

ORDINANCE NO. 2024-O-_____

AN ORDINANCE EXTENDING THE MODIFIED DEVELOPMENT SCHEDULE FOR A PLANNED DEVELOPMENT DISTRICT (PD).

WHEREAS, the modified development schedule for a Planned Development District (PD) for 0 Harbin Drive was extended for twelve months through Ordinance No. 2023-O-21 on August 1, 2023.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS:

The Planned Development District (PD) established on the following described tracts of land:

0 Harbin Drive, Parcel R73763, being South Side Addition, Block 19; Lot 15 of the City of Stephenville, Erath County, Texas

is subject to the following development schedule and all of the terms and conditions set out as follows in Exhibit A, attached.

PASSED AND APPROVED on the 1ST day of August 2023.

Doug Svien, Mayor

ATTEST:

Sarah Lockenour, City Secretary

Reviewed by Jason King, City Manager

Approved as to form and legality by
Randy Thomas, City Attorney

Exhibit A
Tarleton Crossings Planned Development Timeline

1. Predevelopment:

Upon full approval by the Stephenville City Council, it is the intent of the Developer to produce and submit final engineering plans and building plans to the Building Department for review.

Once approved, the Developer will immediately begin construction of all civil improvements (roads, utilities, drainage, etc...). The development consists of a combination of four and six- unit town home buildings. There are two floorplans per building that are both 2 bedroom and 2.5 bathrooms. The interior units will have a one car garage and the end units will have a two car garage. All buildings will have uniform exteriors consisting of a combination of lap siding as well as board and baton siding with asphalt shingled roofs. The building materials will either be a Hardie or LP product. A high-resolution rendering of a six-unit building has been submitted to the development packet. All civil improvement details can be found under "Site Plan Notes" on the engineered plans.

2. Civil Improvements:

Once final engineering has been approved, the Developer will begin construction on a11 civil improvements and complete them in one phase.

3. General Construction:

The Developer plans to commence construction on the first 2-4 buildings as soon as permits are approved and issued. Construction of each building is estimated at approximately 90 days.

After evaluating past development projects and well as projects currently under construction, the Developer anticipates the completion of all 50 residential units within 18 months of initial construction. Upon approval of the Planned Development, the Developer will produce a more defined development timeline including start and completion dates.