

LA PALOMA

A CHISHOLM TRAIL DEVELOPMENT

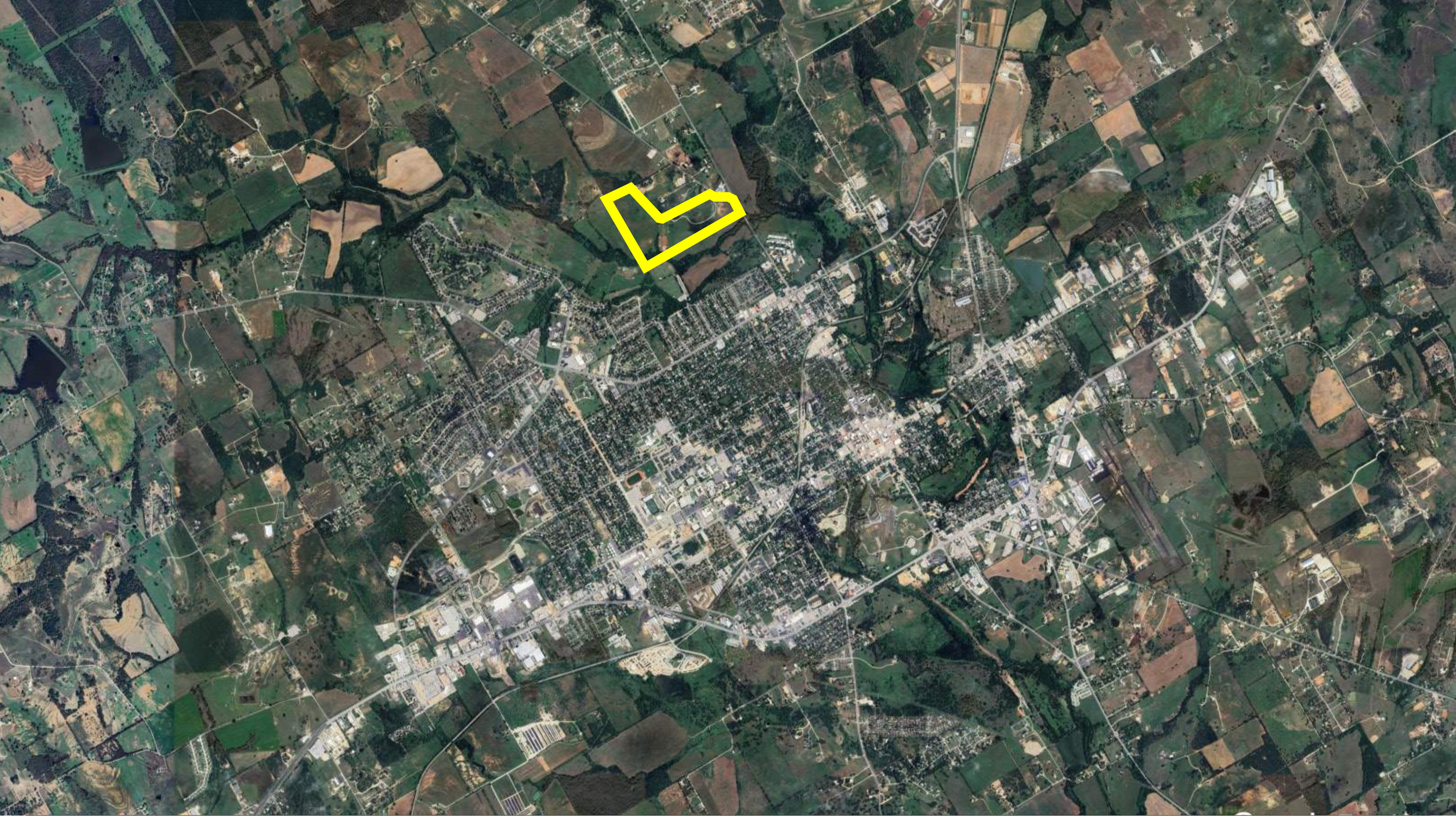
Kimley»Horn
Expect More. Experience Better.

studio**Outside**

Architexas


SOUTHWESTERN
CAPITAL PARTNERS


CHISHOLM TRAIL
DEVELOPMENTS



DESIGN INTENTIONS



FAMLIAR WARMTH

comfortable, timeless
design inspired by spanish
architecture, using regional
materials & authentic details

TRANQUIL RETREATS

withdraw into personalized
spaces that utilize landscape
and architectural features for
optimal privacy

INCLUSIVE CONVENIENCE

community amenities promote
work life balance providing
comfortable spaces for both
private and social activities

ACTIVE LIVING

hike and bike trails, outdoor
fitness stations and gym
give ample opportunities to
promote a healthy lifestyle

SUSTAINABILITY GOALS & GUIDELINES



REGIONALLY SOURCED MATERIALS & LABOR

locally and regionally sourced materials
local labor and manufacturing

SITE HYDROLOGY

protect water shed with landscape systems to filter storm water run off
rainwater harvesting

INDOOR AIR QUALITY

fresh air & ventilation
carcinogen free materials

ENERGY EFFICIENCY

highly insulated walls
insulated windows
energy efficient hvac and lighting







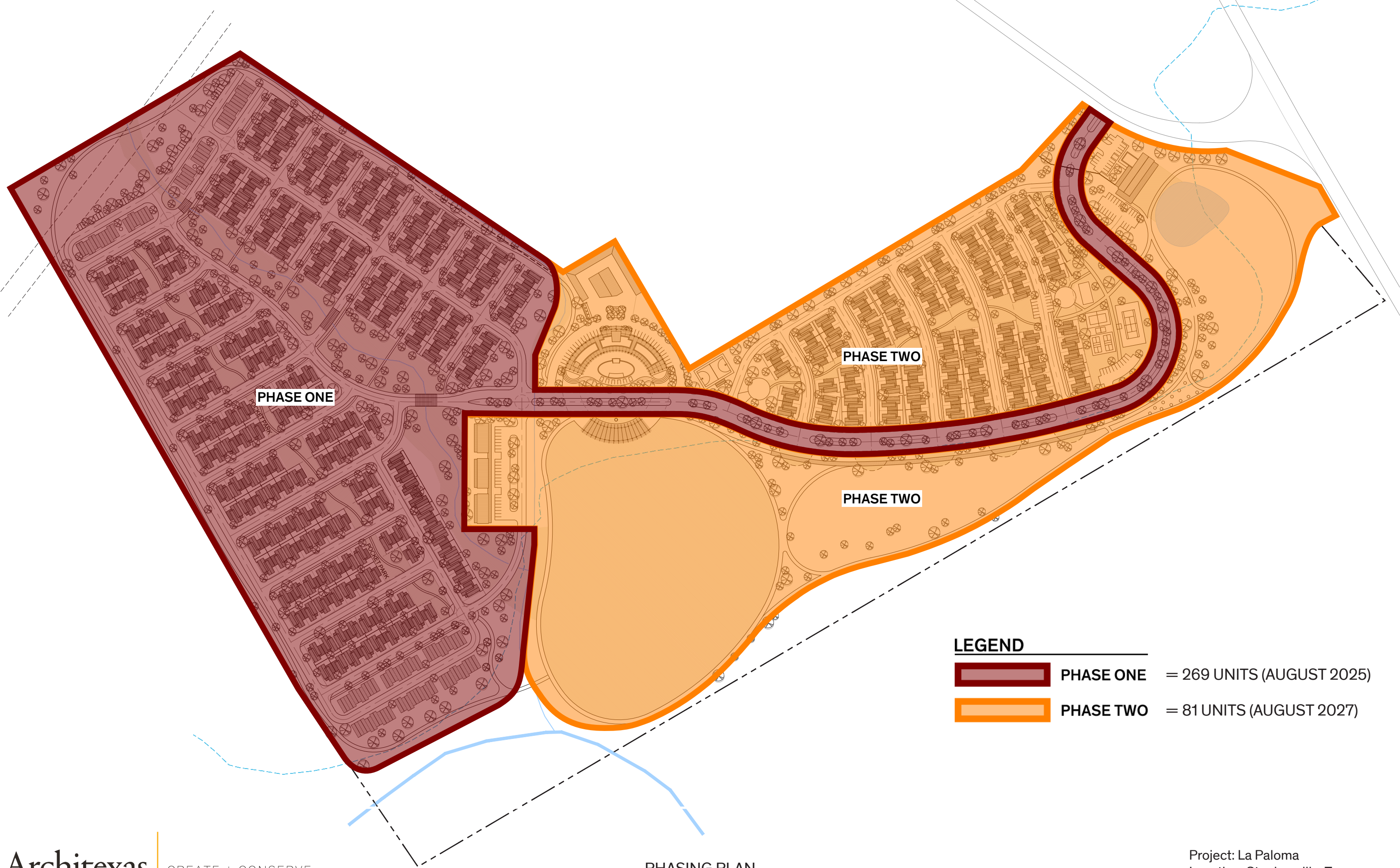
DENSITY LEGEND

- 1 BEDROOM (83 units)
- 2 BEDROOM (133 units)
- 3 BEDROOM (77units)
- TOWNHOMES (57 units)
- SHORT TERM RENTAL (23 units)

PUBLIC BUILDINGS / AMENITIES

- LEASING CENTER & COWORKING SPACE
- STORAGE FACILITY (68 units)
- TOWN CENTER CLUBHOUSE / BODEGA COMMUNITY ROOM FITNESS CENTER
- SITE STRUCTURES
- GUEST PARKING & SHUTTLE STOP

7.5 MILES OF TRAILS



PHASE ONE

PHASE TWO

PHASE TWO

LEGEND

- PHASE ONE = 269 UNITS (AUGUST 2025)
- PHASE TWO = 81 UNITS (AUGUST 2027)

LEASING CENTER & GATE HOUSE



LEASING CENTER & GATE HOUSE



LIVE/WORK/THRIVE

TEXAS HACIENDA

regional stone, heavy timber porches, architectural windows, and authentic details

large communal spaces with private collaboration areas

max building height = 48'

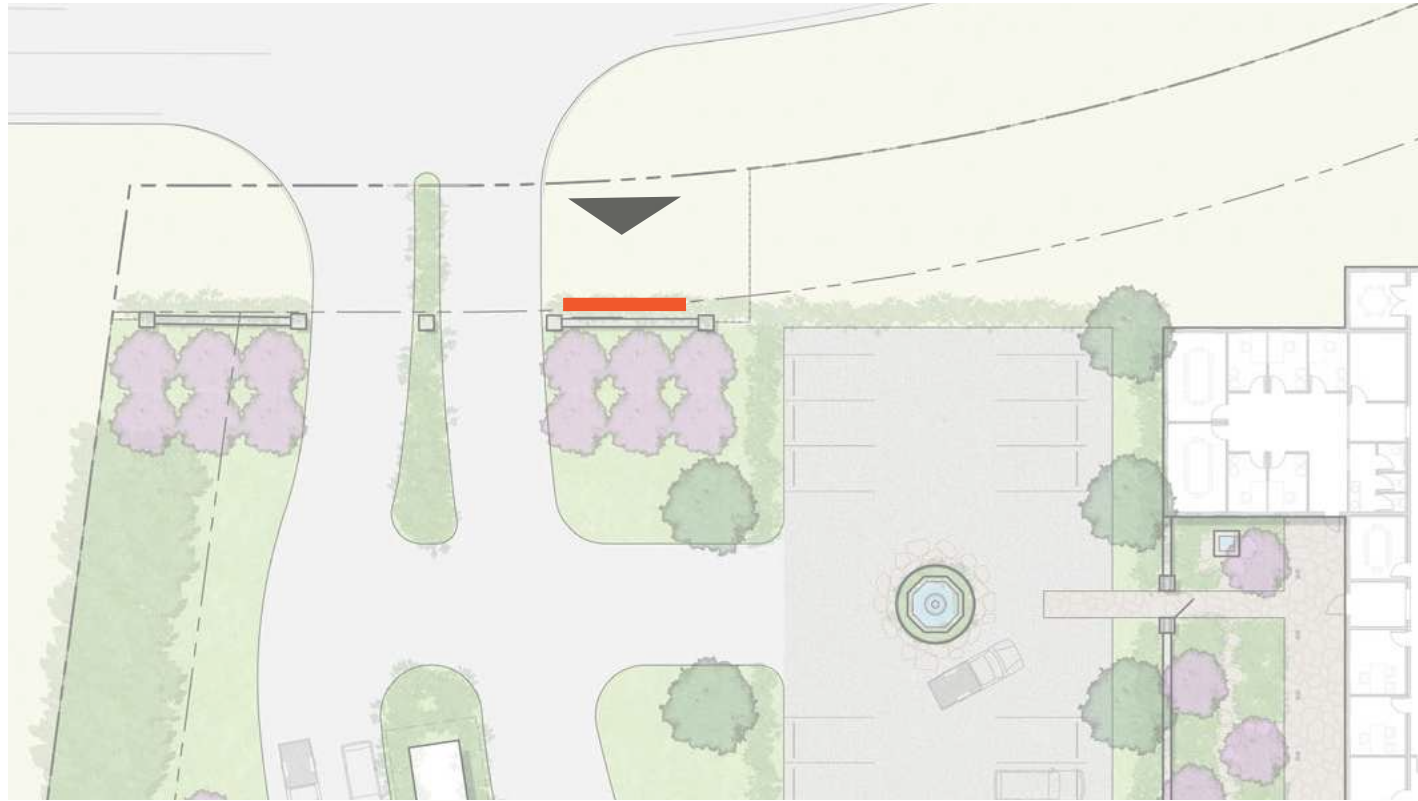


LEGEND

- 1 - ENTRY & MONUMENT SIGN
- 2 - LEASING & CO-WORKING
- 3 - MOTOR COURT
- 4 - COURTYARD
- 5 - ENTRY BOULEVARD
- 6 - ENTRY GATE
- 7 - PARKING
- 8 - PRAIRIE
- 9 - LAWN
- 10 - POND
- 11 - TRAIL
- 12 - GUARDHOUSE



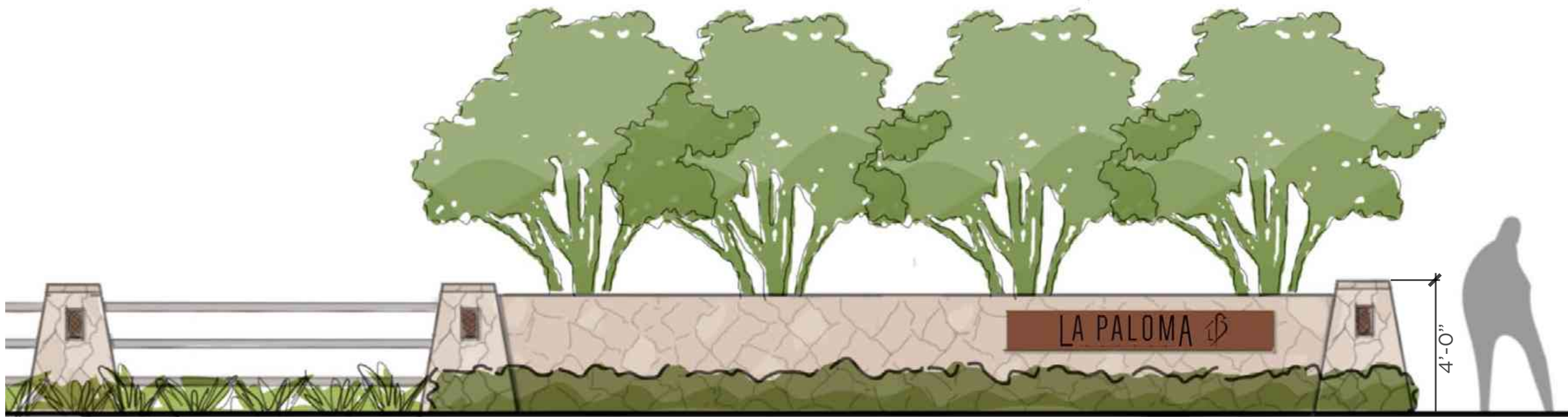
LOCATION



DESIGN INSPIRATION



ELEVATION

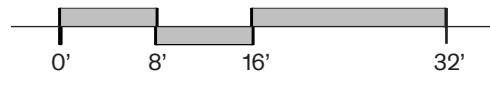




① Gatehouse - Floor Plan
1/8" = 1'-0"



LEASING CENTER / CO-WORKING - FLOOR PLAN









SINGLE FAMILY RESIDENCES



CHARMING / REFINED

SPANISH BUNGALOW

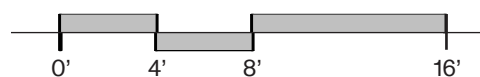
entry courtyards, white stucco walls, clay tile roofs, architectural windows, lush landscaping and authentic details

max building height = 35'



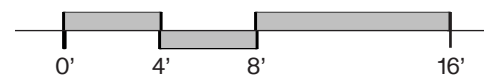


SINGLE FAMILY RESIDENCES - 1 BEDROOM



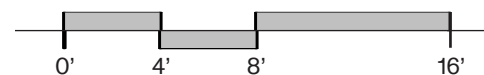


SINGLE FAMILY RESIDENCES - 2 BEDROOM





SINGLE FAMILY RESIDENCES - 3 BEDROOM







TOWN CENTER & STORAGE BUILDINGS



TOWN CENTER & STORAGE BUILDINGS

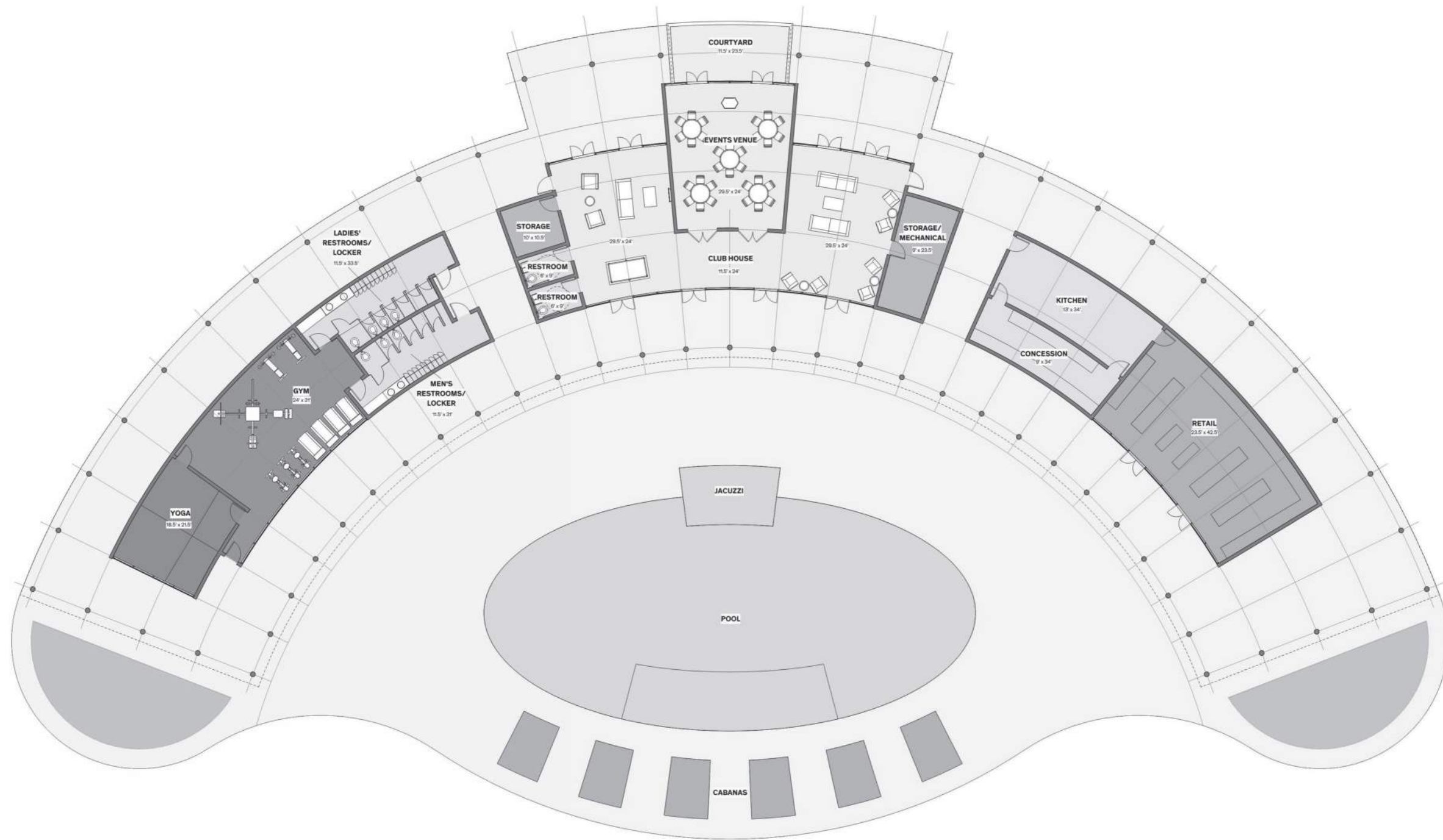


REFRESH / GATHER

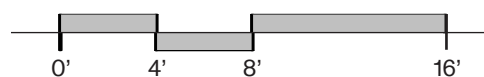
TEXAS HACIENDA

regional stone & white stucco walls, heavy timber porches, clay tile roofs, architectural windows, and authentic details
club house, bodega, fitness center, community room
max building height = 48'

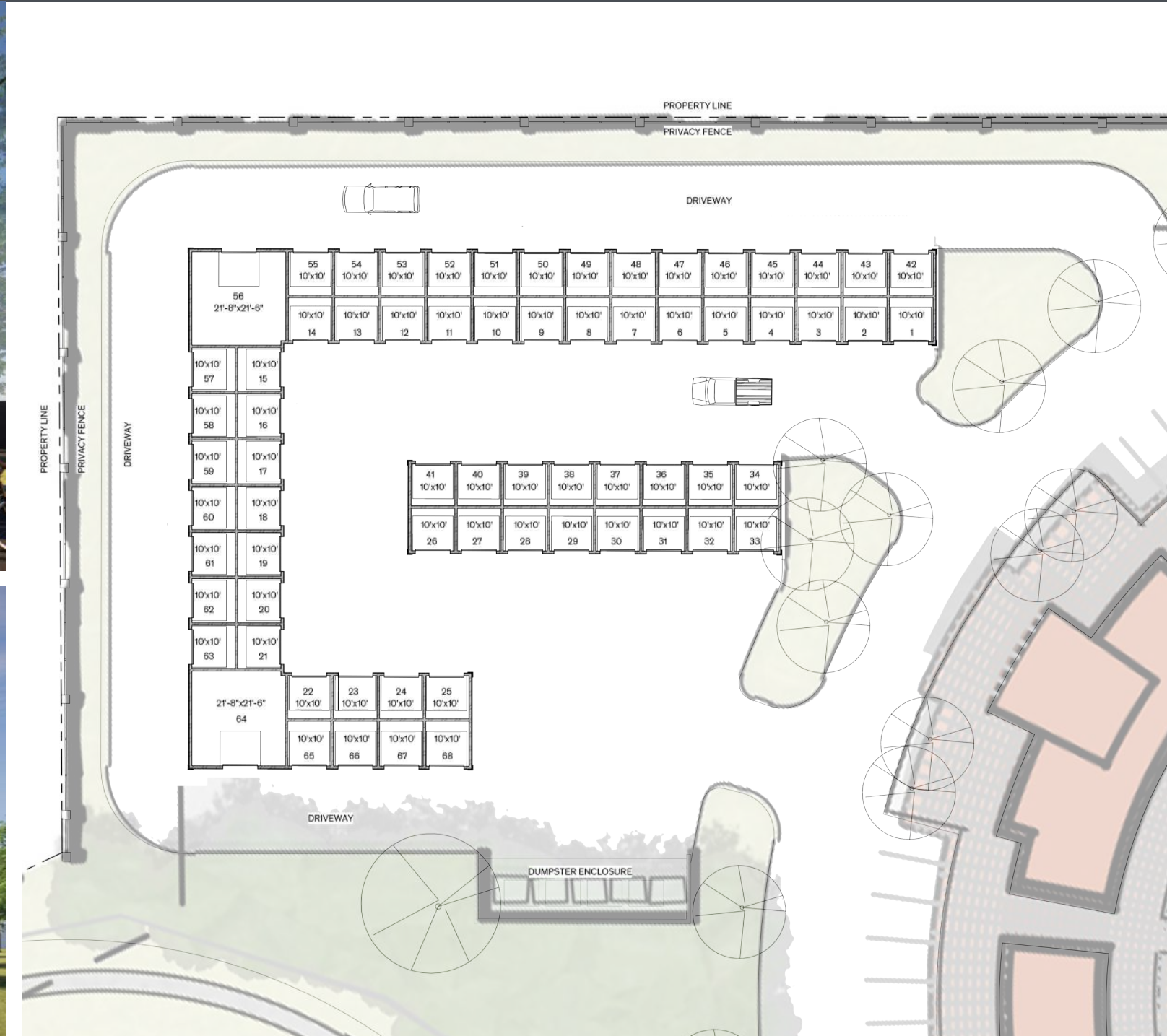




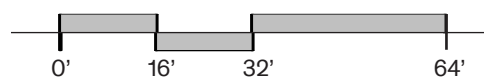
TOWN CENTER - CLUBHOUSE & AMENITIES



STORAGE BUILDING



STORAGE BUILDING



SHORT TERM RENTALS / GUEST HOMES



SHORT TERM RENTALS / GUEST HOMES

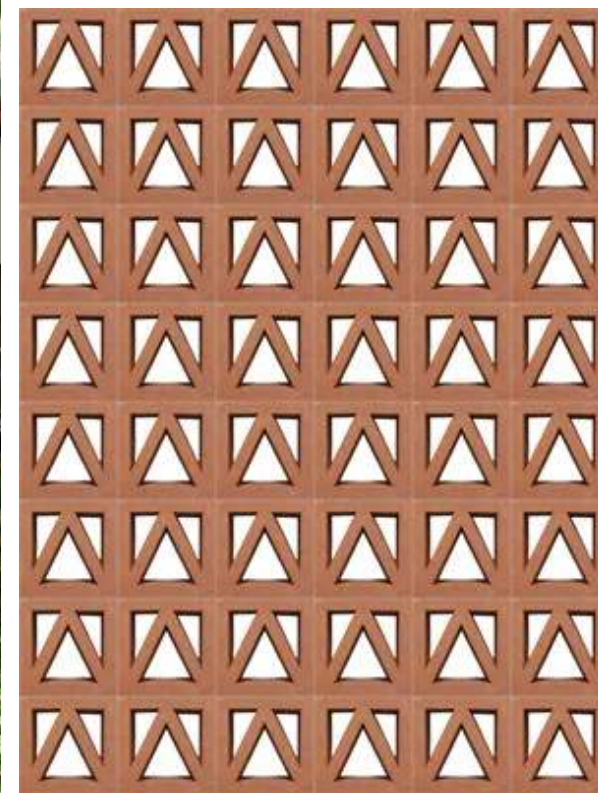


HOSPITALITY / RETREAT

SPANISH REVIVAL

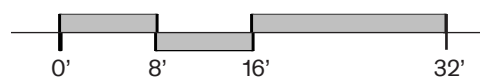
white stucco walls, clay tile roofs,
architectural windows, wooden
balconies, private courtyards
lush landscaping and authentic
details

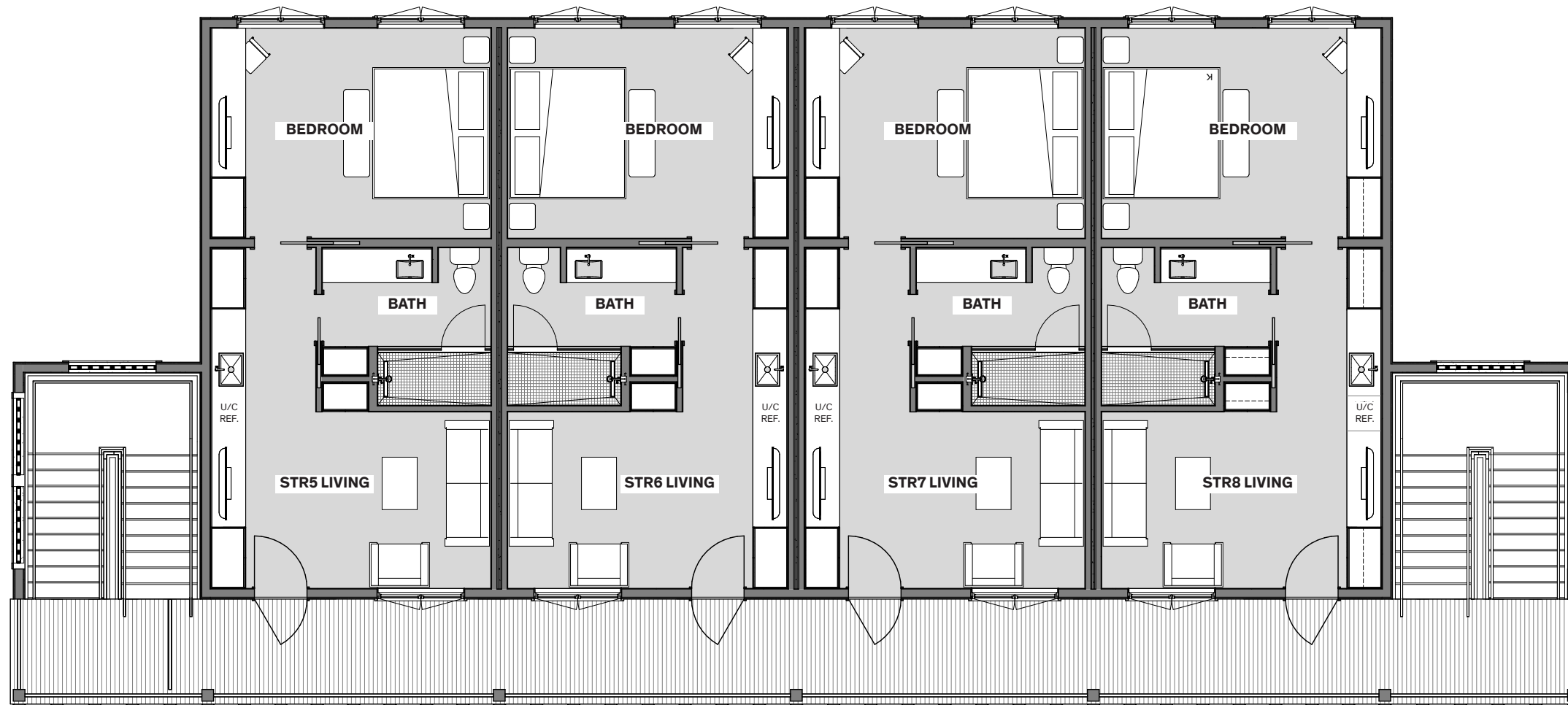
max building height = 48'-0"



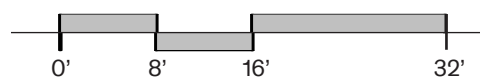


SHORT TERM RENTALS





SHORT TERM RENTALS





TOWNHOMES



TOWNHOMES



TIMELESS / ELEGANT

SPANISH REVIVAL

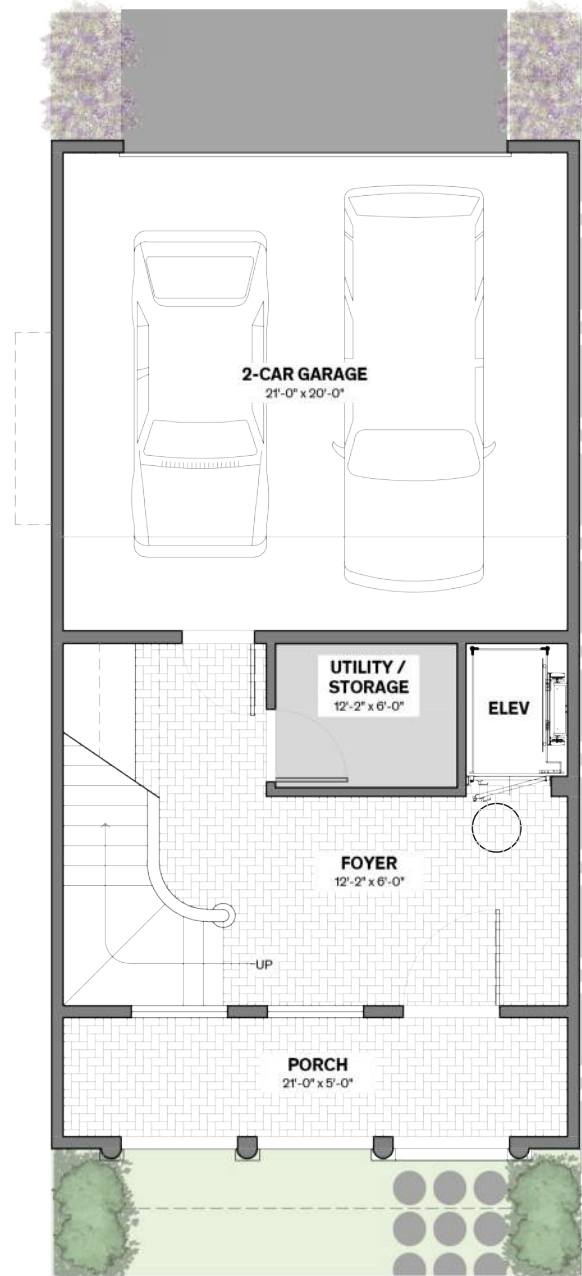
white stucco walls, clay tile roofs,
architectural windows, roof
terraces, private garages

lush landscaping and authentic
details

max building height = 48'

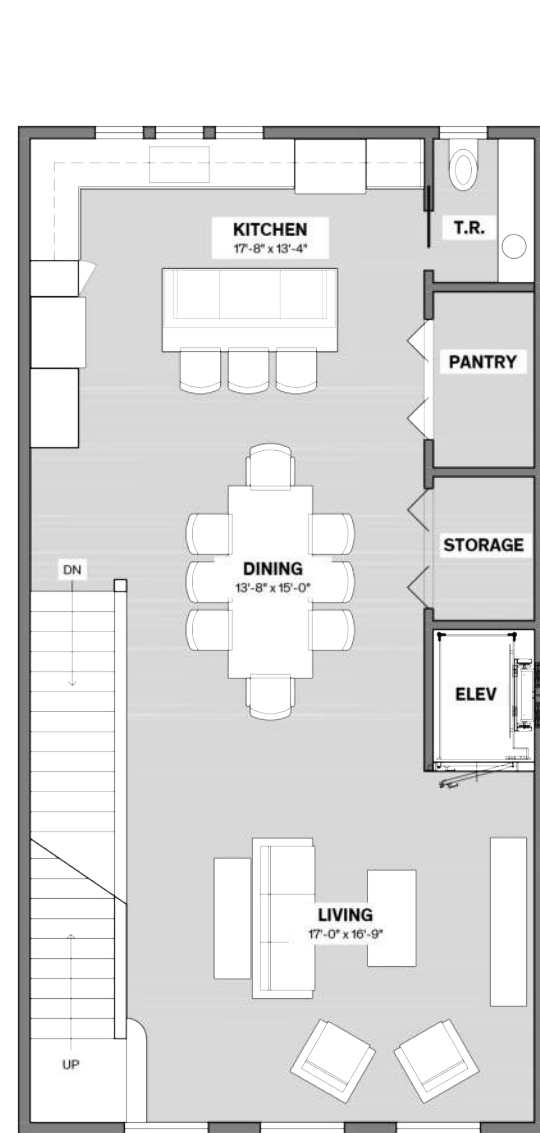


FIRST FLOOR



① Town Home - First Floor Plan
1/8"=1'-0" 350 SF

SECOND FLOOR

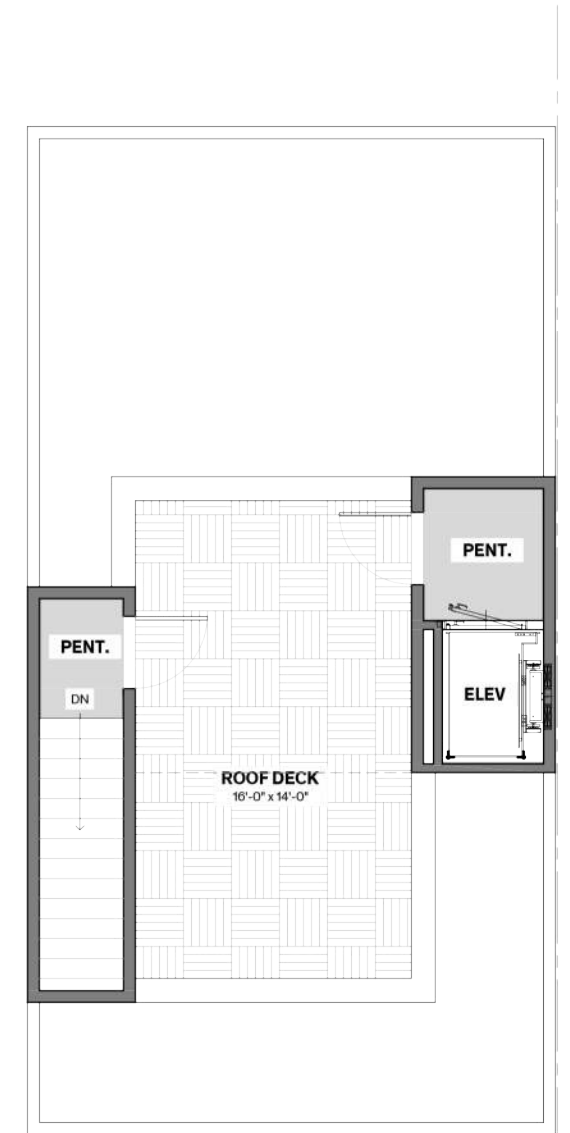


② Town Home - Second Floor Plan
1/8"=1'-0" 860 SF

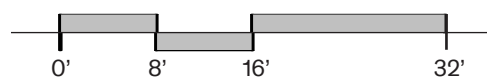
THIRD FLOOR



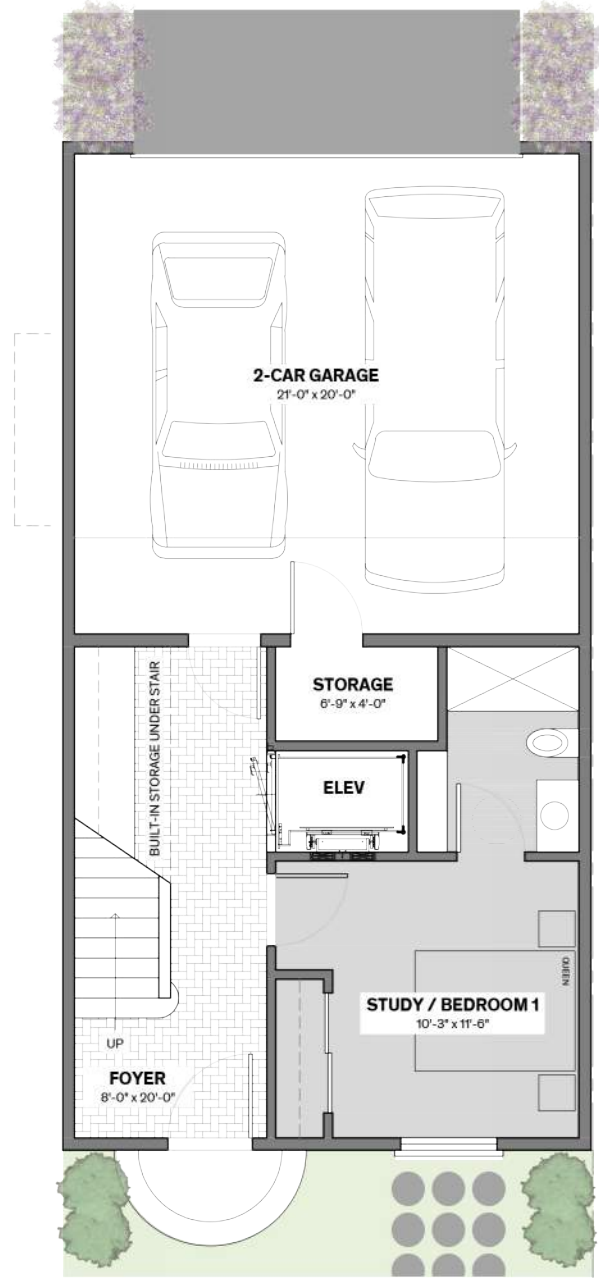
③ Town Home - Third Floor Plan
1/8"=1'-0" 860 SF



④ Town Home - Penthouse & Roof Deck
1/8"=1'-0" 100 SF (penthouse) & 250 SF (roof deck)

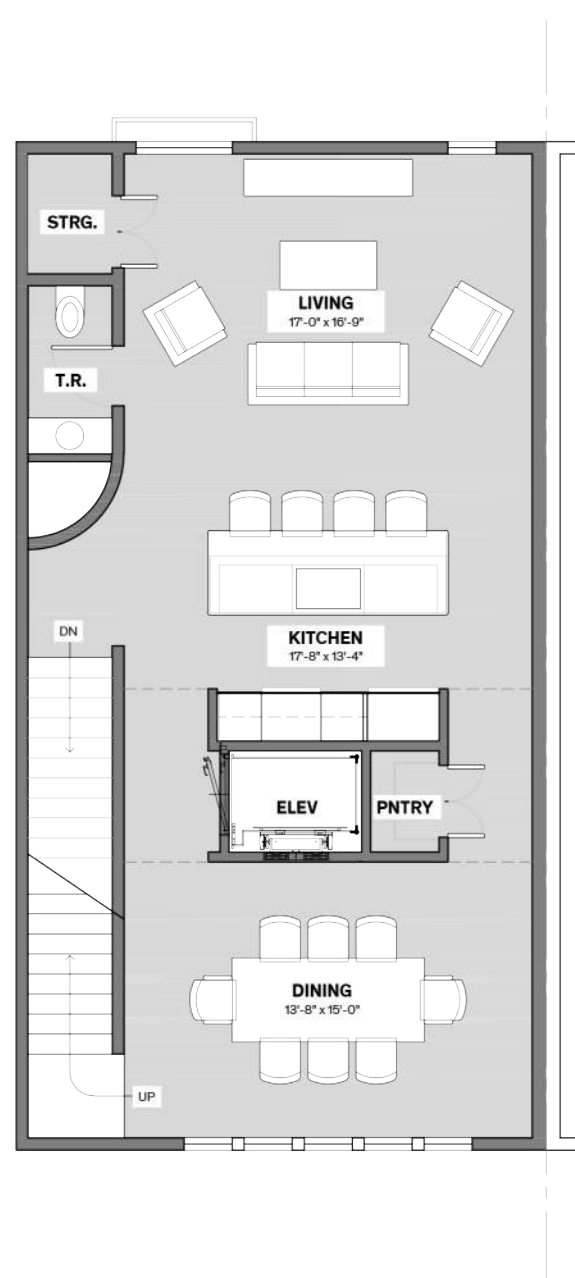


FIRST FLOOR



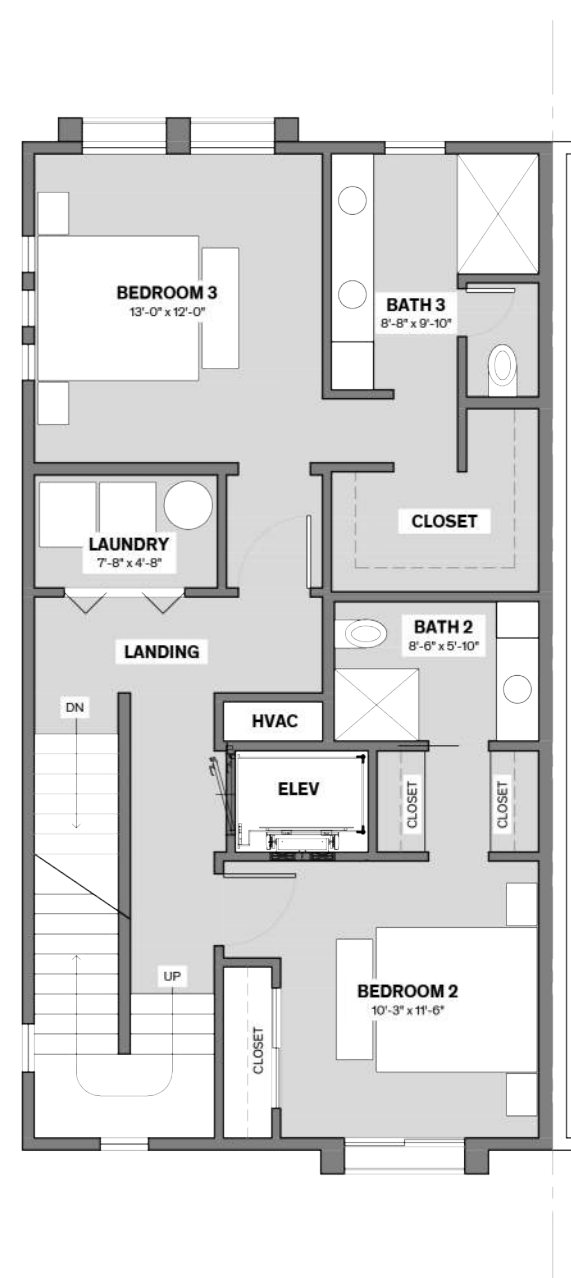
① Town Home - First Floor Plan
1/8"=1'-0" 475 SF

SECOND FLOOR

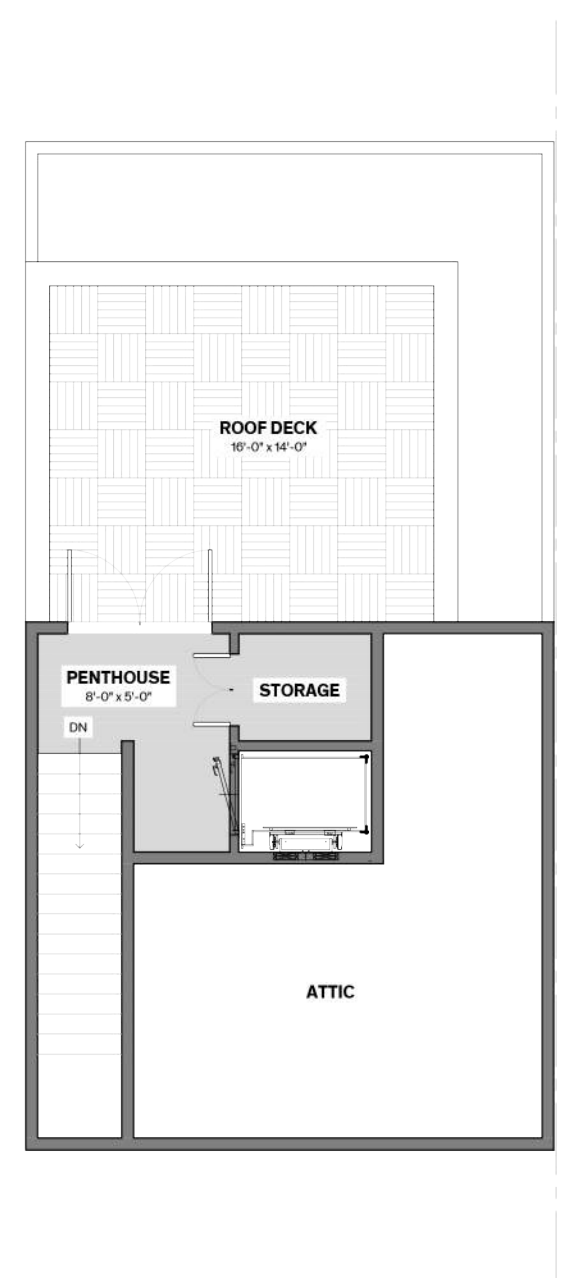


② Town Home - Second Floor Plan
1/8"=1'-0" 860 SF

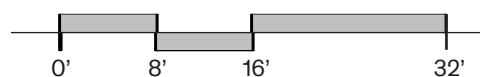
THIRD FLOOR



③ Town Home - Third Floor Plan
1/8"=1'-0" 860 SF



④ Town Home - Penthouse & Roof Deck
1/8"=1'-0" 50 SF (penthouse) & 250 SF (roof deck)





DEVELOPMENT STANDARDS

SITE INFORMATION	
TOTAL SITE AREA	94.893 ACRES (4,133,555 SQUARE FEET)
EXISTING ZONING	N/A
PROPOSED ZONING	PLAN DEVELOPMENT
EXISTING LAND USE	UNDEVELOPED / VACANT
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL

DEVELOPMENT STANDARDS		
LOT REQUIREMENTS (PLATTED AS SINGLE LOT)		
	R-3 STANDARD	PROPOSED
DENSITY	24 UNITS / ACRE MAX	5 UNITS / ACRE
FRONT SETBACK (FRONTAGE)	25'	25'
REAR SETBACK	20'	30'
SIDE SETBACK	10'	30'
BUILDING SEPARATION	10'	10'
LANDSCAPE BUFFER	20'	30' (10' @ STORAGE UNITS)

DWELLING UNITS (1, 2, & 3 BEDROOM DETACHED HOMES)		
	R-3 STANDARD	PROPOSED
SQUARE FEET / UNIT	625 SF (MINIMUM)	625 SF (MINIMUM)
HEIGHT	35'	35'
PARKING (1 BEDROOM UNITS)	2 STALLS/UNIT	2 STALLS/UNIT (TANDEM)
PARKING (2 BEDROOM UNITS)	2 STALLS/UNIT	2 STALLS/UNIT (TANDEM)
PARKING (3 BEDROOM UNITS)	2 STALLS/UNIT	2 STALLS/UNIT

DWELLING UNITS (TOWNHOMES)		
	R-3 STANDARD	PROPOSED
SQUARE FEET / UNIT	625 SF (MINIMUM)	625 SF (MINIMUM)
HEIGHT	35'	48'
PARKING	2 STALLS/UNIT	2 STALLS/UNIT

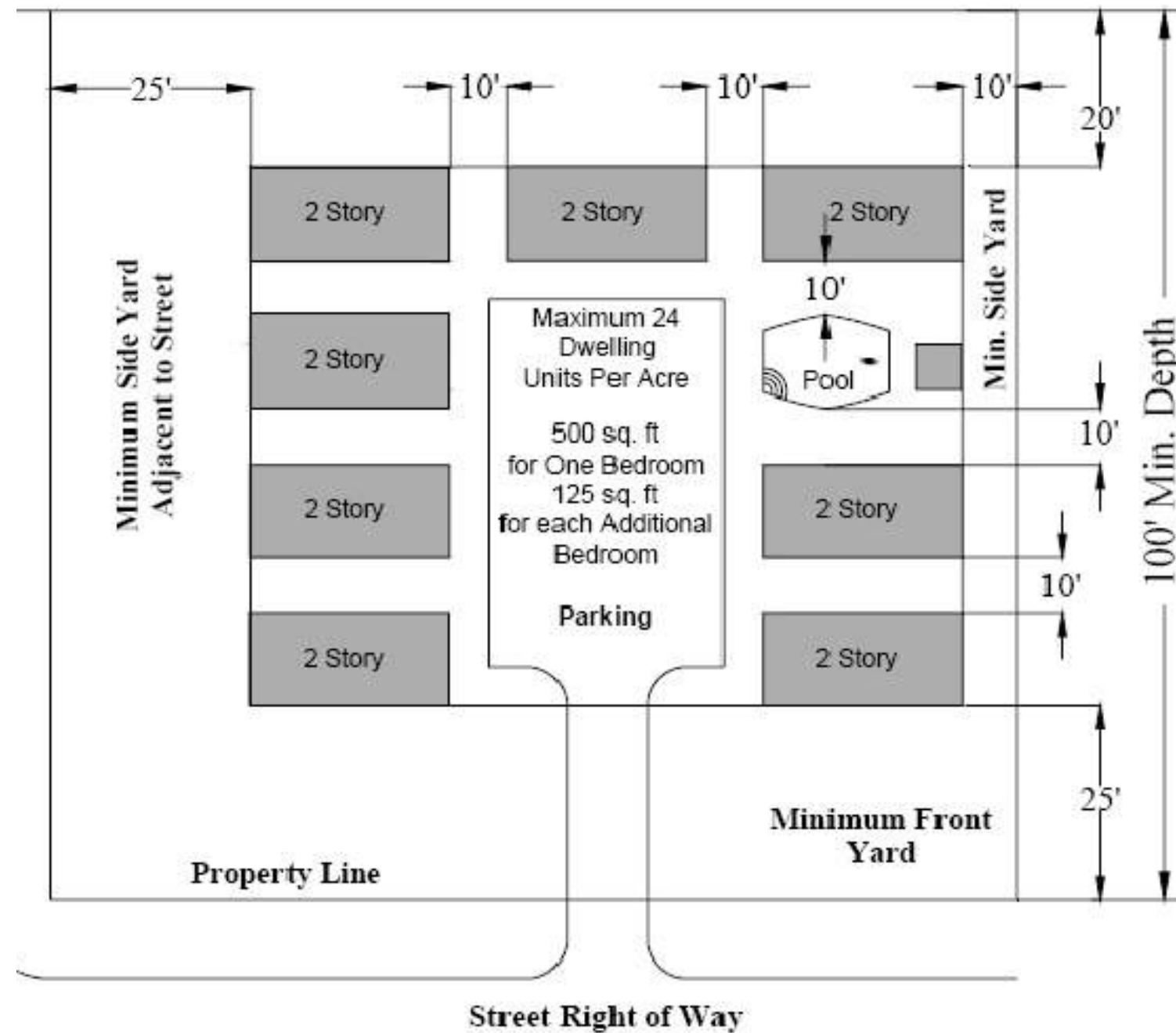
DWELLING UNITS (SHORT-TERM RENTAL)		
	R-3 STANDARD	PROPOSED
SQUARE FEET / UNIT	N/A	500 SF (MINIMUM)
HEIGHT	N/A	35'
PARKING	N/A	1 STALL/UNIT

PUBLIC / SEMI-PUBLIC BUILDINGS (LEASING OFFICE, CLUB HOUSE)		
	R-3 STANDARD	PROPOSED
HEIGHT	60' MAX	48' MAX
PARKING	1 STALL / 200 SF	1 STALL / 400 SF

- BUILDING HEIGHTS** – The only building height increase over the R-3 standards is for the Townhomes. We request a height increase from 35' to 48' for the townhomes to allow for taller ceiling heights. The townhomes will be three stories with roof-top terraces. Following R-3 standards, Single-Family units will be single story, limited to 35'. Short-Term Rental uses will be two stories and limited to 35'. We propose to reduce the allowable height for Public / Semi-Public Buildings, including the Leasing Center, Town Center / Club House, Storage Buildings and Pavilion, which will be limited to 48' (less than the R-3 required 60').
- PARKING (RESIDENTIAL)** - Parking for single family residential units will be two spaces, in a tandem configuration for one-bedroom and two-bedroom units. Three-bedroom units, both single family and townhomes, will have two-car garages. In addition to the dedicated parking for each unit, off-street guest parking will be provided throughout the development totaling 128 spaces. No on-street parking will be allowed.
- PARKING (NON-RESIDENTIAL)** - Parking for public / semi-public buildings will be 1:400 (vs the R-3 standard of 1:200). The parking reduction at the public / semi-public buildings is supported by the fact that the development will have an extensive hike-and-bike trail and bicycle parking at the public buildings. The property will also operate a private shuttle service to and from the public buildings.
- FRONT YARD SETBACKS** - Clarification that the 25' front-yard setback is for the ROW frontage on HW 108 and FM 2302. Front yard setbacks for the single-family residences interior to the site will be 10'.
- SIDE / REAR-YARD SETBACKS** – We have amended the plan which previously proposed a 5' setback at the Storage Buildings. We are proposing a 30' side-yard / rear-yard setback for the perimeter of the site. (R-3 standards require a 10' side-yard and 20' rear-yard setback.) Set-backs interior to the development will be minimum 10' building separations per UDC. Side yard setbacks at interior corner lots will be 15'.
- LANDSCAPE BUFFER** – A landscape buffer will be provided between the multi-family development and adjacent residential uses. The landscape buffer will be 30' except at the Storage Buildings where it will be 10'.
- Additionally, as a point of clarification, the project assumes the City's parkland fees will be assigned at the rate of \$400/dwelling unit, to be paid at the completion of each phase of development completion.

DEVELOPMENT STANDARDS

5.6.D HEIGHT, AREA, YARD AND LOT COVERAGE REQUIREMENTS MULTIPLE FAMILY DWELLING



DEVELOPMENT STANDARDS



DWELLING UNITS TYPES - 1-BED, 2-BED AND 3-BED DETACHED RENTAL HOMES, TOWNHOMES, SHORT-TERM RENTAL

	CURRENT STANDARDS	PROPOSED
DENSITY	24 Units/Acre	5 Units/Acre
SQUARE FEET/UNIT	625 S.F. (minimum)	625 S.F. (minimum)
HEIGHT	35' (max. ht.)	48' (max. ht.) (Townhomes Only)
PARKING	2 stalls/units	2 stalls/units (tandem)
LOT DEPTH	100' (min.)	100' (min.)
SETBACKS:		
FRONT	25'	25'
REAR	20'	20'
SIDE (INTERNAL LOT)	10'	30' *
SIDE (CORNER LOT)	25'	25' **

* REVISED FROM CONCEPT PLAN WHICH REQUESTED 5' SET BACK AT STORAGE BUILDINGS. (10' BUILDING SEPARATION FOR INTERNAL LOTS REMAINS.)

**15' SIDE SETBACKS AT INTERNAL STREETS.





LEGEND

- STREET LIGHT POLE 14'-16' HT
- PEDESTRIAN PATH LIGHT



DELTA STAR - STAFF STAR STYLE 'B' LED IP66 RATED

DATE: _____ PROJECT: _____ TYPE: _____

CATALOG NUMBER LOGIC:



CATALOG NUMBER LOGIC	
Example: SF - 48 - B - LED - e65 - NSP - A5 - BZP - 12 - 11 - A - PP - TRe20	
MATERIAL	
Aluminum	
SERIES	
SF - Staff Star Pathlight	
OVERALL HEIGHT	
24" (Standard), 30", 36", 42", 48", *54", *60", *66", or *72" height	
STAFF STYLE	
B - 180° Radius	
SOURCE	
LED - with Integral Dimming Driver (25W min. load when dimmed)**	
LED TYPE	
e64 - 7W LED/2700K	e79 - 7W LED/2700K 90CRI
e65 - 7W LED/3000K	e80 - 7W LED/3000K 90CRI
e66 - 7W LED/4000K	e81 - 7W LED/3500K 80CRI
e74 - 7W LED/Amber	
OPTICS	
NSP - Narrow Spot (13°)	MFL - Medium Flood (23°)
SP - Spot (16°)	WFL - Wide Flood (31°)
ADJUST-E-LUME OUTPUT INTENSITY***	
A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1	
FINISH (See page 2 for full-color swatches)	
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)	
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)	
Also available in RAL Finishes	
LENS TYPE	
12 - Soft Focus	13 - Rectilinear
SHIELDING	
11 - Honeycomb Baffle	
CAP STYLE	
A - 45°	
B - 90°	
C - Flush	
D - 45° Less Weephole (Interior use only)	
E - 90° Less Weephole (Interior use only)	

*For use with standard Anchor Base only.
 **Designed for use with 12 VAC. LED transformer. Requires magnetic low voltage dimmer.
 ***Please see Adjust-e-Lume photometry to determine desired intensity.
 ****For use up to 48" maximum overall height.

Specification Sheet **Carson City**
VCOB-1843

Project Name _____ Qty _____
 Type _____ Catalog / Part Number _____



CCT - Color Temp (K)

2,700K	3,000K	3,500K	4,000K	5,000K

7 Year Warranty

Certifications

Description

The versatile VCOB-1843 conversion kit transforms existing Sternberg 1843 Carson City luminaires into energy-efficient luminaires at significantly reduced maintenance costs. The wide variety of options makes this the industry's choice when converting from conventional lamp sources to energy-efficient lighting; made by Sternberg Lighting for Sternberg Lighting.

Physical

Series **VCOB-1843:** Carson City, LED Conversion Kit

Light Source

LED	4L: 4 LEDs	
CCT - Color Temp (K)	27: 2,700K	30: 3,000K
	35: 3,500K	40: 4,000K
	50: 5,000K	
Distribution Type	TS: Type Symmetric	TA: Type Asymmetric

Electrical and control

Driver	MDL02: 120V-277V, 250mA	MDH02: 347V-480V, 250mA
	MDL03: 120V-277V, 350mA	MDH03: 347V-480V, 350mA
	MDL05: 120V-277V, 500mA	MDH05: 347V-480V, 500mA

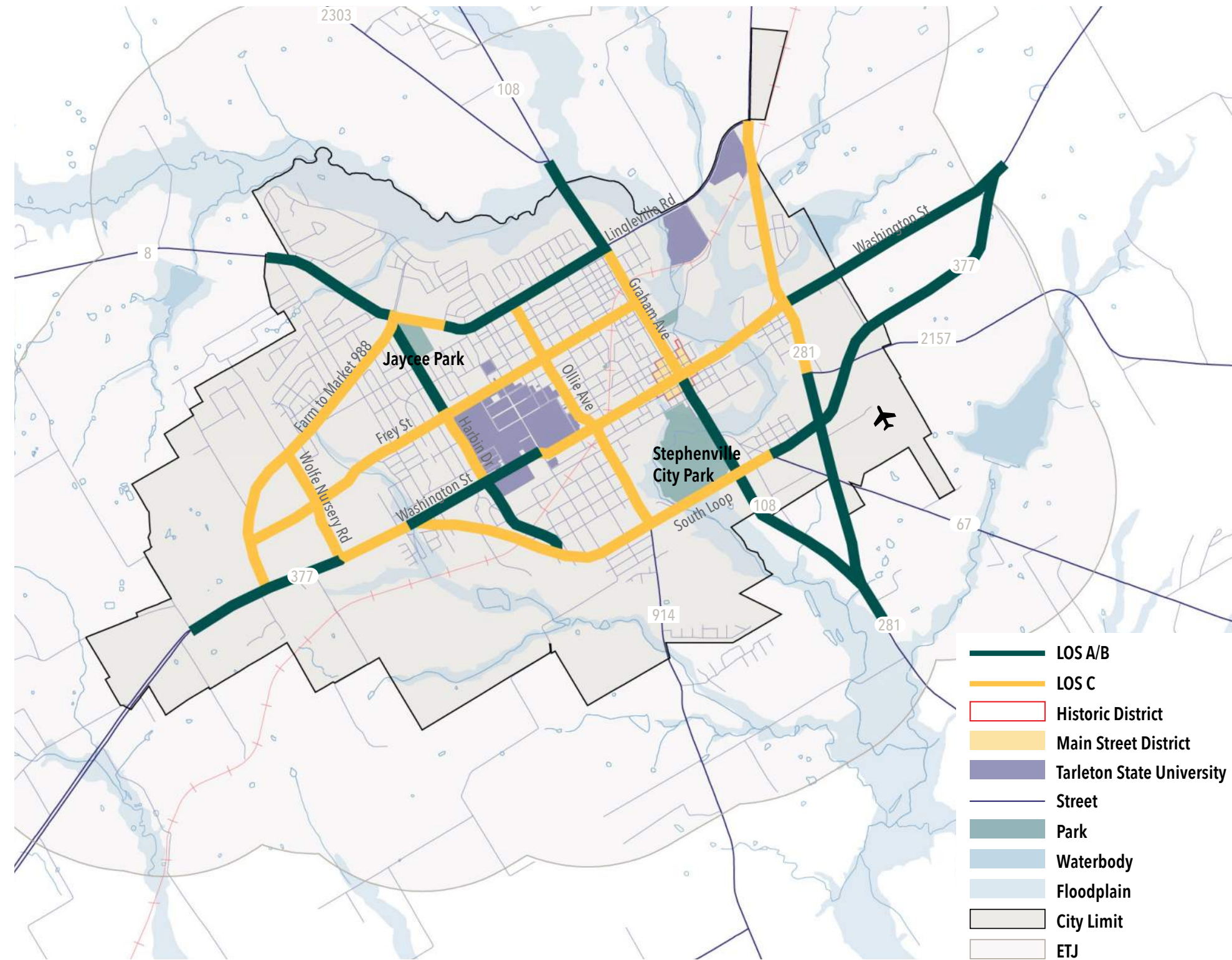
Features

Optional Fixed Dimming Resistor Board **FDRB:** Fixed Dimming Resistor Board

SITE LIGHTING



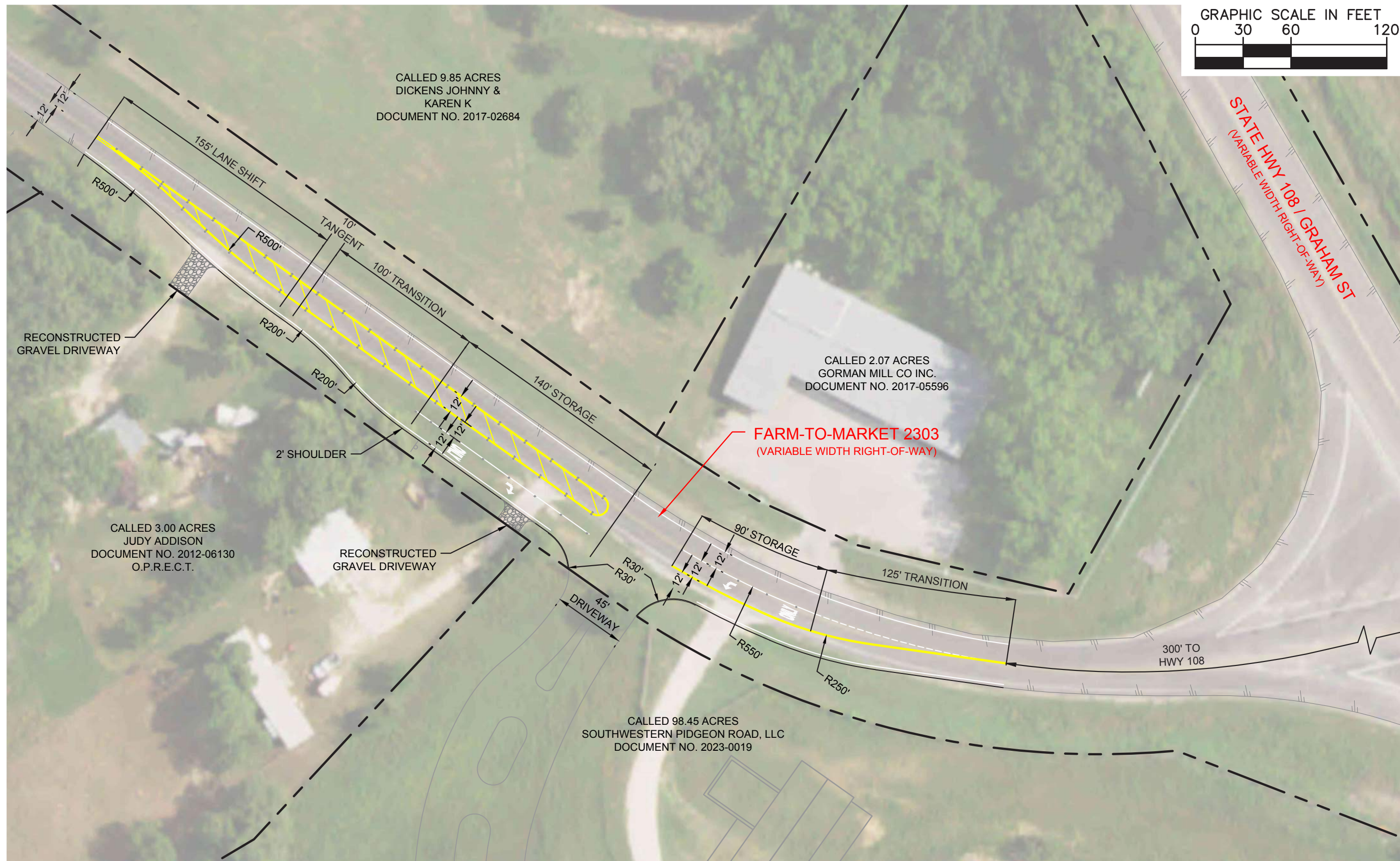
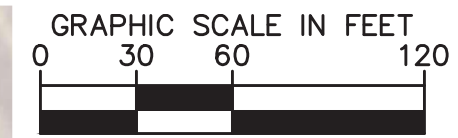
TRAFFIC



TRAFFIC CONTROL MEASURES

- PARKING REDUCTION AT PUBLIC BUILDING.
- PROVIDING SHUTTLE SERVICE FROM COMMUNITY TO CITY.
- ENCOURAGING RESIDENTS TO USE ALTERNATE MODES OF TRANSPORTATION.
- TIA AND TXDOT STUDIES SHOW WE'RE MAINTAINING A/B LEVEL OF SERVICE.

Source: ESRI, City of Stephenville





48'-0" HEIGHT LIMIT AT TOWNHOMES ONLY

An architectural rendering of a storage facility. The scene shows a long, low-profile building with a reddish-brown roof and grey walls, divided into individual storage units by white vertical posts. In front of the building is a tall, dark grey privacy fence. The entire facility is set on a grassy slope, with several green trees scattered around. The sky is a clear, light blue.

STORAGE UNITS LIMITED TO 16'-0"

SCREENED WITH PRIVACY FENCE AND

LANDSCAPE BUFFER



FOLLOW CITY NOISE ORDINANCE

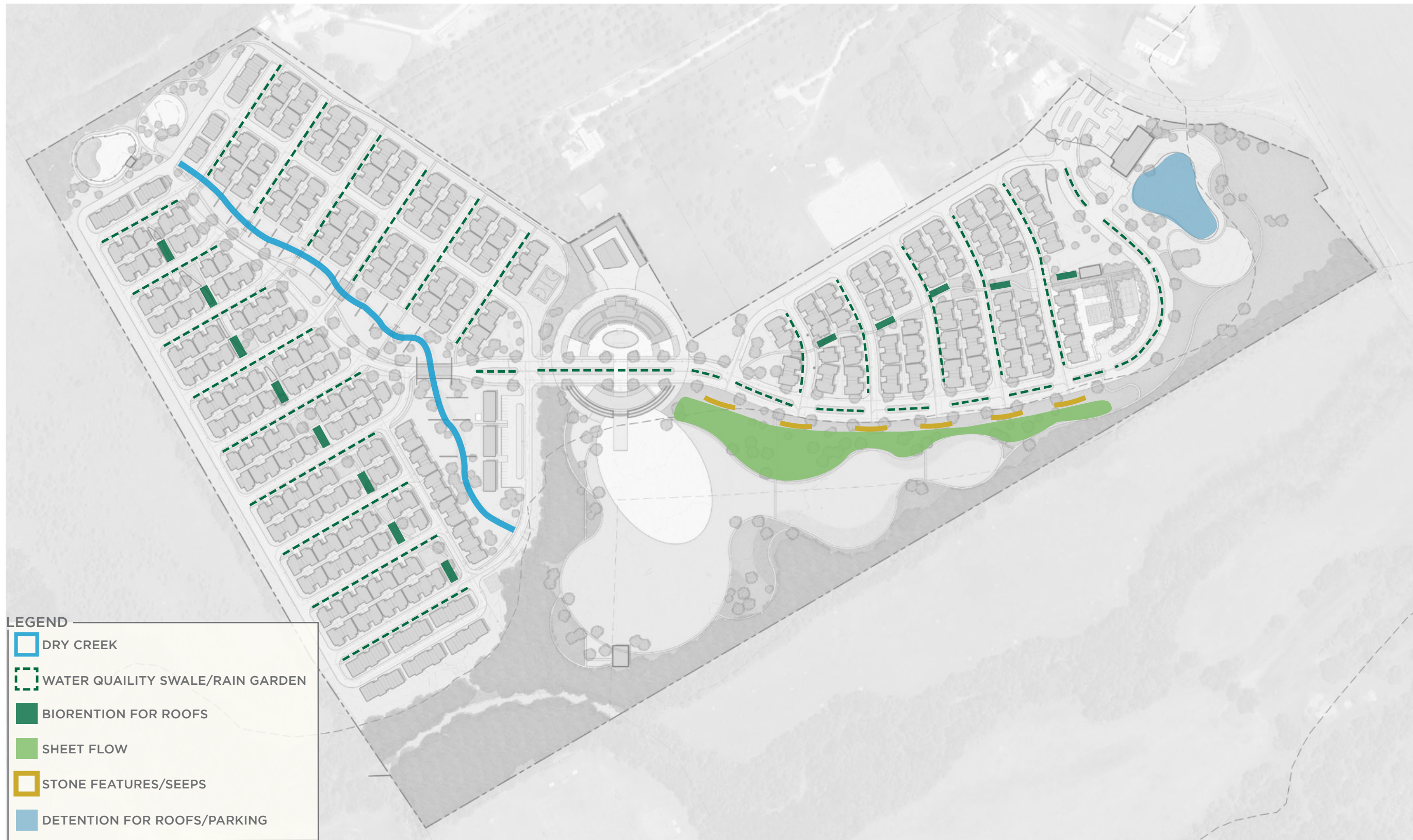
NOT AN EVENTS VENUE

GATED, MONITORED COMMUNITY
PRIVATE SAFETY PATROLS
SECURED PERIMETER FENCE TO NEIGHBORS

LEGEND

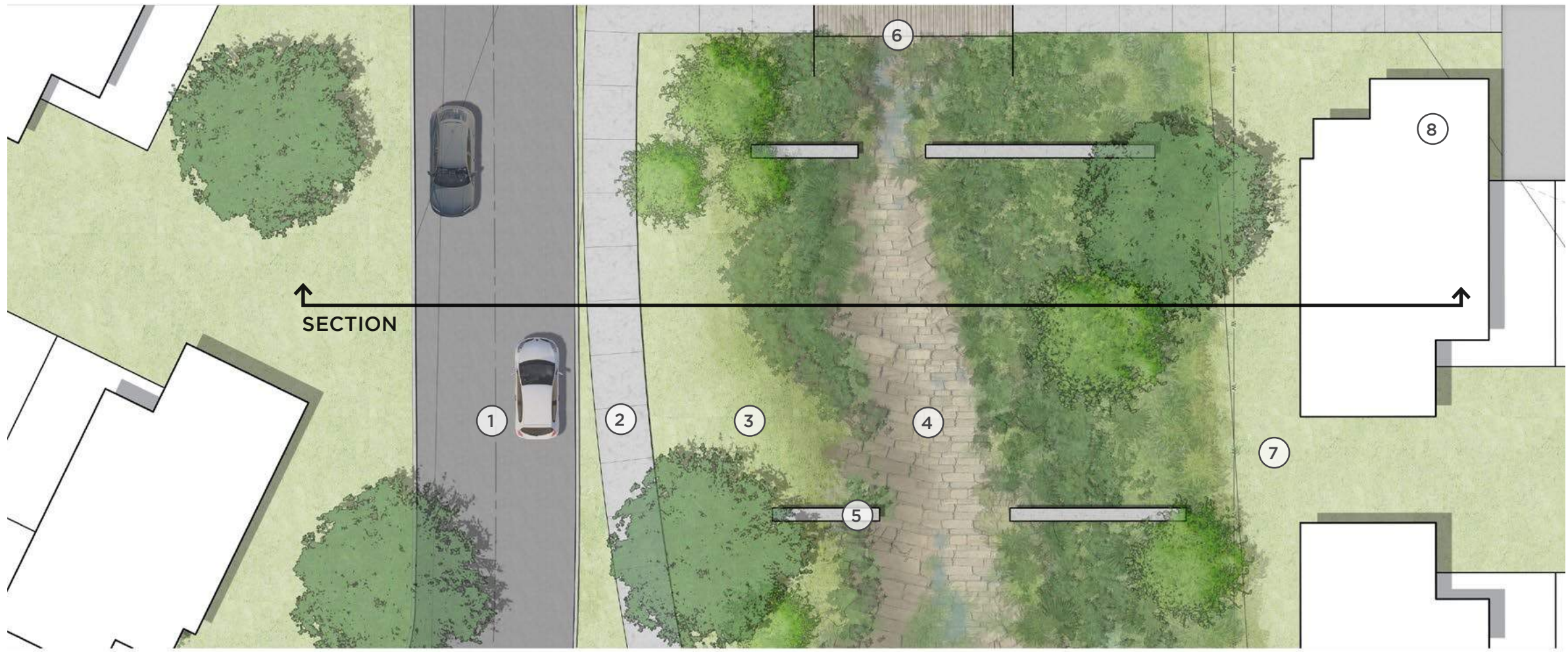
- ENTRY GATE & DECORATIVE FENCE
- FRONTAGE FENCE & SIGNAGE, 4' HT
- PERIMETER PRIVACY FENCE, 6' HT
- EXISTING FENCE TO REMAIN







- LEGEND**
- 1 - DRIVE
 - 2 - PRIMARY SIDEWALK
 - 3 - SLOPED PLANTING
 - 4 - DRY CREEK
 - 5 - LOW WALL
 - 6 - PEDESTRIAN BRIDGE
 - 7 - PLANTING AREA

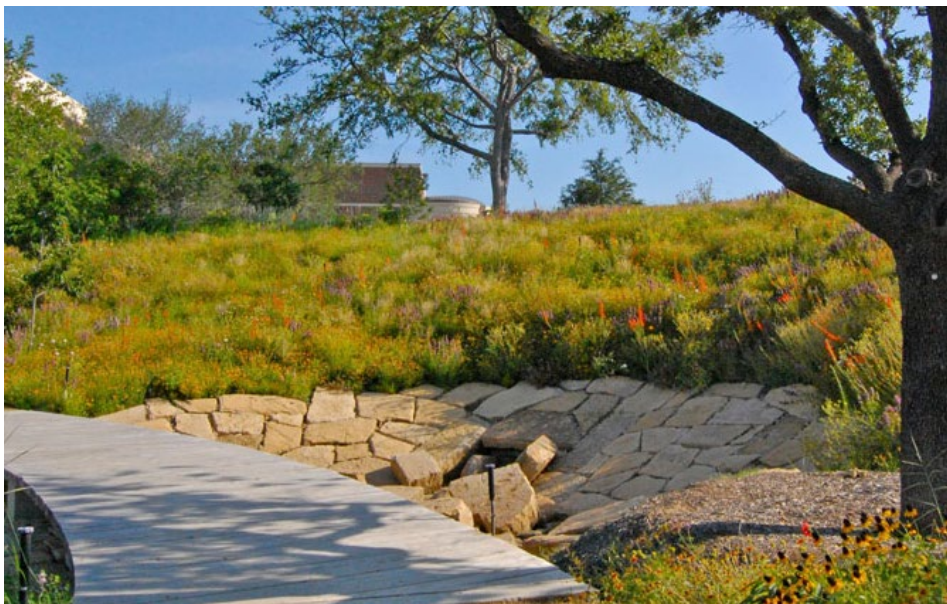
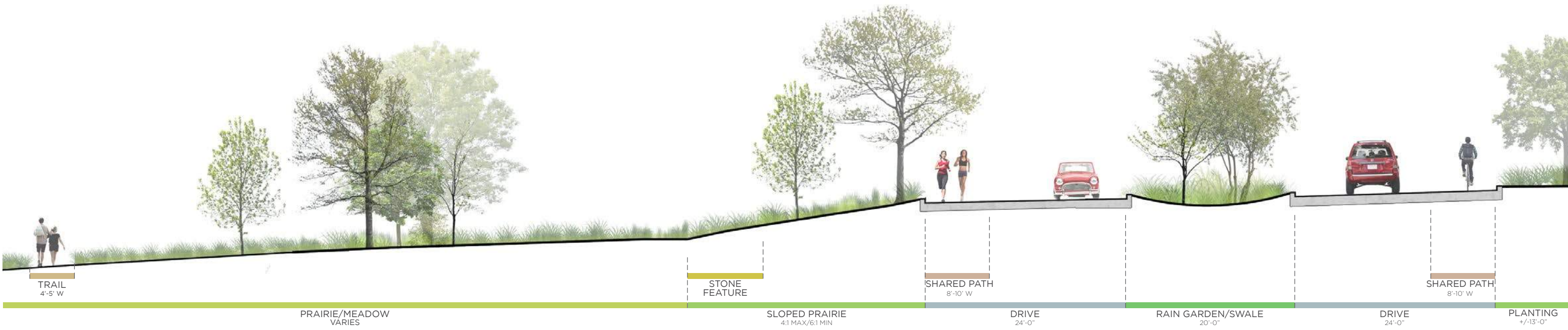


ENLARGEMENT PLAN



SECTION





FOLLOWS CITY DEVELOPMENT PLAN

ADDRESSES HOUSING NEEDS

JOB CREATION
















PARKLAND FEES

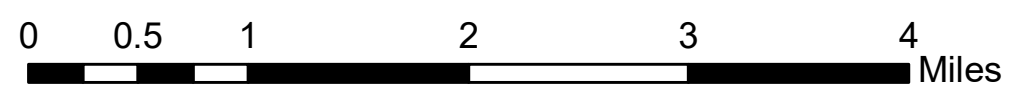
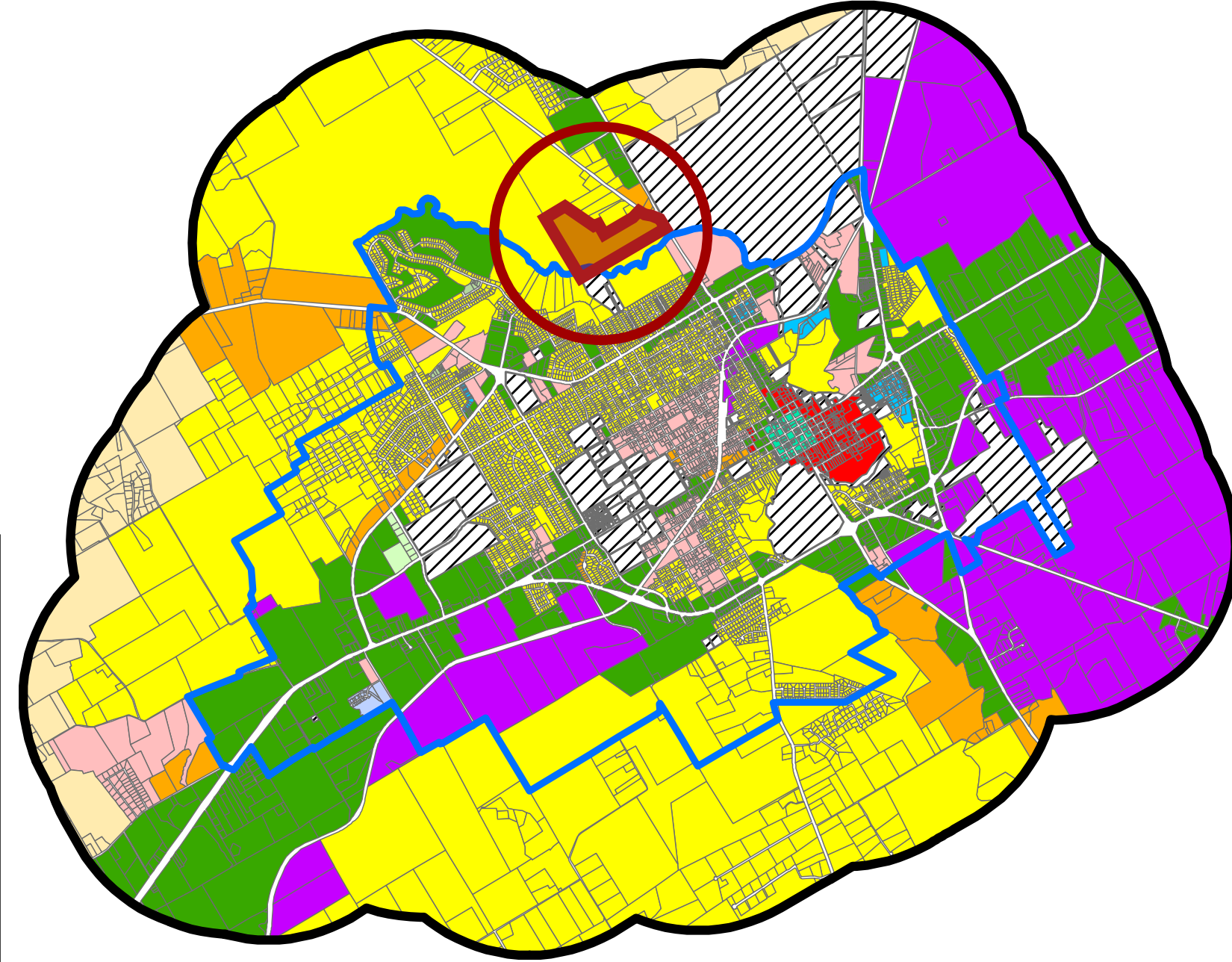
EXTENDS CITY UTILITIES

MAJOR DEVELOPMENT INVESTMENT

Stephenville, Texas Future Land Use Map

Legend

-  City Limits
-  ETJ
- Future Land Use**
-  1_2 Family
-  Ag/Open Space
-  Cent Business Dist
-  City/Tarleton/SISD
-  Commercial
-  Downtown
-  Duplex/Townhome
-  Industrial
-  Manufact Homes
-  Multi-Fam/Resident
-  Office/Neighbor_Bus
-  Planned Development
-  Single Family



The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features.
The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

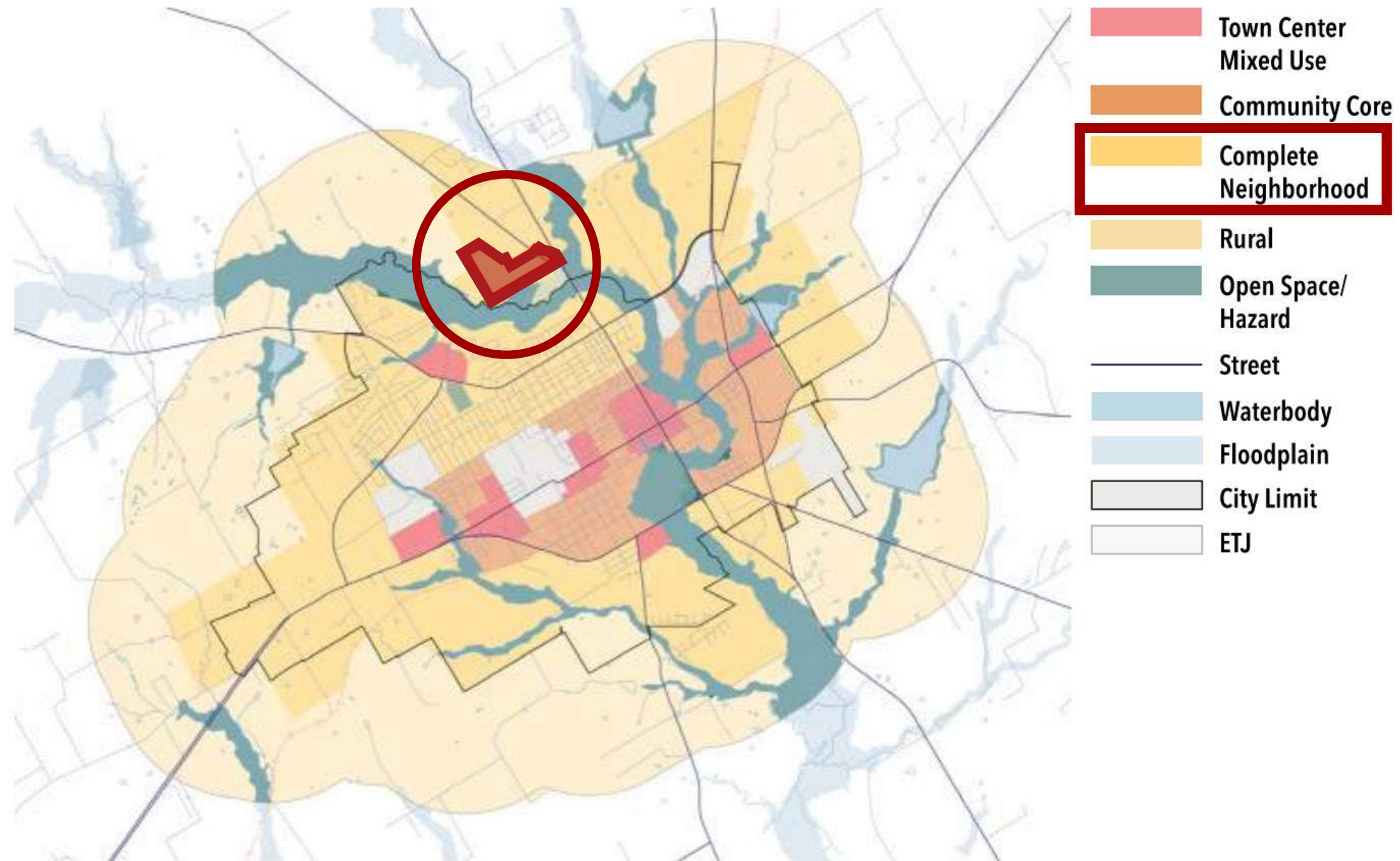
Stephenville
TEXAS
Adopted February 5, 2019

STEPHENVILLE 2050

HONORING OUR LEGACY, EMBRACING OUR FUTURE



May 2024



STEPHENVILLE 2050

HONORING OUR LEGACY, EMBRACING OUR FUTURE



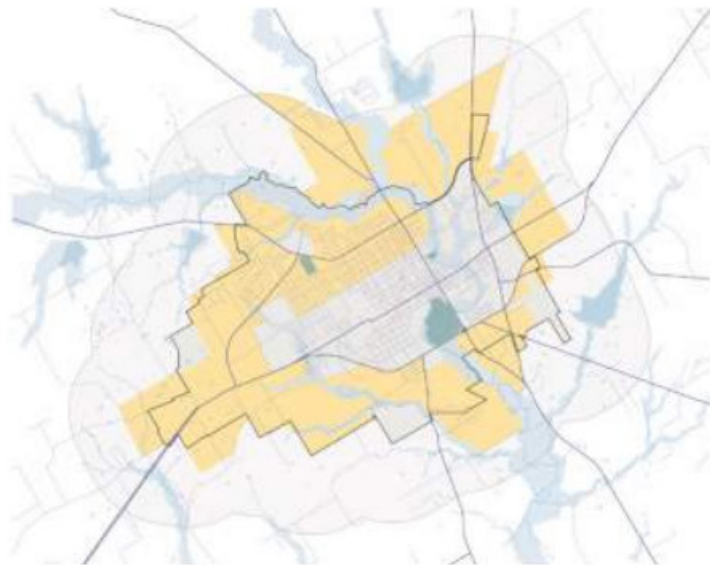
May 2024

Complete Neighborhood

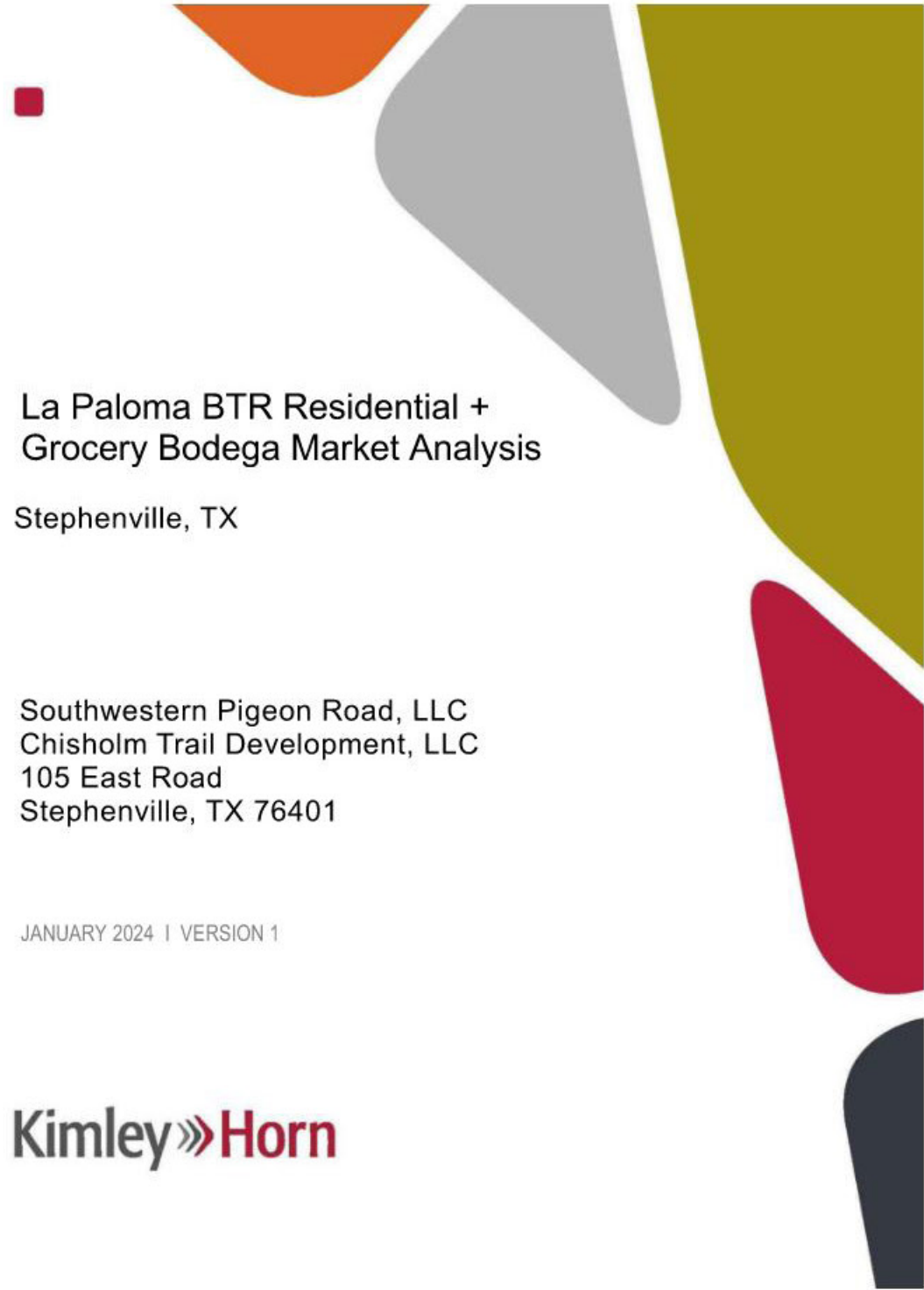
The Complete Neighborhood land use accommodates a mix of uses at a moderate density. A mix of housing types is encouraged to accommodate a range of residents. Local retail and service businesses are located on active corridors and parks and green spaces are integrated within the district.



- SF1.5 DESIGNATED DEVELOPMENT AT 5,000 S.F. PER LOT CAN FIT OVER 450 SINGLE FAMILY HOMES ON THE SAME LOT.
- OUR PROPOSED DEVELOPMENT HAS 293 SINGLE FAMILY HOMES AND 57 TOWNHOMES.
- TOTAL OF 350 HOUSING UNITS PROPOSED.



HOUSING MARKET STUDY



La Paloma BTR Residential +
Grocery Bodega Market Analysis

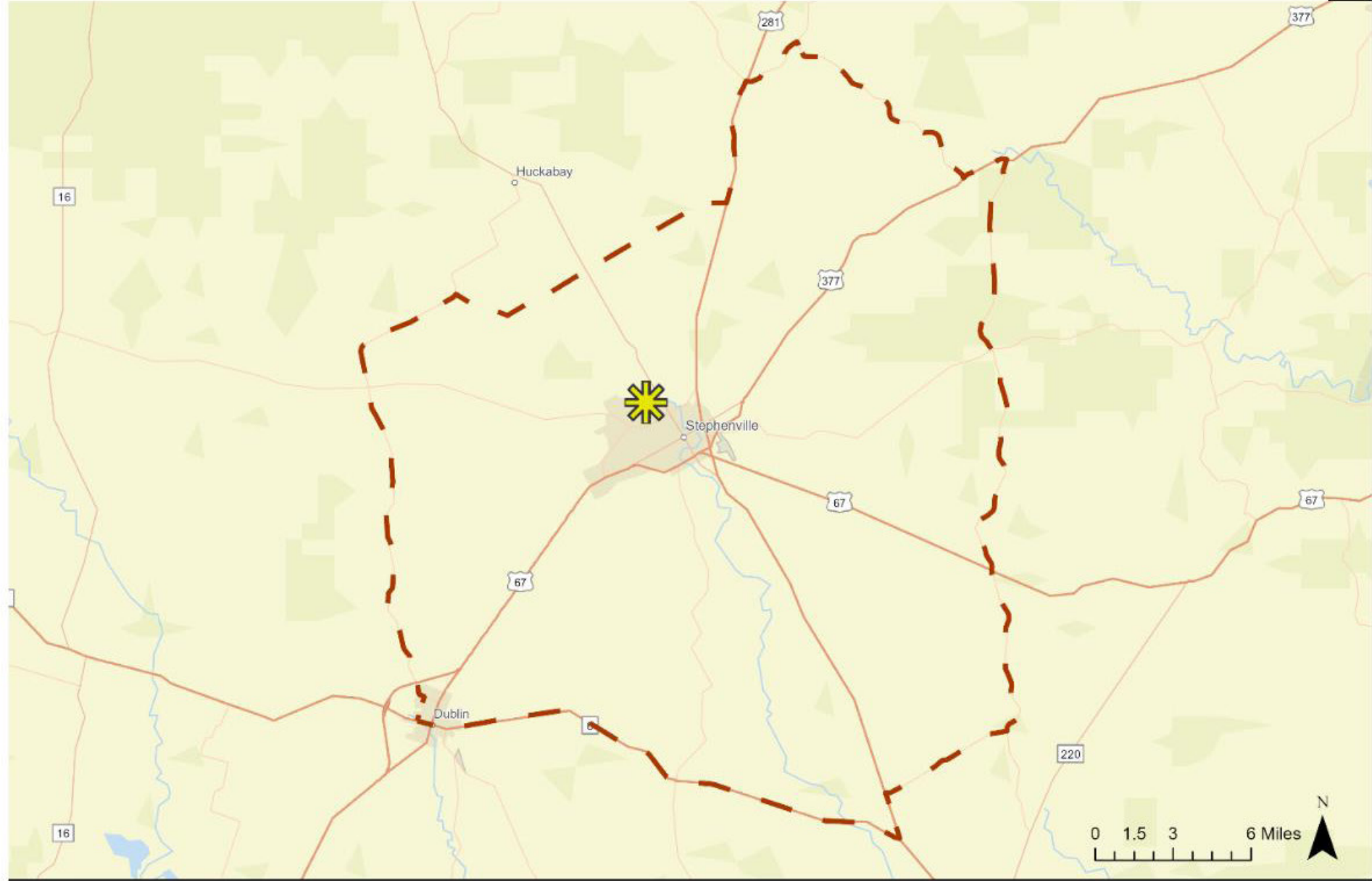
Stephenville, TX



Southwestern Pigeon Road, LLC
Chisholm Trail Development, LLC
105 East Road
Stephenville, TX 76401

JANUARY 2024 | VERSION 1

Kimley»Horn

Map 2: La Paloma Submarket, 2024



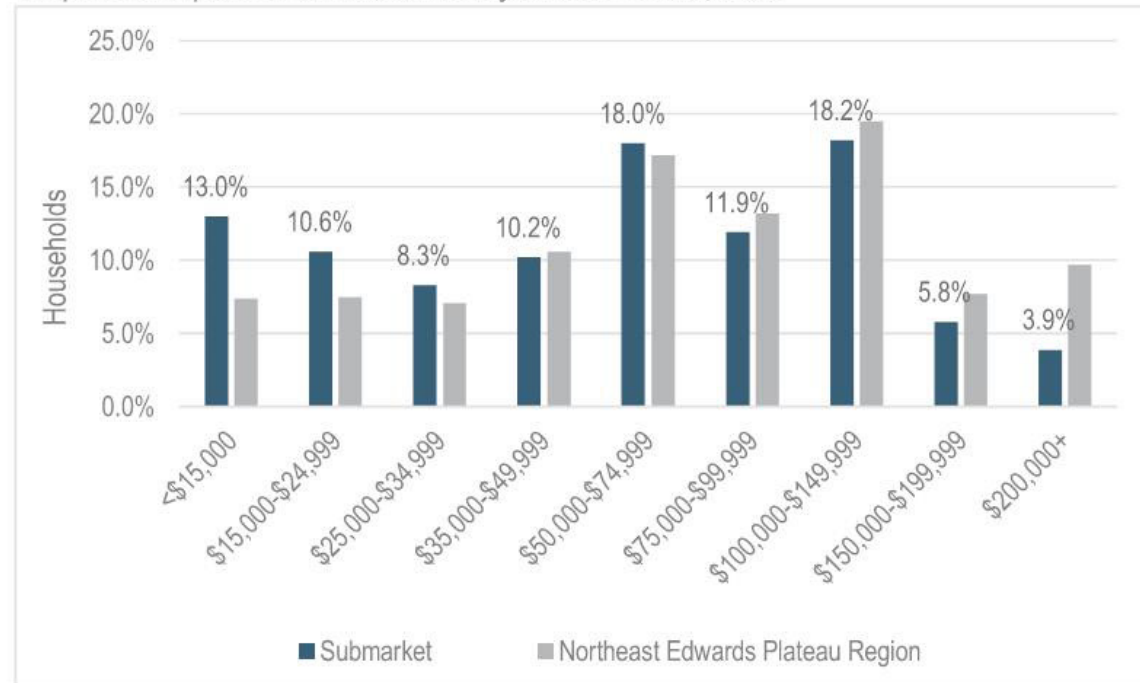
-  Project Site
-  LaPaloma Submarket

LaPaloma Project Site

LaPaloma BTR Residential and
Grocery Bodega Market Analysis
Stephenville, TX

HOUSING MARKET STUDY

Graph 2: Comparison of Households by Income Cohort, 2023



Source: ESRI; Kimley-Horn

Table 5: Population by Age Cohort, La Paloma Submarket, 2023-2028

Cohort	2023	2028	2023-2028 Δ	
			#	%
0-14	5,497	5,670	173	3.1%
15-24	8,489	8,612	124	1.5%
25-34	5,497	4,701	-796	-14.5%
35-44	3,583	4,414	830	23.2%
45-54	3,131	3,337	206	6.6%
55-64	3,444	3,230	-215	-6.2%
65-74	2,887	3,122	234	8.1%
75-84	1,670	2,081	411	24.6%
85+	661	754	93	14.0%
Total	34,789	35,884	1,095	3.1%

Source: ESRI; Kimley-Horn

Table 14: Net Change in Inventory and Net Absorption, Northeast Edwards Plateau Market, 2018-2023 (Q3)

Year	Net Change in Inventory	Net Absorption	(Over)/Under Supply
2018	264	297	33
2019	494	453	(41)
2020	829	59	(770)
2021	758	938	180
2022	518	414	(104)
2023 (Q3)	783	352	(431)
Total	3,646	2,513	(1,133)
Ann. Avg.	634	437	(197)

Source: CoStar; Kimley-Horn

Table 4: Comparison of Population Forecasts, 2023-2028

Area	2023	2028	2023-2028 Δ		
			#	%	CAGR
Submarket	34,789	35,884	1,095	3.1%	0.6%
Erath County	43,612	44,891	1,279	2.9%	0.6%
Northeast Edwards Plateau Region	352,659	375,243	22,584	6.4%	1.2%
Sbmt. % Region	9.9%	9.6%	4.8%		

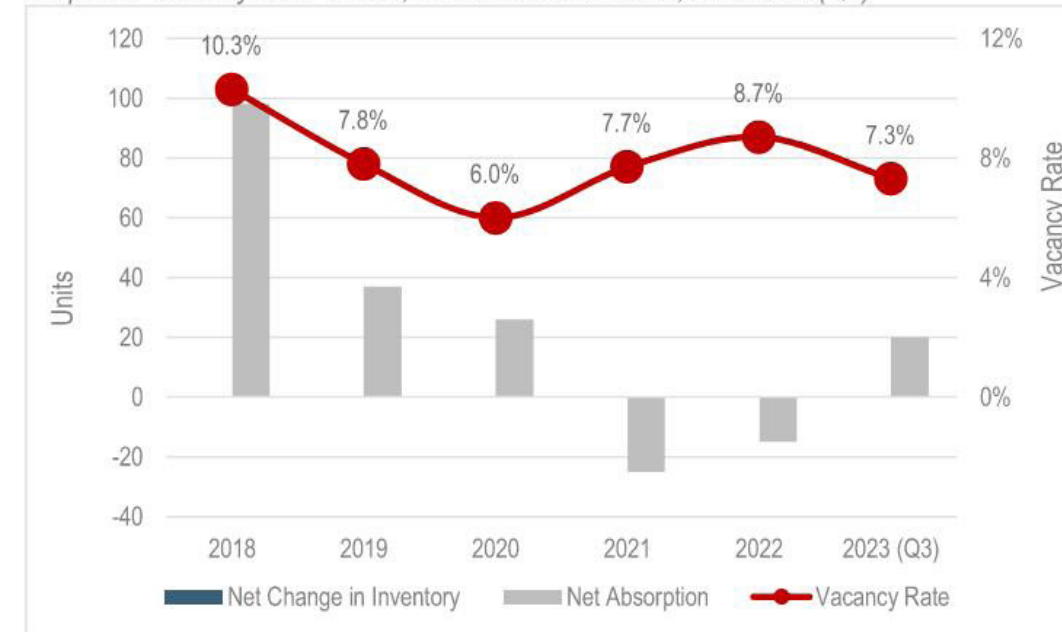
Source: ESRI; Kimley-Horn

Table 7: Comparison of Household Forecasts, 2023-2028

Area	2023	2028	2023-2028 Δ		
			#	%	CAGR
Submarket	12,982	13,811	829	6.4%	1.2%
Erath County	16,402	17,337	935	5.7%	1.1%
Northeast Edwards Plateau Region	134,132	143,918	9,786	7.3%	1.4%
Sbmt. % Region	9.7%	9.6%	8.5%		

Source: ESRI; Kimley-Horn

Graph 14: Vacancy Rate Trends, La Paloma Submarket, 2018-2023(Q1)



Source: CoStar; Kimley-Horn

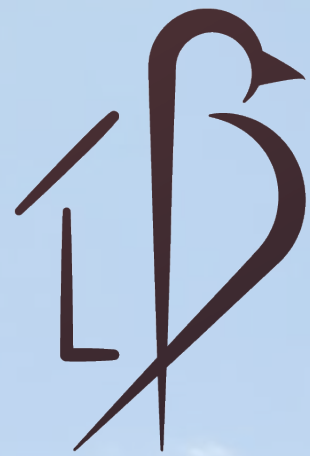
JOB CREATION

LA PALOMA WILL CREATE

150+ CONSTRUCTION JOBS FOR 3+ YEARS

8-10 PERMANENT OFFICE/ADMINISTRATIVE JOBS

8-12 SEASONAL JOBS



LA PALOMA

A CHISHOLM TRAIL DEVELOPMENT

Kimley»Horn
Expect More. Experience Better.

studio**Outside**

Architexas


SOUTHWESTERN
CAPITAL PARTNERS


CHISHOLM TRAIL
DEVELOPMENTS