

## **Tarleton Crossings Townhomes Planned Development**

Tarleton Townhomes will be a quality neighborhood of 50 attached single family dwellings, divided into 9 different buildings, each building will consist of either 4 or 6 units with 2 different floor plans with all end units being the same and all interior units the same as well. Each end unit will be approximately 1360square feet, with (2) carattached front loading garages. They will all have 2 bedrooms along with a 2nd floor loft overlooking the family room, 2.5 Bathrooms, 2 story entryways off of a covered front porch, kitchen with a dining area and a (2) story family room that opens onto a concrete or paver brick patio. Each unit will also have a 2nd floor laundry room. The Interior units will be approximately 1250 square feet, with a (1) car attached front load garages. . They will all have 2 bedrooms, 2.5 Bathrooms, 2 story entryways off of a covered front porch, kitchen with a dining area and a family room that opens onto a concrete or paver brick patio. Each unit will also have a 2nd floor laundry room. Exteriors of all units will consist of masonry (brick or stone or a combination) on portions of the front elevations and side elevations, cement based siding on the remainder. These units are expected to have a retail price range of \$190,000 to \$230,000.

Tarleton Crossing Townhomes will be improved with several amenities that will be maintained by its HOA. These include landscaping for the entire development and a storm water collection area that will be planted with grass and can be used by all residents for recreational uses. There will also be screening privacy fence constructed of wood along the westernly property line that will separate the townhomes from future commercial development. Monument signs identifying the development will be at both entrances located at Swan Street and Harbin Street. The intent of City Center is to create a friendly "walkable community" by installing sidewalks and parkway trees.

The density of City Center is planned to be 50 attached single family units on 4.79 acres, that will stretch on a newly constructed street that will stretch between Swan and Harbin Streets. All units will sit a minimum of 15 feet off of the interior streets and 25 off of exterior streets, rear setbacks will be a minimum of 15 feet there will be a minimum of 15 feet separation inbetween all buildings.

### **Section 1**

#### **Lot Development Regulation**

The following regulations apply to the development of each of the buildings as described below:

- Each unit shall be either 1250 or 1360 sq' with 1150 sq' of floor area including garages
- Front Yard - The minimum front yard set back for each front yard will be 15 feet

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- 15 feet separation inbetween all buildings
- Rear Yard - minimum of 15 feet

## **Section 2**

### **Landscape Regulations**

Street Trees: A minimum of one (1) street tree shall be required for every 2 residential within the street parkway. Street Trees shall measure 3 inches in caliper at the time of planting. A list of suitable trees will be on the landscape plan to be submitted with the Development Plan.

Street Trees shall not be located in any on the following areas:

- Within an area that the mature canopy of the tree will interfere with overhead utility lines.
- Within an area that the mature root zone of the tree will interfere with underground public utility lines (including water lines, sewer lines, transmission lines or other utilities).
- Within ten (10) feet of a fire hydrant ; or
- Closer than thirty-five (35) feet to any street corner, measure from the point of nearest intersection curbs or curb lines

Detailed planting plans shall be submitted at the time of site plan and preliminary plat review and subject to approval by the City of Stephenville

Public sidewalks shall be permitted with in landscape areas

Landscape areas shall be considered common areas. As such, installation, and perpetual maintenance shall be the responsibility of the property owners' association, the commercial property owner, or the multi-family property installation, watering, or other maintenance of the landscape areas established by this section

## **Section 3 Parking**

### **Regulations**

All Planned Development districts shall be subject to the requirements of Vehicle Parking Regulations of the City of Stephenville Code or Ordinances along with regulations listed below:

- Parking and driveway shall be permitted within all required yard areas and must be paved with concrete or asphalt
- Handicapped parking shall be as set forth in the State of Texas Architectural Barriers Act.

Additional parking requirements for single family residential tracts developed for single family use shall be as follows:

- Boat and RV parking are prohibited in front yard areas
- Minimum 1 car garage required
- Driveway access shall be from streets

- Parking is only permitted on paved surfaces of concrete or asphalt

#### **Section 4**

##### **Architectural Development Standards**

All buildings within all Planned Development Districts shall have an exterior finish of glass, stone, stucco, brick, tile, concrete, exterior wood and cementitious fiberboard products, aluminum/vinyl siding or similar materials of any combination thereof. The use of wood as a primary, exterior building materials shall be limited to a maximum of twenty-five (25) percent of the total exterior wall surfaces. Construction of buildings shall be subject to the requirements of Building Regulations concerning Masonry Construction Standards of the City of Stephenville Code of Ordinances along with additional regulations listed below:

- Design Elevations: House plan elevations may be repeated to create a single architectural design for the entire development.
- Roofs: Residential structures shall have a minimum of 6/12 pitch roof on the primary frontfacing roof.
- Garage Orientation: Shall have front entry garages approved for all lots. The garage door may be a single metal raised panel door.

