

CITY OF TIOGA
600 Main Street, P.O. Box 206, Tioga, Texas 76271
Office 940-437-2351 Fax 940-437-2432

PLANNING APPLICATION

(Please print clearly)

TYPE OF APPLICATION

(Please check one)

PLATS

☐ Preliminary

☐ Final

☐ Replat

☐ Minor

OTHER

☒ Zoning Change

☐ Specific Use Permit

☐ Variance

APPLICANT INFORMATION

Current Land Owner

Applicant or Agent of Owner
(if applicant is not property owner)

Nicholas A. Smith / Steven J. Moore Signature

Nicholas A. Smith / Redstone Construction Printed Name

Company, Inc.

Company

PO Box 402 Tioga TX 76271

Mailing Address

Telephone

214-601-0315 / 214-676-9554

Cell

redstoneceo@gmail.com

Fax

nashwoodhous@gmail.com

Email

PROJECT INFORMATION

(Complete all information)

Proposed Project Name: Whispering Hills

Location: 511 Airport Road

Existing Zoning: AG - Not in City Limits

Proposed Zoning (if applicable): Planned Development

Type of Variance needed (if applicable): —

Reason Specific Use Permit is requested (if applicable): —

Existing Subdivision/Survey Name: —

Existing Block/Abstract No.: — Lot/Tract No: —

Proposed Plat Name (if applicable): Whispering Hills Addition

Acreage: 68.904 Number of Lots Created: 414

Size of Lots (min./max): 2400 ft² / 9000 ft²

APPLICATION EXPLANATION

Explanation and Description of Request or Project:

A planned residential community offering
22 Acres of parks; 30' wide concrete streets w/
curbs & sidewalk & detention ponds. Owner also
dedicating ~ 0.4 acre for a future water tower
site for the benefit of the City.

Exhibit A and B

Planned Development Standards

for

Whispering Hills

in the City of Tioga, Texas

Developed by Redstone Construction Commercial, Inc.
and Nashwood Homes, Inc.

As Approved by Ordinance [insert date]

Exhibit A
Section I
Legal Description for Whispering Hills

PROPERTY DESCRIPTION

Being a tract of land situated in the D.C. Bailey Survey, Abstract No. 94, and in the Sarah Cross Survey, Abstract No. 210, Grayson County, Texas and being all of that same tract of land conveyed in Deed to El Rancho Costa Plenti, LLC as recorded in Volume 5791, Page 361, Official Public Records, Grayson County, Texas, and being more particularly described herein as follows:

BEGINNING at a Mag Nail found in Airport Road (a public road) in the North line of a called 13.016 acres tract of land (Exhibit C, Tract Two) described in Deed to Tony Gene Travis as recorded in Volume 4593, Page 816, said Official Records for the Southwest corner of said Rancho tract;

THENCE North 03 degrees 03 minutes 54 seconds East, with the West line of said Rancho tract, passing at a distance of 385.68 feet a 5/8 inch capped iron rod found for the Northeast corner of a called 1.000 acre tract of land described in Deed to Global Signal Acquisitions IV LLC as recorded in Volume 4906, Page 874, said Official Records and the Southeast corner of a called 200.000 acres tract of land described in Deed to Gene P. McClutchin as recorded in Volume 5946, Page 359, said Official Records, and continuing for a total distance of 2,910.61 feet to a 4 inch steel fence corner post in the East line of said McClutchin tract for the Northwest corner of said Rancho tract and the Southwest corner of a called 498.185 acres tract of land (Tract One) described in Deed to Grass Roots Investments as recorded in Volume 4123, Page 265, said Official Records;

THENCE South 87 degrees 59 minutes 15 seconds East, with the North line of said Rancho tract and the South line of said Grass Roots tract, a distance of 1,017.52 feet to a 4 inch steel fence corner post found in the West line of a called 109.037 acres tract of land described in Deed to John Teltschik as recorded in Volume 2736, Page 477, said Official Records for the Northeast corner of said Rancho tract and the Southeast corner of said Grass Roots tract;

THENCE South 02 degrees 30 minutes 21 seconds West, with the East line of said Rancho tract and the West line of said Teltschik tract, a distance of 2,908.32 feet to a Mag nail set in said Airport Road and in the North line of a called 24.862 acres tract of land (Exhibit B) described in said Travis Deed to Billy Charles Travis for the Southeast corner of said Rancho tract and the Southwest corner of said Teltschik tract;

THENCE North 88 degrees 05 minutes 31 seconds West, with the South line of said Rancho tract and the North line of said 24.862 acres tract, passing at a distance of 94.10 feet a Mag nail found for the Northwest corner of said 24.862 acres tract and the Northeast corner of a called 11.845 acres tract of land (Exhibit C, Tract One) described in said Travis Deed to Tony Gene Travis, passing at a distance of 491.09 feet a Mag nail found for the Northwest corner of said 11.845 acres tract and the Northeast corner of a called 10.000 acres tract of land described in Deed to Steven D. Post as recorded in Volume 2832, Page 816, said Official Records, passing at a distance of 824.11 feet a Mag nail found for the

Planned Development Standards – Whispering Hills

Northwest corner of said Post tract and the Northeast corner of said 13.016 acres tract, and continuing for a total distance of 1,045.95 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 68.904 acres of land, more or less.

Exhibit B
Section II
Statement of Intent and Purpose
for Whispering Hills

Whispering Hills (hereinafter the “District”) is intended to promote the development of single-family residential and townhomes lots located near McKnight Road and Airport Road.

The Whispering Hills Development Standards (hereinafter the “PD Standards”) included as Section III define the regulations applicable to new development within the District. The PD Standards are intended to ensure the provision of a quality planned development to be constructed over several years.

Located near intersection of McKnight Road and Airport Road, the District will be the northern gateway into the City of Tioga. Whispering Hills will provide for a desirable community with a variety of quality housing choices located within the city limits of Tioga, Texas.

Section III

Development Standards for Whispering Hills

1. Development Plan

- 1.1 General. Planned Development Zoning Exhibit for Whispering Hills (the Property), attached to these PD Standards and incorporated herein, delineates the boundaries of the planned development district as referred to in Section I of this PD.
- 1.2 Conformance with Planned Development. Development of a phase or tract within the Property must generally comply with the PD Standards and Concept Plan as attached.

2. Applicability and Rules of Construction

- 2.1 Applicability. All development on land located within the boundaries of Whispering Hills Planned Development District must adhere to the rules and regulations set forth herein. Prior to development within the district, the requirements of development approval as contained in the Planned Development must be satisfied.
- 2.2 Rules of Construction. Except as provided by these PD Standards, development within the Planned Development District is governed by applicable city regulations. In the event of conflict or inconsistency between these PD Standards and the applicable city regulations, the terms and provisions of these PD Standards shall control. In the event a development standard or regulation is not addressed herein, the standards of other city regulations may apply. Local building codes, life safety codes, and other applicable federal, state and local regulations as approved at time of approval of this PD take precedence. The standards set forth in the PD shall govern, and the Planned Development District will not be required to comply with newly adopted rules or regulations that occur after approval of the PD.
- 2.3 The city shall allow minor variations to accommodate changes necessary to lot size, lot orientation, easement and right-of-way location so long as they meet the minimum PD standards of the project. Such minor variations shall be administratively approved by the city.

3. Development Standards for Single Family Residential - (186 Lots +/- 10 Lots)

- 3.1 Purpose is to provide suitable areas for the development of single-family residential structures.
- 3.2 Lot Standards for PD-SF (Detached Single-Family Homes):
 - a) Minimum Lot width of 60'
 - b) Minimum Lot Depth of 125'
 - c) Minimum Lot Area 7,500 square feet
 - d) Front Yard Setback of 25'
 - e) Rear Yard Setback of 25'
 - f) Side Yard Setback of 5'
 - g) Maximum lot coverage, including main building and accessory building, 45% (driveways are not counted in lot coverage)
 - h) Minimum dwelling size 1,200 square feet

- i) Maximum Height 2 ½ stories or 35' (as measured to the midpoint of the pitched roof)
 - j) 5% of lots may have smaller lot dimensions so long as all lots meet the minimum lot area of 7,500 square feet
 - k) The exterior walls of all homes, exclusive of doors and windows, shall be constructed of 90 percent masonry this requirement may be met using a combination of stucco, stone, brick, split face block, cultured stone, veneer or Cementitious fiber board.
- 3.3 Corner lots shall have a minimum of 15' required on the street side
- 3.4 Minimum parking requirements: 2 parking spaces will be provided as off-street parking. Each lot will have a 2-car garage.

4. Development Standards for Single Family Residential Town Homes (225 Lots +/- 10 Lots)

- 4.1 Purpose is to provide suitable areas for the development of single-family residential town home structures.
- 4.2 Lot Standards for PD-Town Homes (Attached Single-Family Homes):
- a) Minimum Lot width of 24'
 - b) Minimum Lot Depth of 100'
 - c) Minimum Lot Area 2,400 square feet
 - d) Front Yard Setback of 20'
 - e) Rear Yard Setback of 15'
 - f) Side Yard Setback of 5'
 - g) Maximum lot coverage, including main building and accessory building, 55% (driveways are not counted in lot coverage)
 - h) Minimum dwelling size 1,200 square feet
 - i) Maximum Height 2 ½ stories or 35' (as measured to the midpoint of the pitched roof)
- 4.3 Corner lots shall have a minimum of 15' required on the street side. If parking spaces are provided on corner lots than 5' minimum building line is required
- 4.4 Minimum parking requirements: 2 parking spaces will be provided as off-street parking. Each lot will have a 2-car garage.
- 4.5 The exterior walls of all town homes, exclusive of doors and windows, shall be constructed of 90 percent masonry. This requirement may be met using a combination of stucco, stone, brick, split face block, cultured stone, veneer or Cementitious fiber board.