

LA PALOMA

A CHISHOLM TRAIL DEVELOPMENT

Kimley»Horn

Expect More. Experience Better.

studioOutside

Architexas

SOUTHWESTERN
CAPITAL PARTNERS



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

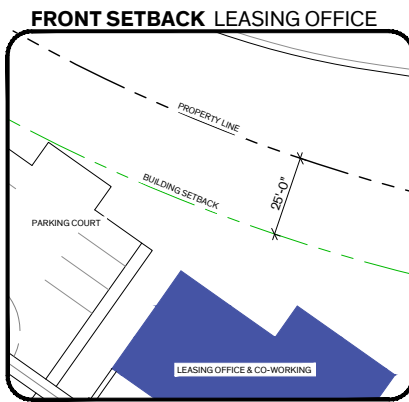
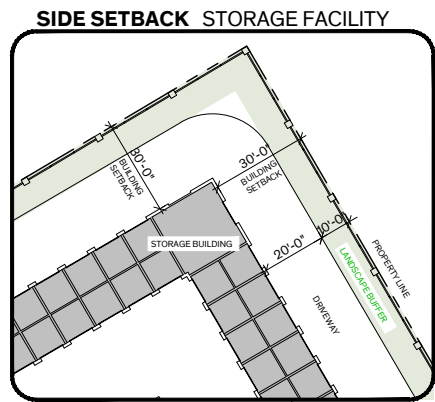
protect water shed with landscape systems to filter storm water run off
rainwater harvesting

INDOOR AIR QUALITY

fresh air & ventilation
carcinogen free materials

ENERGY EFFICIENCY

highly insulated walls
insulated windows
energy efficient hvac and lighting



DENSITY + PARKING COUNTS

	SQUARE FOOTAGE	HEIGHT	PARKING
1 BEDROOM (83 units)	900 s.f.	36'	2 stalls/unit (tandem)
2 BEDROOM (133 units)	1,250 s.f.	36'	2 stalls/unit (tandem)
3 BEDROOM (77 units)	1,450 s.f.	36'	2 stalls/unit (tandem)
TOWNHOMES (57 units)	1,250 s.f.	48'	2 stalls/unit (tandem)
SHORT TERM RENTAL (23 units)	750 s.f.	48'	24 stalls
OFF-STREET PARKING			128 stalls
PUBLIC BUILDINGS / AMENITIES:			
LEASING CENTER & COWORKING SPACE	6,000 s.f.	48'	1:400 = 15 stalls
STORAGE FACILITY (68 units)	11,250 s.f.	16'	N/A
TOWN CENTER CLUBHOUSE / BODEGA	10,000s.f. (total)	48'	1:400 = 25 stalls
COMMUNITY ROOM	4,000 s.f.		
FITNESS CENTER	3,500 s.f.		
	2,500 s.f.		
SITE STRUCTURES	8,000 s.f.	36'	N/A
● SHUTTLE STOP			





DEVELOPMENT STANDARDS

Based on the Zoning Code of the City of Stephenville, Texas, Section 154.05.6 - Multiple Family Residential District (R-3).

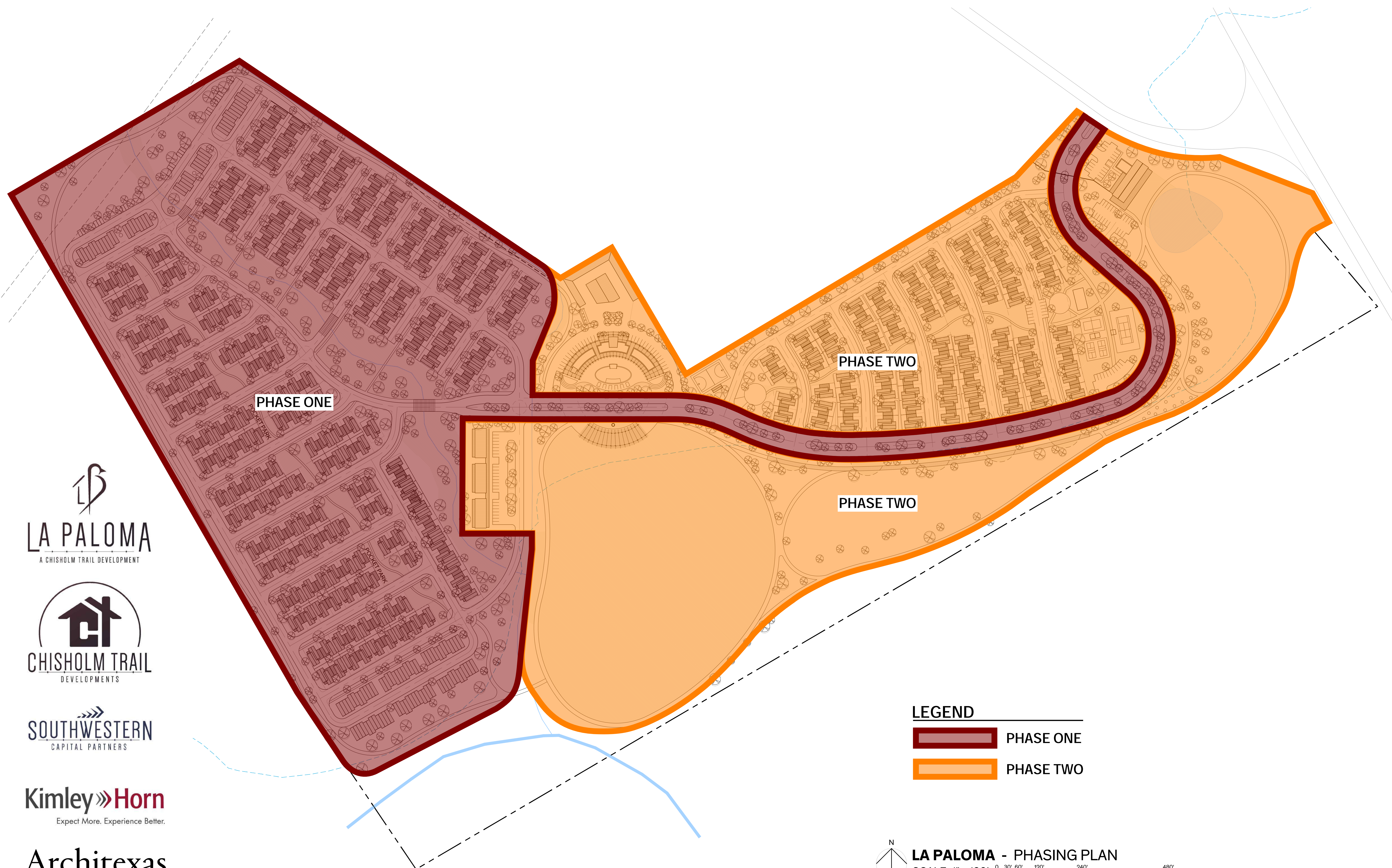
DWELLING UNITS 1-BED, 2-BED, AND 3-BED DETACHED RENTAL HOMES, TOWNHOMES, SHORT-TERM RENTAL

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

* 10' BUILDING SEPARATION AND 5' SETBACK PROPOSED AT STORAGE FACILITY, REFERENCE OVERALL CONCEPT PLAN.

** 15' SIDE SETBACK AT INTERNAL STREETS





PHASE ONE

PHASE TWO

PHASE TWO

LEGEND

- PHASE ONE
- PHASE TWO



LA PALOMA - PHASING PLAN
 SCALE: 1"=120' 0 30' 60' 120' 240' 480'

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.

LEASING CENTER & GATE HOUSE



LIVE/WORK/THRIVE

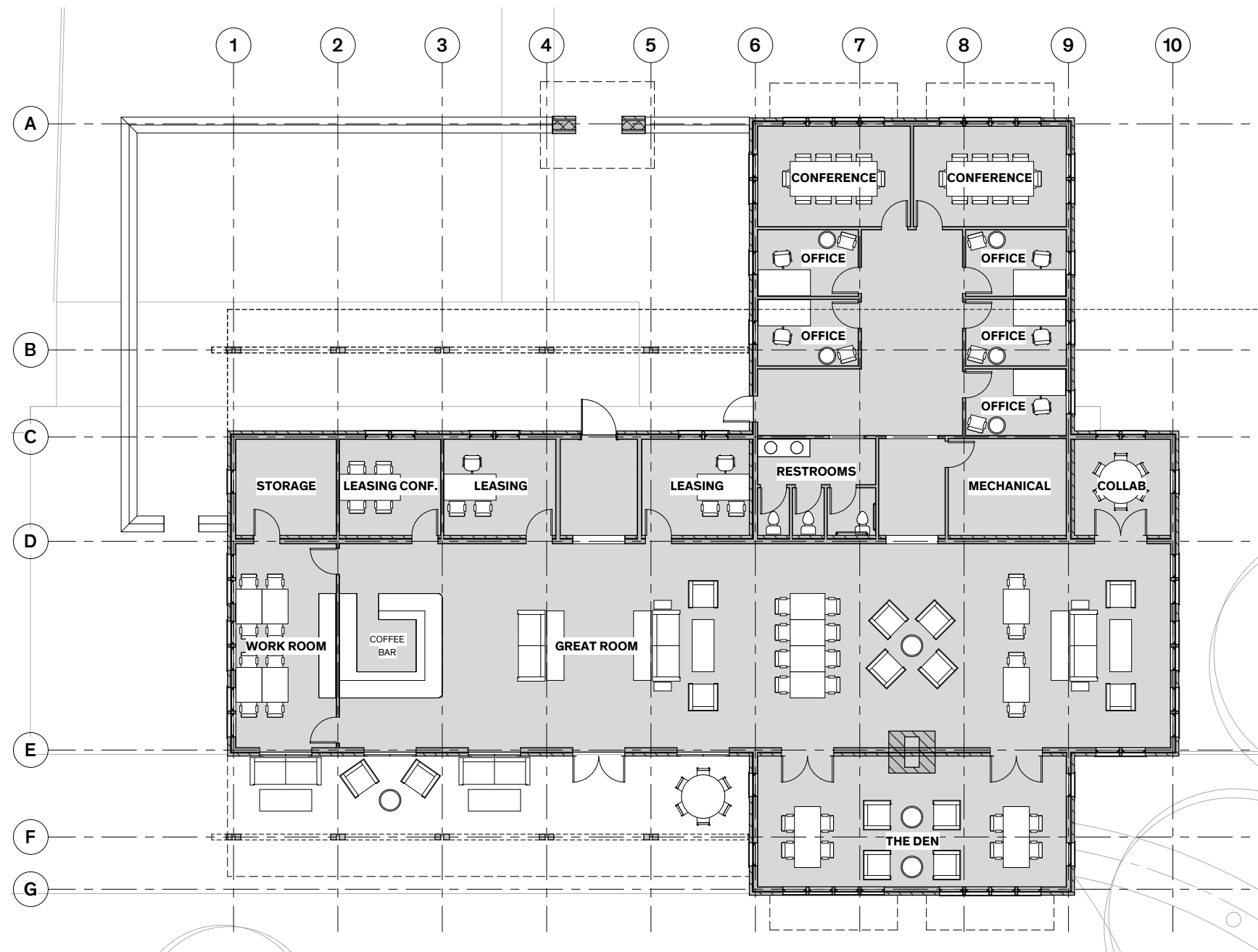
TEXAS HACIENDA

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

large communal spaces with private collaboration areas

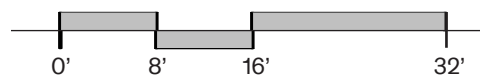
max building height = 48'





1 Leasing Center - Floor Plan
 1/16" = 1'-0"

Leasing Center / Co-Working - Floor Plan

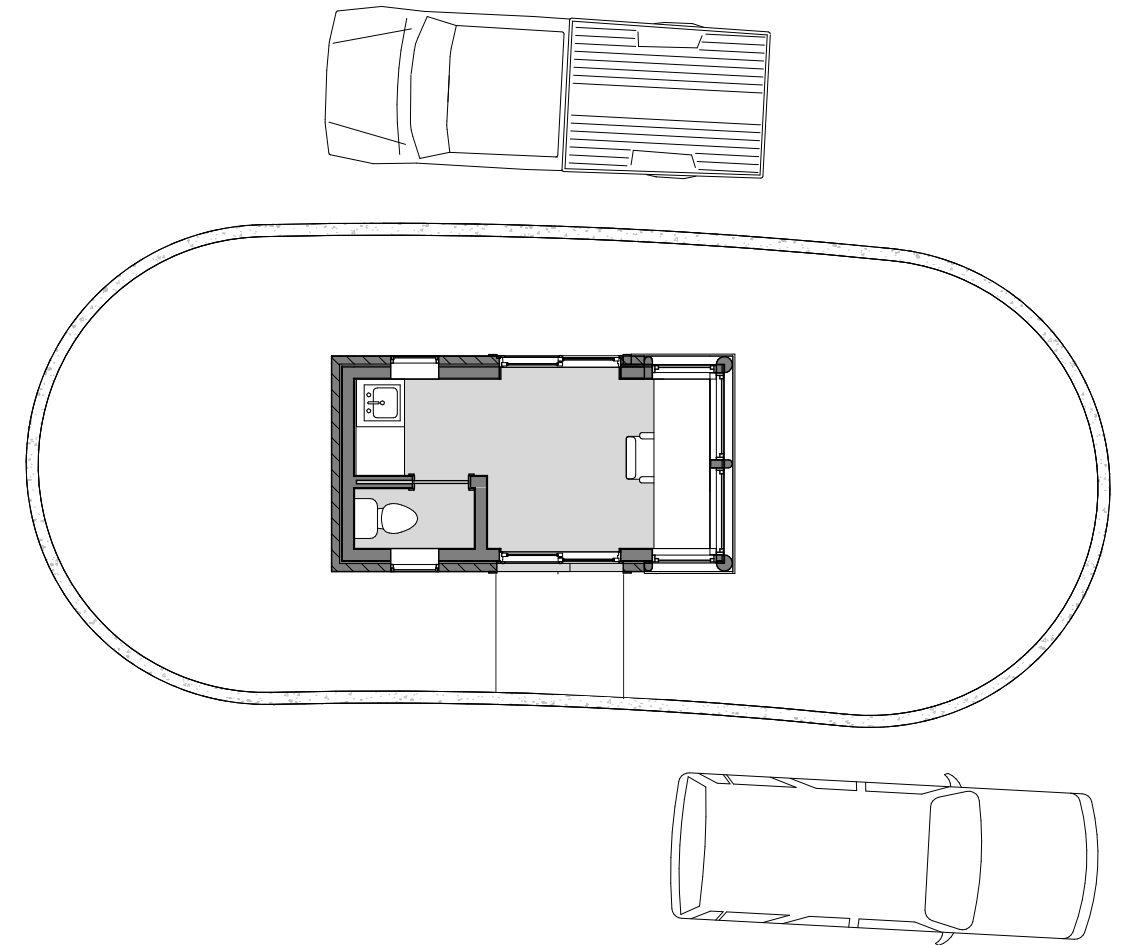




Leasing Center / Co-Working - Rendering



Leasing Center / Co-Working - Rendering



1 Gatehouse - Floor Plan
 1/8" = 1'-0"

TOWN CENTER & STORAGE BUILDINGS



REFRESH / GATHER

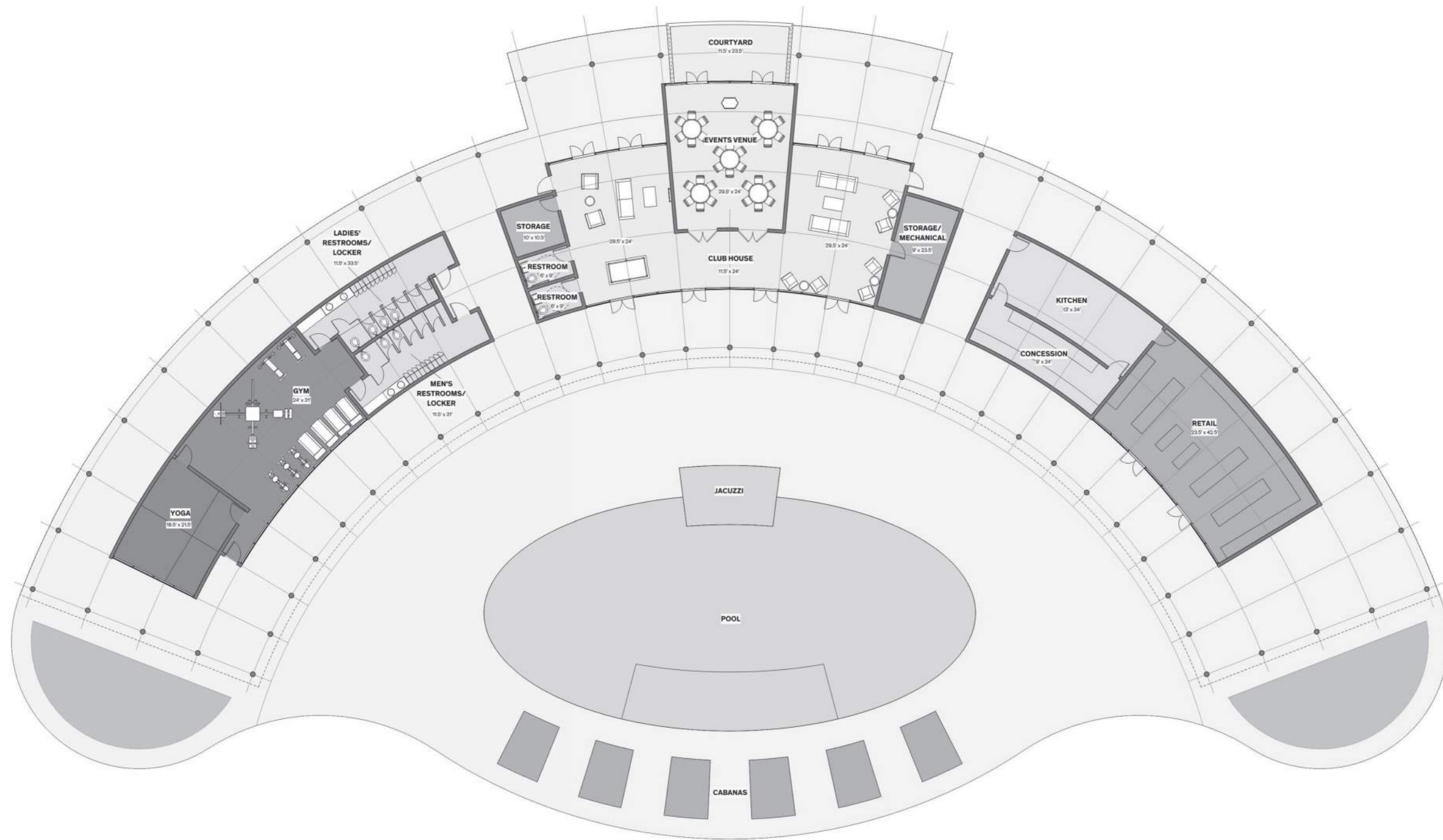
TEXAS HACIENDA

regional stone & white stucco walls, heavy timber porches, clay tile roofs, architectural windows, and authentic details

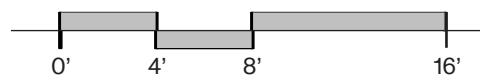
club house, bodega, fitness center, community room

max building height = 48'

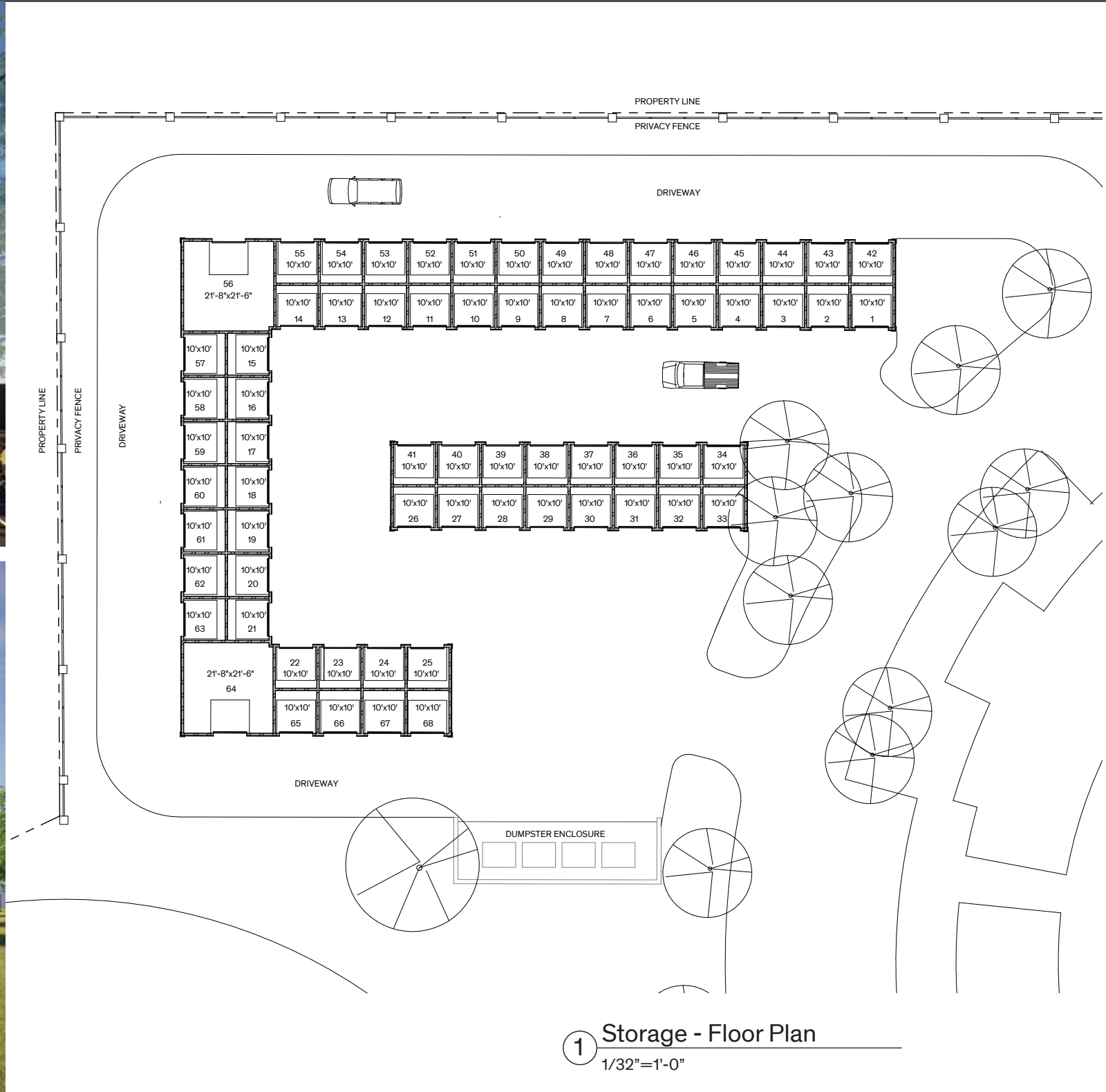




Town Center - Clubhouse & Amenities



STORAGE BUILDING



SINGLE FAMILY RESIDENCES



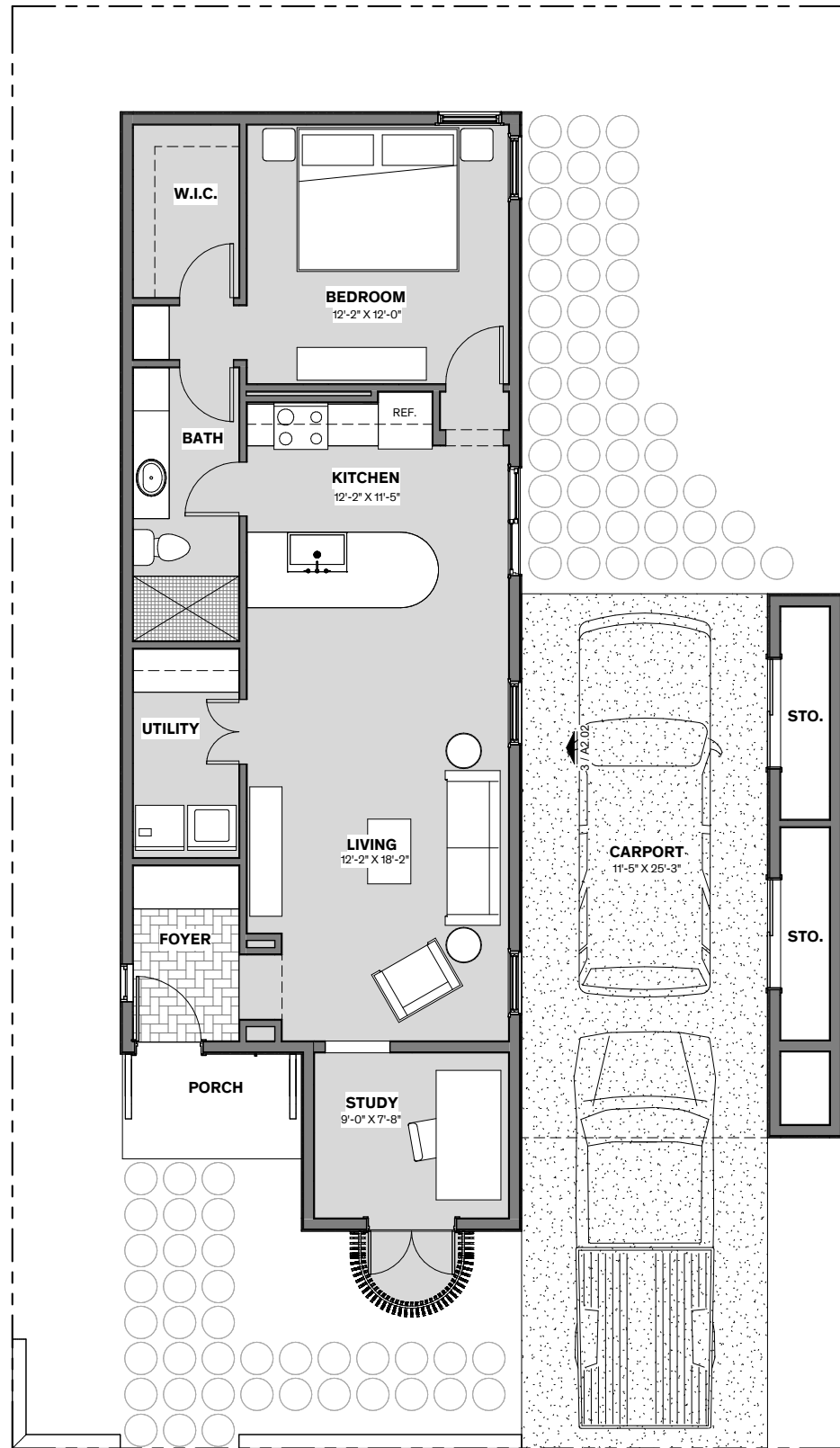
CHARMING / REFINED

SPANISH BUNGALOW

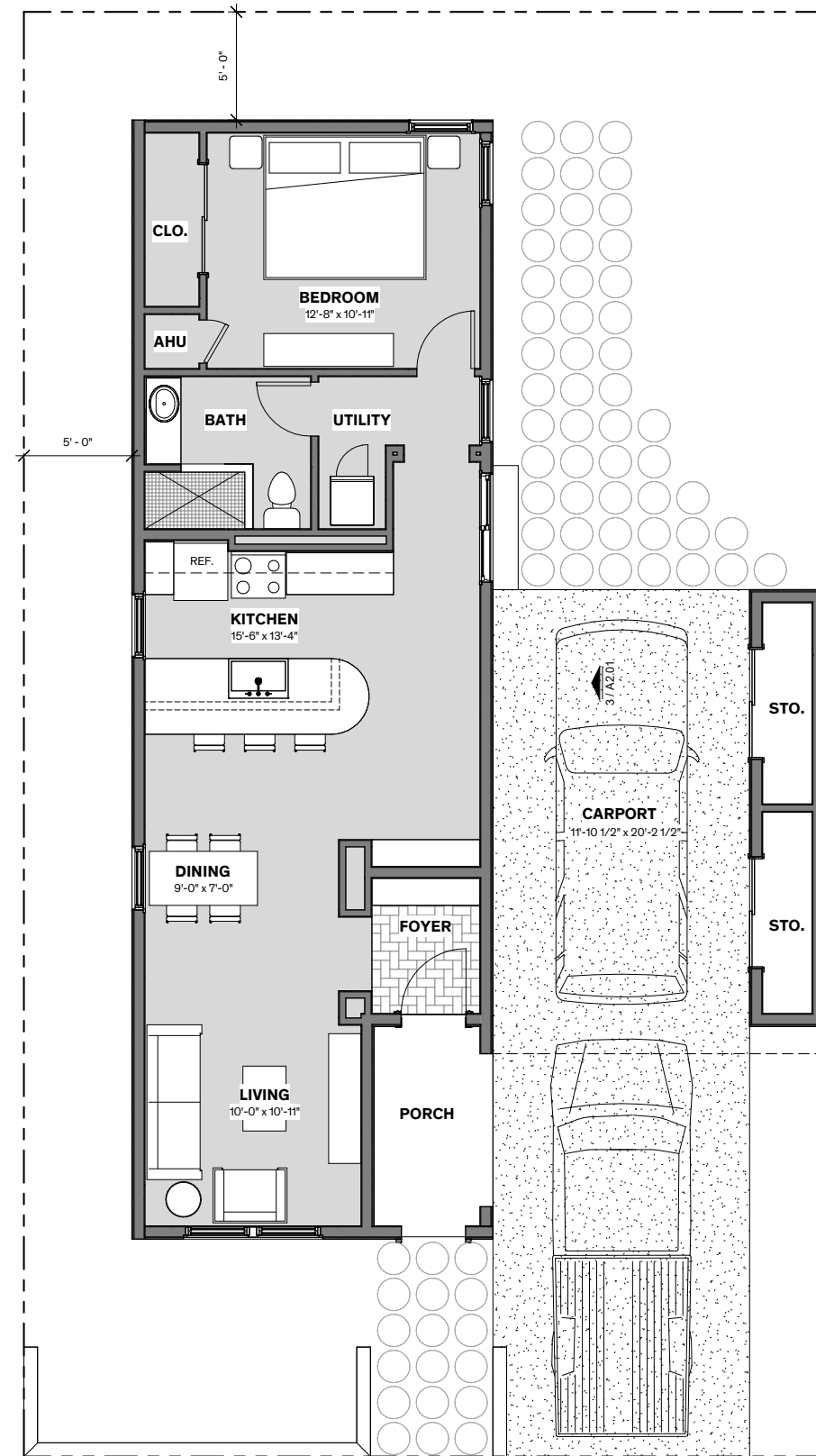
entry courtyards, white stucco walls, clay tile roofs, architectural windows, lush landscaping and authentic details

max building height = 35'



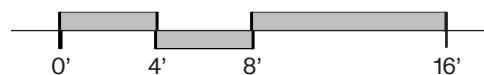


② SF-1BR-CP2 - Floor Plan
 1/8"=1'-0"



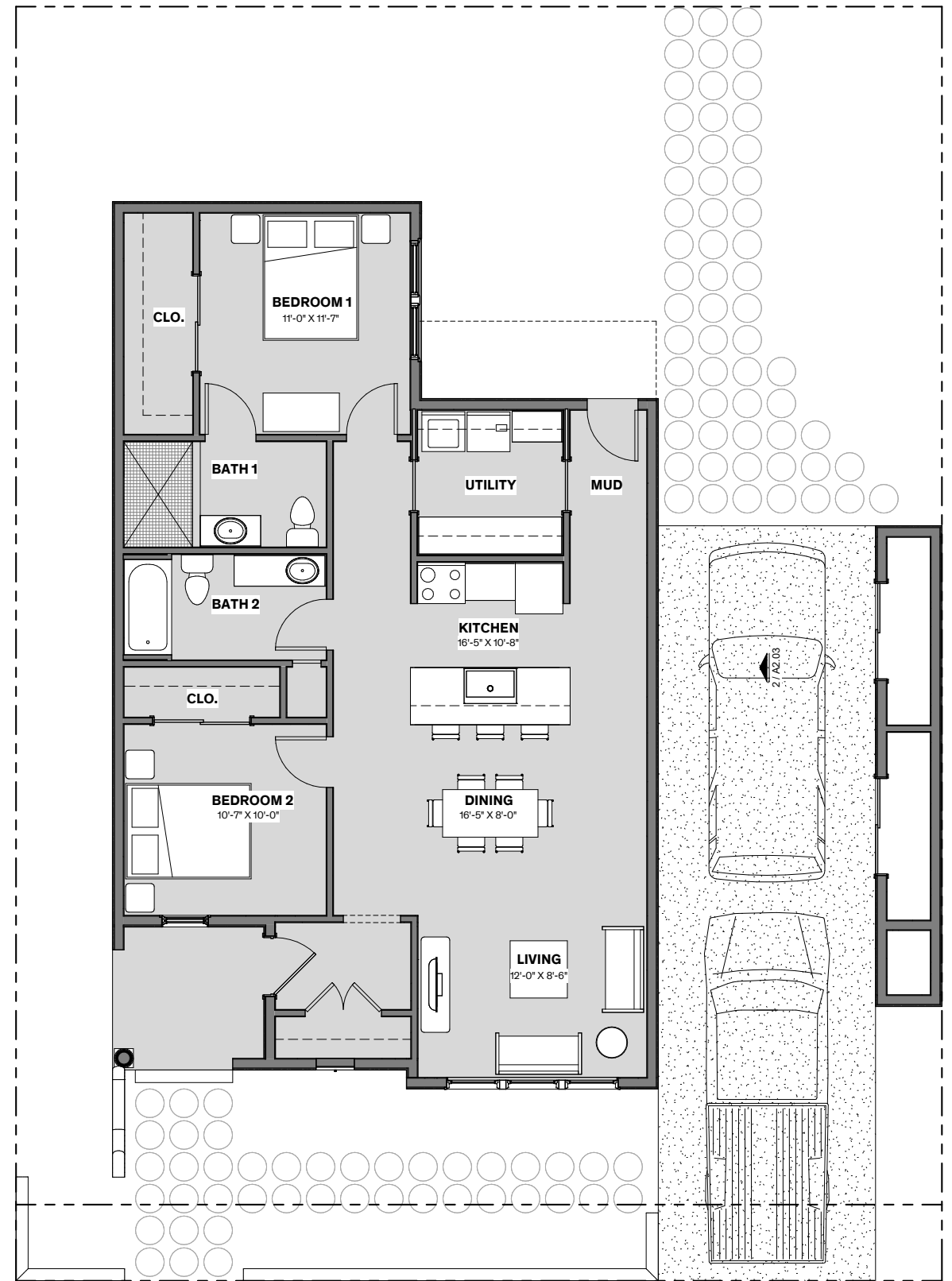
① SF-1BR-CP1 - Floor Plan
 1/8"=1'-0"

Single Family Residences - 1 Bedroom

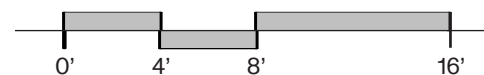


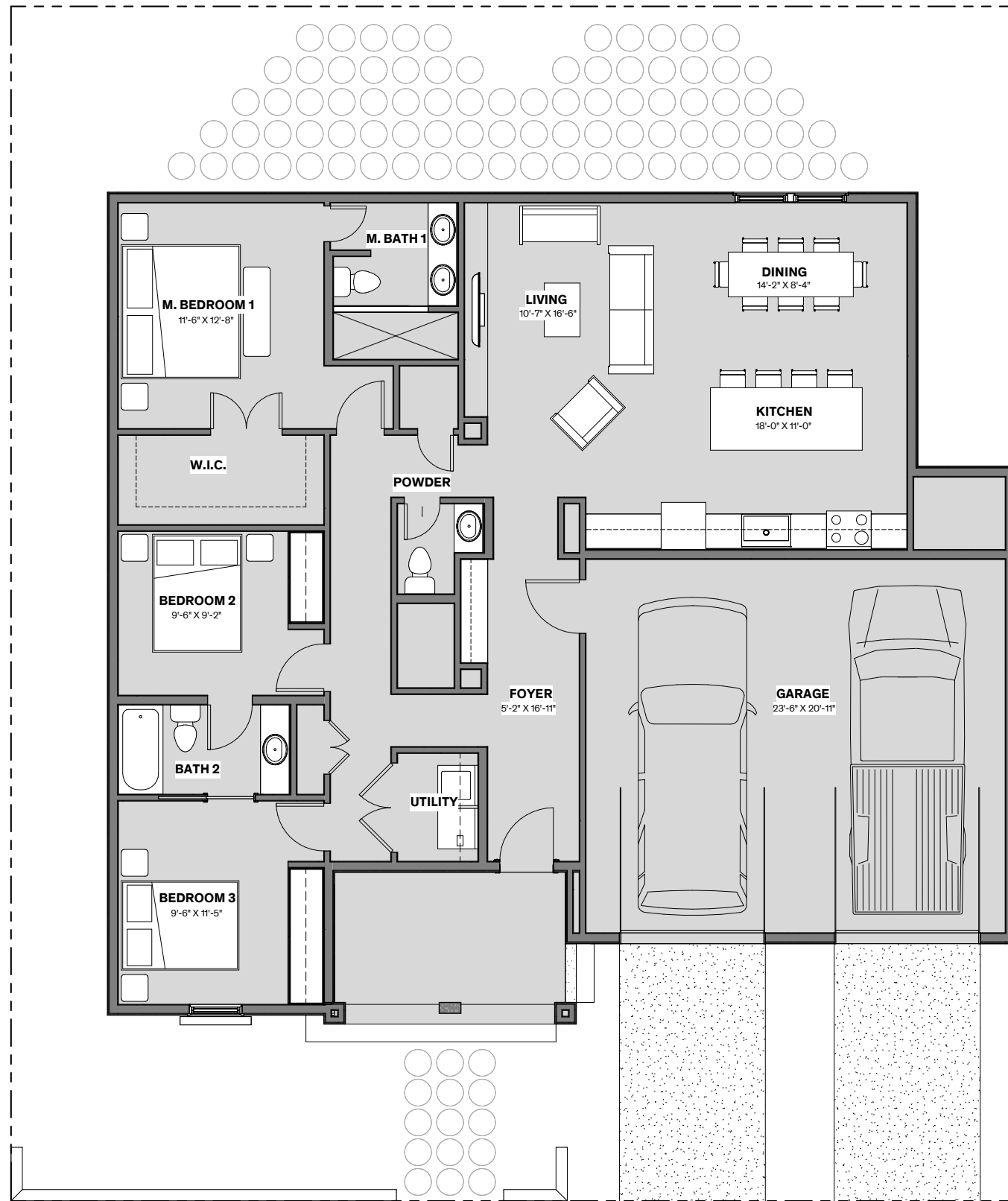


① SF-2BR-GA - Floor Plan
1/8"=1'-0"

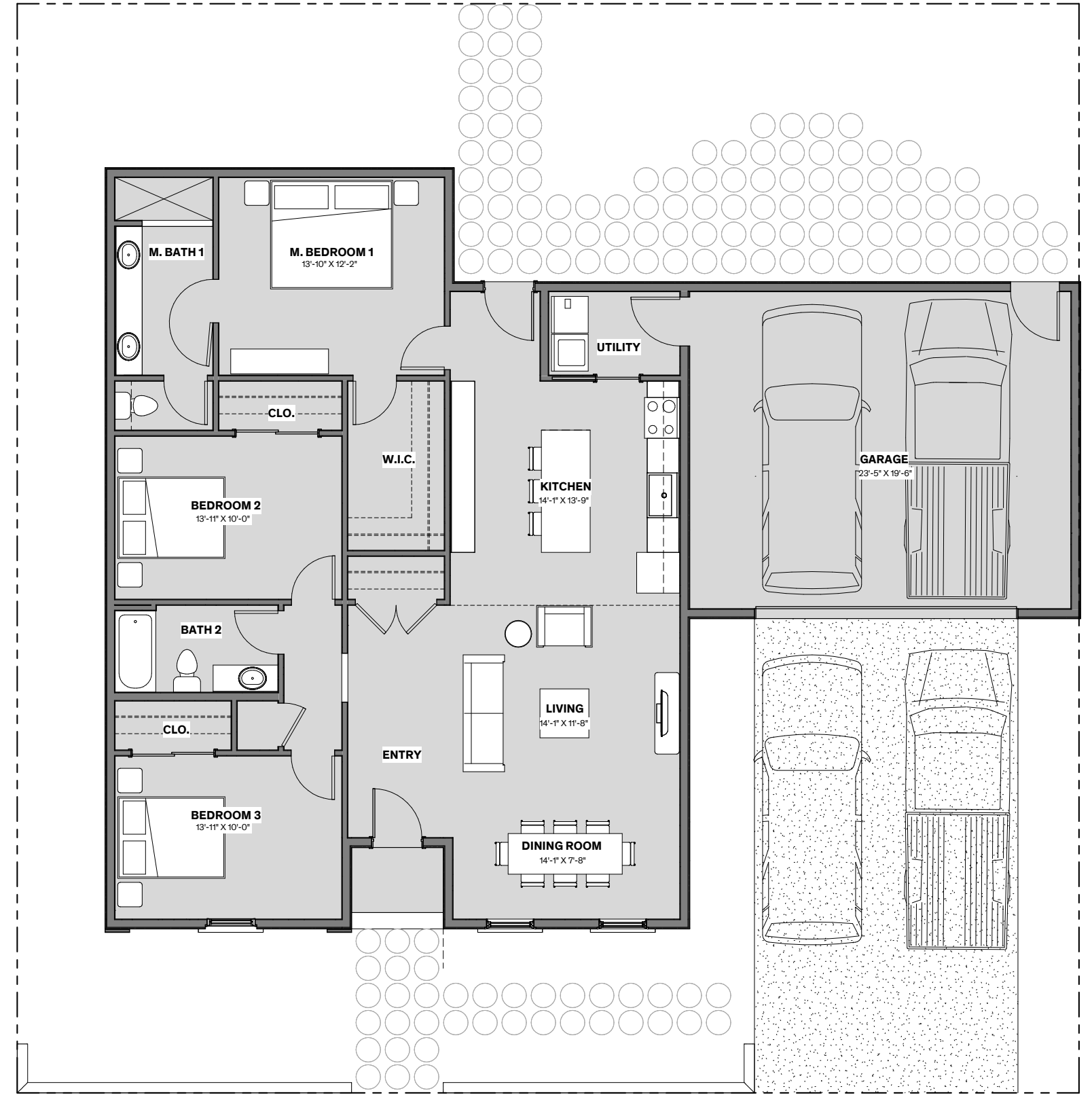


① SF-2BR-CP - Floor Plan
1/8"=1'-0"

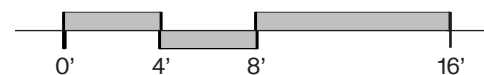




1 SF-3BR-GA2 - Floor Plan
1/8"=1'-0"



1 SF-3BR-GA1 - Floor Plan
1/8"=1'-0"





Single Family Residences - Street View Renderings



Single Family Residences - Unit Concept Rendering

TOWNHOMES



TIMELESS / ELEGANT

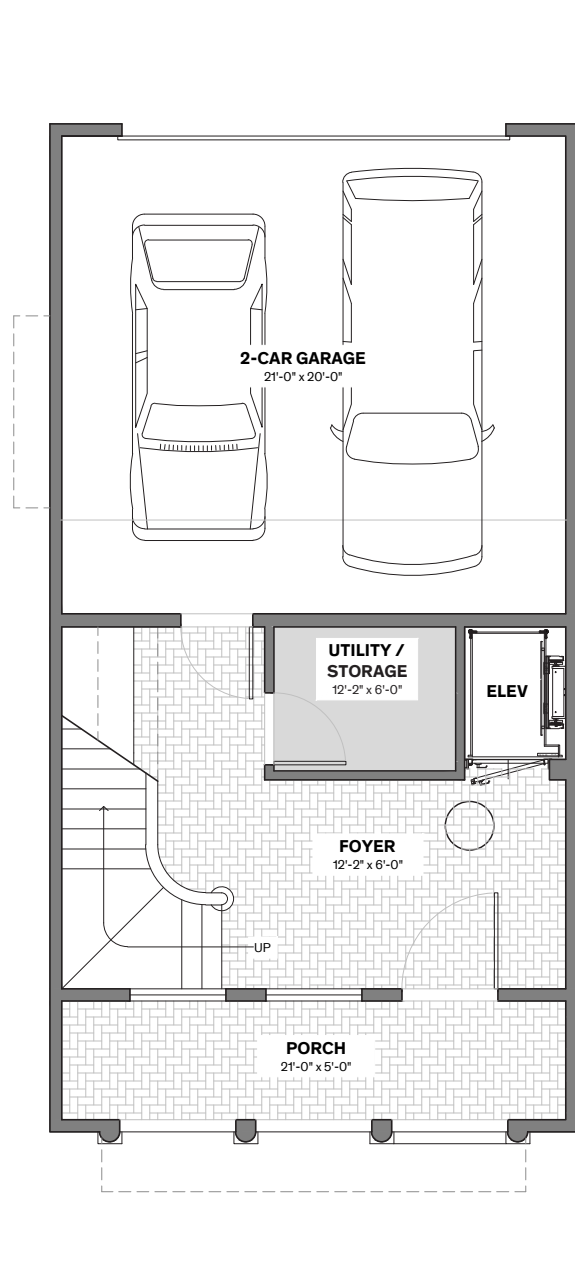
SPANISH REVIVAL

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

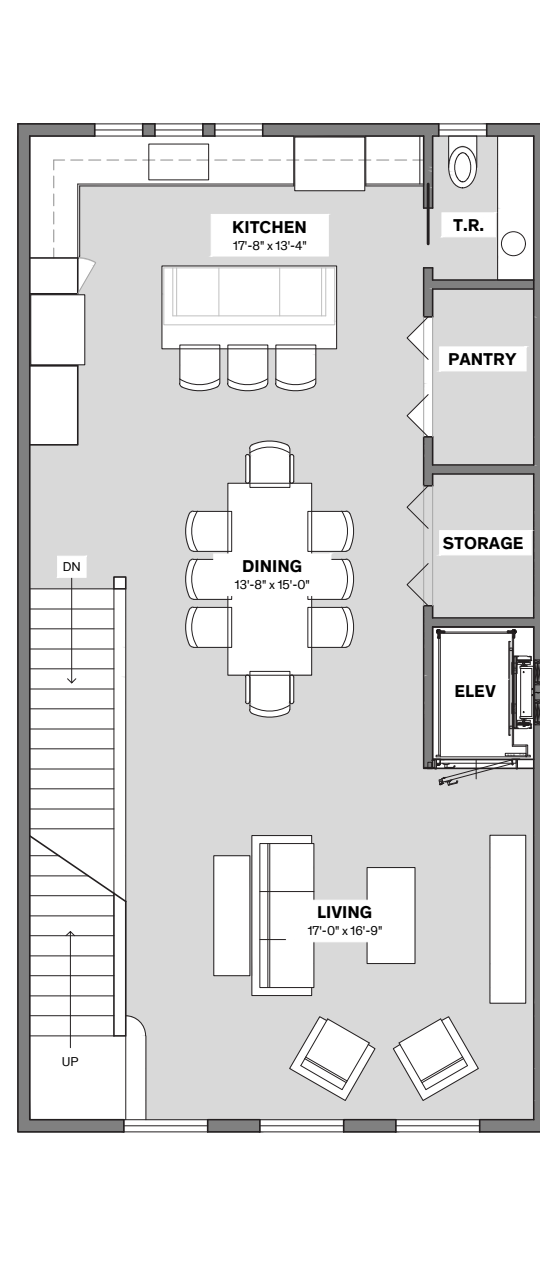
lush landscaping and authentic
details

max building height = 48'





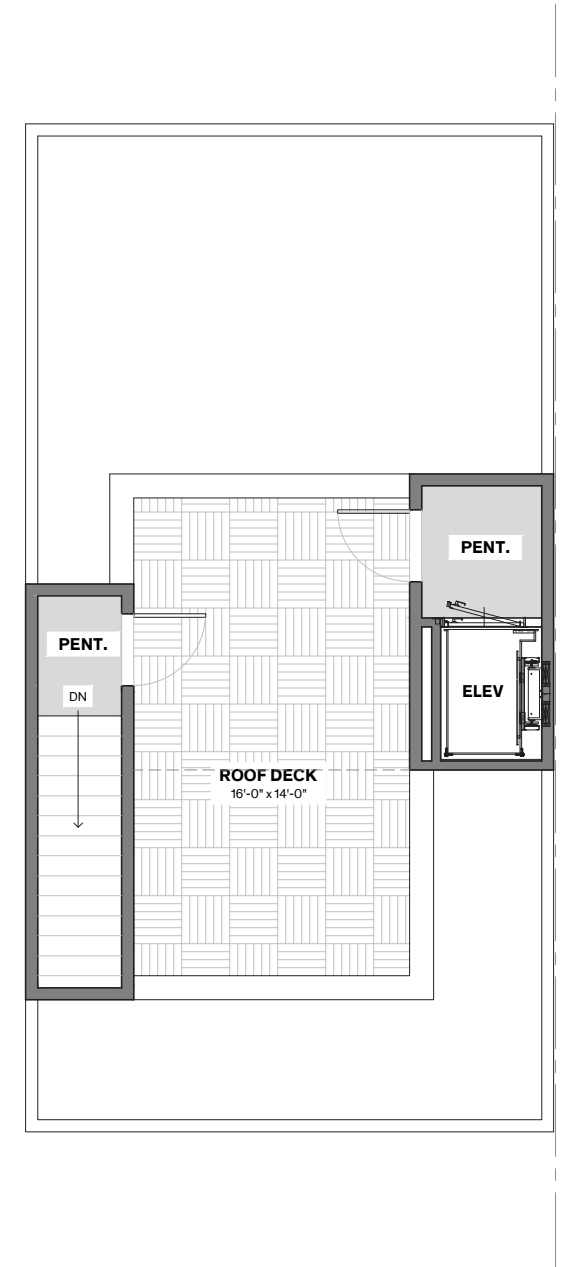
① Town Home - First Floor Plan
1/8"=1'-0" 350 SF



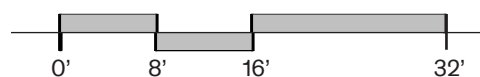
② Town Home - Second Floor Plan
1/8"=1'-0" 860 SF

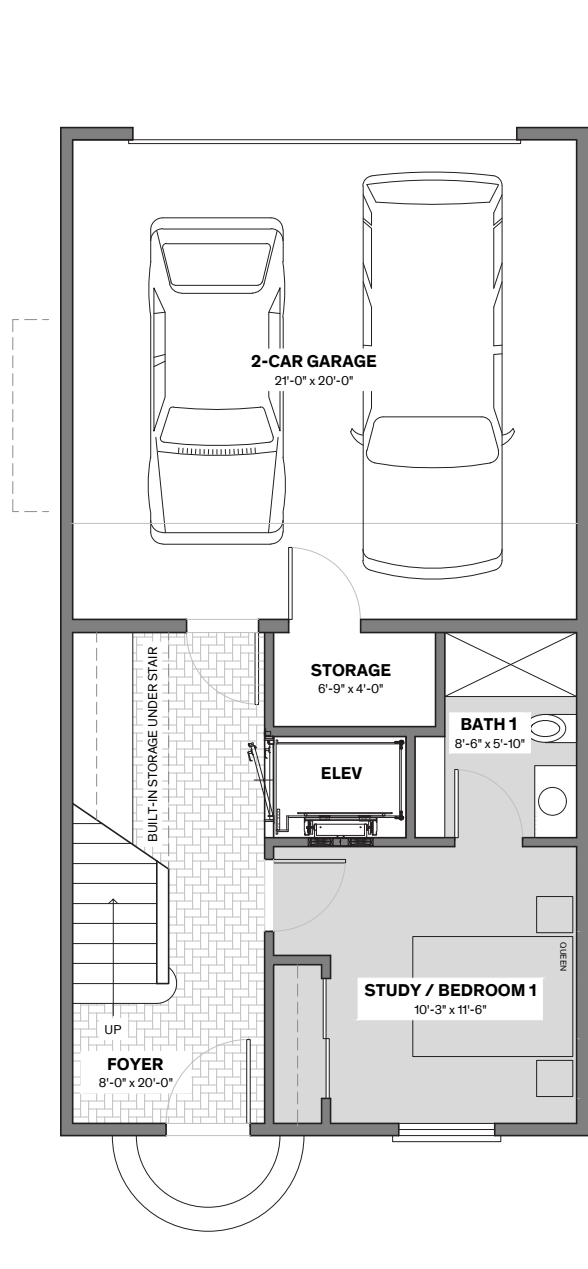


③ Town Home - Third Floor Plan
1/8"=1'-0" 860 SF

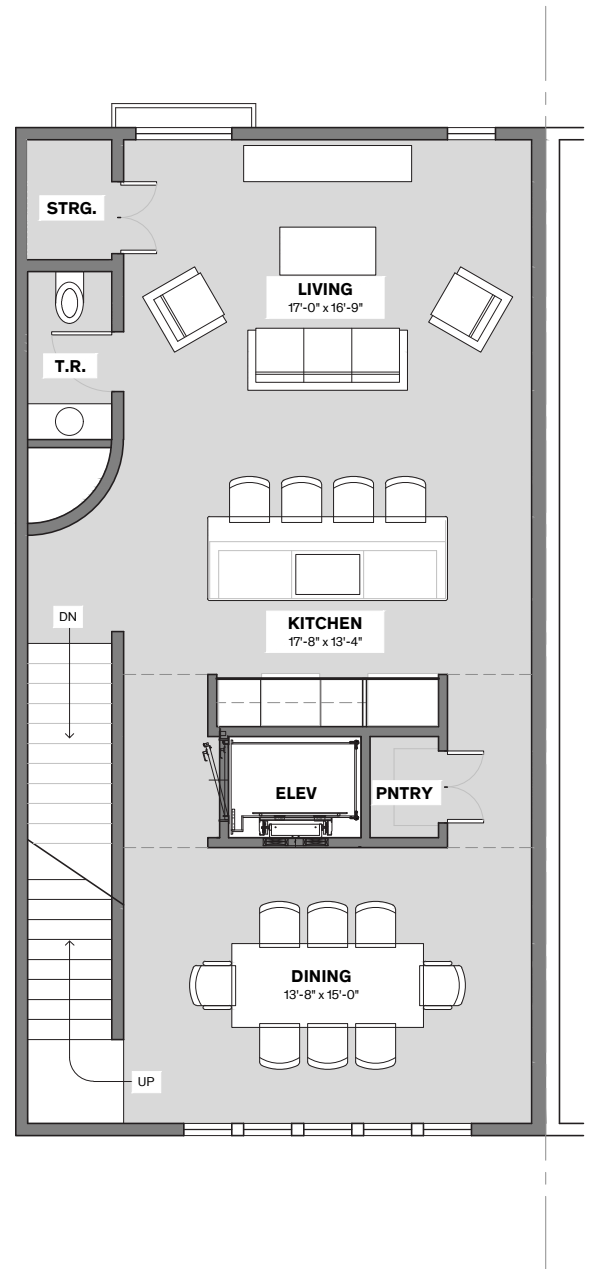


④ Town Home - Penthouse & Roof Deck
1/8"=1'-0" 100 SF (penthouse) & 250 SF (roof deck)

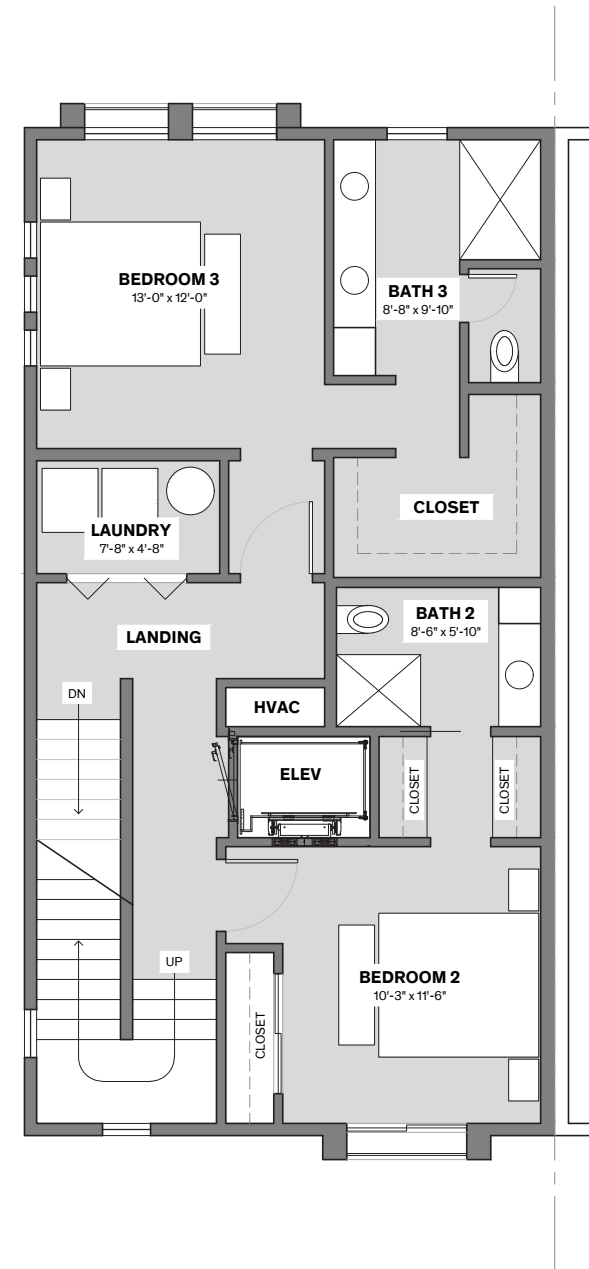




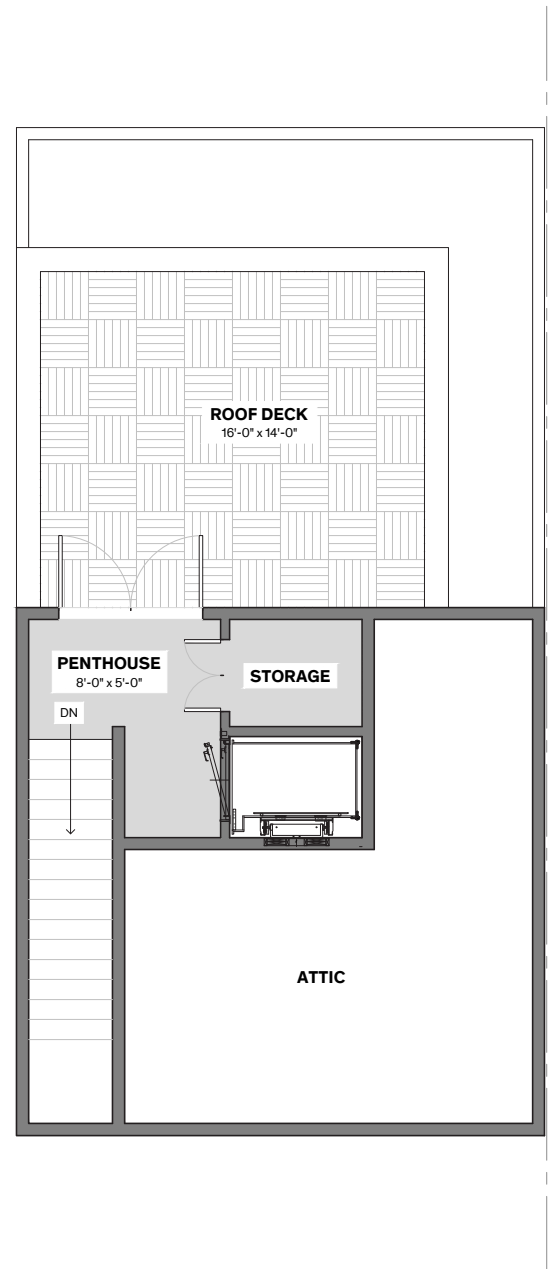
① Town Home - First Floor Plan
1/8"=1'-0" 475 SF



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



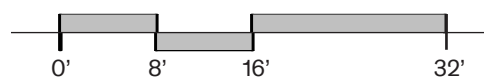
③ Town Home - Third Floor Plan
1/8"=1'-0" 860 SF



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



Townhomes



SHORT TERM RENTALS / GUEST HOMES

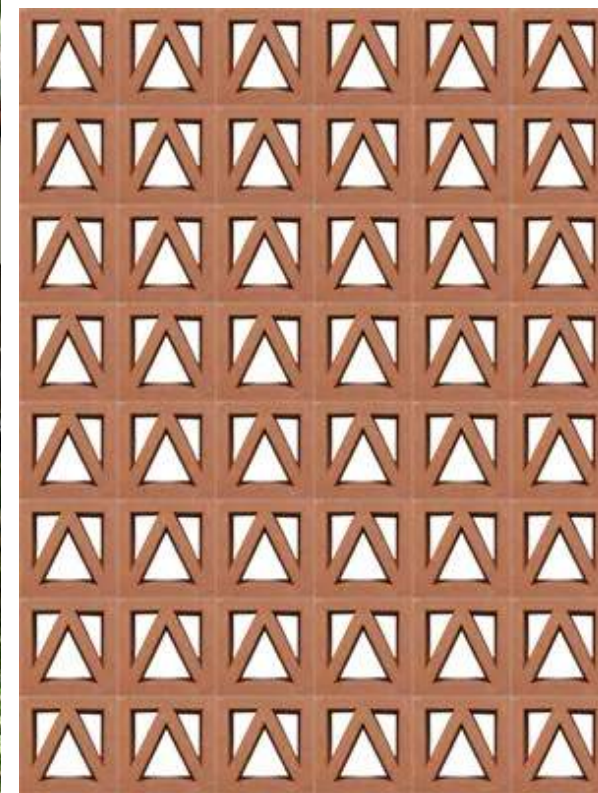


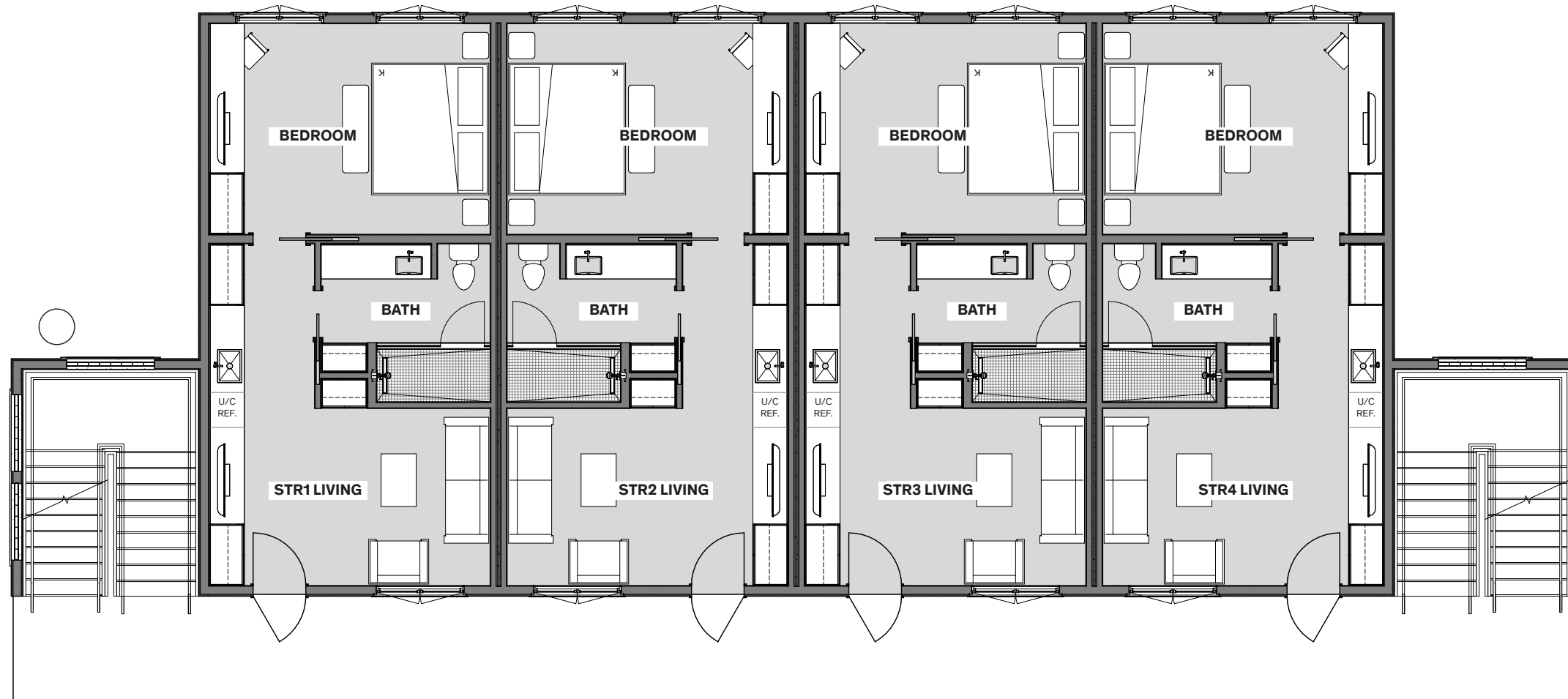
HOSPITALITY / RETREAT

SPANISH REVIVAL

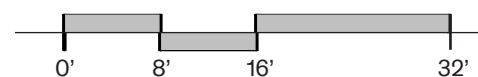
white stucco walls, clay tile roofs,
architectural windows, wooden
balconies, private courtyards
lush landscaping and authentic
details

max building height = 48'-0"





1 Short Term Rentals - Level 1
 1/16" = 1'-0"

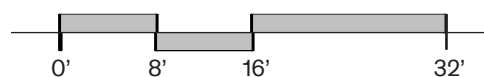




1 Short Term Rentals - Level 2
 1/16" = 1'-0"



Short Term Rentals







LEGEND

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



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.

STREET LIGHT POLE

Specification Sheet

Carson City
VCOB-1843

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____



CCT - Color Temp (K)



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



LEGEND

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



ENTRY & LEASING | SITE PLAN

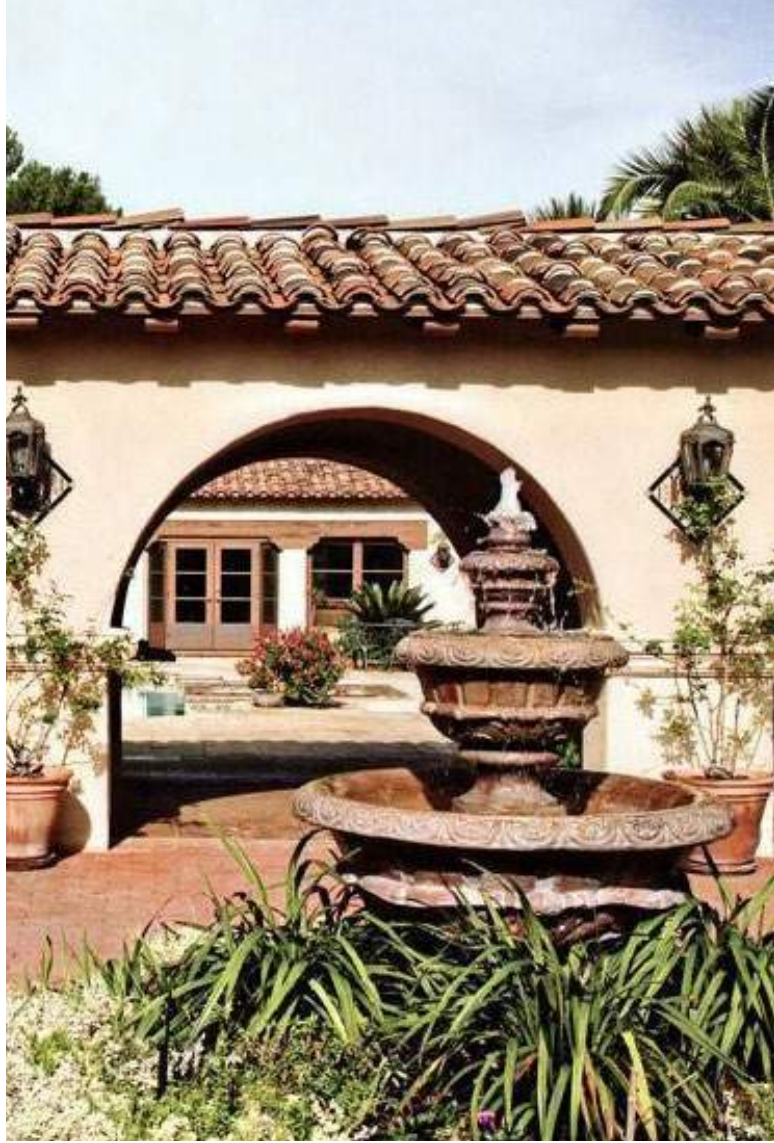
LEGEND

- 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



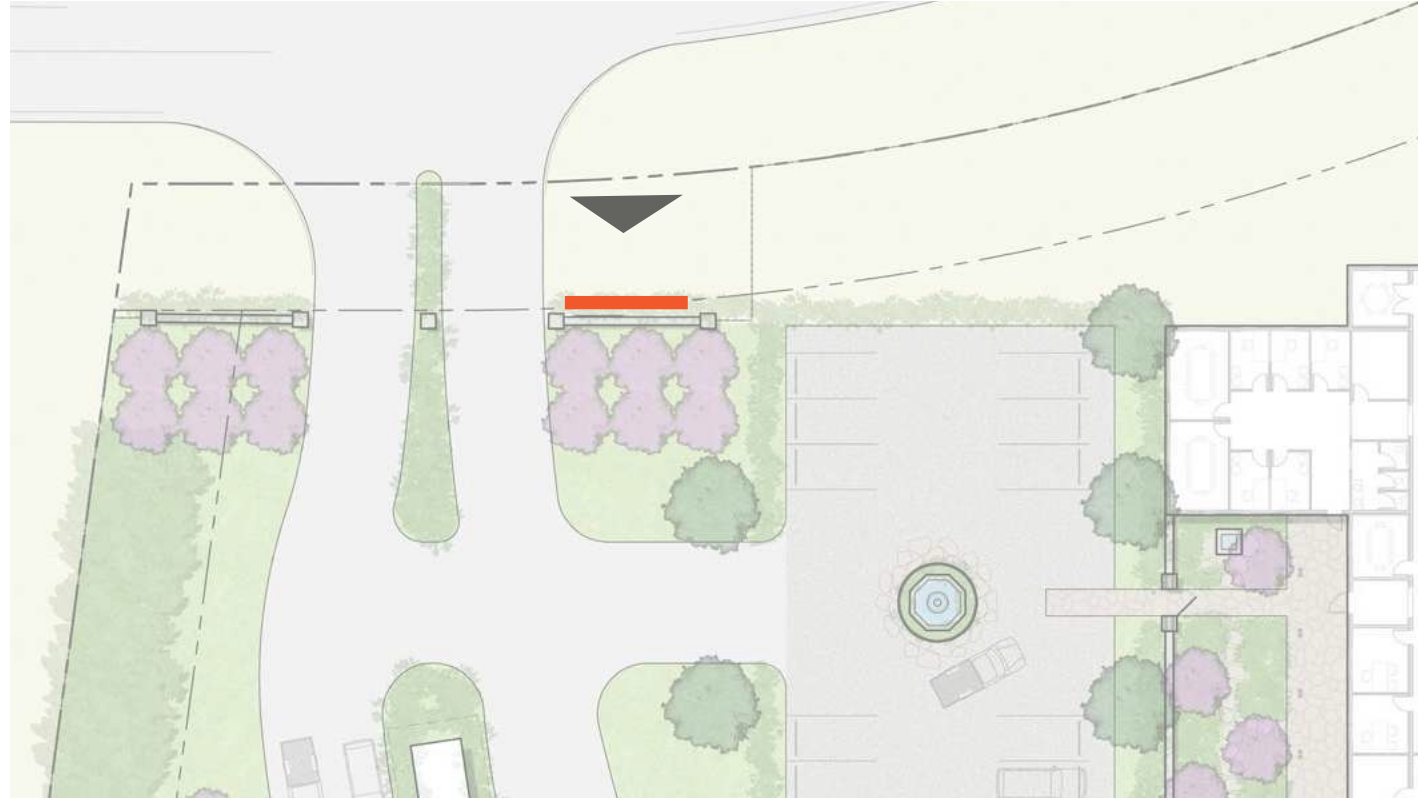
1" = 40'-0"

LA PALOMA
STEPHENVILLE, TEXAS



ENTRY & LEASING | MONUMENT SIGN

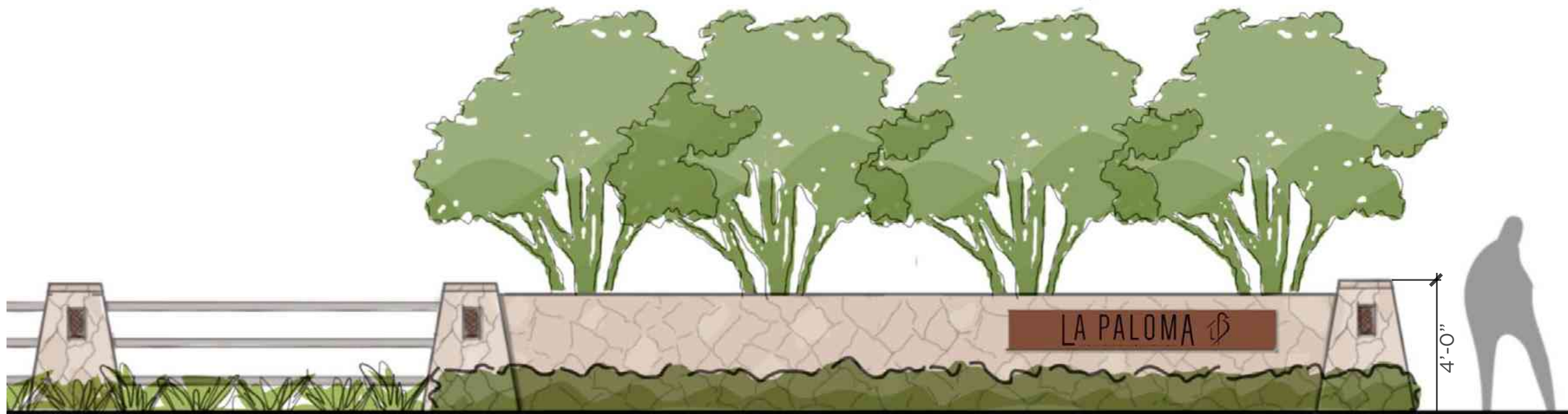
LOCATION



DESIGN INSPIRATION



ELEVATION



ENTRY & LEASING | WALL LIGHTING



CUSTOM WALL SCONCE

