



Planning and Zoning Commission Meeting
9/20/2023



CROSSLAND + Parkhill
CONSTRUCTION COMPANY, INC.

MISSION

BUILDING COMMUNITY by creating inventive,
relevant built environments together

VISION

To **ENHANCE LIVES** and **INSPIRE PEOPLE** in the
communities we build

COLLECTIVE VALUES

- | Real Innovation
- | Engaging Collaboration
- | Life Balance
- | **Enduring Relationships**

INDIVIDUAL VALUES

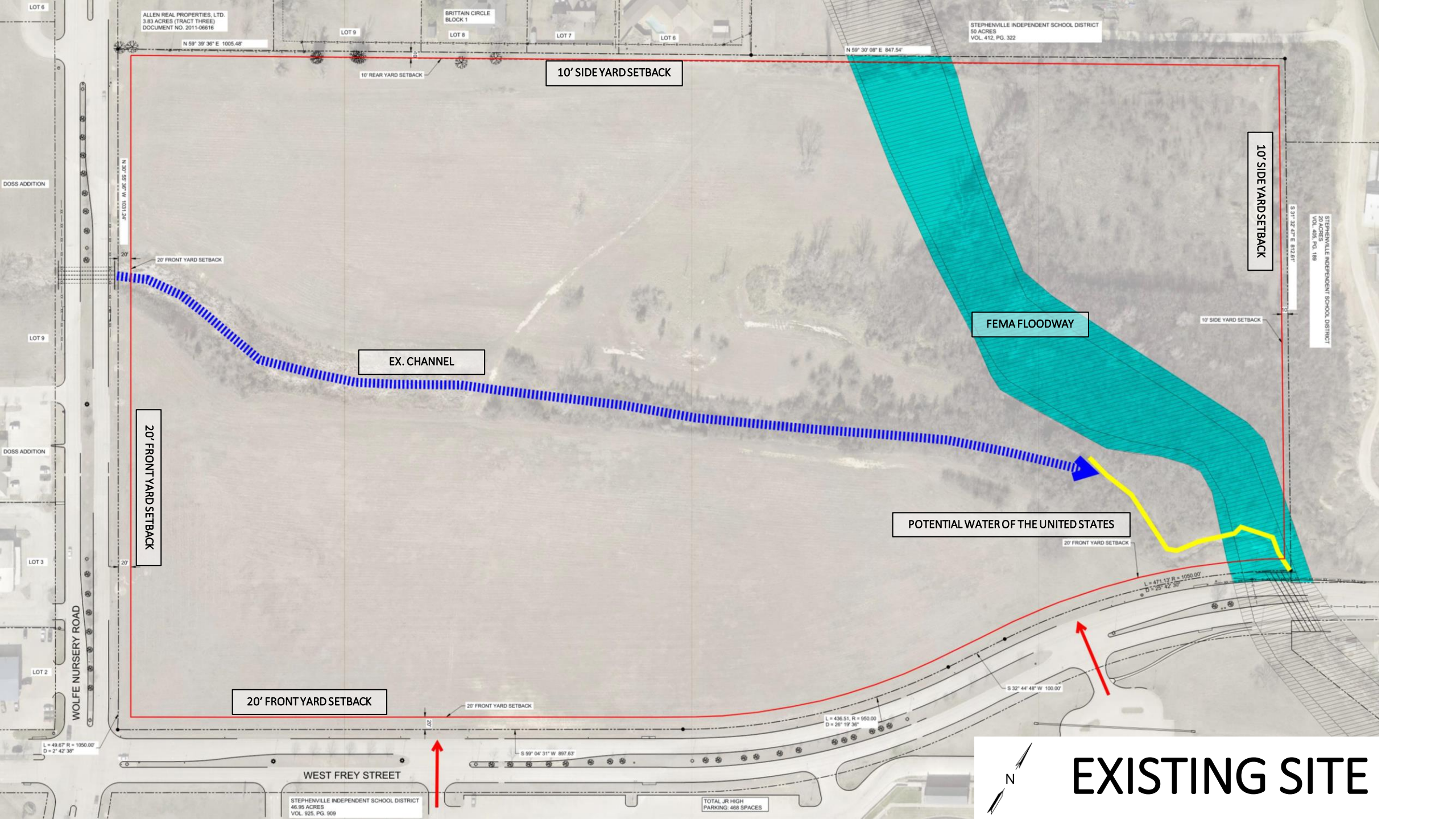
- | Personal Ownership
- | Deepening Credibility
- | Contagious Passion
- | Inspired Contribution
- | Unassuming Influence
- | Informed Insight
- | Humble Leadership



PROJECT OVERVIEW

REQUESTED CODE DEVIATIONS

SCHEDULE



ALLEN REAL PROPERTIES, LTD.
3.83 ACRES (TRACT THREE)
DOCUMENT NO. 2011-06616

LOT 9

BRITAIN CIRCLE,
BLOCK 1

LOT 7

LOT 6

STEPHENVILLE INDEPENDENT SCHOOL DISTRICT
50 ACRES
VOL. 412, PG. 322

N 59° 39' 36" E 1005.48'

N 59° 30' 08" E 847.54'

10' SIDE YARD SETBACK

10' REAR YARD SETBACK

10' SIDE YARD SETBACK

FEMA FLOODWAY

EX. CHANNEL

10' SIDE YARD SETBACK

STEPHENVILLE INDEPENDENT SCHOOL DISTRICT
VOL. 468, PG. 188

20' FRONT YARD SETBACK

LOT 9

DOSS ADDITION

LOT 3

LOT 2

WOLFE NURSERY ROAD

20' FRONT YARD SETBACK

POTENTIAL WATER OF THE UNITED STATES

20' FRONT YARD SETBACK

20' FRONT YARD SETBACK

20' FRONT YARD SETBACK

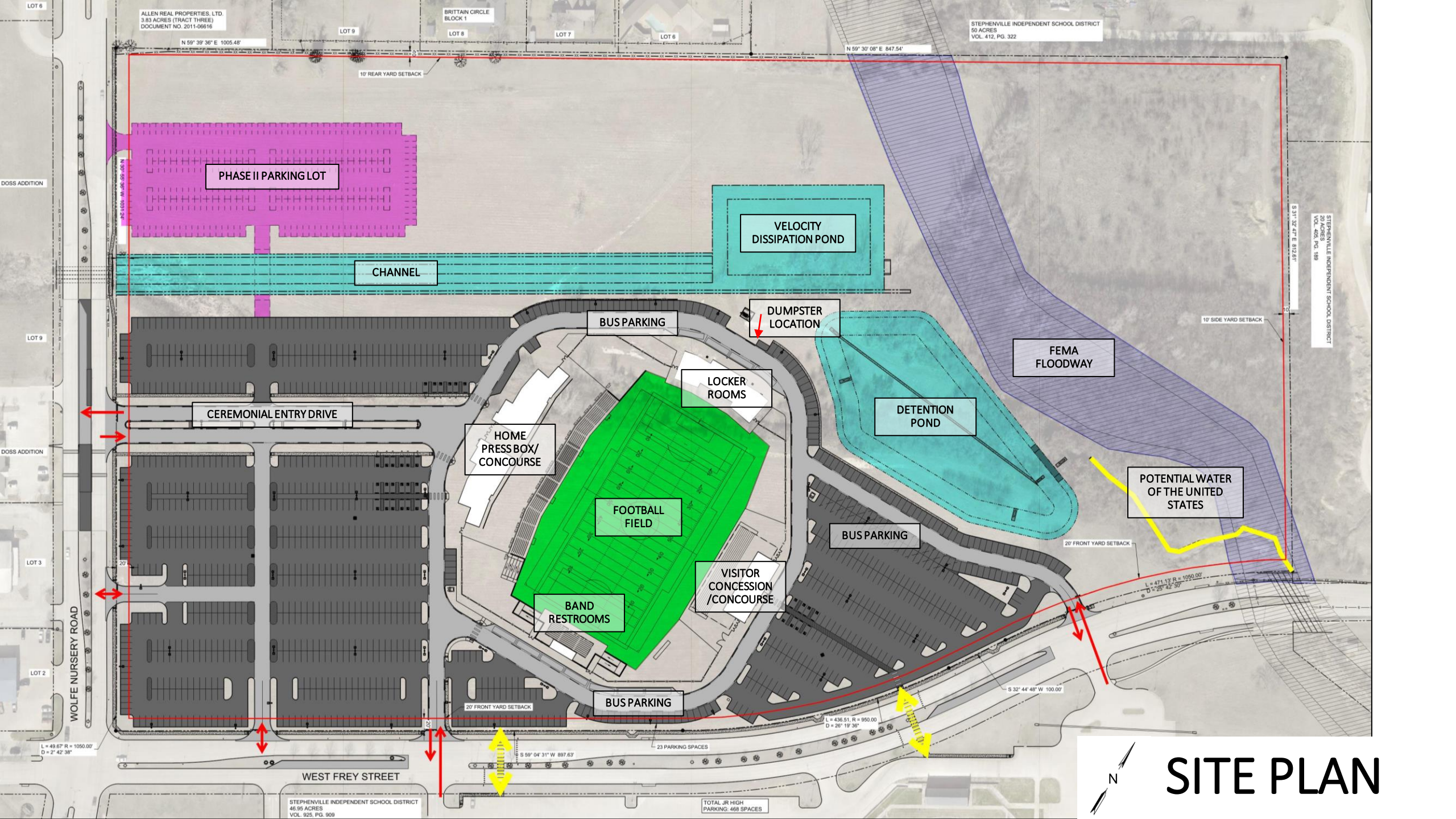
WEST FREY STREET

STEPHENVILLE INDEPENDENT SCHOOL DISTRICT
46.95 ACRES
VOL. 925, PG. 909

TOTAL JR HIGH
PARKING: 468 SPACES



EXISTING SITE



PHASE II PARKING LOT

CHANNEL

VELOCITY DISSIPATION POND

BUS PARKING

DUMPSTER LOCATION

FEMA FLOODWAY

CEREMONIAL ENTRY DRIVE

LOCKER ROOMS

DETENTION POND

HOME PRESS BOX/
CONCOURSE

FOOTBALL FIELD

POTENTIAL WATER OF THE UNITED STATES

BAND RESTROOMS

VISITOR CONCESSION /CONCOURSE

BUS PARKING

BUS PARKING

WEST FREY STREET

SITE PLAN

STEPHENVILLE INDEPENDENT SCHOOL DISTRICT
46.95 ACRES
VOL. 925, PG. 909

TOTAL JR HIGH
PARKING - 468 SPACES

STEPHENVILLE INDEPENDENT SCHOOL DISTRICT
50 ACRES
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STEPHENVILLE INDEPENDENT SCHOOL DISTRICT
20 ACRES
VOL. 405, PG. 189

ALLEN REAL PROPERTIES, LTD.
3.83 ACRES (TRACT THREE)
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BRITTAIN CIRCLE
BLOCK 1

LOT 9

LOT 8

LOT 7

LOT 6

N 59° 39' 36" E 1005.48'

N 59° 30' 08" E 847.54'

10' REAR YARD SETBACK

10' SIDE YARD SETBACK

20' FRONT YARD SETBACK

20' FRONT YARD SETBACK

23 PARKING SPACES

S 59° 04' 31" W 887.67'

L = 436.51, R = 950.00
D = 26° 19' 36"

S 32° 44' 48" W 100.00'

L = 471.12, R = 1050.00
D = 25° 42' 30"

L = 49.67, R = 1050.00
D = 2° 42' 38"

DOSS ADDITION

LOT 9

DOSS ADDITION

LOT 3

LOT 2

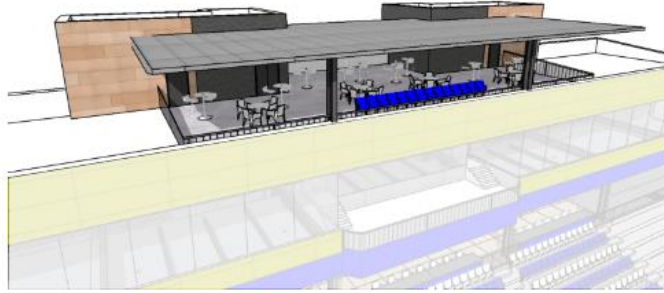
WOLFE NURSERY ROAD



STADIUM PERSPECTIVE



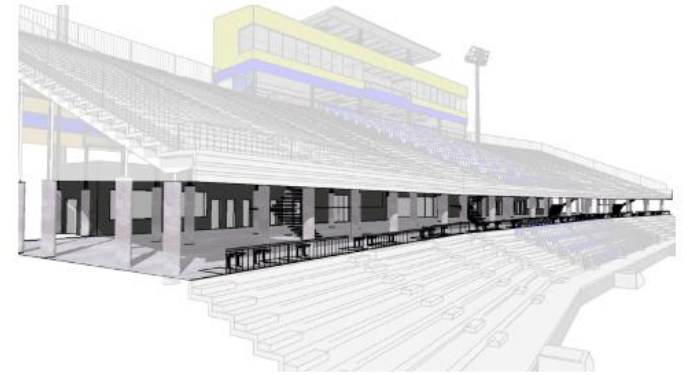
STADIUM PERSPECTIVE



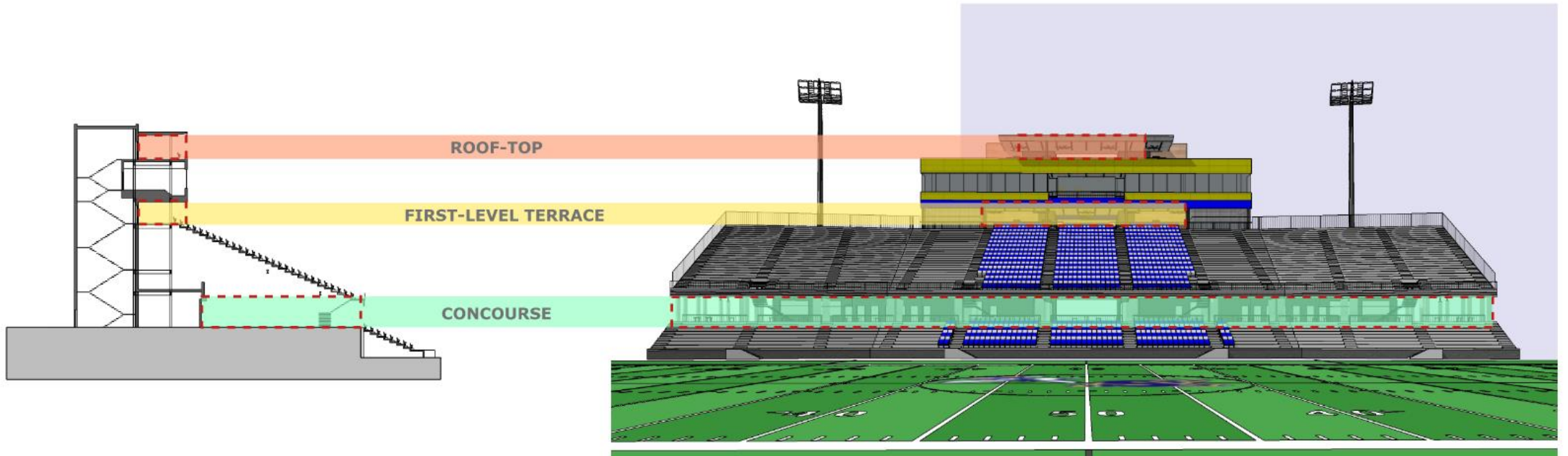
ROOF-TOP



FIRST-LEVEL TERRACE



CONCOURSE



HOME SIDE LEVEL VIEWS



HOME GRANDSTANDS



Locker Side Elevation

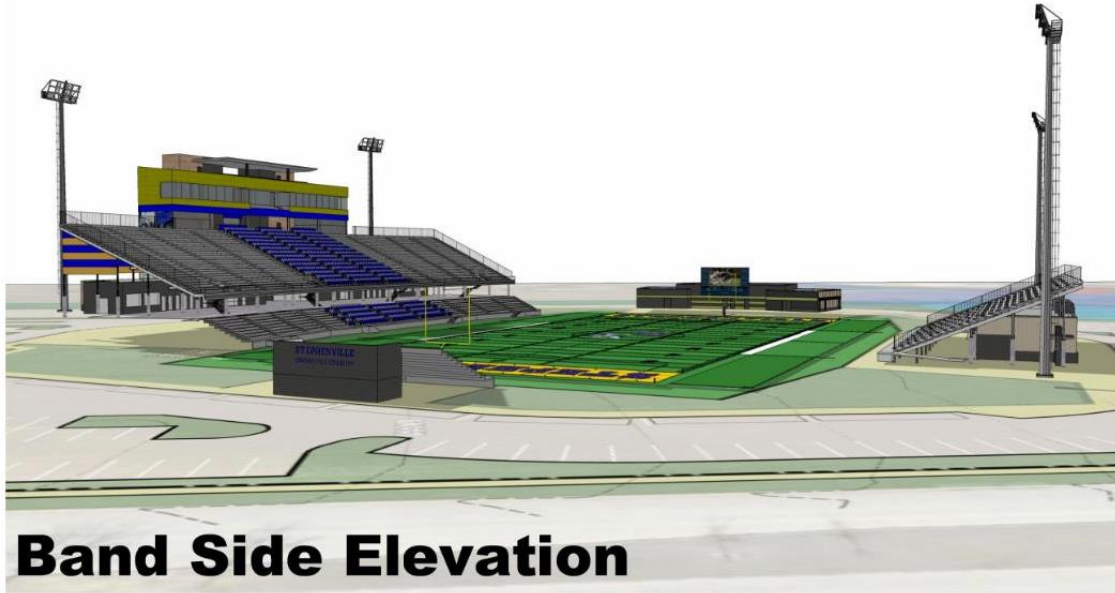


Home Side Elevation

GENERAL NOTES:

1. *Provided Renderings & Plans are for illustration purposes only as the design process is ongoing*
2. *Final material selections to be defined with client & to meet Local & National standards*
3. *Estimated preliminary percentages:*
 - A. Split Face CMU = 32%
 - B. Metal Panel = 20%
 - C. Rainscreen Concrete Panel = 32%
 - D. Corrugated Perforated Metal = 15%
 - E. Vinyl Coated Poly Screening Mesh = Mounted over portions of exposed steel structure at pressbox & bleachers / grandstands

ELEVATIONS



Band Side Elevation

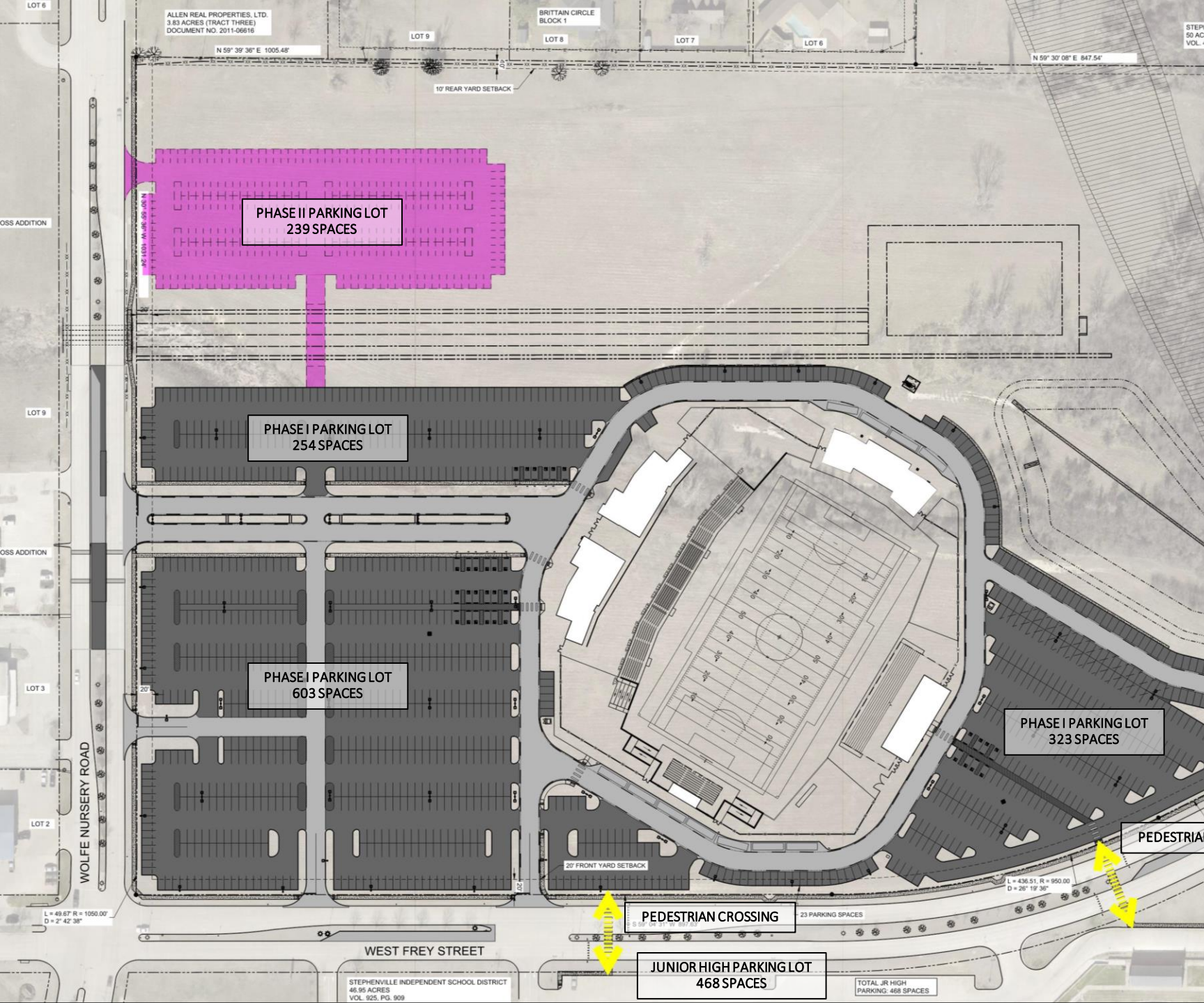


Visitor Side Elevation

GENERAL NOTES:

1. *Provided Renderings & Plans are for illustration purposes only as the design process is ongoing*
2. *Final material selections to be defined with client & to meet Local & National standards*
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 - E. Vinyl Coated Poly Screening Mesh = Mounted over portions of exposed steel structure at pressbox & bleachers / grandstands

ELEVATIONS



PARKING CALCULATIONS

HOME SIDE SEATS: 5,500
 VISITOR SIDE SEATS: 2,000
 BAND SEATS: 200
 TOTAL SEATS: 7,700

PARKING:
 REQUIRED: $7,700 / 4 = 1925$ (4:1)

PHASE 1:
 ONSITE PAVED: 1,218

JUNIOR HIGH OFFSITE: 468
 PHASE 1 TOTAL: 1,686 (4.56:1)

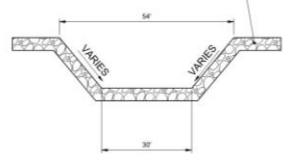
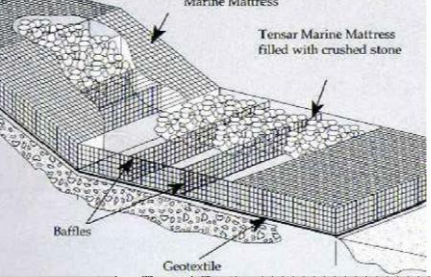
PHASE 2:
 ONSITE PAVED
 NORTH OF DRAINAGE CHANNEL: 239
 PHASE 2 TOTAL: 239

TOTAL PARKING PROVIDED: 1,925 (4:1)

TIA IS CURRENTLY ON-GOING



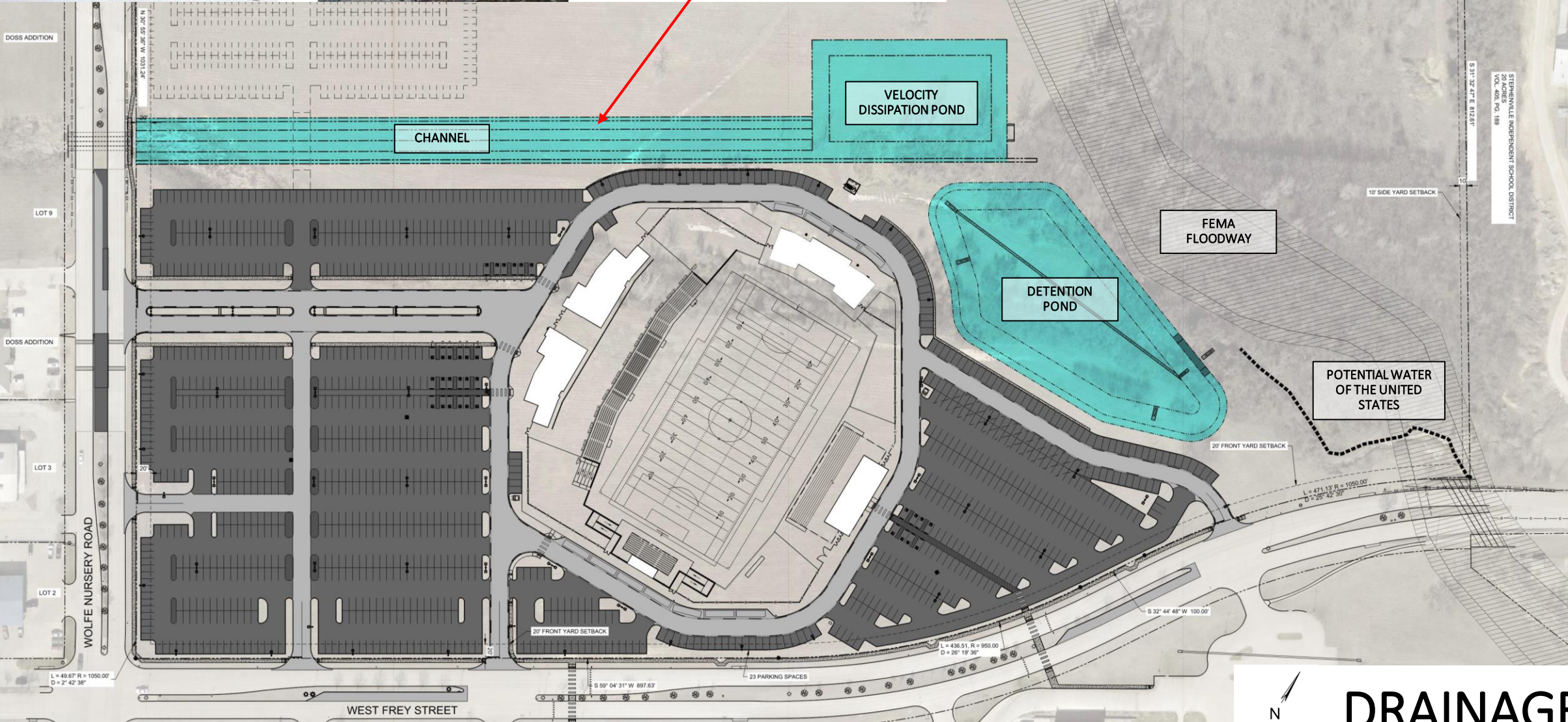
PARKING



E6 CHANNEL X-SECTION DETAIL
NOT TO SCALE

STEPHENVILLE INDEPENDENT SCHOOL DISTRICT
50 ACRES
VOL. 412, PG. 322

N 59° 30' 08" E 547.54'

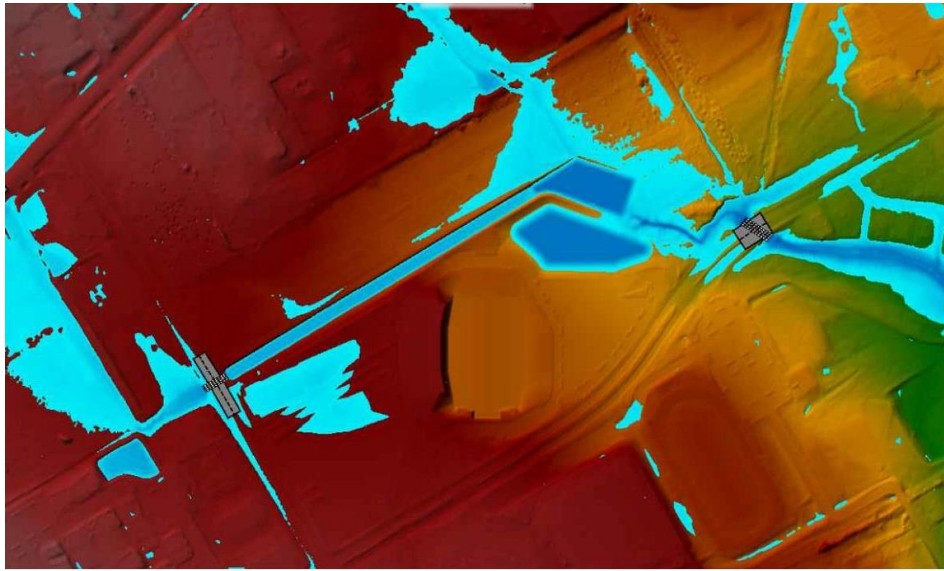


STEPHENVILLE INDEPENDENT SCHOOL DISTRICT
20 ACRES
VOL. 405, PG. 189

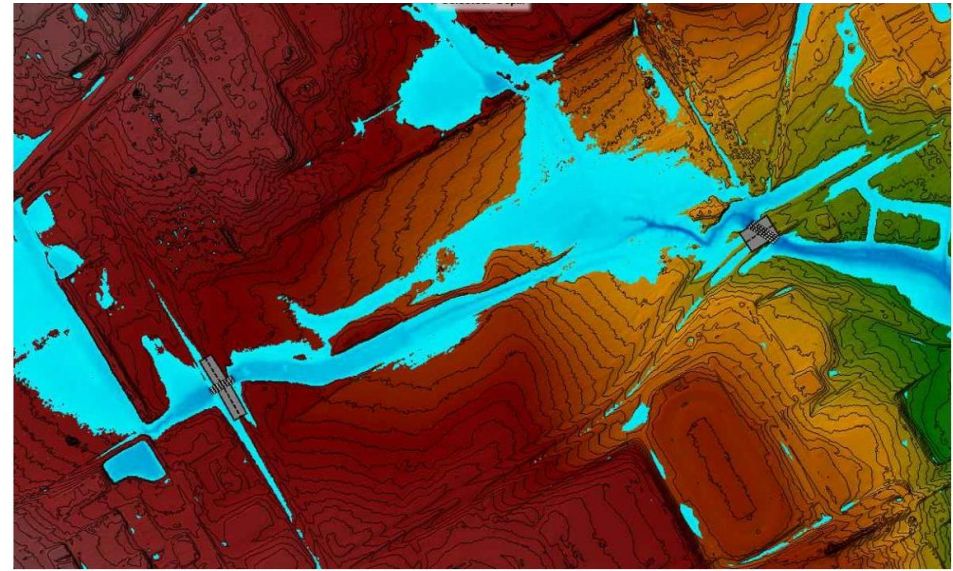
S 91° 26' 47" E 812.81'



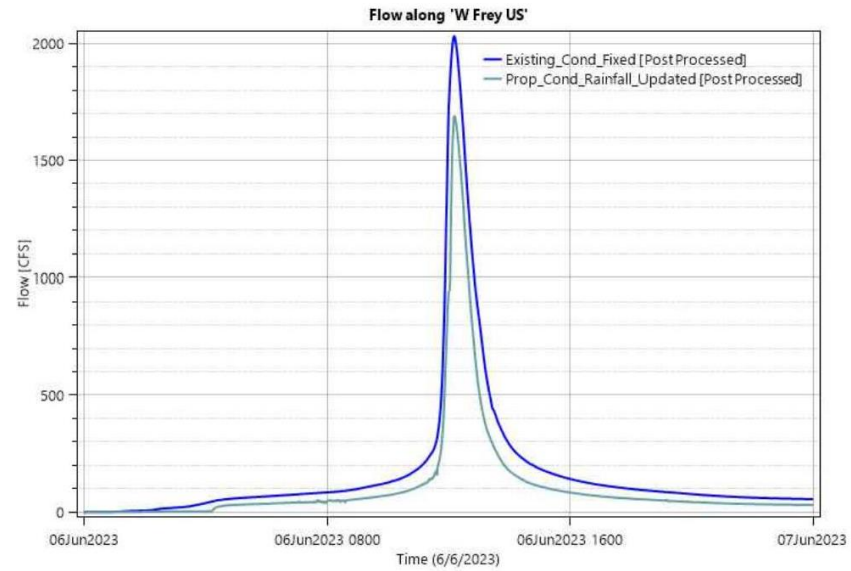
DRAINAGE



DEPTH OF FLOODING - PROPOSED
CONDITION 1FT DEPTH

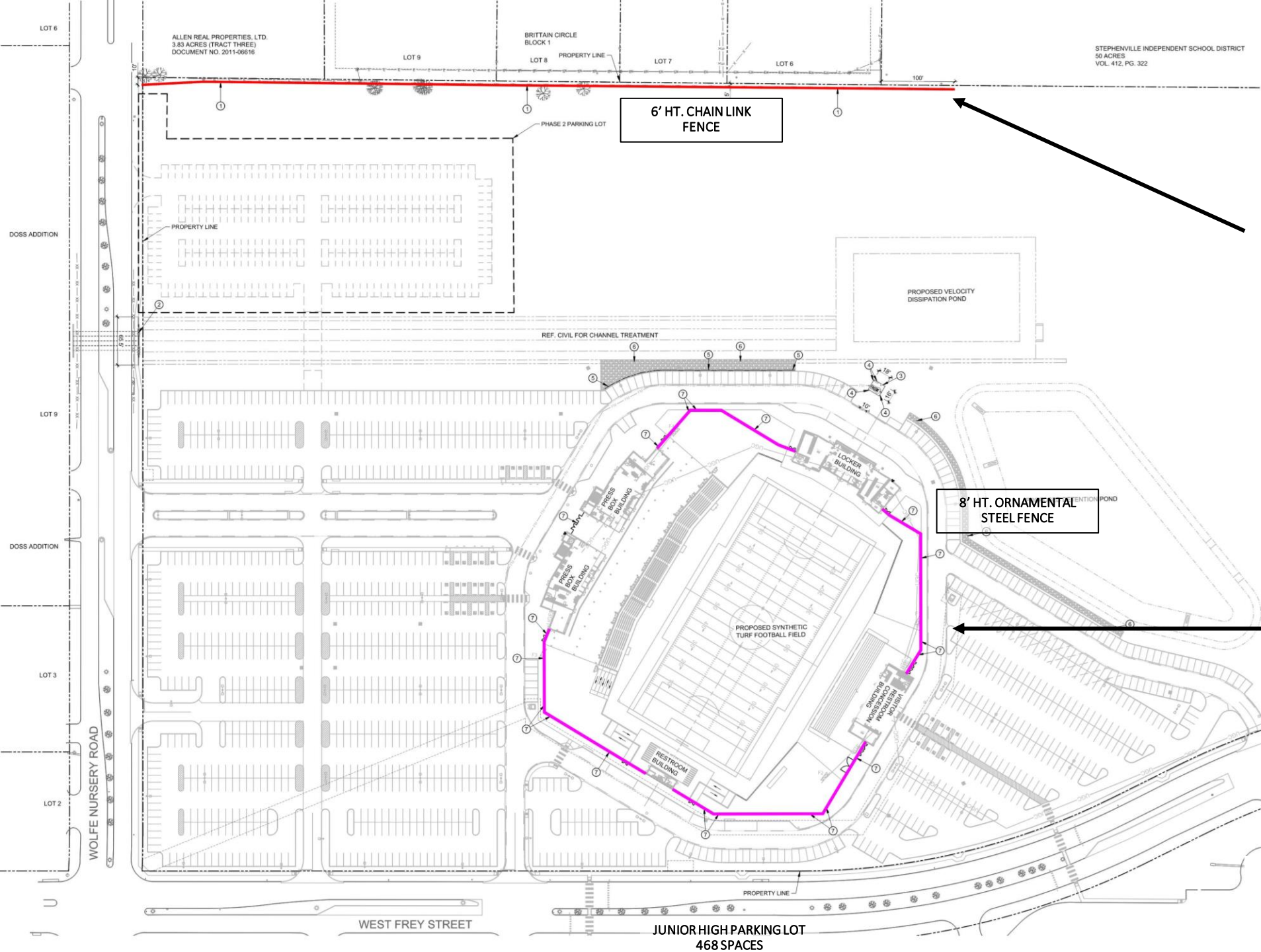


DEPTH OF FLOODING - EXISTING
CONDITION 1FT DEPTH



FLOW COMPARISON
100 YR

DRAINAGE

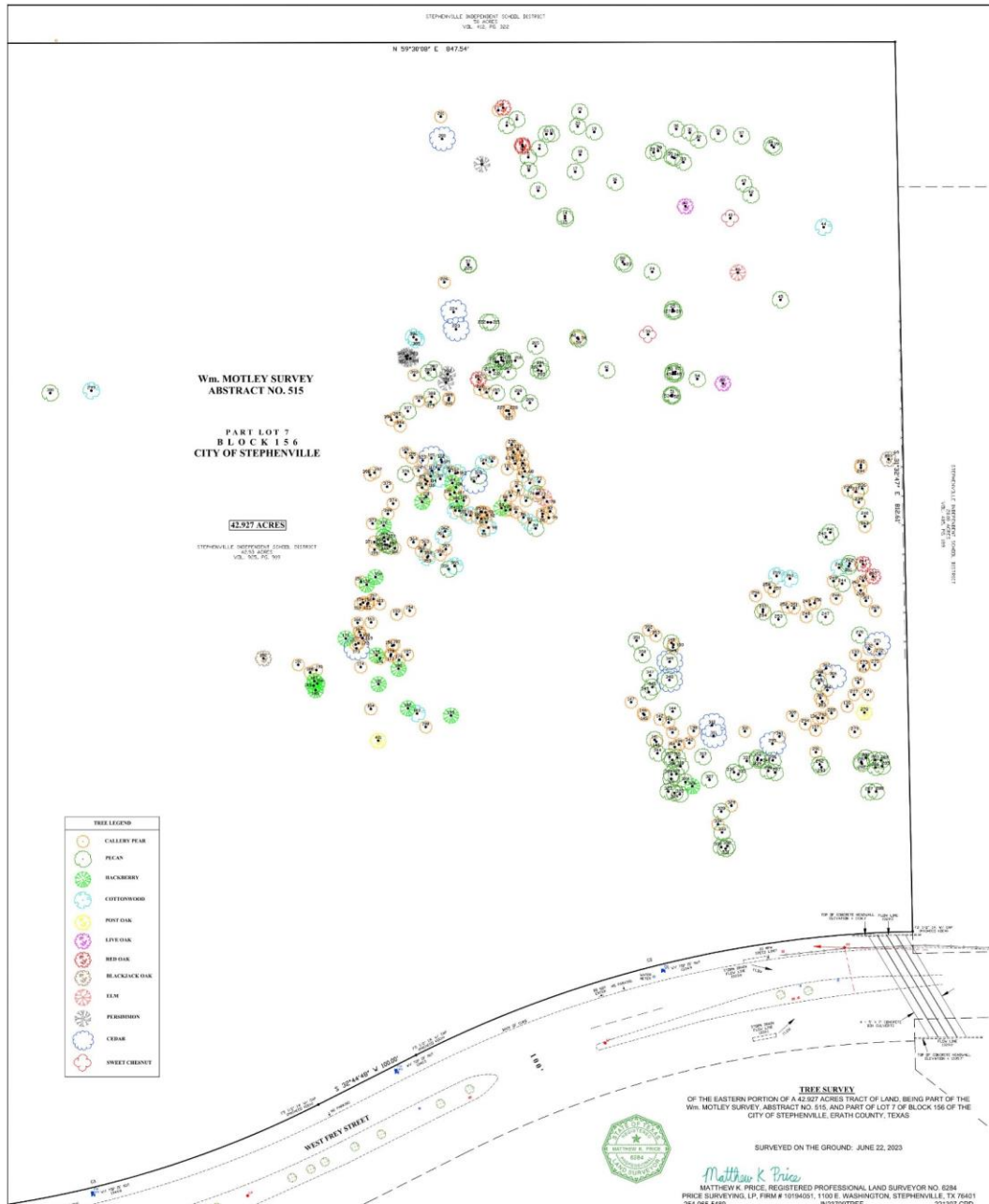


6' HT. CHAIN LINK FENCE
REPRESENTATIVE PHOTO



8' HT. ORNAMENTAL FENCE AROUND STADIUM – *REPRESENTATIVE PHOTO*

SITE FENCING

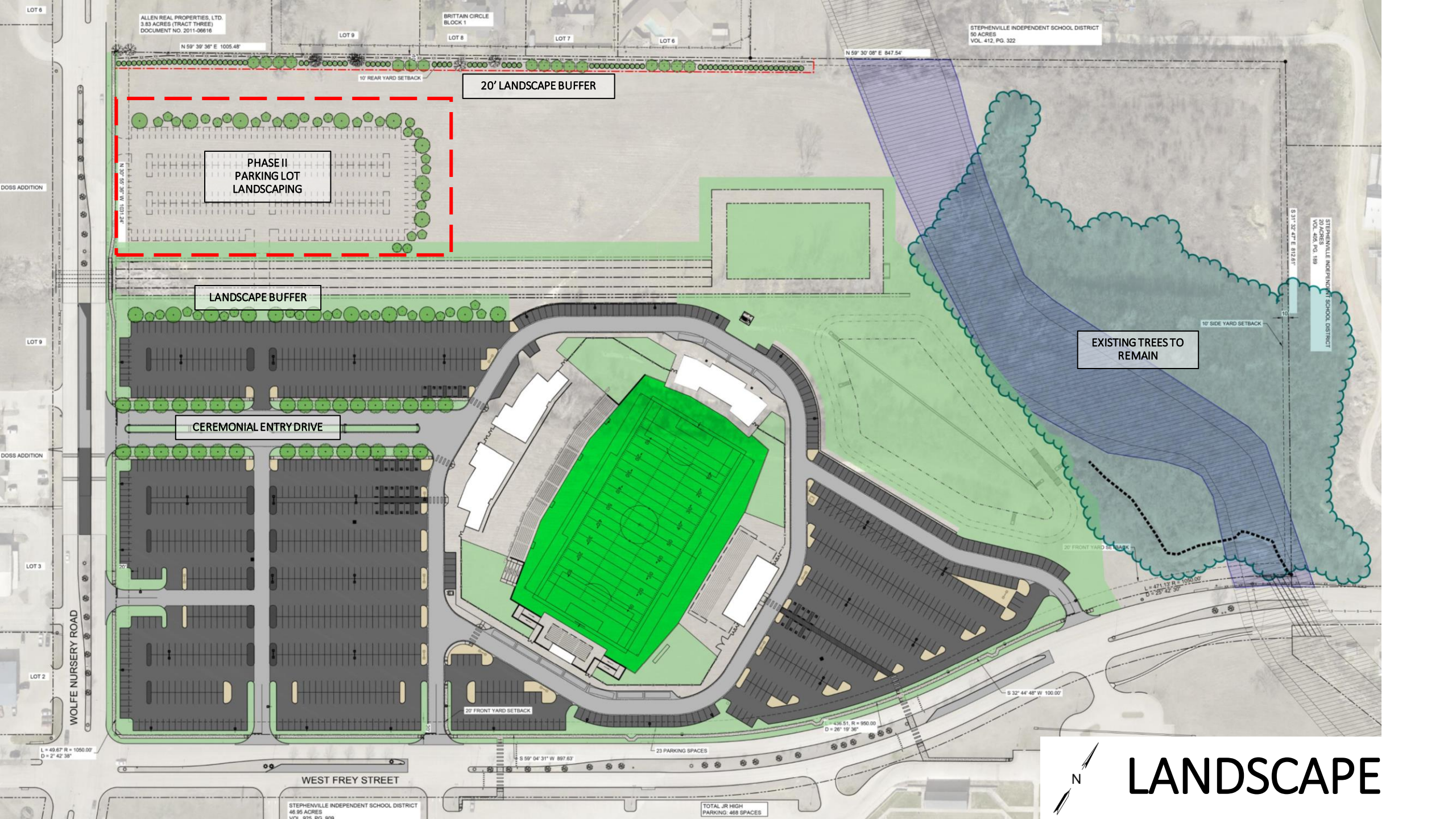


TREE SURVEY:

- OVER 400 TREES SURVEYED ON EASTERN SIDE PROPERTY
- TREES TO BE PRESERVED WILL BE USED FOR LANDSCAPE CREDIT



TREE SURVEY



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BRITAIN CIRCLE
BLOCK 1

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50 ACRES
VOL. 412, PG. 322

STEPHENVILLE INDEPENDENT SCHOOL DISTRICT
20 ACRES
VOL. 405, PG. 189

PHASE II
PARKING LOT
LANDSCAPING

LANDSCAPE BUFFER

EXISTING TREES TO
REMAIN

CEREMONIAL ENTRY DRIVE

WEST FREY STREET

WOLFE NURSERY ROAD

STEPHENVILLE INDEPENDENT SCHOOL DISTRICT
46.95 ACRES
1/2" = 200' 0" 000

TOTAL JR HIGH
PARKING: 468 SPACES

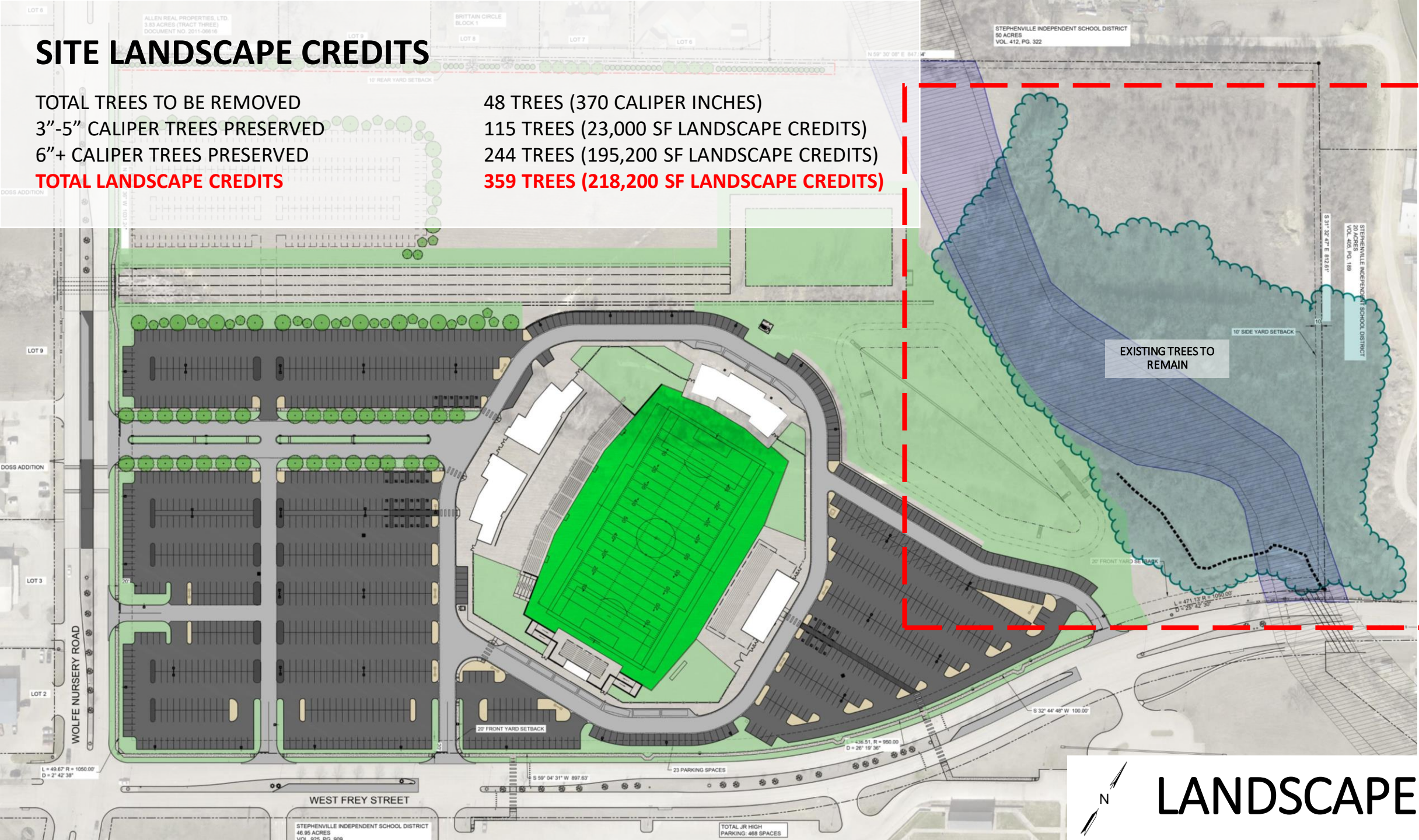


LANDSCAPE

SITE LANDSCAPE CREDITS

TOTAL TREES TO BE REMOVED
3"-5" CALIPER TREES PRESERVED
6"+ CALIPER TREES PRESERVED
TOTAL LANDSCAPE CREDITS

48 TREES (370 CALIPER INCHES)
115 TREES (23,000 SF LANDSCAPE CREDITS)
244 TREES (195,200 SF LANDSCAPE CREDITS)
359 TREES (218,200 SF LANDSCAPE CREDITS)



LANDSCAPE

LANDSCAPE AREA

REQUIRED LANDSCAPE AREA:

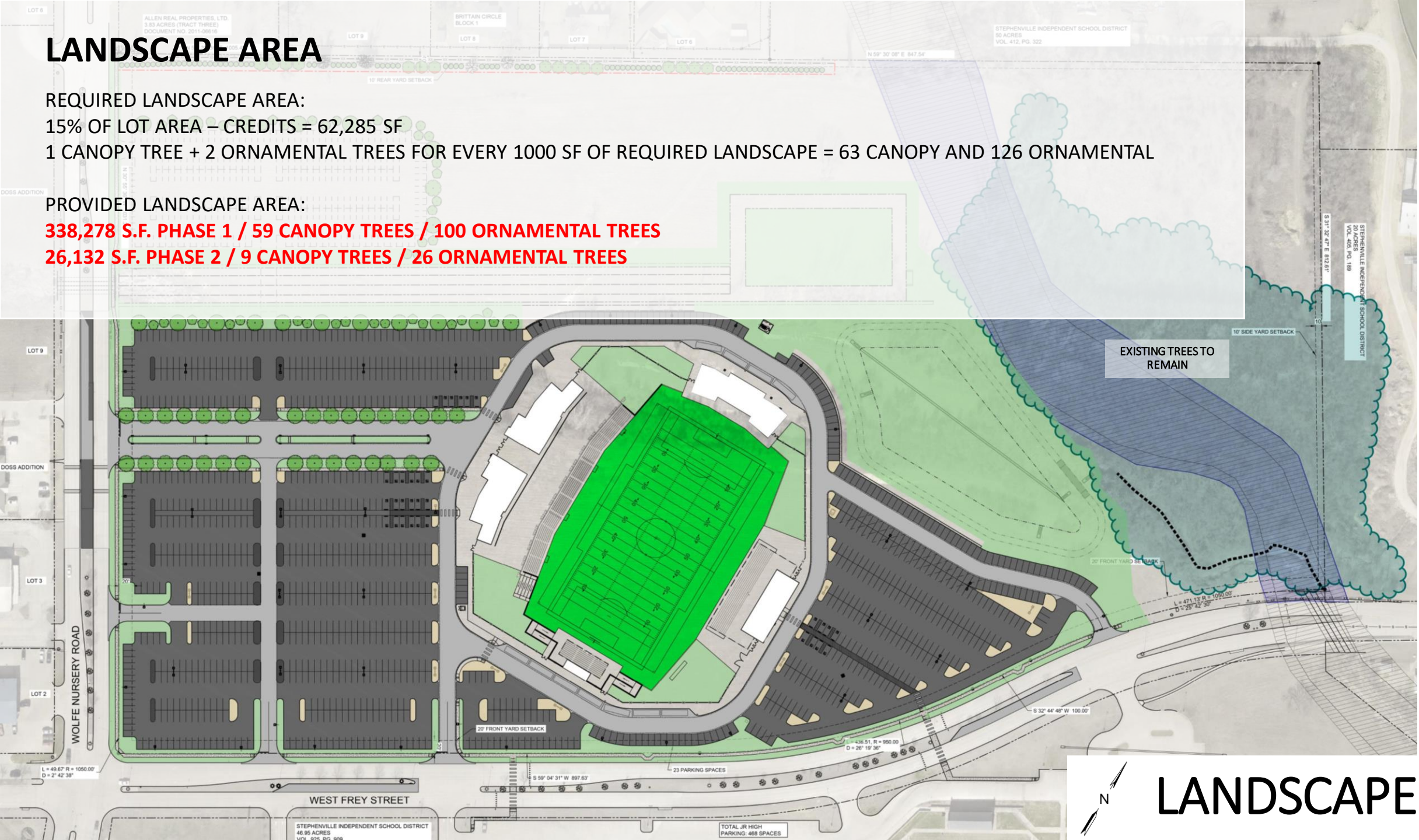
15% OF LOT AREA – CREDITS = 62,285 SF

1 CANOPY TREE + 2 ORNAMENTAL TREES FOR EVERY 1000 SF OF REQUIRED LANDSCAPE = 63 CANOPY AND 126 ORNAMENTAL

PROVIDED LANDSCAPE AREA:

338,278 S.F. PHASE 1 / 59 CANOPY TREES / 100 ORNAMENTAL TREES

26,132 S.F. PHASE 2 / 9 CANOPY TREES / 26 ORNAMENTAL TREES



LANDSCAPE

LANDSCAPE BUFFER AT BRITTAIN CIRCLE

REQUIRED LANDSCAPE AREA:

20' WIDE LANDSCAPE BUFFER AGAINST RESIDENTIAL ZONING

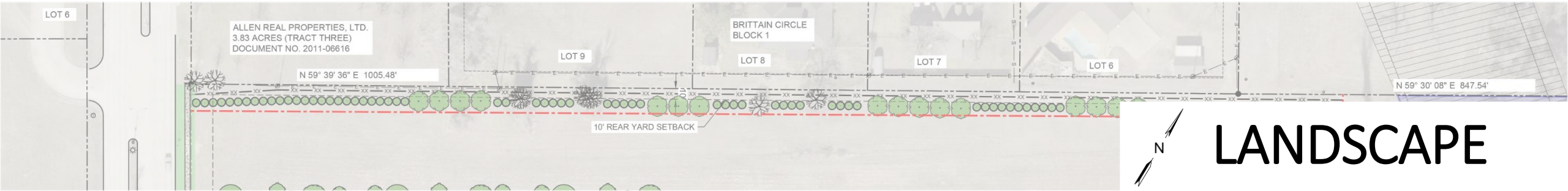
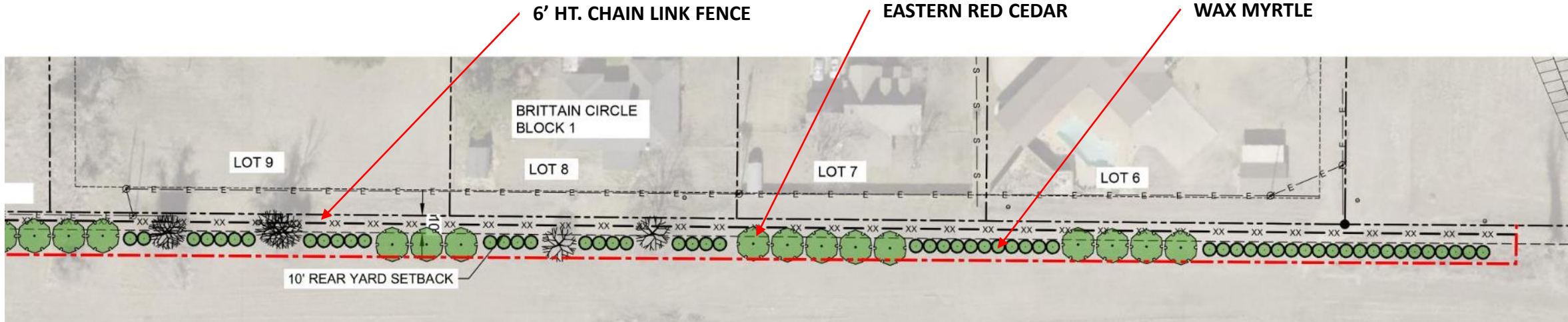
23 CANOPY TREES AND 46 ORNAMENTAL TREES REQUIRED

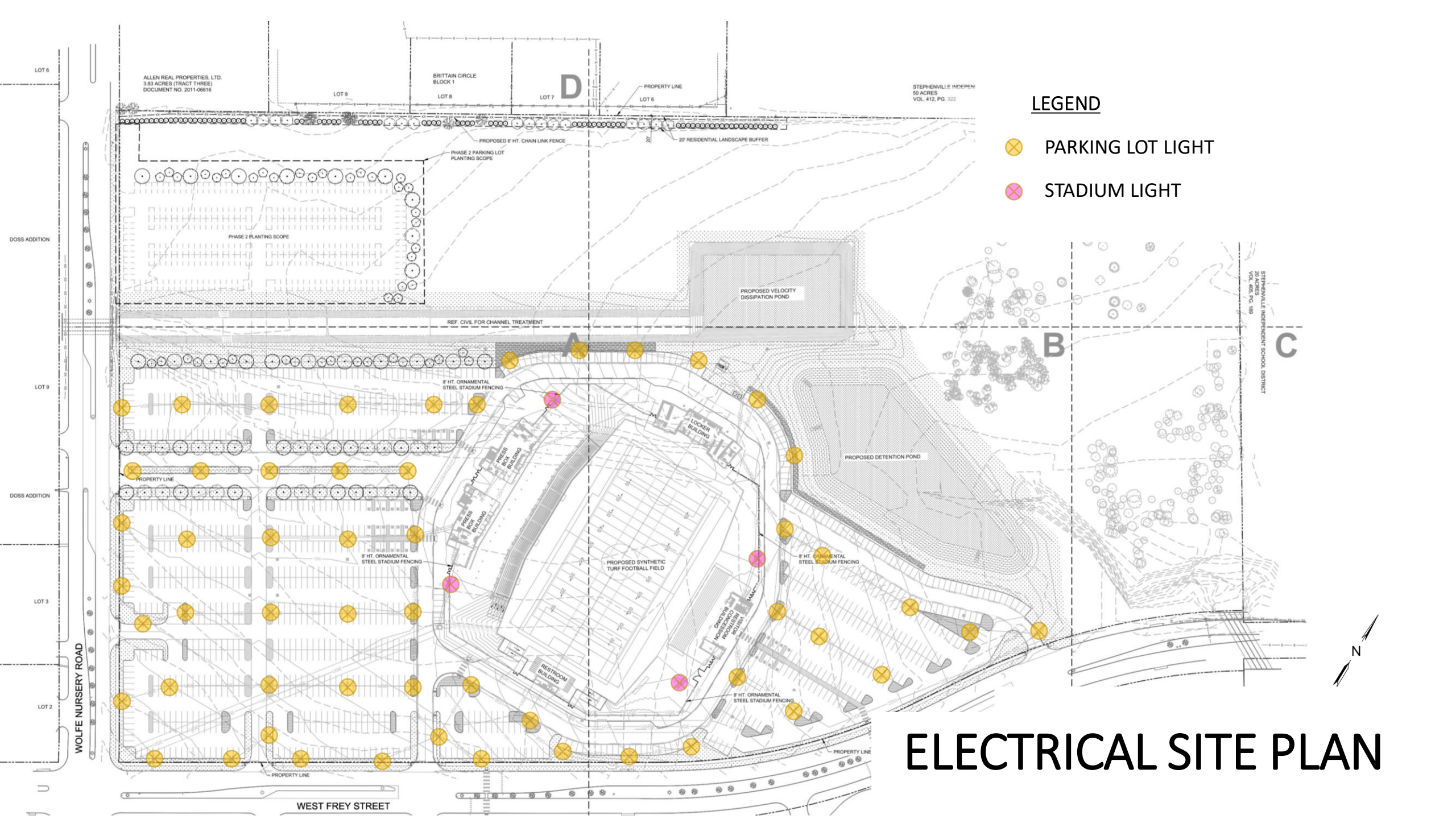
PROVIDED:

20' WIDE LANDSCAPE BUFFER W/ 23 CANOPY TREES AND 82 ORNAMENTAL TREES



Trees and Ornamental Trees will be irrigated





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3.83 ACRES (TRACT THREE)
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BRITANN CIRCLE
BLOCK 1

STEPHENVILLE INDEPEN
50 ACRES
VOL. 412, PG. 322

LEGEND

- ⊗ PARKING LOT LIGHT
- ⊗ STADIUM LIGHT

LOT 6

LOT 9

LOT 8

LOT 7

LOT 6

D

B

C

DOSS ADDITION

LOT 9

DOSS ADDITION

LOT 3

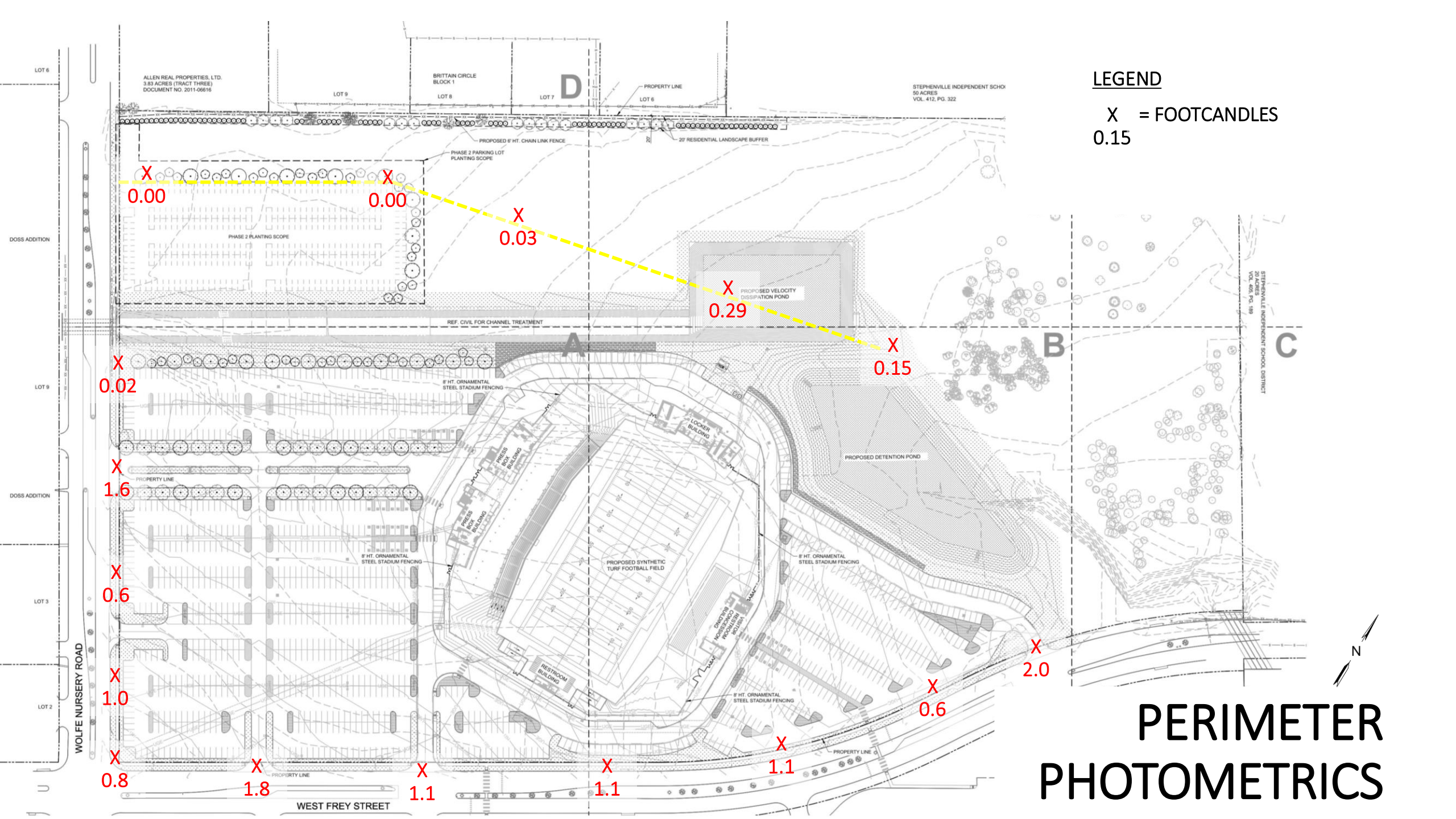
LOT 2

WOLFE NURSERY ROAD

WEST FREY STREET



ELECTRICAL SITE PLAN





d[#]series

D-Series Size 1 LED Area Luminaire

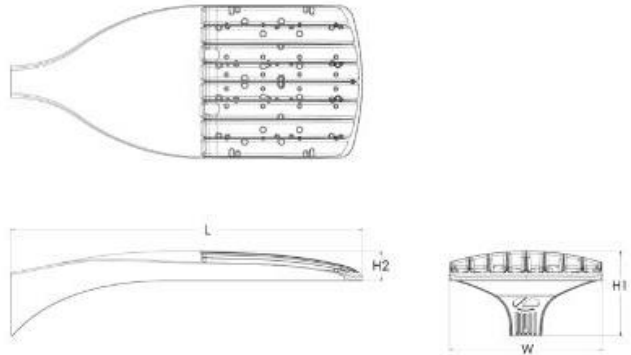


Catalog Number	DSX1 LED Px 40K 80CRI T
Notes	Stephenville ISD Stadium
Type	AA/BB/CC

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.69 ft ² (0.06 m ²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

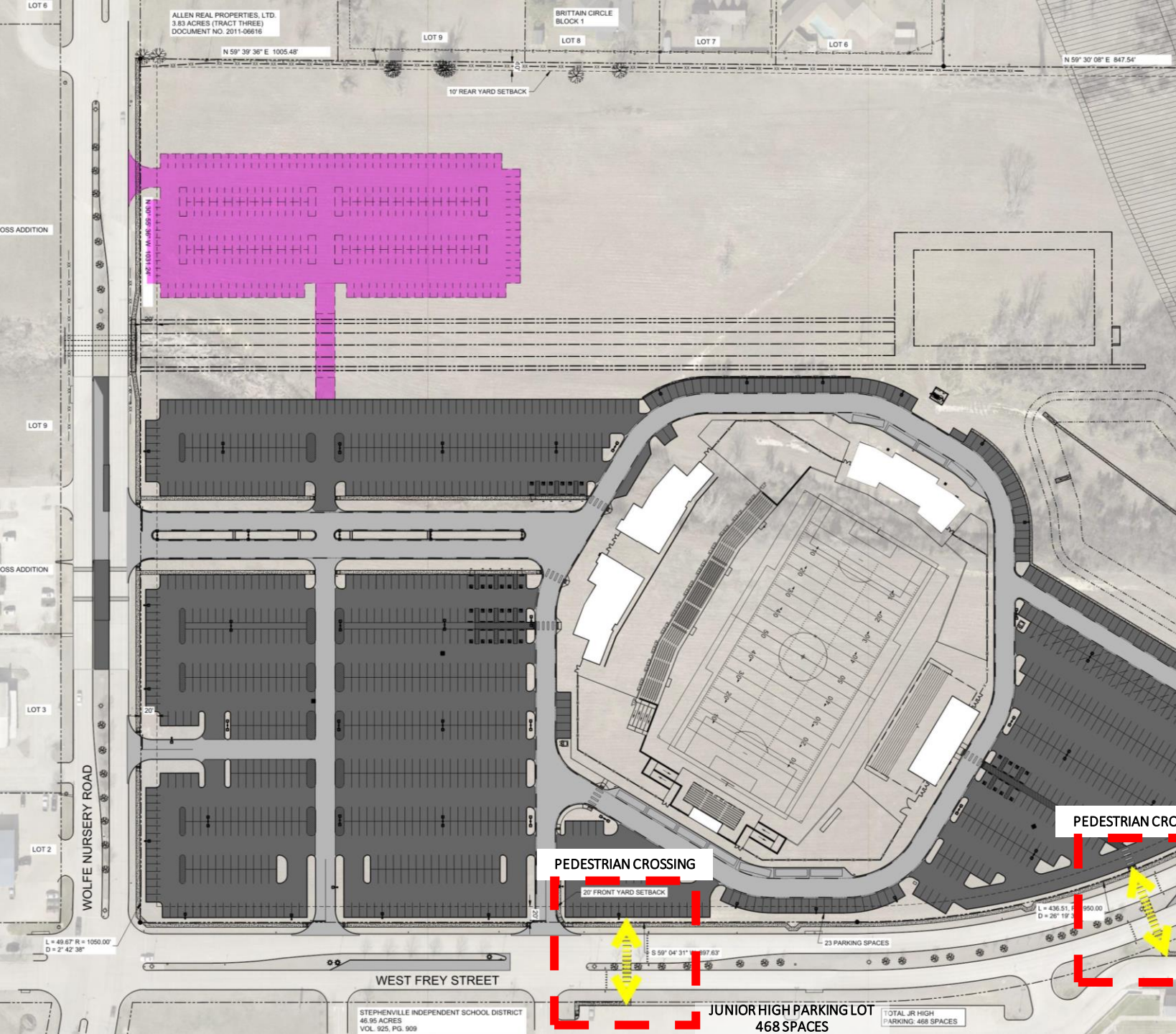
Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

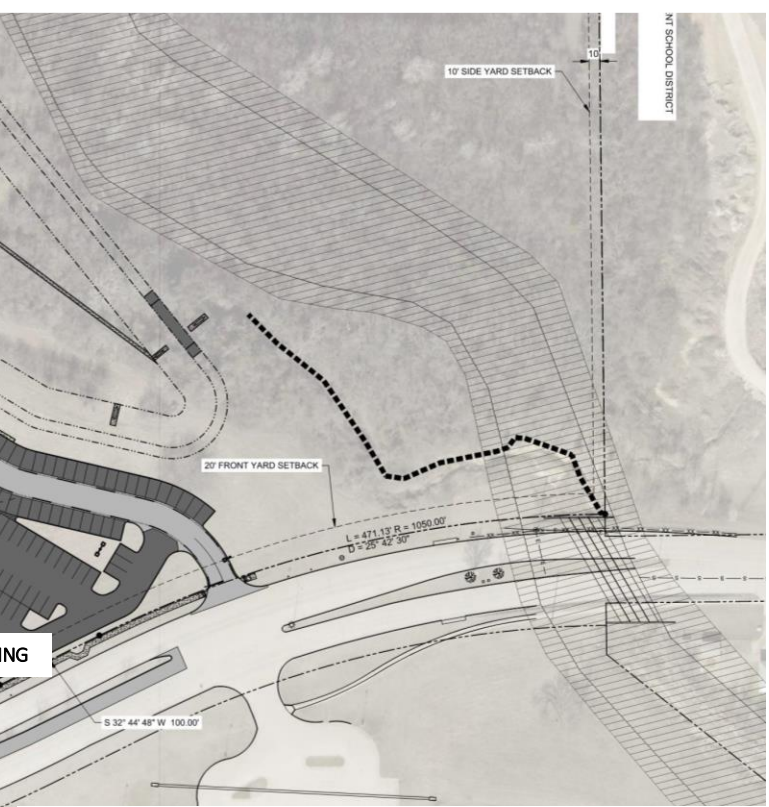
DSX1 LED	P7/P6/P6	40K	80CRI	T5W/T5M/T4M	MVOLT	xPA
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TYPICAL PARKING LOT LIGHT POLE FIXTURE – 25' HEIGHT

ELECTRICAL



CODE DEVIATION 1:
USE OF JUNIOR HIGH OFFSITE
PARKING (468 SPACES). TWO
SIGNALIZED PEDESTRIAN
CROSSINGS WILL BE PROVIDED
ACROSS WEST FREY STREET



CODE DEVIATION 1



PEDESTRIAN CROSSING



MID-BLOCK CROSSING WITH ISLAND

CODE DEVIATION 1:
USE OF JUNIOR HIGH OFFSITE
PARKING (468 SPACES). **TWO**
SIGNALIZED PEDESTRIAN
CROSSINGS WILL BE PROVIDED
ACROSS WEST FREY STREET.

CODE DEVIATION 1

CODE DEVIATION 2:

PHASE TWO PAVED PARKING LOT (239 SPACES) SHALL BE CONSTRUCTED AT FUTURE TIME WHEN STADIUM DEMAND REACHES FULL CAPACITY.

SISD WILL CONSTRUCT PHASE TWO WHEN:

PHASE TWO DEVELOPMENT WILL BEGIN WHEN THE AVERAGE TICKET SALES OF THE SEASON ARE GREATER THAN OR EQUAL TO **5,395**

*Logic: 80% of parking spaces provided in **phase one** would be occupied.*

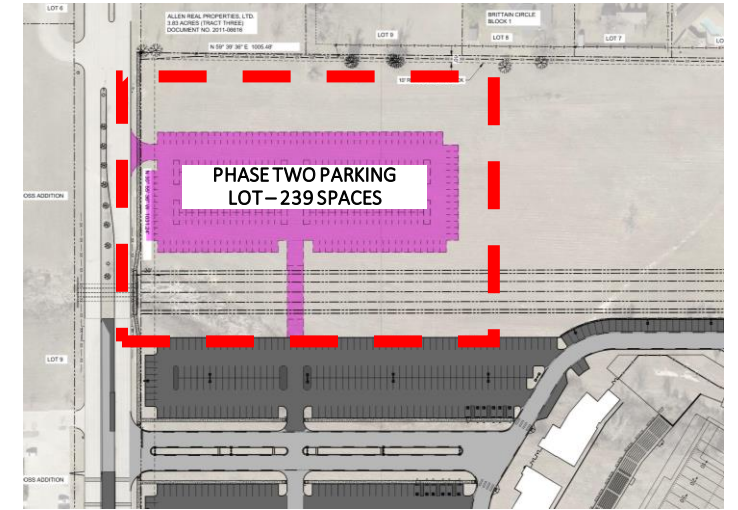
OR

WHEN THE AVERAGE OF 3 CONSECUTIVE YEARS HIGHEST TICKET SALES EXCEEDS **6,407**

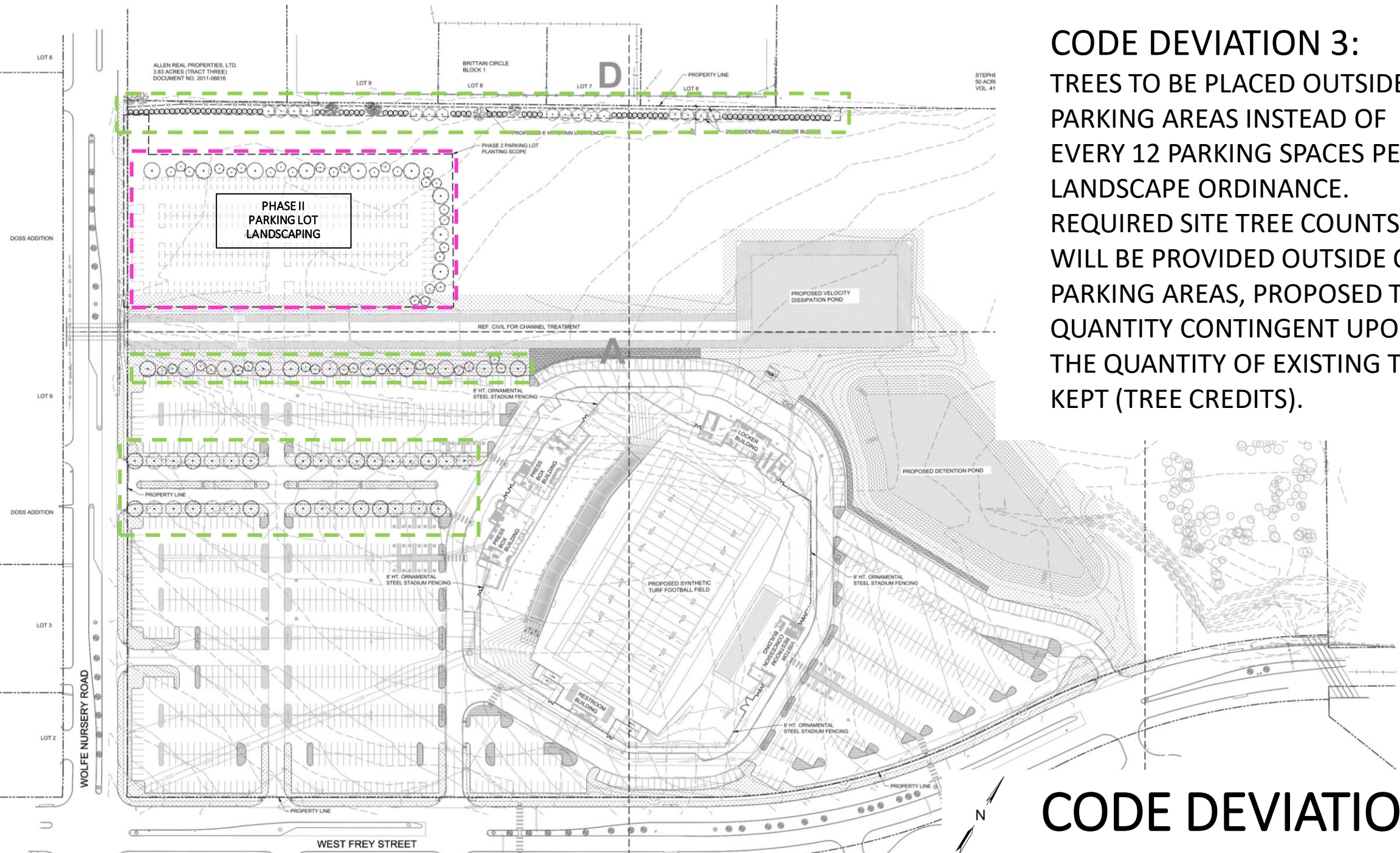
*Logic: 95% of **phase one** parking spaces would be occupied. Last years ticket sales were 5,468.*

$$5,395 / 4 = 1,348 / 1,686 = 80\%$$

$$6,407 / 4 = 1,601 / 1,686 = 95\%$$



CODE DEVIATION 2



CODE DEVIATION 3:
 TREES TO BE PLACED OUTSIDE OF
 PARKING AREAS INSTEAD OF
 EVERY 12 PARKING SPACES PER
 LANDSCAPE ORDINANCE.
 REQUIRED SITE TREE COUNTS
 WILL BE PROVIDED OUTSIDE OF
 PARKING AREAS, PROPOSED TREE
 QUANTITY CONTINGENT UPON
 THE QUANTITY OF EXISTING TREES
 KEPT (TREE CREDITS).

CODE DEVIATION 3

CODE DEVIATION 4:
BUILDING HEIGHTS:
PRESS BOX: 74'-9"
HOME SIDE STAIR TOWERS: 92'-1"



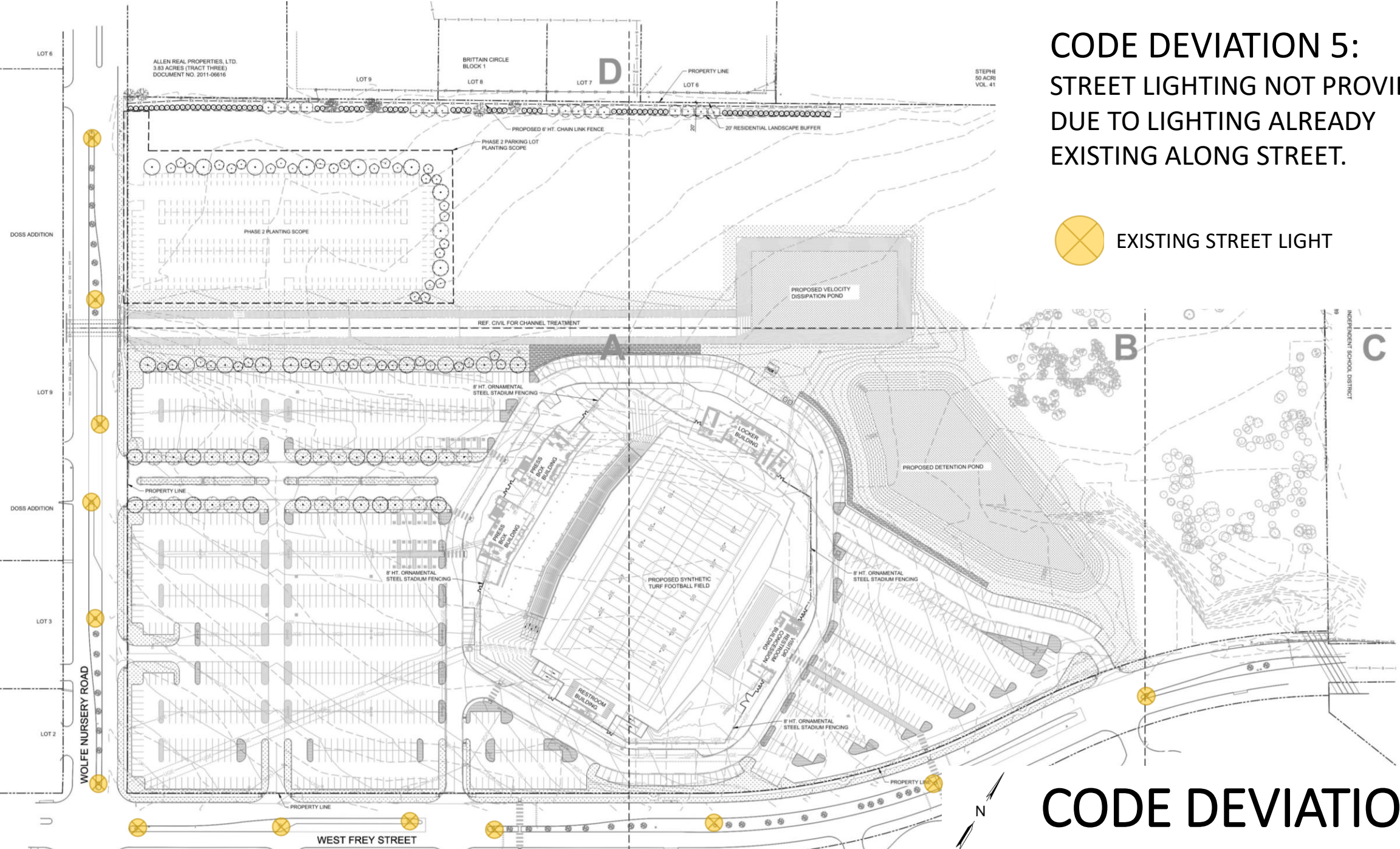
Home Side Elevation

STAIR TOWER PARAPET = 92'-1"
HIGHEST OCCUPIABLE FLOOR = 74'-9"

CODE DEVIATION 4

**CODE DEVIATION 5:
STREET LIGHTING NOT PROVIDED
DUE TO LIGHTING ALREADY
EXISTING ALONG STREET.**

 EXISTING STREET LIGHT



CODE DEVIATION 5

	Date	Task	Attendees	Completed	Date Planned
1	4/20/2023	Pre-Development Meeting Site Concept	City, SISD, Parkhill, Crossland	✓	
2	8/14/2023	Submission Planning & Zoning Package	City, SISD, Parkhill, Crossland	✓	
3	8/16/2023	Initial Planning and Zoning Meeting	City, SISD, Parkhill, Crossland	✓	
4	8/25/2023	Submittal 1 Development Plan	Parkhill	✓	
5	9/15/2023	Submittal 2 Development Plan	Parkhill	✓	
6	9/8/2023	Drainage Discussion Meeting	City, F&N, SISD, Parkhill	✓	
7	9/15/2023	Incorporate City Comments	Parkhill	✓	
9	9/15/2023	Submit Final PD Package to P & Z	Parkhill, Crossland	✓	
8	9/18/2023	Site Utility Package Issue for Bid	Parkhill, Crossland		9/18/2023
10		P & Z Meeting	SISD, Parkhill, Crossland		9/20/2023
11		City Council Meeting	SISD, Parkhill, Crossland		10/3/2023
12		Bid Received Site Utility Package	Parkhill, Crossland		10/12/2023
13		SISD Review	SISD, Parkhill, Crossland		10/16/2023
14		Issue Civil Permit	Parkhill, Crossland		????
15		Mobilization	Parkhill, Crossland		10/18/2023
16		Ground Breaking	City, SISD, Parkhill, Crossland		10/14-21/2023
17		Stadium Package Issued for Bid	Parkhill		11/17/2023
18		Bids Received Stadium Package	Parkhill, Crossland		12/14-19/2023
19		SISD Review	SISD, Parkhill, Crossland		12/16/2023
20		Issue Building Permit	City, SISD, Parkhill, Crossland		????
21		Stadium Substantial Completion	Crossland, Parkhill		4/18/2025

PROJECT SCHEDULE



QUESTIONS