

March 13th, 2023

City of Stephenville – Development Services Department
 298 W. Washington Street
 Stephenville, Texas 76401

Re: PD Submittal – Project Narrative
Pecan Landing
0 Forest Road, Stephenville, Texas

Dear City of Stephenville,

Flanagan Land Solutions, LLC (FLS) is pleased to submit this Planned Development (PD) package on behalf of Joel Allen for our proposed development, Pecan Landing. The site is currently vacant and located along Forest Road in Stephenville, Texas. The proposed development includes 164 lots (including 14 HOA lots). Please see the *Site Information* table below:

SITE INFORMATION		
SITE AREA		
TOTAL SITE AREA	36.76 ACRES (1,601,466 SQ. FT.)	
EXISTING ZONING	R-1 SINGLE FAMILY RESIDENTIAL DISTRICT & R-2 ONE & TWO FAMILY DISTRICT	
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)	
EXISTING LAND USE	VACANT LAND	
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL	
LOT SUMMARY		
UNIT TYPE	LOTS	% OF TOTAL LOTS
ESTATE LOTS (LOT TYPE A - 0.5 ACRE MINIMUM)	6	4%
SINGLE FAMILY LOTS (LOT TYPE B - 5,500 SF MINIMUM)	111	68%
TOWNHOME LOTS (LOT TYPE C - 2,750 SF MINIMUM)	33	20%
HOA LOTS (DOG PARK, DETENTION POND, OPEN SPACE LOT)	14	9%
TOTAL (INCLUDING HOA):	164	
ZONING CRITERIA FOR ESTATE LOTS (R-HA) BASE ZONING		
	REQUIRED	PROPOSED/MINIMUM
FRONT SETBACK	30'	30'
REAR SETBACK	30'	30'
SIDE SETBACK	30'	30'
LOT WIDTH	110'	150'
LOT DEPTH	180'	150'
AREA	0.50 ACRES (21,780 SF)	0.50 ACRES (21,780 SF)
ZONING CRITERIA FOR SINGLE FAMILY LOTS (R-1.5) BASE ZONING		
	REQUIRED	PROPOSED/MINIMUM
FRONT SETBACK	25'	20'
REAR SETBACK	25'	10'
SIDE SETBACK	5'	5'
LOT WIDTH	50'	50'
LOT DEPTH	100'	112'
AREA	5,000 SF	5,575 SF
ZONING CRITERIA FOR TOWNHOME LOTS (R-2.5) BASE ZONING		
	REQUIRED	PROPOSED/MINIMUM
FRONT SETBACK	15'	20'
REAR SETBACK	15'	15'
SIDE SETBACK	5'	5'
LOT WIDTH	30'	25'
LOT DEPTH	100'	120'
AREA	3,000 SF	3,000 SF
DENSITY CALCULATIONS		
	MAXIMUM/ALLOWED	PROPOSED
GROSS DENSITY (UNITS PER ACRE)	6 LOTS/ACRE = 220 LOTS	4.46 LOTS/ACRE = 164 LOTS
GROSS DENSITY WITHOUT HOA LOTS (UNITS PER ACRE)	6 LOTS/ACRE = 220 LOTS	4.08 LOTS/ACRE = 150 LOTS
NOTE: THIS DEVELOPMENT/REZONING PROPOSES A REDUCTION IN DENSITY FROM THE ALLOWED AMOUNT, BASED ON CURRENT ZONING.		

The requested concessions are listed below:

- **Estate Lots (R-HA)**
 - Reduced depth from the base requirement of 180' to 150.'
- **Single Family Lots (R-1.5)**
 - Reduced front setback from the base requirement of 25' to 20'.
 - Reduced rear setback from the base requirement of 25' to 10'.
 - An increase in the minimum lot depth from the base requirement of 100' to 112'.
 - An increase in minimum lot square footage from the base requirement of 5,000 sf to 5,500 sf
- **Townhome Lots (R2.5)**
 - An increase in minimum front setback from the base requirement of 15' to 20'.
 - In our professional opinion, this is critical to ensure adequate space for a driveway and vehicles to not be parked within the ROW.
 - Reduced lot width from the base requirement of 30' to 25'.
 - An increase in the minimum lot depth from the base requirement of 100' to 120'.
- **Double Frontage Lots**
 - We're respectfully requesting double frontage for Lots 2 and 3 in Block B and Lots 24-27 in Block E. Note, front and rear setbacks will be determined by the direction the homes face, based on the City's Zoning Regulations.
- **Park Land Dedication Fees**
 - The developer (Joel Allen) is respectfully requesting these fees to be waived.
 - Note, the developer is providing 14 HOA lots, which will be utilized as open space, detention pond areas, or amenities, totaling in 193,931 square feet (4.45 acres).
- **Forest Road Improvements**
 - The developer (Joel Allen) is respectfully requesting all public improvements related to Forest Road to be paid for by the City.

We appreciate the opportunity to do business in Stephenville and look forward to working through the development process and continuing to grow our professional relationship. Please don't hesitate to reach out with any questions regarding our submittal package.

Sincerely,
Flanagan Land Solutions, LLC



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