

Planned Development Standards

Section I: Introduction.

In addition to applicable provisions of the City of Stephenville Zoning Ordinance, the Property, being within this Planned Development (PD) zoning district as created hereby, shall be used in compliance with the following development and performance standards (the “Standards”):

In the event of a conflict between this PD and or the Zoning Ordinance and or any other City ordinance imposing zoning regulations, this PD shall control. Any topic of regulation not addressed by this PD shall be governed by the Zoning Ordinance or other applicable development regulations of the City.

The Property consists of tracts defined as:

- A. A 1.528 acre tract of land situated in the John Blair survey, Abstract No. 32, being all of Lots 3, 4, 6-A, 6-B, 7, and 17 and portions of lots 5, 11, and 14, all in Block 62 of the City of Stephenville, Erath County, Texas, according to Kings 1956 map of Stephenville, adoption and dedication thereof, as recorded in Volume 381, Page 105, deed records, Erath County, Texas, and being all the land as described in the deed to 598 Westwood, LLC as recorded in county clerk’s document number 2021-03875, 2021-03876, and 2021-03877.

Section II: Zoning and Land Uses.

The current zoning district for all 1.528 acres is B-2 Retail and Commercial Business. The proposed development is requesting to change to a Planned Development (PD) District. This Planned Development is intended to provide for a medium-density development of 25 single-family attached dwelling units with a density of 16 units per acre. This zoning district will ensure existing neighborhood character is maintained while also serving to support compatibility between single-family neighborhoods and higher-intensity nonresidential uses.

- A. **Principal Uses:** No land shall be used, and no building shall be erected or converted to any use other than the following:
 1. Single-family residence – attached and detached.
 2. Open Space.
 3. Retail and Commercial.

Section III: Residential Design and Requirements.

A. Residential Requirements.

1. Building Setbacks
 - a. Minimum Front Setback – 3 feet.
 - b. Minimum Rear Setback – 3 feet.
 - c. Minimum Interior Side Yard Setback – 0 feet.
 - d. Minimum Exterior Side Yard Setback – 5 feet.
2. The attached dwelling units shall have a minimum size of 1,500 square feet.
3. The lots shall be a minimum of 800 square feet.
4. The lots shall have a minimum lot width of 20 feet.
5. The lots shall have a minimum lot depth of 40 feet.

B. Residential Building Design.

1. Maximum building height shall be three (3) stories or an overall height of 38'-6" feet per the approved elevation.
2. The structures will be separated by no less than ten (10) feet.

C. Residential Landscaping. Landscape design will enhance the character of the architecture and create an atmosphere that promotes a comfortable connection of the built environment to the natural environment.

1. A minimum of 4,000 square feet of privately maintained open space shall be provided within the development, exclusive of the private yards provided for individual dwelling units.
3. A minimum of one, three-inch caliper tree per unit is required to be planted throughout the development.
4. Approved landscape plan must be maintained to the design as approved with replacement of dead material required or improved upon as alternative equivalent compliance. The irrigation system and routine trimming of plant material must be maintained in a healthy, living, and growing state, and be irrigated by an automatic irrigation system.

D. Screening and Fencing.

1. Fencing along the north, east, and west boundary shall be a six-foot-tall ornamental iron or wood fence.
2. The refuse facilities shall be architecturally compatible in design to the primary buildings on site using common colors and building materials.

E. Building Materials.

1. Applicability of Other Design Standards. The design standards in these PD Regulations are the exclusive design standards applicable to the Property.
2. Approved Building Materials. In the context of approved building materials, a façade does not include doors, fascia, windows, chimneys, dormers, window box-outs, bay windows, soffits, and eaves.
 - i. The building façade shall consist cementitious fiber board or an equivalent, permanent architecturally finished material with a minimum 30-year warranty period.
 - ii. A maximum of 15 percent of a façade may include accent materials not listed above, except that aluminum siding, vinyl siding, unfinished concrete block, reflective glass is prohibited.
3. Roofing Design.
 - a. Each single-family attached home will have a minimum of 30-year dimensional shingle, tile, or metal roof.
4. Design Features for Residential Buildings.
 - a. Windows are required on all elevations. On public street facing façades, windows and doors shall cover a minimum of 10 percent of the elevation.
 - b. A minimum of three of the following design features are required on the exterior of each residential building:
 - i. Dormers;
 - ii. Gables;
 - iii. Recessed entries;
 - iv. Balconies;
 - v. Covered front porches;
 - vi. Varied roof heights; and
 - vii. Coach or sconce lights.

Section IV: Parking and Access Requirements.

A. Parking.

1. Each residential dwelling unit shall provide a minimum of two (2) enclosed parking spaces within an attached garage.
2. Additionally, a minimum of .50 spaces per dwelling unit will be provided throughout the community.
3. All designated parking spaces shall be a minimum of 9.5 feet wide by 18 feet in length.

B. Access.

1. The property will have two points of access both of which are from Washington Avenue.

Section V: Considerations.

A. Comprehensive Plan

1. The proposed redevelopment will enhance the existing underutilized commercial property and be a much more desirable use. Residential exists directly north, east and, and west of the property. The community will create a nice streetscape along Washington Avenue complimentary of downtown.

B. Infrastructure

1. Water and sewer available to the site and we are not aware of infrastructure issues in area. Adequate infrastructure will be provided to serve development.