



FIRST ADVISORS, INC.
Real Estate Development

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Members of the Planning & Zoning Commission ([via email to SKillen@stephenvilletx.gov](mailto:SKillen@stephenvilletx.gov))
City of Stephenville

Allen L. Barnes, City Administrator (via email to absarnes@stephenvilletx.gov)
298 West Washington
Stephenville, TX 76401

Jeff K. Sandford, Executive Director (via email to jsandford@stephenvilleeda.com)
Stephenville Economic Development Authority
1050 Airport Road
Stephenville, TX 76401

Planning Commissioners, City Administrator Barnes, Mr. Sandford and Mr. Killen:

I am the President of the General Partner of the Owner of the adjoining Lot 4, Block 1 of the FAI Addition to the property for which a re-plat is being proposed.

I was furnished on Tuesday afternoon, May 18th with a ***PRELIMINARY SUBDIVISION PLAT OF 20 ACRE DEVELOPMENT ON WASHINGTON SEEKING TO SUBDIVIDE THE 19.34 ACRES OF LAND INTO 7 LOTS FOR COMMERCIAL USE, 2 LOTS FOR DRAINAGE PURPOSES, AND DEDICATE RIGHT-OF-WAY TO AN EXTENSION OF WOLFE NURSERY ROAD IN COMPLIANCE WITH THE CITY OF STEPHENVILLE MAJOR THOROUGHFARE PLAN.***

I was previously informed in 2019 by an officer of EG Tejas, LLC of their request to amend the then current City of Stephenville Thoroughfare Plan. I am not aware of any such amendment that ever took place by the City Council. Since the proposed re-plat presented to you tonight purports to comply with the City of Stephenville Major Thoroughfare Plan (as stated in the highlighted section above), I would like information on when the Thoroughfare Plan was amended, assuming it was, in fact, amended. I know I have not ever been provided with any written notice of any such amendments, since its original adoption by the City of Stephenville.

I am certainly interested in additional development occurring in this area of Stephenville, as I have previously expressed to Mr. Barnes and Mr. Sandford and their colleagues with the City of

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Stephenville. As a property owner, I am sensitive to seeing proper planning for such development and the type of development, so that it be complimentary to the City, its citizens and the surrounding property owners, of which my partnership is one.

The proposed replat does not comply with the original City of Stephenville Thoroughfare Plan, as it shows the extension of Wolfe Nursery Road as a *dead end*, with no connection to Lockhart Road, as was shown in the original City of Stephenville Thoroughfare Plan. Furthermore, the Public Roadway Notes on the proposed re-plat stipulate that it may not be built out beyond the proposed Lot 3, contradicting the way it is presented in the drawing depicting the lots and roadway extension.

I believe better planning by the City of Stephenville should require the complete buildout of the extension of Wolfe Nursery Road to Lockhart Road, as was envisioned by the original Thoroughfare Plan.

At this time, due to a lack of any effort by EG Tejas, LLC to reach out to adjoining property owners (of which I am one of two) to seek agreement on a plan that would facilitate the complete build-out of the extension of Wolfe Nursery Road, how the drainage issues will be addressed and a timeline for the development, I would request a denial by the P&Z of the approval of the re-plat.

I believe a good faith effort should be made by the developer to accomplish a strategy and plan for a re-plat with the build-out of the Wolfe Nursery Road extension all the way to Lockhart Road.

Thank you for your consideration of my request.

Gary J. Davis

Gary J. Davis
President of the General Partner
FAI Stephenville Partners, Ltd.