



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, September 21, 2022 at 5:30 PM

AGENDA

CALL TO ORDER

MINUTES

- [1.](#) **CONSIDER APPROVAL OF MINUTES - AUGUST 17, 2022**

PUBLIC HEARING

- [2.](#) **Case No.: PD2022-008**

Applicant Caitlin King, representing Long Street Hotel, LLC, is requesting a rezone of property located at 221 E. College, Parcel R29244, being block BLOCK 15, LOT 1, 3(PT OF), 4 & PT OF ALLEY of the CITY ADDITION to City of Stephenville, Erath County, Texas from Downtown District (DT) to Planned Development (PD).

- [3.](#) **Case No.: RZ2022-020**

Applicant Beau Mayo is requesting a rezone of property located at 125 Reta, Parcel R22409, being BLOCK 148; LOTS 18 & 21 (SUB 8) of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Retail and Commercial District (B-2) to Multifamily Residential District (R-3).

- [4.](#) **Case No.: RZ2022-014**

Applicant Austin Tullos, representing Tullivan Properties, LLC, is requesting a rezone of property located at 1040 and 1050 Oak, Parcel R31508 and R31509, being Block 4, Lot 1, 2 and 3, of Frey Second Addition to the City of Stephenville, Erath County, Texas, from Multifamily District (R-3) to Integrated Housing District (r-2.5).

- 5. Case No.: RP2022-008 - PULLED**

REGULAR AGENDA

- [6.](#) **Case No.: PD2022-009**

Applicant Joel Allen, representing Pecan Landing, LLC, is requesting a rezone of property located at 0 Forest, R77510, being 36.754 acres of the Motley William survey to City of Stephenville, Erath County, Texas from Single Family Residential District (R-1) and One and Two-Family Residential District (R-2) to Planned Development (PD). The Applicant will be presenting the Conceptual Plan.

ADJOURN

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



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, August 17, 2022 at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, August 17, 2022 at 5:30 PM, in the Council Chambers at City Hall, 298 West Washington Street, for the purpose of a Regular Business Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

COMMISSIONERS PRESENT:

Lisa LaTouche, Chairperson
Brian Lesley, Vice Chair
Justin Allison
Bruce Delater
Tom Hines
Nick Robinson

Mary Beach McGuire

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. Approval of Minutes – July 20, 2022

MOTION by Nick Robinson, second by Bruce Delater to approve the minutes for July 20, 2022. MOTION CARRIED by unanimous vote.

PUBLIC HEARING

2. Case No.: PD2022-008

Applicant Caitlin King, representing Long Street Hotel, LLC, is requesting a rezone of property located at 221 E. College, Parcel R29244, being BLOCK 15, LOT 1, 3(PT OF), 4 & PT OF ALLEY of the CITY ADDITION to City of Stephenville, Erath County, Texas from Downtown District (DT) to Planned Development (PD). The Applicant will present a conceptual plan.

Development Services Director, Steve Killen briefed the Commission in regard to the applicant's conceptual plan. Mr. Killen gave a brief review of the proposed project and stated that Reagan Thompson, the project's developer, along with Ashleigh Feuerbacher a representative from SEDA were present to answer any questions that the Commission may have. Mr. Killen pointed out to the Commission that the concept plan being presented would speak for itself in regard to the details of the proposed project.

A public hearing was not required in this case; however, Chairperson LaTouche opened the discussion in regard to the conceptual plan that was presented. Mr. Reagan Thompson addressed the concerns that the Commissioners had voiced. No action was taken.

3. Case No.: RZ2022-015

Applicant Kellie Welch is requesting a rezone of property located at 689 Race, Parcel R32534, being BLOCK 1; LOT 1A of MILLICAN & OTT ADDITION to the City of Stephenville, Erath County, Texas from Single Family Residential District (R-1) to Integrated Housing (R-2.5).

Steve Killen, Development Services Director, briefed the Commission on this case. He reported that the future land use for this parcel is single family. However, the current lot dimensions (approximately 50x105) do not meet the minimum lot dimensions required for R-1 zoning (75x100). The intended project will include the removal/demolition of an existing structure and construction of a duplex style home. Mr. Killen concluded his brief by stating that staff recommends approval of the rezone.

Mr. Colby Pack briefly addressed the Commission stating that a family member bought the property with the hope of remodeling it, however, it was determined that the building needed to be demolished instead.

Chairperson LaTouche opened the public hearing at 5:57 PM.

No one spoke in favor or against the rezone request.

The public hearing was closed at 5:57 PM.

MOTION by Brian Lesley, second by Nick Robinson to recommend approval to the City Council for the rezone of property located at 689 Race, Parcel R32534, being BLOCK 1; LOT 1A of MILLICAN & OTT ADDITION to the City of Stephenville, Erath County, Texas from Single Family Residential District (R-1) to Integrated Housing (R-2.5). MOTION CARRIED by unanimous vote.

4. Discussion of Permitted Uses within the Industrial Zoning District

Mr. Killen began his brief by reminding the Commission that in July 2021, the Development Services Committee and City Council reviewed the zoning ordinance in relation to alcohol sales as a permitted use within the zoning districts. Subsequent actions lead to an ordinance revision that authorized the "Sale of alcohol as licensed by the Texas Alcoholic Beverage Commission" within the B-2 Retail and Commercial District, B-3 Central Business District and Downtown Districts.

Since that time, existing and incoming businesses, along with new developments within the Industrial District, have expressed interest for similar rights. In response, the Development Services Committee convened on July 19, 2022, and requested that the Planning and Zoning Commission hold a Public Hearing and forward a recommendation to City Council in regard to alcohol sales within the Industrial District.

Mr. Killen presented to the Commission the list of permitted uses in an Industrial District, highlighting eight uses in which alcohol sales could be permitted as well as one conditional use which would require a Special Use Permit. Those uses are as follows:

1. Convenience store (with pumps)

2. Convenience/grocery store (without pumps)
3. Hotels and motels
4. Micro brewery
5. Package Store
6. Restaurant (drive-in type)
7. Restaurant or cafeteria—without drive-in service
8. Restaurant with alcoholic beverage service

Conditional Use Permit: Alcohol sales at other permitted uses of the district not specifically designated.

As the Commissioners discussed the proposed ordinance, the main concern that was voiced dealt with the proximity to residential properties and mobile home parks.

Chairperson LaTouche opened the public hearing at 6:14 PM.

No one spoke in favor or against the amended ordinance.

Chairperson LaTouche closed the public hearing at 6:15 PM.

MOTION by Nick Robinson to recommend approval to the City Council to allow alcohol sales as presented within the Industrial District. MOTION FAILED due to lack of a second.

MOTION by Mary Beach-McGuire, second by Bruce Delater to recommend to the City Council to deny alcohol sales as presented within the Industrial District. MOTION PASSED with a 4-3 vote:

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

NOES: Lisa LaTouche, Nick Robinson, Tom Hines

ADJOURN

The meeting was adjourned at 6:24 PM.

APPROVED:

Lisa LaTouche, Chair

ATTEST:

Tina Cox, Commission Secretary

STAFF REPORT



SUBJECT: Case No.: PD2022-008

Applicant Caitlin King, representing Long Street Hotel, LLC, is requesting a rezone of property located at 221 E. College, Parcel R29244, being block BLOCK 15, LOT 1, 3(PT OF), 4 & PT OF ALLEY of the CITY ADDITION to City of Stephenville, Erath County, Texas from Downtown District (DT) to Planned Development (PD).

DEPARTMENT: Development Services

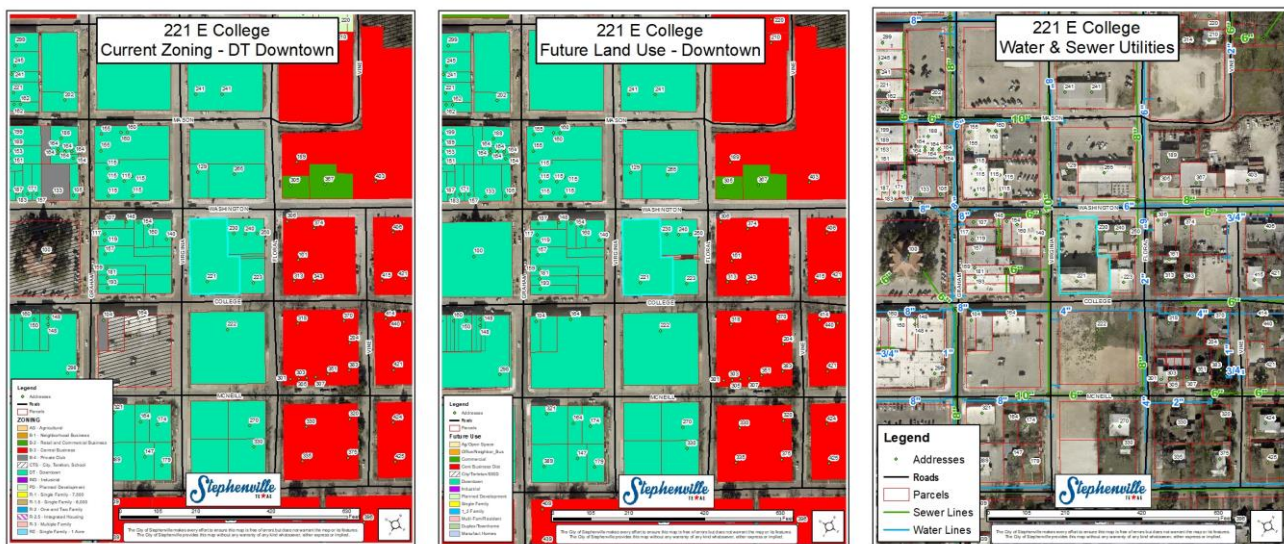
STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

The applicant presented a Conceptual Plan to the Planning and Zoning Commission on August 17, 2022. The applicant is now returning to present the Planned Development and to request of approval of the rezone request and development plan.

BACKGROUND:

PROPERTY PROFILE:



Staff Notes:

1. The PD will consist of 15 residential units with a total of 24 beds. The Development will have one commercial space at the ground level.
2. Staff has performed a review of the civil plan set and final comments have been provided.
3. The site plan will use existing setbacks – the DT district does not require setbacks.
4. The development plan suggests a fourth story. Maximum building height is proposed at 65 feet, excluding roof top signage.

5. The landscape plan presented does not provide the required buffer along Washington or parking lot landscaping as generally required by the landscape ordinance. Staff supports the landscape plan as presented.
6. Staff supports the plan with the proposed 31 parking spaces. The DT District is exempt from parking requirements for commercial use. On-street parking and other public parking areas may be utilized.
7. The property is already platted.

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

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

8.G Concept Plan. The applicant for any PD Planned Development shall submit a concept plan to the Planning and Zoning Commission for review prior to submitting a Development Plan. The concept plan shall contain

appropriate information to describe the general land use configuration, proposed densities or lot sizes, proposed amenities and proposed regulation.

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

8.I Approval Procedures.

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

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

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

8.K Conditions for Development Plan Approval.

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

8.L Additional Conditions. Every Planned Development District approved under the provisions of this Ordinance shall be considered as an amendment to the Ordinance as applicable to the property involved. In an approved Planned Development District, the City Council may impose conditions relative to the standard of development, and such conditions shall be complied with before a certificate of occupancy is issued for the use of the land or any structure which is part of the Planned Development District; and such condition shall

not be construed as conditions precedent to the approval of the zoning amendment, but shall be constructed as conditions precedent to the granting of a certificate of occupancy.

8.M Revocation.

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

FACTORS TO CONSIDER:

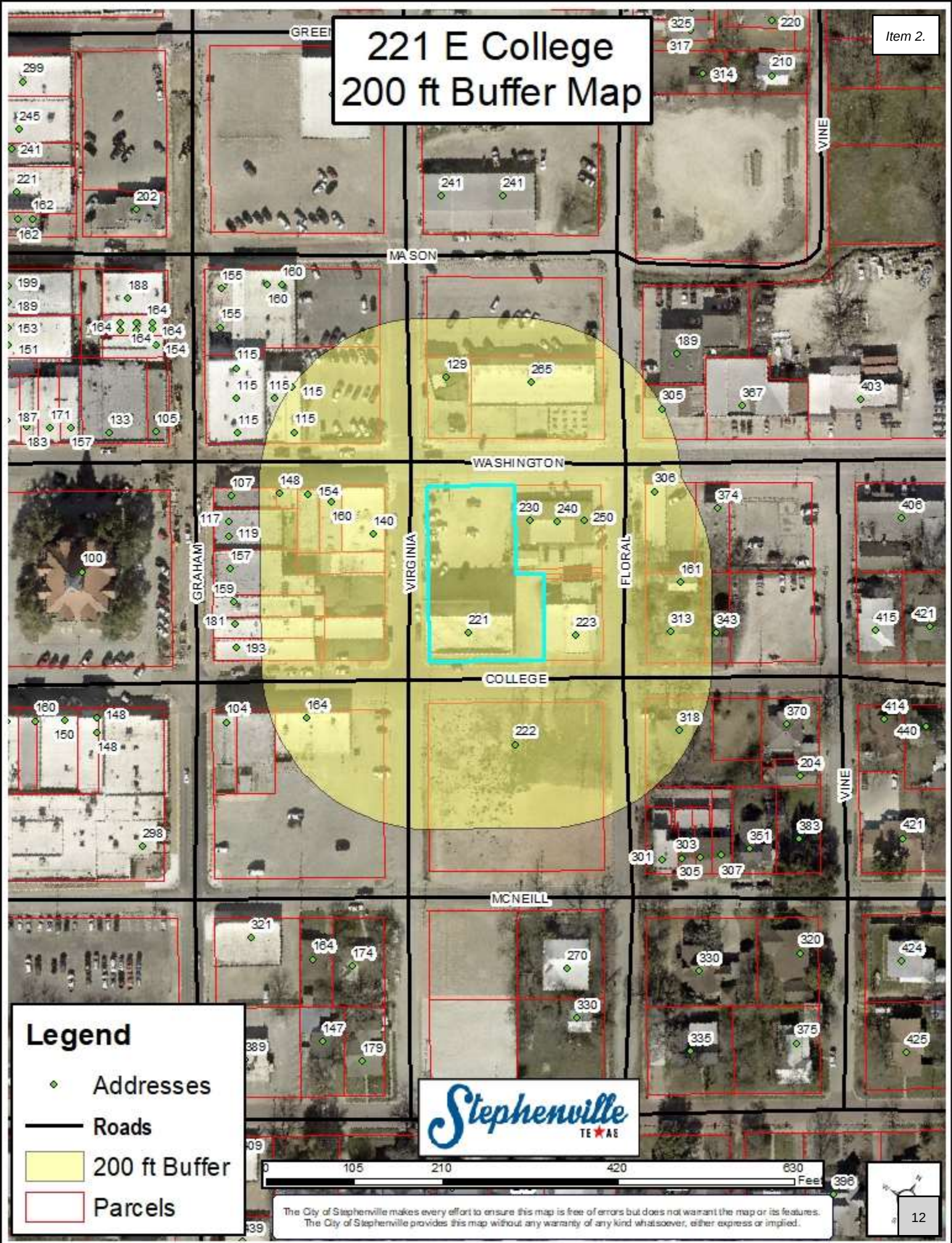
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for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

ALTERNATIVES:

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

221 E College 200 ft Buffer Map

Item 2.



Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels

Stephenville
TEXAS

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.

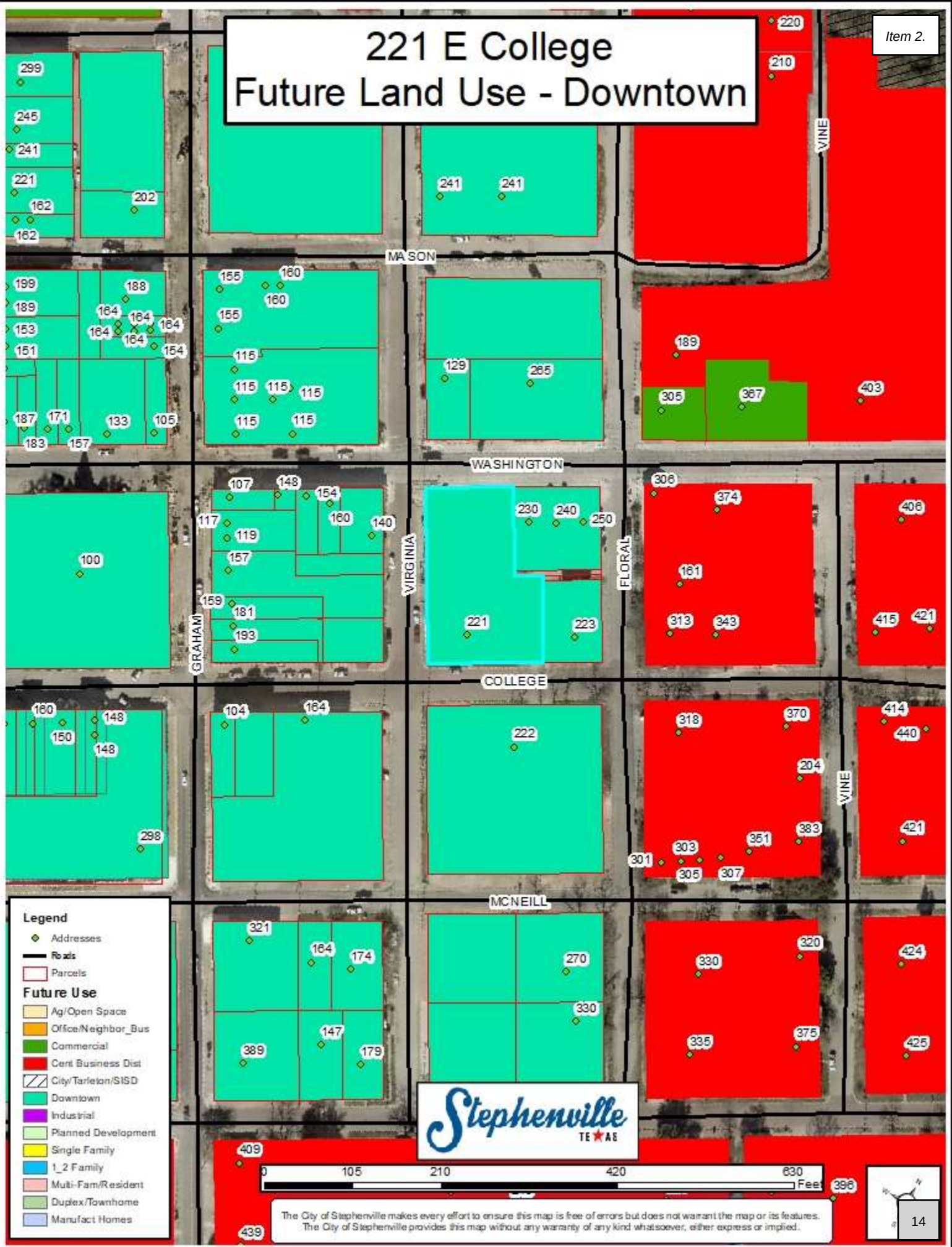
221 E College Current Zoning - DT Downtown

Item 2.



221 E College Future Land Use - Downtown

Item 2.



221 E College Water & Sewer Utilities

Item 2.



221 E College Address List

Item 2.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000029164	159 S GRAHAM	72-WHO INC	159 S GRAHAM	STEPHENVILLE	TX	76401
R000029170	148 E WASHINGTON	AMYX ANDREA & DEDRA SHAHAN	107 S GRAHAM	STEPHENVILLE	TX	76401
R000029245	0 N VIRGINIA	BMF PROPERTIES LLC	115 N GRAHAM ST #202	STEPHENVILLE	TX	76401
R000029175	115 N GRAHAM	BMF PROPERTIES LLC	115 N GRAHAM ST #202	STEPHENVILLE	TX	76401
R000029332	313 COLLEGE	BORGES MARY & JOE BORGES	975 CR356	DUBLIN	TX	76446
R000029516	189 N FLORAL	BRINKERHOFF HARRY & KATHY	655 CR 221	STEPHENVILLE	TX	76401
R000029515	305 E WASHINGTON	BURDICK RENDELL & JAMES E THURMAN IV	115 N GRAHAM ST #202	STEPHENVILLE	TX	76401
R000029248	129 N VIRGINIA	CANNADY SARAH	718 N PATRICK ST	DUBLIN	TX	76446
R000029157	164 E COLLEGE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029159	164 E COLLEGE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029171	154 E WASHINGTON	CLARKE KAREN MICHELLE	189 CR509	STEPHENVILLE	TX	76401
R000029168	119 S GRAHAM	COATS JIM & PATSY	1187 AZALEA LN	STEPHENVILLE	TX	76401-0000
R000029334	374 E WASHINGTON	COLLIER HUGHBERT ARNOLD & GAIL WHITE	741 W COLLEGE	STEPHENVILLE	TX	76401
R000029239	222 E COLLEGE	ERATH COUNTY	ERATH COUNTY COURTHOUSE	STEPHENVILLE	TX	76401
R000029243	223 E COLLEGE	GONZALEZ ALVARO & CONSUELO	1726 CR508	DUBLIN	TX	76446
R000076838	0 S FLORAL	GONZALEZ ALVARO & CONSUELO	1726 CR508	DUBLIN	TX	76446
R000076275	301 MCNEILL	HARGROVE ERIC & NATASHA	14777 N US281	STEPHENVILLE	TX	76401
R000029242	240 E WASHINGTON	J & S FAMILY HOLDINGS LLC	PO BOX 1201	STEPHENVILLE	TX	76401
R000076839	0 S FLORAL	J & S FAMILY HOLDINGS LLC	PO BOX 1201	STEPHENVILLE	TX	76401
R000029166	157 S GRAHAM	LOKI ENTERPRISES LLC	157 S GRAHAM	STEPHENVILLE	TX	76401
R000029244	221 E COLLEGE	LONG STREET HOTEL LLC	881 FOREST LANE	STEPHENVILLE	TX	76401
R000029330	306 E WASHINGTON	MONRREAL REYNALDO & JESUS	810 ALEXANDER RD	STEPHENVILLE	TX	76401-5125
R000029173	140 S VIRGINIA	NANCE JERRY C & KELIJON W	PO BOX 1726	STEPHENVILLE	TX	76401-0000
R000029247	265 E WASHINGTON	RENFIELD LLC	115 N GRAHAM ST #202	STEPHENVILLE	TX	76401
R000029333	343 COLLEGE	ROACH KERRY JANE	644 EAST RD	STEPHENVILLE	TX	76401-0000
R000029169	107 S GRAHAM	SHAHAN DEDRA	107 S GRAHAM	STEPHENVILLE	TX	76401
R000029347	318 E COLLEGE	SKIPPER REAL ESTATE	PO BOX 133	STEPHENVILLE	TX	76401-0000
R000029176	155 N GRAHAM	STEPHENVILLE PROPERTIES LLC	155 N GRAHAM	STEPHENVILLE	TX	76401
R000029174	144 S VIRGINIA	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000029163	181 S GRAHAM	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000044704	181 S GRAHAM	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000029162	193 S GRAHAM	WILSON-FRASER	193 S GRAHAM	STEPHENVILLE	TX	76401
R000029172	160 E WASHINGTON	ZACHERY CHARON	649 EAST LONG ST	STEPHENVILLE	TX	76401

**THE WYATT
PLANNED DEVELOPMENT DISTRICT**

± 0.578 Acres

**Prepared For:
RELOAD CAPITAL**

PREPARED BY:



24275 Katy Freeway, Suite 200
Katy, TX 77494

APPROVED: XXXX

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. A 0.578-acre tract of land, being all of Lot 1, all of Lot 4, the westerly 34 feet of Lot 3 and a portion of a 12-foot alley situated in Block 15 of the City of Stephenville, Erath County, Texas, according to King’s 1956 map of Stephenville, adoption and dedication thereof recorded in Volume 381, page 105 of the deed records of Erath County, Texas.
- B. Exhibit A shows the vicinity map of the subject property, and Exhibit B shows the topographical survey of the subject property.

Section II: Zoning and Land Uses

The current zoning district for all 0.578 acres is Downtown (DT). 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 preserve and enhance the historic Long Hotel. Exhibits C and D show the conceptual façade of the exterior renovations. The historic Long Hotel will be renovated to accommodate a community-focused, mixed-use development in the heart of Downtown Stephenville, and the development will be renamed The Wyatt. The development will consist of one commercial and 15 residential units.

This proposed change in the zoning district complements the City of Stephenville’s Comprehensive Plan. Object L5 (in Chapter 4 of the Comprehensive Plan) states the City’s goal to “preserve and enhance downtown character and economic interest” and “encourage more mixed-use, live/work development opportunities downtown.” This zoning district will enhance an existing building in Downtown Stephenville and will preserve the traditional “cowboy” character of downtown. The mixed-use element will encourage a vibrant and walkable downtown Stephenville.

A. Principal Uses: No land may be used, and no building may be erected or converted to any use other than the following:

1. Multi-family residential
 - i. Condominiums
2. Retail and Commercial

B. Development Schedule

1. The Wyatt renovation and expansion has an approximate completion date of Q4 in 2023 upon City Council approval in October 2022. Dependent on City Council approval, building permits will be applied for in October and construction is slated to commence shortly after.

Section III: Design and Requirements

The site plan for the Wyatt Planned Development District 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: 5-feet
 - b. Minimum rear setback: 5-feet
 - c. Minimum side setback (corner lot): 1-foot from intersecting side street
2. Setbacks are not required in the Downtown District, but this Planned Development District will abide by the setbacks established in this document.

B. Mixed-Use Building Design:

1. The current building height is approximately 38-feet. This height will be increased, as an addition of a fourth floor is proposed.
2. Maximum building height may be four (4) stories or an overall height of 65-feet-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 Exhibits C, D, and J.

C. Screening and Fencing:

1. The garbage refuse area will be screened per the requirements detailed in Section 6.7.K of Stephenville's Subdivision Ordinance.
2. Tubular steel fencing may be permitted in this Planned Development District.

D. Building Materials:

1. Eighty-five percent (85%) of the exterior building façade may be masonry or stucco and the remaining percentage may be cladded in an appropriate metal surface as defined in the City of Stephenville's Exterior Building Material Standard found in Stephenville's Code of Ordinances Section 154.10.E.
2. Tenant only access will be located on the eastern side of the building. Tenant only access will allow the multi-family residential tenants to access their units without passing through the retail and commercial areas. This will be achieved through a designated tenant only access door and the eastern fire exit.

E. Lighting:

1. Exterior lighting features may be placed and reflected so as to not create annoyances, nuisances, or hazards. The placement of the exterior lighting features, with the exception of signage, may follow the Exterior Lighting Plan as established in this PD. The Exterior Lighting Plan can be found in Exhibit F, and exterior lighting specifications can be found in Exhibits G and H.

F. Signage:

1. All signage will follow the requirements as stated in Section 154.12 of Stephenville's Zoning Regulations with the following exceptions:
 - a. Rooftop signage may be permitted and
 - b. 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 K.

G. Sidewalks:

1. Sidewalks may be constructed to meet the requirements as stated in Section 155.6.11 of Stephenville's Subdivision Ordinance with the exception of the existing sidewalks located along College Street to the South and Virginia Street to the West. The sidewalks are 6' in width along College Street and approximately 8' in width along Virginia Avenue.

H. Mixed-Use Landscaping:

1. The proposed landscaping plan for this Planned Development District is seen in Exhibit P. By redeveloping the tract, the landscaping requirement cannot be met, due to the nature of renovating the existing building and parking lot. However, the development is proposing that approximately 5.5% of total land area may be landscaped. This 5.5% will consist of 5 trees and 90 shrubs/grasses, etc.- this exceeds the minimum quantities of trees and plants as established in Section 154.13.C of the City of Stephenville's Landscape Requirements.
2. The requirement regarding landscape buffering along Washington Street cannot be met.

Section IV: Parking and Access Requirements

A. Mixed-Use Parking:

1. Thirty-one (31) parking spaces will be available for this Planned Development District. Two (2) of these spaces will meet ADA requirements.
2. Fifteen (15) parking spaces may be provided for all multi-family units OR 1 per unit. Multi-family residential parking may be designated through the use of "Resident Only" signage.
3. Existing, off-site public parking in the Downtown District is available.
4. The parking requirements established in this Planned Development District exceed the requirements established in the City of Stephenville's Code of Ordinances.

B. Access:

1. The development has frontage on Washington Street, Virginia Street, and College 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 will preserve and revitalize an existing building in Downtown Stephenville, and the development will increase the vitality of Downtown by providing more residential occupancy and more entertainment options. The mixed-use aspect will draw residents and visitors to the area, as well.

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. Overall construction plans can be found in Exhibit O.

Section VI: Exhibits

Exhibit A- The Wyatt PD Vicinity Map
Exhibit B- Land Survey
Exhibit C- The Wyatt Conceptual Façade
Exhibit D- The Wyatt Conceptual Façade (Side)
Exhibit E- Site Plan
Exhibit F- Conceptual Parking Lot Lighting Plan
Exhibit G- Conceptual Parking Lot Lighting Specifications
Exhibit H- Exterior Product Inspiration
Exhibit I- Branding Inspiration
Exhibit J- Exterior Inspiration
Exhibit K- Signage Inspiration
Exhibit L- Apartment Interior Inspiration
Exhibit M- Commercial Interior Inspiration
Exhibit N- Commercial Restroom Inspiration
Exhibit O- The Wyatt Construction Plans
Exhibit P- The Wyatt Landscaping Plan



Chamber of
Commerce

Erath County
Courthouse

HWY 108

E MASON

N VIRGINIA ST

E WASHINGTON ST

S FLORAL ST

S DEVINE AVE

E COLLEGE ST

S VIRGINIA ST

Erath County
Offices

E MCNEIL ST

a vicinity map for

THE WYATT PD

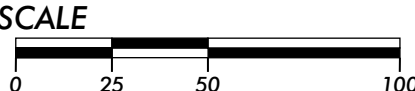
± 0.5 ACRES OF LAND

prepared for

RELOAD CAPITAL

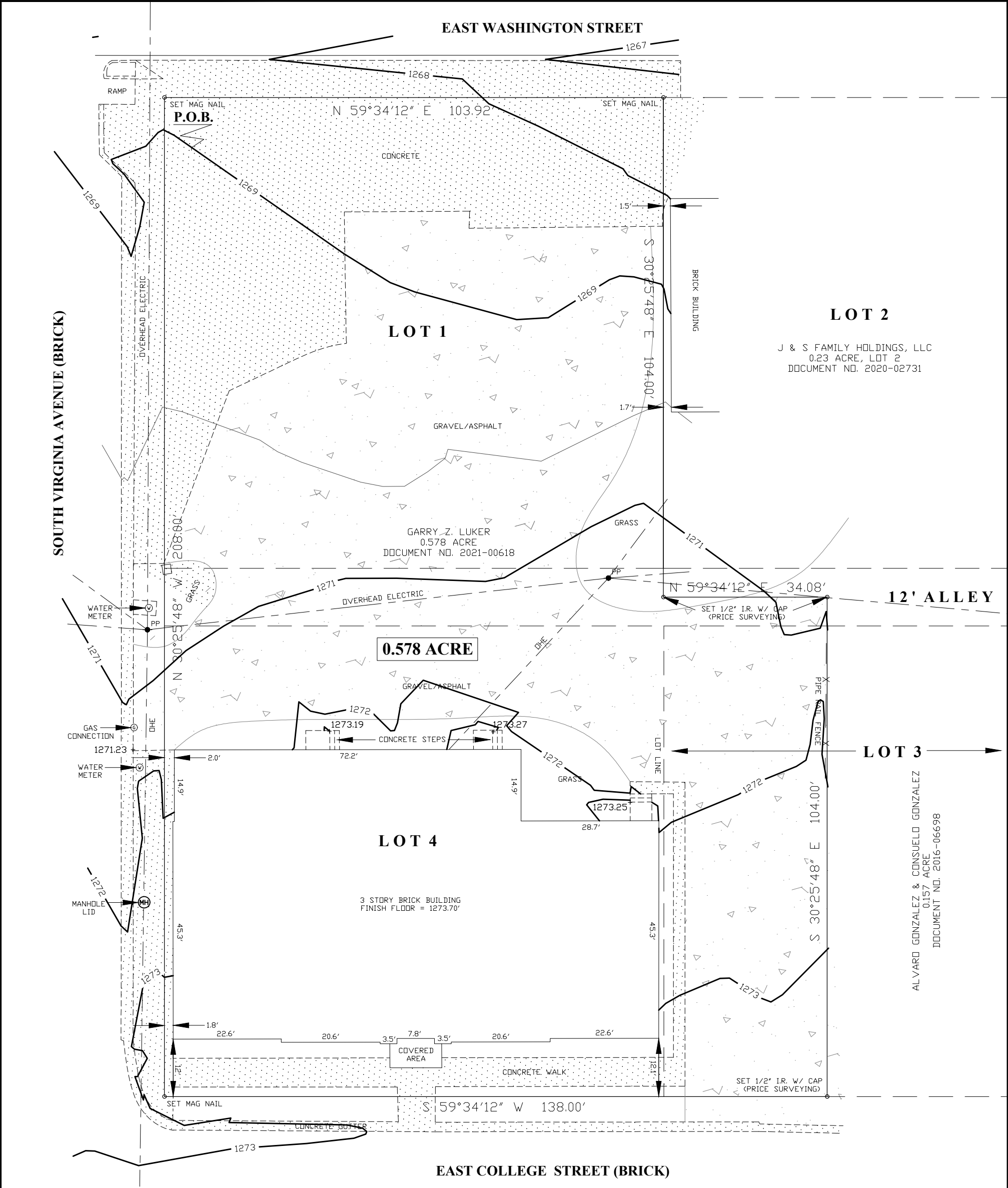


24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-I-761
JUNE 22, 2022

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



ADDRESS: 221 EAST COLLEGE STREET &
220 EAST WASHINGTON STREET
STEPHENVILLE, TX 76401

NOTE: THIS PROPERTY IS LOCATED WITHIN ZONE "X"
(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. PANEL
48143C0430D, EFFECTIVE NOVEMBER 16, 2011

EAST COLLEGE STREET (BRICK)

EXHIBIT
B

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

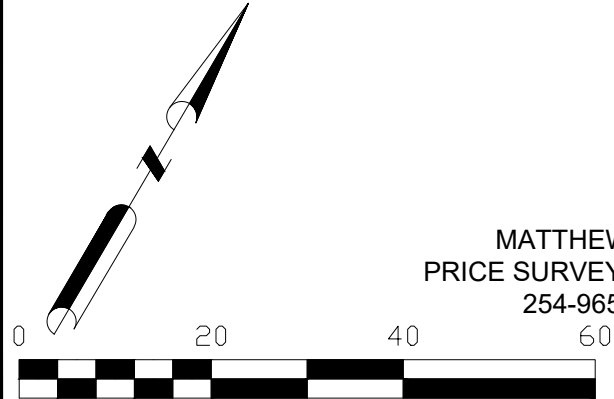
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

TOPOGRAPHICAL SURVEY

OF A 0.578 ACRE TRACT OF LAND, BEING ALL OF LOT 1, ALL OF LOT 4, THE WESTERLY 34 FEET OF LOT 3 AND
A PORTION OF A 12 FOOT ALLEY SITUATED IN BLOCK 15 OF THE CITY OF STEPHENVILLE, ERATH COUNTY,
TEXAS, ACCORDING TO KING'S 1956 MAP OF STEPHENVILLE, ADOPTION AND DEDICATION THEREOF
RECORDED IN VOLUME 381, PAGE 105 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS

SURVEYED ON THE GROUND: NOVEMBER 16, 2021

MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284
PRICE SURVEYING, LP, FIRM # 10194051, 1100 E. WASHINGTON, STEPHENVILLE, TX 76401
254-965-5489 JN211691 FN200120





**THE WYATT PD
CONCEPTUAL FACADE**

META
PLANNING • DESIGN

MTA-I-76
JULY 14, 2021



**THE WYATT PD
CONCEPTUAL FACADE**

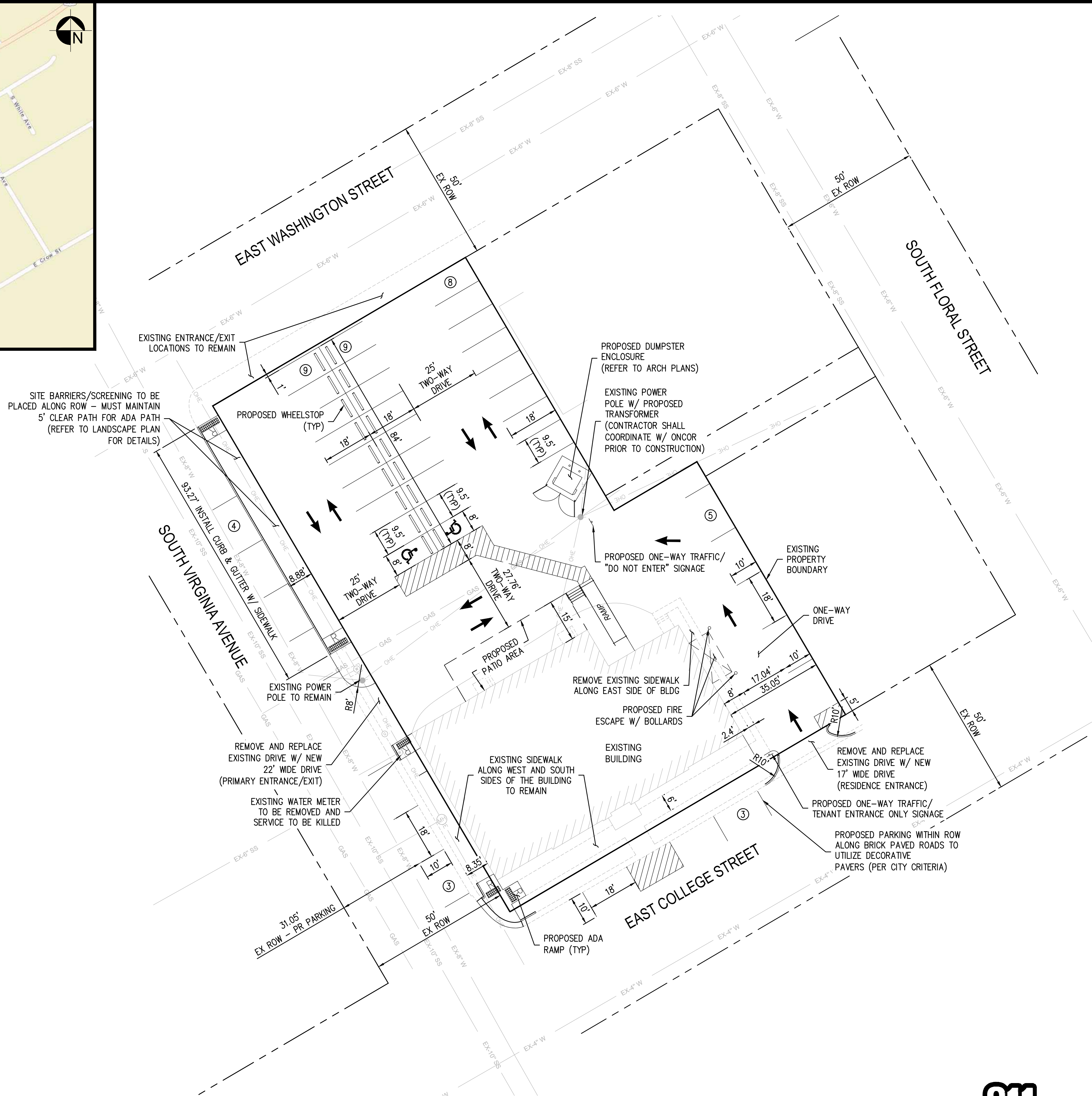
META
PLANNING + DESIGN

MTA-1-76
JULY 14, 2021

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



LOCATION MAP
N.T.S.



REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
3. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
4. PARKING STALL LINE SHALL BE A 4" SOLID WHITE STRIPE.
5. ALL UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, GAS, AND TELEPHONE SHALL BE PLACED UNDERGROUND.
6. REFER TO ARCHITECTURE PLANS FOR ALL FENCING AND GATE SPECIFICATIONS.

ADA NOTES:

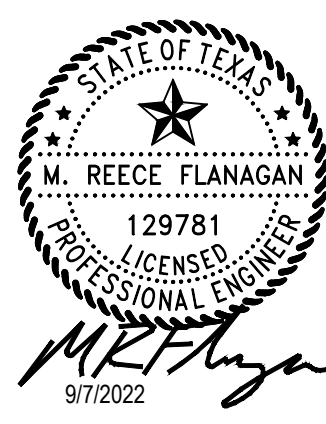
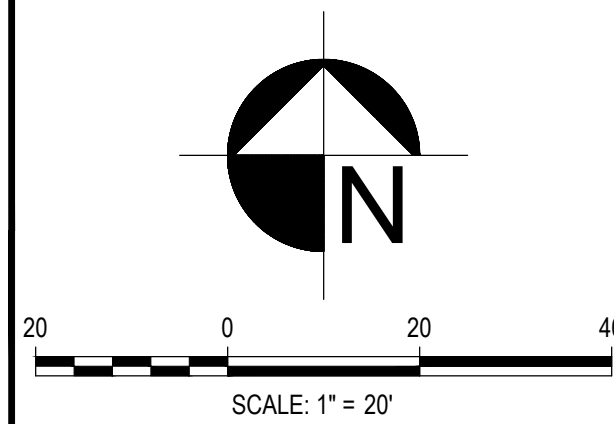
- CONTRACTOR TO ASSURE SITE ADA ACCESS AREAS AND ROUTES WITHIN:
- a. ASSURE THE RUNNING SLOPE AT THE WALKS ALONG THE ACCESSIBLE ROUTE HAVE A RUNNING SLOPE OF 1:20 OR 5% MAXIMUM (EXCEPT AT THE CURB RAMPS, WHICH CAN BE UP TO 1:12 OR 8.33%) AND A CROSS SLOPE OF 1:48 OR 2% MAXIMUM. THIS INCLUDES AT THE CROSSING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

PARKING NOTES:

1. PARKING BREAKDOWN
 - ON-SITE 90 DEGREE PARKING = 26 (INCLUDING 2 ADA SPACES)
 - ON-SITE PARALLEL PARKING = 5
- TOTAL ON-SITE PARKING SPACES = 31

LEGEND:

EXIST. SANITARY SEWER	EX-SS
EXIST. WATER LINE	EX-W
EXIST. OVERHEAD ELECTRIC	OHE
EXIST. FIRE HYDRANT	⊙
PARKING COUNT	Ⓢ



FLANAGAN
land solutions

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

THE WYATT
STEPHENVILLE, TEXAS

SITE PLAN



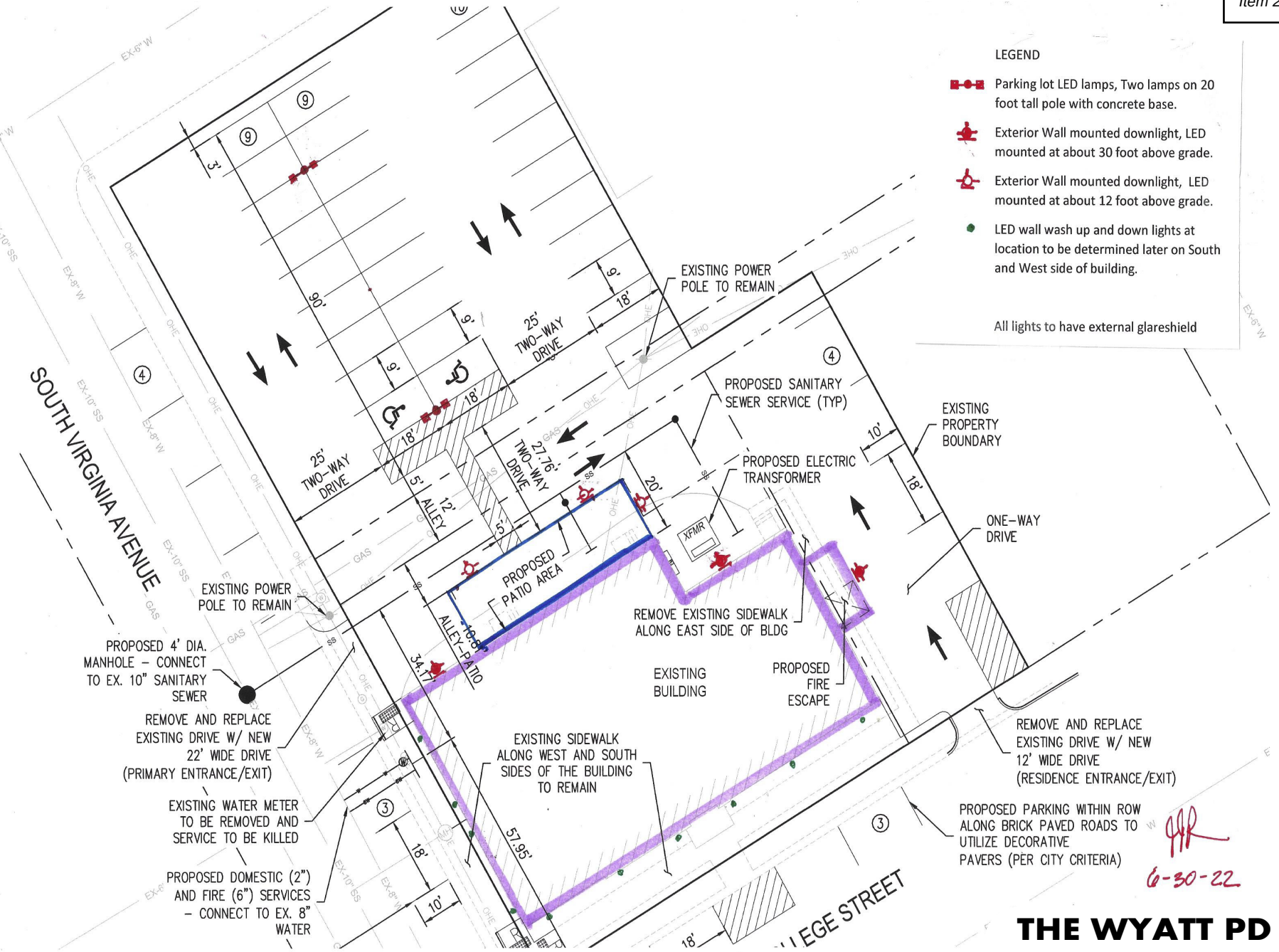
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DESIGNED: MRF	PROJECT #: 2021-11-01	ISSUE DATE: 09.07.2022	SHEET C1.0 OF C6.4
CHECKED: FLS			
DRAWN: MRF			

LEGEND

-  Parking lot LED lamps, Two lamps on 20 foot tall pole with concrete base.
-  Exterior Wall mounted downlight, LED mounted at about 30 foot above grade.
-  Exterior Wall mounted downlight, LED mounted at about 12 foot above grade.
-  LED wall wash up and down lights at location to be determined later on South and West side of building.

All lights to have external glareshield



PREPARED BY:
FLANAGAN LAND SOLUTIONS

EXHIBIT

THE WYATT PD
CONCEPTUAL PARKING LOT
LIGHTING PLAN

META
PLANNING + DESIGN

MTA-1-76
JULY 14, 2022

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁴
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁴
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁴
DSHORT SBK U	Shorting cap ²⁴
DSX0HS 20C U	House-side shield for P1, P2, P3 and P4 ²²
DSX0HS 30C U	House-side shield for P10, P11, P12 and P13 ²²
DSX0HS 40C U	House-side shield for P5, P6 and P7 ²²
DSX0DDL U	Diffused drop lens (polycarbonate) ²²
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) ²⁵
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ²⁵
DSX0EGS (FINISH) U	External glare shield

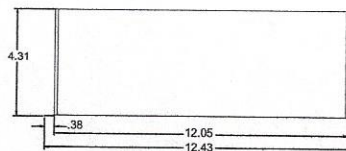
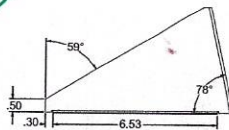
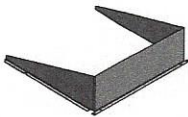
For more control options, visit [DTL](#) and [ROAM](#) online.
Link to [nLight Air 2](#)

Provide

NOTES

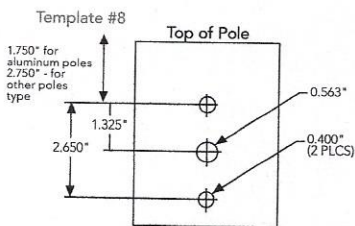
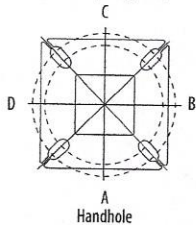
- HA not available with P4, P7, and P13.
- P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
- Any Type 5 distribution with photocell, is not available with WBA.
- Not available with HS or DDL.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
- XVOLT only suitable for use with P4, P7 and P13.
- XVOLT operates with any voltage between 277V and 480V.
- XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
- Suitable for mounting to round poles between 3.5" and 12" diameter.
- Universal mounting brackets intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
- Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
- Must be ordered with PIRHN.
- Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
- Reference Controls Options table on page 4.
- Reference Motion Sensor Default Table on page 4 to see functionality.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

EGS – External Glare Shield



Drilling

HANDHOLE ORIENTATION (from top of pole)



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"		3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"		4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

DSX0 Area Luminaire - EPA

*includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

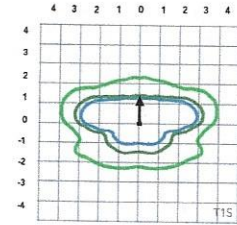
Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 LED	0.950	1.900	1.830	2.850	2.850	3.544

Photometric Diagrams

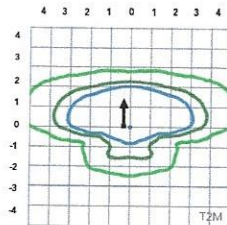
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

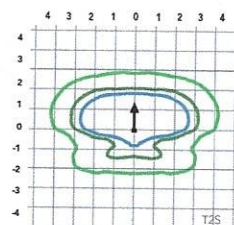
LEGEND



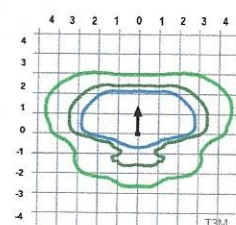
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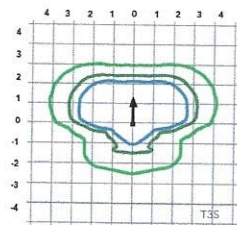
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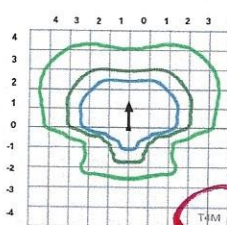
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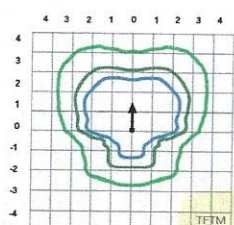
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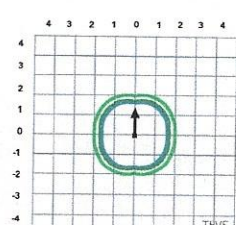
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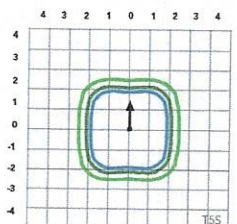
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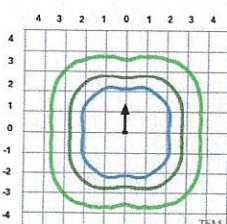
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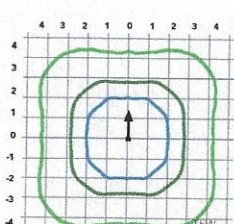
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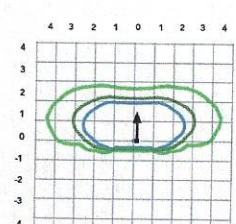
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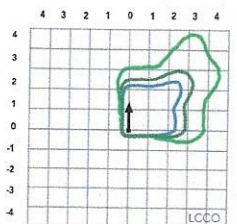
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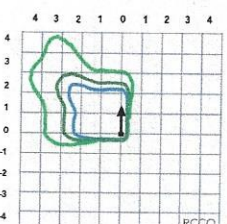
Test No. LT12345/P25 tested in accordance with IESNA LM-79-08.



Test No.



Test No.



Test No.



Catalog Number
DSX0 LED P3 30K TFTM MVOLT SPA FINISH

Notes
SELECT FINISH

Type
A



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.04
5°C	1.04
10°C	1.03
15°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
35°C	0.98
40°C	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use when motion sensor is used as dusk to dawn control.

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CLAIRty Pro app.

Performance Data

Lumen Output

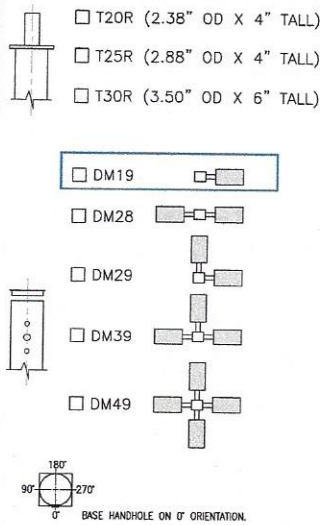
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	20	530	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126
				TSVS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131
				TSS	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131
				TSM	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130
				TSW	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
P2	20	700	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124
				T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124
				TSVS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129
				TSS	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129
				TSM	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129
				TSW	5,834	3	0	2	119	6,285	3	0	2	128	6,364	3	0	2	130
				BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102
				LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
				RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
P3	20	1050	71W	T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120
				TSVS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125
				TSS	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125
				TSM	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125
				TSW	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
P4	20	1400	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116
				T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117
				T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116
				T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114
				TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116
				TSVS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121
				TSS	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121
				TSM	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121
				TSW	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122
				BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71
				RCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71

OK - Square Tapered Steel Pole

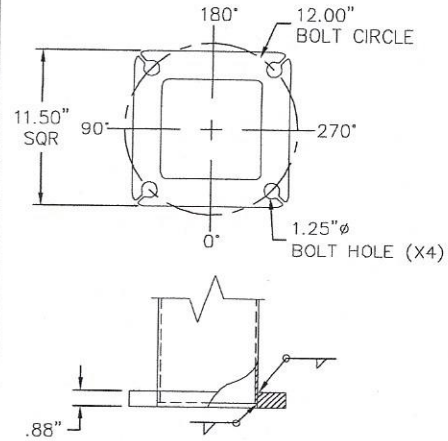
POLE
HEIGHT
25' (FT)

DETAIL 3

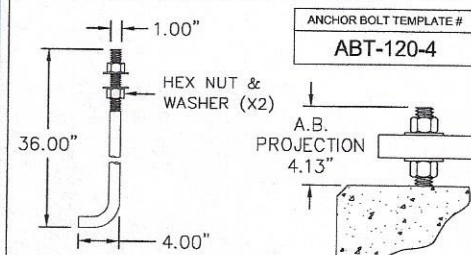


DETAIL 3 POLE TOP

**DM19 = DRILL 1 @ 90 DEGREES
ACUITY AERIS TEMPLATE**



DETAIL 1 BASE PLATE



DETAIL 2 AB = ANCHOR BOLT

- 1) HARDWARE TO BE GALVANIZED TO: ASTM A153
- 2) ANCHOR BOLTS SHALL BE FULLY GALVANIZED PER ASTM A153.
- 3) ALL WELDING TO CONFORM TO: AWS D1.1 MOST RECENT EDITION.
- 4) FABRICATION MEETS AISC (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) QUALITY CERTIFICATION.
- 5) PROVISIONS FOR GROUNDING LOCATED AT BASE HAND HOLE.
- 6) VIBRATION DISCLAIMER: ALTHOUGH RARE, VIBRATIONS SEVERE ENOUGH TO CAUSE DAMAGE CAN OCCASIONALLY OCCUR IN STRUCTURES OF ALL TYPES. BECAUSE THEY ARE INFLUENCED BY MANY INTERACTING VARIABLES, VIBRATIONS ARE GENERALLY UNPREDICTABLE. THE USER'S MAINTENANCE PROGRAM SHOULD INCLUDE OBSERVATION FOR EXCESSIVE VIBRATION AND EXAMINATION FOR ANY STRUCTURAL DAMAGE. ALP WARRANTY EXCLUDES FATIGUE FAILURE OR SIMILAR PHENOMENA RESULTING FROM INDUCED VIBRATION, HARMONIC OSCILLATION OR RESONANCE ASSOCIATED WITH MOVEMENT OF AIR CURRENTS AROUND THE POLE.

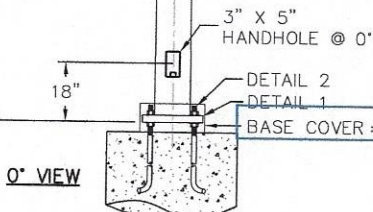
LOADING DATA							
DESIGN CRITERIA:	COMMERCIAL STANDARD						
WIND SPEED(mph)	80	90	100	110	120	130	140
MAX EPA FT²	16.8	12.6	9.5	7.1	5.3	3.9	2.8
MAX WEIGHT (LBS)	422	315	238	178	133	99	71

MATERIAL DATA	
COMPONENT	ASTM
POLE SHAFT	A595 GRADE A
BASE PLATE	A36
ANCHOR BOLTS	F1554 GR.55
MISC. STEEL	A36

FINISH
SELECT STD FINISH FROM FINISH CHART ON NEXT PAGE

POLE DIMENSION DATA						
TYPE	DESIGN	POLE LENGTH (FT)	BASE DIA. (IN)	TOP DIA. (IN)	GAUGE OR THK (IN)	WEIGHT (LBS)
	STS-25-600-11-AB	25	6.00	3.25	11-GA (.1196")	205

DETAIL GENERAL NOTES



AMERICAN LITE POLE
2800 S. HULEN, SUITE 200
FORT WORTH, TX 76109
817-924-3682 PH.
817-924-7049 FAX

**** CONFIDENTIAL ****

THE INFORMATION CONTAINED IN THIS DRAWING IS PROPRIETARY AND CONFIDENTIAL. UNAUTHORIZED DUPLICATION OR DISSEMINATION OF THIS DOCUMENT IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN NOTICE FROM AMERICAN LITE POLE.

REV. DATE BY REVISION DESCRIPTION

PROJECT NAME:

DESCRIPTION:

SQUARE TAPERED STEEL ANCHOR BASE
25' x 6.00" x 11 GA

PO NUMBER:

DATE:

101112

DWG BY:

BM

QUOTE NUMBER:

SCALE:

NTS

CHKD BY:

CKR

DRAWING NUMBER:

REV:

STS-25-600-11-AB

ALP – AMERICAN LITE POLE STANDARD FINISHES CHART

Finishes

Overall light poles are designed for structural strength for torque and shearing, made to withstand the forces of nature, automobiles and other hazards. They are tested to meet quality and safety standards. They're durable and serve a needed purpose filling the dark with light. Allowing night-time entertainment, safety in spaces where people gather.

Everyday, millions of people encounter lighting and don't even take notice. But with the right finish ordinary poles can become an integral part of the design and landscape. We are proud to offer not only a great selection of light poles but durable powder coated finished and traditional hot-dip galvanizing for your project.

Powder Coating

Powder coating is a dry finishing process that uses a powder composed of finely ground particles of pigment and resin that is sprayed onto a surface to be coated. The parts to be coated are electrically grounded so that the charged powder particles propelled at them cling to the parts and are held there until melted and fused into a smooth coating in a curing oven. The result is a uniform, durable, high quality, environmentally safe, and attractive finish.

Standard Colors



ACTUAL COLOR MAY VARY SLIGHTLY DUE TO AREA, SHEEN, APPLICATION OR LIGHTING. FOR COLORS NOT SHOWN, ADDITIONAL CHARGES APPLY AND A MINIMUM ORDER IS REQUIRED.

Whenever possible we use environmentally friendly sources.



Catalog Number
DSX0 LED P3 30K TFTM MVOLT SPA FINISH

Notes
SELECT FINISH

Type
A

Item 2.

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocell functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocell receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C to 50°C ambient with HA option. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX0-LED
Rev. 01/14/21
Page 8 of 8

Exterior Lighting



Entrance 1 and 2 (1 light on each side of door)

Casway Outdoor Pocket Wall Sconce

Size: 17 Inch

Details

Rectangular backplate
Includes 7" of wire
Dimmable with a standard incandescent dimmer (not included)
Designed in 2018
Finish: Oil Rubbed Bronze with Gold Highlights
Material: Metal
Shade Material: Glass
ETL Listed Wet
Warranty: Limited 1 Year
Made In China

Dimensions

17 Inch Backplate: Width 5", Height 17"

17 Inch Option Fixture: Width 7", Height 17", Depth

9", Weight 6.61Lbs

17 Inch Option Shade: Width 5.63", Height 15.75"

Product URL: <https://www.lumens.com/casway-outdoor-pocket-wall-sconce-by-the-great-outdoors--minka-lavery-MLV1677097.html>

Rating: ETL Listed Wet

ITEM#: MLV1677097



Building Façade**Darwin**Product ID **B7322****DIMENSIONAL INFORMATION**

Height

24.00"

ADA Compliant

No

Hanging Type

-

Canopy/Backplate

6.50"W X 24.00"H

Width

8.00"

Shade 1 Top W/Dia

8.00"

Extension

10.50"

Top To Center

9.25"**SHADE INFORMATION**

Shade Top

8.00"

Shade Height

7.63"

Shade Material

Glass

Shade Color

Opal Glossy**SHIPPING INFORMATION**

Carton 1

28.00" x 11.00" x 13.00"

Carton 1 Weight

8.00lb.

Shipping Method

UPS**LAMPING INFORMATION****Bulb 1**

(1) 60 Watt Max 120

Bulb Included

No

Socket Type

E26 Medium Base

UL Rating

WET

Patio



- **LED S14 Warm White Medium Base Bulbs with 25 Socket Commercial Grade Light String Set**
- 25 Long Life 40,000 Hour Warm White LED S14 Bulbs
- 25 Medium Base E26 Sockets 18" apart, total string length of 37.5"
- Each LED S14 Bulb is just .80 Watts
- Connect Up to 4 Sets End -to-End
- Nickel Coated E26 Base Bulbs
- Commercial Grade 16 Gauge SPT -2 Black Wire
- PVC Socket Forms Tight Water -Resistant Seal
- UV resistant for outdoor use

Trim or Soffit Lighting

<https://youtu.be/bFT6ShNzDJc>



Entrance Doors



Main Entrance (College Street)



Retail Entrance (Washington Street)



SPECIFICATION

Material: Wrought iron doors are handmade using heavy-duty 12-gauge steel.

Scroll-work: Standard iron entry doors come with decorative 5/8 solid steel scrollwork.

Glass: Standard 5/8 Inch double-pane insulated glass. It can be opened for great ventilation and easy cleaning. Note: The glass of french style doors is fixed.

Jamb: Door features standard 2" x 6" Jambs that are insulated with high-density foam for energy efficiency.

Finishes: All iron entry doors are zinc galvanized and coated with a clear lacquer to protect them from rust & corrosion.

Hardware: Doors are pre-bored for standard locking systems or 2-3/8" backset, 2-1/8" diameter, 5-1/2" center to center.

Flush Bolt: There are dual T-Astragal flush bolts to hold the inactive leaf of the double doors and add extra security to the door. Both doors can be opened if you unlock the flush bolt.

Weatherstrip: Tight-fitting weather stripping is pre-installed around the door to prevent air leaks.

Hinges: Heavy-duty ball-bearing hinges that can support up to 1500 pounds.

Resident Entry (Private/Secure)



Item #

EMT-311304

Model #

E4220HLO234RHUS19

Brand:

[Emtek Hardware](#)

Collection:

[Emtek Hardware - Electronic Locksets](#)

Backset:

2 3/4"

Classification:

Residential

Color:

Black

Door Handing:



Right

Door Thickness:

1 3/4" - 2 1/4"

Features:

Touchscreen
Motorized Deadbolt
Lit Keypad

Specific Finish:

Flat Black

Free Shipping:

Yes

Function:

Electronic Locks

Length:

6.13" (156 mm)

Lever Shape:

Straight
Flat

Base Material:

Brass

Mount Type:

Tubular

Projection:

3" (72 mm)

Theme:

Contemporary/Modern

Width:

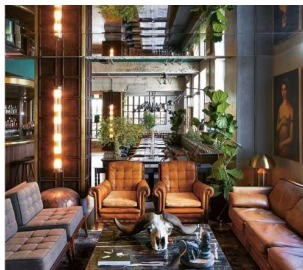
2.75" (70 mm)

Building Façade Material

Floors 1-3

Brick (same as current)





COLOR PALETTE
These key colors can be mixed and matched as needed.



Fonts

The typeface and font sizes vary depending on use.

Quando

Heading
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890!@#%&'()*

Brand Assets

These images capture the style and spirit of our brand for the lobby restroom.

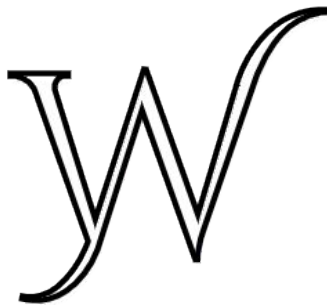


Fixtures & Textures

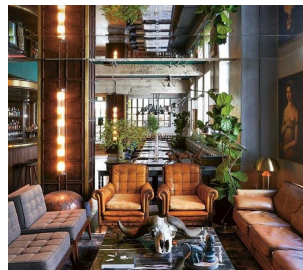


These samples show how all the elements come together for your brand.

Branding Package



THE WYATT
2022
APARTMENTS



SUB LOGO

Fonts

The typeface and font sizes vary depending on use.

Quando

Heading
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890!@#%&'()*

Black Gold

Heading

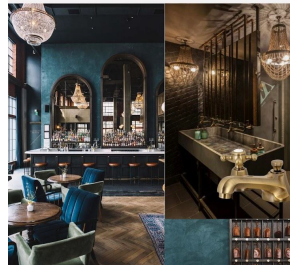
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890!@#%&'()*

Quando

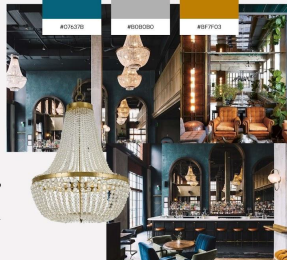
Body
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890!@#%&'()*

Brand Assets

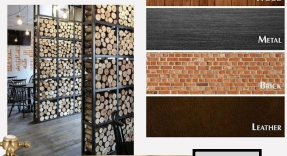
These images capture the style and spirit of our brand for the lobby & retail space.



COLOR PALETTE
These key colors can be mixed and matched as needed.



Fixtures & Textures



Exterior

- ❖ Fourth floor consideration with lighter colored brick on top
- ❖ Arched windows with 8 panes.
- ❖ Options of awning over first floor or middle section of first floor.
- ❖ Wyatt or “W” sign as an option over front door.



Exterior Signage Inspiration

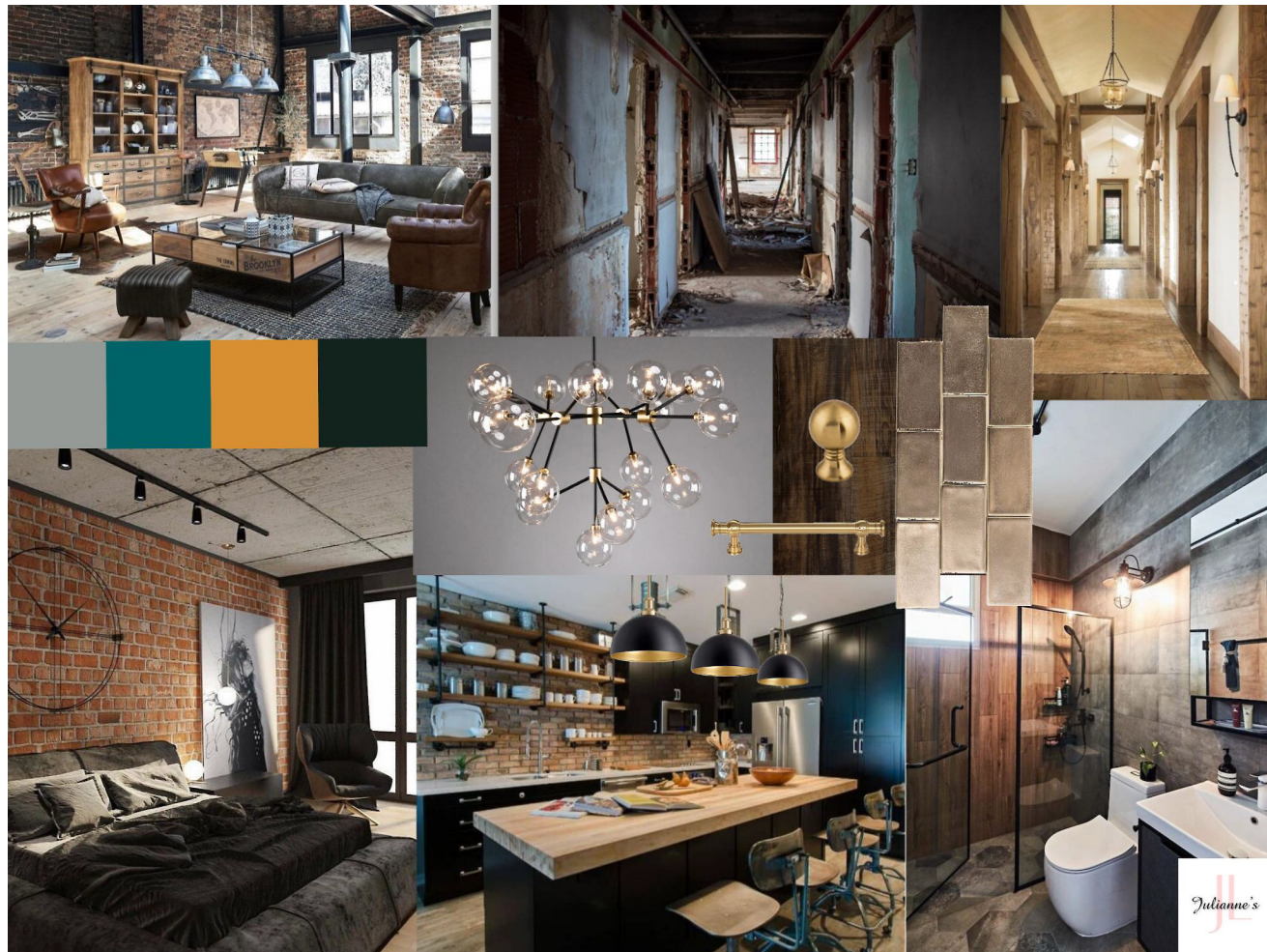


- ❖ Neon signage on top of the building, in gold/yellow coloring



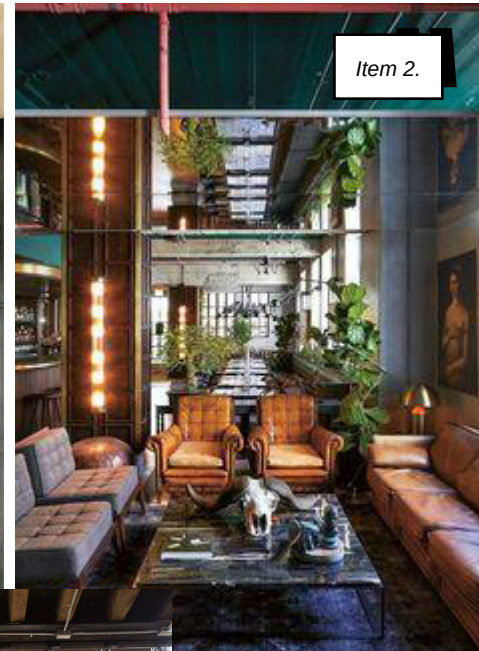
- ❖ Secondary businesses can follow same design look for personal signage. Also note the hotel drover sign for side of building

Interior Apartment Inspiration



Julianne's

Lobby Design Inspiration



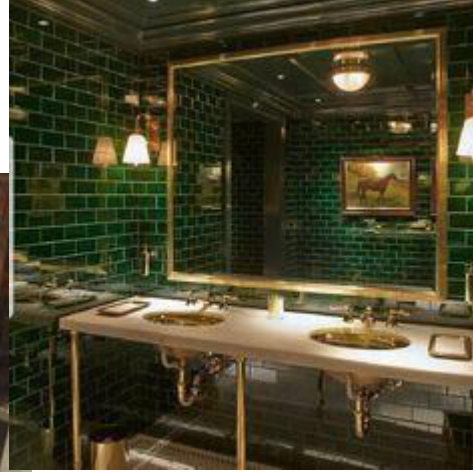
Item 2.



47

Downstairs Bathroom Design Inspiration

Item 2.



CONSTRUCTION DOCUMENTS
FOR
THE WYATT APARTMENTS
Stephenville, Texas
August, 2022



SHEET INDEX

O-0	Cover Sheet	M-1	2nd & 3rd Mechanical HVAC Plan
D-1	First Floor Demolition Plan	M-2	2nd & 3rd Floor Mechanical Ventilation Plan
D-2	Roof Demolition Plan	M-3	4th Floor Floor Mechanical HVAC Plan
		M-4	4th Floor Mechanical Ventilation Plan
		M-5	Mechanical Schedules & Notes
A-1	Architectural First Floor Plan	EP-1	Electrical & Plumbing Site Plan
A-2	Architectural Second & Third Floor Plan		
A-3	Second & Third Floor Bathroom Details	E-1	Electrical Riser Diagram & Notes
A-4	Second & Third Floor Bathroom Details	E-2	2nd & 3rd Floor Electrical Lighting Plan
A-5	Architectural Fourth Floor Plan	E-3	2nd & 3rd Floor Electrical Power Plan
A-6	Fourth Floor Bathroom Details	E-4	4th Floor Electrical Lighting Plan
A-7	Fourth Floor Bathroom Details	E-5	4th Floor Electrical Power Plan
A-8	Exterior Elevations North and South	E-6	Electrical Panel Schedules
A-9	Exterior Elevations East and West		
A-10	Wall Sections	P-1	First Floor Sewer Plan
A-11	Panel Details	P-2	Second Floor Sewer Plan
A-12	New Stair Plan and Sections	P-3	Third Floor Sewer Plan
A-13	Building Section	P-4	Fourth Floor Sewer Plan
A-14	Door and Window Schedules	P-5	Water Plan
A-15	Mill Work	P-6	Plumbing Notes & Specifications
S-1	Foundation for New Stairway		
S-2	Structural Steel Plan and Details for New Stairway		
S-3	Fourth Floor Roof Framing Plan		
S-4	Additions to Existing Stairway		
S-5	Sections & Details		
S-6	Patio & Canopy Foundation & Framing		

CODE STUDY		
FIRST FLOOR EXTERIOR SQ. FT.		5,652
SECOND FLOOR EXTERIOR SQ. FT.		4,581
THIRD FLOOR EXTERIOR SQ. FT.		4,581
FOURTH FLOOR EXTERIOR SQ. FT.		4,581
NEW STAIRWAY SQ. FT.		112
TOTAL BUILDING EXTERIOR SQ. FT.		19,501
OCCUPANCY CLASS:	First Floor Commercial, A-2 or B	
	Second, Third & Fourth Floor Apartments R-2	
OCCUPANCY LOAD:	First Floor to be Determined Later	
	Second, Third & Fourth Floors Gross Sq.Ft. / 200 =	33
CONSTRUCTION TYPE: BUILDING WILL BE 100% FIRE SPRINKLED		Type 1B
NUMBER OF EXITS REQUIRED (EACH FLOOR):		2
COORIDORS: MAXIMUM DEAD END 50 FEET FIRE RATING HOURS ½ (.5) HOURS WIDTH MINIMUM 36 INCHES CORRIDOR & STAIRS		
DESIGN CODES: 2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL PLUMBING CODE 2015 INTERNATIONAL MECHANICAL CODE 2014 NATIONAL ELECTRIC CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE 2015 INTERNATIONAL FIRE CODE		

SHOP DRAWING - SUBMITTALS

SUBMITTAL FOR REVIEW ARE REQUIRED
FOR THE FOLLOWING:

METAL ROOF, METAL WALL SYSTEM INTERIOR FINISH SAMPLES MILLWORK - BASEBOARD & CABINETS DOORS & HARDWARE WINDOWS ROOF & INSULATION SYSTEM	ALL MECHANICAL EQUIPMENT & DUCT ALL LIGHTING & ELECTRICAL EQUIPMENT ALL PLUMBING FIXTURES STRUCTURAL STEEL, STEEL STUDS RESTROOM ACCESSORIES
--	--



JERRY RAMSEY, PE, P.A.
PROFESSIONAL ENGINEER
Alabama, Texas
Ced. 306,258,490

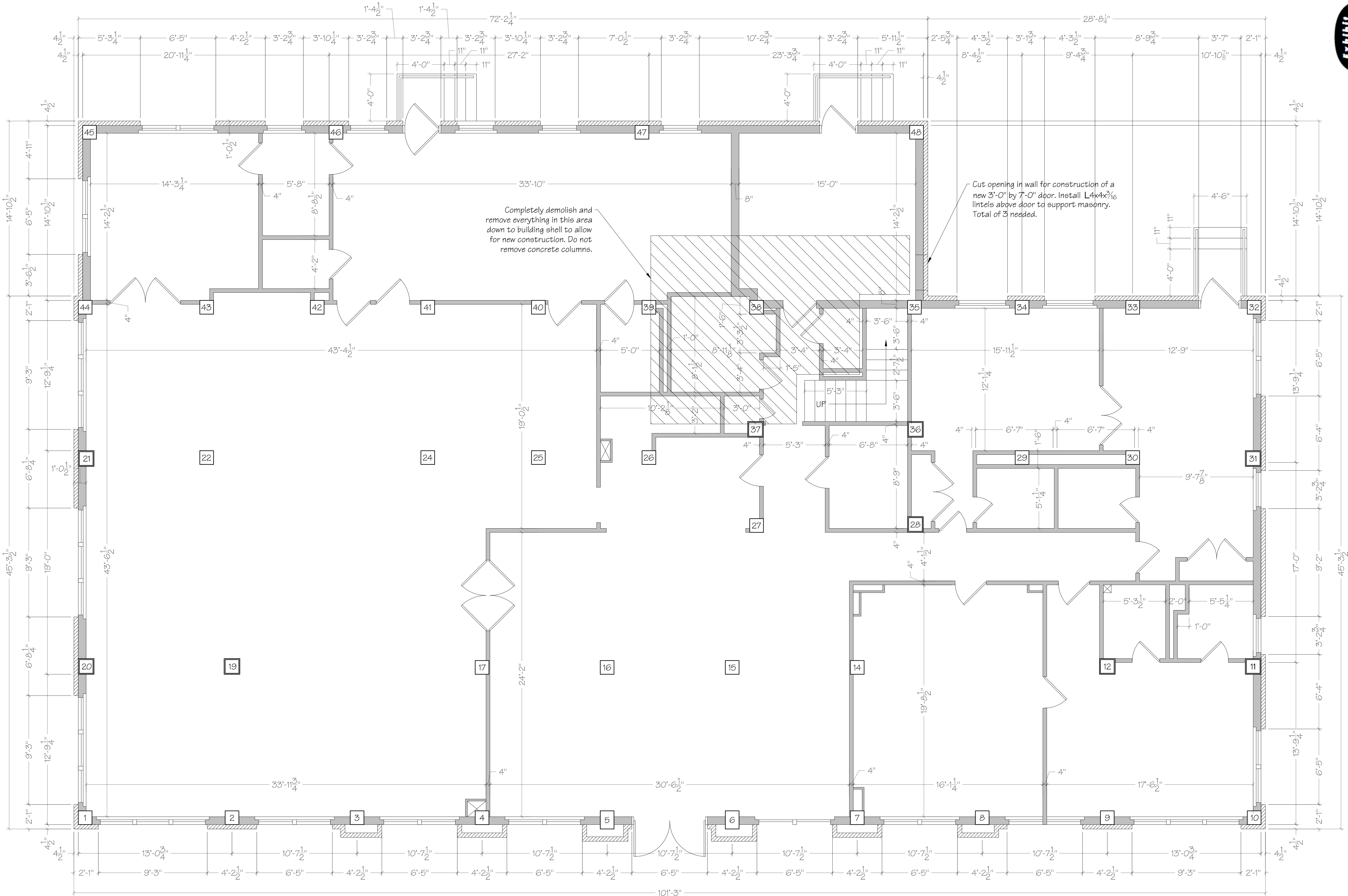
JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

The Wyatt Apartments
221 East College
Stephenville, Texas

Architectural
First Floor Demolition Plan

SHEET NUMBER

D-1



First Floor Demolition Plan

Scale: 1/4" = 1'-0"



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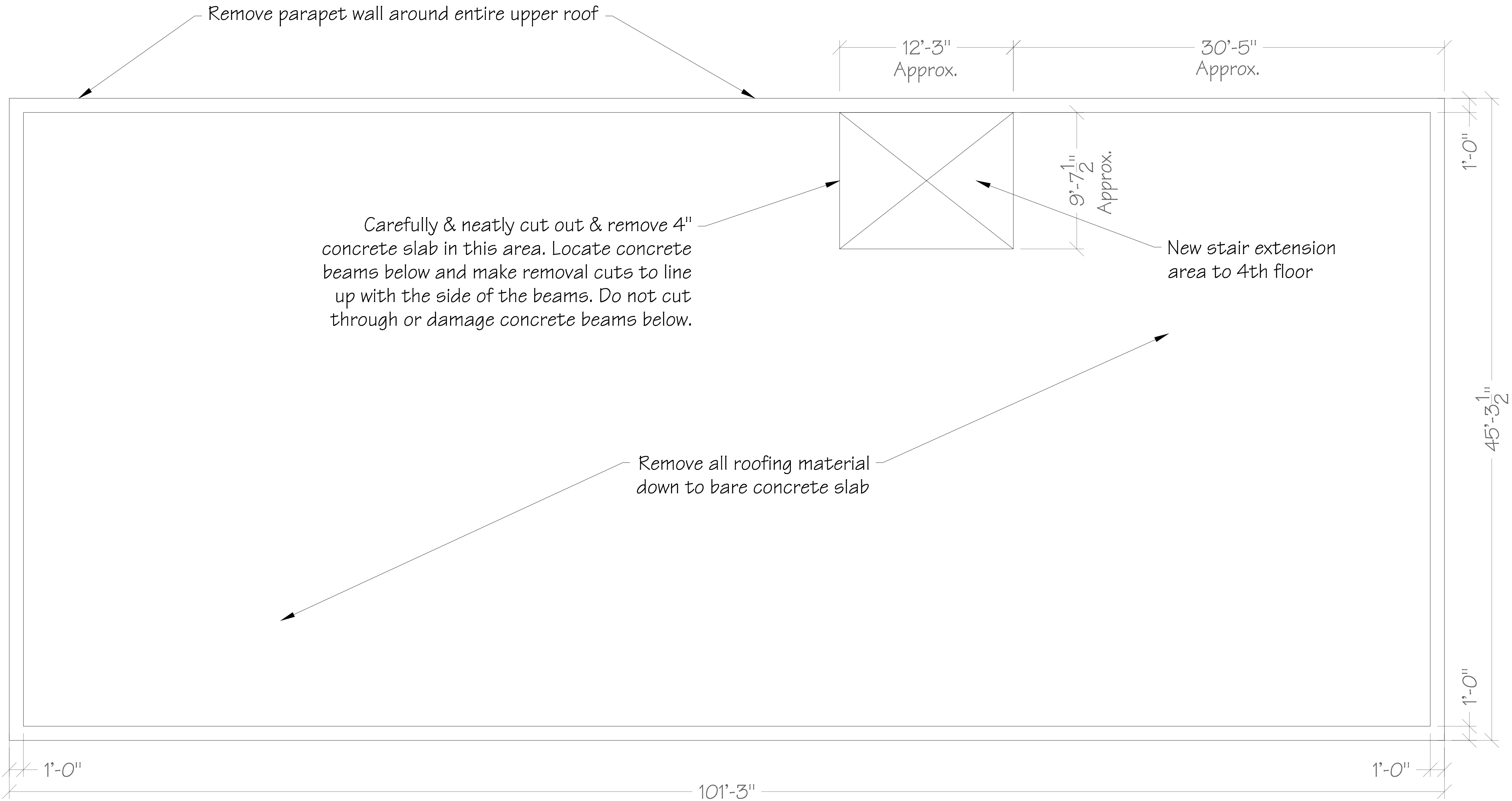
JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

The Wyatt Apartments
221 East College
Stephenville, Texas

Roof Demolition Plan

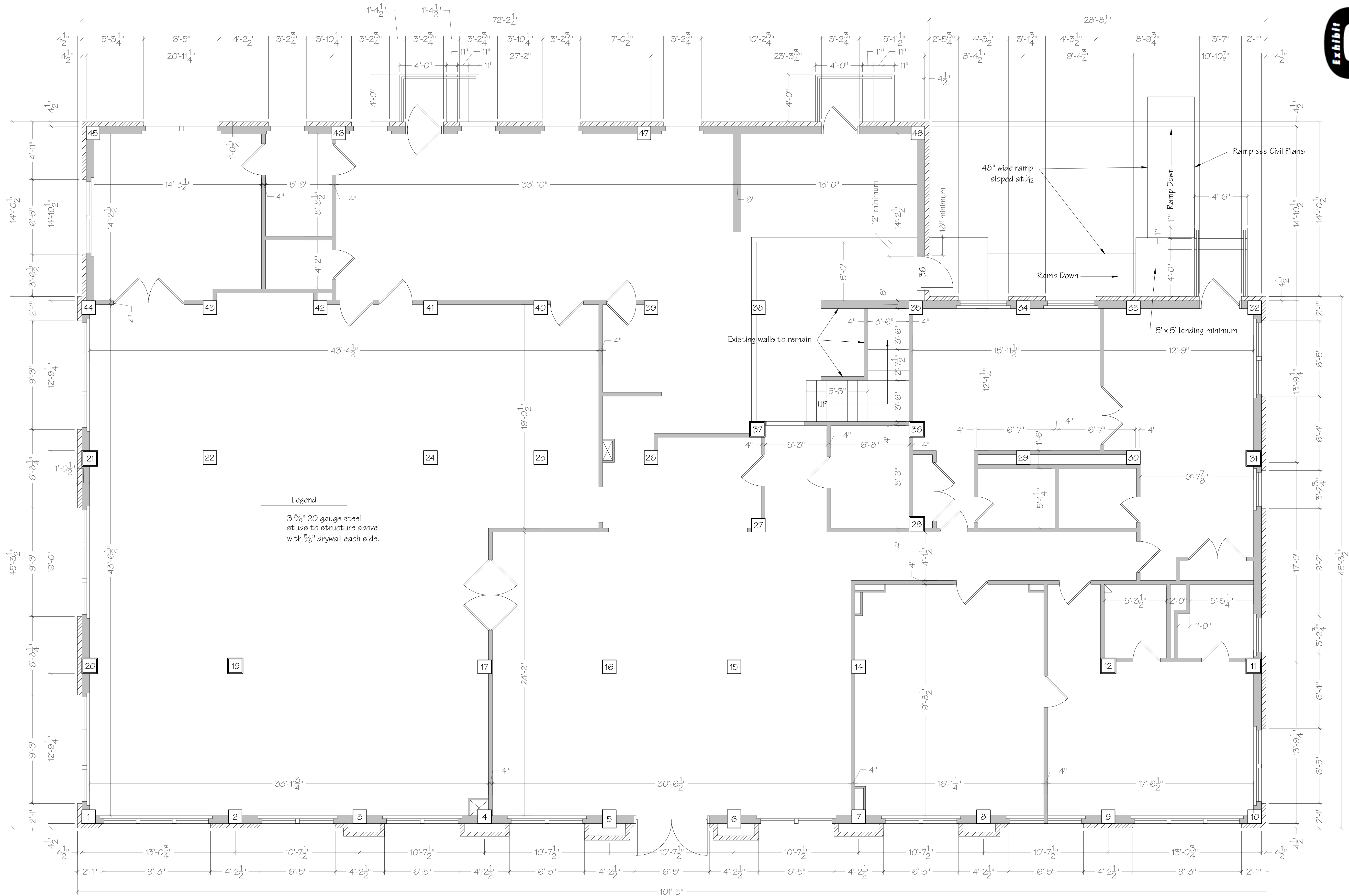
SHEET NUMBER

D-2



Roof Demolition Plan

Scale: 1/4" = 1'-0"



First Floor Plan

Scale: 1/4" = 1'-0"



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JRAMENGINEERING, LLC
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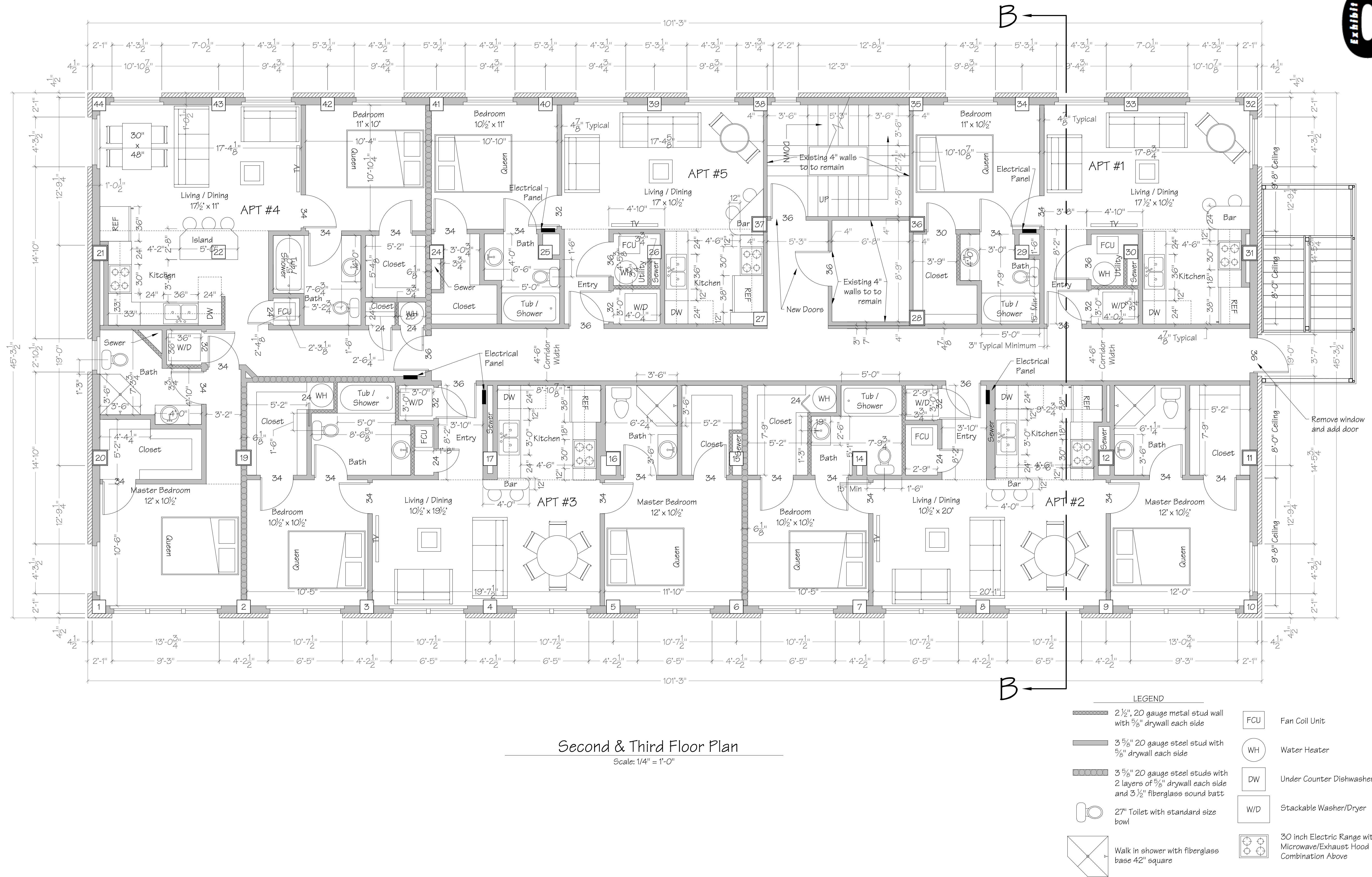
The Wyatt Apartments
221 East College
Stephenville, Texas

Architectural
First Floor Plan

SHEET NUMBER

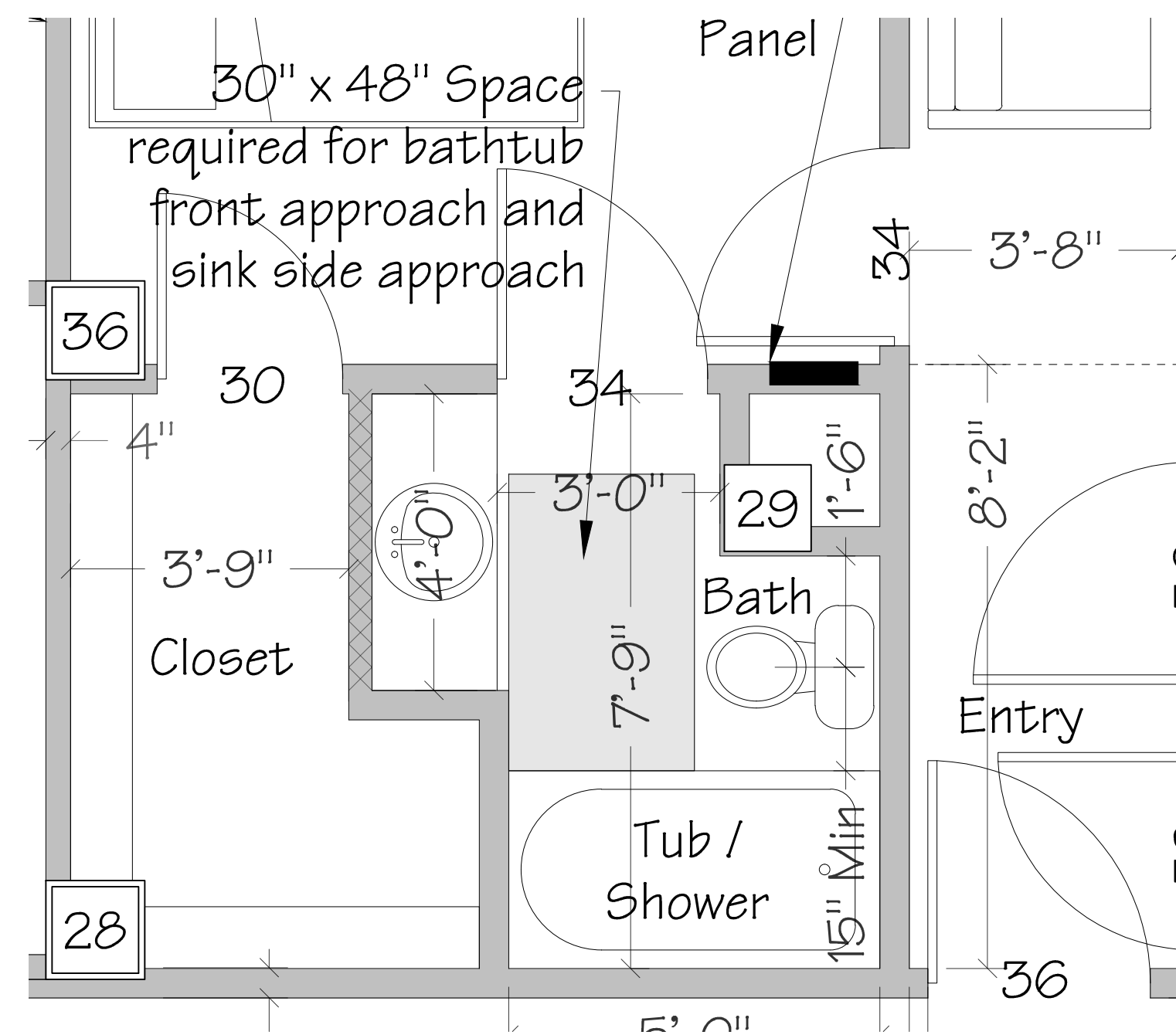
A-1

Exhibit 0

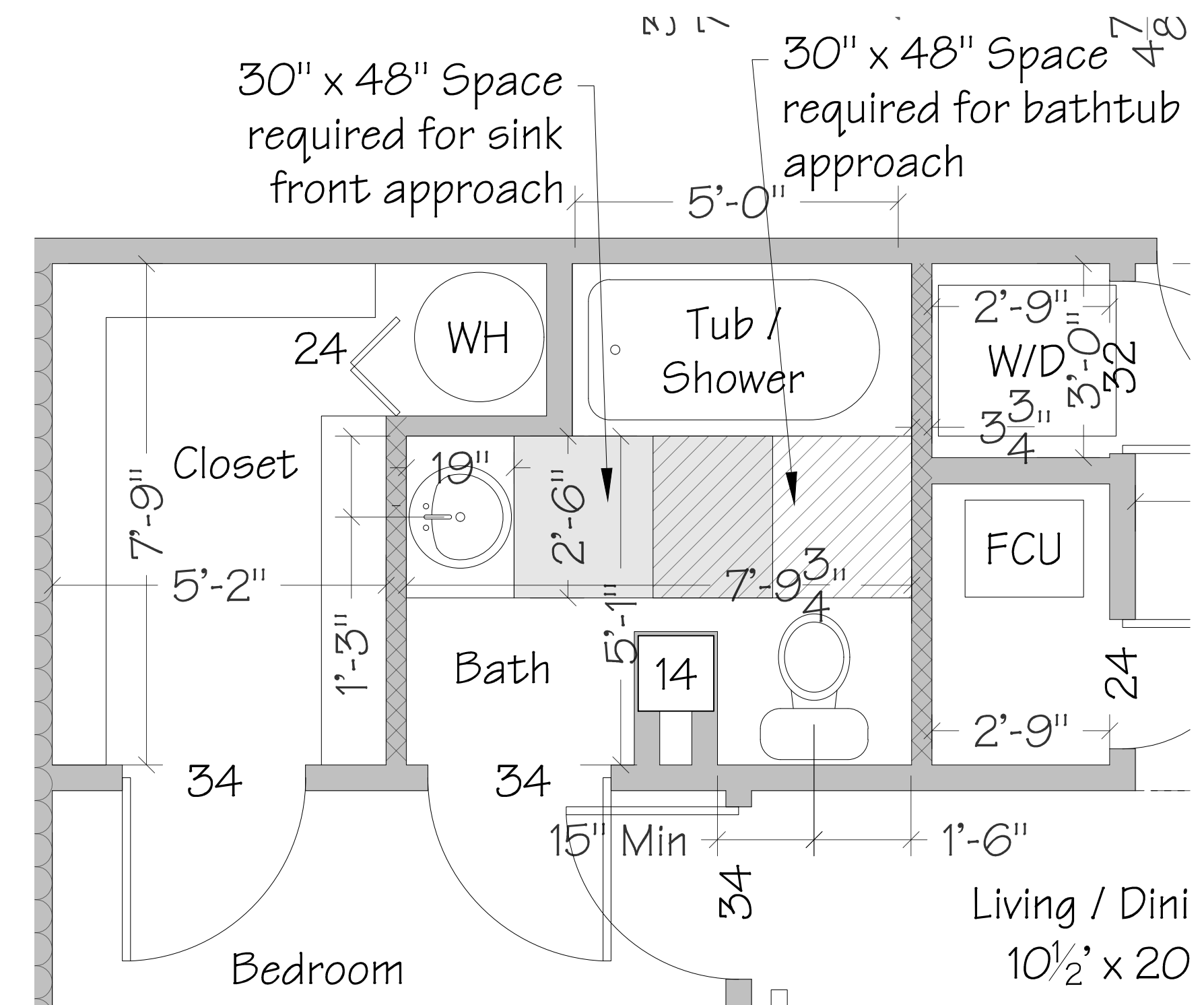




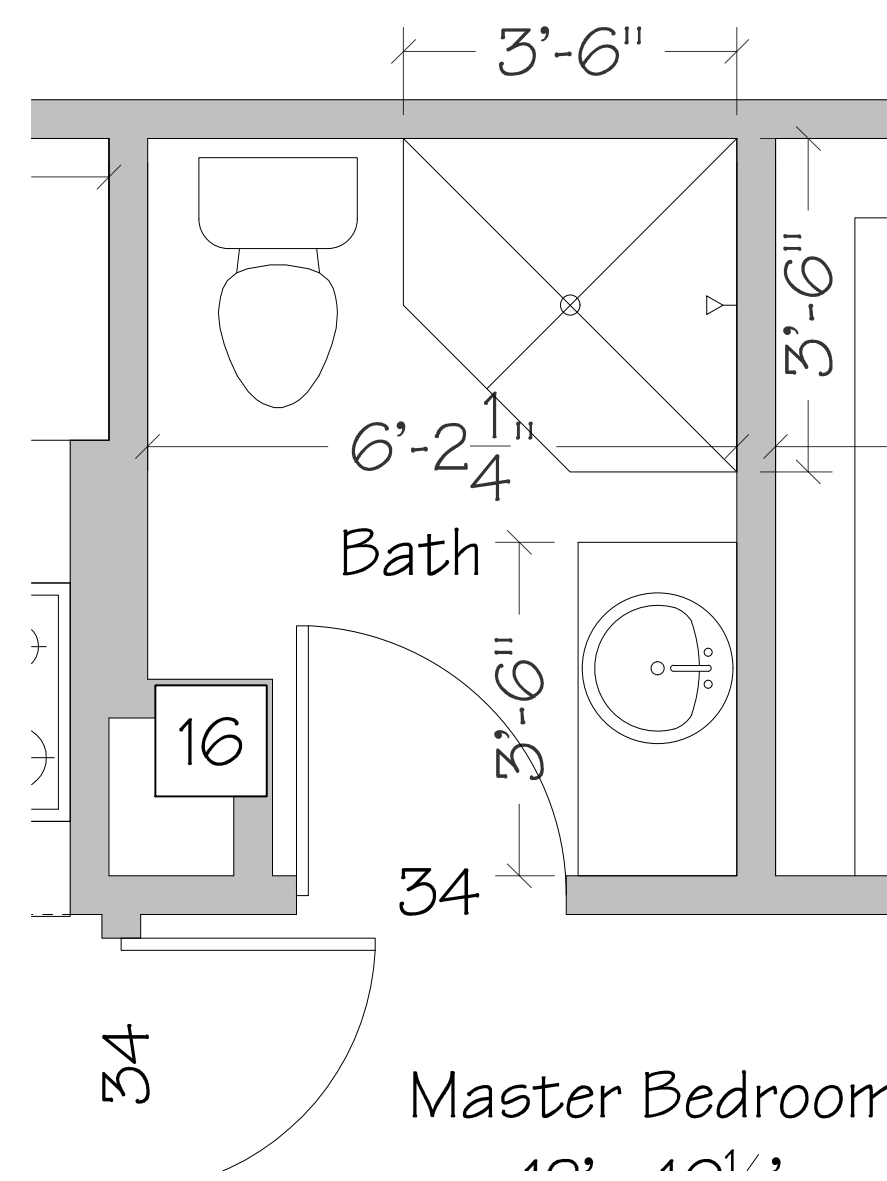
Bathroom #2.1 - Non-FHA Except Door



Bathroom #1 FHA-A



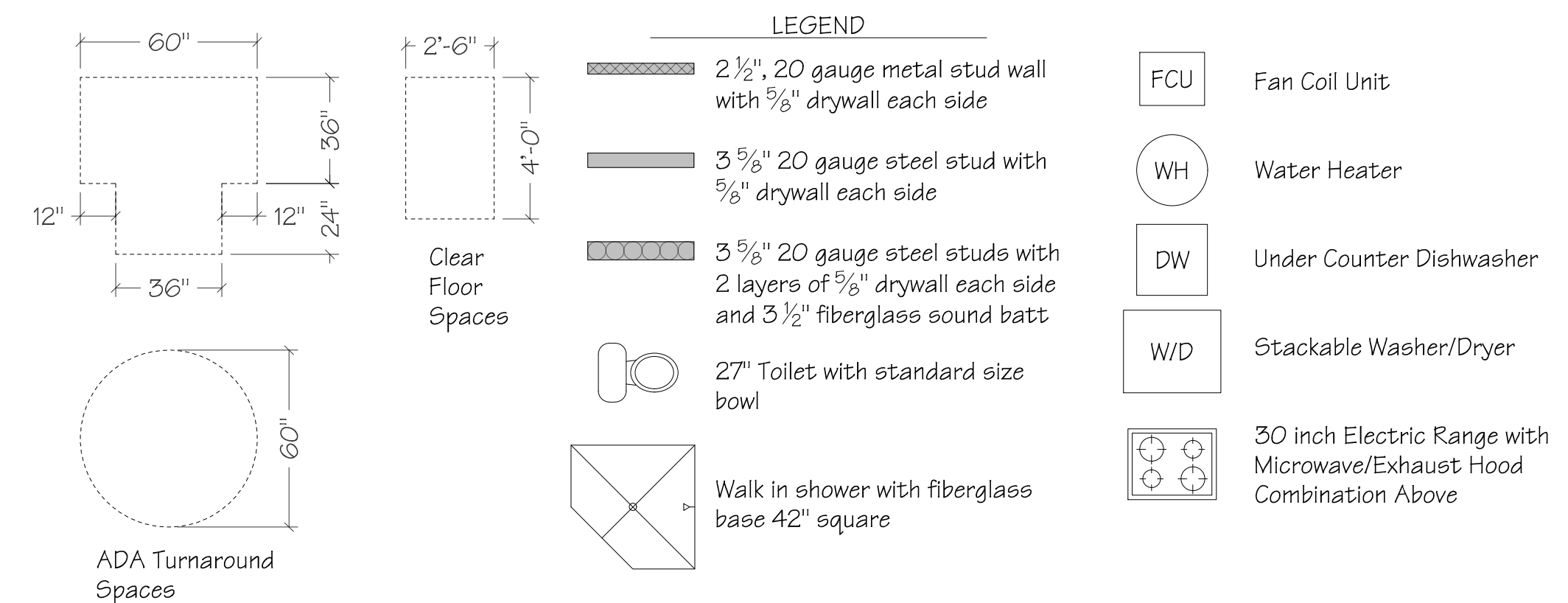
Bathroom #2.2 FHA-B



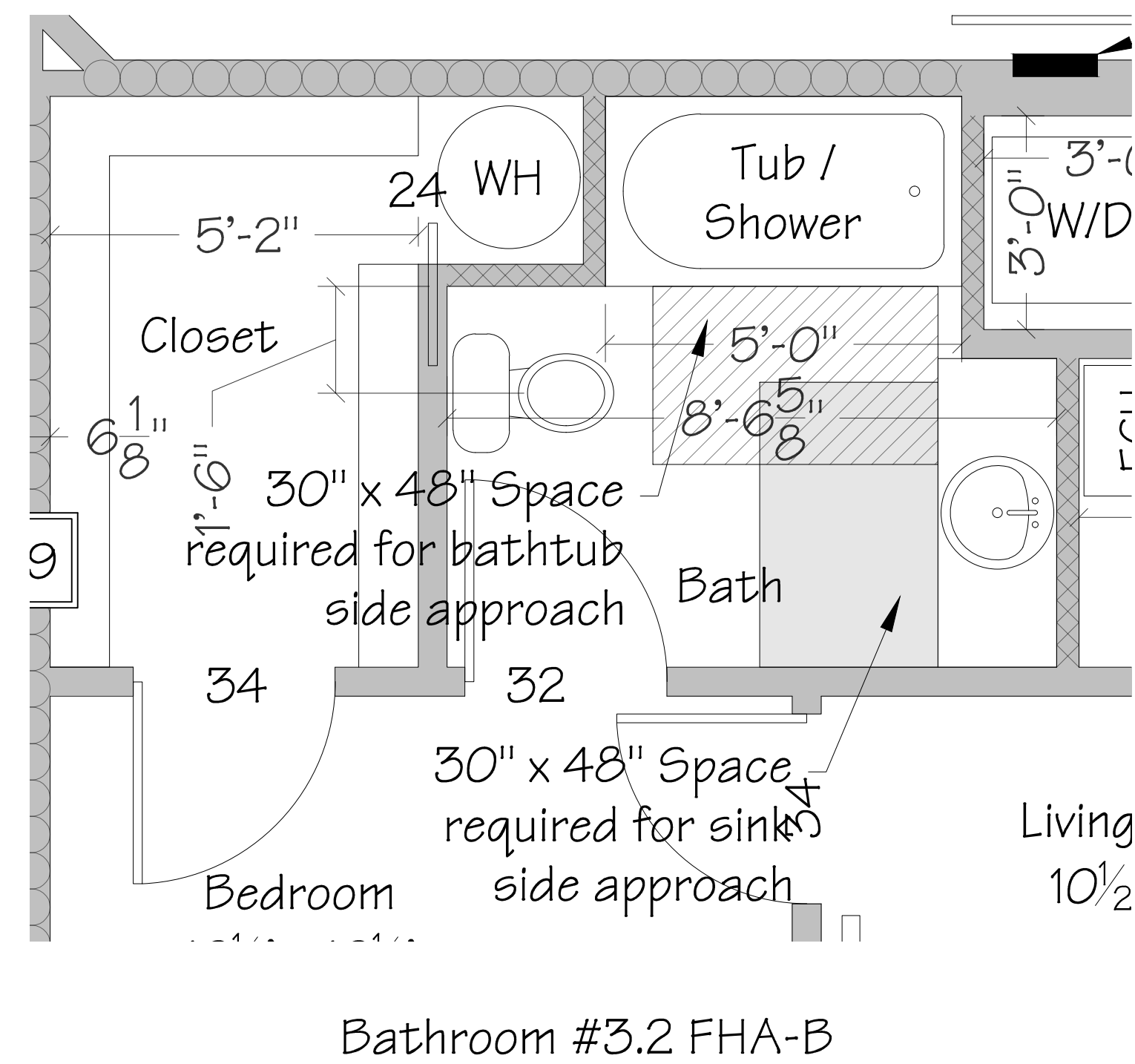
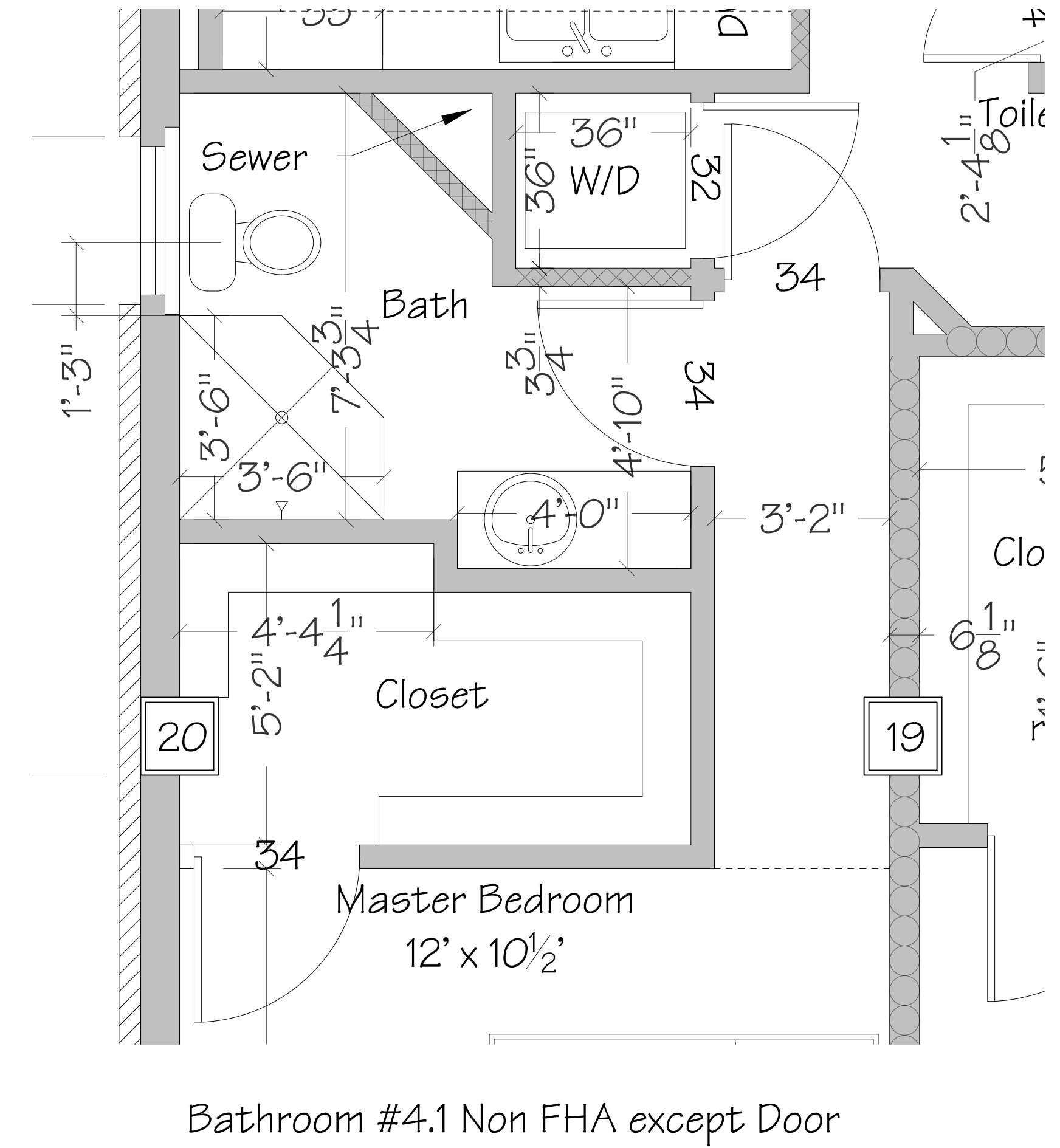
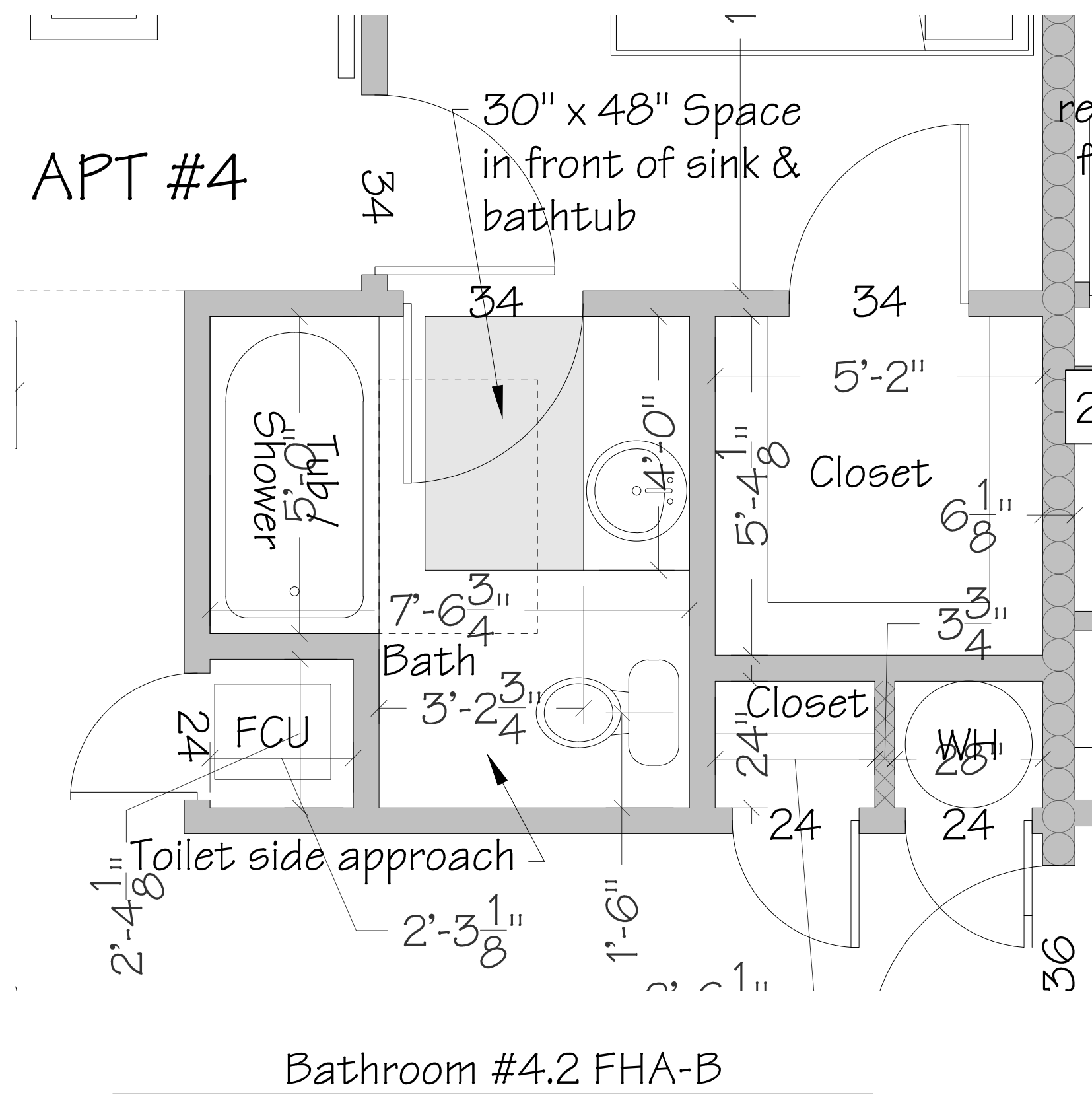
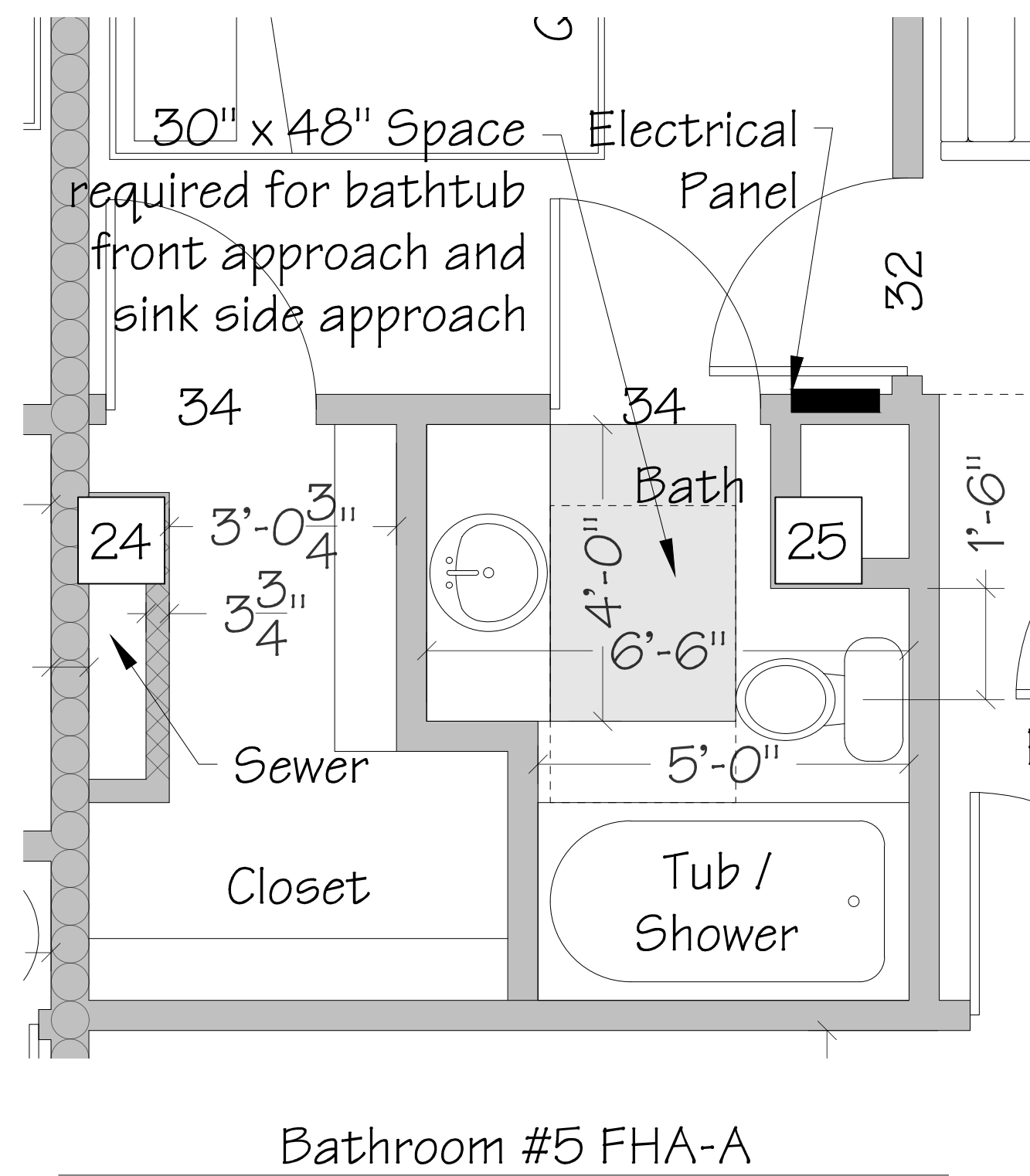
Bathroom #3.1 - Non-FHA Except Door

Second & Third Floor Bathroom Details

Scale: 1/2" = 1'-0"

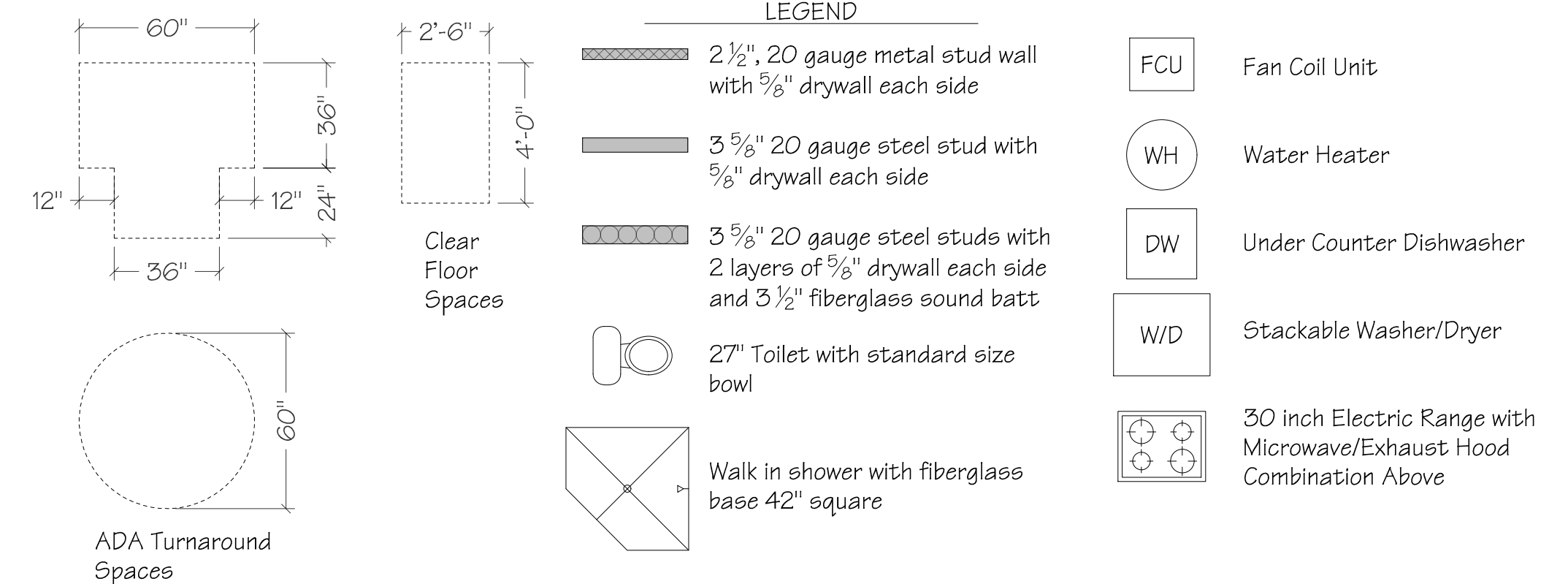


No elongated toilets - Sinks may require change out or cabinet removal



Second & Third Floor Bathroom Details

Scale: 1/2" = 1'-0"

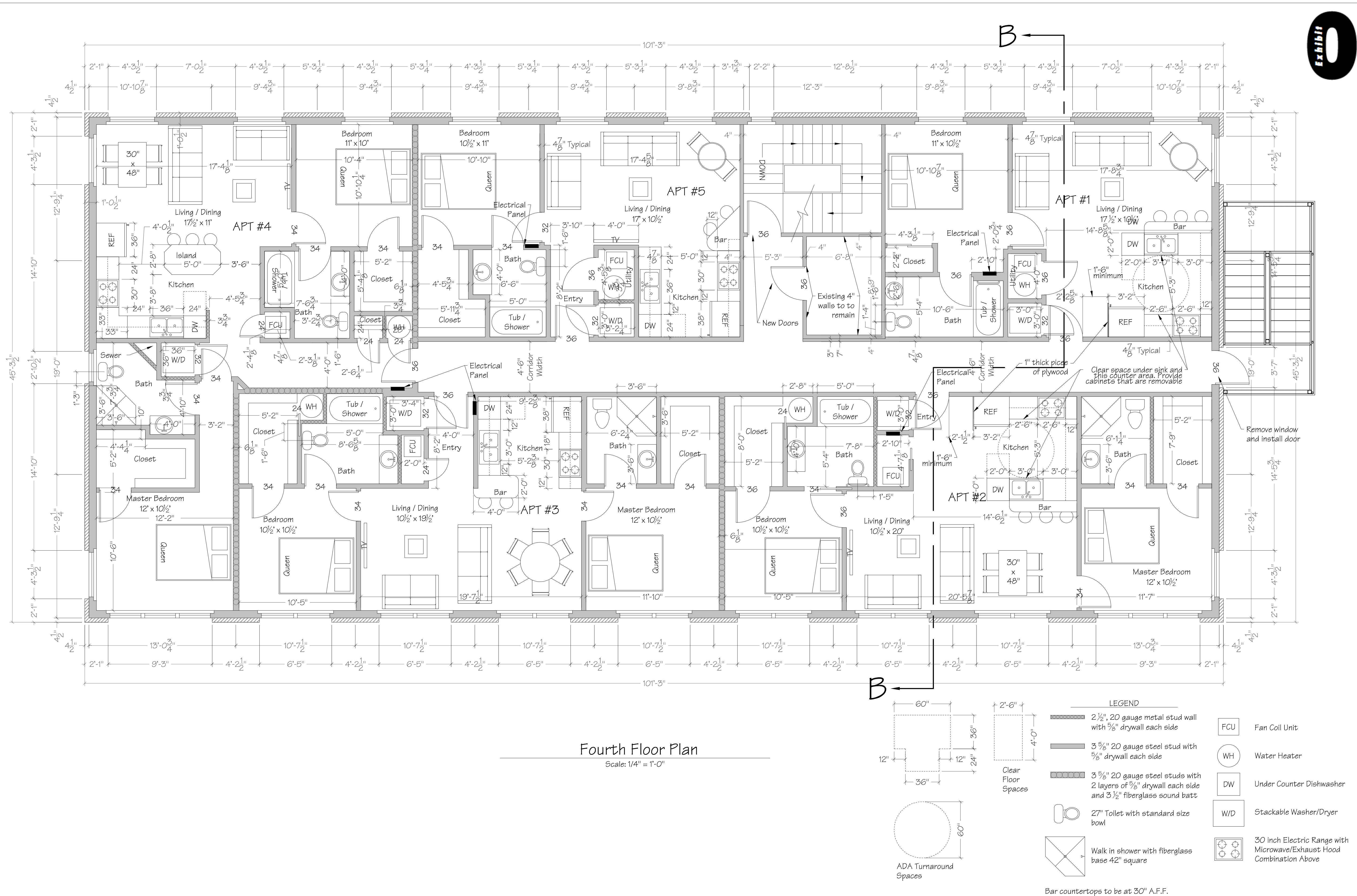


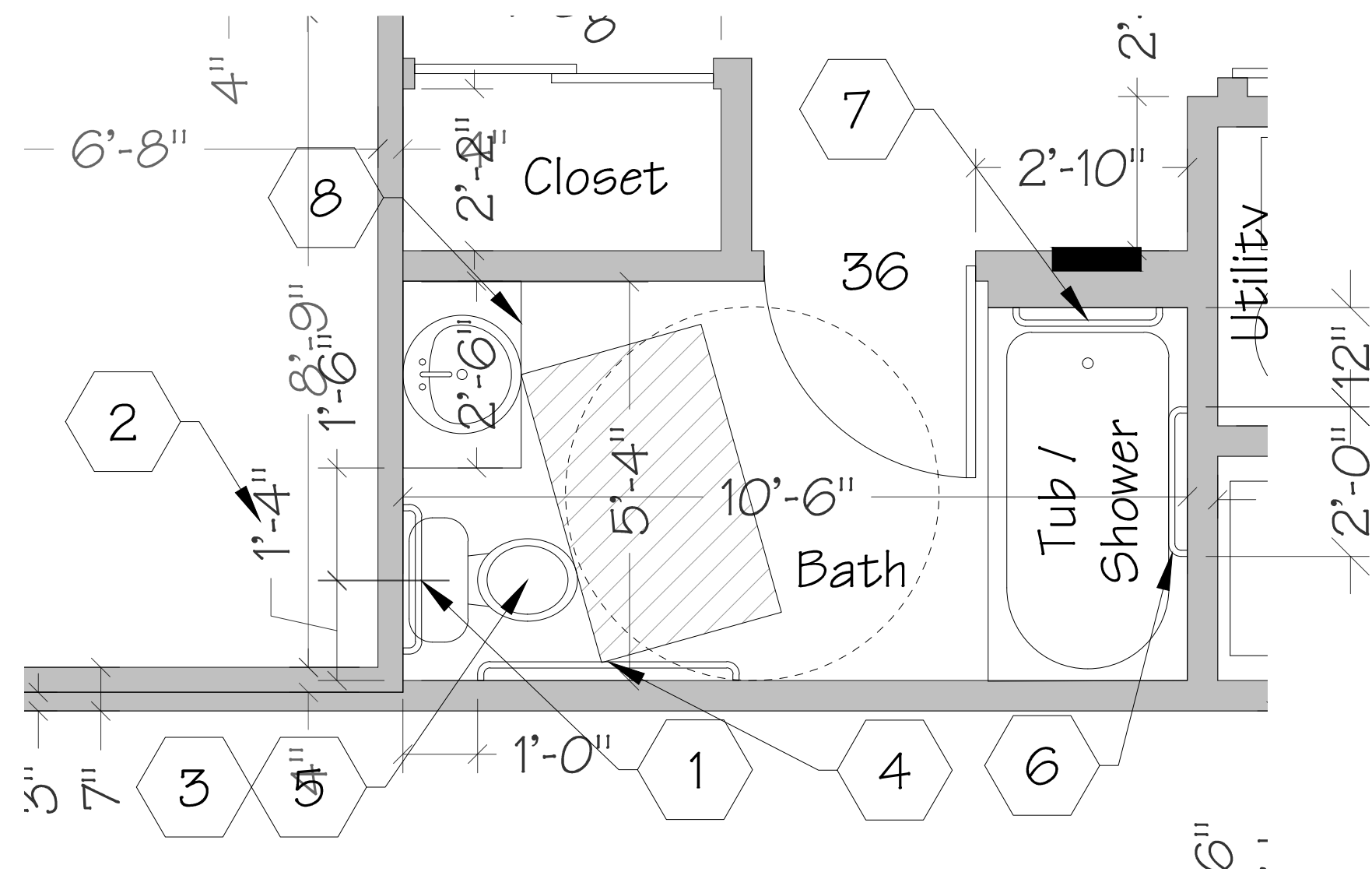
The Wyatt Apartments
221 East College
Stephenville, Texas

Architectural
Second and Third Floor
Bathroom Details

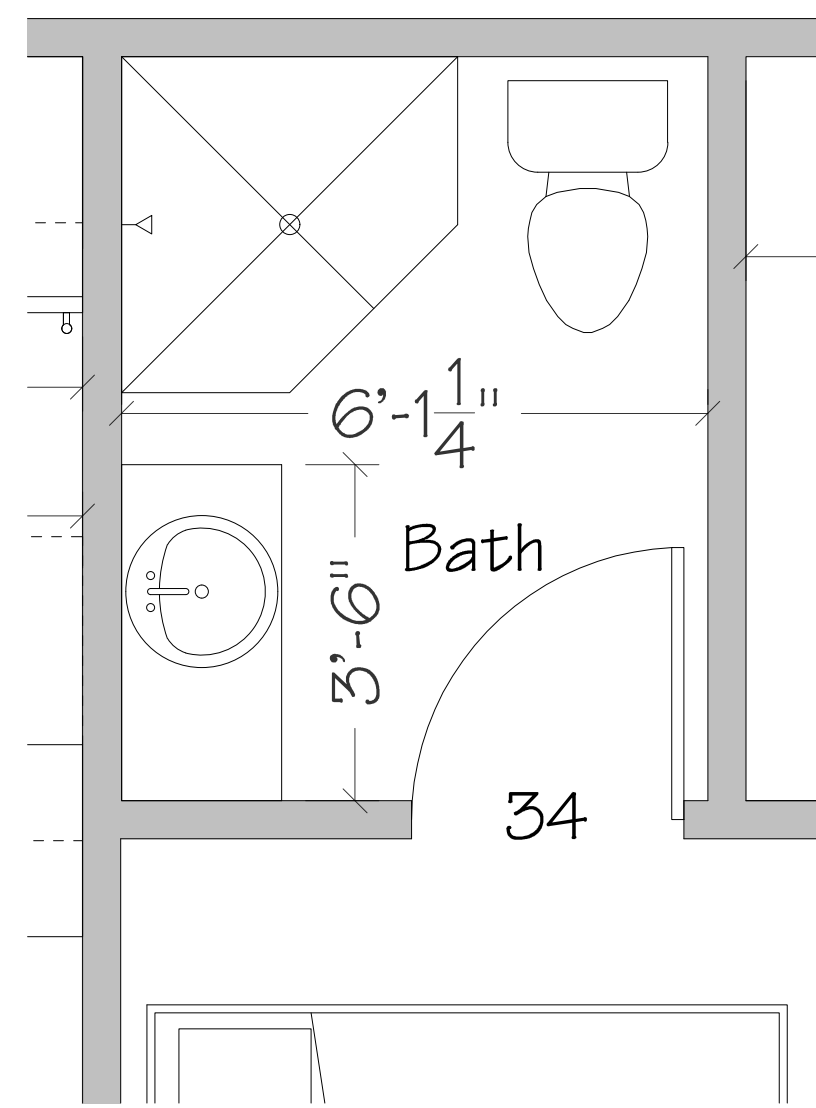
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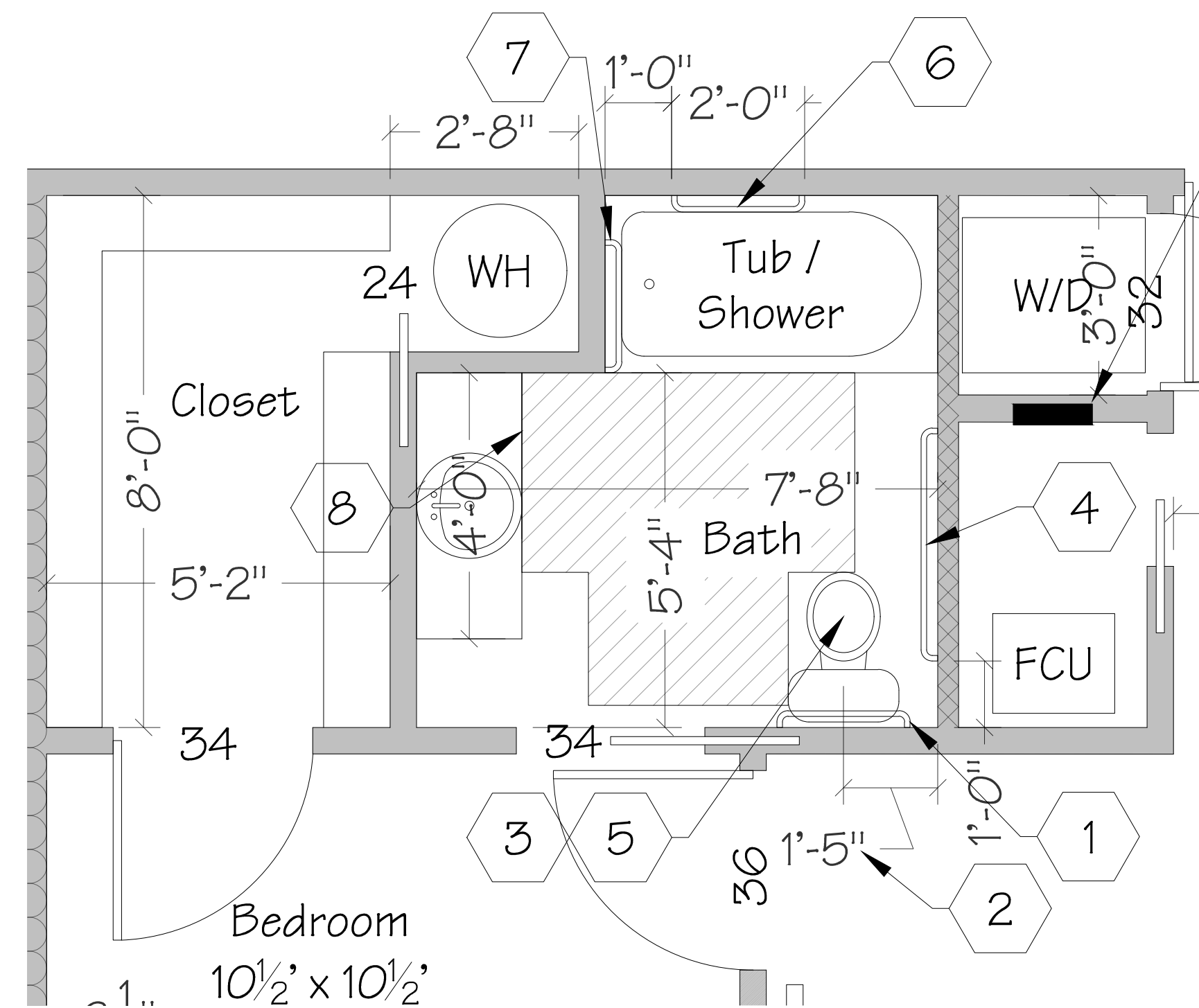




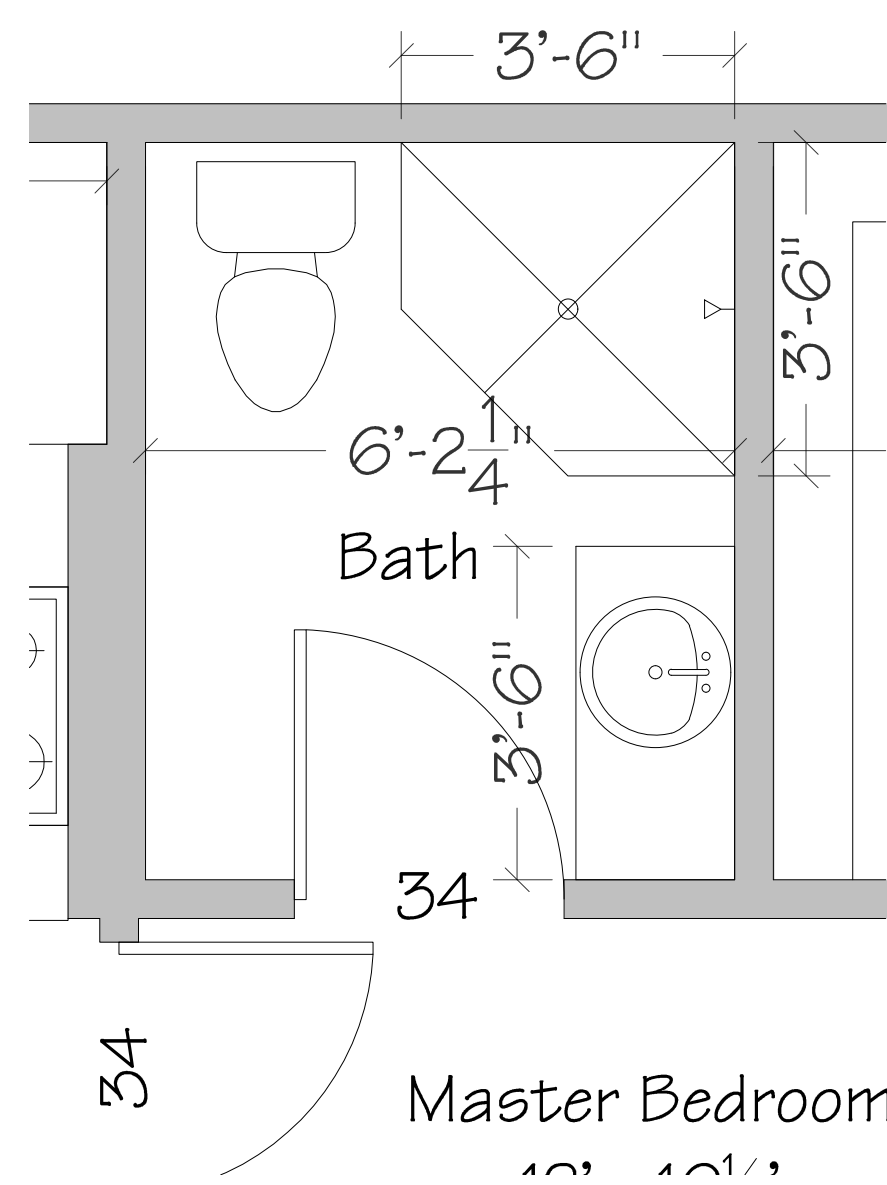
Bathroom #1 TAS-ADA



Bathroom #2.1 - Non-TAS-ADA Except Door



Bathroom #2.2 TAS-ADA

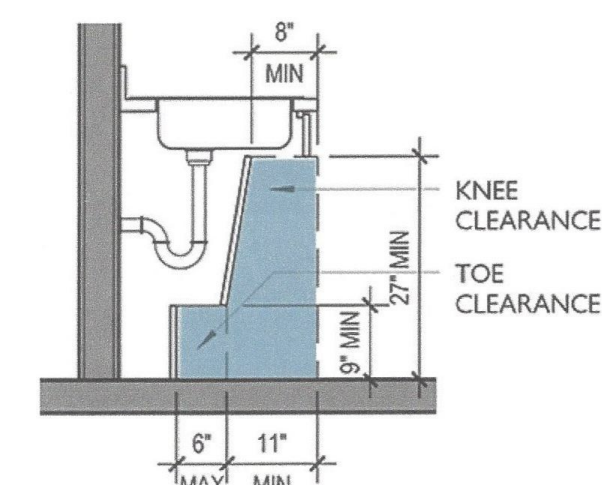


Bathroom #3.1 - Non-FHA Except Door

- 1 24" Long grab bar centered on toilet 33" to 36" to top from floor.
- 2 Note to Contractor: Toilet dimensions on ADA Restrooms must be exact!
- 3 The seat height of a toilet above the finish floor shall be 17 inches minimum and 19 inches maximum measured to the top of the seat.
- 4 42" Long grab bar 33" to 36" to top from floor
- 5 No elongated toilets
- 6 Two 24" grab bars. One at 34" to top above floor. One at 9" above the top of tub.
- 7 24" Grab bar at 34" to top above floor.
- 8 Sinks may require change out or cabinet removal.

Fourth Floor Bathroom Details

Scale: 1/2" = 1'-0"



TAS-ADA Sink Detail

Scale: 1/2" = 1'-0"

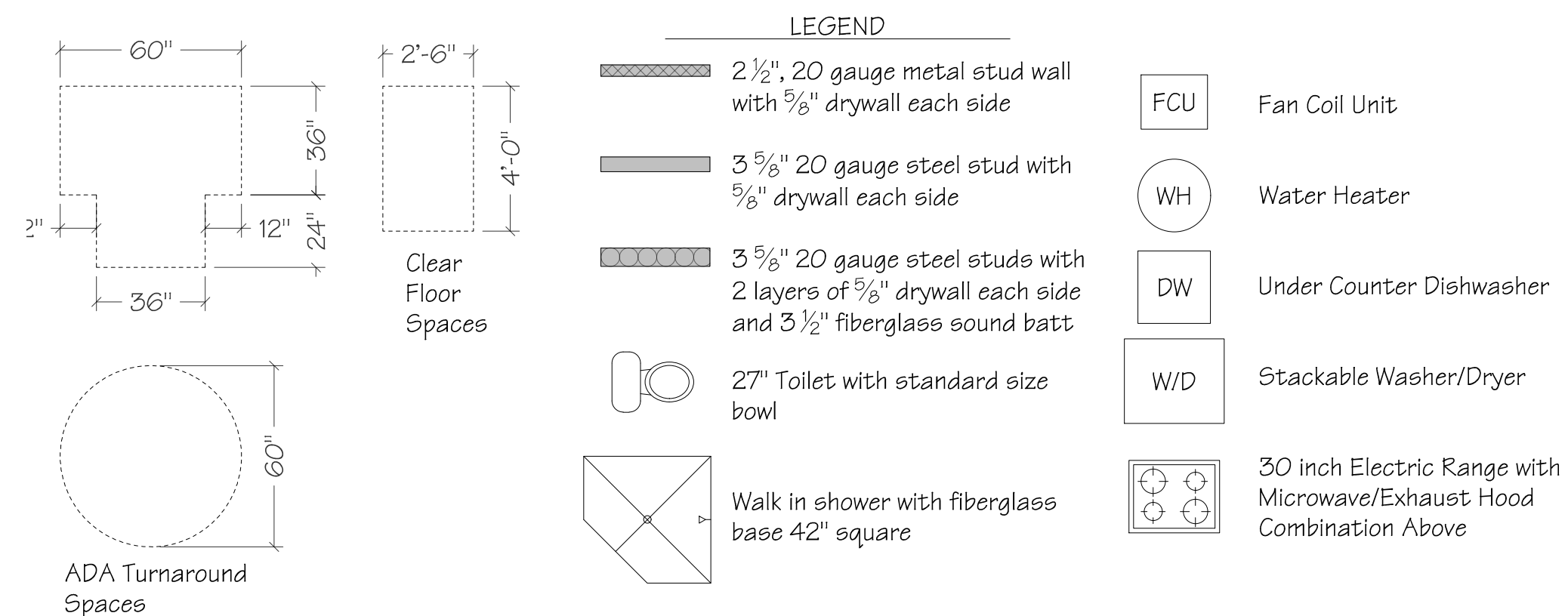


Exhibit 0

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Cell: 362.258.4900JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGNThe Wyatt Apartments
221 East College
Stephenville, TexasArchitectural
Fourth Floor Bathroom Details

SHEET NUMBER

A-6



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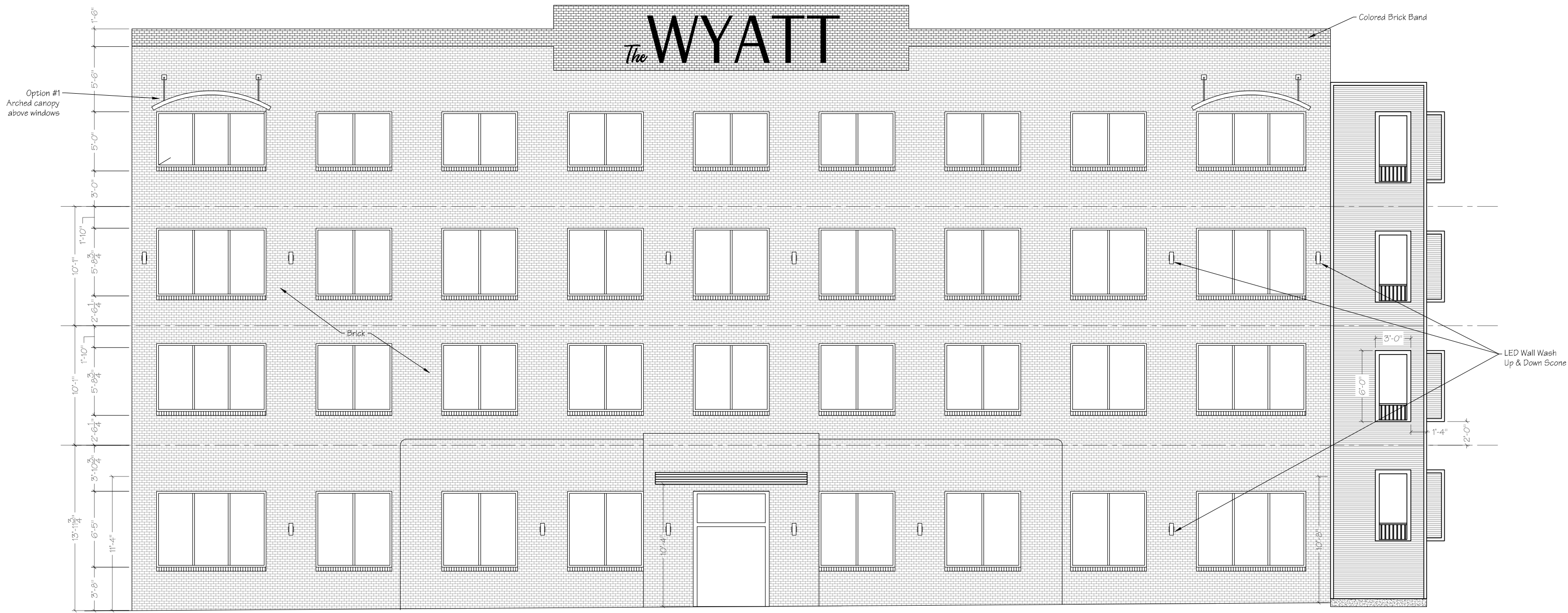
JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

The Wyatt Apartments
221 East College
Stephenville, Texas

Architectural
North & South Exterior Elevation

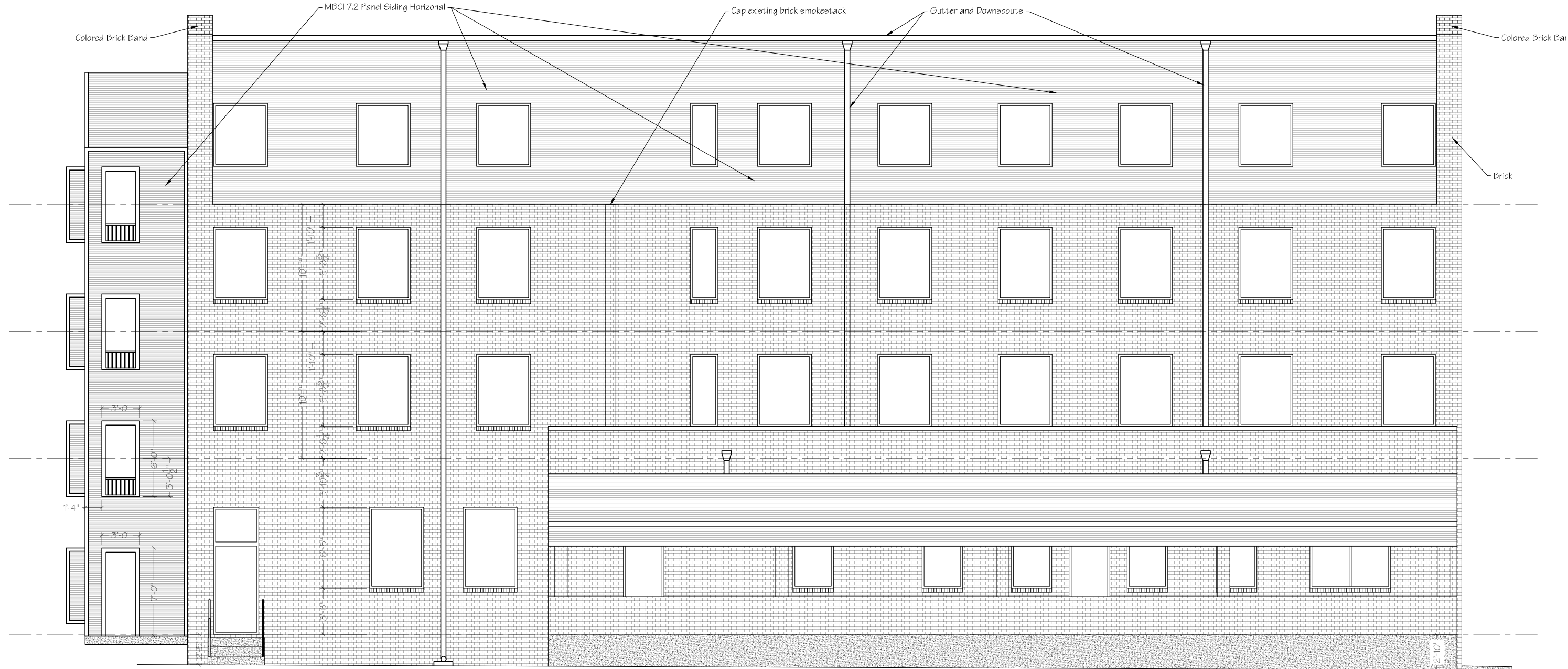
SHEET NUMBER

A-8



South Elevation

Scale: 3/16" = 1'-0"



North Elevation

Scale: 3/16" = 1'-0"



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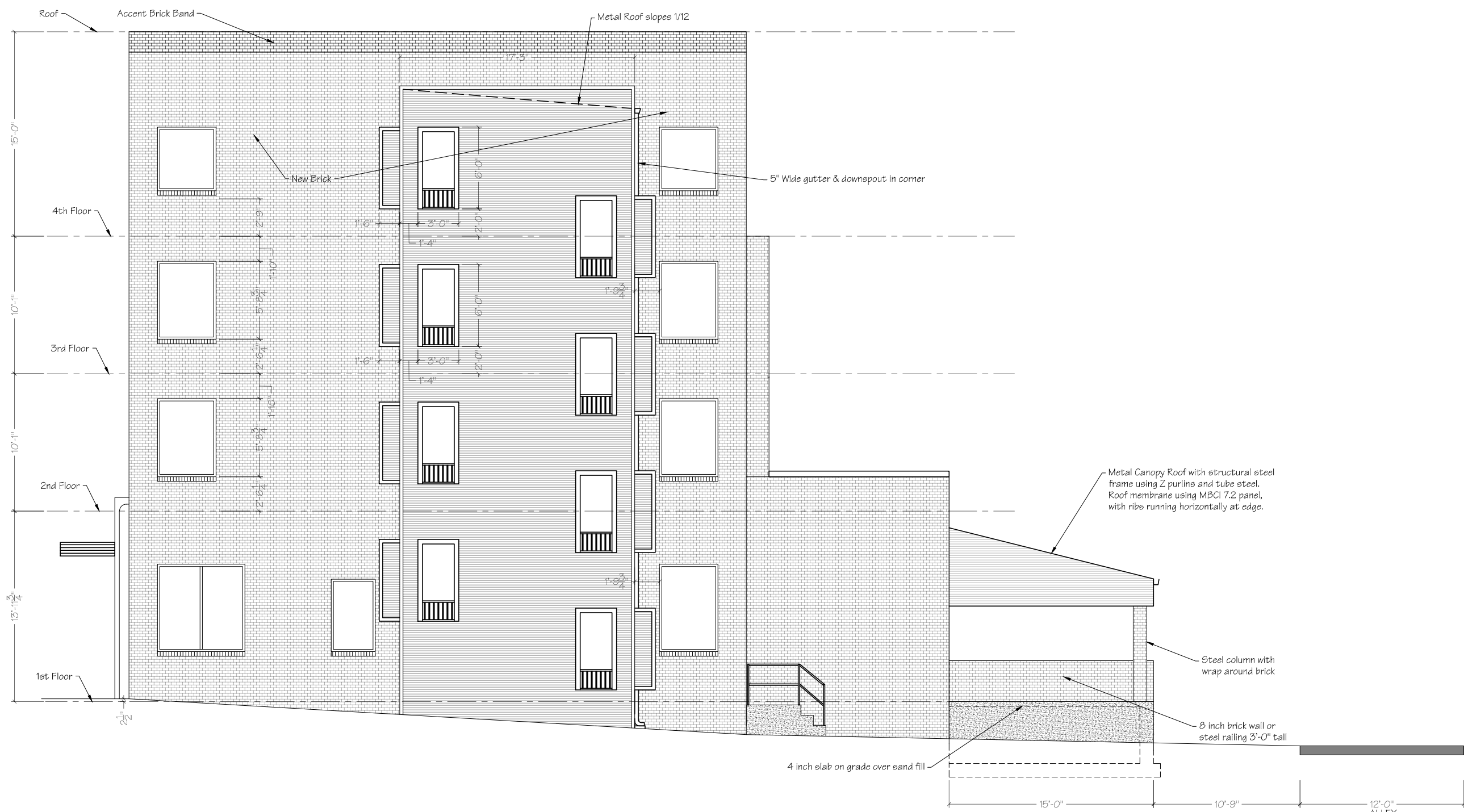
JRAM ENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

The Wyatt Apartments
221 East College
Stephenville, Texas

Architectural
East & West Exterior Elevation

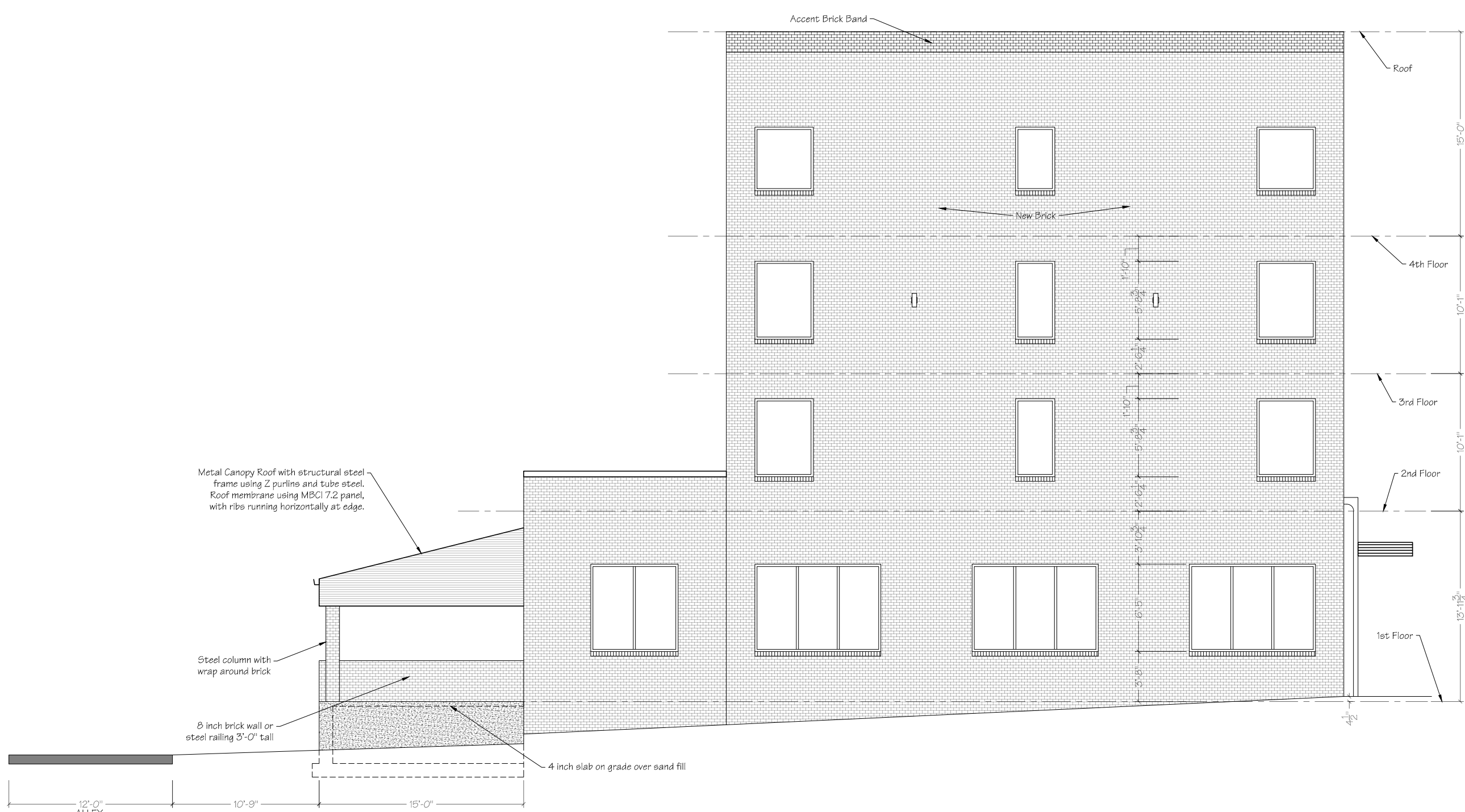
SHEET NUMBER

A-9



East Elevation

Scale: 1/8" = 1'-0"



West Elevation

Scale: 1/8" = 1'-0"



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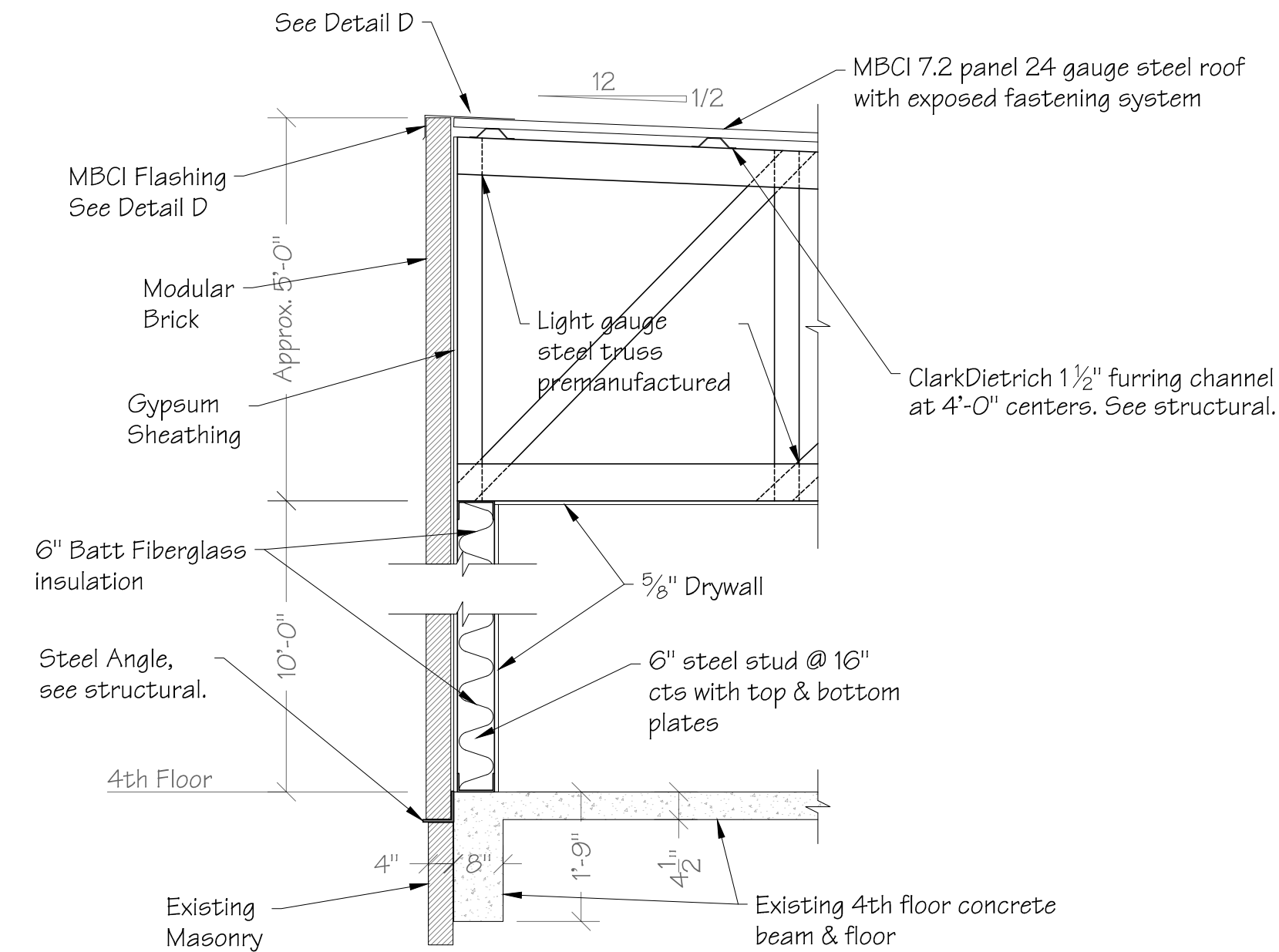
JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

The Wyatt Apartments
221 East College
Stephenville, Texas

Architectural
Wall Sections

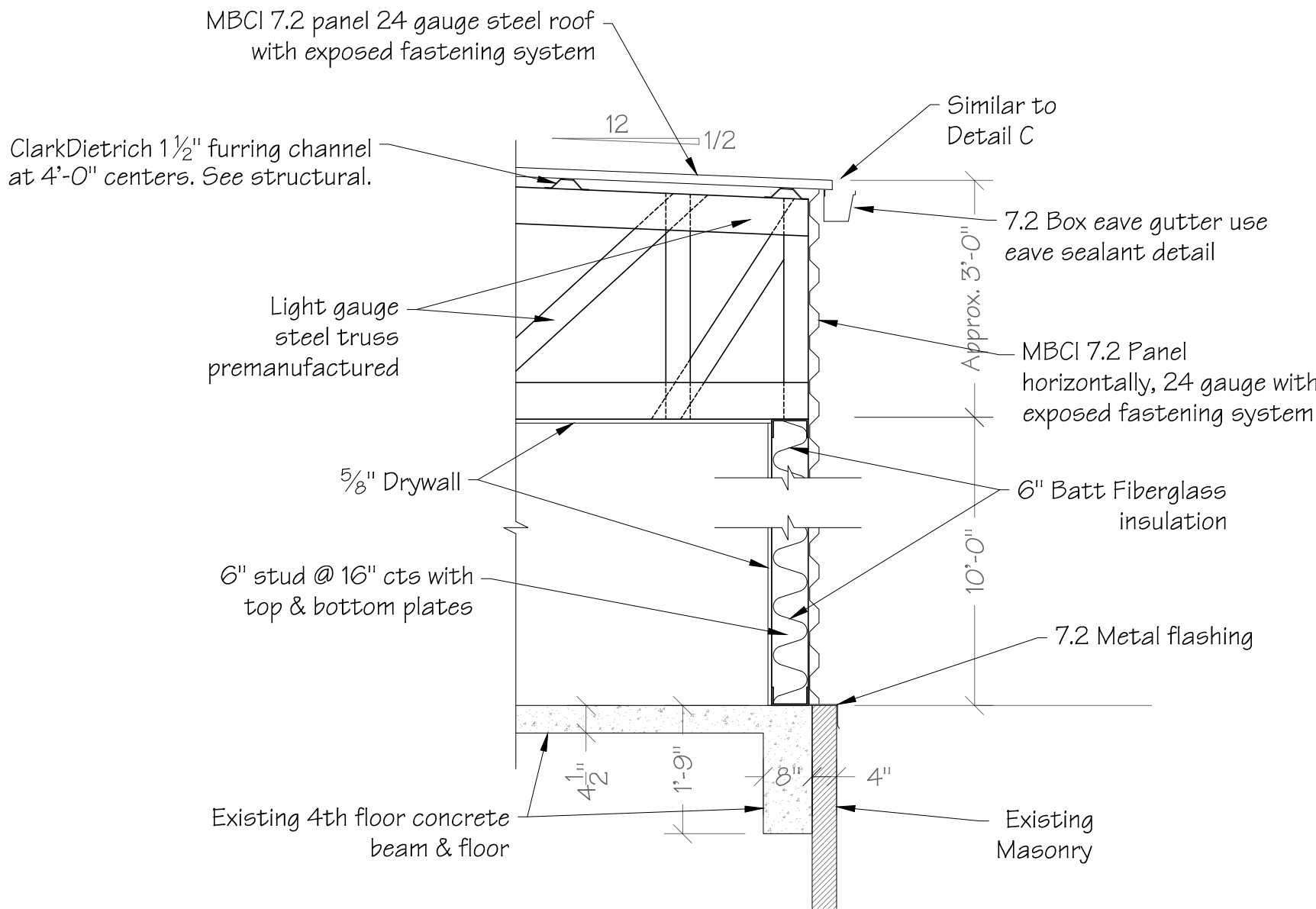
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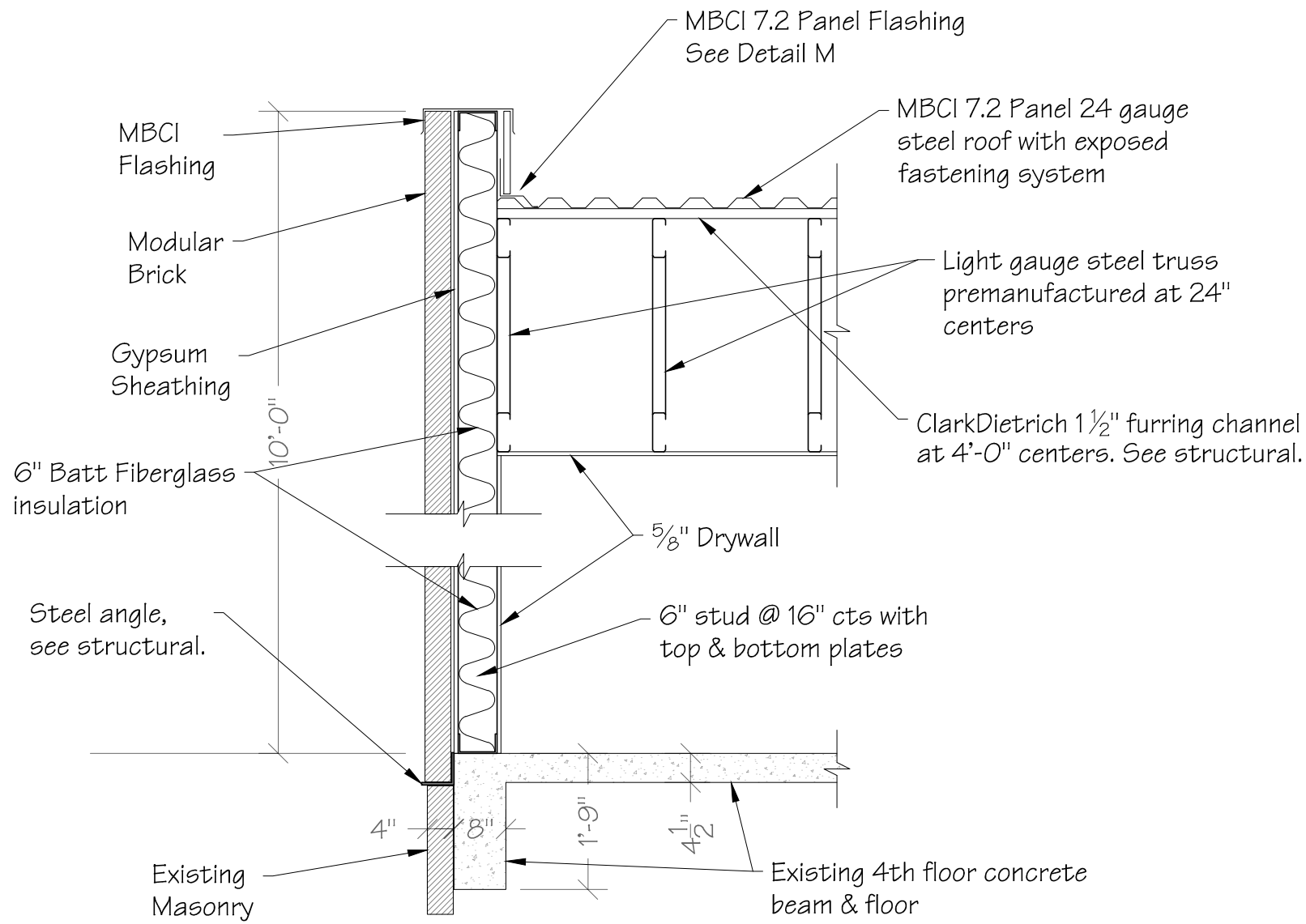
Wall Section 1

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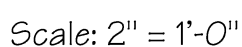
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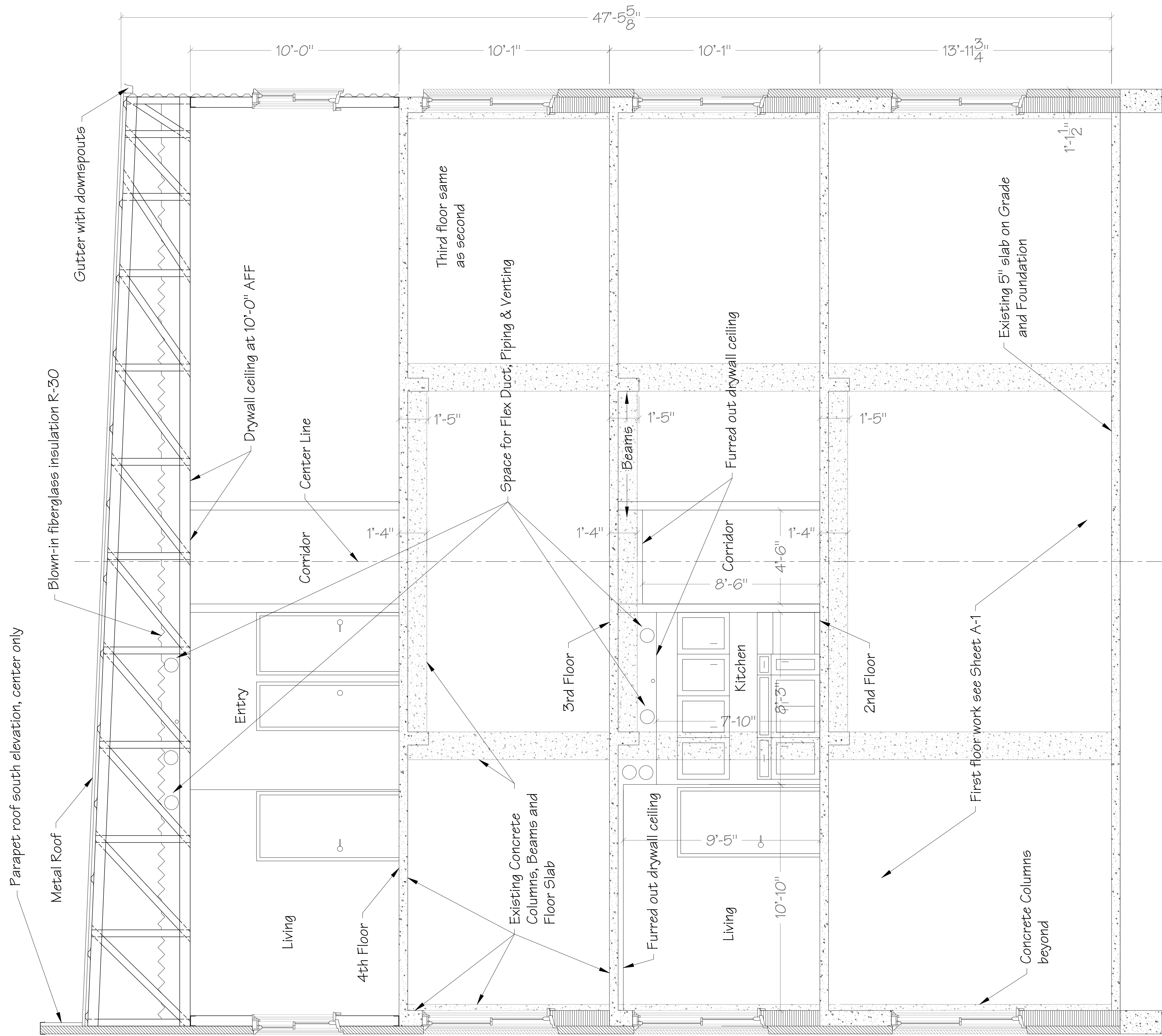
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Wall Section 3

Scale: 1/2" = 1'-0"



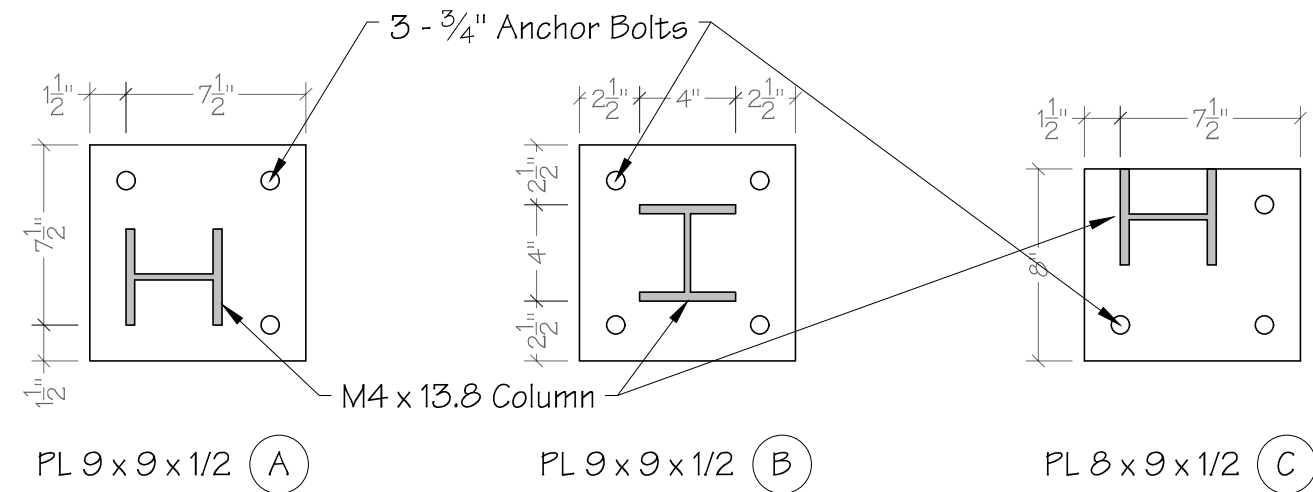
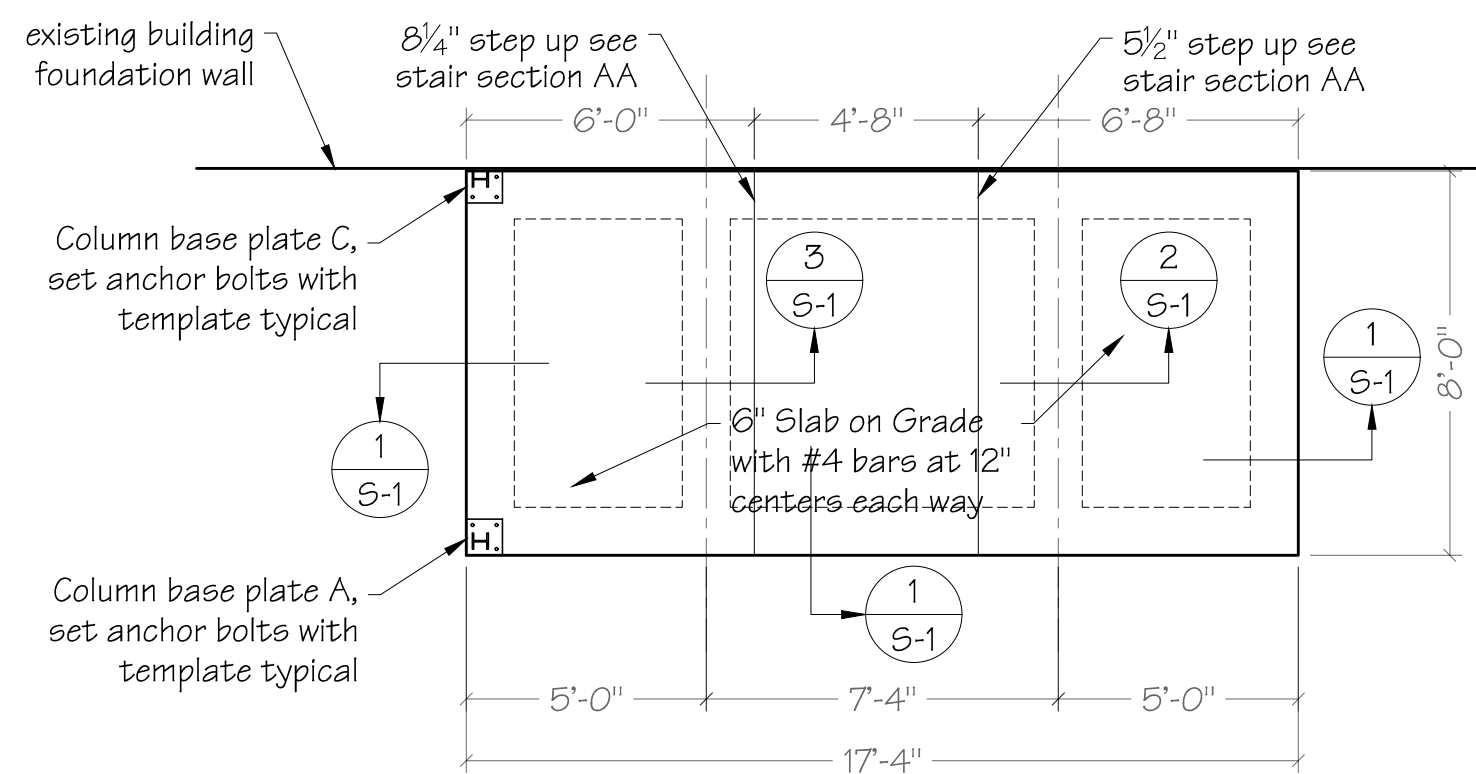


Section BB

Scale: 3/8" = 1'-0"

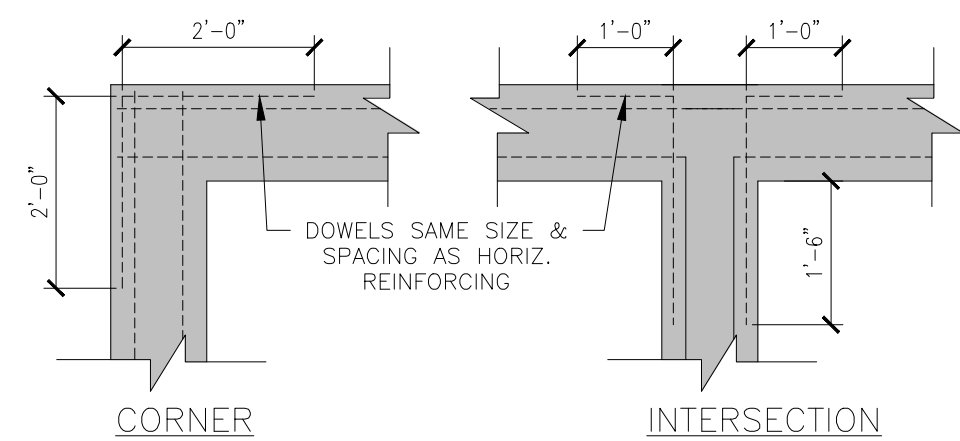
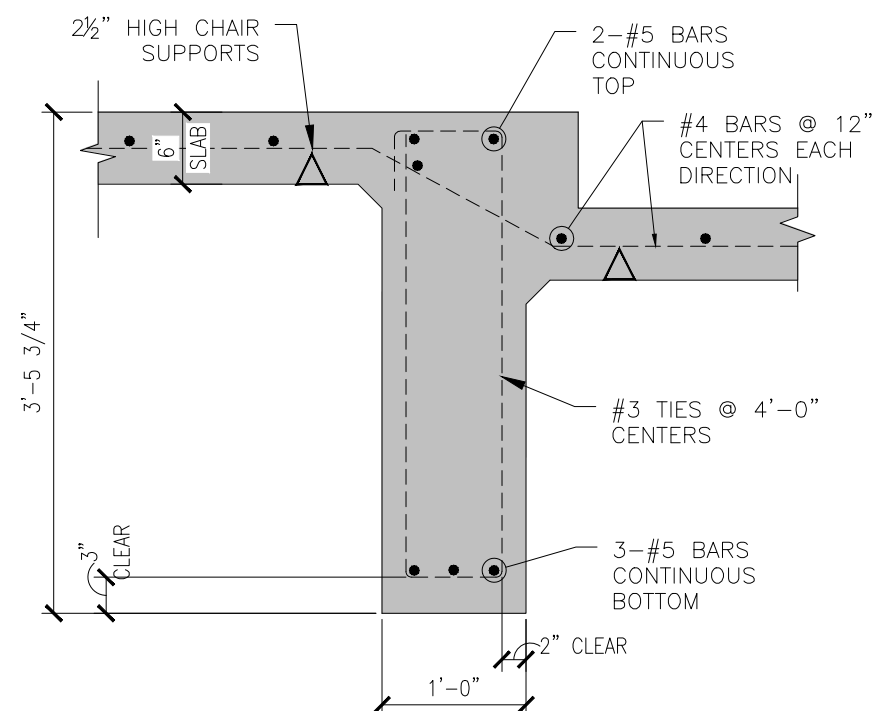
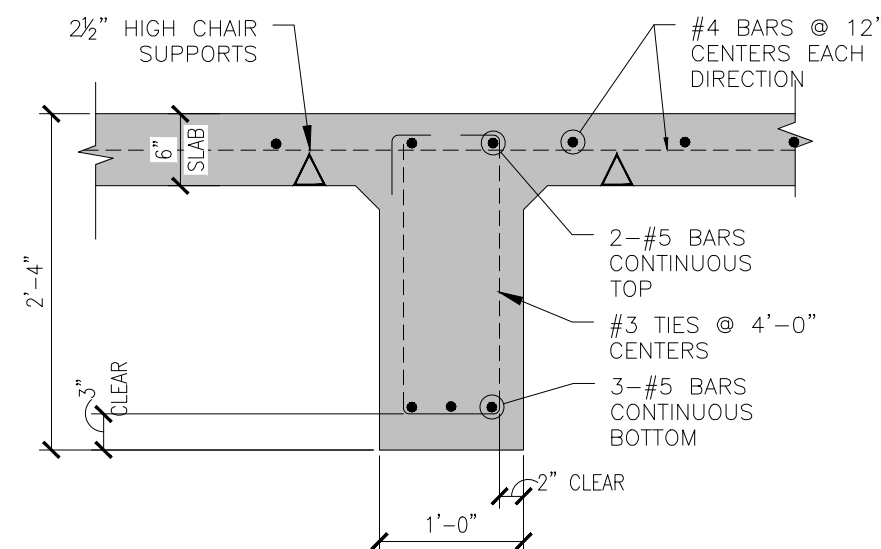
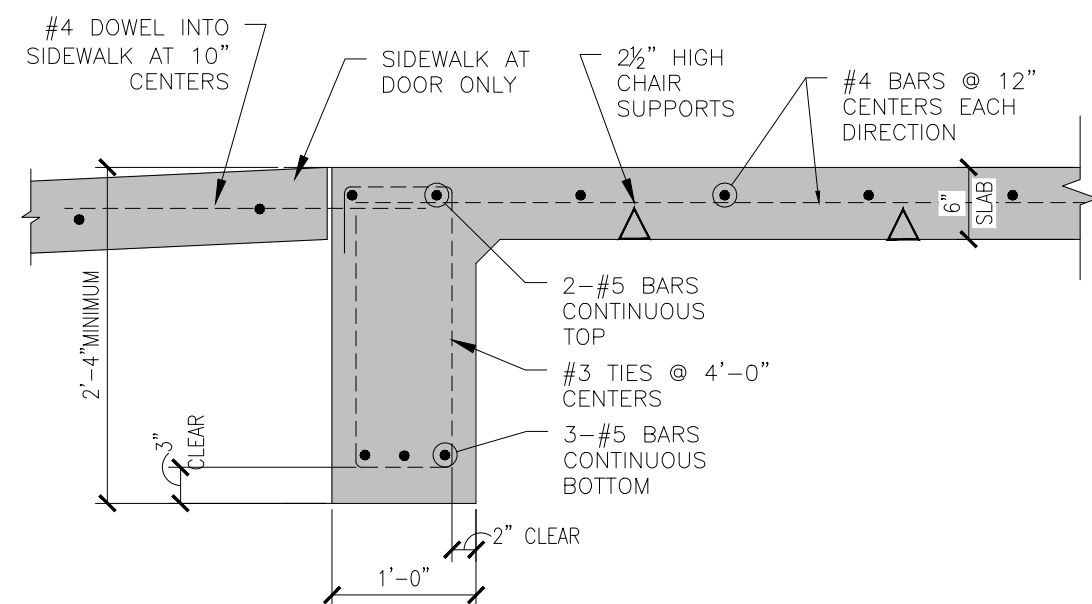


JERRY RAMSEY, PE, PA PROFESSIONAL ENGINEER PROFESSIONAL ARCHITECT Address: Tarrant Cell: 817.258.4910	JRAMENGINEERING, LLC FOUNDATION & BUILDING DESIGN	The Wyatt Apartments 221 East College Stephenville, Texas	Architectural Building Section	SHEET NUMBER A-13
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CONCRETE GENERAL NOTES

- ALL CONCRETE USED FOR FLOOR, & FOUNDATION SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3,500 psi AT 28 DAYS.
- EXTERIOR EXPOSED CONCRETE SLABS SHALL HAVE FROM 4% TO 7% ENTRAINED AIR.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS & ELEVATIONS WITH THE ARCHITECT'S PLAN.
- VERIFY ALL MECHANICAL OPENINGS, SIZES & LOCATIONS, WITH MECHANICAL CONTRACTOR.
- PIPES, SLEEVES, ETC., SHALL PASS PERPENDICULAR THROUGH CENTER OF BEAMS OR IF A PIPE NEEDS TO PASS HORIZONTALLY THROUGH A BEAM, WIDEN THE BEAM AND PUT 1/2 THE STEEL ON EACH SIDE.
- ALL REINFORCING STEEL SHALL BE GRADE 60.
- REINFORCING SHALL BE CONTINUOUS LAPPED A MINIMUM OF 24 BAR DIAMETERS.
- PROVIDE CORNER BARS TO MATCH IN SIZE AND SPACING OF ALL HORIZONTAL BARS.
- CONTACT THE ENGINEER FOR LOCATION OF ANY CONSTRUCTION JOINTS IN SLABS, NOT SHOWN ON PLAN.
- USE 6 MIL VISQUEEN PLASTIC SHEETING UNDER SLABS & GRADE BEAMS IN LIVING AREAS.
- VIBRATE CONCRETE TO REMOVE VOIDS IN THE FLOOR BEAMS & EXPOSED EDGES OF SLAB. VIBRATE SLAB ON GRADE AS NEEDED TO ASSURE REMOVAL OF VOIDS.
- AT OWNER'S REQUEST SUBMIT 4 SETS OF REINFORCING STEEL SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL BEFORE ANY CONCRETE IS PLACED. SHOP DRAWINGS MUST BE SEALED BY A LICENSED TEXAS ENGINEER.
- SEE PLAN FOR CONSTRUCTION & CONTROL JOINTS IN SLABS. CONTACT ENGINEER FOR APPROVAL OF JOINTS NOT SHOWN ON PLANS.
- NO ALUMINUM SHALL BE PLACED IN CONCRETE.
- GRADE BEAMS CAN BE FORMED WITH SOIL, WOOD OR PLASTIC SHEETING.
- FINISH CONCRETE WITH STEEL TROWEL TO A SMOOTH SURFACE AS FOLLOWS, (FINISH TO BE APPROVED BY OWNER):
 - AS SOON AS PRACTICAL AFTER STRIKE OFF HAS BEEN COMPLETED, THE CONCRETE SHALL BE FLOATED BY THE USE OF LONG HANDLED PADDLES OR DARBIES.
 - CHECK SURFACE WITH A 10'-0" ALUMINUM STRAIGHT EDGE TO INSURE A REASONABLE LEVEL SURFACE BEFORE TROWELING OPERATION BEGINS. RE-FLOAT AS NECESSARY WITH LONG HANDLED PADDLE OR DARBY TO OBTAIN THE DESIRED SURFACE LEVEL.
 - AVOID EXCESSIVE WORKING OF THE CONCRETE & PARTICULARLY AVOID TROWELING BEFORE SURFACE WATER HAS DISAPPEARED.
 - AFTER SURFACE WATER (SHEEN) HAS DISAPPEARED, THE FIRST TROWELING SHALL BE DONE WITH A HAND FLOAT & STEEL TROWEL OPERATION.
 - SECOND TROWELING OPERATION SHALL BE DONE BY MECHANICAL FINISHING MACHINES (EXCEPT WHERE THE USE OF SUCH EQUIPMENT IS IMPRACTICAL) FOLLOWED BY HAND TROWELING TO REMOVE MINOR IMPERFECTIONS. IF THE CONCRETE HAS NOT TAKEN A UNIFORM SET, ADDITIONAL TROWELING WILL BE NECESSARY.
- FINISH PATIO AND STAIR CONCRETE FLOOR WITH ENOUGH FRICTION TO SAFELY WALK THROUGH AREAS WHEN FLOOR IS WET.

Exhibit
0JERRY RAMSEY, PE, P.A.
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Cell: 302.258.4900JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGNThe Wyatt Apartments
221 East College
Stephenville, TexasStair Foundation Plan, Sections
and Details

SHEET NUMBER

S-1

Exhibit

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C.E. No. 306,294,490

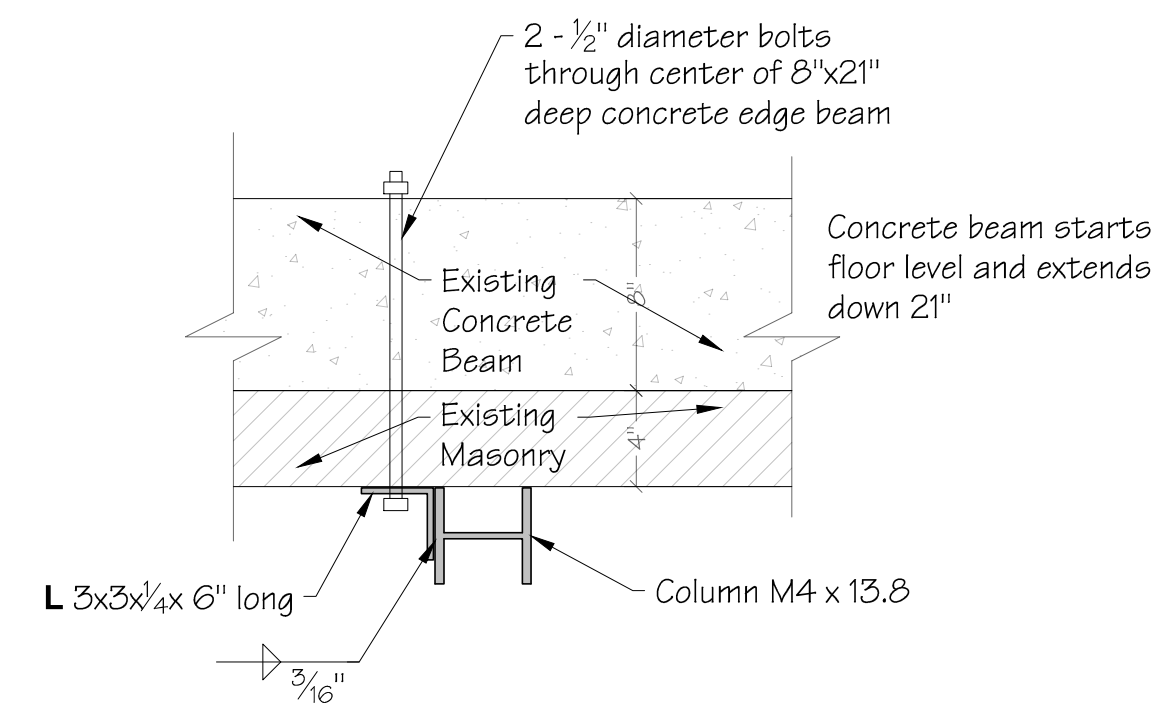
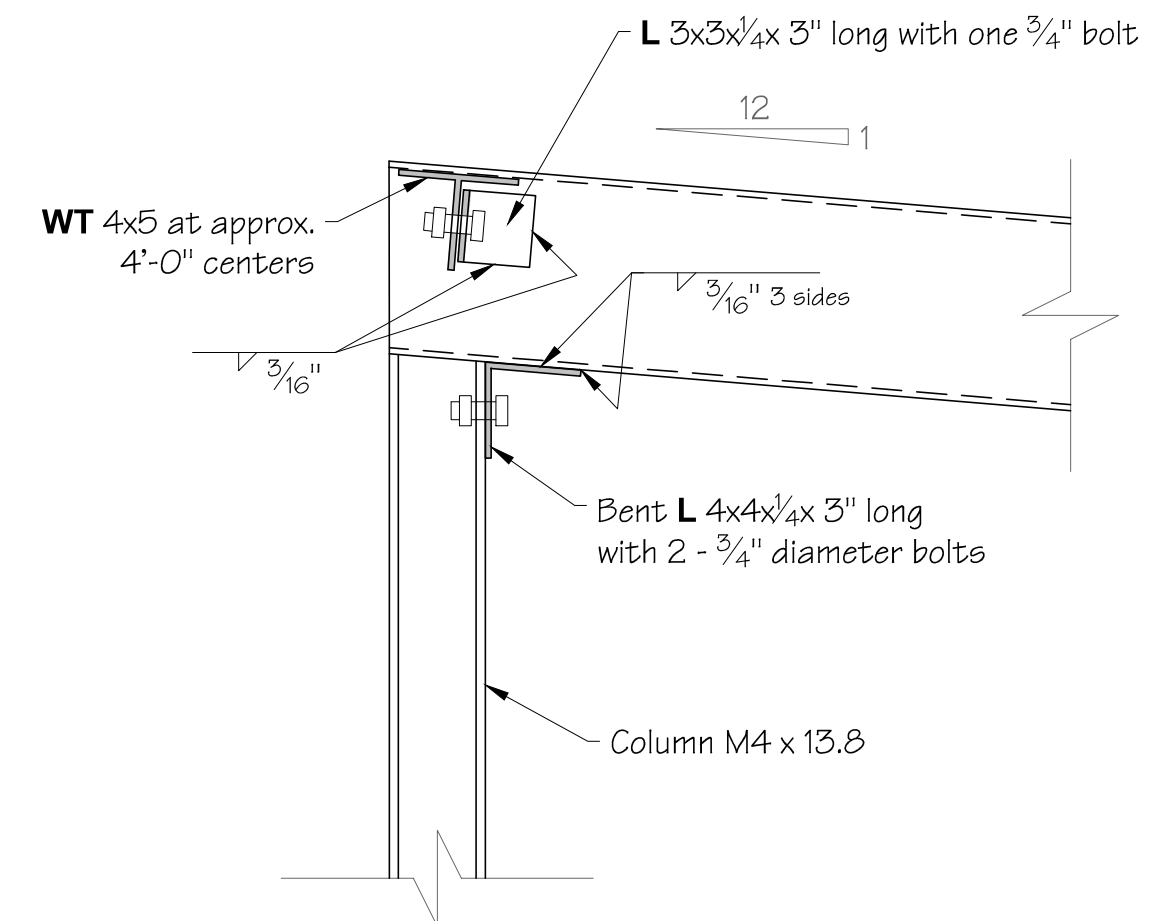
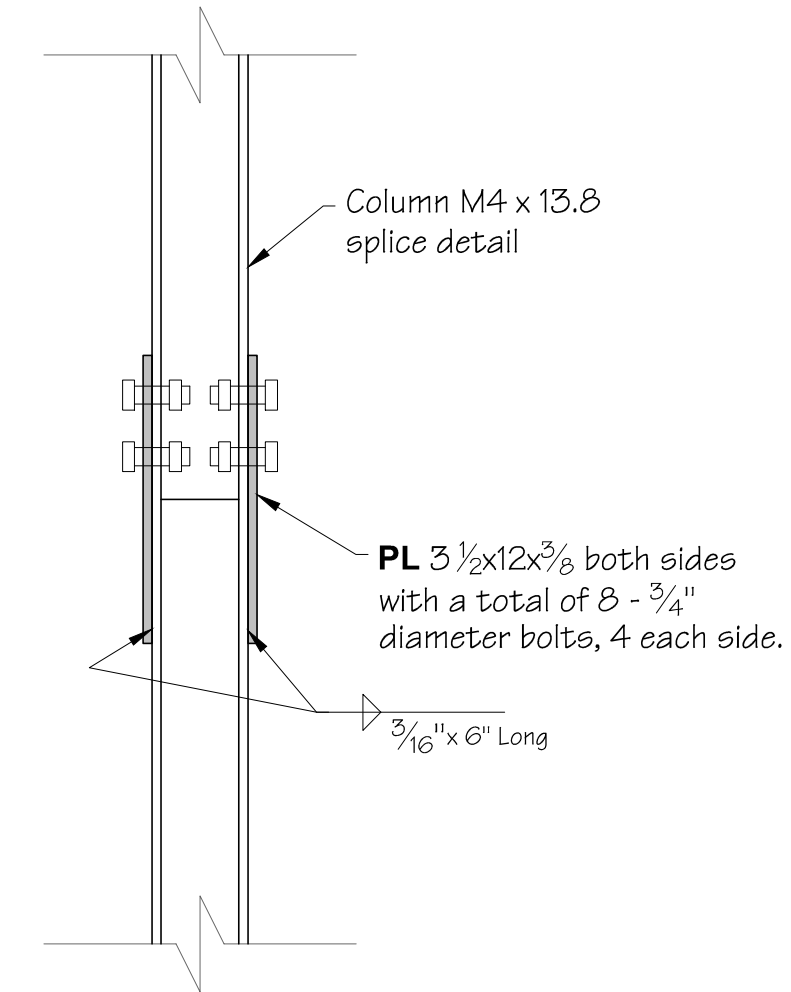
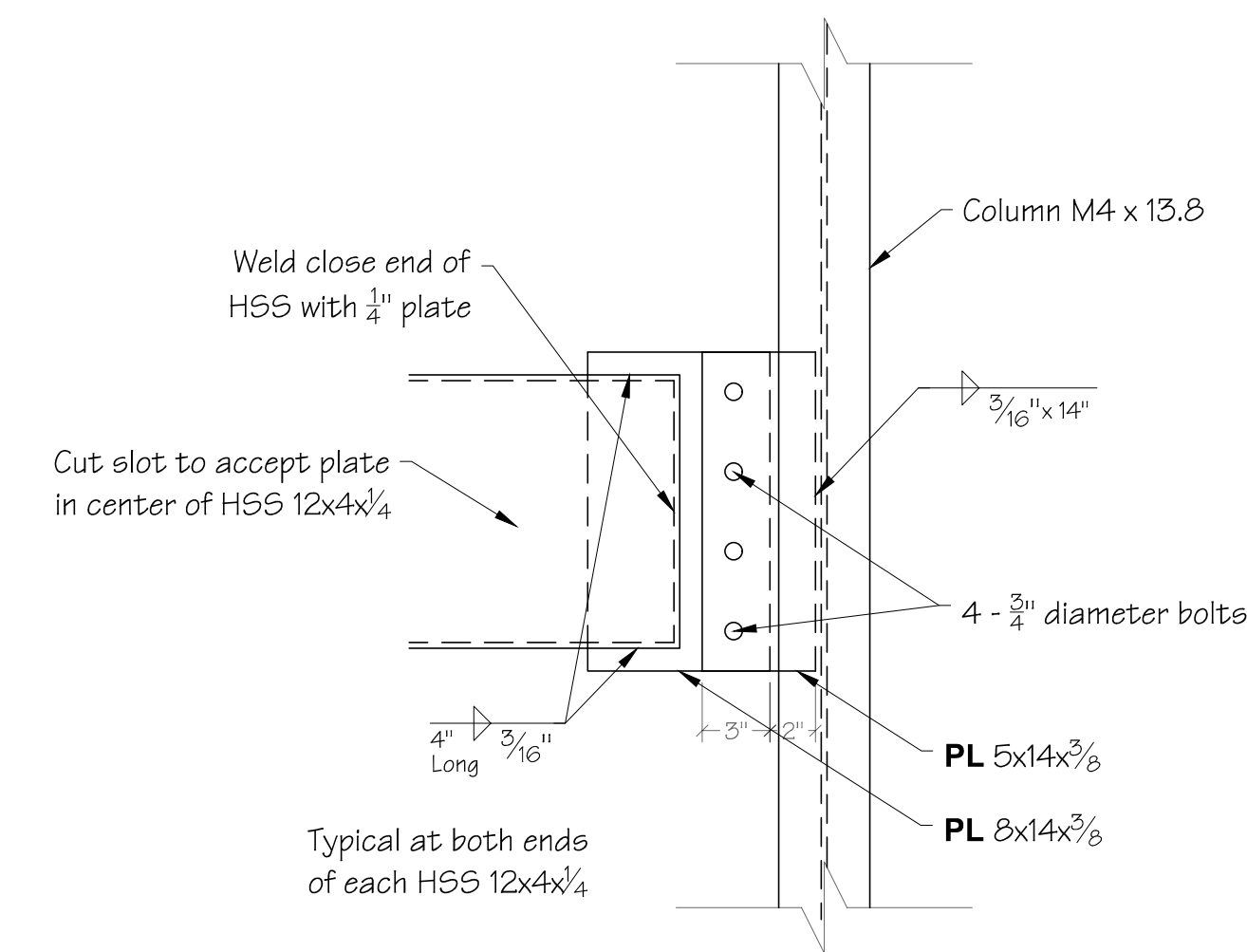
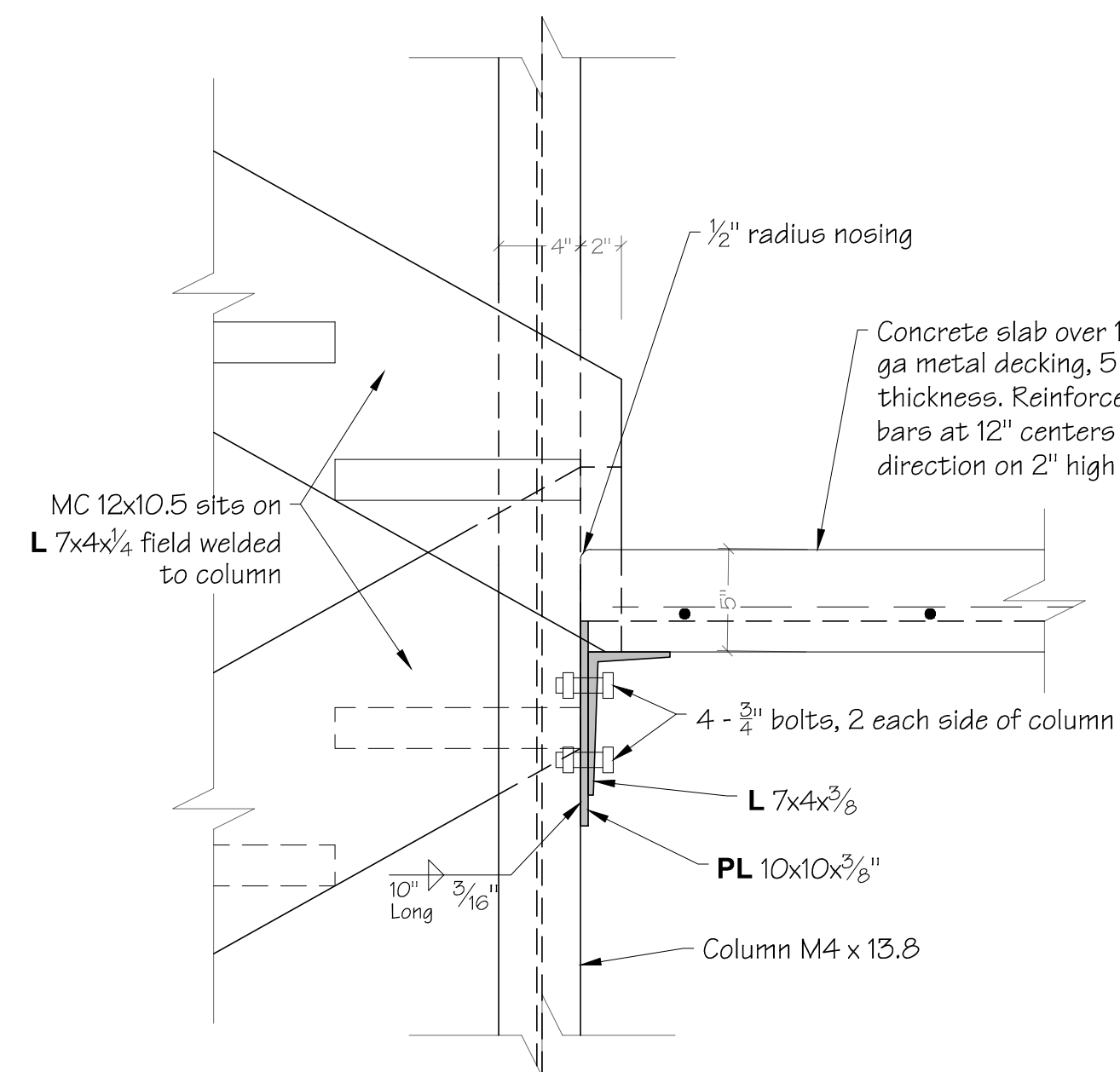
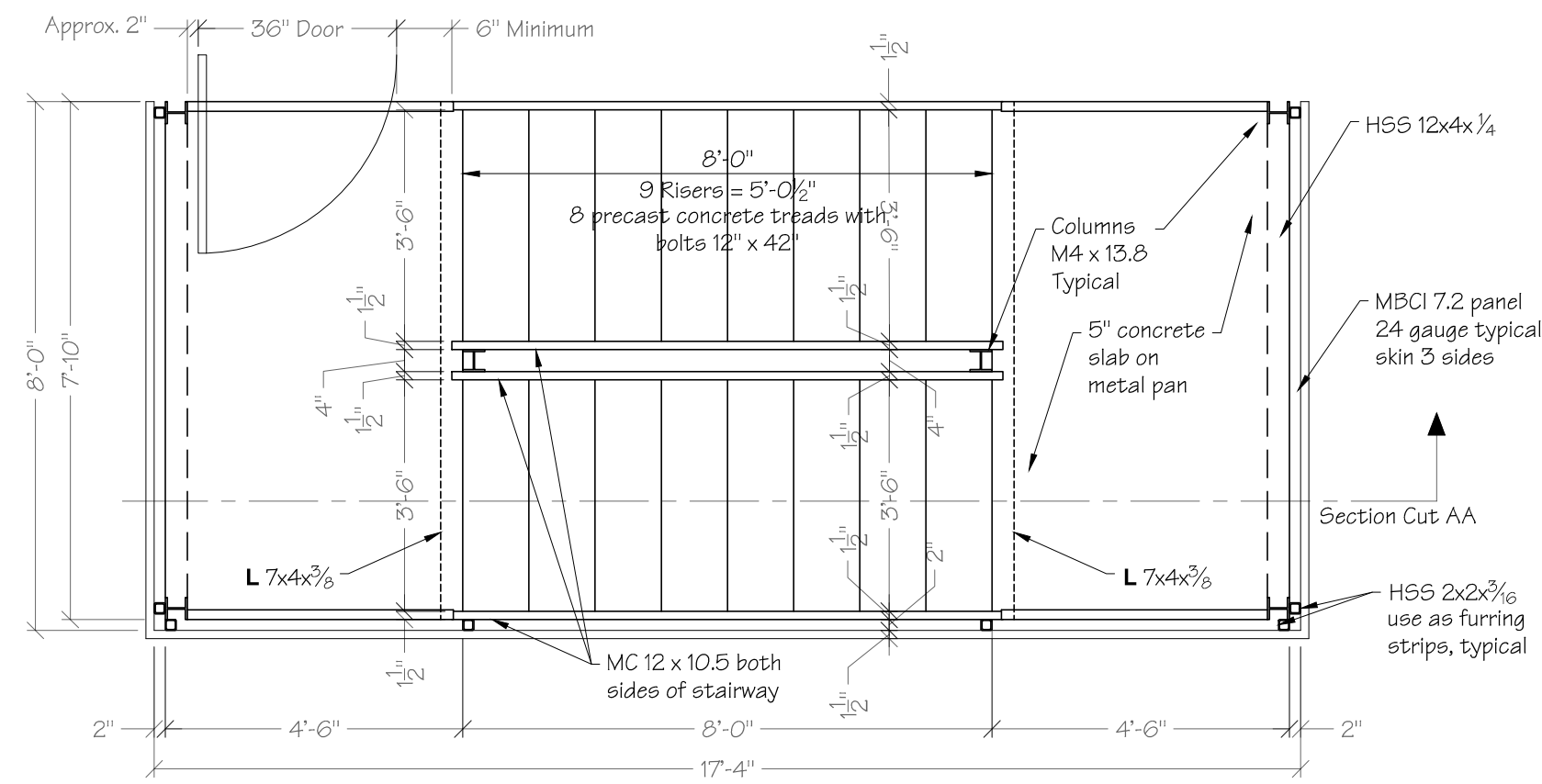
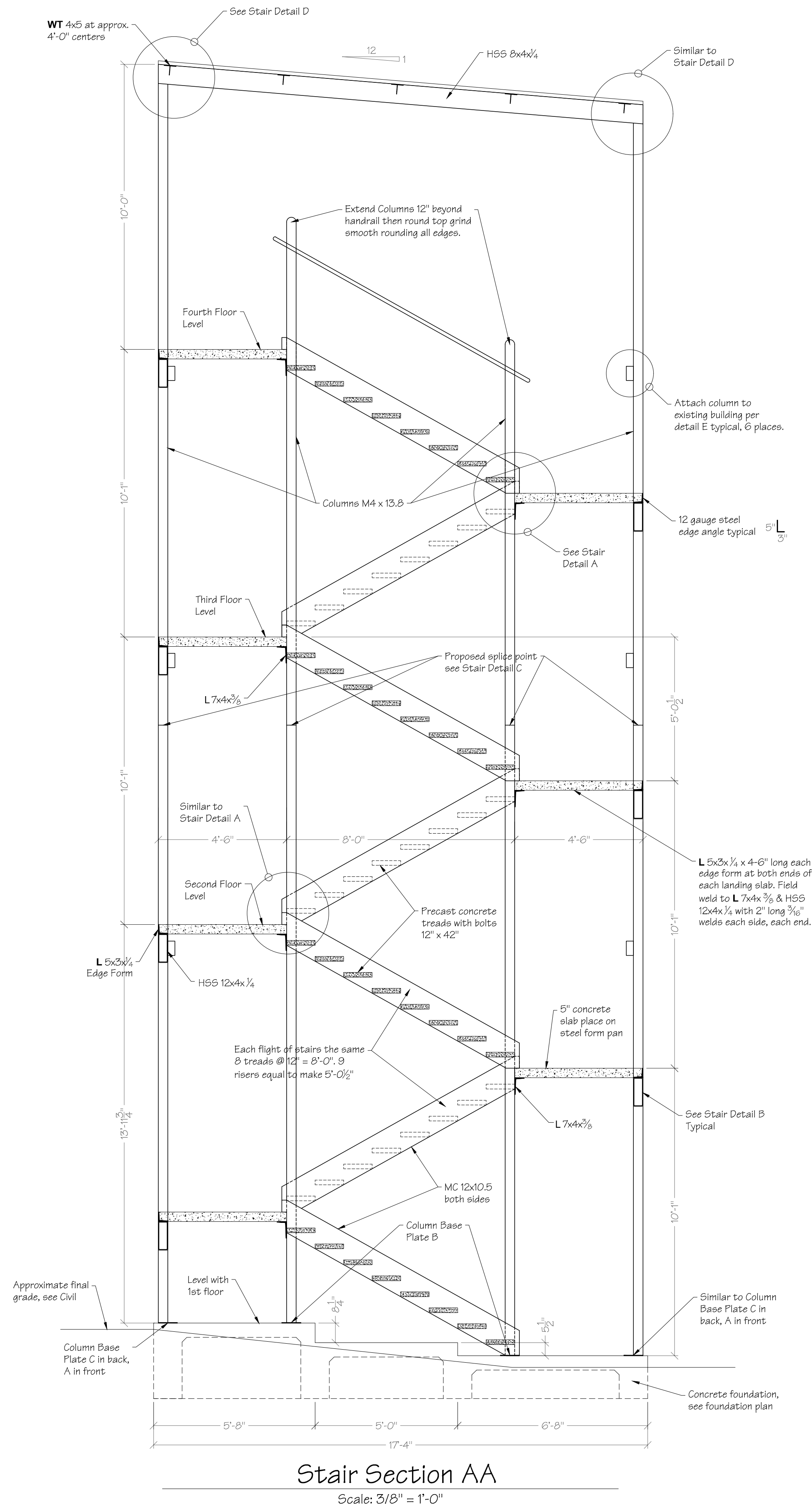
JRAM ENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

The Wyatt Apartments
221 East College
Stephenville, Texas

Stair Plan, Section, and Details

SHEET NUMBER

S-2





JERRY RAMSEY, P.E. PA
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PROFESSIONAL ARCHITECT
Alabama, Texas
Cal. 305.258.4900

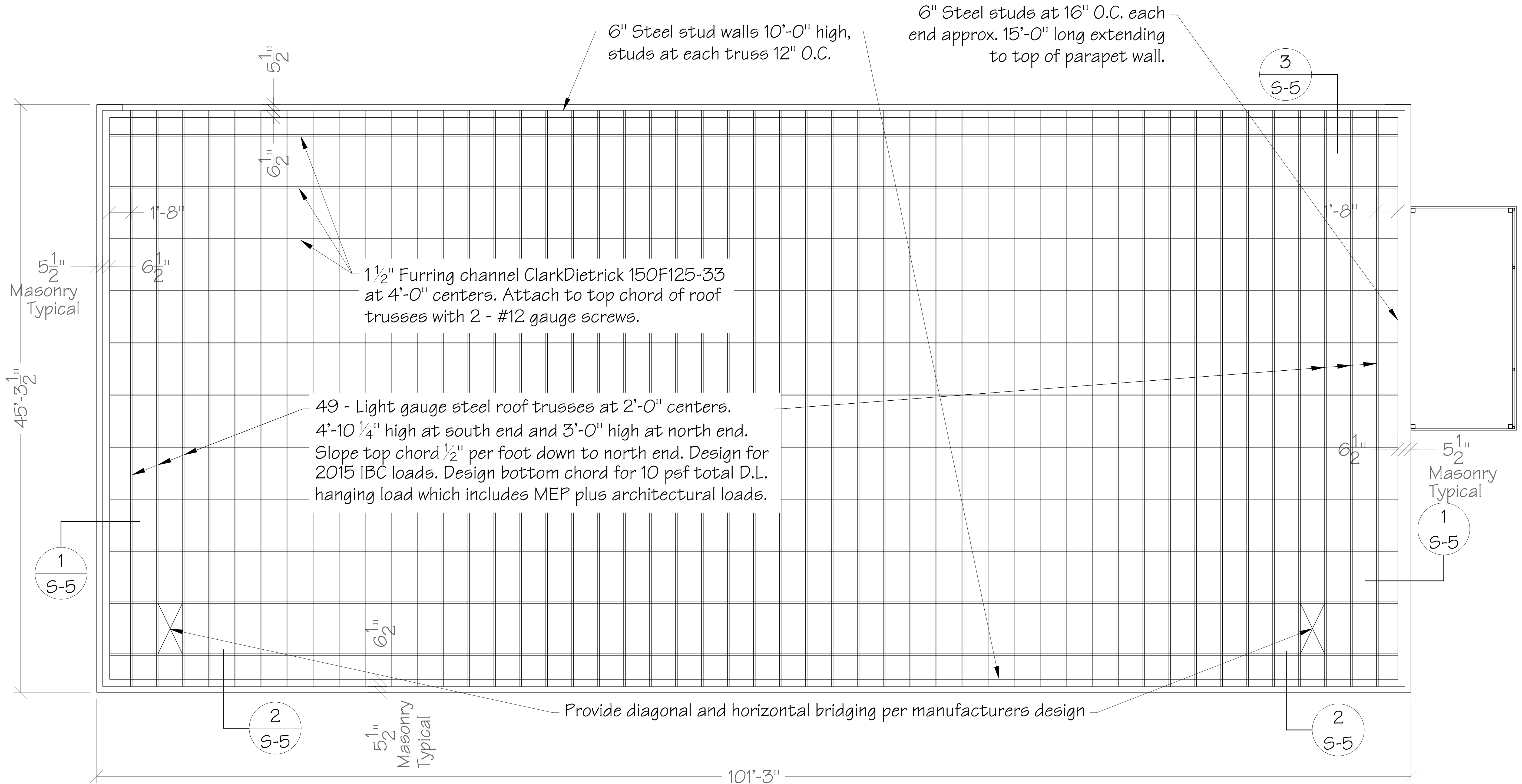
JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

The Wyatt Apartments
221 East College
Stephenville, Texas

Roof Framing Plan

SHEET NUMBER

S-3



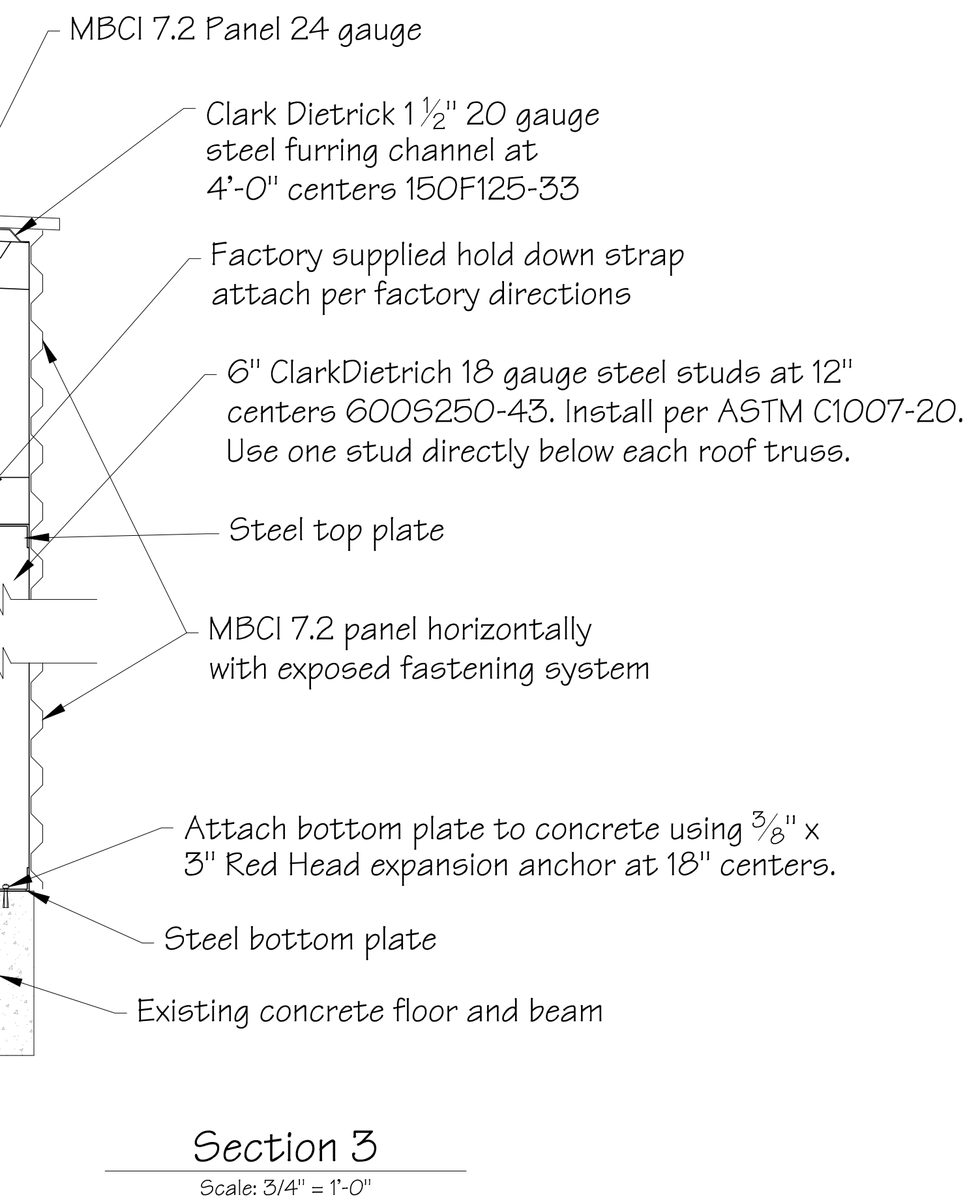
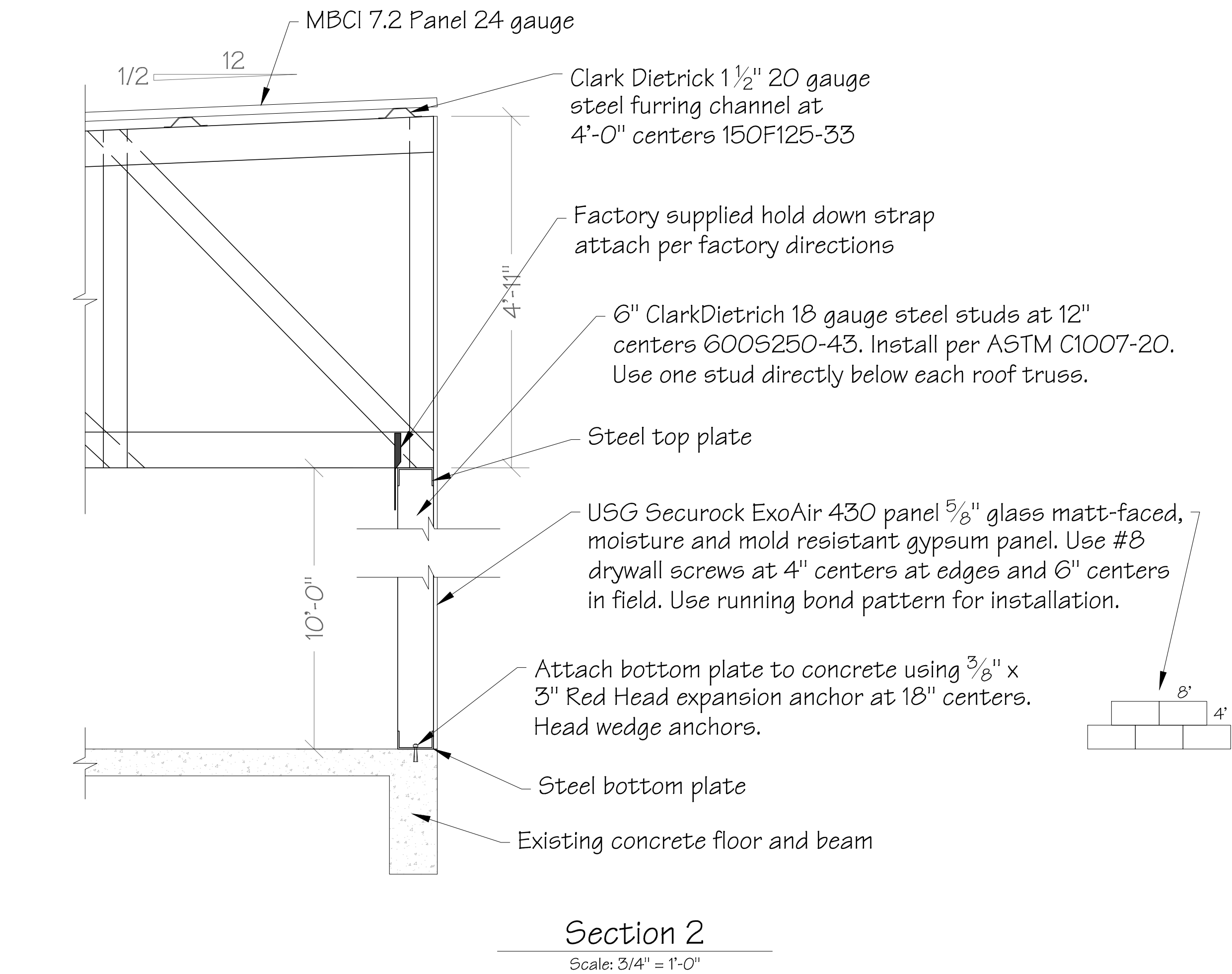
Roof Framing Plan

Scale: 1/4" = 1'-0"



North

Exhibit





JERRY RAMSEY, PE, PA
PROFESSIONAL ENGINEER
PROFESSIONAL ARCHITECT
Address: Tarrant
Cell: 362.258.9100

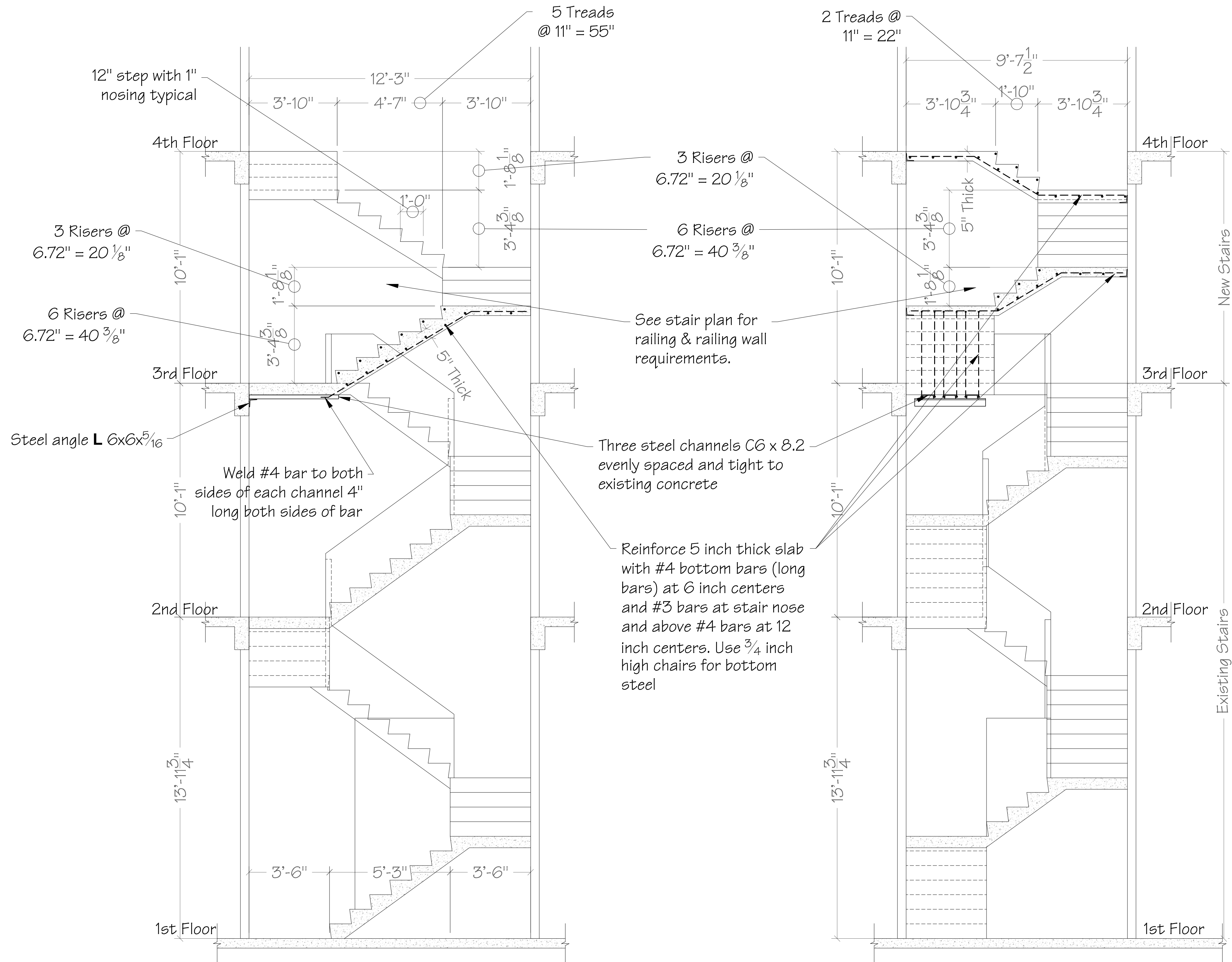
JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

The Wyatt Apartments
221 East College
Stephenville, Texas

Main Stair Plan and Sections

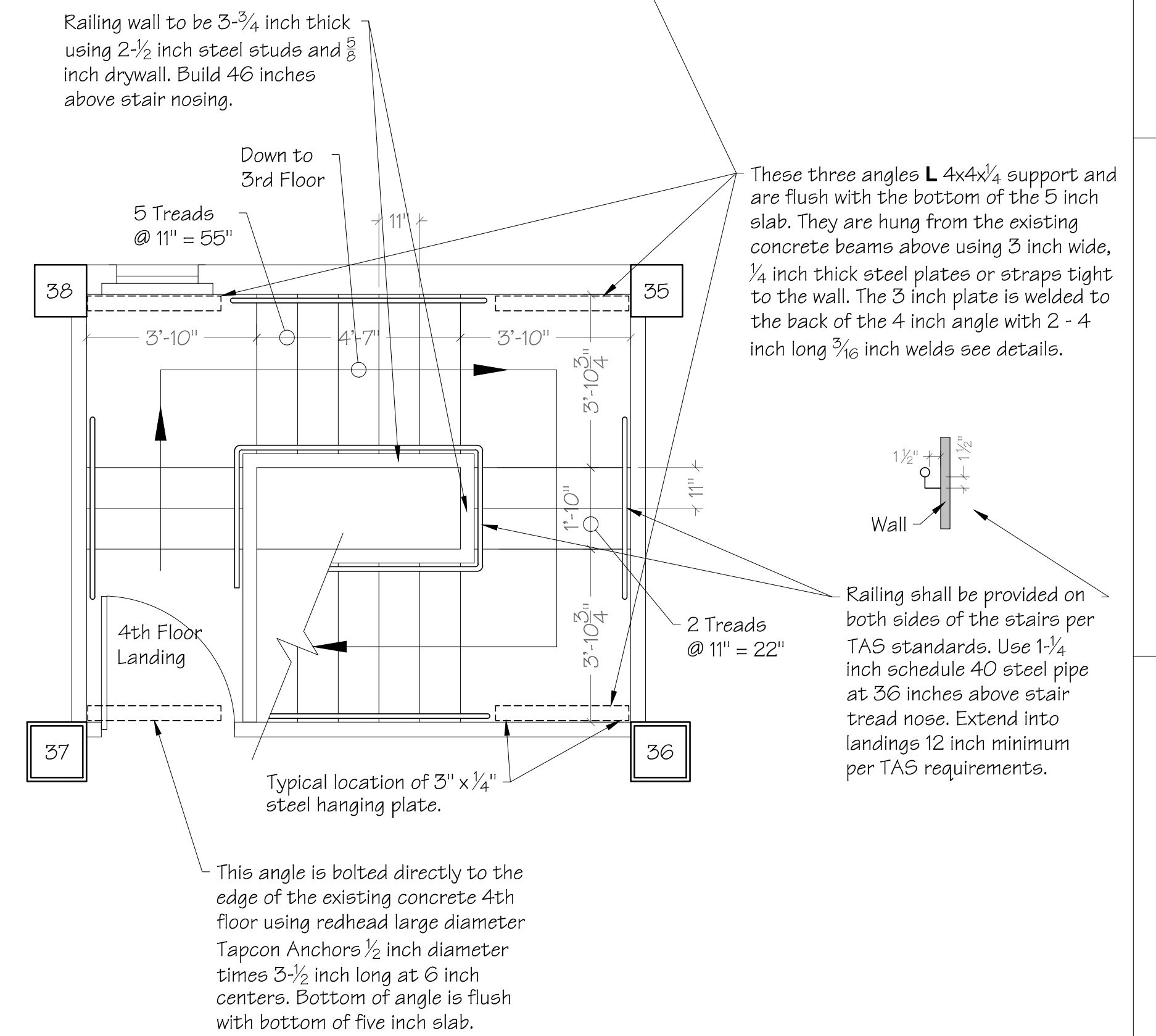
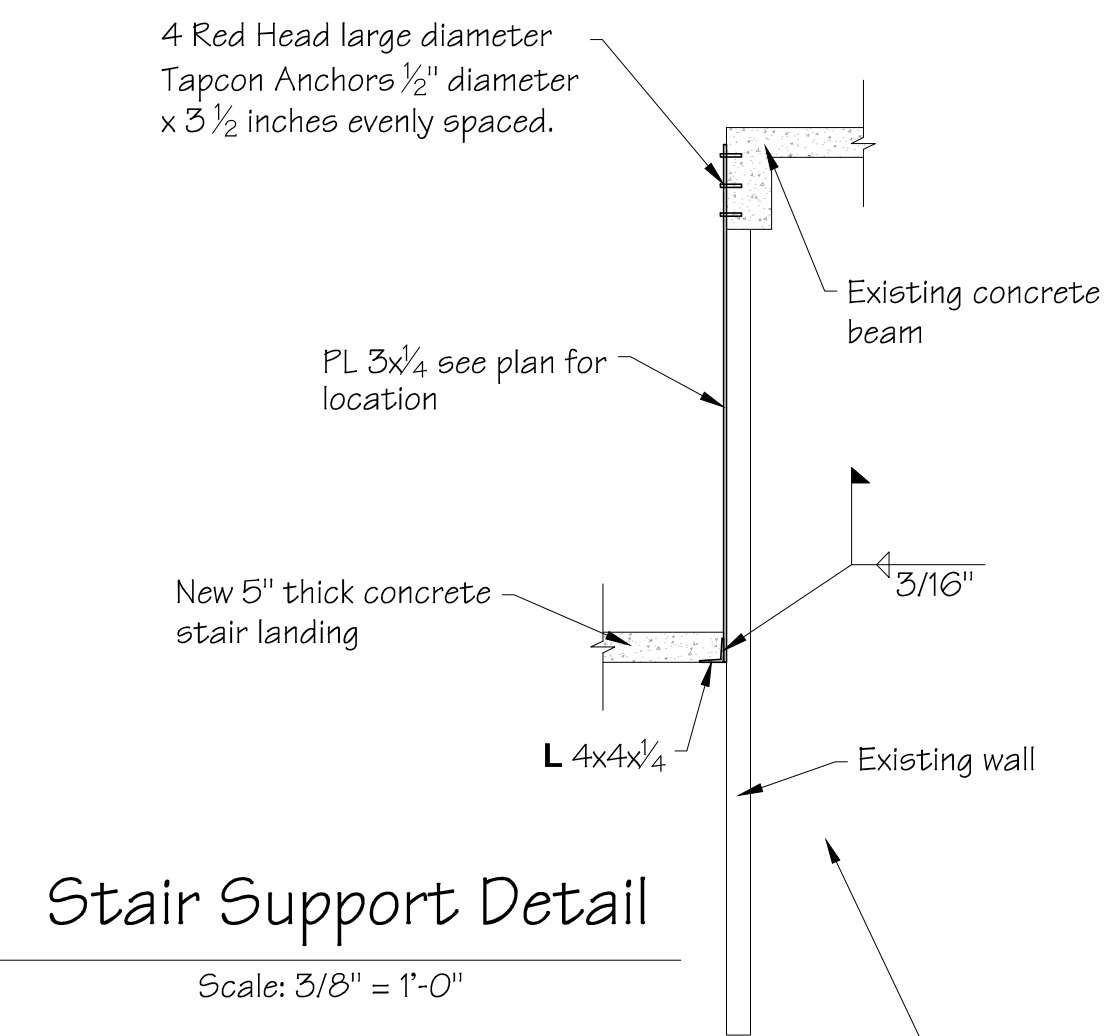
SHEET NUMBER

S-7



Main Stair Sections

Scale: 3/8" = 1'-0"



New/Existing Stair Plan

Scale: 3/8" = 1'-0"



JRAM ENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

Mechanical, Electrical & Plumbing First Floor Sewer Plan

MEP-2

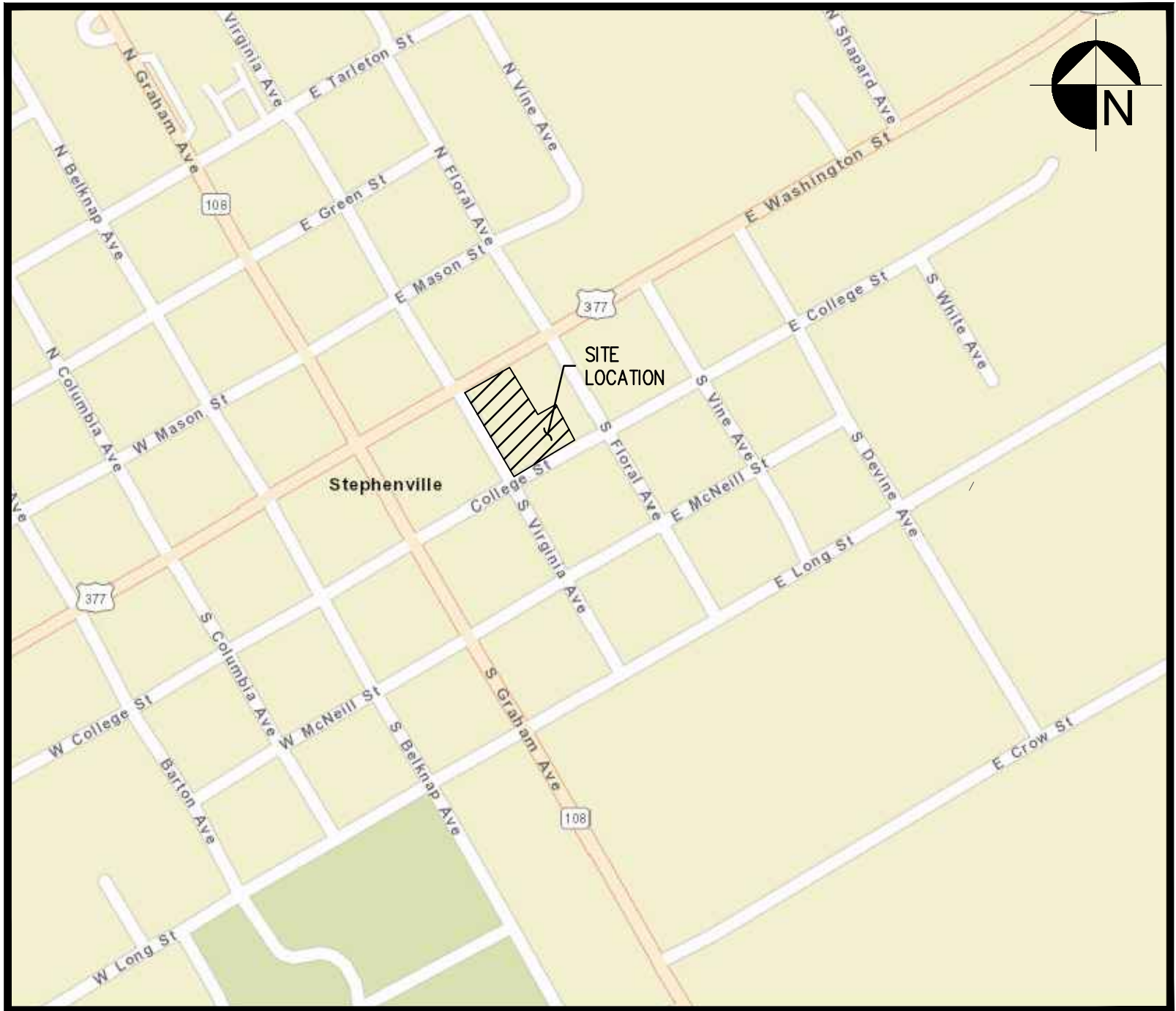
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF FLANAGAN LAND SOLUTIONS.

GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF STEPHENVILLE STANDARD DETAILS AND SPECIFICATIONS WHICH HAS ADOPTED THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", AS MODIFIED FROM TIME TO TIME. COPIES MAY BE OBTAINED FROM THE "NORTH CENTRAL COUNCIL OF GOVERNMENTS", PO DRAWER 5888, ARLINGTON, TEXAS, 76005-5888, PHONE (817) 640-3300; ALSO AVAILABLE AT WWW.PUBLICWORKS.DFWINFO.COM. A COPY OF THE APPROVED CONTRACT DOCUMENTS, PLANS AND SPECIFICATIONS SHALL BE AVAILABLE ON-SITE AT ALL TIMES BY THE CONTRACTOR.
- THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND THERE MAY BE OTHER UNKNOWN EXISTING UTILITIES NOT SHOWN ON THE PLANS. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED AND PROTECTED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ALSO SEE GENERAL NOTE NO. 3(D). THE CONTRACTOR SHALL CONTACT THE BELOW UTILITY COMPANIES MINIMUM 72 HOURS PRIOR TO ANY WORK IN THE AREA:

UTILITY	PHONE NUMBER
DIGTESS	800-DIG-TESS OR 811
CITY OF STEPHENVILLE	(254) 918-1235
CITY OF STEPHENVILLE - AFTER HOURS	(254) 918-1220
ONCOR ELECTRIC	(254) 977-1903
UNITED COOPERATIVE ELECTRIC	(254) 918-6105
ATMOS ENERGY	(254) 918-2345
CENTURY LINK	(254) 968-1267
NORTHLAND CABLE	(254) 968-4189
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE FOLLOWING:
PREVENT ANY PROPERTY DAMAGE TO PROPERTY OWNER'S POLES, FENCES, SHRUBS, MAILBOXES, ETC.
PROVIDE ACCESS TO ALL DRIVES DURING CONSTRUCTION.PROTECT ALL UNDERGROUND AND OVERHEAD UTILITIES AND REPAIR ANY DAMAGES. SEE GENERAL NOTE NO. 2.NOTIFY ALL UTILITY COMPANIES AND VERIFY LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. COOPERATE WITH THE UTILITY COMPANIES WHERE UTILITIES ARE REQUIRED OR SPECIFIED TO BE RELOCATED. WORK IN CLOSE PROXIMITY TO AND PROTECT EXISTING UTILITY MAINS, TRAFFIC LIGHTS AND POLES. ANY ITEM NOT SPECIFICALLY CALLED OUT TO BE REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO REMOVING THAT ITEM OR IT SHALL BE REPLACED AT THE CONTRACTOR'S OWN EXPENSE. ANY TREE, SHRUB, OR GRASSED AREAS DAMAGED BY THE CONTRACTOR'S WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- IN THE PREPARATION OF THE PLANS AND SPECIFICATIONS, THE ENGINEER HAS ENDEAVORED TO INDICATE THE LOCATION OF EXISTING UNDERGROUND UTILITIES. IT IS NOT GUARANTEED THAT ALL LINES OR STRUCTURES HAVE BEEN SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL VERIFY, LOCATE, AND PROTECT EXISTING WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE MAINS AND SERVICES AND SHALL EFFECT RESTORATION OF SERVICE IN CASE OF ANY DAMAGE.
- THE CONTRACTOR SHALL PROVIDE PROPER BARRICADES AND MAINTAIN TRAFFIC FLOW AS PER THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AT ALL TIMES.
- THE LOCATION FOR THE DISPOSAL OF CONSTRUCTION MATERIAL SHALL BE APPROVED BY THE CITY OF STEPHENVILLE PRIOR TO THE START OF CONSTRUCTION.
- ALL PHASES OF CONSTRUCTION MUST BE COORDINATED WITH THE ENGINEER. ALSO, THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE SURROUNDING AND AFFECTED PROPERTY OWNERS IN ORDER TO MINIMIZE CONFLICTS.
- FIELD ADJUSTMENTS MAY BE NECESSARY AND WILL BE CARRIED OUT AS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL CONTACT THE CITY OF STEPHENVILLE PRIOR TO ANY SIGN REMOVAL. SEE GENERAL NOTE NO. 3. SIGN REMOVAL AND REINSTALLATION/RELOCATION SHALL BE IN GOOD CONDITION OF EQUAL TO OR BETTER THAN EXISTING CONDITION, AND AS PER THE ENGINEER'S SPECIFICATIONS.
- ALL FENCES, SIGNS, AND PROPERTY CORNER MONUMENTS REMOVED FOR, OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH NEW MATERIAL AS PER THE ENGINEER'S SPECIFICATIONS.
- THE CONTRACTOR SHALL RELOCATE EXISTING MAILBOXES IN CONFLICT WITH THE PROPOSED IMPROVEMENTS AND AS SPECIED ON THE PLANS, IN GOOD CONDITION OF EQUAL TO OR BETTER THAN EXISTING CONDITION, COMPLETE IN PLACE. MAILBOXES SHALL BE ACCESSIBLE AT ALL TIMES FOR MAIL DELIVERY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL PRECAUTIONS TO PROTECT EXISTING TREES INSIDE AND OUTSIDE THE SCOPE OF THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THE CONTRACTOR OUTSIDE OF THE DESIGNATED WORK AREA WITH NEW QUALITY MATERIAL AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL LOCATE, VERIFY WORKING CONDITION AND PROTECT ALL EXISTING SPRINKLER SYSTEMS LINES AND HEADS (IF ANY). REMOVE, ADJUST AND REINSTALL IN GOOD CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION; REPLACE, IF IN DIRECT CONFLICT, WITH THE SAME OR BETTER QUALITY MATERIAL AND APPURTENANCES.
- ALL EXISTING GRADES SHOWN ON THE PLANS ARE APPROXIMATE AND SHOWN BASED ON THE BEST INFORMATION AVAILABLE.
- ALL BACKFILL FOR DITCH LINES ARE TO BE MECHANICALLY TAMPED TO 95% STD. PROCTOR DENSITY (ASTM D698), AT A MOISTURE CONTENT NEAR OPTIMUM (-1% TO +3%).
- CONTRACTOR TO FILL ALL VOIDS UNDER EXISTING PAVEMENT WHEN INSTALLING NEW LINE. ALSO ALL DITCH LINES MUST BE FILLED AT THE END OF EACH DAY'S WORK.
- ALL PIPE SHALL BE KEPT FREE OF TRASH AND DIRT AT ALL TIME. AT THE END OF EACH DAY, THE PIPE SHALL BE TEMPORARILY CONNECTED/SEALED.
- THE CONTRACTOR SHALL KEEP THE EXISTING FIRE HYDRANTS IN SERVICE AT ALL TIMES.
- THE CONTRACTOR SHALL MAINTAIN THE EXISTING WATER MAINS IN SERVICE DURING ALL PHASES OF CONSTRUCTION. LEAKS CAUSED BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. LEAKS ALONG THE EXISTING WATER MAIN CLOSE TO THE WORKING AREA, CAUSED BY VIBRATION, ETC. (DURING WORKING HOURS) SHALL BE REPAIRED BY THE CONTRACTOR WITH THE CITY ONLY PROVIDING THE REQUIRED PARTS. THE CITY WILL REPAIR ALL LEAKS IF THE CONTRACTOR IS NOT ON THE JOB-SITE (PRIMARILY AFTER WORKING HOURS); IF THE LEAK IS DIRECTLY CAUSED BY THE CONTRACTOR AND NOT REPAIRED, ALL CHARGES INCURRED SHALL BE BILLED TO THE CONTRACTOR.
- ALL CUTTING AND PLUGGING OF THE EXISTING WATER MAIN WHERE SPECIFIED ON THE PLANS, SHALL INCLUDE ALL LABOR, FITTINGS AND APPURTENANCES REQUIRED TO PERFORM THIS WORK. THE COST FOR THIS WORK IS INCIDENTAL TO THE PROJECT.
- THE CONTRACTOR SHALL MAINTAIN THE EXISTING SANITARY SEWER MAINS AND SERVICES IN OPERATION WHEN INSTALLING THE PROPOSED SANITARY SEWER MAIN. THIS SHALL INCLUDE ANY TEMPORARY CONNECTIONS, IF REQUIRED.
- CLEARANCES ON WATER AND WASTEWATER LINES SHALL MEET TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REQUIREMENTS: MINIMUM CLEARANCES FOR WATER AND WASTEWATER LINES CROSSING EACH OTHER STORM DRAINS SHALL BE TWO (2) FEET OR ONE-HALF (ONE FEET) WHEN THE WATER OR WASTEWATER LINE IS CONCRETE ENCASED. WHEN RUNNING IN PARALLEL, WATER AND WASTEWATER LINES SHALL BE NO CLOSER THAN 9' FROM THE OUTSIDE EDGE OF EACH PIPE.
- STREET CLOSING REQUESTS SHALL BE SUBMITTED TO THE CITY OF STEPHENVILLE IN WRITING, A MINIMUM OF TWO WEEKS IN ADVANCE OF ANY STREET CLOSING FOR NOTIFICATIONS TO POLICE, FIRE, MAIL, GARBAGE AND SCHOOL. THERE ARE NO GUARANTEES THAT STREET CLOSINGS WILL BE APPROVED BY THE CITY.
- SEED/SOD SHALL BE FURNISHED TO ESTABLISH GROUND COVER OVER ALL DISTURBED AREAS AS AN EROSION CONTROL MEASURE. THE CONTRACTOR SHALL NOT WAIT UNTIL THE COMPLETION OF THE ENTIRE PROJECT BEFORE DOING THIS WORK. THE PROJECT SHALL NOT BE ACCEPTED BY THE CITY PRIOR TO THE ESTABLISHMENT OF GROUND COVER.
- SHEETING, SHORING, AND BRACING: THE CONTRACTOR WILL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION. TRENCH SIDE SLOPES SHALL MEET OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. SHEETING SHORING AND BRACING SHALL BE REQUIRED IF SIDE SLOPE STANDARDS ARE NOT MET. A PULL BOX, MEETING OSHA STANDARDS, WILL BE ACCEPTABLE. THE CONTRACTOR WILL SUBMIT DETAILED PLANS AND SPECIFICATIONS FOR TRENCH SAFETY SYSTEMS THAT MEET OSHA STANDARDS THAT ARE IN EFFECT AT THE TIME OF DEVELOPMENT OF PROJECT WHEN TRENCH EXCAVATION WILL EXCEED A DEPTH OF FIVE (5) FEET. THESE PLANS WILL BE SEALED BY AN ENGINEER REGISTERED BY THE STATE OF TEXAS AND SUBMITTED TO THE CITY BEFORE OBTAINING A CONSTRUCTION PERMIT.
- CONTRACTOR SHALL CONFORM ACTIVITIES TO THE SWPPP AS SPECIFIED, INCLUDING INSTALLING, MAINTAINING, AND REMOVING POLLUTION CONTROLS, CONDUCTING AND DOCUMENTING INSPECTIONS OF POLLUTION CONTROLS, SPRINKLING FOR DUST CONTROL, MAINTAINING SPILL RESPONSE EQUIPMENT ON-SITE, AND "GOOD HOUSEKEEPING". POLLUTION CONTROLS INCLUDE SILT FENCES (OR STRAW BALES), STABILIZED CONSTRUCTION ENTRANCE, ESTABLISHING GRASS, SPRINKLING FOR DUST CONTROL. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR SUBMITTING NOTICE OF INTENT (NOI)AND NOTICE OF TERMINATION (NOT) TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- THE CONTRACTOR SHALL MAINTAIN THE EXISTING WATER MAINS AND SERVICES IN OPERATION WHEN INSTALLING THE PROPOSED WATER MAIN. THIS SHALL INCLUDE ANY TEMPORARY CONNECTIONS, IF REQUIRED IN AREAS OF CONFLICT.
- CONTRACTOR MUST NOTIFY EACH PROPERTY OWNER 24 HOURS PRIOR TO SHUTTING OFF WATER FOR CONNECTION TO NEW MAIN.
- THE CONTRACTOR SHALL CONTACT THE CITY AT (254) 918-1235 FOR THE OPERATION OF ALL WATER VALVES.
- THE COST OF REPLACING ALL PAVEMENT MARKERS, TRAFFIC BUTTONS, STRIPING, UTILITIES, CURBS, ETC., DISTURBED DURING THE CONSTRUCTION SHALL BE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN, REPAIR OR REPLACE AT THE DIRECTION OF AND TO THE SATISFACTION OF THE CITY.
- THE CONTRACTOR SHALL MAINTAIN THE FLOW OF TRAFFIC AT ALL TIMES AND PROVIDE ACCESS TO ALL DRIVES UNLESS OTHERWISE APPROVED BY THE CITY.
- THE MAXIMUM DEFLECTION OF PIPE JOINTS SHALL NOT EXCEED THAT RECOMMENDED BY THE PIPE MANUFACTURER. IF IT IS NECESSARY TO DEFLECT THE PIPE (GREATER THAT THE RECOMMENDED AMOUNT) THE CONTRACTOR SHALL PROVIDE FITTINGS OR SPECIALS.
- THE CONTRACTOR SHALL NOTIFY THE CITY FOR INSPECTION A MINIMUM OF TWO (2) REGULAR BUSINESS DAYS IN ADVANCE FOR ALL REQUESTS FOR WATER OR WASTEWATER LOCATES OR TURNSOFFS OF WATER.
- PRIOR TO THE START OF CONSTRUCTION ON WATER/WASTEWATER UTILITY CONNECTIONS THE CONTRACTOR SHALL COORDINATE WITH CITY TO INSURE, TO THE EXTENT POSSIBLE, THAT THE UTILITY CAN BE FOUND AND SECURED.
- WORK MAY NOT BE BACKFILLED UNTIL IT HAS BEEN INSPECTED BY THE CITY IF SPECIFICALLY REQUESTED BY THE CITY. WORK BACKFILLED WITHOUT INSPECTION IS DONE AT THE RISK OF THE CONTRACTOR.

THE CITY OF STEPHENVILLE, TEXAS PLANS FOR THE CONSTRUCTION OF PAVING, WATER, & SANITARY SEWER TO SERVE THE WYATT



VICINITY MAP

NO SCALE

BENCHMARKS:

ELEVATION DATA SHOWN HEREON REPRESENTS TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL TEXAS ZONE, US SURVEY FOOT.

SURVEYING COMPLETED BY: PRICE SURVEYING, LP
CONTACT: MATTHEW K. PRICE, RPLS #6284
ADDRESS: 1100 E. WASHINGTON, STEPHENVILLE, TEXAS 76401
TEL: 254-965-5489
EMAIL: MATTHEW@PRICESURVEYING.COM

OWNER/DEVELOPER:

RELOAD CAPITAL
STEPHENVILLE, TEXAS
TEL: 281-881-1384
CONTACT: REAGAN THOMPSON



PREPARED BY:

FLANAGAN LAND SOLUTIONS, LLC
DALLAS, TEXAS
TEL: 940-327-7963
CONTACT: REECE FLANAGAN, PE



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GENERAL NOTE:

All materials and workmanship performed in the Right of Way shall conform to the Standard Specifications for Public Works Construction, North Central Texas, latest edition, as amended by the City of Stephenville.

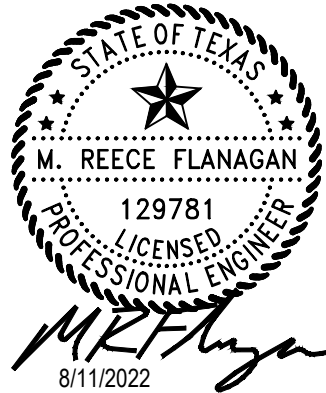
APPROVED FOR CONSTRUCTION:

Nick Williams, P.E., CFM Director of Public Works City of Stephenville, Texas	Date
Nick Williams, P.E., CFM Interim Assistant Director of Public Works City of Stephenville, Texas	Date
Steve Killen Director of Development Services City of Stephenville, Texas	Date
Harold Sandel Building Official City of Stephenville, Texas	Date
Gregg Schrumpf Fire Marshal City of Stephenville, Texas	Date
Kelli Votypka Director of Parks and Recreation City of Stephenville, Texas	Date
Approval valid for one year following signed date.	



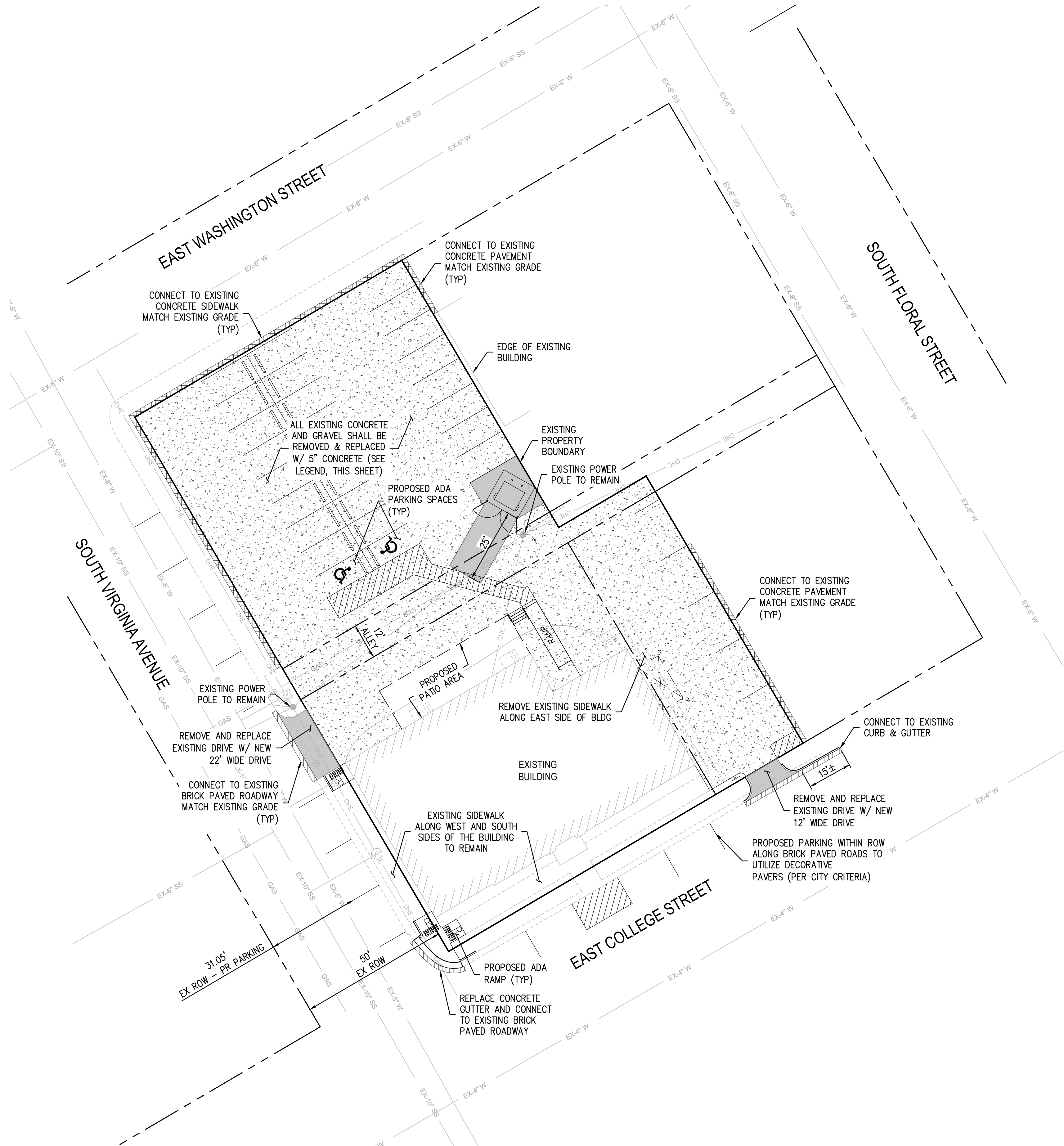
SHEET LIST TABLE

C0.0	COVER SHEET
C0.1	TOPOGRAPHIC SURVEY
C1.0	SITE PLAN
C2.0	PAVING PLAN
C3.0	GRADING PLAN
C4.0	EROSION CONTROL PLAN
C5.0	UTILITY PLAN
C6.0	WATER DETAILS
C6.1	SANITARY SEWER DETAILS
C6.2	PAVING DETAILS
C6.3	PAVING DETAILS
C6.4	EROSION CONTROL DETAILS



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

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



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PAVING NOTES:

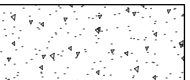
- THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND RECOMPACTED FOLLOWING THE MASS GRADING REQUIREMENTS.
- THE SUBGRADE SHOULD BE UNIFORMLY COMPACTED TO A MINIMUM OF 95 PERCENT OF ASTM D698 BETWEEN 0 TO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

PAVEMENT JOINTING NOTES:

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

LEGEND:

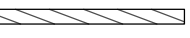
5" PORTLAND CEMENT CONCRETE
3,500 PSI AT 28 DAYS
REINFORCEMENT: #3 BARS @ 18" O.C.E.W.



6" PORTLAND CEMENT CONCRETE
3,500 PSI AT 28 DAYS
REINFORCEMENT: #3 BARS @ 18" O.C.E.W.
SUBGRADE: 6" LIME STABILIZED SUBGRADE (27#/SY)



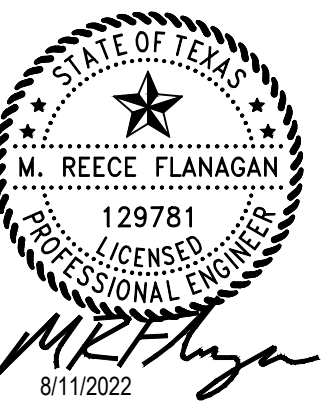
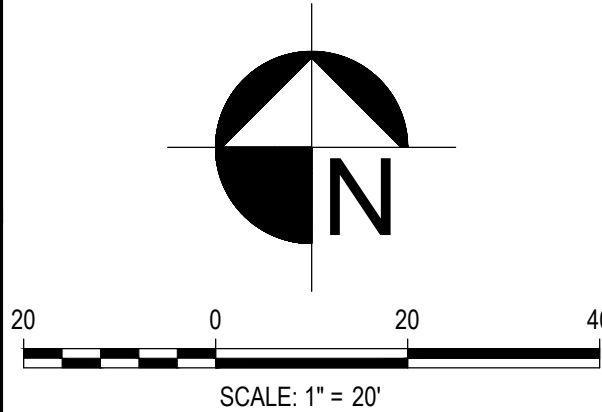
CONNECT TO EXISTING BRICK PAVED ROADWAY



CONNECT TO EXISTING CONCRETE PAVEMENT



Exhibit 0



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THE WYATT
STEPHENVILLE, TEXAS

PAVING PLAN



Know what's below.
Call before you dig.

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

DESIGNED: MRF	PROJECT #: 2021-11-01	ISSUE DATE: 08.11.2022	SHEET C2.0 OF C6.4
CHECKED: FLS			
DRAWN: MRF			

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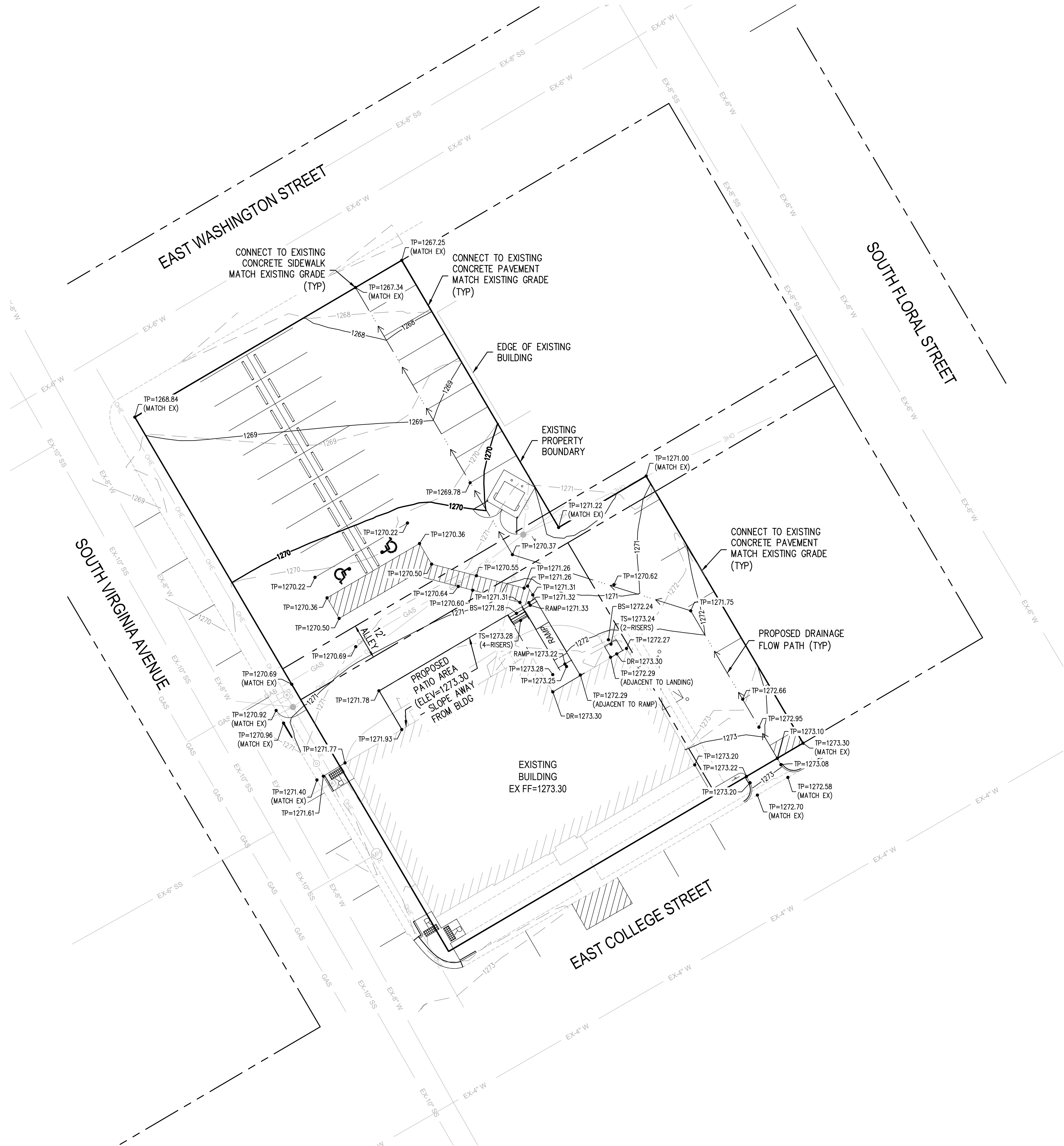


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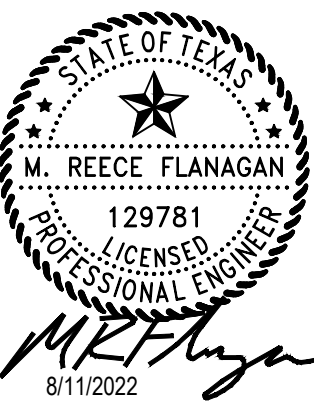
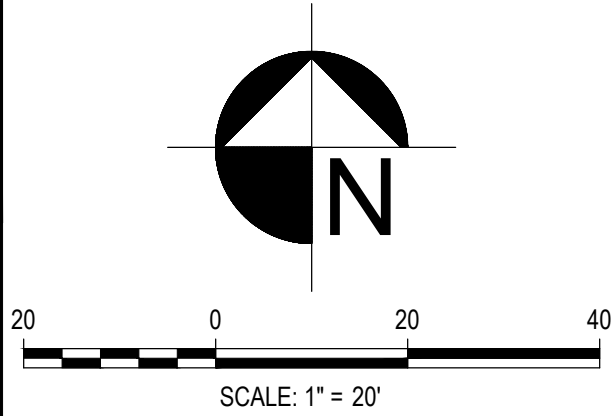
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GRADING NOTES

- CLEARING AND GRUBBING SHALL CONSIST OF REMOVING ALL NATURAL AND ARTIFICIAL OBJECTIONABLE MATERIALS FROM THE PROJECT SITE.
- ALL TREES, SHRUBS AND ALL SCRUB GROWTH SHALL BE CLEARED. ALL DEAD TREES, LOGS, STUMPS, RUBBISH OF ANY NATURE, AND OTHER SURFACE DEBRIS SHALL ALSO BE CLEARED.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION. THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE SITE OF THE WORK AND THE ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS AND RUBBISH AS IS PRACTICABLE AND SHALL REMOVE SAME FROM ANY PORTION OF THE SITE.
- UNSUITABLE MATERIAL, INCLUDING ALL ROCKS MEASURING LARGER THAN 6" IN THE LARGEST DIMENSION, REFUSE AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR. CONTRACTOR SHALL, ALSO, COMPLY WITH ALL APPLICABLE LAWS GOVERNING THE SPILLING OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE.
- SIX (6") INCHES OF TOP SOIL SHALL BE PLACED ON ALL LANDSCAPE AREAS AND PARKING ISLANDS.
- POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION MUST BE PROVIDED. CONTRACTOR TO ENSURE THERE IS NO PONDING AROUND FOUNDATION.
- THE GRADES SHOWN ON THIS PLAN ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- SHOULD THE CONTRACTOR ENCOUNTER ANY UNUSUAL GEOLOGICAL CONDITIONS DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING GEOTECHNICAL ENGINEER AND REQUESTING SUPPLEMENTAL RECOMMENDATIONS.
- TESTING IS REQUIRED AND SHALL BE PERFORMED BY A LABORATORY APPROVED BY THE ENGINEER/OWNER AND PAID FOR BY THE OWNER.
- LIMIT CONSTRUCTION ACTIVITY TO IMPROVEMENT AREAS ONLY.
- REFERENCE LANDSCAPE PLANS FOR TREE PROTECTION METHODS.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING GRADES ON ALL WALKS DO NOT EXCEED 2% CROSS SLOPE AND 5% LONGITUDINAL SLOPE. ADJUST GRADES AS NECESSARY.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED.

LEGEND:

EXIST. CONTOUR	---640---
PROP. CONTOUR	——640——
FINISHED FLOOR ELEVATION	FF=1000.00
PROP. TOP OF PAVEMENT	• TP 1000.00
PROP. DOOR ELEVATION	• DR 1000.00
PROP. TOP STEP ELEVATION	• TS 1000.00
PROP. BOTTOM STEP ELEVATION	• BS 1000.00
PROP. RAMP ELEVATION	• RAMP 1000.00
MATCH EXISTING TOP OF PAVEMENT	• TP 1000.00 (MATCH EX)



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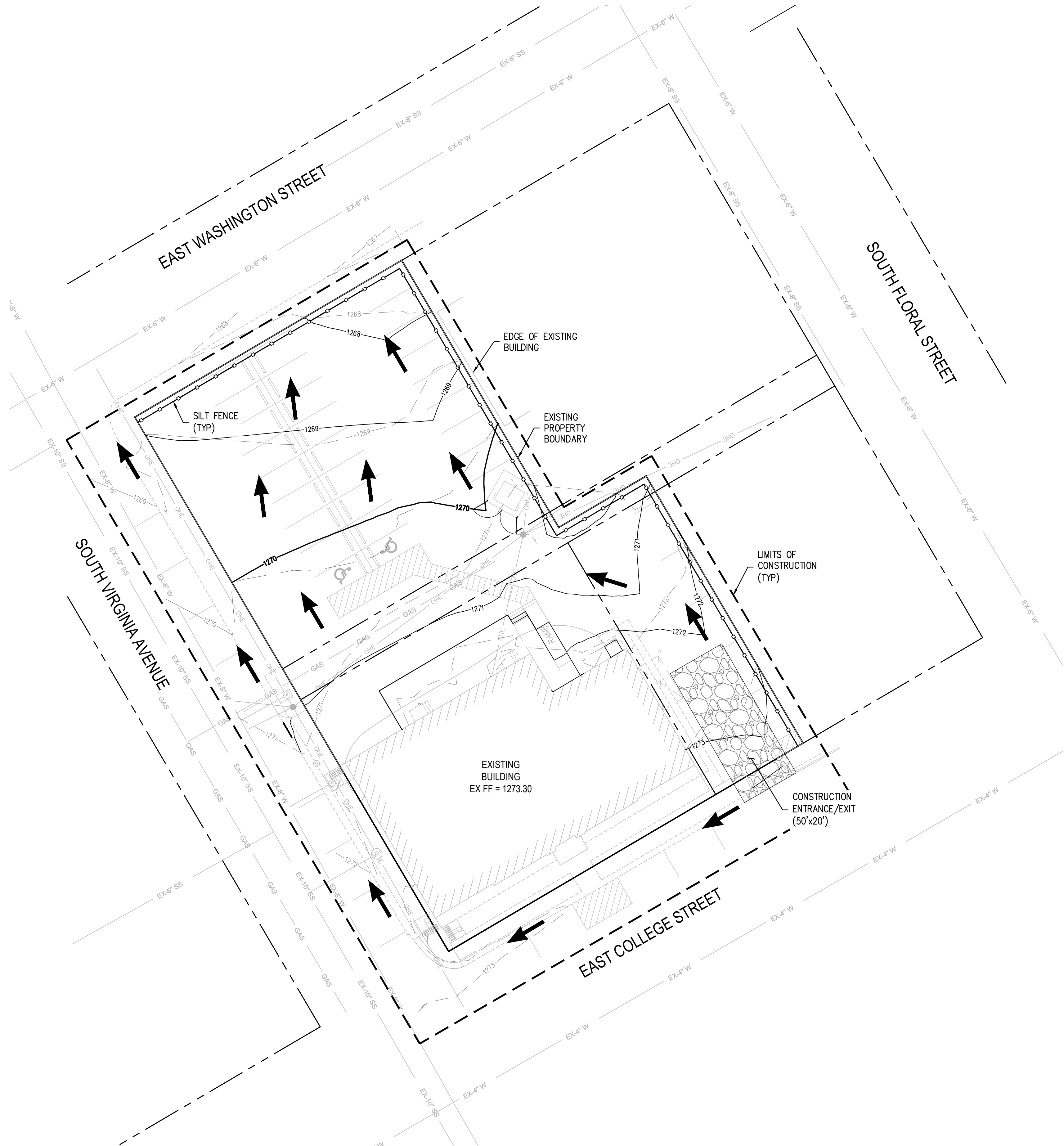
GRADING PLAN



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE
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MARKING OF UNDERGROUND MEMBER UTILITIES.

DESIGNED: MRF	PROJECT #: 2021-11-01	ISSUE DATE: 08.11.2022	SHEET C3.0 OF C6.4
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EROSION CONTROL NOTES:

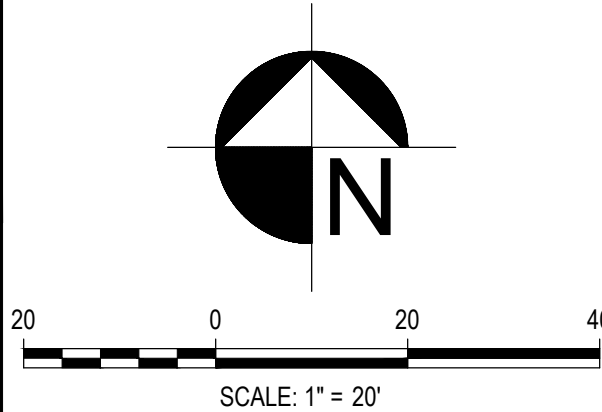
- SEE SHEET C6.4 FOR EROSION CONTROL CONSTRUCTION DETAILS.
- ALL GRASS SHALL BE RE-ESTABLISHED TO EXISTING OR BETTER CONDITION.
- CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS NOT FORMALLY LANDSCAPED PER THE APPROVED LANDSCAPE PLAN SEE MIX.
- ROCK SOCKS MAY BE SUBSTITUTED FOR SILT FENCE AS PERIMETER CONTROL ON HARDSCAPE SURFACE AREAS.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES AND OTHER PROTECTIVE MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. PROPER SELECTION AND INSTALLATION OF BMPs AND IMPLEMENTATION OF COMPREHENSIVE INSPECTION AND MAINTENANCE PROCEDURES, IN ACCORDANCE WITH THE ISWM, SHOULD BE ADEQUATE TO MEET THIS CONDITION. BMPs THAT ARE NOT ADEQUATELY MAINTAINED IN ACCORDANCE WITH GOOD ENGINEERING, HYDROLOGIC AND POLLUTION CONTROL PRACTICES, INCLUDING REMOVAL OF COLLECTED SEDIMENT OUTSIDE THE ACCEPTABLE TOLERANCES OF THE BMPs, ARE CONSIDERED TO BE NO LONGER OPERATING EFFECTIVELY AND MUST BE ADDRESSED.
- EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR IN CHANNEL, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.

LEGEND:

PROPOSED 1' CONTOURS	
EXISTING 1' CONTOURS	
SILT FENCE	
FLOW ARROW	
LIMITS OF CONSTRUCTION	
STABILIZED CONSTRUCTION ENTRANCE/EXIT	

APPROXIMATE TOTAL DISTURBANCE AREA: 0.82+ ACRES

Exhibit 0



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THE WYATT
STEPHENVILLE, TEXAS

EROSION CONTROL PLAN



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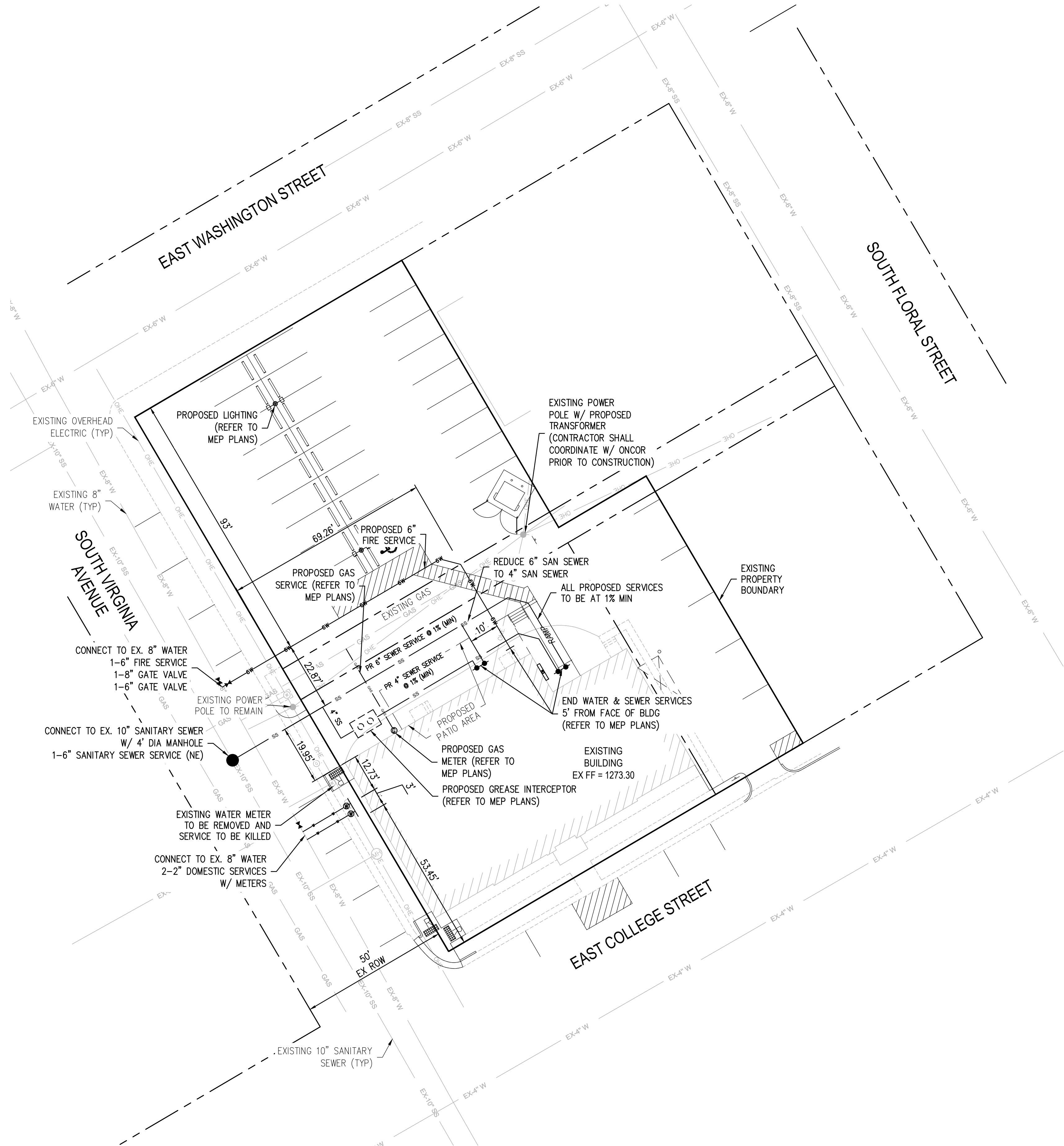


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WATER & SANITARY SEWER NOTES:

- EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
- CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES DAMAGED BY CONTRACTOR'S ACTIVITIES.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ASSURE PROPER DEPTHS ARE ACHIEVED, CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF THE CITY AND SHALL COORDINATE WITH THE CITY PRIOR TO CONNECTING TO EXISTING PUBLIC UTILITIES.
- THE CONTRACTOR SHALL, ON ALL UTILITIES COORDINATE INSPECTION AND TESTING WITH THE APPROPRIATE AUTHORITIES PRIOR TO BACKFILLING TRENCHES.
- ALL WATER AND SANITARY SEWER SHALL CONFORM TO APPLICABLE CITY OF STEPHENVILLE PLUMBING CODES, TCEQ GUIDELINES, THE CITY OF STEPHENVILLE STANDARDS AND SPECIFICATIONS AND SHALL BE PERFORMED UNDER A PERMIT ISSUED BY THE CITY OF STEPHENVILLE.
- WHERE PROPOSED WATER LINE CROSSES A PROPOSED SANITARY SEWER LINE, CONTRACTOR SHALL CENTER ONE JOINT OF DUCTILE IRON OR CAST IRON SEWER PIPE ON THE WATER LINE AND PROVIDE A MINIMUM OF 1.5' SEPARATION BETWEEN THE LINES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COMPACTION TO 95% STANDARD PROCTOR IN AREAS EXCAVATED AT THE BUILDING FOOTINGS FOR UTILITY SERVICE ENTRIES.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, IMPACT AND INSPECTION FEES, ANY CITY FEES AND LICENSES, AND ALL OTHER COSTS INCURRED IN THE INSTALLATION OF UTILITIES.
- TRENCH SAFETY:
IT SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR TO PROVIDE AND MAINTAIN A VIABLE TRENCH SAFETY SYSTEM AT TIMES DURING CONSTRUCTION ACTIVITIES - PER TEXAS HOUSE BILL 1569. THE CONTRACTOR IS DIRECTED TO BECOME KNOWLEDGEABLE AND FAMILIAR WITH THE STANDARDS AS SET BY THE OCCUPATIONS SAFETY AND HEALTH ADMINISTRATIONS'S (OSHA) FOR TRENCH SAFETY THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.

SANITARY SEWER CROSSING NOTE:

- CENTER 20 LF OF 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE WITH MANUFACTURE APPROVED ADAPTERS. GASKETED JOINTS, COMPRESSION JOINT, AND OTHER NON-BONDED JOINTS MUST BE DESIGNED TO SEAL AT ATMOSPHERIC PRESSURE.

LEGEND:

EXIST. SANITARY SEWER	EX-SS
EXIST. SEWER MANHOLE	⊙
EXIST. WATER LINE	EX-W
EXIST. OVERHEAD ELECTRIC	OHE
EXIST. FIRE HYDRANT	⊙
EXIST. OVERHEAD TELEPHONE	T
PROPOSED WATER	W
PROPOSED SANITARY SEWER	SS
PROPOSED GAS	GAS

SCALE: 1" = 20'

M. Reece Flanagan
129781
8/11/2022

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

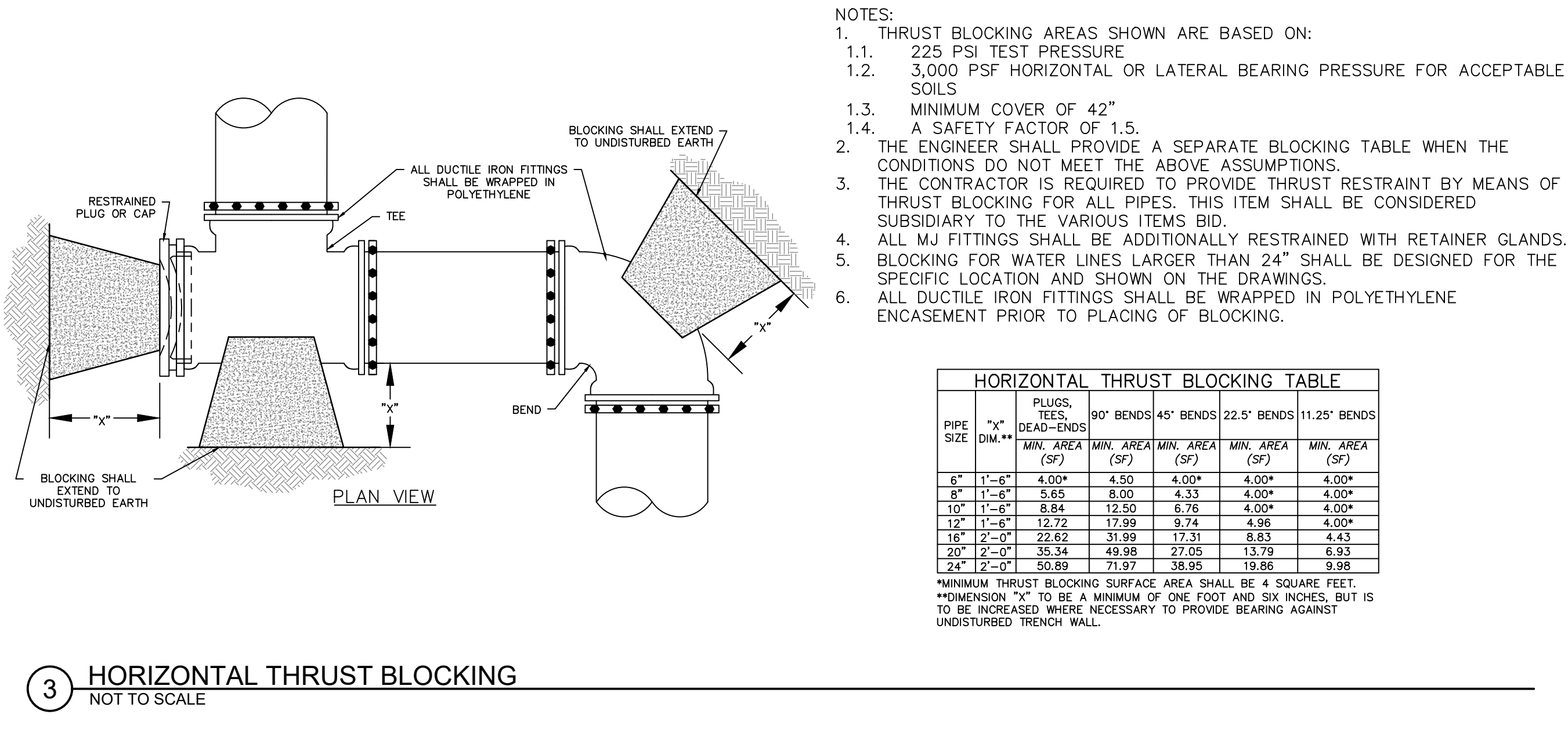
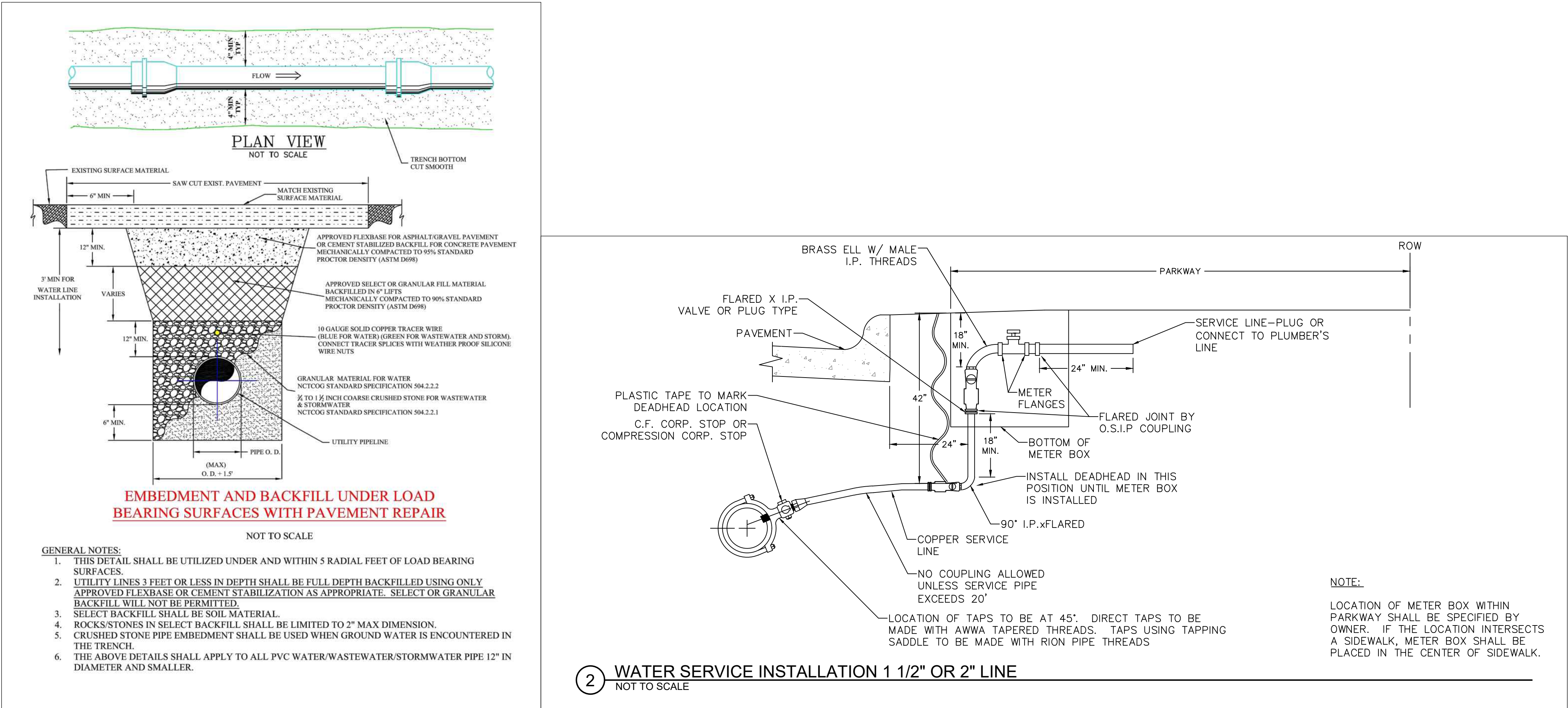
THE WYATT
STEPHENVILLE, TEXAS

UTILITY PLAN

DESIGNED: MRF	PROJECT #: 2021-11-01	ISSUE DATE: 08.11.2022	SHEET C5.0 OF C6.4
CHECKED: FLS			
DRAWN: MRF			

Know what's below.
Call before you dig.

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



REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		

WATER DETAIL NOTES:

- CONTRACTOR SHALL COMPLY WITH THE CITY OF STEPHENVILLE PUBLIC WORKS DESIGN MANUAL. IF THERE ARE ANY DISCREPANCIES/CONFLICTS BETWEEN THESE DETAILS AND CITY GUIDELINE/STANDARDS THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

Exhibit 0

STATE OF TEXAS
M. REECE FLANAGAN
129781
LICENSED PROFESSIONAL ENGINEER
8/11/2022

FLANAGAN

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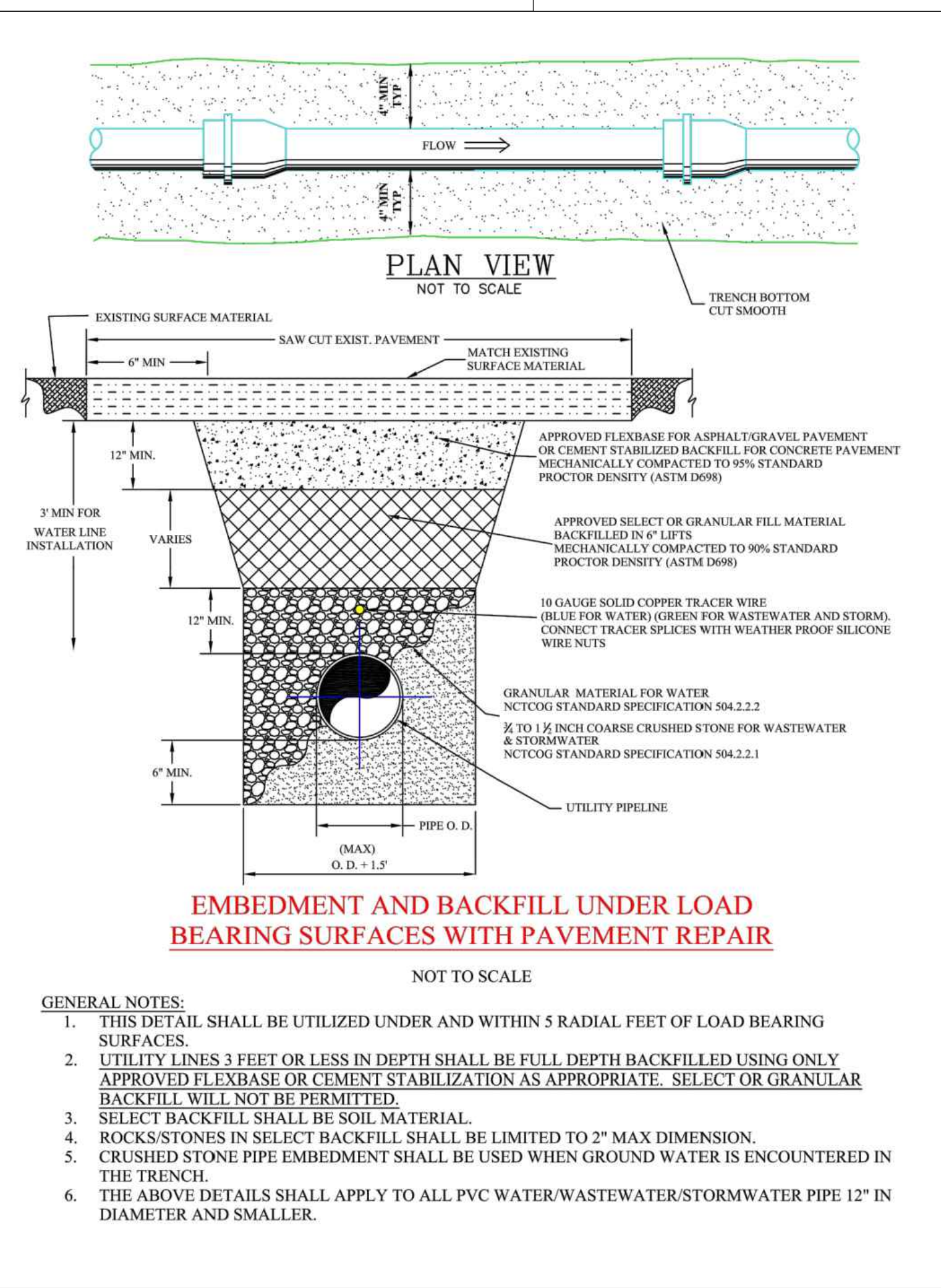
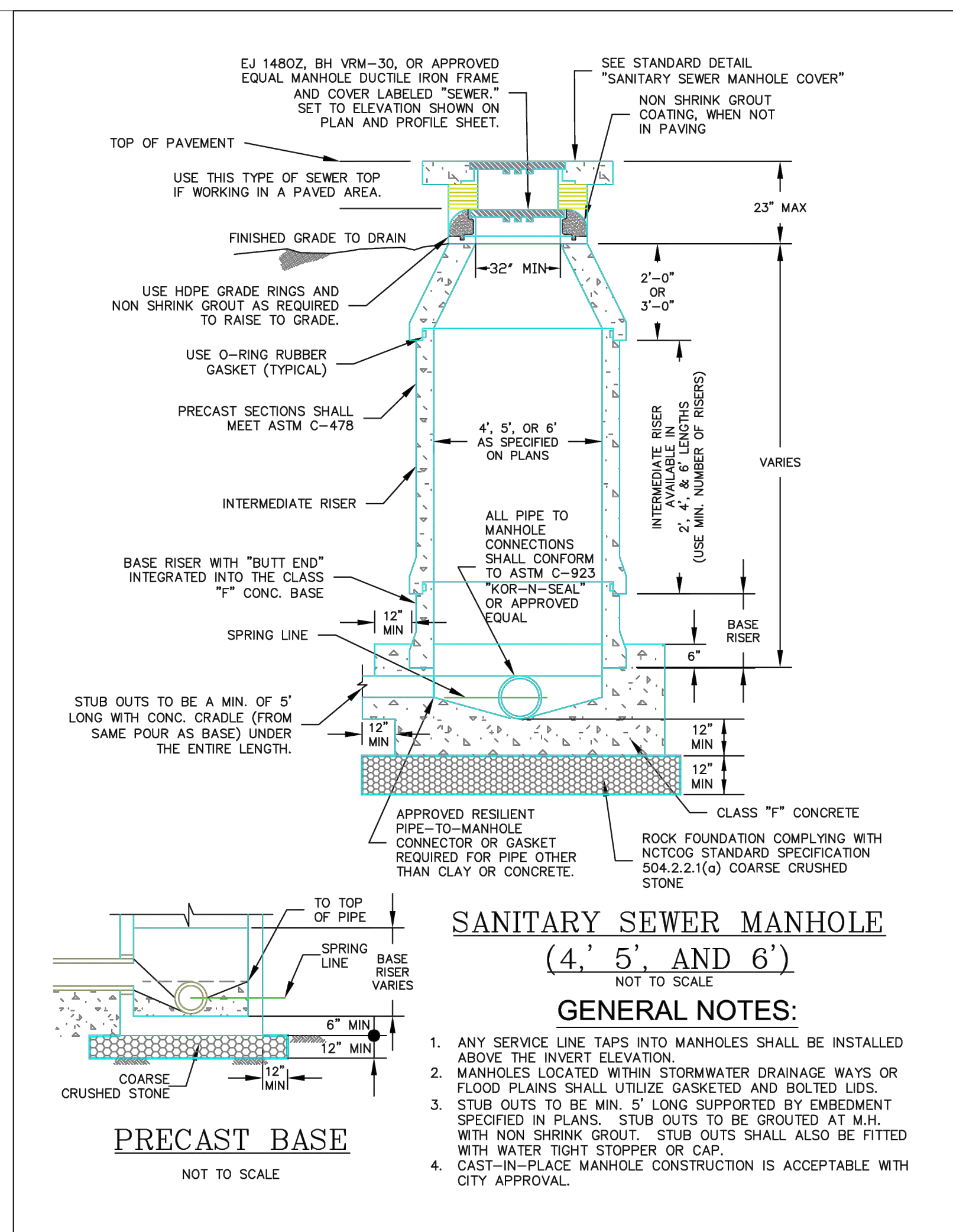
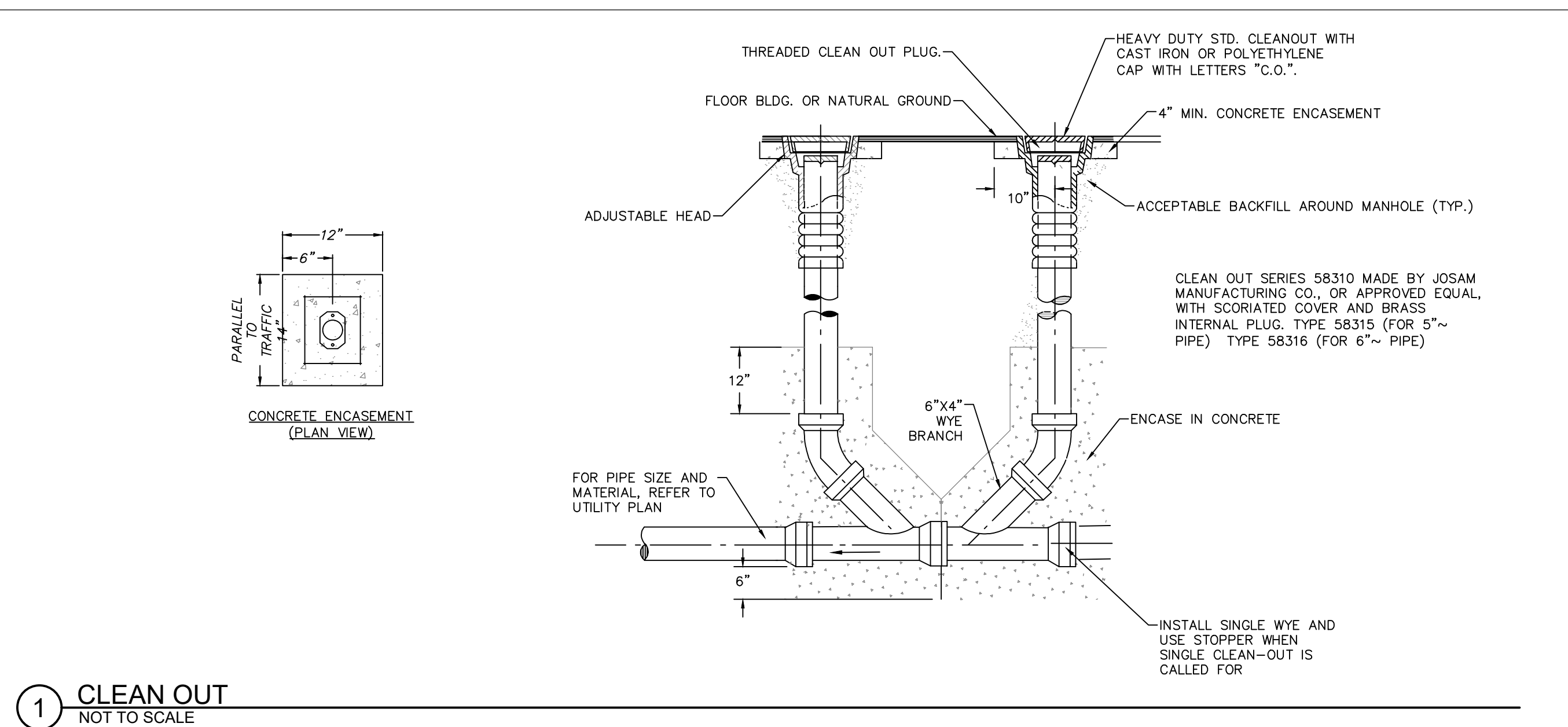
THE WYATT

STEPHENVILLE, TEXAS

WATER DETAILS

DESIGNED: MRF	PROJECT #: 2021-11-01	ISSUE DATE: 08.11.2022	SHEET C6.0 OF C6.4
CHECKED: FLS			
DRAWN: MRF			

75

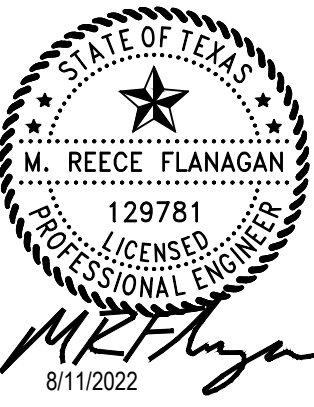


REVISIONS		
NO.	DESCRIPTION	DATE
△		
△		
△		

SEWER DETAIL NOTES:

- CONTRACTOR SHALL COMPLY WITH THE CITY OF STEPHENVILLE PUBLIC WORKS DESIGN MANUAL. IF THERE ARE ANY DISCREPANCIES/CONFLICTS BETWEEN THESE DETAILS AND CITY GUIDELINE/STANDARDS THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.







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THE WYATT

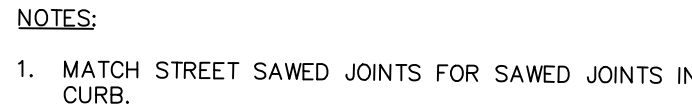
STEPHENVILLE, TEXAS

SANITARY SEWER DETAILS

DESIGNED: MRF	PROJECT #:	ISSUE DATE:	SHEET
CHECKED: FLS	2021-11-01	08.11.2022	C6.1 OF C6.4
DRAWN: MRF			

NO.	DESCRIPTION	DATE
①		
②		
③		

Exhibit 1



1 STANDARD MONOLITHIC CURB
NOT TO SCALE



PAVING DETAIL NOTES:

1. CONTRACTOR SHALL COMPLY WITH THE CITY OF STEPHENVILLE PUBLIC WORKS DESIGN MANUAL. IF THERE ARE ANY DISCREPANCIES/CONFLICTS BETWEEN THESE DETAILS AND CITY GUIDELINE/STANDARDS THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.



CONSTRUCTION NOTES

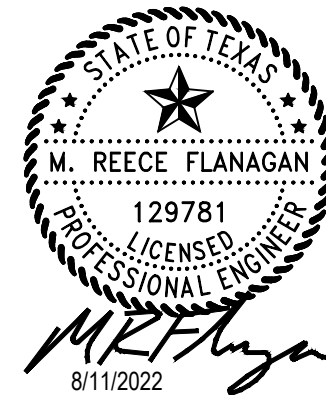
1. FOR DEFORMED BAR SPLICES, LAP BARS 40 DIAMETERS AND TIE.
2. FOR PAVEMENT THICKNESS "T" REFER TO PAVING PLAN

DIM T = PAVEMENT THICKNESS	DIM T/4 = JOINT DEPTH
5"	1¼"
6"	1½"
7"	1¾"
8"	2"
9"	2¼"

DIM T = PAVEMENT THICKNESS	* (CLEARANCE FROM FACE OF CONCRETE)
5"	2"
6"	2"
7"	2½"
8"	2¾"
9"	3"

NOTE: ALL DOWELS TO BE PLACED AT T/2

10 PAVING NOTES & TABLES



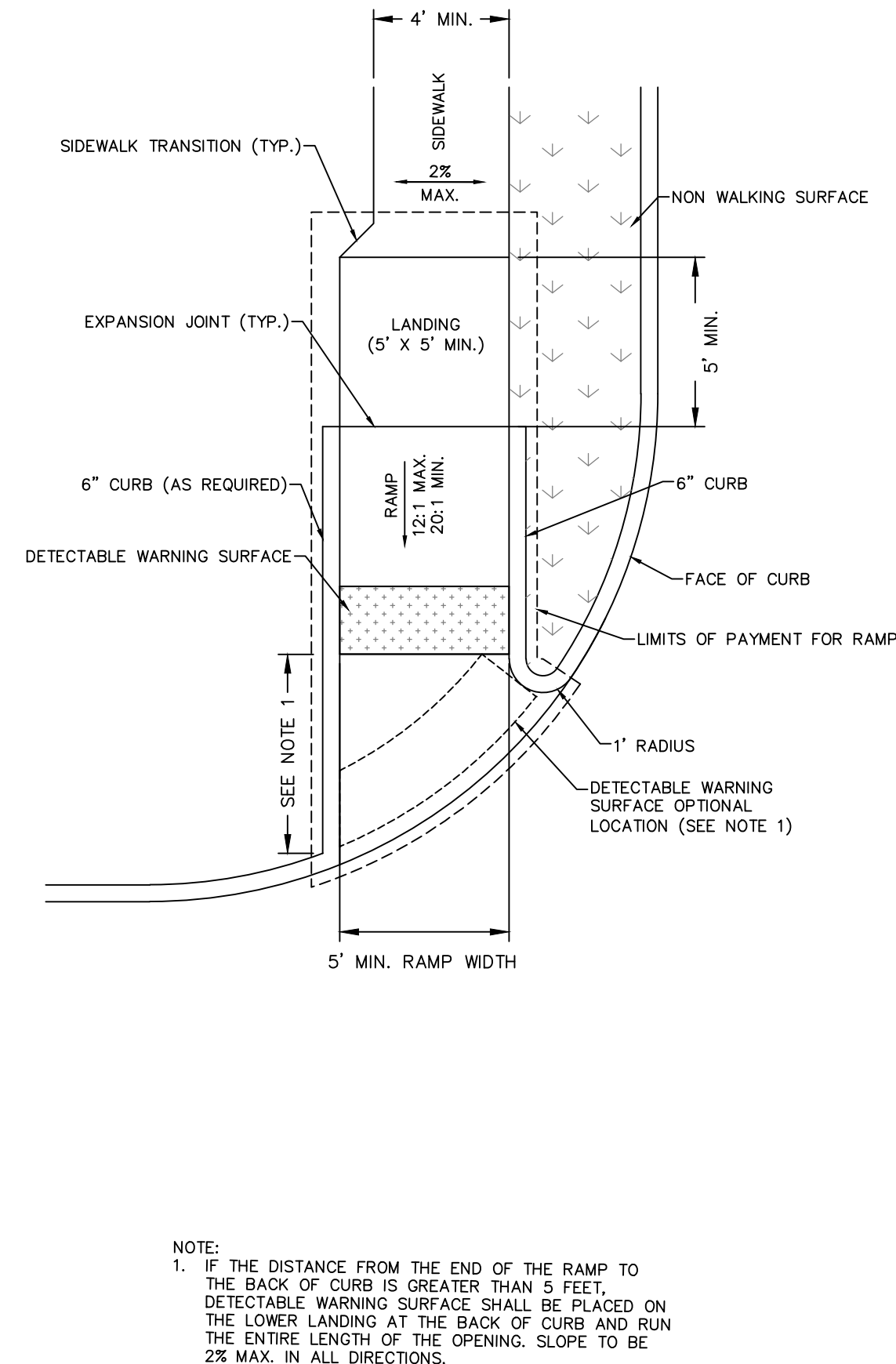
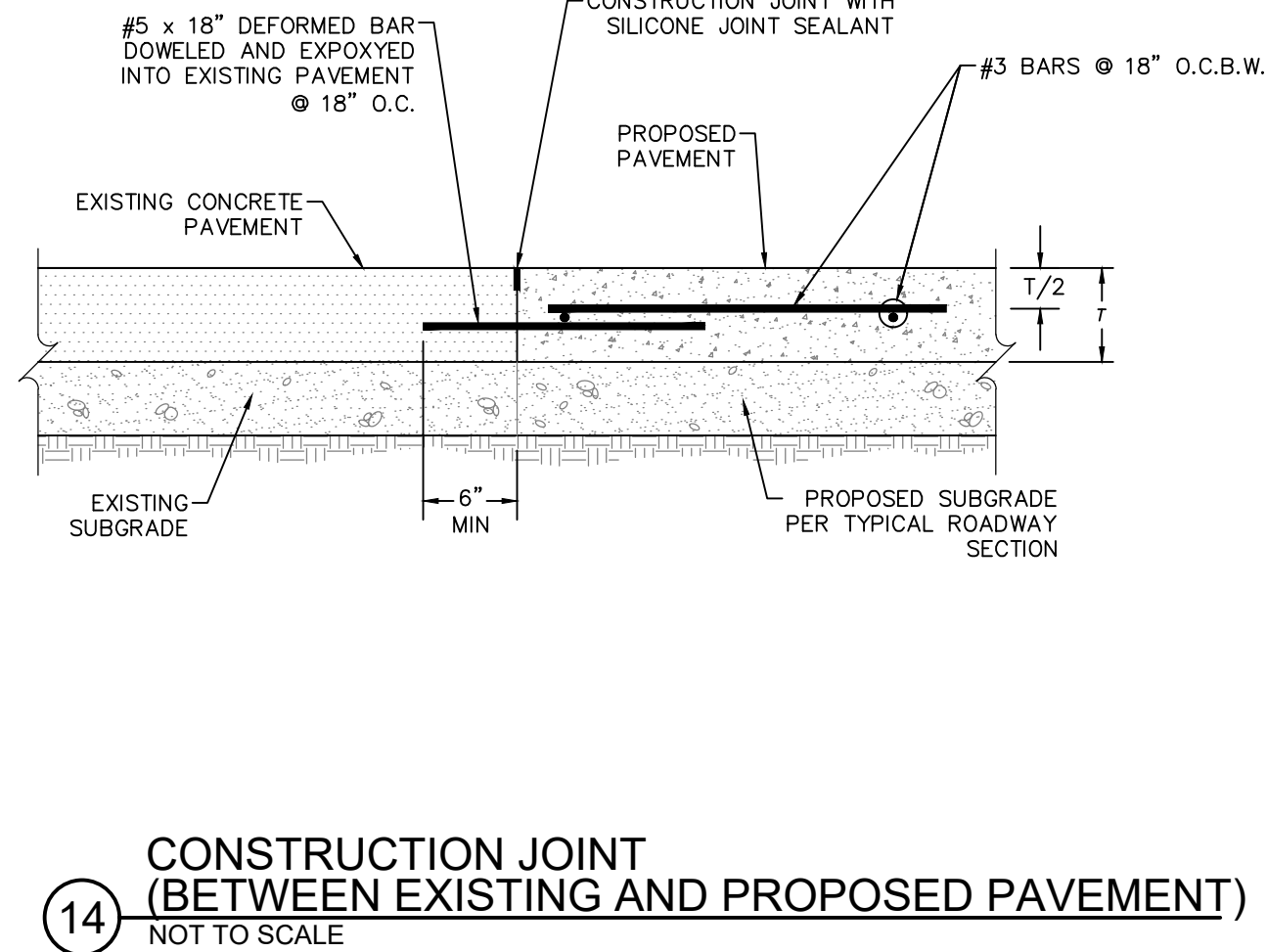
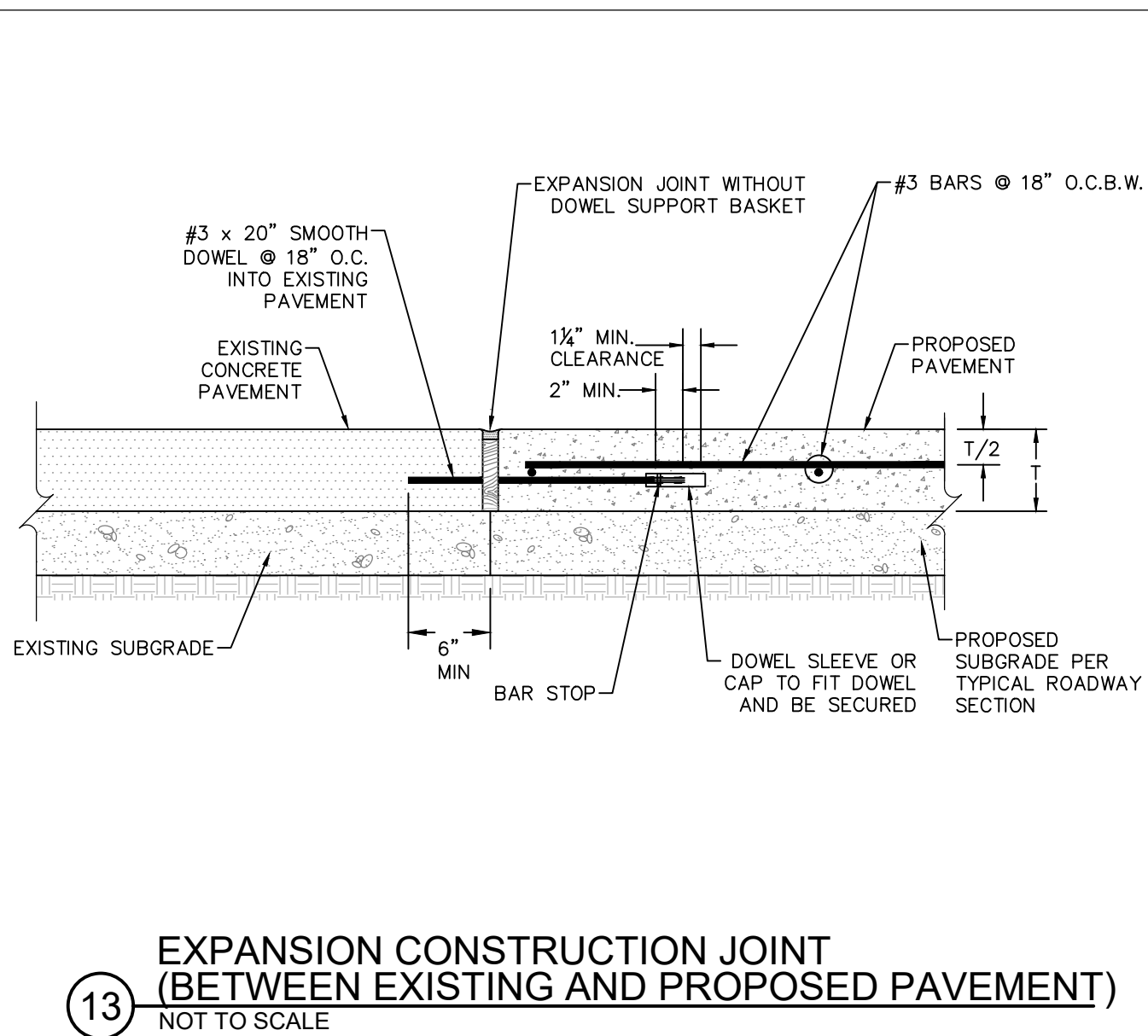
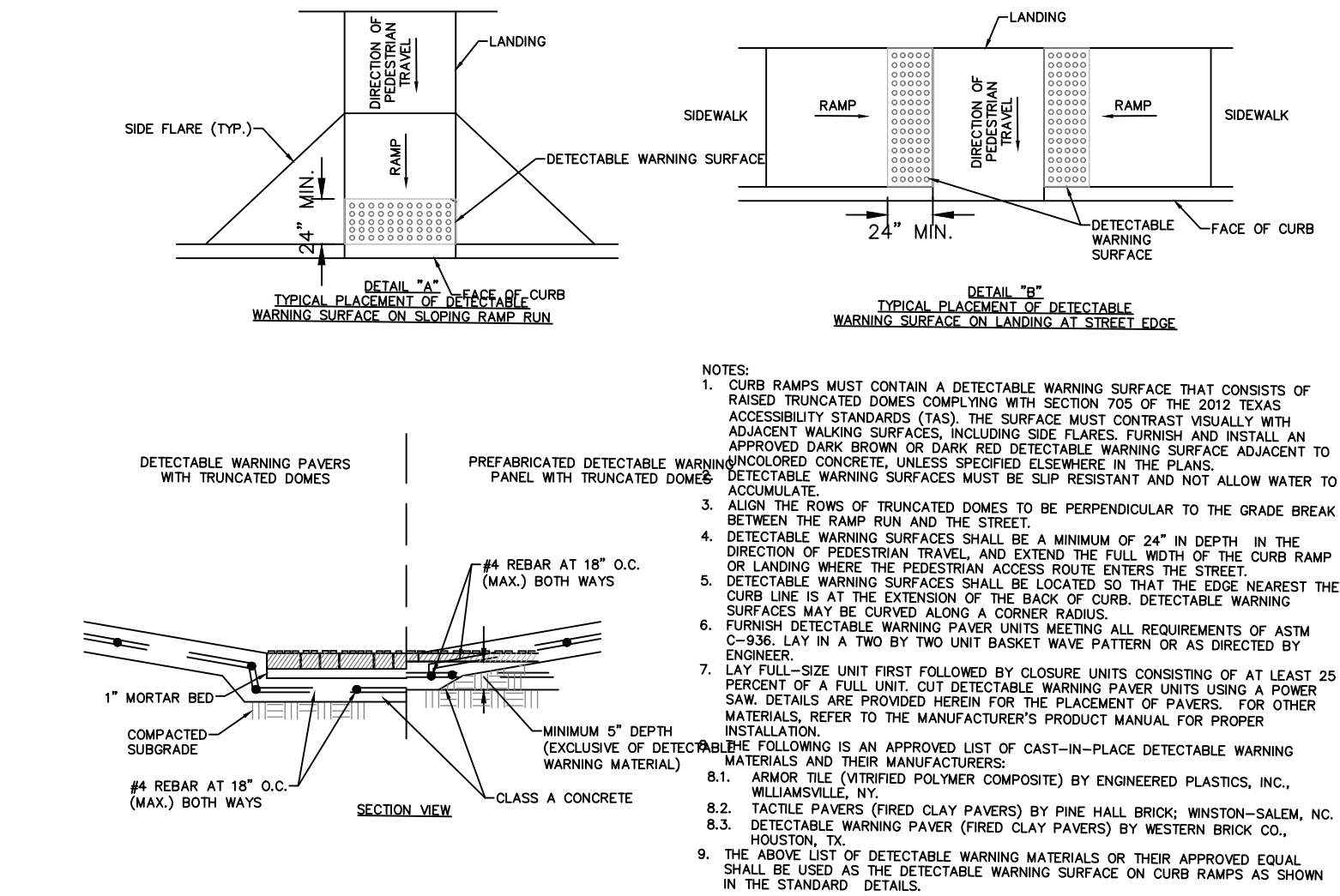
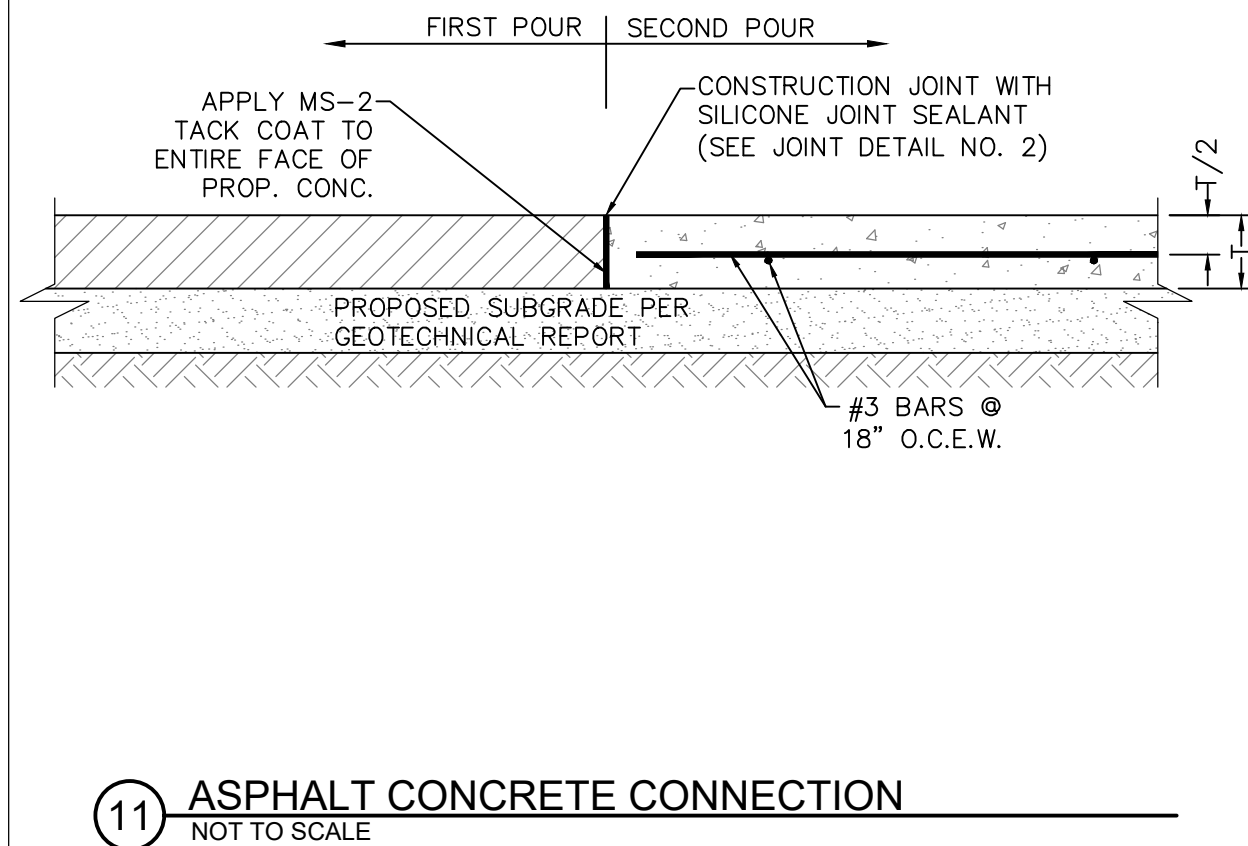
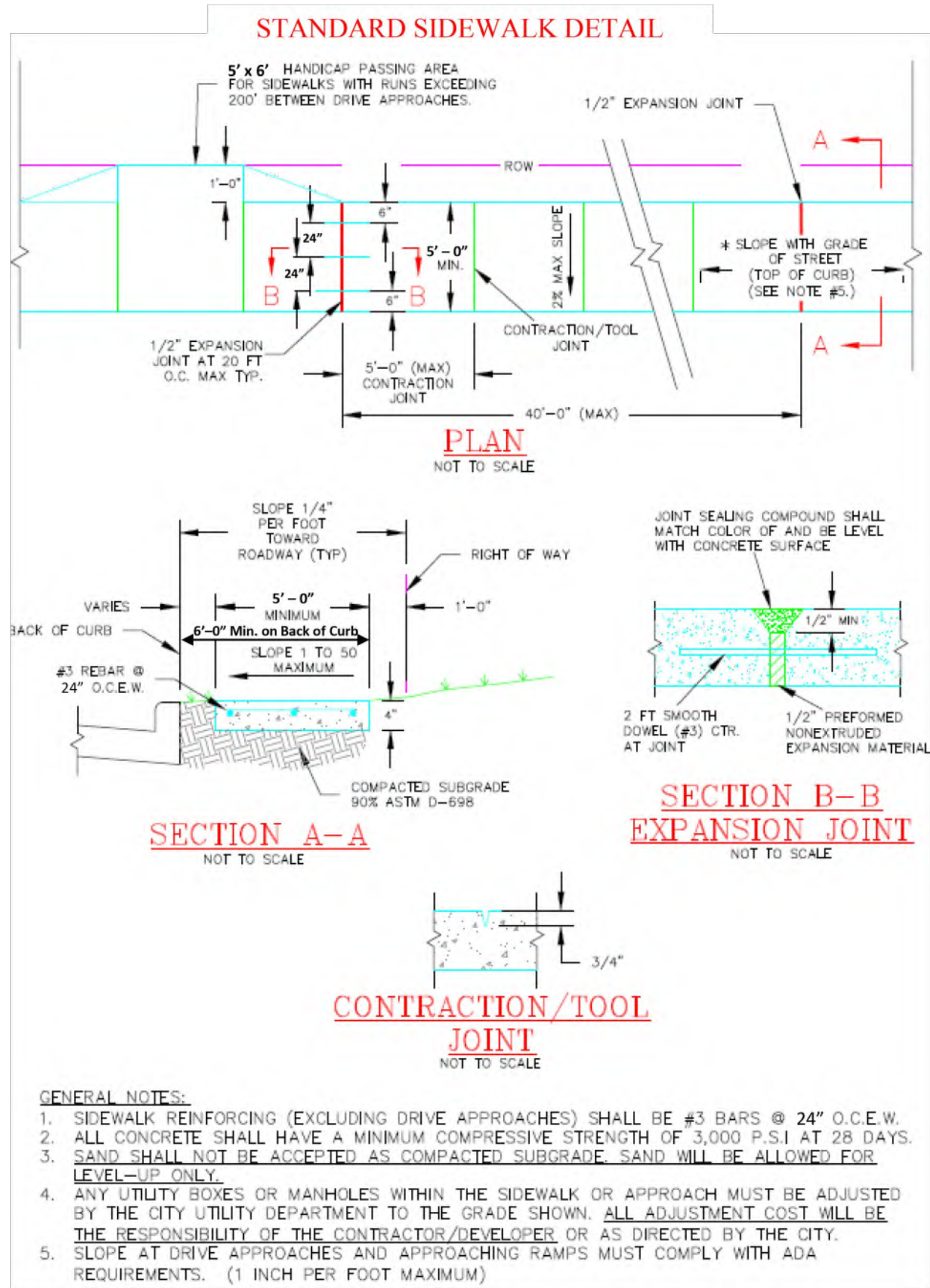
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THE WYATT
STEPHENVILLE, TEXAS

PAVING DETAILS

DESIGNED: MRF	PROJECT #:	ISSUE DATE:	SHEET
CHECKED: FLS	2021-11-01	08.11.2022	C6.2 OF C6.4
DRAWN: MRF			

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

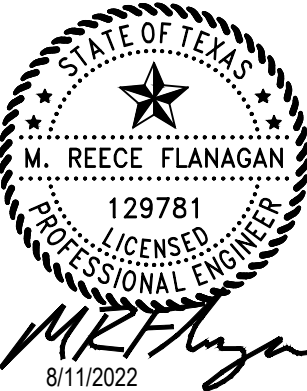


REVISIONS		
NO.	DESCRIPTION	DATE

PAVING DETAIL NOTES:

1. CONTRACTOR SHALL COMPLY WITH THE CITY OF STEPHENVILLE PUBLIC WORKS DESIGN MANUAL. IF THERE ARE ANY DISCREPANCIES/CONFLICTS BETWEEN THESE DETAILS AND CITY GUIDELINE/STANDARDS THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

Exhibit 0



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THE WYATT
STEPHENVILLE, TEXAS

PAVING DETAILS

DESIGNED: MRF	PROJECT #: 2021-11-01	ISSUE DATE: 08.11.2022	SHEET C6.3 OF C6.4
CHECKED: FLS			
DRAWN: MRF			

REVISED IN 2018

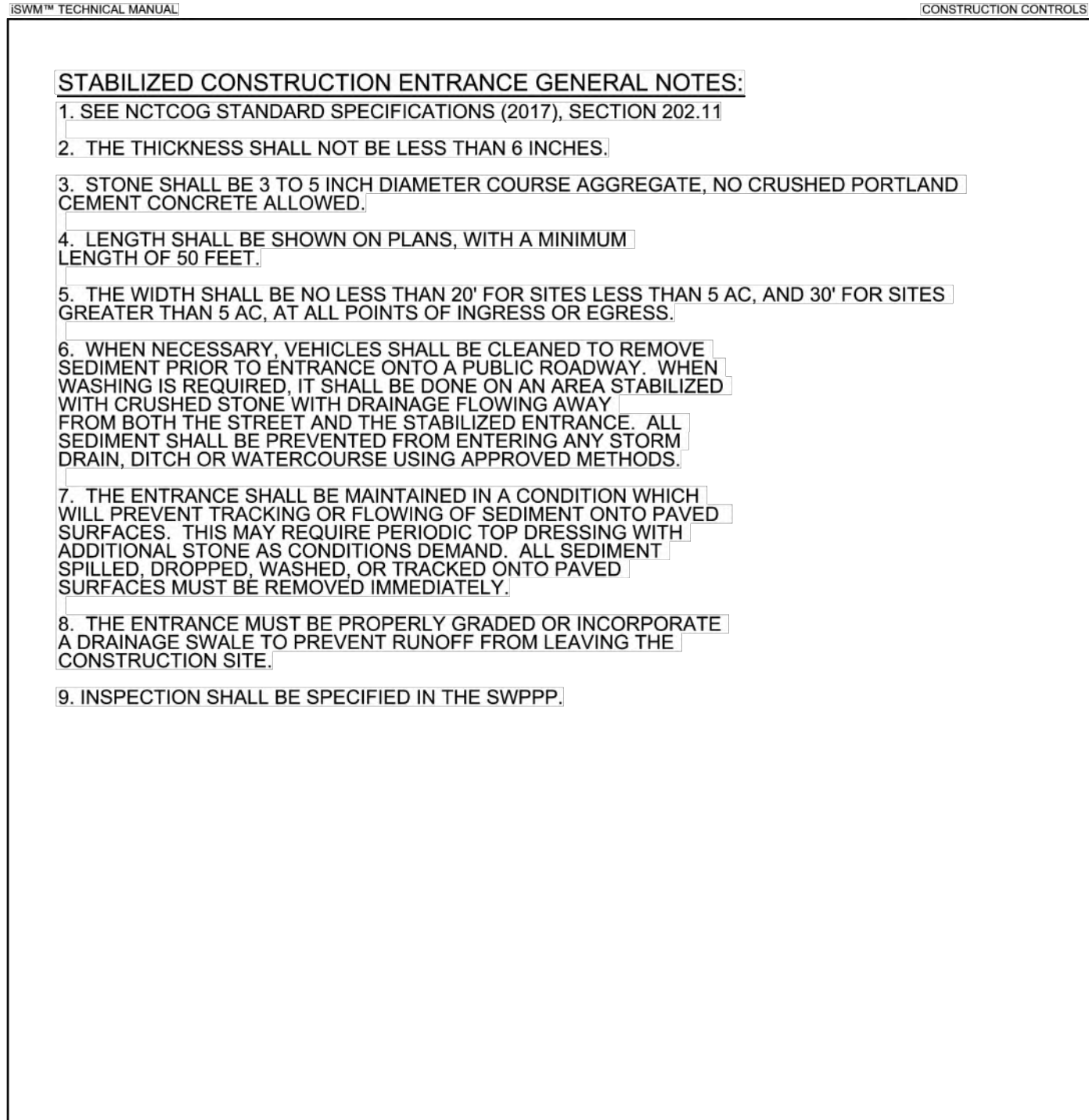


FIGURE 3.29 NOTES FOR STABILIZED CONSTRUCTION EXIT (2 OF 2)

STABILIZED CONSTRUCTION EXIT:
REVISED:

REVISED IN 2018

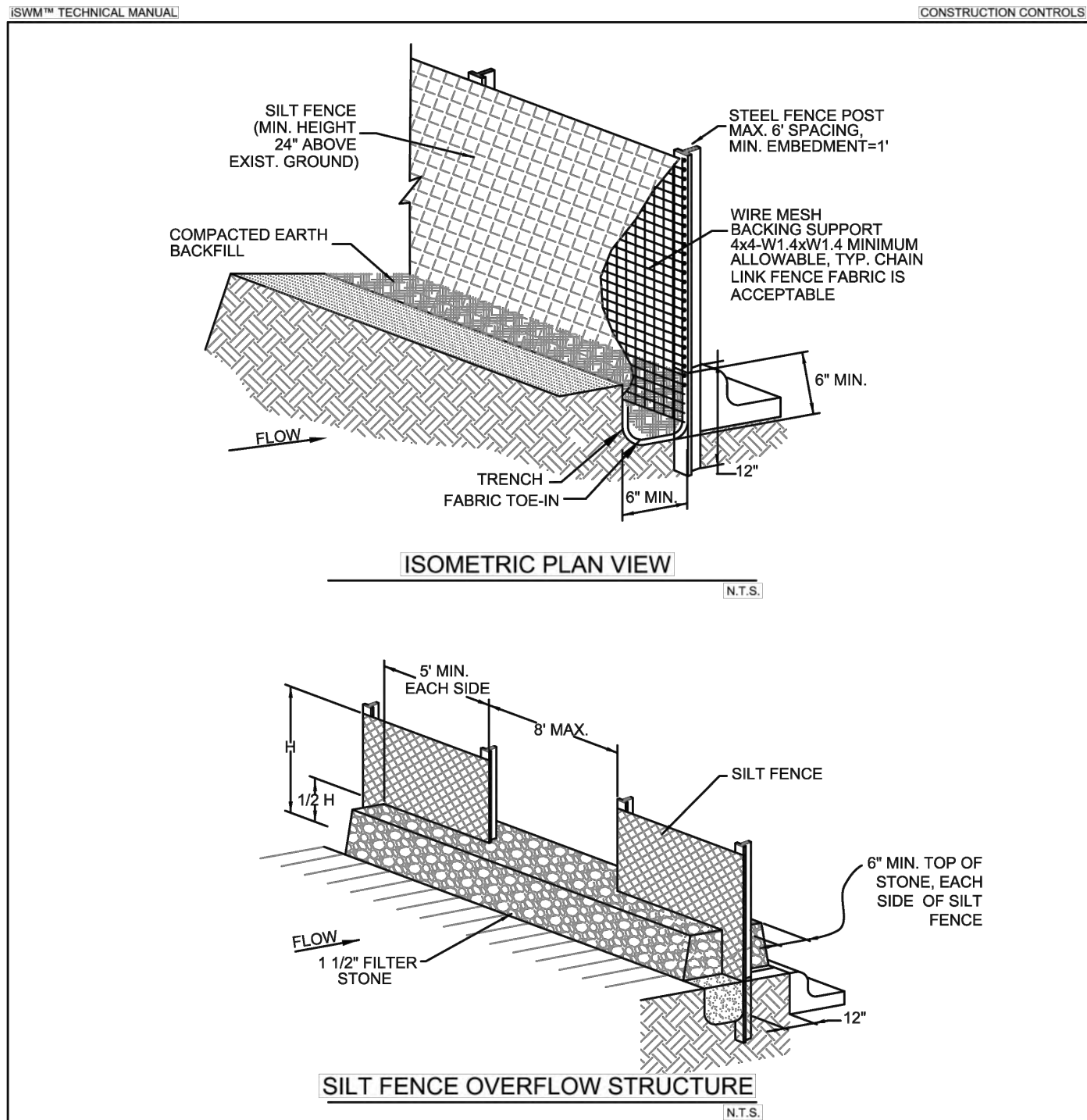


FIGURE 3.28 STANDARD CONSTRUCTION DETAIL - FOR SILT FENCE (1 OF 2)

SILT FENCE
REVISED:

REVISED IN 2018

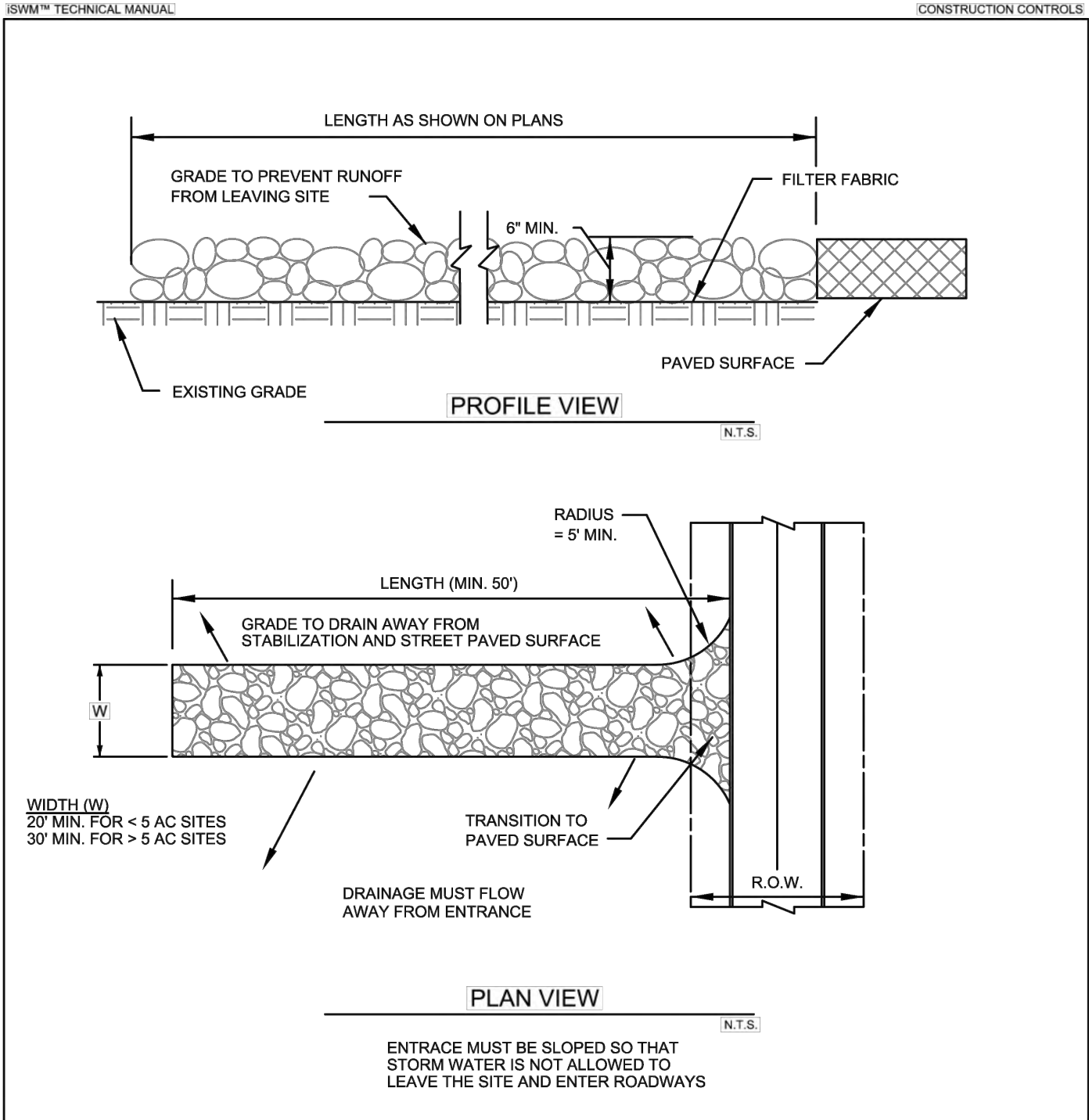


FIGURE 3.29 STANDARD CONSTRUCTION DETAIL - STABILIZED CONSTRUCTION EXIT (1 OF 2)

STABILIZED CONSTRUCTION EXIT:
REVISED:

REVISED IN 2018

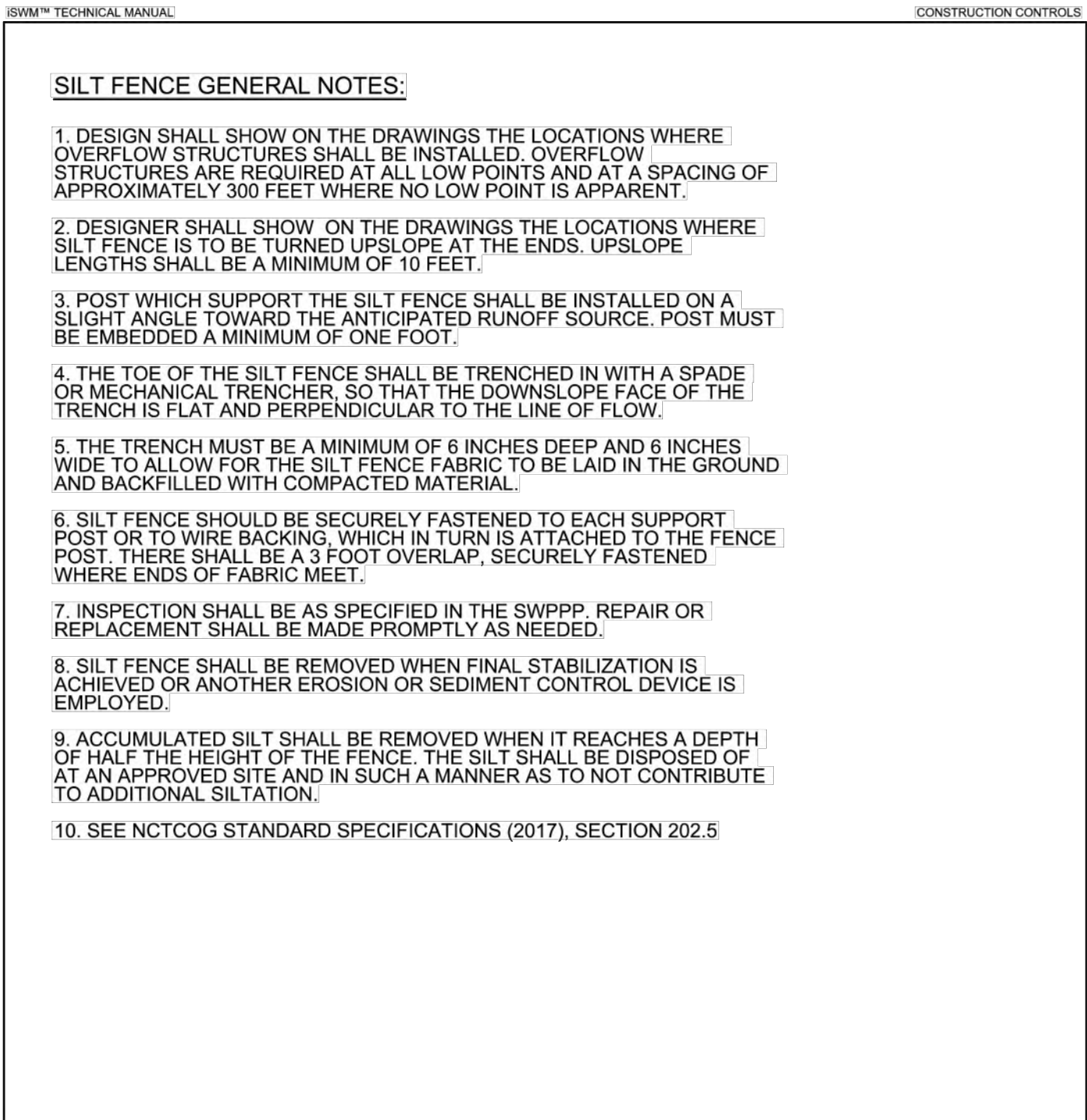


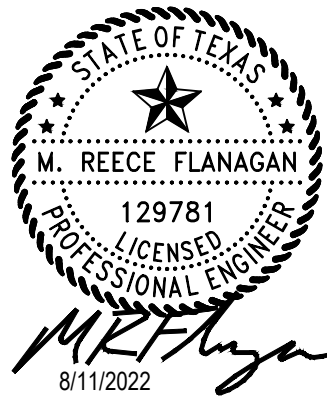
FIGURE 3.28 NOTES FOR SILT FENCE (2 OF 2)

SILT FENCE
REVISED:

REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		

Exhibit 0



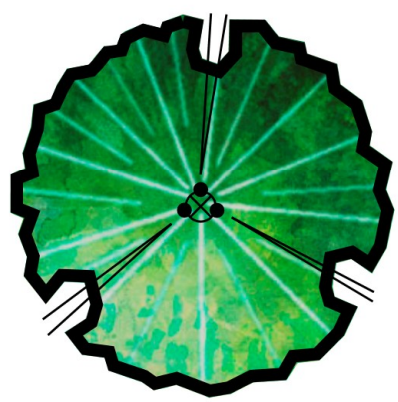
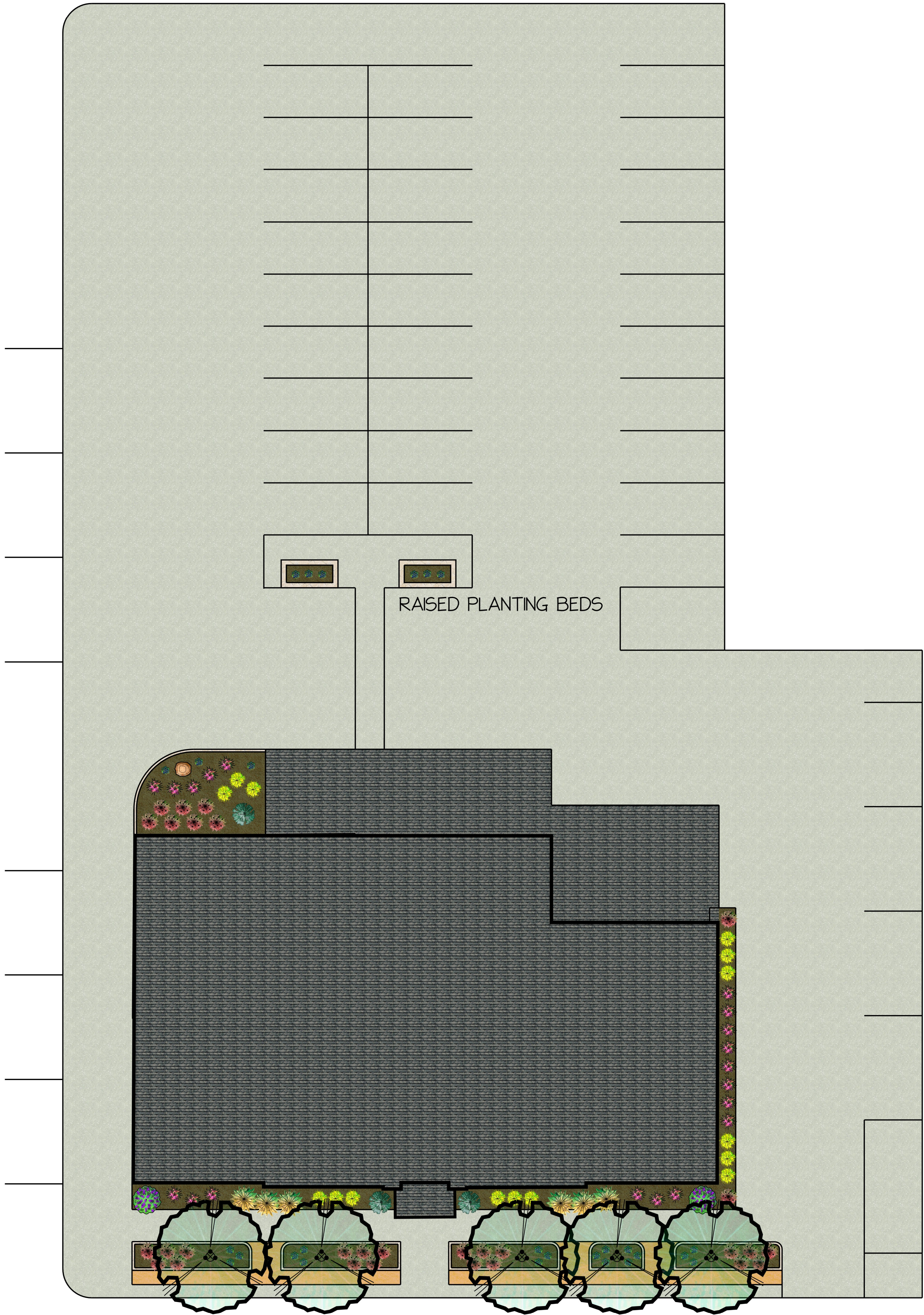
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land solutions

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THE WYATT
STEPHENVILLE, TEXAS

EROSION CONTROL DETAILS

DESIGNED: MRF	PROJECT #: 2021-11-01	ISSUE DATE: 08.11.2022	SHEET
CHECKED: FLS			C6.4 OF C6.4
DRAWN: MRF			



(5) CEDAR ELM 3" CAL.



(15) SUNSHINE LIGUSTRUM



(19) PINK SALVIA



(3) PODOCARPUS



(6) MAIDEN GRASS



(27) CATMINT



(2) SILVERADO SAGE

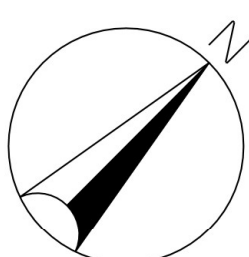


(29) GULF MUHLY GRASS

LONG HOTEL

SCALE
1" = 10'

DATE
DRAWING #
24" x 36"







STAFF REPORT



SUBJECT: Case No.: RZ2022-020

Applicant Beau Mayo is requesting a rezone of property located at 125 Reta, Parcel R22409, being BLOCK 148; LOTS 18 & 21 (SUB 8) of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Retail and Commercial District (B-2) to Multifamily Residential District (R-3).

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

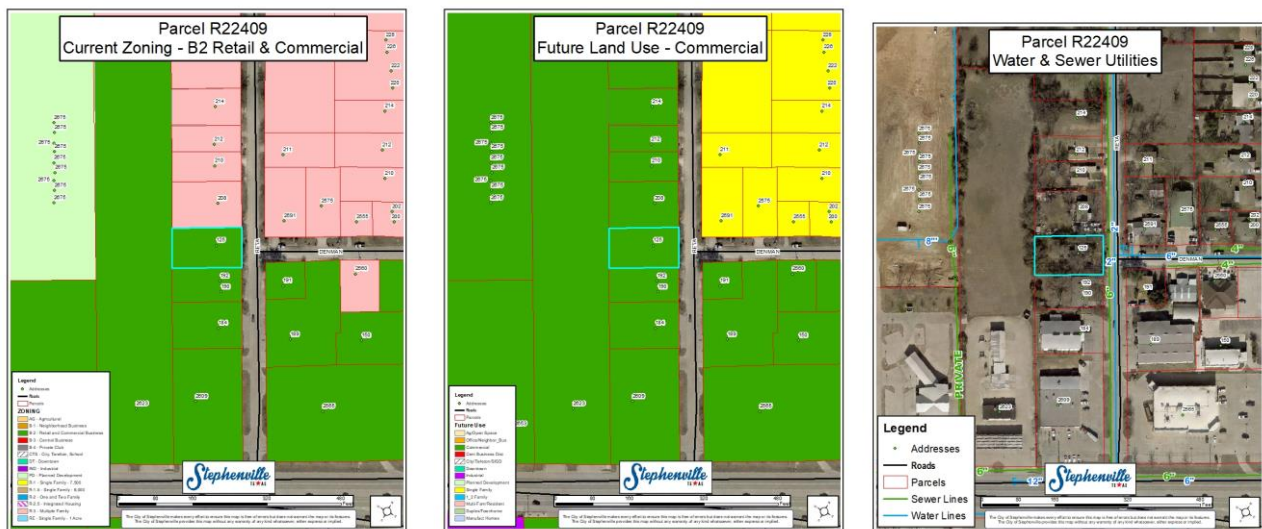
RECOMMENDATION:

Current zoning and Future Land Use for this property is designated as B-2, Retail and Commercial District.

BACKGROUND:

The rezone is requested for a future multifamily project.

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 platted as one parcel and sole source management. All R-3 zoning will be appropriate to a city-style neighborhood. Recreational, religious and educational uses are also permitted so as to contribute to the natural elements of a convenient, balanced and attractive neighborhood. Development within this district is intended to be protected from the encroachment of land activities that do not contribute to the esthetic and functional well being of the intended district environment.

5.6.B Permitted Uses.

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

5.6.C Conditional Uses.

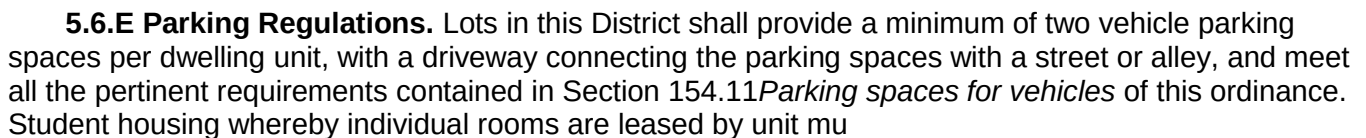
- (1) Home occupation;
- (2) Common facilities as the principal use of one or more platted lots in a subdivision;
- (3) Adult and/or children's day care centers;
- (4) Foster group home; and
- (5) Residence hall.

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

- (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.

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

Multiple Family Dwelling



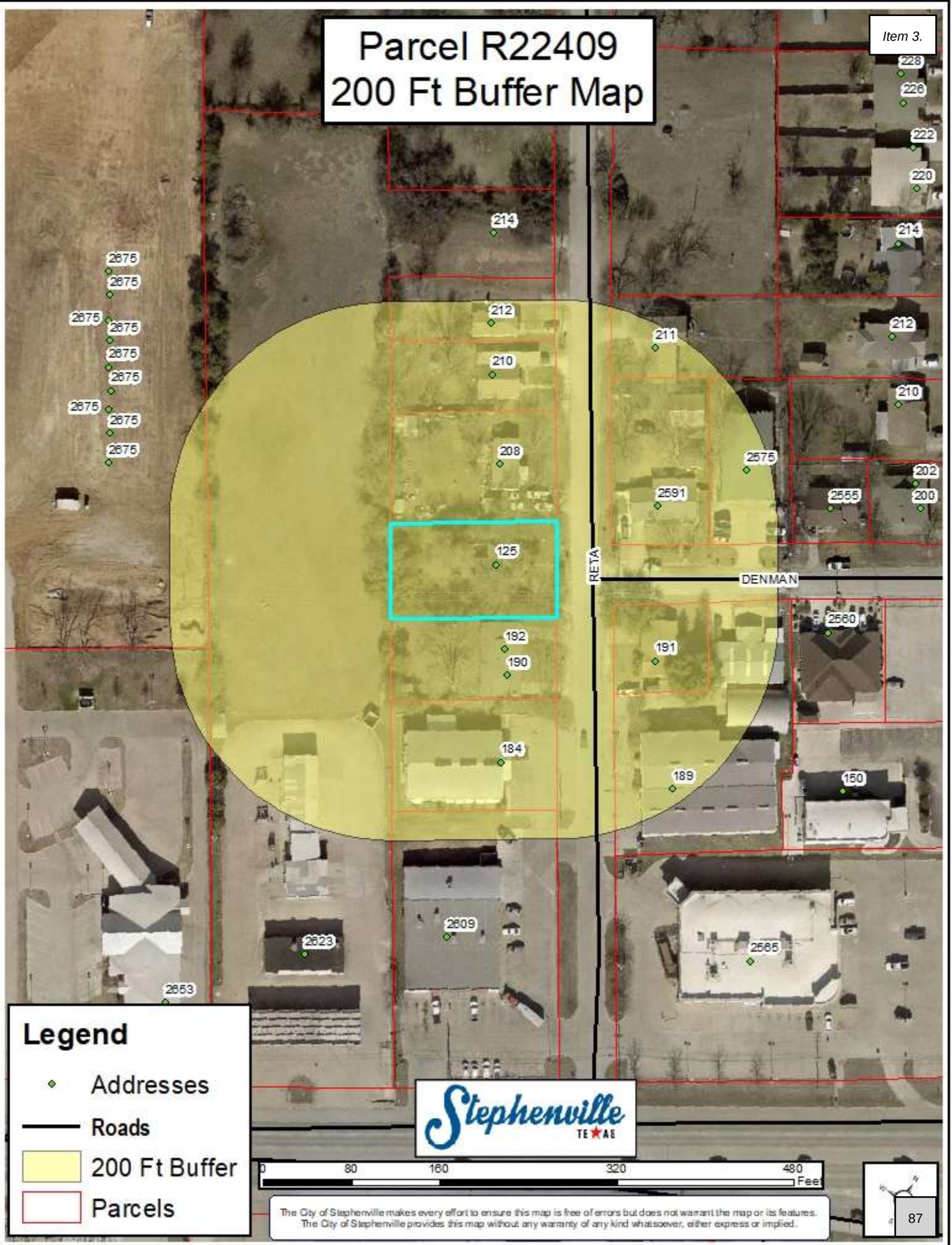
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for 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 R22409 200 Ft Buffer Map

Item 3.



Legend

◆ Addresses

— Roads

200 Ft Buffer

Parcels

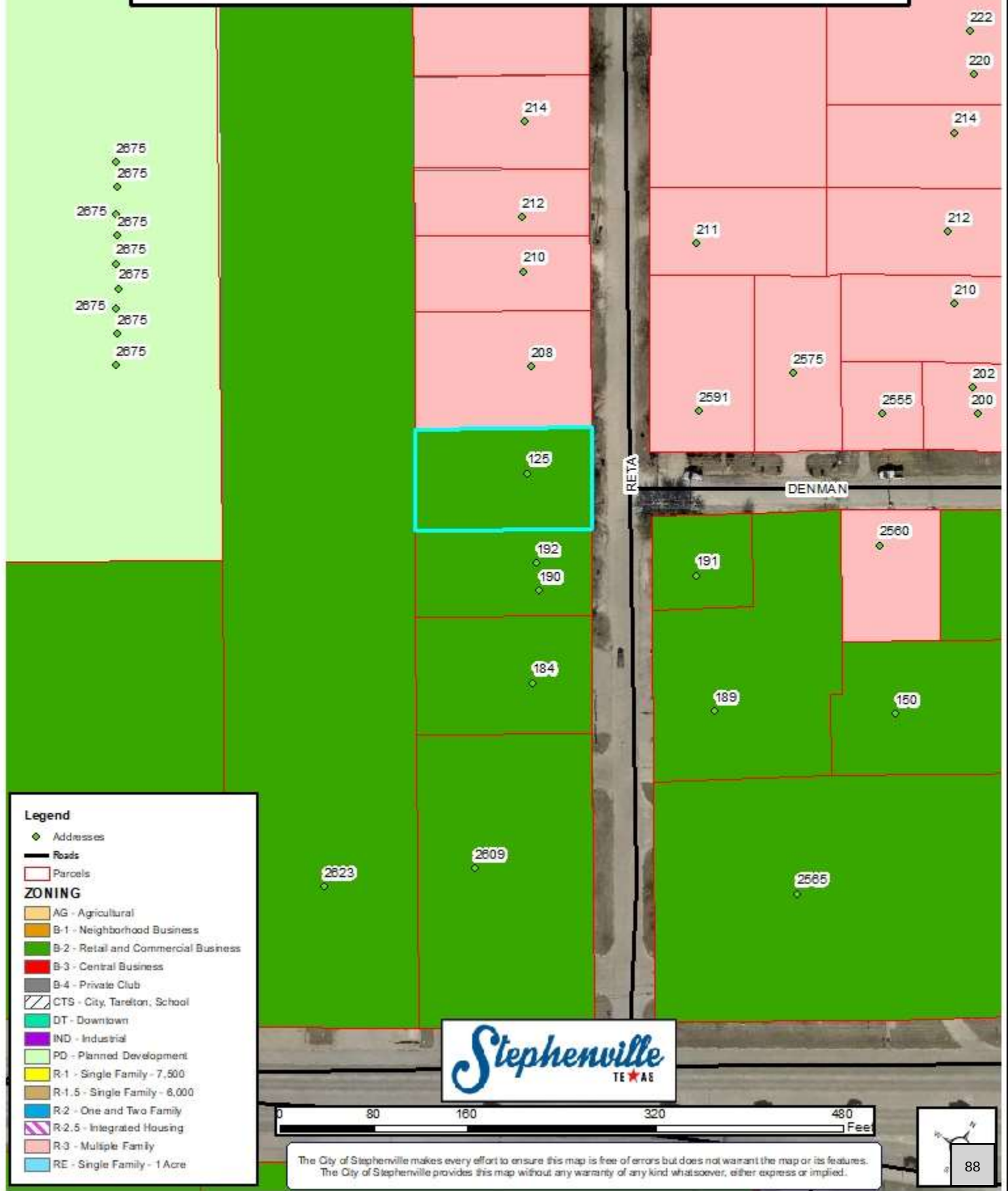
Stephenville
TEXAS

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 R22409

Current Zoning - B2 Retail & Commercial

Item 3.



Parcel R22409

Future Land Use - Commercial

Item 3.

2675
2675
2675
2675
2675
2675
2675
2675

214

212

210

208

125

192

190

184

2609

2623

2653

RETA

DENMAN

211

2591

2575

2555

202

200

214

212

210

228

228

222

220

191

189

150

2580

2565



0 80 160 320 480 Feet

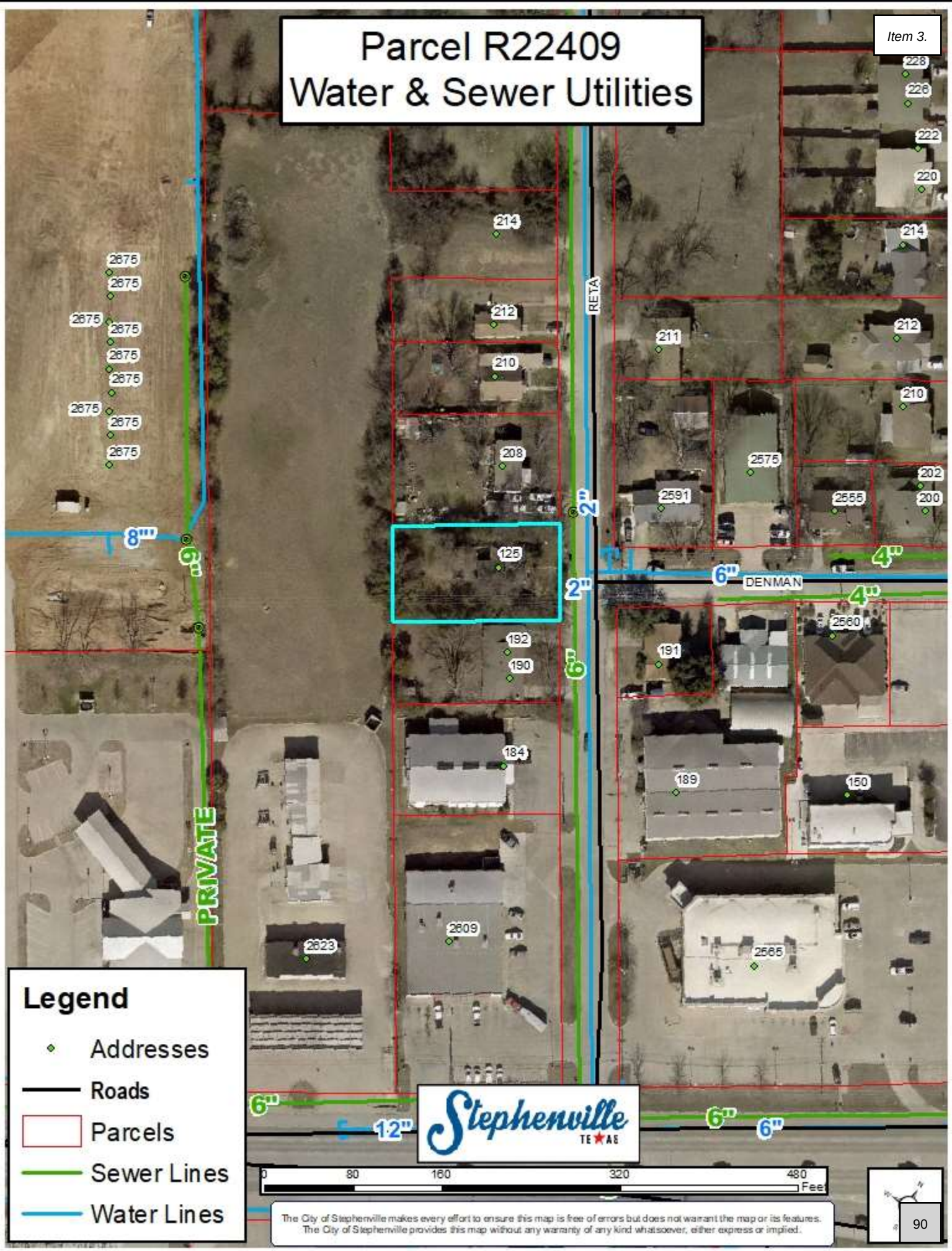
The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

Legend

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

Parcel R22409 Water & Sewer Utilities

Item 3.



Legend

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



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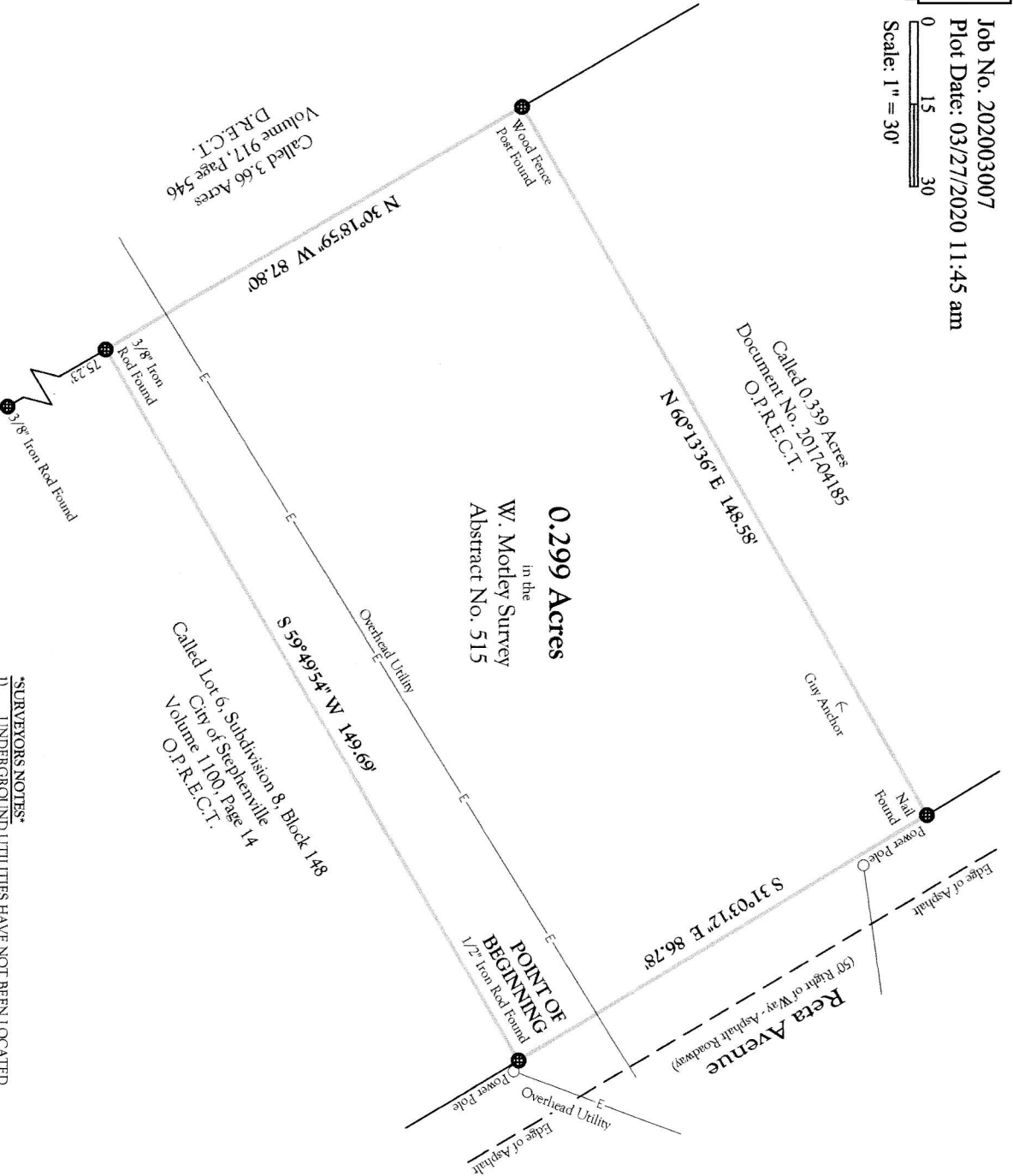
Parcel R22409 Address List

Item 3.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000031301	191 N RETA	COPELAND PROPERTIES LLC	1461 HIGHLAND VIEW RD	STEPHENVILLE	TX	76401
R000030523	190 RETA	CACTUS RIDGE LP	2180 W SOUTH LOOP SUITE 4	STEPHENVILLE	TX	76401
R000031244	2575 DENMAN	JONES VARDA	4830 CR344	EARLY	TX	76802
R000031246	211 RETA	PERRY JANET & JACLYN PERRY	211 RETA	STEPHENVILLE	TX	76401-1914
R000022409	125 RETA	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000031245	2591 DENMAN	RODRIGUEZ JOSE AGUSTIN & ERIKA HIPOLITO	2591 DENMAN ST	STEPHENVILLE	TX	76401
R000030526	210 RETA	PALM TREE VENTURES LLC	PO BOX 202	WHITT	TX	76490
R000055614	208 RETA	DELGADO LAZARO JR & LAZARO ALBERTO DELGADO	208 RETA	STEPHENVILLE	TX	76401-1915
R000031302	189 N RETA	COPELAND PROPERTIES LLC	1461 HIGHLAND VIEW RD	STEPHENVILLE	TX	76401
R000030524	2623 W WASHINGTON	CH REALTY IX/CW TEXAS CLEAN I, LP	3819 MAPLE AVE	DALLAS	TX	75219
R000022388	2675 W WASHINGTON	STX WASHINGTON PARTNERS LLC	1111 METROPOLITAN AVE #700	CHARLOTTE	NC	28204
R000022363	2653 W WASHINGTON	FARMERS & MERCHANTS BANK	PO BOX 230	DE LEON	TX	76444
R000022352	2609 W WASHINGTON	O'REILLY AUTO ENTERPRISES LLC	PO BOX 9167	SPRINGFIELD	MO	65802-9167
R000075404	0 N RETA	COPELAND PROPERTIES LLC	1461 HIGHLAND VIEW RD	STEPHENVILLE	TX	76401
R000077032	212 RETA	MOMO LLC	5676 CR258	DUBLIN	TX	76446

Job No. 202003007
Plot Date: 03/27/2020 11:45 am

Scale: 1" = 30'



125 RETA AVENUE, STEPHENVILLE, TEXAS

0.299 ACRES OF LAND BEING LOT 18 AND THE SOUTHERLY 11 FEET OF OF BLOCK 148 TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS MAP OF STEPHENVILLE, ADOPTION THEREOF RECORDED IN VOLUME RECORDS, ERATH COUNTY, TEXAS. ALSO BEING ALL OF A TRACT OF 1274, PAGE 755, OF THE DEED RECORDS, ERATH COUNTY, TEXAS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING AVENUE, AND BEING THE NORTHEAST CORNER OF A CALLED TRACT PAGE 14 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED TRACT DESCRIBED HEREIN, S 59°49'54\" W - 149.69 FEET TO A SAID POINT ALSO BEING IN THE EAST LINE OF A CALLED 3.66 ACRES T 917, PAGE 546 RECORDED IN THE DEED RECORDS OF ERATH COUNTY

THENCE ALONG THE COMMON LINE OF SAID CALLED 3.66 ACRES TRACT DESCRIBED HEREIN, N 30°18'59\" W - 87.80 FEET TO A WOOD FENCE CORNER POST FOUND, S 30°18'59\" W - 87.80 FEET TO A CALLED 0.339 ACRES TRACT DESCRIBED IN RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 0.339 ACRES TRACT DESCRIBED HEREIN, N 60°13'36\" E - 148.58 FEET TO A NAIL FOUND, SAID POINT ALSO BEING AVENUE;

THENCE ALONG THE WEST LINE OF RETA AVENUE, S 31°03'12\" E - 86.78 FEET TO A 1 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING BEGINNING AND CONTAINING 0.299 ACRES OF LAND.

FIELD NOTE DESCRIPTION TO ACCOMPANY PLAT

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THE PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND MARCH 25, 2020. A SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE A FULLY FILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

20200327

JUSTIN RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE No. 5999
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE No. 361-813-1888
JUSTIN@NOCUTIAMATS.COM



FLOODPLAIN NOTE
SUBJECT TRACT IS SHOWN IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FIRM No. 48143C0430D, EFFECTIVE 11/16/2011. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.
FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

TITLE COMMITMENT NOTE
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

SURVEYORS NOTES
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET
3) SURVEYORS SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
4) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
Texas Board of Professional Engineers and Land Surveyors
1917 S. Interstate 35 Austin, Texas 78741
Email: info@pels.texas.gov
Phone: 512-440-7773

PLAT TO ACCOMPANY FIELD NOTE DESCRIPTION EVENLY DA

STAFF REPORT



SUBJECT: Case No.: RZ2022-014

Applicant Austin Tullos, representing Tullivan Properties, LLC, is requesting a rezone of property located at 1040 and 1050 Oak, Parcel R31508 and R31509, being Block 4, Lot 1, 2 and 3, of Frey Second Addition to the City of Stephenville, Erath County, Texas, from Multifamily District (R-3) to Integrated Housing District (r-2.5).

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

The future land use for this parcel is single family. The applicant is requesting R-2.5 zoning to construct a five-unit townhome whereby units will be individually platted. Each unit will four bedrooms.

BACKGROUND:

The Commission reviewed these cases in July. The Commission's motion to deny the rezone request resulted in a vote of 1-5. Therefore, the case moved forward to Council without a recommendation. The City Council voted to deny the rezoning request by a vote of 4-3. The Applicant has resubmitted the applications.

The preliminary site plan has been reviewed by staff. Notable comments are as follows:

1. Lot sizes are shown to be 24x40. Minimum dimension requirements are 30'x100'.
2. The setback on Oak Street is approximately one foot less than the required 15' for a corner lot.
3. Adequate "common" parking is provided; however, the units do not have dedicated parking.

A final plat will be presented for approval once public improvements are installed and accepted.

PROPERTY PROFILE:



Sec. 155.4.03. General subdivision and platting procedures.

- A. *Plats Required for Land Subdivision.* A Preliminary Plat or Minor Plat shall be approved prior to any land division that is subject to these regulations and prior to commencement of any new development.
- B. *Replats and Amending Plats.*
 - 1. *Replat.* A Replat, in accordance with State law, and the provisions of Section 4.08 shall be required any time a platted, recorded lot is further divided or expanded, thereby changing the boundary and dimensions of the property.
 - 2. *Amending Plat.* In the case of minor revisions to recorded Plats or lots, an Amending Plat may also be utilized if in accordance with Section 4.09.
- C. *Zoning.*
 - 1. *Conformance with Existing Zoning.* All Applications shall be in conformance with the existing zoning on property inside the City Limits.
 - 2. *Request to Rezone First.* If an Applicant seeks to amend the zoning for the property, the request to rezone the land shall be submitted and approved prior to acceptance of an Application for filing of a plat, unless as otherwise provided below.
 - a. The Applicant may request approval from the City Administrator to submit an application simultaneous with the zoning change request, in which case the Application for the zoning amendment shall be acted upon first, provided that the Application is accompanied by a properly executed Waiver of Right to 30-Day Action (due to the more lengthy time frame necessary to advertise and process zoning Applications).
 - b. In the event that the requested zoning amendment is denied, the Plat Application shall also be rejected or denied.
 - 3. *Zoning Ordinance Site Plan Approval.* Where Site Plan approval is required by the Zoning Ordinance prior to development, no Application for a Final Plat approval shall be accepted for filing until a Site Plan has been approved for the land subject to the proposed Plat.

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

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

5.8.B Permitted Uses.

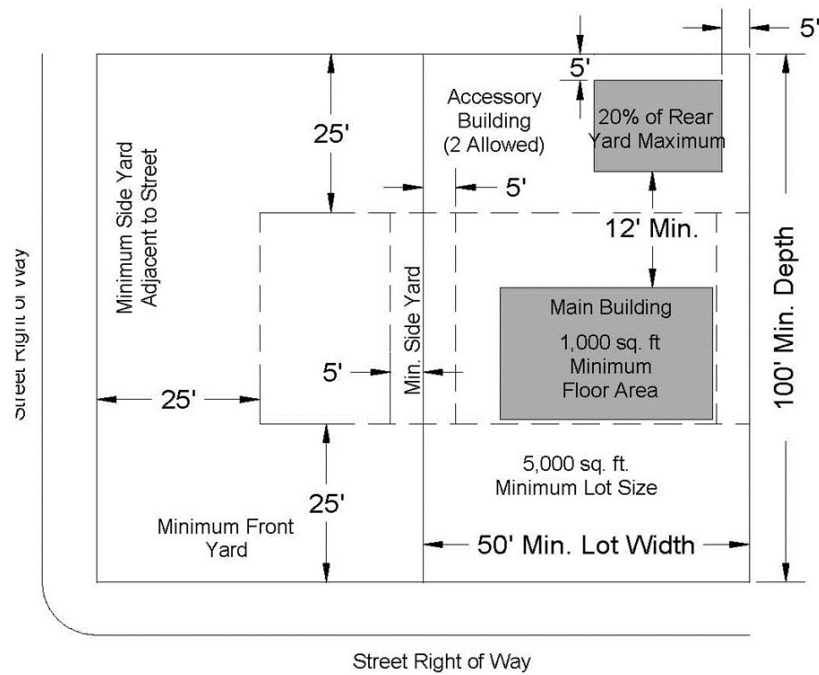
- 1. Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing,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

5.8.C Conditional Uses.

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

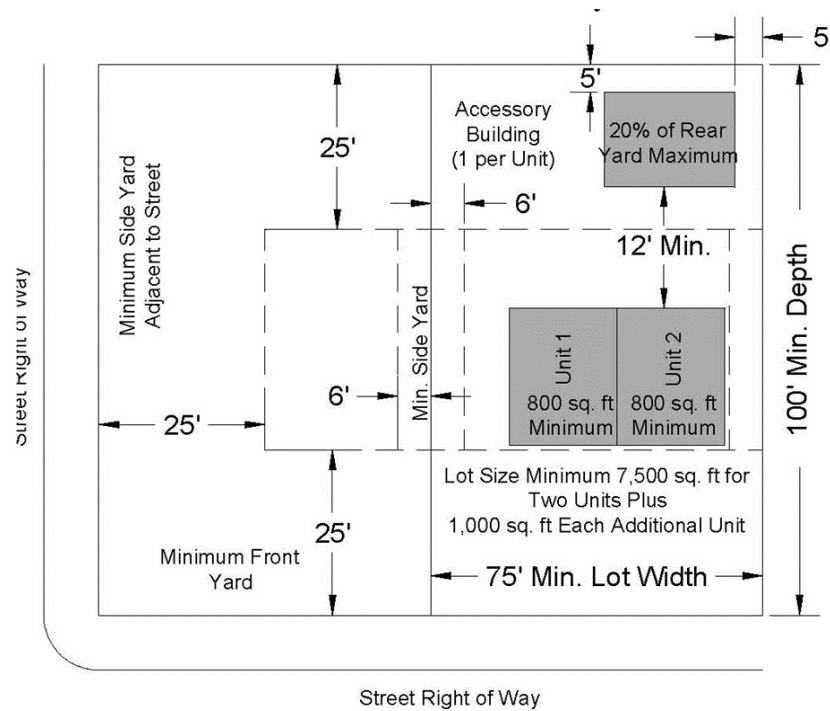
5.8.D Height, Area, Yard and Lot Coverage Requirements.

- A. Single family dwelling.
 1. Minimum lot area: 3,000 ft².
 2. Minimum lot width and lot frontage: 50 feet.
 3. Minimum lot depth: 60 feet.
 4. Minimum depth of front setback: 15 feet.
 5. Minimum depth of rear setback: 15 feet.
 6. Minimum width of side setback:
 - a. Internal lot: five feet.
 - b. Corner lot: 15 feet from intersecting side street.
 7. Building size:
 - a. Maximum coverage as a percentage of lot area: 40%.
 - b. Single family dwelling: 1,000 ft².
 8. Accessory buildings:
 - a. Maximum accessory buildings coverage of rear yard: 20%.
 - b. Maximum number of accessory buildings: one.
 - c. Minimum depth of side setback: five feet.
 - d. Minimum depth of rear setback: five feet.
 - e. Minimum depth from the edge of the main building: 12 feet.
 9. Maximum height of structures: 35 feet.
 10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



B. Two-to-four family.

1. Minimum lot area: 7,500 ft² for two dwelling units, plus 1,000 ft² for each additional dwelling unit.
2. Minimum lot width and lot frontage: 75 feet.
3. Minimum lot depth: 100 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: six feet.
 - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
 - a. Maximum coverage as a percentage of lot area: 40%.
 - b. Minimum area of each dwelling unit: 800 ft².
8. Accessory buildings:
 - a. Maximum accessory building coverage of rear yard: 20%.
 - b. Maximum area of each accessory building: 200 ft².
 - c. Maximum number of accessory buildings: one per unit.
 - d. Minimum depth of side setback: five feet.
 - e. Minimum depth of rear setback: five feet.
 - f. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

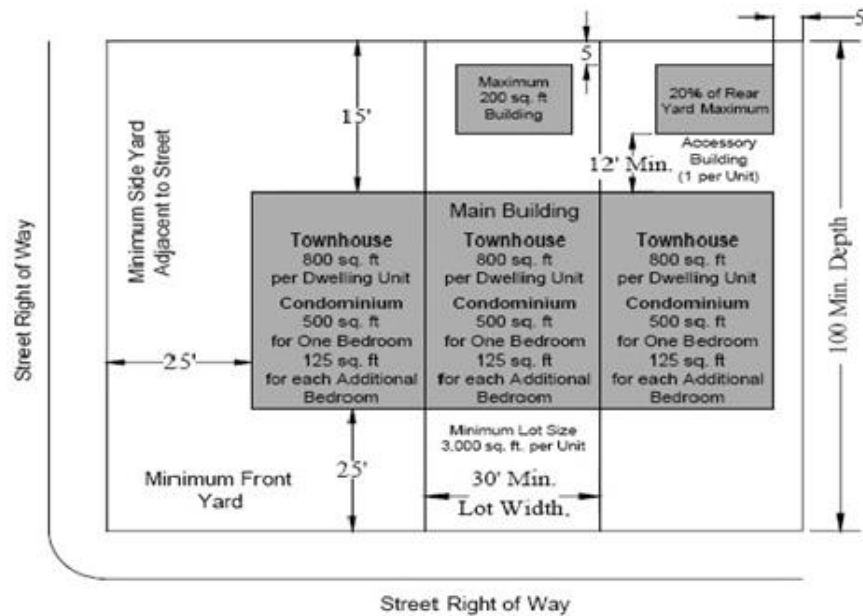


C. Townhouse/Condominium.

1. Minimum lot area: 3,000 ft² per unit.
2. Minimum average lot width and lot frontage: 30 feet.
3. Minimum lot depth: 100 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: five feet.
 - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
 - a. Maximum building coverage as a percentage of lot area: 40%
 - b. Minimum area of each Townhouse dwelling unit: 800 ft².
 - c. Minimum area of each Condominium of each dwelling unit: 500 ft² for one bedroom or less, plus 125 ft² of floor area for each additional bedroom.
8. Accessory buildings:
 - a. Maximum accessory building coverage of rear yard: 20%.
 - b. Maximum area of each accessory building: 200 ft².
 - c. Maximum number of accessory buildings: one per unit.
 - d. Minimum depth of side setback: five feet.
 - e. Minimum depth of rear setback: five feet.
 - f. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

11. Maximum density of Townhome or Condominium Housing within the R-2.5 District shall not exceed 14 units per acres with each unit platted separately.
12. Deviations from the required standards within the R-2.5 district will be subject to site plan review by the Planning and Zoning Commission and subsequent approval by City Council. Site plans should include renderings with elevations, a finish schedule and incorporate architectural designs that complement the existing structures of the area of integration.

Townhouse/Condominium



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

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

FACTORS TO CONSIDER:

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

ALTERNATIVES:

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

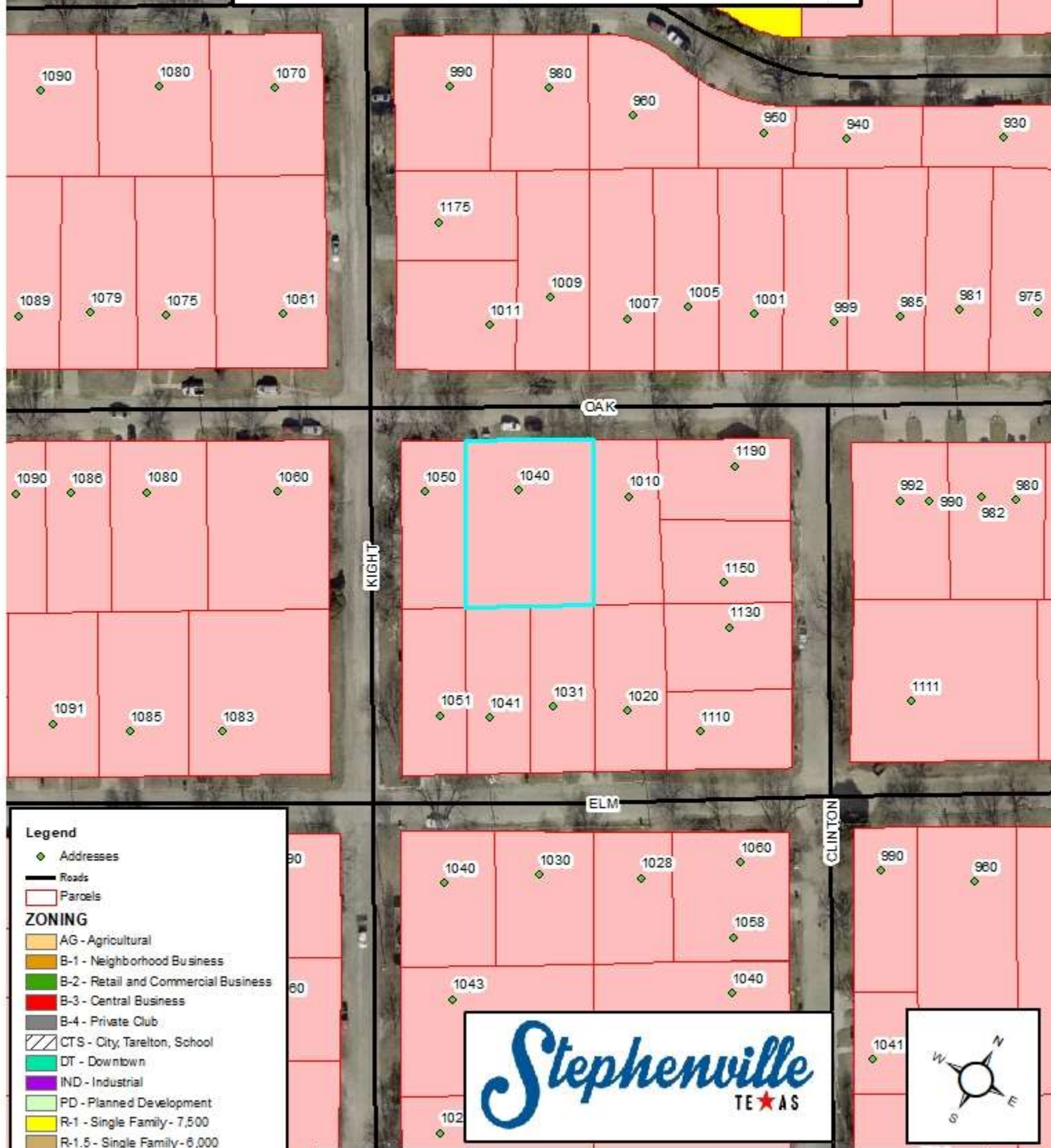
Item 4.



Parcel R31509

Current Zoning - R3 Multifamily

Item 4.

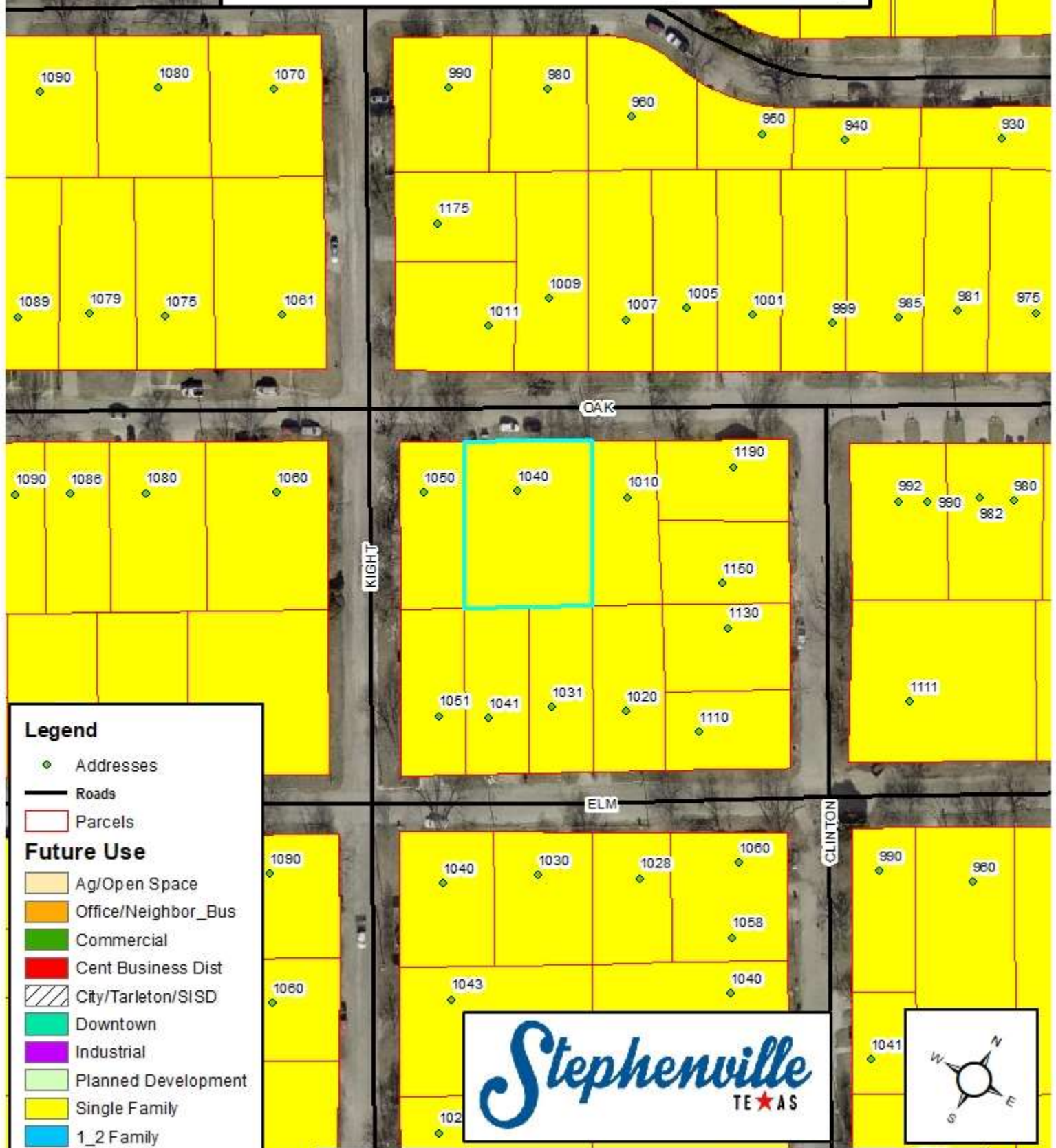


The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

Parcel R31509

Future Land Use - Single 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

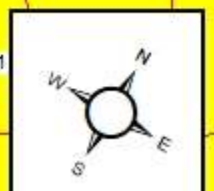
□ 1_2 Family

□ Multi-Fam/Resident

□ Duplex/Townhome

□ Manufact Homes

Stephenville
TEXAS

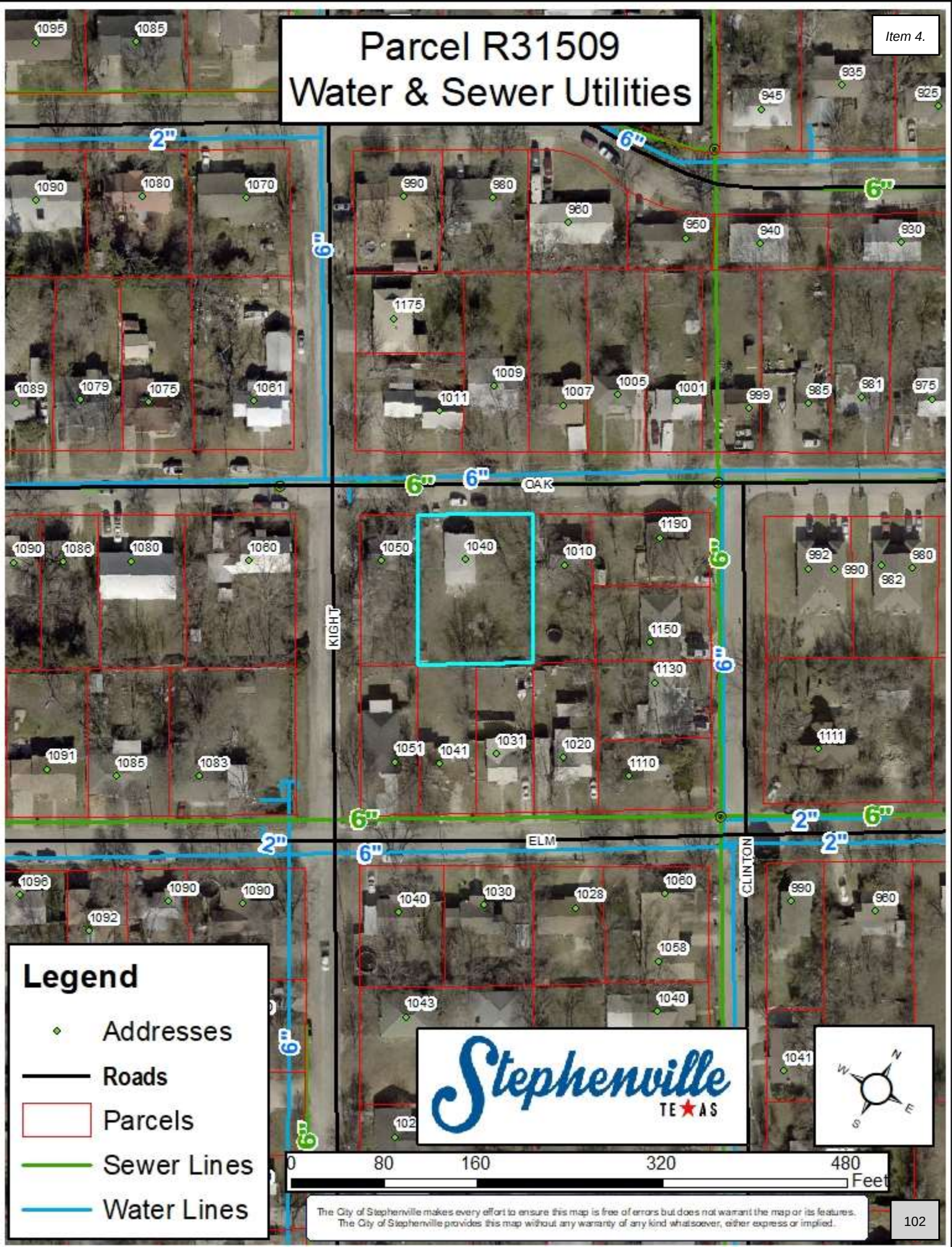


0 80 160 320 480 Feet

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Parcel R31509 Water & Sewer Utilities

Item 4.



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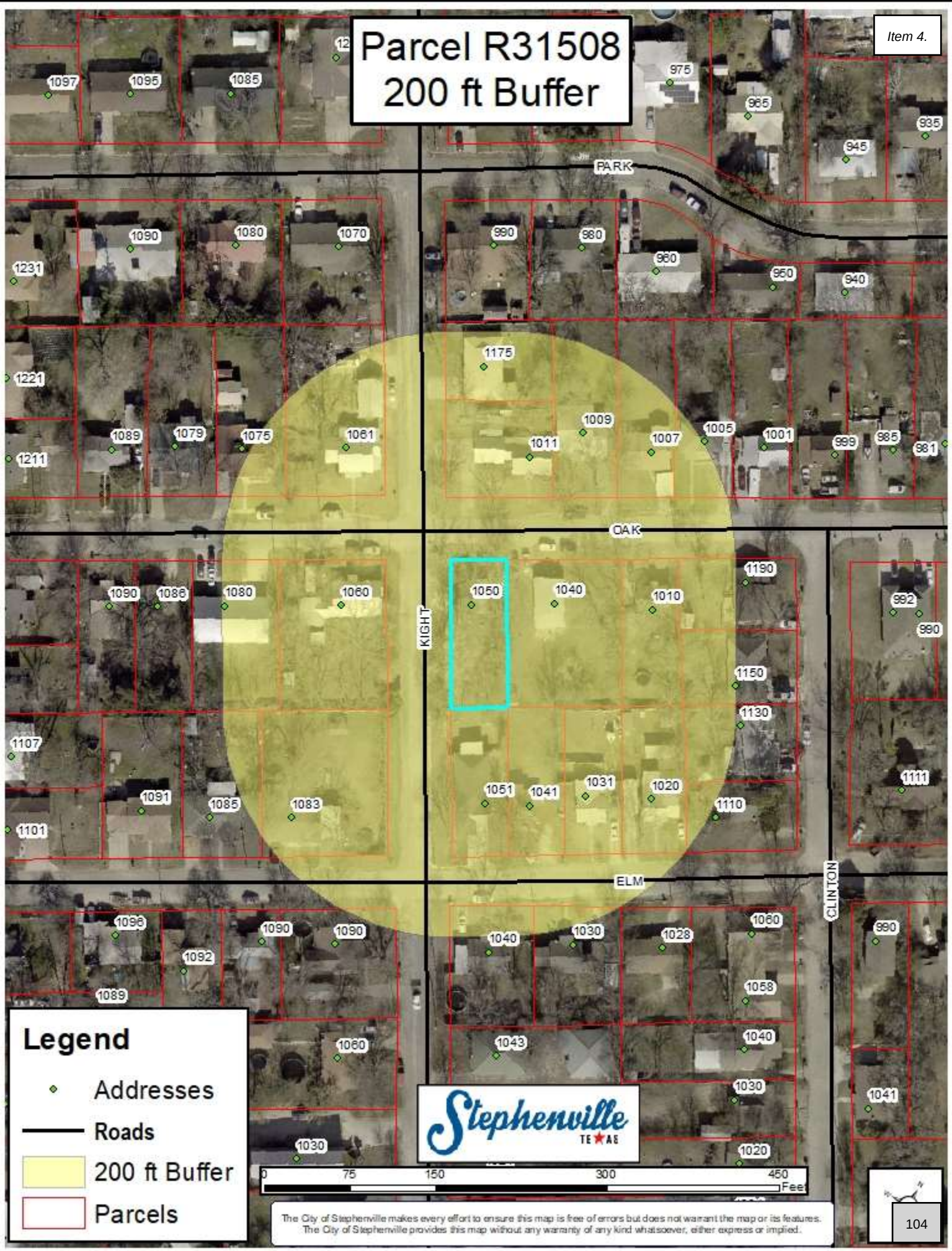
Parcel R31509 Address List

Item 4.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000031483	1061 OAK	ALDERFER RICHARD D & LISA L	1061 W OAK	STEPHENVILLE	TX	76401-0000
R000031485	1009 OAK	BELL ROBERT & AMY	3184 FM2303	STEPHENVILLE	TX	76401-7257
R000031488	1005 OAK	BROWN JUSTIN M	3821 BEN CREEK CT	ALEDO	TX	76008
R000031511	1150 CLINTON	CLASSIC PROPERTIES LLC	4970 CR423	STEPHENVILLE	TX	76401
R000031523	1020 ELM	DUMAS TERRY L	1020 W ELM	STEPHENVILLE	TX	76401
R000032225	1030 ELM	DUMAS TERRY LYNN	1020 W ELM ST	STEPHENVILLE	TX	76401
R000032231	1060 CLINTON	DUSTIN DEKE WILLARD TRUST	PO BOX 27	STEPHENVILLE	TX	76401
R000031510	1010 OAK	FINLEY DUSTIN & MISTY TABER	1355 PORTER CT	GRANBURY	TX	76048
R000031507	1083 ELM	GALVAN JOSE	1083 W ELM	STEPHENVILLE	TX	76401
R000031520	1051 W ELM	HORNBECK DANA	1051 W ELM	STEPHENVILLE	TX	76401
R000031524	1130 N CLINTON	HOWLE TYLER MORGAN & EMILY ANN	2955 CR408	STEPHENVILLE	TX	76401
R000032224	1040 ELM	LINDSAY JESSICA	1040 ELM	STEPHENVILLE	TX	76401
R000031512	1190 CLINTON	MORETTI THERESA I REVOCABLE LIVING TRUST	4520 BURKE HILL DR	UKIAH	CA	95482
R000031484	1175 KIGHT	OURAY MANAGEMENT LLC	3705 BLUEBONNET CIRCLE	WEATHERFORD	TX	76087
R000031487	1007 OAK	OWEN BARBARA J	1007 W OAK ST	STEPHENVILLE	TX	76401-2447
R000031486	1011 OAK	PHILLIPS LINDA CAROL ALPIN ET AL	1011 W OAK	STEPHENVILLE	TX	76401
R000031489	1001 OAK	PUTRITE CHET NORMAN	1001 OAK ST	STEPHENVILLE	TX	76401
R000031525	1110 CLINTON	SMALL TOWN TEXAS INC	PO BOX 65	STEPHENVILLE	TX	76401
R000031508	1050 OAK	SOSA SERGIO D & GLORIA V	2249 NORTHWEST LOOP APT 511	STEPHENVILLE	TX	76401
R000031502	1060 OAK	SPARKS MELVIN & MARITIA	1060 WEST OAK ST	STEPHENVILLE	TX	76401
R000042880	1028 ELM	WALTON DOUGLAS H & MARY J WALTON	12692 FRY RD NE	AURORA	OR	97002
R000031490	999 OAK	WILLEMS LARRY LYNN	999 W OAK	STEPHENVILLE	TX	76401
R000031522	1031 ELM	WILSON HELEN	1335 N LILLIAN	STEPHENVILLE	TX	76401
R000031521	1041 ELM	WILSON HELEN	1335 N LILLIAN	STEPHENVILLE	TX	76401
R000031509	1040 OAK	WYNN AMANDA JEAN & JAMES TAYLOR	1040 WEST OAK	STEPHENVILLE	TX	76401

Parcel R31508 200 ft Buffer

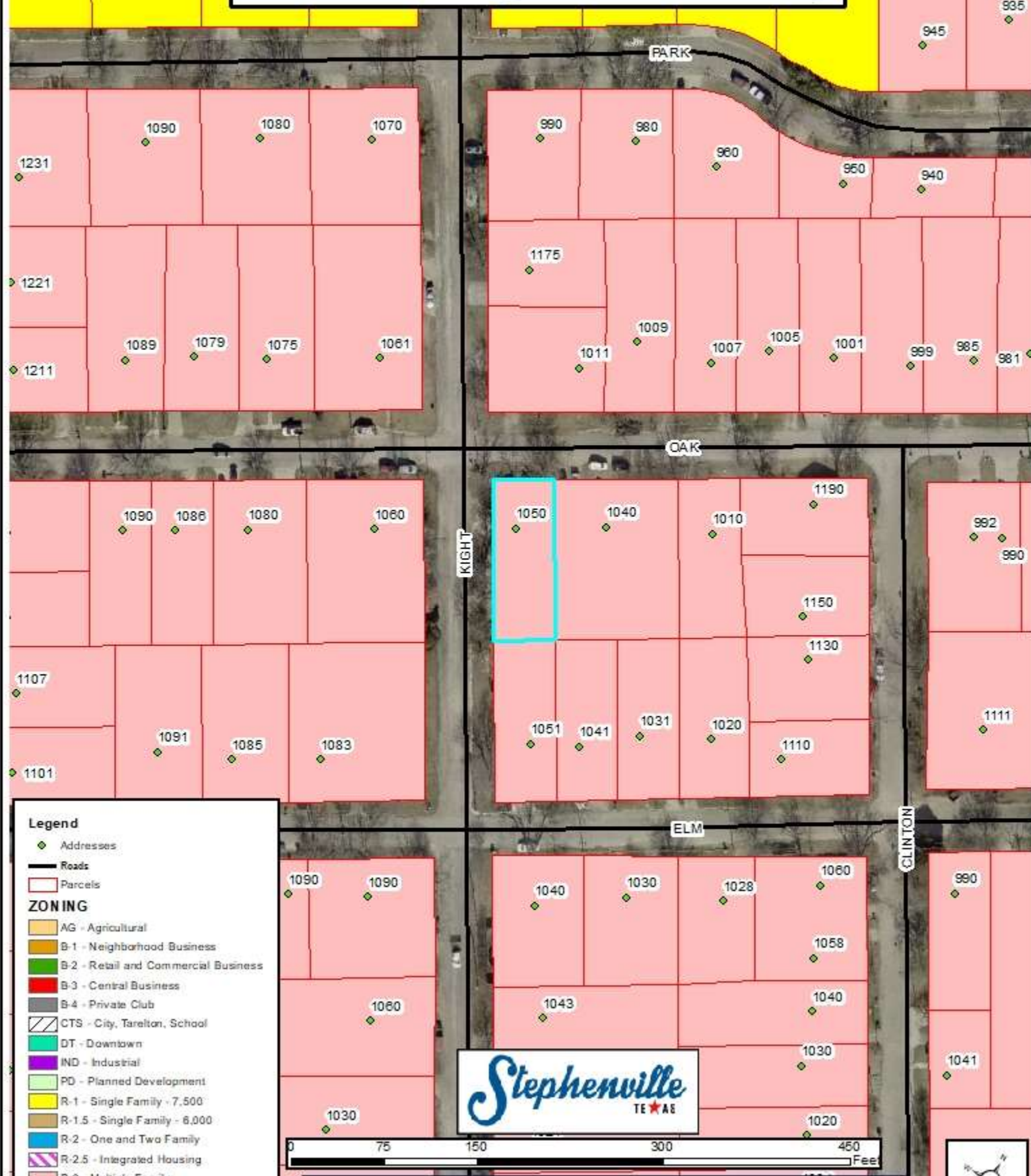
Item 4.



Parcel R31508

Current Zoning - R3 Multifamily

Item 4.



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Parcel R31508

Future Land Use - Single Family

Item 4.



Parcel R31508 Water & Sewer Utilities

Item 4.



Legend

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



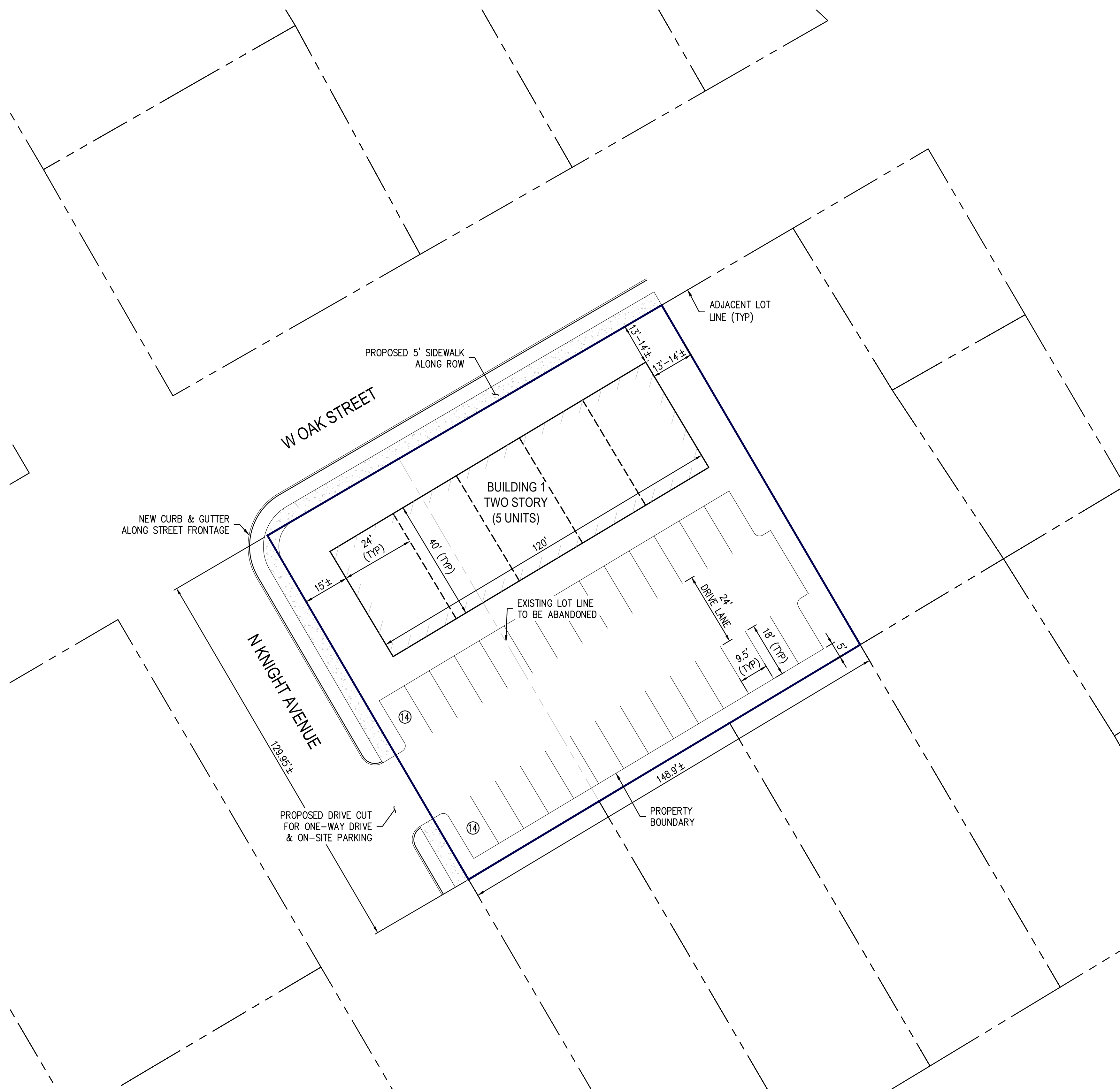
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Parcel R31508 Address List

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R000031485	1009 OAK	BELL ROBERT & AMY	3184 FM2303	STEPHENVILLE	TX	76401-7257
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R000031523	1020 ELM	DUMAS TERRY L	1020 W ELM	STEPHENVILLE	TX	76401
R000032225	1030 ELM	DUMAS TERRY LYNN	1020 W ELM ST	STEPHENVILLE	TX	76401
R000031501	1080 OAK	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000031510	1010 OAK	FINLEY DUSTIN & MISTY TABER	1355 PORTER CT	GRANBURY	TX	76048
R000031507	1083 ELM	GALVAN JOSE	1083 W ELM	STEPHENVILLE	TX	76401
R000031520	1051 W ELM	HORNBECK DANA	1051 W ELM	STEPHENVILLE	TX	76401
R000031524	1130 N CLINTON	HOWLE TYLER MORGAN & EMILY ANN	2955 CR408	STEPHENVILLE	TX	76401
R000031482	1075 OAK	LASCSAK TOM	1075 W OAK ST	STEPHENVILLE	TX	76401
R000032224	1040 ELM	LINDSAY JESSICA	1040 ELM	STEPHENVILLE	TX	76401
R000031512	1190 CLINTON	MORETTI THERESA I REVOCABLE LIVING TRUST	4520 BURKE HILL DR	UKIAH	CA	95482
R000031484	1175 KIGHT	OURAY MANAGEMENT LLC	3705 BLUEBONNET CIRCLE	WEATHERFORD	TX	76087
R000031487	1007 OAK	OWEN BARBARA J	1007 W OAK ST	STEPHENVILLE	TX	76401-2447
R000031486	1011 OAK	PHILLIPS LINDA CAROL ALPIN ET AL	1011 W OAK	STEPHENVILLE	TX	76401
R000031506	1085 ELM	RAGLAND LAURA	1085 W ELM	STEPHENVILLE	TX	76401
R000032245	1090 KIGHT	SAVAGE GWENDOLYN ELENE	8013 HUNTER LN	NORTH RICHLAND HILLS	TX	76182
R000031525	1110 CLINTON	SMALL TOWN TEXAS INC	PO BOX 65	STEPHENVILLE	TX	76401
R000031508	1050 OAK	SOSA SERGIO D & GLORIA V	2249 NORTHWEST LOOP APT 511	STEPHENVILLE	TX	76401
R000031502	1060 OAK	SPARKS MELVIN & MARITIA	1060 WEST OAK ST	STEPHENVILLE	TX	76401
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R000031509	1040 OAK	WYNN AMANDA JEAN & JAMES TAYLOR	1040 WEST OAK	STEPHENVILLE	TX	76401



1. ALL DIMENSIONS ARE TO FACE OF CURB WHERE APPLICABLE UNLESS OTHERWISE NOTED.
2. PROPOSED LAND USE = TOWNHOMES (R2.5)
3. TOTAL PROPOSED UNITS = 5 - (4 BEDROOMS EACH)
4. TOTAL PARKING SPACE = 28 SPACES (1.4 PER BEDROOM / 5.6 PER UNIT)



PRELIMINARY SITE PLAN - 5/15/2022
OAK STREET TOWNHOMES
1050 OAK STREET, STEPHENVILLE, TEXAS



STEPHENVILLE TOWNHOMES



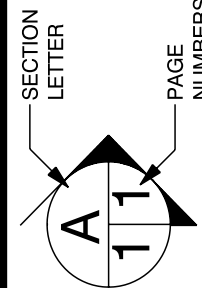
Ed Holcomb - edholcomb@harmonholcomb.com
940-704-7925
Justin Holcomb - jholcomb@harmonholcomb.com
940-781-7939



SCALE: As Noted

DRAWN BY: Eddie Holcomb

DATE: Monday, June 27, 2022



CHECKED BY:

1/4

FRONT PAGE

STEPHENVILLE TOWNHOMES

1ST FLOOR

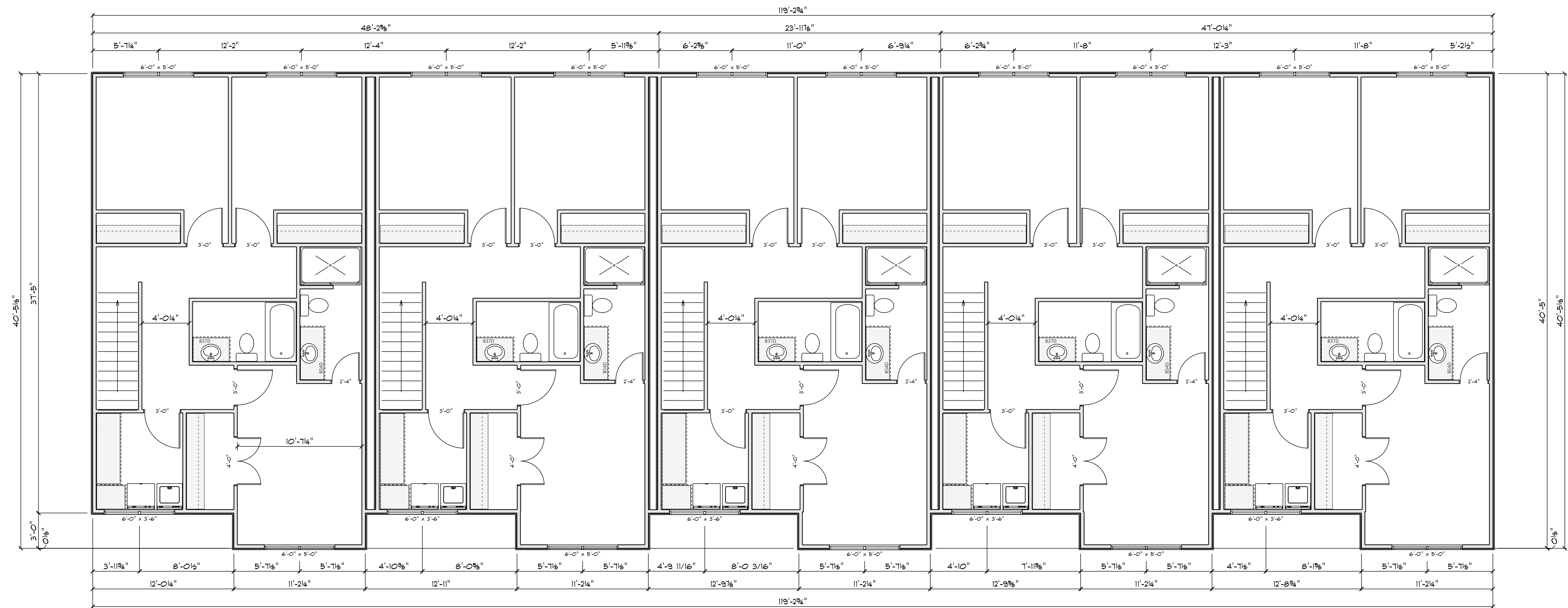


MAIN FLOOR
SCALE: 3/16" = 1'-0"

	Ed Holcomb - edholcomb@harmonholcomb.com 940-704-7925 Justin Holcomb - jholcomb@harmonholcomb.com 940-781-7939	SECTION LETTER A 11 PAGE NUMBERS	SCALE: 3/16" = 1'-0"	CHECKED BY:	2/4 MAIN
			DRAWN BY: Eddie Holcomb		
			DATE: Monday, June 27, 2022		

STEPHENVILLE TOWNHOMES

2ND FLOOR



2ND FLOOR
SCALE: 3/16" = 1'-0"

3/4 2ND FLOOR	
CHECKED BY:	
SECTION LETTER A	PAGE NUMBERS 112
SCALE: 3/16" = 1'-0"	DRAWN BY: Eddie Holcomb
DATE: Monday, June 27, 2022	
Ed Holcomb - edholcomb@harmonholcomb.com 940-704-7925 Justin Holcomb - jholcomb@harmonholcomb.com 940-781-7939	

STEPHENVILLE TOWNHOMES

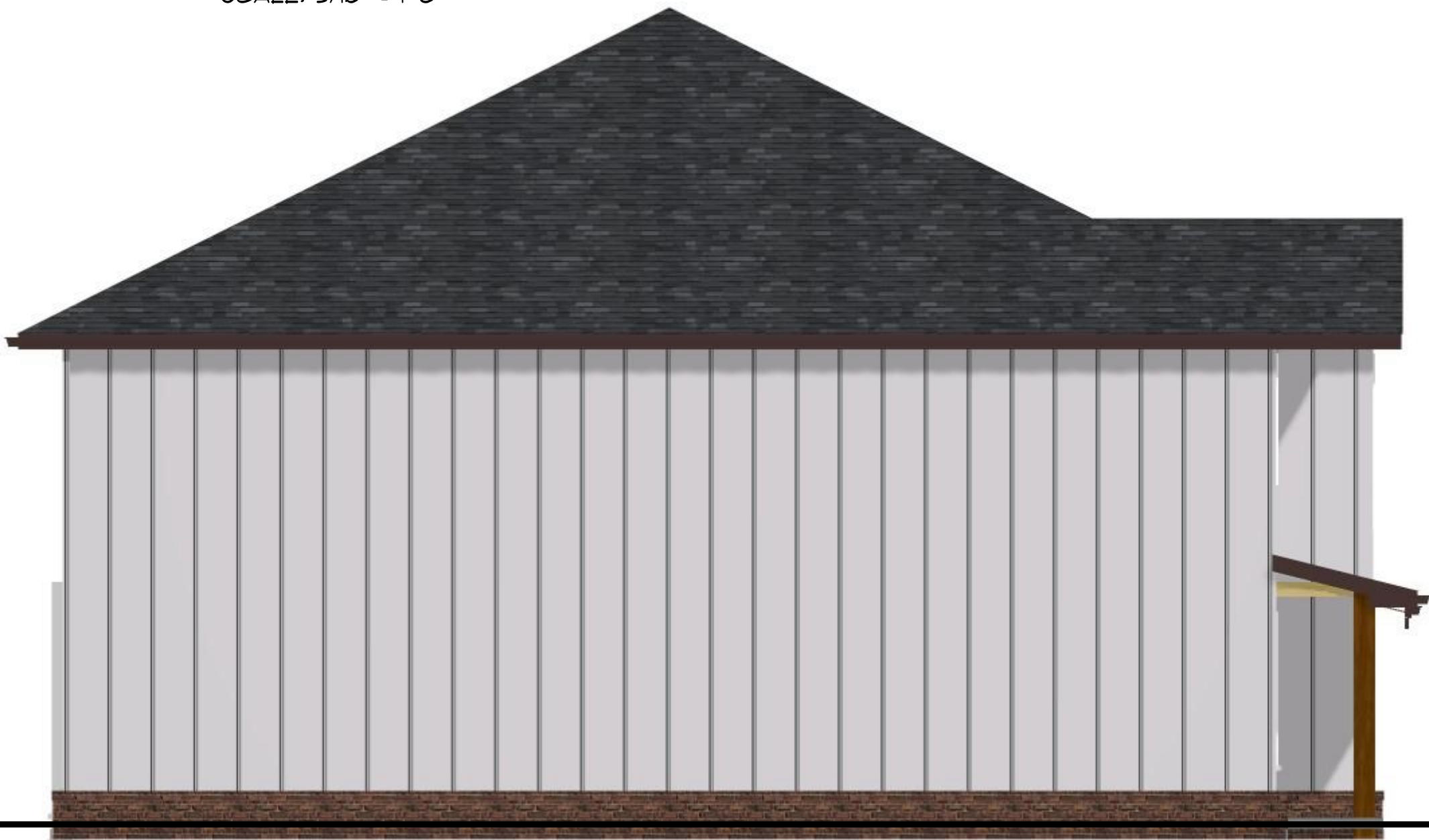
ELEVATIONS



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

4/ 4 ELEVATIONS	
CHECKED BY:	
SECTION LETTER A	PAGE NUMBERS 112
SCALE: As Noted	DRAWN BY: Eddie Holcomb DATE: Monday, June 27, 2022
Ed Holcomb - edholcomb@harmonholcomb.com 940-704-7925 Justin Holcomb - jholcomb@harmonholcomb.com 940-781-7939	
	

STAFF REPORT



SUBJECT: Case No.: PD2022-009

Applicant Joel Allen, representing Pecan Landing, LLC, is requesting a rezone of property located at 0 Forest, R77510, being 36.754 acres of the Motley William survey to City of Stephenville, Erath County, Texas from Single Family Residential District (R-1) and One and Two-Family Residential District (R-2) to Planned Development (PD). The Applicant will be presenting the Conceptual Plan.

DEPARTMENT: Development Services

STAFF Steve Killen, Director of Development Services

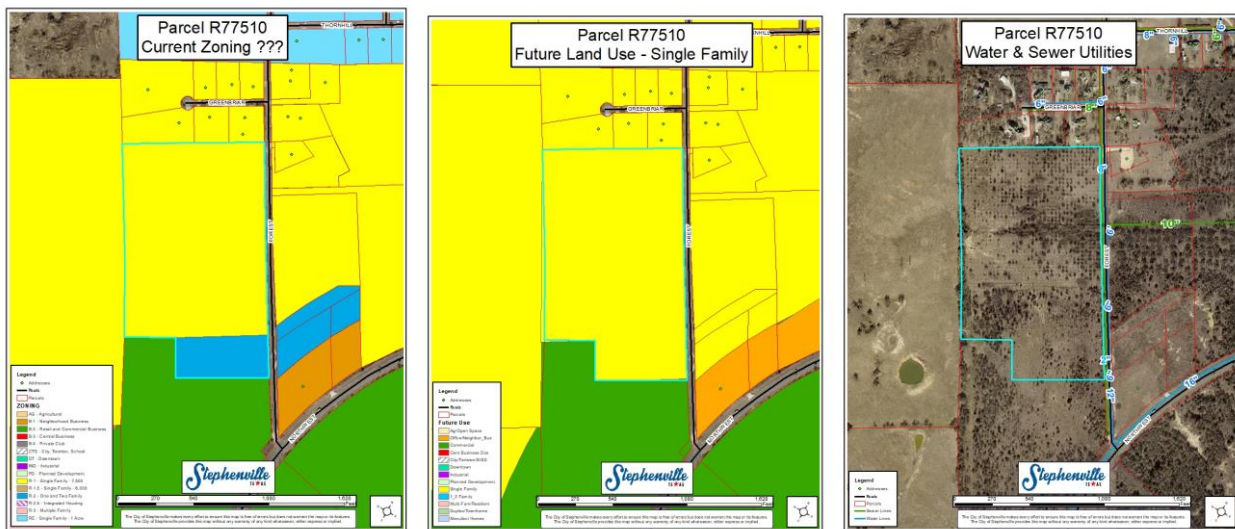
CONTACT:

RECOMMENDATION:

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

BACKGROUND:

PROPERTY PROFILE:



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

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

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

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

8.I Approval Procedures.

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

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

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

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

- (12) Indication of all development phasing and platting limits; and
- (13) Such additional terms and conditions, including design standards, as the Planning and Zoning Commission and the City Council deem necessary.

8.K Conditions for Development Plan Approval.

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

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

8.M Revocation.

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

FACTORS TO CONSIDER:

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

ALTERNATIVES:

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

Parcel R77510 200 Ft Buffer

Item 6.



Legend

- ◆ Addresses
- Roads
- 200 Ft Buffer
- Parcels



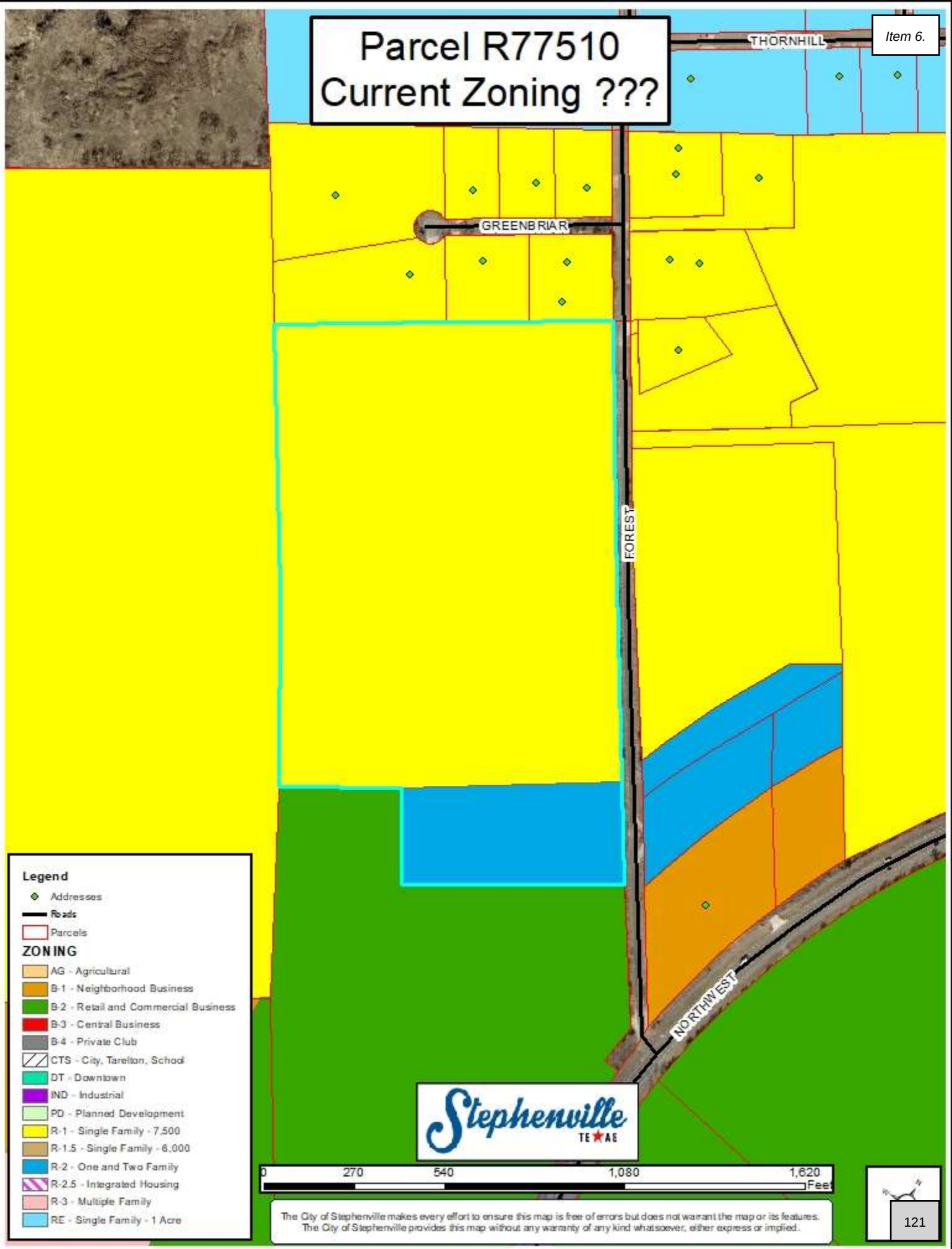
0 270 540 1,080 1,620 Feet

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Parcel R77510 Current Zoning ???

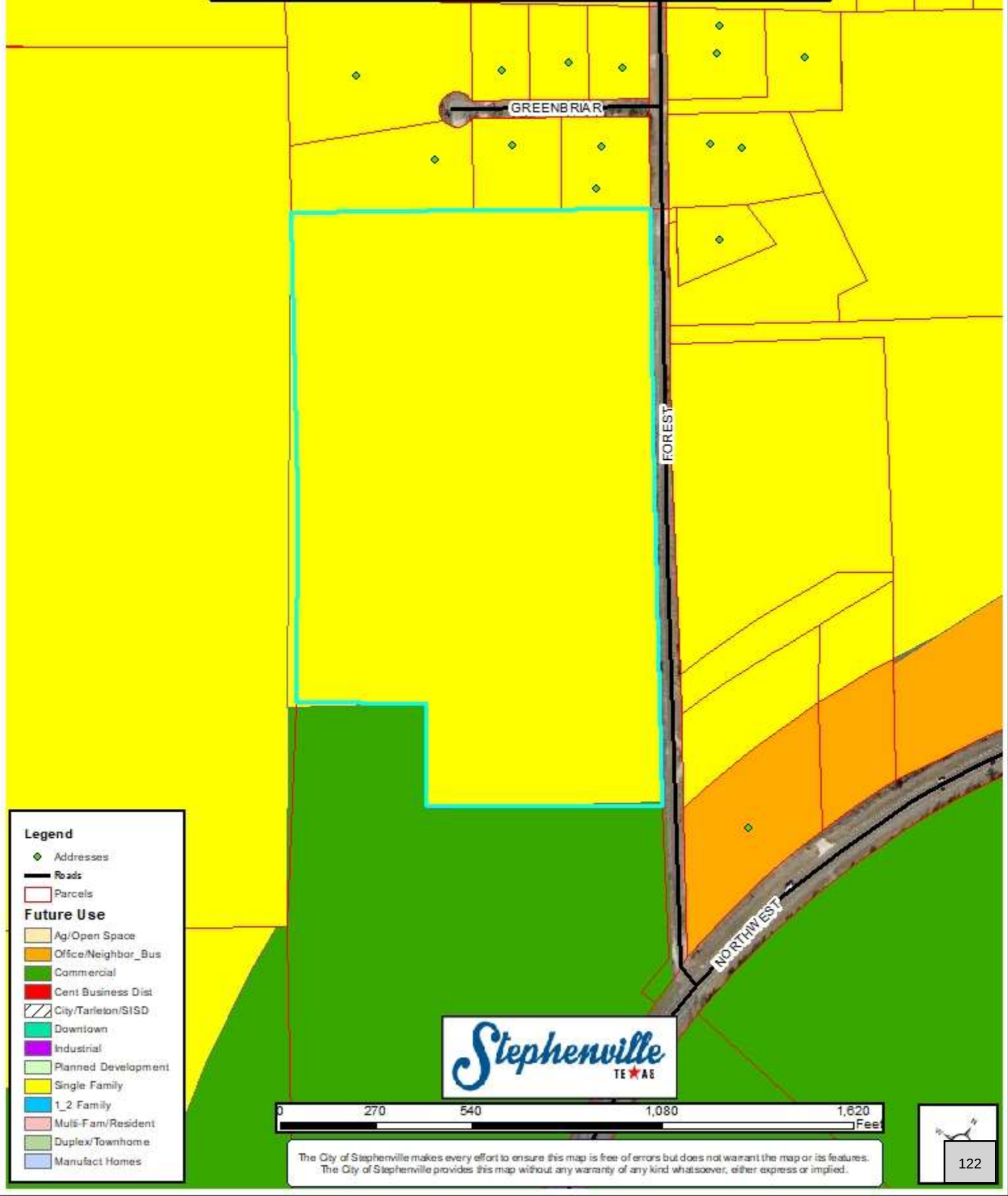
Item 6.



Parcel R77510

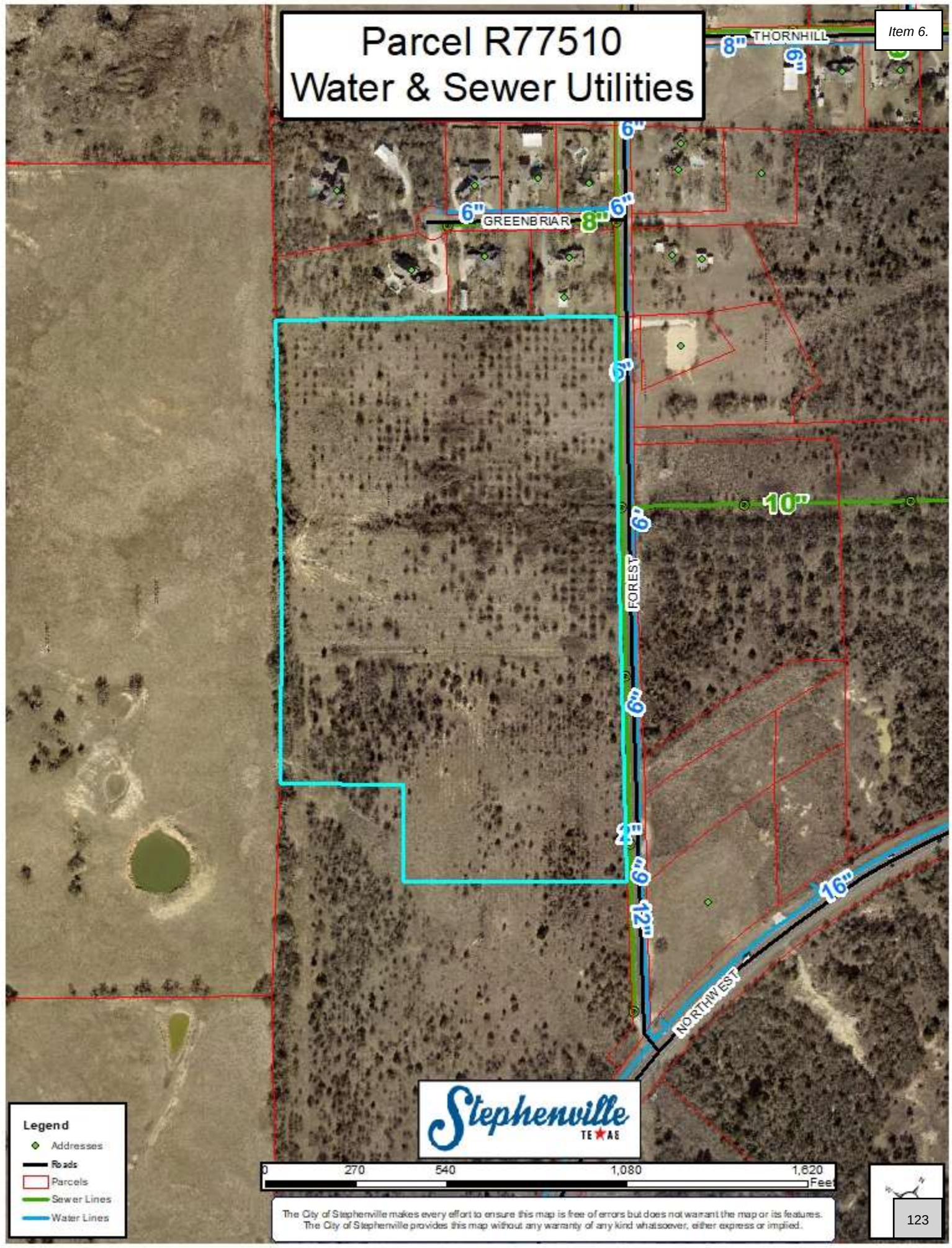
Future Land Use - Single Family

Item 6.



Parcel R77510 Water & Sewer Utilities

Item 6.



Legend

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

Stephenville
TEXAS

0 270 540 1,080 1,620 Feet

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Parcel R77510 Address List

Item 6.

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



Plan 370019SEN Contemporary Ranch House Plan with Split Bedrooms

2,000

Heated S.F.

4

Beds

2.5

Baths

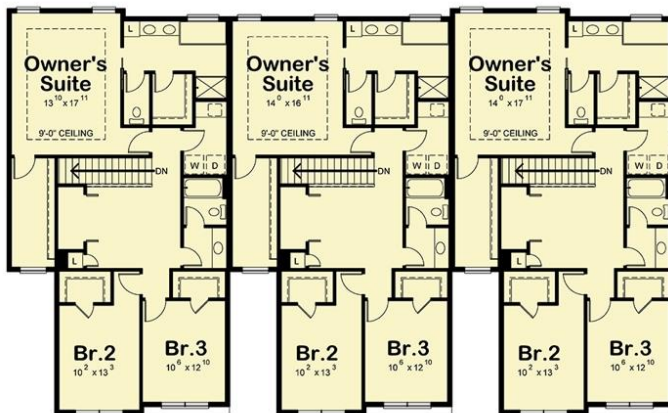
1

Stories

2

Cars







Plan 370018SEN 4-Bed Ranch Plan with Optional Lower Level In-Law Suite

2,032

Heated S.F.

3-4

Beds

2.5

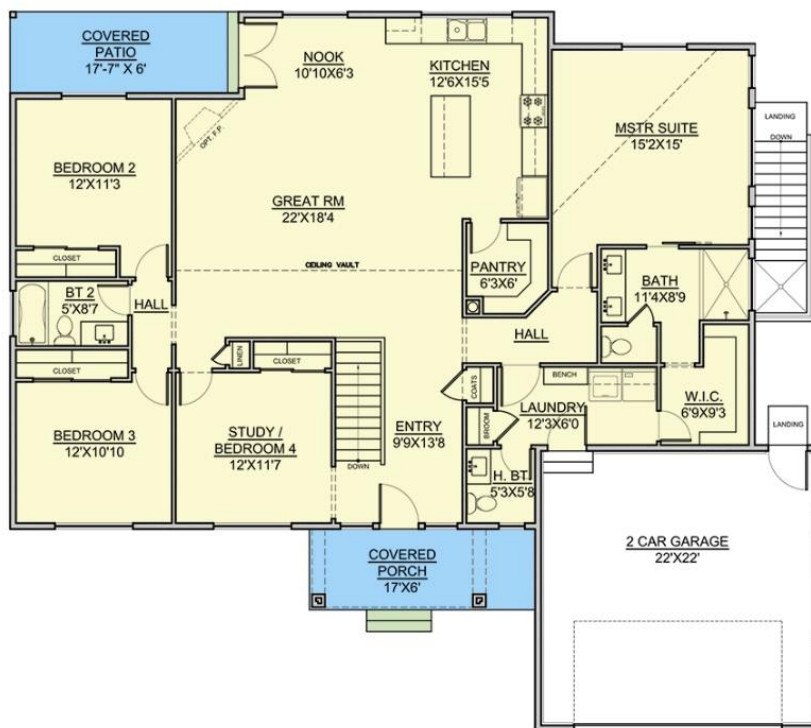
Baths

1

Stories

2

Cars



Optional Lower Level



REVERSE FLOOR PLAN



Plan 51806HZ New American House
Plan with Volume Ceilings Throughout

2,358	3-4	2.5 - 3.5	1-2	2
Heated S.F.	Beds	Baths	Stories	Cars

Main Level



REVERSE FLOOR PLAN





Plan 51796HZ Country Craftsman House Plan with Split Bedroom Layout

2,201

Heated S.F.

3-4

Beds

2.5 - 3.5

Baths

1-2

Stories

2

Cars





Plan 51792HZ 4 Bed House Plan with Brick Exterior and Vaulted Covered Entry

1,875

Heated S.F.

4

Beds

2

Baths

1

Stories

2

Cars

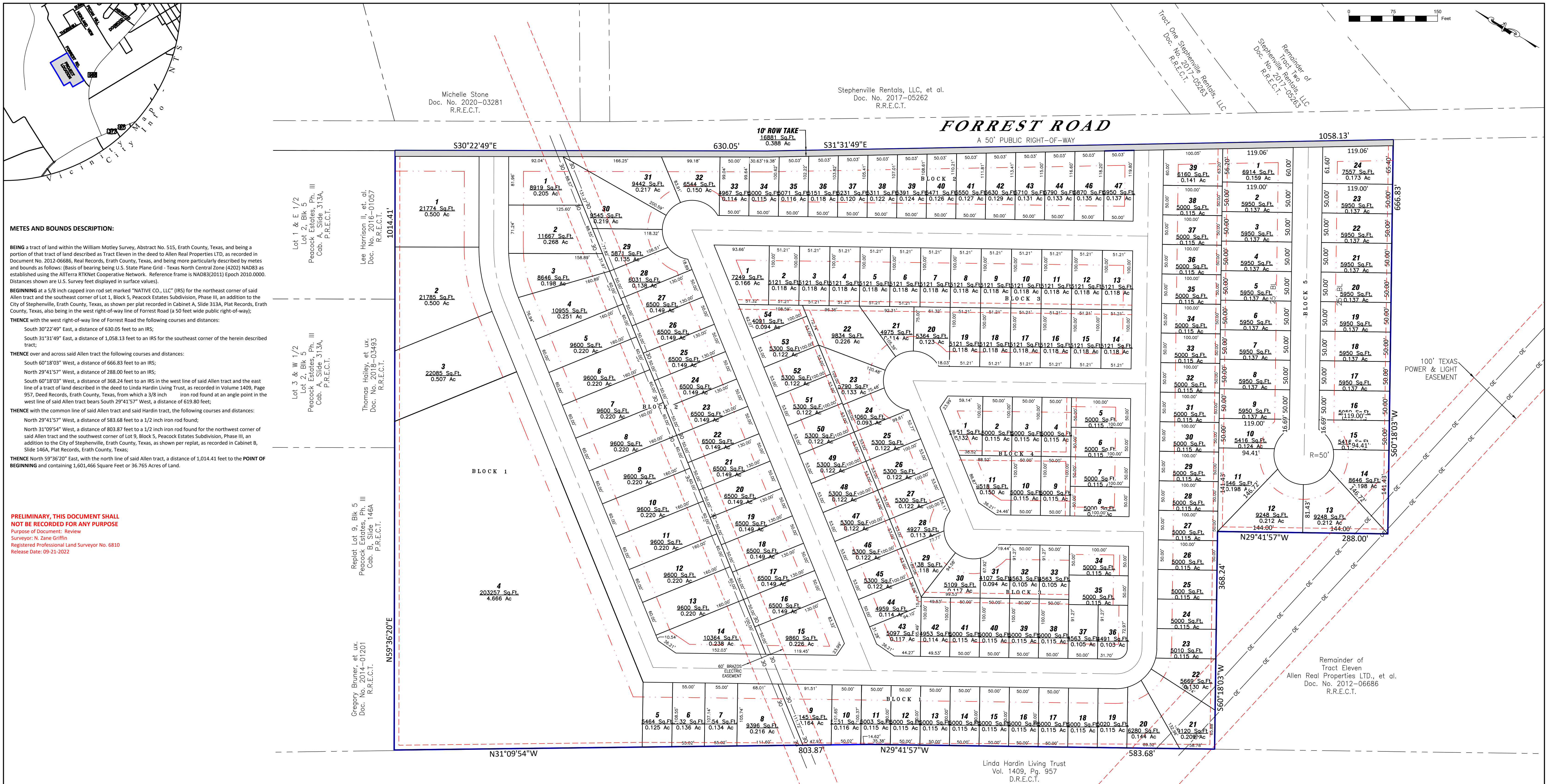
Main Level

[Pin it](#)



REVERSE FLOOR PLAN





P.O. Box 2463 Stephenville, TX 76401
 zane@nativelandsurveying.com ~ 254-434-6695
 TBPES Firm No. 10194572

Drawing: C:\jobs\2020\2020.239 Brad Allen Forrest Lane\DWG\PRELIMINARY REDESIGN 22-9-21.dwg

PRELIMINARY EXHIBIT

PECAN GROVE ADDITION

36.765 Acres
 175 LOTS