

March 13th, 2023

Steve Killen
Director of Development Services
298 W Washington Street
Stephenville, Texas 76401

Re: Forest Lane Residential (Pecan Landing) – Response to Comments
0 Forest Road, Stephenville, Texas

Dear Mr. Killen,

This letter is to notify you of the following changes per your comments as well as provide clarification for any of your questions.

Comments Emailed on 2/9/2023

1. **No side or rear easement are shown. Have you obtained utility approval – especially for Brazos Electric?**
Response: The front of each lot will have a 10' utility easement. Email coordination with Oncor (Brazos Electric) has been attached to this letter for reference.

2. **Please verify that block lengths are no shorter than 600' and no longer than 1,200'. Further cul-de-sacs require "a minimum outside paving diameter of at least one hundred (100) feet and a minimum street Right-of-Way diameter of at least one hundred-twenty (120) feet."**
Response:
 - *Can you please provide a code reference for the 600' requirement? Our layout has no issue with block lengths exceeding 1,200' but there will be a few blocks shorter than 600'.*
 - *Regarding the cul-de-sacs, please see Section 2.8 from the City of Stephenville's Engineering Standards Manual:*

2.8 CUL-DE-SACS
The maximum length of any cul-de-sac shall be 500 feet measured from curb line of the intersecting street to the radius point of turn around. The right-of-way radius shall be 50 feet and the curb radius 40 feet within the cul-de-sac turn around. All cul-de-sac turnarounds shall be visible from the intersecting street.

Our layout and cul-de-sac/elbow designs meets this requirement. Dimensions have been added to the layout.

3. **Please confirm/Note Cul-de-Sac radii.**
Response: Per Comment #2 response, this has been confirmed and noted on the plan.

4. **All corner lots must provide site clips. I believe the internal lots show clips but those exiting onto Forest do not.**
Response: Revised.

5. **Lots 6, 7, 14, 52, 66, 106 – what are lot dimensions at the building lines?**
Response: The majority of lots have been revised and front building line dimensions have been double checked to ensure they're at least 40'.

- 6. As presented, this site plan will require specific concessions for lot dimensions – for the townhomes, width and depth. For single family width, depth and setbacks.**
Response: A Site Information table have been added to the plan, and the concessions are listed in the Project Narrative. Please note, this is a PD but we're referring to the concessions from the base zoning requirements.
- 7. PDs should not increase density per base zoning – we need calculations showing the increased density.**
Response: Per the email exchange on 2/10/2023, the current zoning allows for a density of 6 lots per acre, which results in 220 lots. We're only proposing 164 lots (4.46 lots per acre- Including 14 HOA lots), which is a reduction.
- 8. Common space will require the formation of a HOA – I suggest this is noted or acknowledged in some form.**
Response: A note (Note #5) has been added to the plan referring to the HOA.
- 9. I recommend Lot 26 and 27 be eliminated to allow cross access. There is a reference in city ordinance that states no dead-end streets are to be allowed unless temporary in nature.**
Response: Revised.
- 10. What distance between driveways can be achieved.**
Response: As these lots are developed, additional permits (plot plans) will have to be obtained/created by the home builders. The individual driveway locations will be determined at that time.
- 11. What screening will be provided for adjacent properties and along Forest?**
Response: As the lots are developed, fences will be required on the residential lots. Additional screening will be provided along Forest Road, see the conceptual landscape plan.
- 12. Is there a Landscaping plan per Lot as well as along Forest and Common Areas?**
Response: The developer (Joel Allen) is actively coordinating with a landscape architect to produce a typical landscape plan for the individual lots, and conceptual plan for the overall development. This will be provided ASAP. Note, the landscape plans will meet the City's base landscape standards, at a minimum.
- 13. Is there Subdivision signage and if so, do we have a rendering?**
Response: Yes, the developer (Joel Allen) has provided conceptual renderings. Three monument signs are also shown on the latest plan at the entrances.
- 14. Streets are to be named for approval of a PD.**
Response: Street names have been added.
- 15. Define ROW for all streets. The Thoroughfare Plan defines Forest as a Minor Arterial, and the property was illustrated to have a Collector serving adjacent properties. TF Waivers were provided for both – I suggest a plat note referencing those waivers.**
Response: ROW callouts have been added. Note, all streets will be within 50' ROWs (minimum). A TF Waiver note has also been added.
- 16. Do you intend to pay park land dedication fees?**
Response: The developer (Joel Allen), respectfully requests the fees to be waived.
- 17. Are there any retaining walls required over 4' in height?**
Response: This will be determined in the final engineering design. Detailed grading will not be performed until zoning has been approved.

18. Lot 19 access point seems very narrow – all lots are required to have 40’ frontage at building line.

Response: Revised.

19. Is there a Development Plan narrative?

Response: Yes, one has been included with this submittal package.

20. Do you intend to provide sidewalk, curb and gutter along all new streets and along Forest?

Response:

- *The developer (Joel Allen) will construct all the roadways and sidewalks along HOA lots, however the individual home builders will be responsible for constructing sidewalks along the front of residential lots. This is typical as sidewalks cannot be constructed before the homes are built without damaging them.*
- *The developer (Joel Allen) respectfully requests the City pay for all improvements within Forest Road (curb/gutter, sidewalks, etc.).*

21. Are there any additional, known, concession requests?

Response: A list has been provided in the Development Plan narrative.

22. We need to be able to address this requirement: Double frontage and reverse frontage lots shall be prohibited except where essential to provide separation of residential development traffic arteries or to overcome specific disadvantages of topography and orientation. Where lots have been double frontage, front building setbacks, front building setbacks shall be established in accordance with the Zoning Regulations.

Response: We will respectfully request a concession for this to allow Lots 2 and 3 in Block B and Lots 24-27 in Block E to have double frontage. Due to site constraints and limited space, there is no other way to orientate these lots.

A revised lot layout has been attached to this response. Please feel free to contact us if you have any questions.

Respectfully,



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