

ZONING AMENDMENT APPLICATION

CITY OF STEPHENVILLE

MARC PACE

1. APPLICANT/OWNER: FIFTH AVENUE PARTNERS, LLC MANAGER

First Name

Last Name

ADDRESS:

819 OLD ANNETT RD

817-501-9812

Street/P.O. Box

Phone No.

ALCO

TX

76008

City

State

Zip Code

mpace37@yahoo.com

Email Address

2. PROPERTY DESCRIPTION: 11.87 Acres Located at 200 Clark Lane

3. LEGAL DESCRIPTION: 1 & 2A 85 S2600 City Addition

Lot(s)

Block(s)

Addition

4. PRESENT ZONING: R-3 Multifamily

Zoning District

Title

PROPOSED ZONING: R2.5 Townhomes

Zoning District

Title

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

See attached site plan for proposed townhome development. Note, these
townhomes will be platted as individual lots.

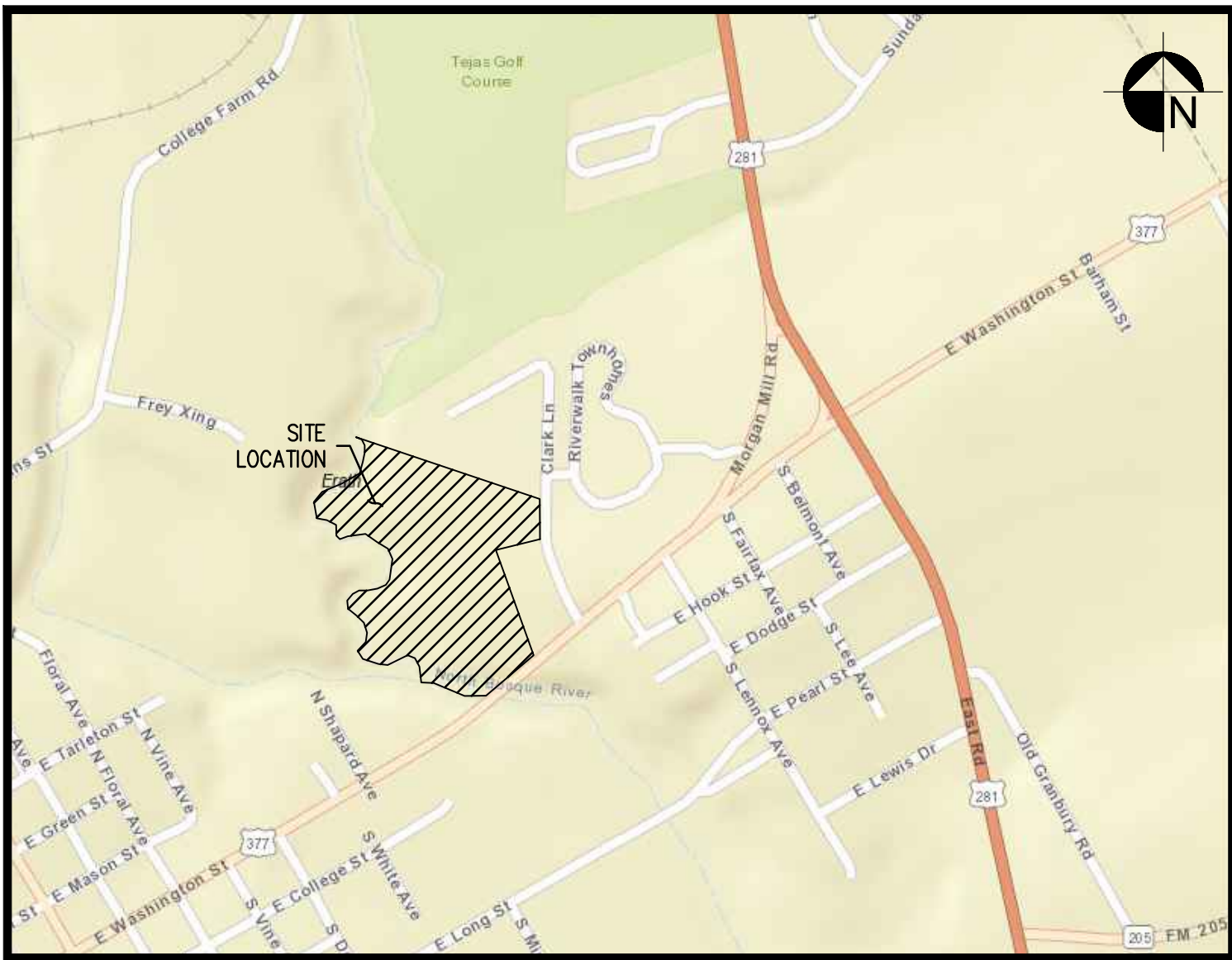
(Attach an additional sheet if necessary)

[Signature]
Signature of Applicant

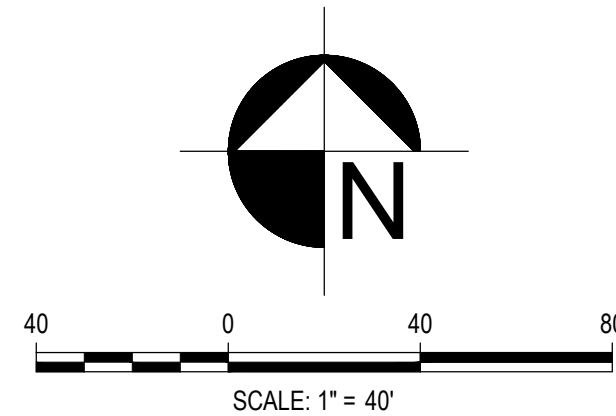
5/16/22
Date

Signature of City Official Received

Date Received



LOCATION MAP
N.T.S.



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB WHERE APPLICABLE UNLESS OTHERWISE NOTED.
2. TOTAL PROPOSED UNITS = 104
3. TOTAL PARKING SPACES = 259 SPACES (2.49 PER UNIT)



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

PRELIMINARY SITE PLAN - OPTION 2
CLARK LANE TOWNHOMES
STEPHENVILLE, TEXAS



FLANAGAN
land solutions