

ORDINANCE NO. 2023-O-____

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

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:

157 W. Washington, Parcel R29179, being Block 5, Lot C of City Addition to 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.

PASSED AND APPROVED on the 7th day of November 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

STEPHENVILLE RENTALS, LLC.
Site Development Projections For
Jake Wilson Building 157 W. Washington, Stephenville, Texas 76401
Theo Bauer Building 171 W. Washington, Stephenville, Texas 76401

Note to Zoning Commission:

As you know these two projects have been pending for some time due to the fact that I need to secure the approval of both the Texas Historical Commission and the National Park Service in order to qualify the two projects for tax credit. The architect, John Beverly, has redrafted the plans several times to meet the varying requirements of the two regulatory agencies. We believe we are near the end of that process as the Texas Historical Commission has just approved the plans and forwarded them to the National Park Service for review and approval of the most current drafts of the plans.

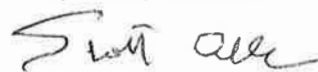
The overall building plan is to remodel the building located at 157 W. Washington St. (Jake Wilson Building – NPS Project No. 42196) and complete it so that the beauty shop presently occupying 171 W. Washington St. (Theo Bauer Building – NPS Project No. 46099) can move into that building and not be put out of business. When that move is complete, the remodeling will start on the second building, the Theo Bauer Building, presently occupied by the beauty shop.

Based on the circumstances outlined above, the forecasted dates for the P.D. development of the two buildings are as follows:

- 1. January 1, 2024**
 - Projected date of approval of plans and specifications for both 157 and 171 W. Washington buildings from Texas Historical Commission and the National Park Service
- 2. March 1, 2024**
 - Projected date for commencement of construction of approved plans for Jake Wilson Building at 157 W. Washington St.
- 3. September 1, 2024**
 - Projected date to complete construction and secure inspection of improvements approval from Texas Historical Commission and the National Park Service for 157 W. Washington St.
- 4. October 1, 2024**
 - Projected date for commencement of construction of approved plans for Theo Bauer Building at 171 W. Washington St.
- 5. April 1, 2025**
 - Projected date to complete construction and secure inspection of improvements approval from Texas Historical Commission and the National Park Service for 171 W. Washington St.

NOTE: It is my strong desire to complete both buildings being remodeled as soon as possible and I hope to be able to complete these projects earlier than the above forecasted dates.

Respectfully submitted,



Scott Allen