



PLANNING AND ZONING COMMISSION

City Hall Council Chambers, 298 W. Washington
Wednesday, February 15, 2023 at 5:30 PM

AGENDA

CALL TO ORDER

MINUTES

1. Consider Approval of Minutes for January 18, 2023.

REGULAR AGENDA

2. **Case No.: PD2023-001**

Applicant Reagan Thompson, representing TSU Catholic, LLC is requesting a rezone of properties located at 1292 W Washington, Parcel R77944, being BLOCK 134; LOTS 12;18;30B;31 (PTS OF) of the CITY ADDITION, 1334 W Washington, Parcel R30249, being BLOCK 134; LOT 40, ATM MACHINE of the CITY ADDITION, 1350 W Washington, Parcel R30251, being BLOCK 134; LOTS 1;5;28 of the CITY ADDITION, 1303 McNeill, Parcel R30272, being BLOCK 134; LOT 32 of the CITY ADDITION, 1345 McNeill, Parcel R30271, being BLOCK 134; LOT 31 (S150) of the CITY ADDITION, and 1353 McNeill, Parcel R30270, being BLOCK 134; LOT 30A of the CITY ADDITION to the City of Stephenville, Erath County, Texas from (B-1) Neighborhood Business, (B-2) Retail and Commercial and (R-3) Multi-Family Residential to (PD) Planned Development. The applicant will present a Conceptual Plan.

PUBLIC HEARING

3. **Case No.: PD2022-009**

Applicant Joel Allen, representing Pecan Landing, LLC is requesting a rezone of property located at 0 Forest Rd, Parcel R77510, Acres 36.77, A0515 MOTLEY WILLIAM, of the City of Stephenville, Erath County, Texas from (R-1) Single Family and (R-2) One and Two Family to (PD) Planned Development. The applicant will present the Planned Development.

4. **Case No.: PD2021-002 UPDATE**

Applicant Reece Flanagan, representing Troy Kunkel of Cowtown Properties, pursuant to the requirements set forth by Section 154.08 of the City of Stephenville Zoning Ordinance, is presenting an update and requesting an extension of the development schedule for the Planned Development located at 525 W Collins, Parcel R33237, of SHAPARD & COLLINS; BLOCK 6;, LOTS 1 & 2 & A0032 BLAIR JOHN, of the City of Stephenville, Erath County, Texas.

5. **Case No.: PD2021-003, 2021-004 and 2021-005 - UPDATE**

Applicant Reece Flanagan, representing Troy Kunkel of 598 Westwood, LLC, pursuant to the requirements set forth by Section 154.08 of the City of Stephenville Zoning Ordinance, is presenting an update and requesting an extension of the development schedule for the Planned Development located at 817 W. Washington, Parcel 29583 of CITY ADDITION, BLOCK 62, LOT 6A;7;14;17; (PT, OF 14), 855 and 865 W. Washington, Parcel R29581, of CITY ADDITION, BLOCK 62; LOTS 4;5;6B (PT, OF 5) and 873 W. Washington, Parcel R29580, of CITY ADDITION, BLOCK 62; LOT 3, of the City of Stephenville, Erath County, Texas.

ADJOURN

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



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
 Wednesday, January 18, 2023 at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, January 18, 2023 at 5:30 PM, in the Council Chambers at City Hall, 298 West Washington Street, for the purpose of a Regular Business Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

COMMISSIONERS PRESENT: Lisa LaTouche, Chairperson
 Brian Lesley, Vice Chair
 Justin Allison
 Mary Beach McGuire
 Nick Robinson
 Paul Ashby
 Tyler Wright, Alternate 1

COMMISSIONERS ABSENT: Allen Barnes

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

CALL TO ORDER

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

OATH OF OFFICE

Oath of office administered by Sarah Lockenour, City Secretary to Lisa LaTouche, Nick Robinson, Paul Ashby and Taylor Wright.

ELECTION OF OFFICERS

Nomination for Chair. MOTION by Brian Lesley, second by Mary Beach McGuire to nominate Lisa LaTouche for Chair. MOTION CARRIED by unanimous vote.

Nomination for Vice Chair. MOTION by Mary Beach McGuire, second by Nick Robinson to nominate Brian Lesley for Vice Chair. MOTION CARRIED by unanimous vote.

MINUTES

1. Consider Approval of Minutes – December 21, 2022

MOTION by Brian Lesley, second by Mary Beach McGuire to approve the minutes for December 21, 2022. MOTION CARRIED by unanimous vote.

PUBLIC HEARING

2. Case No.: FP2023-001

Applicant Taylor Kanute, representing Bosque Clark, LLC is requesting approval of a final plat of property located at 110 Clark Lane, Parcel R63366 of the City Addition, being Block 85, Lots 1 and 2A (parts of) to the City of Stephenville, Erath County, Texas.

Development Services Director, Steve Killen briefed the Commission in regard to the final plat that was being presented. Mr. Killen stated that the Commissioners could approve the final plat with 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.
3. Ensure plat reflects the required city language for the owner's certificate section.
4. Clark lane will require additional land dedication to enable a 50' ROW. Note ROW is dedicated to the City of Stephenville and show Clark Lane as a 50' ROW.
5. Show Washington St. as a 100' ROW.
6. Add front, rear and side setbacks. R-2.5 zoning requires setbacks of 15' front and rear, 5' for side and 15' from intersecting streets.
7. Add a plat note that common areas are privately maintained.
8. Establish a HOA per requirements of Section 155.6.09 of the City of Stephenville Code of Ordinances.
9. Drainage study may require dedicated drainage easements to be reflected on final plat.
10. Label retaining wall note as privately maintained.
11. Verify the accuracy of the reference to Blk 85, Lot 1, being owned by the City of Stephenville.
12. Add a utility easement for all lots of 8' in width for sides and back.
13. Townhomes are to be individually platted – shared access drive not permitted. Establish as privately maintained street and adjust lot dimensions accordingly.
14. Add a plat note that "private streets are not provided city services, specifically, police patrols or accident reports, traffic or parking enforcement.
15. The Final Plat shall contain the following language:
 - a. Whereby the Homeowners' or Property Owners' Association, as owner of the private streets and appurtenances, agrees to release, indemnify, defend and hold harmless the City, any governmental entity and public utility:
 - b. For damages to the private street occasioned by the reasonable use of the private street by the City, governmental entity of public utility.

- c. For damages and injury (including death) arising from the condition of said private street.
- d. For damages and injury (including death) arising out of the use by the City, governmental entity or public utility of any restricted access gate or entrance; and
- e. For damages and injury (including death) arising out of any use of the subdivision by the City, governmental entity or public utility.
- f. Lot owners shall release the City, governmental entities and public utilities for such damages and injuries, regardless of whether or not such damages and injury (including death) are caused by the negligent act or omission of the City, governmental entity or public utility, or their representative officers, employees or agents.

Malcolm Kanute was present to answer any questions that the Commission may have.

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

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

The public hearing was closed at 5:35 PM.

MOTION by Brian Lesley, second by Nick Robinson to approve with conditions the final plat of property located at located at 110 Clark Lane, Parcel R63366 of the City Addition, being Block 85, Lots 1 and 2A (parts of) of the City of Stephenville, Erath County, Texas. MOTION CARRIED by unanimous vote.

3. Case Nos.: RZ2023-001 and RP2023-001

Applicant Andrew Hansen of Swiss Management, LLC, representing John Wayland is requesting a rezone of property located at 3050 W Washington, Parcel R44948, being 13.836 acres out of 40.740 Acres, A0613 PEARSON HENRY of the City of Stephenville, Erath County, Texas from (B-2) Retail & Commercial Business to (R-3) Multi-Family Residential District with simultaneous platting.

Steve Killen, Development Services Director, briefed the Commissioners on the rezone request of the property. Mr. Killen stated that the applicant is requesting the simultaneous consideration of the rezone and replat of the property in order for a future multi-family project to be developed. The Comprehensive Plan for future land use designates this property to be Retail and Commercial Business. Mr. Killen concluded his brief with affirming that staff approves this request and if the zoning request is approved, the Conveyance Plat will also be approved.

Andrew Hansen was present to answer any questions that the Commission may have.

Chairperson LaTouche opened the public hearing at 5:40 PM.

No one spoke in favor of the rezone request.

The public hearing was closed at 5:40 PM.

MOTION by Mary Beach-McGuire, second by Brian Lesley to recommend approval to the City Council for the rezone of property located at 3050 W Washington, Parcel R44948, being 13.836 acres out of 40.740 Acres, A0613 PEARSON HENRY of the City of Stephenville, Erath County, Texas from (B-2) Retail & Commercial Business to (R-3) Multi-Family Residential District with simultaneous platting. MOTION CARRIED by unanimous vote.

4. Case No.: AS2023-001

Applicant City of Stephenville is requesting to abandon a 20-foot alleyway located East of Ivy, West of Bates and South of Elm in Block 8 of the Cage Addition of the City of Stephenville.

Development Services Director, Steve Killen, informed the Commissioners that on January 3, 2023, the City Council initiated action to abandon an alleyway located East of Ivy, West of Bates and South of Elm. Consequently, the Planning and Zoning Commission is charged to hold a public hearing and provide a recommendation for final action to the City Council. Mr. Killen continued by stating that several parcels were recently rezoned to R-3, Multifamily District by the property owner. One property owner owns each parcel surrounding the alley with exception to 380 Elm, Parcel R28924. Mr. Killen concluded his presentation by answering questions from the Commissioners and attesting that all adjacent property owners will have the opportunity to purchase their share of the alleyway if they so choose to.

Beau Mayo, property owner of 1273 Ivy spoke briefly in favor of the abandonment in order to for his pending development to be completed and brought together.

Chairperson LaTouche opened the public hearing at 5:48 PM.

No one spoke in favor or against the rezone request.

The public hearing was closed at 5:48 PM.

MOTION by Brian Lesley, second by Paul Ashby to recommend approval to the City Council to abandon a portion of a 20-foot alleyway located East of Ivy, West of Bates and South of Elm in Block 8 of the Cage Addition of the City of Stephenville. MOTION CARRIED by a unanimous vote.

ADJOURN

The meeting was adjourned at 5:49 PM.

APPROVED:

ATTEST:

Lisa LaTouche, Chair

Tina Cox, Commission Secretary



STAFF REPORT

SUBJECT: Case No.: PD2023-001

Applicant Reagan Thompson, representing TSU Catholic, LLC is requesting a rezone of properties located at 1292 W Washington, Parcel R77944, being BLOCK 134; LOTS 12;18;30B;31 (PTS OF) of the CITY ADDITION, 1334 W Washington, Parcel R30249, being BLOCK 134; LOT 40, ATM MACHINE of the CITY ADDITION, 1350 W Washington, Parcel R30251, being BLOCK 134; LOTS 1;5;28 of the CITY ADDITION, 1303 McNeill, Parcel R30272, being BLOCK 134; LOT 32 of the CITY ADDITION, 1345 McNeill, Parcel R30271, being BLOCK 134; LOT 31 (S150) of the CITY ADDITION, and 1353 McNeill, Parcel R30270, being BLOCK 134; LOT 30A of the CITY ADDITION to the City of Stephenville, Erath County, Texas from (B-1) Neighborhood Business, (B-2) Retail and Commercial and (R-3) Multi-Family Residential to (PD) Planned Development. The applicant will present a Conceptual Plan.

DEPARTMENT: Development Services

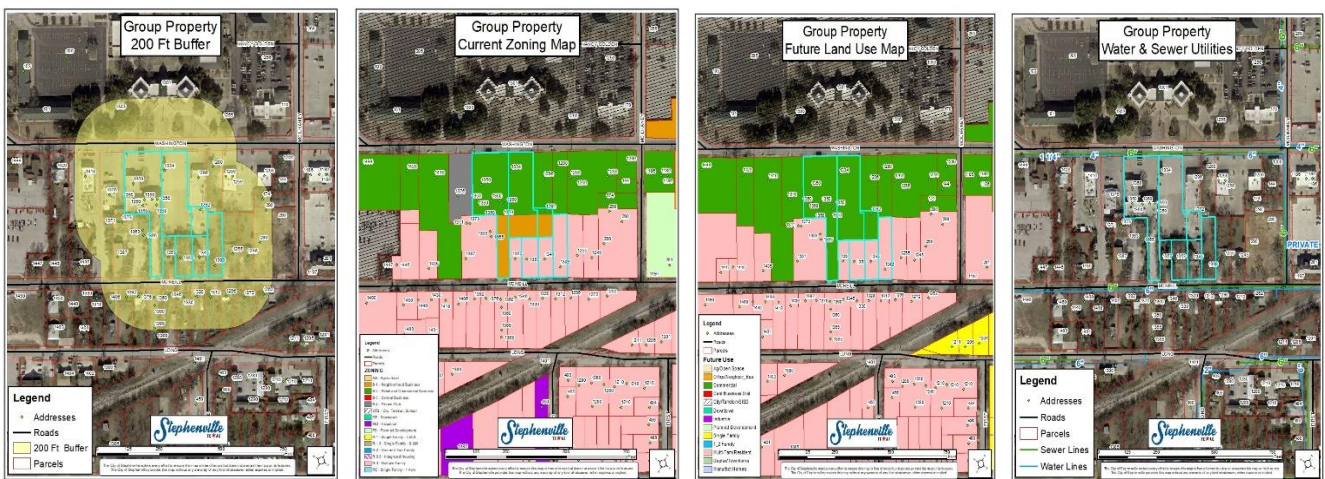
STAFF CONTACT: Steve Killen

RECOMMENDATION:

To evaluate the conceptual plan. The plan shall contain appropriate information to describe the general land use configuration, proposed densities or lot sizes, proposed amenities and proposed regulation.

BACKGROUND:

The submittal states: "This site will be developed to accommodate a community-focused, mixed-use development on the front steps of Tarleton State University... and the development will be named 'The Front Porch'. The development will consist of approximately 13,025 SF of commercial/retail shell space and 66 residential beds."



DESCRIPTION OF REQUESTED ZONING

Sec. 154.08. Planned development district (PD).

8.A Description.

- (1) Planned development districts are designed for greater flexibility and discretion in the application of residential and non-residential zoning and for increased compatibility and the more effective mitigation of potentially adverse impacts on adjacent land than 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 or successors in interest.
- (2) Annually, upon the anniversary date, or more frequently if required, the developer shall provide a written report to the Planning and Zoning Commission concerning the actual development accomplished as compared with the development schedule.
- (3) The Planning and Zoning Commission may, if in its opinion the owner or owners of the property are failing or have failed to meet the approved development schedule, initiate proceedings to amend the Official Zoning map or the Planned Development District by removing all or part of the Planned Development District from the Official Zoning Map and placing the area involved in another appropriate zoning district. After the recommendation of the Planning and Zoning commission and for good cause shown by the owner and developer, the City Council may extend the development schedule as may be indicated by the facts and conditions of the case.

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

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

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

8.I Approval Procedures.

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

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

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

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

8.K Conditions for Development Plan Approval.

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

8.L Additional Conditions. Every Planned Development District approved under the provisions of this Ordinance shall be considered as an amendment to the Ordinance 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

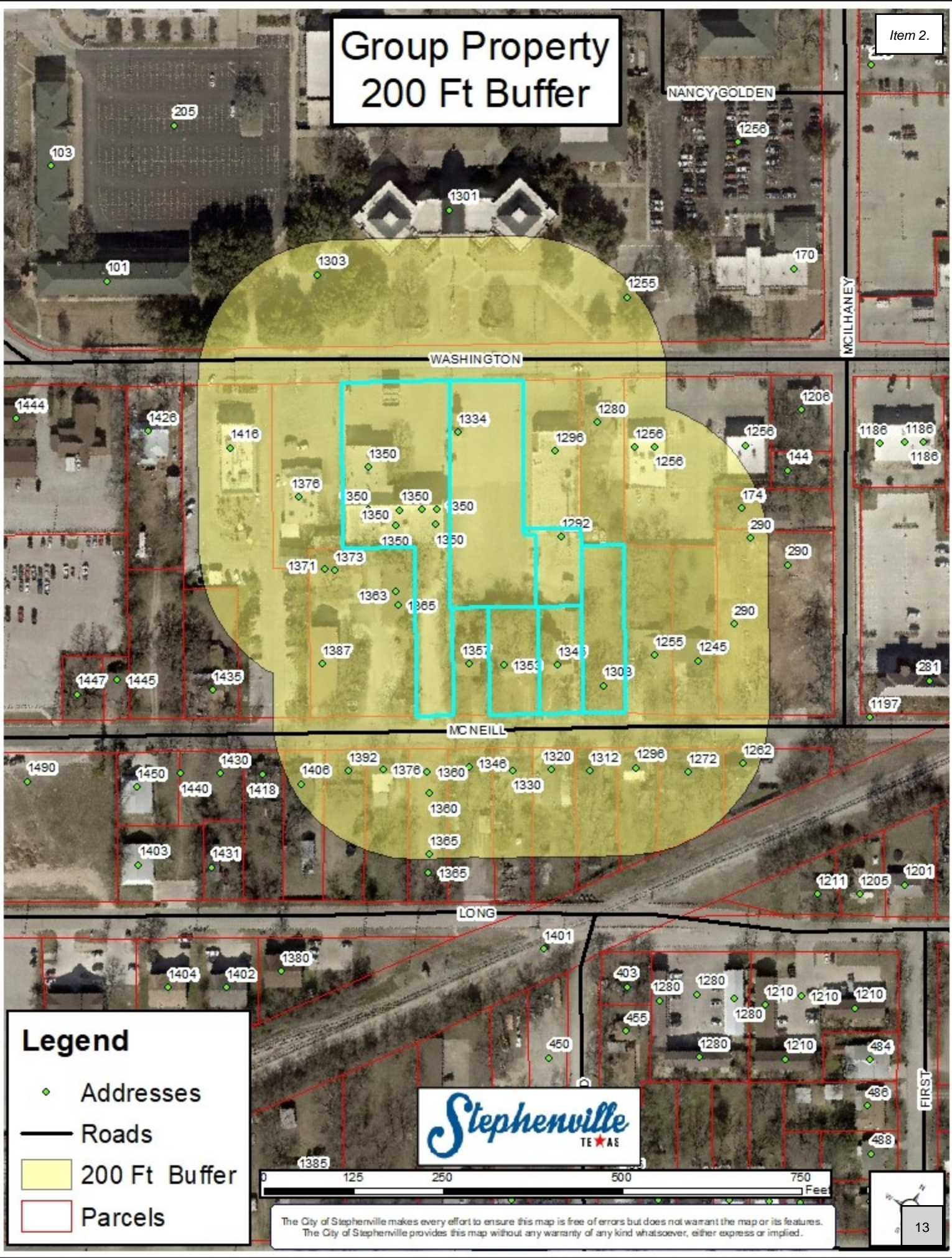
- Infrastructure Impacts
- Size and Location of Parcel - is land large enough and in proper location for proposed use?
- Reasonable Use of Property - does proposed change provide reasonable use of property?
- Zoning has great discretion - deny if applicant has not proven it is in the best interest of City to rezone

ALTERNATIVES

1) No formal action to be taken at this time.

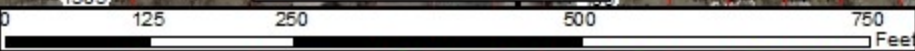
Group Property 200 Ft Buffer

Item 2.



Legend

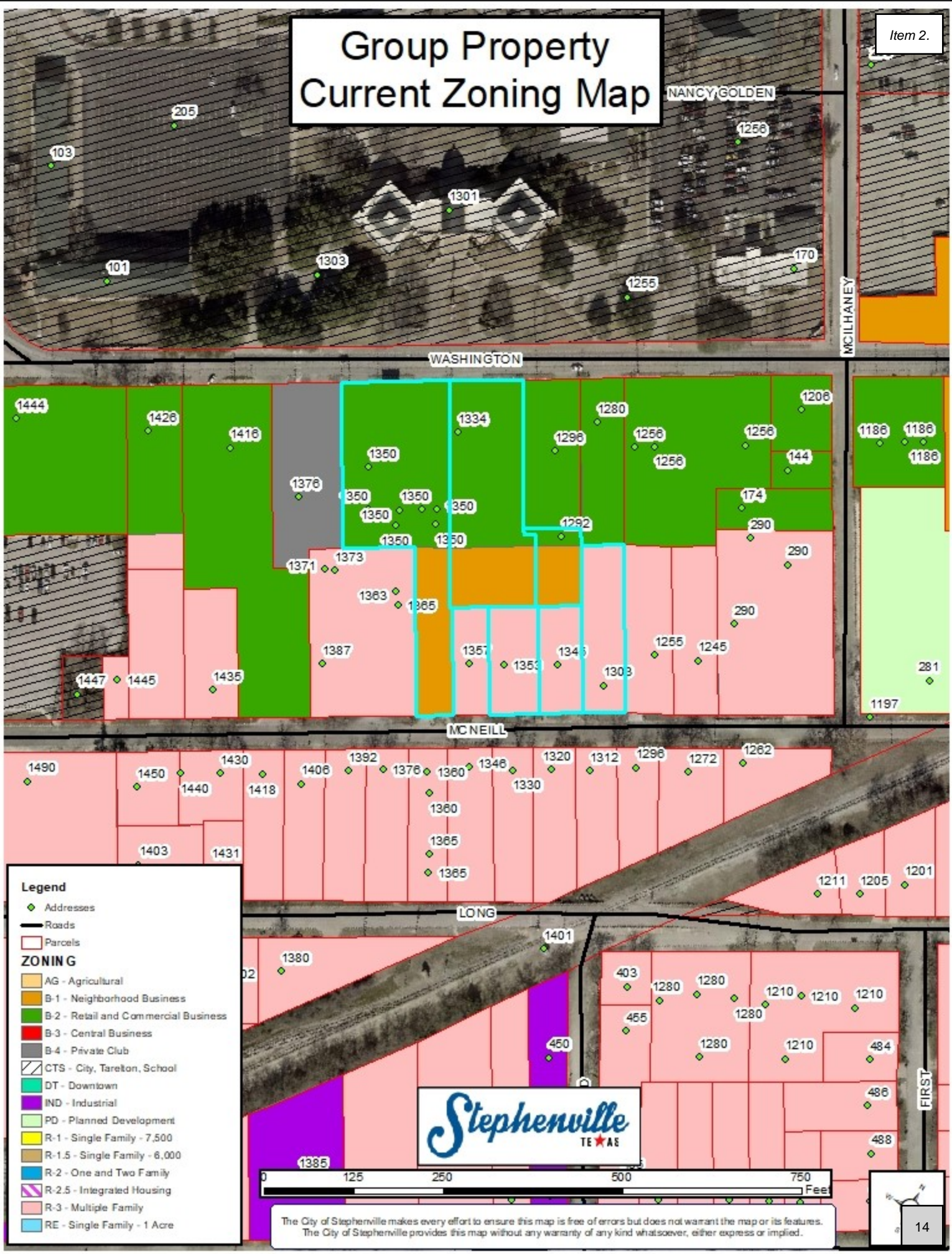
- ◆ Addresses
- Roads
- 200 Ft Buffer
- Parcels



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.

Group Property Current Zoning Map

Item 2.

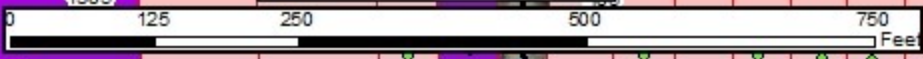


Legend

- ◆ 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, Tarellon, 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

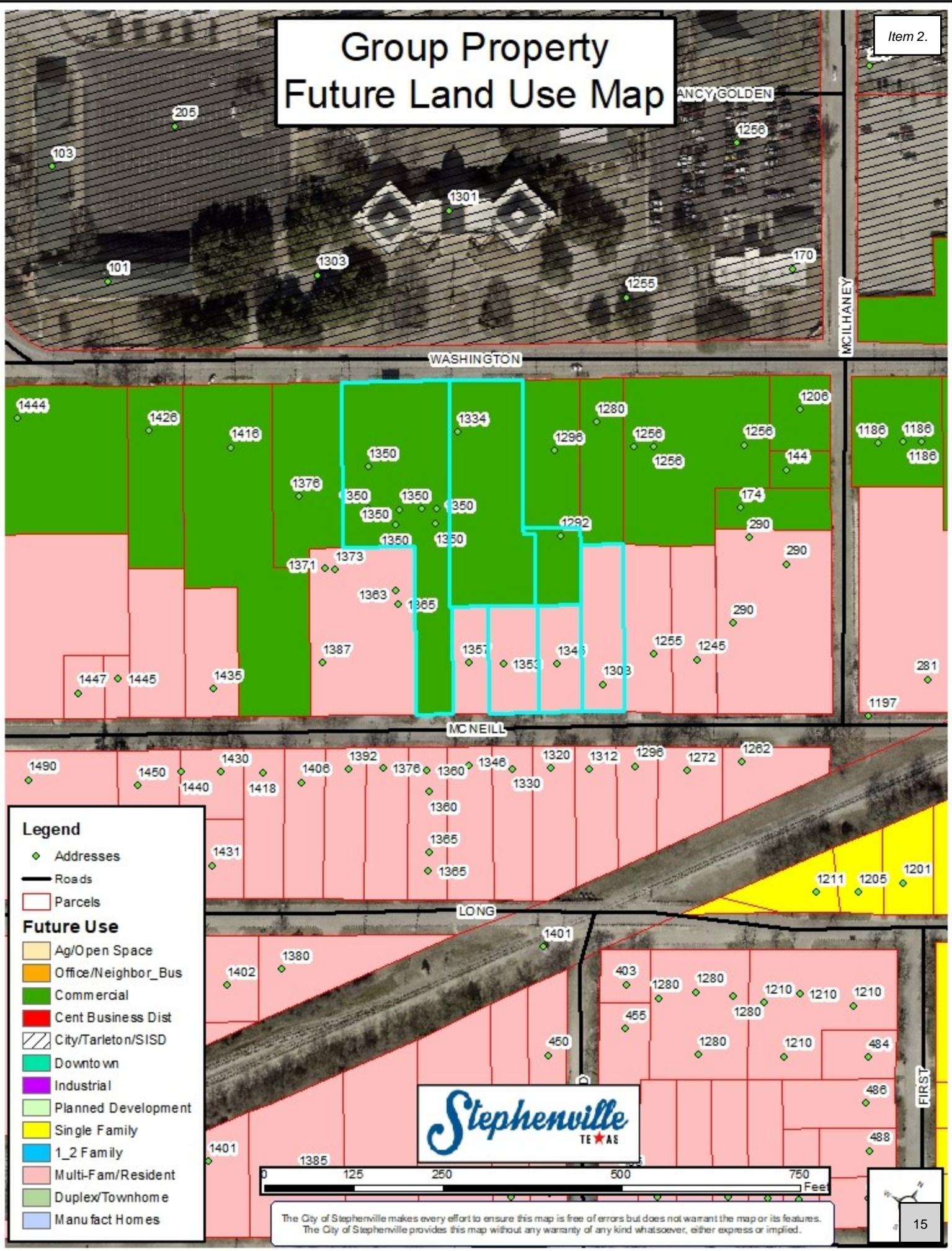


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Group Property Future Land Use Map

Item 2.



Legend

- ◆ Addresses
- Roads
- Parcels

Future Use

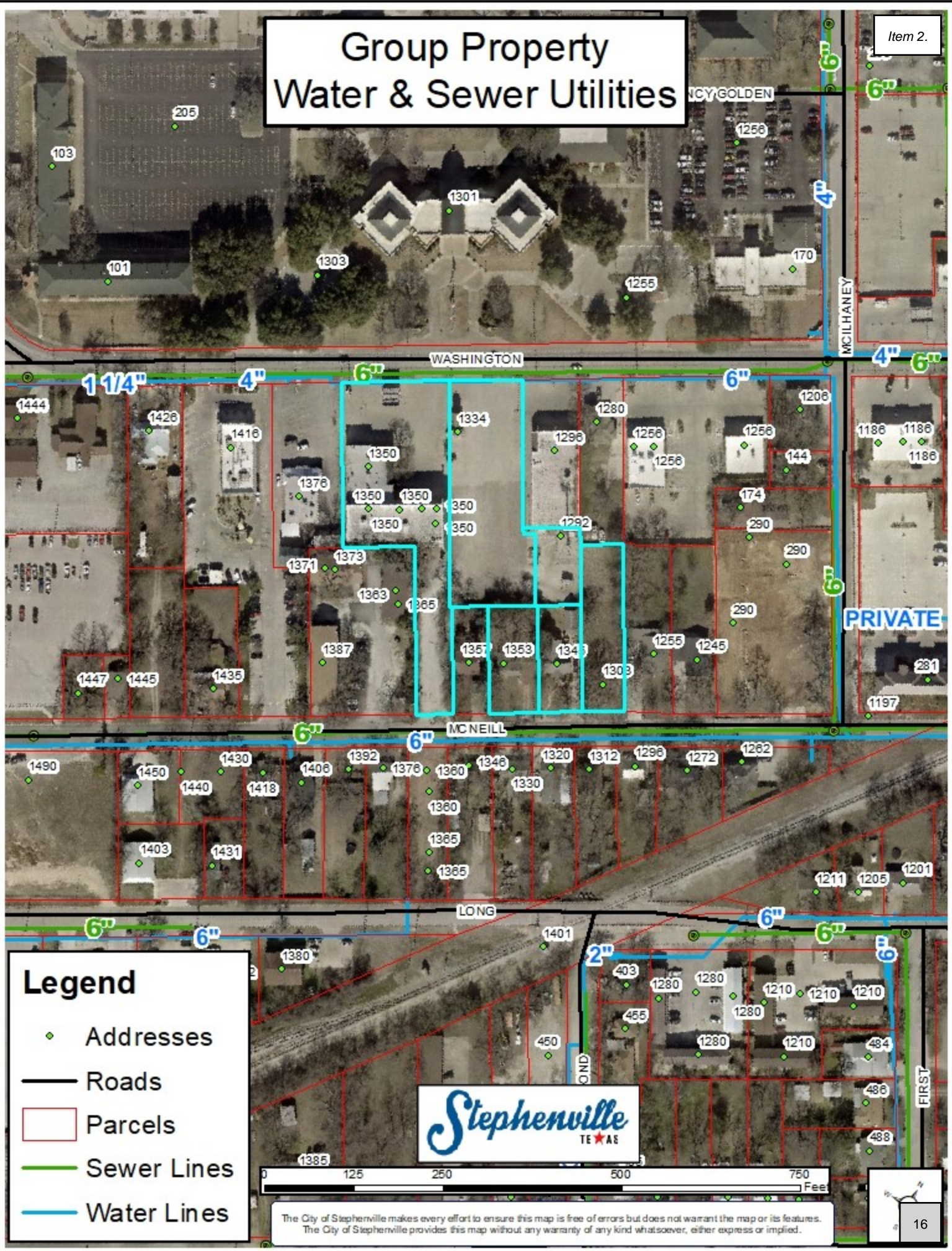
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes



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Group Property Water & Sewer Utilities

Item 2.



Legend

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



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The Front Porch Project
PLANNED DEVELOPMENT DISTRICT

+/- 2.7 Acres

Prepared For:
TSU Catholic, LLC

APPROVED:
XX-XX-2024

Section I: Introduction

In addition to applicable provisions of the City of Stephenville Zoning Ordinance, the Property, being within this Planned Development (PD) zoning district as proposed hereby, may be used in compliance with the following development and performance standards (the "Standards"):

The Property consists of tracts defined as:

- A. BEING all of Lots 1, 5, 18, 28, 30-A, 31 and 32 and a portion of Lot 12, Block 134, City Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas (DRECT) and being all of Lot 40, Block 134, City Addition, as shown per replat recorded in Cabinet A, Slide 279A, Plat Records, Erath County, Texas, same being a portion of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-02799, Real Records, Erath County, Texas (RRECT) and all of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-05473, RRECT, and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).
- B. Exhibit A shows vicinity map of subject property, and Exhibit B shows the topographical survey

Section II: Zoning and Land Uses

The current zoning for all 2.648 acres is B-1, B-2, R-3. Exhibit A shows a vicinity map illustrating the location of the subject property. The proposed development is requesting to change the zoning to a Planned Development (PD) District. This Planned Development is intended to redevelop and enhance this site. Exhibits C and D show the conceptual exterior of the newly built structure. This site will be developed to accommodate a community-focused, mixed-use development on the front steps of Tarleton State University off of 1350 W. Washington St, and the development will be named 'The Front Porch'. The development will consist of approximately 13,025 SF of retail shell space and 66 residential beds.

The proposed change in the zoning district compliments the City of Stephenville's Comprehensive Plan. Object L1 (in Chapter 4 of the Comprehensive Plan) states the City's goal to "provide suitable areas for a variety of residential types and densities", object L2.2 states "coordinate with TSU regarding development plans...and need for appropriate student housing", and L4 states "expand retail, office and other commercial and development area". This zoning district will enhance a visible site to the University and Community by providing needed housing and a mixed-use element that will encourage an energetic site that's walkable morning, noon, and night.

- A. **Principal Uses:** No land may be used, and no building may be erected or converted to any use other than the following:
 1. Retail/Restaurant/Commercial
 2. Residential
 3. Telecommunications support structure and antenna facilities within the Tower and Antenna Facilities Site identified on the Minor Plat and the Concept and Development Plans.
- B. **Development Schedule**

1. The Front Porch Project has an approximate completion date of Q3 in 2024 upon City Council approval in Q2 2023. Dependent on City Council approval, building permits will be applied for in Q2 2023 and construction slated to commence shortly after.

Section III: Design and Requirements

The Site Plan for The Front Porch Development can be found in Exhibit E

A. Mixed-Use Requirements:

1. Structures within this PD are to abide by the following building setbacks:
 - a. Minimum front setback: 0'
 - b. Minimum rear setback: 5'
 - c. Minimum side setback: 10'

A.1. Telecommunications Support Structure and Antenna Facilities Requirements:

1. Telecommunications support structures and antenna facilities within the Tower and Antenna Facilities Site within this PD are to abide by the following:
 - a. Setbacks:
 - i. Minimum front setback: 0'
 - ii. Minimum rear setback: 0'
 - iii. Minimum side setback: 0'
 - b. Screening and fencing: Chain-link fencing is permitted
 - c. landscaping requirement: No landscaping requirement
- B. Mixed-Use Design:
 1. The proposed building height will be 51'5" to the top of the parapet wall, and 57'6" to the top of the elevator shaft roof access, on top of the 3rd floor roof.
 2. Maximum building height may be 65' not including rooftop structures, permanent or temporary, for uses including food service, event space including private or otherwise permitted alcohol service, signage, and educational uses. The conceptual exterior building design can be found in Exhibit C and D.
- C. Screening and Fencing:
 1. The garbage refuse area will be screened per the requirements detailed in Section 6.7.K. of Stephenville's subdivision ordinance
 2. Tubular steel fencing may be permitted in this Planned Development District
- D. Building Materials:
 1. Seventy-five percent (75%) of the exterior building façade may be masonry, split faced CMU, rock, stucco and the remaining percentage may be cladded in an appropriate metal surface as defined in City of Stephenville's Exterior Building Material Standard found in Stephenville's Code of Ordinances Section 154.10.E.
- E. Lighting:
 1. Exterior lighting features may be placed and reflected to not create annoyances, nuisances, or hazards. The placement of the exterior lighting features, except for the signage, may follow the Exterior Lighting Plan as established in this PD. Exterior lighting specifications inspiration can be found in Exhibit L
- F. Signage:
 1. All signage will follow the requirements as stated in Section 154.12 of Stephenville's Zoning Regulations with the following exceptions:
 - a. Neon/LED or similar types of lighting may be permitted in signage.

2. Side building signage may be permitted
3. Off-site advertising may be prohibited
4. Examples of signage inspiration can be found in Exhibit C, D, G, H, L

G. Sidewalks:

1. Sidewalks may be constructed to meet the requirements as stated in Section 155.6.11 of Stephenville's Subdivision Ordinance

H. Mixed-Use Landscaping:

1. The proposed landscaping plan for this Planned Development District is seen in Exhibit M. By redeveloping this tract the landscape requirement can be met. The development is proposing approximately 30% of total land area may be landscaped, city requirement of 15% landscape coverage is 18,245 square feet. The proposed landscaping coverage is 30% at 37,348 square feet. This 30% consists of trees and shrubs/grasses etc.- this exceeds the minimum quantities of trees and plants established in Section 154.13.C of the City of Stephenville's Landscape Requirements.

Section IV: Parking and Access Requirements

A. Mixed-Use Parking:

1. (194) parking spaces will be provided for this Planned Development, (6) of these spaces will meet ADA requirements.
2. (99) parking spaces may be provided for all units OR 1.5 per bed. Resident parking will be designated through the use of 'Resident Only' reserved signage towards the south, as shown in Exhibit E, and N.

B. Access:

1. The development has frontage on Washington Street, and McNeil Street

Section V: Considerations

A. Comprehensive Plan:

1. This proposed development compliments the goals outlined in the City of Stephenville's Comprehensive Plan. The proposed development revitalizes a key area for the community and University, and the development will increase the vitality, walkability, and energy of this main corridor by providing residential occupancy and retail/commercial options walkable to and from TSU campus.

B. Infrastructure:

1. Water and Sewer are available to the site, and adequate infrastructure will be provided to serve the development. Water, sewer, and paving specifications are detailed in the Civil Construction Plans accompanying this Planned Development District.
2. Design Development DD plans can be found in Exhibit C,D,G,H,I,J,K

PD Exhibits

Exhibit A- The Front Porch Project Vicinity Map

Exhibit A.1- Current Status of the site

Exhibit B- Topographical Land Survey

Exhibit B.1- Current Status of the site

Exhibit C- The Front Porch Project Conceptual Façade

Exhibit D- The Front Porch Project Conceptual Façade (Top)

Exhibit E- Development Site Plan

Exhibit F- Civil Engineer Site Plan

Exhibit G- North & South Elevation Conceptual Drawings/Exterior Building Material Inspiration

Exhibit H- East & West Elevation Conceptual Drawings/ Exterior Building Material Inspiration

Exhibit I- Building Layout Conceptual Design

Exhibit J- Apartment Conceptual Loft Floor Plans

Exhibit K- Apartment Conceptual Loft Interior Inspiration

Exhibit L- Signage & Outdoor Amenity Green Space Inspiration

Exhibit M- Conceptual Preliminary Landscaping Plan

Exhibit N- Reserved Parking Sign Inspiration

Exhibit O- Survey's (including minor-replat draft)

Exhibit P – Site Utility Map



Proposed Redevelopment Plan:

Boutique Mixed-Use Town Center with Efficiency Style Lofts

Lofts will feature Reserved Parking Spaces

1350 W. Washington Stephenville TX 76401

Questions & Answers

What type of development is this? *Boutique Mixed-Use Development, not a Retail strip center, Not only housing*

What is the Retail SF of the current existing 2-story mixed-use structure? *19,400 SF with only 29 marked parking spaces currently*

What is the Retail SF of the New mixed-use development proposed? *13,025 SF*

How many Beds will there be? *66 Beds (38-1B/1B & 14-2B/2B), efficiency style 450SF to 900SF*

How will Residents park? *66 Total Residents/66 Beds will have 66 Reserved Parking spaces assigned, reserved, and numbered at 1space/Bed. Additional land was acquired just to account for reserved parking for residents at 100%, NOT 59% like other sites.*

What is the parking ratio? *Updated Revision #20 showing Retail = 13,025 SF (at 5 stalls/1000 SF = 65 spaces), Beds = 66 (at 1.5 space/bed = 99 spaces) = 164 spaces. 194 total spaces provided.*

How did you arrive at current parking stall measurements? *Based on the most efficient civil design to account for parking needed and studied surrounding areas, the measurements reflect this.*

Is TXDOT involved? *Yes, submissions to TXDOT have taken place for entrance off Washington St. to make more efficient and safer.*

Do you have inquiries for the retail spaces from potential tenants? *Yes, 11,000 Retail SF is pre-leased and excited to expand the Retail corridor*

Additional Due Diligence conducted : *Geotech, Asbestos, Environmental Ph I & II, TIA Traffic, TCEQ Fuel pump/tank removal, & Pedestrian studies over \$200k spent*

What about the fuel station? *We are removing the fuel station pumps, and tanks which are within the 100' Right-of-Way, cost to remove is \$80,000*

What is Total Investment ? *Total Investment is \$20 MM approx.*

What is the proposed landscape ratio? *15% would be 17,301 SF, conceptual plan accounts for up to 30%*

What about the pedestrian traffic ? *We are conducting a \$20,000 traffic and pedestrian TIA study to submit to TXDOT & City, We are also improving the entry/exits off of Washington St for better flow including a decel lane.*

2.648 acre site at the Front Porch of fast-growing Tarleton State University

TRADE AREA DEMOGRAPHICS

88,296

Trade Area
Population

54,000

Daytime
Population

36.97

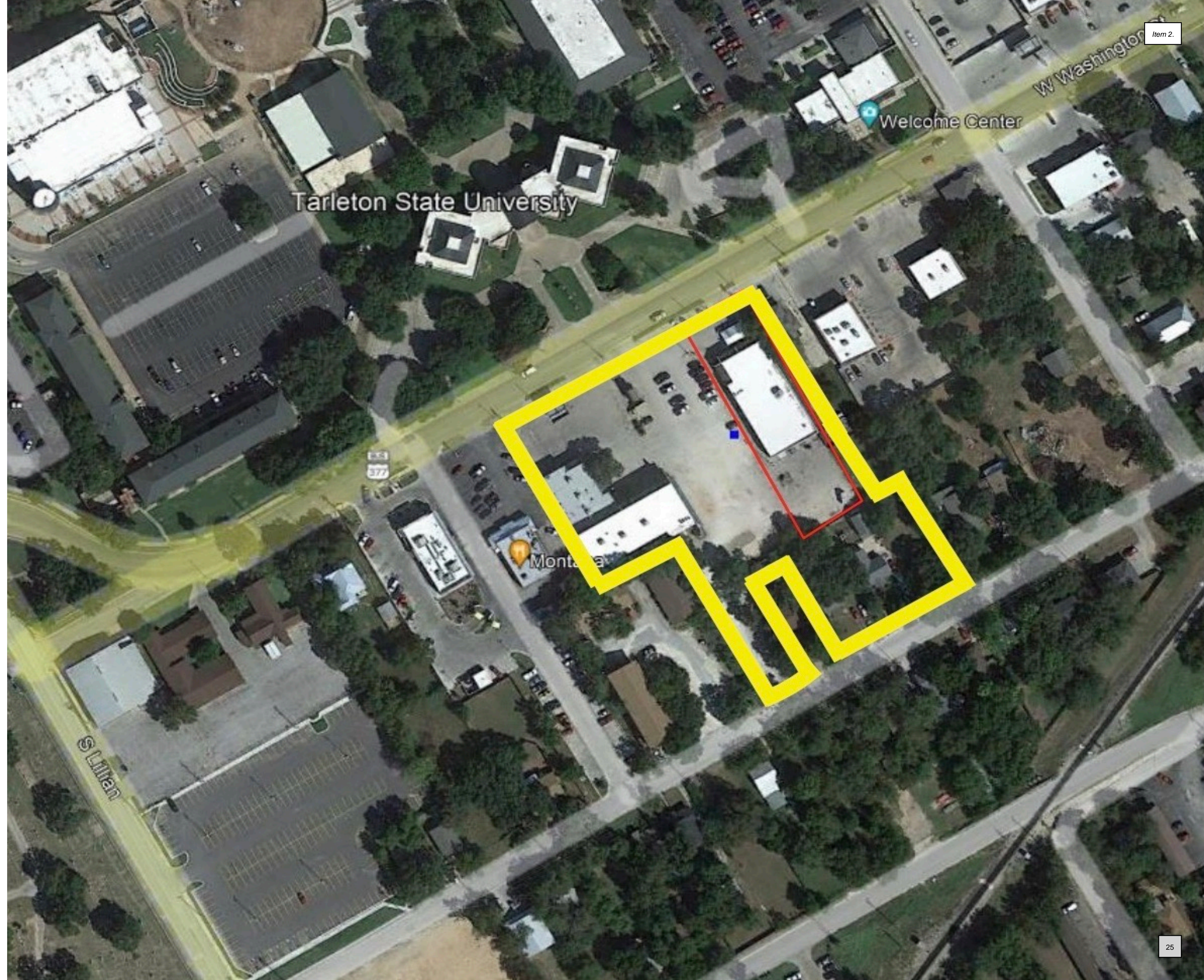
Median
Age

15,000+

TSU Student
Population

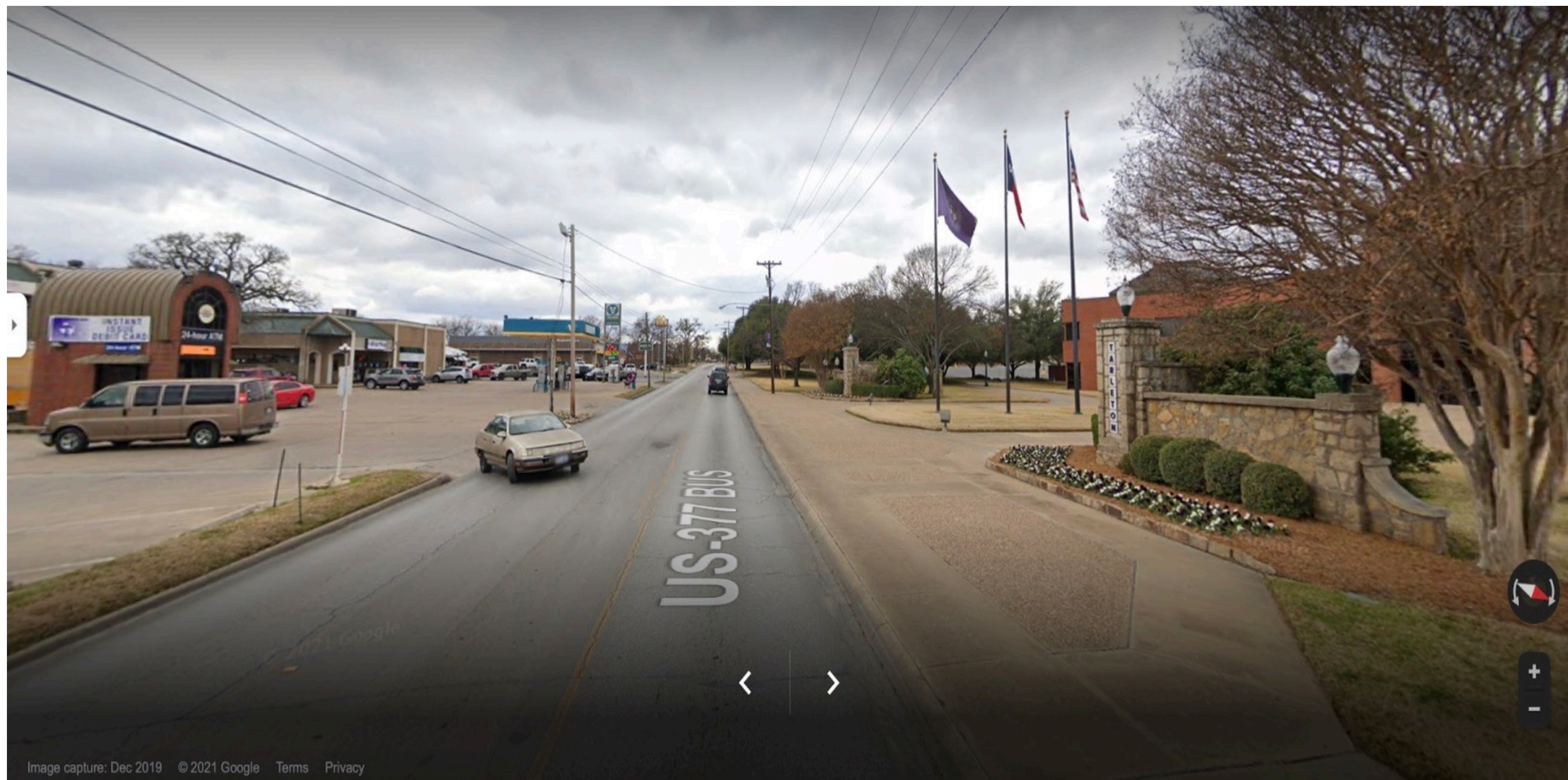
\$71,676

Avg. Household
Income



A.1

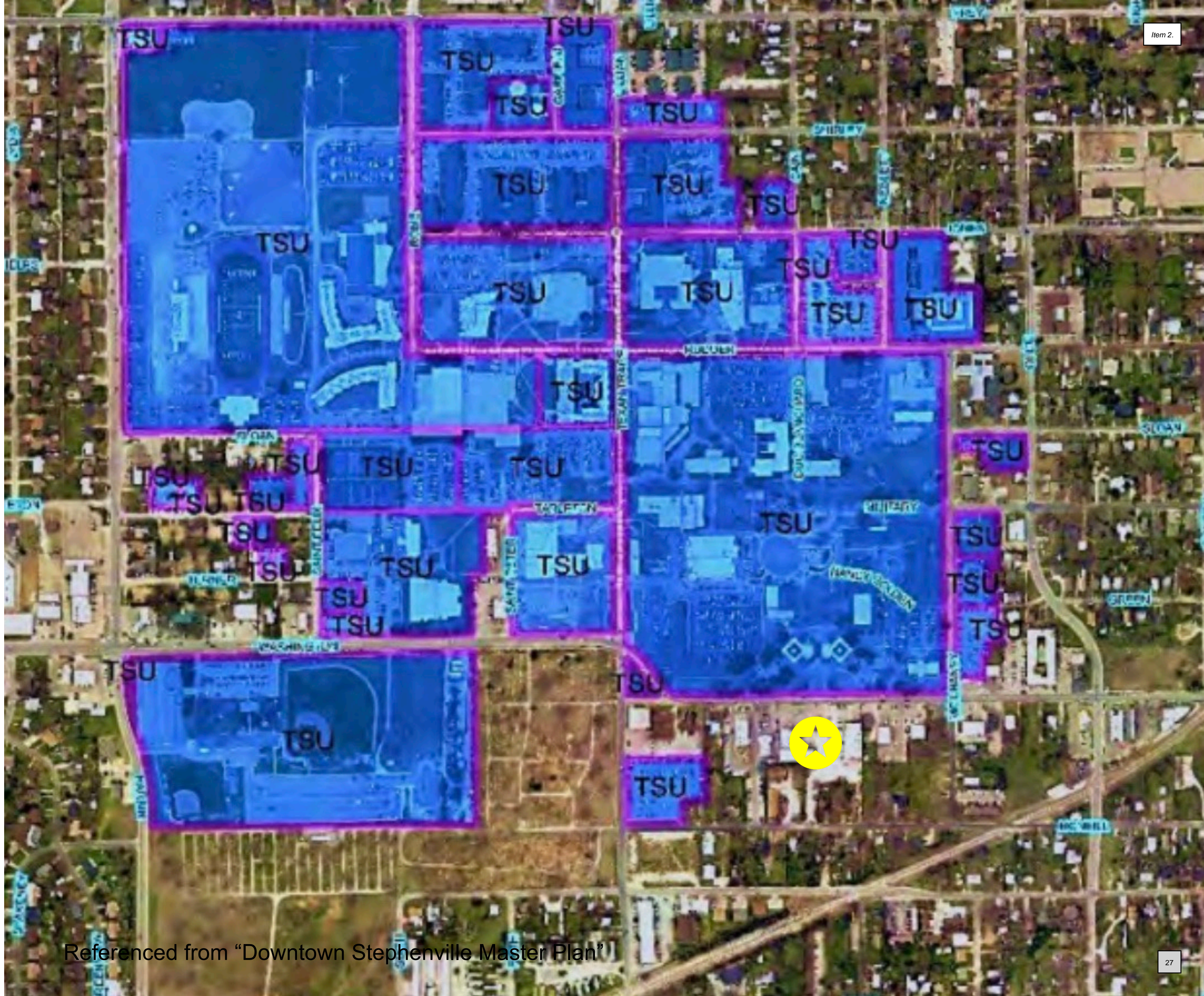
current status of the site



A

TSU Campus (purple highlighted area)

Development Site sits on the front porch of Tarleton State University



Referenced from "Downtown Stephenville Master Plan"

B.1

current status of the site

Item 2.





Referenced from Martsolf Architecture conceptual rendering



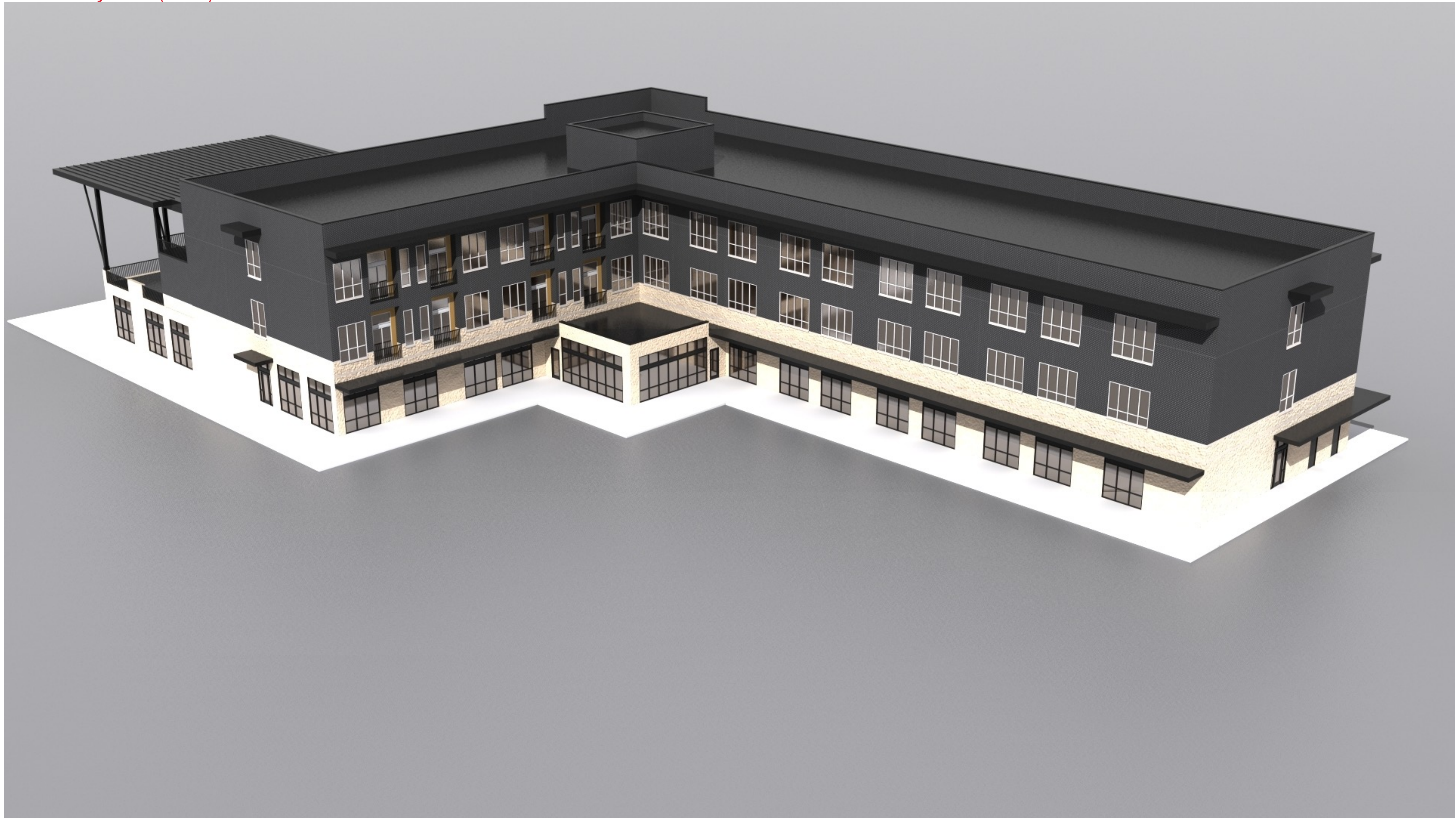
Referenced from Martsolf Architecture conceptual rendering

CONCEPTUAL FAÇADE (TOP) FRONT



Referenced from Martsolf Architecture conceptual rendering

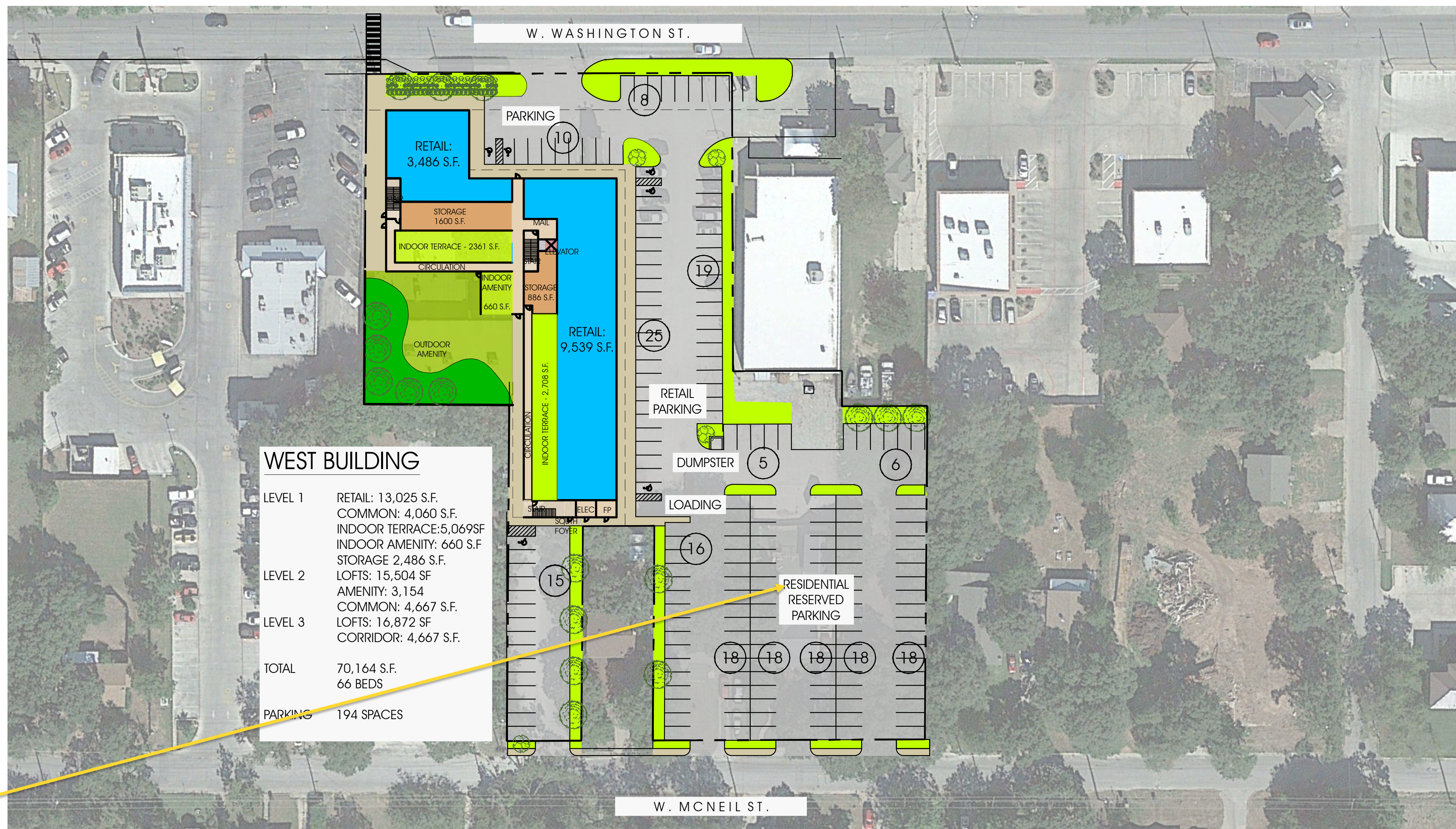
CONCEPTUAL FAÇADE (TOP) REAR



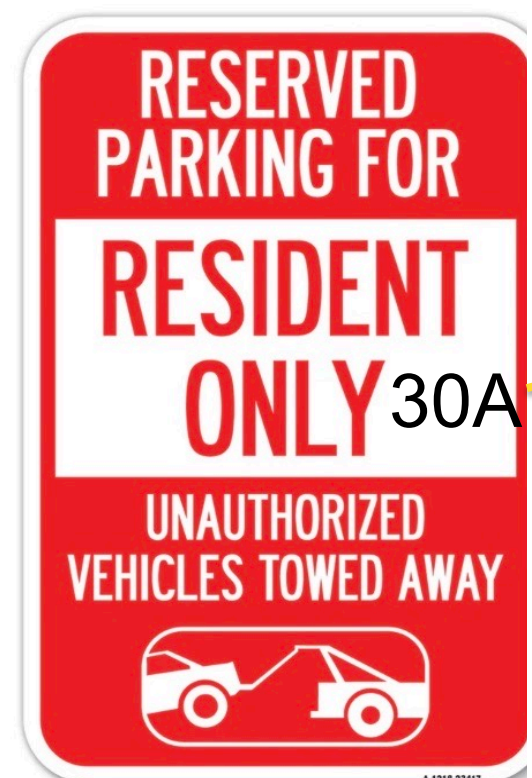
Referenced from Martsolf Architecture conceptual rendering

Revision #20 showing 194 total spaces provided

Ratio: Retail = 13,025 SF (at 5 spaces/1,000 SF = 65 spaces), Beds = 66 (at 1.5 spaces/bed= 99 spaces) = 164 spaces

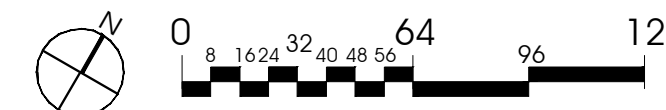


Front Porch Project: 66 efficiency Beds, 1B & 2B. **100% of beds will have an assigned reserved & numbered parking space,** leaving 0 beds without an assigned stall. 1/bed = 100% stalls Reserved



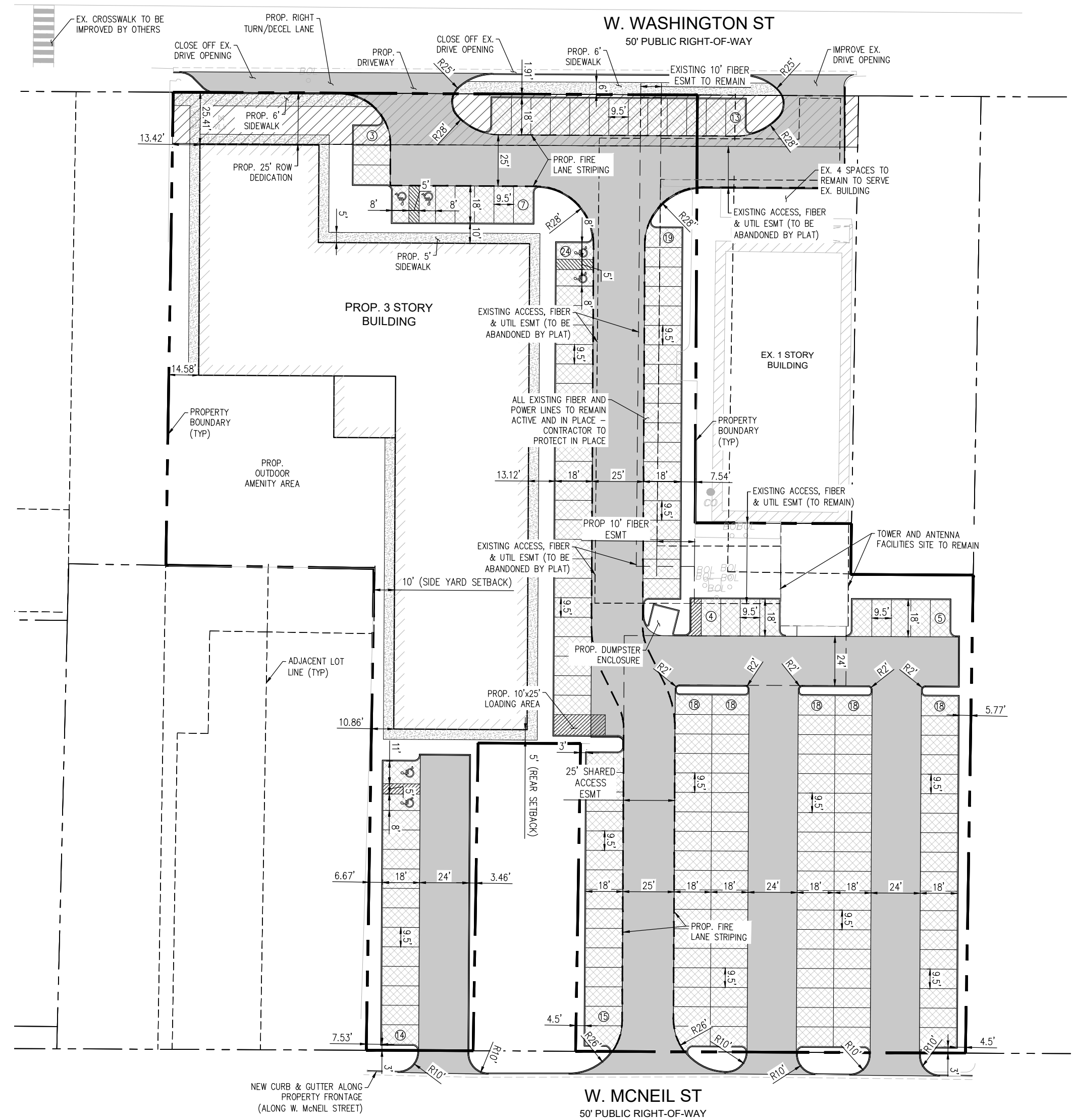
THE FRONT PORCH

STEPHENVILLE, TEXAS



194 parking spaces total, decel lane shown

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF FLANAGAN LAND SOLUTIONS.



ADA NOTES:

- a. CONTRACTOR TO ASSURE SITE ADA ACCESS AREAS AND ROUTES WITHIN: ASSURE THE RUNNING SLOPE AT THE WALKS ALONG THE ACCESSIBLE ROUTE HAVE A RUNNING SLOPE OF 1:20 OR 5% MAXIMUM (EXCEPT AT THE CURB RAMP, WHICH CAN BE UP TO 1:12 OR 8.33%) AND A CROSS SLOPE OF 1:48 OR 2% MAXIMUM. THIS INCLUDES AT THE CROSSING OF DRIVE LANES (A COMMON ISSUE).
- b. ASSURE THE MANEUVERING CLEARANCE AT THE EXTERIOR SIDE OF ALL ENTRY DOORS HAVE A SLOPE OF 1:48 OR 2% MAXIMUM IN ANY DIRECTION.
- c. ASSURE A 30" X48" CLEAR FLOOR SPACE IS PROVIDED ADJACENT TO THE EXTERIOR SITE ELEMENTS SUCH AS THE BENCHES, TRASH CANS AND BIKE RACKS AND HAVE A SLOPE OF 1:48 OR 2% MAXIMUM IN ANY DIRECTION.
- d. CONTRACTOR SHALL ENSURE ACCESSIBLE PARKING SPACES, SIGNAGE, AND STRIPING COMPLY WITH CURRENT ADA STANDARDS/REGULATIONS.
- e. THE WORDS "NO PARKING" SHALL BE PAINTED ON ANY ACCESS AISLE ADJACENT TO AN ADA PARKING SPACE.

SITE DATA TABLE	
SITE AREA	2.80 AC (122,201 SF)
BLDG USES:	
RETAIL	13,025 SF
COMMON	8,727 SF
STORAGE	2,486 SF
INDOOR AMENITY	660 SF
INDOOR TERRACE	5,069 SF
LOFTS	32,376 SF
CORRIDOR	4,667 SF
AMENITY	3,154 SF
TOTAL BLDG SQUARE FOOTAGE:	70,164 SF
TOTAL BEDS:	66
PARKING PROVIDED	188
ADA PARKING PROVIDED	6
TOTAL (INCLUDING ADA) PARKING PROVIDED	194

REFER TO ARCHITECTURAL PLANS FOR DETAILED SQUARE FOOTAGE BREAKDOWN PER FLOOR

REVISIONS		
NO.	DESCRIPTION	DATE

- DIMENSION CONTROL NOTES:**
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL WORK SHALL CONFORM TO THESE PLANS AND CONTRACT DOCUMENTS AND THE INTERNATIONAL BUILDING CODE.
 - CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF BUILDING.
 - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CURB RAMP ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND STANDARDS INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
 - EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
 - CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES DAMAGED BY CONTRACTOR'S ACTIVITIES.

- PAVING NOTES:**
- THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND RECOMPACTED FOLLOWING THE MASS GRADING REQUIREMENTS.
 - THE SUBGRADE SHOULD BE UNIFORMLY COMPACTED TO A MINIMUM OF 95 PERCENT OF ASTM D698 BETWEEN 0 TO 4 PERCENT OF THE OPTIMUM MOISTURE CONTENT DETERMINED BY THAT TEST. IT SHOULD BE PROTECTED AND MAINTAINED IN A MOIST CONDITION UNTIL THE PAVEMENT IS PLACED.

- PAVEMENT JOINTING NOTES:**
- SAW CUTTING SHALL BE DONE WITHIN 8 HOURS OF POUR OR AS SOON AS CONCRETE CAN SUPPORT WEIGHT, AND PROVIDE A NEAT CUT WHICH IS TRUE IN ALIGNMENT.
 - ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
 - RADIAL JOINTS SHOULD BE NO GREATER THAN 18".
 - ALL CONSTRUCTION JOINTS SHALL BE SAWED CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED.
 - ODD SHAPED PANELS SHALL BE REINFORCED WITH #3 BARS AT 18" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN SLAB IS NEITHER SQUARE OR RECTANGLE.

LEGEND:

SIDEWALK PAVEMENT	
PARKING PAVEMENT	
DRIVE AISLE/FIRE LANE PAVEMENT	
25' ROW DEDICATION	

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

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

SCALE: 1" = 30'

FLANAGAN
land solutions

Dallas, Texas | P: 940.327.7963 | flanagan-ls.com | TBPE Firm No. F-22910

**THE FRONT PORCH
STEPHENVILLE, TEXAS**

PRELIMINARY SITE PLAN



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DESIGNED: MRF	PROJECT #: 2021-11-02	ISSUE DATE: 02.12.2023	SHEET 1 OF 1
CHECKED: FLS			
DRAWN: MRF			

NORTH ELEVATION CONCEPTUAL DRAWING / EXTERIOR BUILDING MATERIAL INSPIRATION



WASHINGTON ST. STUDY - E

STEPHENVILLE, TEXAS

martsolf architecture
JANUARY 6, 2023



Referenced from Martsolf Architecture conceptual rendering showing upper in Brick and Base in Split-faced CMU inspiration

SOUTH ELEVATION CONCEPTUAL DRAWING / EXTERIOR BUILDING MATERIAL IINSPIRATION

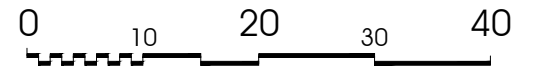


SOUTH ELEVATION



SOUTH ELEVATION

WASHINGTON ST. STUDY - E
STEPHENVILLE, TEXAS

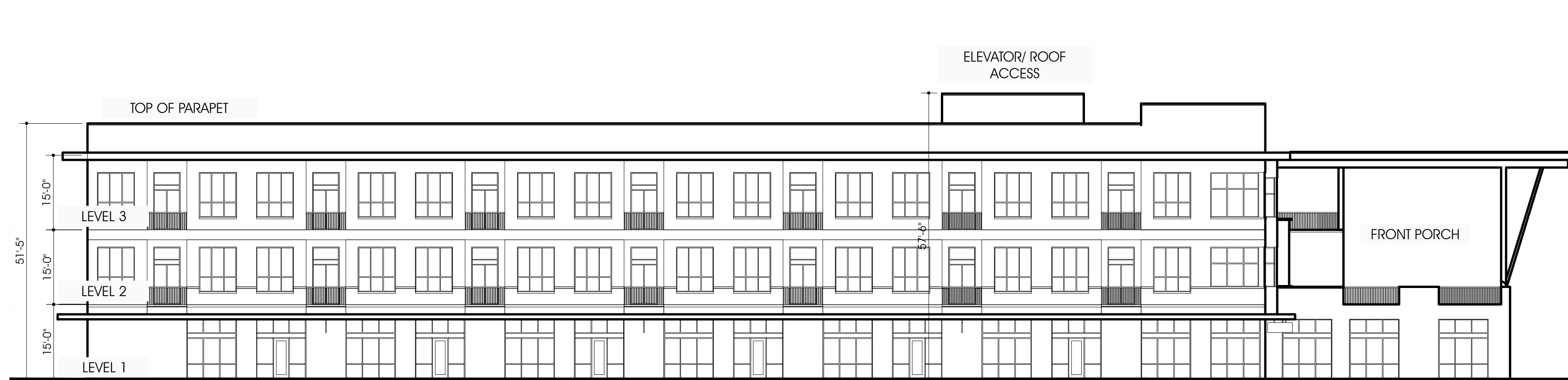


martsolf architecture
JANUARY 6, 2023

Referenced from Martsolf Architecture conceptual rendering showing upper in Brick and Base in Split-faced CMU inspiration

EAST ELEVATION CONCEPTUAL DRAWING / EXTERIOR BUILDING MATERIAL INSPIRATION

Building Height is approx. 51'5" (Top of Parapet), and 57'6" to top of Elevator Roof Access



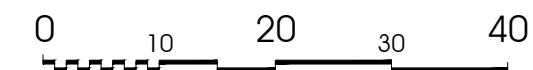
EAST ELEVATION



EAST ELEVATION RENDERING

WASHINGTON ST. STUDY - E

STEPHENVILLE, TEXAS



martsolf architecture
JANUARY 6, 2023

WEST ELEVATION CONCEPTUAL DRAWING / EXTERIOR BUILDING MATERIAL INSPIRATION

Building Height is approx. 51'5" (Top of Parapet), and 57'6" to top of Elevator Roof Access



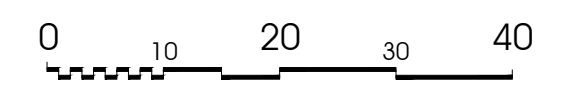
WEST ELEVATION



WEST ELEVATION

WASHINGTON ST. STUDY - E

STEPHENVILLE, TEXAS



martsolf architecture
JANUARY 6, 2023

Referenced from Martsolf Architecture conceptual rendering

Apartment Loft Floor Plans Inspiration from Martsolf Architecture

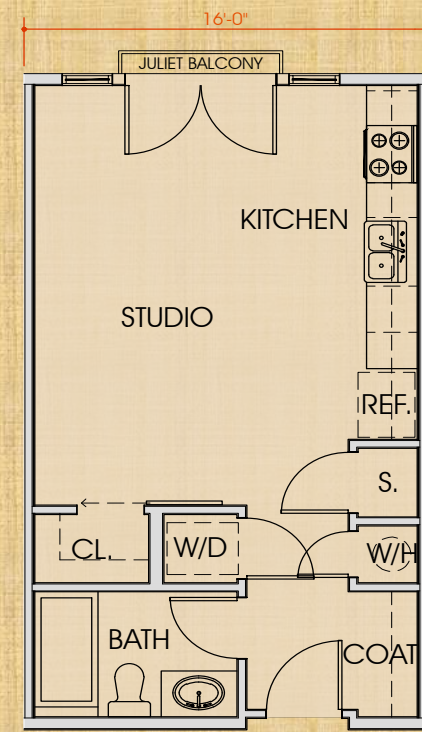


1B/1B & 2B/2B efficiency Lofts:
66 beds total.
34 1B/1B, 14 2B/2B

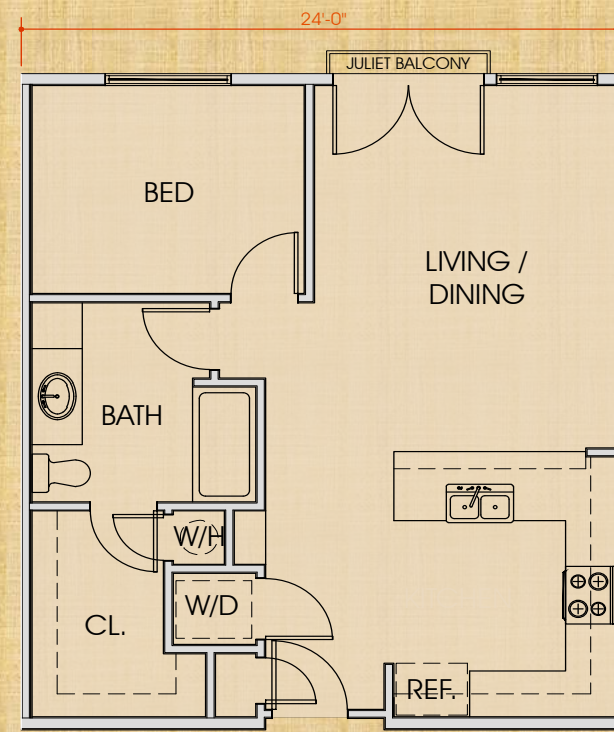
A Units = 450 SF 1B/1B

B Units = 680 SF 1B/1B

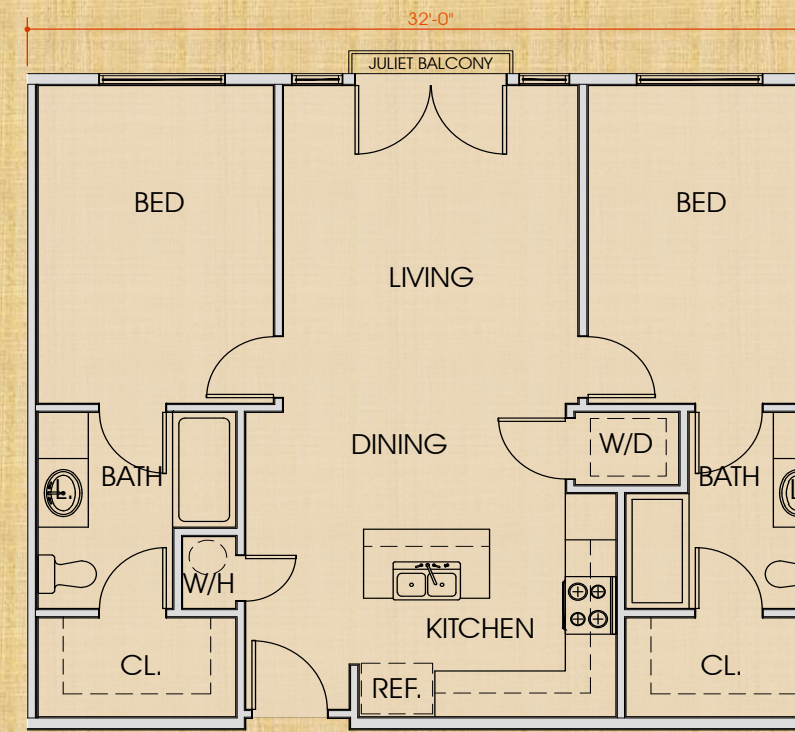
C Units = 910 SF 2B/2B



A
450 S.F.



B
680 S.F.



C
910 S.F.



Loft Floor Plan Interior
 Inspiration from Martsolf Architecture

A Units = 450 SF 1B/1B

B Units = 680 SF 1B/1B

C Units = 910 SF 2B/2B

signage, lighting, outdoor amenity green space inspiration
signage design aesthetics inspiration below.

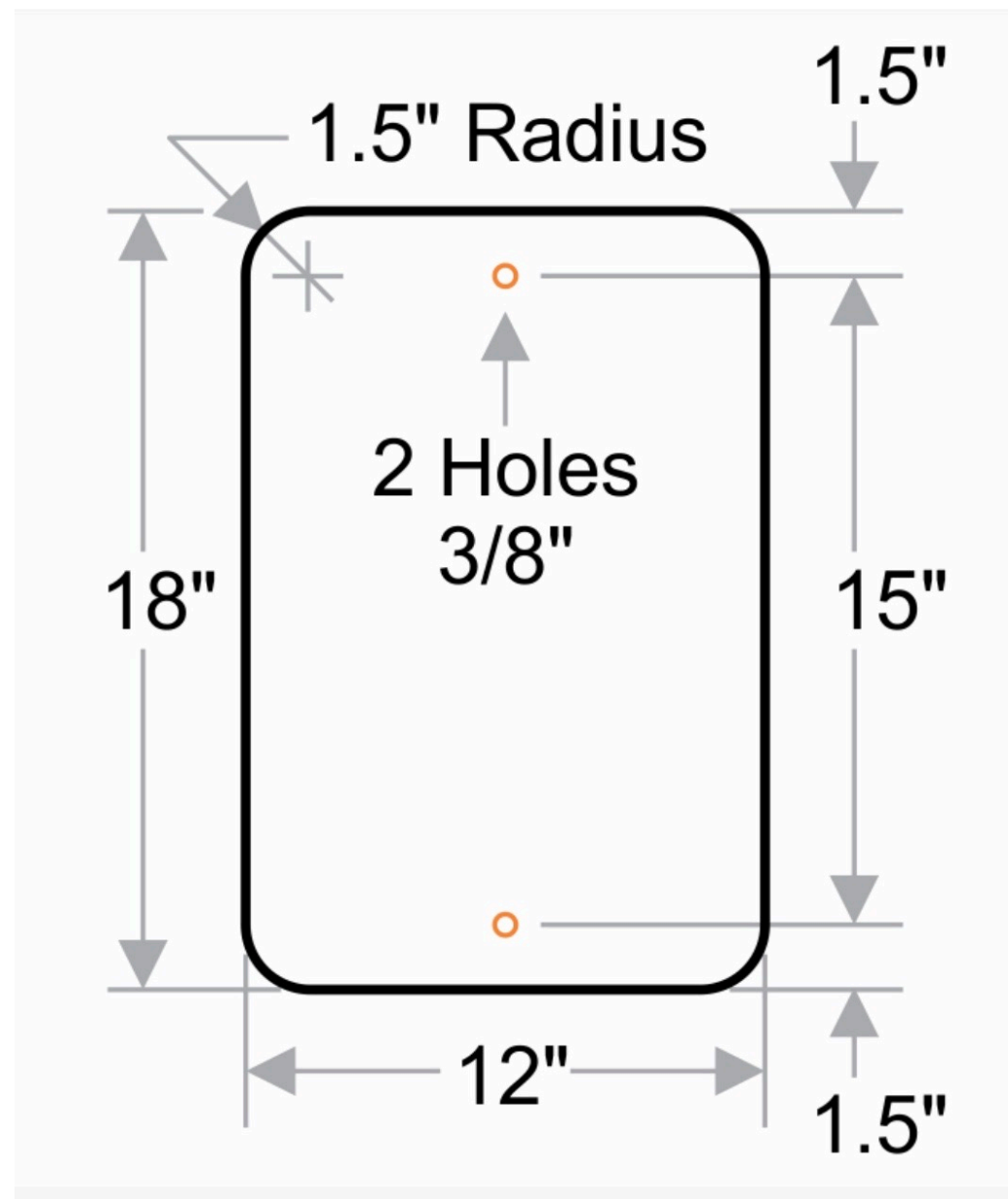
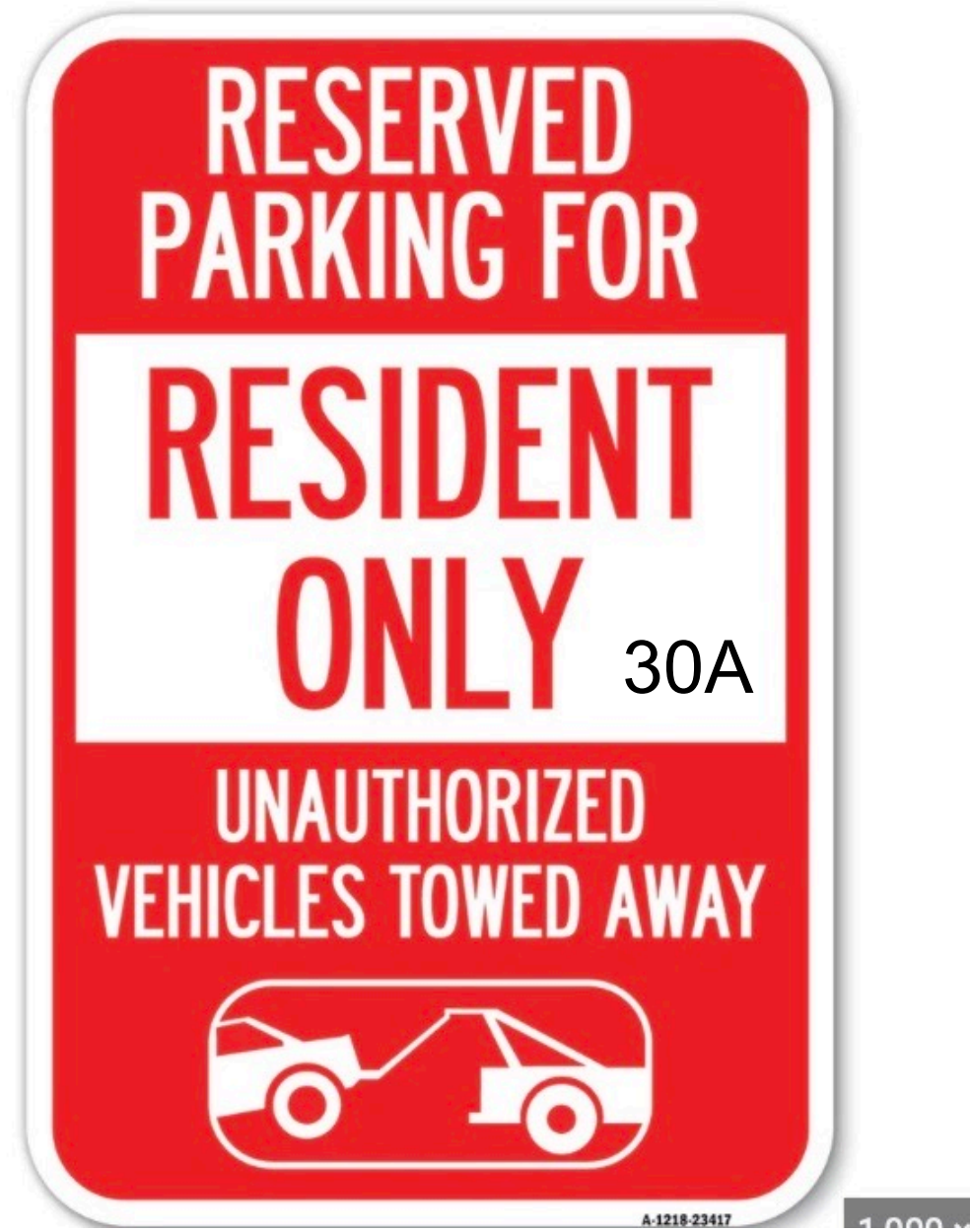




Conceptual Preliminary Landscape Design Layout

Property = 121,697 sqft
 Landscape @ 15% = 18,254sqft
 Landscape @ 17.1%= 20,834 sqft
 Total Provided Conceptual Landscape Area: 37,348 sqft or (= 30%)





University

W Washington St

S McIlhenny St

PROJECT
LOCATION



APPENDIX

BUS
377

Stephenville, Texas

Mc Neill

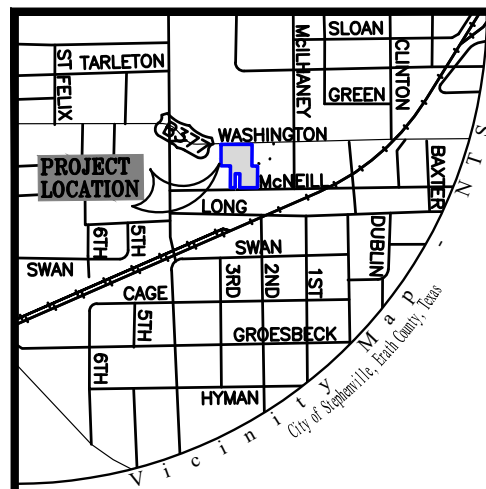
ans
church



Minor Re-plat survey draft

(pending final review from Cell Tower Company, then will submit minor-replat to the city)

2.7 Acres



LEGEND:

AC	.....Air Conditioning Unit
AV	.....Air and Vacuum
BOL	.....Bollard
CRF	.....1/2" Capped Iron Rod Found Marked "PRICE SURVEYING"
CRS	.....5/8 Inch Capped Iron Rod Found Marked "NATIVE CO., LLC"
CO	.....Cleanout
EM	.....Electric Meter
ET	.....Electric Transformer
FCP	.....Fence Corner Post
GM	.....Gas Meter
GP	.....Gas Pump
GV	.....Guy Wire
ICV	.....Irrigation Control Valve
IRF	.....Iron Rod Found
LT	.....Light Pole
MB	.....Mailbox
MNF	.....Magnail Found
OE	.....Overhead Electric
PD	.....Phone Pedestal
PFC	.....Point for Corner
PMK	.....Phone Marker
P.O.B.	.....Point of Beginning
P.O.C.	.....Point of Commencement
PP	.....Power Pole
PI	.....Phone Vault
UMH	.....Unknown Manhole (Fuel?)
VLV	.....Unknown Valve (Fuel)
WM	.....Water Meter
D.R.E.C.T.	.....Deed Records, Erath County, Texas
P.R.E.C.T.	.....Plat Records, Erath County, Texas
Chainlink Fence	.....
Wooden Fence	.....

- NOTES:**
1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
 2. By scaled location of FEMA FIRM Map No. 48149C04300, effective date November 16, 2011, the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.
 3. This Survey Reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned.
 4. This plat was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect this property.
 5. All corners are 5/8 inch capped iron rods marked "NATIVE CO., LLC" unless otherwise specified.

OWNERS CERTIFICATION:

§ STATE OF TEXAS
§ COUNTY OF ERATH

BEING all of Lots 1, 5, 18, 28, 30-A, 31, and 32, Block 134, City Addition, as shown per King's 1956 Map of the City of Stephenville, Erath County, Texas, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas (DRECT) and being all of Lot 40, Block 134, City Addition, as shown per replat recorded in Cabinet A, Slide 279A, Plat Records, Erath County, Texas, same being all of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-02799, Real Records, Erath County, Texas (RRECT), all of that tract of land described in the deed to Barefoot Equity Partners, LLC, as recorded in Document No. 2022-05473, RRECT, and all of that tract of land described in the deed to Barefoot Equity Partners, LLC, as recorded in Document No. 2022-08301, RRECT, and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a 5/8 inch iron rod found in the south right-of-way line of W. Washington St. for the northeast corner of Lot 18 and the northwest corner of Lot 33, being the northeast corner of the herein described tract;
THENCE South 30°03'54" East, with the common line of said Lots 18 and 33, a distance of 233.33 feet to a 1/2 inch capped iron rod found marked "PRICE SURVEYING" for the southeast corner of Lot 18 and the southwest corner of Lot 33, also being the northwest corner of Lot 32, being an inner corner of the herein described tract;
THENCE North 59°18'33" East, with the common line of Lots 32 and 33, a distance of 59.75 feet to a point for the northeast corner of Lot 32 being in the west line of Lot 38, from which a 3/4 inch iron rod found bears South 66°46'13" East, a distance of 1.18 feet;
THENCE South 30°03'54" East, with the common line of Lots 32 and 38, a distance of 233.00 feet to a 3/8 inch iron rod found in the north right-of-way line of W. McNeil St. for the southeast corner of Lot 32 and the southeast corner of the herein described tract;
THENCE South 59°16'28" West, with the north right-of-way line of W. McNeil St., a distance of 190.11 feet to a 1/2 inch pipe found for the southwest corner of Lot 30-A and the southeast corner of Lot 29;
THENCE North 30°03'54" West, with the common line of Lots 29 and 30-A, a distance of 150.01 feet to an IRS for the northwest corner of Lot 30-A and being the northeast corner of a remainder of Lot 29, also being in the south line of Lot 40;
THENCE South 59°16'28" West, with the south line of Lot 40, a distance of 49.92 feet to a railroad spike found for the northwest corner of the remainder of Lot 29 and being in the east line of Lot 28 for an inner corner of the herein described tract;
THENCE South 30°03'54" East, with the common line of Lots 28 and 29, a distance of 150.01 feet to a 3/8 inch iron rod found in the north right-of-way line of W. McNeil St. for the southeast corner of Lot 28;
THENCE South 59°16'28" West, with the north right-of-way line of W. McNeil St., a distance of 52.13 feet to a 1/2 inch capped iron rod found marked "PRICE SURVEYING" for the southwest corner of Lot 28 and the southeast corner of Lot 27, being southernmost southwest corner of the herein described tract;
THENCE North 30°03'54" West, with the common line of Lots 27 and 28, a distance of 234.96 feet to a 2.5 inch pipe fence corner post for the northwest corner of Lot 28 and being in the south line of Lot 1;
THENCE South 59°16'28" West, a distance of 101.54 feet to a magnail found for the southwest corner of Lot 5 and the southeast corner of Lot 6, being the westernmost southwest corner of the herein described tract;
THENCE North 30°05'56" West, with the common line of Lots 5 and 6, a distance of 230.67 feet to a 3/8 inch iron rod found in the south right-of-way line of W. Washington St. for the northwest corner of Lot 5;
THENCE North 59°18'33" East, with the south right-of-way line of W. Washington St., a distance of 334.09 feet to the **POINT OF BEGINNING** and containing 3.176 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BAREFOOT EQUITY PARTNERS, LLC AND TSU CATHOLIC, LLC, acting by and through the undersigned, their duly authorized agents, does hereby adopt this plat designating the herein above described real property as **LOTS 40R & 41R, BLOCK 134, CITY ADDITION**, an addition to the City of Stephenville, Texas. The streets and easements shown hereon are hereby dedicated to the Public use forever. The streets are dedicated for street purposes. The easements, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. Any, and all public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all public utilities shall at all times have full right of ingress and egress to or from and upon reconstructing, inspecting, patrolling, maintaining, respective systems without the necessity at any time of procuring the permission of anyone.

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

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

Barefoot Equity Partners, LLC - Owner/Representative

§ STATE OF TEXAS
§ COUNTY OF ERATH

BEFORE ME, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2023.

Notary Public in and for the State of Texas My commission expires _____

TSU Catholic, LLC - Owner/Representative

§ STATE OF TEXAS
§ COUNTY OF ERATH

BEFORE ME, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2023.

Notary Public in and for the State of Texas My commission expires _____

SURVEYOR'S CERTIFICATION:

I, N. Zane Griffin, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the planning rules and regulations of the City of Stephenville, Erath County, Texas.

N. Zane Griffin, RPLS No. 6810
Date: January 18, 2023

TOWER & ANTENNA SITE FACILITIES SITE DESCRIPTION:

BEING a tract of land in Lots 18 and 31, Block 134 City Addition, City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas (DRECT) and a portion of Lot 40 of said Block 134 of said City Addition, as shown per the replat recorded in Cabinet A, Slide 279A, Plat Records, Erath County, Texas, same being a portion of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-027499, Real Records, Erath County, Texas (RRECT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

COMMENCING at a 1/2 inch iron rod found for the southeast corner of Lot 18 and the northeast corner of Lot 31;

THENCE North 33°45'49" West, a distance of 24.25 feet to the **POINT OF BEGINNING** and being the northeast corner of this tract;

THENCE South 30°16'40" East, a distance of 50.00 feet to a point for corner;

THENCE South 59°43'20" West, a distance of 33.00 feet to a point for corner, from which a magnail found bears South 59°43'20" West, a distance of 1.00 feet;

THENCE North 30°16'40" West, a distance of 50.00 feet to a point for corner;

THENCE North 59°43'20" East, a distance of 33.00 feet to the **POINT OF BEGINNING** and containing 1,650 Square Feet or 0.038 of an Acre of Land.

FIBER EASEMENT DESCRIPTION:

BEING a tract of land in Lots 12 and 18, Block 134 City Addition, City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas (DRECT) and a portion of Lot 40 of said Block 134 of said City Addition, as shown per the replat recorded in Cabinet A, Slide 279A, Plat Records, Erath County, Texas, same being a portion of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-027499, Real Records, Erath County, Texas (RRECT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

COMMENCING at a 5/8 inch iron rod found in the south line of W. Washington St. for the northeast corner of Lot 18 and the northwest corner of Lot 33, also being the northeast corner of said TSU Catholic tract;

THENCE South 59°18'33" West, with the south line of W. Washington St. over and across said TSU Catholic tract, the following courses and distances:

- South 30°26'51" East, a distance of 219.92 feet to a point for corner;
- North 59°07'01" East, a distance of 60.19 feet to a point for corner;
- South 30°16'40" East, a distance of 28.00 feet to a point for corner;
- South 59°07'01" West, a distance of 41.61 feet to a point for corner;
- North 30°52'59" West, a distance of 18.00 feet to a point for corner;
- South 59°07'01" West, a distance of 28.36 feet to a point for corner;
- North 30°26'51" West, a distance of 229.95 feet to a point in the south line of W. Washington St. for the northwest corner of this tract;

THENCE North 59°18'33" East, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 3,652 Square Feet or 0.084 of an Acre of Land.

SHARED ACCESS EASEMENT DESCRIPTION:

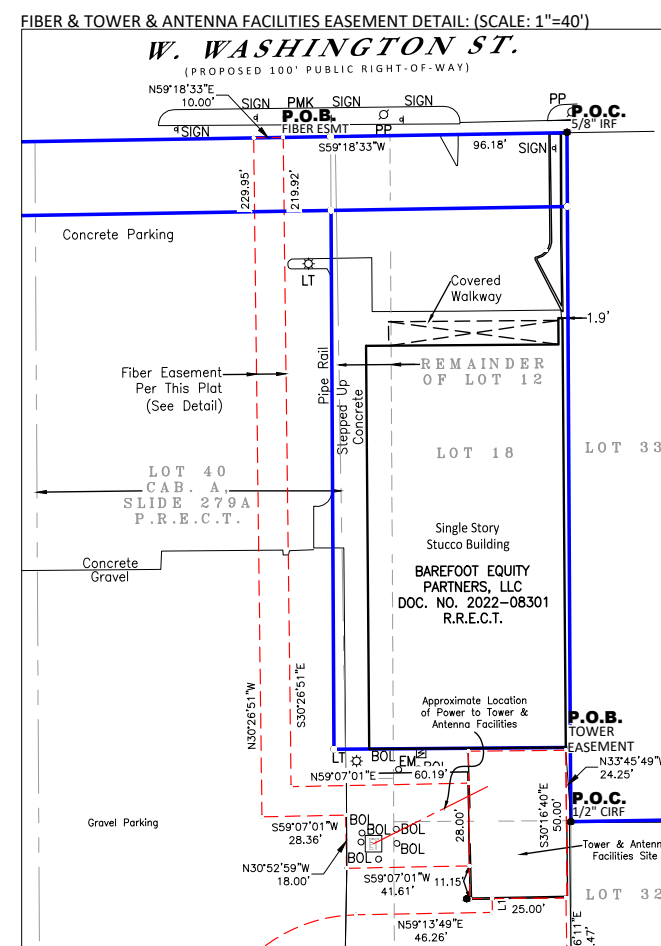
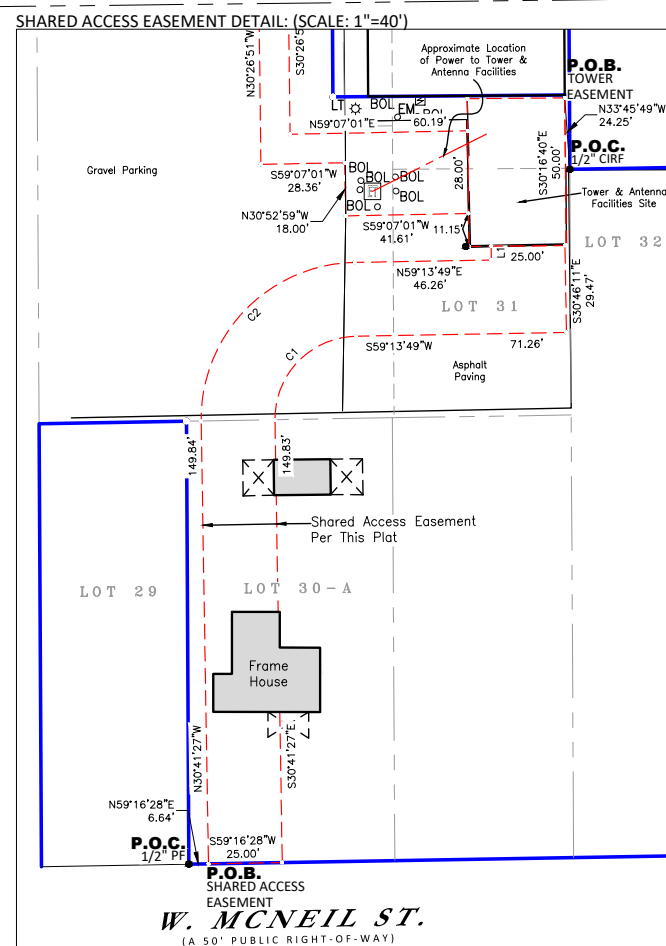
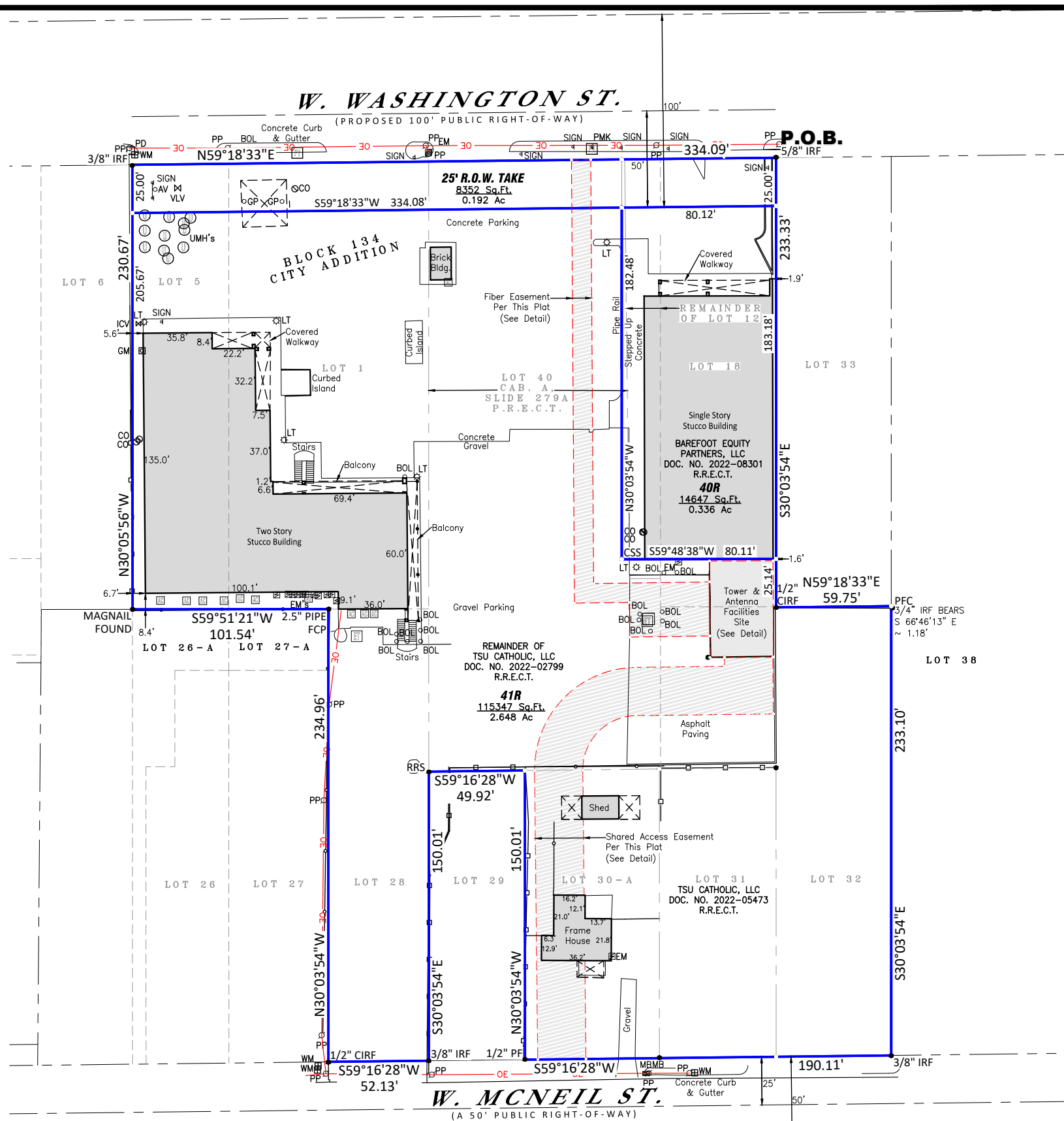
BEING a tract of land in Lots 30-A and 31, Block 134 City Addition, City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas (DRECT) and a portion of Lot 40 of said Block 134 of said City Addition, as shown per the replat recorded in Cabinet A, Slide 279A, Plat Records, Erath County, Texas, same being a portion of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-027499, Real Records, Erath County, Texas (RRECT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

COMMENCING at a 1/2 pipe found in the north line of W. McNeil St. for southwest corner of Lot 30-A and the southeast corner of Lot 29;

THENCE North 59°16'28" East, a distance of 6.64 feet to a point for the **POINT OF BEGINNING** and the southeast corner of this tract;

THENCE departing the north line of W. McNeil St. and over and across said TSU Catholic tract, the following courses and distances:

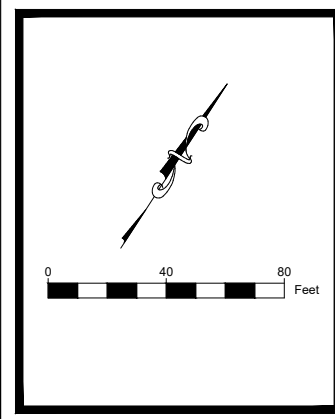
- North 30°41'27" West, a distance of 148.84 feet to a point for the beginning of a curve to the right, with a radius of 53.00 feet and a chord which bears North 14°16'11" East, a distance of 74.90 feet;
- With said curve to the left, through a central angle of 89°55'16", an arc distance of 83.18 feet to a point for corner;
- North 30°46'11" West, a distance of 3.68 feet to a point for corner;
- North 59°43'20" East, a distance of 40.00 feet to a point for corner;
- South 30°46'11" East, a distance of 29.47 feet to a point for corner;
- South 59°13'49" West, a distance of 71.26 feet to a point for the beginning of a curve to the left, with a radius of 28.00 feet, and a chord which bears South 14°16'11" West, a distance of 39.37';
- With said curve to the left, through a central angle of 89°55'16", an arc distance of 43.94 feet;
- South 30°41'27" East, a distance of 148.84 feet to a point in the north line of W. McNeil St. for the southeast corner of this tract;
- THENCE** South 59°16'28" West, a distance of 25.00 feet to the **POINT OF BEGINNING** and containing 7,321 Square Feet or 0.166 of an Acre of Land.



MINOR PLAT
LOTS 40R & 41R, BLOCK 134
CITY ADDITION
AN ADDITION TO THE CITY OF STEPHENVILLE,
ERATH COUNTY, TEXAS, AS SHOWN PER KING'S 1956 MAP
OF THE CITY OF STEPHENVILLE, AS RECORDED IN VOLUME 381,
PAGE 105, DEED RECORDS, ERATH COUNTY, TEXAS

ACCEPTED AND APPROVED:
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY SECRETARY
DATE

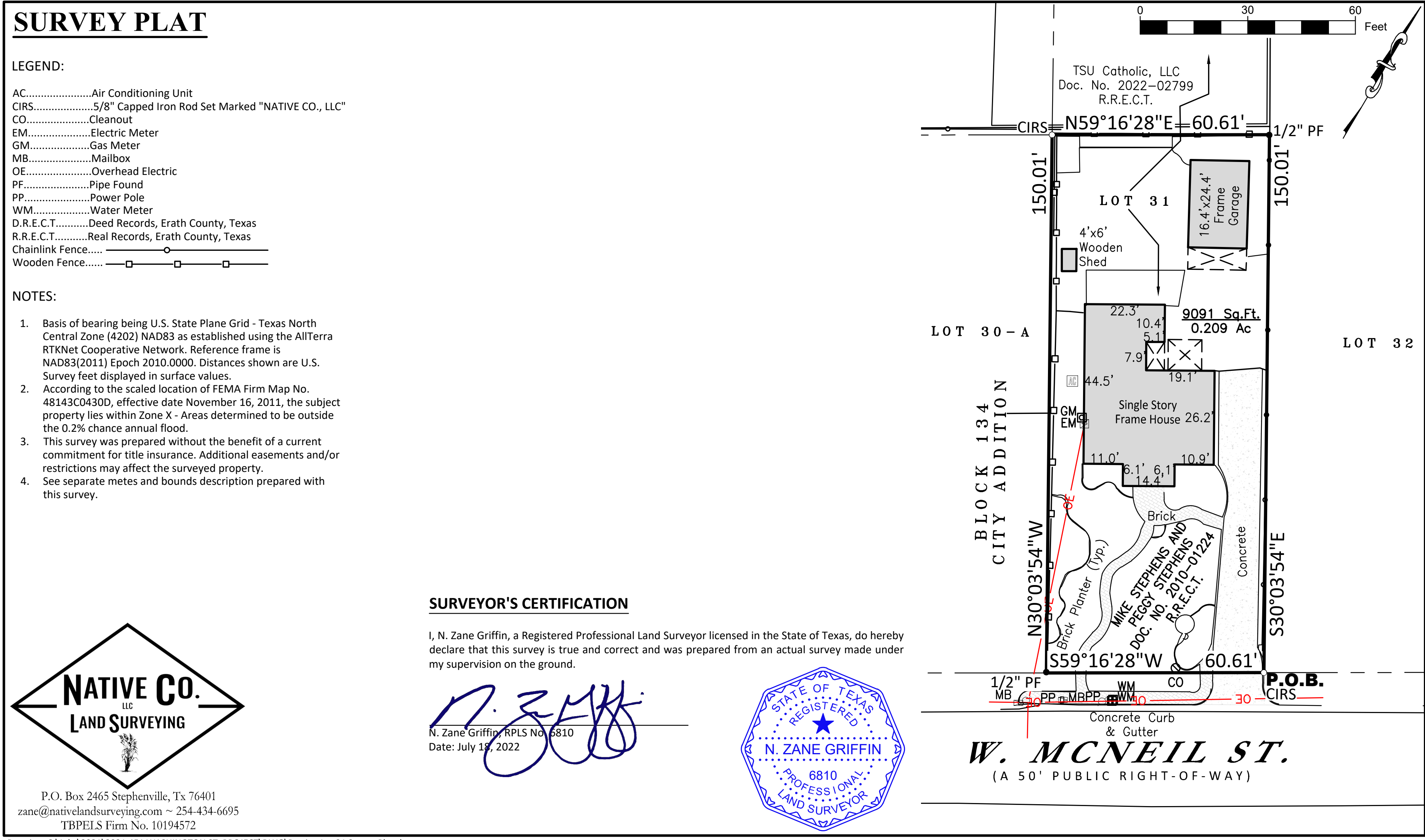
ACCEPTED AND APPROVED:
DATE



NATIVE CO.
LAND SURVEYING
P.O. Box 2405 Stephenville, TX 76401
zane@nativeco.com
ERATH'S FIRM NO. 10174572

1245 McNeil St. Survey

.209 acres running along McNeil St.



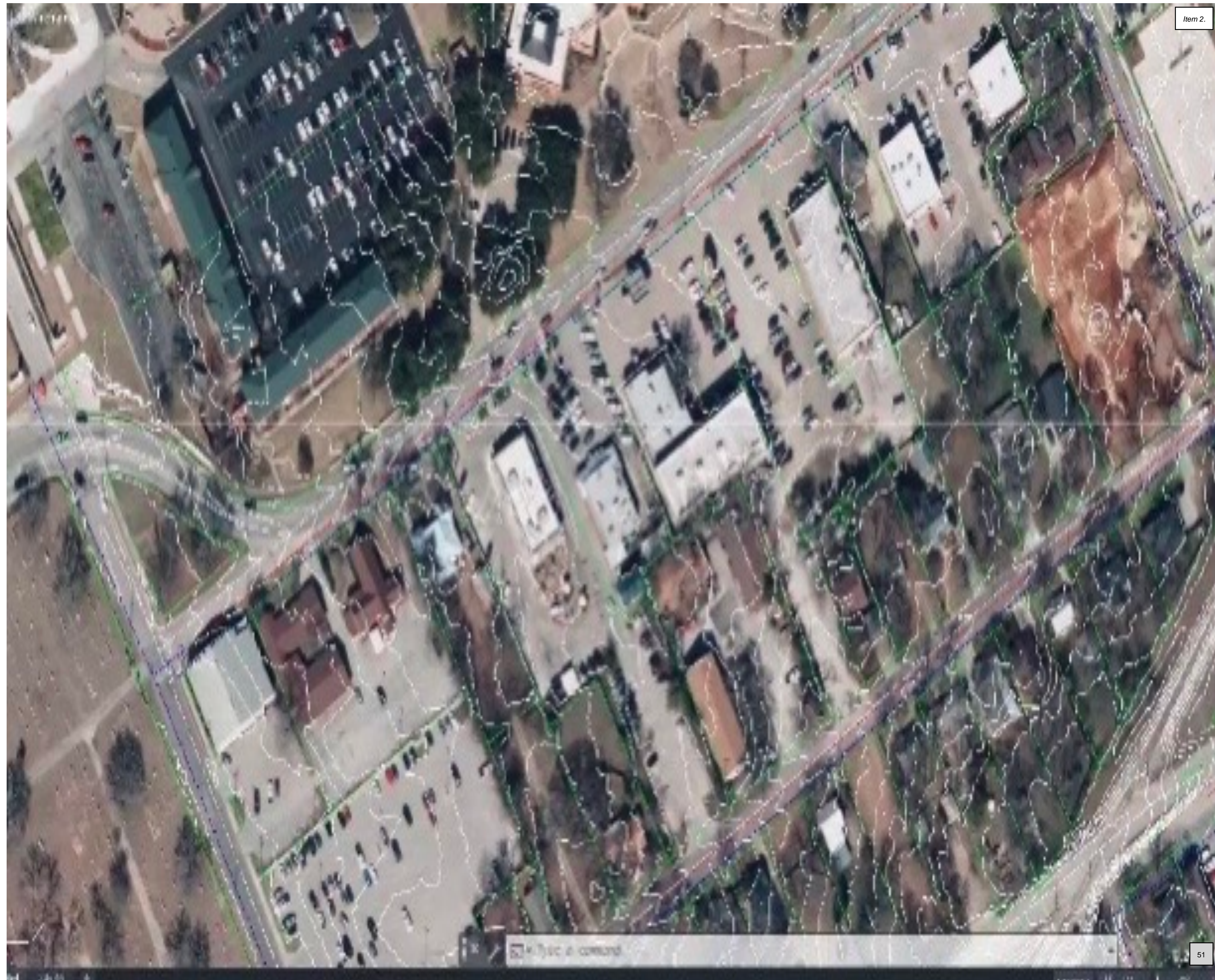
Drawing: C:\Jobs\2021\2021.451 WASHINGTON ST. PROJECT\DWG\Portion Lot 31 Survey Plat.dwg

Site Utility Map

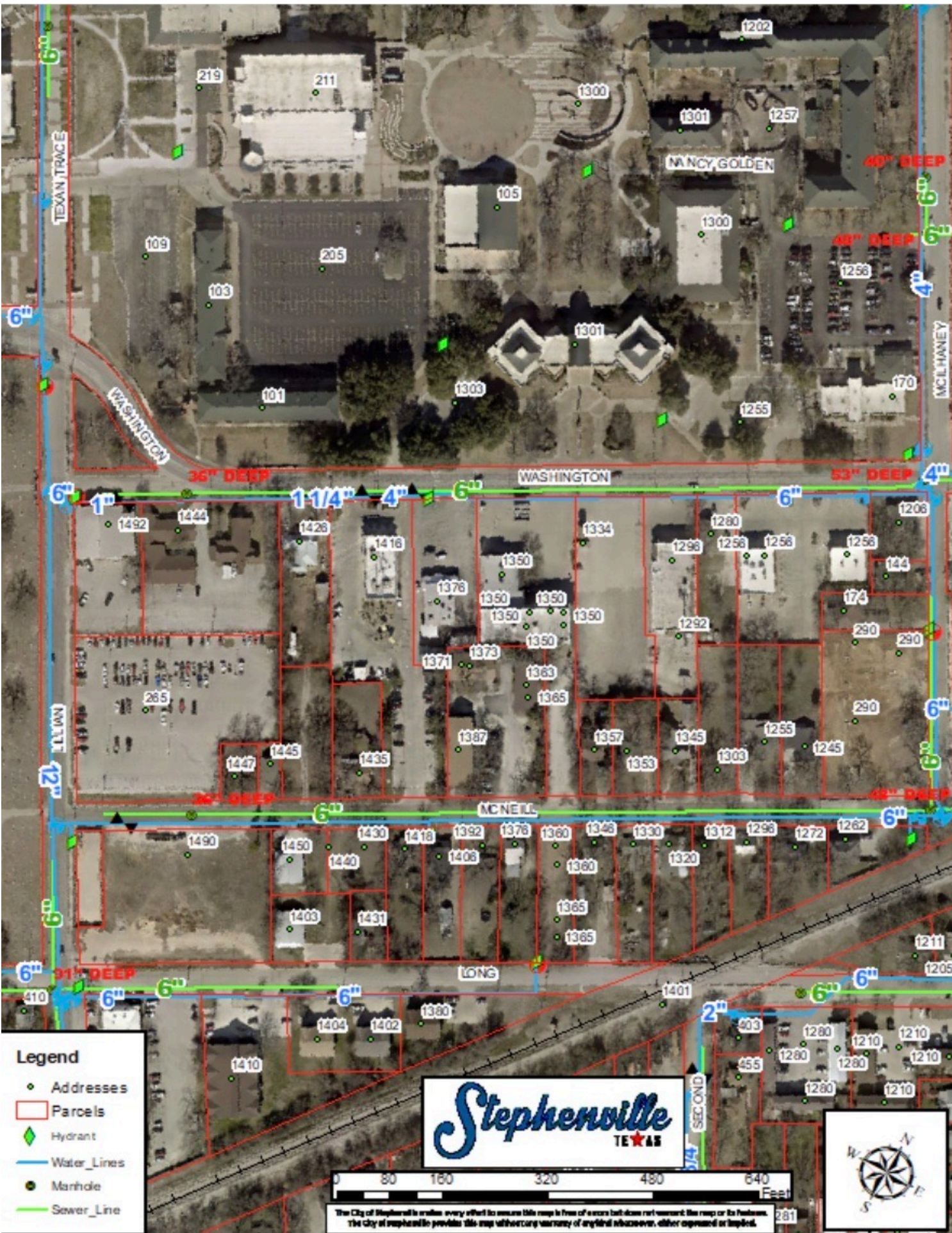


Civil Engineering Diligence

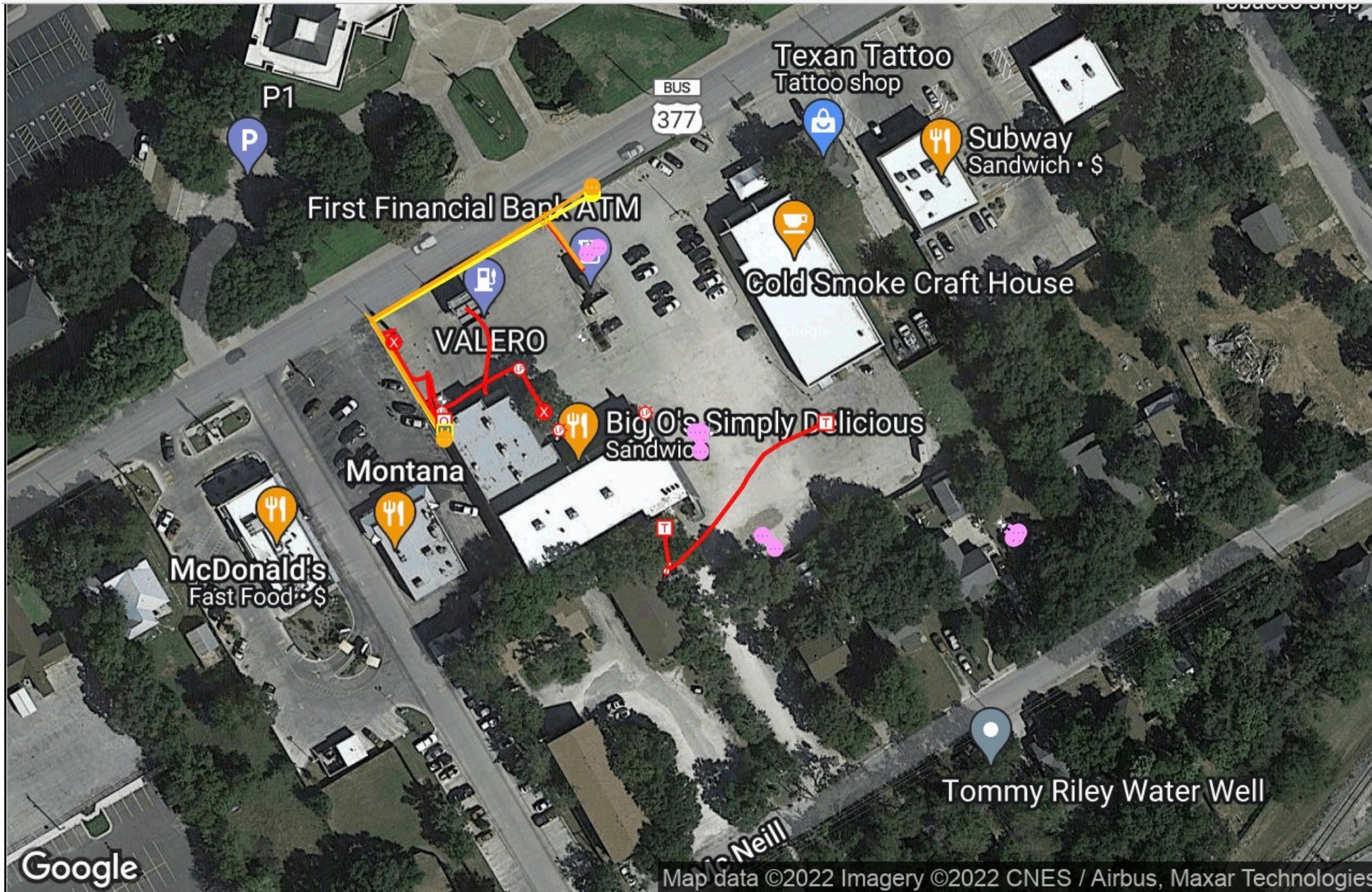
Civil Engineering study conducted reflects current site has majority impervious state already, will align with public works to account for proper drainage, main sizes, and fire safety



Item 2.



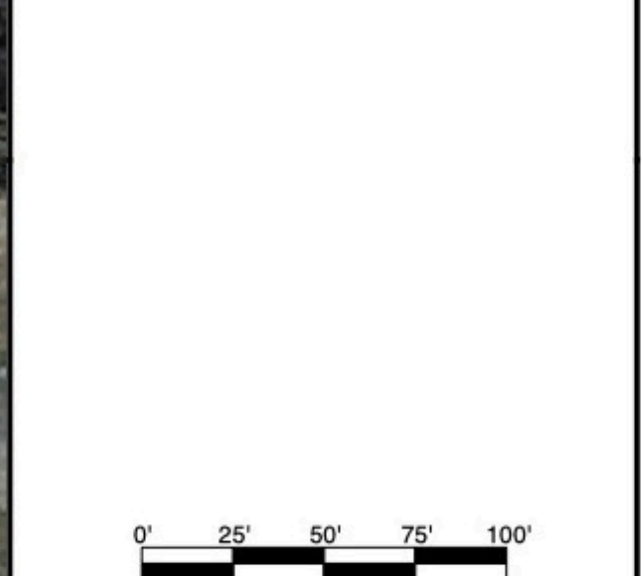
partial utility locating where geotech boring sites were conducted info. only



- BE CORRECTED AND/OR ADDITIONAL DELIVERABLES CREATED AFTER THE DATA IS FURTHER REVIEWED.
- 2. AERIAL IMAGERY IS SOMETIMES SHIFTED, OUTDATED, OR INACCURATE WHILE THE LINE AND POINT DATA REMAIN AS COLLECTED IN THE FIELD. IN THE EVENT THE AERIAL IMAGERY NEEDS CORRECTION, ADDITIONAL CAD SERVICES CAN BE ORDERED.
- 3. GPRS CANNOT GUARANTEE THAT ALL UTILITIES OR OTHER SUBSURFACE FEATURES ON SITE WERE ABLE TO BE LOCATED. ALL FINDINGS ARE SUBJECT TO THE TERMS AND CONDITIONS THAT CAN BE VIEWED AT THIS LINK: <https://gp-radar.com/terms-conditions>
- 4. GPRS DOES NOT PROVIDE GEOPHYSICAL, GEOLOGICAL, LAND SURVEYING, OR ENGINEERING SERVICES. GPRS IS NOT A LICENSED LAND SURVEYOR. THIS PDF IS NOT A LAND SURVEY AND MAY NOT BE RELIED ON OR USED FOR ANY PURPOSES EXCEPT AS EXPRESSLY STATED HEREIN.
- 5. FOR ADDITIONAL INFORMATION REGARDING FINDINGS AND EQUIPMENT USED, SEE THE "JOB SUMMARY REPORT" AS WELL AS OTHER SUBMITTALS INCLUDED IN THE SUBMITTAL LETTER SENT VIA EMAIL FOLLOWING COMPLETION OF FIELD WORK.
- 6. PRIVATE UTILITY LOCATING IS NEVER A REPLACEMENT FOR ONE CALL/811 SERVICES. STATE LAW REQUIRES 811 TO BE CALLED PRIOR TO ANY AND ALL EXCAVATION ACTIVITIES.

LEGEND

—	ELECTRICAL
—	FUEL/GAS/OIL
—	MISCELLANEOUS
—	TELECOMM
—	UNKNOWN



811 Know what's below. Call before you dig.

GPRS IS NOT AFFILIATED WITH 811 BUT DOES RECOMMEND THAT THE SERVICE IS USED ON EVERY PROJECT IN ADDITION TO OUR OWN. SEE NOTE #6 ABOVE.

FOR INFORMATION ONLY

GPRS FINDINGS MAP

PREPARED FOR:
ALPHA TESTING

LOCATION:

1362 W WASHINGTON ST
STEPHENVILLE, TX

PROJECT MANAGER:
TERREL KUYKENDALL
TERREL.KUYKENDALL@GPRSINC.COM

DATE	2022 DEC 08
DRAWING NO.	1 REV. 0



Google

Map data ©2022 Imagery ©2022 CNES / Airbus, Maxar Technologies

partial utility locating where geotech boring sites were conducted info. only

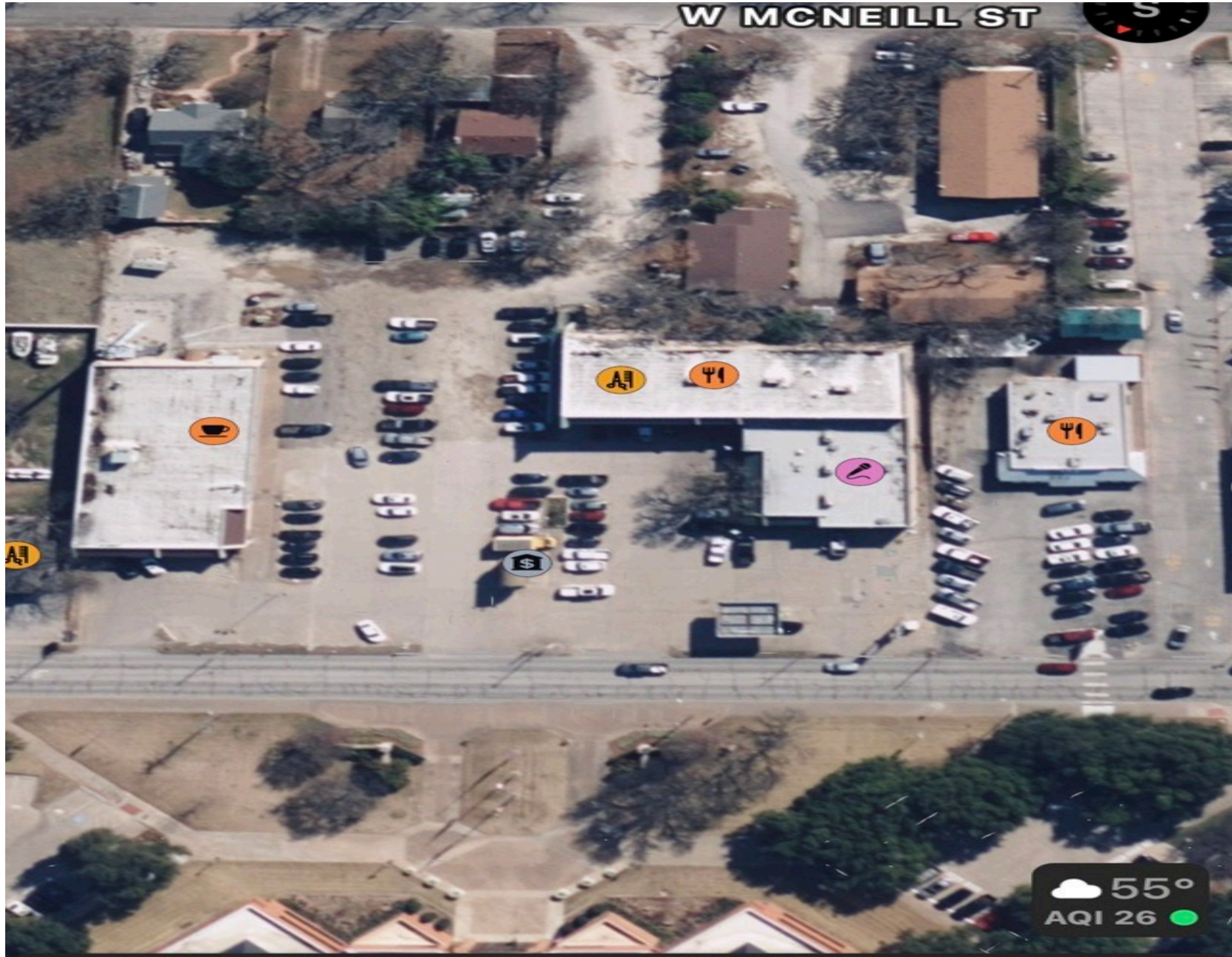


partial utility locating where geotech boring sites were conducted info. only

 					
<p>DISCLAIMERS</p> <p>1. THIS PDF IS AN AUTOMATED OUTPUT CREATED DIRECTLY FROM DATA COLLECTED IN THE FIELD. IT IS INTENDED TO DOCUMENT MARKINGS AND COMMENTS COLLECTED BY GPRS, LLC. THE FIELD FINDINGS MAY BE CORRECTED AND/OR ADDITIONAL DELIVERABLES CREATED AFTER THE DATA IS FURTHER REVIEWED.</p> <p>2. AERIAL IMAGERY IS SOMETIMES SHIFTED, OUTDATED, OR INACCURATE WHILE THE LINE AND POINT DATA REMAIN AS COLLECTED IN THE FIELD. IN THE EVENT THE AERIAL IMAGE LOCATION NEEDS CORRECTION, ADDITIONAL CAD SERVICES CAN BE ORDERED.</p> <p>3. GPRS CANNOT GUARANTEE THAT ALL UTILITIES OR OTHER SUBSURFACE FEATURES ON SITE WERE ABLE TO BE LOCATED. ALL FINDINGS ARE SUBJECT TO THE TERMS AND CONDITIONS THAT CAN BE VIEWED AT THIS LINK: https://gp-radar.com/terms-conditions</p> <p>4. GPRS DOES NOT PROVIDE GEOPHYSICAL, GEOLOGICAL, LAND SURVEYING, OR ENGINEERING SERVICES. GPRS IS NOT A LICENSED LAND SURVEYOR. THIS PDF IS NOT A LAND SURVEY AND MAY NOT BE RELIED ON OR USED FOR ANY PURPOSES EXCEPT AS EXPRESSLY STATED HEREIN.</p> <p>5. FOR ADDITIONAL INFORMATION REGARDING FINDINGS AND EQUIPMENT USED, SEE THE "JOB SUMMARY REPORT" AS WELL AS OTHER SUBMITTALS INCLUDED IN THE SUBMITTAL LETTER SENT VIA EMAIL FOLLOWING COMPLETION OF FIELD WORK.</p> <p>6. PRIVATE UTILITY LOCATING IS NEVER A REPLACEMENT FOR ONE CALL/911 SERVICES. STATE LAW REQUIRES 911 TO BE CALLED PRIOR TO ANY AND ALL EXCAVATION ACTIVITIES.</p>					
<p>LEGEND</p> <ul style="list-style-type: none"> — ELECTRICAL — FUEL/GAS/OIL — MISCELLANEOUS — TELECOMM — UNKNOWN 					
<p>811 Know what's below. Call before you dig.</p> <p>GPRS IS NOT AFFILIATED WITH 811 BUT DOES RECOMMEND THAT THE SERVICE IS USED ON EVERY PROJECT IN ADDITION TO OUR OWN. SEE NOTE #6 ABOVE.</p>					
<p>FOR INFORMATION ONLY</p>					
<p>GPRS FINDINGS MAP</p>					
<p>PREPARED FOR: ALPHA TESTING</p>					
<p>LOCATION: 1362 W WASHINGTON ST STEPHENVILLE, TX</p>					
<p>PROJECT MANAGER: TERREL KUYKENDALL TERREL.KUYKENDALL@GPRSINC.COM</p>					
<p>DATE: 2022 DEC 08</p>					
<p>DRAWING NO. 2 REV. 0</p>					

AIR_COMPRESSOR	ELEC_BOX	FUEL_AST	MISC_CONTINUOUS	STEAM_CONTINUOUS	TREE_CONIFEROUS
AIR_CONTINUOUS	ELEC_CABINET	FUEL_CONTINUOUS	MISC_DEPTH	STEAM_EOI	TREE_DECIDUOUS
AIR_EOI	ELEC_CONTINUOUS	FUEL_EOI	MISC_EOI	STEAM_MANHOLE	UNKN_CONTINUOUS
AIR_MANHOLE	ELEC_EOI	FUEL_MANHOLE	MISC_MANHOLE	STEAM_MISC	UNKN_EOI
AIR_MISC	ELEC_EQUIPMENT	FUEL_MISC	MISC_POINT	STEAM_VALVE	UNKN_MANHOLE
AIR_PUMP		FUEL_PUMP	MISC_VALVE	STRM_CATCHBASINROUND	UNKN_MISC
AIR_RISER	ELEC_MANHOLE	FUEL_RISER	OIL_CONTINUOUS	STRM_CATCHBASINSQUARE	UNKN_VALVE
CHEM_AST	ELEC_METER	FUEL_UST	OIL_EOI	STRM_CLEANOUT	WTR_BACKFLOWPREVENTOR
CHEM_CONTINUOUS	ELEC_MISC	FUEL_VALVE	OIL_MANHOLE	STRM_CONTINUOUS	WTR_CONTINUOUS
CHEM_EOI	ELEC_PANEL	FUEL_VAULT	OIL_MISC	STRM_CURBINLET	WTR_EOI
CHEM_MANHOLE	ELEC_POWERPOLE	FUEL_VENT	OIL_PUMP	STRM_ENDPIPE	WTR_HYDRANT
CHEM_MISC	ELEC_SIGN		OIL_RISER	STRM_EOI	WTR_MANHOLE
CHEM_PUMP		GAS_CONTINUOUS	OIL_TANK	STRM_LIFTSTATION	WTR_METER
CHEM_TANK	ELEC_TRANSFORMER	GAS_EOI	OIL_UST	STRM_MANHOLE	WTR_MISC
CHEM_VALVE	ELEC_UTILITYPOLE	GAS_MANHOLE	OIL_VALVE	STRM_MISC	WTR_POSTINDICATORVALVE
COMM_BOX	ELEC_VAULT	GAS_METER	OIL_VAULT	STRM_ROOFDRAIN	WTR_RISER
COMM_CAMERA	FIRE_BACKFLOWPREVENTOR	GAS_MISC	OIL_VENT	STRM_TRENCHDRAIN	WTR_VALVE
COMM_CONTINUOUS	FIRE_CONTINUOUS	GAS_PUMP	SAN_CLEANOUT	STRM_UST	WTR_WELLHEAD
COMM_EOI	FIRE_EOI	GAS_RISER	SAN_CONTINUOUS	STRM_VAULT	BUILDING CORNER
COMM_MANHOLE	FIRE_HYDRANT	GAS_UST	SAN_EOI	STRM_VENT	FLAGPOLE
COMM_MISC	FIRE_MANHOLE	GAS_VALVE	SAN_GREASETRAP	STRM_YARDBASIN	GRAVE
COMM_PEDESTAL	FIRE_METER	GAS_VAULT	SAN_INVERT	TRAF_BOX	GRAVE
COMM_POLE	FIRE_MISC	GAS_VENT	SAN_LIFTSTATION	TRAF_CABINET	HEADSTONE NO GRAVE
COMM_VAULT	FIRE_POSTINDICATORVALVE	IRR_BACKFLOWPREVENTOR	SAN_MANHOLE	TRAF_CONTINUOUS	MAILBOX
	FIRE_RISER	IRR_CONTINUOUS	SAN_MARKER	TRAF_EOI	POST
	FIRE_VALVE	IRR_CONTROL VALVE	SAN_MISC	TRAF_MANHOLE	SATELLITE
		IRR_EOI	SAN_SEPTICTANK	TRAF_MISC	SIGN
		IRR_MISC	SAN_VAULT	TRAF_PARKINGMETER	SOIL BORING MARKER
		IRR_RISER	SAN_VENT	TRAF_SIGN	SOIL BORING MARKER
		IRR_SPRINKLER		TRAF_SIGNAL	
				TRAF_STREETLIGHT	

Existing TXDOT crosswalk on Washington St. exists and is faded on Washington



TIA Traffic & Pedestrian Study Report (insert when received)

TRIP GENERATION COMAPRISON

EXISTING DEVELOPMENT									
Land Use	ITE Code	Size	DAILY	AM PEAK HOUR			PM PEAK HOUR		
				TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
Strip Retail Plaza (<40K)	822	12,161 sq ft	662	29	17	12	89	45	44
Convenience Store/Gas Station	945	3,072 sq ft	1,483	64	32	32	74	37	37
		4 vfp	1,916	125	62	63	149	74	75
		Average	1,700	95	47	48	112	56	56
TOTAL			2,362	124	64	60	201	101	100

FRONT PORCH DEVELOPMENT									
Land Use	ITE Code	Size	DAILY	AM PEAK HOUR			PM PEAK HOUR		
				TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
Off-Campus Student Apartment (Low-Rise) Adjacent to Campus	225	66 Bedrooms	408	19	7	12	27	14	13
Strip Retail Plaza (<40K)	822	22,417 sq ft	1,222	53	32	21	148	74	74
TOTAL			1,630	72	39	33	175	88	87

Difference in Trips from Existing Development	-732	-52	-25	-27	-26	-13	-13
--	-------------	------------	------------	------------	------------	------------	------------

Kelly D. Parma,
P.E., PTOE

TIA Traffic Consultant Feedback on scope of work to be conducted 1.6.23

Trip Generation (see attached)

- Estimated trip generation of existing development = 2,350 daily / 125 AM peak hour / 200 PM peak hour
- Estimated trip generation of proposed development = 1,625 daily / 75 AM peak hour / 175 PM peak hour

The proposed development is predicted to generate fewer trips than the existing development.

The City requires TIAs for residential developments generating 1,000 **new** daily trips and for non-residential developments generating more than 2,500 **new** daily trips. As seen by the trip generation estimates, the new daily trip thresholds are NOT exceeded.

Study Intersections

For developments with daily trips between 1,000 and 3,000, TxDOT requires all major roadways and signalized intersections within ¼-mile radius of the development.

The City requires the study area to include the site and area within ½-mile from the boundary of the site.

Signalized Intersections within ¼-mile:

- Lillian @ Washington Street (Business 377)
- Ollie Avenue/Alexander Road @ Washington Street (Business 377)

Signalized Intersections within ½-mile:

- Felix Street @ Washington Street (Business 377)
- Harbin Drive @ Washington Street (Business 377) – As discussed, this intersection falls just outside the ½-mile boundary. Would this intersection need to be included in the study?

Site Driveways to Analyze

- Two (2) driveways on Washington Street (Business 377)
- Four (4) driveways on McNeill

Other Intersections – Would these intersections need to be included in the study?

- Lillian @ McNeill
- Alexander Road @ McNeill

Analysis Years

- Existing
- Build-Out Year (without and with site traffic included)
- Horizon Year (without and with site traffic included)

Analysis will include weekday AM and PM peak hours

Driveway Analysis (would use TxDOT requirements for Washington Street)

- Need for right turn deceleration lanes (Needed if right turn volumes during the peak hour are greater than 60; Based on 30 mph posted speed limit)
- Adequacy with TxDOT driveway spacing criteria (200 feet minimum for 30 mph roadway; 80% limitation = 160 feet)
- Availability of sight distance

Pedestrian Analysis

- Evaluation of existing and proposed pedestrian crossings of Washington Street (Business 377)
- Identification of any improvements needed for the existing pedestrian crossing on Washington Street (Business 377)

Please let me know if the City would require anything beyond the above presented in the TIA.

Thanks,
Kelly

Zoning Amendment Application



City of Stephenville
298 W. Washington
Stephenville, TX 76401
(254) 918-1213

NO. _____

ZONING AMENDMENT APPLICATION

CITY OF STEPHENVILLE

1. **APPLICANT/OWNER:** TSU Catholic, LLC

First Name	Last Name
_____	_____

ADDRESS: 201 Main St, Suite 1198 817.533.3170

Street/P.O. Box	Phone No.
_____	_____

<u>Fort Worth</u>	<u>TX</u>	<u>76102</u>
City	State	Zip Code

Reagan@reloadcap.com

Email Address

2. **PROPERTY DESCRIPTION:** 1334 W. Washington St

3. **LEGAL DESCRIPTION:** _____

Being all of Lots 1, 5, 18, 28, 30-A, 31 and 32 and a portion of Lot 12, Block 134, City Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas (DRECT) and being all of Lot 40, Block 134, City Addition

4. **PRESENT ZONING:** B-1, B-2, R-3

Zoning District	Title
-----------------	-------

PROPOSED ZONING: PD

Zoning District	Title
-----------------	-------

5. **APPLICANTS REQUEST FOR ZONING CHANGE IS AS FOLLOWS:** _____

(Attach an additional sheet if necessary)

_____	<u>1.18.23</u>
Signature of Applicant	Date

_____	_____
Signature of City Official Received	Date Received

Study Results - Environmental Ph I & Ph II conducted on fuel station tanks – no abnormal leakage found



ENVIRONMENTAL SITE INVESTIGATION
on
Commercial Property
1296, 1348 and 1350 W. Washington Street and 1353 W. McNeill
Stephenville, Texas

ALPHA REPORT NO. E213715-2
January 6, 2022

Prepared for:

Advancement Foundation Catholic Diocese of Fort Worth
201 Main Street, Suite 1198
Fort Worth, Texas 76102
Attention: Mr. Clint Weber

PREPARED BY:
Alpha Testing, LLC
2209 Wisconsin Street, Suite 100
Dallas, Texas 75229

PHASE I ENVIRONMENTAL SITE ASSESSMENT
on
Commercial Property
1296, 1348 & 1350 W. Washington Street
and 1353 W. McNeill
Stephenville, Texas

ALPHA REPORT NO. E213715
January 5, 2022

Prepared for:

Advancement Foundation Catholic Diocese of Fort Worth
201 Main Street, Suite 1198
Fort Worth, Texas 76102
Attention: Mr. Clint Weber

PREPARED BY:
Alpha Testing, LLC.
2209 Wisconsin Street, Suite 100
Dallas, Texas 75229

P&Z, City Council submittal dates

Application Deadline (26 days prior to P&Z meeting)	Newspaper Deadline to Publish Notice	Publish Notice (Min of 16 days prior to P&Z meeting)	Mailed Notice (Min of 11 days prior to P&Z meeting)	Packets go to P&Z Members (Friday prior to P&Z meeting)	P&Z Meeting	City Council Meeting
December 23, 2022	December 28, 2022	December 31, 2022	January 6, 2023	January 13, 2023	January 18, 2023	February 7, 2023
January 20, 2023	January 25, 2023	January 28, 2023	February 3, 2023	February 10, 2023	February 15, 2023	March 7, 2023
February 17, 2023	February 22, 2023	February 25, 2023	March 3, 2023	March 10, 2023	March 15, 2023	April 4, 2023
March 24, 2023	March 29, 2023	April 1, 2023	April 6, 2023	April 14, 2023	April 19, 2023	May 2, 2023
April 21, 2023	April 26, 2023	April 29, 2023	May 5, 2023	May 12, 2023	May 17, 2023	June 6, 2023
May 26, 2023	May 31, 2023	June 3, 2023	June 9, 2023	June 16, 2023	June 21, 2023	TBD
June 23, 2023	June 28, 2023	July 1, 2023	July 7, 2023	July 14, 2023	July 19, 2023	August 1, 2023
July 21, 2023	July 26, 2023	July 29, 2023	August 4, 2023	August 11, 2023	August 16, 2023	September 5, 2023
August 25, 2023	August 30, 2023	September 2, 2023	September 8, 2023	September 15, 2023	September 20, 2023	October 3, 2023
September 21, 2023	September 27, 2023	September 30, 2023	October 6, 2023	October 13, 2023	October 18, 2023	November 7, 2023
October 20, 2023	October 25, 2023	October 28, 2023	November 3, 2023	November 9, 2023	November 15, 2023	December 5, 2023
November 22, 2023	November 29, 2023	December 2, 2023	December 8, 2023	December 15, 2023	December 20, 2023	TBD

PLEASE NOTE: DATES ARE SUBJECT TO CHANGE



STAFF REPORT

SUBJECT: Case No.: PD2022-009

Applicant Joel Allen, representing Pecan Landing, LLC, is requesting a rezone of property located at 0 Forest Rd, Parcel R77510, Acres 36.77, A0515 MOTLEY WILLIAM, of the City of Stephenville, Erath County, Texas from (R-1) Single Family and (R-2) One-and-Two Family to (PD) Planned Development. The applicant will present the Planned Development.

DEPARTMENT: Development Services

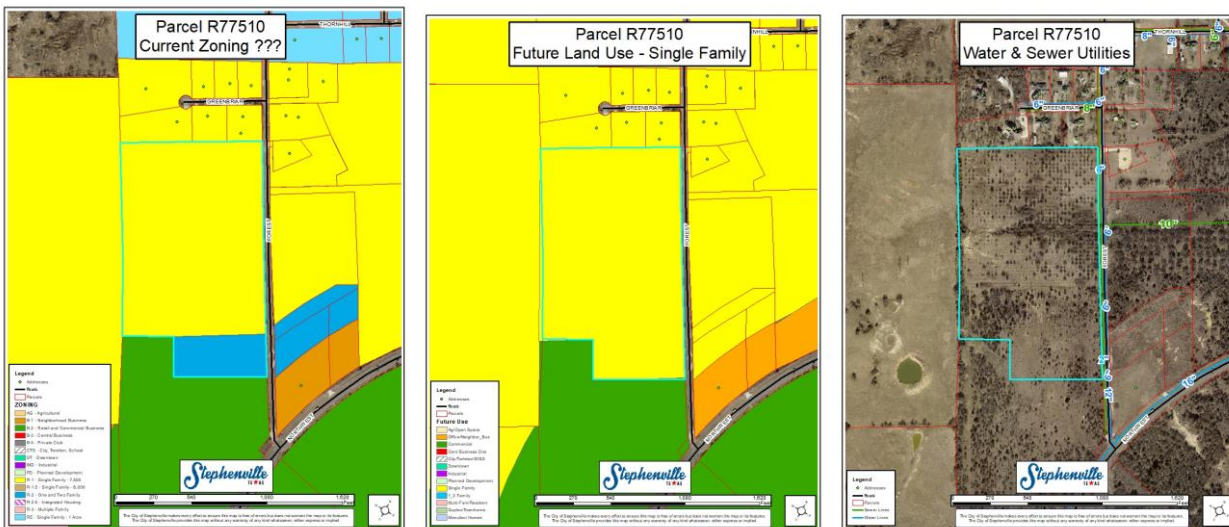
STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

The applicant presented the Conceptual Plan September 20, 2022, and received input from the Commission and general public. The applicant is now returning seeking approval of the Development Plan and rezoning request.

BACKGROUND:

PROPERTY PROFILE:



Sec. 154.08. Planned development district (PD).

STAFF COMMENTS:

Staff has reviewed the submittals and provided input to the Developer and Engineer for consideration. These items relate to land use regulations, street and lot design and PD requirements. It is incumbent upon the Developer to provide a list of requested concessions for the proposed Development Plan.

8.A Description.

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

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

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

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

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

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

8.C Prohibited Uses.

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

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

8.E Development Schedule.

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

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

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

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

8.I Approval Procedures.

- (1) An application for development plan approval shall be filed with the Director of Community Development accompanied by a development plan.

- (2) The procedures for hearing a request for a zoning change to "PD" shall be the same as for a requested change to any other district as set forth Section 20 of the Zoning Ordinance.
- (3) Any substantive revision to a development plan between the public hearing before the Planning and Zoning Commission and the public hearing before the City Council shall necessitate the development plan being referred back to the Planning and Zoning Commission for review and evaluation unless the revision constitutes a minor change as provided below, or the change was condition of the approval.
- (4) Any revisions to the development plan after the public hearing before the City Council shall be submitted to the Director of Community Development for distribution, review and written evaluation by city staff prior to submission to and approved by the City Council.
- (5) Minor changes to an approved development plan, which will not cause any of the following circumstances to occur, may be authorized by the Director of Community Development or his or her designee:
 - (a) A change in the character of the development;
 - (b) An increase in the gross floor areas in structures;
 - (c) An increase in the intensity of use;
 - (d) A reduction in the originally approved separations between buildings;
 - (e) Any adverse changes in traffic circulation, safety, drainage and utilities;
 - (f) Any adverse changes in such external effects on adjacent property as noise, heat, light, glare, vibration, height scale or proximity;
 - (g) A reduction in the originally approved setbacks from property lines;
 - (h) An increase in ground coverage by structures;
 - (i) A reduction in the ratio of off-street parking and loading space; and
 - (j) A change in the size, height, lighting or orientation of originally approved signs.
- (6) The decision of the Director of Community Development or his or her designee as to whether minor changes are being requested may be appealed to the Planning and Zoning Commission. Any change deemed not to be minor change, as indicated above, shall be processed as a new application in accordance with the provisions of this section and Section 20.1 of the Zoning Ordinance.

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

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

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

8.K Conditions for Development Plan Approval.

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

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

8.M Revocation.

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

- (b) A "PD" District shall have a minimum lot area of not less than one acre under unified control;
- (c) The parking requirements of the Zoning Ordinance shall apply to all uses in the "PD" District unless otherwise specified on the development plan; and
- (d) "PD" provisions may vary setbacks with approval.

FACTORS TO CONSIDER:

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

ALTERNATIVES:

- 1) Recommend the City Council approve the Development Plan and the request for rezone.
- 2) Recommend the City Council deny the Development Plan and the request for rezone.

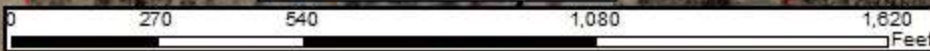
Parcel R77510 200 Ft Buffer

Item 3.



Legend

- ◆ Addresses
- Roads
- 200 Ft Buffer
- Parcels

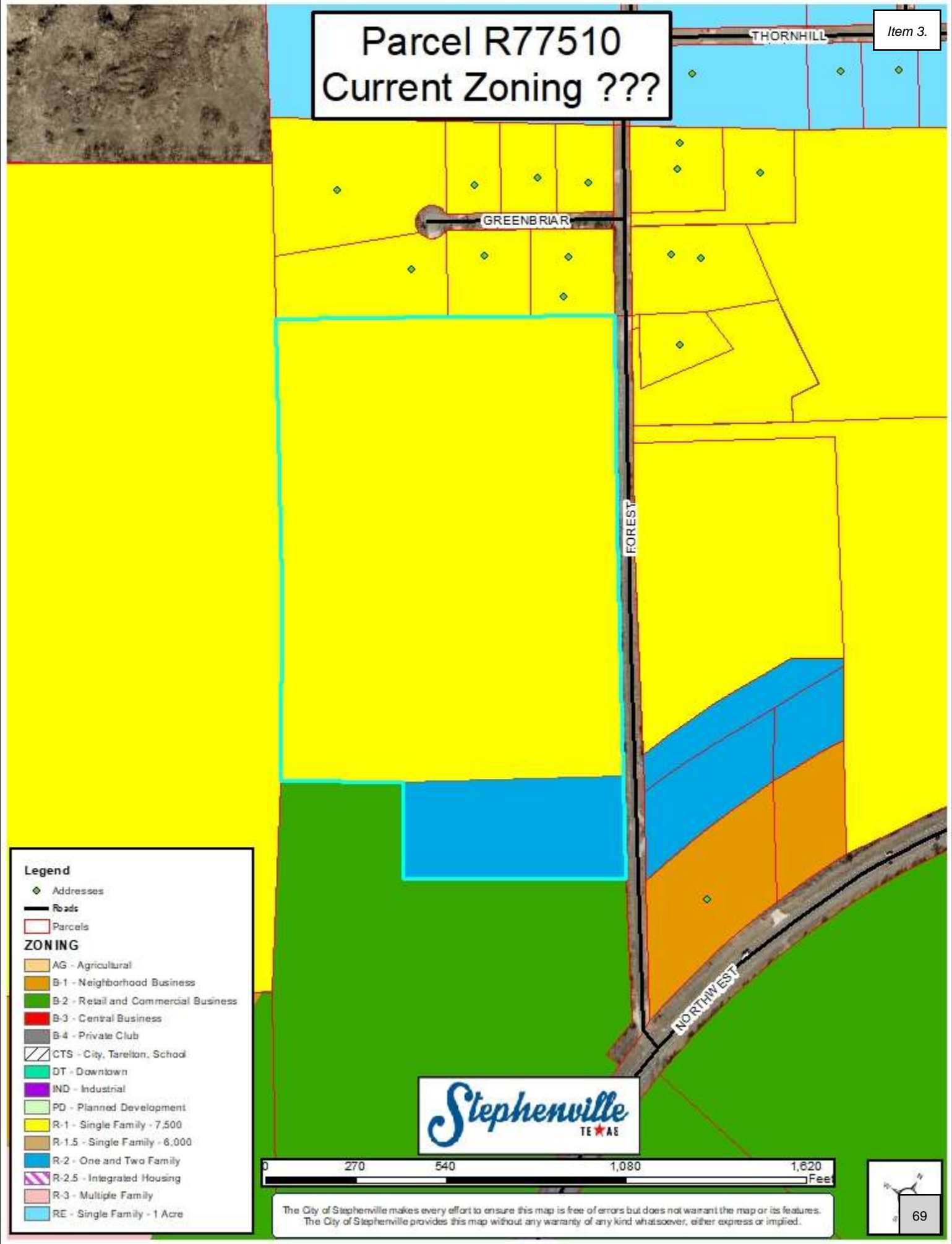


The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

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Parcel R77510 Current Zoning ???

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, Tareltan, 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

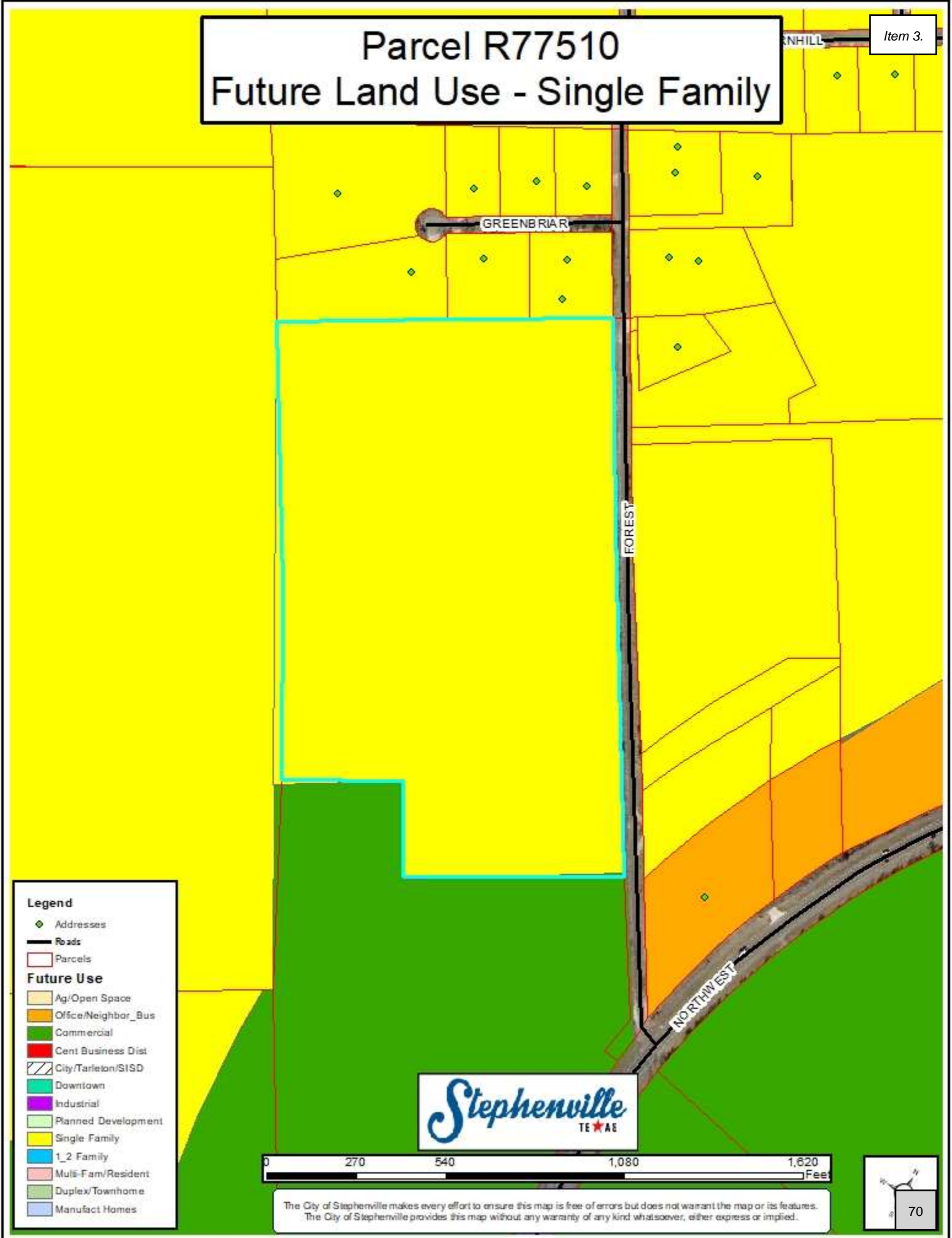


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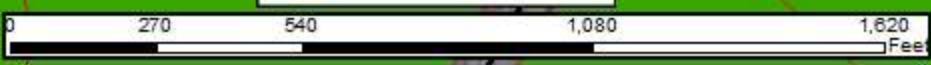
Parcel R77510

Future Land Use - Single Family

Item 3.



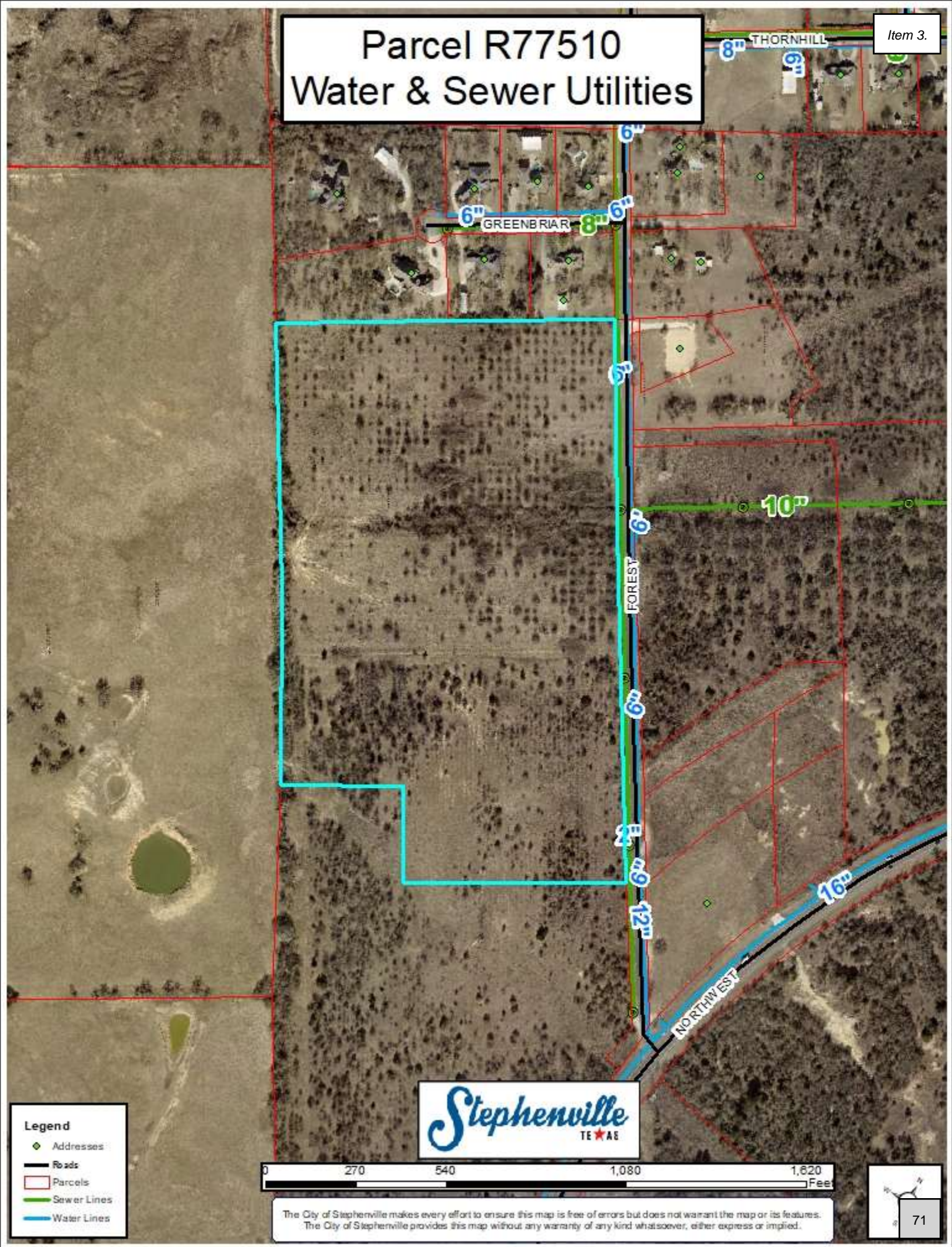
- Legend**
- ◆ Addresses
 - Roads
 - ▭ Parcels
 - Future Use**
 - Ag/Open Space
 - Office/Neighbor_Bus
 - Commercial
 - Cent Business Dist
 - ▨ City/Tarleton/SISD
 - Downtown
 - Industrial
 - Planned Development
 - Single Family
 - 1_2 Family
 - Multi-Fam/Resident
 - Duplex/Townhome
 - Manufact Homes



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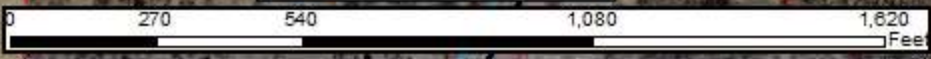
Parcel R77510 Water & Sewer Utilities

Item 3.



Legend

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



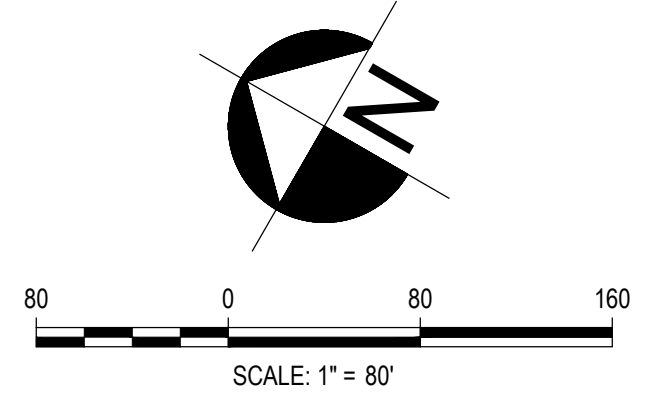
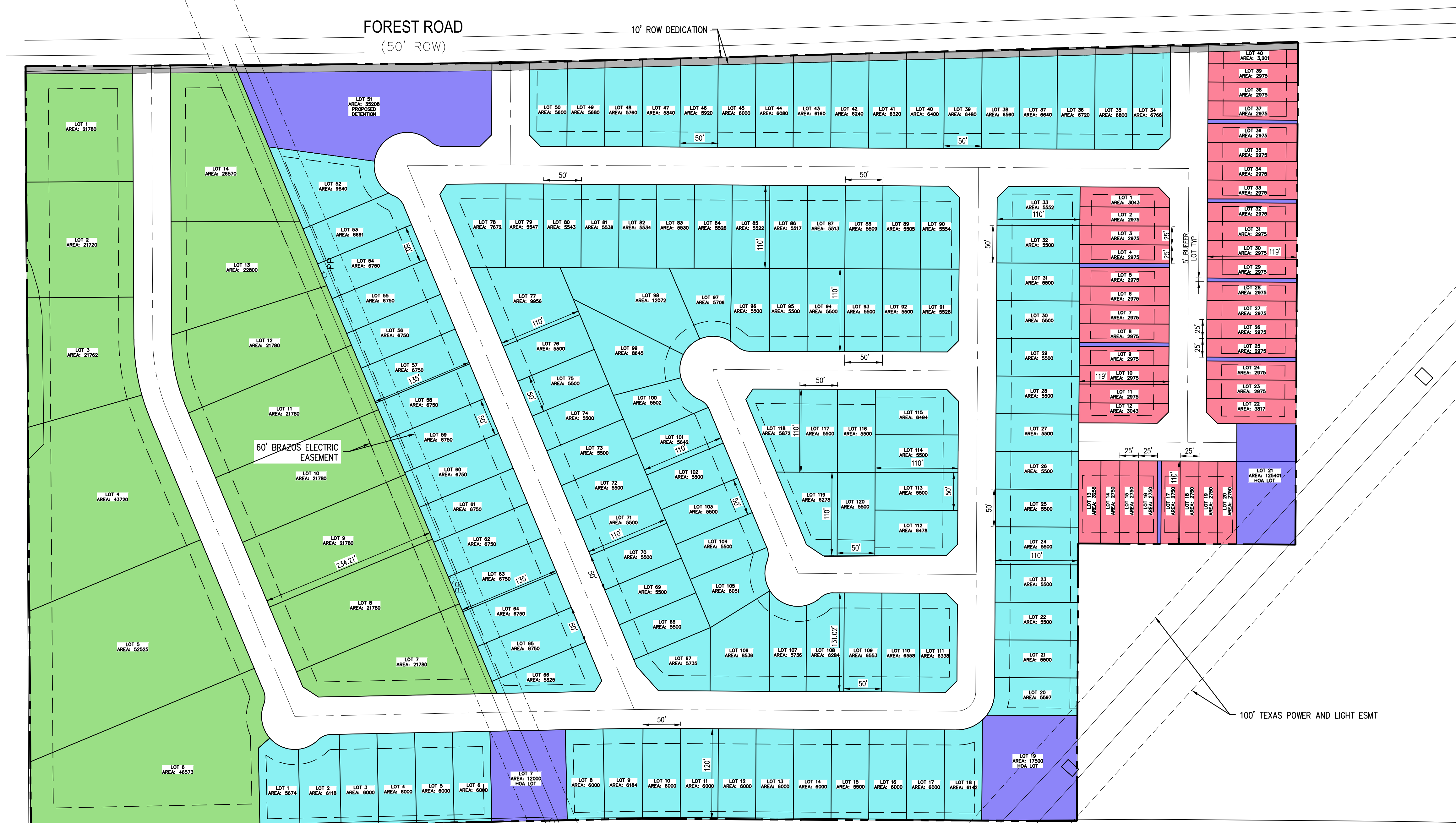
The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

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Parcel R77510 Address List

Item 3.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000022427	0 NORTHWEST LOOP	ALLEN REAL PROPERTIES LTD ET AL	PO BOX 953	STEPHENVILLE	TX	76401
R000044228	730 FOREST LANE	BROWN JOEY LYNN & PAMELA WOLFE	730 FOREST LANE	STEPHENVILLE	TX	76401
R000075205	128 GREENBRIAR	BRUNER GREGORY D & LYNDA G	128 GREENBRIAR	STEPHENVILLE	TX	76401-1623
R000067031	100 GREENBRIAR	BUTLER ELIZABETH A & LANNY W BUTLER	100 GREENBRIAR	STEPHENVILLE	TX	76401
R000077380	0 FOREST LANE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000059602	0 FOREST LANE	ERATH COUNTY	100 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000067033	120 GREENBRIAR	HAILEY THOMAS H & HOLLY	120 GREENBRIAR	STEPHENVILLE	TX	76401
R000067034	135 GREENBRIAR	JOHNSON VICKY	135 GREENBRIAR	STEPHENVILLE	TX	76401
R000077510	0 FOREST LN	PECAN LANDING LLC	PO BOX 953	STEPHENVILLE	TX	76401
R000022438	0 NORTHWEST LOOP	SLADE CAPITAL LLC	530 W 30TH ST 16C	NEW YORK	NY	10001
R000072455	0 FOREST LANE	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000069040	0 FOREST LN	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000069044	0 NORTHWEST LOOP	STEPHENVILLE RENTALS LLC ET AL	181 S GRAHAM	STEPHENVILLE	TX	76401
R000050763	0 FOREST LANE	STONE MICHELLE	700 FOREST LANE	STEPHENVILLE	TX	76401
R000076976	700 FOREST LANE	STONE MICHELLE	700 FOREST LANE	STEPHENVILLE	TX	76401
R000076370	2895 NORTHWEST LOOP	WELLINGTON STATE BANK	PO BOX 1032	WELLINGTON	TX	79095
R000023916	0 CR386 (OFF)	WHITEFIELD DONNA & LINDA HARDIN LIVING TRUST	23002 RED RIVER DR	KATY	TX	77450

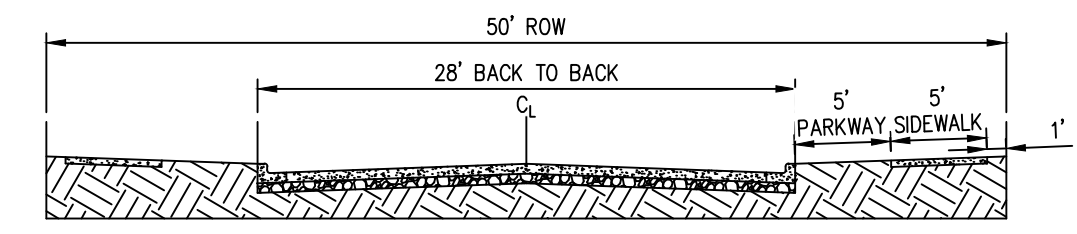


LEGEND

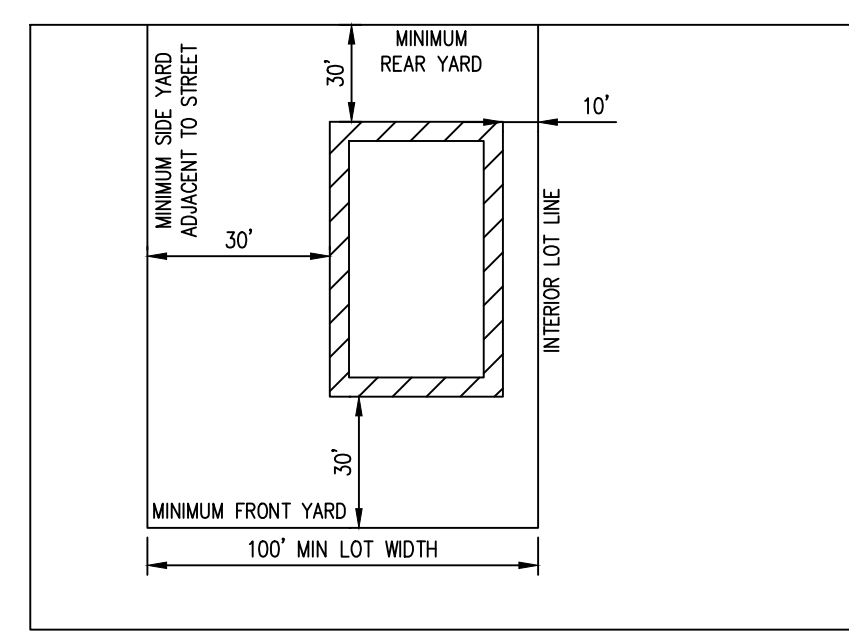
- TOWNHOMES
- SINGLE FAMILY
- ESTATE LOTS
- HOA OR BUFFER LOTS

LOT COUNT

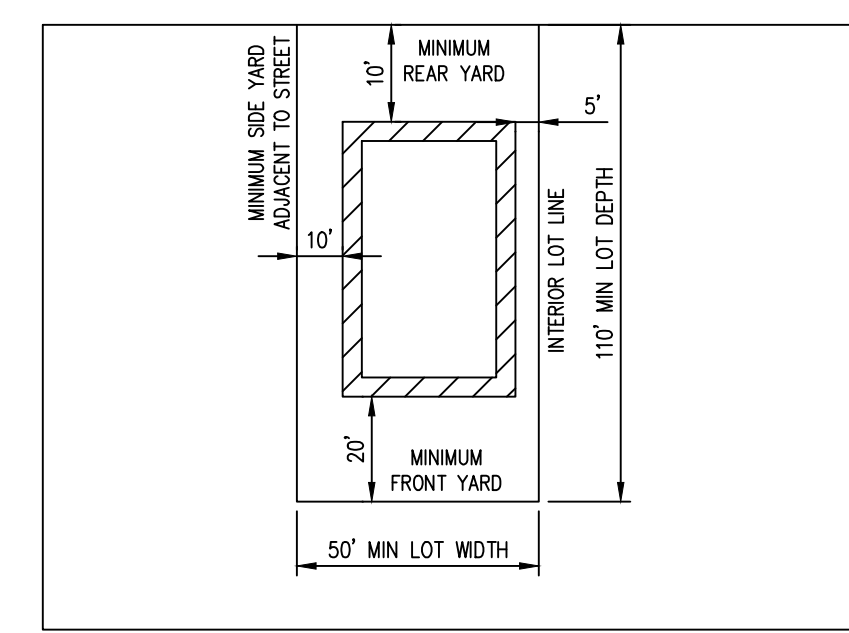
- TOWNHOMES: 39
- SINGLE FAMILY: 117
- ESTATE LOTS: 14
- HOA LOTS: 4
- TOTAL LOTS: 174



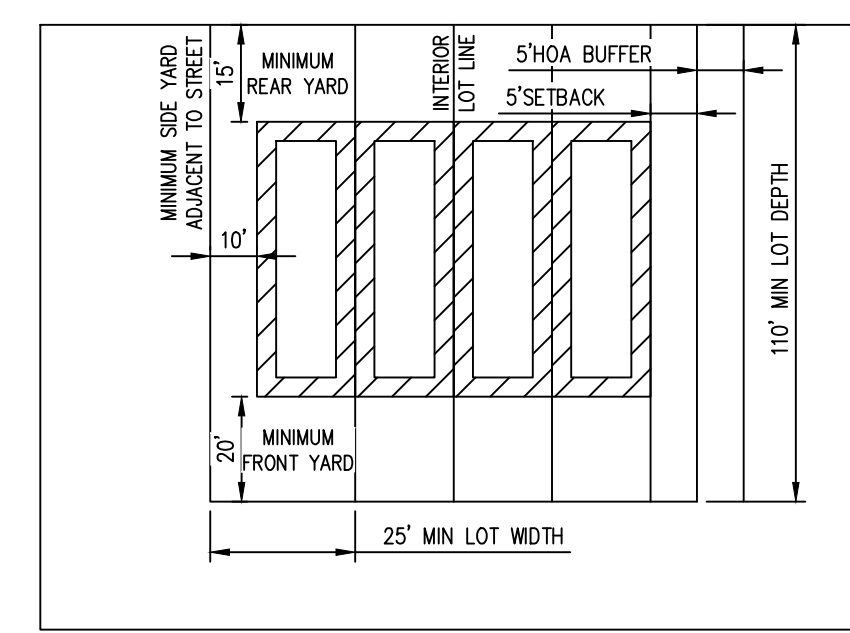
STREET CROSS SECTION
SCALE: 1"=10'



LOT TYPE A – ESTATE LOTS
(0.5 ACRE MIN)



LOT TYPE B – SINGLE FAMILY
(5,500 SF MIN)



LOT TYPE C – TOWNHOME
(2,500 SF MIN)



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

FOREST ROAD RESIDENTIAL SITE LAYOUT
JANUARY 2023





January 27, 2023

City of Stephenville
298 W Washington Street
Stephenville, Texas 76401

**Re: PD Submittal – Approximate Project Timeline
Forest Lane Residential
Stephenville, Texas**

Dear City of Stephenville,

Flanagan Land Solutions, LLC (FLS) is pleased to be a part of the Forest Lane Residential project in Stephenville, Texas. In addition to the conceptual site layout, please see below for an approximate project timeline:

- **January 20, 2023** – PD Submittal
- **February 15, 2023** – P&Z Meeting
- **March 7, 2023** – City Council Meeting
- **April 21, 2023** – Preliminary Plat & Civil Engineering Submittal
- **May 17, 2023** – P&Z Meeting (To obtain Preliminary Plat approval)
It is assumed the civil engineering review will take approximately 3 months to complete from the date it is submitted.
- **July 2023** – Civil Engineering Approval and Start of Construction
- **Summer 2024** – Construction of the public improvements (roadways, utilities, etc.) to be completed.
The developer will begin selling lots to builders as soon as it's feasible/reasonable.

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

Sincerely,
Flanagan Land Solutions, LLC

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



1,532 sq.ft. 3 Bed 2 Bath

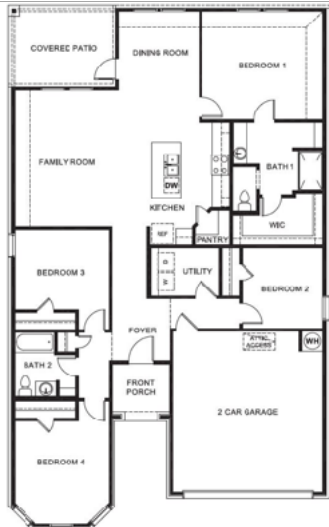


2,135 sq.ft. 4 Bed 2 Bath





1,791 sq.ft. 4 Bed 2 Bath



2,660 sq.ft. 5 Bed 3 Bath





1,875 sq.ft. 4 Bed 2 Bath



2,605 sq.ft. 4 Bed 3 Bath





2,079 sq.ft.

4 Bed

2 Bath



2,772 sq.ft.

5 Bed

3 Bath





2,923 sq.ft. 4 Bed 3 Bath



1,652 sq.ft. 4 Bed 2 Bath





2,088 sq.ft. 4 Bed 2 Bath

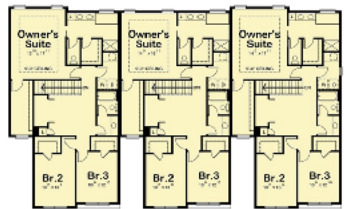


2,367 sq.ft. 4 Bed 2 Bath





2nd Floor   REVERSE FLOOR PLAN







STAFF REPORT

SUBJECT: Case No.: PD2021-002 UPDATE

Applicant Reece Flanagan, representing Troy Kunkel of Cowtown Properties, pursuant to the requirements set forth by Section 154.08 of the City of Stephenville Zoning Ordinance, is presenting an update and requesting an extension of the development schedule for the Planned Development located at 525 W Collins, Parcel R33237, of SHAPARD & COLLINS; BLOCK 6; LOTS 1 & 2 & A0032 BLAIR JOHN, of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

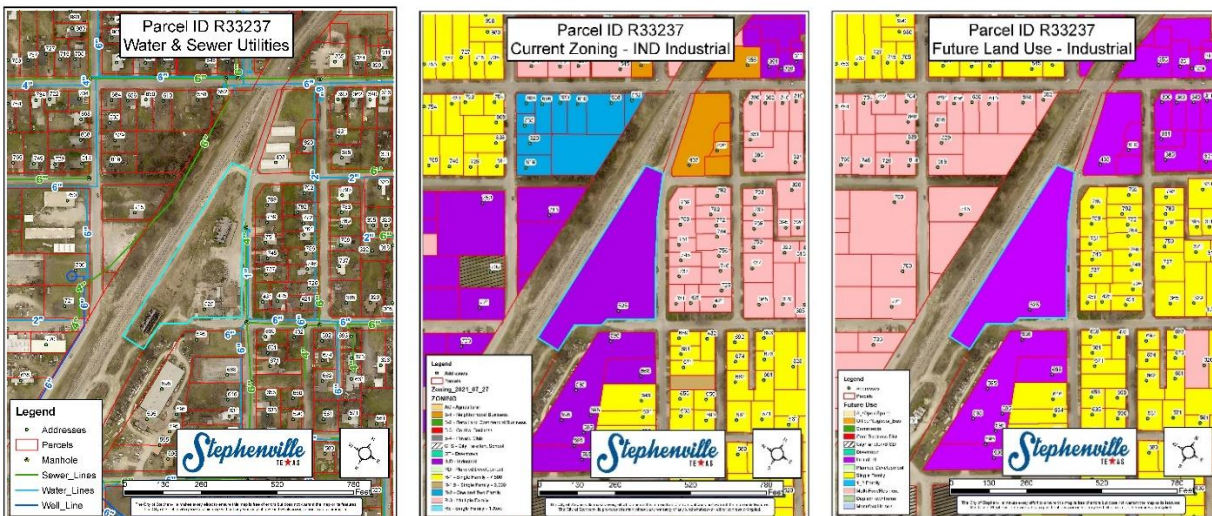
RECOMMENDATION:

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

BACKGROUND:

The Planning and Zoning Commission convened on October 20, 2021, and by a unanimous vote of 7/0, recommended the City Council approve the rezoning request. Subsequently, on November 2, 2021, the City Council approved Ordinance No. 2021-O-38, rezoning the property from Industrial District (I) to Planned Development District.

Although construction has not stated to date, a Civil Plan Set was submitted in May, 2022. Multiple reviews have been provided with the most recent dated January 24, 2023. The plan set is pending approval contingent upon completion of review comments.



DESCRIPTION OF REQUESTED ZONING

Sec. 154.08. Planned development district (PD).

8.A Description.

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- (5) General description/location of ingress and egress with description of special pavement treatment if proposed;
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- (10) Street names on proposed streets;
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- (13) Such additional terms and conditions, including design standards, as the Planning and Zoning Commission and the City Council deem necessary.

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- (2) In approving a development plan, the City Council may impose additional conditions necessary to protect the public interest and welfare of the community.

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FACTORS TO CONSIDER:

- Compliance with Comprehensive Plan?
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- Infrastructure Impacts
- Size and Location of Parcel - is land large enough and in proper location for proposed use?
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ALTERNATIVES

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

From: [Reece Flanagan](#)
To: [Steve Killen](#)
Cc: [Tina Cox](#); troytcu@yahoo.com
Subject: RE: Development Schedules or other submittals?
Date: Wednesday, February 15, 2023 12:06:04 PM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image006.png](#)
[image008.png](#)
[image005.png](#)

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- The developer and contractor are signing contracts this week and plan to pull an early grading permit next week.
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- This project has been placed right behind Collins. As soon as we break ground on Collins, we'll shift focus entirely Washington. The goal will be to submit civil engineering plans in April and start construction this year 2023.

I can place this on a formal letterhead, if necessary but it will have to be tomorrow.

Thanks!

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Importance: High

Reece, will there be any submittals for the two updates?

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Steve Killen

Director
Development Services



P: (254) 918-1222 | **C:** (214) 677-8352

E: skillen@stephenvilletx.gov

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STAFF REPORT

SUBJECT: Case No.: PD2021-003, 2021-004 and 2021-005 - UPDATE

Applicant Reece Flanagan, representing Troy Kunkel of 598 Westwood, LLC, pursuant to the requirements set forth by Section 154.08 of the City of Stephenville Zoning Ordinance, is presenting an update and requesting an extension of the development schedule for the Planned Development located at 817 W. Washington, Parcel 29583 of CITY ADDITION, BLOCK 62, LOT 6A;7;14;17; (PT, OF 14), 855 and 865 W. Washington, Parcel R29581, of CITY ADDITION, BLOCK 62; LOTS 4;5;6B (PT, OF 5) and 873 W. Washington, Parcel R29580, of CITY ADDITION, BLOCK 62; LOT 3, of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

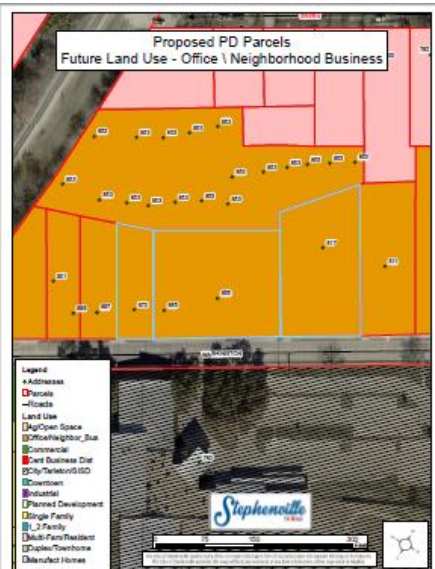
RECOMMENDATION:

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

BACKGROUND:

The Planning and Zoning Commission convened on November 17, 2021, and by a vote of 5/1, recommended the City Council approve the rezoning request. Subsequently, on December 7, 2021, the City Council approved Ordinance No. 2021-O-42 rezoning the property from Retail and Commercial District (B-2) to Planned Development District.

To date, no civil or building plans have been submitted for review.



DESCRIPTION OF REQUESTED ZONING

Sec. 154.08. Planned development district (PD).

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