



PLANNING AND ZONING COMMISSION MEETING

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

AGENDA

CALL TO ORDER

MINUTES

- [1.](#) Consider Approval of Minutes for March 15, 2023

PUBLIC HEARING

- [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 Development Plan.

- [3.](#) Case No.: RZ2023-003

Applicant Jackie Monk is requesting a rezone of property located at 255 Park St, Parcel R30320, ACRES 0.610, S2600 CITY ADDITION; BLOCK 138; LOT 11 & LOT 1 (S PT OF 1) of the City of Stephenville, Erath County, Texas from (B-2) Retail & Commercial District to (R-1) Single Family Residential District.

- [4.](#) Case No.: RZ2023-004

Applicant Ryan Hill of Shield Engineering, representing Adam Phillips is requesting a rezone of property located at 2290 W Tarleton, Parcel R30357, ACRES 0.222, S2600 CITY ADDITION; BLOCK 139; LOT 16; (117.3 X 82.5 OF, 16 TRACT 1) of the City of Stephenville, Erath County, Texas from (B-1) Neighborhood Business to (R-3) Multi-Family Residential District.

ADJOURN

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



PLANNING AND ZONING COMMISSION MEETING

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

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, March 15, 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
Allen Barnes

COMMISSIONERS ABSENT: Nick Robinson
Paul Ashby
Tyler Wright, Alternate 1

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.

MINUTES

- 1. **Consider Approval of Minutes – February 15, 2023**
MOTION by Brian Lesley, second by Mary Beach McGuire to approve the minutes for January 18, 2023.
MOTION CARRIED by unanimous vote.

PUBLIC HEARING

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

Applicant Joel Allen, representing Pecan Landing, LLC is requesting a rezone of property located at 0 Forest Rd, Parcel R77150, Acres 36.765, A0515 MOTLEY WILLIAM, of the City of Stephenville, Erath

County, Texas from (R-1) Single Family and (R-2) Integrated Housing to (PD) Planned Development. The Applicant will be presenting the Development Plan.

Steve Killen, Development Services Director, updated the Commissioners on the rezone request of the properties and the Development Plan that was to be presented. Mr. Killen stated that Staff has reviewed the submittals and provided input to the Developer and Engineer for consideration. The following concessions (paraphrased) have been noted in the Project Narrative:

1. The PD site plan is for a 164-lot development, including 14 HOA common area lots. The parcel currently has R-1 and R-2 zoning.
2. The PD proposes six lots that exceed lot dimension requirements of the existing zoning of R-1.
3. 111 lots are proposed with lot dimensions that do not meet R-1 width dimensions. The proposed lots are generally 50x120 with setbacks of 20' front, 10' for rear and 5' for side. The R-1 requirements are 75x100 with setbacks of 25, 25 and 7, respectively. The requested concession is for reduced lot widths from the existing R-1 zoning requirements.
4. 33 Townhome lots are proposed with dimensions of 25x100 and setbacks of 20' front, 15' rear and 5' side. R-2 dimensions (existing zoning) would be 50x100 with setbacks of 25, 25 and 5, respectively. The requested concession is for reduced lot widths for the existing R-2 zoning.
5. Lots 2 and 3, Block B and Lots 24-27, Block E in the provided site plan are requested to have front and rear street frontage. The requested concession is for dual frontage approval.
6. The Developer proposes a 0.5-acre lot that will be dedicated to the city as a public park and equipped to the requirements of the Parks Director.

Mr. Killen continued his report by making a mention that screening will be provided along Forest and the Developer intends to address the remaining perimeter screening via deed restrictions relating to fencing requirements.

Joel Allen and Reece Flanagan were present to answer the Commissioners questions.

Chairperson LaTouche opened a public hearing at 5:55 PM.

No one spoke in favor of the rezone request.

One letter of opposition was received from Derrick Stogsdill, 2749 Summit Ave.

The following citizens spoke in opposition to the rezone request:

Thomas Hailey, 120 Greenbriar;

Dennis Hughes, 2798 Thornhill;

Bill Haney, 1412 Highland View;

Lanny Butler, 100 Greenbriar;

Kurt Johnson, 135 Greenbriar

The public hearing was closed at 6:15 PM.

Mr. Allen replied to the questions that were asked by the citizens regarding traffic, flooding, utility easements and property values.

Commissioner Allen Barnes asked Mr. Killen if the proposed rezone request is the highest and best use of the property in question and Mr. Killen answered to the affirmative.

Chairwoman LaTouche had questions regarding the landscaping, lighting and screening.

MOTION by Brian Lesley to recommend denial to the City Council FAILED for lack of a second.

MOTION by Allen Barnes, second by Mary Beach-McGuire, to recommend approval to the City Council for the rezone of property located at 0 Forest Rd., Parcel R77150, Acres 36.765, 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. MOTION CARRIED with a 4-1 vote.

AYES: Allen Barnes, Justin Allison, Mary Beach-McGuire, Lisa LaTouche

NOES: Brian Leslie

3. Case No.: PP2023-001

Applicant Ward Rabb, representing Atwood Distributing LP, is requesting approval of a Preliminary Plat of the property located at 1800 N US HWY 281, Parcel R77945, of A0804 WILLIAMS M R; of the City of Stephenville, Erath County, Texas.

Development Services Director, Steve Killen, briefed the Commission in regard to the preliminary plat that was being presented. Mr. Killen stated that the applicant has submitted a Preliminary Plat that has been reviewed by staff. Atwood's has submitted civil plans that have been reviewed by staff as well. Final steps for approval of the civil plan set include the completion of any remaining review items and approval of the Preliminary Plat. A Final Plat will be submitted to the Commission upon completion and acceptance of public improvements. Staff is recommending approval of the Preliminary Plat upon completion of the following conditions:

1. Additional easements to be required if proposed Double Detector Backflow Preventor Assembly Vault is located outside Access & Utility Easement, as shown on the last Civil Plan submittal.
2. Confirm if edge of ROW & proposed easement is consistent with alignment at Tractor Supply.
3. The last Civil Plan submittal shows 20' ROW Dedication & 50' Access & Utility Easement. Update Plans and/or Plat as needed to match.
4. Please add "Not for Recording Purposes" in the Preliminary Plat box.

Chairperson LaTouche opened the public hearing at 6:34 PM.

No one spoke in favor or against the plat request.

The public hearing was closed at 6:35 PM.

MOTION by Allen Barnes, second by Brian Lesley, to approve the Preliminary Plat with conditions for the property located at 1800 N US HWY 281, Parcel R77945, of A0804 WILLIAMS M R; of the City of Stephenville, Erath County, Texas. MOTION CARRIED by a unanimous vote.

4. Case No.: RZ2023-002

Applicant Wayne Wooley, representing Triple W Remodeling, LLC and JPW Consulting Co, is requesting a rezone of property located at 911 E Lewis Dr., Parcel R29808, being S2600 CITY ADDITION; BLOCK

76; LOT 5-R of the City of Stephenville, Erath County Texas from One-and-Two-Family Residential (R-2) to Integrated Housing District (R-2.5).

Steve Killen, Development Services Director, briefed the Commission about this rezone request. Mr. Killen stated that initial discussions with the Applicant were related to the consideration of a replat to allow the flag shaped division of the lot and subsequent construction of a residential property. The lot dimensions were inadequate for such replatting. The rezone request to R-2.5 is for the intended construction of a townhome type residential structure. If the rezone is approved, the applicant will be required to obtain variances from the Board of Adjustment to address minimum lot dimension and setback requirements. Mr. Killen concluded his report by mentioning that Future Land Use designates that the property to be One-and- Two Family Residential.

Chairperson LaTouche opened the public hearing at 6:37 PM.

No one spoke in favor of the rezone request.

Karen Lubke, 1015 US Hwy 281 spoke in opposition to the case.

Travis Wood, 553 S Lennox spoke in opposition to the case.

Shane Sanchez, 909 E Lewis spoke in opposition to the case.

The public hearing closed at 6:42 PM.

MOTION by Mary Beach-McGuire, second by Brian Lesley, to deny the rezone request for the property located at 911 E Lewis Dr., Parcel R29808, being S2600 CITY ADDITION; BLOCK 76; LOT 5-R of the City of Stephenville, Erath County Texas from One-and-Two-Family Residential (R-2) to Integrated Housing District (R-2.5). MOTION CARRIED with a 4-1 vote.

AYES: Allen Barnes, Mary Beach-McGuire, Lisa LaTouche, Brian Leslie

NOES: Justin Allison

ADJOURN

The meeting was adjourned at 6:47 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 the Development Plan.

DEPARTMENT: Development Services

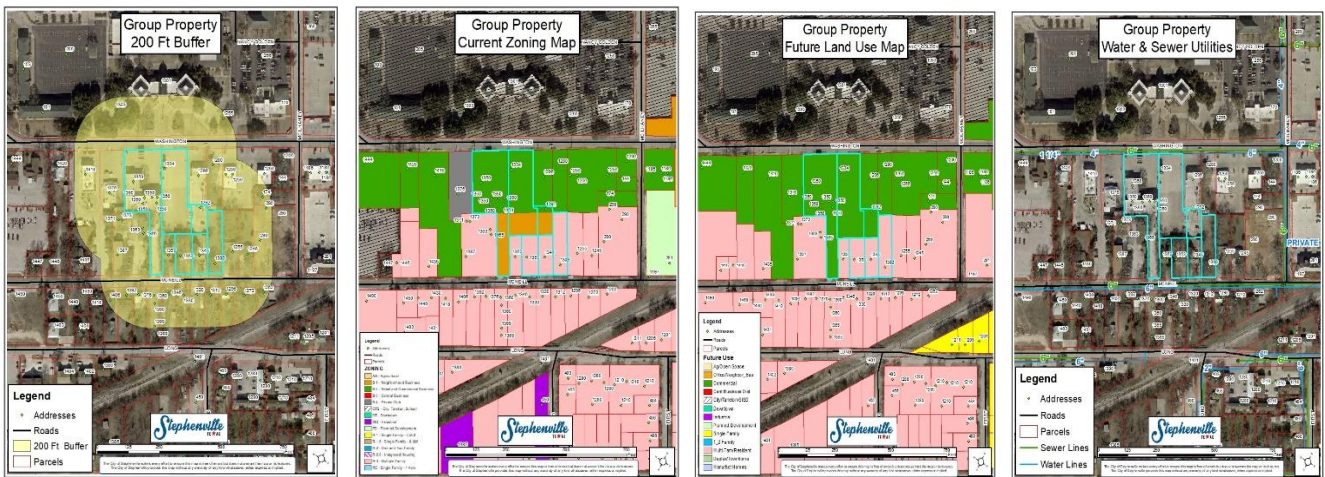
STAFF CONTACT: Steve Killen

RECOMMENDATION:

The applicant presented the Conceptual Plan on February 15, 2023. The applicant is now returning to present and request approval of the Development Plan and rezoning request.

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."



STAFF COMMENTS:

- a) The plan is for a Mixed-use development including 13,025 SF of Retail/Restaurant with 38 1B/1B AND 14 2B/2B residential units (52 units and 66 beds).
- b) The development provides 191 parking spaces, with 165 required.
- c) The PD exceeds landscaping requirements.
- d) Project completion is anticipated to be Q3 of 2024.
- e) The plan provides a deceleration lane and additional ROW dedication along Washington.
- f) TIA estimates reflect lower traffic generation in comparison to previous existing uses and Pedestrian studies are being conducted with TxDOT that will likely enhance pedestrian safety.
- g) Setbacks from existing residential spaces are provided and parking areas are situated to provide buffer zones that may not exist with other developments/site plan.
- h) The footprint of the building will be similar to the existing building; however, one portion of the building will extend S approx. 75 feet. The S of building will be approx. 145 feet from McNeil.
- i) The existing tower will be granted an access easement from McNeil per agreement with developer.
- j) There are three egress/ingress points on McNeil.
- k) As far as highest and best use,
 - i. Current zoning would allow for B-1, R3 and B2 uses.
 - ii. MF unit density as currently zoned would allow for an estimated 20 units (60 beds)
 - iii. Existing B1 and B2 could allow for multiple permitted uses.
- l) Previous businesses included a bar, restaurants and convenience store.
- m) The development, arguably, reduces the permitted use possibilities while providing restaurants/retail/residential for community use and although not exclusively for TSU, will provide some relief in regard to available housing with dedicated parking.

Requested Concessions Include:

1. Front setback reduction along Washington after ROW dedication. The face of northern most building setback will be at 1.65' (B-2 front setback is 20'). The roof overhang is at roughly 42.5' in height and will protrude into the ROW by approximately 9'.



2. Building height to be 51' with roof top structures at 57'6".
3. Signage includes roof top signage and offsite – staff opposes.
4. Not all turn radii meet the 26' minimum; however, the points for Fire access do meet the minimum.
5. The Developer is requesting that the existing cell tower be authorized to increase height to 125'. Any future increases will require a variance request through the Board of Adjustment.

NOTE: TxDOT Approval for the access points onto Washington Street is pending.

DESCRIPTION OF REQUESTED ZONING

Sec. 154.08. Planned development district (PD).

8.A Description.

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

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

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

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

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

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Dwelling units are situated such that an appreciable amount of land for open space is available and is integrated throughout the planned development;
- (3) The project utilizes an innovative approach in lot configuration and mixture of single-family housing types;
- (4) Higher densities than conventional single-family projects of the same acreage is achievable with appropriate buffering between existing conventional single-family developments and increased open space;

- (5) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (6) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional single-family projects; and
- (7) The project provides a compatible transition between adjacent existing conventional single-family residential projects and provides a compatible transition for the extension of future conventional single-family projects into adjacent undeveloped areas.

8.C Prohibited Uses.

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

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

8.E Development Schedule.

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

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

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

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

8.I Approval Procedures.

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

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

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

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

8.K Conditions for Development Plan Approval.

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

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

8.M Revocation.

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

FACTORS TO CONSIDER:

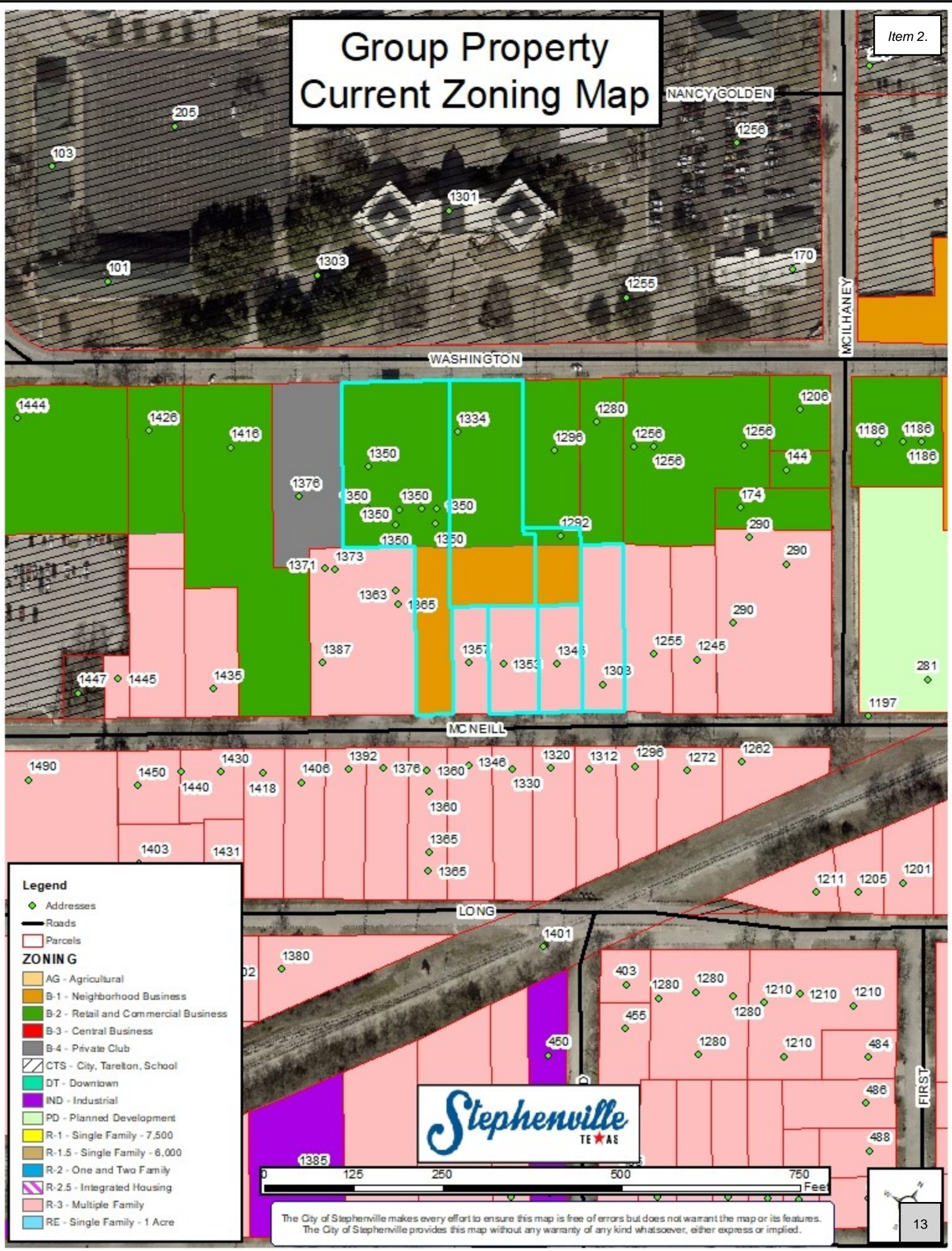
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel - is land large enough and in proper location for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

ALTERNATIVES

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

Group Property Current Zoning Map

Item 2.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

ZONING

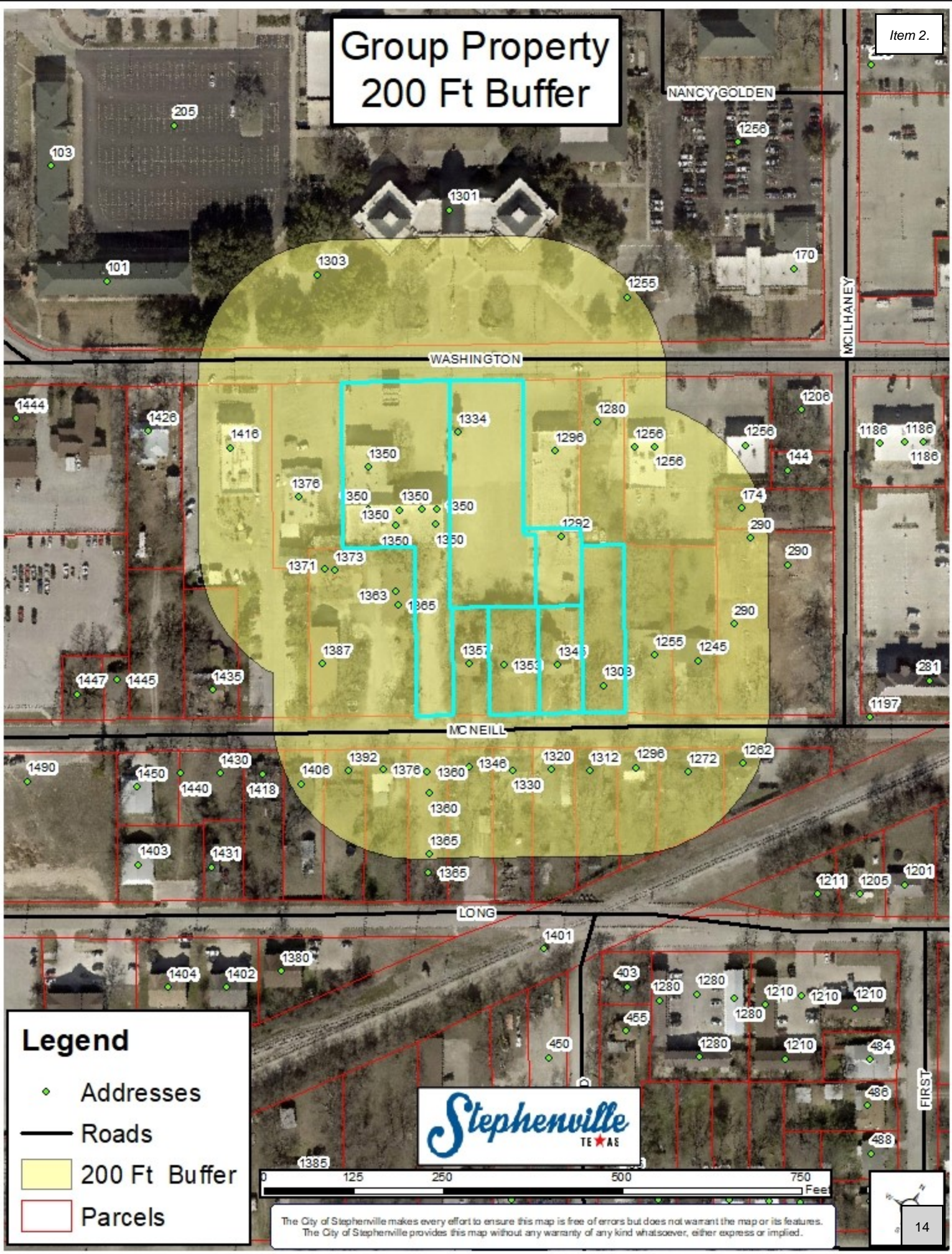
- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tarellon, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One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



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.

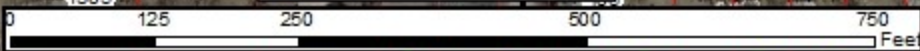
Group Property 200 Ft Buffer

Item 2.



Legend

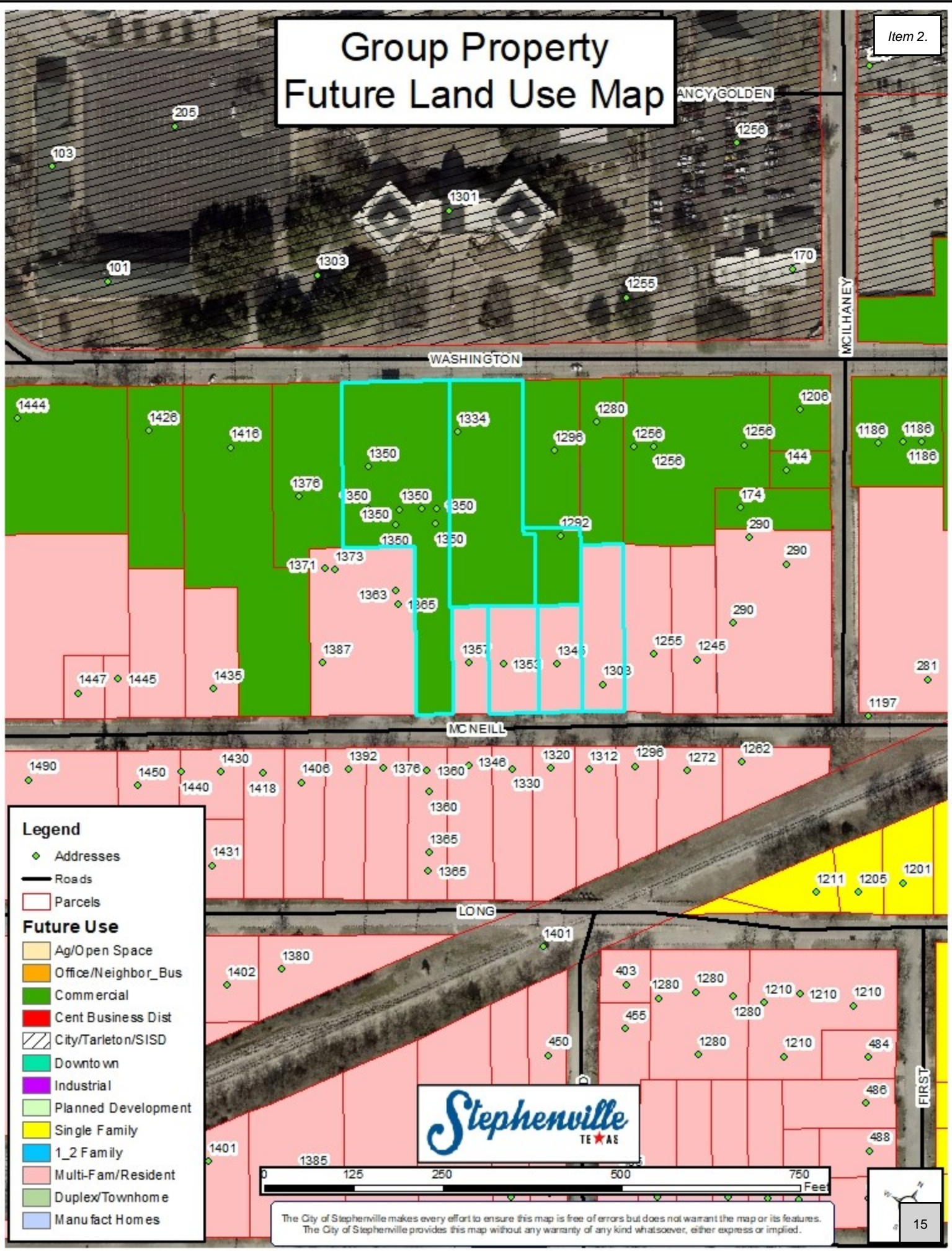
- ◆ Addresses
- Roads
- 200 Ft Buffer
- ▭ Parcels



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 Future Land Use Map

Item 2.



Legend

- ◆ Addresses
- Roads
- Parcels

Future Use

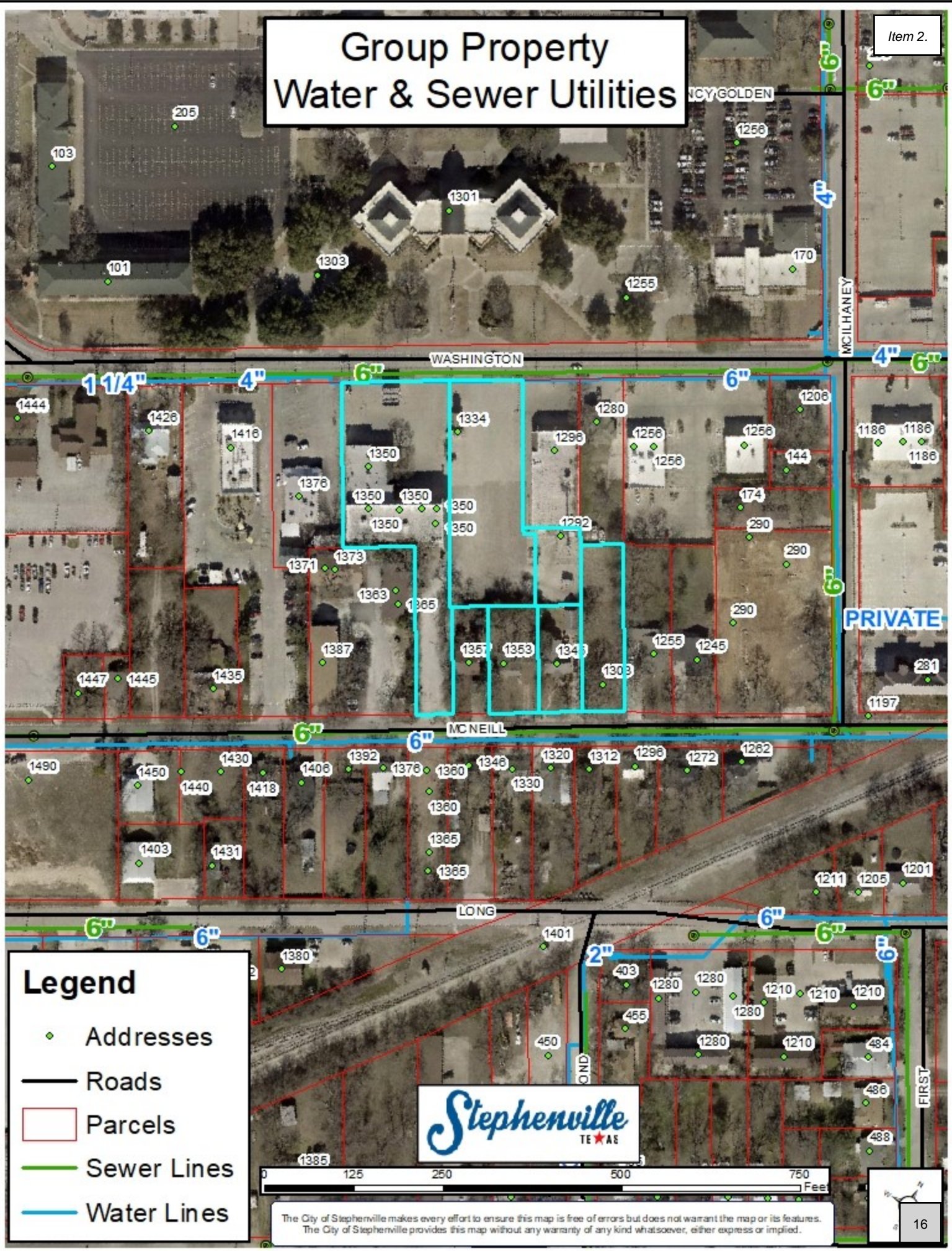
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manu fact Homes



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

Group Property Water & Sewer Utilities

Item 2.



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.

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'

B. 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
- d. Telecommunications and Support Structure and antennas facilities height: 125' max height

C. 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.

D. 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

E. 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.

F. 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

G. 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

H. Sidewalks:

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

I. 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. (191) 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. 191 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 removed the fuel station pumps, tanks, and canopy which are within the 100' Right-of-Way, cost to remove is \$80,000*

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

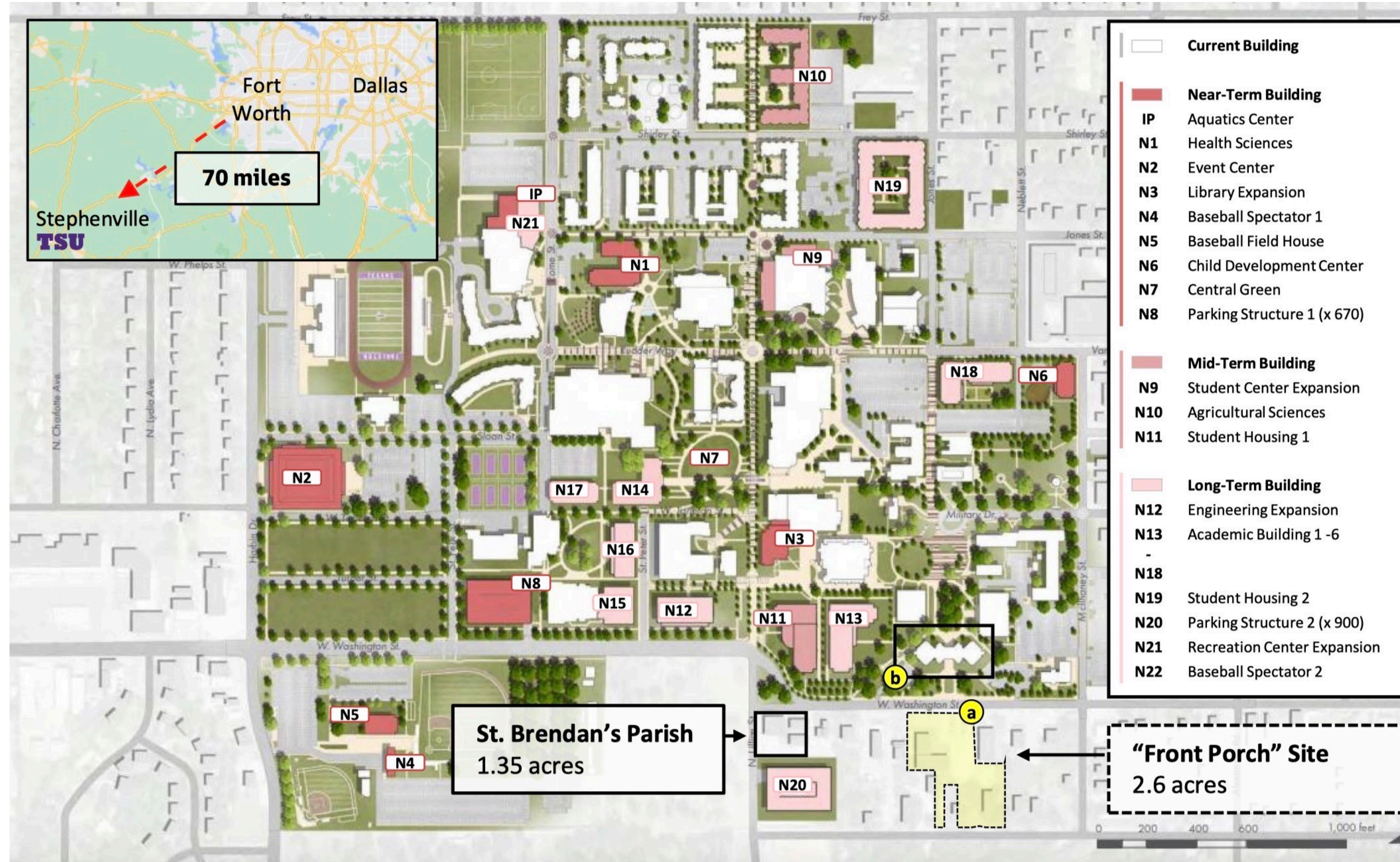
What is the proposed landscape ratio? *15% would be 17,301 SF, conceptual plan accounts for up to 30%*

What about the pedestrian traffic ? *We conducted 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.*

What about trash during construction? *We want to me a good neighbor and will have a construction fence with screening for security, once the project is completed we will keep a clean site with trash dumpsters for trash.*

Any Light Pollution ? *We will be using updated parking lights that have a low profile that illuminate light for the parking lot*

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



TRADE AREA DEMOGRAPHICS

115,080

Trade Area Population

54,000

Daytime Population

37.33

Median Age

15,000+

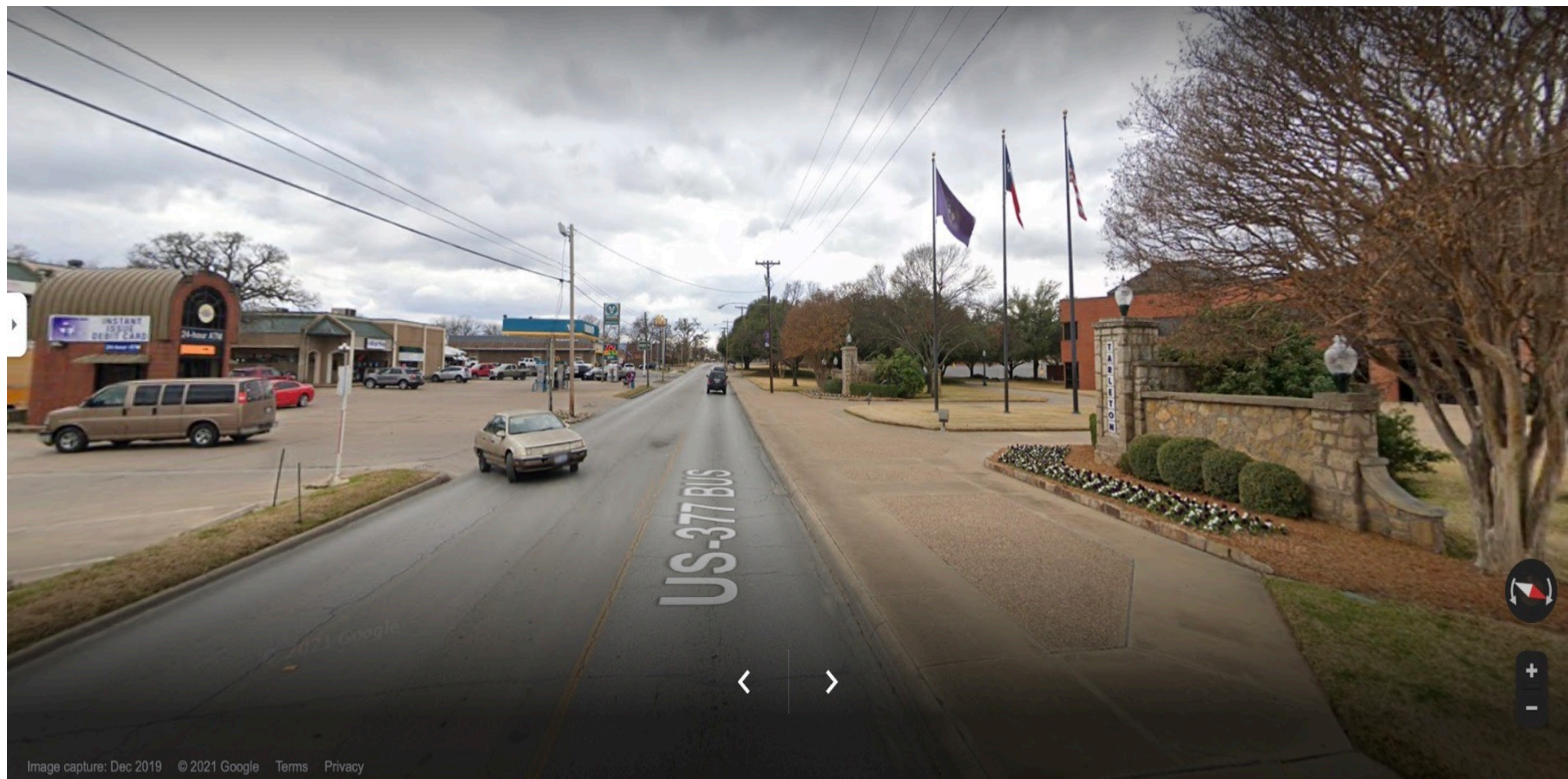
TSU Student Population

\$80,806

Avg. Household Income

A.1

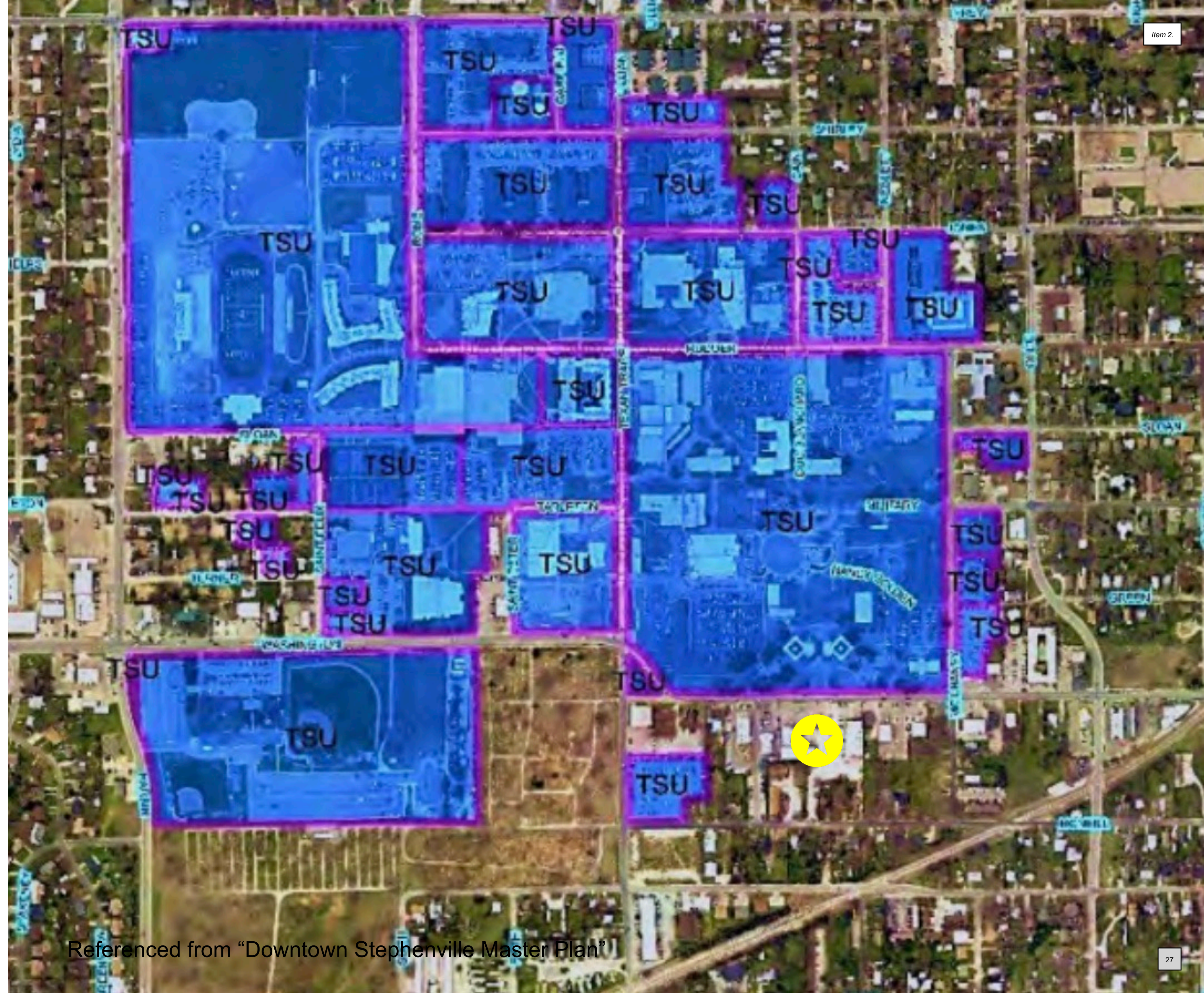
current status of the site



A

TSU Campus (purple highlighted area)

Development Site sits on the front porch of Tarleton State University



Referenced from "Downtown Stephenville Master Plan"

2.648 acres +/- running along Washington St. on the North, McNeil Street to the South, surrounded by commercial businesses to the E. & W., student housing currently exists on all sides, TSU Campus to the N. and residential and student housing to the S.

LEGEND:

- AC.....Air Conditioning Unit
AV.....Air and Vacuum
BOL.....Bollard
CIRF.....1/2" Capped Iron Rod Found Marked "PRICE SURVEYING"
CIRS.....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
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
PV.....Phone Vault
UMH.....Unknown Manhole (Fuel?)
V.V.....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.....

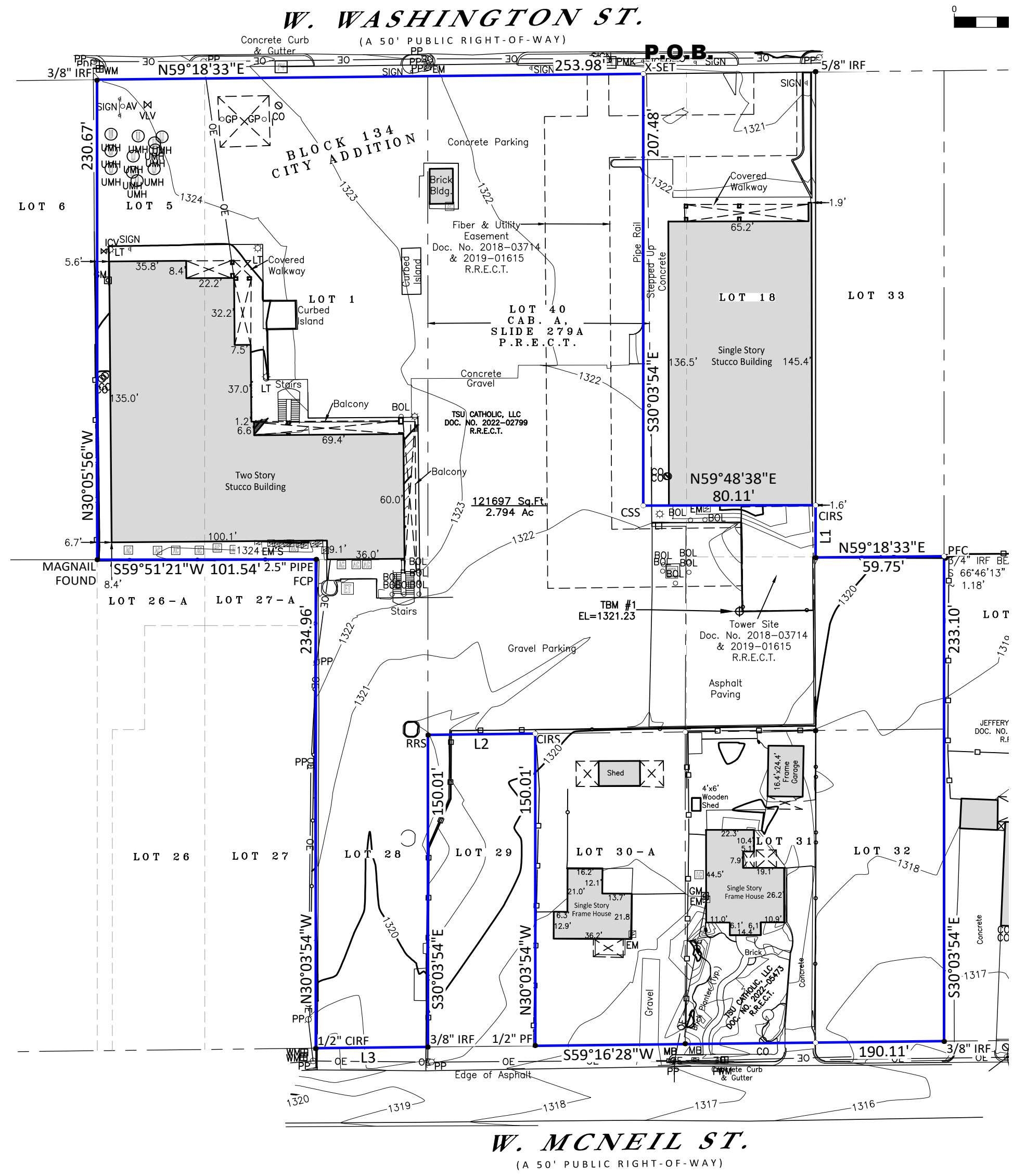
NOTES:

- 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. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
TBM #1 Magnail in asphalt. Elevation = 1321.23'
3. By scaled location of FEMA FIRM Map No. 48143C0430D, effective date November 16, 2011, the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.
4. 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.
5. This survey was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect this property.

LINE DATA TABLE
NO. BEARING DIST
L1 S30°03'54"E 25.14'
L2 S59°16'28"W 49.92'
L3 S59°16'28"W 52.13'

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, 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).
COMMENCING 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 59°18'33" West, with the south line of W. Washington St., passing the northeast corner of said Lot 40 at a distance of 78.55 feet, continuing for a total distance of 80.12 feet to an X-Cut found for the northeast corner of the herein described tract;
THENCE South 30°03'54" East, over and across said Lot 40, a distance of 207.48 feet to a cotton spindle found for an inner corner of the herein described tract;
THENCE North 59°48'38" East, over and across said Lot 40, the remainder of Lot 12, and Lot 18, a distance of 80.11 feet to a 5/8 inch capped iron rod found marked "NATIVE CO., LLC" (CIRF) in the east line of said Lot 18 and the west line of Lot 33;
THENCE South 30°03'54" East, with the common line of Lots 18 and 33, a distance of 25.14 feet to a 1/2 inch capped iron rod found marked "PRICE SURVEYING" for the northwest corner of Lot 32 and the southwest corner of Lot 33;
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 233.10 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., passing a 1/2 inch pipe found for the southwest corner of Lot 31 and the southeast corner of Lot 30-A, at a distance of 120.33 feet, continuing for a total 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 a CIRF 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°51'21" 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 253.98 feet to the POINT OF BEGINNING and containing 121,697 Square Feet or 2.794 Acres of Land.



SURVEYOR'S CERTIFICATION:
I, N. Zane Griffin, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground.
N. Zane Griffin, RPLS No. 6810
Date: December 12, 2022



W. WASHINGTON ST. PROJECT
STEPHENVILLE, TEXAS 76401

TOPOGRAP
S
121,697 Squa
out of Block 13
Stephenville,

B.1

current status of the site

Item 2.





Referenced from Martsolf Architecture conceptual rendering



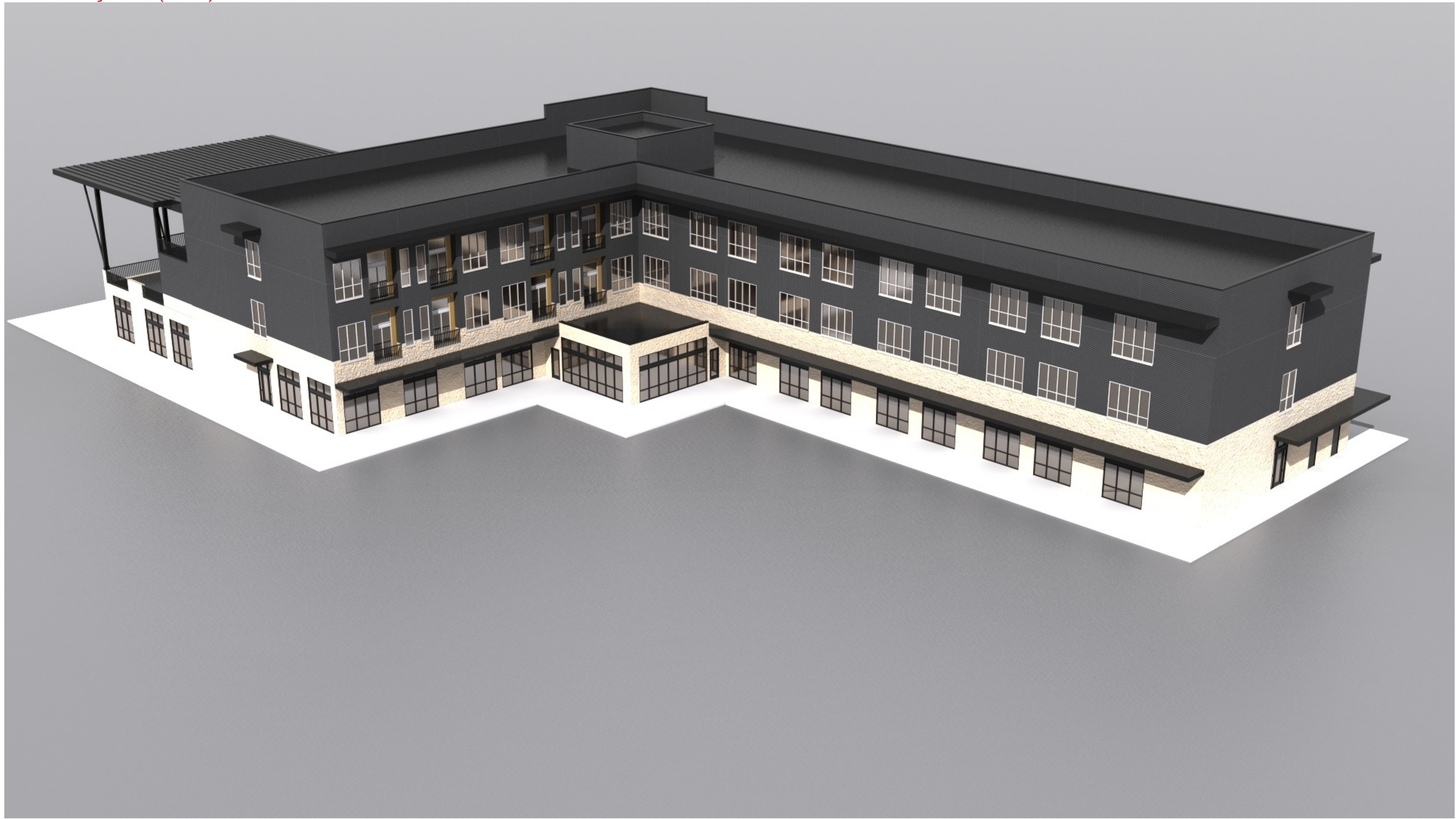
Referenced from Martsolf Architecture conceptual rendering

CONCEPTUAL FAÇADE (TOP) FRONT



Referenced from Martsolf Architecture conceptual rendering

CONCEPTUAL FAÇADE (TOP) REAR



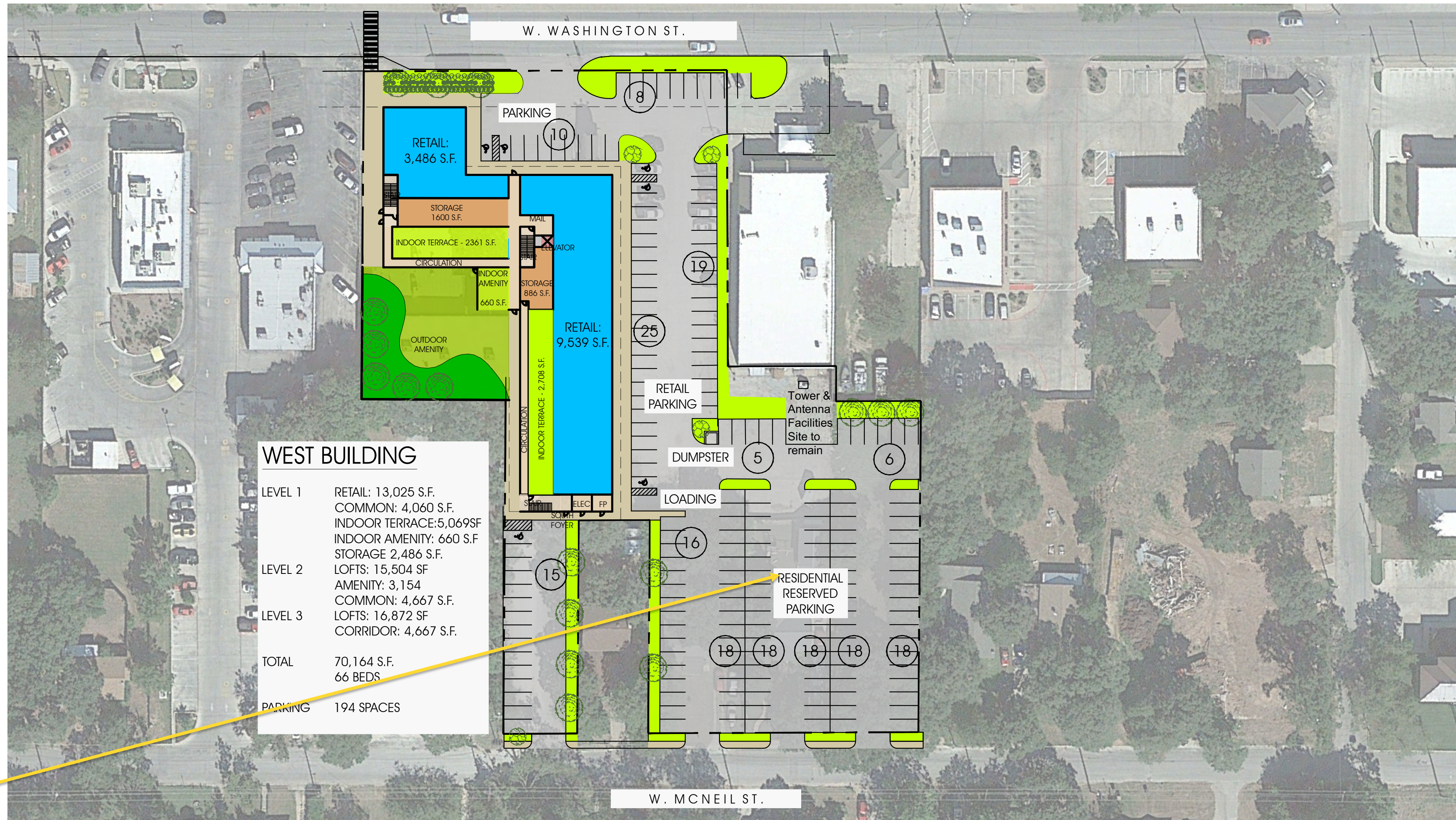
Referenced from Martsolf Architecture conceptual rendering

Revision #20 showing 191 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

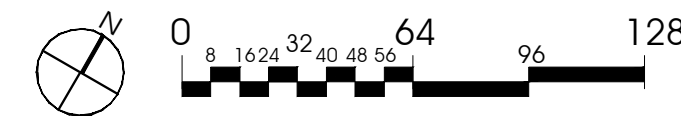
Bed Parking: Item 2.

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

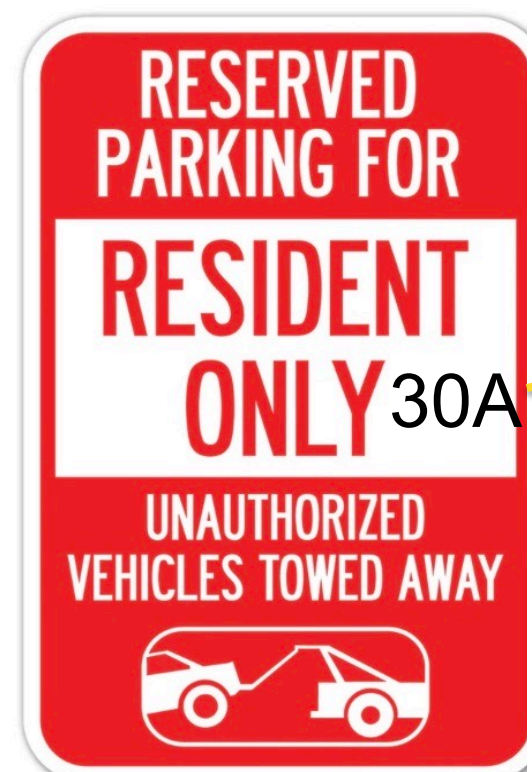


THE FRONT PORCH

STEPHENVILLE, TEXAS

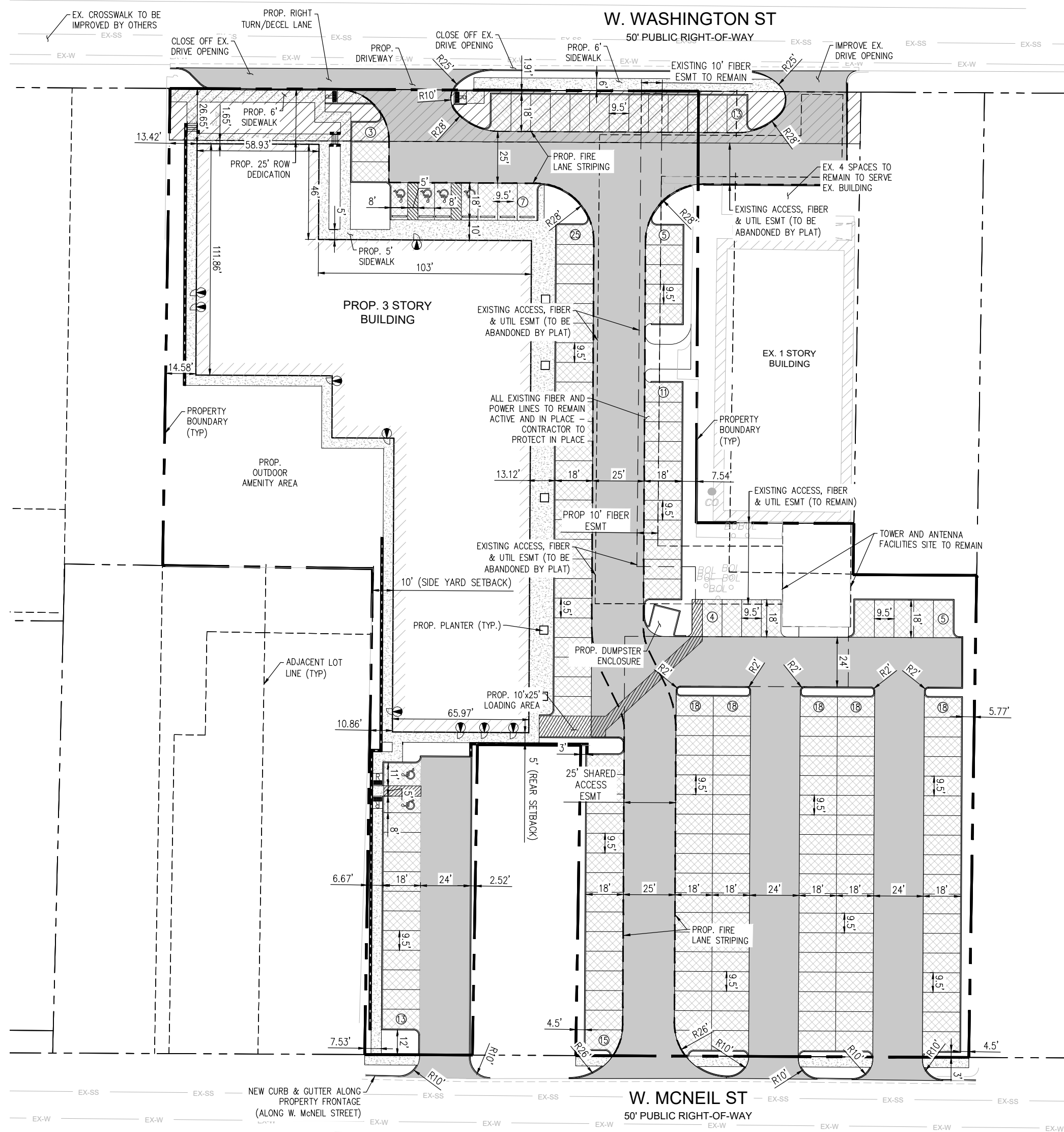


martsolf architecture
JANUARY 31, 2023



191 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:
 - 1. 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).
 - 2. ASSURE THE MANEUVERING CLEARANCE AT THE EXTERIOR SIDE OF ALL ENTRY DOORS HAVE A SLOPE OF 1:48 OR 2% MAXIMUM IN ANY DIRECTION.
 - 3. 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.
 - 4. CONTRACTOR SHALL ENSURE ACCESSIBLE PARKING SPACES, SIGNAGE, AND STRIPING COMPLY WITH CURRENT ADA STANDARDS/REGULATIONS.
 - 5. 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	185
ADA PARKING PROVIDED	6
TOTAL (INCLUDING ADA) PARKING PROVIDED	191

REFER TO ARCHITECTURAL PLANS FOR DETAILED SQUARE FOOTAGE BREAKDOWN PER FLOOR

REVISIONS

NO.	DESCRIPTION	DATE

DIMENSION CONTROL NOTES:

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL CONFORM TO THESE PLANS AND CONTRACT DOCUMENTS AND THE INTERNATIONAL BUILDING CODE.
3. CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF BUILDING.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CURB RAMPS 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).
5. 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.
6. 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.

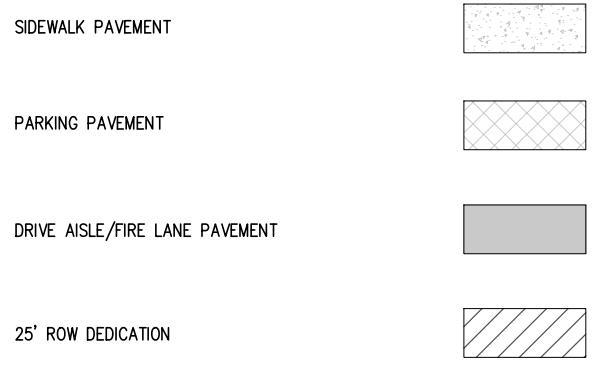
PAVING NOTES:

1. 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.
2. 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:

1. 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.
2. ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
3. RADIAL JOINTS SHOULD BE NO GREATER THAN 18".
4. ALL CONSTRUCTION JOINTS SHALL BE SAWED CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED.
5. 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:



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

DESIGNED: MRF	PROJECT #: 2021-11-02	ISSUE DATE: 4/13/2023	SHEET
CHECKED: FLS			1 OF 1
DRAWN: MRF			



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

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

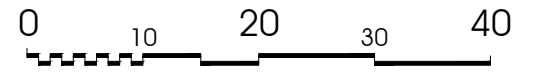


SOUTH ELEVATION



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



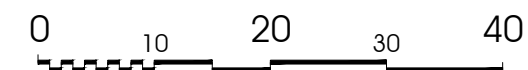
EAST ELEVATION



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



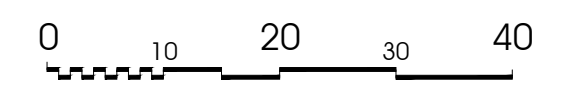
WEST ELEVATION



WEST ELEVATION

WASHINGTON ST. STUDY - E

STEPHENVILLE, TEXAS

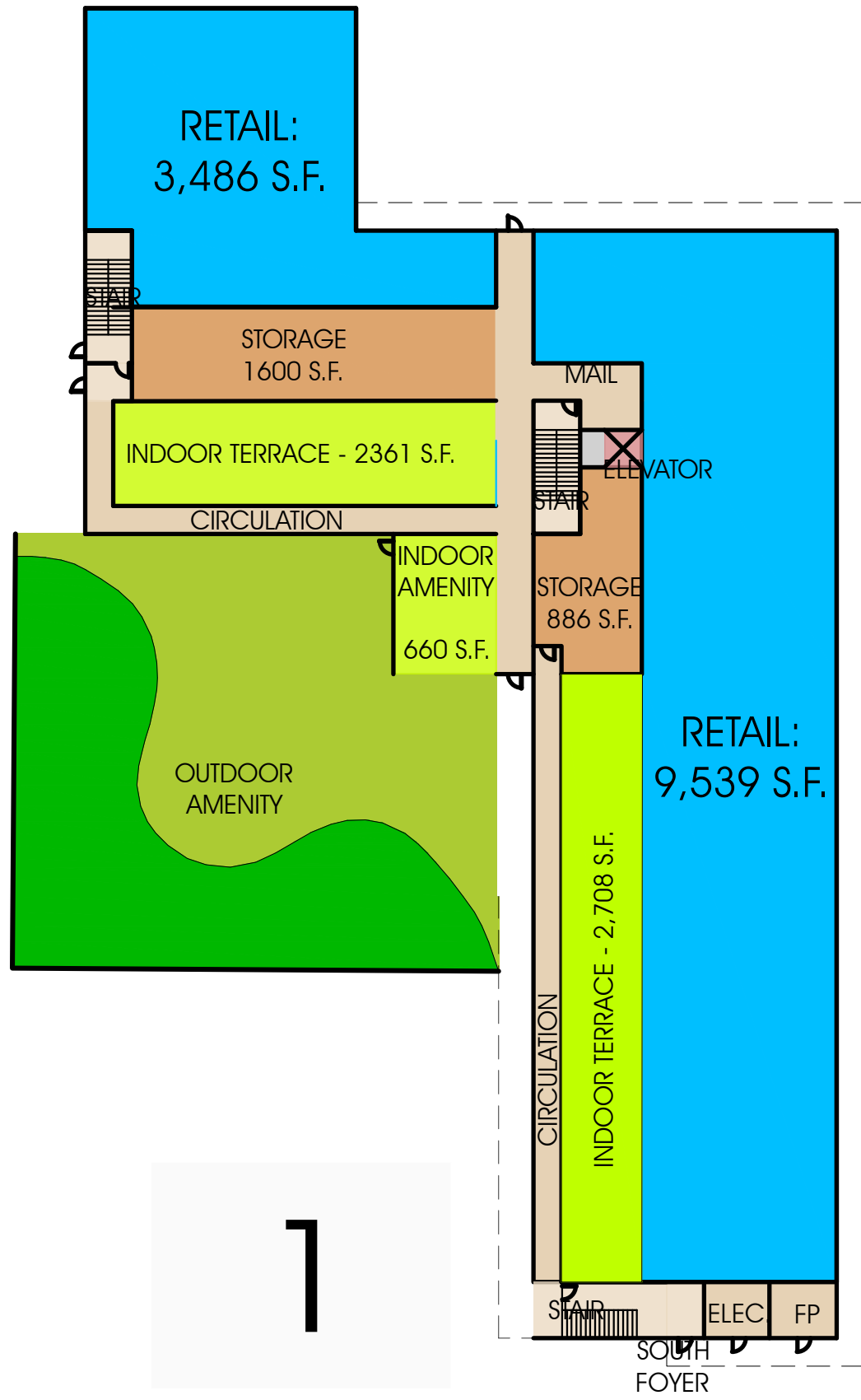


martsolf architecture
JANUARY 6, 2023

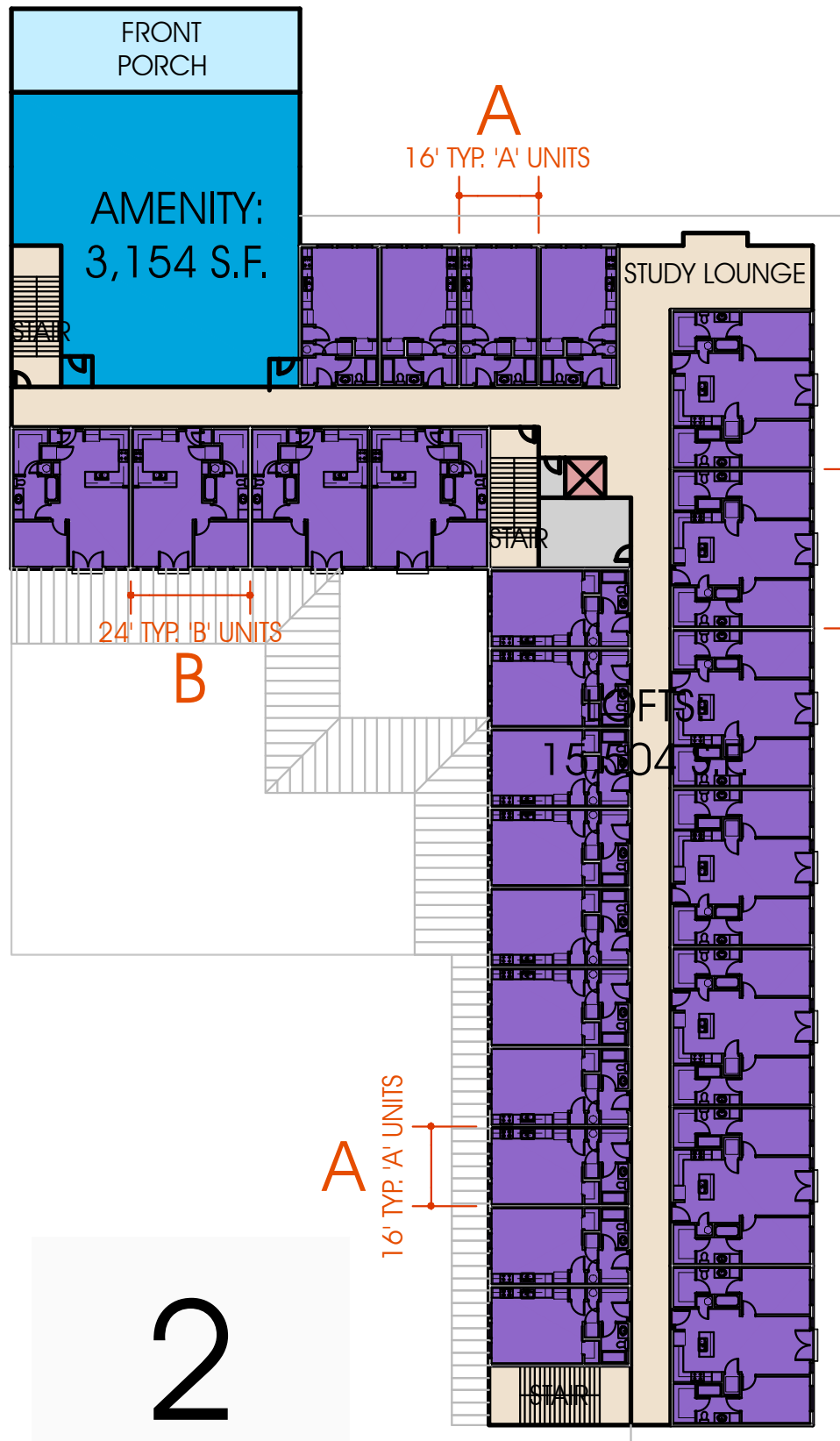
Referenced from Martsolf Architecture conceptual rendering

Building Layout Design

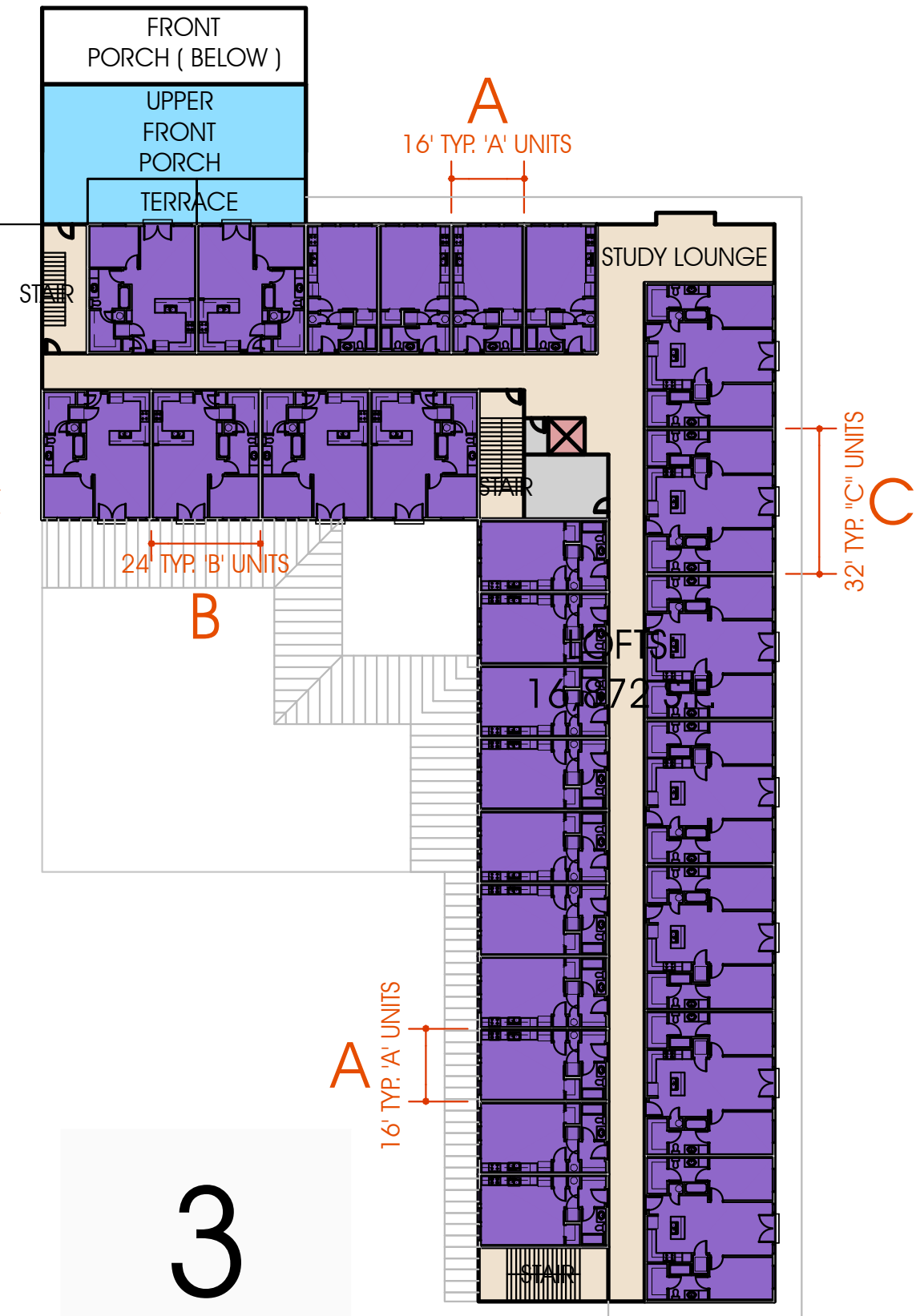
Inspiration includes outdoor & indoor amenity space, study lounges, Juliet balconies, amenity center, rooftop balcony patio, terrace, natural light, modern features



LEVEL 1: 25,300 S.F.



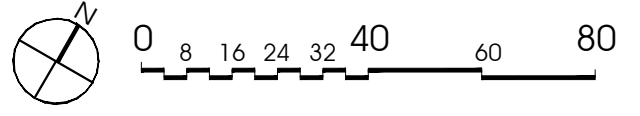
LEVEL 2: 23,325 S.F.



LEVEL 3: 21,539 S.F.

THE FRONT PORCH

STEPHENVILLE, TEXAS



Apartment Loft Floor Plans Inspiration from Martsolf Architecture

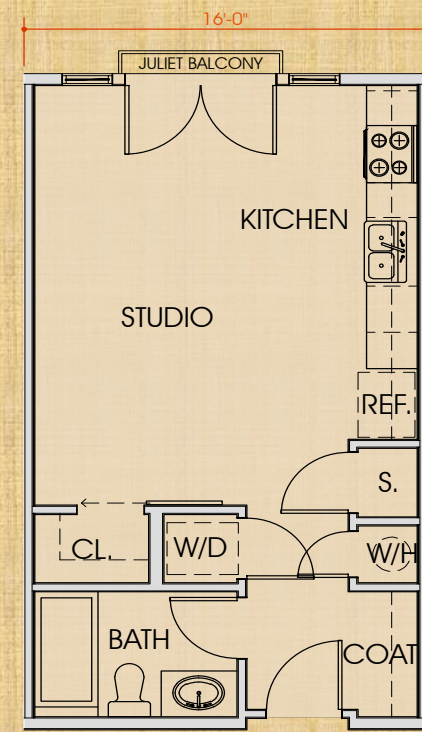


1B/1B & 2B/2B efficiency Lofts:
66 beds total.
34 1B/1B, 14 2B/2B

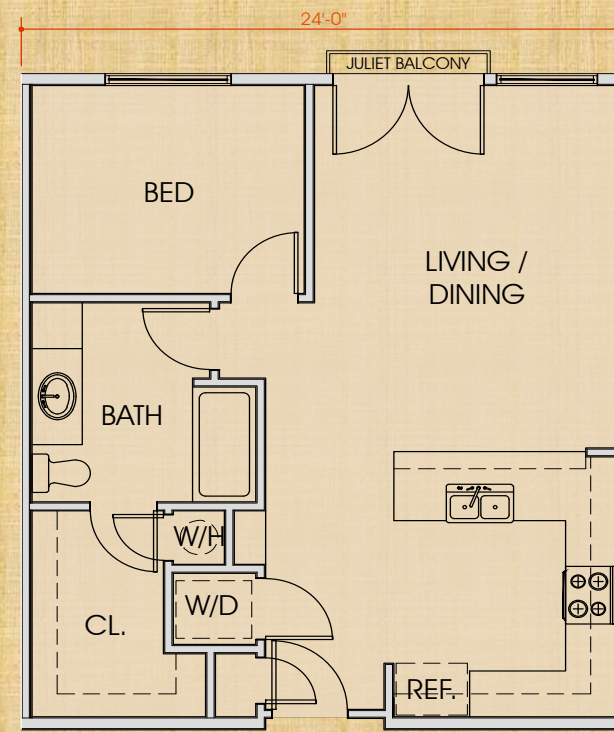
A Units = 450 SF 1B/1B

B Units = 680 SF 1B/1B

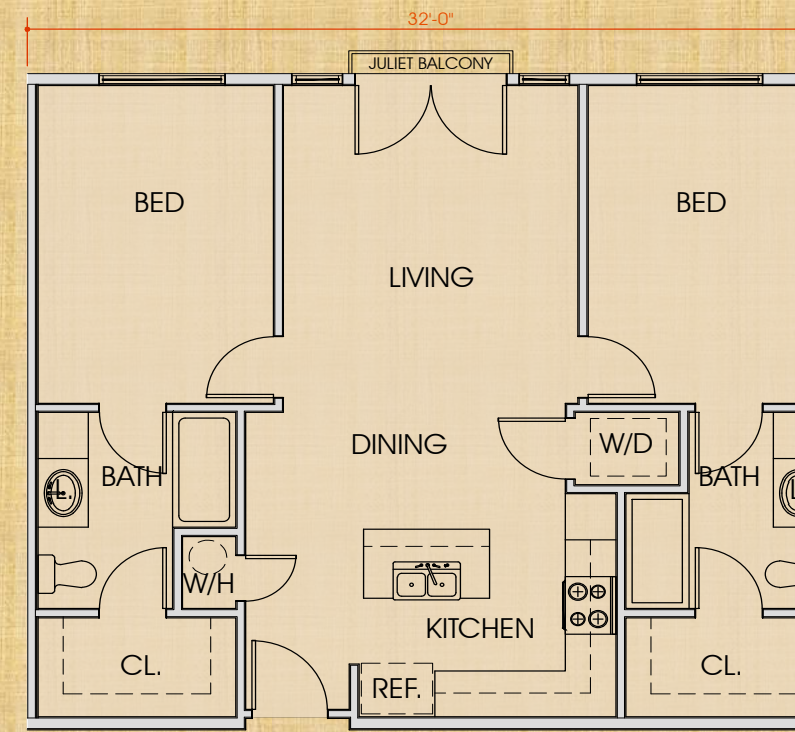
C Units = 910 SF 2B/2B



A
450 S.F.



B
680 S.F.



C
910 S.F.



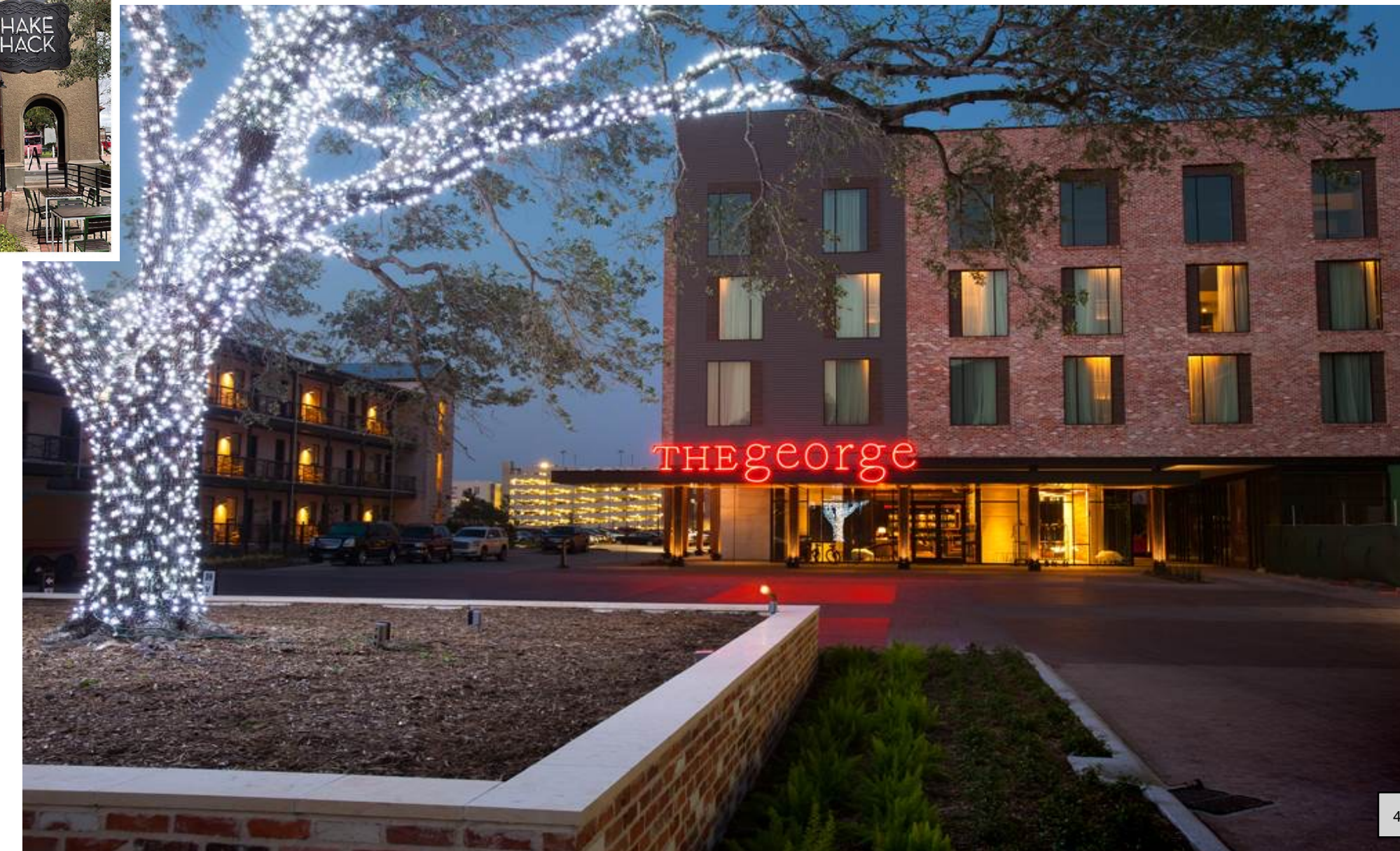
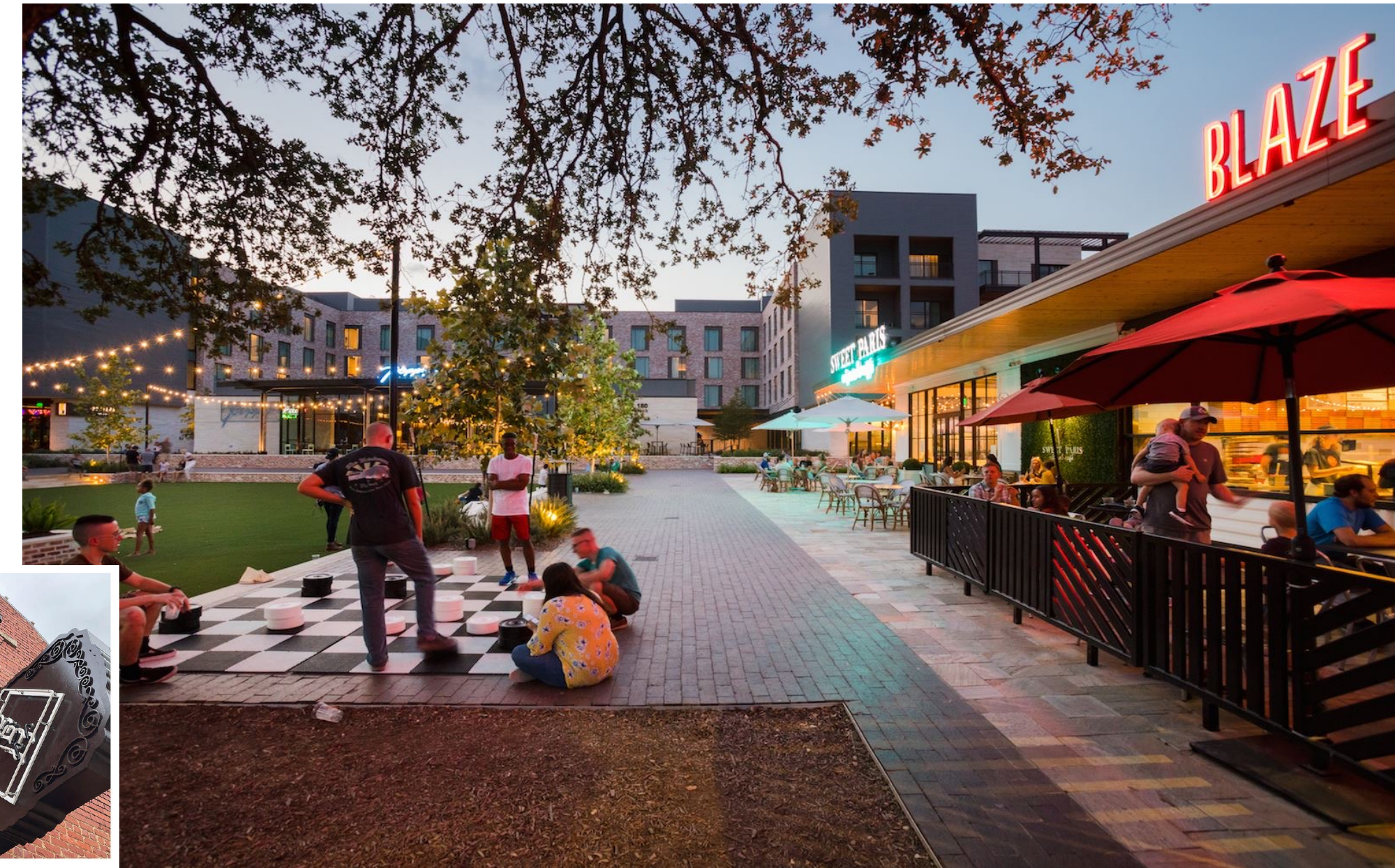
Loft Floor Plan Interior
 Inspiration from Martsolf Architecture

A Units = 450 SF 1B/1B

B Units = 680 SF 1B/1B

C Units = 910 SF 2B/2B

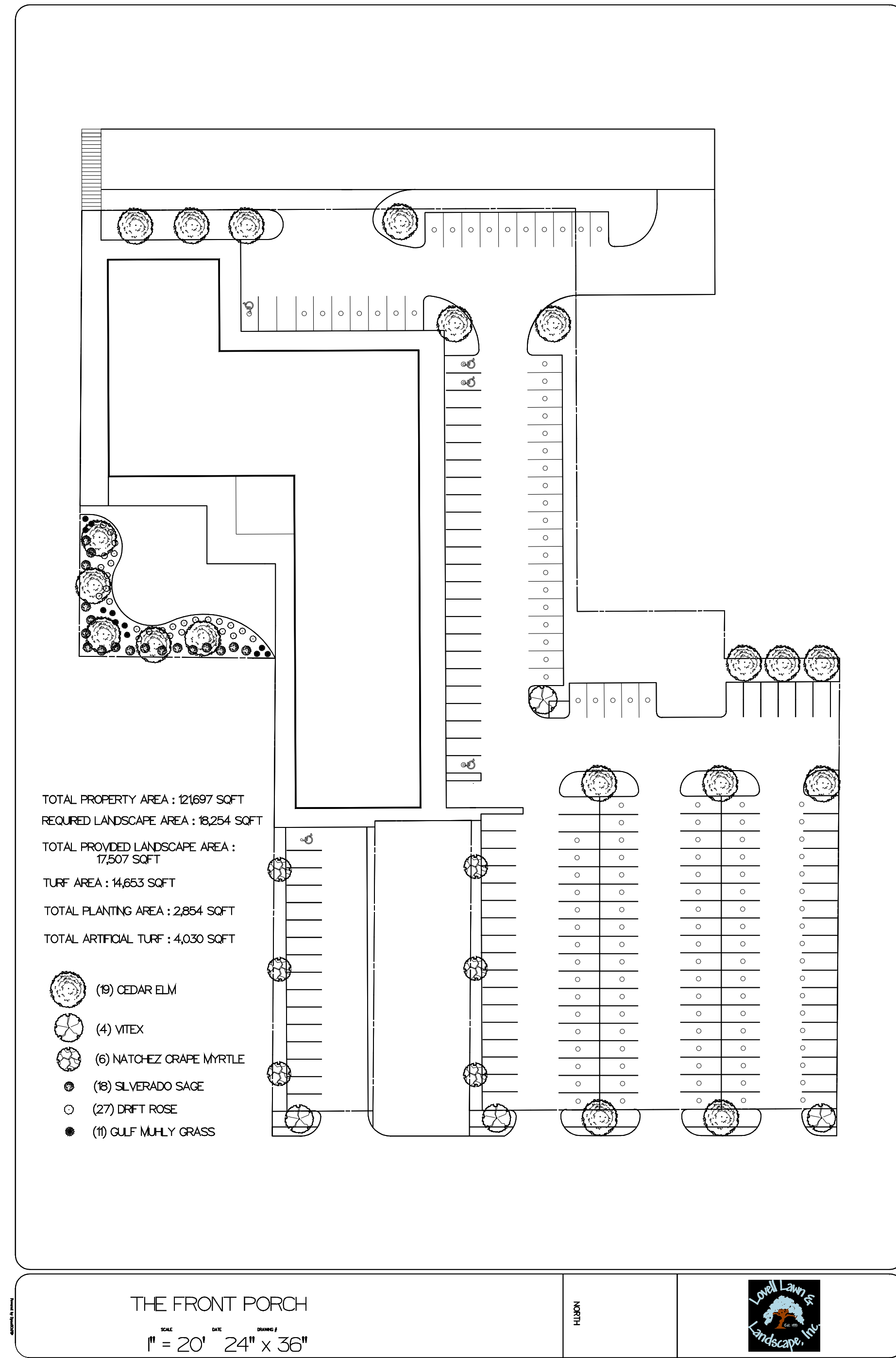
signage, lighting, outdoor amenity green space inspiration
signage design aesthetics inspiration below.

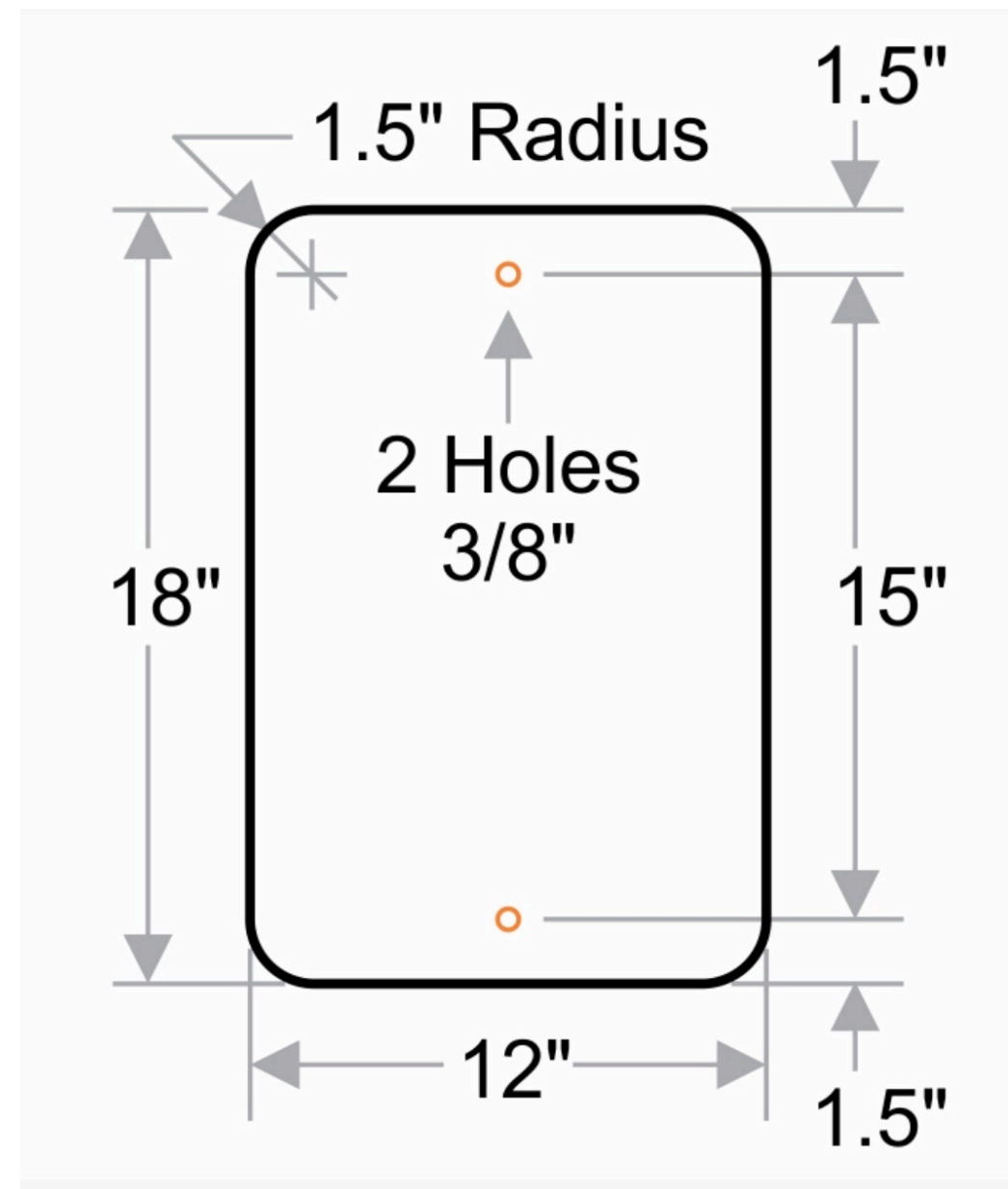
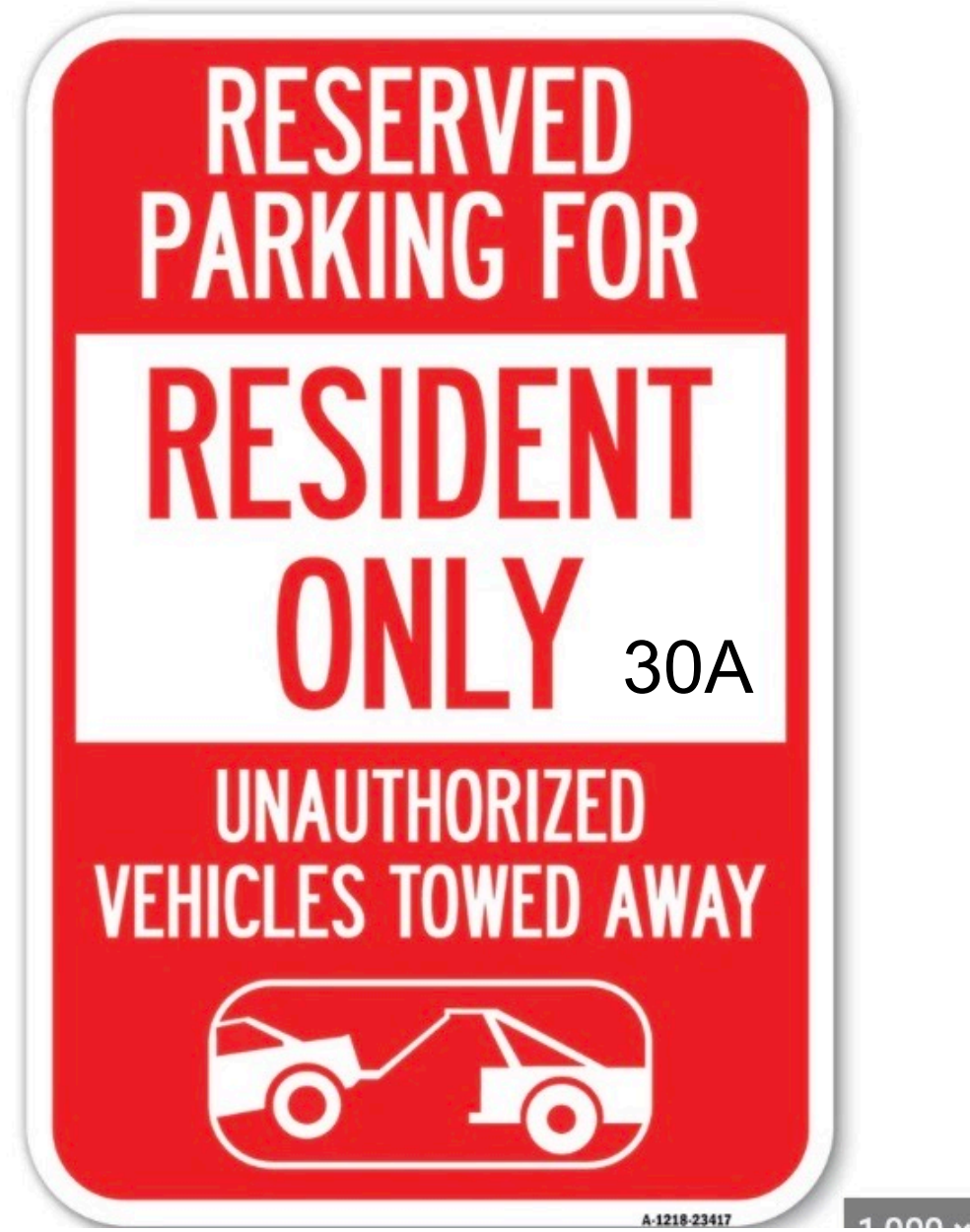




Conceptual Preliminary Landscape Design Layout

Property = 121,697 sqft
 Landscape @ 15% = 18,254sqft
 Landscape @ 17.1%= 20,834 sqft





University

W Washington St

S McIlhenny St

PROJECT
LOCATION



APPENDIX

BUS
377

Stephenville, Texas

Mc Neill

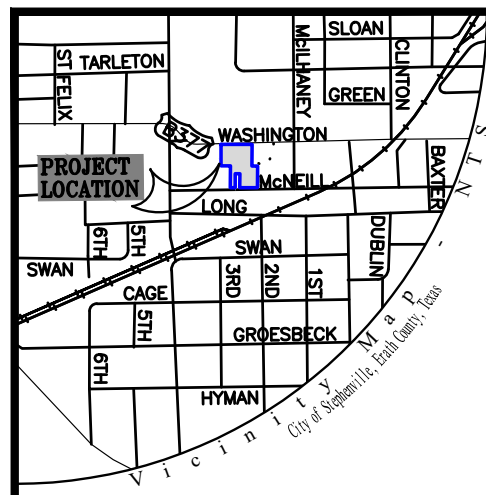
ans
church



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" 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
GW.....	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.....	Chainlink Fence
Wooden 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 233.10 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).

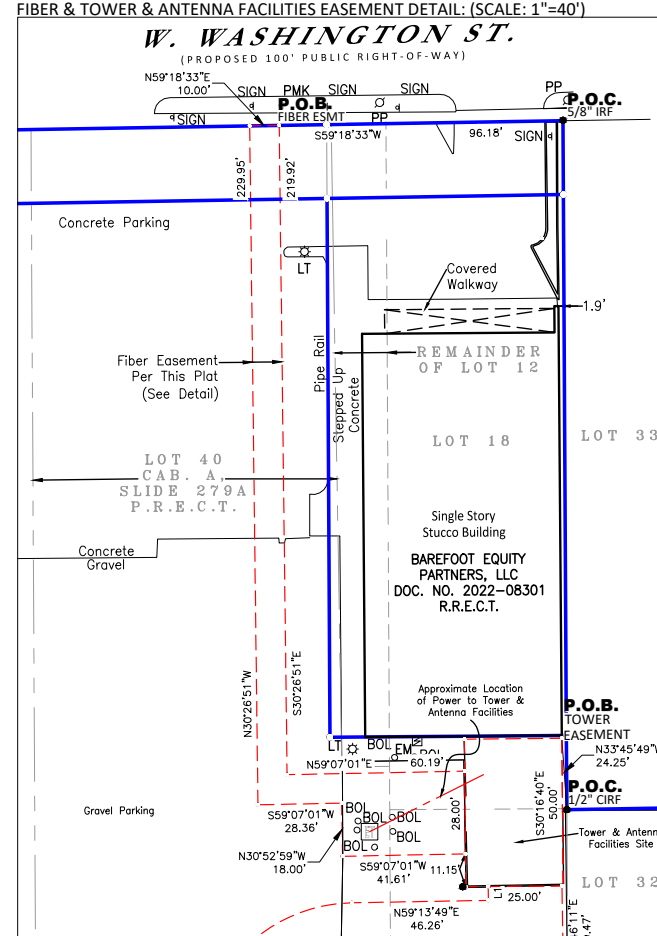
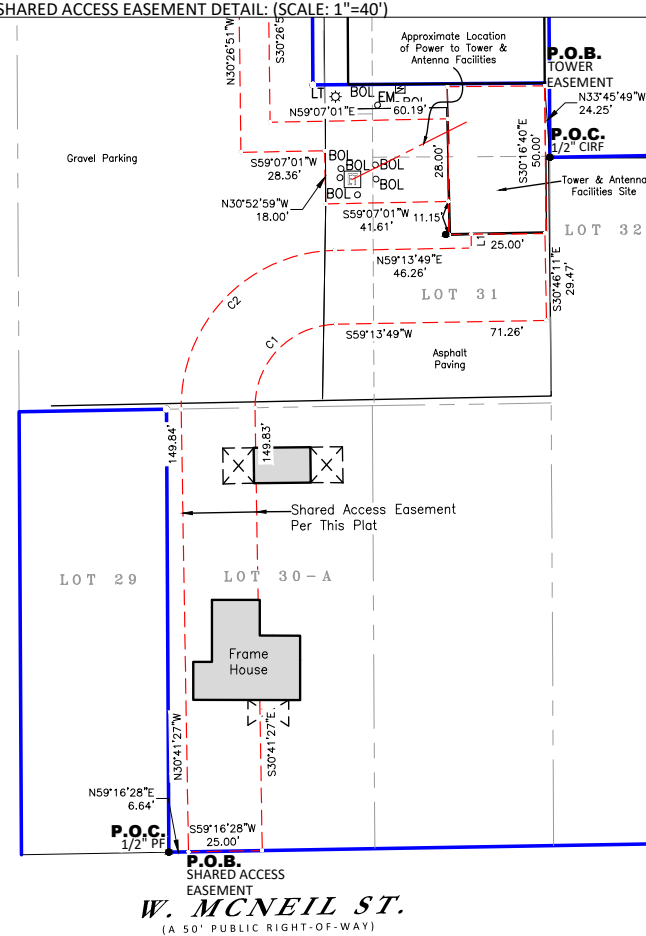
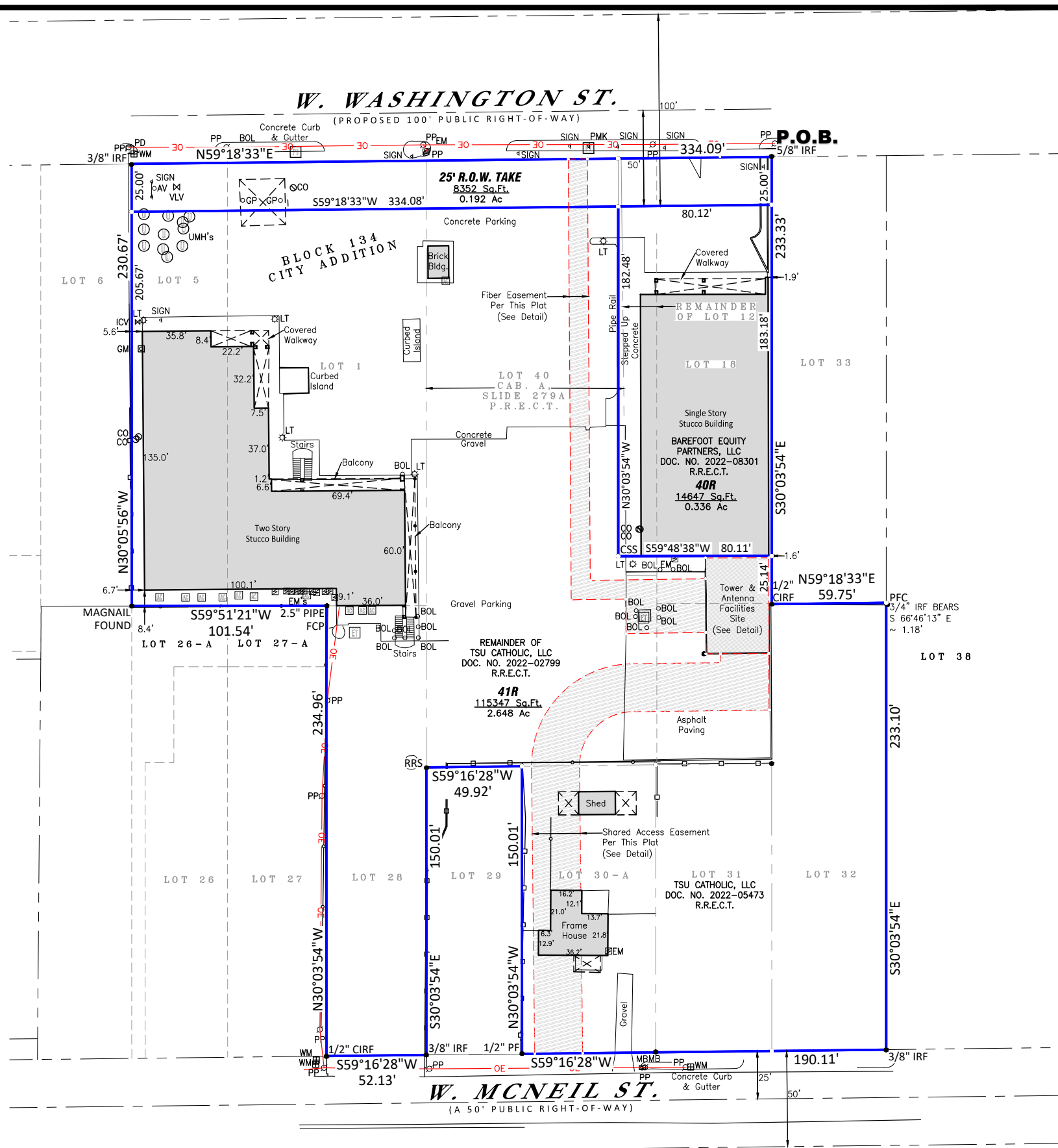
COMMENCING at a 1/2 pipe found in the north line of W. McNeil St. for southwest corner of Lot 30-A and the southeast corner of Lot 29;

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 149.84 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 149.83 feet to a point in the north line of W. McNeil St. for the southeast corner of this tract;

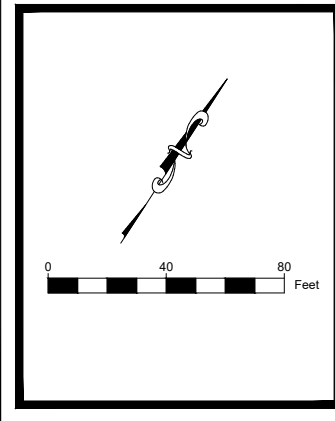
THENCE South 59°16'28" West, a distance of 25.00 feet to the **POINT OF BEGINNING** and containing 7.321 Square Feet or 0.166 of an Acre of Land.



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:
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY SECRETARY
DATE



NATIVE CO. LAND SURVEYING
P.O. Box 2405 Stephenville, TX 76401 44-0605
zane@nativeco.net
ERATH'S FIRM NO. 1074572



Survey

2.7 acres +/- running along Washington St. on the North, McNeil Street to the South, surrounded by commercial businesses to the E. & W., student housing currently exists on all sides, TSU Campus to the N. and residential and student housing to the S. (cell tower easement being updated)

- Conditioning Unit
- nd Vacuum
- rd
- Capped Iron Rod Found Marked "PRICE SURVEYING"
- 1/2" Capped Iron Rod Found Marked "NATIVE CO., LLC"
- out
- ric Meter
- ric Transformer
- e Corner Post
- eter
- ump
- Wire
- ation Control Valve
- od Found
- t Pole
- box
- head Electric
- ne Pedestal
- it for Corner
- ne Marker
- nt of Beginning
- nt of Commencement
- er Pole
- ne Vault
- own Manhole (Fuel?)
- own Valve (Fuel)
- er Meter
- d Records, Erath County, Texas
- Records, Erath County, Texas

- 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. 48143C0430D, 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 survey was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect this property.
 5. See separate metes and bounds description prepared with this plat.

DESCRIPTION:

..., 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 ..., as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas (DIRECT) and being all of Lot 40, Block 134, City Addition, as shown per replat recorded in '9A, 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, 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 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 ork. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

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 in described tract;

18'33" West, with the south line of W. Washington St., passing the northeast corner of said Lot 40 at a distance of 78.55 feet, continuing for a total distance of 80.12 feet for the northeast corner of the herein described tract;

03'54" East, over and across said Lot 40, a distance of 207.48 feet to a cotton spindle found for an inner corner of the herein described tract;

48'38" East, over and across said Lot 40, the remainder of Lot 12, and Lot 18, a distance of 80.11 feet to a 5/8 inch capped iron rod found marked "NATIVE CO., LLC" (CIRF) said Lot 18 and the west line of Lot 33;

03'54" East, with the common line of Lots 18 and 33, a distance of 25.14 feet to a 1/2 inch capped iron rod found marked "PRICE SURVEYING" for the northwest corner of the west corner of Lot 33;

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 ound bears South 66°46'13" East, a distance of 1.18 feet;

03'54" East, with the common line of Lots 32 and 38, a distance of 233.10 feet to a 3/8 inch iron rod found in the north right-of-way line of W. McNeil St. for the southeast id the southeast corner of the herein described tract;

16'28" West, with the north right-of-way line of W. McNeil St., passing a 1/2 inch pipe found for the southwest corner of Lot 31 and the southeast corner of Lot 30-A, at a feet, continuing for a total 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;

03'54" West, with the common line of Lots 29 and 30-A, a distance of 150.01 feet to a CIRF for the northwest corner of Lot 30-A and being the northeast corner of a 9, also being in the south line of Lot 40;

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 er corner of the herein described tract;

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

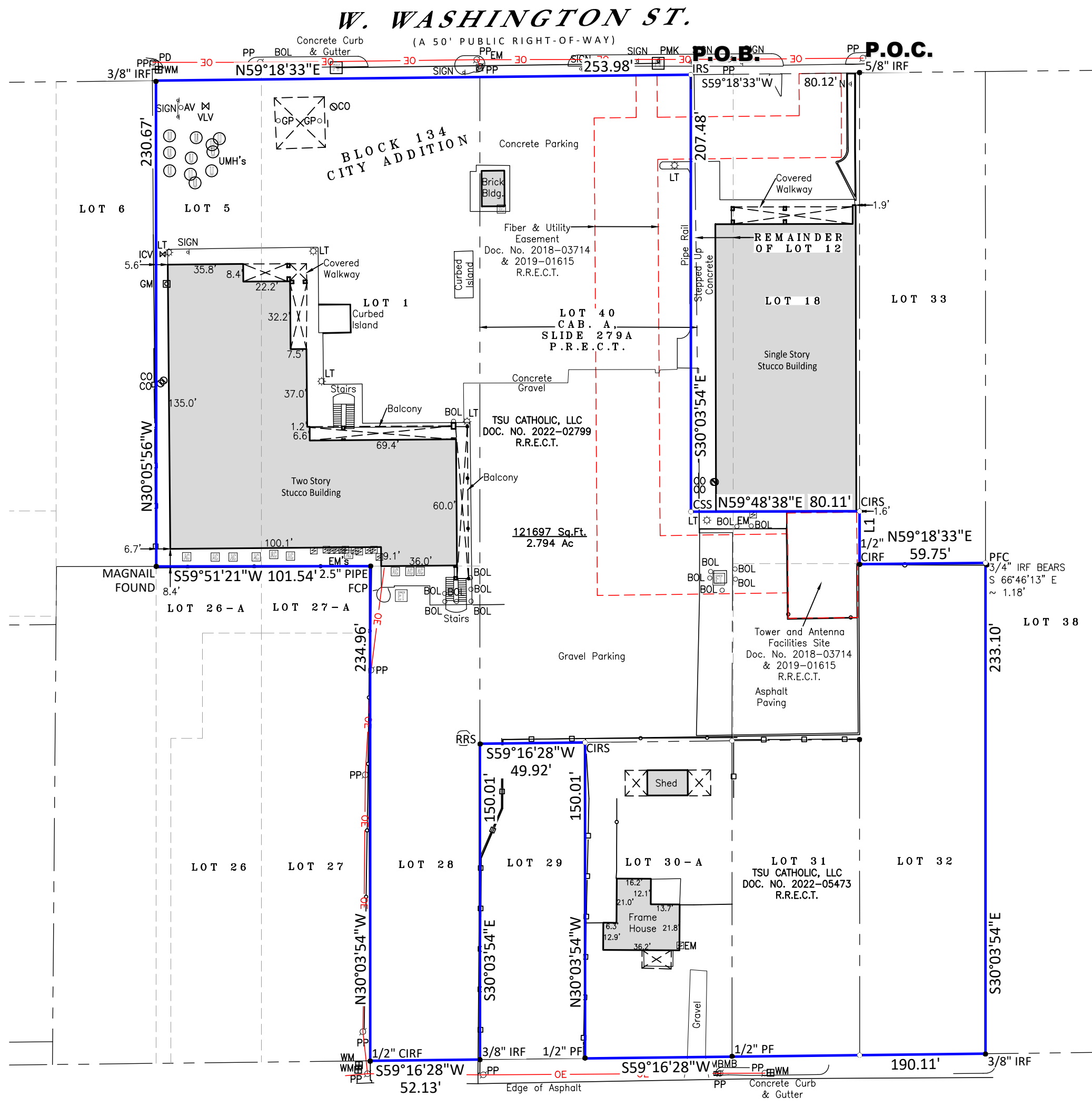
16'28" West, with the north right-of-way line of W. McNeil St., a distance of 52.13 feet to a 1/2 inch capped iron rod found marked "PRICE SURVEYING" for the southwest id the southeast corner of Lot 27, being southernmost southwest corner of the herein described tract;

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

51'21" 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 ed tract;

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 of Lot 5;

18'33" East, with the south right-of-way line of W. Washington St., a distance of 253.98 feet to the POINT OF BEGINNING and containing 121,697 Square Feet or 2.794



W. MCNEIL ST.

(A 50' PUBLIC RIGHT-OF-WAY)



SURVEYOR'S CERTIFICATION:

To: Catholic Financial Ecosystem Flexible Income Fund, L.P.

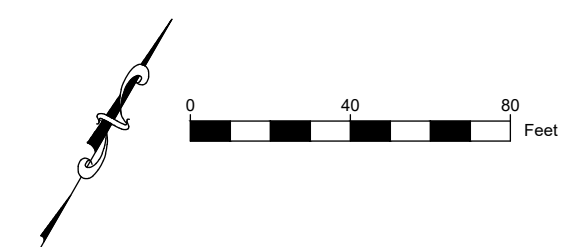
I, N. Zane Griffin, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. To my knowledge all visible and apparent improvements, encroachments, and/or encumbrances are shown.

N. Zane Griffin

N. Zane Griffin, RPLS No. 6810
Date: December 5, 2022
Revised: March 27, 2023

W. WASHINGTON ST. PROJECT

STEPHENVILLE, TEXAS 76401

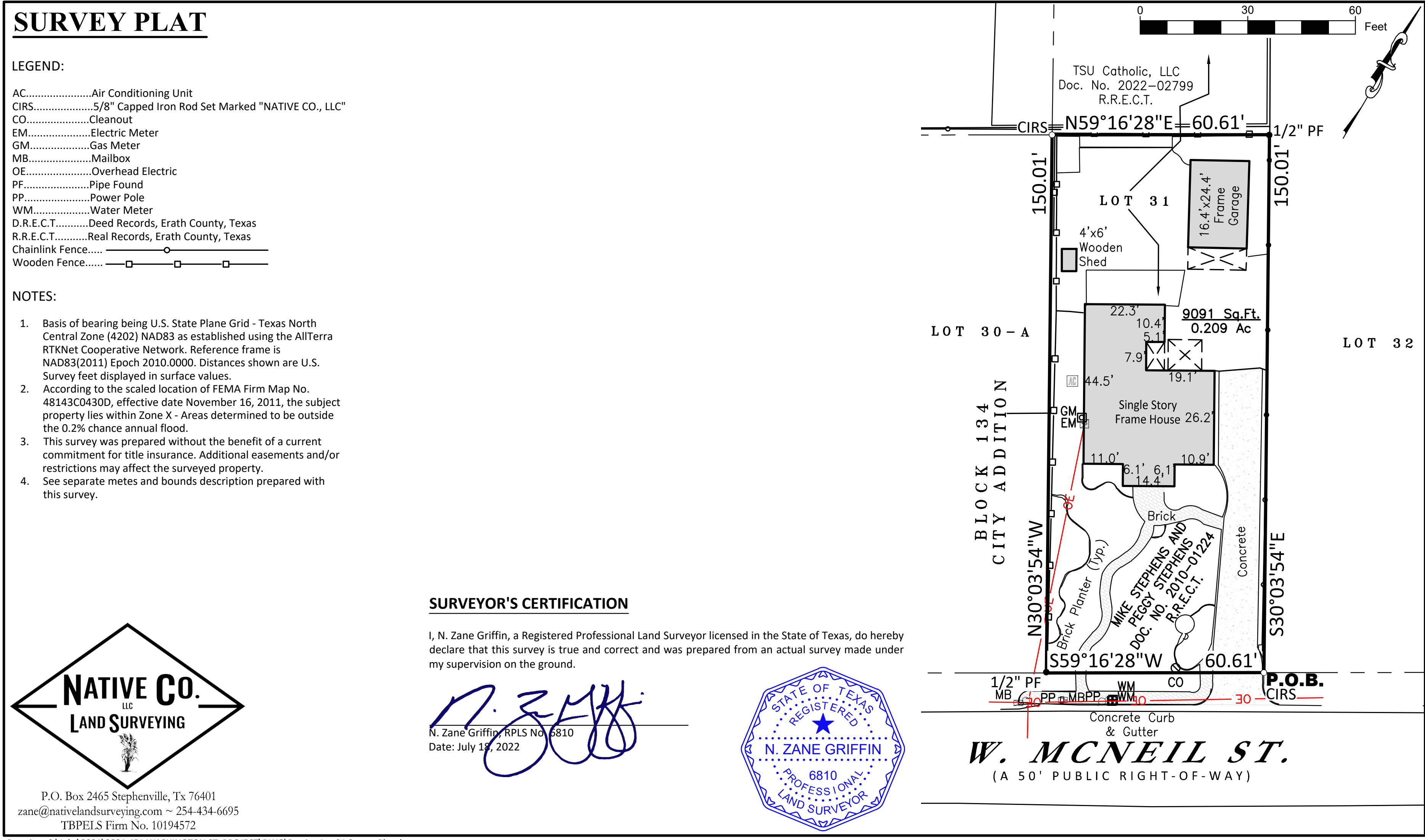


TITLE SURVEY

121,697 Square Feet or 2.794
out of Block 134, City Addition
Stephenville, Erath County,

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



Legend

- Addresses
- ▭ Parcels
- ◆ Hydrant
- Water_Lines
- Manhole
- Sewer_Line

Road Labels

- Road Labels

Legend

- Addresses
- ▭ Parcels
- ◆ Hydrant
- Water_Lines
- Manhole
- Sewer_Line

Stephenville TEXAS

0 80 160 320 480 640 Feet

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

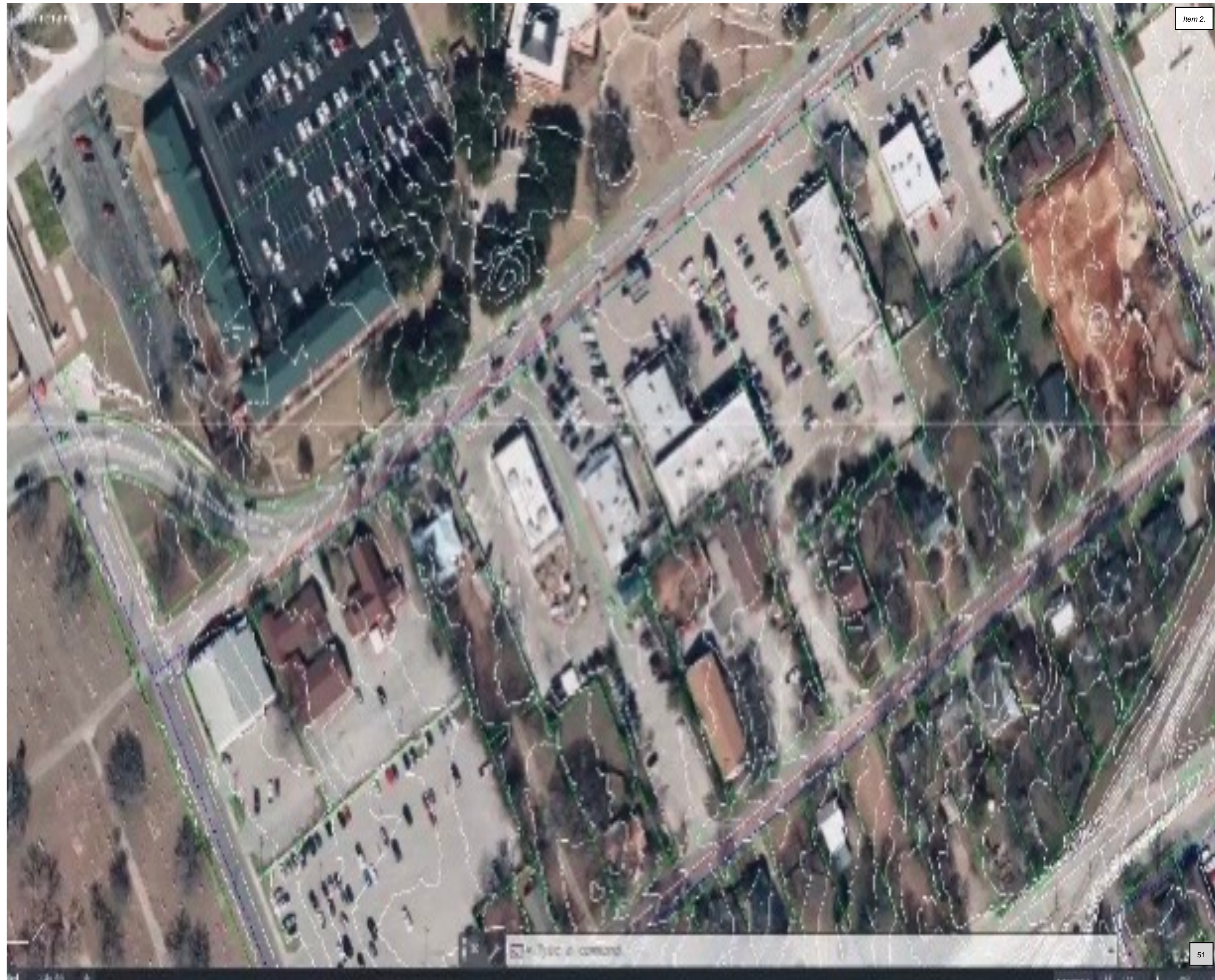
Stephenville TEXAS

0 30 60 120 180 240 Feet

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

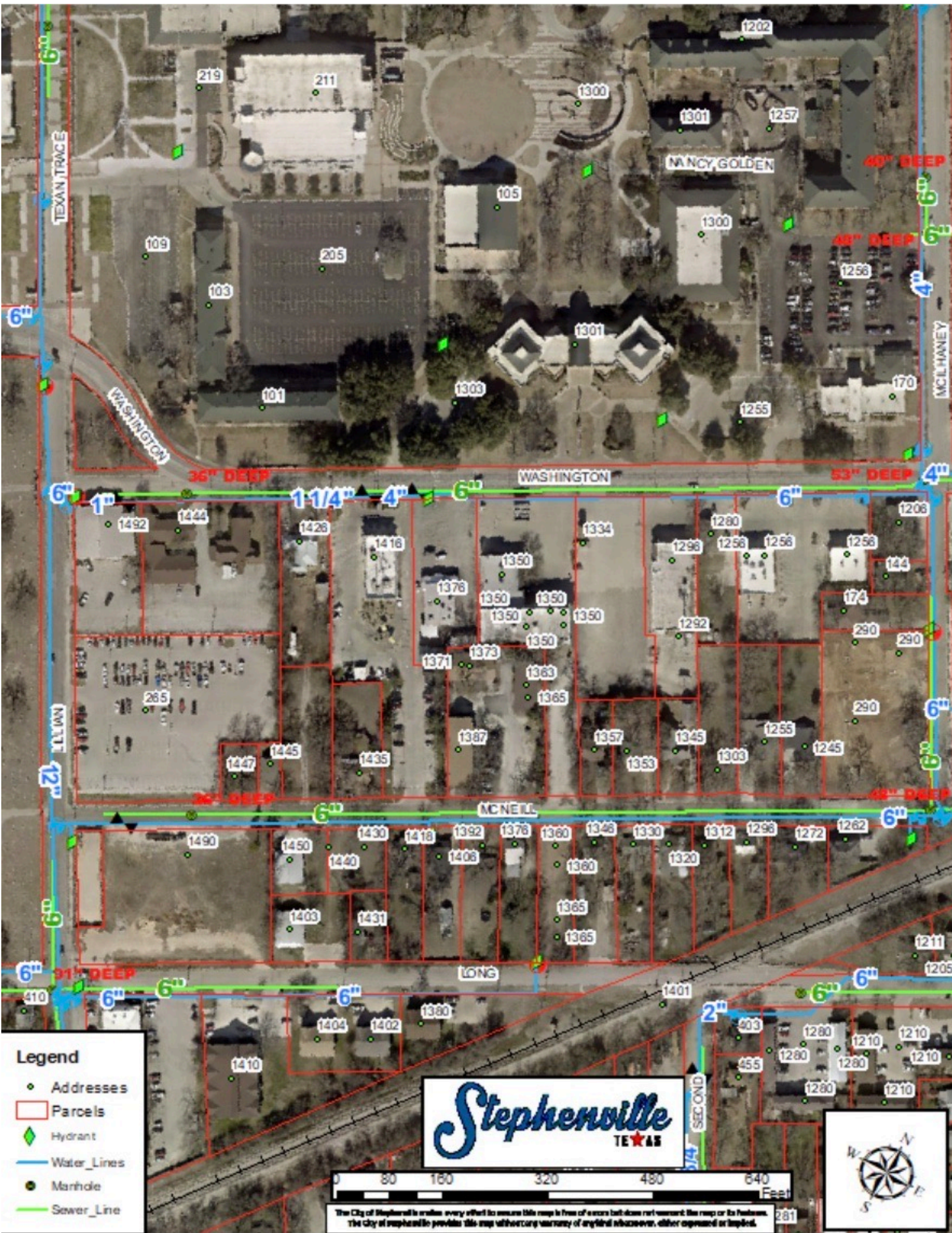
Civil Engineering Diligence

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

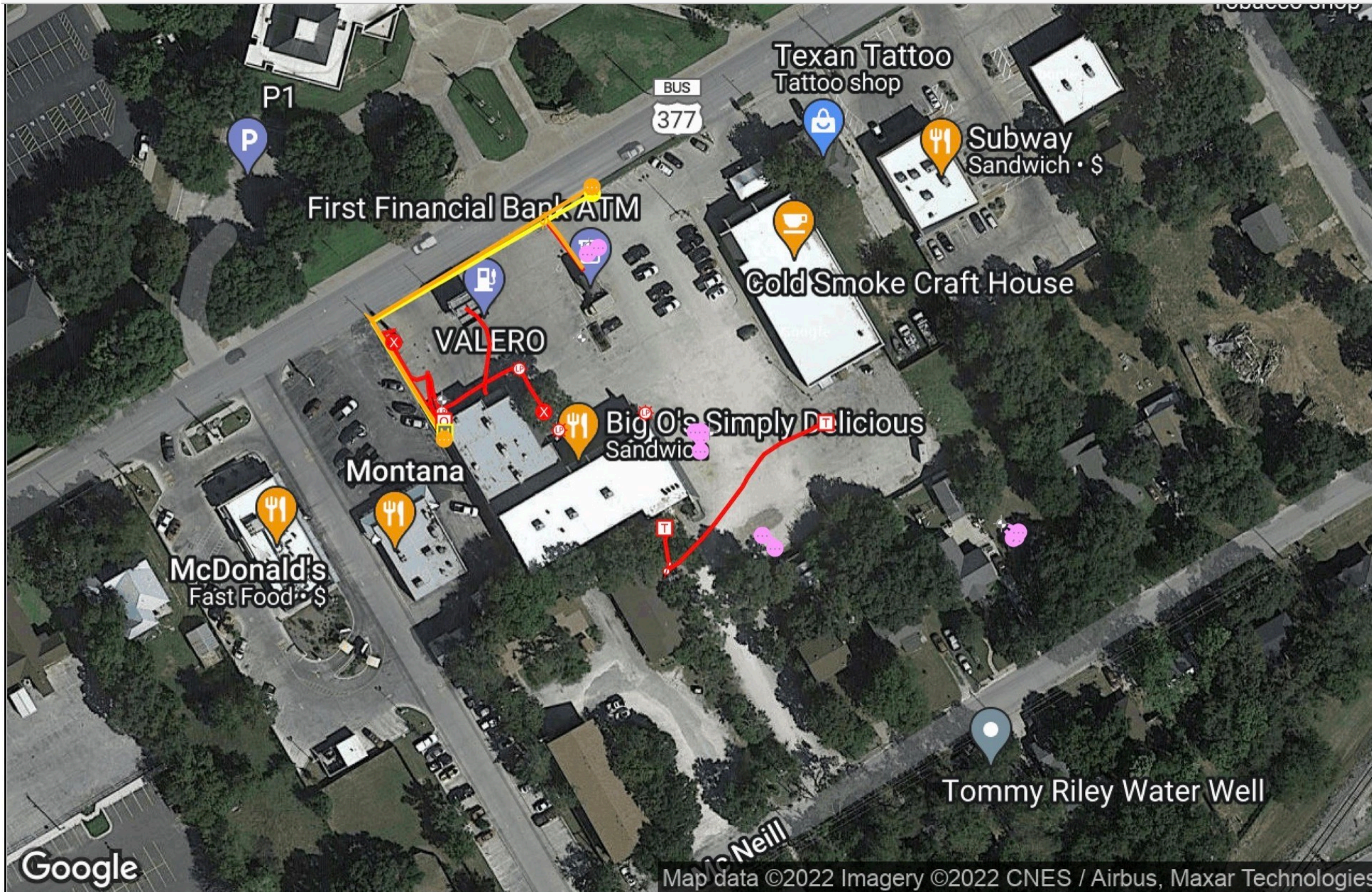


Item 2.

51



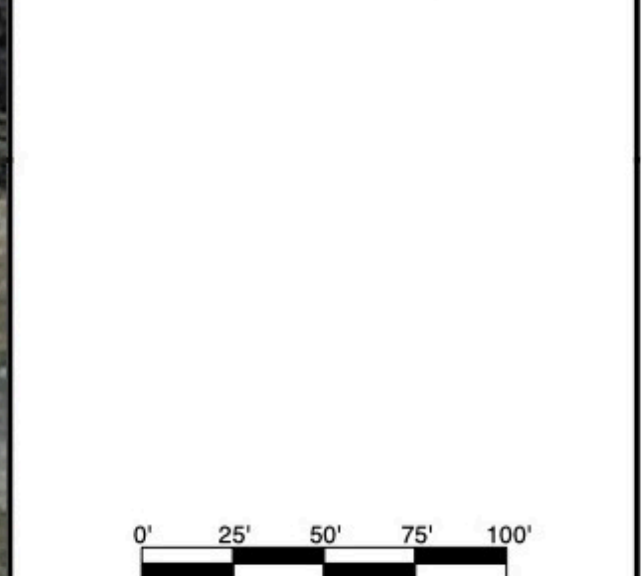
partial utility locating where geotech boring sites were conducted info. only



- 1. 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

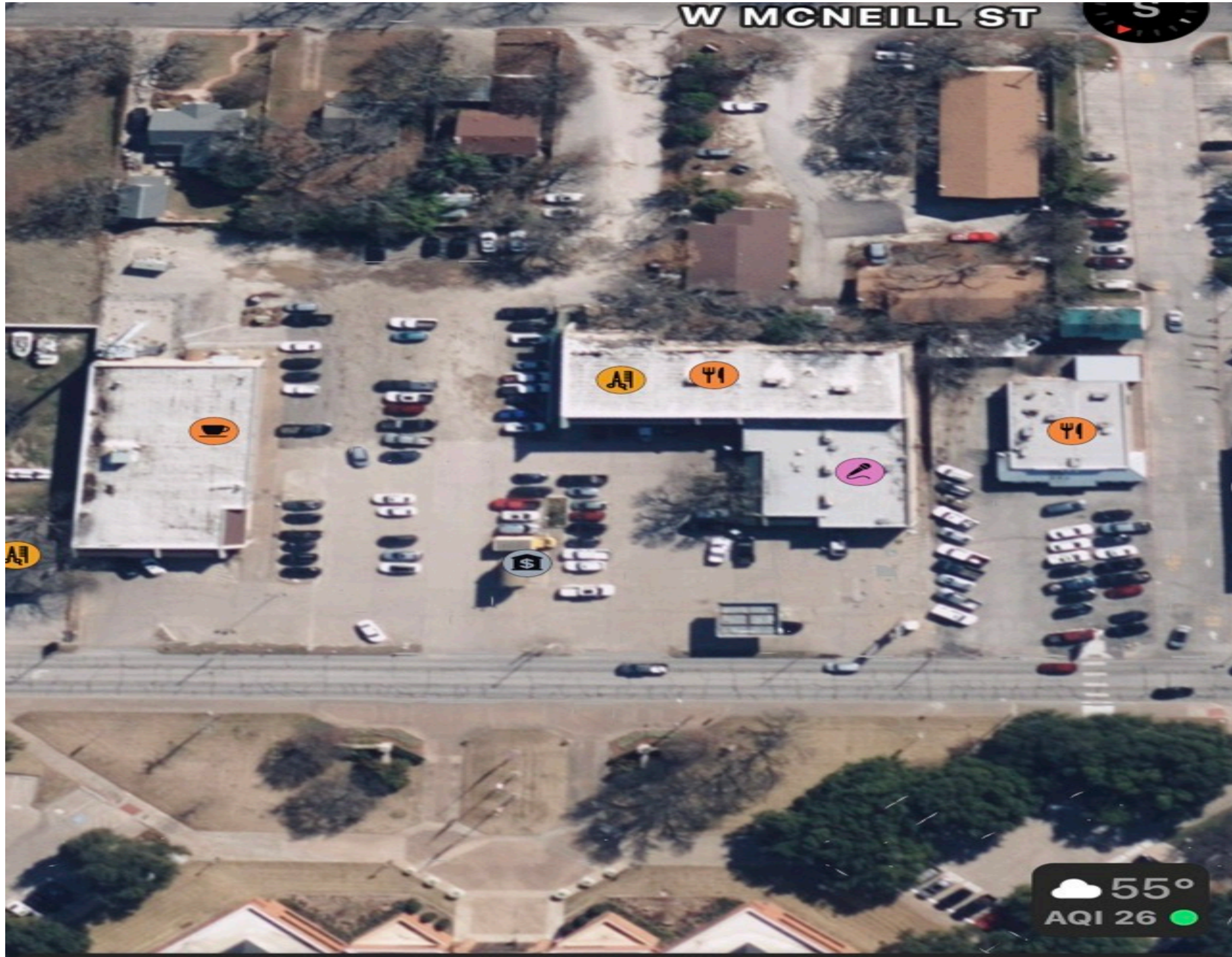
partial utility locating where geotech boring sites were conducted info. only



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>																	
<table border="1"> <tr> <td>DATE</td> <td colspan="5">2022 DEC 08</td> </tr> <tr> <td>DRAWING NO.</td> <td>2</td> <td>REV.</td> <td colspan="3">0</td> </tr> </table>						DATE	2022 DEC 08					DRAWING NO.	2	REV.	0		
DATE	2022 DEC 08																
DRAWING NO.	2	REV.	0														
<ul style="list-style-type: none"> AIR_COMPRESSOR AIR_CONTINUOUS AIR_EOI AIR_MANHOLE AIR_MISC AIR_PUMP AIR_RISER CHEM_AST CHEM_CONTINUOUS CHEM_EOI CHEM_MANHOLE CHEM_MISC CHEM_PUMP CHEM_TANK CHEM_VALVE COMM_BOX COMM_CAMERA COMM_CONTINUOUS COMM_EOI COMM_MANHOLE COMM_MISC COMM_PEDESTAL COMM_POLE COMM_VAULT 	<ul style="list-style-type: none"> ELEC_BOX ELEC_CABINET ELEC_CONTINUOUS ELEC_EOI ELEC_EQUIPMENT ELEC_LANDSCAPELIGHT ELEC_MANHOLE ELEC_METER ELEC_MISC ELEC_PANEL ELEC_POWERPOLE ELEC_SIGN ELEC_SITELIGHT ELEC_TRANSFORMER ELEC_UTILITYPOLE ELEC_VAULT FIRE_BACKFLOWPREVENTOR FIRE_CONTINUOUS FIRE_EOI FIRE_HYDRANT FIRE_MANHOLE FIRE_METER FIRE_MISC FIRE_POSTINDICATORVALVE FIRE_RISER FIRE_VALVE 	<ul style="list-style-type: none"> FUEL_AST FUEL_CONTINUOUS FUEL_EOI FUEL_MANHOLE FUEL_MISC FUEL_PUMP FUEL_RISER FUEL_UST FUEL_VALVE FUEL_VAULT FUEL_VENT GAS_AST GAS_CONTINUOUS GAS_EOI GAS_MANHOLE GAS_METER GAS_MISC GAS_PUMP GAS_RISER GAS_UST GAS_VALVE GAS_VAULT GAS_VENT IRR_BACKFLOWPREVENTOR IRR_CONTINUOUS IRR_CONTROL VALVE IRR_EOI IRR_MISC IRR_RISER IRR_SPRINKLER 	<ul style="list-style-type: none"> MISC_CONTINUOUS MISC_DEPTH MISC_EOI MISC_MANHOLE MISC_POINT MISC_VALVE OIL_CONTINUOUS OIL_EOI OIL_MANHOLE OIL_MISC OIL_PUMP OIL_RISER OIL_TANK OIL_UST OIL_VALVE OIL_VAULT OIL_VENT SAN_CLEANOUT SAN_CONTINUOUS SAN_EOI SAN_GREASETRAP SAN_INVERT SAN_LIFTSTATION SAN_MANHOLE SAN_MARKER SAN_MISC SAN_SEPTICTANK SAN_VAULT SAN_VENT 	<ul style="list-style-type: none"> STEAM_CONTINUOUS STEAM_EOI STEAM_MANHOLE STEAM_MISC STEAM_VALVE STRM_CATCHBASINROUND STRM_CATCHBASINSQUARE STRM_CLEANOUT STRM_CONTINUOUS STRM_CURBINLET STRM_ENDPIPE STRM_EOI STRM_LIFTSTATION STRM_MANHOLE STRM_MISC STRM_ROOFDRAIN STRM_TRENCHDRAIN STRM_UST STRM_VAULT STRM_VENT STRM_YARDBASIN TRAF_BOX TRAF_CABINET TRAF_CONTINUOUS TRAF_EOI TRAF_MANHOLE TRAF_MISC TRAF_PARKINGMETER TRAF_SIGN TRAF_SIGNAL TRAF_STREETLIGHT 	<ul style="list-style-type: none"> TREE_CONIFEROUS TREE_DECIDUOUS UNKN_CONTINUOUS UNKN_EOI UNKN_MANHOLE UNKN_MISC UNKN_VALVE WTR_BACKFLOWPREVENTOR WTR_CONTINUOUS WTR_EOI WTR_HYDRANT WTR_MANHOLE WTR_METER WTR_MISC WTR_POSTINDICATORVALVE WTR_RISER WTR_VALVE WTR_WELLHEAD BUILDING CORNER FLAGPOLE GRAVE GRAVE HEADSTONE NO GRAVE MAILBOX POST SATELLITE SIGN SOIL BORING MARKER SOIL BORING MARKER 												

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



TIA Traffic & Pedestrian Study Report

Traffic Impact Analysis for Front Porch Development Stephenville, Texas

Prepared for:

TSU Catholic, LLC
201 Main Street, Suite 1198
Fort Worth, TX 76102

Prepared by:

**LEE ENGINEERING**
3030 LBJ Freeway, Suite 1660
Dallas, Texas 75234
Phone: (210) 561-5411
TBPE Firm F-450


James A. Robertson

3/14/23

March 14, 2023

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

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.: RZ2023-03

Applicant Jackie Monk, is requesting a rezone of property located at 255 Park St., Parcel R30320, being ACRES 0.610, S2600 CITY ADDITION; BLOCK 138; LOT 11 & LOT 1 (S PT OF 1) of the City of Stephenville, Erath County Texas from Retail & Commercial District (B-2) to Single Family Residential District (R-1).

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

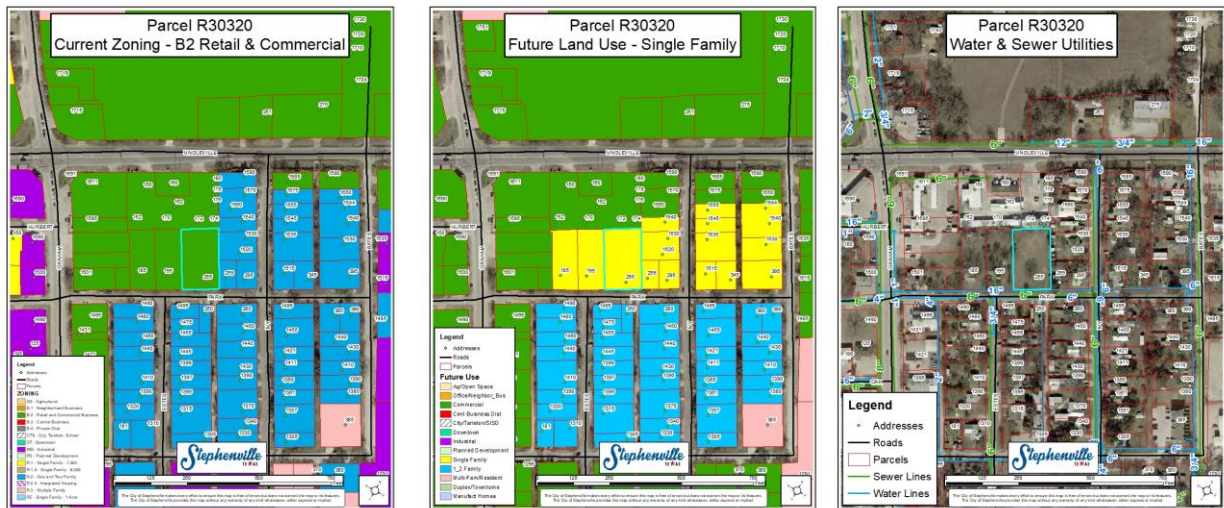
RECOMMENDATION:

The property has a current zoning of Retail and Commercial District (B-2). The Future Land Use for this property is designated as Single Family.

BACKGROUND:

The applicant is requesting a rezone which conforms to the future land use designation. The property is 0.67 acres with approximately 128' of frontage along Park Street. Existing zoning in the area includes Commercial and One and Two Family residential.

PROPERTY PROFILE:



Sec. 154.05.3. Single-family residential district (R-1) (7,500 ft²).

5.3.A Description. This residential district provides for a generally lesser density city neighborhood development. The primary land use allows for single-family dwelling development appropriate to a city-style neighborhood. Other uses within this district shall contribute to the nature of the neighborhood. Development within this district is intended to be separate from and protected from the encroachment of land activities that do not contribute to the esthetic and functional well being of the intended district environment.

5.3.B Permitted Uses.

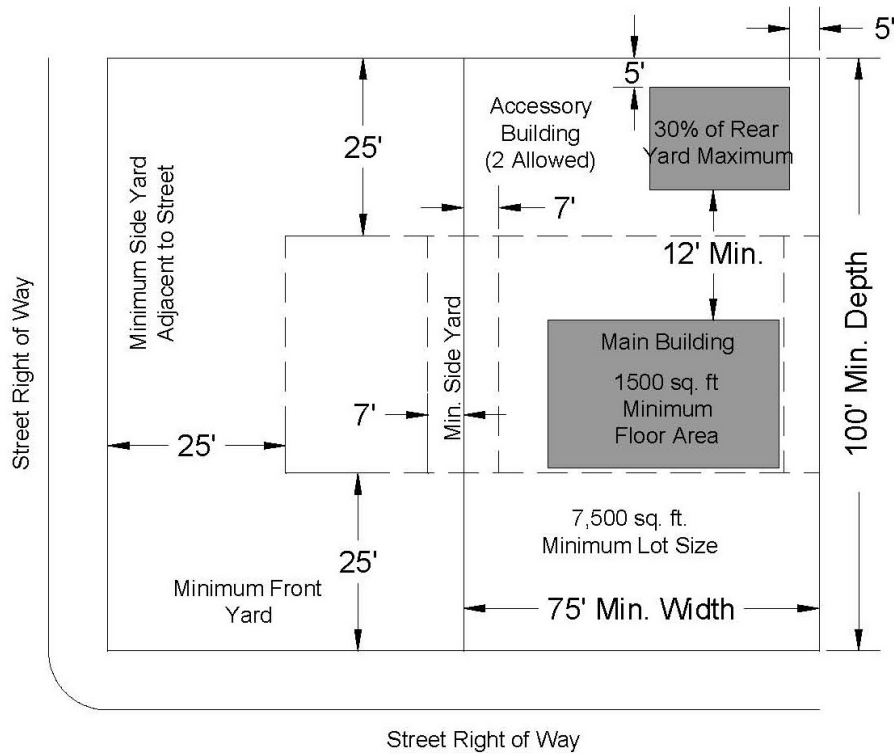
- (1) Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals;
- (2) Accessory buildings;
- (3) Churches, temple, mosques and related facilities;
- (4) Community home;
- (5) Park or playground; and
- (6) SISD school—public.

5.3.C Conditional Uses.

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

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

- (1) Maximum density: one dwelling unit per lot.
- (2) Minimum lot area: 7,500 ft².
- (3) Minimum lot width and lot frontage: 75 feet.
- (4) Minimum lot depth: 100 feet.
- (5) Minimum depth of front setback: 25 feet.
- (6) Minimum depth of rear setback: 25 feet.
- (7) Minimum width of side setback:
 - (a) Internal lot: seven feet.
 - (b) Corner lot: 25 feet from intersecting side street.
- (8) Building size:
 - (a) Maximum main building coverage as a percentage of lot area: 40%.
 - (b) Minimum area of main building: 1,500 ft².
- (9) Accessory buildings:
 - (a) Maximum accessory buildings coverage of rear yard: 30%.
 - (b) Maximum number of accessory buildings: two.
 - (c) Minimum depth of side setback: five feet.
 - (d) Minimum depth of rear setback: five feet.
 - (e) Minimum depth from the edge of the main building: 12 feet.
- (10) Maximum height of structures: 35 feet.
- (11) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

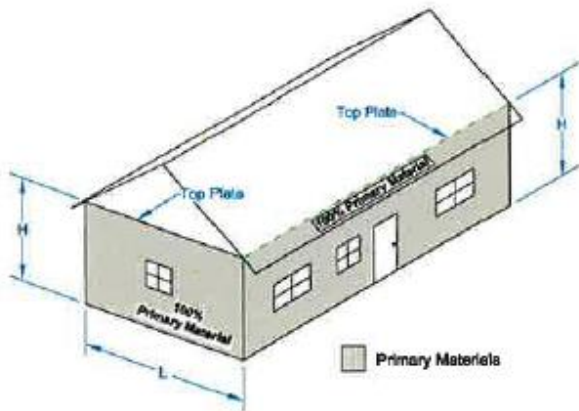


5.3.E Parking Regulations. A Single-Family, R-1 District lot shall provide a minimum of two vehicle parking spaces, with a driveway connecting the parking spaces with a street or alley and meet all the pertinent requirements contained in this ordinance, Section 11, Parking Regulations of this ordinance.

5.3.F Type of Construction.

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

5.3.F Exterior Building Material Standards



NEW CONSTRUCTION

Total Exterior Wall shall equal,
100% of Primary Materials.
(Windows & Doors are excluded)

EXISTING STRUCTURES

1. Expanding or modifying the footage of the building 50% or less, may use the same exterior material as the existing primary building. If not available, approval is need from the Community Development Director.
2. Expanding or modifying the footage of the building 50% or more, must use 100% Primary Materials of the exterior wall.
3. Windows and Doors are excluded.

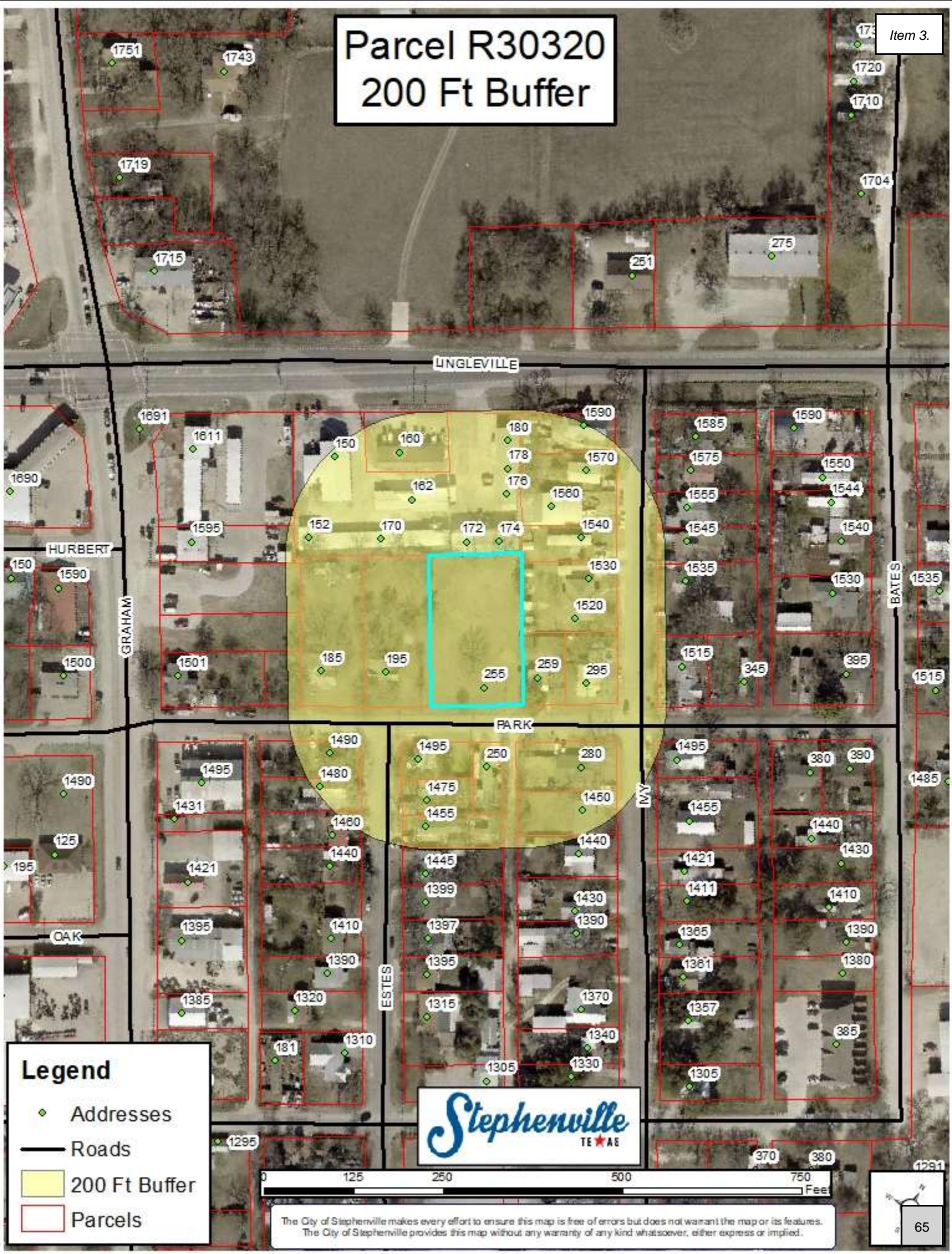
(Ord. 2011-26, passed 12-6-2011)

ALTERNATIVES:

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

Parcel R30320 200 Ft Buffer

Item 3.



Legend

- ◆ Addresses
- Roads
- 200 Ft Buffer
- Parcels

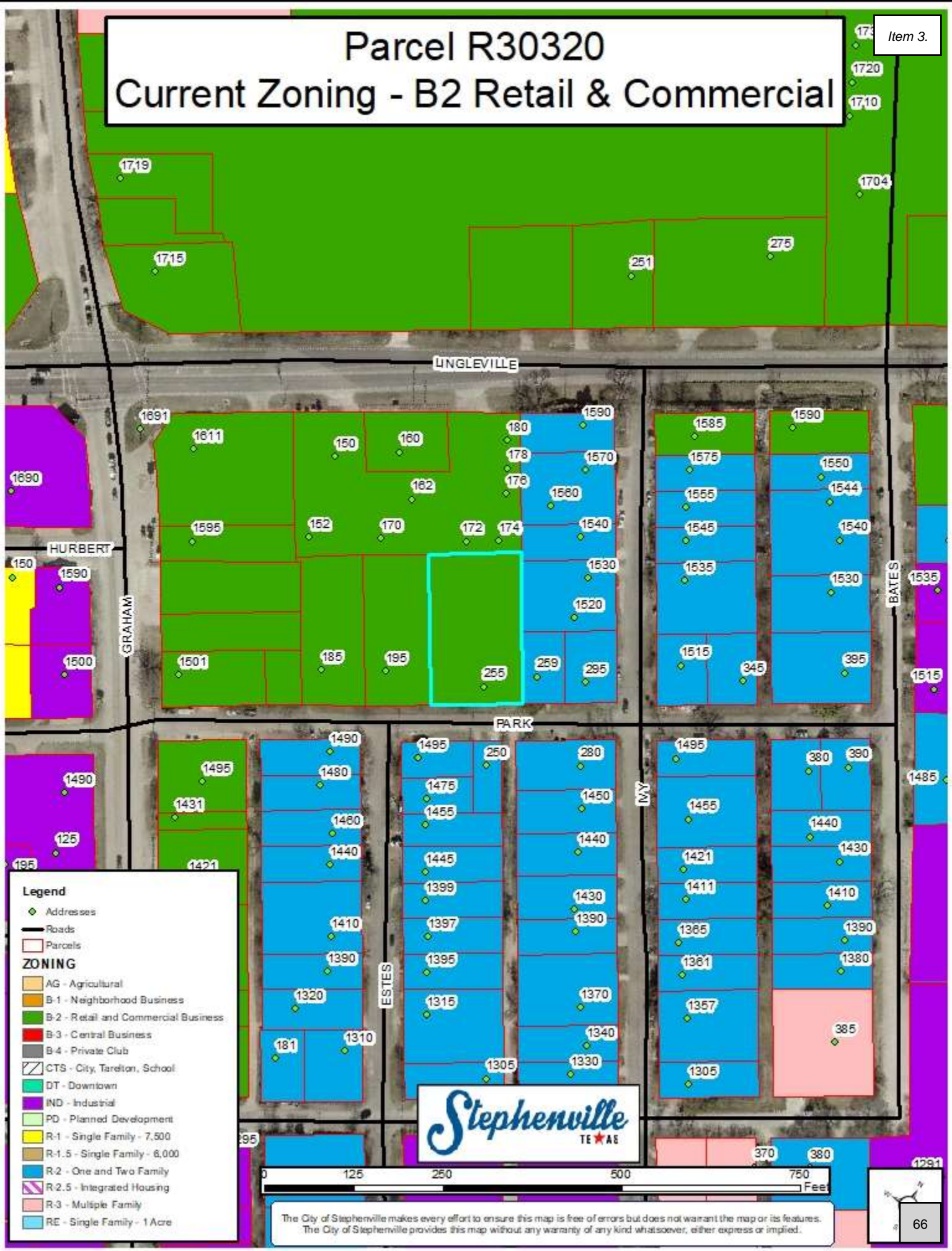


The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

Parcel R30320

Current Zoning - B2 Retail & Commercial

Item 3.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

ZONING

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

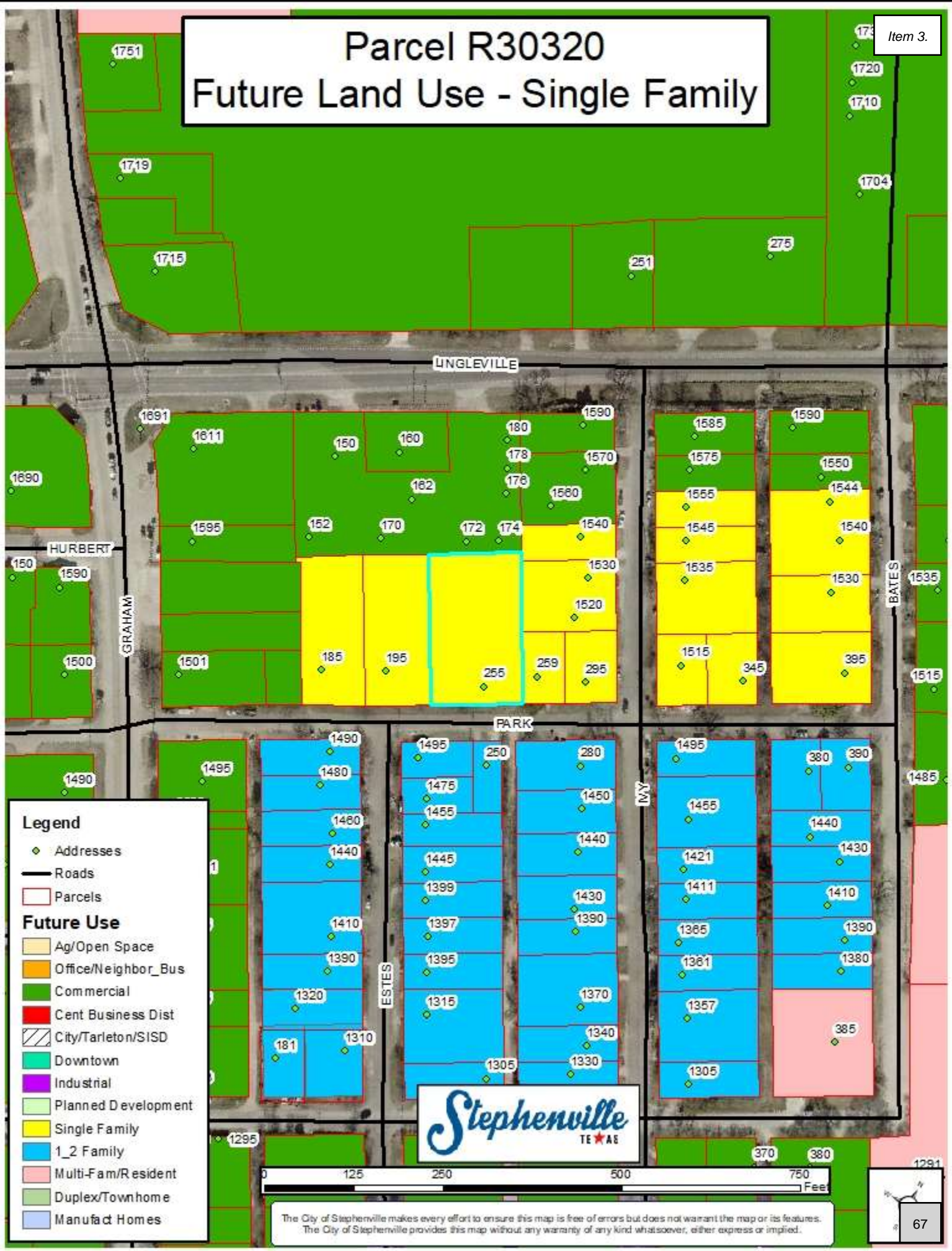


The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

Parcel R30320

Future Land Use - Single Family

Item 3.



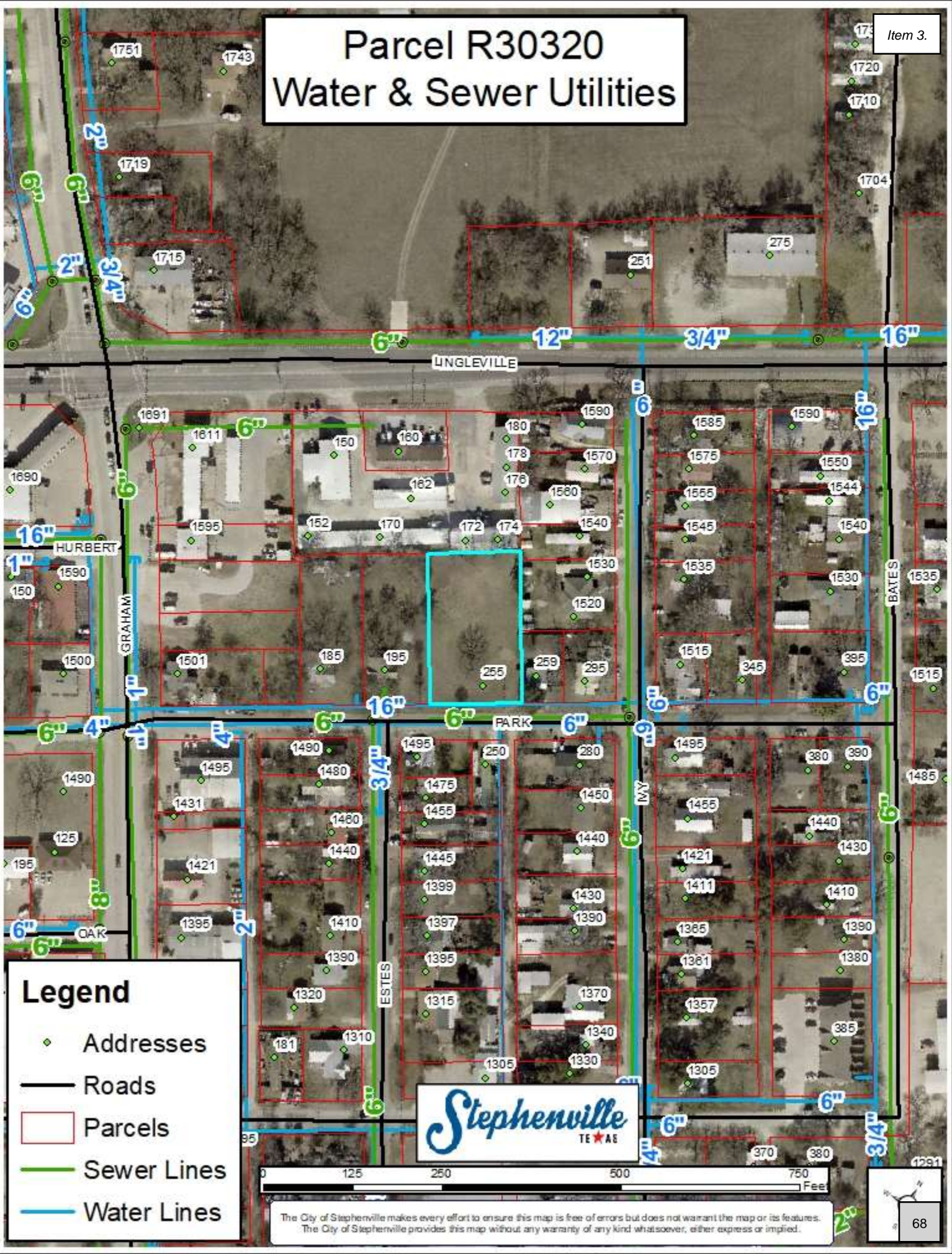
- Legend**
- ◆ Addresses
 - Roads
 - ▭ Parcels
- Future Use**
- ▭ Ag/Open Space
 - ▭ Office/Neighbor_Bus
 - ▭ Commercial
 - ▭ Cent Business Dist
 - ▭ City/Tarleton/SISD
 - ▭ Downtown
 - ▭ Industrial
 - ▭ Planned Development
 - ▭ Single Family
 - ▭ 1,2 Family
 - ▭ Multi-Fam/Resident
 - ▭ Duplex/Townhome
 - ▭ Manufact Homes



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

Parcel R30320 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.

Parcel R30320 200 ft Buffer Addresses

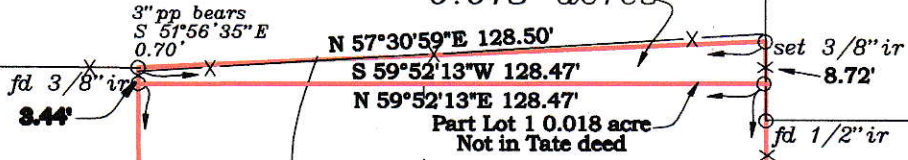
Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000028852	1480 ESTES	AGUILAR JOSE TEODORO	1480 N ESTES	STEPHENVILLE	TX	76401
R000028851	1460 ESTES	ALFARO DEONIL	1397 CLEVELAND	STEPHENVILLE	TX	76401
R000028869	1475 ESTES	ANGEL CARLOS URIEL ARANDA	1475 ESTES	STEPHENVILLE	TX	76401
R000028868	250 E PARK STREET	BARRERA JOSE LUIS	257 W COLLEGE	STEPHENVILLE	TX	76401
R000028890	1590 IVY	BOASE GARY L	1590 N IVY	STEPHENVILLE	TX	76401-0000
R000028853	1490 ESTES	BROWN JUSTIN M	3821 BEN CREEK CT	ALEDO	TX	76008
R000030312	0 PARK STREET	CHILDRESS REVOCABLE TRUST & AMBER LONG	1132 ELK RIDGE DR	STEPHENVILLE	TX	76401
R000028887	1540 IVY	CYNOWSKI PAUL GEORGE & BETTY JOE RICKARD	1540 IVY	STEPHENVILLE	TX	76401
R000028894	1555 IVY	GARCIA HELEN S & NICOLAS VILLANUEVA	1555 N IVY ST	STEPHENVILLE	TX	76401-2726
R000074198	160 E FM8	HARPOLE WILLIAM MATTHEW & SHANNA	PO BOX 112	GORDON	TX	76453
R000028895	1545 IVY	HOANG PHUONG & ISMAEL CALVILLO	1355 HARPER MILL DR	STEPHENVILLE	TX	76401
R000030315	1611 N GRAHAM	JAROBIE INC	PO BOX 137	STEPHENVILLE	TX	76401-0002
R000028880	1440 N IVY	JOKEL FRANK	1440 N IVY AVE	STEPHENVILLE	TX	76401
R000030318	195 E PARK STREET	MAYO TAMMY	1411 GROESBECK	STEPHENVILLE	TX	76401
R000030317	185 E PARK STREET	MAYO TAMMY	1411 GROESBECK	STEPHENVILLE	TX	76401
R000028881	1450 IVY	MEEKS SONYA M	1450 N IVY	STEPHENVILLE	TX	76401-2723
R000030309	150 E FM8	MITCHELL RENTALS INC	PO BOX 1736	STEPHENVILLE	TX	76401
R000030320	255 PARK STREET	MONK JACKIE	1590 BATES	STEPHENVILLE	TX	76401
R000028902	1495 IVY	MUNOZ DIEGO HERNANDEZ	1495 N IVY	STEPHENVILLE	TX	76401
R000028884	259 PARK STREET	QUARTER B'S LLC	1054 CR185	STEPHENVILLE	TX	76401
R000028871	1455 ESTES	RAMIREZ BUPBERTO MENDEZ	1455 ESTES	STEPHENVILLE	TX	76401
R000028870	1445 ESTES	RAMIREZ SAMUEL	1445 ESTES	STEPHENVILLE	TX	76401
R000028882	280 PARK STREET	RANGEL ALMA & JESUS RANGEL	280 E PARK	STEPHENVILLE	TX	76401
R000028896	1535 IVY	RODRIGUEZ CATARINO & DOMINGA	1545 N IVY	STEPHENVILLE	TX	76401
R000028883	295 E PARK STREET	ROJAS RICHARD	PO BOX 581	LA PRYOR	TX	78872
R000028897	1515 IVY	ROMERO SALVADOR	1515 N IVY	STEPHENVILLE	TX	76401-0000
R000028886	1530 IVY	SANCHEZ REYNOLD	1530 IVY	STEPHENVILLE	TX	76401
R000028889	1570 IVY	SMITH CRAIG	1570 N IVY ST	STEPHENVILLE	TX	76401
R000030313	1585 N GRAHAM	TAYLOR DEAN	P O BOX 137	STEPHENVILLE	TX	76401
R000030314	1595 N GRAHAM	TAYLOR DEAN & COMPANY INC	1595 N GRAHAM	STEPHENVILLE	TX	76401-0000
R000030319	1555 N GRAHAM	TAYLOR LAWRENCE DEAN & GLORIA	PO BOX 137	STEPHENVILLE	TX	76401-0000
R000028867	1495 ESTES	WILSON HELEN	1335 N LILLIAN	STEPHENVILLE	TX	76401

Block 138 City of Stephenville

Lot 16

Replat Cabinet B, Slide 90B Plat Records

0.018 acres



13

12

11

Block 5, Cage Addition

0.61 acres

Lot 11 and South 208' of Lot 1
Tommie Ruth Tate
to
Linda Tate
June 23, 1988
Vol. 748, Pg. 82

9

Part Lot 1

11

S 30°20'41\"/>

N 30°20'41\"/>

fd 1/2\"/>

10B

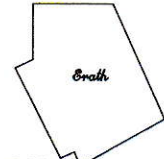
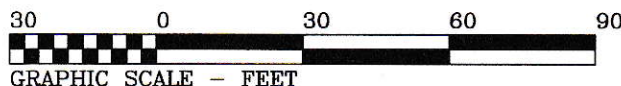
9B



edge of paving

E. Park Street

Survey of
0.63 acres
 in the
Lot 11 & Part of Lot 1, Block 138 City of Stephenville
 by Kenneth D. Leatherwood
 Registered Professional Land Surveyor No. 5531
 384 FR 829 Stephenville, Texas 76401 (254) 968-5539 Fax (254) 968-0960



Surveyed 8 August 2016 C3019

Kenneth D. Leatherwood
Registered Professional Land Surveyor

384 PR 829
Stephenville, Texas 76401

Phone 254 968 5539
leatherwood@wildblue.net

Land Description

State of Texas:
County of Erath:
City of Stephenville:

All that certain 0.61 acre tract of land, being Lot 11 and a part of Lot 1, Block 138 of the City of Stephenville, Texas, as shown on the King's 1956 map of the City of Stephenville, Texas, dedication and adoption thereof recorded in volume 38, page 105 of the deed records of Erath County, Texas, and described in deed to Linda Tate, recorded in volume 748, page 82 of the deed records of Erath County, Texas, described as follows:

Beginning at a capped 3/8 iron rod set at the northeast corner of Lot 11, the southeast corner of Lot 1, in the west line of Lot 13 of Block 5, Cage Addition to the City of Stephenville, for the northeast corner of this tract:

Thence S 30° 20' 41" E, along the east line of Lot 11, 208.00' (plat record distance 208') to a capped 3/8 iron rod set at the southeast corner of Lot 11, the southwest corner of Lot 9B of the Cage Addition, in the north line of Park Street, for the southeast corner of this tract:

Thence S 59° 52' 13" W, along the north line of Park Street, 128.47' to a capped 3/8 iron rod set for the southwest corner of this tract, the southeast corner of Lot 9:

Thence N 30° 20' 41" W, along the west line of Lot 1, 208.00' to a 3/8 iron rod set at the northeast corner of Lot 9, an interior corner of Lot 1, for the northwest corner of this tract:

Thence N 59° 52' 13" E, crossing Lot 1 and along the north line of Lot 11, 128.47' to the point of beginning and containing 0.61 acres of land.

I, Kenneth D. Leatherwood, Registered Professional Land Surveyor No. 5531 of the State of Texas, certify that these field notes and accompanying plat are correct to the best of my knowledge and represent a survey made on the ground by me personally on August 8, 2016.

Kenneth D. Leatherwood

Registered Professional Land Surveyor

384 PR 829
Stephenville, Texas 76401Phone 254 968 5539
leatherwood@wildblue.net

Land Description

State of Texas:
County of Erath:
City of Stephenville:

All that certain 0.18 acre tract of land, being a part of Lot 1, Block 138 of the City of Stephenville, Texas, as shown on the King's 1956 map of the City of Stephenville, Texas, dedication and adoption thereof recorded in volume 38, page 105 of the deed records of Erath County, Texas, and lying between the north line of a tract described in deed to Linda Tate, recorded in volume 748, page 82 of the deed records of Erath County, Texas, and the south line of Lot 16 as shown on a replat recorded in cabinet B, slide 90B of the Plat Records of Erath County, Texas and being occupied with said Tate property and described as follows:

Beginning at a 3/8 iron rod set at the southeast corner of Lot 16 as shown on a replat filed in cabinet B, slide 90B of the plat records of Erath County, Texas, in the east line of Lot 1, in the west line of Lot 13 of Block 5 of the Cage Addition to the City of Stephenville, for the northeast corner of this tract, from which a 3" pipe post bears N 61° 26' 11" W, 1.20':

Thence S 30° 20' 41" E, along the east line of Lot 1, 8.72' to a capped 3/8 iron rod set for the northeast corner of Lot 11, the northeast corner of the said Tate tract:

Thence S 59° 52' 13" W, along the north line of Lot 11 and the north line of the Tate tract, 128.47' to a capped 3/8 iron rod set for the northwest corner of the Tate tract, the northeast corner of Lot 9, for the southwest corner of this tract:

Thence N 30° 20' 41" W, crossing Lot 1, 3.44' to a 3/8 iron rod found in the south line of Lot 16, for the northwest corner of this tract:

Thence N 57° 30' 59" E, along the south line of Lot 16, 128.50' to the point of beginning and containing 0.18 acres of land under occupation by Tate:

I, Kenneth D. Leatherwood, Registered Professional Land Surveyor No. 5531 of the State of Texas, certify that these field notes and accompanying plat are correct to the best of my knowledge and represent a survey made on the ground by me personally on August 8, 2016.



STAFF REPORT

SUBJECT: Case No.: RZ2023-04

Applicant Ryan Hill with Shield Engineering Group, PLLC representing Adam Phillips, is requesting a rezone of property located at 2290 W Tarleton, Parcel R30357, being ACRES 0.222, S2600 CITY ADDITION; BLOCK 139; LOT 16; (117.3X82.5 OF, 16 TRACT 1) of the City of Stephenville, Erath County Texas from Neighborhood Business (B-1) to Multi-Family Residential District (R-3).

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

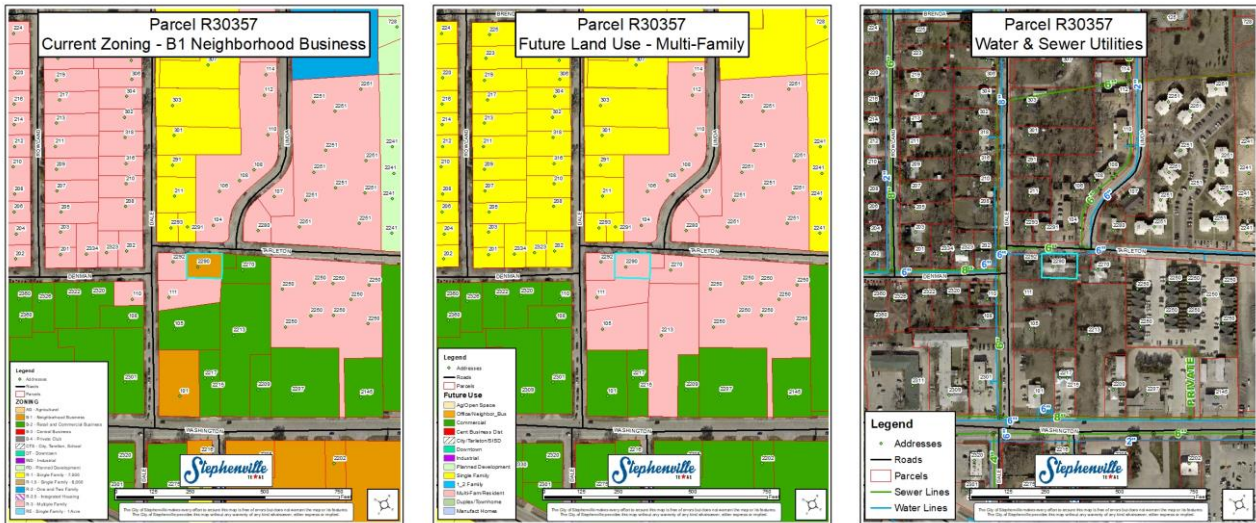
RECOMMENDATION:

The property has current zoning of B-1, Neighborhood Business District. The Future Land Use for this property is designated as R-3, Multifamily Residential District.

BACKGROUND:

The applicant is requesting a rezone which conforms to the future land use designation. The property is 0.22 acres with approximately 188' of frontage along Tarleton Street. Additional ROW dedication will be required with any new development or replating. Existing uses in the area include single family residential, multifamily, neighborhood business and commercial.

PROPERTY PROFILE:



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

5.6.A Description. This residential district provides for medium to high-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, and multiple family housing buildings and complexes plated as one parcel and sole source management. All R-3 zoning will be appropriate to a city-style neighborhood. Recreational, religious and educational uses are also permitted so as to contribute to the natural elements of a convenient, balanced and attractive neighborhood.

Development within this district is intended to be protected from the encroachment of land activities that do not contribute to the esthetic and functional well-being of the intended district environment.

5.6.B Permitted Uses.

- (1) Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals;
- (2) Two-to-four family dwellings, with each family limited as in division (1) above;
- (3) Multiple family dwellings, with each family limited as in division (1) above; Student living complexes will be subject to a variance request for units designed to occupy more than three unrelated students per unit;
- (4) Assisted living center;
- (5) Convalescent, nursing or long term-care facility;
- (6) Retirement housing complex;
- (7) Accessory buildings;
- (8) Churches, temples, mosques and related facilities;
- (9) Community home;
- (10) Park or playground;
- (11) SISD school—public;
- (12) Bed and breakfast/boarding house;
- (13) Group day care home;
- (14) Registered family home;
- (15) Day care center; and
- (16) Fraternity or sorority house.

5.6.C Conditional Uses.

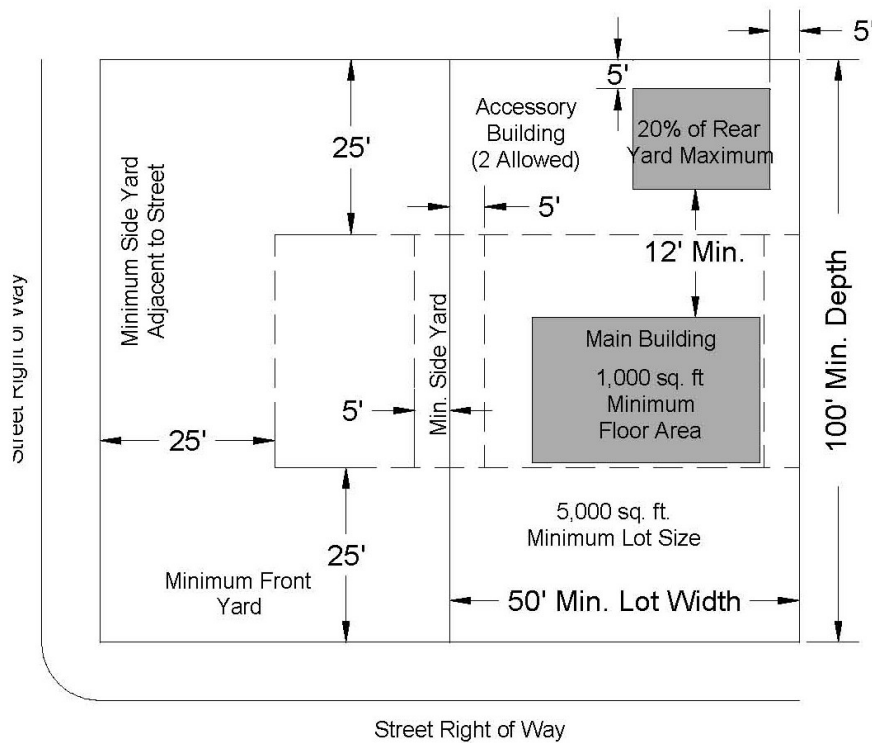
- (1) Home occupation;
- (2) Common facilities as the principal use of one or more platted lots in a subdivision;
- (3) Adult and/or children's day care centers;
- (4) Foster group home; and
- (5) Residence hall.

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

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

- (a) Maximum coverage as a percentage of lot area: 40%.
- (b) Single family dwelling: 1,000 ft².
- (8) Accessory buildings:
 - (a) Maximum accessory buildings coverage of rear yard: 20%.
 - (b) Maximum number of accessory buildings: one.
 - (c) Minimum depth of side setback: five feet.
 - (d) Minimum depth of rear setback: five feet.
 - (e) Minimum depth from the edge of the main building: 12 feet.
- (9) Maximum height of structures: 35 feet.
- (10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

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



(B) Two-to-four family.

- (1) Minimum lot area: 7,500 ft² for two dwelling units, plus 1,000 ft² for each additional dwelling unit.
- (2) Minimum lot width and lot frontage: 75 feet.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front setback: 25 feet.
- (5) Minimum depth of rear setback: 25 feet.
- (6) Minimum width of side setback:
 - a) Internal lot: six feet.

(b) Corner lot: 25 feet from intersecting side street.

(7) Building size:

(a) Maximum coverage as a percentage of lot area: 40%.

(b) Minimum area of each dwelling unit: 800 ft².

(8) Accessory buildings:

(a) Maximum accessory building coverage of rear yard: 20%.

(b) Maximum area of each accessory building: 200 ft².

(c) Maximum number of accessory buildings: one per unit.

(d) Minimum depth of side setback: five feet.

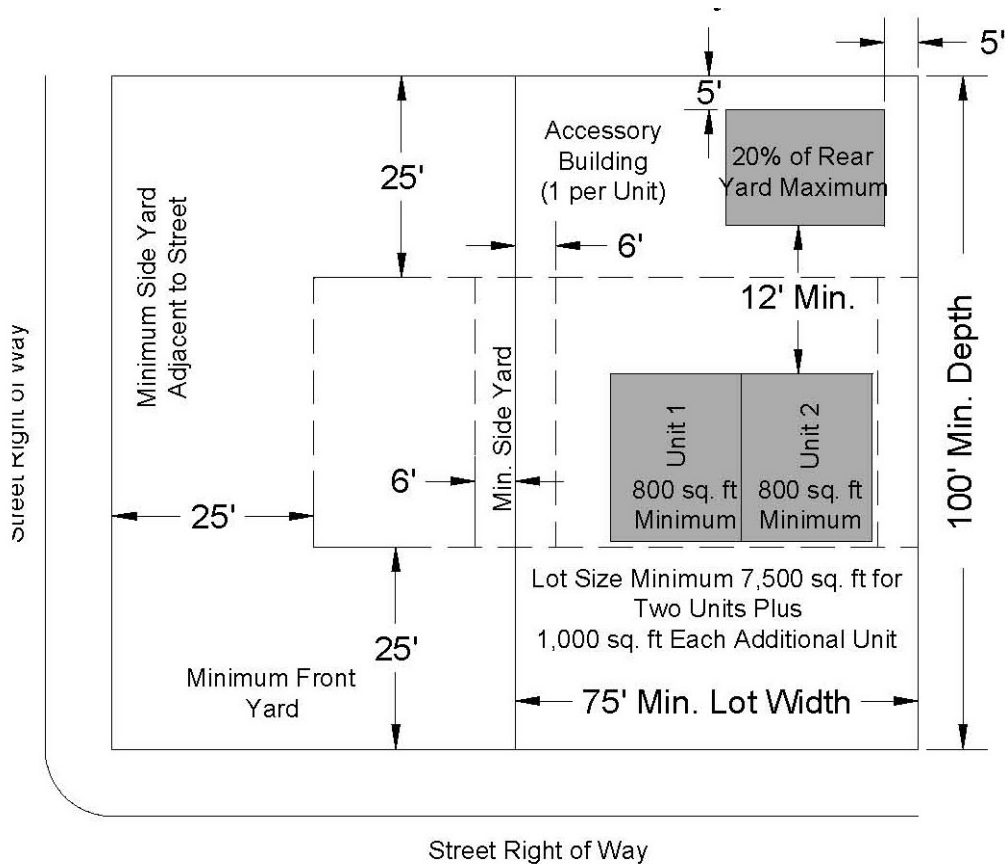
(e) Minimum depth of rear setback: five feet.

(f) Minimum depth from the edge of the main building: 12 feet.

(9) Maximum height of structures: 35 feet.

(10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

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



(C) Reserved.

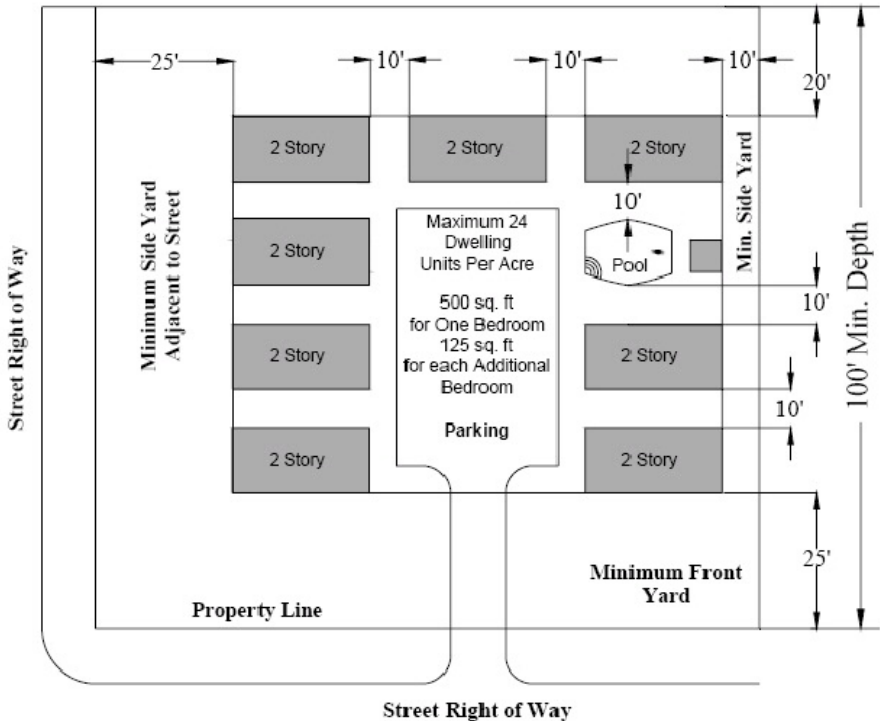
(D) Multiple family dwellings.

- (1) Minimum lot area: maximum density of 24 dwelling units per acre, which includes parking, access and all other area improvements.
- (2) Minimum lot depth: 100 feet.
- (3) Minimum depth of front setback: 25 feet.
- (4) Minimum depth of rear setback: 20 feet.
- (5) Minimum width of side setback:
 - a) Internal lot: ten feet.
 - b) Corner lot: 25 feet from intersecting side street.
- (6) Building size: Minimum area of each dwelling unit: 500 ft² for one bedroom or less plus 125 ft² of floor area for each additional bedroom.
- (7) Maximum height of structures: 35 feet.
- (8) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

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

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

Multiple Family Dwelling

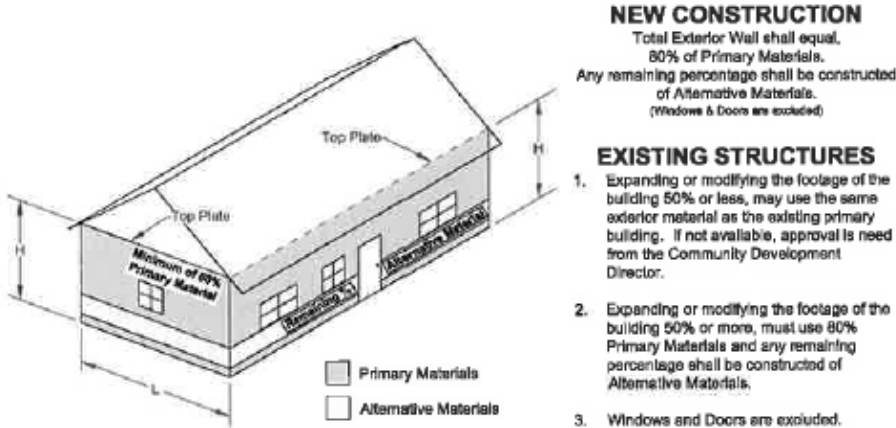


5.6.E Parking Regulations. Lots in this District shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley and meet all the pertinent requirements contained in Section 154.11 *Parking spaces for vehicles* of this ordinance. Student housing, whereby individual rooms are leased by unit, must require 1.5 spaces per rented bed.

5.6.F Type of Construction.

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

5.6.F Exterior Building Material Standards



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

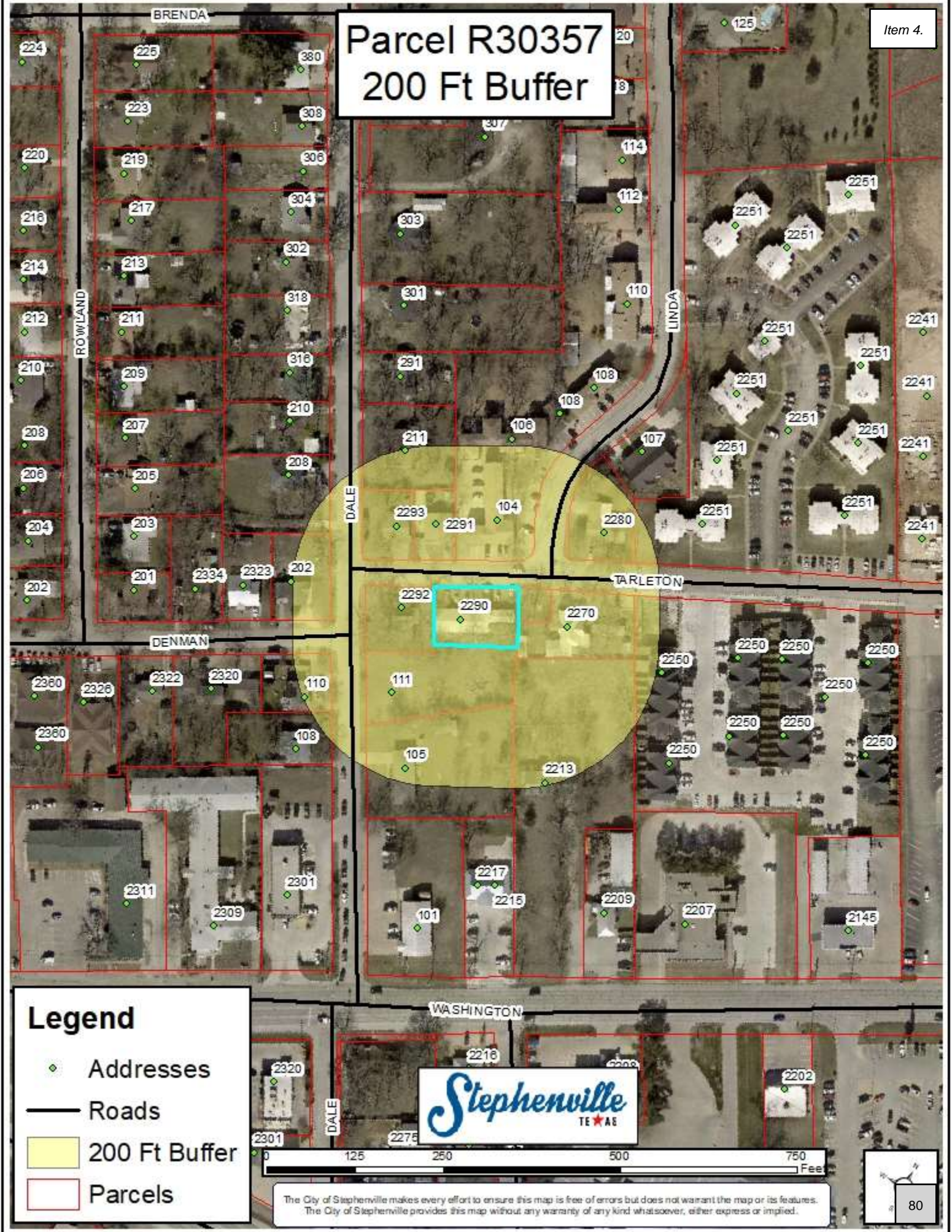
FACTORS TO CONSIDER:

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

ALTERNATIVES:

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

Parcel R30357 200 Ft Buffer



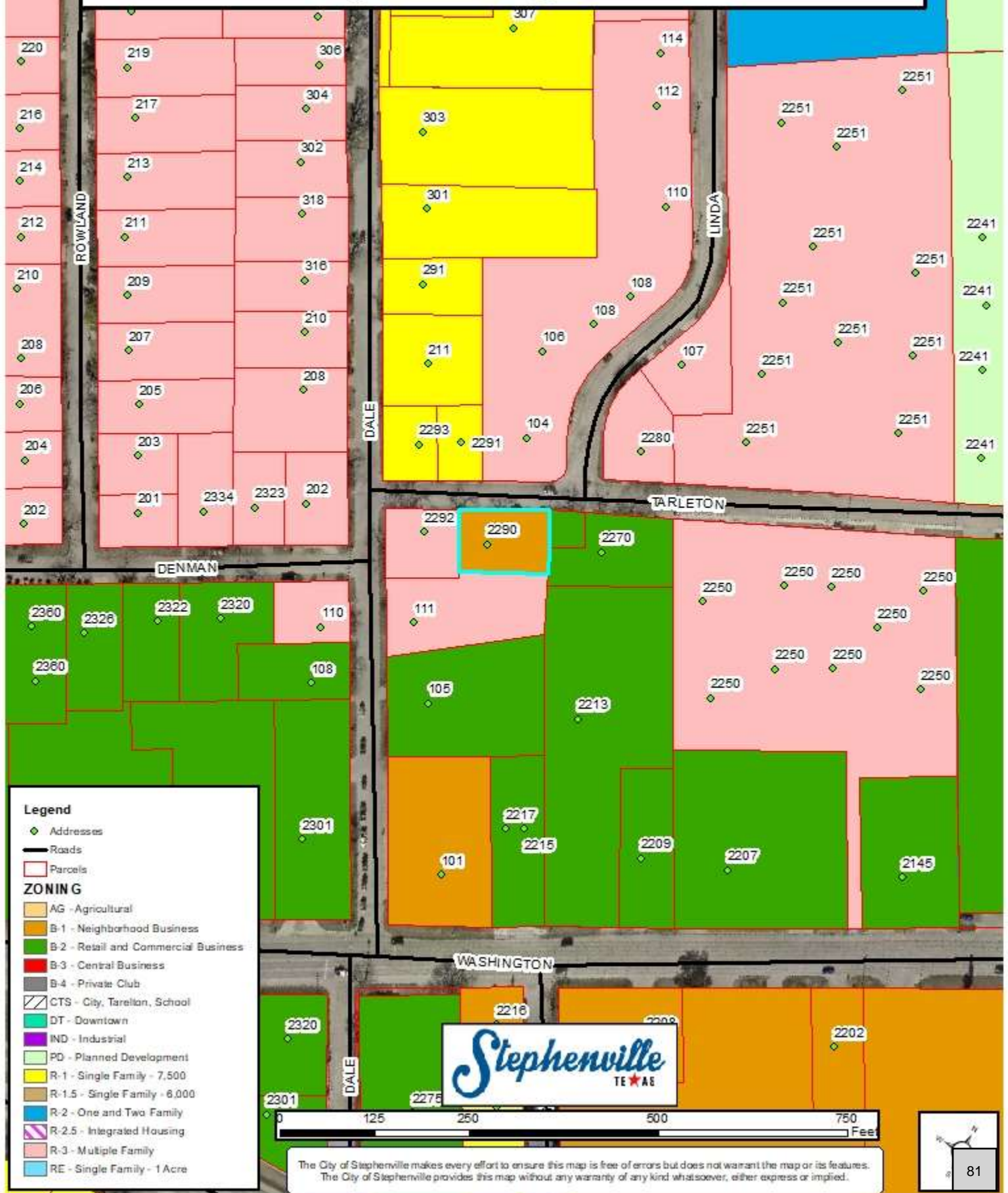
Legend

- ◆ Addresses
- Roads
- 200 Ft Buffer
- Parcels



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

Parcel R30357 Current Zoning - B1 Neighborhood Business



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 - 8,000
- R-2 - One and Two Family
- R-2.5 - Integrated Housing
- R-3 - Multiple Family
- RE - Single Family - 1 Acre

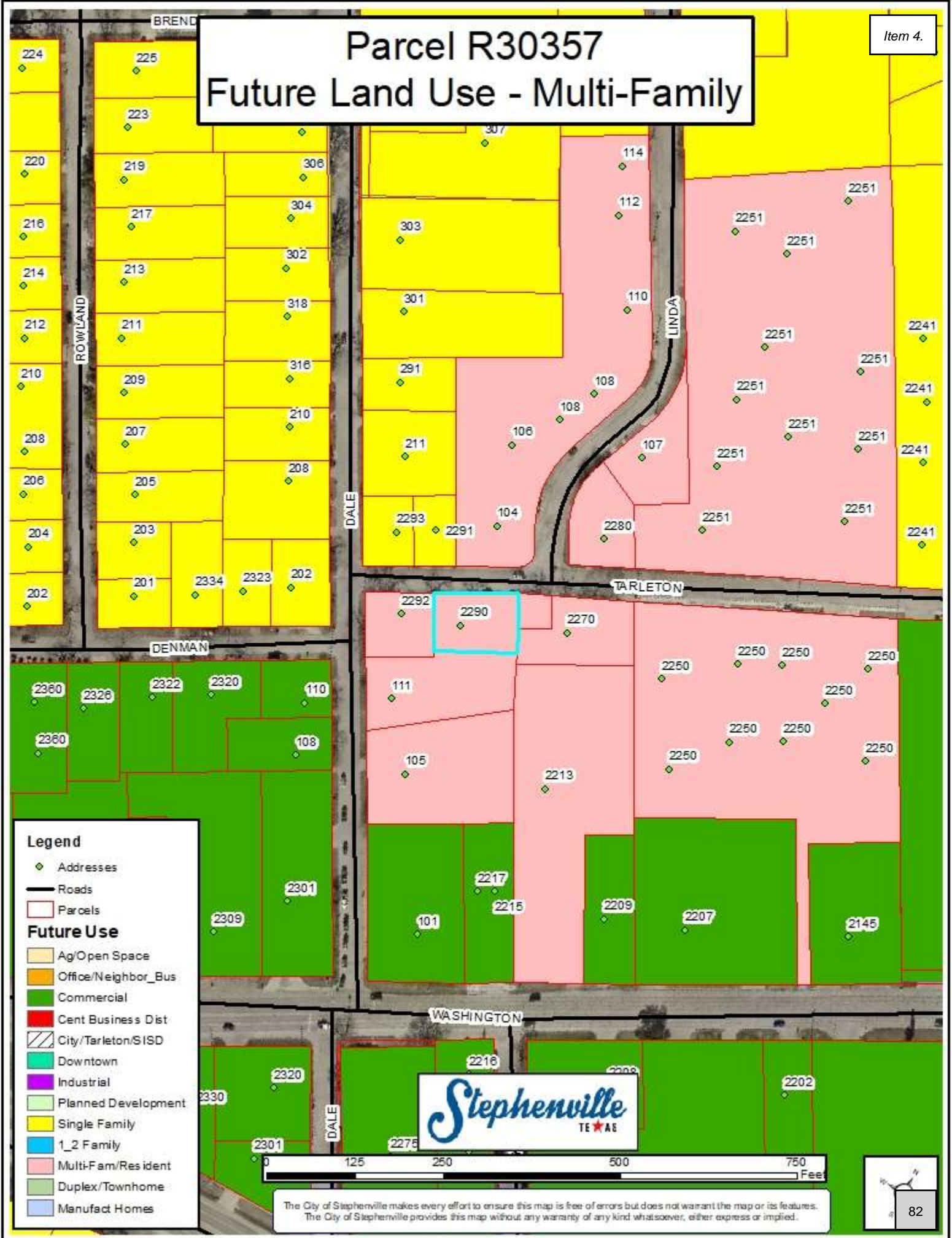


The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

Parcel R30357

Future Land Use - Multi-Family

Item 4.



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



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

Parcel R30357 Water & Sewer Utilities

Item 4.



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.

Parcel R30357 200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000030351	106 N LINDA LANE	BIG HAIRY DONKEY LLC	1030 E US 377 STE 110	GRANBURY	TX	76048
R000031279	202 N DALE AVE	CABRERA GUADALUPE	202 N DALE	STEPHENVILLE	TX	76401
R000066508	2274 W TARLETON	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000030360	211 DALE AVE	DAB PROPERTIES AND INVESTMENTS	1015 S US281	STEPHENVILLE	TX	76401
R000031310	108 DALE AVE	DAVIS APRIL LEIGHE	3552 CR411	GLEN ROSE	TX	76043
R000042015	2291 TARLETON	ESCAMILLA JOSE	2291 TARLETON	STEPHENVILLE	TX	76401
R000065402	2250 W TARLETON	KSRS DEVELOPERS LLC	PO BOX 1827	STEPHENVILLE	TX	76401
R000030358	2292 TARLETON	NAVARRO MIGUEL GOMEZ & REBECCA RIGGS	2292 W TARLETON ST	STEPHENVILLE	TX	76401
R000030348	111 DALE AVE	PEACOCK INVESTMENTS LLC	1279 DIANA LANE	STEPHENVILLE	TX	76401
R000030357	2290 W TARLETON	PHILLIPS ADAM & NATASHA	279 CR707	COTTER	AR	72626
R000043404	2293 TARLETON	RUSCHE REBECCA	2293 W TARLETON	STEPHENVILLE	TX	76401
R000031280	208 DALE AVE	SEXTON BRENT & DERRELL MCCRAVEY	203 SUMMIT RIDGE DRIVE	GLEN ROSE	TX	76043
R000030350	2280 TARLETON	THOMAS RANDY	PO BOX 934	STEPHENVILLE	TX	76401-0934
R000030344	2213 W WASHINGTON	TIP AND TUCK PROPERTIES LLC	2209 W WASHINGTON	STEPHENVILLE	TX	76401
R000030359	2270 TARLETON	VO BICH NGOC T	2270 W TARLETON	STEPHENVILLE	TX	76401
R000031309	110 DALE AVE	WEEKS ANDREW J IV & LIRALUZ M SOLANO	110 N DALE AVE	STEPHENVILLE	TX	76401
R000030338	2251 W TARLETON	WINDMASS VILLIAGE III PORTFOLIO OWNER LLC	100 CRESCENT CT, SUITE 270	DALLAS	TX	75201
R000030347	105 DALE AVE	WOF PROPERTIES, LLC	4705 OAK TRAIL	FORT WORTH	TX	76109