (½) mile from the boundary of the site.
 - d. A capacity analysis shall be conducted for all public street intersections and junctions of major driveways with public streets which are significantly impacted within the TIA impact study area. The capacity analysis will follow the principles established in the Transportation Research Board's (TRB) Highway Capacity Manual (HCM).
2. A Minor Subdivision Waiver may be granted by the City Administrator if the roadway is fully built.

E. *Common Access.*

- 1. Lots with sufficient frontage to safely meet the design requirements below may be permitted their own driveways.
- 2. A Common Access Easement may be required between adjacent lots fronting on any street section in order to minimize the total number of access points along those streets and to facilitate traffic flow between lots.
- 3. Common Access Easement.

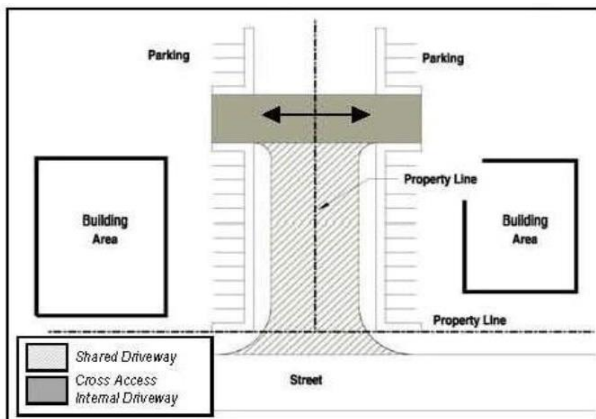


Figure 8: Example of Common Driveway (for illustrative purposes only)

- a. The use of common driveways shall require the dedication of a joint-use private access easement on each affected property.
 - b. Said dedication shall be provided on the Final Plat of the subject properties, or be filed by separate instrument approved by the City Attorney with the County with a copy forwarded to the City.
 - c. The Plat shall state that the easement shall be maintained by the property owner.
 - d. The Common Access Easement shall encompass the entire width of the planned driveway plus an additional width of one foot on both sides of the drive.
- F. *Driveway Design for State Maintained Roadways Criteria.* The following standards shall be followed in the design and construction of driveways. The values in the following tables represent minimum standards to be applied in designing and locating driveways on State maintained roadways.

1. *Driveway Dimensions and Spacing.* The following Table 5: Dimensions for Driveways along State Maintained Roadways indicates the minimum dimensional values required for driveways along State-maintained roadways.

Table 5: Dimensions for Driveways along State Maintained Roadways		
Criteria	Commercial & Multi-Family Driveway	Service Driveway
Driveway Throat Width	24-40 Feet	30-48 Feet
Driveway Curb Radius	20-30 Feet	25-40 Feet
Minimum Distance to Intersection Along Roadway	300 Feet	300 Feet
Minimum Driveway Spacing Along Roadway	300 Feet	300 Feet
Notes:		
1. The requirements for <i>Driveway Throat Width</i> and <i>Driveway Curb Radius</i> are for standard undivided two-way operation and may be varied by the City Administrator if traffic volumes, truck usage, common driveways, and other factors warrant such. 2. Distance measured from the proposed driveway face of curb to the face of the nearest curb of the nearest driveway. Minimum spacing does not implicitly determine the number of driveways allowed. See 6.05.F.2 (below) for additional restrictions on driveway locations along State-maintained roadways. 3. Distance measured from the intersection street nearest face of curb to the face of the curb of the proposed driveway. See 6.05.F.2 (below) for additional restrictions on driveway locations along State-maintained roadways. 4. Service driveway spacing may be reduced to 150 feet if the ingress/egress volume is less than 50 vehicles per day and if the service driveway is a secondary driveway ancillary to a commercial driveway within the same development. See 6.05.F.2 (below) below for additional restrictions on driveway locations along State-maintained roadways. 5. Driveway spacing may be reduced to 250 feet if the driveway is right-in/right-out only. Appropriate signage, pavement markings, and traffic control devices must be provided to limit turning movements to right-in/right-out.		

2. *Additional Design Requirements.*
 - a. Plans for all work within State Right-of-Way shall be submitted to the City Administrator.
 - b. A driveway permit from TXDOT shall be acquired prior to Preliminary Plat approval. Driveways shall be in accordance with TXDOT standards.
 - c. Deceleration Lane.
 - i. When the turning volume for a driveway exceeds 60 vehicles per hour during the peak hour, a deceleration lane shall be provided on highways with a posted speed of 40 mph or less.
 - ii. When the turning volume for a driveway exceeds 50 vehicles per hour during the peak hour, a deceleration lane shall be provided on highways with a posted speed of 45 mph or greater.

G. *Driveway Design for City Maintained Roadways.* The following standards shall be followed in the design and construction of driveways. The values in the following tables represent minimum standards to be applied in designing and locating driveways on City streets.

1. *Driveway Dimensions and Spacing (City Maintained Roadways).* The following Table 6: Dimensions for Driveways along City Maintained Roadways indicates the minimum dimensional values required for driveways along City maintained roadways (local streets, collectors, Major Arterial/Thoroughfare Streets).

Table 6: Dimensions for Driveways along City Maintained Roadways			
Criteria	Street Classification	Commercial & Multi-Family Driveway	Service Driveway
Driveway Throat Width	Major Arterial/Thoroughfare Street	24-60 Feet	30-48 Feet
	Collectors	24-40 Feet	30-48 Feet
	Minor/Local Streets	24-40 Feet	24-36 Feet

Driveway Curb Radius	Major Arterial/Thoroughfare Street	30-35 Feet	25-30 Feet
	Collectors	25 Feet	10-20 Feet
	Minor/Local Streets	25 Feet	10-20 Feet
Minimum Distance to Intersection Along Roadway	Major Arterial/Thoroughfare Street	150 Feet	200 Feet
	Collectors	120 Feet	150 Feet
	Minor/Local Streets	100 Feet	100 Feet
Minimum Centerline Driveway Spacing Along Roadway	Major Arterial/Thoroughfare Street	230 Feet	250 Feet
	Collectors	120 Feet	150 Feet
	Minor/Local Streets	70 Feet	100 Feet

Notes:

1. The requirements for *Driveway Throat Width* and *Driveway Curb Radius* are for standard undivided two-way operation and may be varied by the City Administrator if traffic volumes, truck usage, common driveways, and other factors warrant such.
2. Minimum centerline spacing does not implicitly determine the number of driveways allowed. Driveways served by deceleration lanes may be spaced at closer intervals if approved by the City Administrator.
3. Distance measured from the intersection Right-of-Way line to the centerline of the proposed driveway.
4. Refer to 6.05.G.2 (below). Commercial, multi-family and service driveways may not be permitted on local streets.

2. Additional Design Requirements (City Maintained Roadways).

a. Driveways Prohibited.

- i. Nonresidential, multi-family and service driveways shall not be permitted on local streets unless the tract or lot has no other public access.
- ii. In the event there is no other access to a public street, commercial, multi-family and service driveways shall be permitted on local streets provided that they meet the design standards in Table 5: Dimensions for Driveways along State Maintained Roadways.

b. Deceleration Lanes for Driveways on Major Arterial/Thoroughfare Streets Required

c. The driveway dimensions and spacing for residential driveways are provided in the Engineering Standards Manual.

- i. When the turning volume for a driveway exceeds 60 vehicles per hour during the peak hour, a deceleration lane shall be provided on Major Arterial/Thoroughfare Streets with a posted speed of 40 mph to 45 mph.
- ii. When the turning volume for a driveway exceeds 50 vehicles per hour during the peak hour, a deceleration lane shall be provided on Major Arterial/Thoroughfare Streets with a posted speed greater than 45 mph.

H. Required Internal Storage (Minimum throat Length/Stacking).

1. *Minimum Throat Length.* The driveway for any multi-family or nonresidential property that connects to a highway, Major Arterial/Thoroughfare Street, or collector or local street shall extend onto private property a minimum distance of 15 feet, but not less than the required front landscape edge width, from the Right-of-Way line before intersecting any internal circulation drive.
2. *Internal Storage (Stacking).* Internal storage (stacking) shall be provided on multi-family, commercial or industrial properties for corresponding driveways in accordance with Table 7: Required Internal Storage for driveways that provide ingress/egress to parking areas of 20 or greater spaces.

Table 7: Required Internal Storage		
Average Number of Parking Spaces per Driveway*	Total Number of Parking Spaces**	Minimum Storage length
20-49	20-49	Landscape edge width +20'
	50-199	50'
	200+	75'
50-199	50-199	75'
	200+	100'
200+	200+	100'
Notes: 1. The average number of parking spaces per driveway is calculated by dividing the total number of parking spaces by the number of commercial and multi-family driveways. (Service driveways are not included in the calculation.)		

- I. *Adequate Sight Distance.*
 - 1. Driveways shall be prohibited where adequate sight distance is not available for the established speed limit.
 - 2. Sight distances shall be calculated in accordance with the latest edition of the AASHTO "A Policy on Geometric Design of Highways and Streets."
 - 3. If a field inspection indicates that driveway sight distance may be insufficient, the Applicant will be required to submit vertical and horizontal information prepared by a registered professional engineer to the City Administrator that verifies adequate sight distance is available for the proposed driveway location.
 - 4. For sight triangle requirements, (i.e., visibility triangles), please refer to 6.08.C. Triangular Sight Visibility Easements (see also Figure 9: Visibility Triangles).

Sec. 155.7.01. Petition for subdivision waiver.

- A. *Purpose.* The purpose of a petition for a Subdivision Waiver to a particular standard or requirement with these Subdivision Regulations, as such are applicable to Plats or Construction Plans, is to determine whether such particular standard or requirement should be applied to an Application.
- B. *Definitions.* Subdivision Waivers shall be classified as a Minor Subdivision Waiver or Major Subdivision Waiver.
- C. *Decision-Maker.*
 - 1. *Minor Subdivision Waiver.*
 - a. *Decision-Maker Authority.*
 - i. The City Administrator or Assistant City Manager shall act upon a Minor Subdivision Waiver listed in Table 8.
 - b. *Appeal of a Minor Subdivision Waiver Decision.*
 - i. *Appeal Review and Recommendation.* An appeal of the Minor Subdivision Waiver decision may be considered by the Commission.
 - ii. *Appeal Decision.* If further appeal is made, the City Council shall then act on such an appeal. (See 7.01.J Minor Subdivision Waiver Appeal)

Table 8: Minor Subdivision Waiver		
Section	Standard	City Administrator/ Assistant City Manager
1.06.A.8	Thoroughfare Plan	Approve
3.01.B	Waiver of Application Information	Approve

6.06.N	Dead-End Alleys	Approve
6.10.D	Right Angles for Side Lot Lines	Approve
6.05.D	Traffic Impact Analysis	Approve
6.13.A.5	Water Lines Extended to Subdivision Borders	Approve
6.14.A.5	Wastewater Lines Extended to Subdivision Borders	Approve

2. *Major Subdivision Waiver.*

- a. *Decision Maker Authority.* After review and recommendation from the Commission, the City Council shall decide a Major Subdivision Waiver.

3. *Waiver from the Requirements for Sidewalks, Curbs, and/or Gutters.*

- a. The City Manager, Assistant City Manager, and the Director of Development Services are authorized to grant waivers for Sidewalks, Curbs, and/or Gutters under the following conditions:

- i. The property was platted prior to March 1, 2021; and
ii. The property is located outside of the City of Stephenville's Sidewalk Improvement Area as defined in Resolution No. 2019-R-05.

- b. Waivers requested that do not qualify under the conditions outlined in Section 3.a. above must follow the procedure for a Major Subdivision Waiver.

- c. Applicants whose request for waiver is denied by the City Manager, Assistant City Manager, or the Director of Development Services may appeal this decision. Appeals under Section 3 will follow the procedures for appealing a Minor Subdivision Waiver as set forth in Section J.

- d. All approved waivers require the payment of a fee equal to 25% of the total improvement cost as determined by the city's current bid contract for such improvements. Fees collected will be dedicated to the City's Sidewalk Cost Share Program.

D. *Subdivision Waiver Applicability.*

1. *Waiver of Standard or Requirement.*

- a. An Applicant may request a Subdivision Waiver of a particular standard or requirement applicable to a Preliminary Plat, to Construction Plans, or where no Preliminary Plat Application has been submitted for approval, to a Final Plat or a Replat.

- b. A Subdivision Waiver petition shall be specific in nature, and shall only involve relief consideration for one particular standard or requirement.

- c. An Applicant may, if desired, submit more than one Subdivision Waiver petition if there are several standards or requirements at issue.

- d. For processing a Subdivision Waiver in relationship with a Plat Application, an Applicant shall submit a Waiver of Right to 30-Day Action in accordance with 3.03.D Waiver of Right to 30-Day Action.

2. *Waiver Petition Acceptance.*

- a. A petition for a Subdivision Waiver shall not be accepted in lieu of:

- i. A Subdivision Proportionality Appeal (7.02); or
ii. A Subdivision Vested Rights Petition (7.03).

- b. If there is a question as to whether a Subdivision Proportionality Appeal or Subdivision Vested Rights Petition is required instead of a Subdivision Waiver petition, such determination shall be made by the City Administrator.

E. *Subdivision Waiver Submission Procedures.*

1. *Written Waiver Request with Application.*
 - a. A request for a Subdivision Waiver shall be submitted in writing by the Applicant with the filing of a Preliminary Plat, Construction Plans, Final Plat or Replat, as applicable.
 - b. No Subdivision Waiver may be considered or granted unless the Applicant has made such written request.
2. *Grounds for Waiver.*
 - a. The Applicant's request shall state the grounds for the Subdivision Waiver request and all of the facts relied upon by the Applicant.
 - b. Failure to do so, will result in denial of the Application unless the Applicant submits a Waiver of Right to 30-Day Action in accordance with 3.03.D Waiver of Right to 30-Day Action.

F. *Subdivision Waiver Criteria.*

1. *Undue Hardship Present.* A Subdivision Waiver to regulations within this Subdivision Ordinance may be approved only when, in the Decision-Maker's opinion, undue hardship will result from strict compliance to the regulations.
2. *Consideration Factors.* The Decision-Maker shall take into account the following factors:
 - a. The nature of the proposed land use involved and existing uses of the land in the vicinity;
 - b. The number of persons who will reside or work in the proposed development; and
 - c. The effect such Subdivision Waiver might have upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity.
3. *Findings.* No Subdivision Waiver shall be granted unless the Decision-Maker finds:
 - a. That there are special circumstances or conditions affecting the land involved or other constraints such that the strict application of the provisions of this Subdivision Ordinance would deprive the Applicant of the reasonable use of his or her land; and
 - b. That the Subdivision Waiver is necessary for the preservation and enjoyment of a substantial property right of the Applicant, and that the granting of the Subdivision Waiver will not be detrimental to the public health, safety or welfare or injurious to other property in the area; and
 - c. That the granting of the Subdivision Waiver will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Subdivision Ordinance.
4. *Intent of Subdivision Regulations.*
 - a. A Subdivision Waiver may be granted only when in harmony with the general purpose and intent of the Subdivision Ordinance so that the public health, safety and welfare may be secured and substantial justice done.
 - b. Financial hardship to the Applicant shall not be deemed to constitute undue hardship.
5. *Minimum Degree of Variation.* No Subdivision Waiver shall be granted unless it represents the minimum degree of variation of requirements necessary to meet the needs of the Applicant.
6. *Violations and Conflicts.* The Decision-Maker shall not authorize a Subdivision Waiver that would constitute a violation of, or conflict with, any other valid ordinance, code, regulation, master plan or Comprehensive Plan of the City.
7. *Falsification of Information.*

- a. Any falsification of information by the Applicant shall be cause for the Subdivision Waiver request to be denied.
 - b. If the Subdivision Waiver request is approved based upon false information, whether intentional or not, discovery of such false information shall nullify prior approval of the Subdivision Waiver, and shall be grounds for reconsideration of the Subdivision Waiver request.
- G. *Burden of Proof.* The Applicant bears the burden of proof to demonstrate that the requirement for which a Subdivision Waiver is requested, if uniformly applied, imposes an undue hardship or disproportionate burden on the Applicant. The Applicant shall submit the burden of proof with the original submittal.
- H. *Subdivision Waiver Decision.*
 - 1. The Decision-Maker shall consider the Subdivision Waiver petition and, based upon the criteria set forth in 7.01.F Subdivision Waiver Criteria, shall take one of the following actions:
 - a. Deny the petition, and impose the standard or requirement as it is stated in this Subdivision Ordinance; or
 - b. Grant the petition, and waive in whole or in part the standard or requirement as it is stated in this Subdivision Ordinance.
 - 2. Decision Process for a Minor Subdivision Waiver. The Decision-Maker shall deny or grant a request for a Minor Subdivision Waiver concurrently with the decision of a Preliminary Plat, Construction Plans, Final Plat or Replat, as applicable.
 - 3. Decision Process for a Major Subdivision Waiver.
 - a. Recommendation of the Planning and Zoning Commission.
 - i. The Commission shall consider the Major Subdivision Waiver request at a public meeting no later than thirty (30) calendar days after the date on which the notice of Major Subdivision Waiver is submitted to the City Administrator.
 - ii. The Commission shall recommend to the City Council to approve or deny a request for a Major Subdivision Waiver by majority vote.
 - b. Decision by City Council.
 - i. After the recommendation from the Commission has been made, the City Council shall consider the Major Subdivision Waiver request at a public meeting no later than thirty (30) calendar days after the date on which the Commission's recommendation was made.
 - ii. The City Council may or shall approve or deny a request for a Major Subdivision Waiver by a vote of all members.
 - iii. The decision of the City Council is final.
- I. *Notification of Decision on Petition—14 Days.* The Applicant shall be notified of the decision on the Subdivision Waiver by the applicable Decision-Maker (e.g., the City Administrator, Commission or City Council, as applicable), within fourteen (14) calendar days following the decision.
- J. *Minor Subdivision Waiver Appeal.*
 - 1. *Initiation of an Appeal.*
 - a. The Applicant may appeal a Minor Subdivision Waiver decision of the City Administrator, as allowed within the Subdivision Ordinance.
 - b. The written request to appeal shall be submitted to the City Administrator within thirty (30) calendar days following the denial decision.
 - 2. *Recommendation of the Planning and Zoning Commission.*

- a. The Commission shall consider the appeal at a public meeting no later than thirty (30) calendar days after the date on which the notice of appeal is submitted to the City Administrator.
- b. At this meeting, new information may be presented and considered, if available, that might alter the previous decision to deny the Minor Subdivision Waiver.
- c. The Commission shall recommend to the City Council to affirm, modify or reverse the previous decision by simple majority vote.

3. *Appeal to City Council.*

- a. The Applicant may appeal the Commission's decision by submitting a written notice of appeal to the City Administrator within thirty (30) calendar days following the Commission's decision.
- b. After the recommendation from the Commission has been made, the City Council shall consider the appeal at a public meeting no later than thirty (30) calendar days after the date on which the Commission's recommendation was made.
- c. The City Council may affirm, modify or reverse the decision by simple majority vote.
- d. The decision of the City Council is final.

K. *Effect of Approval.*

1. *Submission and Processing.* Following the granting of a Subdivision Waiver, the Applicant may submit or continue the processing of a Plat or Construction Plans, as applicable.
2. *Expirations.* The Subdivision Waiver granted shall remain in effect for the period the Plat or Construction Plans are in effect, and shall expire upon expiration of either or both of those Applications.
3. *Extensions.* Extension of those Applications shall also result in extension of the Subdivision Waiver.

(Ord. No. 2020-O-38 , §§ 2, 3, 11-16-2020; Ord. No. 2021-O-06 , § 1, passed 2-2-2021)

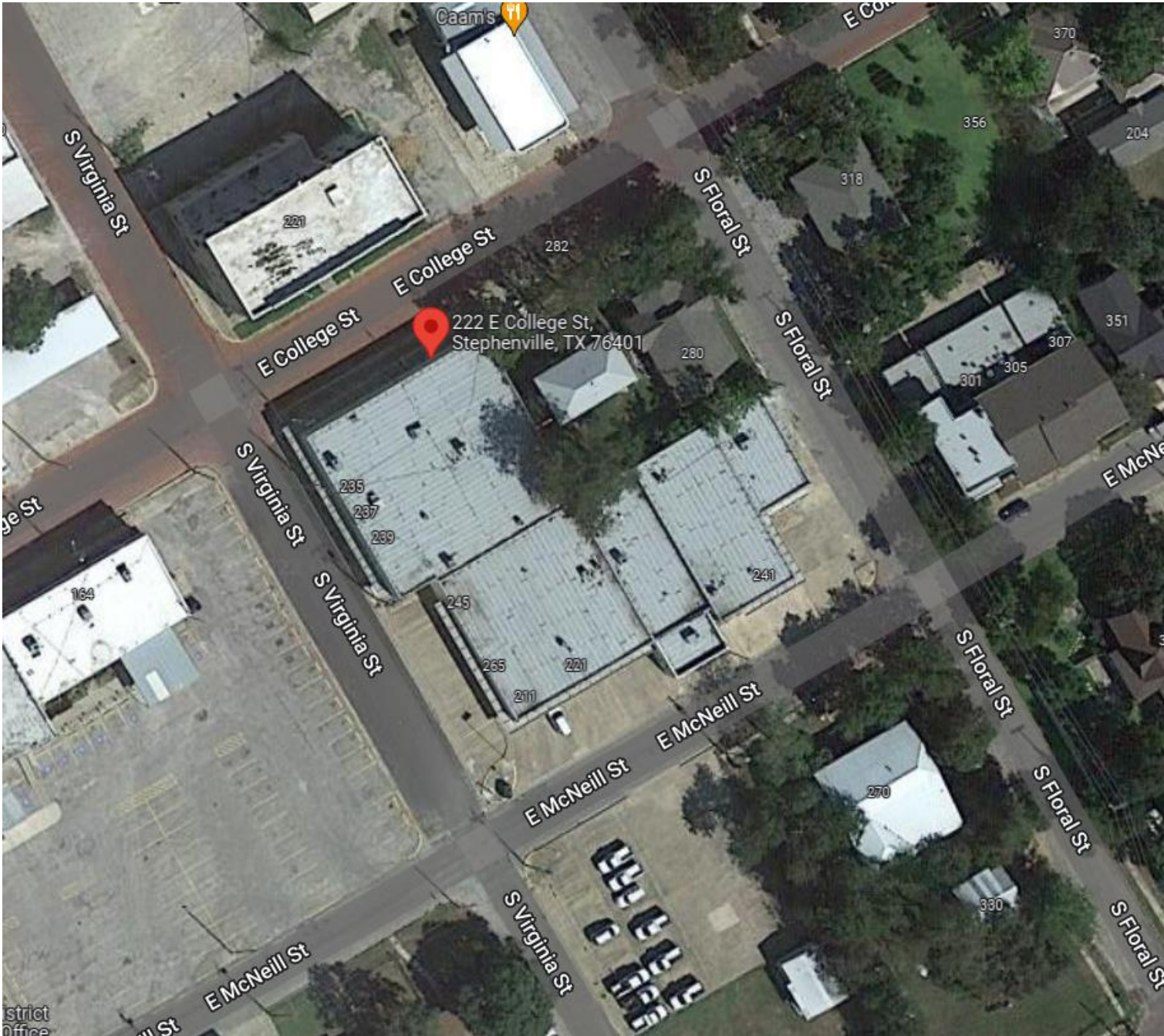
FACTORS TO CONSIDER:

- 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:

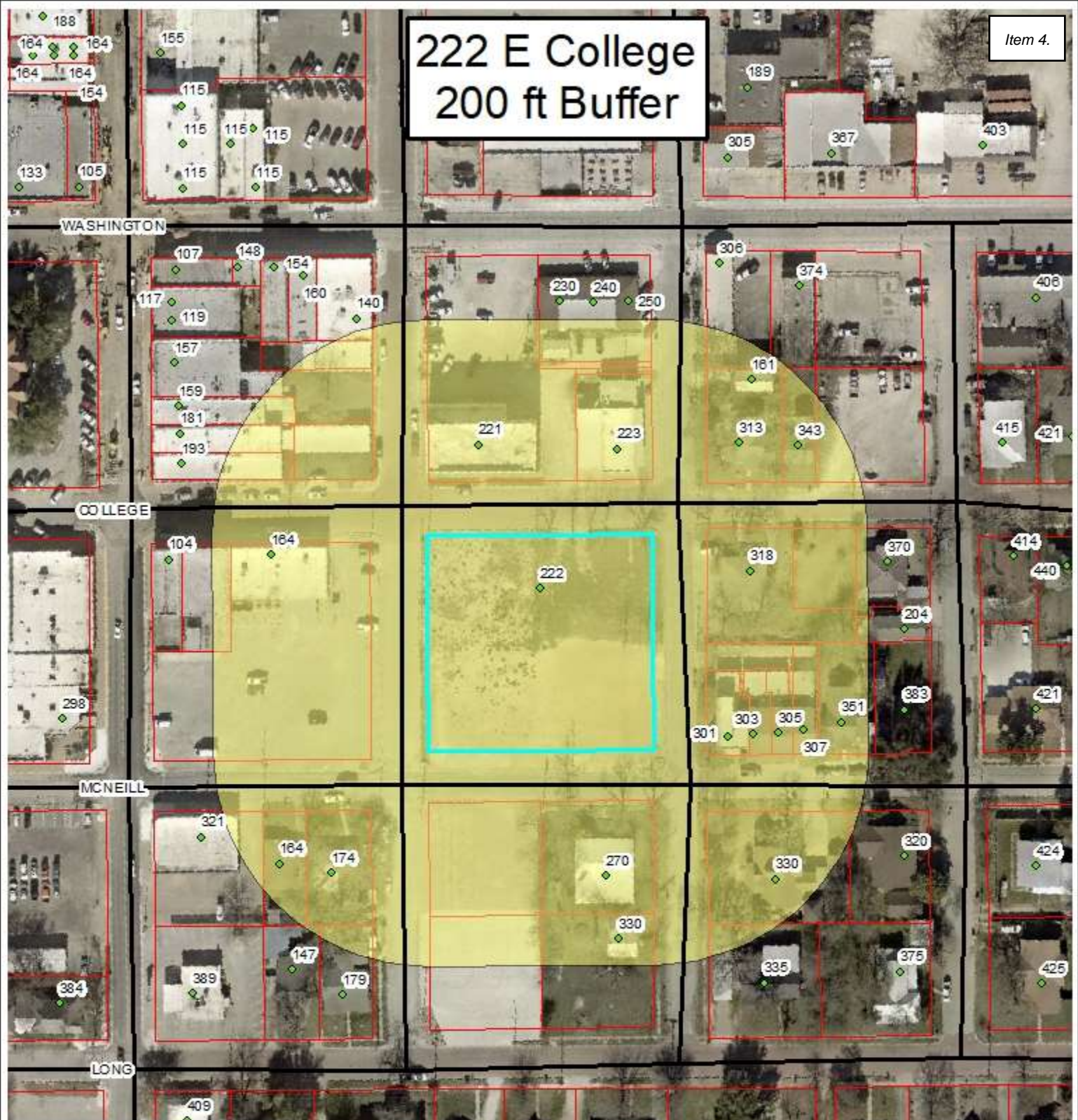
- 1) Recommend the City Council approve the waiver request.
- 2) Recommend the City Council deny the waiver request.

Exhibit – Aerial of property



222 E College 200 ft Buffer

Item 4.



Legend

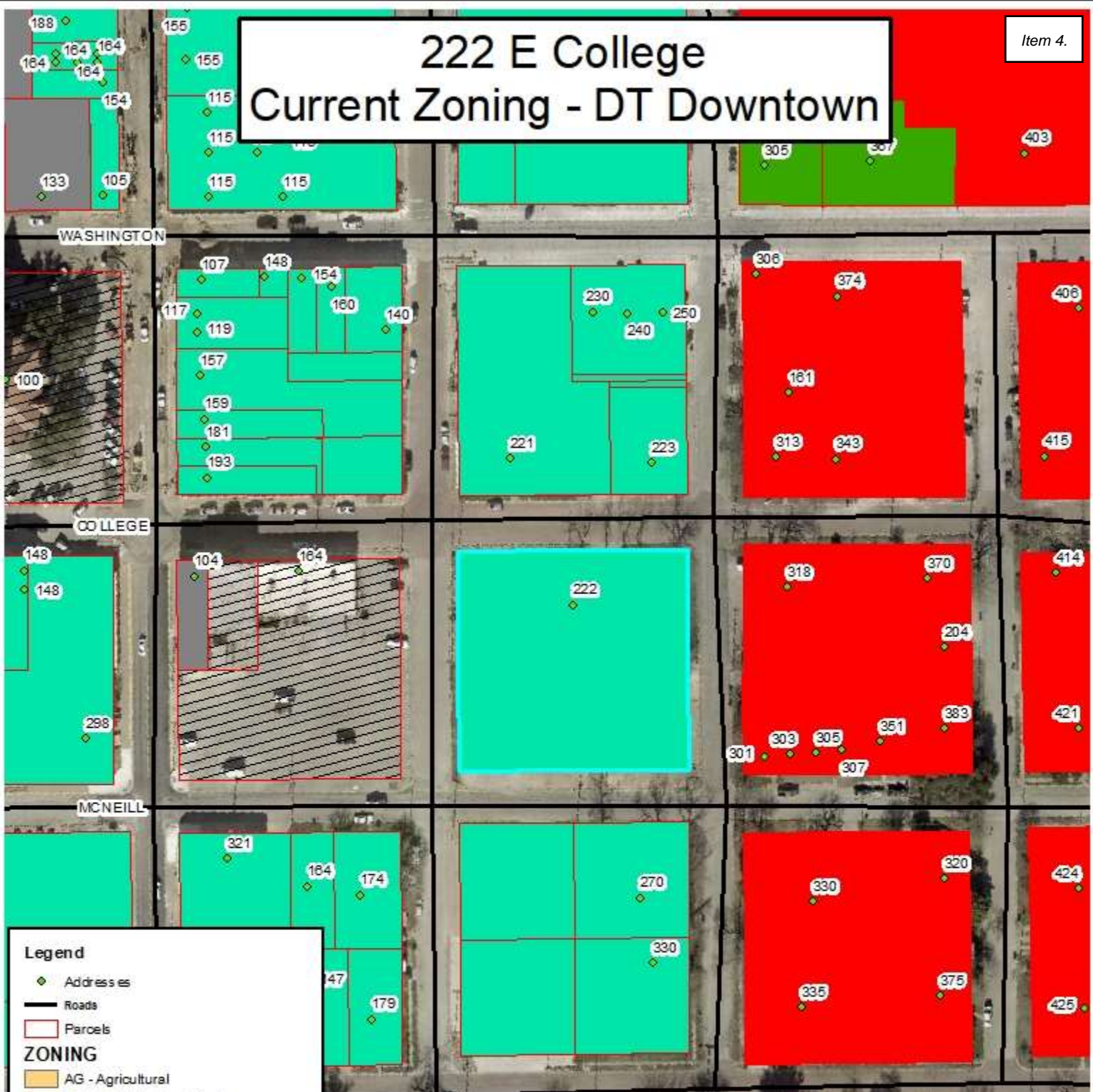
- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



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

222 E College Current Zoning - DT Downtown

Item 4.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

ZONING

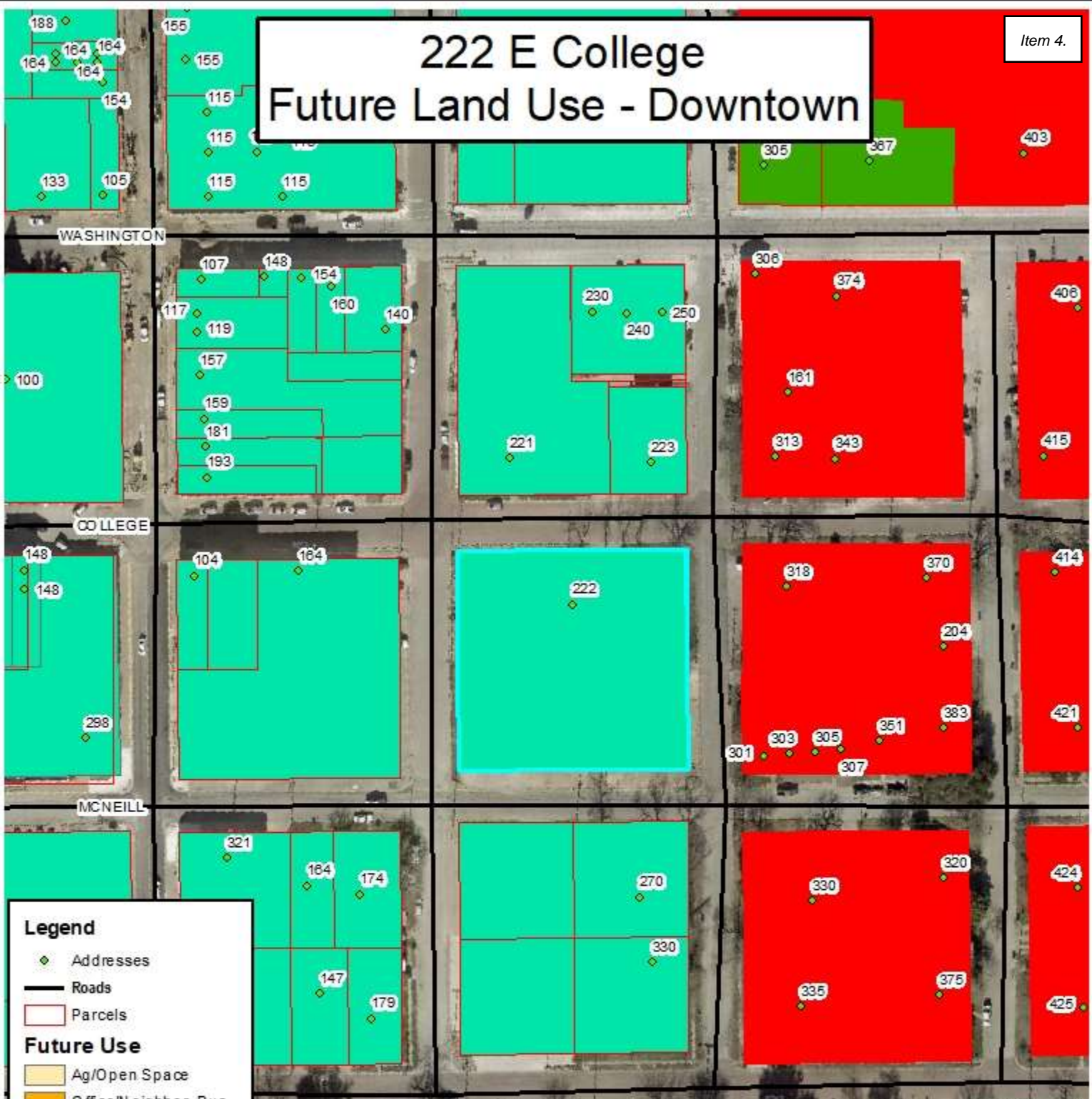
- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- ▨ CTS - City, Tareyton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One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



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222 E College Future Land Use - Downtown

Item 4.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

Future Use

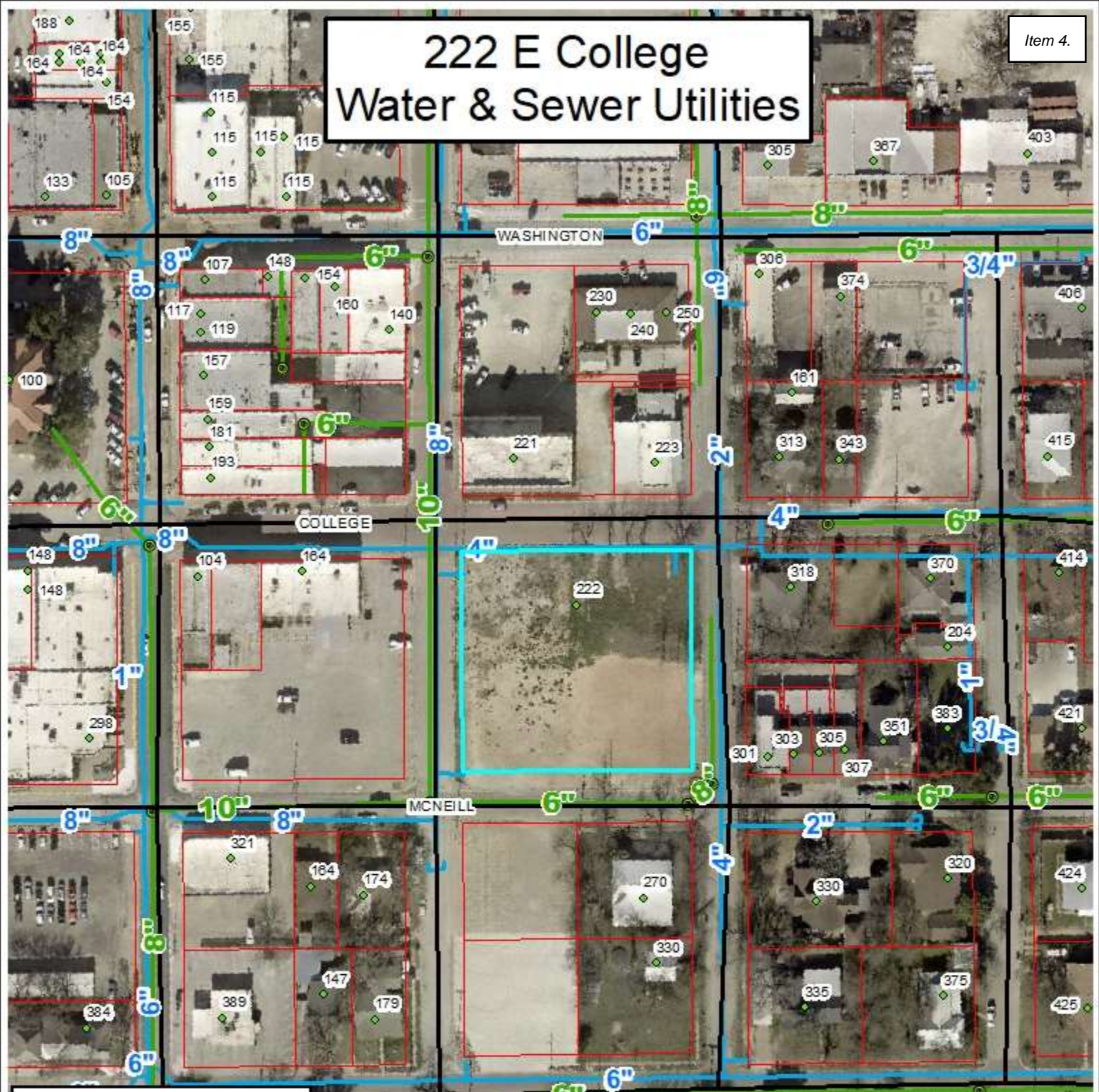
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes



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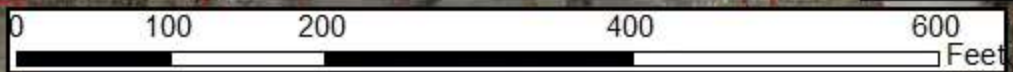
222 E College Water & Sewer Utilities

Item 4.



Legend

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



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222 E College Address List

Item 4.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000029164	159 S GRAHAM	72-WHO INC	159 S GRAHAM	STEPHENVILLE	TX	76401
R000029350	204 VINE	ARRAMBIDE AMANDA & MILDRED TANKERSLEY	204 S VINE	STEPHENVILLE	TX	76401
R000029332	313 COLLEGE	BORGES MARY & JOE BORGES	975 CR356	DUBLIN	TX	76446
R000029233	147 LONG	BOWLES TYLER & CAREY	PO BOX 397	STEPHENVILLE	TX	76401
R000029237	270 E MCNEILL	BRAMLETT ELIZABETH ADELE	270 E MCNEILL	STEPHENVILLE	TX	76401-0000
R000029157	164 E COLLEGE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029159	164 E COLLEGE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029234	179 LONG	COLE SARAH ELIZABETH & JOSHUA ANDREW COLE	179 E LONG ST	STEPHENVILLE	TX	76401
R000029334	374 E WASHINGTON	COLLIER HUGHBERT ARNOLD & GAIL WHITE	741 W COLLEGE	STEPHENVILLE	TX	76401
R000029236	0 E MCNEILL	ERATH COUNTY	ERATH COUNTY COURTHOUSE	STEPHENVILLE	TX	76401
R000055758	330 S FLORAL	ERATH COUNTY	100 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000029238	0 E LONG	ERATH COUNTY	ERATH COUNTY COURTHOUSE	STEPHENVILLE	TX	76401
R000029239	222 E COLLEGE	ERATH COUNTY	ERATH COUNTY COURTHOUSE	STEPHENVILLE	TX	76401
R000029243	223 E COLLEGE	GONZALEZ ALVARO & CONSUELO	1726 CR508	DUBLIN	TX	76446
R000076838	0 S FLORAL	GONZALEZ ALVARO & CONSUELO	1726 CR508	DUBLIN	TX	76446
R000029357	330 MCNEILL	GREAT AMERICAN ENTERTAINMENT CO LLC	5396 S US281	STEPHENVILLE	TX	76401
R000029356	307 MCNEILL	HARGROVE ERIC & NATASHA	14777 N US281	STEPHENVILLE	TX	76401
R000029355	305 MCNEILL	HARGROVE ERIC & NATASHA	14777 N US281	STEPHENVILLE	TX	76401
R000029354	303 MCNEILL	HARGROVE ERIC & NATASHA	14777 N US281	STEPHENVILLE	TX	76401
R000029353	301 MCNEILL	HARGROVE ERIC & NATASHA	14777 N US281	STEPHENVILLE	TX	76401
R000076275	301 MCNEILL	HARGROVE ERIC & NATASHA	14777 N US281	STEPHENVILLE	TX	76401
R000029232	174 MCNEILL	HENRY TOMMY MACK TRUST	174 MCNEILL	STEPHENVILLE	TX	76401
R000029242	240 E WASHINGTON	J & S FAMILY HOLDINGS LLC	PO BOX 1201	STEPHENVILLE	TX	76401
R000076839	0 S FLORAL	J & S FAMILY HOLDINGS LLC	PO BOX 1201	STEPHENVILLE	TX	76401
R000029166	157 S GRAHAM	LOKI ENTERPRISES LLC	157 S GRAHAM	STEPHENVILLE	TX	76401
R000029244	221 E COLLEGE	LONG STREET HOTEL LLC	881 FOREST LANE	STEPHENVILLE	TX	76401
R000029231	164 E MCNEILL	LYON JAY MARSHAL	164 E MCNEILL	STEPHENVILLE	TX	76401-4329
R000029352	351 MCNEILL	MENDOZA MISAEL & DEBORAH	2135 FALCON CT	STEPHENVILLE	TX	76401
R000029330	306 E WASHINGTON	MONRREAL REYNALDO & JESUS	810 ALEXANDER RD	STEPHENVILLE	TX	76401-5125
R000029173	140 S VIRGINIA	NANCE JERRY C & KELIJON W	PO BOX 1726	STEPHENVILLE	TX	76401-0000
R000029333	343 COLLEGE	ROACH KERRY JANE	644 EAST RD	STEPHENVILLE	TX	76401-0000
R000029331	0 E COLLEGE	ROACH KERRY JANE	644 EAST RD	STEPHENVILLE	TX	76401-0000
R000029360	335 E LONG	SELF BOBBY & PAMELA J	335 E LONG	STEPHENVILLE	TX	76401
R000029348	356 COLLEGE	SKIPPER ELLEN & ANNALYNN SKIPPER	PO BOX 133	STEPHENVILLE	TX	76401
R000029358	320 VINE	SKIPPER ELLEN & ANNALYNN SKIPPER	PO BOX 133	STEPHENVILLE	TX	76401
R000029347	318 E COLLEGE	SKIPPER REAL ESTATE	PO BOX 133	STEPHENVILLE	TX	76401-0000
R000029174	144 S VIRGINIA	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000029163	181 S GRAHAM	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000044704	181 S GRAHAM	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000029230	321 S GRAHAM	STOKES REAL ESTATE LP	321 S GRAHAM	STEPHENVILLE	TX	76401
R000029349	370 COLLEGE	TUGGLE KENNETH	370 E COLLEGE	STEPHENVILLE	TX	76401-0000
R000029162	193 S GRAHAM	WILSON-FRASER	193 S GRAHAM	STEPHENVILLE	TX	76401



NO. SV2022-004

PLANNING AND ZONING COMMISSION APPLICATION

1. APPLICANT/OWNER: DEE STEPHENS
First Name Last Name

ADDRESS: 100 W. WASHINGTON ST. 254-965-1982
Street/P.O. Box Phone No

STEPHENVILLE TX. 76401
City State Zip Code

2. PROPERTY DESCRIPTION: 222 COLLEGE
Street Address

3. LEGAL DESCRIPTION: _____
Lot(s) Block(s) Addition

4. PRESENT CODES: TABLE III-7 DRIVEWAY REQUIREMENTS
Code of Ordinance Title

APPLICANTS REQUEST FOR AN APPLICATION PERTAINS TO THE FOLLOWING:

- () FOR INTERPRETATION of the meaning or intent of the Zoning Ordinance.
- () A WAIVER from the literal enforcement of the Sub-Divison Ordinance.

5. APPLICANTS REQUEST IS AS FOLLOWS: TABLE III-7 DRIVEWAY REQUIREMENTS (C)
MINIMUM DISTANCE FROM DRIVE TO INTERSECTION, ORDINANCE SAYS COMMERCIAL
MUST BE 100'. WE WOULD LIKE TO REQUEST A WAIVER TO DROP BACK TO
50'-0" EQUAL TO LOCAL RESIDENTIAL WHICH BETTER REFLECTS THE TRAFFIC
PATTERNS IN THAT AREA.

(Attach an additional sheet if necessary).

Dee Stephens
Signature of Applicant

3/25/22
Date

Christina Moon
Signature of City Official Received

3/29/2022
Date Received by
Dev. Services Dept.

Please email permit to Christina Moon at cmoon@stephenvilletx.gov 254-918-1281

FOR OFFICE USE ONLY

CHECKLIST

	<i>Initial(s)</i>	<i>Date</i>
1. Application Received:	_____	_____
2. Application Reviewed as Follows:		
a. General Description of Location (Street, address, or "Northwest Corner of Avenue C and Avenue E")	_____	_____
b. Legal Description of Property (Lot and Block Number/Metes and bounds, Survey and Abstract)	_____	_____
c. Size of Tract by Dimensions and Area. (Shown on Plat drawn to scale).	_____	_____
d. Present Zoning Classification	_____	_____
3. Applicant's Fee \$_____.____received.	_____	_____
4. Site Plan Attached.	_____	_____
5. Property owners of record within 200 feet notified by mail.	_____	_____
6. Notice of public hearing posted.	_____	_____
7. Notice of public hearing delivered to newspaper.	_____	_____
8. Application reviewed by city officials: (Initial where applicable)		
a. Community Development Dept.	_____	_____
b. Public Works Department	_____	_____
c. Fire Department	_____	_____
d. Police Department	_____	_____
e. Other Departments (Specify)	_____	_____
9. Agenda packet mailed to board members.	_____	_____

04/12/2021



STAFF REPORT

SUBJECT: Case No.: RZ2022-004

Applicant William Oxford is requesting a rezone of property located at 855 College Farm Road, Parcel R29923 of Block 87, Lot 2, S2600 City Addition of the City of Stephenville, Erath County, Texas, from Neighborhood Business District (B-1) to One- and Two-Family Residential District (R-2).

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

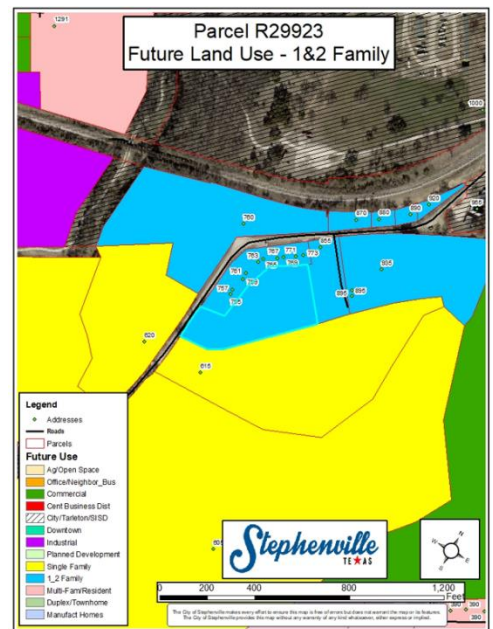
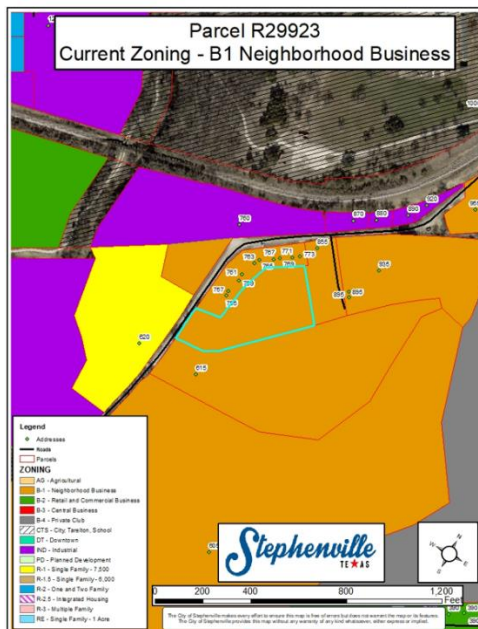
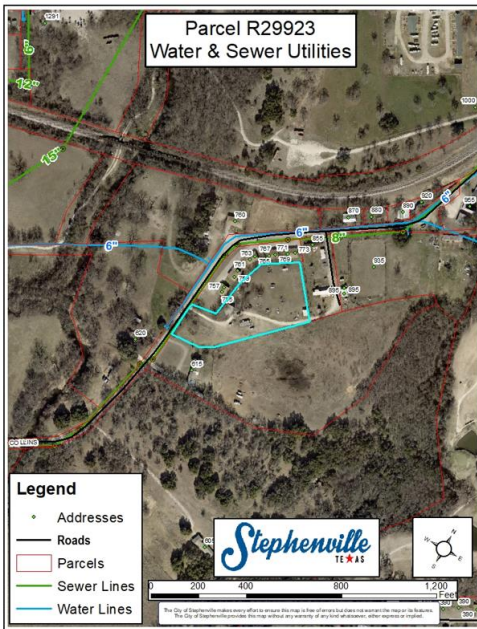
The Comprehensive Plan for future land use designates this property to be One and Two Family Residential.

BACKGROUND:

APPLICANT REQUEST:

Applicant is requesting to rezone the property to R-2 one and two family residential district in order to add a new single family dwelling unit.

PROPERTY PROFILE:



Located west of Morgan Mill Road, east of N Graham, south of Lingleville Road, and north of Washington Street.

DESCRIPTION OF REQUESTED ZONING:**Sec. 154.05.5. One- and two-family residential district (R-2).**

5.5.A Description. This residential district provides for a neighborhood development of medium density. The primary land use allows for single-family dwellings, along with two family dwelling units. Recreational, religious and educational uses normally appropriate to such a residential neighborhood are also permitted to contribute to the natural elements of a convenient, balanced and attractive neighborhood. Development within this district is intended to be separate from and protected from the encroachment of land activities that do not contribute to the esthetic and functional well being of the intended district environment.

5.5.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-family dwelling units, with each family limited as in division (1) above;
- (3) Accessory buildings;
- (4) Churches, temples, mosques and related facilities;
- (5) Community home;
- (6) Park or playground; and
- (7) SISD school—public.

5.5.C Conditional Uses.

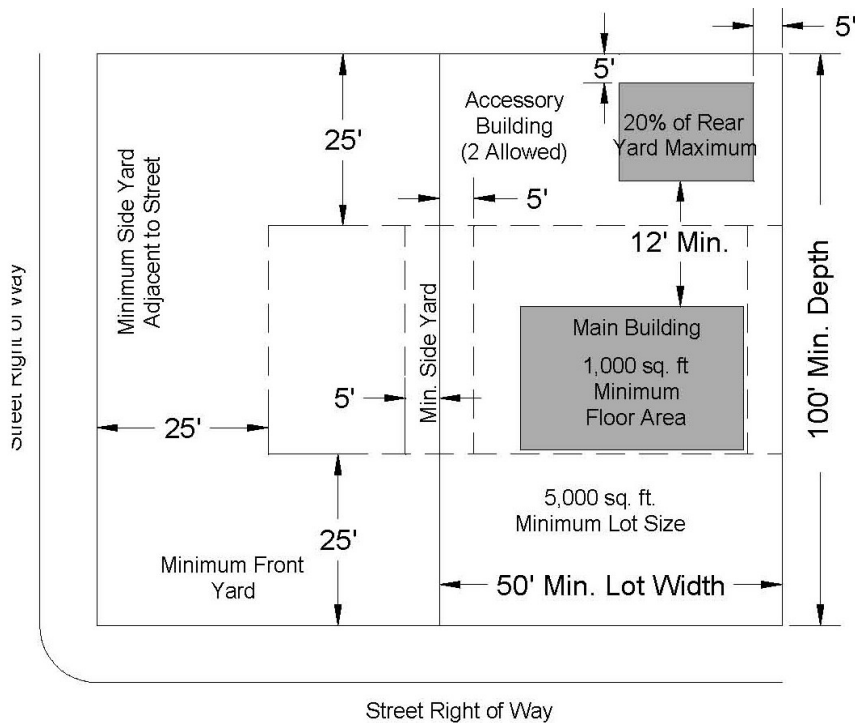
- (1) Home occupation;
- (2) Common facilities as the principal use of one or more platted lots in a subdivision;
- (3) Child care—registered family home and group day care home; and
- (4) Foster group home.

5.5.D Height, Area, Yard and Lot Coverage Requirements.

- (A) *Single family.*
 - (1) Minimum lot area: 5,000 ft².
 - (2) Minimum lot width and lot frontage: 50 feet.
 - (3) Minimum lot depth: 100 feet.
 - (4) Minimum depth of front setback: 25 feet.
 - (5) Minimum depth of rear setback: 25 feet.
 - (6) Minimum width of side setback:
 - (a) Internal lot: five feet.
 - (b) Corner lot: 25 feet from intersecting side street.
 - (7) Building size:
 - (a) Maximum main building coverage as a percentage of lot area: 40%.
 - (b) Minimum area of main building: 1,000 ft².

- (8) Accessory buildings:
- Maximum accessory buildings coverage of rear yard: 20%.
 - Maximum number of accessory buildings: one.
 - Minimum depth of side setback: five feet.
 - Minimum depth of rear setback: five feet.
 - 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.

Height, Area, Yard and Lot Coverage Requirements
Single-Family Dwelling



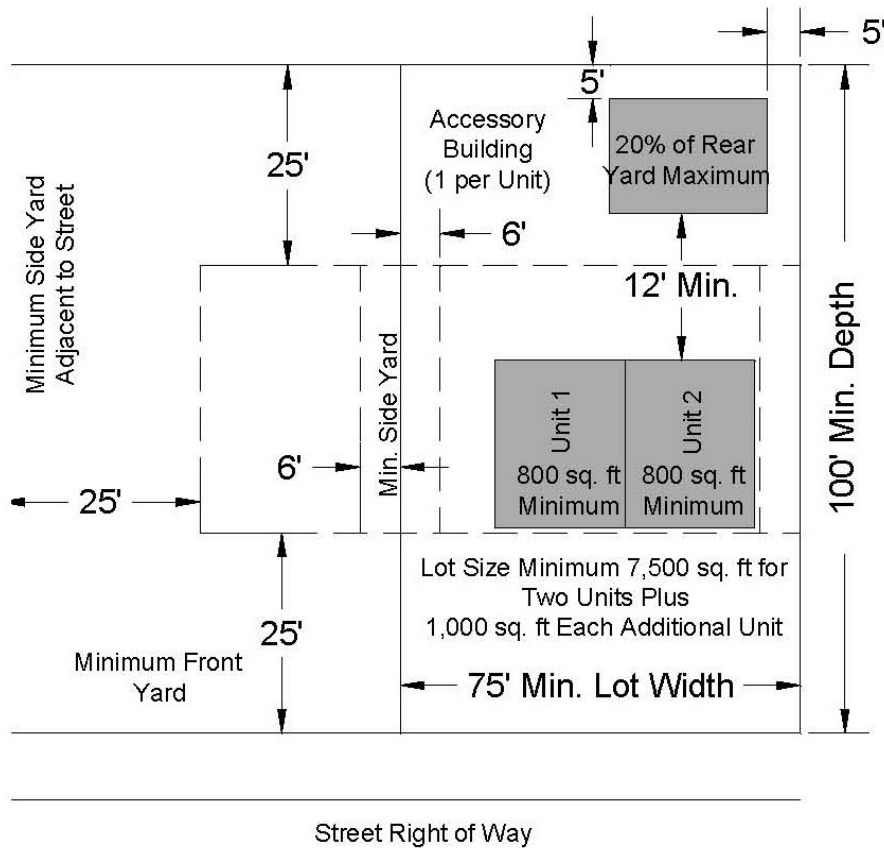
5.5.E Parking Regulations. A Single-Family, R-2 District lot shall provide a minimum of two vehicle parking spaces, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in this ordinance, Section 11, Parking Regulations of this ordinance.

(B) *Two-family.*

- Minimum lot area: minimum of 7,500 ft² for two-family dwelling unit.
- Minimum lot width and lot frontage: 75 feet.
- Minimum lot depth: 100 feet.
- Minimum depth of front setback: 25 feet.
- Minimum depth of rear setback: 25 feet.

- (6) Minimum width of side setback:
 - (a) Internal lot: six feet.
 - (b) Corner lot: 25 feet from intersecting side street.
- (7) Building size:
 - (a) Maximum main building coverage as a percentage of lot area: 40%.
 - (b) Minimum area of each dwelling unit: 800 (two-family unit = 1,600 ft²; two units of 800 ft² each).
- (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.

Height, Area, Yard and Lot Coverage Requirements
Two-Family Dwelling



A Two-Family, R-2 District lot shall provide a minimum of two vehicle parking spaces, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in this ordinance, Section 11, Parking Regulations of this ordinance.

5.5.F Type of Construction.

- (1) The exterior walls of all new dwellings to the top plate, shall be constructed exclusively of primary materials, excluding doors, windows, and porches. See Section 10.E(1): Exterior Building Material Standard—Primary Materials.
- (2) Existing dwellings expanding the total square footage of the building 50% or less, or modifying the exterior walls, may use the same exterior construction material as the existing primary building. If the material is not available, similar material may be used if approved by the Community Development Director.
- (3) Existing dwellings expanding the total square footage of the building by more than 50%, or proposing to use a material consistent with the primary structure for any expansion must use primary materials, Section 10.E(1): Exterior Building Material Standard—Primary Materials, for the expansion area.

Parcel R29923 200 ft Buffer

Item 5.



Legend

- ◆ Addresses
- Roads
- 200 Ft Buffer
- Parcels



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Parcel R29923

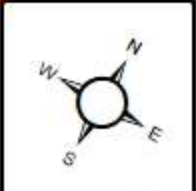
Current Zoning - B1 Neighborhood Business

Item 5.



Legend

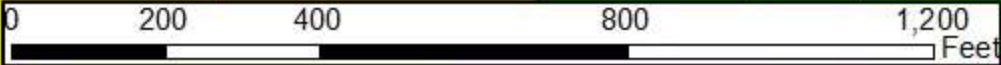
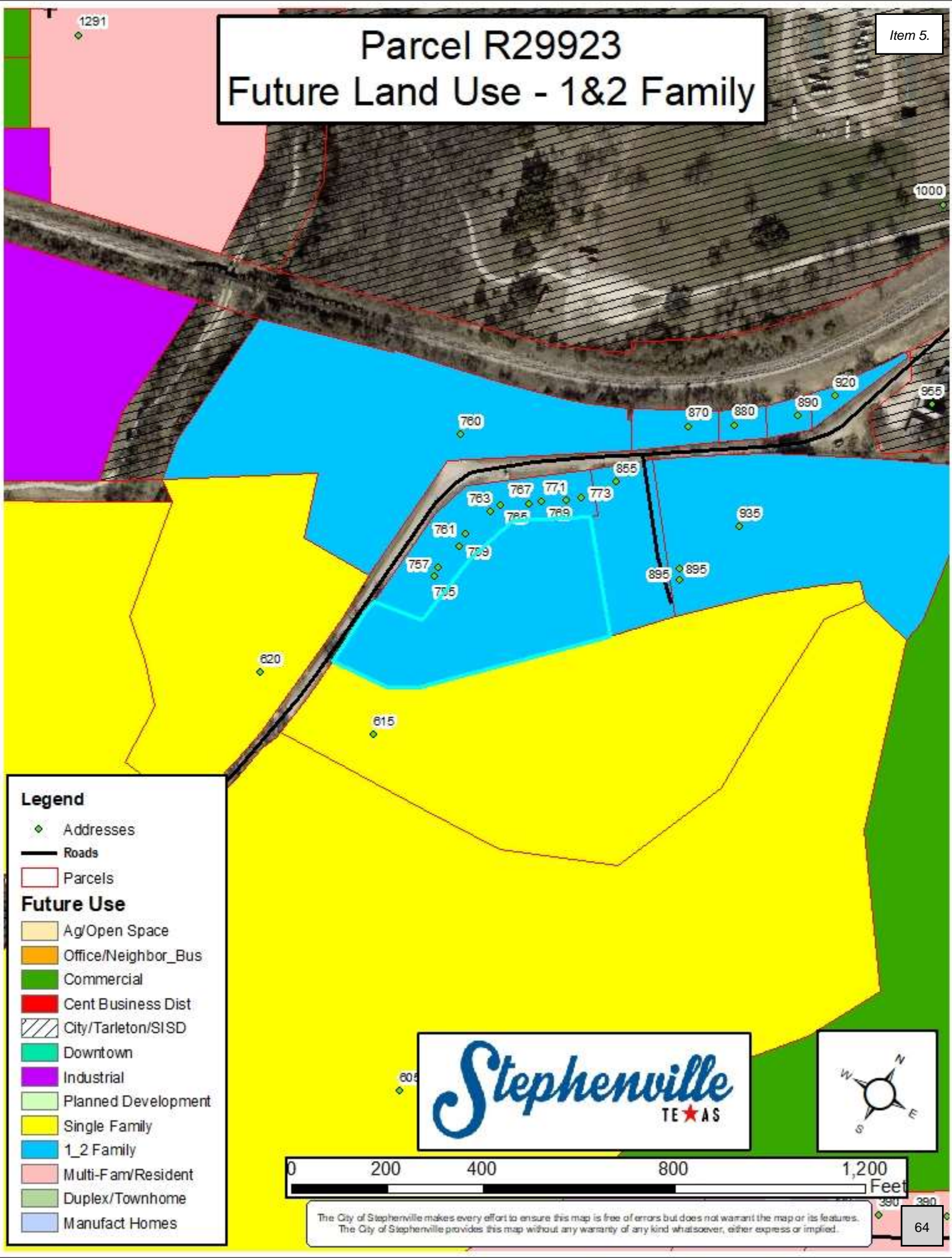
- ◆ Addresses
- Roads
- ▭ Parcels
- ZONING**
- AG - Agricultural
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- B-3 - Central Business
- B-4 - Private Club
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Parcel R29923 Future Land Use - 1&2 Family

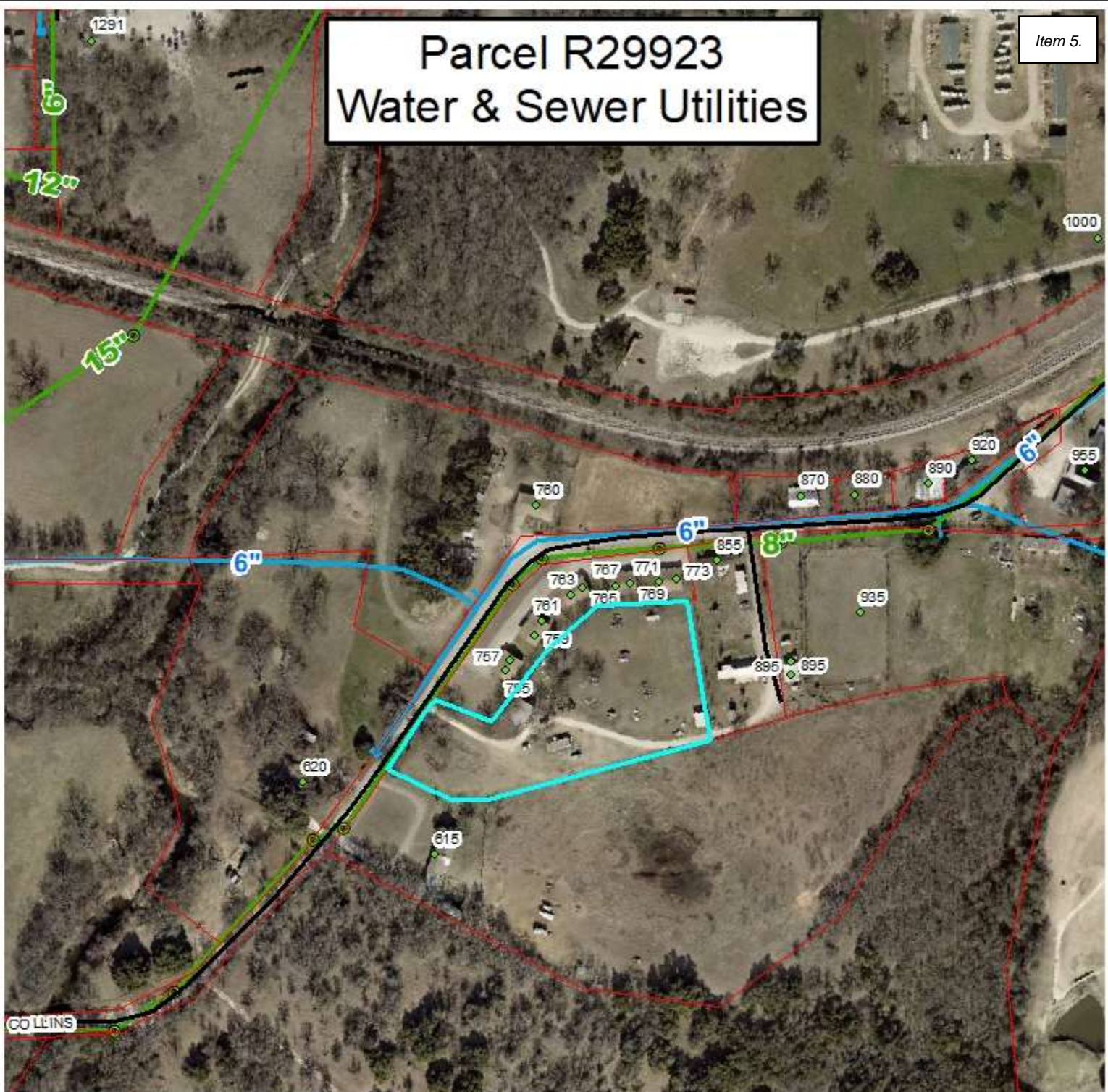
Item 5.



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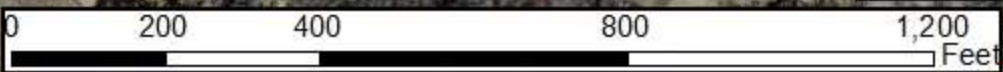
Parcel R29923 Water & Sewer Utilities

Item 5.



Legend

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



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Parcel R29923 Address List

Item 5.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000029922	755 COLLEGE FARM RD	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401
R000040797	935 COLLEGE FARM RD	GALE RONALD	895 COLLEGE FARM RD APT 11	STEPHENVILLE	TX	76401
R000029920	605 COLLEGE FARM RD	KOCH JUDITH FREY	PO BOX 386	STEPHENVILLE	TX	76401
R000029924	615 COLLEGE FARM RD	LIEB RICHARD J & REBECCA R LIEB	615 COLLEGE FARM RD	STEPHENVILLE	TX	76401
R000029926	620 COLLEGE FARM RD	MITCHELL DEBRA J	620 COLLEGE FARM ROAD	STEPHENVILLE	TX	76401
R000072743	855 COLLEGE FARM RD	OXFORD WILLIAM H	159 S GRAHAM	STEPHENVILLE	TX	76401
R000029923	0 COLLEGE FARM RD	OXFORD WILLIAM H	PO BOX1298	STEPHENVILLE	TX	76401
R000029950	760 COLLEGE FARM RD	REED DEBORAH	760 COLLEGE FARM RD	STEPHENVILLE	TX	76401
R000029945	870 COLLEGE FARM RD	STEWART DENNY J	870 COLLEGE FARM RD	STEPHENVILLE	TX	76401

ZONING AMENDMENT APPLICATION

CITY OF STEPHENVILLE

1. **APPLICANT/OWNER:** WILLIAM OXFORD First Name Last Name

ADDRESS: 159 S. GRAHAM Street/P.O. Box Phone No.

STEPHENVILLE TX 76401 City State Zip Code

2. **PROPERTY DESCRIPTION:** 855 College Farm Rd, Stephenville Street Address

3. **LEGAL DESCRIPTION:** Lot(s) Block(s) Addition

4. **PRESENT ZONING:** B-1 Zoning District Title

PROPOSED ZONING: B-2 Zoning District Title

5. **APPLICANTS REQUEST FOR ZONING CHANGE IS AS FOLLOWS:** to allow a single family dwelling

(Attach an additional sheet if necessary)

William Oxford
Signature of Applicant

2/18/22
Date

Signature of City Official Received

Date Received



STAFF REPORT

SUBJECT: Case No.: FP2022-001

Applicant J Gary Shelton, representing GMS RCP LP, is requesting a final plat of property located at 2820 W Washington, Parcel R22350, being Block 1 of Lot 1-R of FAI Addition 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 Final Plat. Staff is recommending approval based on the following conditions:

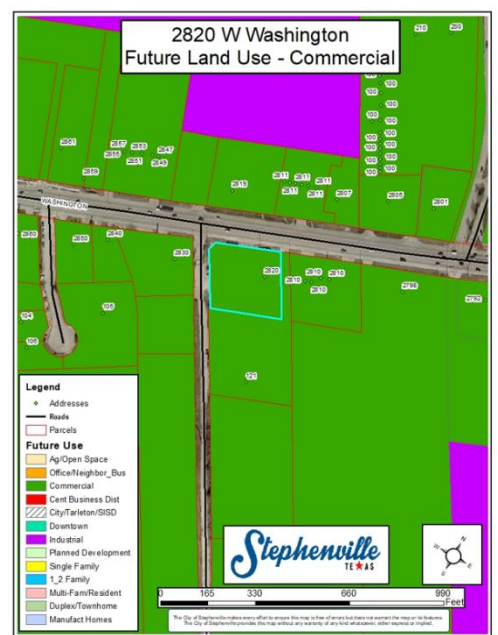
1. Public Improvements be accepted by the City of Stephenville Public Works Department.
2. A maintenance bond be submitted to the City of Stephenville Public Works Department.

BACKGROUND:

APPLICANT REQUEST:

The project is nearing completion pending final inspections, acceptance of the public improvements and receipt of the required two-year maintenance bond for the improvements.

PROPERTY PROFILE:



Located on W Washington between Northwest Loop and N Wolfe Nursery Road

Sec. 155.4.06. Final plat.

- A. *Purpose.* The purpose of a Final Plat is to ensure:
1. That the proposed Subdivision and development of the land is consistent with all standards of this Subdivision Ordinance pertaining to the adequacy of public facilities,
 2. That Public Improvements to serve the Subdivision or development have been installed and accepted by the City, or that provision for such installation has been made, and
 3. That all other City requirements and conditions have been satisfied or provided for to allow the Final Plat to be recorded.
- B. *Applicability.* No subdivision of land shall be allowed without proper submittal, approval, and adoption of a Final Plat.
- C. *Exceptions.* A Final Plat is not required when a Minor Plat is submitted (See Section 4.07).
- D. *Ownership.*
1. 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 Final Plat.
 2. The Final Plat shall be signed by each owner, or by the representative of the owners authorized to sign legal documents for the owners and lienholder, effectively denoting that they are consenting to the platting of the property and to the dedications and covenants that may be contained in the Final Plat.
- E. *Accompanying Applications.*
1. An Application for a Final Plat may be accompanied by Construction Plans if also accompanied by a Development Agreement and appropriate surety in accordance with Section 5.05.
 2. Approval of each shall be separate and in accordance with Section 5.05.
- F. *Prior Approved Preliminary Plat.* The Final Plat and all accompanying data shall conform to the approved Preliminary Plat, or as the Preliminary Plat may have been amended subsequently, incorporating all conditions imposed or required, if applicable.
- G. *Review by City Administrator.* The City Administrator shall:
1. Initiate review of the plat and materials submitted,
 2. Make available Plats and reports to the Commission for review, and
 3. Upon determination that the Application is ready to be acted upon, schedule the Final Plat for consideration on the agenda of the next available meeting of the Commission.
- H. *Action by Planning and Zoning Commission.* The Commission shall:
1. Review the Final Plat Application, the findings of the City Administrator, and any other information available.
 - a. From all such information, the Commission shall determine whether the Final Plat conforms to the applicable regulations of this Subdivision Ordinance.

- b. All Public Improvements have been installed (For exception, See Section 5.05)
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 Final Plat, as submitted, shall be deemed to be approved by the Commission.
3. Take one of the following actions:
 - a. Approve the Final Plat;
 - b. Approve the Final Plat with conditions, which shall mean that the Final 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 Final Plat.
4. A motion to approve a Final Plat shall be subject to the following conditions, whether or not stated in the motion to approve:
 - a. All required fees shall be paid.
 - b. All conditions required by ordinances have been reviewed and approved by the City.
 - c. On-site easements and rights-of-way have been dedicated and filed of record and properly described and noted on the proposed plat.
 - d. All required abandonments of public rights-of-way or easements that must be approved by the City Council and the abandonment ordinance numbers are shown on the plat.
 - e. Original tax certificates have been presented from each taxing unit with jurisdiction of the real property showing the current taxes are paid.
- I. *Final Plat Criteria for Approval.* The following criteria shall be used by the Commission to determine whether the Application for a Final Plat shall be approved, approved with conditions, or denied.
 1. *With Prior Approved Preliminary Plat.*
 - a. The Final Plat conforms to the approved Preliminary Plat except for minor amendments that are authorized under Section 4.05.K.1 and that may be approved without the necessity of revising the approved Preliminary Plat;
 - b. All conditions imposed at the time of approval of the Preliminary Plat, as applicable, have been satisfied;
 - c. The Construction Plans conform to the requirements of Section 5 and have been approved by the City Administrator.
 - d. Where Public Improvements have been installed, the improvements conform to the approved Construction Plans and have been approved for acceptance by the City Administrator;
 - e. Where the City Administrator has authorized Public Improvements to be deferred, a Development Agreement has been executed and submitted by the property owner in conformity with Section 5.05;
 - f. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in this Subdivision Ordinance;
 - g. The Plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual; and

- h. A plat prepared by a registered public surveyor conforms to the City Administrator's subdivision Application checklists and Subdivision Ordinance regulations.
2. *Without Prior Approved Preliminary Plat.*
- a. The Final Plat conforms to all criteria for approval of a Preliminary Plat;
 - b. The Construction Plans conform to the requirements of Section 5 and have been approved by the City Administrator;
 - c. A Development Agreement with surety for installation of Public Improvements has been prepared and executed by the property owner in conformance with 5.05;
 - d. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in this Subdivision Ordinance; and
 - e. The Final Plat conforms to the City's subdivision Application checklist and Subdivision Ordinance regulations.
- J. *Procedures for Final Plat Recordation upon Approval.* The Applicant shall supply to the City Administrator the required number of signed and executed copies of the Final Plat that will be needed to file the Plat, upon approval, with the County (in the County's required format) at least seven (7) calendar days prior to the meeting at which it will be considered for approval.
- 1. *General.*
 - a. Signatures. After approval of the Final Plat, the City Administrator shall procure the appropriate City signatures on the Final Plat.
 - b. Recording upon Performance. The Final Plat shall be recorded after:
 - i. The Final Plat is approved by the City;
 - ii. All required Public Improvements have been completed and accepted by the City or a Development Agreement has been executed and appropriate surety provided in accordance with Section 5.05; and
 - iii. All County filing requirements are met.
 - 2. *Submittal of Final Plat Where Improvements Installed.* Where all required Public Improvements have been installed prior to recording of the Final Plat, the Applicant shall meet all requirements in accordance with Section 4.06.I.
 - 3. *Submittal of Final Plat Where Improvements Have Not Been Installed.* Where some or all required Public Improvements are not yet completed in connection with an approved Final Plat, the Applicant shall submit the Final Plat as approved, revised to reflect any conditions imposed as part of approval.
 - 4. *Update of Proof of Ownership.* If there has been any change in ownership since the time of the Proof of Ownership provided under 4.05.D, the Applicant shall submit a new consent agreement executed by each owner and lienholder consenting to the platting of the property and the dedications and covenants contained in the Plat.
- K. *Effect of Approval.* The approval of a Final Plat:
- 1. Supersedes any prior approved Preliminary Plat for the same land.
 - 2. If applicable, authorizes the Applicant to install any improvements in public Right-of-Way in conformance with approved Construction Plans and under a Development Agreement (refer to 5.05).
 - 3. Authorizes the Applicant to seek Construction Release and/or issuance of a Building Permit.
- L. *Revisions Following Recording/Recordation.* Revisions may only be processed and approved as a Replat, Minor Replat, or Amending Plat, as applicable.

- M. *Signature Blocks.* Unless otherwise modified by the City Administrator, the following signature blocks shall be used in conjunction with the Final Plat.
1. Certificate of Surveyor.
 2. Owner's Statement for Fire Lane Easement.
 3. Owner's Acknowledgement and Dedication.
 4. Lienholder's Ratification of Plat Dedication.
 5. Certificate of Final Plat Approval.
 6. Certificate of Completion and Authorization to File.
 7. County Authorization (If Applicable).
- N. *Expiration of Approved but not Filed Plat.*
1. *Two-Year Validity.*
 - a. The approval of a Final Plat shall remain in effect for a period of two (2) years following the date of approval, during which period the Applicant shall submit and receive approval for Construction Plans for the land area shown on the Final Plat.
 - b. If Construction Plans have not been approved within the two (2) year period, the Final Plat shall expire.
 2. *Relationship to Construction Plans.* A Final Plat shall remain valid for the period of time in which approved Construction Plans are valid (5.01.G Expiration Date for Construction Plans).
 3. *Void If Not Extended.* If the Final Plat is not extended as provided in 4.06.O Final Plat Extension for Approved but not Filed Plat, it shall expire and shall become null and void.
 4. *Approved Final Plat that have been Filed (Recorded with the County).* Approved plats that have been filed with the County shall not expire.
- O. *Final Plat Extension for Approved but not Filed Plat.* A Final Plat may be extended for a period not to exceed one (1) year beyond the Final Plat's initial expiration date. A request for extension shall be submitted to the City Administrator in writing at least thirty (30) calendar days prior to expiration of the Final Plat, and shall include reasons why the Final Plat should be extended.
1. *Decision by the City Administrator.*
 - a. The City Administrator will review the extension request and shall approve or deny the extension request within thirty (30) calendar days following the date of the request.
 - b. Should the City Administrator fail to act on an extension request within thirty (30) calendar days, the extension shall be deemed to be approved.
 2. *Considerations.* In considering an extension, the City Administrator shall consider whether the following conditions exist:
 - a. Construction Plans have been submitted and/or approved for any portion of the property shown on the Final Plat;
 - b. Construction, including the installation of public improvements, is occurring on the property;
 - c. The Final Plat complies with new ordinances that impact the health, safety and general welfare of the community; and/or
 - d. If there is a need for a park, school or other public facility or improvement on the property.
 3. *Conditions.*

- a. In granting an extension, the City Administrator may impose such conditions as are needed to ensure that the land will be developed in a timely fashion and that the public interest is served.
 - b. Any extension may be predicated upon compliance with new development regulations and/or the Applicant waiving any vested rights.
4. *Appeal of the Denial of a Final Plat Approval Extension.*
- a. Appeal of the City Administrator's Decision on a Final Plat Extension.
 - i. The denial of an extension by the City Administrator may be appealed to the Commission.
 - ii. A written request for such appeal shall be received by the City Administrator within fourteen (14) calendar days following the denial.
 - iii. The Commission shall hear and consider such an appeal within thirty (30) calendar days following receipt of the appeal request by the City Administrator.
 - b. Appeal of the Commission's Decision on a Final Plat Extension.
 - i. The denial of an extension by the Commission may be appealed to the City Council.
 - ii. A written request for such appeal shall be received by the City Administrator within fourteen (14) calendar days following the denial.
 - iii. The City Council shall hear and consider such an appeal within thirty (30) calendar days following receipt of the appeal request by the City Administrator.
 - iv. The decision of the City Council is final.

FACTORS TO CONSIDER:

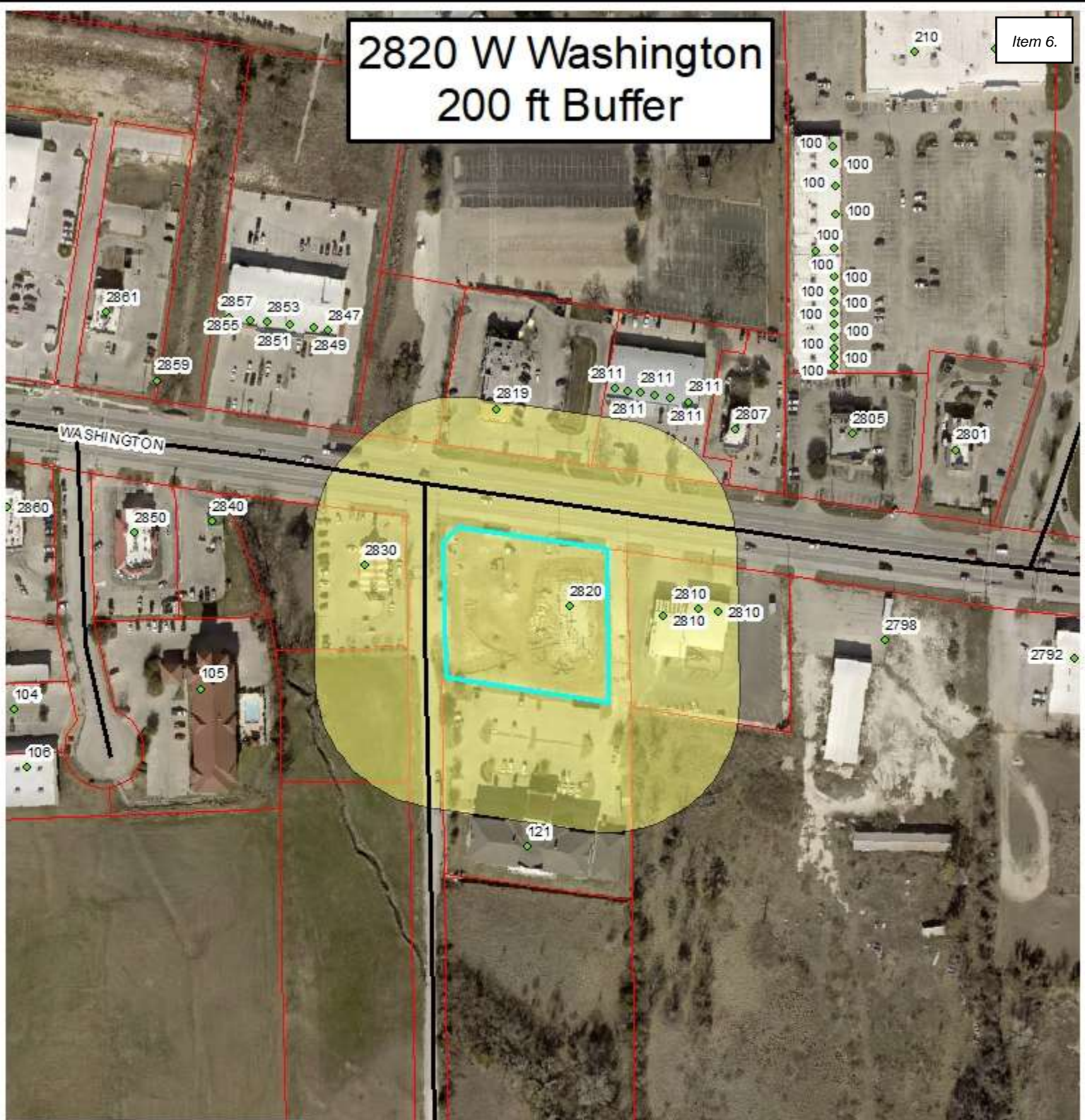
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for 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) Approve the Final Plat
- 2) Approve the Final Plat with conditions, which shall mean that the Final 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 Final Plat

2820 W Washington 200 ft Buffer

Item 6.



Legend

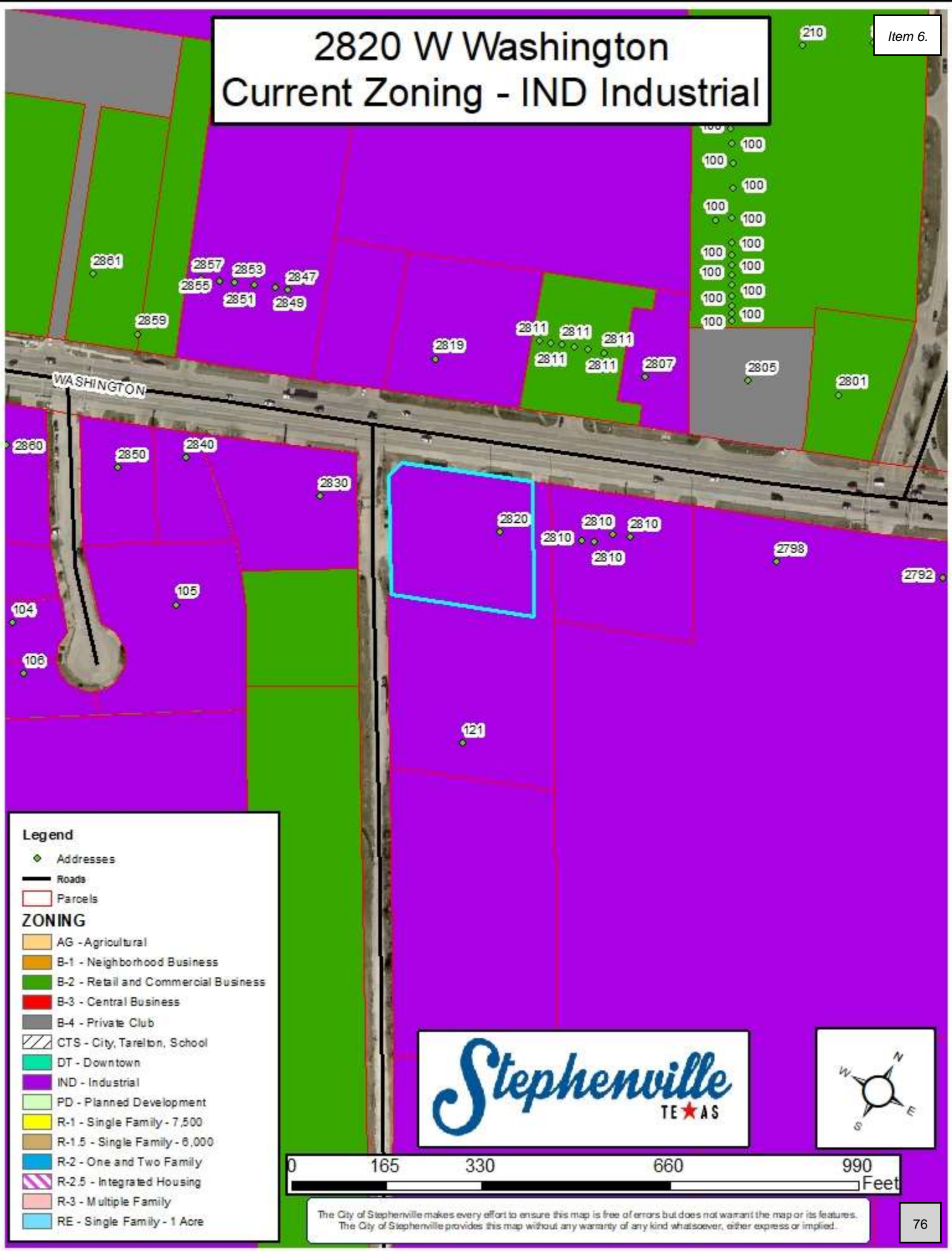
- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



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

2820 W Washington Current Zoning - IND Industrial

Item 6.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

ZONING

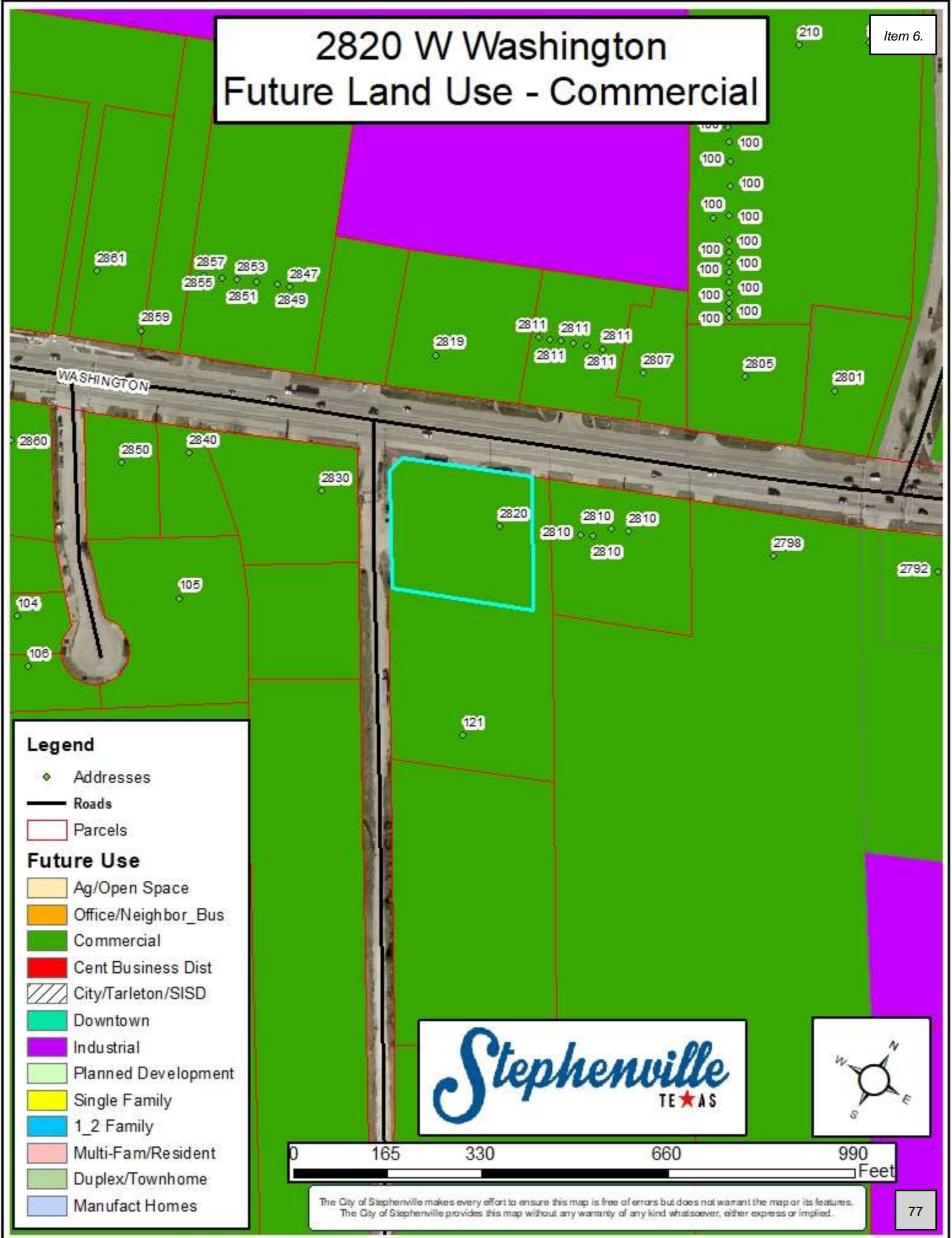
- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- ▨ CTS - City, Tareton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One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



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2820 W Washington Future Land Use - Commercial

Item 6.



Legend

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

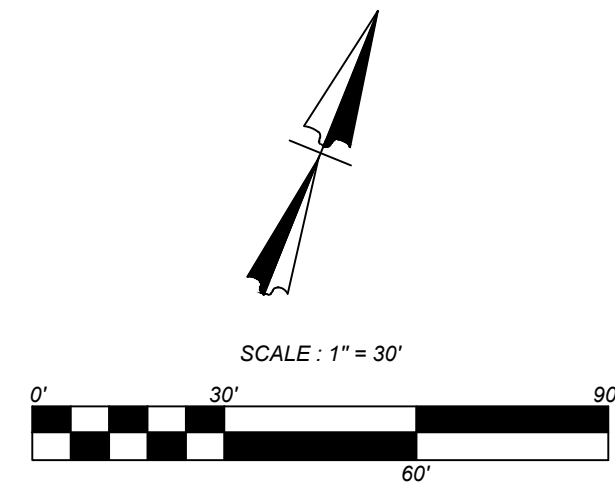
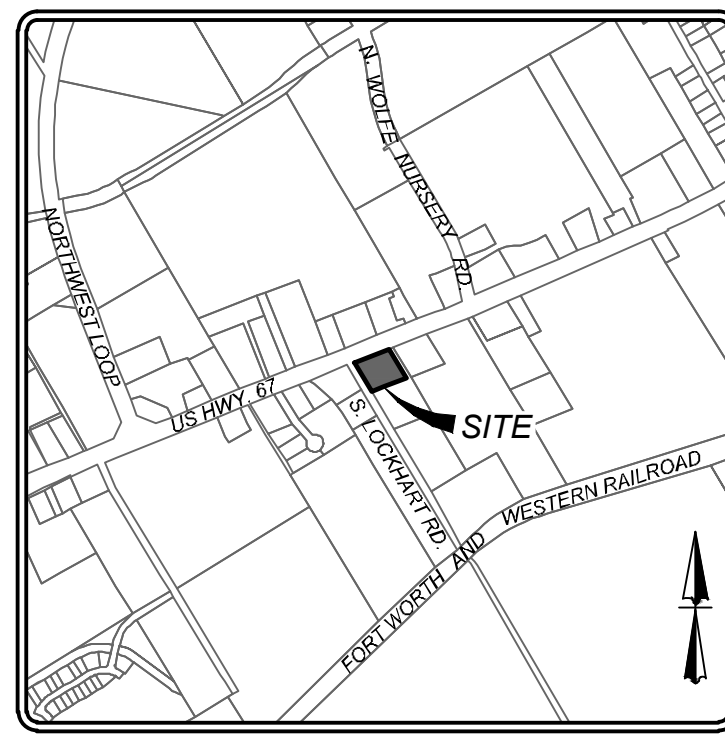


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2820 W Washington Address List

Item 6.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000062909	2810 W WASHINGTON	2810 W WASHINGTON - SERIES OF GREEN DEER PROP LLC	3098 W WASHINGTON ST STE A	STEPHENVILLE	TX	76401
R000072705	2811 W WASHINGTON	BAKMAN LLC	PO BOX 92790	SOUTHLAKE	TX	76092
R000060496	0 LOCKHART RD	BROOKS TOM J	2915 W WASHINGTON	STEPHENVILLE	TX	76401
R000075388	0 LOCKHART RD	BROOKS TOM J	2915 W WASHINGTON	STEPHENVILLE	TX	76401
R000072703	2819 W WASHINGTON	CENTURY ABRAMS LLC	PO BOX 863975	PLANO	TX	75086
R000072702	2825 W WASHINGTON	FMC TECHNOLOGIES INC	2825 W WASHINGTON	STEPHENVILLE	TX	76401-3706
R000022350	2820 W WASHINGTON	GMS REO LP	301 S ACORN DR	DECATUR	TX	76234
R000044301	2830 W WASHINGTON	PC INVESTORS LLC	4640 E FM 1187	BURLESON	TX	76028
R000072756	121 S LOCKHART	STEPHENVILLE LODGING LTD	2 CYPRESS POINT	AMARILLO	TX	79124
R000022338	2798 W WASHINGTON	THE STABLE DEVELOPMENT LLC	200 CONCORD PLAZA DR SUITE 240	SAN ANTONIO	TX	78216

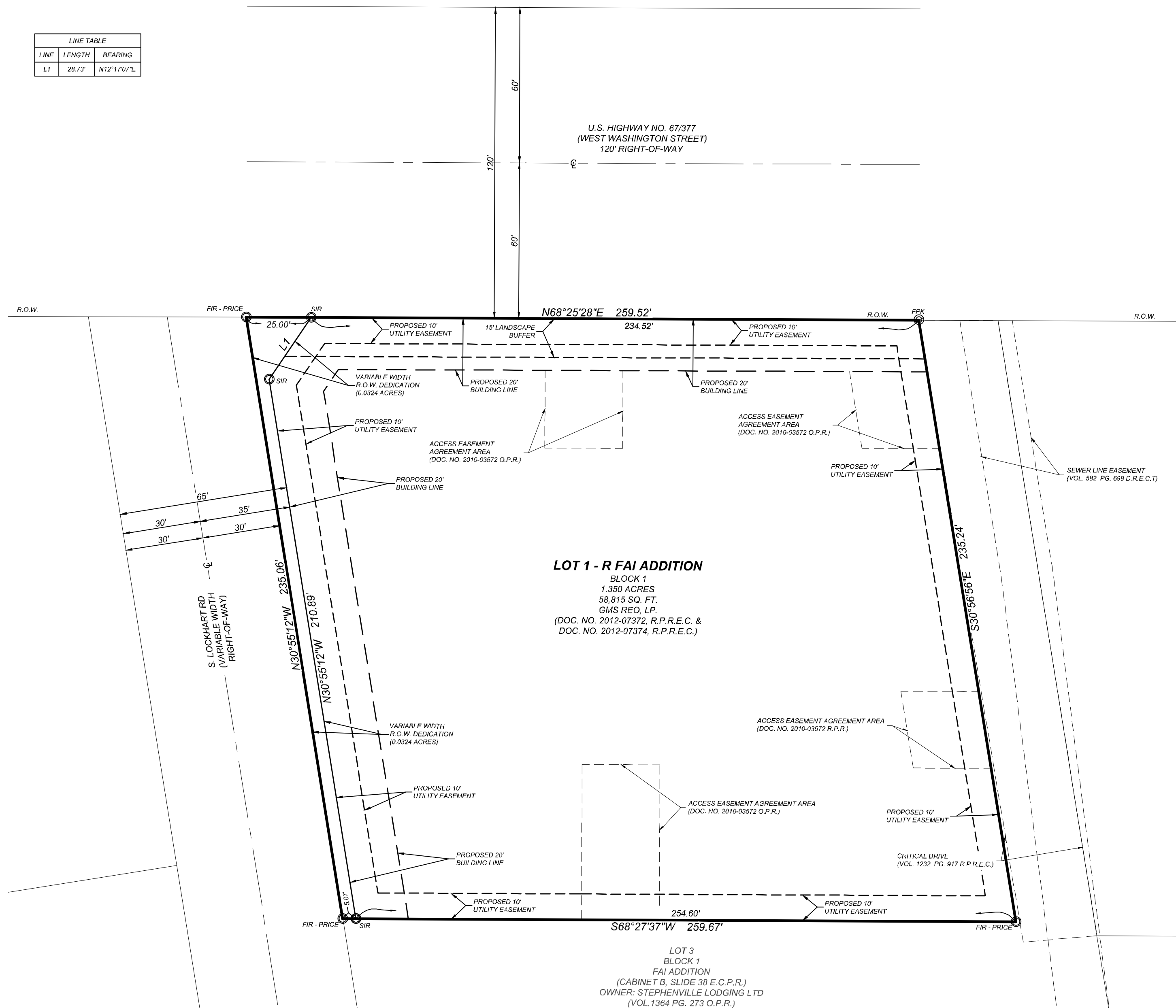
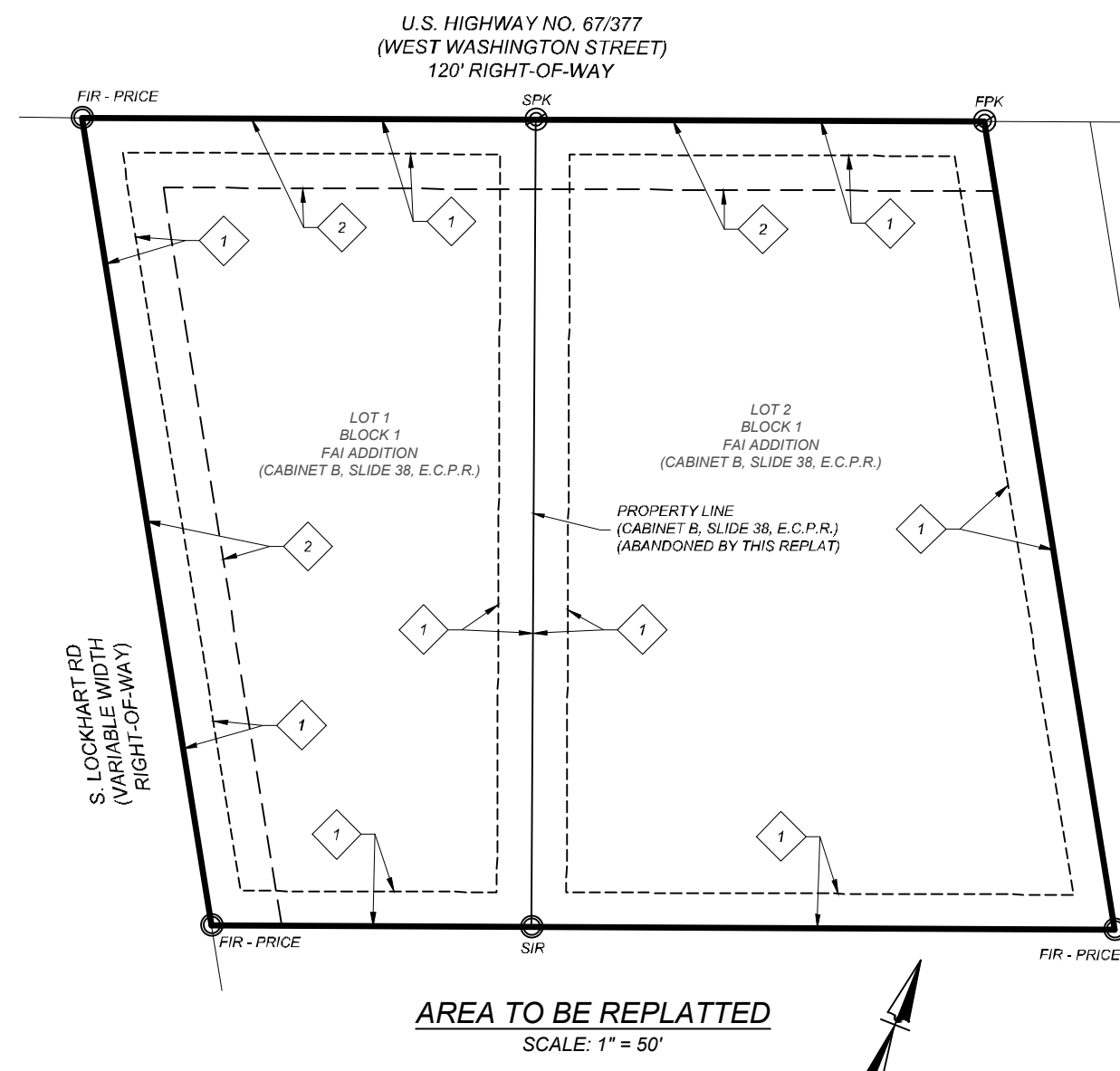


- LEGEND**
- FIR = FOUND 1/2" IRON ROD
 - ⊙ FPK = FOUND PK NAIL
 - ⊙ SPK = SET PK NAIL
 - ⊙ SIR = SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
 - R.O.W. = RIGHT-OF-WAY
 - E.C.P.R. = PLAT RECORDS OF ERATH COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS
 - D.R.E.C.T. = DEED RECORDS OF ERATH COUNTY, TEXAS
 - R.P.R.E.C. = REAL PROPERTY RECORDS OF ERATH COUNTY, TEXAS
 - ⊕ = CENTERLINE

LINE	LENGTH	BEARING
L1	28.72'	N12°17'07"E

KEY NOTES

- 1 10' UTILITY EASEMENT (VOL. 1231 PG. 917 O.P.R.) (ABANDONED BY THIS REPLAT)
- 2 20' BUILDING LINE (CABINET B, SLIDE 38, E.C.P.R.) (ABANDONED BY THIS REPLAT)



PLAT NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM (NAD) OF 1983.
- ALL DISTANCES SHOWN ARE MEASURED TO SURFACE.
- SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".
- ADJOINERS SHOWN HEREON ARE PER CURRENT ERATH COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS.
- THE PROPERTY AS PLATTED IS SUBJECT TO ANY DOCUMENT PERTAINING TO OIL, GAS, AND MINERAL LEASES THAT AFFECTS SAID PROPERTY AS RECORDED IN THE ERATH COUNTY CLERK'S OFFICE.
- THE PROPERTY AS PLATTED IS SUBJECT TO ANY DOCUMENT PERTAINING TO UTILITY EASEMENTS FOR ELECTRIC, TELEPHONE OR OTHER UTILITIES THAT AFFECTS SAID PROPERTY AS RECORDED IN THE ERATH COUNTY CLERK'S OFFICE.
- NO LOT OR PARCEL SHOWN ON THIS PLAT MAY BE SOLD BY METES AND BOUNDS (OR CONVEYED BY OTHER MEANS) PRIOR TO THE FILING OF THIS PLAT AT ERATH COUNTY. SUCH SALE / CONVEYANCE OF LOTS OR PARCELS MAY BE SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND / OR BUILDING PERMITS.
- ALL LOT LINES, DRAINAGE EASEMENTS, PUBLIC UTILITY EASEMENTS, AND BUILDING SETBACKS RECORDED IN CABINET B, SLIDE 38, PLAT RECORDS, ERATH COUNTY, TEXAS ARE ABANDONED AND VACATED BY THIS REPLAT AS SHOWN.
- EXCEPT AS SET FORTH IN NOTE 8, THE ABOVE REPLAT DOES NOT CHANGE, ALTER, MODIFY, ETC. ANY RESTRICTIONS, RULES, OR REGULATIONS THAT APPLY TO THE ABOVE PROPERTY PER PREVIOUSLY RECORDED INSTRUMENTS.
- THE LOCATION OF APPLICABLE EASEMENTS GRANTED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATION ARE GOVERNED BY THE TERMS, PROVISIONS, AND CONDITIONS OF SUCH SEPARATE INSTRUMENTS.

FLOODPLAIN STATEMENT:
 REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM COMMUNITY PANEL NO. 48143C0430D, DATED SEPTEMBER 16, 2011.

OWNERS DEDICATION
STATE OF TEXAS §
COUNTY OF WISE §

KNOW ALL PERSONS BY THESE PRESENT: THAT, GMS REO, LP, A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF THE HEREIN DESCRIBED PROPERTY AS RECORDED IN DOCUMENT NUMBER 2012-07372, REAL RECORDS, ERATH COUNTY, TEXAS TO WIT:

BEING ALL OF LOTS 1 AND 2 BLOCK 1, FAI ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 38, PLAT RECORDS OF ERATH COUNTY, TEXAS.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS §

THAT, GMS REO, LP., A TEXAS LIMITED PARTNERSHIP, DOES HEREBY ADOPT THIS REPLAT AS **LOT 1 - R FAI ADDITION**, AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE EXCEPT AREAS IDENTIFIED AS PRIVATE OR CREATED PURSUANT TO SEPARATE INSTRUMENT. FOREVER 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 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, 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 REPLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF ERATH COUNTY, TEXAS.

EXECUTED THIS _____ DAY OF _____, 2020.

GMS REO, LP., A TEXAS LIMITED PARTNERSHIP

ATTN: J. GARY SHELTON
 GENERAL PARTNER
 500 W. MAIN
 DECATUR, TX 76234

STATE OF TEXAS §
COUNTY OF WISE §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED J. GARY SHELTON, KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

I, DOUGLAS A. KRAMER, A STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ERATH COUNTY, TEXAS.

DOUGLAS A. KRAMER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
 DATED: August 19, 2020

STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DOUGLAS A. KRAMER, KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PURPOSE STATEMENT:
 THE SOLE PURPOSE OF THIS REPLAT IS TO REPLAT LOT 1 AND 2 INTO ONE LOT.

ERATH COUNTY FILING BOX



CABINET _____ SLIDE _____

APPROVED BY:
 DIRECTOR OF DEVELOPMENT SERVICES

STEVE KILLEN DATE _____
 DIRECTOR OF DEVELOPMENT SERVICES

CITY SECRETARY

STACI L. KING, TRMC DATE _____
 CITY SECRETARY

OWNER:
 (LOT 1 AND 2)
 GMS REO, LP.
 301 S. ACORN DR.
 DECATUR, TEXAS 76234





Development Services Department
298 W. Washington, Stephenville TX 76401
Phone: (254) 918-1222 www.stephenvilletx.gov

Plat Application and Checklist

Please note that this checklist is intended to assist developers and design professionals in the preparation of submittals for DRC review and are generally what is needed to facilitate the review of the proposed plat. A submittal of a complete application will facilitate a timely review. Failure of the applicant to provide required information will result in application not being processed. Under special circumstances, additional items may be required through the Development Review Committee process prior to approval.

Please check the Appropriate Box: Final Plat [X] Preliminary Plat [] Amended Plat [] Minor Plat []
Residential Replat [] Replat [] Conveyance Plat []

PROPERTY INFORMATION:

Project Name: Whataburger Parcel(s) Tax ID# (Required):
Project Address (Location): 2820 W. Washington Total Acres: 1.38
Previous Project Number (If Applicable):
Existing Zoning: # of Existing Lots: # of Existing Units:
Proposed Zoning: # of Proposed Lots: # of Proposed Units:
SIGNATURE: Clint Saavedra

Owner Information and Authorization

Name: J Gary Shelton
Company Name: GMS Rec LP
Address: 500 W Main Decatur TX 76234
Telephone: 940-627-4584 Email: gshelton@marketplacegrocery.com
Please Note: e-mail addresses will be used to notify the owner or representative of the status of the plat.

CHECK ONE OF THE FOLLOWING:

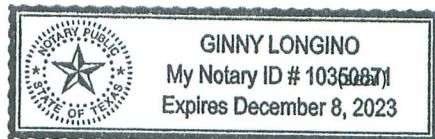
- [X] I will represent the application myself; or
[] I hereby designate (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. By signing below, I agree that the City of Stephenville (the "City") is authorized and permitted to provide information contained within this application, including the email address, to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in connection with the application, if such reproduction is associated with the application in response to a Public Information Request.

Owner's Signature: J Gary Shelton Date: 1-21-22

STATE OF TEXAS COUNTY OF Wise BEFORE ME, a Notary Public, on this 21st day personally appeared J Gary Shelton (printed owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the owner, for the purposes of this application; that all information submitted herein is true and correct." SUBSCRIBED AND SWORN TO before me, this 21st day of January, 2022.

Notary Signature: Ginny Longino



Handwritten notes at the top left of the page, including the number '1' and some illegible text.

Handwritten notes at the top right of the page, including the number '2' and some illegible text.

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Large block of handwritten notes in the middle section of the page, continuing the text from the previous section.

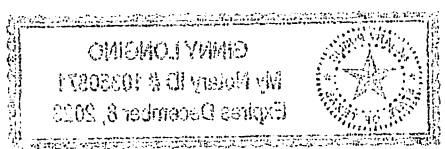
Large block of handwritten notes in the lower middle section of the page, containing several lines of text.

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STAFF REPORT

SUBJECT: Case No.: RZ2022-005, RZ2022-006 & RP2022-002

Applicant Tom Brooks is requesting a rezone of property located at W FM8, Parcel R22552 being 29.751 Acres, A0520 Menefee Jarrett, of the City of Stephenville, Erath County, Texas, from Single Family Residential (R-1) to Multiple Family Residential (R-3) and Retail and Commercial Business (B-2) with simultaneous replatting.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

The Comprehensive Plan for future land use designates this property to be Single Family Residential with adjacent Commercial and Multiple Family.

BACKGROUND:

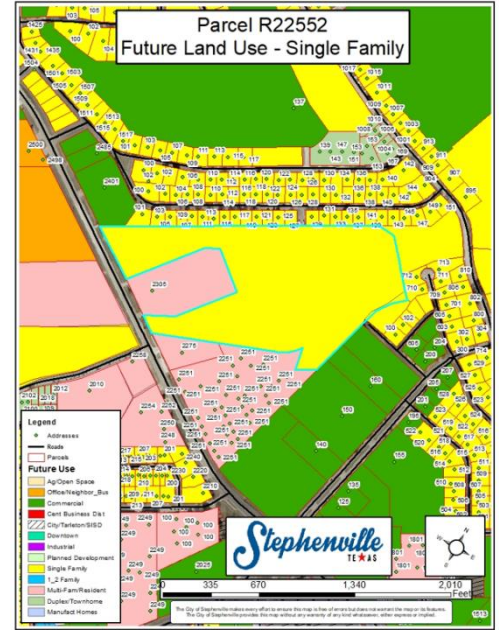
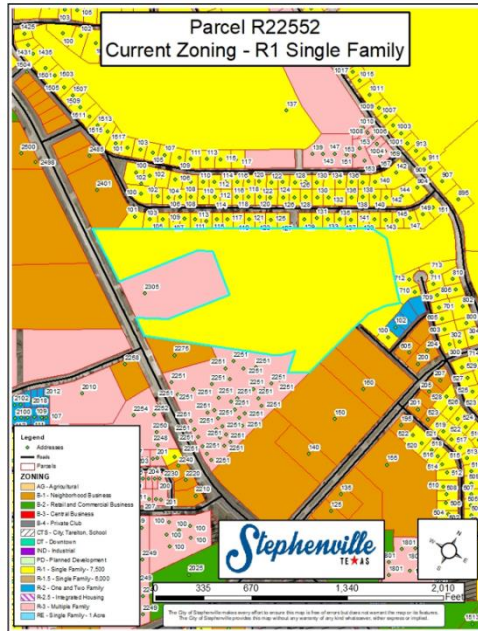
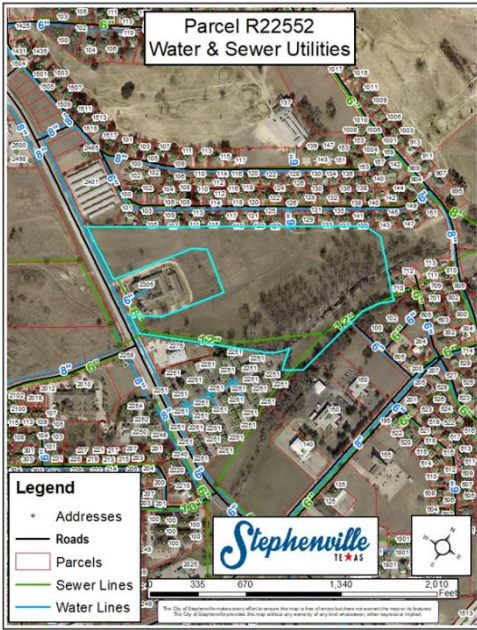
APPLICANT REQUEST:

Applicant is requesting to replat the property into three separate parcels. The current parcel surrounds an existing assisted living and memory care facility with an overhead utility easement that bisects the property southeast of the existing facility. Proposed development of two parcels to be rezoned are located northwest of the overhead utility easement.

The proposed, approximately 2-acre parcel with frontage on W. Lingleville Road is requesting a rezone to (B-2) Retail and Commercial Business. The future land use map shows the adjacent parcel to be commercial use.

A second, approximately 7.7 acre parcel is requesting a rezone to (R-3) Multiple Family Residential in order to construct a senior housing development. The senior housing development has 13 buildings, including a community building with an office, and 1.5 parking spaces provided per bedroom. Future land use maps shows adjacent multiple family residential districts.

PROPERTY PROFILE:



Located on W Lingleville Road, west of Northwest Loop and south of Legends Country Club

DESCRIPTION OF REQUESTED ZONING:

Sec. 154.06.2. Retail and commercial business district (B-2).

6.2.A Description. The Retail and Commercial Business District provides areas for the grouping of retail shops and stores offering goods and services for the residents in general. These shopping areas will generally be more densely concentrated and more traffic intensive than allowed in the Neighborhood Business Districts.

6.2.B Permitted Uses.

- (1) Animal grooming;
- (2) Antique shop/art gallery—sales in building;
- (3) Assisted living center;
- (4) Athletic field;
- (5) Automobile service station and car care center;
- (6) Auto parking lot or building (commercial);
- (7) Auto parts sales;
- (8) Auto repair/mechanic garage;
- (9) Auto sales;
- (10) Automobile rental;
- (11) Bail bond service;
- (12) Bakery—Retail;
- (13) Banks or other financial institutions;

- (14) Bicycle sales and rental;
- (15) Boat sales;
- (16) Bottling works (wholesale);
- (17) Building material sales;
- (18) Cabinet and upholstery shop;
- (19) Car wash;
- (20) Care facility for narcotic, alcoholic or psychiatric patients;
- (21) Cemetery/mausoleum;
- (22) Church, temple or mosque;
- (23) Civic/community center;
- (24) Cleaning and pressing—small shop, pickup and delivery;
- (25) Clinic;
- (26) College or university;
- (27) Commercial amusement (indoor);
- (28) Commercial amusement (outdoor);
- (29) Convalescent, nursing or long term care facility;
- (30) Convenience/grocery store (without pumps) convenience store (with pumps);
- (31) Construction equipment rental and sales;
- (32) Construction yard (temporary);
- (33) Contractor shop and storage yard;
- (34) Department store;
- (35) Discount warehouse store;
- (36) Drapery, needlework or weaving shop;
- (37) Farmers Market;
- (38) Feed, seed and fertilizer store—no bulk storage;
- (39) Field office (temporary);
- (40) Florist;
- (41) Fraternal organization, lodge or civic club;
- (42) Furniture or appliance store;
- (43) Golf course or country club, driving range;
- (44) Greenhouse or nursery for retail plant sales with outside storage;
- (45) Handcraft shop;
- (46) Health club, weight and aerobic center;
- (47) Home improvement center;
- (48) Hospital—general acute care (human);
- (49) Hotels and motels;

- (50) Household appliance service and repair;
- (51) Kennel;
- (52) Kiosk;
- (53) Laboratory (medical);
- (54) Landscaping service;
- (55) Laundry and cleaning (self service);
- (56) Lawn equipment and small engine sales and services;
- (57) Micro brewery;
- (58) Mini storage/warehouses;
- (59) Monument retail sales (outside storage);
- (60) Mortuary or funeral home;
- (61) Moving company;
- (62) Neighborhood grocery store (no fuel service);
- (63) Office—professional and general administration;
- (64) Park, playground, public community recreation center;
- (65) Pawn shop;
- (66) Personal service shop (beauty, barber and the like);
- (67) Pet shop—small animals within building;
- (68) Plumbing shop;
- (69) Portable building sales;
- (70) Printing;
- (71) Produce stand;
- (72) Psychic/Tarot card reader;
- (73) Recreational vehicle sales;
- (74) Recycling kiosk;
- (75) Research lab (non-hazardous);
- (76) Restaurant (drive-in type);
- (77) Restaurant or cafeteria—without drive-in service;
- (78) Restaurant with alcoholic beverage service;
- (79) Retail shops and stores other than listed;
- (80) Roofing and siding supply;
- (81) Sale of alcohol as licensed by the Texas Alcoholic Beverage Commission;
- (82) Schools—public, private and parochial;
- (83) Shopping center;
- (84) Storage or repair of furniture and appliances (display inside of building);
- (85) Studio (photographer, musician, artist);

- (86) Studio for radio and television;
- (87) Tattoo parlor/body piercing studio;
- (88) Taxidermy;
- (89) Theater—indoor;
- (90) Tobacco shop;
- (91) Tool and equipment rental shop;
- (92) Trailer rental and sales;
- (93) Veterinary clinic or hospital; and
- (94) Veterinary services.

6.2.C Conditional Uses (Special Use Permit required).

- (1) Day care center—12 or more children;
- (2) Flea market;
- (3) Frozen foods locker;
- (4) Scientific and research laboratories;
- (5) Theater (drive-in); and
- (6) Trade and commercial schools.

6.2.D Height, Area, Yard and Lot Coverage Requirements.

- (1) Maximum density: There is no maximum density requirement.
- (2) Minimum lot area: There is no minimum area requirement.
- (3) Minimum lot width: There is no minimum width requirement.
- (4) Minimum lot depth: There is no minimum depth requirement.
- (5) Minimum depth of front setback: 20 feet.
- (6) Minimum depth of rear setback: There is no minimum rear setback requirement unless the lot abuts upon a Residential District, then a minimum ten feet is required.
- (7) Minimum width of side setback:
 - (a) Internal lot: There is no minimum side setback requirement unless the lot abuts upon a Residential District, then a minimum five feet is required.
 - (b) Corner lot: 20 feet.
- (8) Building size: There are no minimum size regulations.
- (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.

Height, Area, Yard and Lot Coverage Requirements



Note: No rear or side yard except when the lot abuts upon a Residential District, then the minimum setback for rear yard is 10 feet and side yard is five feet.

6.2.E Parking Regulations. All uses permitted in the B-2 District: See Section 11 Parking Regulations.

6.2.F Sign Regulation. See Section 12 for Sign Regulations.

6.2.G Exceptions to Use, Height and Area Regulations. See Section 10.

6.2.H Garbage Regulations. Retail and Commercial District businesses will provide a serviceable area specifically for refuse collection designed for refuse canisters. Each designated canister area will be nine feet wide and eight feet deep (72 square feet), with a cement slab base. If the location of the cement slab is adjacent to a residential district, the slab must be at least five feet from the property line. The refuse area will be enclosed on three sides by a privacy fence. Approach areas will meet the requirements of Subsection 6.2.I.

6.2.I Loading and Unloading Regulations. All loading, unloading and maneuvering of vehicles connected with the activity must be on the premises and will not be permitted in any street. Loading and unloading areas must be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced.

(Am. Ord. 2008-07, passed 5-6-2008; Am. Ord. 2009-23, passed 12-1-2009; Am. Ord. No. 2018-O-25 , § 1, 8-7-2018; Ord. No. 2021-O-17 , §§ 1, 3, passed 6-1-2021; Ord. No. 2021-O-32 , § 1, passed 8-3-2021)

Sec. 154.05.6. Multiple family residential district (R-3).

5.6.A Description. This residential district provides for medium to high-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, and multiple family housing buildings and complexes platted as one parcel and sole source management. All R-3 zoning will be appropriate to a city-style neighborhood. 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 esthetic and functional well being of the intended district environment.

5.6.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) Multiple family dwellings, with each family limited as in division (1) above; Student living complexes will be subject to a variance request for units designed to occupy more than three unrelated students per unit;
- (4) Assisted living center;
- (5) Convalescent, nursing or long term-care facility;
- (6) Retirement housing complex;
- (7) Accessory buildings;
- (8) Churches, temples, mosques and related facilities;
- (9) Community home;
- (10) Park or playground;
- (11) SISD school—public;
- (12) Bed and breakfast/boarding house;
- (13) Group day care home;
- (14) Registered family home;
- (15) Day care center; and
- (16) Fraternity or sorority house.

5.6.C Conditional Uses.

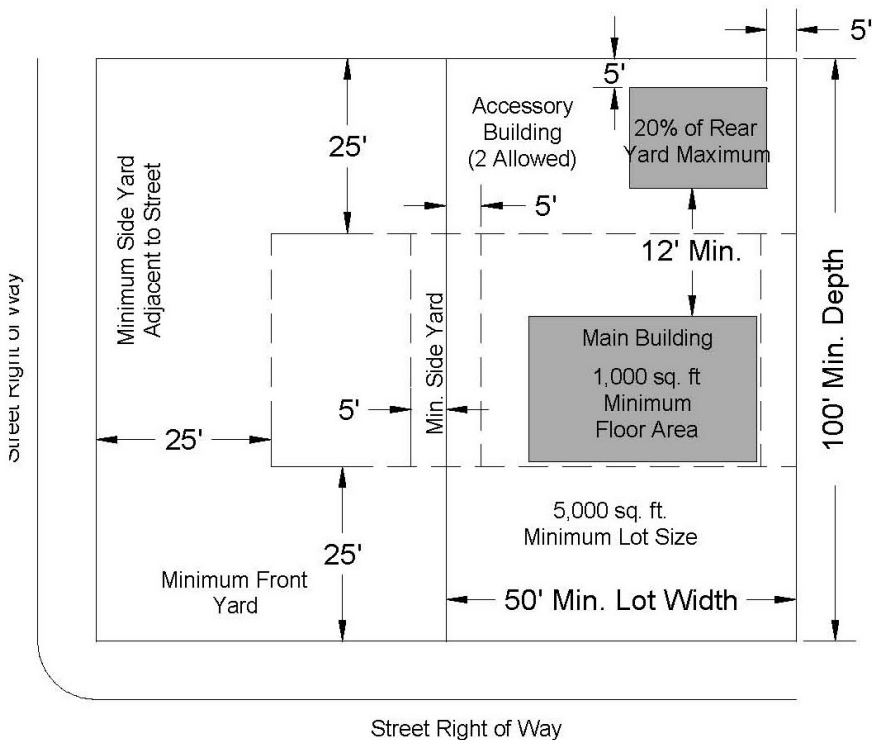
- (1) Home occupation;
- (2) Common facilities as the principal use of one or more platted lots in a subdivision;
- (3) Adult and/or children's day care centers;
- (4) Foster group home; and
- (5) Residence hall.

5.6.D Height, Area, Yard and Lot Coverage Requirements.

- (A) *Single family dwelling.*
 - (1) Minimum lot area: 5,000 ft².
 - (2) Minimum lot width and lot frontage: 50 feet.
 - (3) Minimum lot depth: 100 feet.
 - (4) Minimum depth of front setback: 25 feet.

- (5) Minimum depth of rear setback: 25 feet.
- (6) Minimum width of side setback:
 - (a) Internal lot: five feet.
 - (b) Corner lot: 25 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.

Height, Area, Yard and Lot Coverage Requirements
Single-Family Dwelling

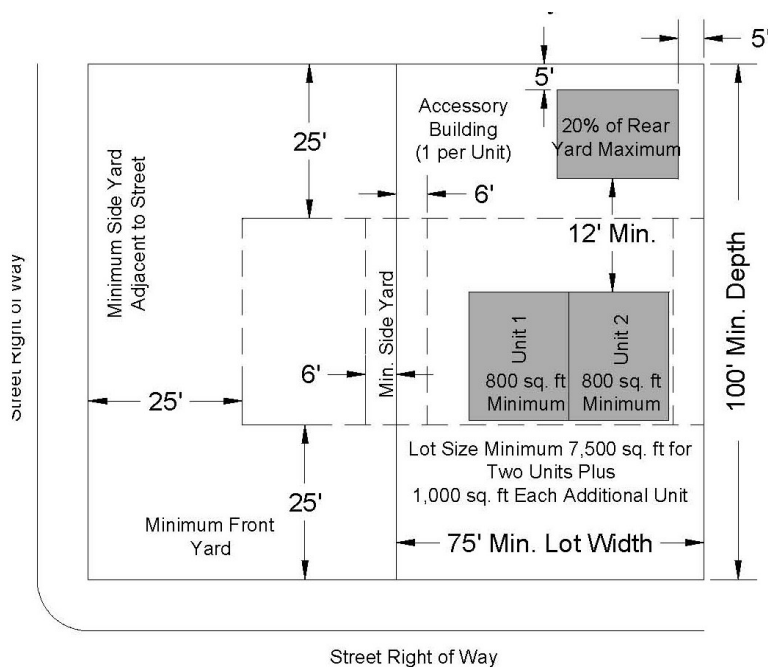


(B) *Two-to-four family.*

- (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: 25 feet.
- (5) Minimum depth of rear setback: 25 feet.
- (6) Minimum width of side setback:
 - (a) Internal lot: six feet.
 - (b) Corner lot: 25 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.

Height, Area, Yard and Lot Coverage Requirements
Two-to-Four Family Dwelling



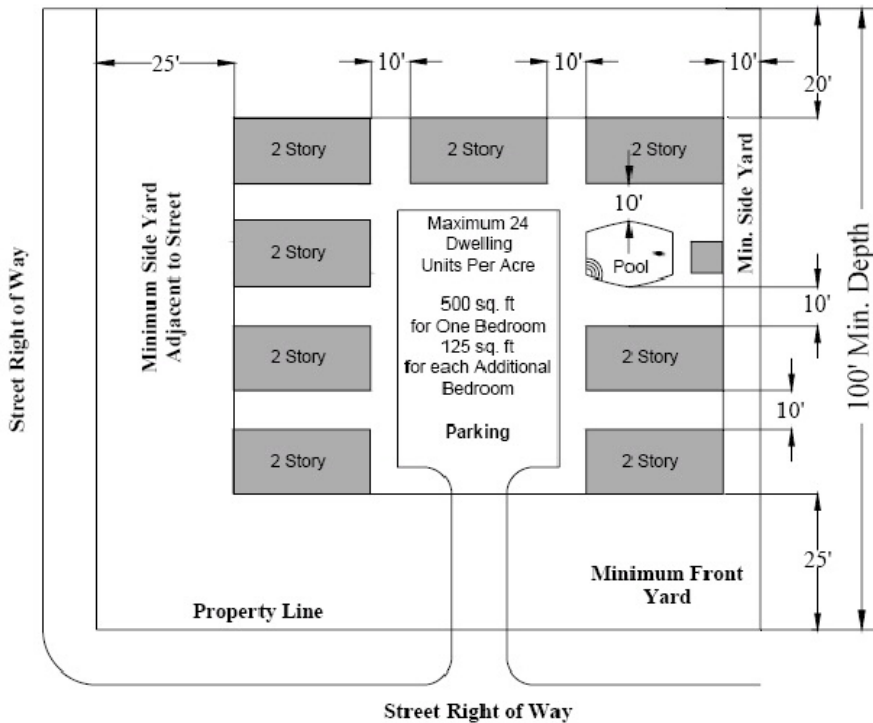
(D) *Multiple family dwellings.*

- (1) Minimum lot area: maximum density of 24 dwelling units per acre, which includes parking, access and all other area improvements.
- (2) Minimum lot depth: 100 feet.
- (3) Minimum depth of front setback: 25 feet.
- (4) Minimum depth of rear setback: 20 feet.
- (5) Minimum width of side setback:
 - (a) Internal lot: ten feet.
 - (b) Corner lot: 25 feet from intersecting side street.
- (6) Building size: Minimum area of each dwelling unit: 500 ft² for one bedroom or less plus 125 ft² of floor area for each additional bedroom.
- (7) Maximum height of structures: 35 feet.
- (8) 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.

Height, Area, Yard and Lot Coverage Requirements
Multiple-Family Dwelling

5.6.D Height, Area, Yard and Lot Coverage Requirements

Multiple Family Dwelling



5.6.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. Student housing whereby individual rooms are leased by unit must require 1.5 spaces per rented bed.

5.6.F Type of Construction.

- (1) The exterior walls of all new dwellings to the top plate, shall be constructed of at least 80% of the total exterior walls of primary materials, excluding doors, windows, and porches. See Section 10.E(1): Exterior Building Material Standard—Primary Materials.
- (2) Any remaining exterior walls of all new dwellings shall construct the remaining exterior walls of alternative materials. See Section 10.E(2): Exterior Building Material Standard—Alternative Materials.
- (3) Existing dwellings expanding the total square footage of the building 50% or less, or modifying the exterior walls, may use the same exterior construction material as the existing primary building. If the material is not available, similar material may be used if approved by the Community Development Director.
- (4) Existing dwellings expanding the total square footage of the building more than 50%, or proposing to use a material inconsistent with the primary structure for any expansion, must meet the 80% minimum primary materials, Section 10.E: Exterior Building Material Standard, for the total exterior walls of the structure.

5.6.F Exterior Building Material Standards



(Am. Ord. 2007-24, passed 12-4-2007; Am. Ord. 2008-13, passed 7-1-2008; Ord. 2011-26, passed 12-6-2011; Am. Ord. 2021-O-29, § 1, passed 9-7-2021)

ALTERNATIVES:

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

Exhibit – Proposed Survey

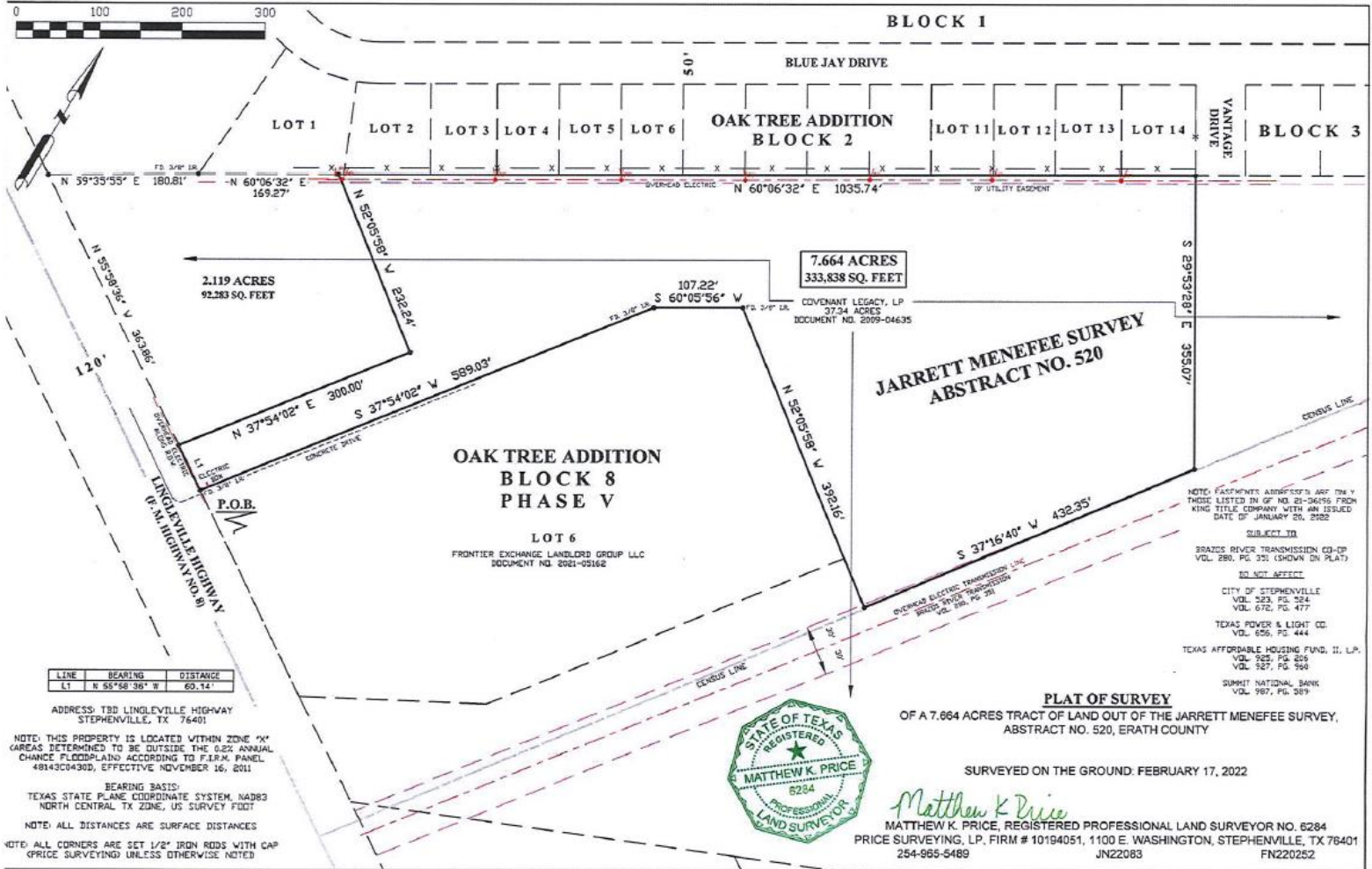
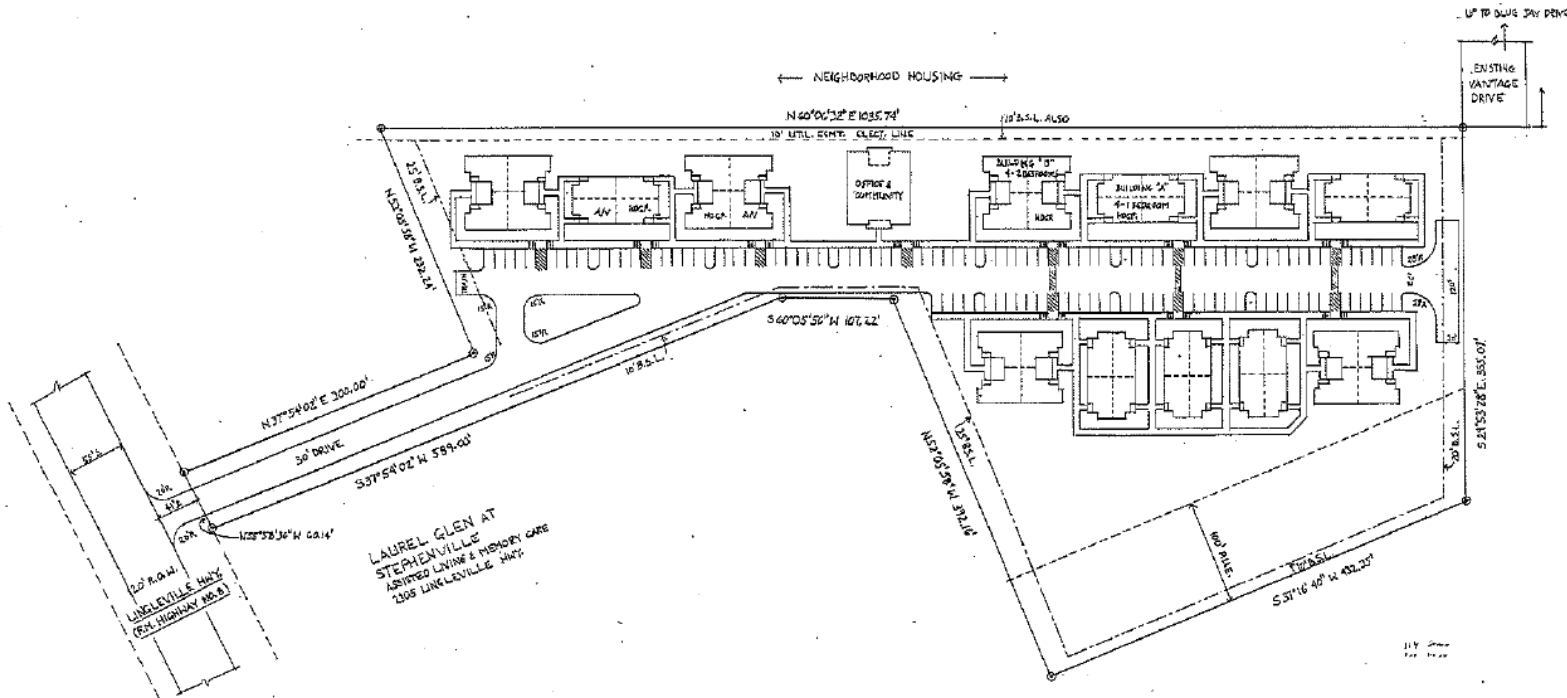


Exhibit – Proposed R-3 Site Plan



UNIT SYNOPSIS		
UNIT TYPE	NUMBER OF UNITS	HEATED AREA/UNIT
1 BEDROOM	24	211.06 S.F.
2 BEDROOM	24	1,078.25 S.F.

HEATED AREA/UNIT IS BASED ON THE NET RENTABLE AREA (NRA) WHICH IS TO THE OUTSIDE FACE OF THE EXTERIOR WALL STUDS AND BACK OF STUDS AT CORNER WALLS.

SITE PLAN
 1" = 50'-0"
 7.664 ACRES



BUILDING SYNOPSIS										
BUILDING TYPE	NO. OF BUILDINGS	AREA PER BUILDING	NO. OF UNITS	STORAGE	PERMITS	STAIR AREA	TOTAL AREA	TOTAL AREA	TOTAL AREA	TOTAL AREA
COMMUNITY BLDG	1	6,241.87 S.F.	1	272.32 S.F.	1/5 30' R	4,442.85 S.F.	1,348.91 S.F.	284.27 S.F.	282.32 S.F.	1,348.91 S.F.
BLDG. TYPE "A"	6	2,148.2 S.F.	174	174,355 S.F.	15' 17' R	72,642 S.F.	4,088,842 S.F.	1,008,842 S.F.	1,008,842 S.F.	4,088,842 S.F.
BLDG. TYPE "B"	6	4,152,734 S.F.	174	174,355 S.F.	15' 17' R	58,421 S.F.	1,478,122 S.F.	1,478,122 S.F.	1,478,122 S.F.	1,478,122 S.F.
TOTALS	13					83,878,814 S.F.	2,441,872 S.F.	1,761,225 S.F.	1,761,225 S.F.	23,544,842 S.F.

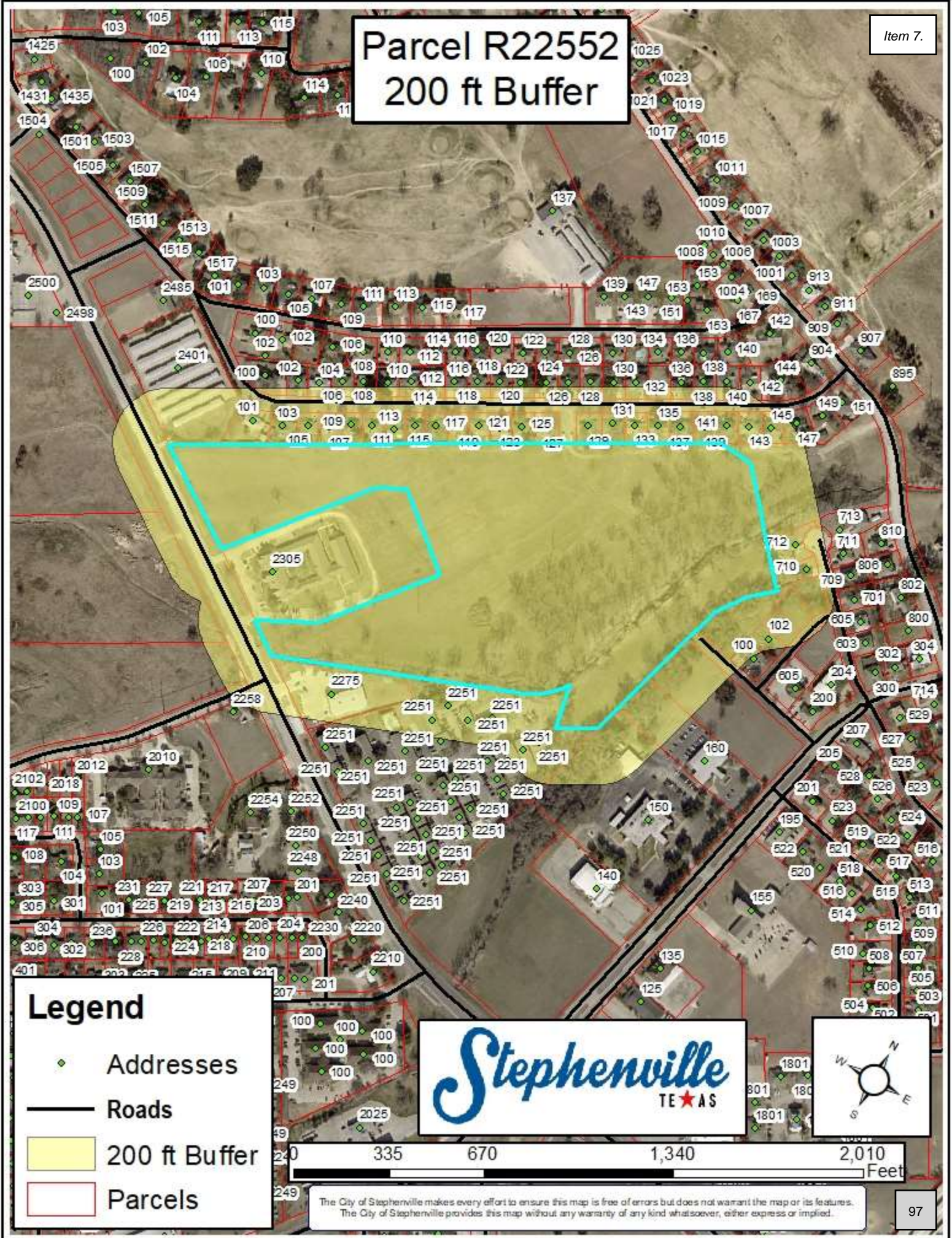
* THE COMMUNITY BUILDING IS COMMON AREA AND IS NOT INCLUDED IN THE NRA TOTALS.

REQUIRED PARKING
 88 SPACES PER BEDROOM
 72 BEDROOMS X 1.5 EQUALS 108 SPACES
 114 SPACES (SHOWN IN PLAN)
 SIDEWALKS 6' WIDE AT PARKING AND CONNECTING BETWEEN PARKING SPACES TO APARTMENT UNITS.
 DRIVEWAY TURNS 15' INSIDE RADIUS & 40' OUTSIDE.

REQUIRED WALK UNITS
 1/2 FOR 8000 UNITS
 174 X 1/2 = 87 REQUIRED BY "SHOWN"
 2/3 FOR AUTO/RESIDENT UNITS
 24 X 2/3 = 16 REQUIRED = 2,400 SQ FT

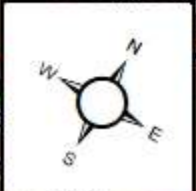


Parcel R22552 200 ft Buffer



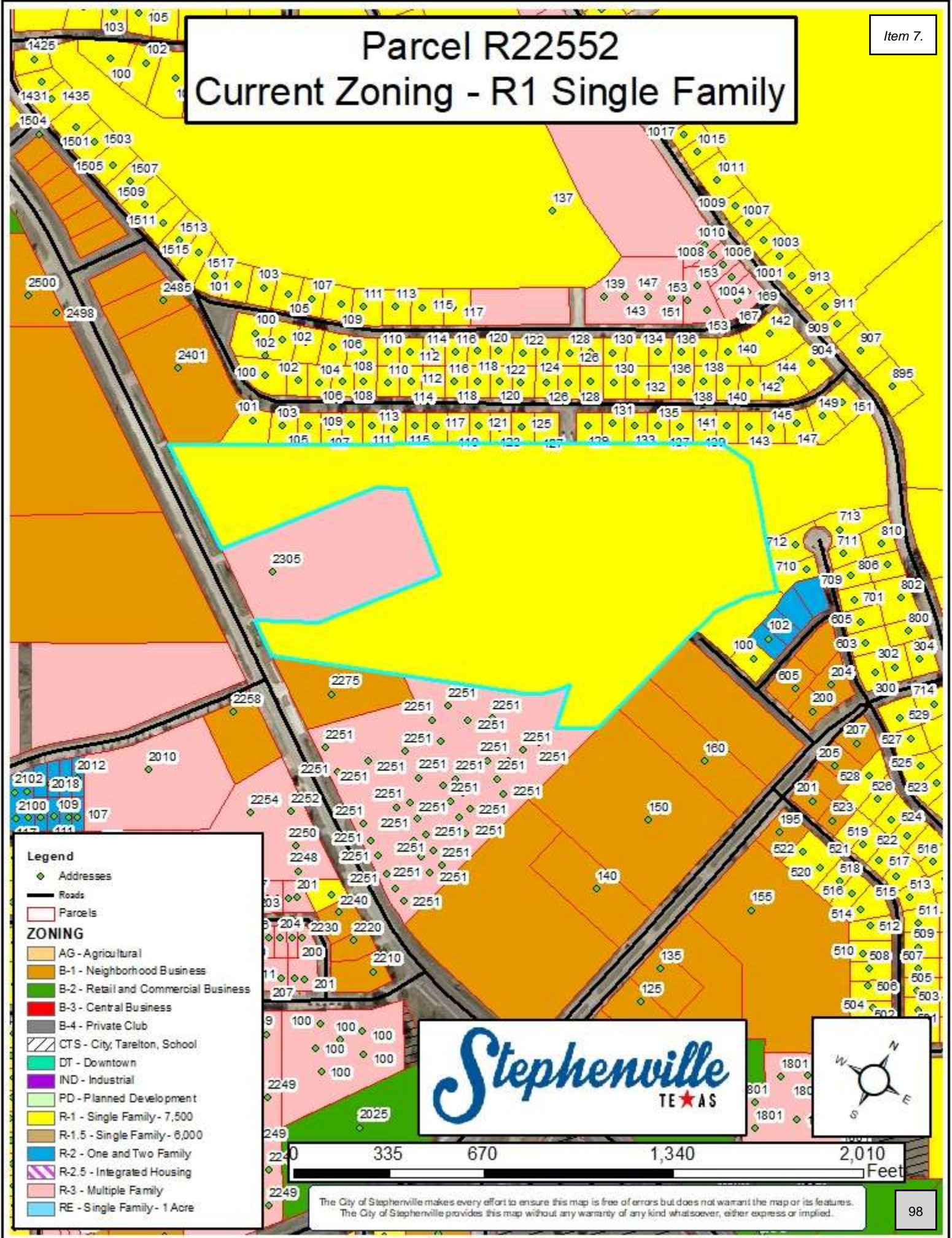
Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



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

Parcel R22552 Current Zoning - R1 Single Family

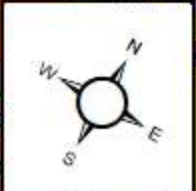


Legend

- ◆ Addresses
- Roads
- Parcels

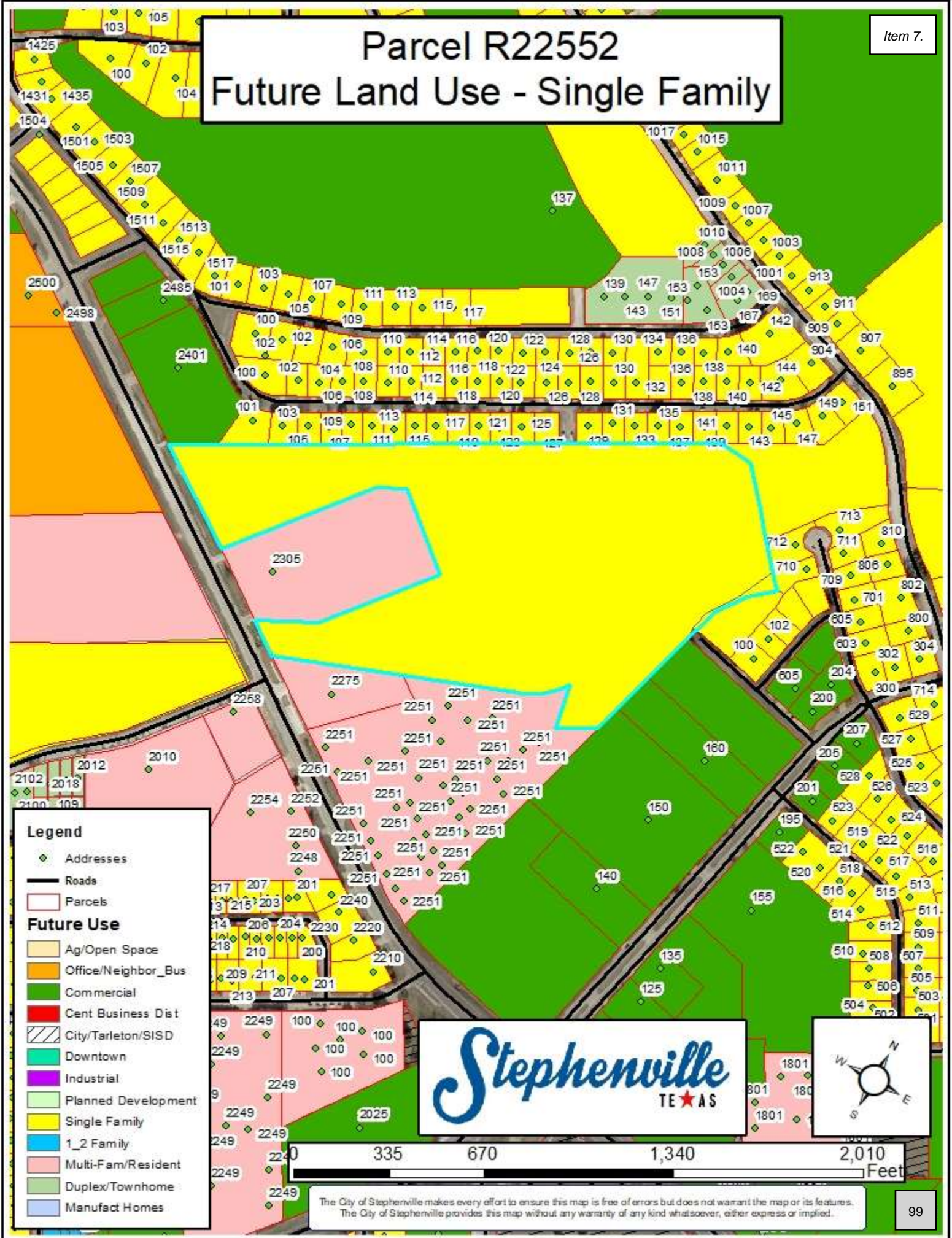
ZONING

- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tareyton, 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



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Parcel R22552 Future Land Use - Single Family

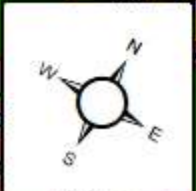


Legend

- ◆ Addresses
- Roads
- ▭ Parcels

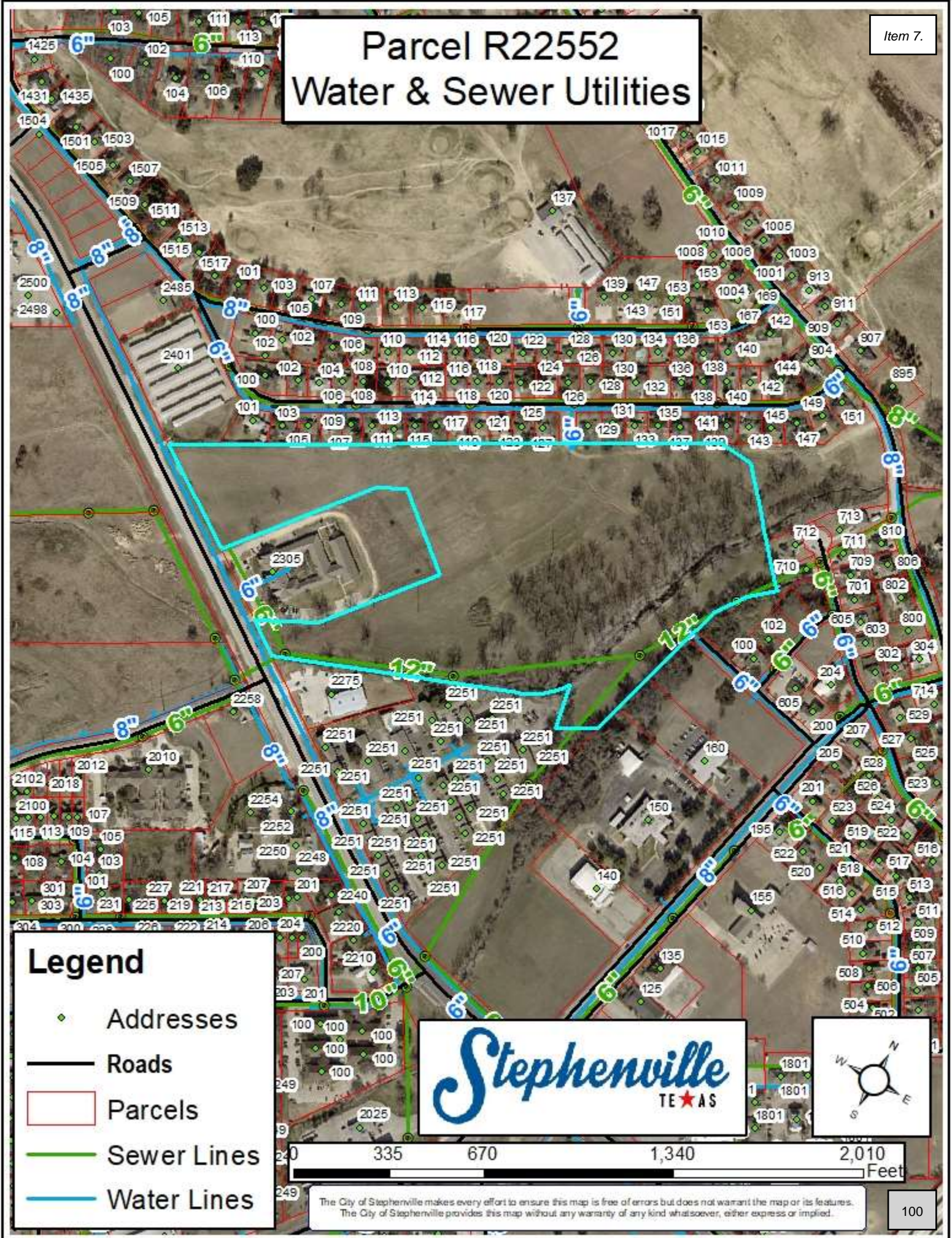
Future Use

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



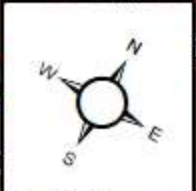
The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

Parcel R22552 Water & Sewer Utilities



Legend

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



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Parcel R22552 Address List

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000042841	117 BLUE JAY	ALLEN CALEB VAN & KRISTY RAE	117 BLUE JAY	STEPHENVILLE	TX	76401-5922
R000063775	0 GOOD TREE	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
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
R000031773	2401 W LINGLEVILLE RD	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000042825	130 BLUE JAY	BASHAM JOSHUAH THOMAS & RACHEAL JANINE BASHAM	130 BLUE JAY	STEPHENVILLE	TX	76401
R000075582	712 SPRING MEADOW	BOSWELL RODNEY W & MELISSA J	712 SPRING MEADOW	STEPHENVILLE	TX	76401
R000042813	106 BLUE JAY	BOYLES PAMELA J	106 BLUE JAY	STEPHENVILLE	TX	76401
R000042835	101 BLUE JAY	BUCHER JAMES M & JANE E	101 BLUE JAY	STEPHENVILLE	TX	76401-5922
R000042819	118 BLUE JAY	CARLSON NORMAN E & BEVERLY A	118 BLUE JAY	STEPHENVILLE	TX	76401-0000
R000033190	0 RIVER NORTH BLVD	CEDARS NATHAN ET AL	1826 CR393	STEPHENVILLE	TX	76401-0000
R000042824	128 BLUE JAY	CHESTER CAROLE S	128 BLUEJAY	STEPHENVILLE	TX	76401
R000063792	0 GOOD TREE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000042820		CONFIDENTIAL				
R000042848		CONFIDENTIAL				
R000042837	105 BLUE JAY	CORTA DOROTHY J & PETER J	105 BLUE JAY DR	STEPHENVILLE	TX	76401
R000022552	0 W FM8	COVENANT LEGACY LLP	2915 W WASHINGTON	STEPHENVILLE	TX	76401
R000062664	0 ADOBE DR	CROSS TIMBERS FINE ARTS COUNCIL INC	PO BOX 1172	STEPHENVILLE	TX	76401
R000042811	102 BLUE JAY	DAVIDSON DEL & JULIE	102 BLUE JAY	STEPHENVILLE	TX	76401
R000042822	124 BLUE JAY	DICKERSON SHERRY	124 BLUE JAY	STEPHENVILLE	TX	76401
R000042814	108 BLUE JAY	DREW VALERIE J	109 GREENVIEW DR	STEPHENVILLE	TX	76401
R000041984	137 BLUE JAY	DUKE DEBORAH P	137 BLUE JAY	STEPHENVILLE	TX	76401
R000041986	141 BLUE JAY	EILAND EDDIE & JAN	21160 S FM219	DUBLIN	TX	76446
R000042847	129 BLUE JAY	EMMONS JOSH & ASHTON	129 BLUE JAY	STEPHENVILLE	TX	76401
R000033179	102 ADOBE DR	EQUITY CRP, LP	PO BOX 953	STEPHENVILLE	TX	76401
R000033180	104 ADOBE DR	EQUITY CRP, LP	PO BOX 953	STEPHENVILLE	TX	76401
R000033181	106 ADOBE DR	EQUITY CRP, LP	PO BOX 953	STEPHENVILLE	TX	76401
R000033182	108 ADOBE DR	EQUITY CRP, LP	PO BOX 953	STEPHENVILLE	TX	76401
R000042845	125 BLUE JAY	EVANS DONALD R LIVING TRUST	PO BOX 372	BLUFF DALE	TX	76433
R000063739	2305 W LINGLEVILLE RD	FRONTIER EXCHANGE LANDLORD GROUP LLC	4500 DORR ST	TOLEDO	OH	43615
R000042851	145 BLUE JAY	GARCIA LARAE & LOUIS GARCIA	145 BLUE JAY	STEPHENVILLE	TX	76401
R000042828	136 BLUE JAY	GARNER GAYLA BOTTLINGER	136 BLUE JAY	STEPHENVILLE	TX	76401
R000066982	2275 W LINGLEVILLE RD	GREATER GOOD X LLC	3195 S ACCESS RD	ENGLEWOOD	FL	34224
R000042823	126 BLUE JAY	GRESHAM JOHN H	PO BOX 1	BLUFF DALE	TX	76433
R000042836	103 BLUE JAY	GRIMMER AARON & NIKOLE	103 BLUE JAY	STEPHENVILLE	TX	76401
R000074582	713 SPRING MEADOW	GUISE DAVID LLOYD & BRENDA SUE	713 SPRING MEADOW ST	STEPHENVILLE	TX	76401-1843
R000042826	132 BLUE JAY	HAYES WAYNE LEROY	PO BOX 2410	STEPHENVILLE	TX	76401
R000042831	142 BLUE JAY	HENDON DAVE W & DIXIE L	142 BLUE JAY	STEPHENVILLE	TX	76401
R000042821	122 BLUE JAY	HENDRICKS KATHRYN J	122 BLUE JAY	STEPHENVILLE	TX	76401
R000042817	114 BLUE JAY	HILL CHARLES A & SANDRA K	114 BLUE JAY	STEPHENVILLE	TX	76401
R000042842	119 BLUE JAY	HIVELY CHRISTOPHER J & KIMBERLEE M HIVELY	12454 DAPPLE DR	RANCHO CUCAMONGA	CA	91739
R000042812	104 BLUE JAY	HODGES BILLY BOB & DONNA & HOLLY HODGES	18402 SHALLOW OAK CT	TOMBALL	TX	77377
R000042816	112 BLUE JAY	HODGES TERRY GLEN & REBECCA	112 BLUE JAY	STEPHENVILLE	TX	76401-0000
R000041981	107 BLUE JAY	HOLLOWAY LIVING TRUST	107 BLUE JAY ST	STEPHENVILLE	TX	76401
R000041982	109 BLUE JAY	HOWARD NETA FAYE (LIFE ESTATE)	109 BLUE JAY	STEPHENVILLE	TX	76401
R000022664	0 W LINGLEVILLE RD	IP KAM WOON	PO BOX 192	STEPHENVILLE	TX	76401-0000
R000042840	115 BLUE JAY	JAMES CAVIN & STACEY SHARON NOLAND (JAMES)	115 BLUE JAY	STEPHENVILLE	TX	76401
R000042849	133 BLUE JAY	JOHNSON DAVID HUNTER	1600 SUNSET DRIVE	MARBLE FALLS	TX	78654
R000042829	138 BLUE JAY	JONES GWINDA L	PO BOX 1979	STEPHENVILLE	TX	76401
R000041983	111 BLUE JAY	KAISER MARK A & KIMBERLY	111 BLUE JAY DR	STEPHENVILLE	TX	76401-0000
R000041985	139 BLUE JAY	KDH RENTALS LLC	1610 W CEDAR ST	STEPHENVILLE	TX	76401
R000041978	100 BLUE JAY	KOPLIN JEFFREY & LESLI KOPLIN	PO BOX 993	STEPHENVILLE	TX	76401
R000042827	134 BLUE JAY	LAKE GRANBURY DEVELOPERS LP	3080 W WASHINGTON ST	STEPHENVILLE	TX	76401-3728
R000031784	0 PRAIRIE WIND	LAKE GRANBURY DEVELOPERS LP	PO BOX 2579	STEPHENVILLE	TX	76401
R000042320	143 BLUE JAY	MCDANEL RUSSELL EDWARD	PO BOX 974	STEPHENVILLE	TX	76401-0000
R000033177	703 VANTAGE DR	MCDONALD & BACHUS FAMILY TRUSTS	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000042838	113 BLUE JAY	MOSES COREY & KATHRYN	113 BLUE JAY	STEPHENVILLE	TX	76401
R000042844	123 BLUE JAY	PLANNERS EQUITY LP	181 S GRAHAM	STEPHENVILLE	TX	76401
R000042830	140 BLUE JAY	PLANNERS EQUITY LP	181 S GRAHAM	STEPHENVILLE	TX	76401
R000042349	147 BLUE JAY	REAGAN JACK & SHEILA	147 BLUE JAY ST	STEPHENVILLE	TX	76401-5926
R000042818	116 BLUE JAY	SMITH RANDY & KELLY	116 BLUE JAY	STEPHENVILLE	TX	76401-0000
R000042850	135 BLUE JAY	STEPHENSON JAMES HERRING	135 BLUE JAY ST	STEPHENVILLE	TX	76401
R000033191	150 RIVER NORTH BLVD	STEPHENVILLE MED DEV CO	BOX 1317	STEPHENVILLE	TX	76401-0000
R000065896	160 RIVER NORTH BLVD	STEPHENVILLE MED DEV CO #3	150 RIVER NORTH BLVD	STEPHENVILLE	TX	76401
R000042843	121 BLUE JAY	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000033178	100 ADOBE DR	TERRY VETERANS TRUST	100 ADOBE DR	STEPHENVILLE	TX	76401
R000042846	127 BLUE JAY	TRAINHAM SUSAN	PO BOX 139	LINGLEVILLE	TX	76461
R000042815	110 BLUE JAY	TROTTER MABEL L	126 BEN HOGAN DR	STEPHENVILLE	TX	76401-5915
R000014951	2251 W LINGLEVILLE RD	WINDMASS VILLIAGE III PORTFOLIO OWNER LLC	100 CRESCENT CT, SUITE 270	DALLAS	TX	75201
R000066710	710 SPRING MEADOW	WOOTAN GARY MARK	710 SPRING MEADOW ST	STEPHENVILLE	TX	76401



Development Services Department
298 W. Washington, Stephenville TX 76401
Phone: (254) 918-1222 www.stephenvilletx.gov

Plat Application and Checklist

Please note that this checklist is intended to assist developers and design professionals in the preparation of submittals for DRC review and are generally what is needed to facilitate the review of the proposed plat. A submittal of a complete application will facilitate a timely review. Failure of the applicant to provide required information will result in application not being processed. Under special circumstances, additional items may be required through the Development Review Committee process prior to approval.

Please check the Appropriate Box: Final Plat Preliminary Plat Amended Plat Minor Plat
Residential Replat Replat Conveyance Plat

PROPERTY INFORMATION

Project Name: Retirement Living for Seniors Parcel(s) Tax ID# (Required): _____
Project Address (Location): 7.664 Acres Jettett Monroe (see survey) Survey #154530 Total Acres: 7.664
Previous Project Number (If Applicable): _____
Existing Zoning: R-1 # of Existing Lots: _____ # of Existing Units: _____
Proposed Zoning: R-3 # of Proposed Lots: _____ # of Proposed Units: _____
SIGNATURE: Wade

Owner Information and Authorization

Name: Tom J. Brooks
Company Name: Covenant Legacy, LP
Address: 2915 W Washington, Stephenville, Tx. 76401
Telephone: 254-965-5051 Email: tomj@brooks-realty.com
• Please Note: e-mail addresses will be used to notify the owner or representative of the status of the plat.

CHECK ONE OF THE FOLLOWING:

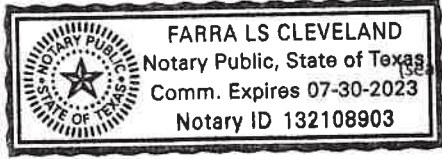
- I will represent the application myself; or
- I hereby designate Wade Diewski (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

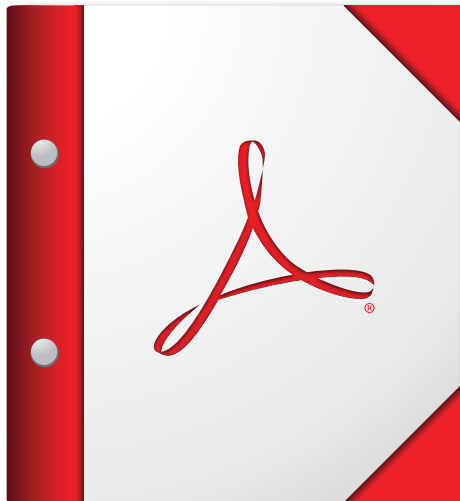
I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. By signing below, I agree that the City of Stephenville (the "City") is authorized and permitted to provide information contained within this application, including the email address, to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in connection with the application, if such reproduction is associated with the application in response to a Public Information Request.

Owner's Signature: Tom J Brooks Date: 3-22-22

STATE OF TEXAS COUNTY OF Erath BEFORE ME, a Notary Public, on this 22nd day personally appeared Tom J. Brooks (printed owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the owner, for the purposes of this application; that all information submitted herein is true and correct." SUBSCRIBED AND SWORN TO before me, this the 22nd day of March, 2022

[Signature]
Notary Signature





For the best experience, open this PDF portfolio in Acrobat X or Adobe Reader X, or later.

[Get Adobe Reader Now!](#)



Development Services Department
298 W. Washington, Stephenville TX 76401
Phone: (254) 918-1222 www.stephenvilletx.gov

Plat Application and Checklist

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Please check the Appropriate Box: Final Plat Preliminary Plat Amended Plat Minor Plat
Residential Replat Replat Conveyance Plat

PROPERTY INFORMATION:

Project Name: TBD Parcel(s) Tax ID# (Required): _____
Project Address (Location): 2.119 Acres Salpeter Meadows (see sub 222) Survey AB 520 Total Acres: 2.119
Previous Project Number (If Applicable): _____
Existing Zoning: R-1 # of Existing Lots: _____ # of Existing Units: _____
Proposed Zoning: B-2 # of Proposed Lots: _____ # of Proposed Units: _____
SIGNATURE: Wade

Owner Information and Authorization

Name: Tom J. Brooks
Company Name: Covenant Legacy LP
Address: 2915 W. Washington, Stephenville, Tx. 76401
Telephone: 254-965-5251 Email: tom.j.brooks-Realty.com
• Please Note: e-mail addresses will be used to notify the owner or representative of the status of the plat.

CHECK ONE OF THE FOLLOWING:

- I will represent the application myself; or
- I hereby designate Wade Biewski (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

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Owner's Signature: Tom J Brooks Date: 3-22-22

STATE OF TEXAS COUNTY OF Gravett BEFORE ME, a Notary Public, on this 22nd day personally appeared Tom J Brooks (printed owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the owner, for the purposes of this application; that all information submitted herein is true and correct." SUBSCRIBED AND SWORN TO before me, this the 22nd day of March, 2022

Notary Signature [Signature]



BLOCK 1

BLUE JAY DRIVE

50'

LOT 1

LOT 2

OAK TREE ADDITION BLOCK 2

LOT 13

LOT 14

BLOCK 3

VANTAGE
DRIVE

N 59°35'55" E 180.81'

N 60°06'32" E 169.27'

N 52°05'58" W 232.24'

N 60°06'32" E 1035.74'

10' UTILITY EASEMENT

2.119 ACRES
92,283 SQ. FEET

7.664 ACRES
333,838 SQ. FEET

COVENANT LEGACY, LLP
37.34 ACRES
DOCUMENT NO. 2009-04635

JARRETT MENESEE SURVEY ABSTRACT NO. 520

OAK TREE ADDITION BLOCK 8 PHASE V

LOT 6

FRONTIER EXCHANGE LANDLORD GROUP LLC
DOCUMENT NO. 2021-05162

LINGLEVILLE HIGHWAY
(E.M. HIGHWAY NO. 8)

120'

N 55°58'36" W 363.86'

N 37°54'02" E 300.00'

S 37°54'02" W 589.03'

107.22'
S 60°05'56" W

N 52°05'58" W 392.16'

S 37°16'40" W 432.35'

S 29°53'28" E 355.07'

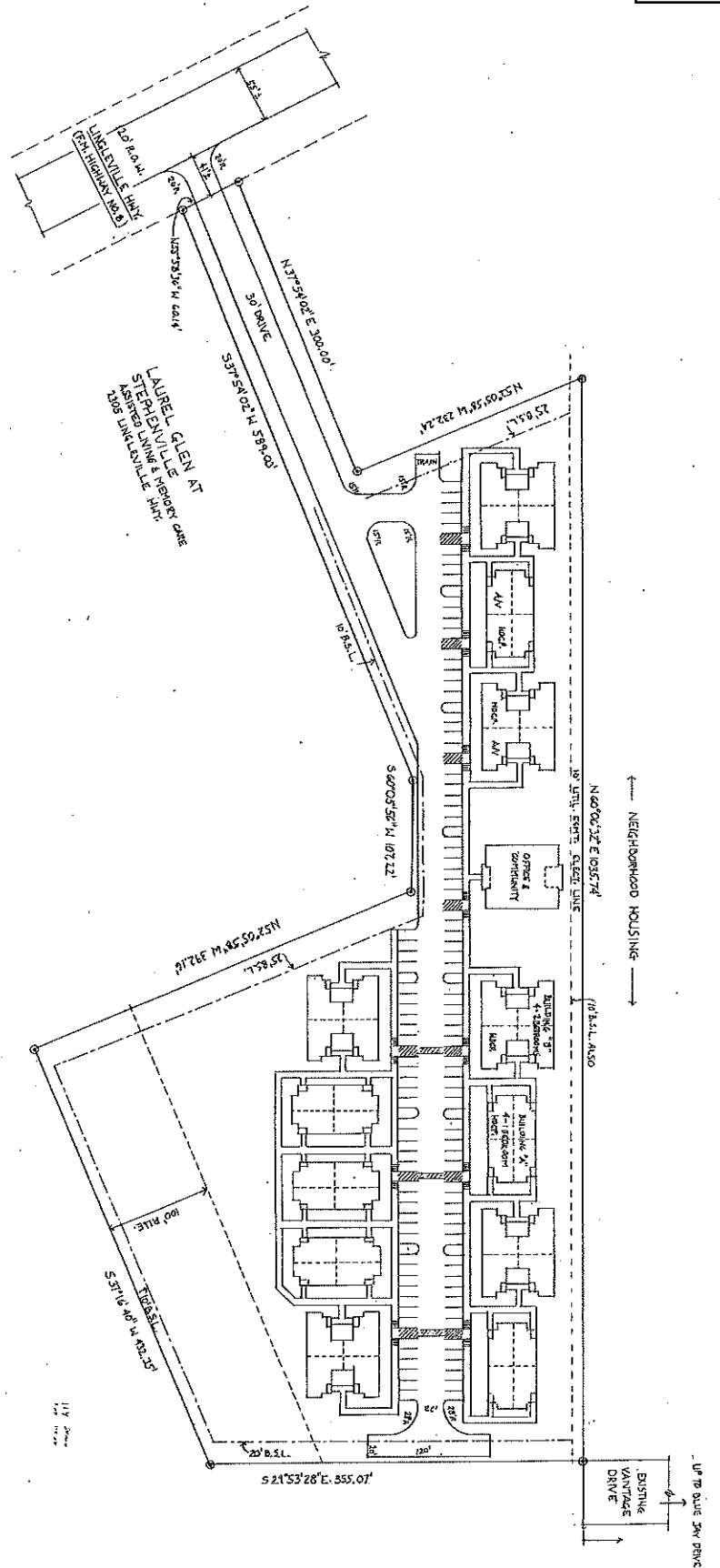
OVERHEAD ELECTRIC TRANSMISSION LINE
BRAZOS RIVER TRANSMISSION
VOL. 280, PG. 351

CENSUS LINE

CENSUS LINE

LINE	BEARING	DISTANCE
L1	N 55°58'36" W	60.14'





BUILDING TYPE	NO. OF UNITS	MARKED FOR REDEMPTION	STORAGE		RENTAL		TOTAL		TOTAL		TOTAL	
			STORAGE	RENTAL	RENTAL	RENTAL	RENTAL	RENTAL	RENTAL	RENTAL	RENTAL	
COMMUNITY BLDG	1	1	1	1	1	1	1	1	1	1	1	1
BLDG. TYPE 2*	2	2	2	2	2	2	2	2	2	2	2	2
BLDG. TYPE 3*	2	2	2	2	2	2	2	2	2	2	2	2
TOTALS	13	13	13	13	13	13	13	13	13	13	13	13

* THE COMMUNITY BUILDING IS CONDO AREA AND IS NOT INCLUDED IN THE NET TOTALS.

UNIT SYNOPSIS	
UNIT TYPE	NO. OF UNITS
1 BEDROOM	24
2 BEDROOM	24

HEATED AREA/UNIT IS BASED ON THE NET RENTABLE AREA (NRA) WHICH IS TO THE OUTSIDE FACE OF THE EXTERIOR WALL STUDS AND OVER OF STUDS AT COMMON WALLS.

SITE PLAN
1" = 50'-0"
7.644 ACRES
NORTH

REQUIRED PARKING

- 16 SPACES PER BEDROOM.
- 72 SPACES PER 1,000 SQ. FT.
- 144 SPACES PER 2,000 SQ. FT.
- STORAGES & WARE AT PARKING AND CONNECTING BETWEEN PARKING SPACES TO APARTMENT UNITS.
- DRIVEWAY TURNING IS INSIDE RADIUS & NO OUTRIG.

REQUIRED FIRE UNITS

- 27 FOR 800 SF UNITS
- 27X 48" X 24" = 3 REQUIRED = 7500 BTU
- 27X 18" X 18" X 18" = 3 REQUIRED = 7500 BTU
- 27X 48" X 24" = 3 REQUIRED = 7500 BTU
- 27X 48" X 24" = 3 REQUIRED = 7500 BTU

OPTIONAL: SMOKE DETECTORS ARE REQUIRED IF AND WHEN NEEDED.

DATE: 1/15/2011
SHEET: 1 OF 1
PROJECT: A PROPOSED NEW SENIOR APARTMENT PROJECT FOR RETIREMENT LIVING FOR SENIORS, LTD
STERNSVILLE, TEXAS

ZONING AMENDMENT APPLICATION

CITY OF STEPHENVILLE

1. **APPLICANT/OWNER:** Tom Brooks
First Name Last Name

ADDRESS: 2915 W. Washington 254-592-2979
Street/P.O. Box Phone No.
Stephenville TX 76401
City State Zip Code

2. **PROPERTY DESCRIPTION:** W FM 8, Stephenville, TX
Street Address

3. **LEGAL DESCRIPTION:** _____
Lot(s) Block(s) Addition
Acres 29.751, A0520 Menefee Jarrett

4. **PRESENT ZONING:** R-1 Single Family
Zoning District Title

PROPOSED ZONING: B-1 Neighborhood Business
Zoning District Title

5. **APPLICANTS REQUEST FOR ZONING CHANGE IS AS FOLLOWS:** _____
Requesting to rezone 2.119 acres out of the 29.751 acres
from R-1 to B-1. See attached survey.

 (Attach an additional sheet if necessary)

 Signature of Applicant

 Date

 Signature of City Official Received

 Date Received

ZONING AMENDMENT APPLICATION

CITY OF STEPHENVILLE

1. **APPLICANT/OWNER:** Tom Brooks
First Name Last Name

ADDRESS: 2915 W. Washington 254-592-2979
Street/P.O. Box Phone No.
Stephenville TX 76401
City State Zip Code

2. **PROPERTY DESCRIPTION:** W FM 8, Stephenville, TX
Street Address

3. **LEGAL DESCRIPTION:** _____
Lot(s) Block(s) Addition
Acres 29.751, A0520 Menefee Jarrett

4. **PRESENT ZONING:** R-1 Single Family
Zoning District Title

PROPOSED ZONING: R-3 Multi- Family
Zoning District Title

5. **APPLICANTS REQUEST FOR ZONING CHANGE IS AS FOLLOWS:** _____
Requesting to rezone 7.664 acres out of the 29.751 acres
from R-1 to R-3. See attached survey.

(Attach an additional sheet if necessary)

 Signature of Applicant

 Date

 Signature of City Official Received

 Date Received

RESOLUTION NO. 2022-R-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS REGARDING RETIREMENT LIVING FOR SENIORS FOR SUPPORT AND LOCAL POLITICAL SUBDIVISION FUNDING

WHEREAS, Retirement Living for Seniors, Ltd. has proposed a development for a Senior restricted Development located on W Lingleville Rd, named Retirement Living for Seniors, in the city of Stephenville, Texas; and

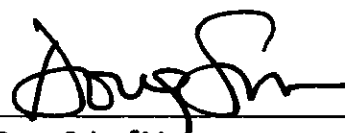
WHEREAS, Retirement Living for Seniors Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2022 Competitive 9% Housing Tax Credits for Retirement Living for Seniors; and

WHEREAS, Chapter 380 of the Texas Local Government Code authorizes municipalities to administer programs to establish and provide for the making of loans and grants of public funds for the purpose of promoting state and local economic development and to stimulate business and commercial activity in the municipality.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS:

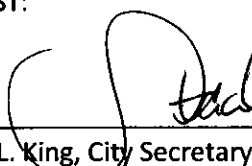
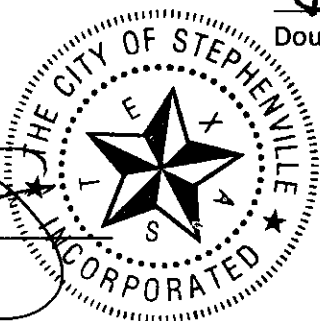
1. The City of Stephenville, acting through its governing body, hereby confirms that it supports the proposed development of Retirement Living for Seniors, located on W Lingleville Rd, in the City of Stephenville, Texas, and its application to the TDHCA.
2. The City of Stephenville, acting through its Governing Body for the purposes of Local Political Subdivision Funding, will grant a reduction of \$250 towards water/sewer tap fees.
3. The Mayor, for and on behalf of the Governing Body, is hereby authorized, empowered, and directed to certify these resolutions to TDHCA.

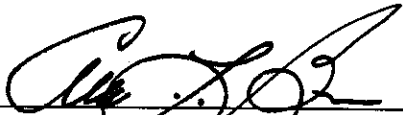
PASSED AND APPROVED this 15th day of February, 2022.



Doug Svien, Mayor

ATTEST:


Staci L. King, City Secretary



Reviewed by Allen L. Barnes,
City Manager



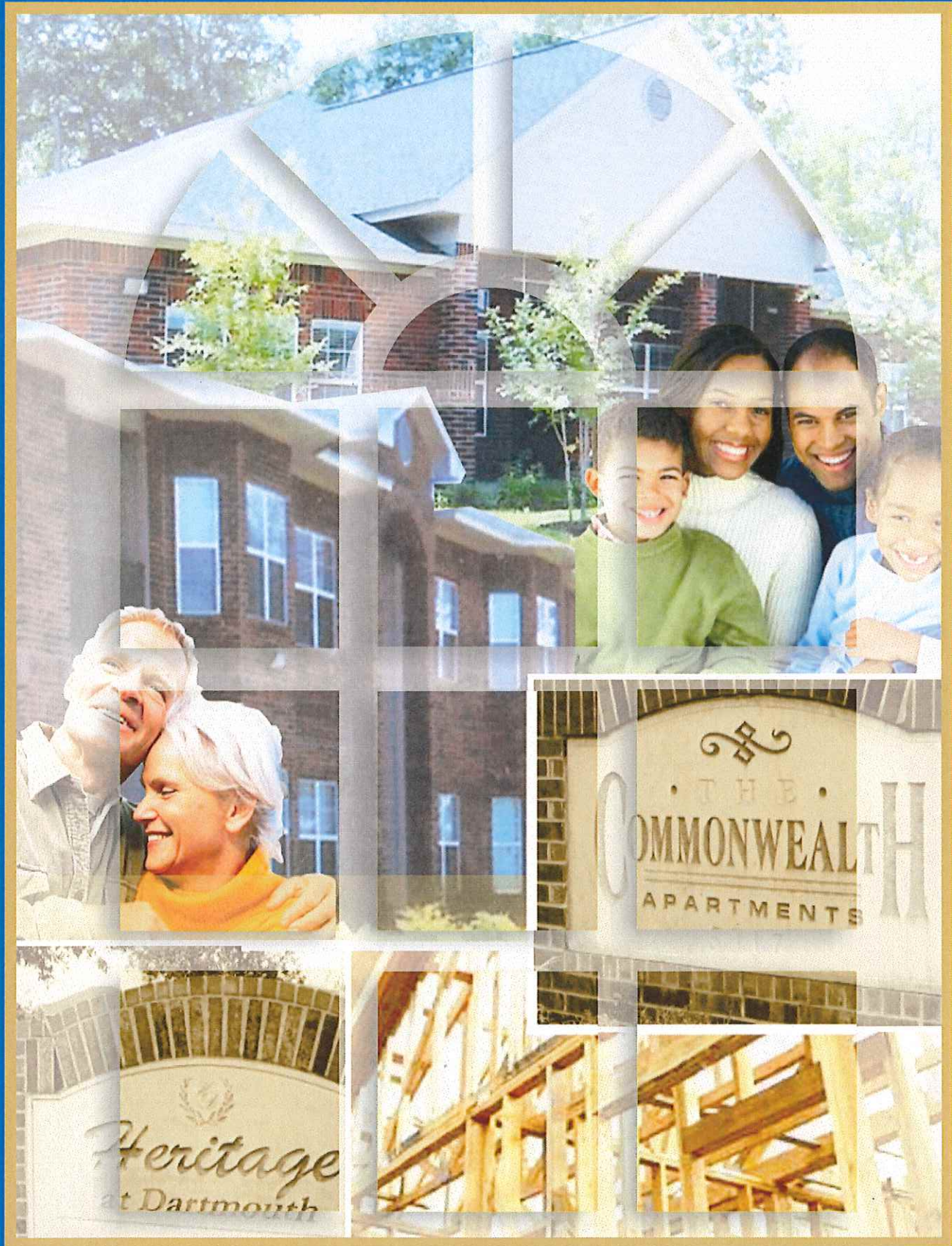
Randy Thomas, City Attorney
Approved as to form and legality



HOMESTEAD

DEVELOPMENT GROUP LTD

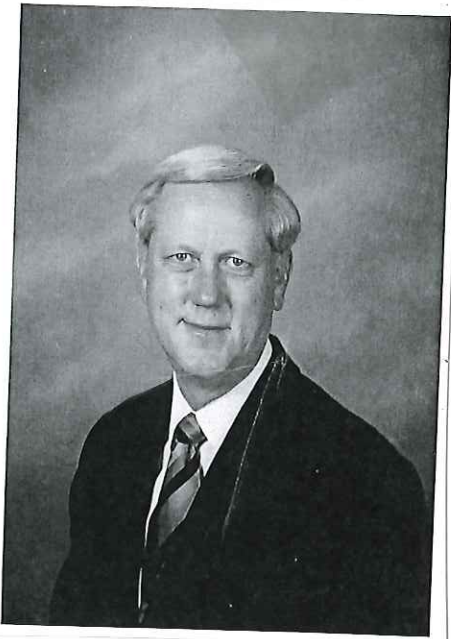
Item 7.



The Window to Your Future

111

Our Leadership



With more than 25 years of experience in making affordable housing a reality, Emanuel H. Glockzin, Jr.:

- Possesses a solid understanding of the Housing Tax Credit Program.
- Exhibits a dedication to building and maintaining long-term relationships with lenders and syndicators.
- Demonstrates an innate ability to select qualified developments all across the State of Texas.
- Encourages a spirit of cooperation and participation between elected officials and neighborhood-based groups.
- Builds well-managed apartment complexes which foster good relationships between tenants and their surrounding neighborhoods.
- Provides quality, affordable rental housing to the elderly and families in Texas.
- Offers a proven track record, with the essential ability to act quickly.

Mr. Glockzin is:

- A member of the Board of Directors of the Rural Rental Housing Association of Texas for the past seven years.
- A member of the Texas Affiliation of Affordable Housing Providers (TAAHP).
- Former member of the Board of Directors, Twin City Mission, a nonprofit organization providing a foundation of support for those in need.
- A 1972 graduate of Texas A&M University.

Our Team

Our Team

Homestead Development Group, Ltd. offers an industry-experienced management team, covering every detail from concept to completion for common goal—building communities **together!**

Design

Myriad Designs, Ltd., Harry Bostic

- Licensed architect and 1970 Texas A&M graduate.
- Experienced designer of tax credit housing developments since 1985.
- TDHCA Fair Housing Training for accessibility.

Construction

Brazos Valley Construction, Inc.,

Emanuel H. Glockzin, Jr., General Contractor

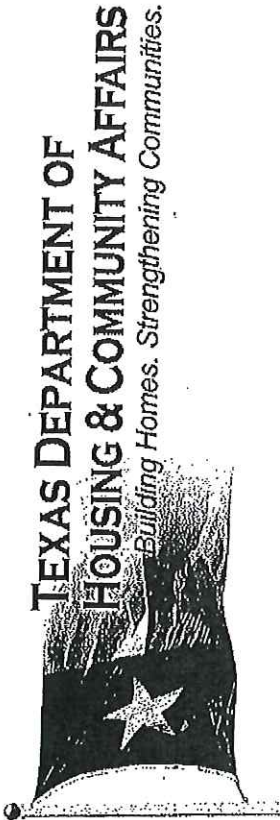
- Since 1979 providing quality construction of Texas apartment communities.
- Industry expertise and experience.
- Knowledge and ability to implement all federal, state, and local regulations and inspections.

Management

Cambridge Interests, Inc.

Elaina D. Glockzin, President

- 1973 graduate of Texas State University.
- Certified in property management and Tax Credit Compliance.
- Actively involved in day-to-day operation of the management company.
- Currently managing 38 developments in cities across Texas.



CERTIFICATE OF EXPERIENCE

Elaina D. GLOCKZIN

Has a Record of Successfully Documenting Experience
 In Accordance with the Requirements of §50.8(4) of the
 2012-2013 Housing Tax Credit Program
 Qualified Action Plan

Cameron F. Dörsey
 Director, Multifamily Finance

February 14, 2012

Date

TEXAS DEPARTMENT OF
HOUSING & COMMUNITY AFFAIRS
Building Homes. Strengthening Communities.



CERTIFICATE OF EXPERIENCE

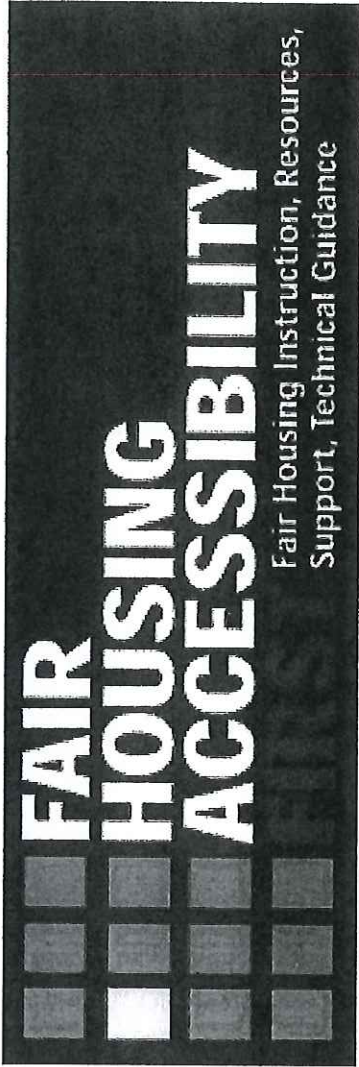
Emanuel H. Glockzin Jr.

Has a Record of Successfully Constructing or Developing
152 New Construction multifamily units
In Accordance with the Requirements of the
2011 Housing Tax Credit Program
Qualified Action Plan.


Robbye Meyer
Director of Multifamily Finance

February 9, 2011

Date



Certificate of Completion

Harry W. Catlin ARCHITECT 1307 NOT AIA MEMBER

Sign your name with your AIA membership number on the line above

5/29/2014 – Austin, TX
 The Design and Construction Requirements of the Fair Housing Act - Technical Overview (3 hour) – FHA 10
 Strategies for Compliant Kitchens (1.5 hours) – FHA 5
 Strategies for Compliant Bathrooms – FHA 6
 Accessible Routes (1.5 hours) – FHA 7
 Accessible Public & Common-Use Areas – FHA 8



The bearer of this certificate has completed the above Fair Housing Accessibility First LUHSW training modules. By completing a training module, the bearer of this certificate has learned valuable information regarding the Fair Housing Act's 7 Design and Construction requirements. Attending the session and actively participating brings us all one step closer to our goal of providing accessible housing to more individuals across the United States of America.

Provider No. 1036
 819 S. Wabash, Suite 509
 Chicago, IL 60605-2153
 1-312-913-1717
jritzu@lemarchitects.com
 Jack Catlin, Principal

Jack Catlin

Item 7.



Certificate of Completion

This Certifies That

Harry Bostic

successfully completed the five-hour
Understanding the Fair Housing Act and Section 504
Design Requirements for Multifamily Housing Course

on June 27, 2012

Certification Expires two years from date of completion

*This course meets the Texas Department of Housing & Community Affairs
Qualified Allocation Plan for Fair Housing Training related to design issues.*



Mark E. English
Mark E. English
President

HOMESTEAD DEVELOPMENT GROUP, LTD.

Item 7.

Our Properties

The Commonwealth Apartments Nacogdoches, TX



- Choice of four floor plans.
- Washer and dryer connections.
- Ceiling fans and miniblinds.
- Patios with storage closets.
- Outdoor recreational area.
- Clubhouse/laundry facility.

Lexington Court Apartments Kilgore, TX



- Gazebo with sitting area
- Covered pavilion with barbecue grills & tables
- Equipped business center.
- Community room/laundry facility.
- Two children's playgrounds.
- Sports Court.

HOMESTEAD DEVELOPMENT GROUP, LTD.

Item 7.

Our Properties

Montgomery Meadows & Grand
Montgomery Court
Huntsville, TX



- Senior housing communities.
- Clubhouse/laundry facilities.
- Miniblinds for all windows.
- Washer and dryer connections.
- Pavilion with barbecue grills and tables.
- Community Garden area.

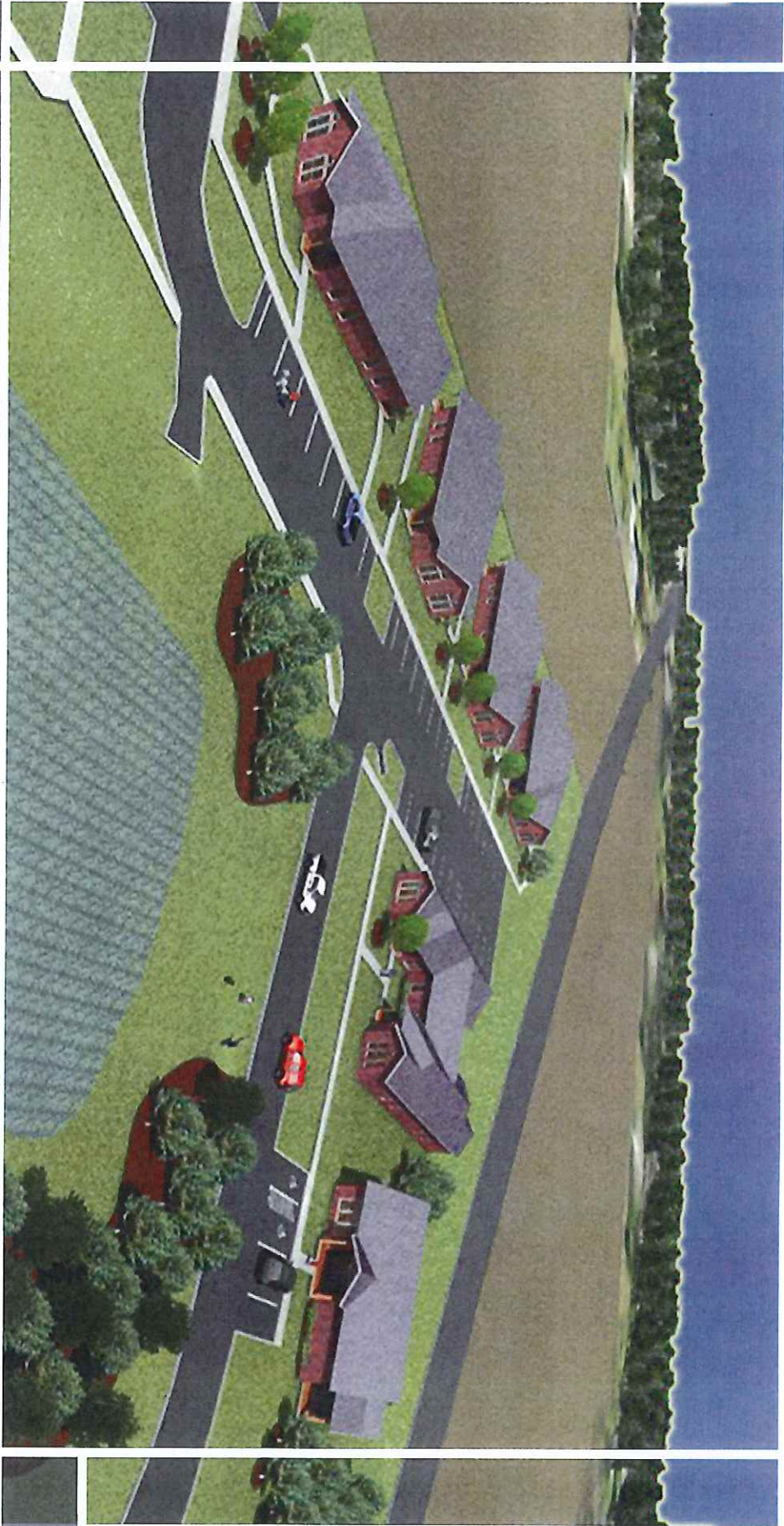
The Heritage at Dartmouth & T.C.M Haven
College Station, TX

- A safe and accessible home for adults with disabilities.
- 120 apartments featuring wide hallways & doors with accessible sinks, countertops, and appliances.

The Heritage at Dartmouth received the Texas Department of Housing and Community Affairs "Housing for the Special Needs Award" for -profit division in 1999.



■
Air view 01



■
■

MONTGOMERY MEADOWS

Architect
DAVID VIGIL
davidvigil@hotmail.com
(979)402-7259

■



Street View

MONTGOMERY MEADOWS

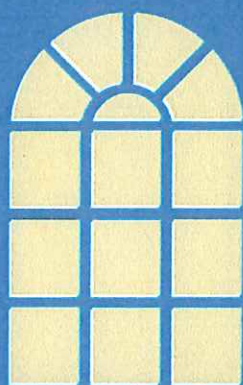
Architect
DAVID VIGIL
davidvigil@hotmail.com
(979)402-7259

Air view 02



MONTGOMERY MEADOWS

Architect
DAVID VIGIL
davidvigil@hotmail.com
(979)402-7259



HOMESTEAD
DEVELOPMENT GROUP LTD

Homestead Development Group, Ltd.
Bryan/College Station, TX
979.846.8878





STAFF REPORT

SUBJECT: Case No.: PD2022-001

Applicant 2828 Real Estate LLC is requesting a rezone from Single Family Residential District (R-1) to Planned Development (PD) for address 1300 Pecan Hill Drive, Parcel R50244, 1.190 Acres S5465 Glasgow Addition, Lot 1, of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

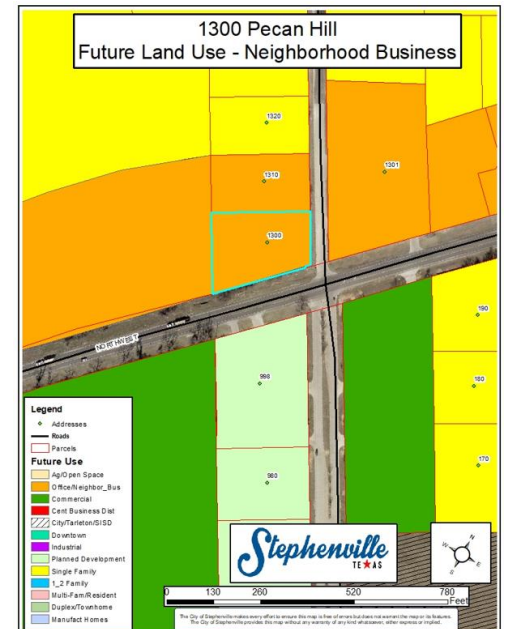
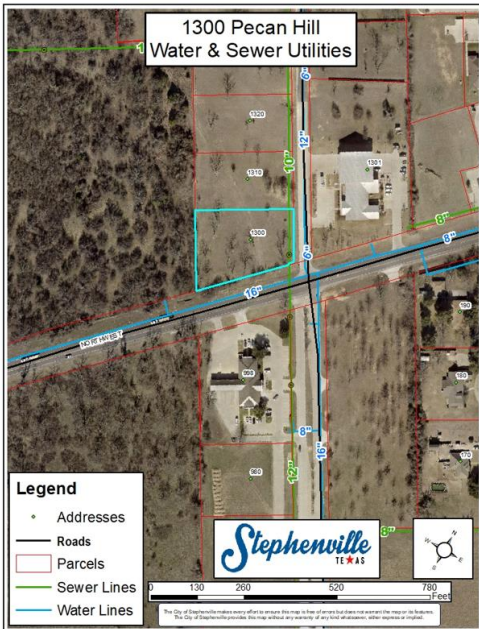
STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

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

BACKGROUND:

PROPERTY PROFILE:



Located on Northwest corner of N Wolfe Nursery Road and Northwest Loop intersection

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



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 P.210.943.3777 E. info@creoarc.com
 www.creoarc.com

Design Team
 Consultant
 Address
 Phone
 Fax
 e-mail
 Consultant
 Address
 Phone
 Fax
 e-mail

CLIENT
NAME: Justin Haschke
ADDRESS: FM 988 NW & Pecan Hill Dr.

PROJECT
Stephenville Office



PROJECT KEY

ARCHITECT STAMP

NOT FOR CONSTRUCTION
FOR PD REGULATORY APPROVAL ONLY

No.	Description	Date

SHEET TITLE
COVER SHEET

DWG INFO
PROJECT: 2004
ISSUE DATE: 01/25/2022
DRAWN BY: SS
CHECKED BY: SS

SHEET G000

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A SINGLE STORY OFFICE BUILDING. THE BUILDING WILL NOT BE SPRINKLED.

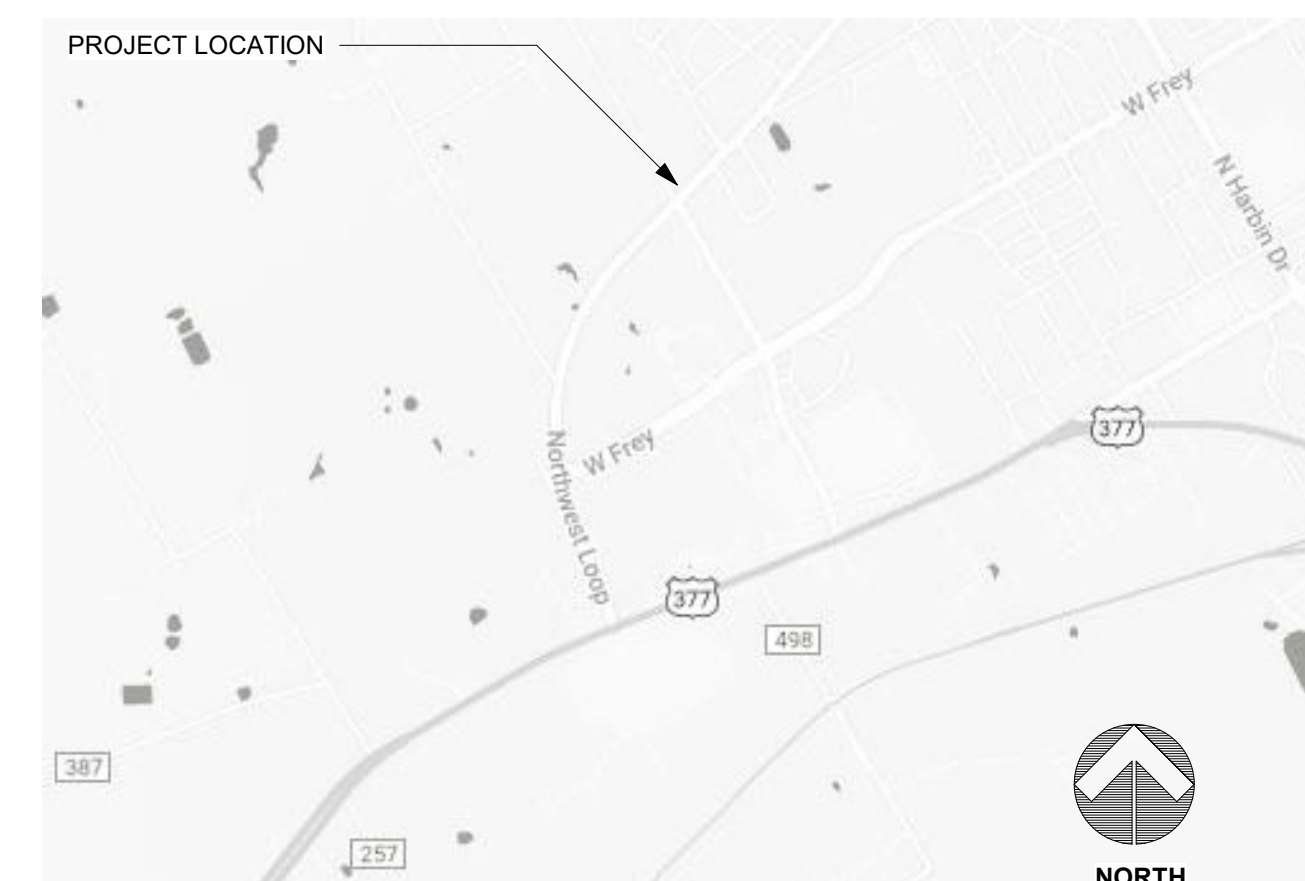
SHEET LIST

SHEET LIST			
Sheet Discipline	Sheet Number	Sheet Name	Sheet Issue Date
00 GEN	G000	COVER SHEET	01/25/2022
01 CIVIL	EXH	ZONING EXHIBIT - SITE PLAN	01/25/2022
02 ARCH	A001	DRAWING INFORMATION	01/25/2022
02 ARCH	A010	LIFE SAFETY PLAN	01/25/2022
02 ARCH	A100	SITE PLAN	01/25/2022
02 ARCH	A110	FLOOR PLAN	01/25/2022
02 ARCH	A115	REFLECTED CEILING PLAN	01/25/2022
02 ARCH	A120	ROOF PLAN	01/25/2022
02 ARCH	A200	ELEVATIONS	01/25/2022
02 ARCH	A300	BUILDING SECTIONS	01/25/2022
02 ARCH	A900	3D VIEWS	01/25/2022



LOCATION PLAN

FM 988 & PECAN HILL DR.



CODE INFORMATION

CLIENT..... Justin Haschke
 PROJECT ADDRESS..... FM 988 & PECAN HILL DR. STEPHENVILLE , TX 76401

APPLICABLE CODES
 BUILDING CODE..... 2015 IBC
 FIRE CODE..... 2015 IFC
 MECHANICAL CODE..... 2015 IMC
 PLUMBING CODE..... 2015 IPC
 ELECTRICAL CODE..... 2013 NEC
 ENERGY CODE..... 2018 IECC

CODE ANALYSIS
 SINGLE STORY STUD FRAMED STRUCTURE. NON SPRINKLED W/B (OFFICE) OCCUPANCY.
 PROPOSED ZONING..... PD
 TYPE OF CONSTRUCTION..... V-B
 NUMBER OF STORIES..... 1
 ALLOWABLE HEIGHT (S)..... 40'
 OCCUPANCY GROUP..... B (OFFICE)
 ALLOWABLE BUILDING AREA (NON-SPRINKLED)..... 9,000 SQFT

GROSS BUILDING SQUARE FOOTAGE
 GROSS FLOOR AREA..... 6,800 SQFT

EXIT CALCULATIONS
 PER IBC TABLE
 CORRIDOR WIDTH REQUIRED 1005.3.2, 1020.2.....36" (M, B, S)
 EXIT WIDTH REQUIRED 1010.1.....32" CLEAR
 MINIMUM NUMBER OF EXITS (BUSINESS) 2 (1006.2.1, 1006.3.2)
 MAXIMUM COMMON PATH TRAVEL DISTANCE..... 75' (1006.2.1)
 MAXIMUM EXIT ACCESS TRAVEL DISTANCE..... 200' (1017.2)
 NO FIRE RATED INTERIOR PARTITIONS REQD.

OCCUPANCY CALCULATIONS 2015 IBC (TABLE 1004.5)

FUNCTION	OCC. FACTOR	AREA (S.F.)	OCC. LOAD
OFFICE/CONF. ROOM	100 GROSS	6,800	68 (PROPOSED 50 MAX)

PLUMBING FIXTURE CALCULATIONS 2015 IBC (TABLE 2902.1.1)

PLUMBING FIXTURES - OFFICE (BUSINESS OCCUPANCY)

OCC. LOAD	WC	LAV.	SERVICE SINK	DRINKING FOUNTAIN
50	1/25 (M) = 1 WC 1/25 (F) = 1 WC	1/40 (M) = 1 LAV 1/40 (F) = 1 LAV	1 REQUIRED	1 REQUIRED
	REQ'D WC'S	REQ'D LAV'S		
	M F	M F		
	1 1	1 1		

GENERAL NOTES

- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETINS, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCE, A.D.A., T.A.S AND REGULATIONS OF ALL GOVERNING BODIES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT. OWNER WILL PAY FOR BUILDING PERMIT.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE OWNER SHALL NOT BE LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER, AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT, OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.
- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICTS BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURE AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, FAX MACHINE, TOILET, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES SHALL BE REMOVED AT COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW NOT LESS THAN TEN DAYS FOR REVIEW. THE GENERAL CONTRACTOR SHALL SUBMIT CORRECT NUMBER REQUIRED, BUT NOT LESS THAN FOUR COPIES.
- THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.
- ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH TWO PART SEALANT EACH SIDE.
- THE GENERAL CONTRACTOR SHALL PROVIDE ONE COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.
- UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS, ARE TO FACE OF CURB. FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS, OR FOUNDATION WALLS.
- SPECIAL INSPECTIONS NOTE:
 AT THE COMPLETION OF CONSTRUCTION, A FINAL REPORT OF REQUIRED SPECIAL INSPECTIONS PREPARED BY THE REGISTERED DESIGN PROFESSION IN RESPONSIBLE CHARGE THAT CONFIRMS THAT THE LISTED REQUIRED SPECIAL INSPECTIONS HAVE BEEN CONDUCTED AND COMPLETED WILL BE SUBMITTED TO THE BUILDING OFFICIAL, VIA THE OWNER. IT IS OUR UNDERSTANDING THAT A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF SAN ANTONIO UNTIL THIS FINAL REPORT IS RECEIVED. REFER TO DOCUMENT LABELED "DETERMINATION OF REQUIRED SPECIAL INSPECTIONS" AS WELL AS STRUCTURAL SHEET OR REQUIRED INSPECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE DOCUMENTATION THAT ALL REQUIRED INSPECTIONS HAVE BEEN CONDUCTED AND ALL REPORTED NON-COMPLYING ITEMS HAVE BEEN RESOLVED.
- GOVERNING CODE AND FIRE DEPARTMENT, FIELD INSPECTORS SHALL DICTATE SIZE, TYPE, QUANTITY AND LOCATIONS OF BOTH TEMPORARY AND PERMANENT PORTABLE FIRE EXTINGUISHERS.
- ALL EXPOSED ELECTRICAL EQUIPMENT, CONDUITS, PLUMBING LINES, ETC. SHALL BE PAINTED W/ MIN (2) COATS OF PAINT TO MATCH ADJACENT SURFACES.
- KNOX BOX-LOCATE PER LOCAL FIRE DEPARTMENT REQUIREMENTS.



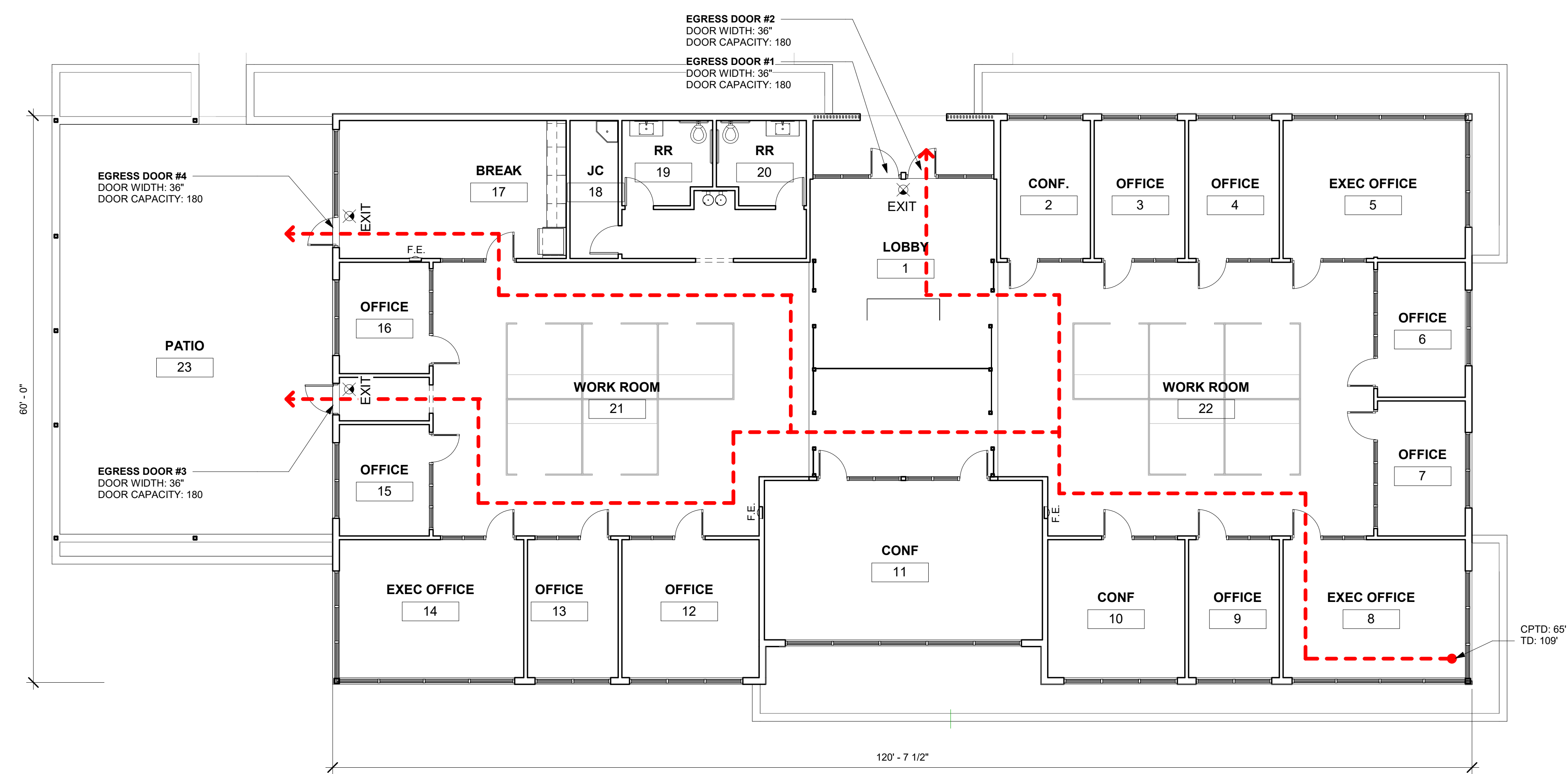
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 www.creoarc.com

Design Team
 Consultant
 Address
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 e-mail
 Consultant
 Address
 Address
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 Fax
 e-mail

OCCUPANCY CALCULATIONS 2015 IBC (TABLE 1004.5)

BUSINESS

FUNCTION	OCC. FACTOR	AREA (S.F.)	OCC. LOAD
OFFICE/CONF. ROOM	100 GROSS	6,800	68 (PROPOSED 50 MAX)



① LEVEL 1 - LIFE SAFETY
 1/8" = 1'-0"

CLIENT
 NAME: Justin Haschke
 ADDRESS: FM 988 NW & Pecan Hill Dr.

PROJECT
Stephenville Office



PROJECT KEY

ARCHITECT STAMP

NOT FOR CONSTRUCTION
 FOR PD REGULATORY
 APPROVAL ONLY

REVISIONS

No.	Description	Date

SHEET TITLE
LIFE SAFETY PLAN

DWG INFO
 PROJECT: 2004
 ISSUE DATE: 01/25/2022
 DRAWN BY: SS
 CHECKED BY: SS

SHEET **A010**



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Design Team
Consultant
Address
Address
Phone
Fax
e-mail
Consultant
Address
Address
Phone
Fax
e-mail

CLIENT
NAME: Justin Haschke
ADDRESS: FM 988 NW & Pecan Hill Dr.

PROJECT
Stephenville Office



PROJECT KEY

ARCHITECT STAMP

NOT FOR CONSTRUCTION
FOR PD REGULATORY
APPROVAL ONLY

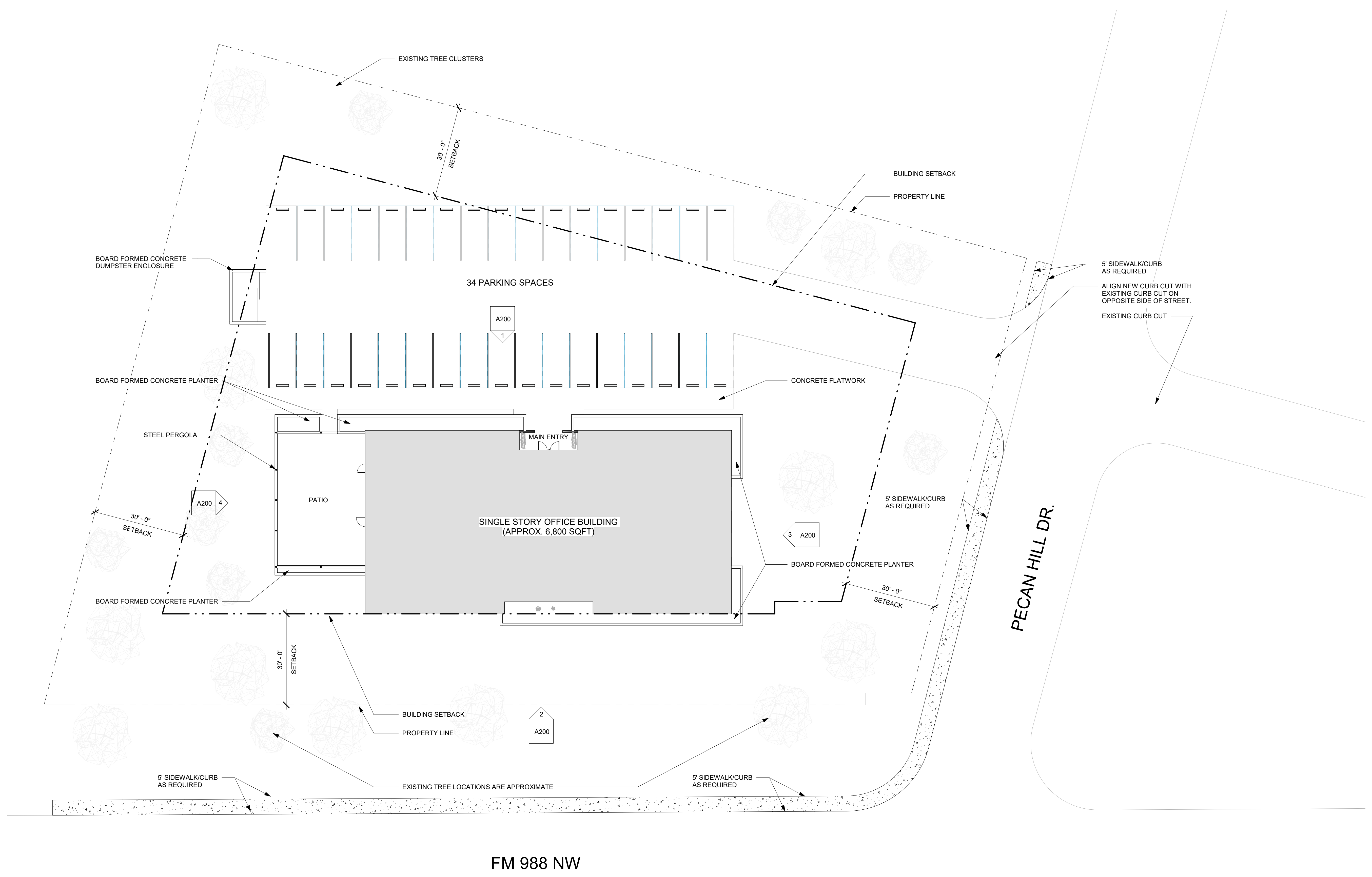
REVISIONS

No.	Description	Date

SHEET TITLE
SITE PLAN

DWG INFO
PROJECT: 2004
ISSUE DATE: 01/25/2022
DRAWN BY: SS
CHECKED BY: SS

SHEET A100



1 Site
1/16" = 1'-0"



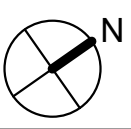
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Design Team
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Phone
Fax
e-mail
Consultant
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Fax
e-mail

CLIENT
NAME: Justin Haschke
ADDRESS: FM 988 NW & Pecan Hill Dr.

PROJECT
Stephenville Office

PROJECT KEY



ARCHITECT STAMP

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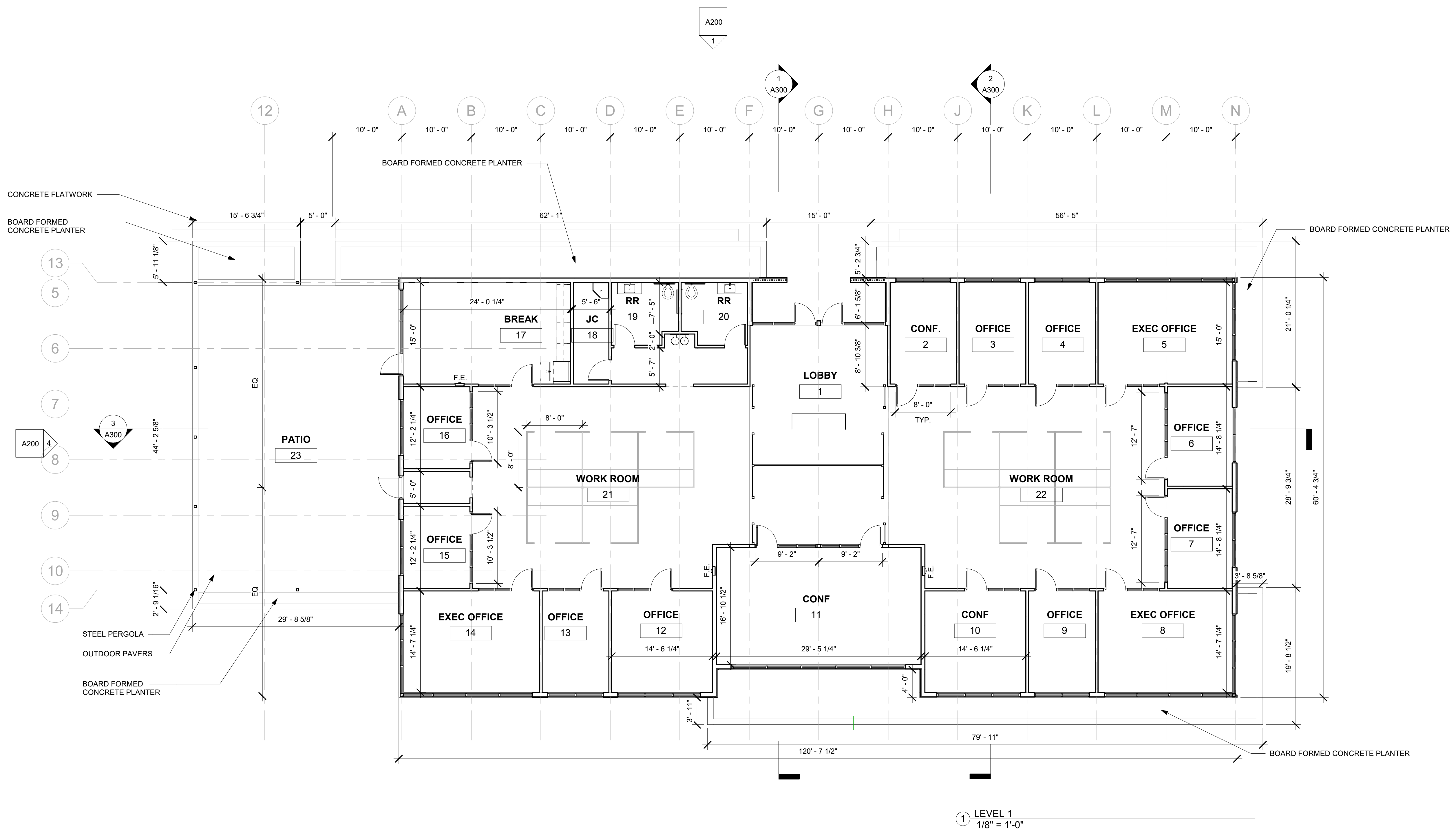
REVISIONS

No.	Description	Date

SHEET TITLE
FLOOR PLAN

DWG INFO
PROJECT: 2004
ISSUE DATE: 01/25/2022
DRAWN BY: SS
CHECKED BY: SS

SHEET **A110**





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No.	Description	Date

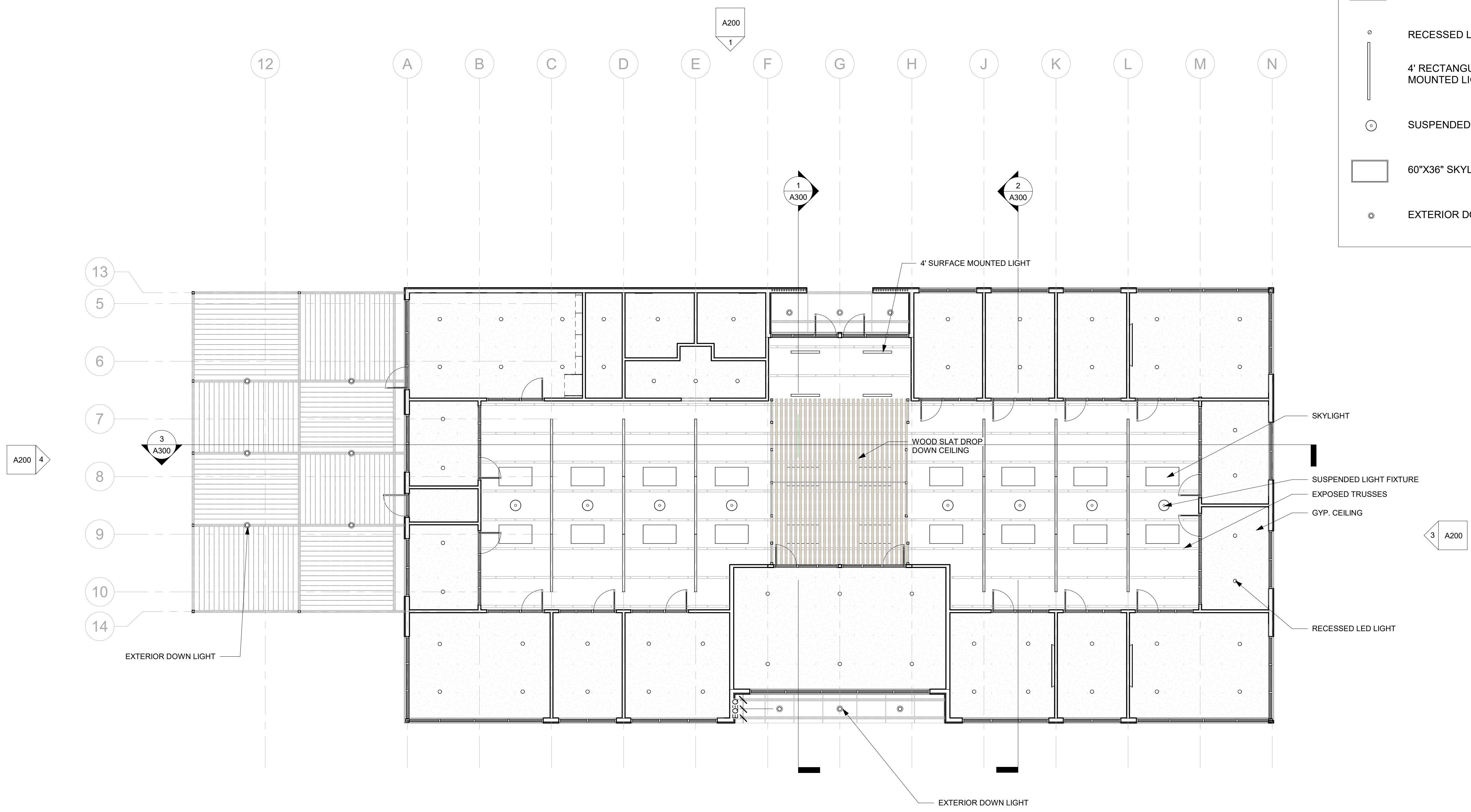
SHEET TITLE
REFLECTED CEILING PLAN
DWG INFO
PROJECT: 2004
ISSUE DATE: 01/25/2022
DRAWN BY: SS
CHECKED BY: SS

SHEET **A115**

NOTES:
1. GENERAL CONTRACTOR TO USE PROVIDED FINISH AND LIGHT FIXTURE INFORMATION AS BASIS OF DESIGN AND PRESENT ALTERNATIVE MANUFACTURER'S TO OWNER AS REQ'D.
2. SWITCH LOCATIONS TO BE VERIFIED WITH OWNER/ARCHITECT PRIOR TO INSTALLATION.

REFLECTED CEILING PLAN LEGEND

	GYP. BOARD
	WOOD SLATS - STAINED
	RECESSED LED LIGHT
	4' RECTANGULAR SURFACE MOUNTED LIGHT
	SUSPENDED LIGHT FIXTURE
	60"X36" SKYLIGHT
	EXTERIOR DOWN LIGHT



1 LEVEL 1
1/8" = 1'-0"



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PROJECT
Stephenville Office

PROJECT KEY
N

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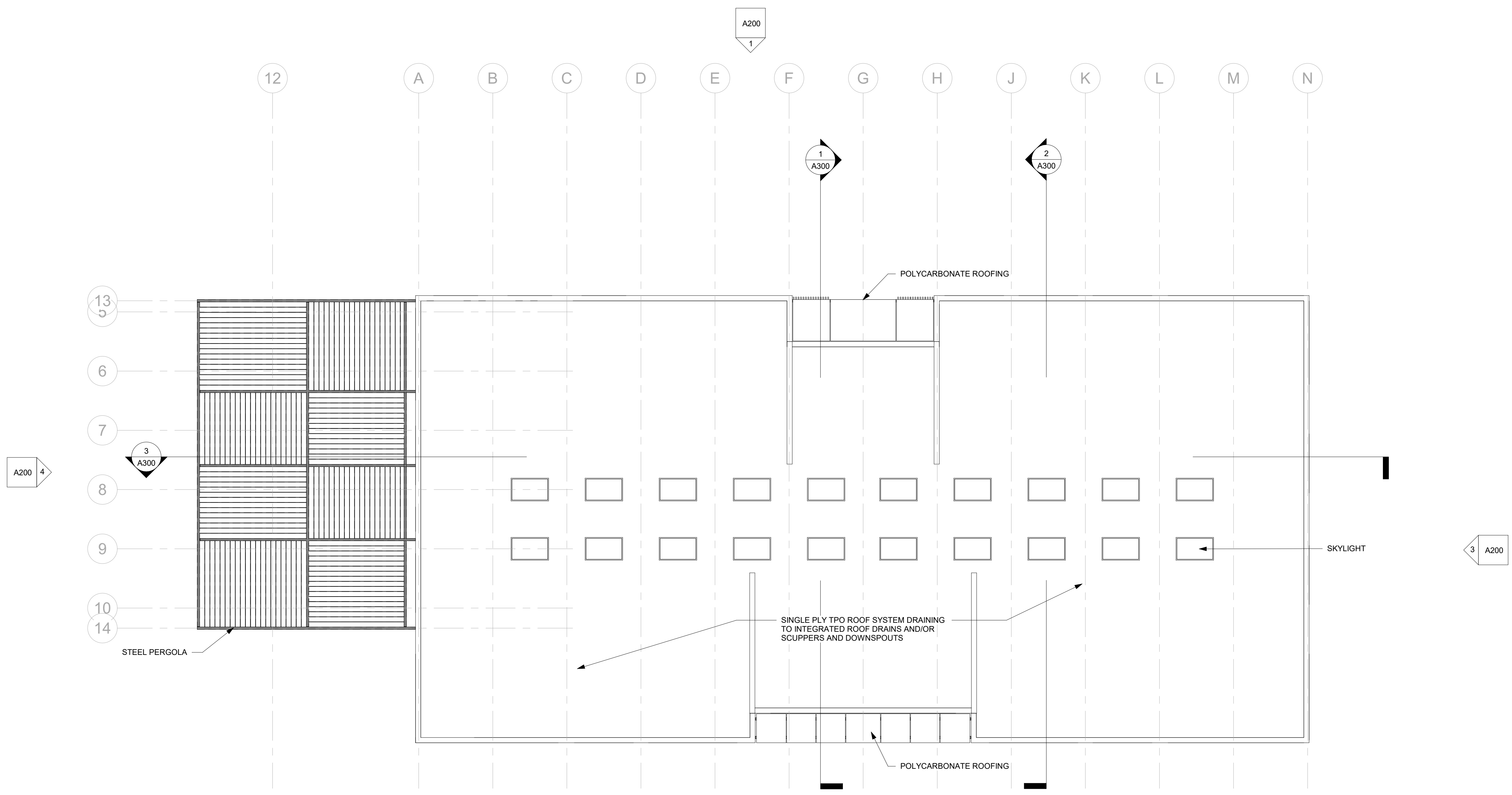
REVISIONS

No.	Description	Date

SHEET TITLE
ROOF PLAN

DWG INFO
PROJECT: 2004
ISSUE DATE: 01/25/2022
DRAWN BY: SS
CHECKED BY: SS

SHEET A120



1 ROOF PLAN
1/8" = 1'-0"

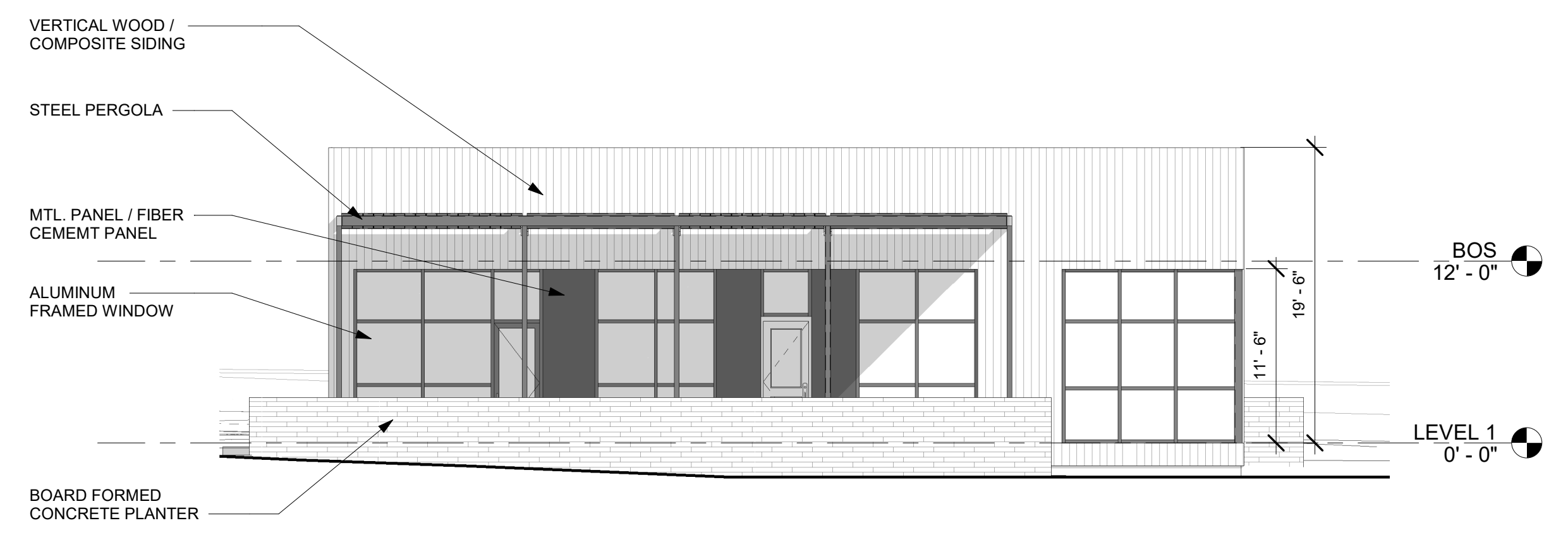
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REVISIONS

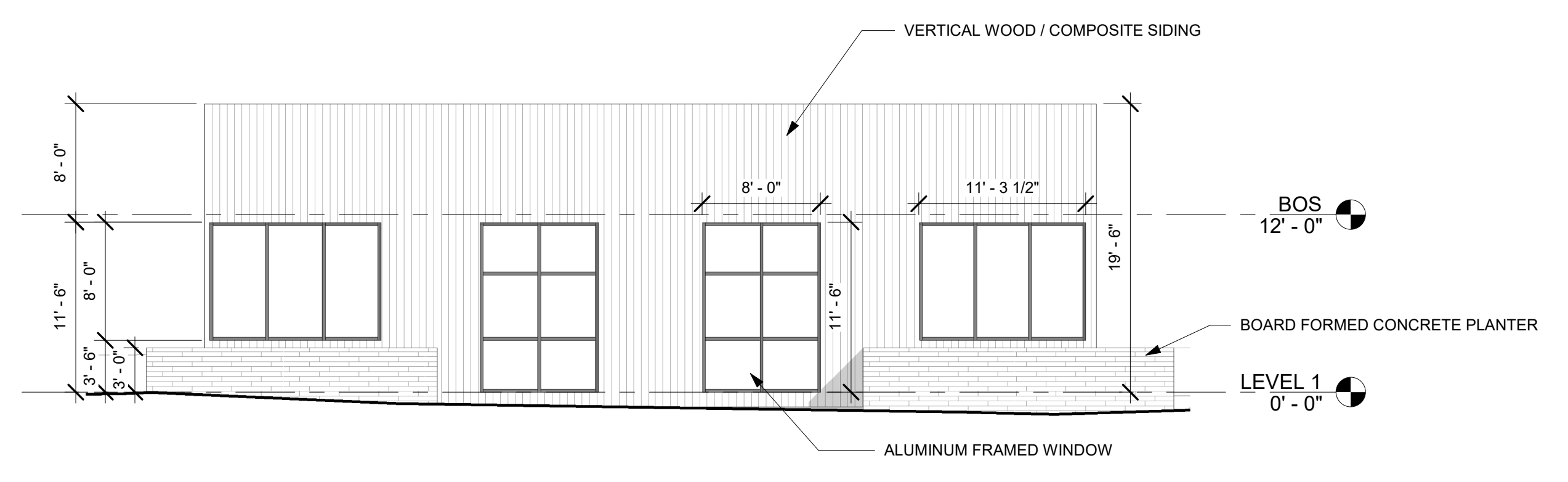
No.	Description	Date

SHEET TITLE
ELEVATIONS

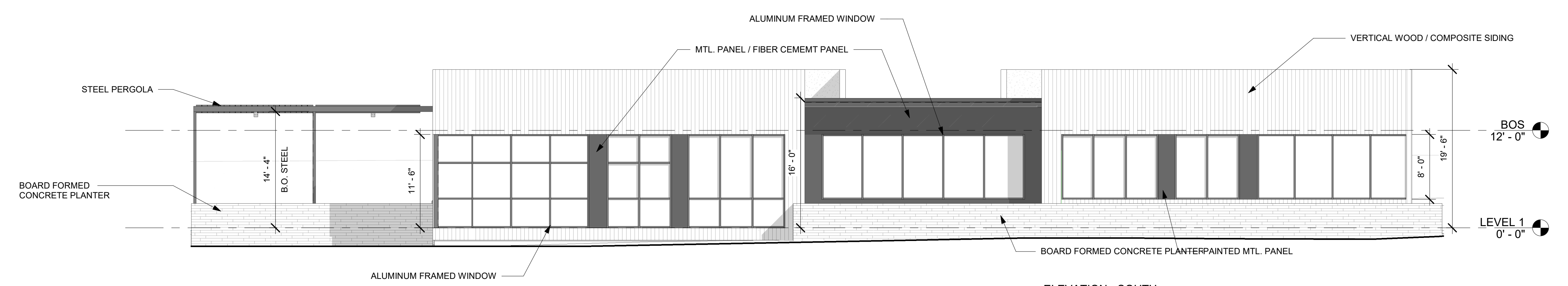
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PROJECT: 2004
ISSUE DATE: 01/25/2022
DRAWN BY: SS
CHECKED BY: SS



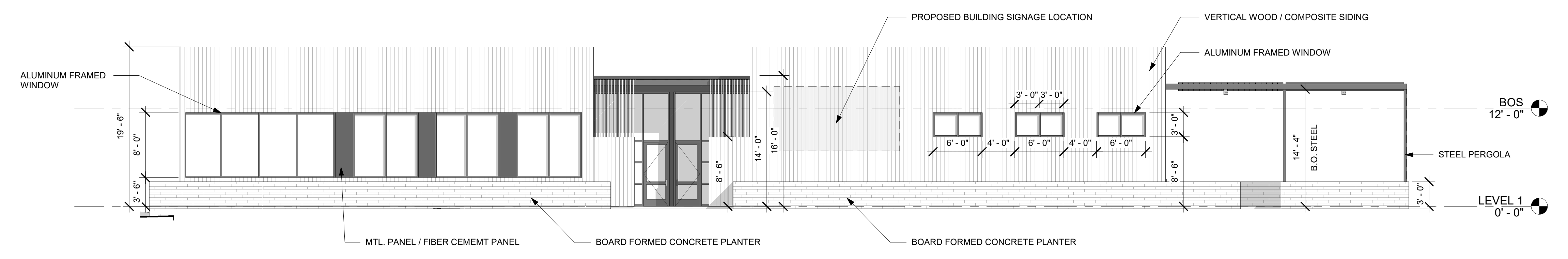
④ ELEVATION - WEST
 1/8" = 1'-0"



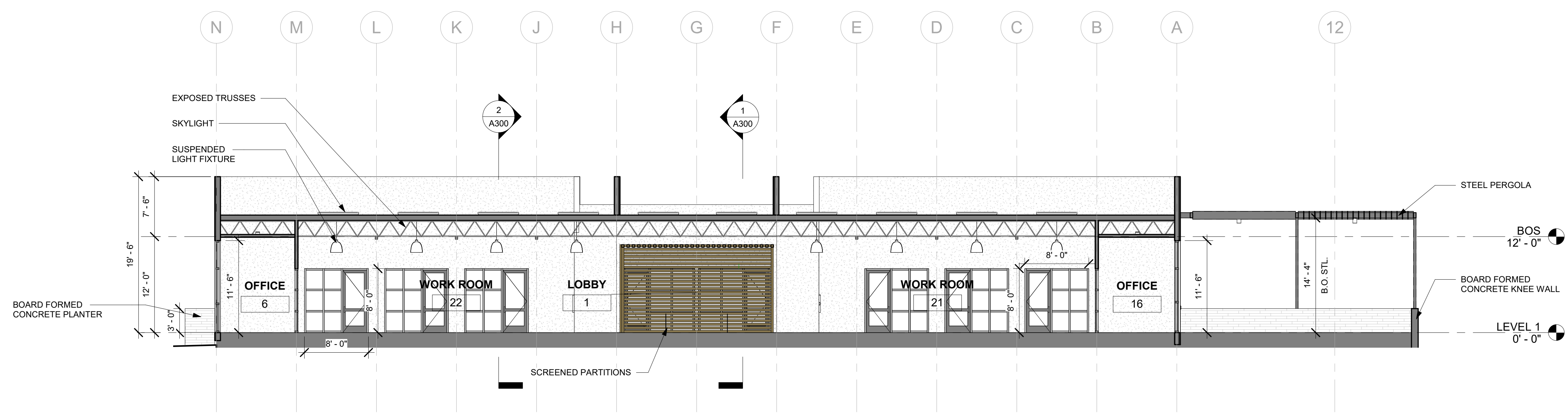
③ ELEVATION - EAST
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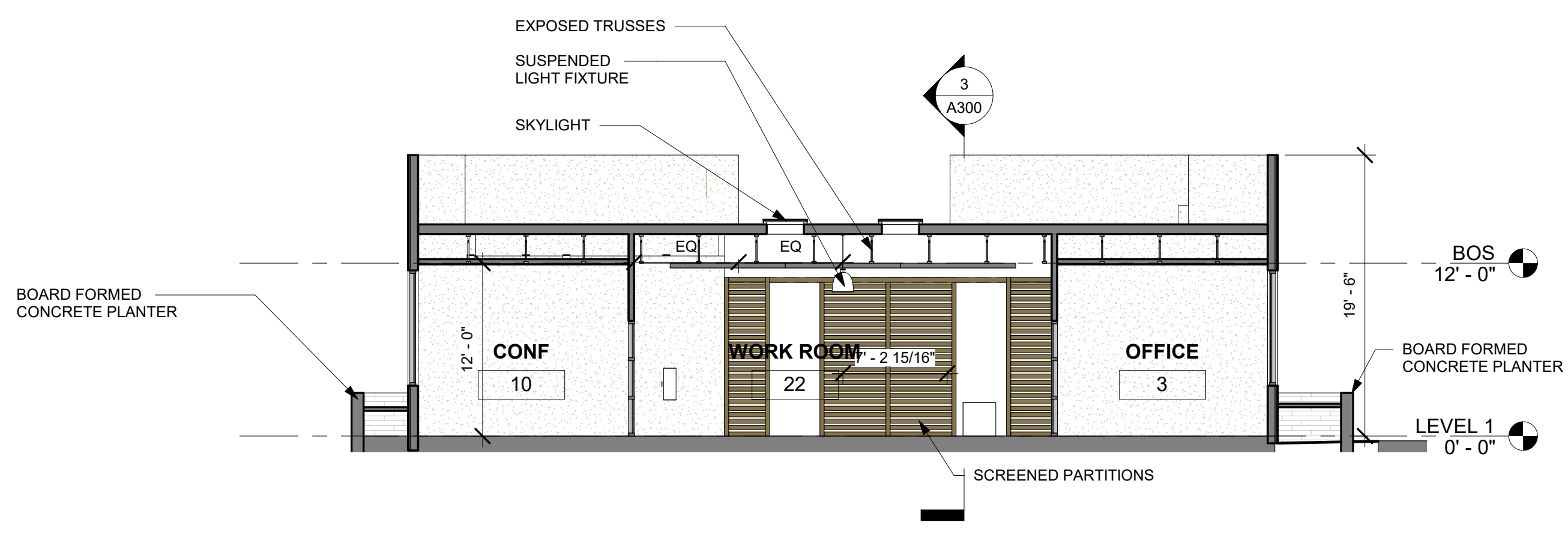
② ELEVATION - SOUTH
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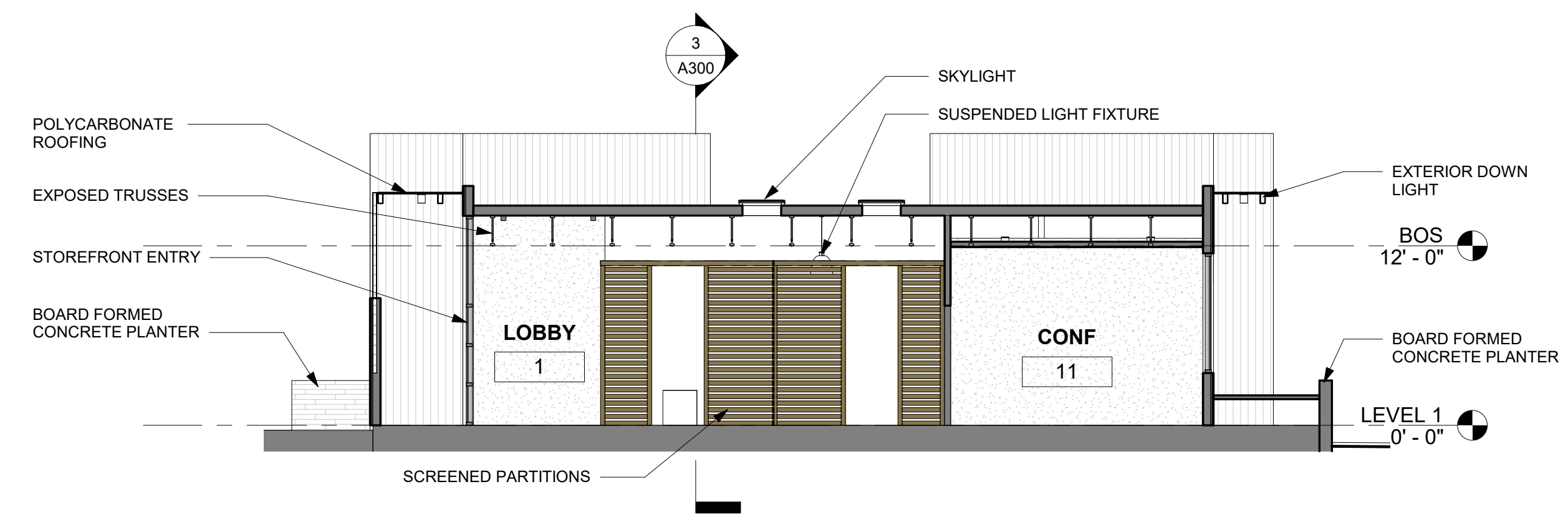
① ELEVATION - NORTH
 1/8" = 1'-0"



3 BLDG. SECTION 03
 1/8" = 1'-0"



2 BLDG. SECTION 02
 1/8" = 1'-0"



1 BLDG. SECTION 01
 1/8" = 1'-0"

CLIENT
 NAME: Justin Haschke
 ADDRESS: FM 988 NW & Pecan Hill Dr.
 PROJECT
Stephenville Office
 PROJECT KEY

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REVISIONS

No.	Description	Date

SHEET TITLE
BUILDING SECTIONS
 DWG INFO
 PROJECT: 2004
 ISSUE DATE: 01/25/2022
 DRAWN BY: SS
 CHECKED BY: SS



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PROJECT
Stephenville Office



ARCHITECT STAMP

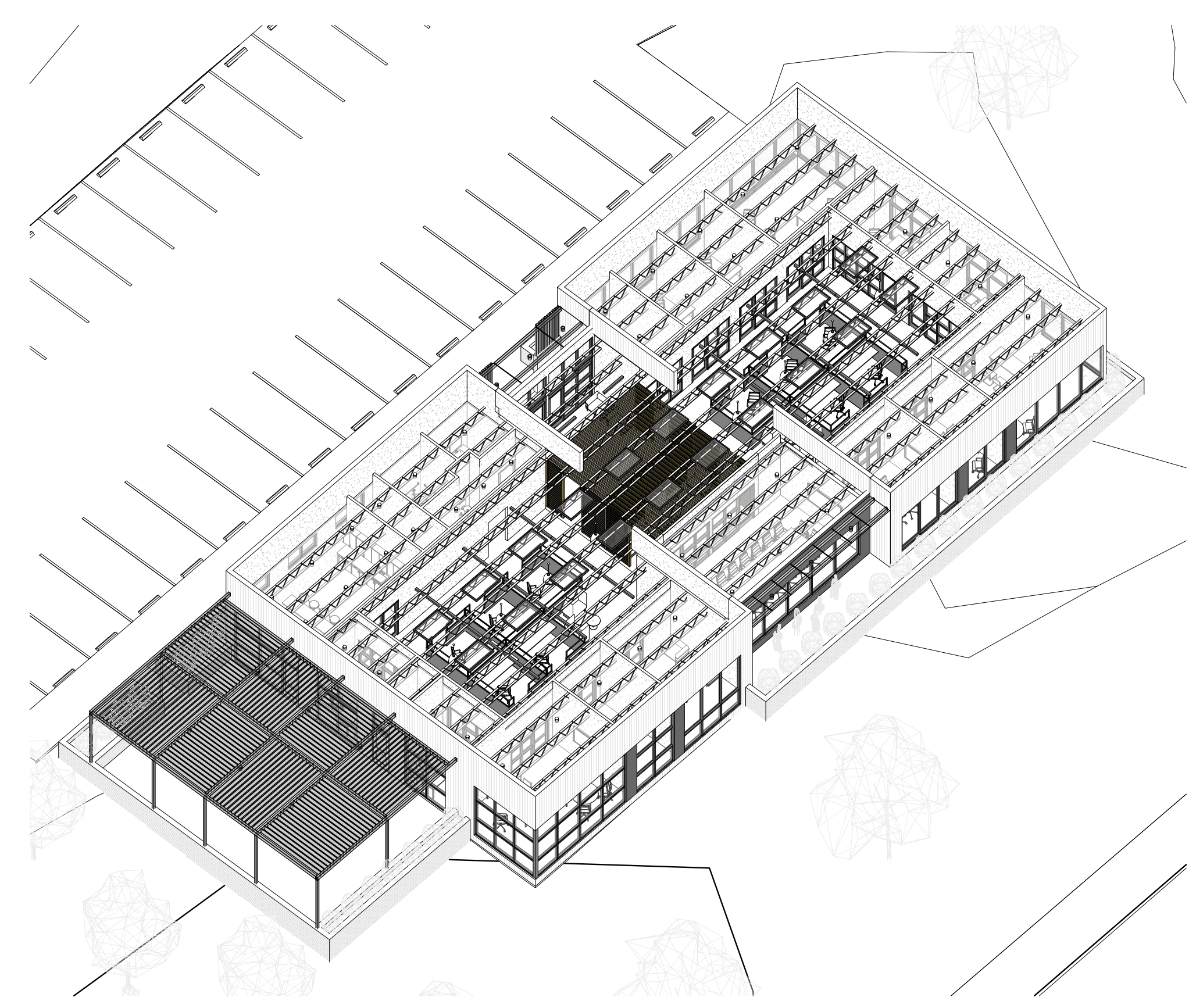
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No.	Description	Date

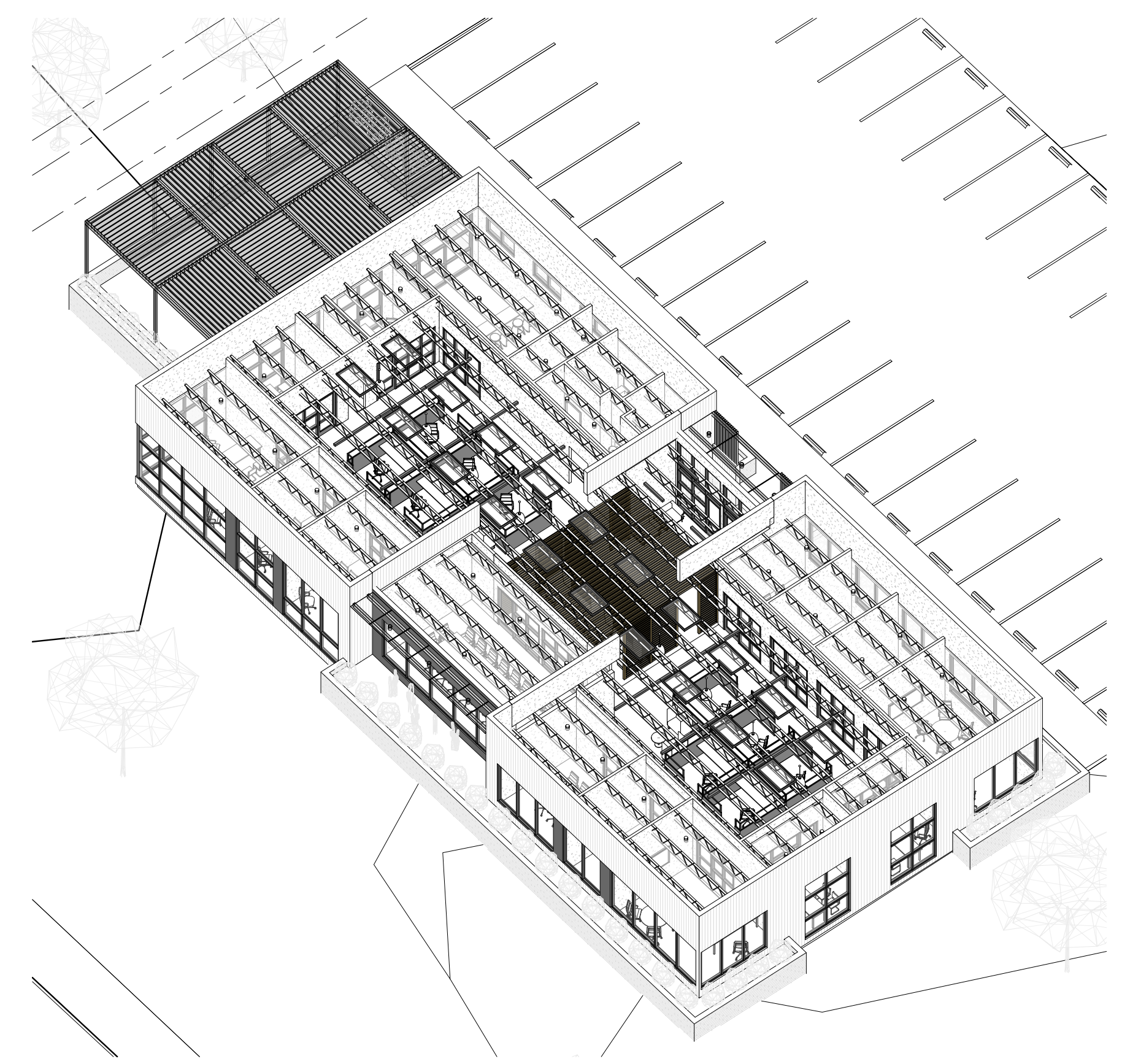
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3D VIEWS

DWG INFO
PROJECT: 2004
ISSUE DATE: 01/25/2022
DRAWN BY: SS
CHECKED BY: SS

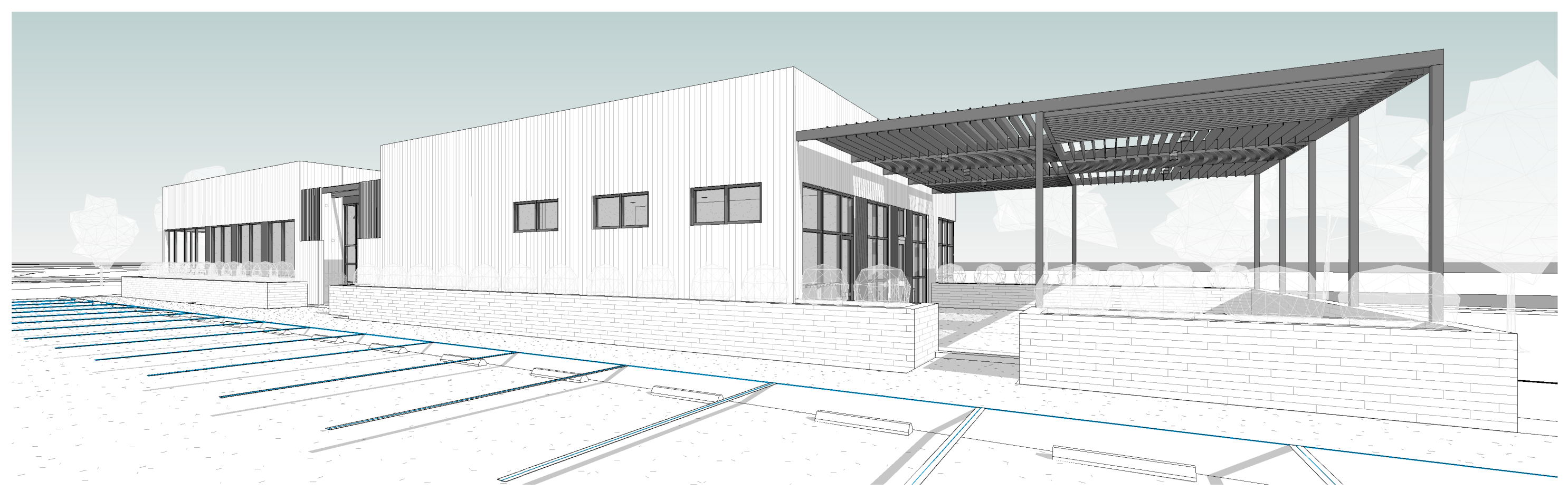
SHEET A900



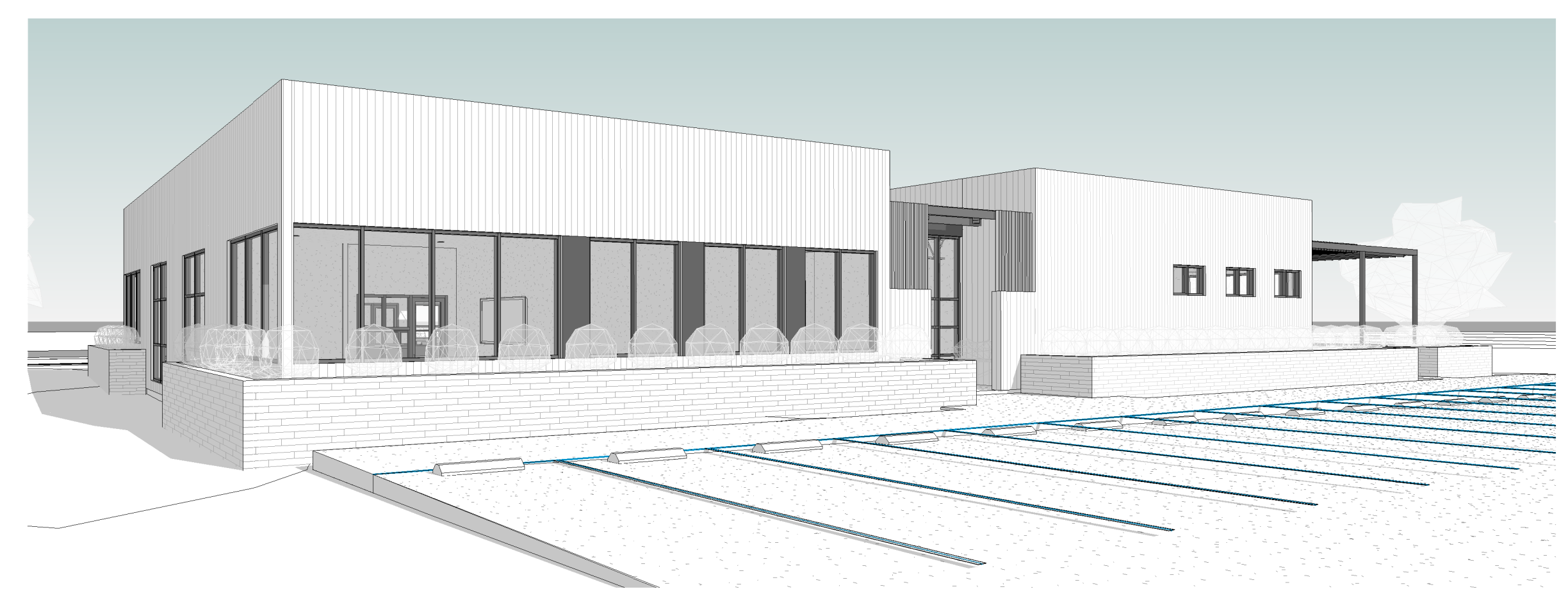
6 3D View 6



5 3D View 5



3 3D View 4



2 3D View 3



1 3D View 2



4 3D View 1

STEPHENVILLE OFFICE

FOR REGULATORY APPROVAL ONLY





FOR REGULATORY APPROVAL ONLY

MAIN ENTRY





FOR REGULATORY APPROVAL ONLY

MAIN ENTRY



FOR REGULATORY APPROVAL ONLY

STREET VIEW





FOR REGULATORY APPROVAL ONLY

CONFERENCE ROOM





FOR REGULATORY APPROVAL ONLY

WORKROOM



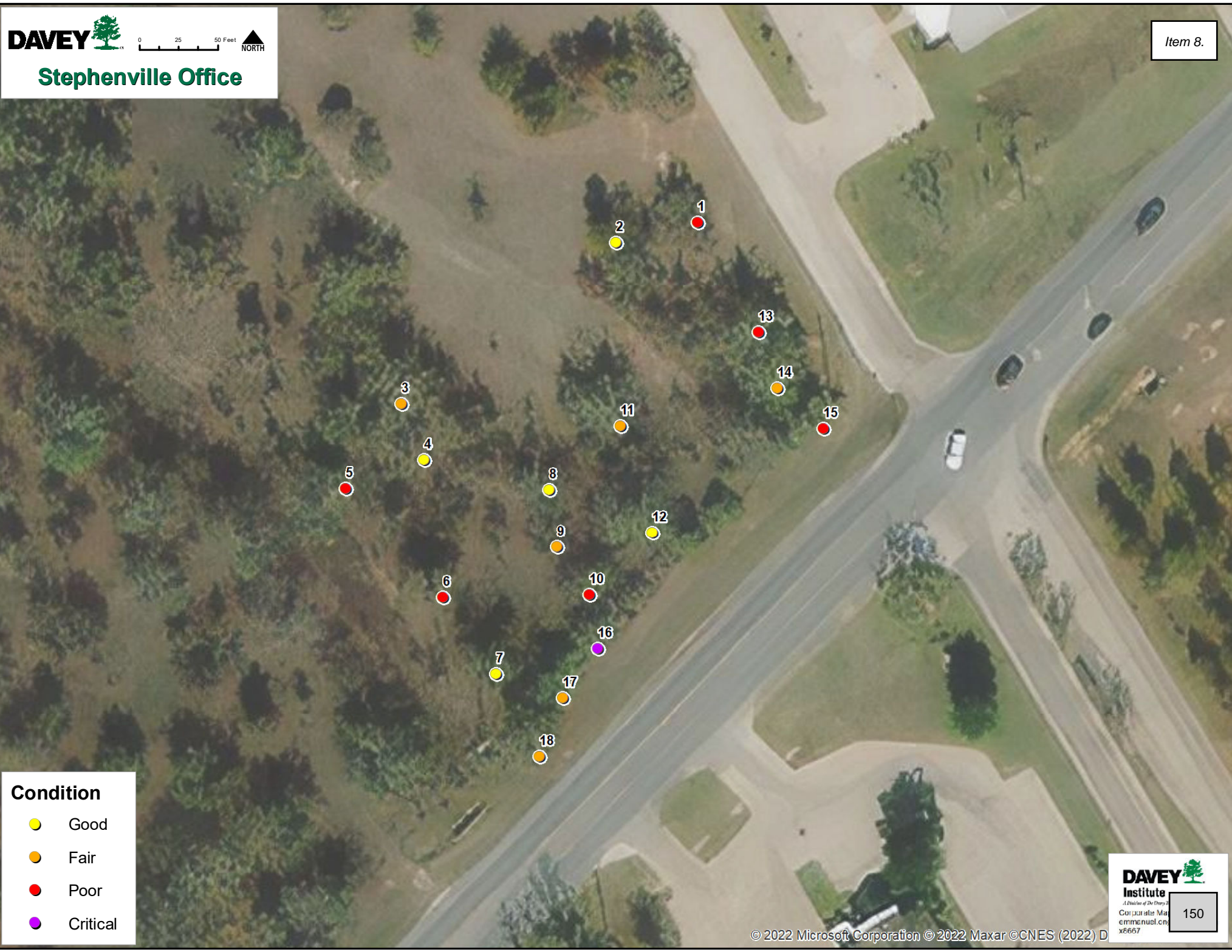


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ENTRY LOBBY



51 ESSEX STREET, SAN ANTONIO, TX 78210 | 210.943.3777 | @CREOARC



Condition

-  Good
-  Fair
-  Poor
-  Critical

id	custom_tree_id	MapID	species_code	species_common	species_scientific	dbh	condition
0		1	1 QUMA2	Blackjack oak	Quercus marilandica	6	Poor
1		2	2 QUST	Post oak	Quercus stellata	11	Good
2		3	3 CAIL	Pecan	Carya illinoensis	25	Fair
3		4	4 CAIL	Pecan	Carya illinoensis	17	Good
5		5	5 CAIL	Pecan	Carya illinoensis	20	Poor
6		6	6 CAIL	Pecan	Carya illinoensis	16	Poor
7		7	7 CAIL	Pecan	Carya illinoensis	19	Good
8		8	8 CAIL	Pecan	Carya illinoensis	20	Good
9		9	9 CAIL	Pecan	Carya illinoensis	16.5	Fair
10		10	10 CAIL	Pecan	Carya illinoensis	17.5	Poor
11		11	11 CAIL	Pecan	Carya illinoensis	25	Fair
12		12	12 CAIL	Pecan	Carya illinoensis	22	Good
13		13	13 CAIL	Pecan	Carya illinoensis	24	Poor
14		14	14 CAIL	Pecan	Carya illinoensis	19	Fair
15		15	15 CE2	hackberry spp	Celtis	15	Poor
16		16	16 CAIL	Pecan	Carya illinoensis	18	Critical
17		17	17 PYCA	Callery pear	Pyrus calleryana	11	Fair
18		18	18 CAIL	Pecan	Carya illinoensis	21	Fair

exposure	structure	tree_defect	size_of_defect
Full Sun			
Full Sun			
Full Sun			
Full Sun			
Full Sun	Poor		
Full Sun	Poor		
Full Sun			
Full Sun			
Full Sun	Fair		
Full Sun	Poor		
Full Sun	Fair		
Full Sun			
Full Sun	Poor		
Full Sun	Fair		
Full Sun	Poor		
Full Sun	Poor	Trunk	6-12 in
Full Sun	Fair		
Full Sun	Fair		

notes	lat	lon	city
	32.21405601	-98.24424818	Stephenville
	32.21402651	-98.24439168	Stephenville
	32.21378709	-98.24476719	Stephenville
	32.21370426	-98.24472696	Stephenville
	32.21366228	-98.24486442	Stephenville
	32.21350116	-98.24469477	Stephenville
	32.21338769	-98.24460089	Stephenville
	32.21366001	-98.24450836	Stephenville
	32.21357605	-98.24449494	Stephenville
	32.21350456	-98.24443728	Stephenville
	32.21375419	-98.24438363	Stephenville
	32.21359647	-98.24432731	Stephenville
	32.21389375	-98.24414089	Stephenville
	32.21380979	-98.24410871	Stephenville
Topped for line clearance	32.21375079	-98.24402824	Stephenville
Decay pocket/cavity, Topped for power line clearance.	32.21342514	-98.24442253	Stephenville
Topped for line clearance	32.21335138	-98.24448422	Stephenville
Side pruned for line clearance	32.21326458	-98.24452512	Stephenville

county	state_abbreviation	zipcode	country	added_on_time_zone
Erath	TX	76401	United States of America	America/Chicago
Erath	TX	76401	United States of America	America/Chicago
Erath	TX	76401	United States of America	America/Chicago
Erath	TX	76401	United States of America	America/Chicago
Erath	TX	76401	United States of America	America/Chicago
Erath	TX	76401	United States of America	America/Chicago
Erath	TX	76401	United States of America	America/Chicago
Erath	TX	76401	United States of America	America/Chicago
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Erath	TX	76401	United States of America	America/Chicago
Erath	TX	76401	United States of America	America/Chicago
Erath	TX	76401	United States of America	America/Chicago
Erath	TX	76401	United States of America	America/Chicago
Erath	TX	76401	United States of America	America/Chicago

added_on_date	added_on_time	modified_on_time_zone	modified_on_date	modified_on_time
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3/22/2022	15:57:21			
3/22/2022	16:00:15			
3/22/2022	16:01:34			
3/22/2022	16:03:31	America/Chicago	3/22/2022	16:04:12
3/22/2022	16:04:37			
3/22/2022	16:04:55			
3/22/2022	16:05:29			
3/22/2022	16:05:57			
3/22/2022	16:06:39	America/Chicago	3/22/2022	16:17:54
3/22/2022	16:07:05			
3/22/2022	16:07:24	America/Chicago	3/22/2022	16:18:24
3/22/2022	16:07:51			
3/22/2022	16:08:21			
3/22/2022	16:09:48	America/Chicago	3/22/2022	16:17:34
3/22/2022	16:12:42	America/Chicago	3/22/2022	16:18:56
3/22/2022	16:14:57	America/Chicago	3/22/2022	16:19:10
3/22/2022	16:15:48	America/Chicago	3/22/2022	16:19:25

percent_leaf_type

Hardwood
Hardwood
Hardwood
Hardwood
Hardwood
Hardwood
Hardwood
Hardwood
Hardwood
Hardwood
Hardwood
Hardwood
Hardwood
Hardwood
Hardwood

Hardwood
Hardwood
Hardwood



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PROJECT
Stephenville Office

PROJECT KEY

ARCHITECT STAMP

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No.	Description	Date

SHEET TITLE
DRAWING INFORMATION
DWG INFO

PROJECT: 2004
ISSUE DATE: 03/14/2022
DRAWN BY: JRP
CHECKED BY: DDG

SHEET LP001

GENERAL LANDSCAPE NOTES

- ALL LANDSCAPE AREAS ARE TO BE RECEIVED WITHIN .1' OF PROPOSED FINISH GRADE AND FREE FROM ALL TRASH AND DEBRIS.
- ALL TREES ARE TO BE PLANTED IN PITS TWICE THE DIAMETER OF THE TREE BALL AND NO DEEPER THAN THE DEPTH OF THE BALL. SCARIFY ALL TREE PIT SIDES PRIOR TO PLANTING. ALL TREES ARE TO BE PLANTED PLUMB AND AT OR SLIGHTLY ABOVE FINISH GRADE. ALL TREE PITS ARE TO HAVE A 3" WATERING SAUCER FORMED AROUND THE PERIMETER OF THE PIT. ALL TREE PITS ARE TO BE TOP DRESSED WITH A 2" LAYER OF SHREDDED HARDWOOD MULCH. STAKE AND / OR GUY TREES ONLY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- ROTOVATE THE EXISTING SOIL OF ALL PLANTING BEDS TO A MINIMUM DEPTH OF 6". ADD A 3" LAYER OF PREMIUM COMPOST AS SUPPLIED BY LIVING EARTH TECHNOLOGY AND TILL INTO THE TOP 3" OF THE EXISTING SOIL. INSTALL ALL SHRUBS 1" ABOVE FINISH GRADE AND FERTILIZE WITH AGRI-FORM SLOW RELEASE FERTILIZER TABLETS AT THE MANUFACTURER'S RECOMMENDED RATES OF APPLICATION. TOP DRESS ALL PLANTING BEDS WITH A 2" LAYER OF SHREDDED HARDWOOD MULCH.
- ALL PLANTING BEDS NOT FORMED BY A CONCRETE CURB OR SIDEWALK ARE TO EDGED WITH STEEL EDGING (3/16" X 4" PAINTED GREEN) OR AN APPROVED EQUAL. ALL EDGING STAKES ARE TO BE PLACED TO THE INSIDE OF THE BED AND THE TOP OF THE EDGING IS TO BE NO LESS THAN 1" AND NO MORE THAN 1.5" ABOVE PROPOSED FINISH GRADE.
- ALL TURF AREAS ARE TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE PLAN.
- HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND APRIL 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS AT A RATE OF FOUR (4) POUNDS PER THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING

PROJECT INFORMATION

DESCRIPTION: NEW OFFICE BUILDING

LANDSCAPE : 15-FOOT WIDE LANDSCAPE EASEMENT = 14,070 SF

SF AREAS: TOTAL SITE = 51,820 SF
PAVEMENT = 13,220 SF
BUILDING AREA = 8,635 SF
OPEN SPACE/ LANDSCAPE = 29,965 SF
TOTAL AC SF 51,820 SF

SITE FRONTAGE = PECAN HILL DRIVE = 150 LF
FM 988 NW = 285 LF

LANDSCAPE : 15% of 51,820 SF = 7,773 SF REQUIRED = 29,965 SF PROVIDED

PARKING LOT LANDSCAPE REQUIREMENTS:
1 SHADE TREE PER 12 PARKING SPACES
1 LANDSCAPED PARKING ISLAND PER 12 PARKING SPACES

MINIMUM PLANTINGS: 1000 SF OF 7,773 SF =

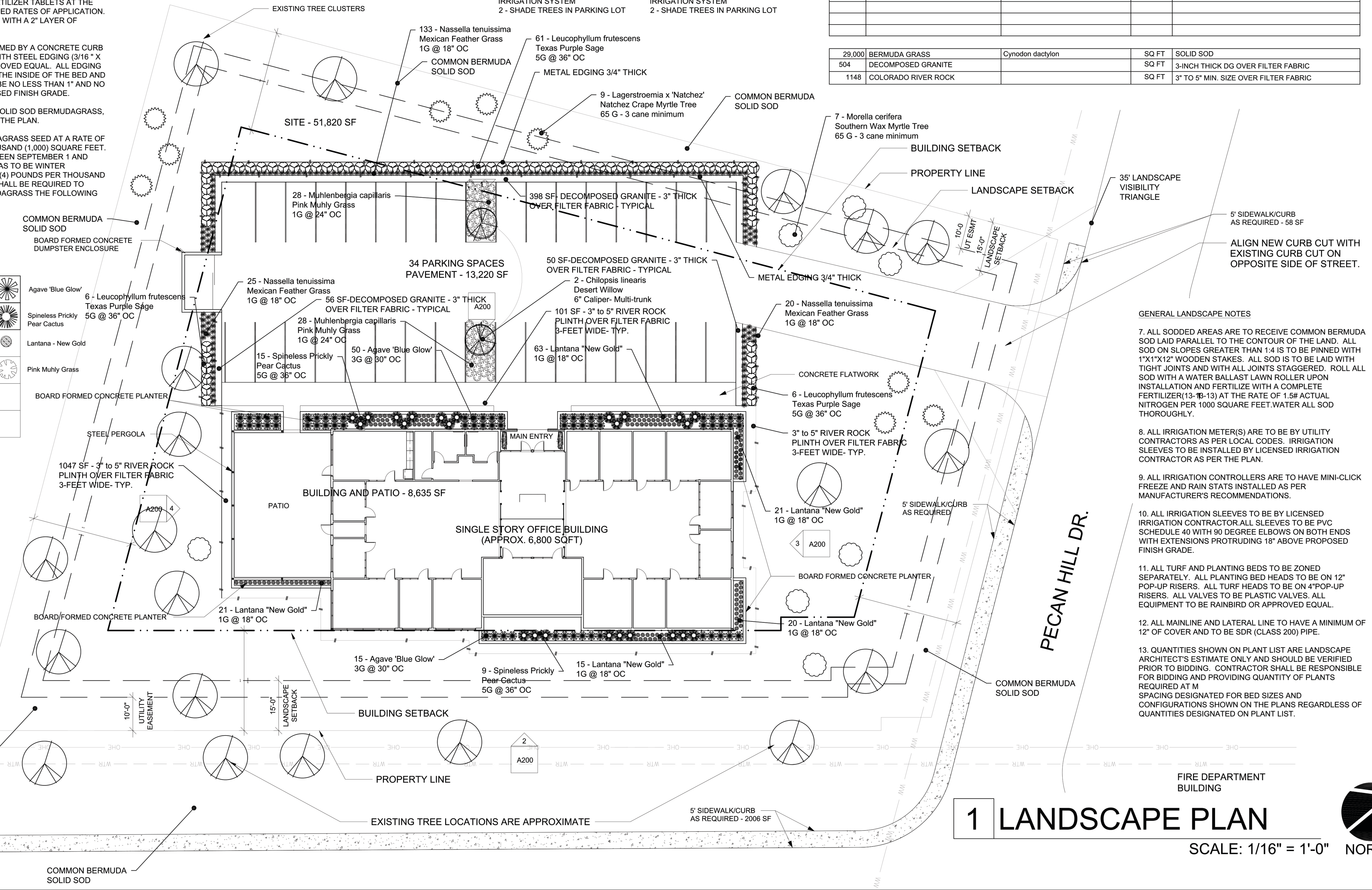
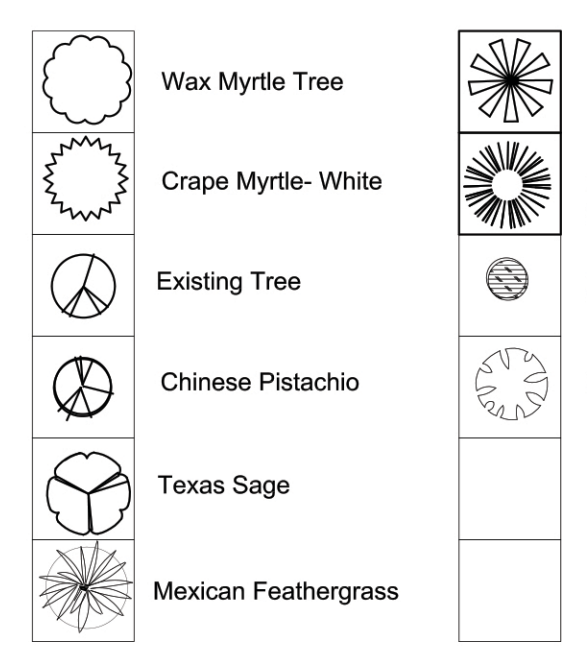
REQUIRED	PROVIDED
8 - 3" CALIPER SHADE TREES	8 - 3" CALIPER SHADE TREES (existing to remain)
16 - ORNAMENTAL TREES	16 - ORNAMENTAL TREES
IRRIGATION SYSTEM	IRRIGATION SYSTEM
2 - SHADE TREES IN PARKING LOT	2 - SHADE TREES IN PARKING LOT

NOTES:
1) ALL QUANTITIES ARE ESTIMATED AND ARE TO BE VERIFIED BY THE CONTRACTOR
2) THE CENTRAL LEADER SHALL BE INTACT.

PLANT TABULATION

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
2	DESERT WILLOW	Chilopsis linearis	6" CAL	MULTI-TRUNK; 3 CANES MINIMUM; 65 G
9	NATCHEZ CRAPE MYRTLE TREE	Lagerstroemia x 'Natchez'	6" CAL	MULTI-TRUNK; 3 CANES MINIMUM; 65 G
7	SOUTHERN WAX MYRTLE TREE	Morella cerifera	6" CAL	MULTI-TRUNK; 3 CANES MINIMUM; 65 G
178	MEXICAN FEATHERGRASS	Nassella tenuissima	1 GAL	FULL - 18-INCHES OC (2494 SF)
24	SPINELESS PRICKLY PEAR CACTUS	Opuntia ellisiana	5 GAL	FULL - 36-INCHES OC
73	TEXAS PURPLE SAGE	Leucophyllum frutescens	5 GAL	FULL - 36-INCHES OC (2494 SF)
56	PINK MUHLY GRASS	Muhlenbergia capillaris	1 GAL	FULL - 24-INCHES OC (2494 SF)
65	AGAVE 'BLUE GLOW'	Agave attenuata	3 GAL	FULL - 30-INCHES OC (2494 SF)
140	LANTANA 'NEW GOLD'	Lantana x 'New Gold'	1 GAL	FULL - 18-INCHES OC (2494 SF)
29,000	BERMUDA GRASS	Cynodon dactylon	SQ FT	SOLID SOD
504	DECOMPOSED GRANITE		SQ FT	3-INCH THICK DG OVER FILTER FABRIC
1148	COLORADO RIVER ROCK		SQ FT	3" TO 5" MIN. SIZE OVER FILTER FABRIC

PLANT LEGEND



GENERAL LANDSCAPE NOTES

- ALL SODDED AREAS ARE TO RECEIVE COMMON BERMUDA SOD LAID PARALLEL TO THE CONTOUR OF THE LAND. ALL SOD ON SLOPES GREATER THAN 1:4 IS TO BE PINNED WITH 1"x12" WOODEN STAKES. ALL SOD IS TO BE LAID WITH TIGHT JOINTS AND WITH ALL JOINTS STAGGERED. ROLL ALL SOD WITH A WATER BALLAST LAWN ROLLER UPON INSTALLATION AND FERTILIZE WITH A COMPLETE FERTILIZER (13-13-13) AT THE RATE OF 1.5# ACTUAL NITROGEN PER 1000 SQUARE FEET. WATER ALL SOD THOROUGHLY.
- ALL IRRIGATION METER(S) ARE TO BE BY UTILITY CONTRACTORS AS PER LOCAL CODES. IRRIGATION SLEEVES TO BE INSTALLED BY LICENSED IRRIGATION CONTRACTOR AS PER THE PLAN.
- ALL IRRIGATION CONTROLLERS ARE TO HAVE MINI-CLICK FREEZE AND RAIN STATS INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.
- ALL IRRIGATION SLEEVES TO BE BY LICENSED IRRIGATION CONTRACTOR. ALL SLEEVES TO BE PVC SCHEDULE 40 WITH 90 DEGREE ELBOWS ON BOTH ENDS WITH EXTENSIONS PROTRUDING 18" ABOVE PROPOSED FINISH GRADE.
- ALL TURF AND PLANTING BEDS TO BE ZONED SEPARATELY. ALL PLANTING BED HEADS TO BE ON 12" POP-UP RISERS. ALL TURF HEADS TO BE ON 4" POP-UP RISERS. ALL VALVES TO BE PLASTIC VALVES. ALL EQUIPMENT TO BE RAINBIRD OR APPROVED EQUAL.
- ALL MAINLINE AND LATERAL LINE TO HAVE A MINIMUM OF 12" OF COVER AND TO BE SDR (CLASS 200) PIPE.
- QUANTITIES SHOWN ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR SHALL BE RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRED AT M SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON THE PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT LIST.

1 LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"





February 23, 2022

30217554.00

Mr. Justin Haschke

Stephenville, TX 76401

RE: Traffic Impact Summary
 BMY Stephenville Office
 Pecan Hill Dr. and FM 988

Dear Mr. Haschke,

Based on our review of the City of Stephenville Engineering Standards Manual, a traffic impact analysis is not required for the proposed land use unless the office facility generates more than 500 average daily trips, the development consists of over 100 acres, or the proposed work changes the city's throughfare plan. None of these scenarios apply to the proposed BMY office development.

The proposed development will consist of an approximate 6,800 square foot single tenant office/professional services building. A summary of the traffic impact from this development is shown below, derived from the 11th edition of the Institute of Transportation (ITE) trip generation manual.

ITE#	Main LU Type	Sub LU Type	Method	Units	Unit Type
715	Office	Single Tenant Office Building (Pk Hr, AM & PM)	Linear Rate	6.8	1,000 Square Feet Gross Floor Area

Weekday			AM Peak			PM Peak		
Daily	In	Out	Total	In	Out	Total	In	Out
77	38	38	12	11	1	12	2	10

Based on this summary, it is our opinion that the traffic generated from this development will have a negligible impact on the City of Stephenville's thoroughfare system.

If you should have any questions about the information contained herein, please do not hesitate to contact our WGI office for clarification.

Regards,

WGI, Inc.

Dustan DeWinne, P.E.
 Asst. Team Leader