



PLANNING AND ZONING COMMISSION MEETING

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

AGENDA

CALL TO ORDER

MINUTES

- [1.](#) Approval of July 17, 2022 Minutes

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). The Applicant will present a conceptual plan.

- [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).

- [4.](#) Discussion of Permitted Uses within the Industrial Zoning District

ADJOURN

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



PLANNING AND ZONING COMMISSION MEETING

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

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, July 20, 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

COMMISSIONERS ABSENT: 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. Consider Approval of Minutes – 06/15/2022

MOTION by Bruce Delater, second by Nick Robinson to approve the minutes for June 15, 2022.
MOTION CARRIED by unanimous vote.

PUBLIC HEARING

2. Case No.: PD2022-007

Applicant Taylor Kanute, representing LK Capital Investments, LLC, is requesting a rezone of property located at 415 E. Tarleton, Parcel R29529, being Block 56, Lot 2, of City Addition to the City of Stephenville, Erath County, Texas, from Central Business District (B-3) to Planned Development (PD).

Steve Killen, Development Services Director, briefed the Commission on the case. Mr. Killen reported that a conceptual plan for the proposed Planned Development District was presented at the June 15, 2022, meeting. The applicant is now requesting approval of the rezone and development plan.

Mr. Kanute briefly addressed the Commission.

Chairperson LaTouche opened the public hearing at 5:39 PM. There was no one to speak on this request and she closed the public hearing at 5:39 PM.

MOTION by Brian Lesley, second by Bruce Delater to recommend approval to the City Council for the rezone of property located at 415 E. Tarleton, Parcel R29529, being Block 56, Lot 2, of City Addition to the City of Stephenville, Erath County, Texas, from Central Business District (B-3) to Planned Development (PD). MOTION CARRIED by unanimous vote.

3. Case No.: RZ2022-014

Applicant Austin Tulllos, 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).

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 applicant is requesting R-2.5 zoning to construct a five-unit townhome whereby the units will be individually platted. He informed the commission that each unit would be four bedrooms. The preliminary site plan has been reviewed by staff and 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.

Mr. Killen concluded his brief with stating that a final plat will be presented for approval once public improvements are installed and accepted. Staff recommends approval of the rezone.

Mr. Tulllos briefly addressed the Commission.

Chairperson LaTouche opened the public hearing at 5:49 PM.

No one spoke in favor of this request; however, the following citizens spoke against the request:

Michael Phillips - 1011 Oak

Lisa Alderfer - 1061 W Oak

Tom and Debbie Lascak – 1075 W Oak

Dana Hornbeck – 1051 W Elm

Steve Killen informed the Commission that he received two letters of opposition as well.

The public hearing was closed at 6:05 PM.

MOTION by Tom Hines, second by Brian Lesley to recommend denial as stated in the agenda to the City Council for the rezone of properties 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). MOTION FAILED with a 1-5 vote:

AYES: Tom Hines

NAYES: Bruce Delater, Justin Allison, Lisa LaTouche, Brian Lesley, and Nick Robinson

4. Case No.: RP2022-006

Applicant Kyle Moore is requesting a replat of the properties located at 2220 W Washington & 2223 W South Loop, Parcel R30368 and Parcel R30369, being BLOCK 140, LOT 1A & BLOCK 140 & 145; LOT 1A-S, of the City of Stephenville, Erath County, Texas.

Steve Killen, Development Services Director, briefed the Commission on this request. He stated that These parcels were recently rezoned. The applicant is now requesting to replat the properties into one parcel to allow for future development. Mr. Killen concluded that staff recommends approval of the replat and if approved by the Commission, no further action will be necessary for recordation.

The public hearing was opened at 6:19 PM and with no one coming forward to speak on the request, the public hearing was closed at 6:19 PM.

MOTION by Bruce Delater, second by Brian Lesley to recommend approval of a replat of the properties located at 2220 W Washington & 2223 W South Loop, Parcel R30368 and Parcel R30369, being BLOCK 140, LOT 1A & BLOCK 140 & 145: LOT 1A-S, of the City of Stephenville, Erath County, Texas.

MOTION CARRIED by unanimous vote.

5. Case No.: FP2022-003

Applicant Houston Clark, representing Stephenville WF, LLC, is requesting approval of a final plat of the property located at 1350 HWY 281, Parcel R77375, of A0804 WILLIAMS M R; of the City of Stephenville, Erath County, Texas.

Steve Killen, Development Services Director, briefed the Commission on this request. He stated that the applicant had submitted a Final Plat that has been reviewed by staff. He is requesting that the Planning and Zoning Commission grant Conditional Approval of the Final Plat pending completion, verified by city staff, of the following items:

1. All public improvements must be completed and accepted through the submission of an Engineers' Letter of Certification of Completed Record Drawings – 155.5.06.D
2. A two-year maintenance bond for public improvements must be provided.
3. Tax Certificates must be obtained for Recordation with the County. 115.04.06.H.4.e

Mr. Killen concluded with the statement that upon completion, the Final Plat will be submitted to the County for recordation purposes.

Chairperson LaTouche opened the public hearing at 6:23 PM. With no one speaking on this request, she closed the public hearing at 6:23 PM.

MOTION by Tom Hines, second by Brian Lesley to recommend approval of the final plat with conditions for the property located at 1350 HWY 281, Parcel R77375, of A0804 WILLIAMS M R; of the City of Stephenville, Erath County, Texas. MOTION CARRIED by unanimous vote.

ADJOURN

The meeting was adjourned at 6:23 PM.

APPROVED:

ATTEST:

Lisa LaTouche, Chair

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). The Applicant will present a conceptual plan.

DEPARTMENT: Development Services

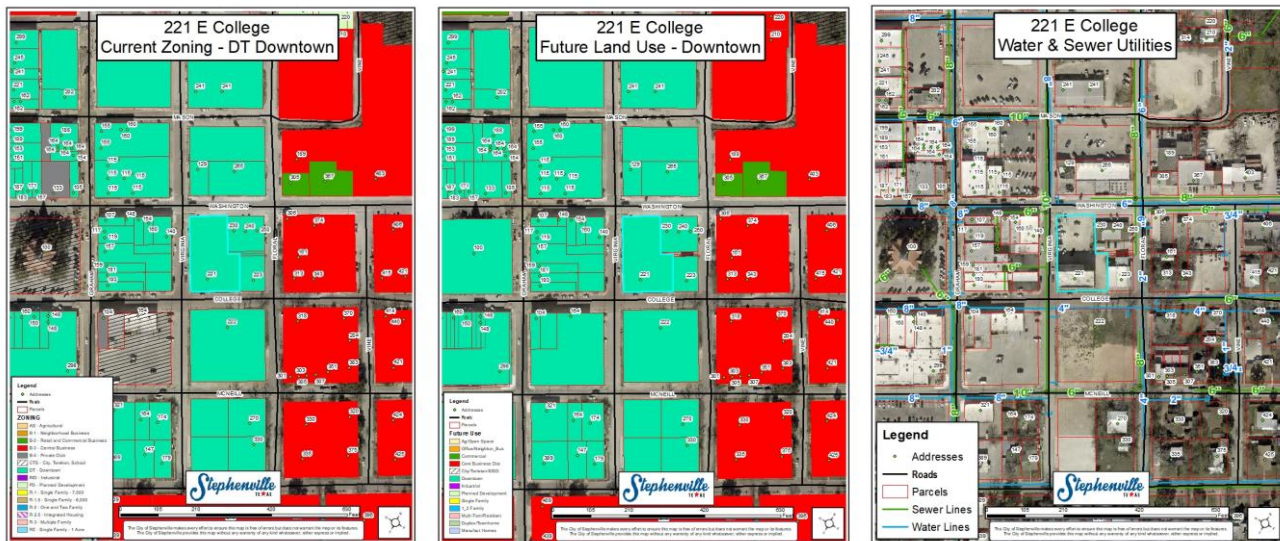
STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

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

BACKGROUND:

PROPERTY PROFILE:



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 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:

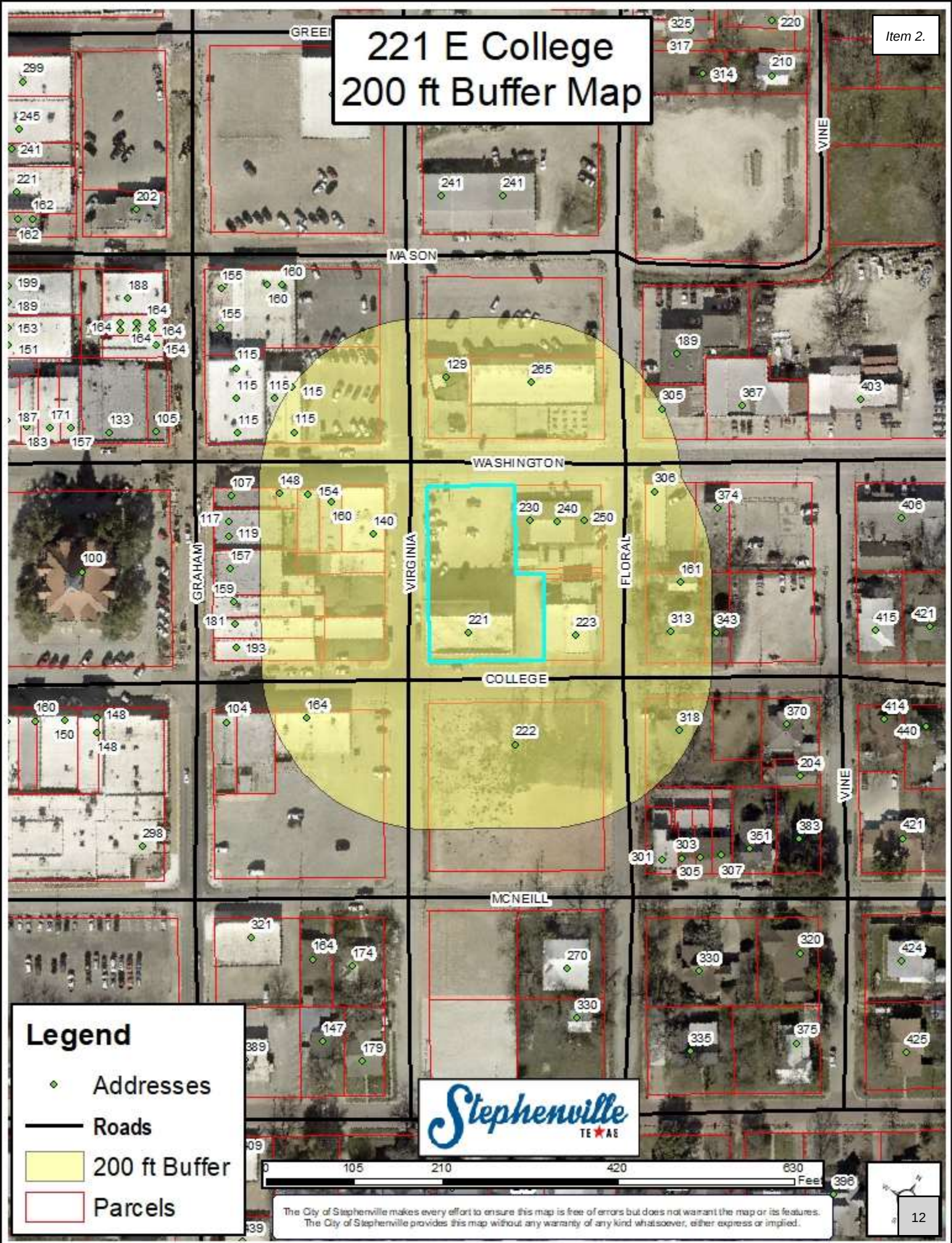
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for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

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.

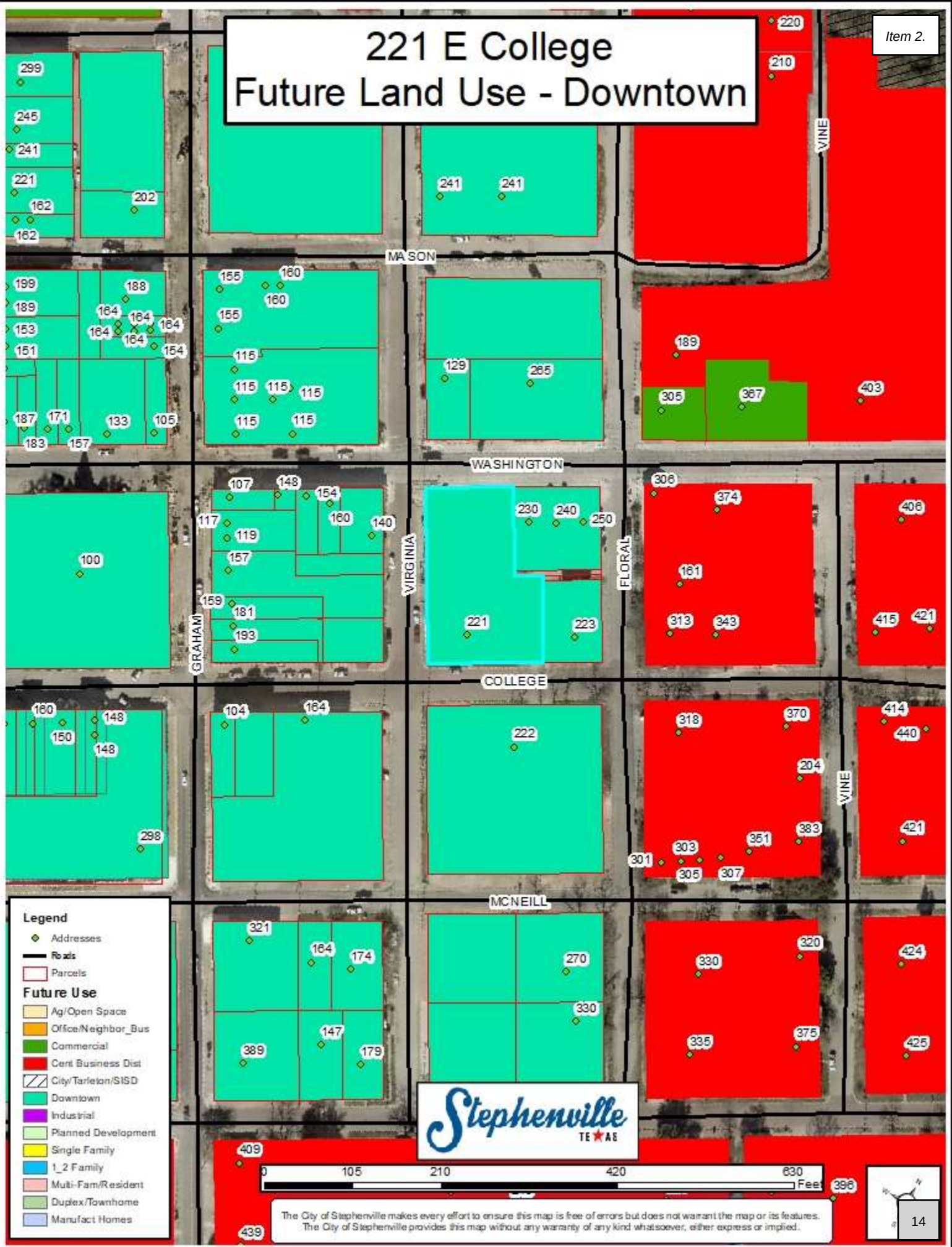
221 E College Current Zoning - DT Downtown

Item 2.



221 E College Future Land Use - Downtown

Item 2.



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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 created hereby, shall 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 shall be used, and no building shall be erected or converted to any use other than the following:
 - 1. Multi-family residential
 - i. Short-term rentals
 - ii. Condominiums
 - 2. Retail and Commercial
 - i. Retail and Commercial shall also include outdoor, temporary pop-up vendors including but not limited to farmer’s markets, outdoor entertainment and/or music, and other open-air markets.

- B. Development Schedule**

1. The Wyatt renovation and expansion has an approximate completion date of Q4 in 2023 upon City Council approval in August 2022. Dependent on City Council approval, building permits will be applied for in August 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. 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

B. Mixed-Use Building Design:

1. Maximum building height shall 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 B, C, 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 shall be permitted in this Planned Development District.

D. Building Materials:

1. Eighty-five percent (85%) of the exterior building façade shall be masonry or stucco and the remaining percentage shall be clad in an appropriate metal surface as defined in the City of Stephenville's Exterior Building Material Standard.
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.
3. Pavers or other improved surfaces other than concrete sidewalks shall be permitted.

E. Lighting:

1. Exterior lighting features shall 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, shall 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 shall be permitted and
 - b. Neon/LED or similar types of lighting shall be permitted in signage.
2. Examples of signage inspiration can be found in Exhibit K.

G. Sidewalks:

1. Sidewalks shall 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. Landscaping requirements shall be based on the approval landscape plan for this proposed Planned Development District. All planting and tree species shall comply with the City's Landscape Ordinance. The Wyatt's Landscape Plan can be found in Exhibit P.

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
2. Fifteen (15) parking spaces shall be provided for all multi-family units OR 1 per unit. Multi-family residential parking shall be designated through the use of "Resident Only" signage.
3. Ten (10) parking spaces will be designated for commercial use.
4. Existing, off-site public parking in the Downtown District is available.

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

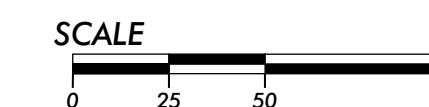
± **0.5 ACRES OF LAND**

prepared for

RELOAD CAPITAL



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

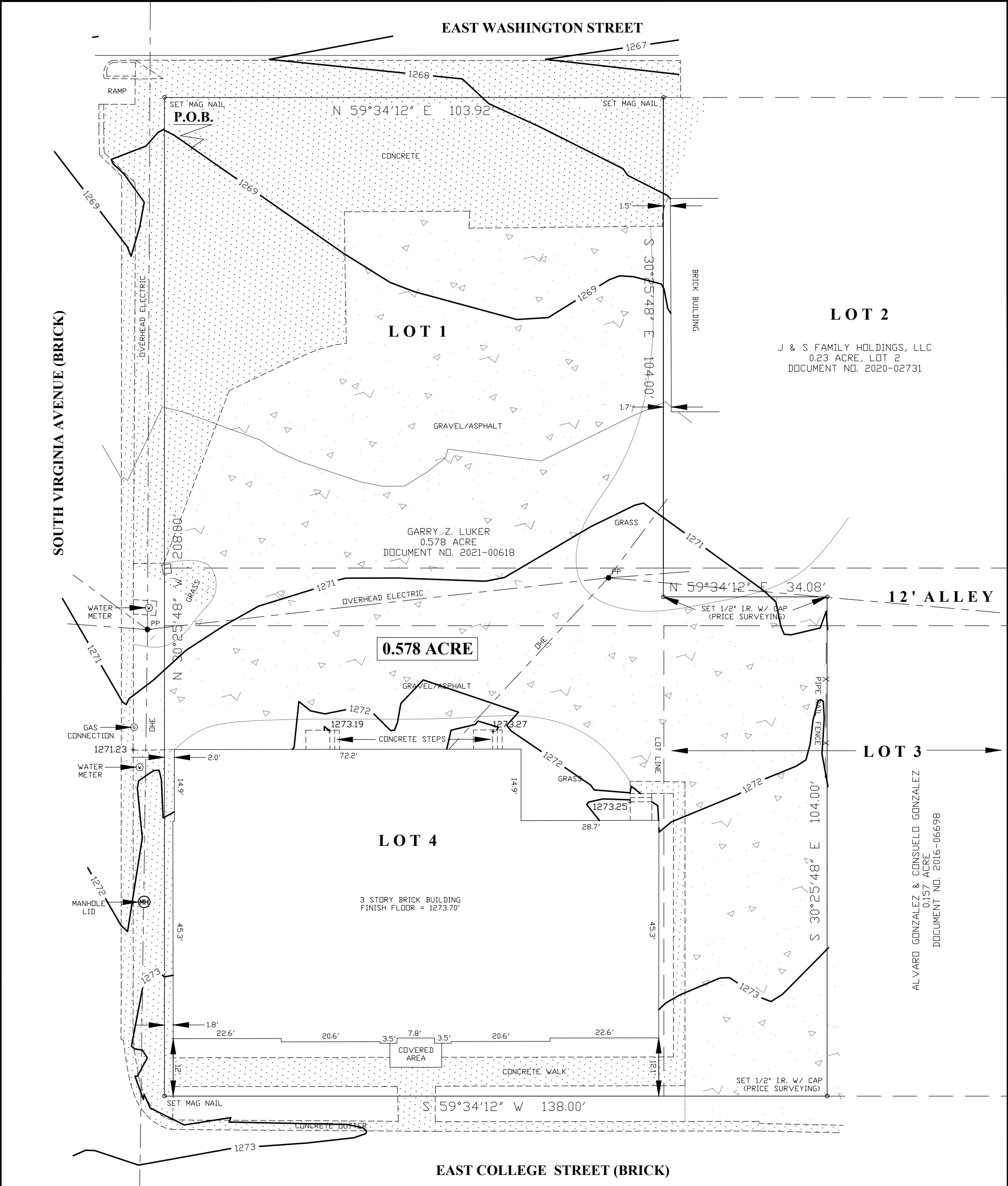


MTA-I-761
JUNE 22, 2022

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EXHIBIT
A



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

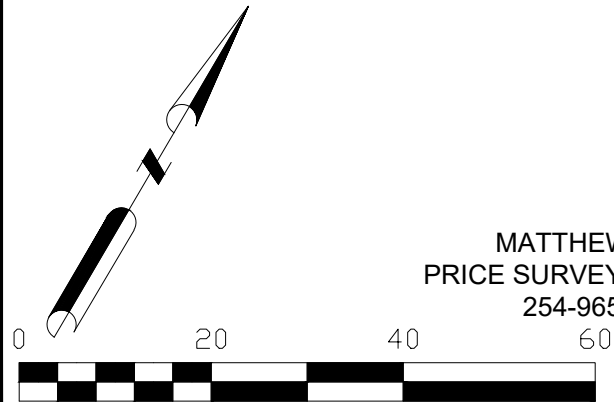
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

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-1-76
JULY 14, 2021



**THE WYATT PD
CONCEPTUAL FACADE**

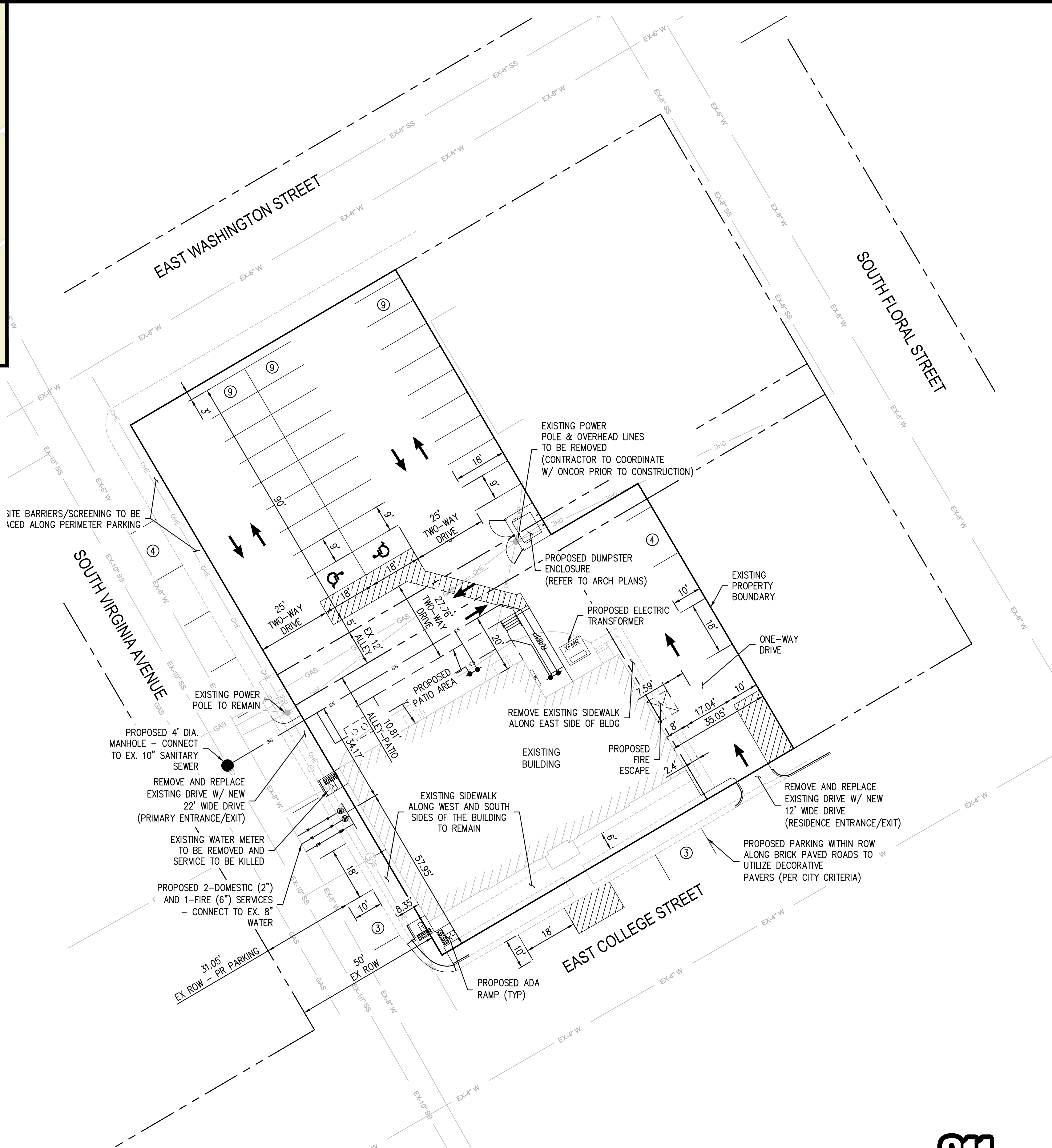
META
PLANNING + DESIGN

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.

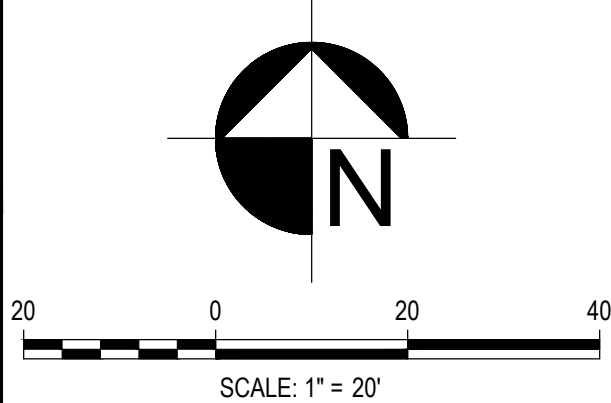
PARKING NOTES:

1. PARKING BREAKDOWN
 - ON-SITE 90 DEGREE PARKING = 27 (INCLUDING 2 ADA SPACES)
 - ON-SITE PARALLEL PARKING = 4
 - TOTAL ON-SITE PARKING SPACES = 31

LEGEND:

EXIST. SANITARY SEWER	EX-SS
EXIST. WATER LINE	EX-W
EXIST. OVERHEAD ELECTRIC	OHE
EXIST. FIRE HYDRANT	+
PROPOSED WATER	W
PROPOSED SANITARY SEWER	SS

EXHIBIT



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

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



FLANAGAN
land solutions

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

THE WYATT APARTMENTS
STEPHENVILLE, TEXAS

SITE PLAN



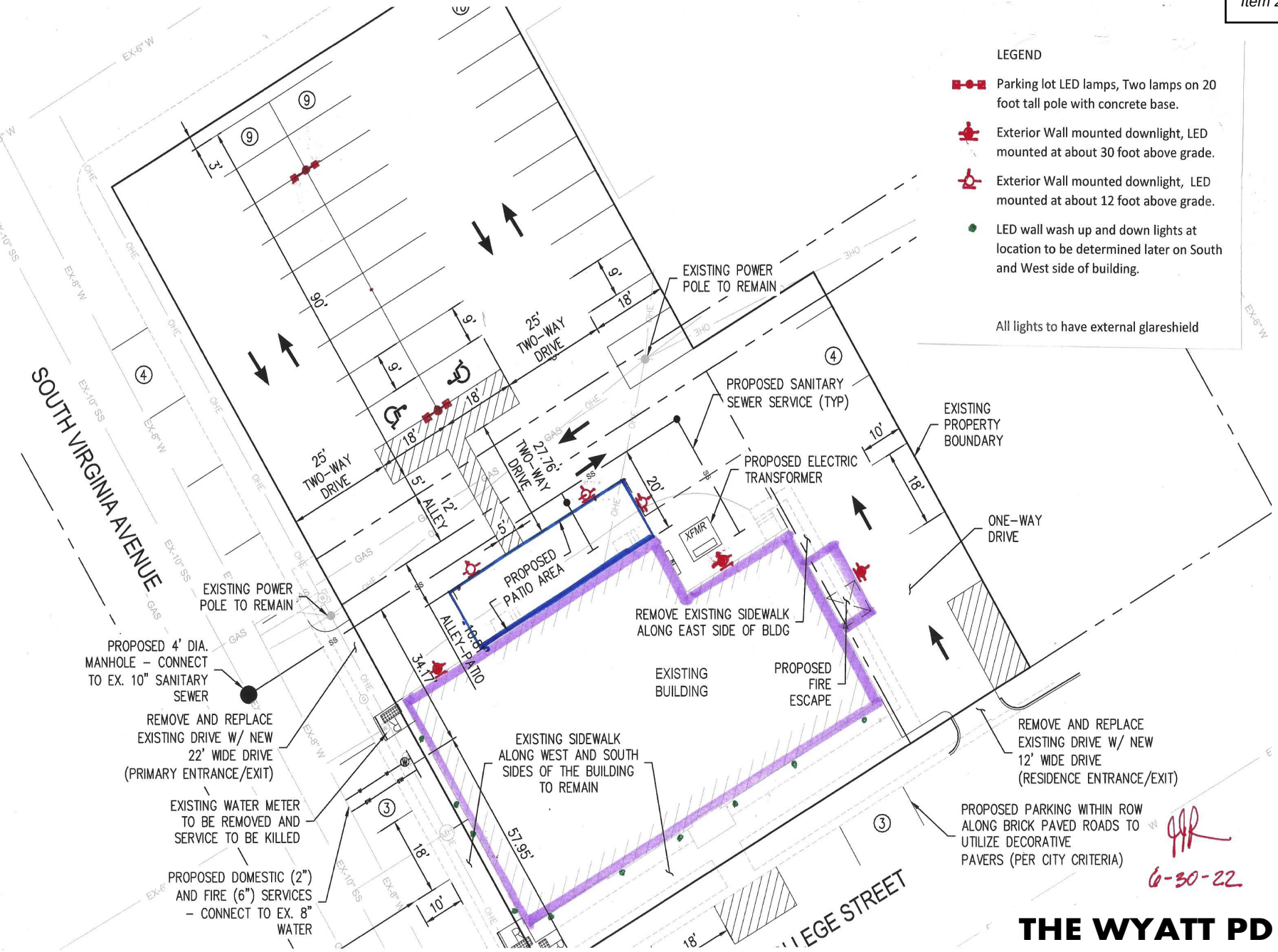
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DESIGNED: MRF	PROJECT #: 2021-11-01	ISSUE DATE: 07.13.2022	SHEET C1.0 OF C5.4
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 glaesshield



PREPARED BY:
FLANAGAN LAND SOLUTIONS

EXHIBIT

THE WYATT PD
CONCEPTUAL PARKING LOT
LIGHTING PLAN

META
PLANNING + DESIGN

MTA-1-76
JULY 14, 2022



Project 21-55705-2
City of Abilene Antilley Rd & Hospital Rd Retail

Submitted By
ALA LLC

Catalog Number
DSX0 LED P3 30K TFTM MVOLT SPA FINISH

Notes
SELECT FINISH

Type
A



D-Series Size 0 LED Area Luminaire

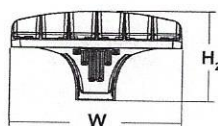
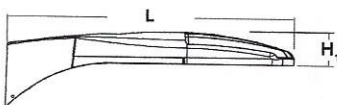
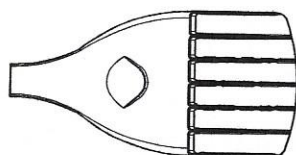


Dimmable

d"series

Specifications

EPA: 0.95 ft²
(.09 m²)
Length: 26"
(66.0 cm)
Width: 13"
(33.0 cm)
Height₁: 3"
(7.62 cm)
Height₂: 7"
(17.8 cm)
Weight (max): 16 lbs
(7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED		Color temperature		Distribution		Voltage		Mounting
Series	LEDs							
DSX0 LED	Forward optics P1 P5 P2 P6 P3 P7 ¹ P4 ¹ Rotated optics P10 ² P12 ² P11 ² P13 ^{1,2}	30K 3000 K 40K 4000 K 50K 5000 K		T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium TSVS Type V very short ³	T5S Type V short ³ T5M Type V medium ³ TSW Type V wide ³ BLC Backlight control ⁴ LCCO Left corner cutoff ⁴ RCCO Right corner cutoff ⁴	MVOLT (120V-277V) ^{3,6} XVOLT (277V-480V) ^{3,8,9} 120 ⁶ 208 ⁶ 240 ⁶ 277 ⁶ 347 ⁶ 480 ⁶		Shipped included SPA Square pole mounting RPA Round pole mounting ¹⁰ WBA Wall bracket ³ SPUMBA Square pole universal mounting adaptor ¹¹ RPUMBA Round pole universal mounting adaptor ¹¹ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ¹²

Control options		Other options		SELECT
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ^{13,14} PIRHN Network, high/low motion/ambient sensor ¹⁵ PER NEMA twist-lock receptacle only (control ordered separate) ¹⁶ PER5 Five-pin receptacle only (control ordered separate) ^{16,17} PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate) ^{16,17} DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ¹⁸		Shipped installed HS House-side shield ²² SF Single fuse (120, 277, 347V) ⁶ DF Double fuse (208, 240, 480V) ⁶ L90 Left rotated optics ² R90 Right rotated optics ² DDL Diffused drop lens ²² HA 50°C ambient operations ¹ Shipped separately BS Bird spikes ²³ EGS External glare shield		Finish (required) DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



Project 21-55705-2
City of Abilene Antilley Rd & Hospital Rd Retail

Submitted By
ALA LLC

Catalog Number
DSX0 LED P3 30K TFTM MVOLT SPA FINISH

Notes
SELECT FINISH

Type
A

EXHIBIT
Item 2.

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

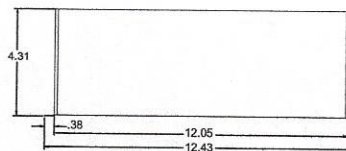
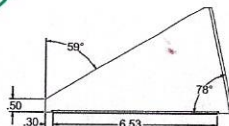
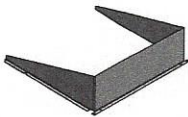
For more control options, visit [DTL](#) and [ROAM](#) online.
Link to [nLight Air 2](#)

Provide

NOTES

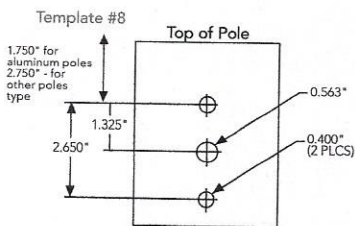
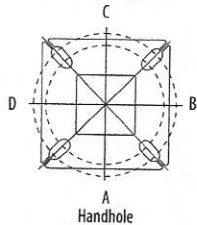
- HA not available with P4, P7, and P13.
- P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
- Any Type 5 distribution with photocell, is not available with WBA.
- Not available with HS or DDL.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single 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

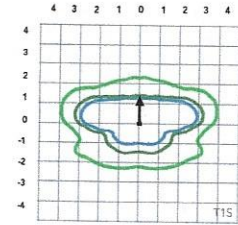


Photometric Diagrams

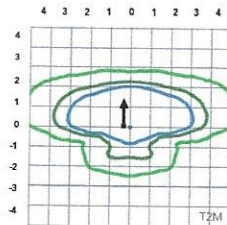
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

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

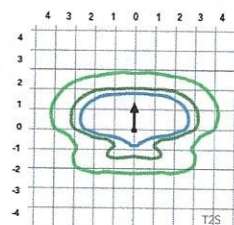
LEGEND



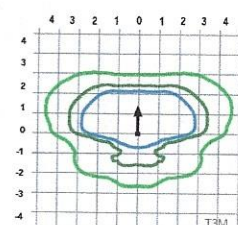
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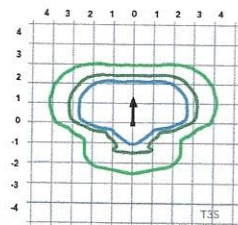
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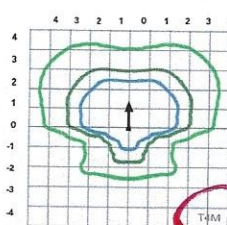
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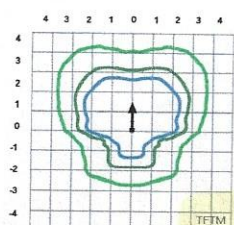
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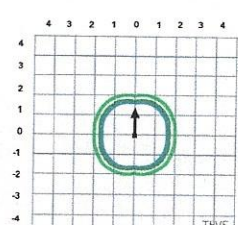
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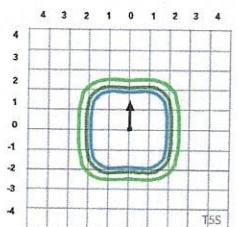
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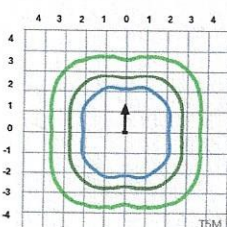
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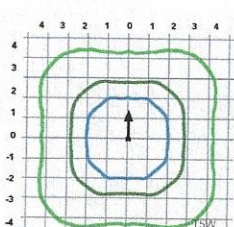
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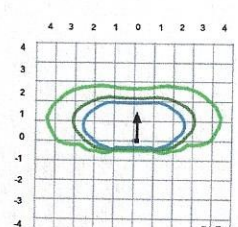
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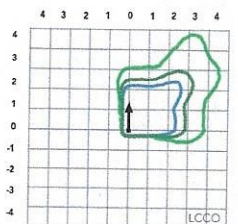
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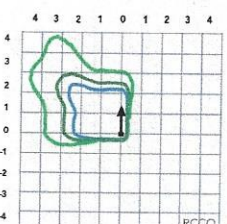
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Test No.



Test No.



Test No.



Project 21-55705-2

City of Abilene Antilley Rd & Hospital Rd Retail

Submitted By
ALA LLC

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	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

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

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.

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 CLAIRity Pro app.



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Notes
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Type
A



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
				T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124
P2	20	700	49W	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
				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
P3	20	1050	71W	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
				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
P4	20	1400	92W	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



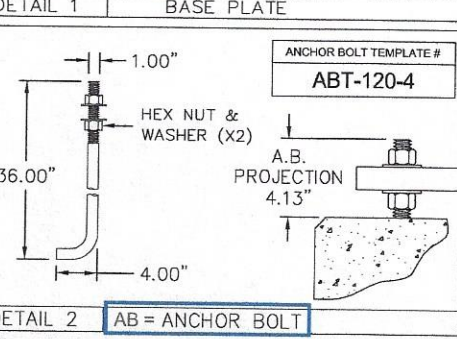
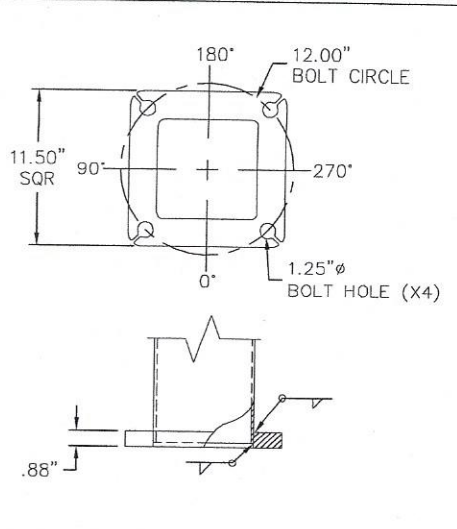
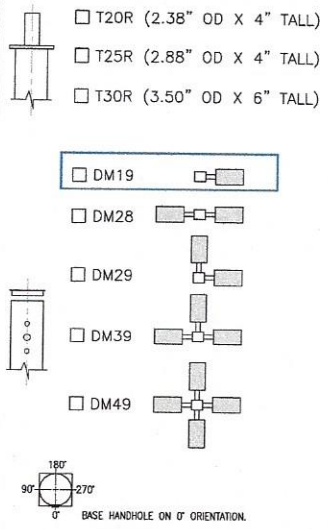
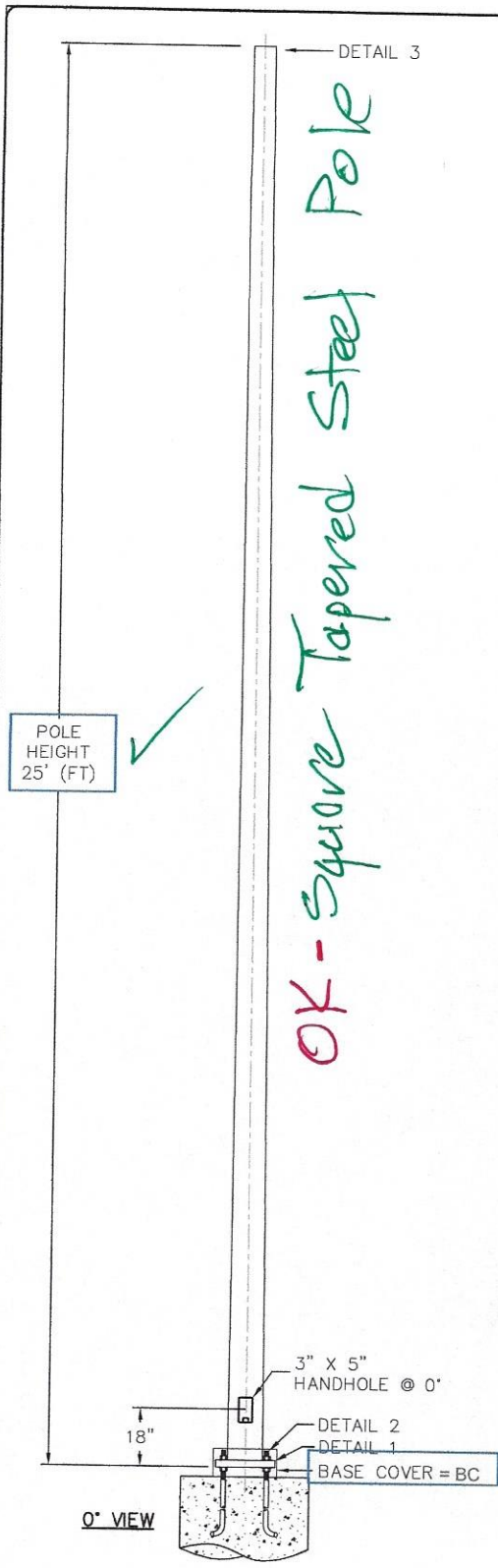
Project 21-55705-2
City of Abilene Antilley Rd & Hospital Rd Retail

Submitted By
ALA LLC

Catalog Number
STS-25-600-11-AB- FINISH-D19-BC

Notes
SELECT STANDARD FINISH

Type
A



- 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 **
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REV. DATE BY REVISION DESCRIPTION
PROJECT NAME:
DESCRIPTION:
SQUARE TAPERED STEEL ANCHOR BASE
25' x 6.00" x 11 GA

PO NUMBER: 101112
DATE: 10/11/12
QUOTE NUMBER: NTS
SCALE: QTY:
DRAWING NUMBER: STS-25-600-11-AB
DWG BY: BM
CHKD BY: CKR
REV:

	Project 21-55705-2 City of Abilene Antilley Rd & Hospital Rd Retail	Catalog Number STS-25-600-11-AB- FINISH-D19-BC	Type A
	Submitted By ALA LLC	Notes SELECT STANDARD FINISH	

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.



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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.



COMMERCIAL OUTDOOR

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 i
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-s-conce-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

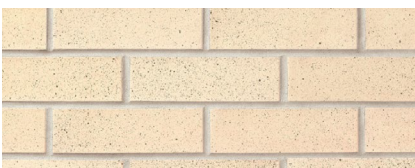
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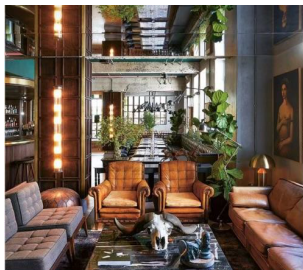
2.75" (70 mm)

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.

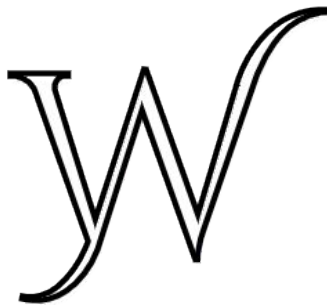


Fixtures & Textures

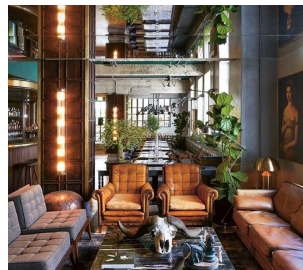


These samples show how all the elements come together for your brand.

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

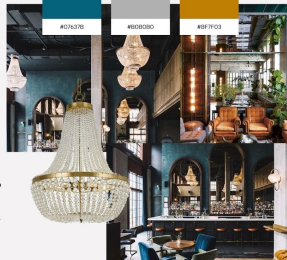
Body
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abcdefghijklmnopqrstuvwxyz
1234567890!@#%&'()*

Brand Assets

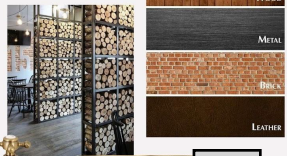
These images capture the style and spirit of our brand for the lobby & retail space.



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



Fixtures & Textures



42

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

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

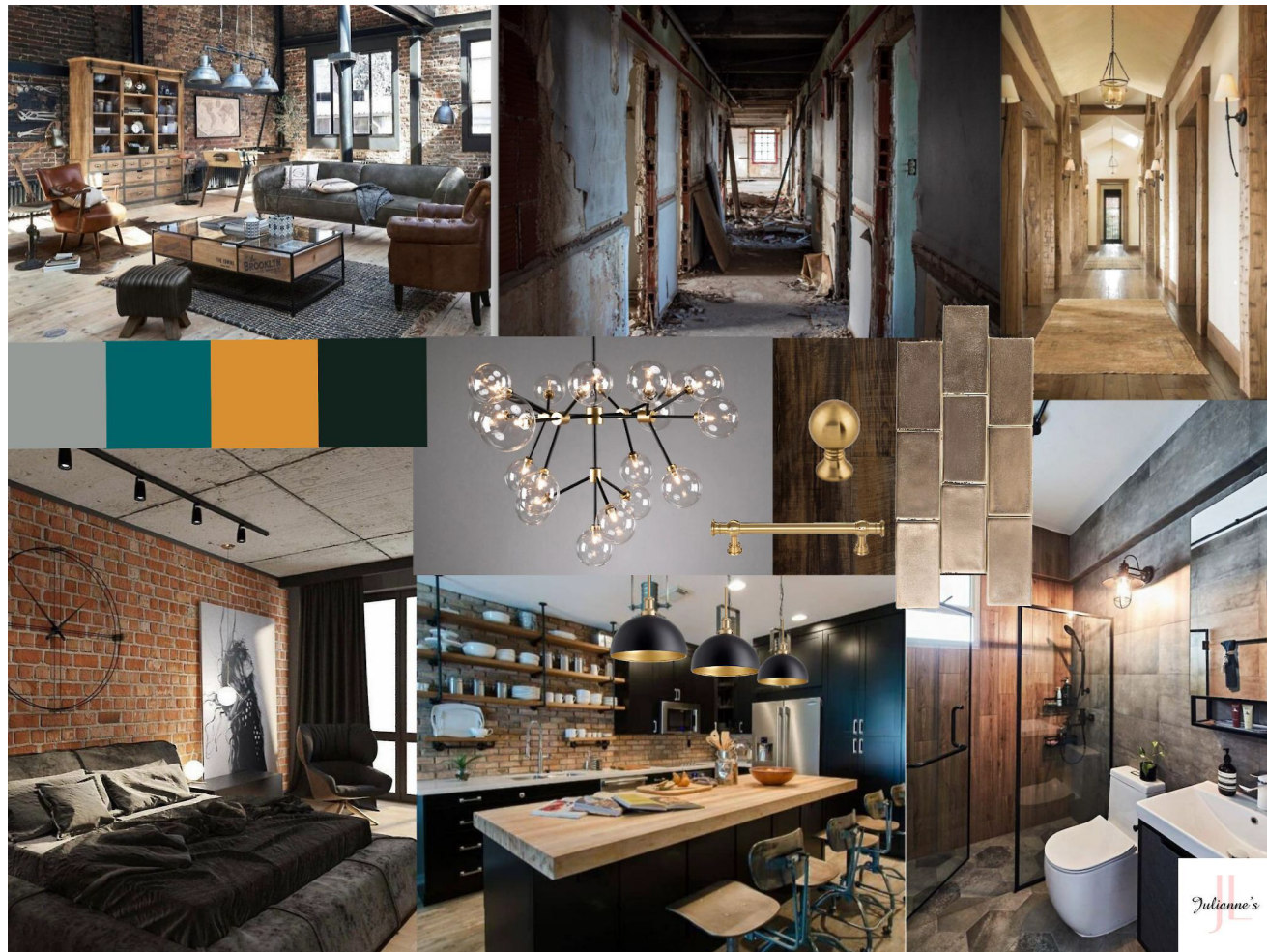


- ❖ Neon signage on top of the building, in gold/yellow coloring



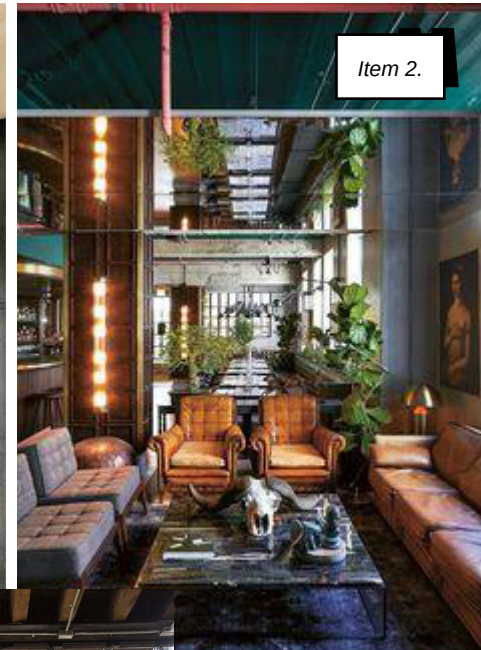
- ❖ Secondary businesses can follow same design look for personal signage. Also note the hotel drover sign for side of building

Interior Apartment Inspiration



Julianne's

Lobby Design Inspiration



Item 2.



46

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
--	--



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Alabama, Texas
Ced. 306,258,490

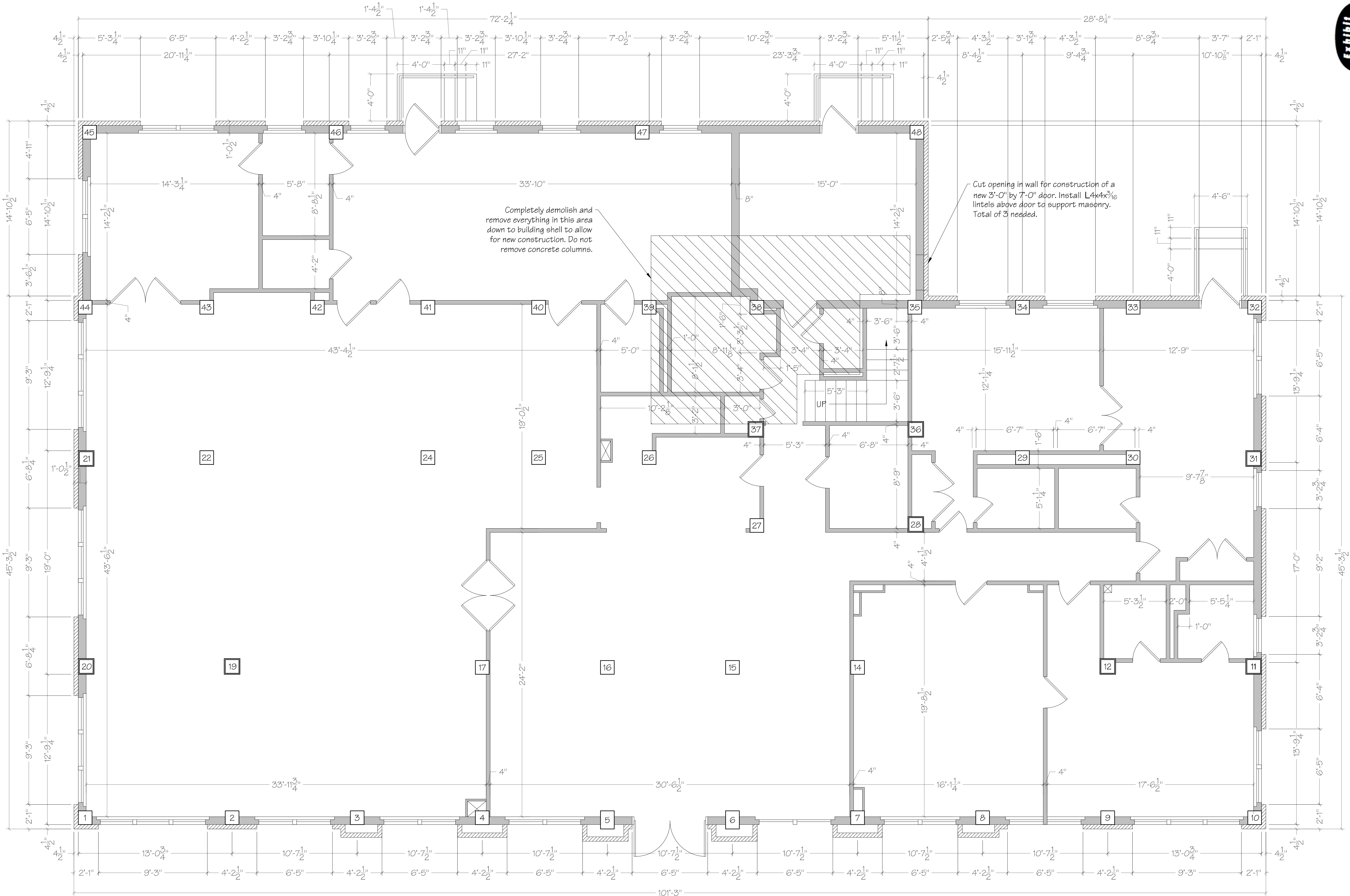
JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

The Wyatt Apartments
221 East College
Stephenville, Texas

Architectural
First Floor Demolition Plan

SHEET NUMBER

D-1





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Ces. 385,258,490

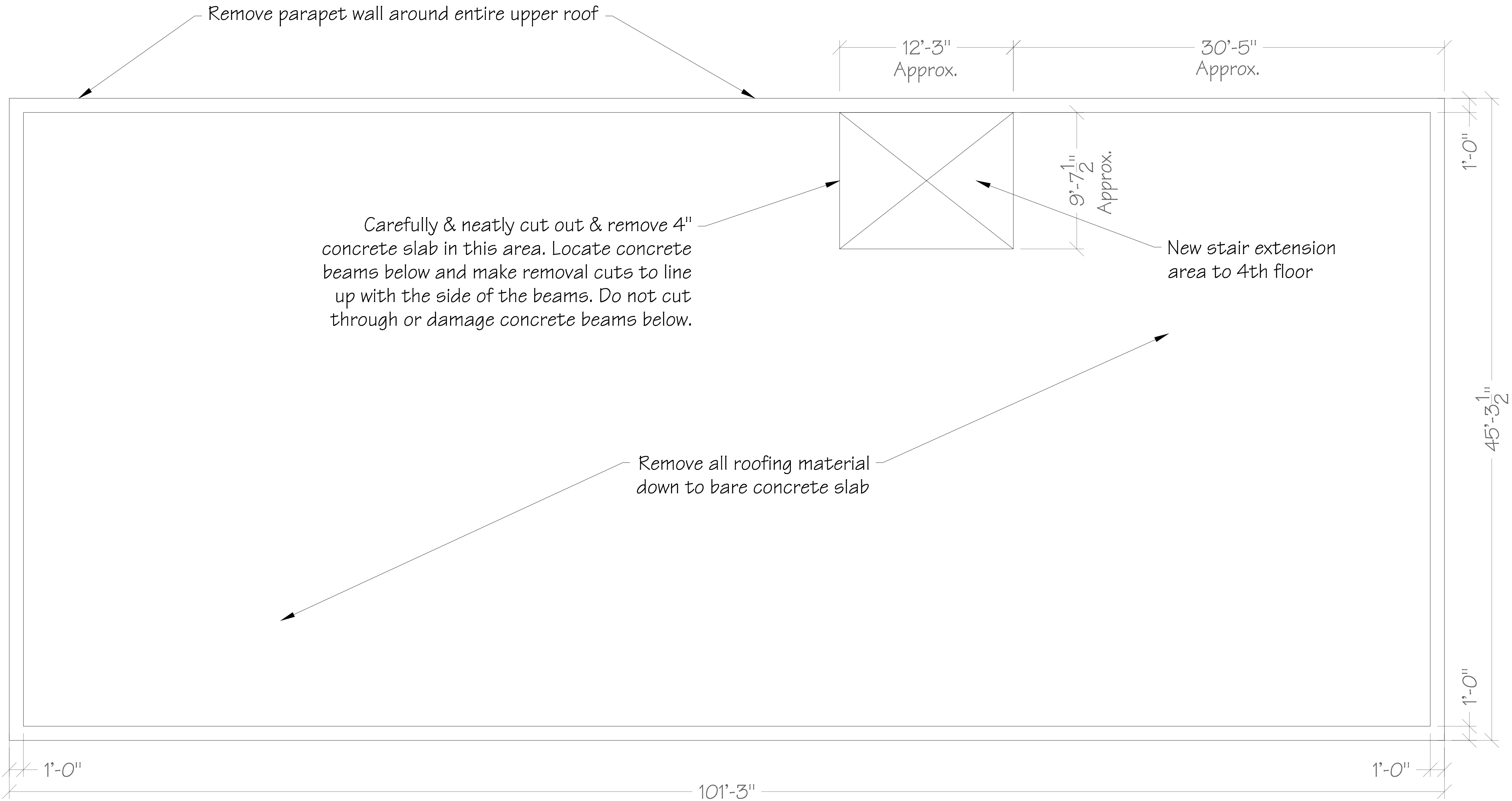
JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

The Wyatt Apartments
221 East College
Stephenville, Texas

Roof Demolition Plan

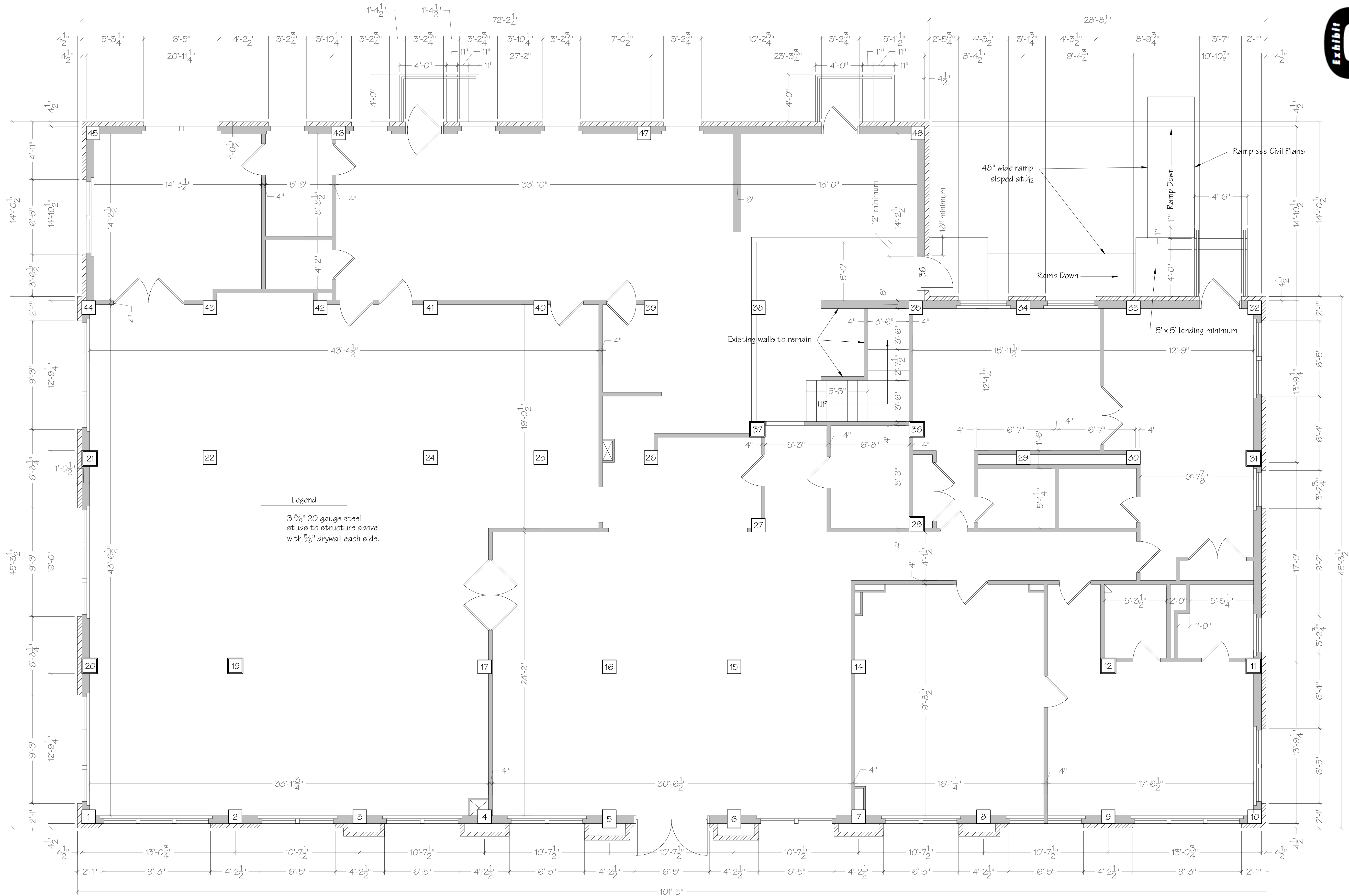
SHEET NUMBER

D-2



Roof Demolition Plan

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



First Floor Plan

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



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JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

The Wyatt Apartments
221 East College
Stephenville, Texas

Architectural
First Floor Plan

SHEET NUMBER

A-1

Exhibit 0

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JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

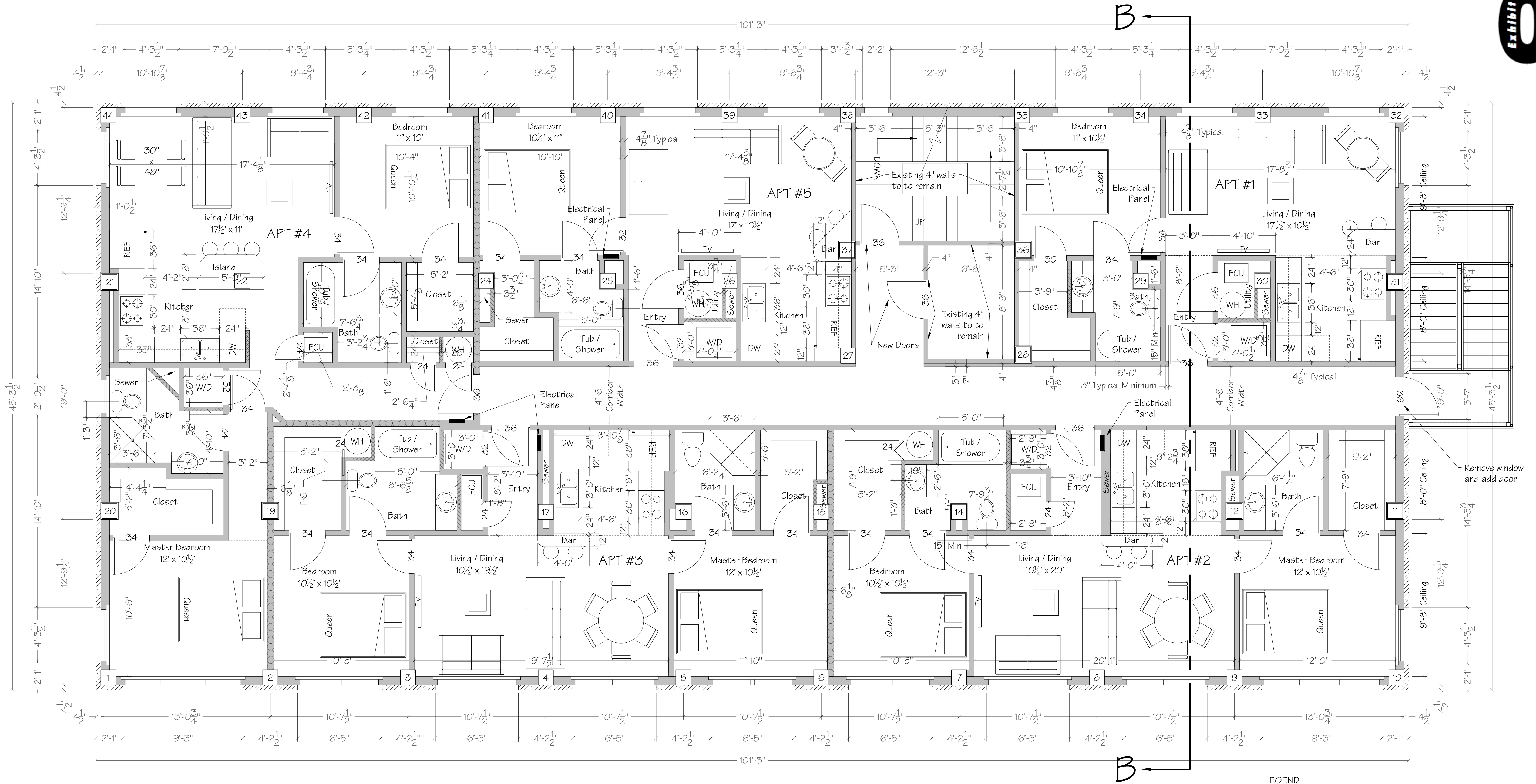
The Wyatt Apartments
221 East College
Stephenville, Texas

Architectural
Second and Third Floor Plan

SHEET NUMBER

A-2

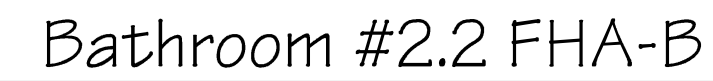
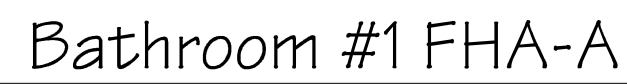
6-1-22



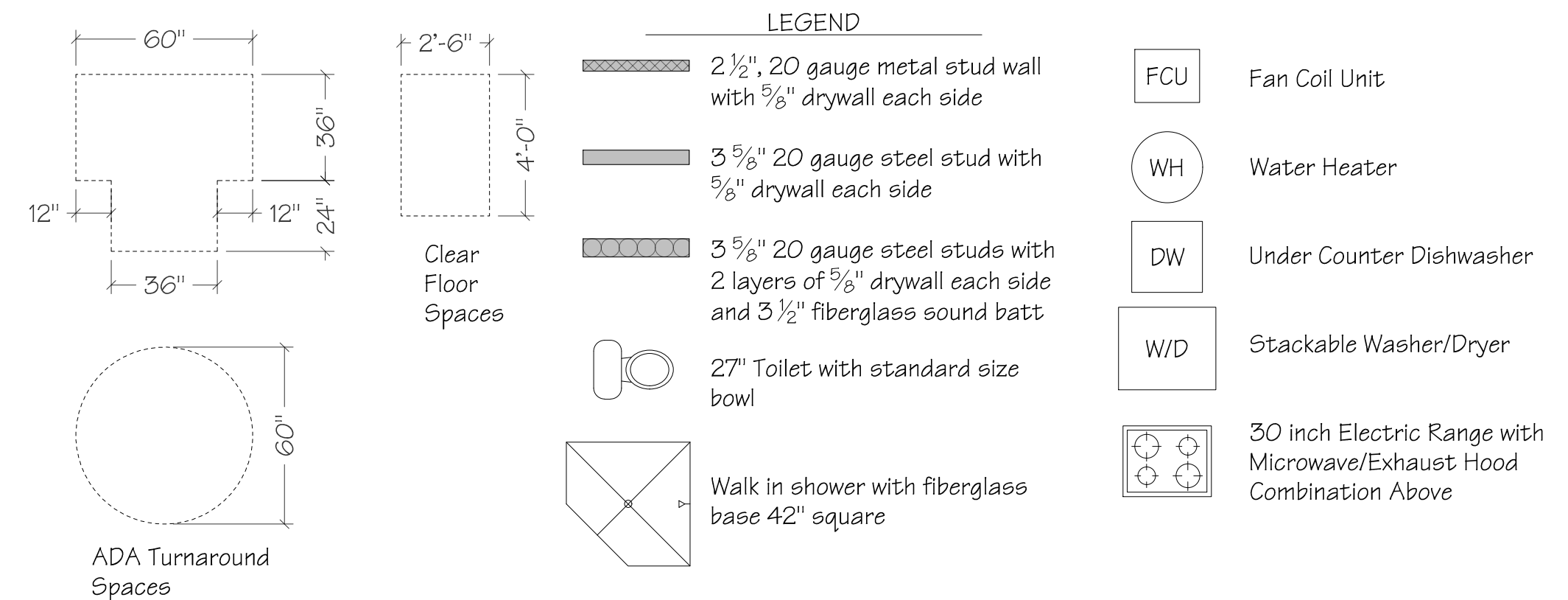
Second & Third Floor Plan

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

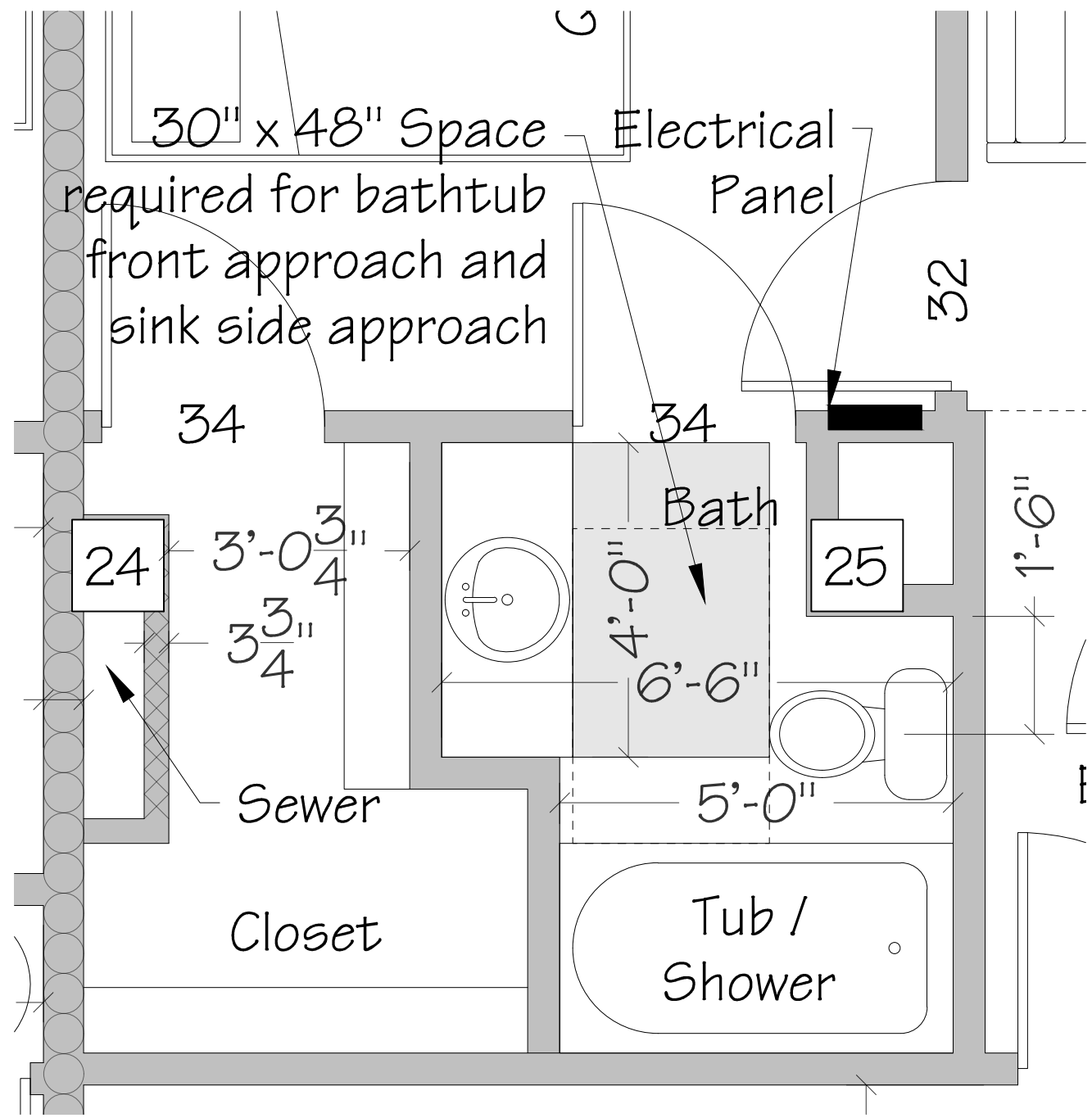
- LEGEND
- 2 1/2" 20 gauge metal stud wall with 5/8" drywall each side
 - 3 5/8" 20 gauge steel stud with 5/8" drywall each side
 - 3 5/8" 20 gauge steel studs with 2 layers of 5/8" drywall each side and 3 1/2" fiberglass sound batt
 - 27" Toilet with standard size bowl
 - Walk in shower with fiberglass base 42" square
 - FCU Fan Coil Unit
 - WH Water Heater
 - DW Under Counter Dishwasher
 - W/D Stackable Washer/Dryer
 - 30 inch Electric Range with Microwave/Exhaust Hood Combination Above



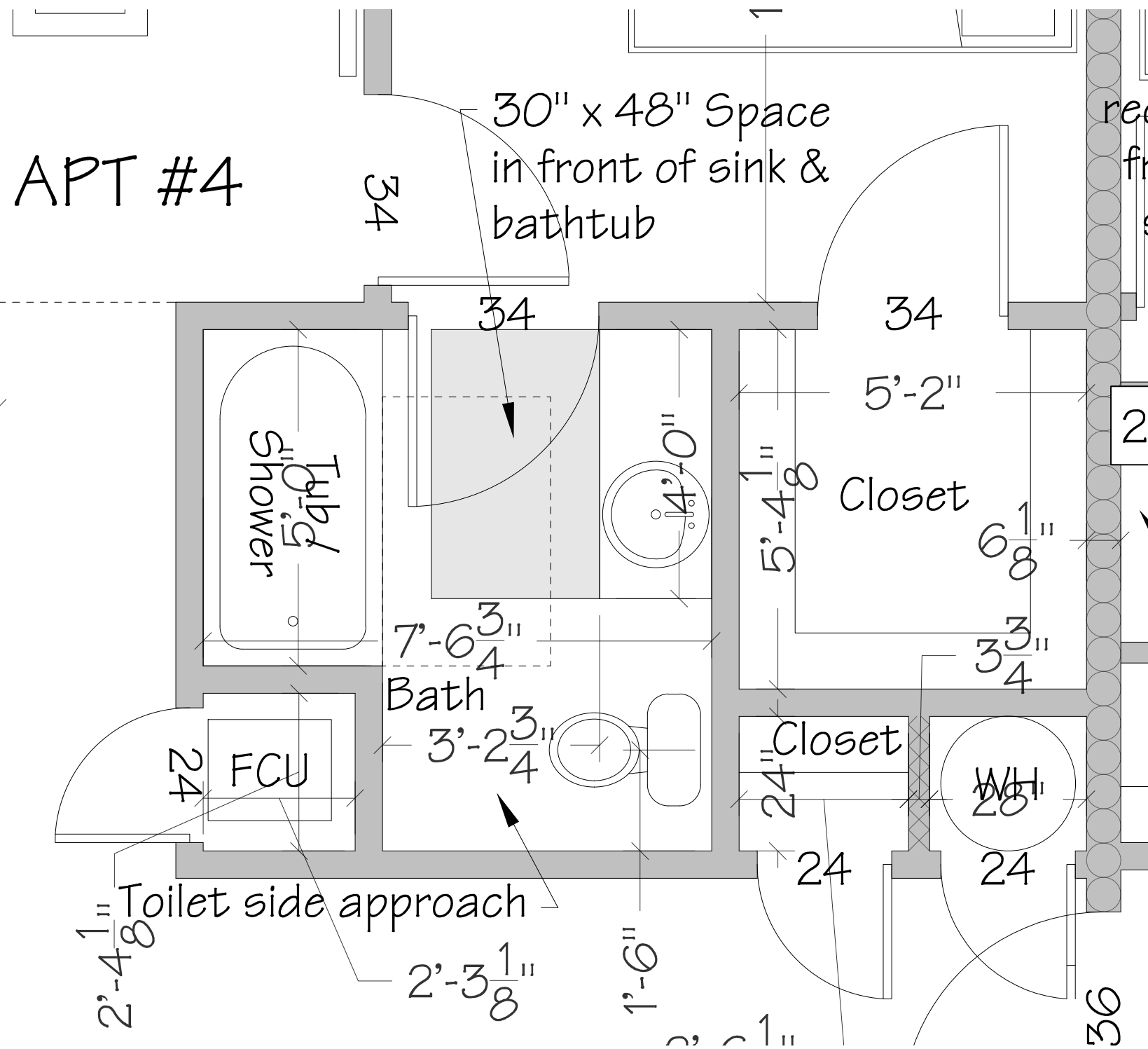
Scale: 1/2" = 1'-0"



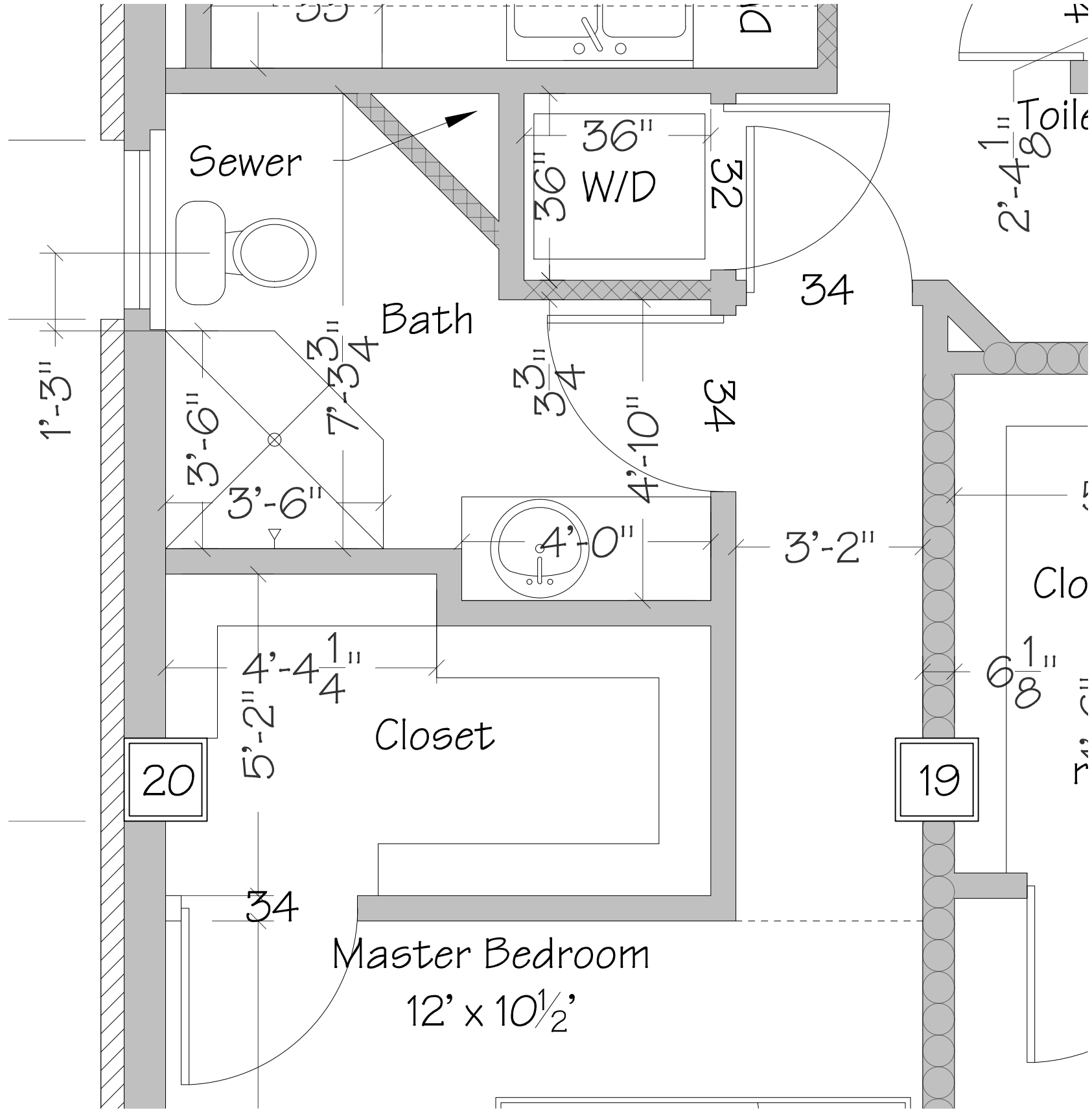
No elongated toilets - Sinks may require change out or cabinet removal



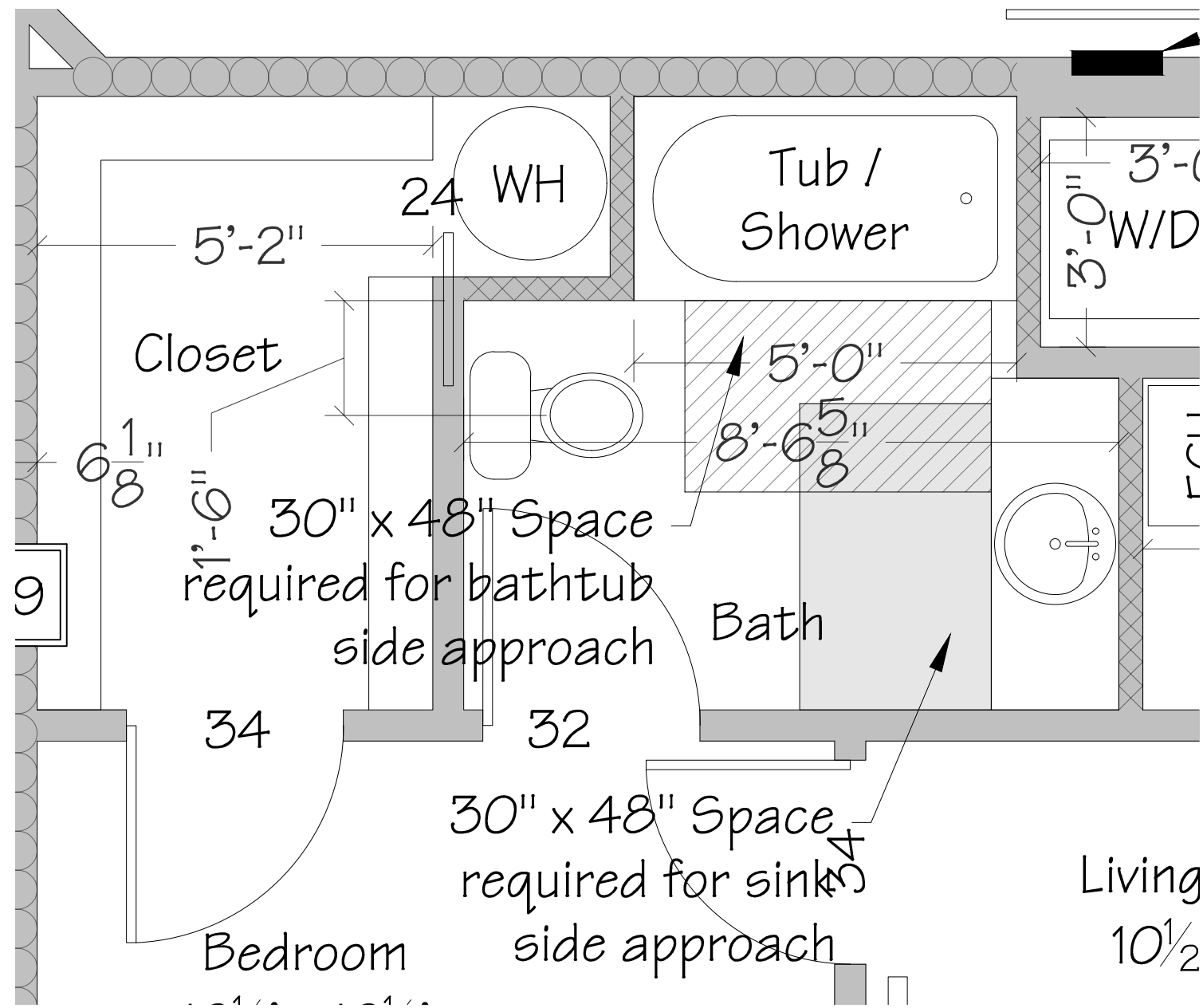
Bathroom #5 FHA-A



Bathroom #4.2 FHA-B



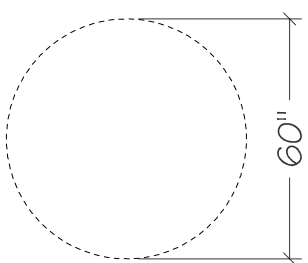
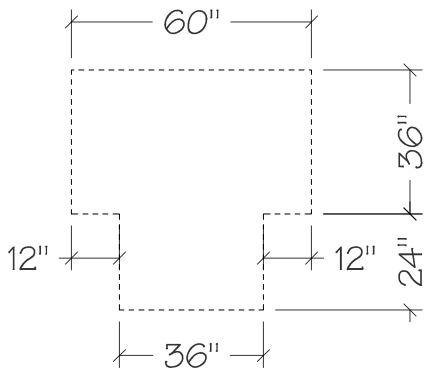
Bathroom #4.1 Non FHA except Door



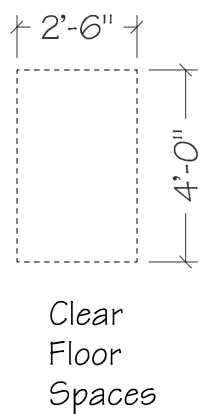
Bathroom #3.2 FHA-B

Second & Third Floor Bathroom Details

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



ADA Turnaround Spaces



Clear Floor Spaces

LEGEND	
	2 1/2" 20 gauge metal stud wall with 5/8" drywall each side
	3 5/8" 20 gauge steel stud with 5/8" drywall each side
	3 5/8" 20 gauge steel studs with 2 layers of 5/8" drywall each side and 3 1/2" fiberglass sound batt
	27" Toilet with standard size bowl
	Walk in shower with fiberglass base 42" square
	FCU Fan Coil Unit
	WH Water Heater
	DW Under Counter Dishwasher
	W/D Stackable Washer/Dryer
	30 inch Electric Range with Microwave/Exhaust Hood Combination Above

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JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

The Wyatt Apartments
221 East College
Stephenville, Texas

Architectural
Second and Third Floor
Bathroom Details

SHEET NUMBER

A-4

Exhibit
0

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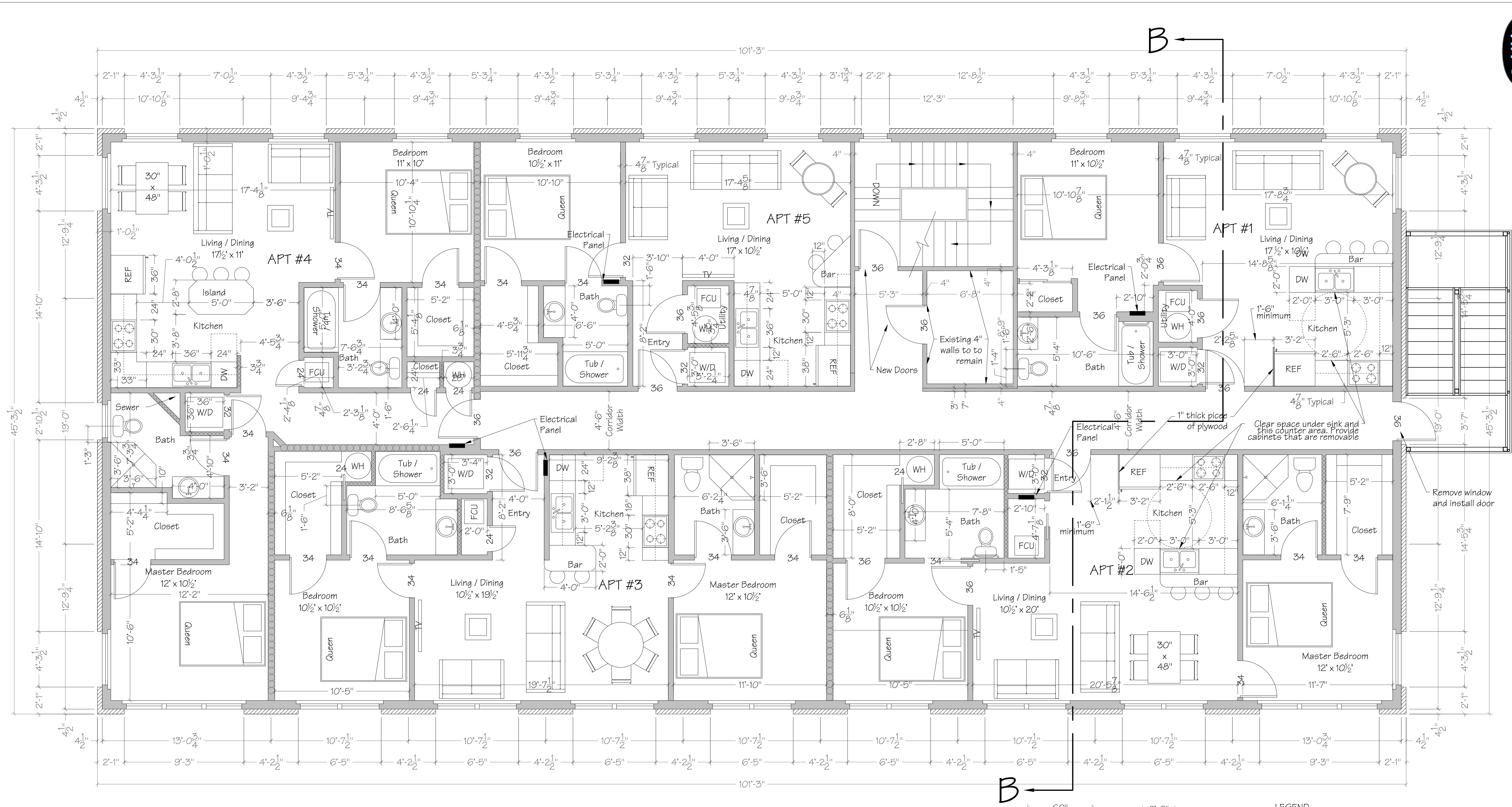
JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

The Wyatt Apartments
221 East College
Stephenville, Texas

Architectural
Fourth Floor Plan

SHEET NUMBER

A-5



Fourth Floor Plan

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

LEGEND

- 2 1/2" 20 gauge metal stud wall with 5/8" drywall each side
- 3 5/8" 20 gauge steel stud with 5/8" drywall each side
- 3 5/8" 20 gauge steel studs with 2 layers of 5/8" drywall each side and 3 1/2" fiberglass sound batt
- 27" Toilet with standard size bowl
- Walk in shower with fiberglass base 42" square
- Clear Floor Spaces
- ADA Turnaround Spaces

Bar countertops to be at 30" A.F.F.

FCU	Fan Coil Unit
WH	Water Heater
DW	Under Counter Dishwasher
W/D	Stackable Washer/Dryer
	30 inch Electric Range with Microwave/Exhaust Hood Combination Above

Exhibit 0

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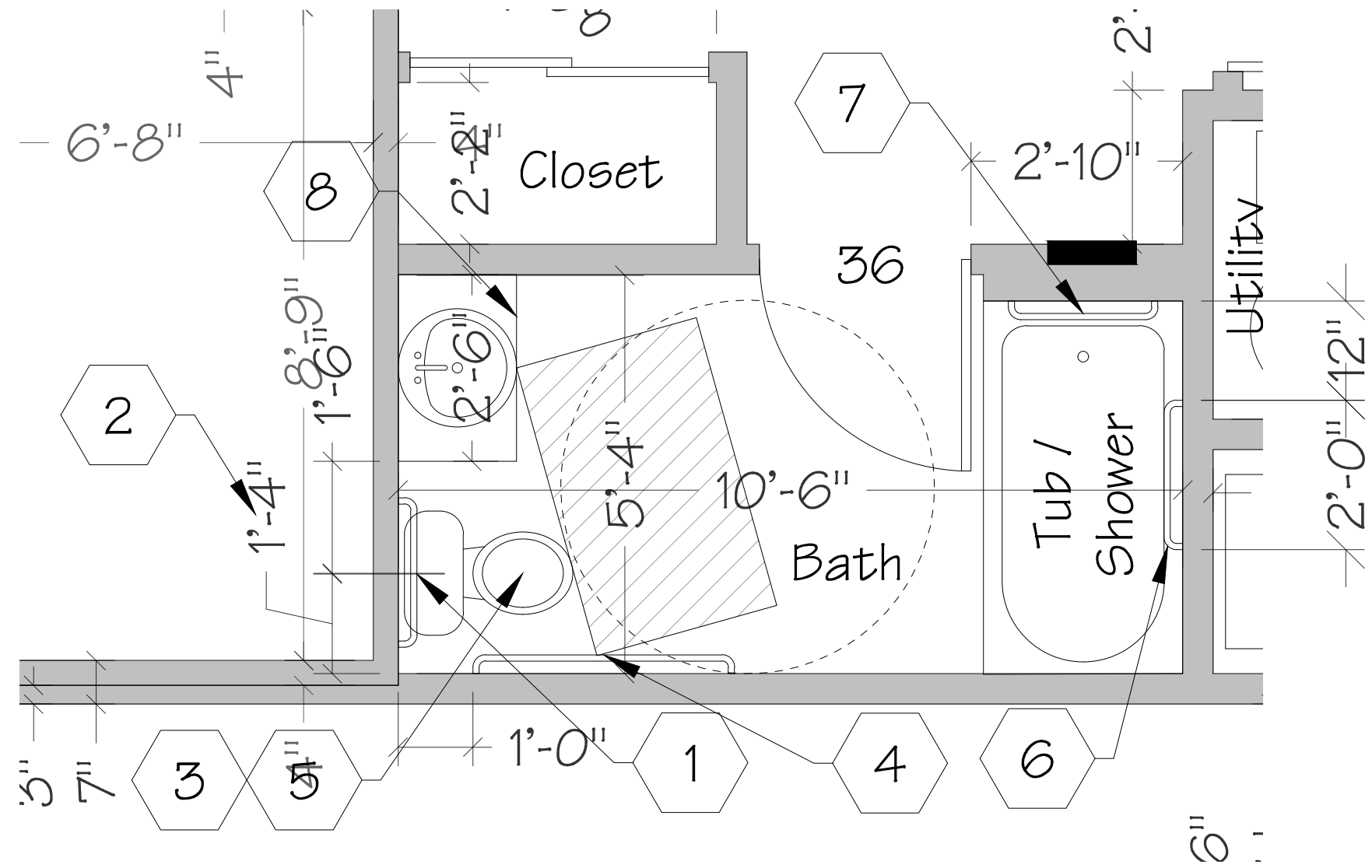
JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

The Wyatt Apartments
221 East College
Stephenville, Texas

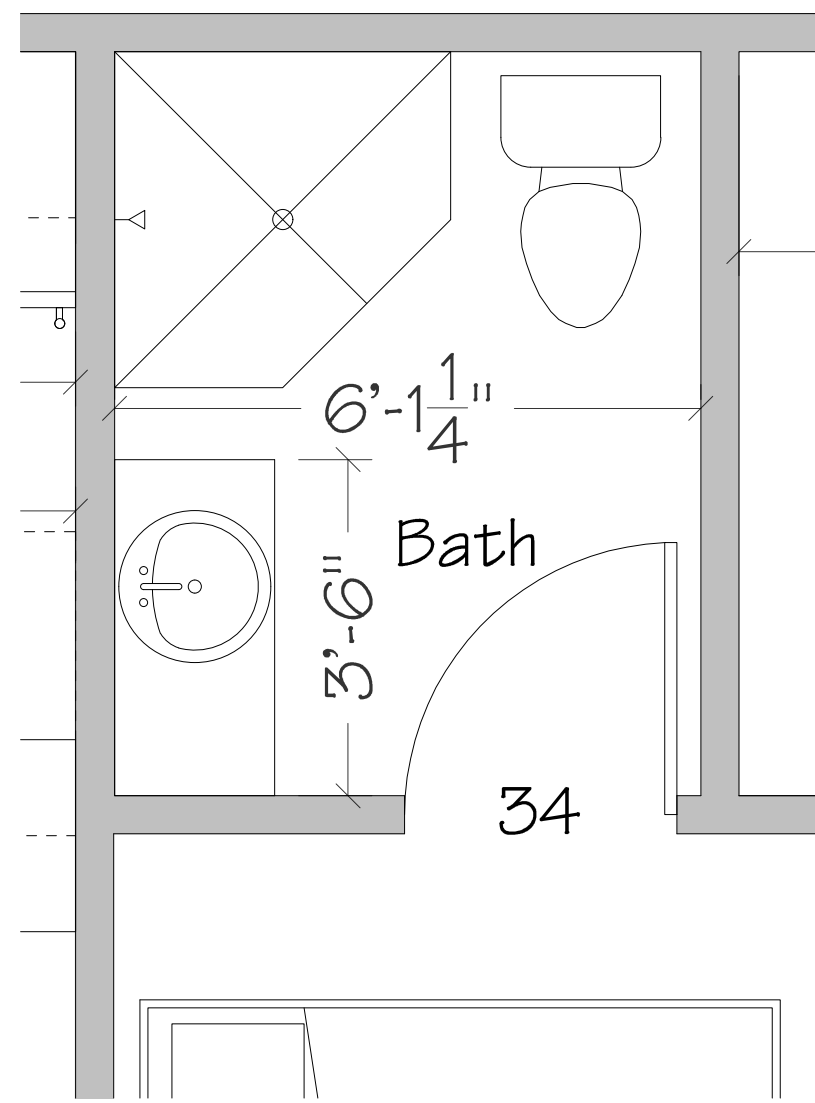
Architectural
Fourth Floor Bathroom Details

SHEET NUMBER

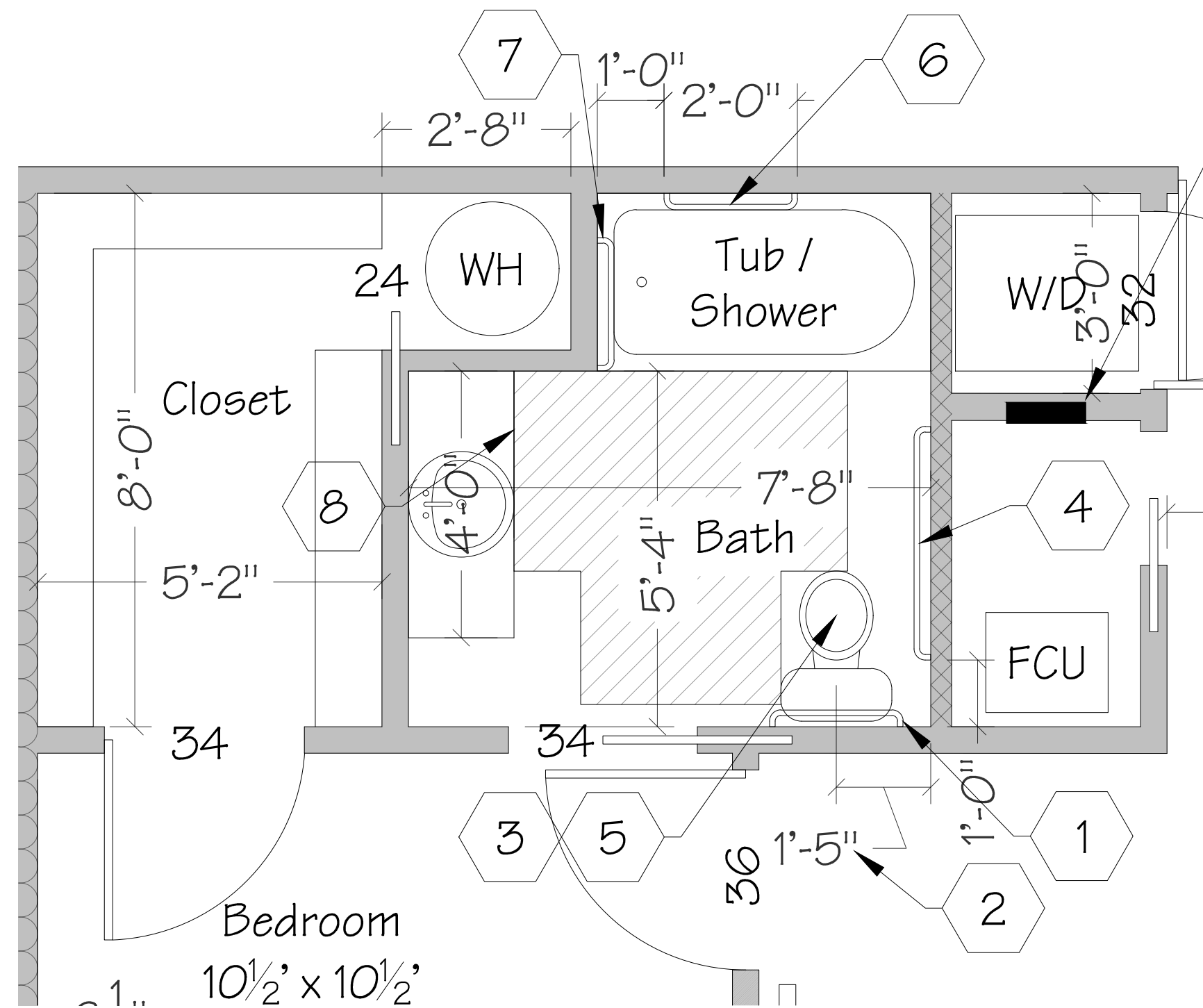
A-6



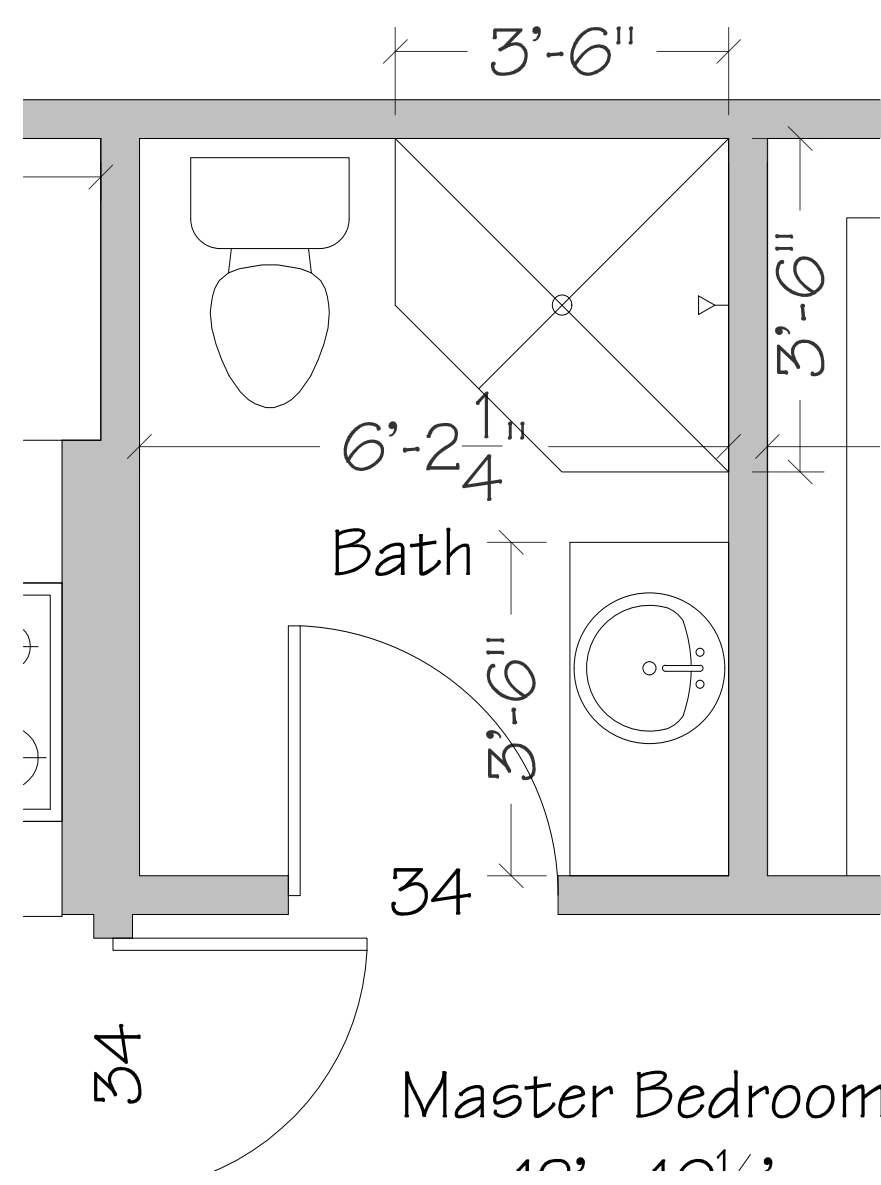
Bathroom #1 TAS-ADA



Bathroom #2.1 - Non-TAS-ADA Except Door



Bathroom #2.2 TAS-ADA

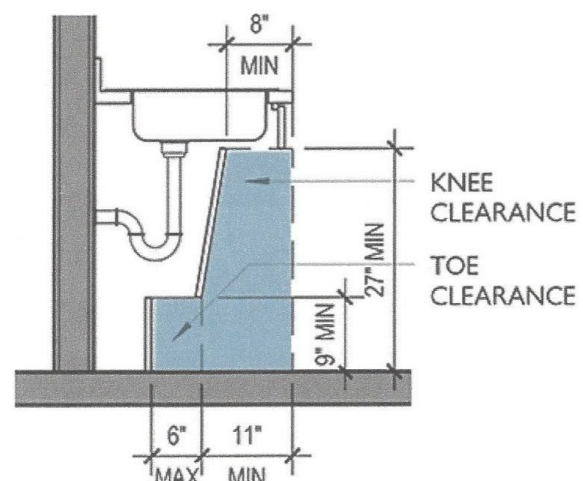


Bathroom #3.1 - Non-FHA Except Door

- 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.

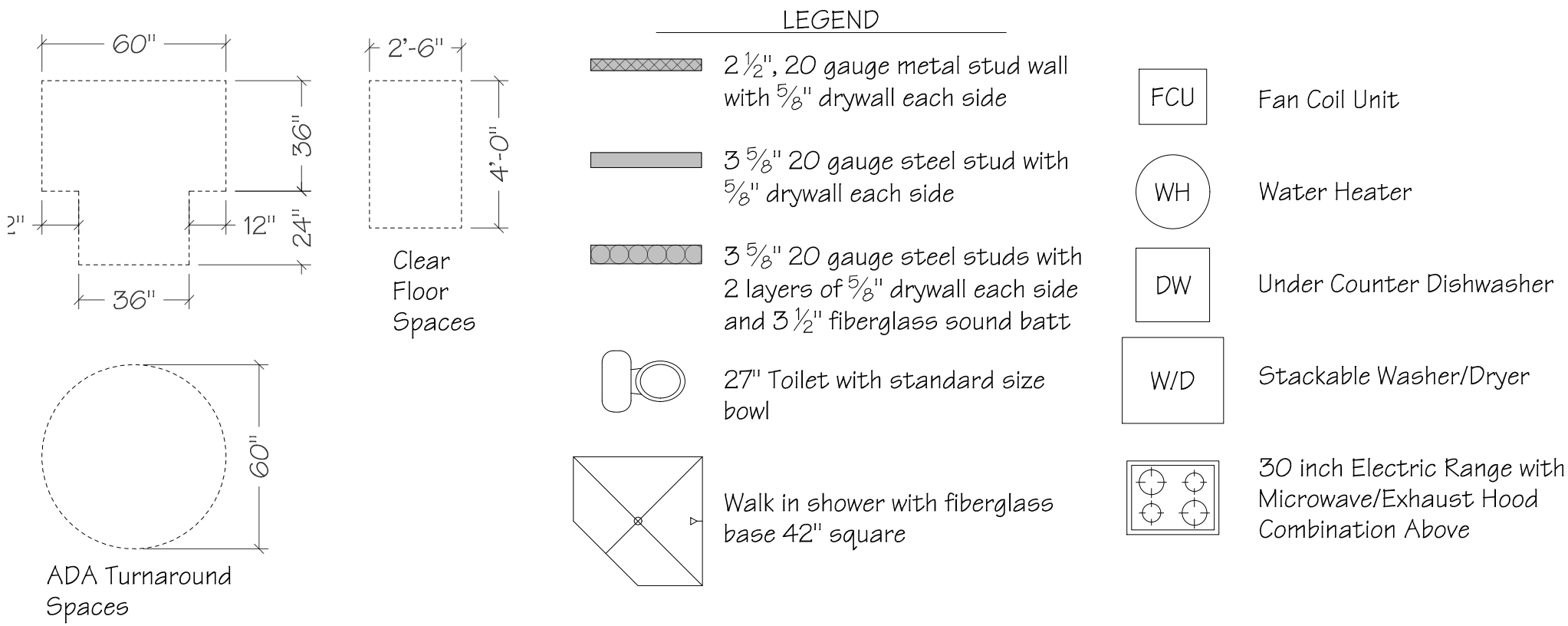
Fourth Floor Bathroom Details

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



TAS-ADA Sink Detail

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







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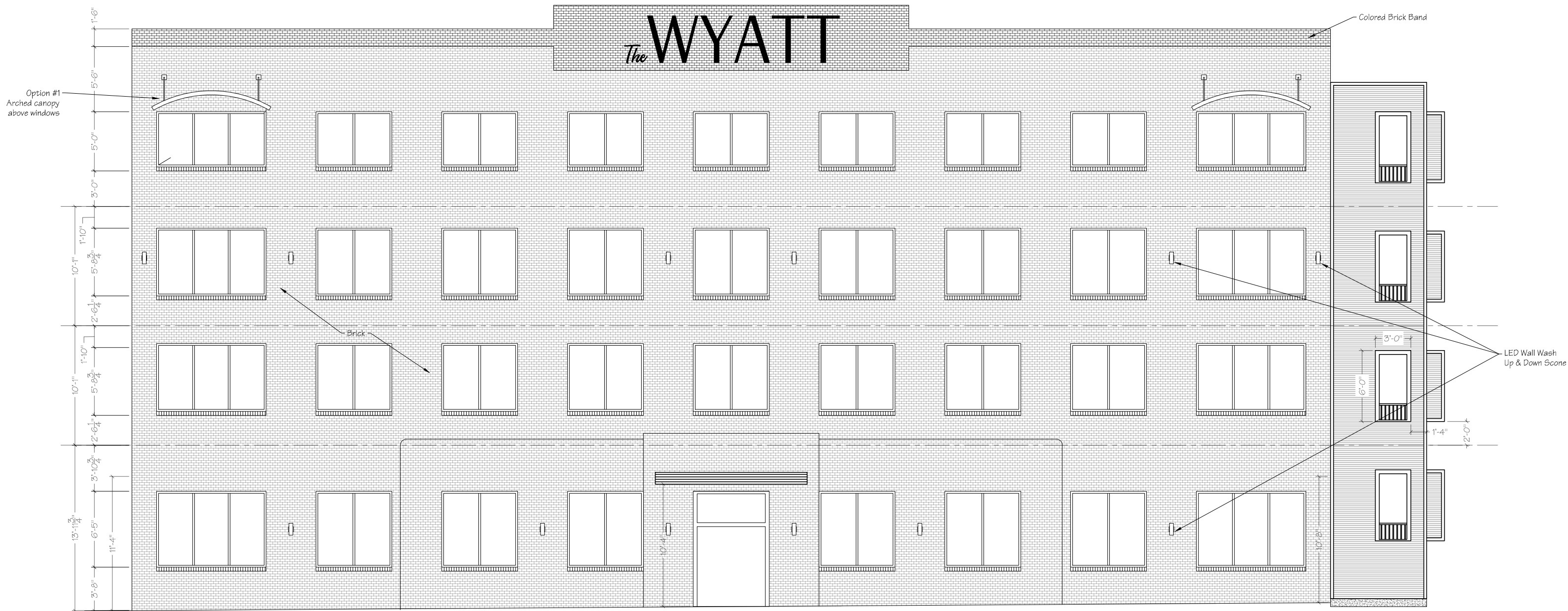
JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

The Wyatt Apartments
221 East College
Stephenville, Texas

Architectural
North & South Exterior Elevation

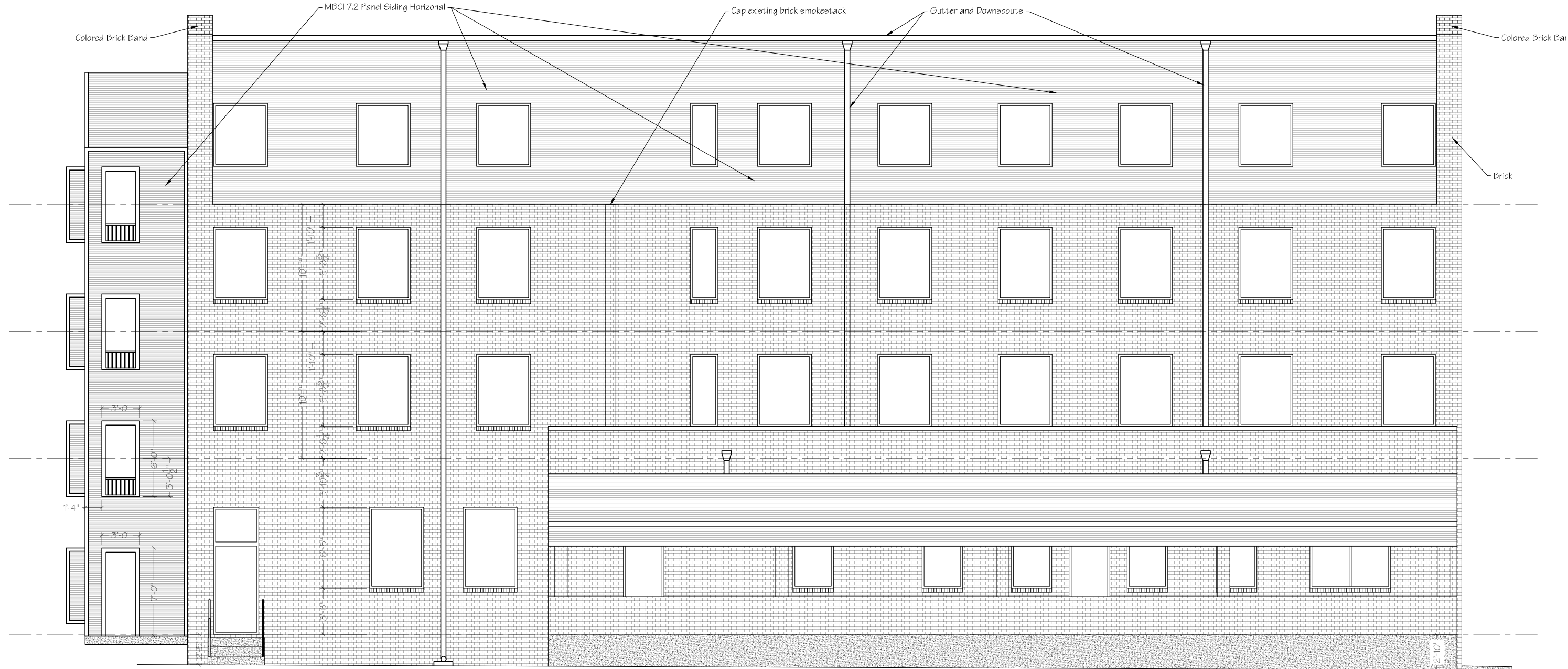
SHEET NUMBER

A-8



South Elevation

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



North Elevation

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



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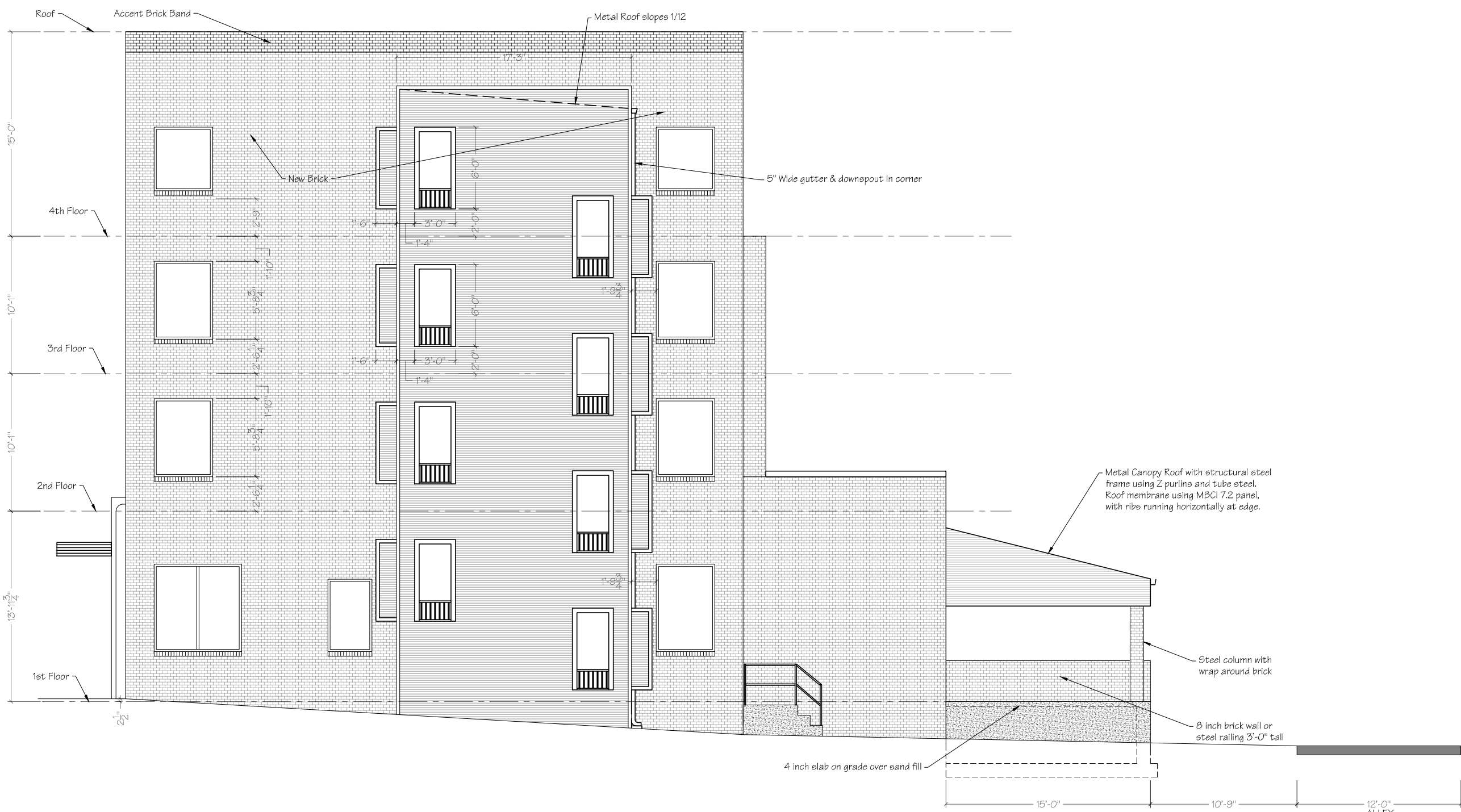
JRAM ENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

The Wyatt Apartments
221 East College
Stephenville, Texas

Architectural
East & West Exterior Elevation

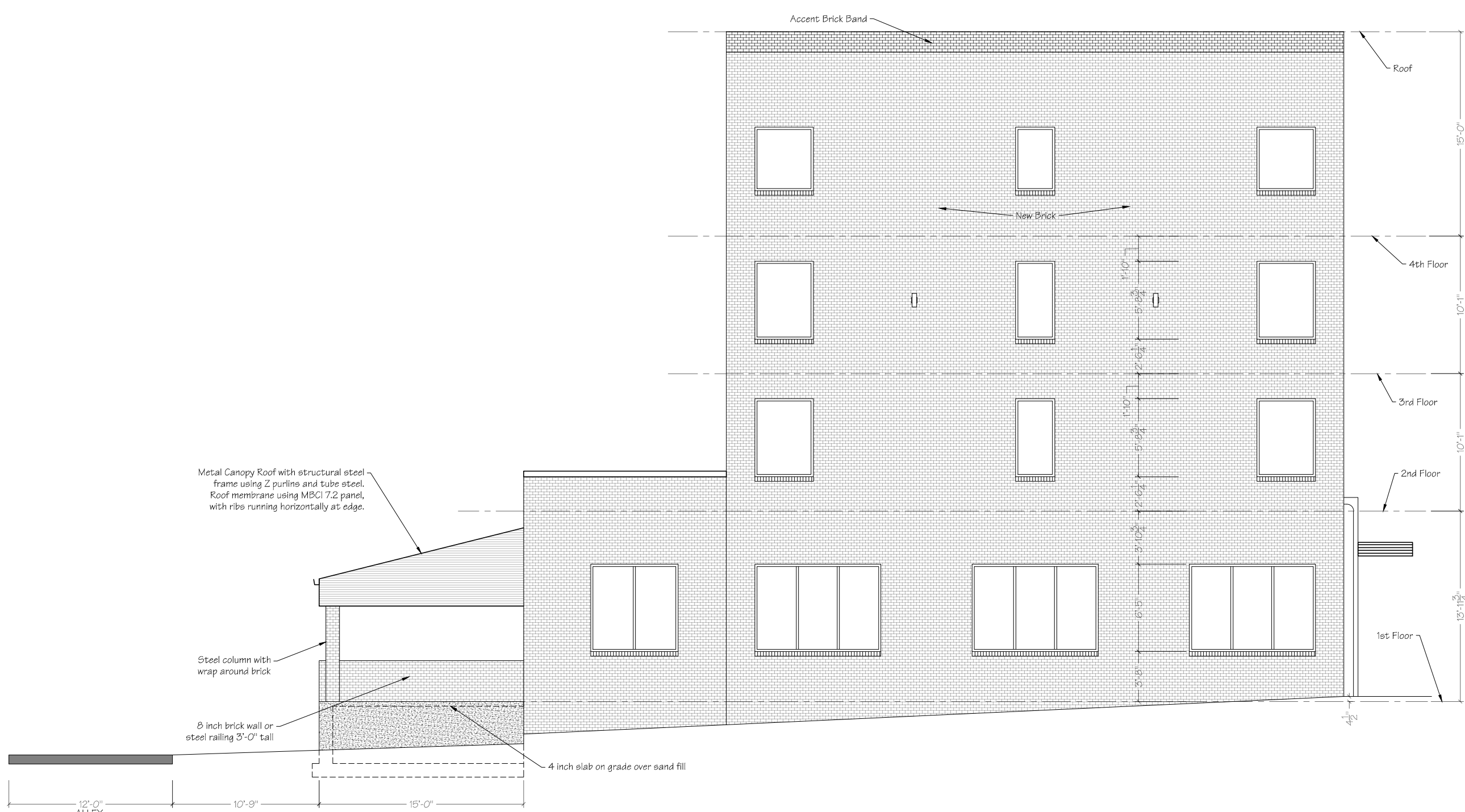
SHEET NUMBER

A-9



East Elevation

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



West Elevation

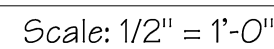
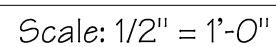
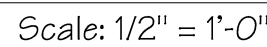
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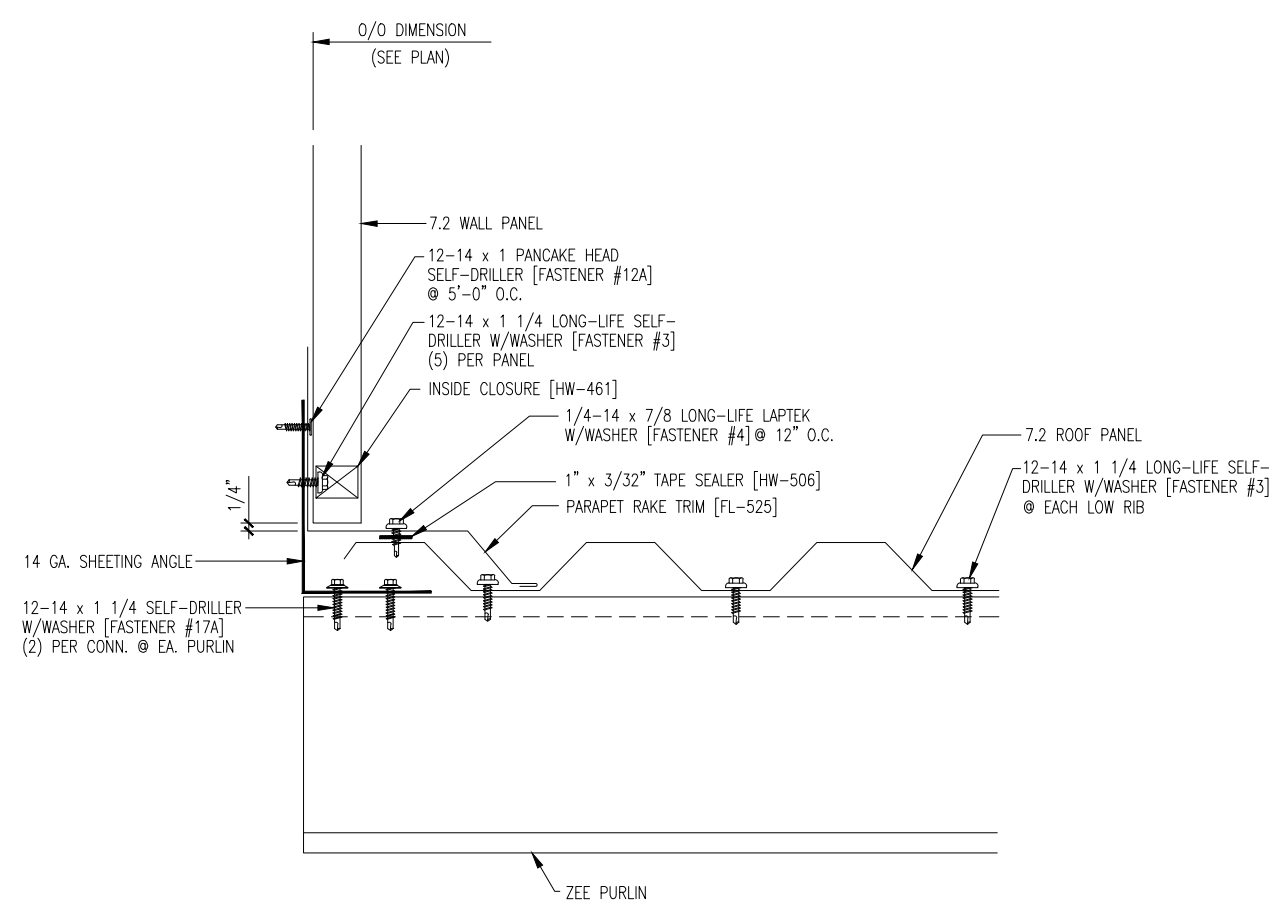


FOUNDATION & BUILDING DESIGN

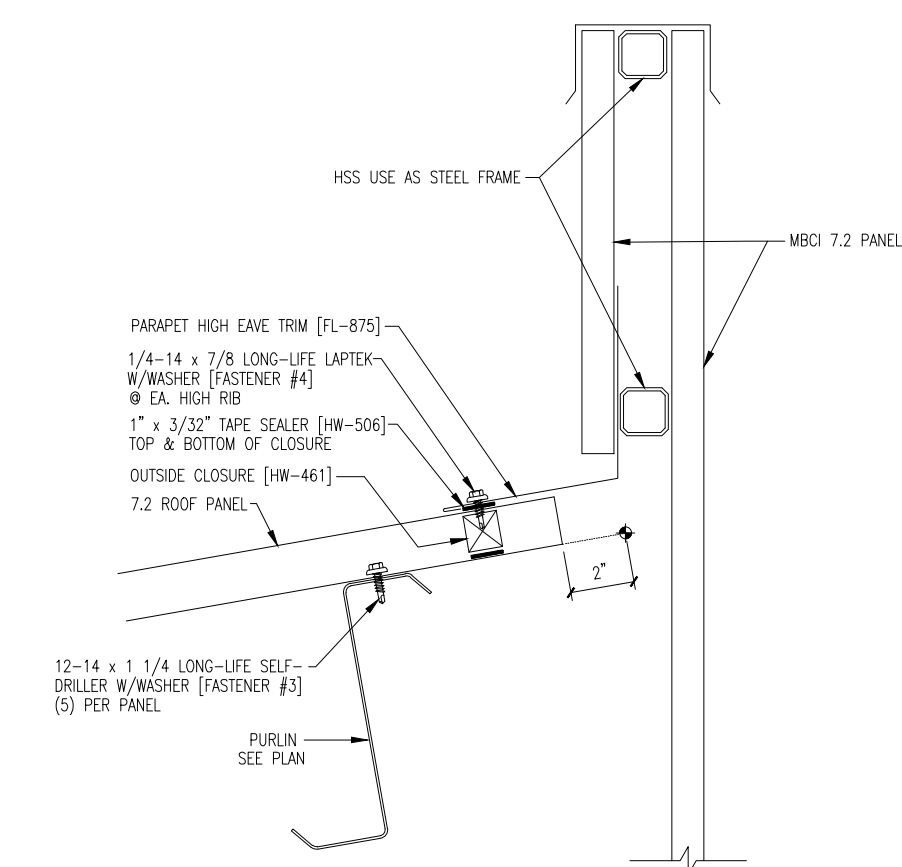
Architectural Wall Sections

A-10

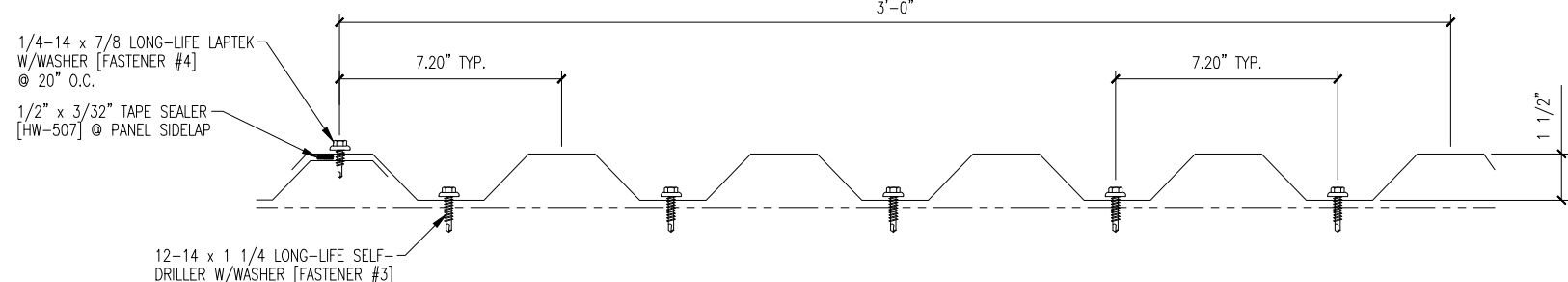




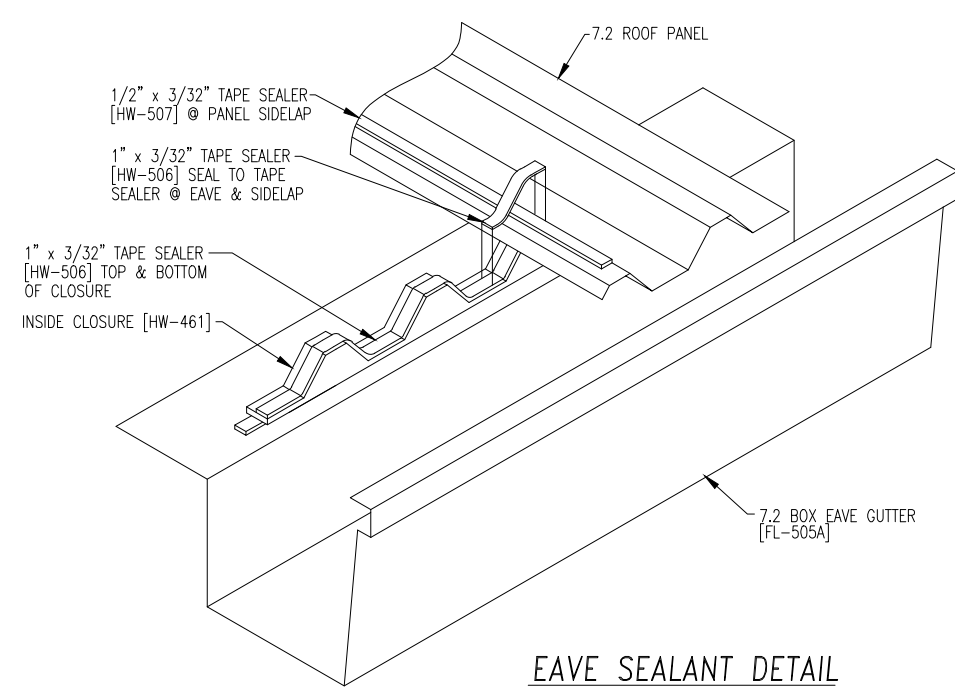
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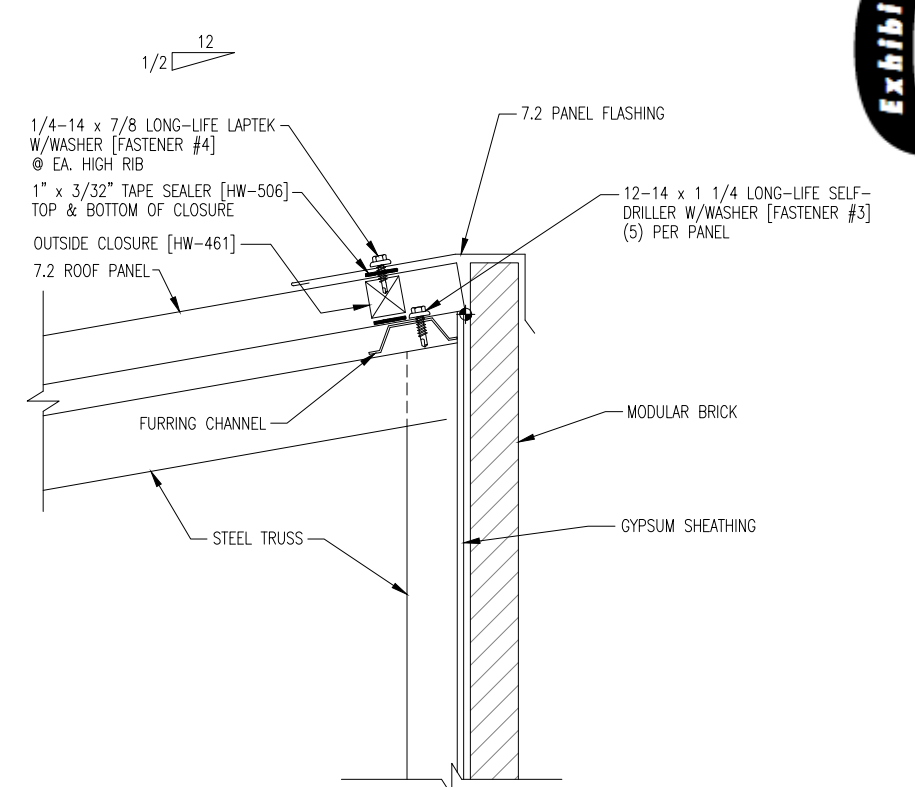
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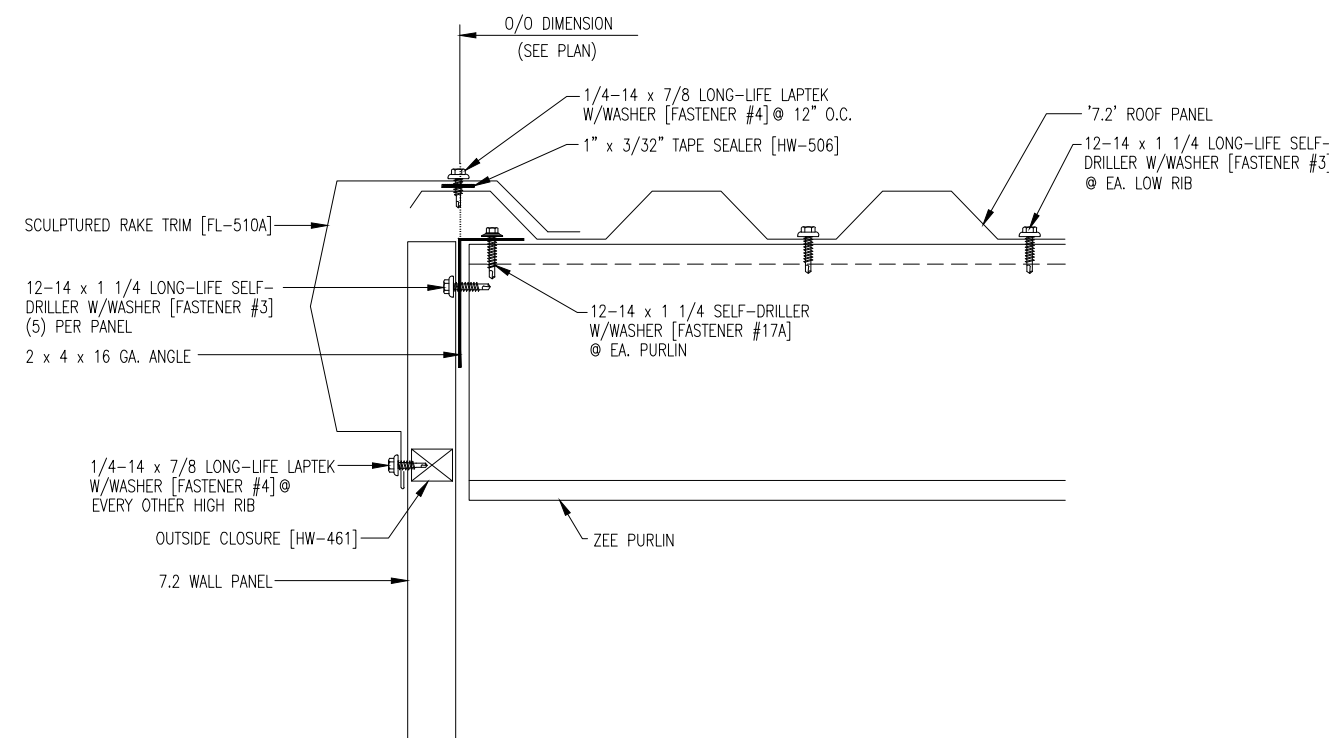
7.2 FASTENER SPACING @ PANEL ENDS & INTERMEDIATE SUPPORTS



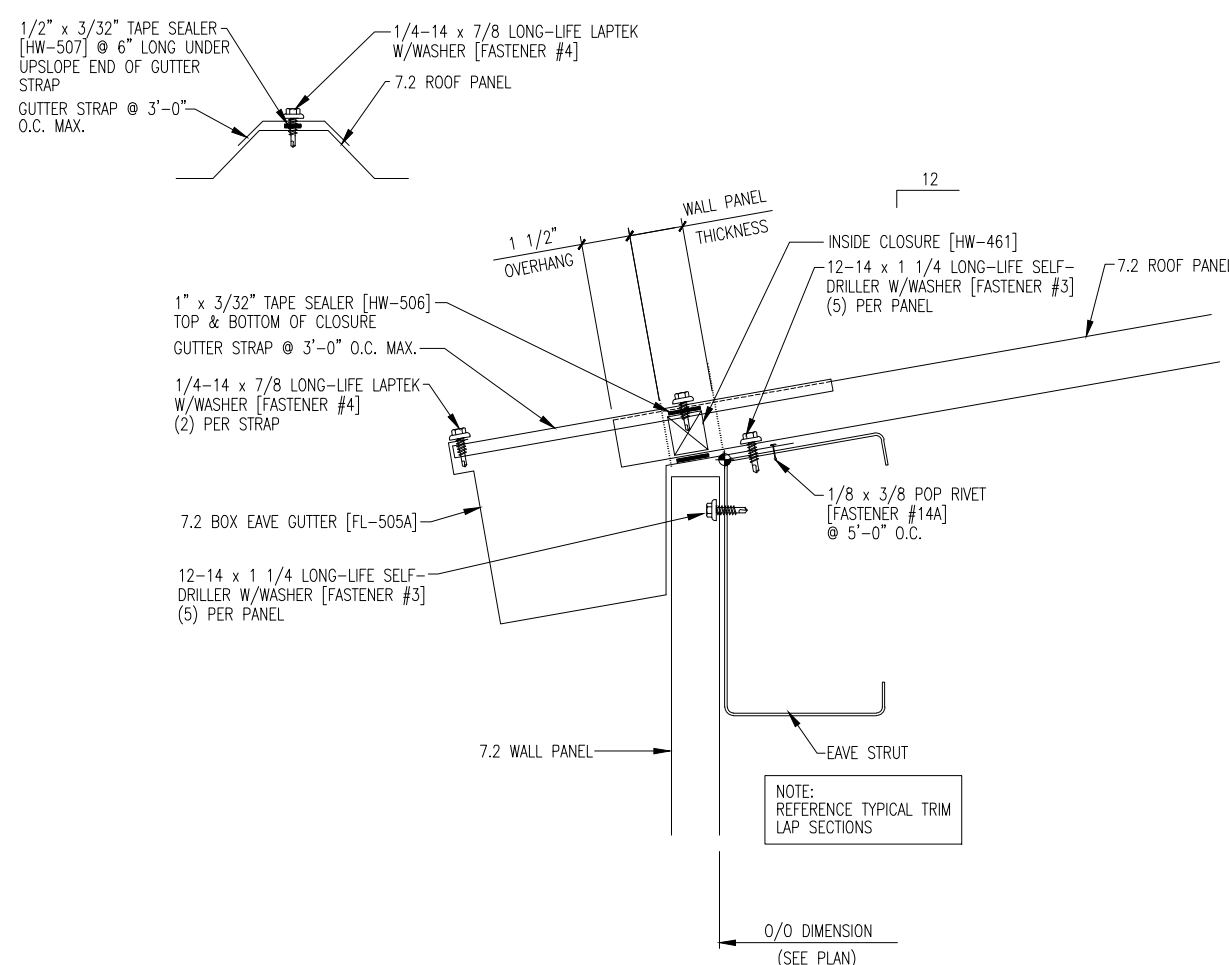
EAVE SEALANT DETAIL



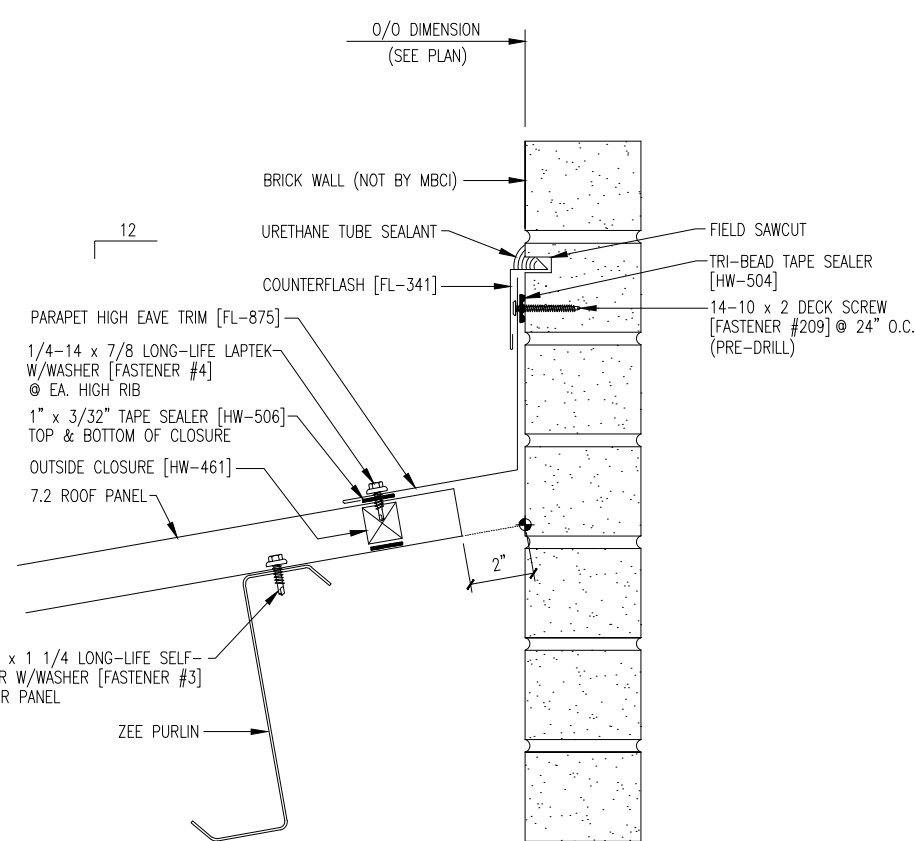
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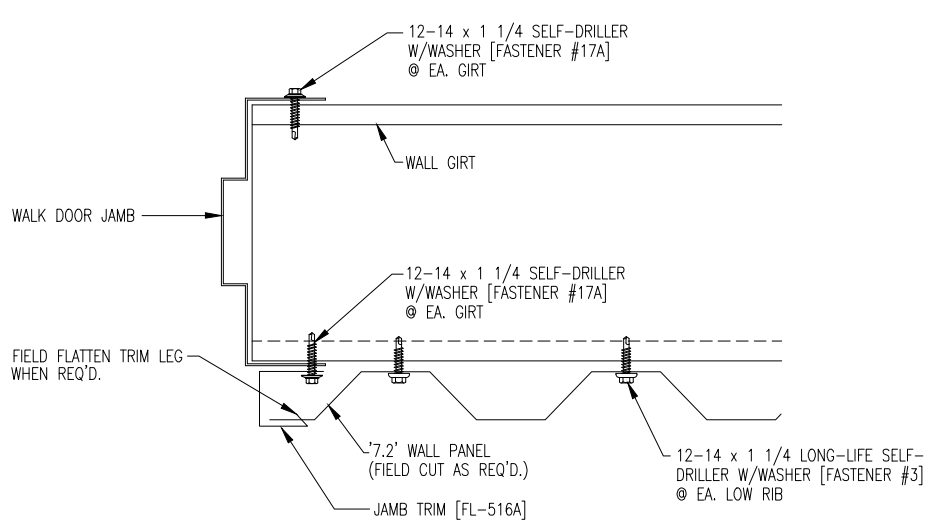
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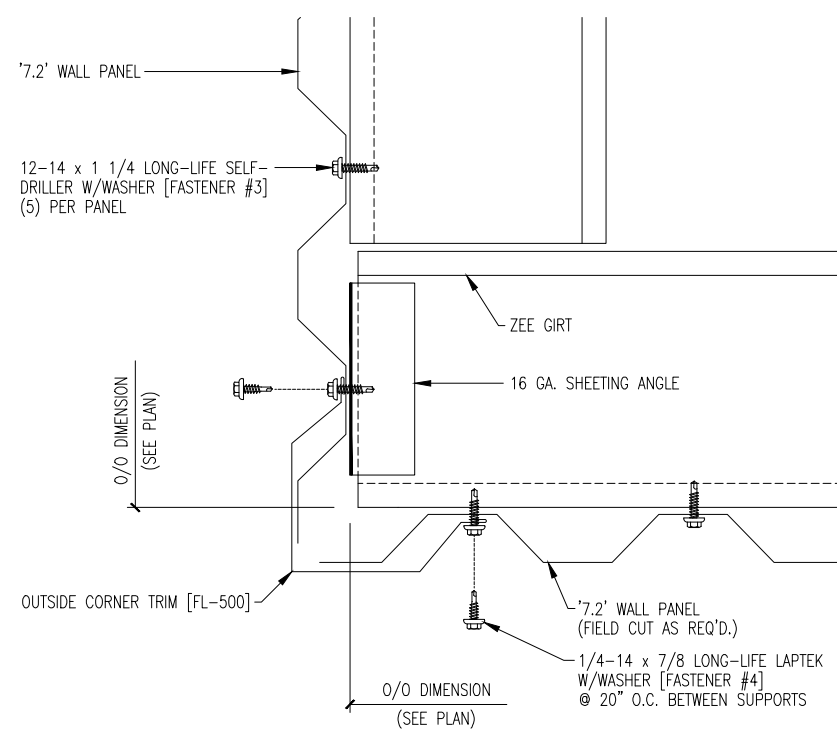
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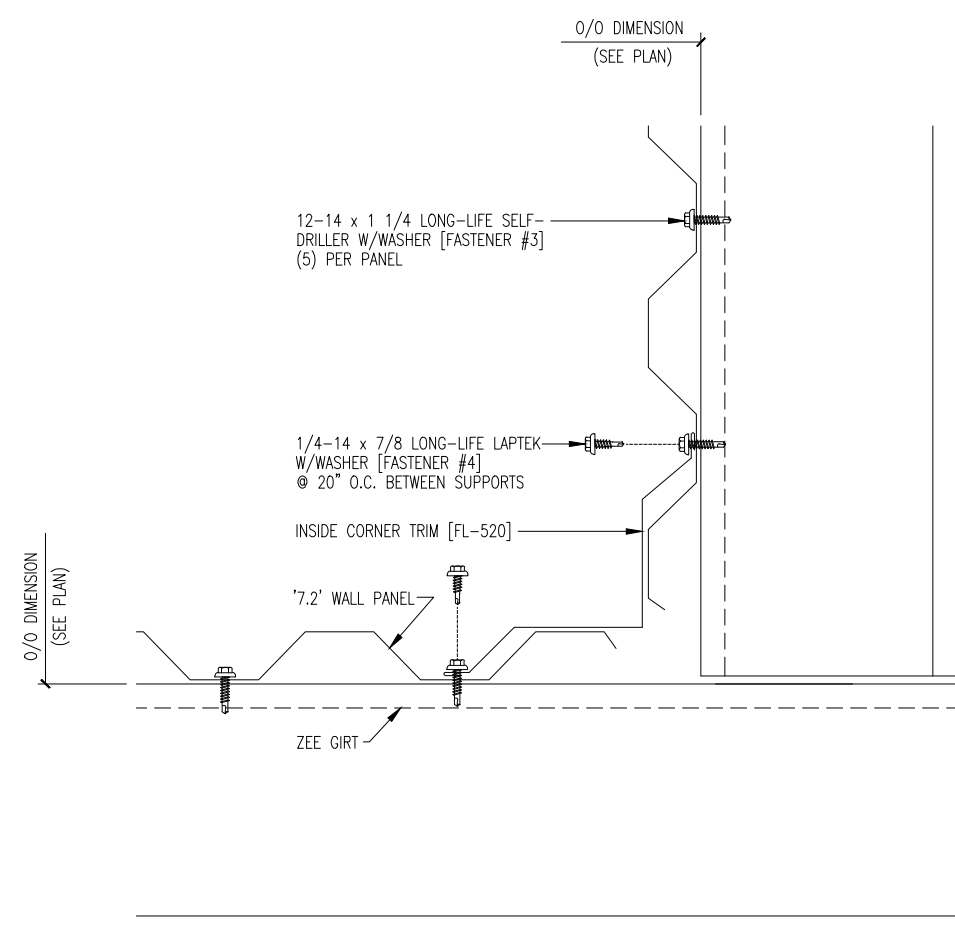
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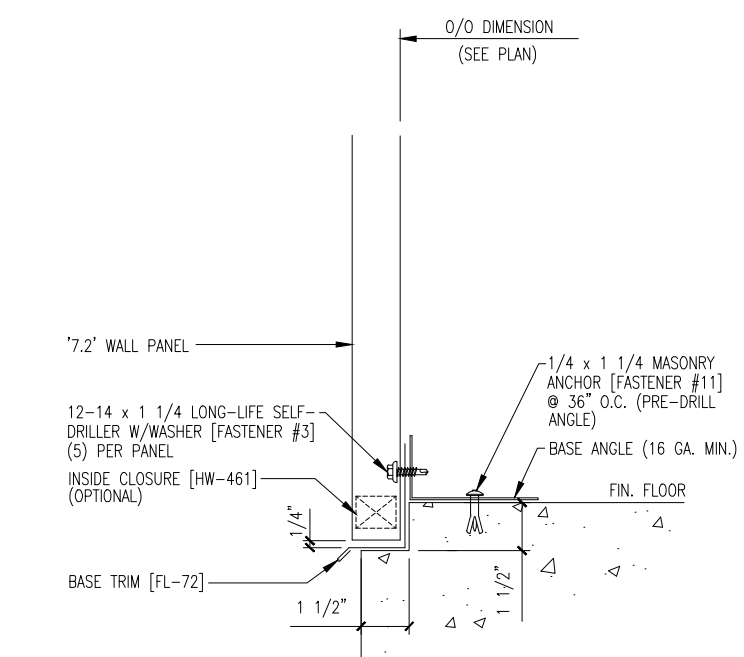
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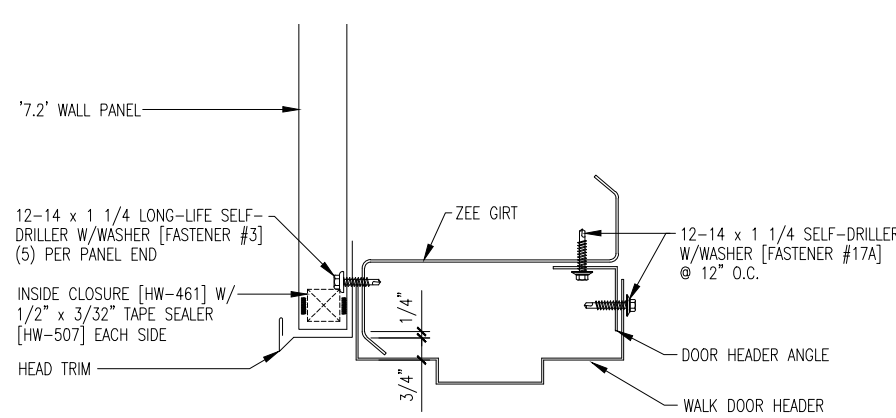
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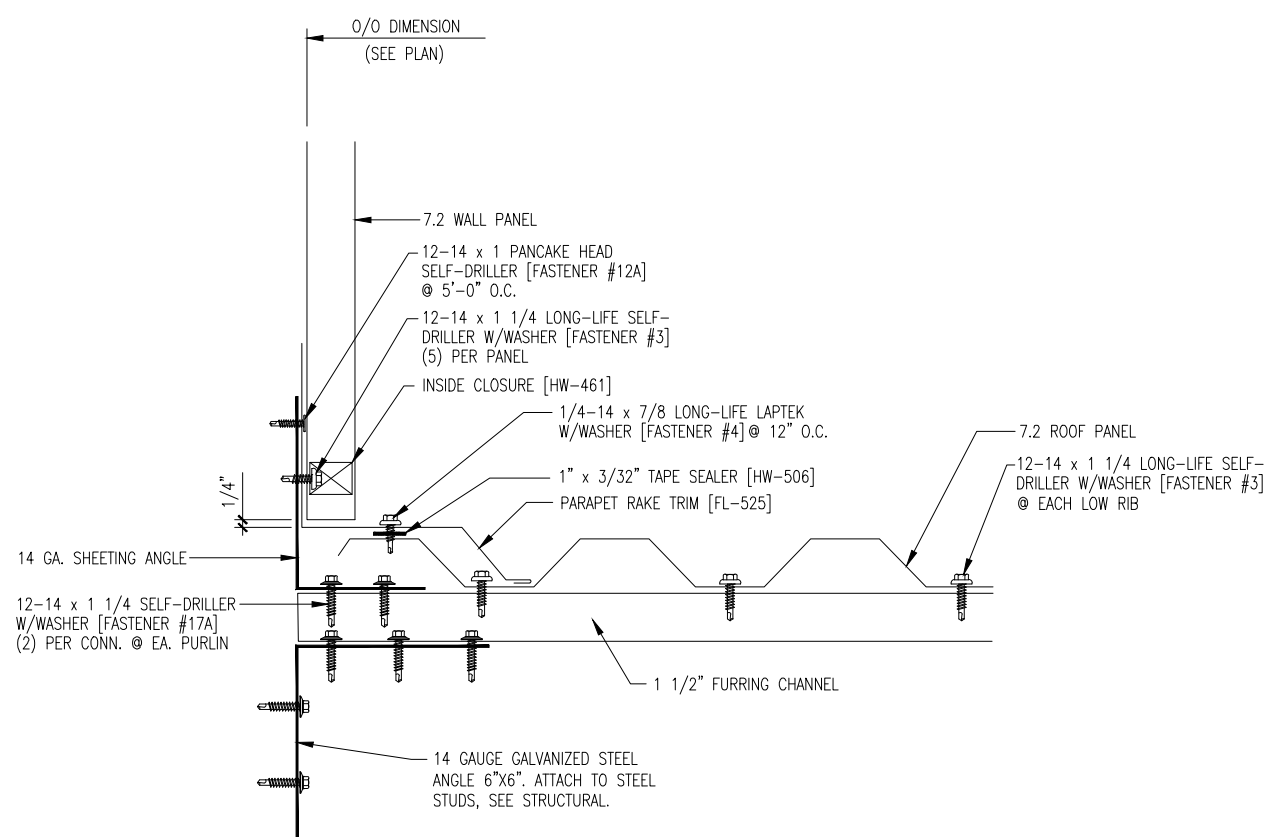
Scale: 2" = 1'-0"



Detail H



Scale: 2" = 1'-0"



Scale: 2" = 1'-0"

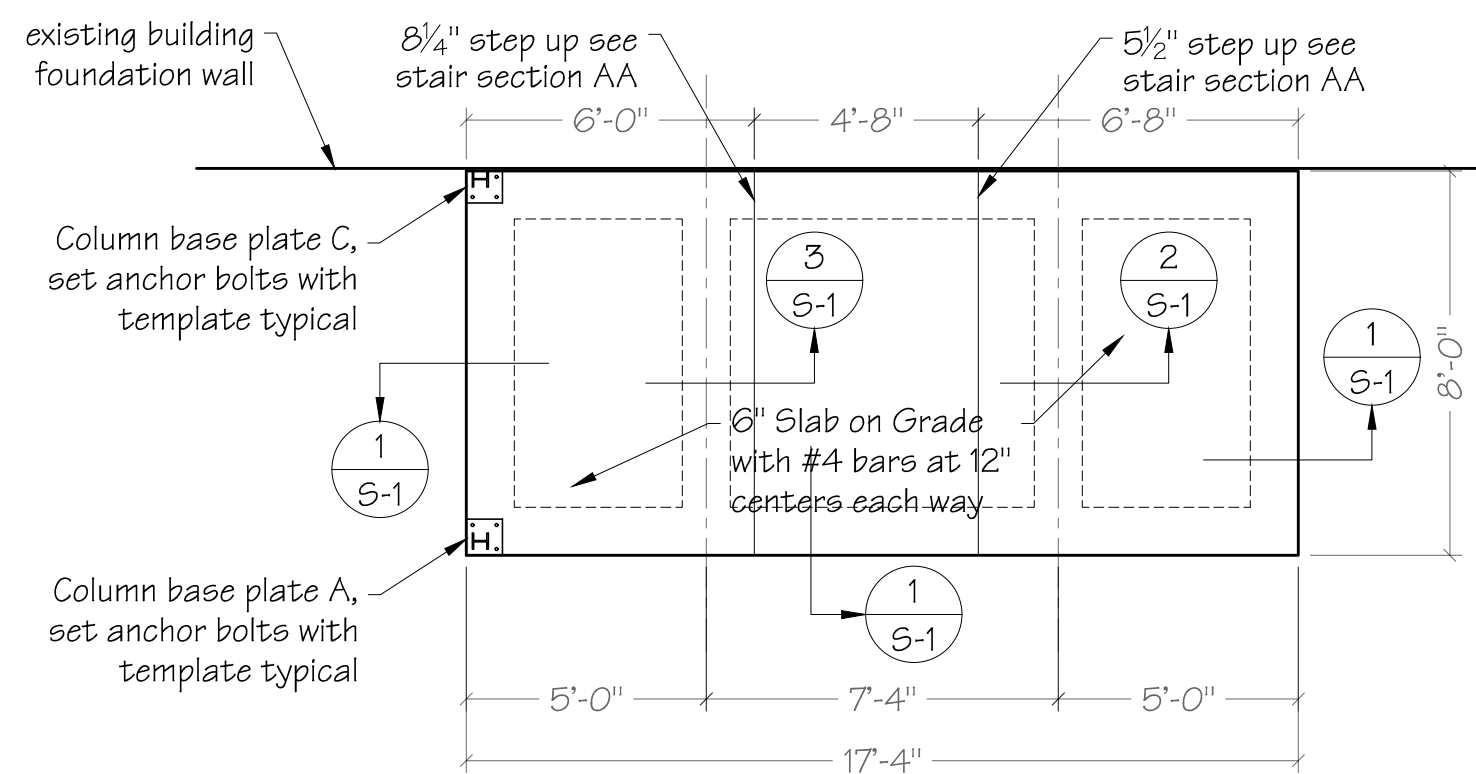


JRAM ENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

Architectural
Building Section

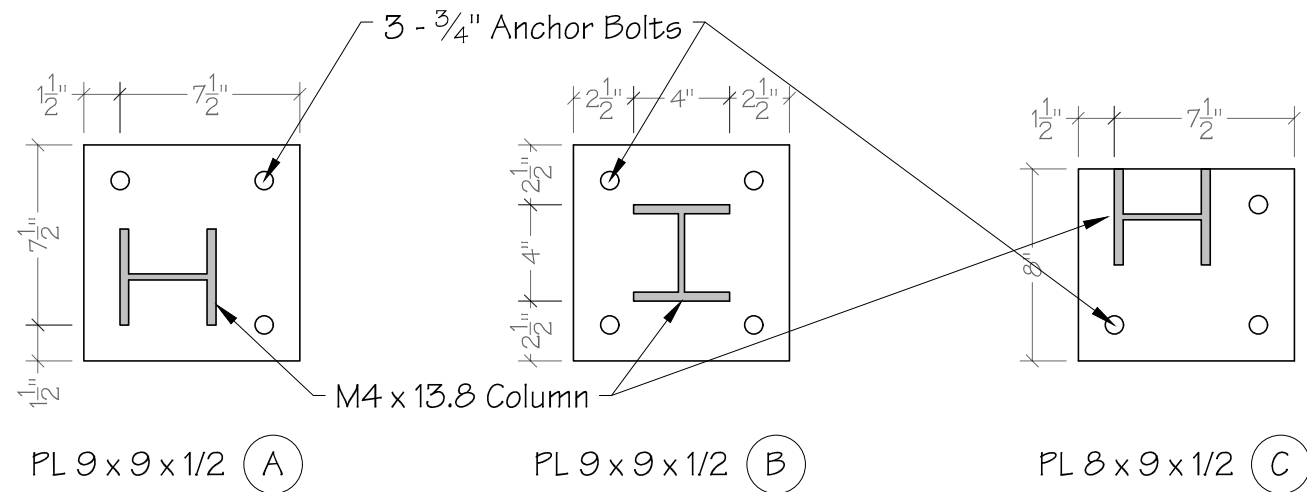
A-13

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



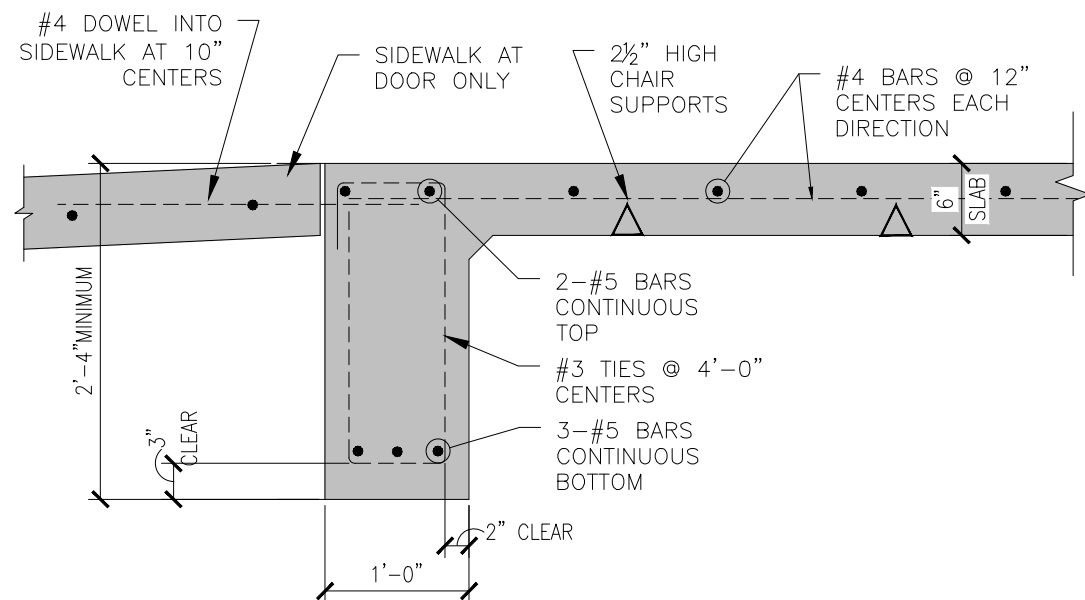
Stair Foundation Plan

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



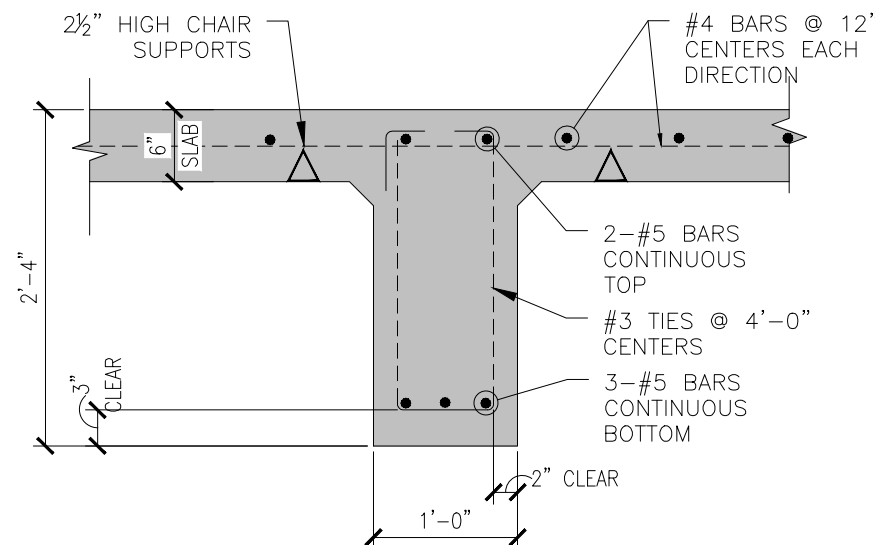
Steel Column Base Plate Details

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



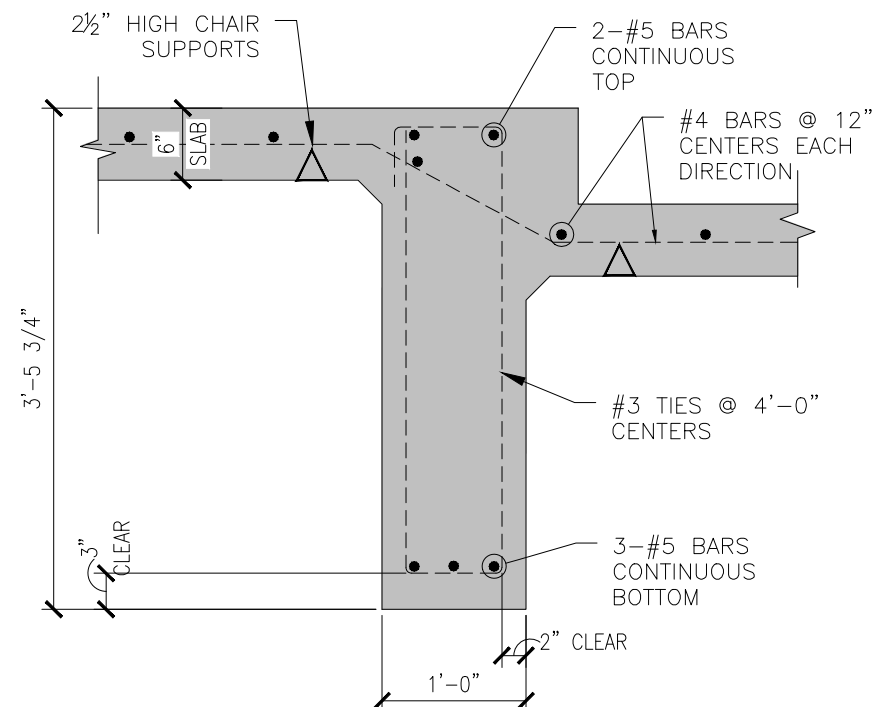
GRADE BEAM SECTION 1

SCALE: 3/4" = 1'-0"



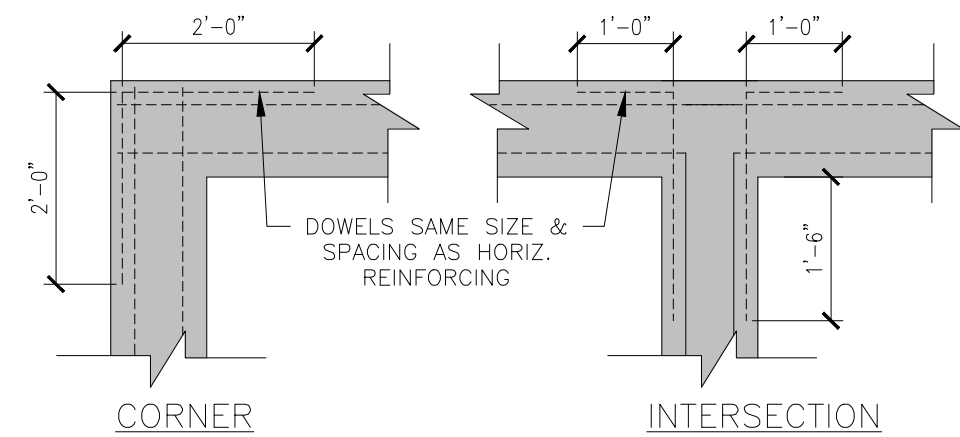
GRADE BEAM SECTION 2

SCALE: 3/4" = 1'-0"



GRADE BEAM SECTION 3

SCALE: 3/4" = 1'-0"



TYPICAL CORNER BARS FOR GRADE BEAM

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

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
0

JERRY RAMSEY, PE, PA
PROFESSIONAL ENGINEER
PROFESSIONAL ARCHITECT
Austin, Texas
Ced. 305,258,490

JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

The Wyatt Apartments
221 East College
Stephenville, Texas

Stair Foundation Plan, Sections
and Details

SHEET NUMBER

S-1

Exhibit

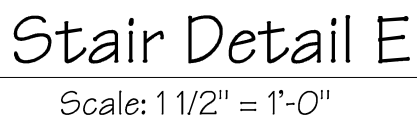
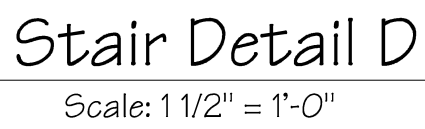
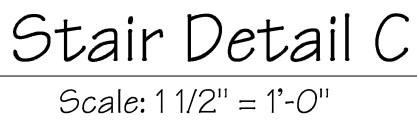
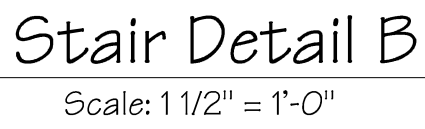
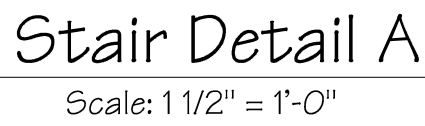
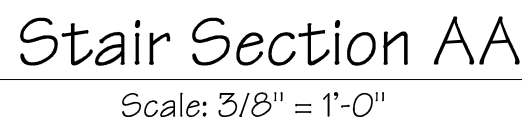
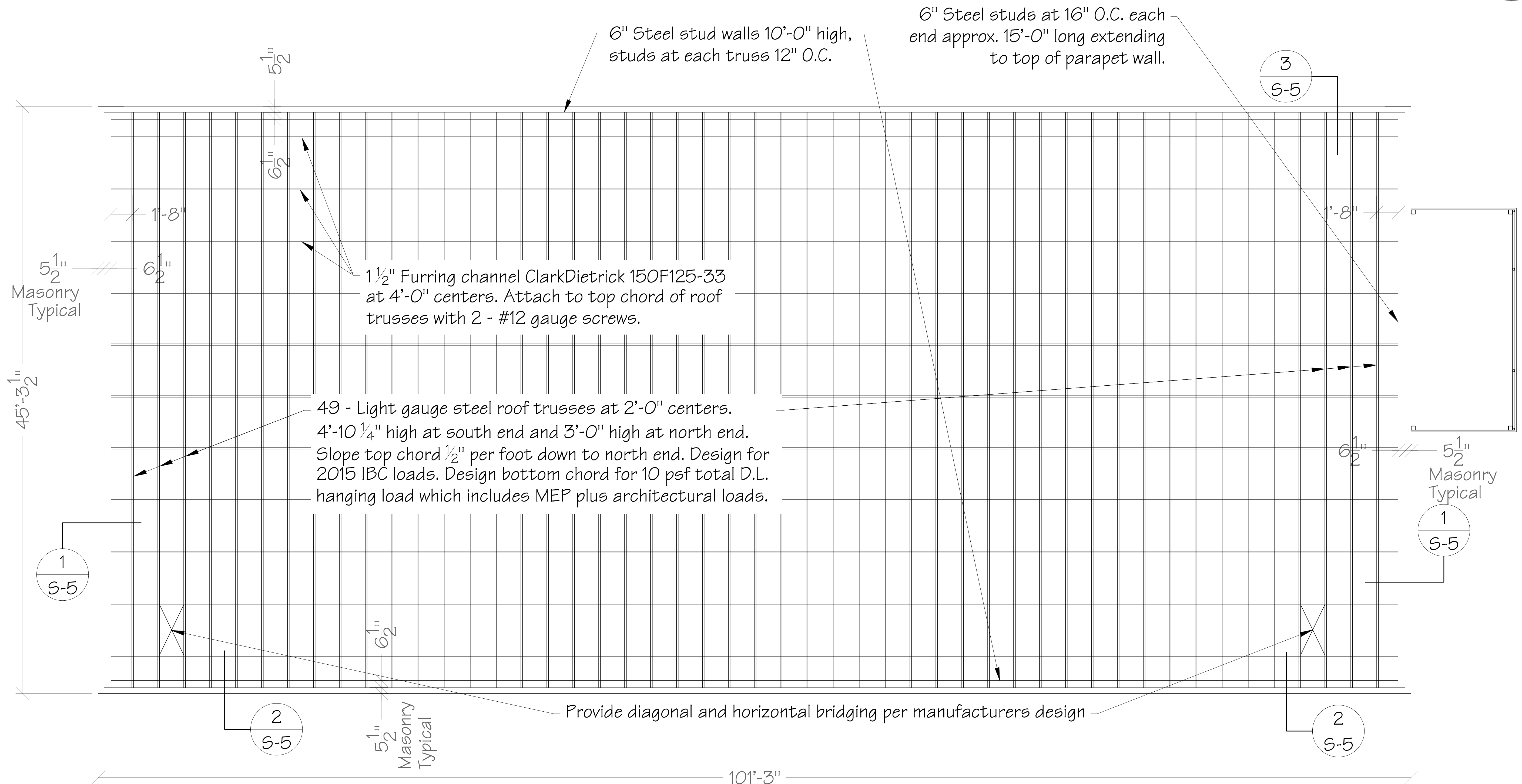


Exhibit
0JERRY RAMSEY, P.E. P.A.
PROFESSIONAL ENGINEER
PROFESSIONAL ARCHITECT
Alabama, Texas
Lic. 385,258,490JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGNThe Wyatt Apartments
221 East College
Stephenville, Texas

Roof Framing Plan

SHEET NUMBER

S-3



Roof Framing Plan

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

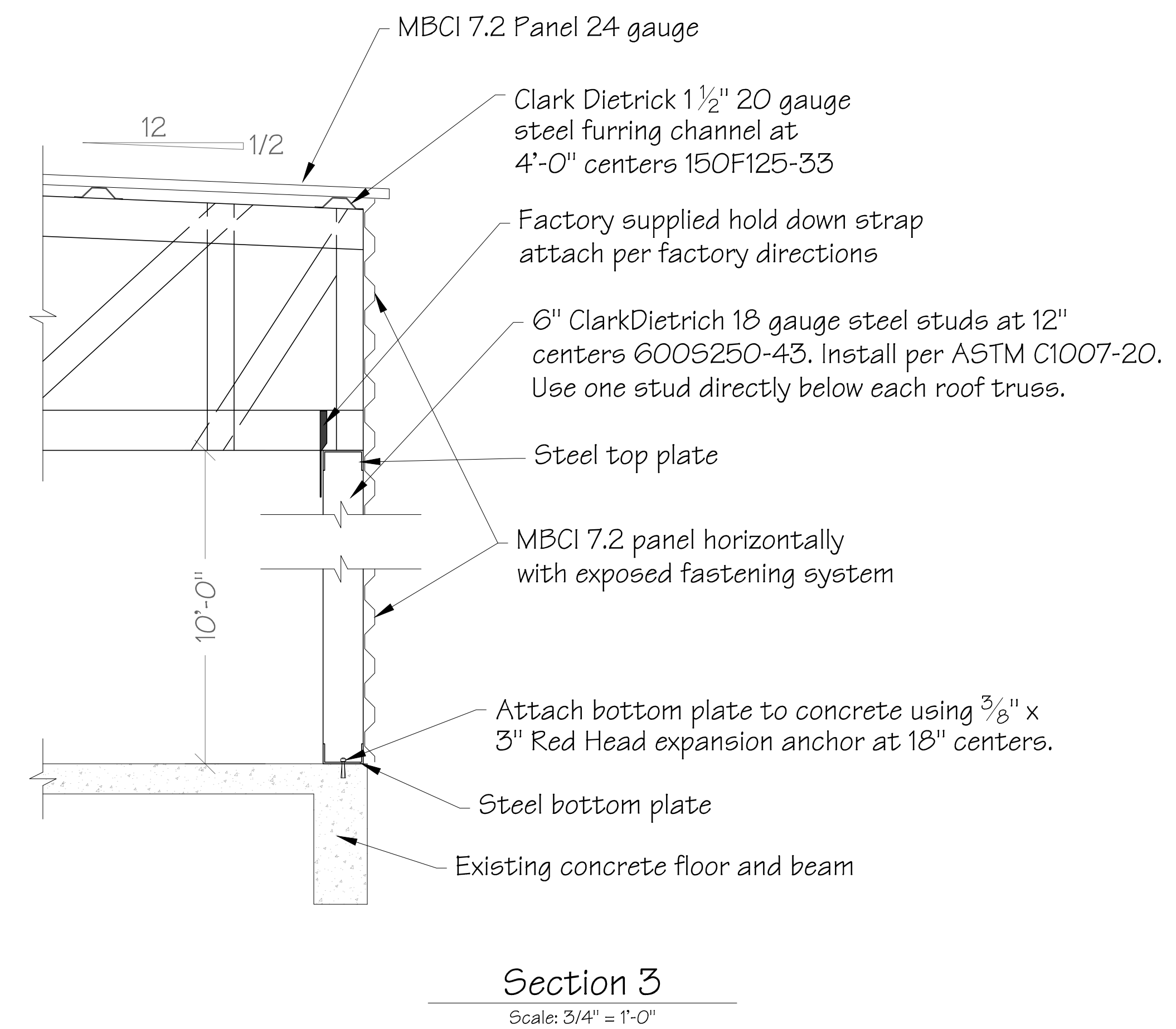
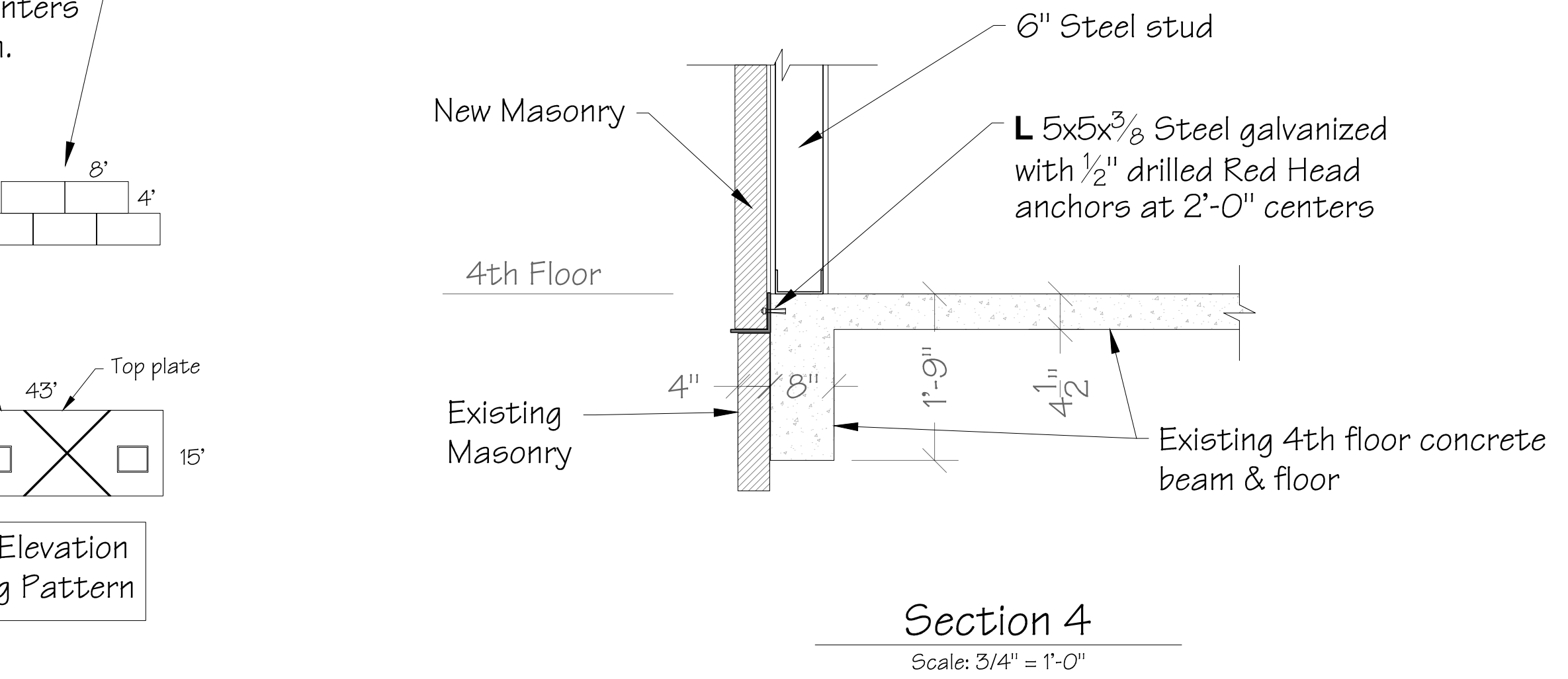
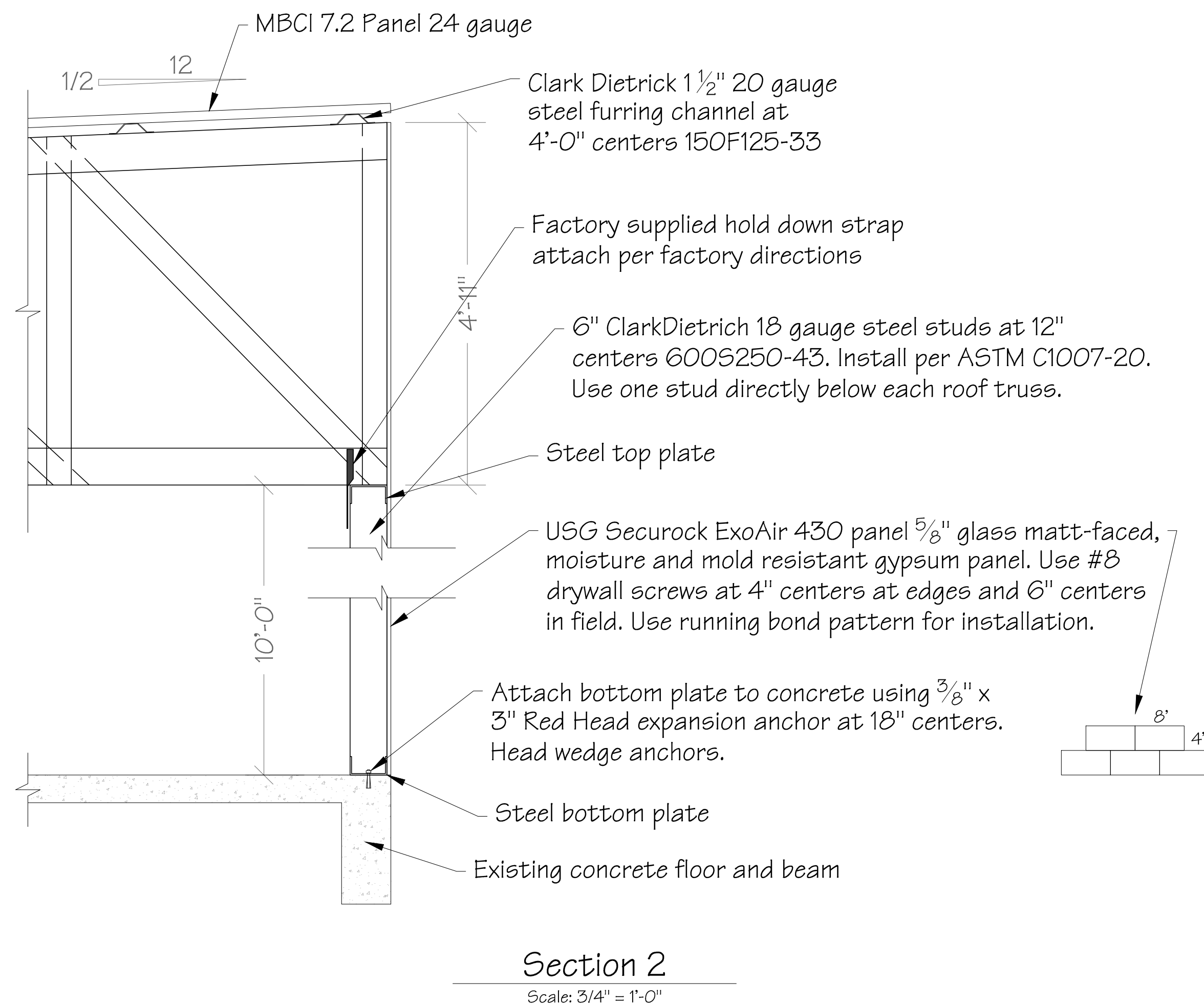
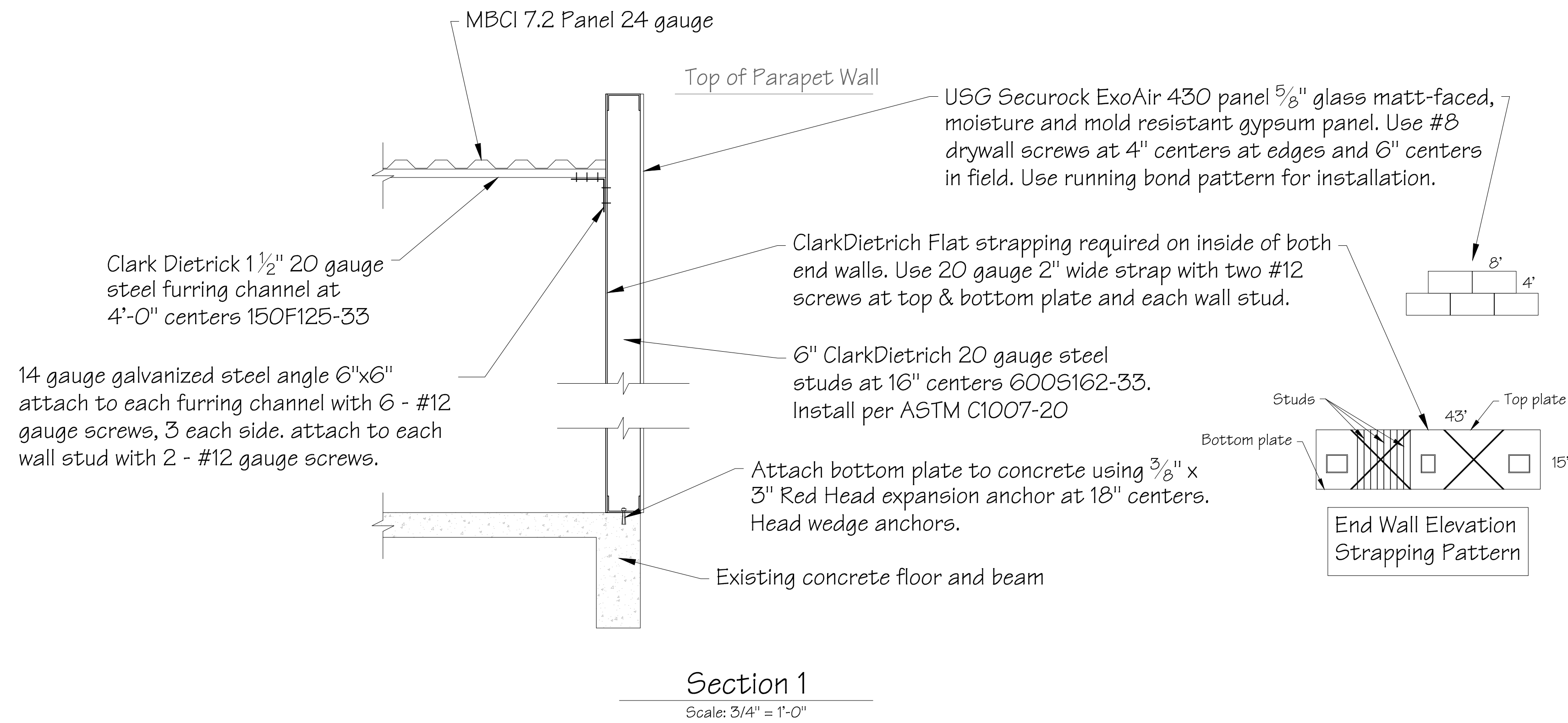
North

Exhibit
0JERRY RAMSEY, PE, P.A.
PROFESSIONAL ENGINEER
J. RAMSEY ARCHITECT
Atkins, Texas
Cell: 361.254.9100JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGNThe Wyatt Apartments
221 East College
Stephenville, Texas

Sections and Details

SHEET NUMBER

S-5





JERRY RAMSEY, PE, P.A.
PROFESSIONAL ENGINEER
ADDRESS: TEXAS
C.O.E. 305,258,910

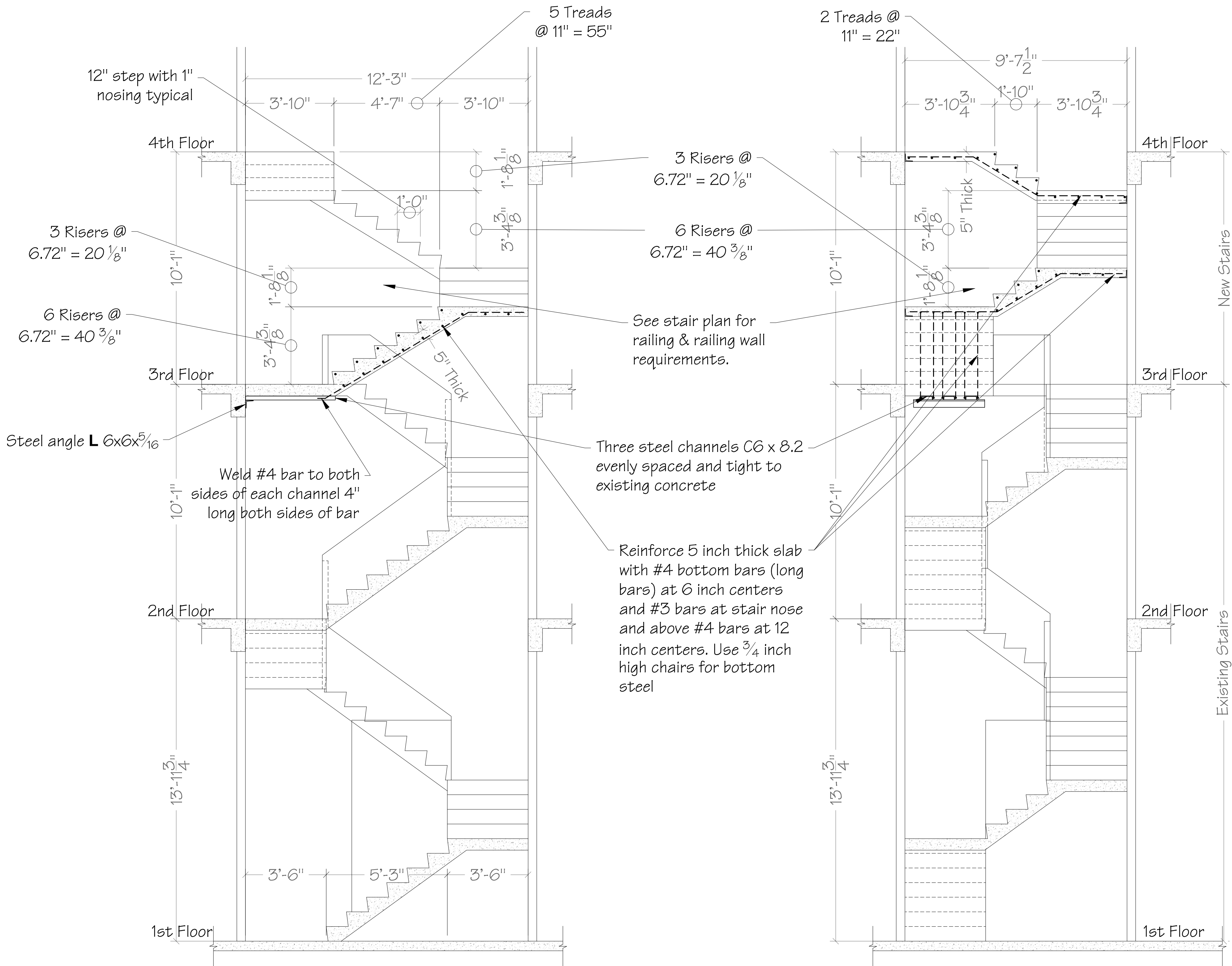
JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

The Wyatt Apartments
221 East College
Stephenville, Texas

Main Stair Plan and Sections

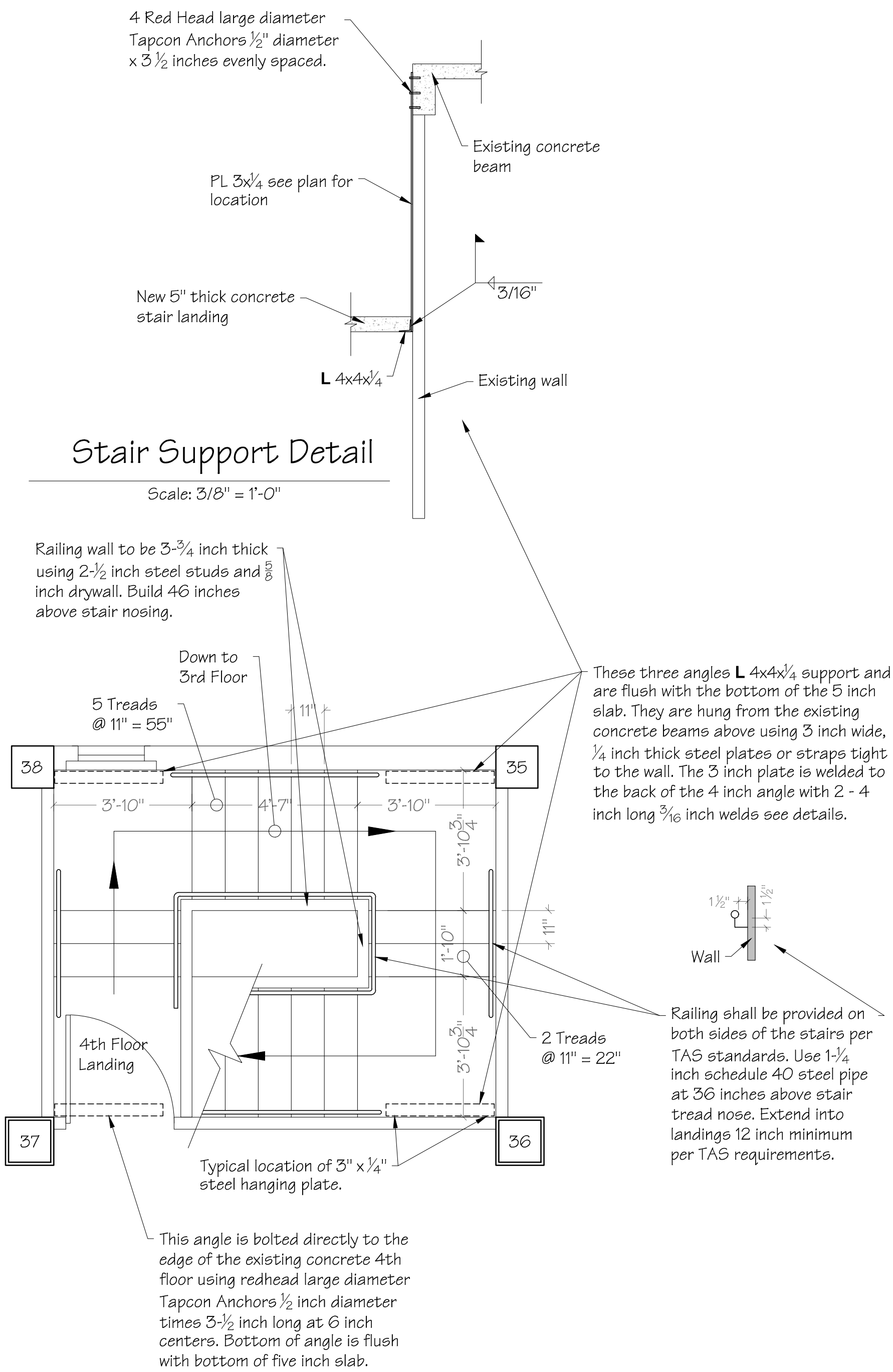
SHEET NUMBER

S-7



Main Stair Sections

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

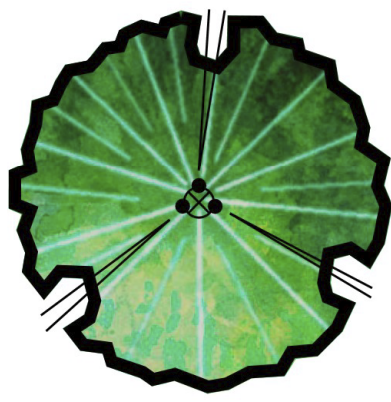
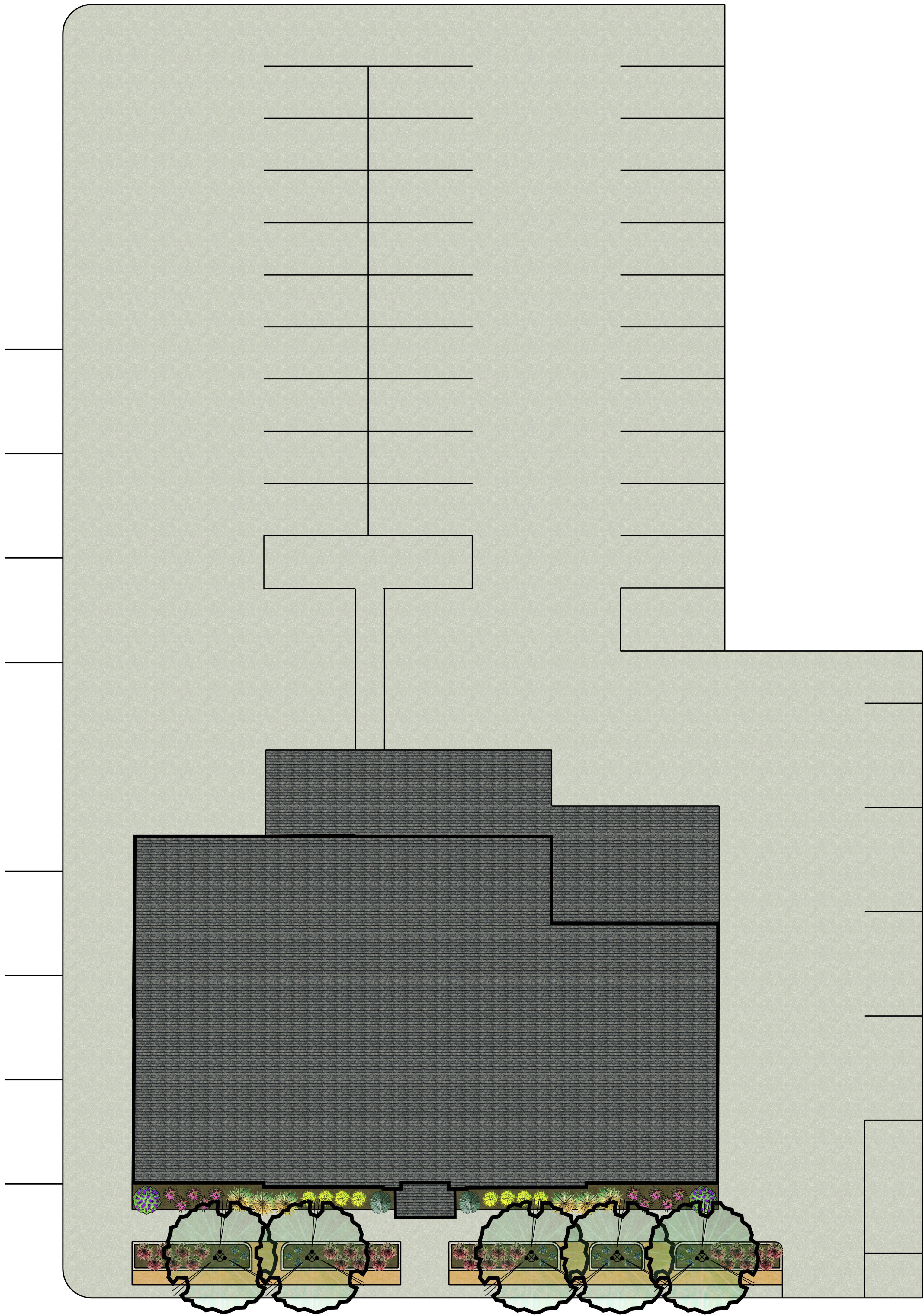




JRAM ENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

Mechanical, Electrical & Plumbing First Floor Sewer Plan

MEP-2



(5) CEDAR ELM



(8) SUNSHINE LIGUSTRUM



(10) PINK SALVIA



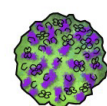
(2) PODOCARPUS



(6) MAIDEN GRASS



(18) CATMINT



(2) SILVERADO SAGE



(28) GULF MUHLY GRASS

PREPARED BY-



EXHIBIT
P

a landscape exhibit for

THE WYATT PD

prepared for

RELOAD CAPITAL



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

NOT TO SCALE

MTA-I-761
JULY 13, 2022

STAFF REPORT



SUBJECT: 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).

DEPARTMENT: Development Services

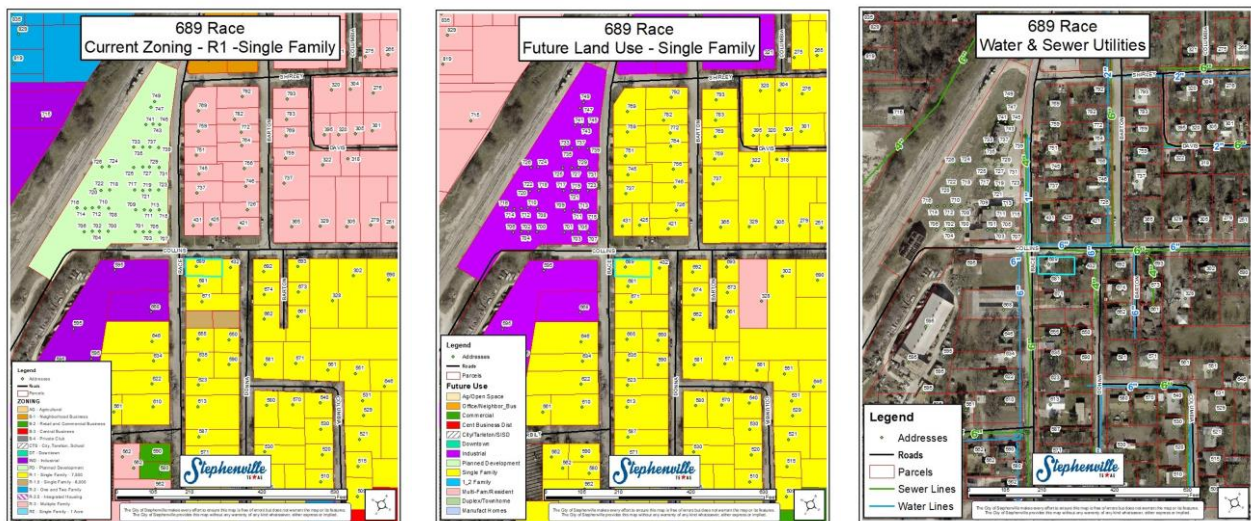
STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

The future land use for this parcel is single family; however, 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.

BACKGROUND:

PROPERTY PROFILE:



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.

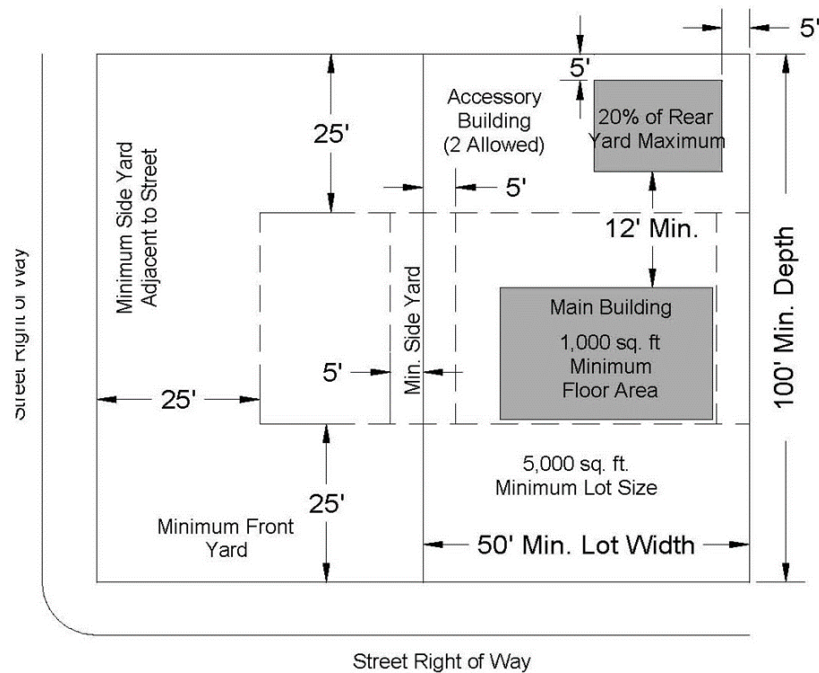
1. Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, 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.

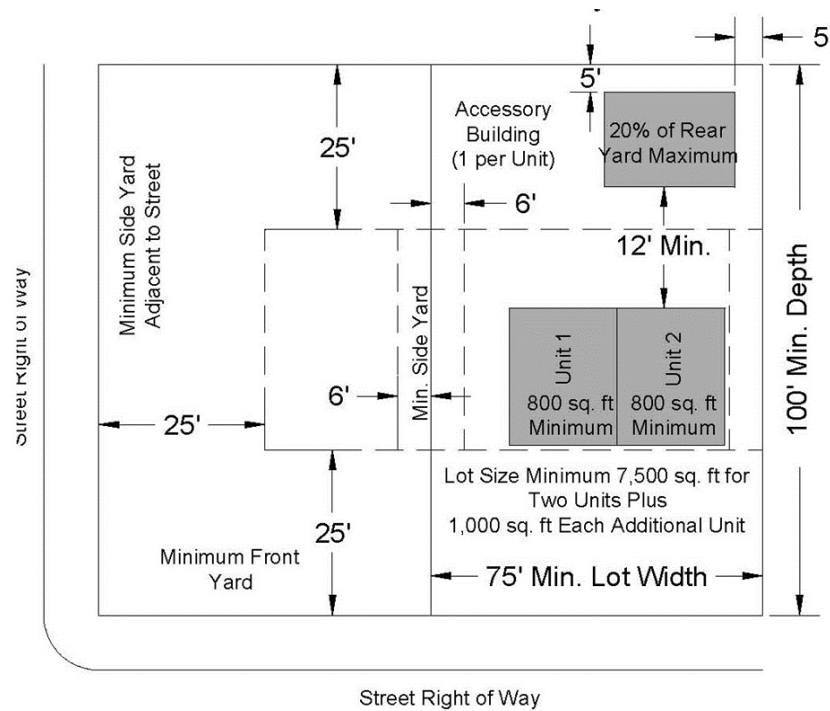
5.8.D Height, Area, Yard and Lot Coverage Requirements.

- 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.

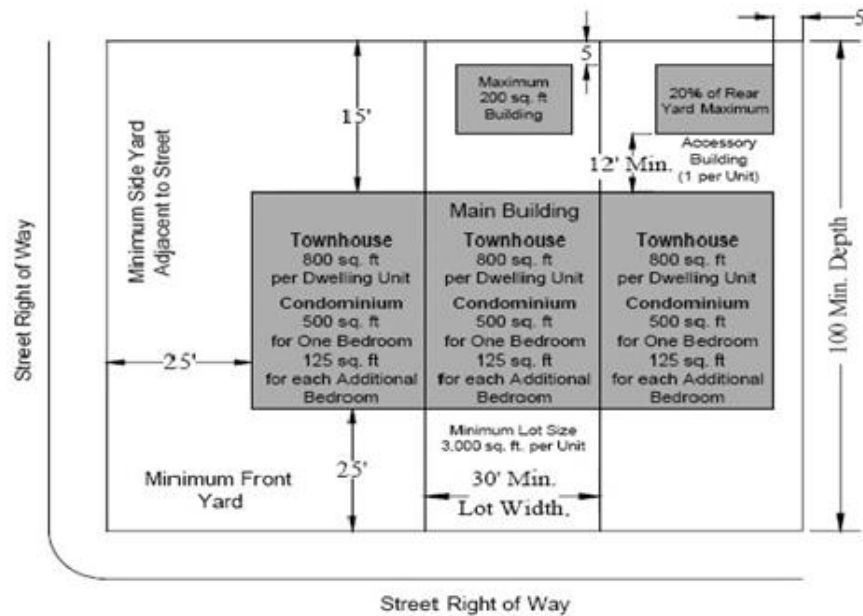


C. Townhouse/Condominium.

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:

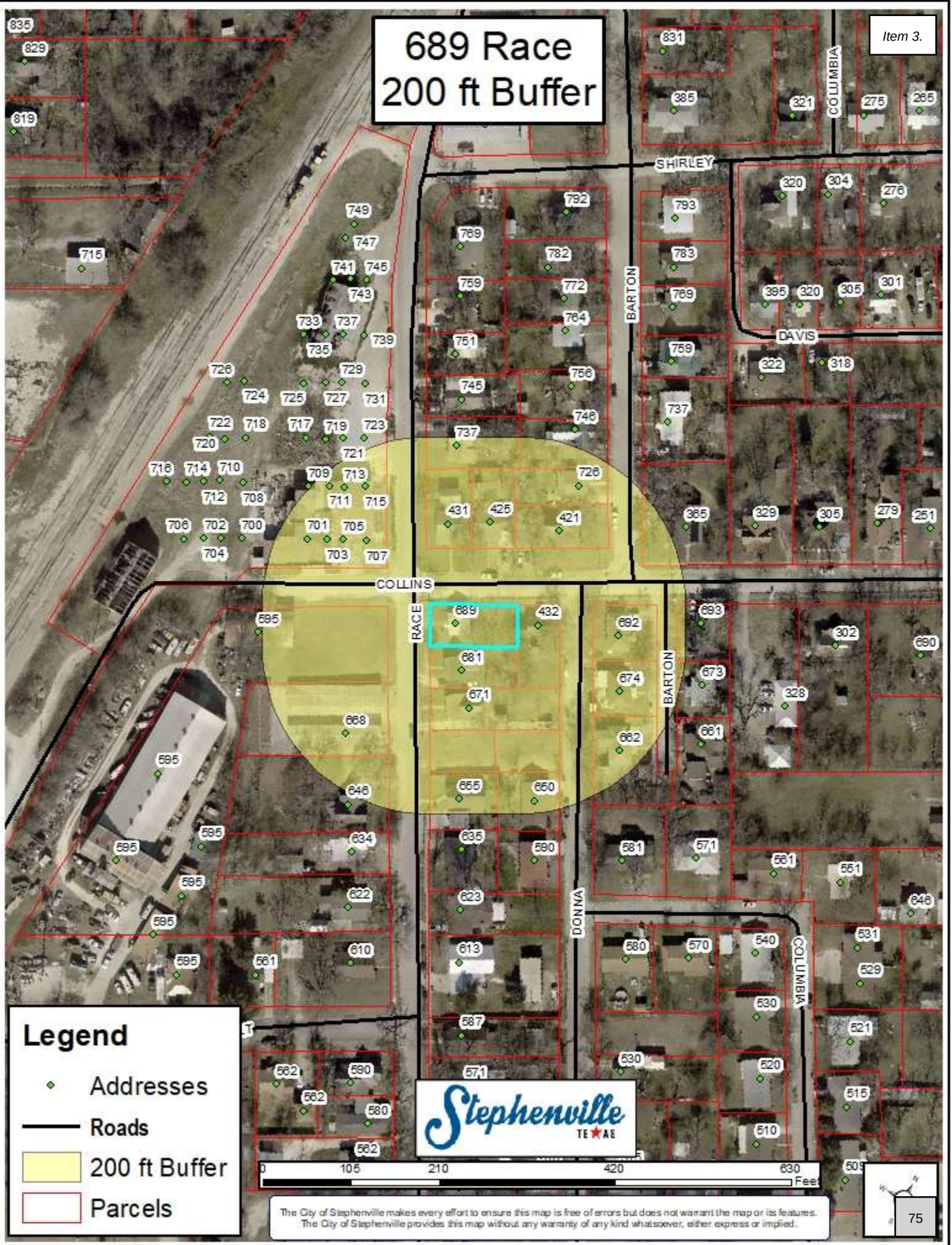
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for 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 request for rezoning.
- 2) Recommend the City Council deny the request for rezoning.

689 Race 200 ft Buffer

Item 3.



Legend

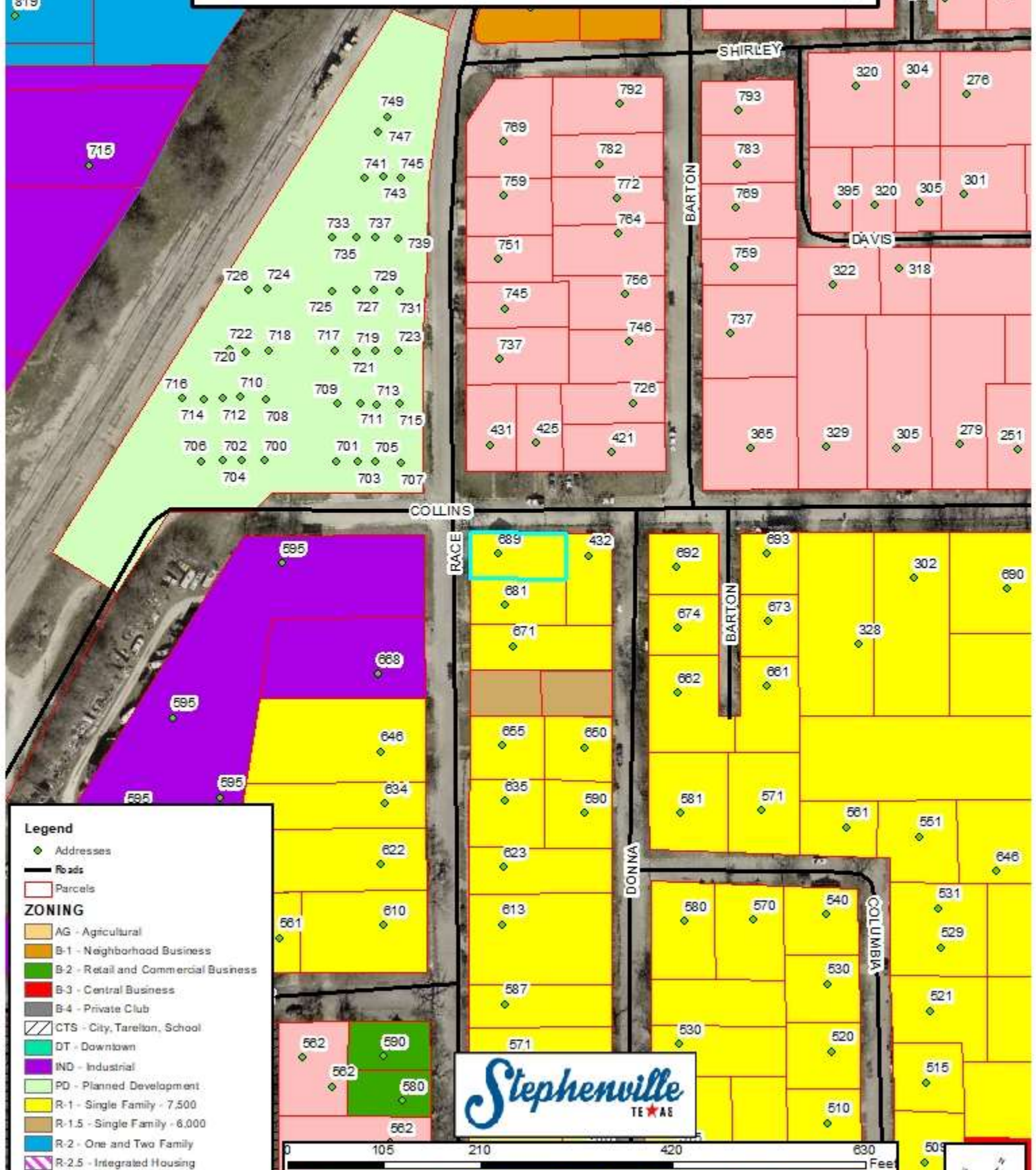
- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels

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.

689 Race Current Zoning - R1 -Single Family

Item 3.



Legend

◆ Addresses

— Roads

□ Parcels

ZONING

AG - Agricultural

B-1 - Neighborhood Business

B-2 - Retail and Commercial Business

B-3 - Central Business

B-4 - Private Club

CTS - City, Tareyton, School

DT - Downtown

IND - Industrial

PD - Planned Development

R-1 - Single Family - 7,500

R-1.5 - Single Family - 6,000

R-2 - One and Two Family

R-2.5 - Integrated Housing

R-3 - Multiple Family

RE - Single Family - 1 Acre

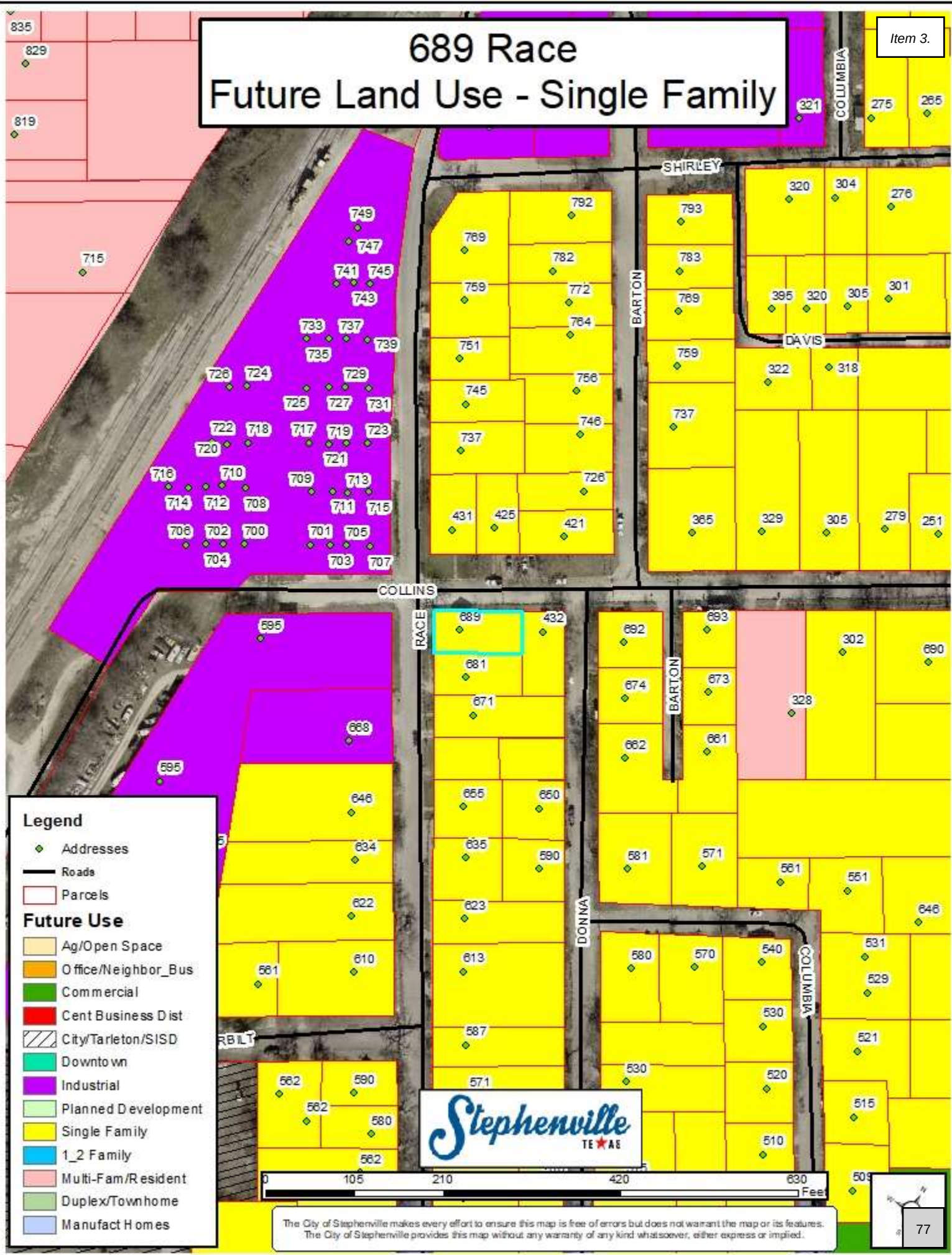
Stephenville
TEXAS

0 105 210 420 630 Feet

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689 Race Future Land Use - Single Family

Item 3.



689 Race Water & Sewer Utilities

Item 3.



Legend

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



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

689 Race Address List

Item 3.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000033232	746 BARTON	AGUILAR ISIDRO ARMANDO & EVERADO	746 N BARTON ST	STEPHENVILLE	TX	76401
R000034651	673 BARTON	ALBRECHT DAVID L & ELIZABETH	184 COPPER RIDGE DR	LA VERNIA	TX	78121
R000032552	662 BARTON	ARNOLD FAMILY REVOCABLE LIVING TRUST	1744 MAMBRINO HWY	GRANBURY	TX	76048
R000033226	421 W COLLINS	COLTON CARVER & JORDAN A	421 W COLLINS	STEPHENVILLE	TX	76401
R000033237	525 W COLLINS	COWTOWN PROPERTIES LLC	3745 BELLAIRE DR SOUTH	FORT WORTH	TX	76109
R000033240	668 RACE	HARRIS DALE & DEBBY	102 WILLOW LANE	STEPHENVILLE	TX	76401
R000033229	431 COLLINS	KEELER GORDON WAYNE	2111 4TH ST	BROWNWOOD	TX	76801-4847
R000033239	595 W VANDERBILT	LEE MARCHELLE	695 PRAIRIE WIND BLVD	STEPHENVILLE	TX	76401
R000032541	655 RACE	MASCORRO DIANA	1090 RACE	STEPHENVILLE	TX	76401
R000033218	365 W COLLINS	MOOSE WALTER JEROME & SHAYLA RENAE	365 W COLLINS ST	STEPHENVILLE	TX	76401
R000034649	674 N BARTON	NELSON BESSIE	674 N BARTON	STEPHENVILLE	TX	76401
R000034650	693 N BARTON	NEWSOME SETH & ASHLEY NICOLE CAMBANIS	693 N BARTON	STEPHENVILLE	TX	76401
R000033233	737 RACE	ROETZEL'S RESTORATIONS LLC	1800 NUTT GROVE CT	GRANBURY	TX	76049
R000033241	646 N RACE	ROMILLY JORDAN & LAUREN ROMILLY	646 N RACE ST	STEPHENVILLE	TX	76401
R000034648	692 BARTON	SEETON PROPERTIES LLC	PO BOX 1941	MANSFIELD	TX	76063
R000032536	432 COLLINS	SEETON PROPERTIES LLC	1204 BROOK ARBOR DR	MANSFIELD	TX	76063
R000032535	681 N RACE	STARRX PROPERTIES LLC	1755 BIG VALLEY CIR	LIPAN	TX	76462
R000033225	726 BARTON	STE MARIE JASON & SARAH	846 SUN DOWN	STEPHENVILLE	TX	76401-4643
R000032539	660 DONNA AVE	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000032540	650 DONNA	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000077632	0 RACE AVE	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000032538	671 N RACE	TEVIS ROBERT AND APRIL TEVIS	2715 CR 299	DUBLIN	TX	76446
R000033228	425 W COLLINS	TUGGLE TYLER	425 W COLLINS STREET	STEPHENVILLE	TX	76401
R000032534	689 RACE	WELCH KELLIE AND CRAIG WELCH & LISA WELCH	1250 CR273	STEPHENVILLE	TX	76401



STAFF REPORT

SUBJECT: Discussion of Permitted Uses within the Industrial Zoning District

DEPARTMENT: Development Services

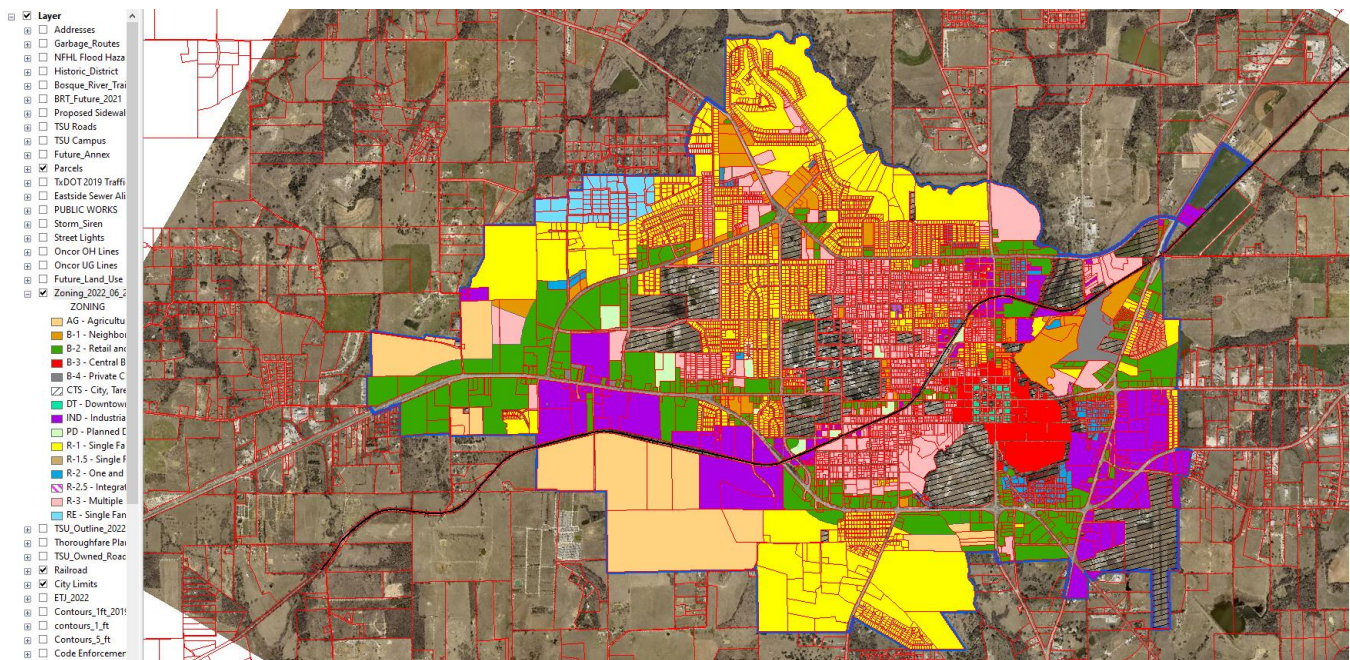
STAFF CONTACT: Steve Killen

BACKGROUND:

In July, 2021, the 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, B-3 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 the Planning and Zoning Commission hold a Public Hearing and forward a recommendation to City Council in regards to alcohol sales within the Industrial District. Staff will provide an overview of the attached document for Commission discussion.

A map of the City Zoning Districts is pasted below for reference.



Sec. 154.06.6. Industrial district (I).

6.6.A Description. The Industrial District is intended to serve as the location for general industrial activities.

6.6.B Permitted Uses.

- (1) Airport, heliport or landing field;
- (2) Animal grooming;
- (3) Athletic field;
- (4) Auto paint and body shop/repair;
- (5) Auto parking lot or building (commercial);
- (6) Auto parts sales;
- (7) Auto repair/mechanic garage;
- (8) Auto sales;
- (9) Auto storage;
- (10) Auto wrecking or salvage yard;
- (11) Automobile rental;
- (12) Automobile service station and car care center;
- (13) Bail bond service;
- (14) Bakery—Wholesale and distribution;
- (15) Banks or other financial institutions;
- (16) Boat sales;
- (17) Bottling works (wholesale);
- (18) Building material sales;
- (19) Bulk grain/feed storage;
- (20) Cabinet and upholstering shop;
- (21) Car wash;
- (22) Chemical supply;
- (23) Civic/community center;
- (24) College or university;
- (25) Commercial amusement (indoor and outdoor);
- (26) Concrete or asphalt batching plant;
- (27) Convenience store (with pumps);
- (28) Convenience/grocery store (without pumps);
- (29) Construction equipment rental and sales;
- (30) Construction yard (temporary);
- (31) Contractor shop and storage yard;

- (32) Feed, seed and fertilizer store—no bulk storage;
- (33) Feed store;
- (34) Field office (temporary);
- (35) Flea market;
- (36) Frozen foods locker;
- (37) Health club, weight and aerobic center;
- (38) Heavy machinery sales and storage;
- (39) Heavy manufacturing or industrial;
- (40) Home improvement center;
- (41) Hotels and motels;
- (42) Industrial manufacturing/fabrication/assembly (closed);
- (43) Industrial manufacturing/fabrication/assembly (outside storage);
- (44) Kennel;
- (45) Kiosk;
- (46) Laboratory (medical);
- (47) Landscaping service;
- (48) Laundry plant;
- (49) Lawn equipment and small engine sales and services;
- (50) Light manufacturing or industrial;
- (51) Machine shop;
- (52) Micro brewery;
- (53) Mini storage/warehouses;
- (54) Mobile homes/manufactured home parks;
- (55) Mobile home display and sales;
- (56) Moving company;
- (57) Newspaper printing;
- (58) Office—professional and general administration;
- (59) Overnight delivery and service center;
- (60) Package Store;
- (61) Pawn shop;
- (62) Plumbing shop;
- (63) Portable building sales;
- (64) Printing;
- (65) Produce stand;

- (66) Propane sales (filling stations);
- (67) Radio, television, microwave or electric generating tower;
- (68) Recreational vehicle sales;
- (69) Railroad or bus passenger station;
- (70) Recycling collection center;
- (71) Recycling kiosk;
- (72) Research lab (non-hazardous);
- (73) Restaurant (drive-in type);
- (74) Restaurant or cafeteria—without drive-in service;
- (75) Restaurant with alcoholic beverage service.
- (76) Roofing and siding supply;
- (77) Sand/gravel/caliche/stone sales (storage);
- (78) Shopping center;
- (79) Sign manufacturing;
- (80) Stone/clay/glass manufacture;
- (81) Storage or repair of furniture and appliance (inside);
- (82) Studio for radio and television;
- (83) Tattoo parlor/body piercing studio;
- (84) Taxidermy;
- (85) Tobacco shop;
- (86) Trade or commercial schools;
- (87) Tire retreading;
- (88) Tool equipment rental shop;
- (89) Trailer rental/sales;
- (90) Truck stop;
- (91) Veterinary clinic or hospital;
- (92) Veterinary services;
- (93) Warehouse, wholesale (enclosed and outside storage);
- (94) Welding shop;
- (95) Wholesale distribution centers;
- (96) Wholesale production and distribution of ice (mfg. by machine only); and
- (97) Wrecking yard.

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

- (1) Day care center—12 or more children; and
- (2) Sexually oriented business.
- (3) Citizen collection station.
- (4) Alcohol sales at other permitted uses of the district not specifically designated.

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

- (1) Maximum density: There is no maximum density requirement.
- (2) Minimum lot area: There is no minimum area requirement.
- (3) Minimum lot width: There is no minimum width requirement.
- (4) Minimum lot depth: There is no minimum depth requirement.
- (5) Minimum depth of front setback: 20 feet minimum.
- (6) Minimum depth of rear setback: There is no minimum rear setback requirement unless the lot abuts upon a Residential District, then a minimum ten feet is required.
- (7) Minimum width of side setback:
 - (a) Internal lot: There is no minimum side setback requirement unless the lot abuts upon a Residential District, then a minimum five feet is required.
 - (b) Corner lot: 20 feet minimum.
- (8) Building size: There are no minimum size regulations
- (9) Maximum height of structures: No building shall exceed 75 feet.
- (10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

Height, Area, Yard and Lot Coverage Requirements



Note: All uses, no rear or side yard except when the lot abuts upon a Residential District, then the minimum set back for the rear yard is ten feet and side yard is five feet.

6.6.E Parking Regulations. All uses permitted in the I District: See Section 11 for Parking Regulations.

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

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

6.6.H Garbage Regulations. Industrial District businesses will provide a serviceable area specifically for refuse collection designed for refuse canisters. Each designated canister area will be nine feet wide and eight feet deep (72 square feet), with a cement slab base. If the location of the cement slab is adjacent to a residential district, the slab must be at least five feet from the property line. The refuse area will be enclosed on three sides by a privacy fence. Approach areas will meet the requirements of Subsection 6.6.I.

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

(Am. Ord. 2008-07, passed 5-6-2008; Am. Ord. 2009-23, passed 12-1-2009; Am. Ord. No. 2018-O-25, § 1, 8-7-2018; Am. Ord. 2009-23, passed 12-1-2009; Am. Ord. 2018-O-32, § 2, passed 8-28-2018; Ord. No. 2021-O-17, §§ 1, 5, passed 6-1-2021)