



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, February 19, 2025 at 5:30 PM

AGENDA

CALL TO ORDER

CITIZENS GENERAL DISCUSSION

MINUTES

- [1.](#) Consider Approval of January 15, 2025 Meeting Minutes

REGULAR AGENDA

- [2.](#) **Case No.: RZ2025-004**

Applicant Scott Allen, representing Stephenville Rentals, LLC., is requesting a Rezone for property located at 0. Forest, being Parcel R69044 of the AO515 Motley Willam Abstract of the City of Stephenville, Erath County, Texas from (R-1), Single-Family Housing, to (R-2.5), Integrated Housing.

- 3. PUBLIC HEARING**

Case No.: RZ2025-004

4. Consider approval of a rezone request for property located at 0. Forest, being Parcel R69044 of the AO515 Motley William Abstract of the City of Stephenville, Erath County, Texas from (R-1), Single-Family Housing, to (R-2.5), Integrated Housing.

- [5.](#) **Case No.: RZ2025-005**

Applicant Scott Allen, representing Stephenville Rentals, LLC., is requesting a Rezone for property located at 0. Forest, being Parcel R72455 of the AO515 Motley Willam Abstract of the City of Stephenville, Erath County, Texas from (R-2), One-Two Family Housing, to (R-2.5), Integrated Housing.

- 6. PUBLIC HEARING**

Case No.: RZ2025-005

7. Consider approval of a rezone request for property located at at 0. Forest, being Parcel R72455 of the AO515 Motley William Abstract of the City of Stephenville, Erath County, Texas from (R-2), One-Two Family Housing, to (R-2.5), Integrated Housing.

- [8.](#) **Case No.: RZ2025-006**

Applicant Scott Allen, representing Stephenville Rentals, LLC., is requesting a Rezone for property located at 0. Forest, being Parcel R69040, BLK 155, Lot 17 (PT OF) of the S2600 City Addition to the City of Stephenville, Erath County, Texas from (R-2), One-Two Family Housing, to (R-2.5), Integrated Housing.

- 9. PUBLIC HEARING**

Case No.: RZ2025-006

10. Consider approval of a rezone request for property located at 0. Forest, being Parcel R69040, BLK 155, Lot 17 (PT OF) of the S2600 City Addition to the City of Stephenville, Erath County, Texas from (R-2), One-Two Family Housing, to (R-2.5), Integrated Housing.

11. Case No.: RZ2025-007

Applicant Colby Pack, representing Solid Ace Holdings, LLC., is requesting a Rezone for property located at 1350 W. Cage, being Parcel R33659, BLK 23, Lot 3B of the S6200 South Side Addition to the City of Stephenville, Erath County, Texas from (R-3), Multifamily Residential, to (R-2.5), Integrated Housing.

12. PUBLIC HEARING

Case No.: RZ2025-007

13. Consider approval of a rezone request for property located at 1350 W. Cage, being Parcel R33659, BLK 23, Lot 3B of the S6200 South Side Addition to the City of Stephenville, Erath County, Texas from (R-3), Multifamily Residential, to (R-2.5), Integrated Housing.

14. Discussion of B-2 Zoning Permitted and Conditional Uses

15. Public Hearing for Proposed Revisions

16. Consider Approval of Proposed Revisions of the “Zoning Ordinance of the City of Stephenville” Relating to Conditional Uses

ADJOURN

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact City Hall at 254-918-1287 within 48 hours prior to the meeting to request such assistance.



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, January 15, 2025 at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, January 15, 2025 at 5:30 PM in the City Hall Council Chambers, 298 W. Washington, for the purpose of a Planning and Zoning Commission Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

COMMISSIONERS PRESENT: Lisa LaTouche, Chairperson
Tyler Wright
Justin Slawson
Bonnie Terrell
Nick Robinson
Brian Lesley
James Stephenson, Alternate 1

COMMISSIONERS ABSENT:

OTHERS ATTENDING: Steve Killen, Director of Development Services
Jan Strahan, Commission Secretary

CALL TO ORDER

Chairperson LaTouche called the meeting to order at 5:30pm

CITIZENS GENERAL DISCUSSION

No discussion at this meeting

REGULAR AGENDA

Oath of Office

Oath of office administered by Jacey Wood, City Secretary to Tyler Wright, Lisa LaTouche and Nick Robinson.

ELECTION OF OFFICERS

Nomination for Chair. MOTION by Brian Lesley, second by Nick Robinson to nominate Lisa Latouche for Chair. MOTION CARRIED by unanimous vote.

Nomination for Vice Chair. MOTION by Nick Robinson, second by James Stephenson to nominate Brian Lesley for Vice Chair. MOTION CARRIED by unanimous vote.

1. Case No.: PP2025-001

Applicant Cody Farr, representing Alps-Stephenville, LLC., is requesting a preliminary plat of property located at 3040 W Washington ST, being Parcel R77987, A0613 Pearson Henry, of the City of Stephenville, Erath County, Texas.

Development Services Director, Steve Killen briefed the Commission regarding the Preliminary Plat being presented. Mr. Killen stated this property was acquired via a conveyance plat when a larger acreage parcel was subdivided. Staff has been working with the Developer on Building and Civil permit review. The Civil permit was approved and site work started in late 2024. The Developer will return for a Final Plat once Civil work is completed and accepted. Director Killen concluded his comments by stating the staff recommends conditional approval of the Preliminary Plat upon completion of the following conditions:

1. The preliminary Plat must conform to design requirements and construction standards as set forth in the Engineering Standards Manual.
2. Additional easements as required for Backflow Preventor Assembly Vaults, Access & Utility Easements, Retaining Wall Easements, Floodplain and others that may be required as identified during the review process.
3. Structures may not be placed over easements.
4. Ensure all required Plat language is provided.
5. Update Plat dates.
6. Final Plat to be recorded after acceptance of improvements and floodplain modeling.

Applicant, Cody Farr, was not present for Commissioners questions.

2. PUBLIC HEARING

Case No.: PP2025-001

Chairperson LaTouche opened the Public Hearing at 5:34pm.

No one spoke in favor or against the Preliminary Plat request.

Chairperson LaTouche closed the Public Hearing at 5:35pm.

3. Consider approval of a Preliminary Plat of property located at 3040 W Washington ST, being Parcel R77987, A0613 Pearson Henry, of the City of Stephenville, Erath County, Texas.

Motion by Nick Robinson, second by Brian Lesley, to approve the Preliminary Plat as presented of property located at 3040 W Washington St, being Parcel R77987, A0613 Pearson Henry, of the City of Stephenville, Erath County, Texas. MOTION CARRIED by a unanimous vote.

4. Case No.: RZ2025-001

Applicant Jason Nitschke, representing Horton Commercial Properties, LLC., is requesting a Rezone for property located at 791 N Clinton Ave, being Parcel R33319 of S5700 Shapard & Collins; Block 14, Lots 12 & 13 of the City of Stephenville, Erath County, Texas from (R-3), Multifamily to (R-2.5) Integrated Housing.

Development Services Director, Steve Killen briefed the Commission regarding the Rezone being presented. Mr. Killen stated the applicant requested variances for lot depth requirements to build townhome structures. His conceptual plan is for duplex style structures, platted separately. If the rezone is approved, a replat will be required for the project. R-2.5 zoning allows duplexes as a use-by-right. The requested zoning will result in a lower unity density per acre than currently zoned.

Applicant Jason Nitschke was present to answer Commissioners questions.

5. PUBLIC HEARING

Case No.: RZ2025-001

Chairperson LaTouche opened the public hearing at 5:40pm.

Thomas Jackson, 863 W Shirley, spoke against the rezone request.

No one spoke in favor of the rezone request.

Chairperson LaTouche closed the public hearing at 5:41pm

6. Consider approval of a rezone request for property located at 791 N Clinton Ave, being Parcel R33319 of S5700 Shapard & Collins; Block 14, Lots 12 & 13 of the City of Stephenville, Erath County, Texas from (R-3), Multifamily to (R-2.5) Integrated Housing

MOTION by Nick Robinson, second by Justin Slawson, to recommend approval of a rezone for property located at 791 N Clinton Ave., being Parcel R33319 of S5700 Shapard & Collins: Block 14. Lots 12 & 13 of the City of Stephenville, Erath County, Texas from (R-3), Multifamily to (R-2.5) Integrated Housing. MOTION CARRIED by a unanimous vote.

7. Case No.: RZ2025-002

Applicant Shannon Hammon, representing Team S&K Enterprises, LLC., is requesting a Rezone for property located at 230 Tarleton, being Parcel R78009 of S2600 City Addition, Block 63, Lot 23 of the City of Stephenville, Erath County, Texas from (B-1), Neighborhood Business to (B-3) Central Business District.

Development Services Director, Steve Killen Briefed the Commission regarding the Rezone being presented. Mr. Killen stated the applicant is requesting a rezone to allow for the highest and best use for future development. In 2023, an amended plat was submitted and approved. Also, in December of 2023, the adjacent property, known as 252 E Tarleton, was recommended for rezoning from B-1 to B-3. The City Council subsequently approved the rezone of that property in 2024.

Applicant, Shannon Hammon, was not present for Commissioners questions.

8. PUBLIC HEARING

Case No.: RZ2025-002

Chairperson LaTouche opened the public hearing at 5:46pm

No one spoke in favor or against the rezone request.

Chairperson LaTouche closed the public hearing at 5:46pm.

9. Consider approval of a rezone request for property located at 230 Tarleton, being Parcel R78009 of S2600 City Addition, Block 63, Lot 23 of the City of Stephenville, Erath County, Texas from (B-1), Neighborhood Business to (B-3) Central Business District.

MOTION by Brian Lesley, second by Justin Slawson, to recommend approval of a rezone of property located at 230 Tarleton, being Parcel R78009 of S2600 City Addition, Block 63, Lot 23 of the City of Stephenville, Erath County, Texas from (B-1), Neighborhood Business to (B-3) Central Business District. MOTION CARRIED by a unanimous vote.

10. Case No.: SW2025-001

Applicant Zane Cole is requesting a waiver from Section 155.6.11 relating to sidewalk requirements for property located at 185 W Park ST, being Parcel R31466 of S3500 Frey First Addition, Block35, Lot 7 and 8.

Development Services Director, Steve Killen briefed the Commission regarding a sidewalk waiver request. Mr. Killen stated this property was recently rezoned to R-2.5 and the parcel was subdivided to allow for the construction of a single- family home. Because the property was recently replatted, the request must be reviewed by the Planning and Zoning Commission and City Council.

Applicant Zane Cole was not present for Commissioners questions.

11. PUBLIC HEARING

Case No.: SW2025-001

Chairperson LaTouche opened the public hearing at 5:50pm.

No one spoke in favor or against the sidewalk waiver.

Chairperson LaTouche closed the public hearing at 5:51pm.

12. Consider approval of a waiver from Section 155.6.11 relating to sidewalk requirements for property located at 185 W Park ST, being Parcel R31466 of S3500 Frey First Addition, Block35, Lot 7 and 8.

Motion by Justin Slawson, second by James Stephenson, to recommend denial of a waiver from Section 155.6.11 relating to sidewalk requirements for property located at 185 W Park St., being Parcel R31466 of S3500 Frey First Addition, Block 35, Lot 7 and 8. MOTION CARRIED with a 6-1 vote.

AYES: Lisa LaTouche, Tyler Wright, Justin Slawson, Bonnie Terrell, Brian Lesley, James Stephenson

NOES: Nick Robinson

13. Case No.: CG2025-001

Applicant Zane Cole is requesting a waiver from Section 155.6.04 relating to curb and gutter requirements for property located at 185 W Park ST, being Parcel R31466 of S3500 Frey First Addition, Block35, Lot 7 and 8.

Development Services Director, Steve Killen briefed the Commission regarding a curb and gutter waiver request. Mr. Killen stated this property was recently rezoned to R-2.5 and the parcel was subdivided to allow for the construction of a single- family home. Because the property was recently replatted, the request must be reviewed by the Planning and Zoning Commission and City Council.

Applicant Zane Cole was not present for Commissioners questions.

14. PUBLIC HEARING

Case No.: CG2025-001

Chairperson LaTouche opened the public hearing at 5:53pm.

No one spoke in favor or against the sidewalk waiver.

Chairperson LaTouche closed the public hearing at 5:53pm.

- 15. **Consider approval of waiver request of Section 155.6.04 relating to curb and gutter requirements for property located at 185 W Park ST, being Parcel R31466 of S3500 Frey First Addition, Block35, Lot 7 and 8.**

Motion by Brian Lesley, second by James Stephenson to recommend denial of a waiver request of Section 155.6.04 relating to curb and gutter requirements for property located at 185 W Park St., being Parcel R31466 of R3500 Frey First Addition, Block 35, Lot 7 and 8. MOTION CARRIED by a unanimous vote.

ADJOURN

Chairperson Lisa LaTouche adjourned the meeting at 5:55pm

APPROVED:

ATTEST:

Lisa LaTouche, Chair

Jan Strahan, Commission Secretary



STAFF REPORT

SUBJECT: Case No.: RZ2025-004

Applicant Scott Allen, representing Stephenville Rentals, LLC., is requesting a Rezone for property located at 0. Forest, being Parcel R69044 of the AO515 Motley Willam Abstract of the City of Stephenville, Erath County, Texas from (R-1), Single-Family Housing, to (R-2.5), Integrated Housing.

DEPARTMENT: Development Services
STAFF CONTACT: Steve Killen, Director of Development Services

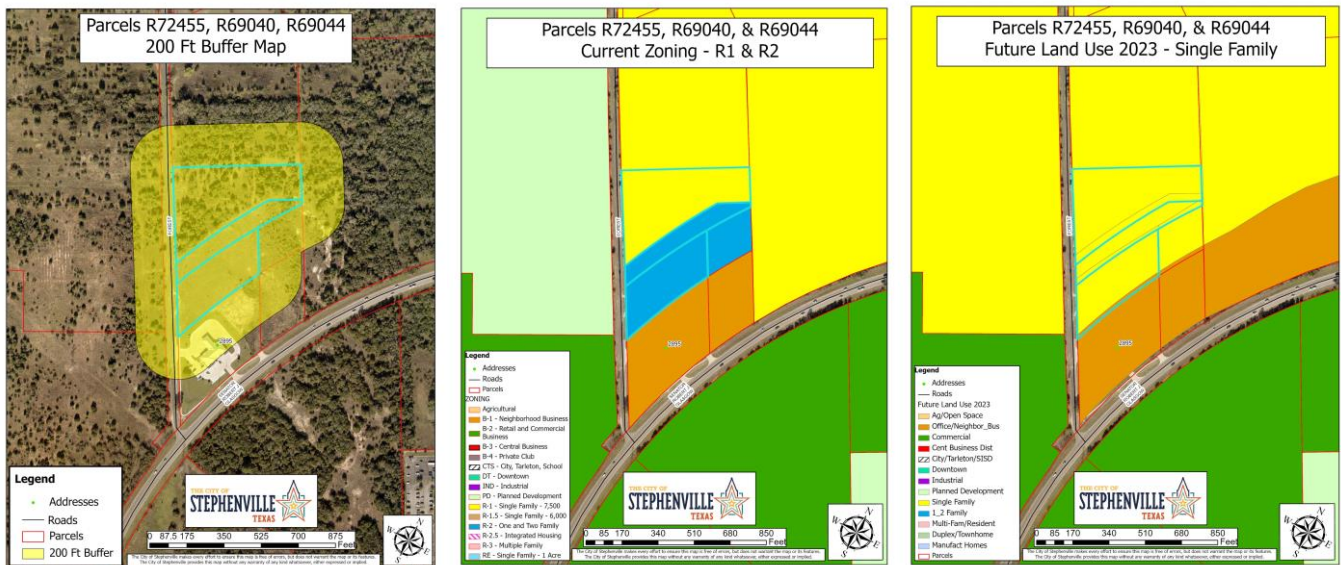
RECOMMENDATION:

To provide the City Council with a recommendation for the rezone request.

BACKGROUND:

The applicant is requesting a rezone. The intended project has not been determined.

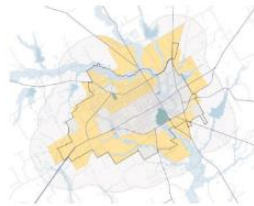
PROPERTY PROFILE:





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.



Sec. 154.05.8 Integrated housing district (R-2.5).

5.8.A Description. This integrated residential housing district provides for medium-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, patio homes, condominiums and townhomes. Generally, this district is for developments resulting in individually platted homes or dwelling units and generally, owner occupied. Recreational, religious and educational uses are also permitted so as to contribute to the natural elements of a convenient, balanced and attractive neighborhood. Development within this district is intended to be protected from the encroachment of land activities that do not contribute to the aesthetic and functional well-being of the intended district environment. The Integrated Housing District will be applicable to all Residential Districts, B-1 Neighborhood Business District (B-1), Central Business District (B-3), and Downtown District (DT).

5.8.B Permitted Uses.

1. Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals.
2. Two-to-four family dwellings, with each family limited as in division (1) above;
3. Townhouse dwellings, with each family limited as in division (1) above;
4. Condominium dwellings, with each family limited as in division (1) above;

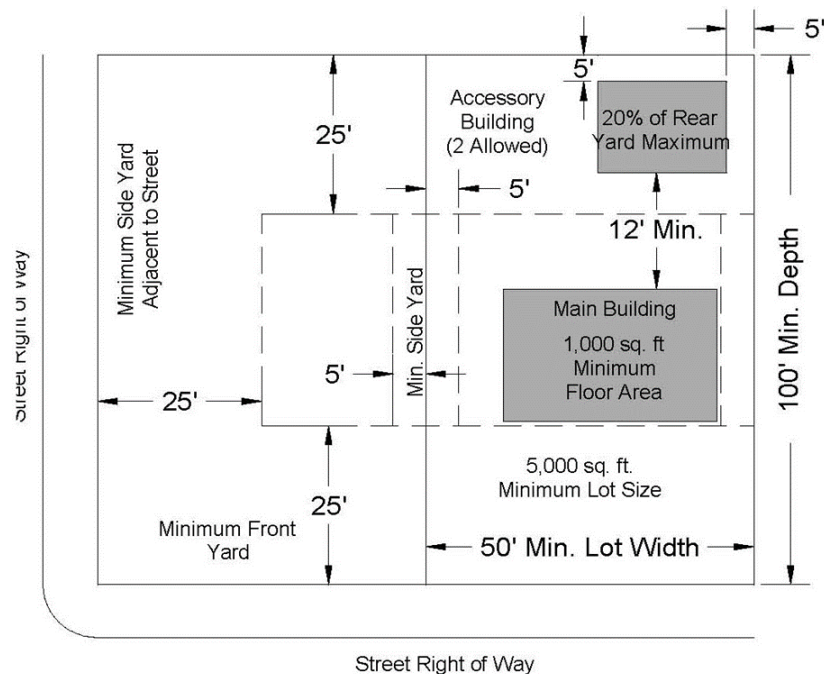
5.8.c Conditional Uses.

1. Home occupation;
2. Common facilities as the principal use of one or more platted lots in a subdivision;
3. Adult and/or children's day care centers;
4. Foster group home; and
5. Residence hall.

5.8.D Height, Area, Yard and Lot Coverage Requirements.

- A. Single family dwelling.
 1. Minimum lot area: 3,000 ft².
 2. Minimum lot width and lot frontage: 50 feet.
 3. Minimum lot depth: 60 feet.

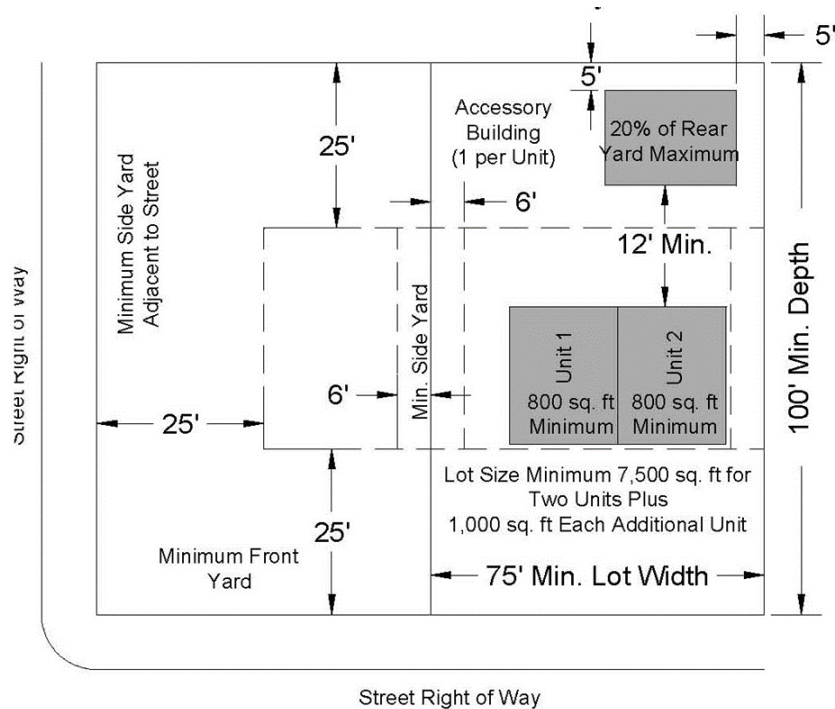
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: five feet.
 - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
 - a. Maximum coverage as a percentage of lot area: 40%.
 - b. Single family dwelling: 1,000 ft².
8. Accessory buildings:
 - a. Maximum accessory buildings coverage of rear yard: 20%.
 - b. Maximum number of accessory buildings: one.
 - c. Minimum depth of side setback: five feet.
 - d. Minimum depth of rear setback: five feet.
 - e. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



- B. Two-to-four family.
 1. Minimum lot area: 7,500 ft² for two dwelling units, plus 1,000 ft² for each additional dwelling unit.
 2. Minimum lot width and lot frontage: 75 feet.
 3. Minimum lot depth: 100 feet.
 4. Minimum depth of front setback: 15 feet.
 5. Minimum depth of rear setback: 15 feet.

6. Minimum width of side setback:
 - a. Internal lot: six feet.
 - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
 - a. Maximum coverage as a percentage of lot area: 40%.
 - b. Minimum area of each dwelling unit: 800 ft².
8. Accessory buildings:
 - a. Maximum accessory building coverage of rear yard: 20%.
 - b. Maximum area of each accessory building: 200 ft².
 - c. Maximum number of accessory buildings: one per unit.
 - d. Minimum depth of side setback: five feet.
 - e. Minimum depth of rear setback: five feet.

- f. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



c. Townhouse/Condominium.

1. Minimum lot area: 3,000 ft² per unit.
2. Minimum average lot width and lot frontage: 30 feet.
3. Minimum lot depth: 100 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: five feet.
 - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
 - a. Maximum building coverage as a percentage of lot area: 40%
 - b. Minimum area of each Townhouse dwelling unit: 800 ft².
 - c. Minimum area of each Condominium of each dwelling unit: 500 ft² for one bedroom or less, plus 125 ft² of floor area for each additional bedroom.
8. Accessory buildings:
 - a. Maximum accessory building coverage of rear yard: 20%.
 - b. Maximum area of each accessory building: 200 ft².
 - c. Maximum number of accessory buildings: one per unit.

- d. Minimum depth of side setback: five feet.
 - e. Minimum depth of rear setback: five feet.
 - f. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
 10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.
 11. Maximum density of Townhome or Condominium Housing within the R-2.5 District shall not exceed 14 units per acres with each unit platted separately.
 12. Deviations from the required standards within the R-2.5 district will be subject to site plan review by the Planning and Zoning Commission and subsequent approval by City Council. Site plans should include renderings with elevations, a finish schedule and incorporate architectural designs that complement the existing structures of the area of integration.

5.8.E Parking Regulations. Lots in this District shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in Section 154.11 *Parking spaces for vehicles* of this ordinance. (Ord. No. 2021-O-28 , § 1, passed 9-7-2021)

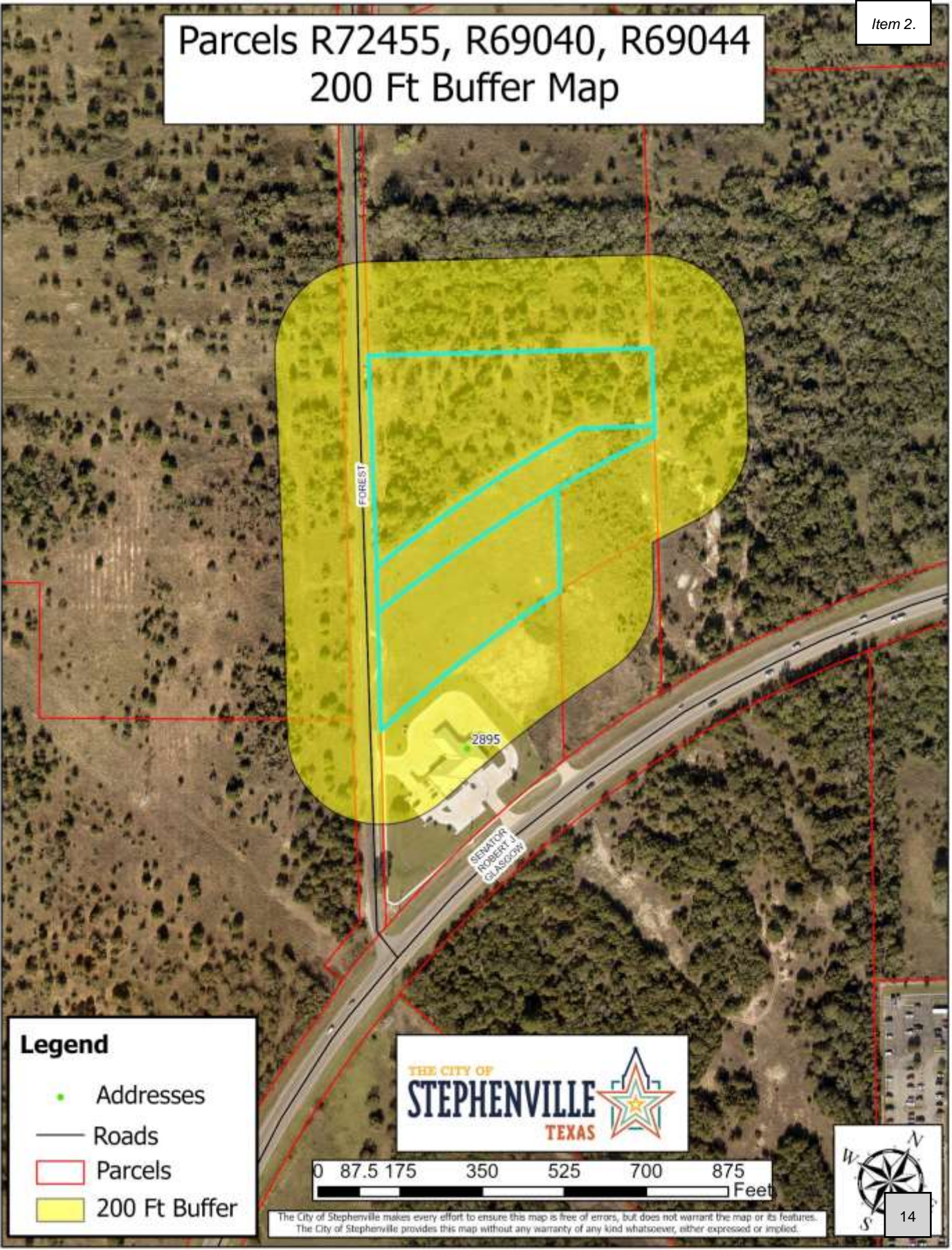
FACTORS TO CONSIDER:

- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for proposed use?
- Reasonable Use of Property – does proposed change provide reasonable use of property?
- Zoning has great discretion – deny if applicant has not proven it is in the best interest of City to approve.

ALTERNATIVES:

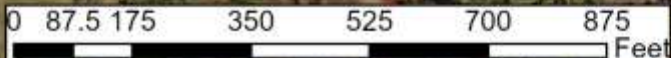
- 1) Recommend the City Council approve the rezone request.
- 2) Recommend the City Council deny the rezone request.

Parcels R72455, R69040, R69044 200 Ft Buffer Map



Legend

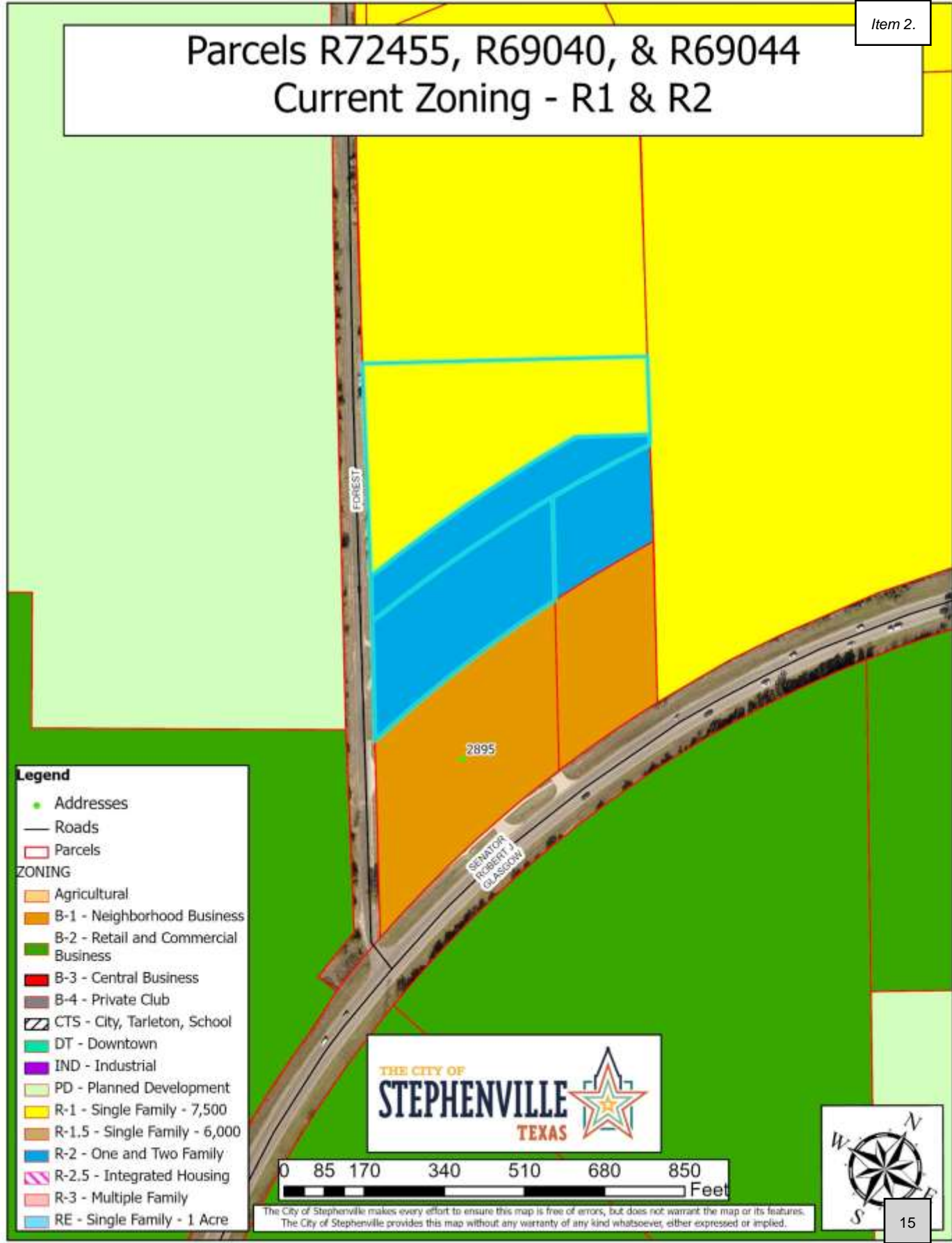
- Addresses
- Roads
- ▭ Parcels
- ▭ 200 Ft Buffer



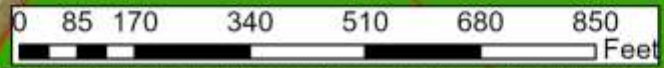
The City of Stephenville makes every effort to ensure the map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.



Parcels R72455, R69040, & R69044 Current Zoning - R1 & R2

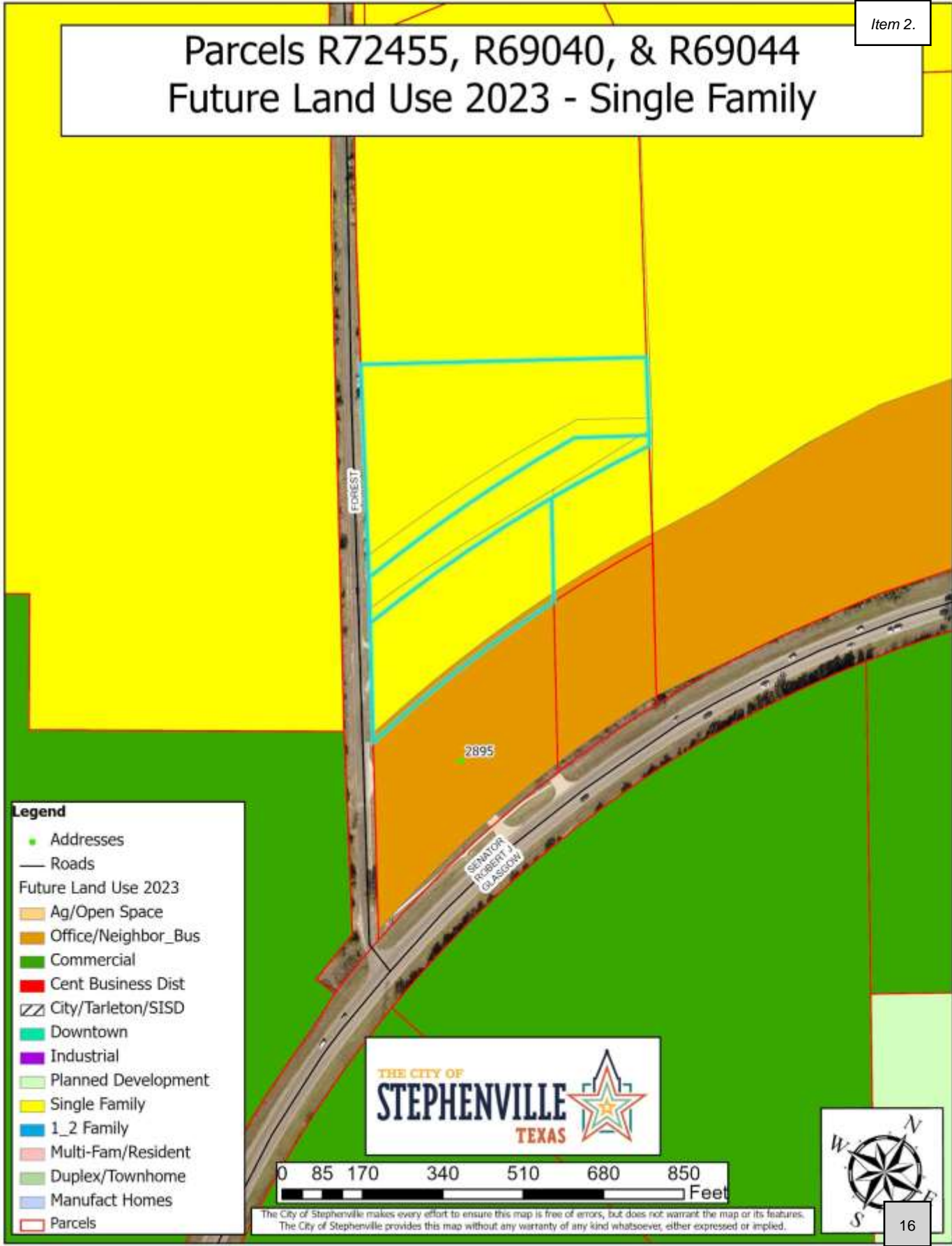


- Legend**
- Addresses
 - Roads
 - ▭ Parcels
- ZONING**
- Agricultural
 - B-1 - Neighborhood Business
 - B-2 - Retail and Commercial Business
 - B-3 - Central Business
 - B-4 - Private Club
 - ▨ CTS - City, Tarleton, School
 - DT - Downtown
 - IND - Industrial
 - PD - Planned Development
 - R-1 - Single Family - 7,500
 - R-1.5 - Single Family - 6,000
 - R-2 - One and Two Family
 - ▨ R-2.5 - Integrated Housing
 - R-3 - Multiple Family
 - RE - Single Family - 1 Acre

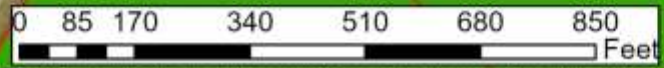


The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

Parcels R72455, R69040, & R69044 Future Land Use 2023 - Single Family

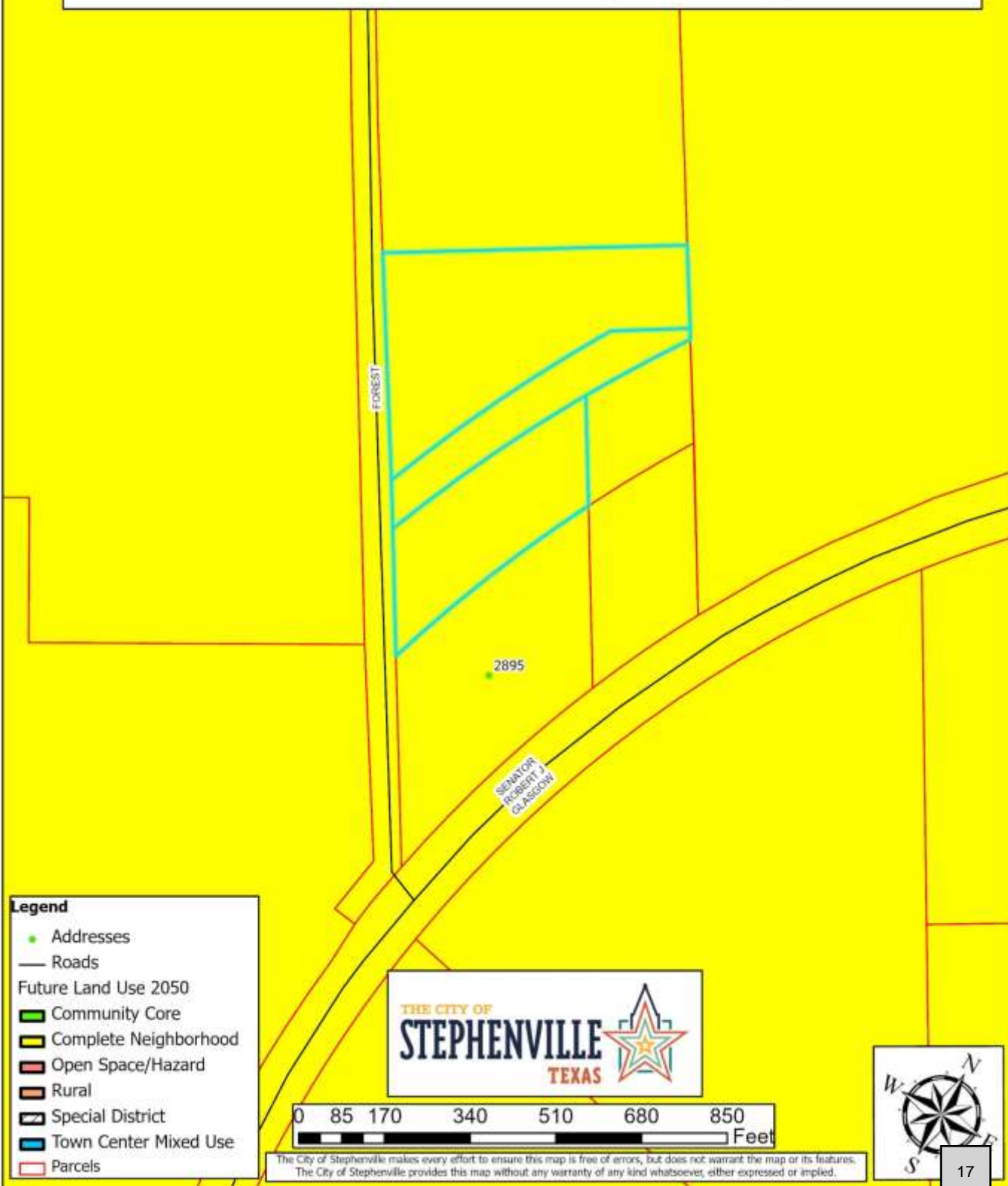


- Legend**
- Addresses
 - Roads
 - Future Land Use 2023
 - Ag/Open Space
 - Office/Neighbor_Bus
 - Commercial
 - Cent Business Dist
 - City/Tarleton/SISD
 - Downtown
 - Industrial
 - Planned Development
 - Single Family
 - 1_2 Family
 - Multi-Fam/Resident
 - Duplex/Townhome
 - Manufact Homes
 - Parcels



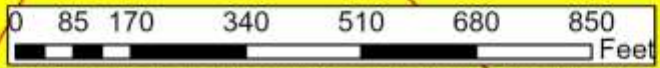
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features.
The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

Parcels R72455, R69040, & R69044 Future Land Use 2050 - Complete Neighborhood



Legend

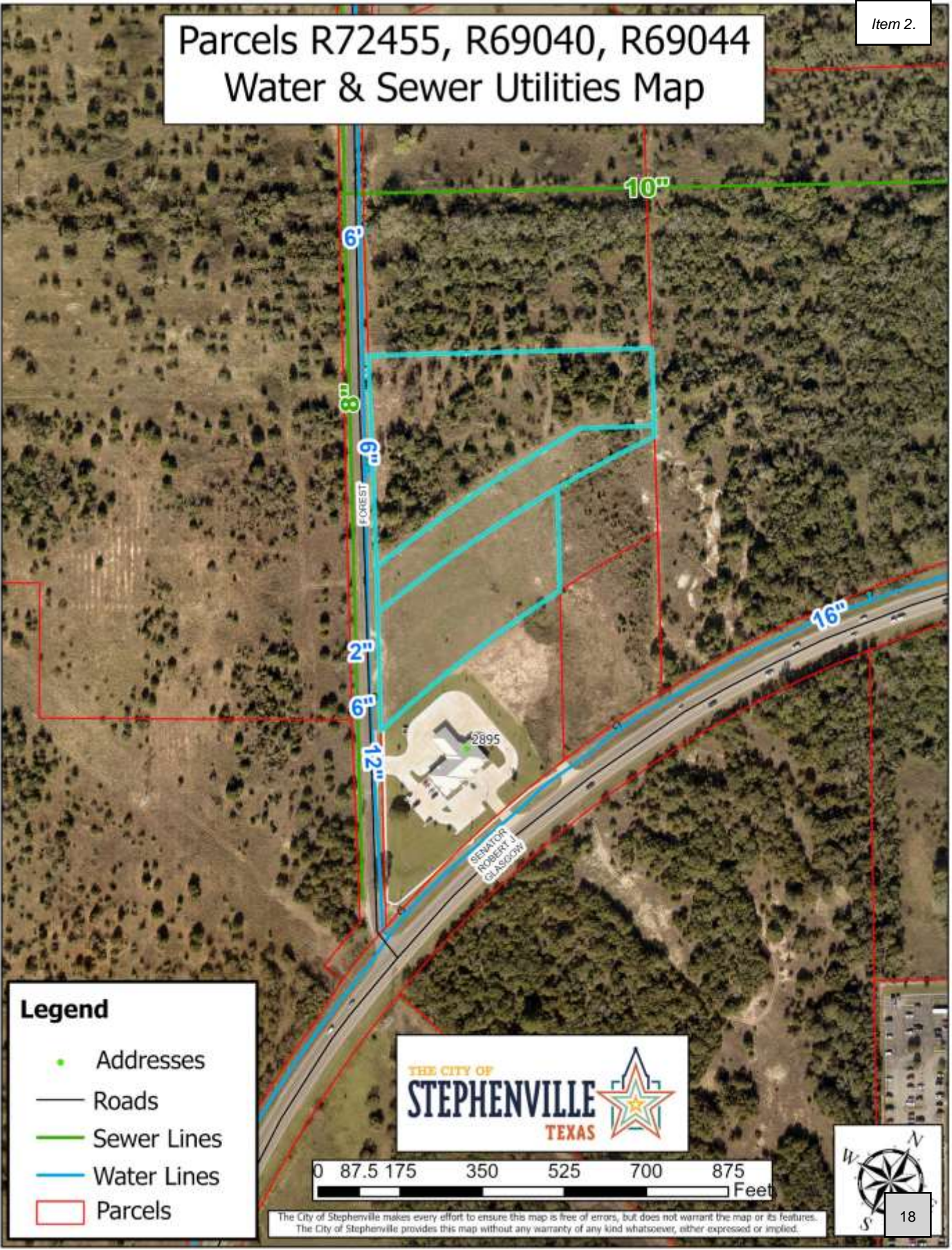
- Addresses
- Roads
- Future Land Use 2050
 - Community Core
 - Complete Neighborhood
 - Open Space/Hazard
 - Rural
 - Special District
 - Town Center Mixed Use
- ▭ Parcels



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.

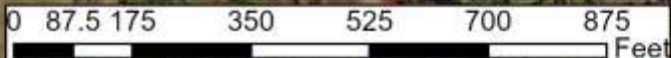


Parcels R72455, R69040, R69044 Water & Sewer Utilities Map

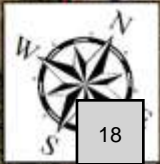


Legend

- Addresses
- Roads
- Sewer Lines
- Water Lines
- Parcels



The City of Stephenville makes every effort to ensure the 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.



Parcel ID R72455, R69040,
R69044

Item 2.

200 Ft. Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000022427	0 SENATOR ROBERT J GLASGOW LOOP	ALLEN REAL PROPERTIES LTD ET AL	PO BOX 953	STEPHENVILLE	TX	76401
R000078517	0 FOREST LN	BRUNER GREG & 2012 GBAT INVESTMENT PROPERTIES LLC	128 GREENBRIAR	STEPHENVILLE	TX	76401
R000077510	0 FOREST LN	PECAN LANDING DEVELOPMENT, INC.	125 RIVER NORTH BLVD.	STEPHENVILLE	TX	76401
R000022438	0 SENATOR ROBERT J GLASGOW LOOP	SLADE CAPITAL LLC	PO BOX 731	STEPHENVILLE	TX	76401
R000072455	0 FOREST LANE	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000069040	0 FOREST LN	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000069044	0 FOREST LN	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000076371	0 SENATOR ROBERT J GLASGOW LOOP	WELLINGTON STATE BANK	PO BOX 1032	WELLINGTON	TX	79095
R000069042	0 FOREST LN	WELLINGTON STATE BANK	PO BOX 1032	WELLINGTON	TX	79095
R000076370	2895 SENATOR ROBERT J GLASGOW LOOP	WELLINGTON STATE BANK	PO BOX 1032	WELLINGTON	TX	79095

STAFF REPORT



SUBJECT: Case No.: RZ2025-005

Applicant Scott Allen, representing Stephenville Rentals, LLC., is requesting a Rezone for property located at 0. Forest, being Parcel R72455 of the AO515 Motley William Abstract of the City of Stephenville, Erath County, Texas from (R-2), One-Two Family Housing, to (R-2.5), Integrated Housing.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

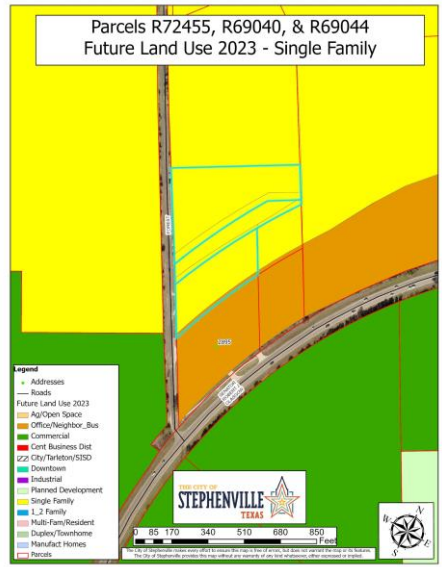
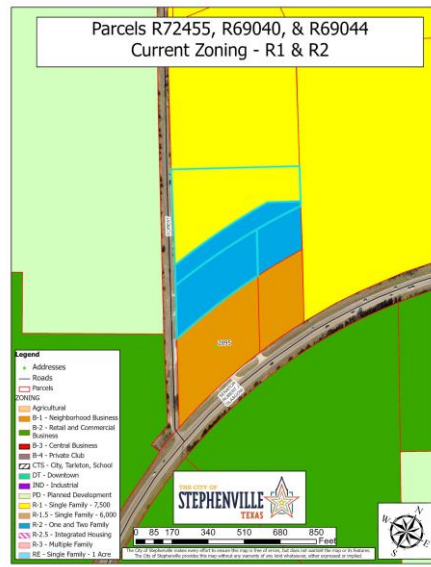
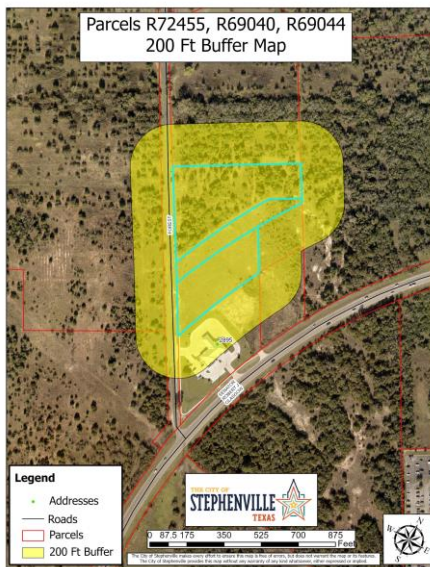
RECOMMENDATION:

To provide the City Council with a recommendation for the rezone request.

BACKGROUND:

The applicant is requesting a rezone. The intended project has not been determined.

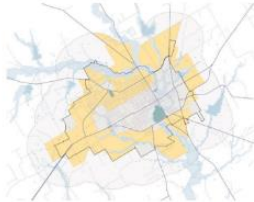
PROPERTY PROFILE:





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.



Sec. 154.05.8 Integrated housing district (R-2.5).

5.8.A Description. This integrated residential housing district provides for medium-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, patio homes, condominiums and townhomes. Generally, this district is for developments resulting in individually platted homes or dwelling units and generally, owner occupied. Recreational, religious and educational uses are also permitted so as to contribute to the natural elements of a convenient, balanced and attractive neighborhood. Development within this district is intended to be protected from the encroachment of land activities that do not contribute to the aesthetic and functional well-being of the intended district environment. The Integrated Housing District will be applicable to all Residential Districts, B-1 Neighborhood Business District (B-1), Central Business District (B-3), and Downtown District (DT).

5.8.B Permitted Uses.

1. Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals.
2. Two-to-four family dwellings, with each family limited as in division (1) above;
3. Townhouse dwellings, with each family limited as in division (1) above;
4. Condominium dwellings, with each family limited as in division (1) above;

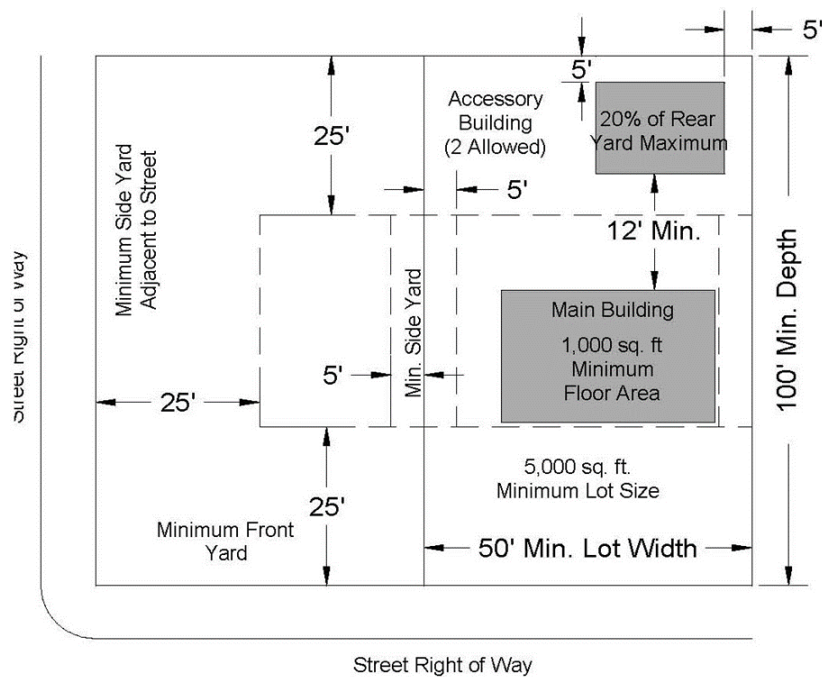
5.8.C Conditional Uses.

1. Home occupation;
2. Common facilities as the principal use of one or more platted lots in a subdivision;
3. Adult and/or children's day care centers;
4. Foster group home; and
5. Residence hall.

5.8.D Height, Area, Yard and Lot Coverage Requirements.

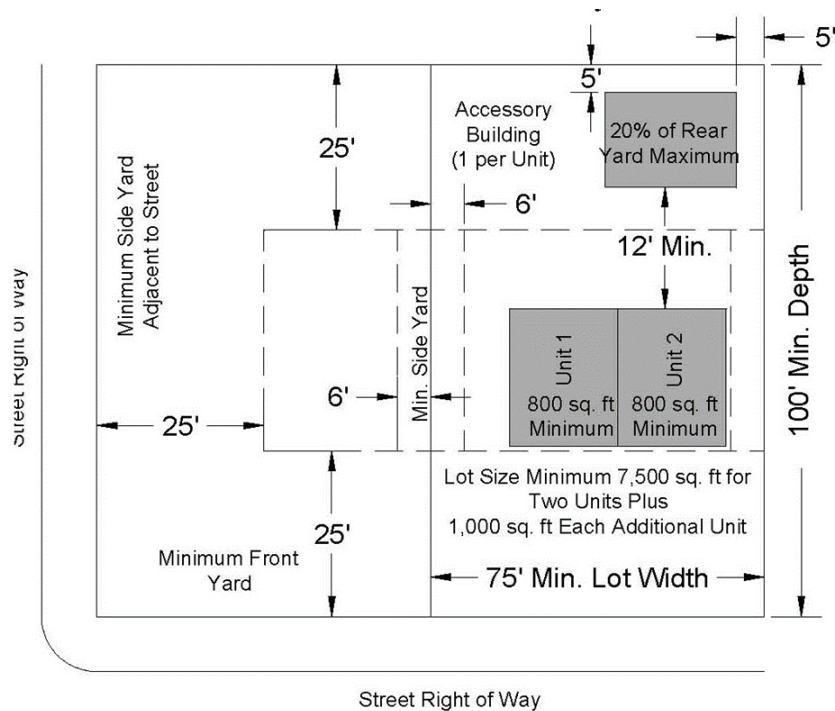
- A. Single family dwelling.
 1. Minimum lot area: 3,000 ft².
 2. Minimum lot width and lot frontage: 50 feet.

3. Minimum lot depth: 60 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: five feet.
 - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
 - a. Maximum coverage as a percentage of lot area: 40%.
 - b. Single family dwelling: 1,000 ft².
8. Accessory buildings:
 - a. Maximum accessory buildings coverage of rear yard: 20%.
 - b. Maximum number of accessory buildings: one.
 - c. Minimum depth of side setback: five feet.
 - d. Minimum depth of rear setback: five feet.
 - e. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



- B. Two-to-four family.
 1. Minimum lot area: 7,500 ft² for two dwelling units, plus 1,000 ft² for each additional dwelling unit.
 2. Minimum lot width and lot frontage: 75 feet.
 3. Minimum lot depth: 100 feet.

4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: six feet.
 - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
 - a. Maximum coverage as a percentage of lot area: 40%.
 - b. Minimum area of each dwelling unit: 800 ft².
8. Accessory buildings:
 - a. Maximum accessory building coverage of rear yard: 20%.
 - b. Maximum area of each accessory building: 200 ft².
 - c. Maximum number of accessory buildings: one per unit.
 - d. Minimum depth of side setback: five feet.
 - e. Minimum depth of rear setback: five feet.
 - f. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



- c. Townhouse/Condominium.
 1. Minimum lot area: 3,000 ft² per unit.
 2. Minimum average lot width and lot frontage: 30 feet.
 3. Minimum lot depth: 100 feet.

4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: five feet.
 - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
 - a. Maximum building coverage as a percentage of lot area: 40%
 - b. Minimum area of each Townhouse dwelling unit: 800 ft².
 - c. Minimum area of each Condominium of each dwelling unit: 500 ft² for one bedroom or less, plus 125 ft² of floor area for each additional bedroom.
8. Accessory buildings:
 - a. Maximum accessory building coverage of rear yard: 20%.
 - b. Maximum area of each accessory building: 200 ft².
 - c. Maximum number of accessory buildings: one per unit.
 - d. Minimum depth of side setback: five feet.
 - e. Minimum depth of rear setback: five feet.
 - f. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.
11. Maximum density of Townhome or Condominium Housing within the R-2.5 District shall not exceed 14 units per acres with each unit platted separately.
12. Deviations from the required standards within the R-2.5 district will be subject to site plan review by the Planning and Zoning Commission and subsequent approval by City Council. Site plans should include renderings with elevations, a finish schedule and incorporate architectural designs that complement the existing structures of the area of integration.

5.8.EParking Regulations. Lots in this District shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in Section 154.11 *Parking spaces for vehicles* of this

ordinance. (Ord. No. 2021-O-28 , § 1, passed 9-7-2021)

FACTORS TO CONSIDER:

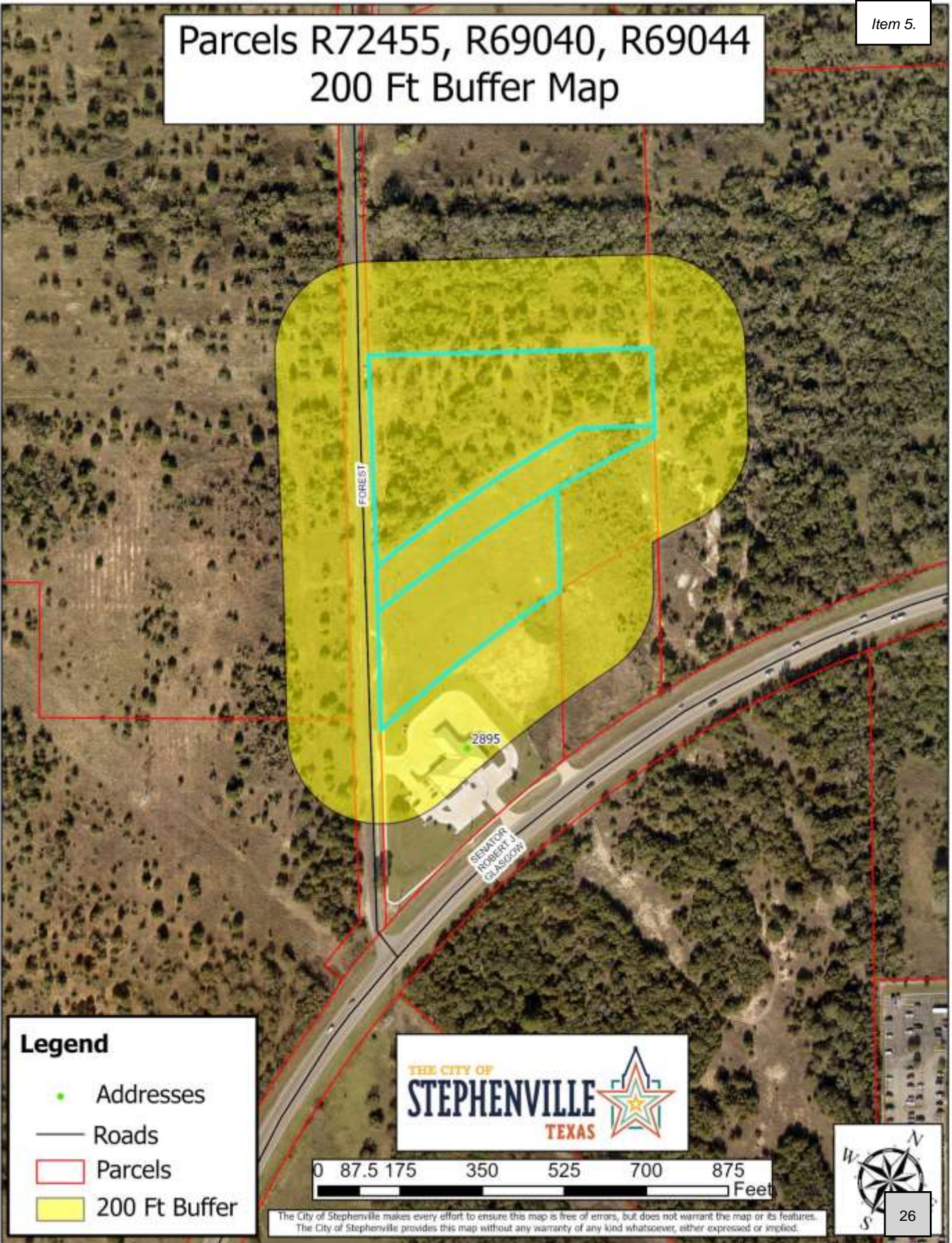
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts

- Size and Location of Parcel – is land large enough and in property location for proposed use?
- Reasonable Use of Property – does proposed change provide reasonable use of property?
- Zoning has great discretion – deny if applicant has not proven it is in the best interest of City to approve.

ALTERNATIVES:

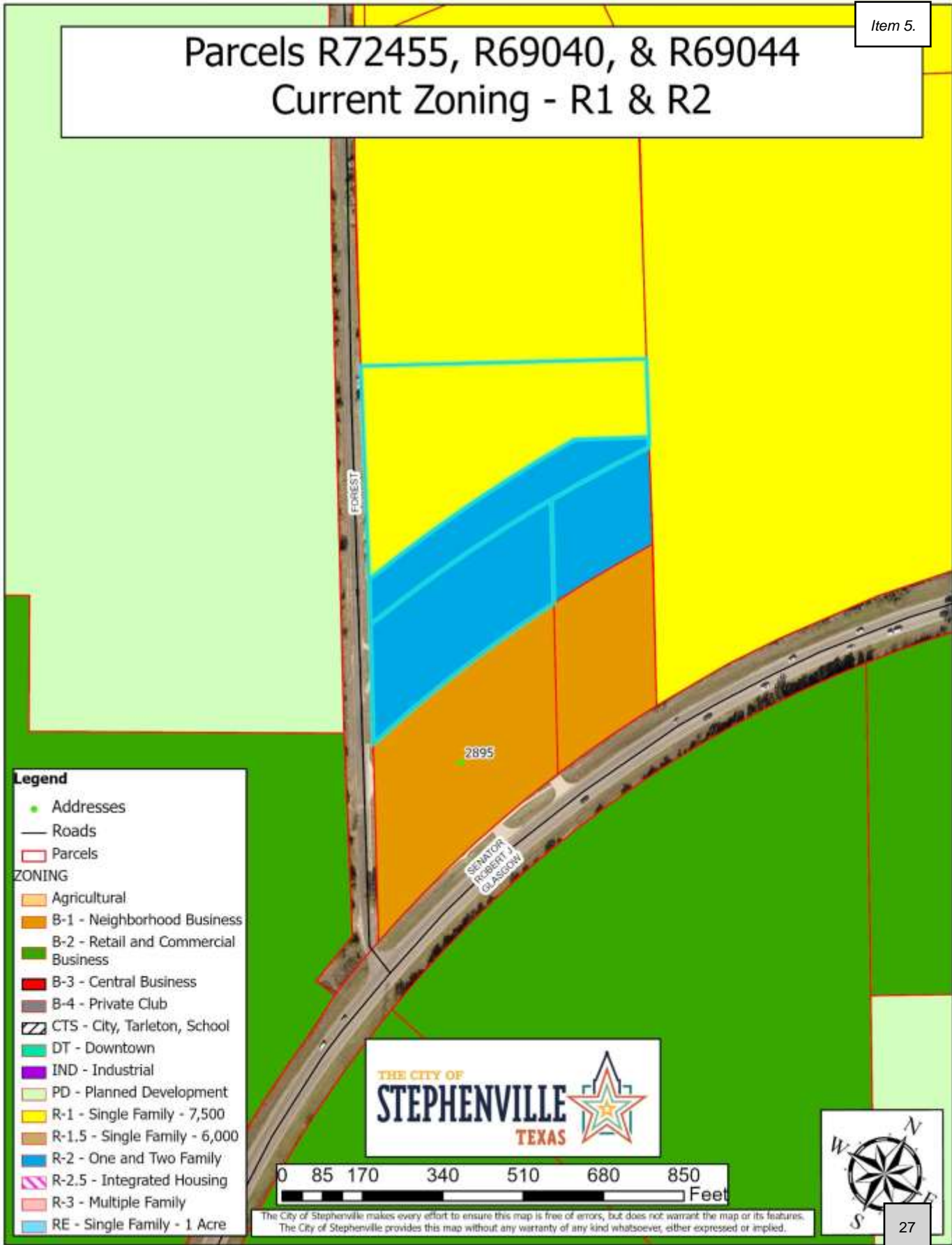
- 1) Recommend the City Council approve the rezone request.
- 2) Recommend the City Council deny the rezone request.

Parcels R72455, R69040, R69044 200 Ft Buffer Map

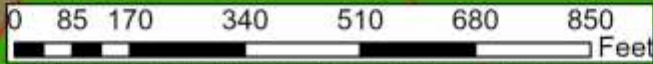


The City of Stephenville makes every effort to ensure the map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

Parcels R72455, R69040, & R69044 Current Zoning - R1 & R2



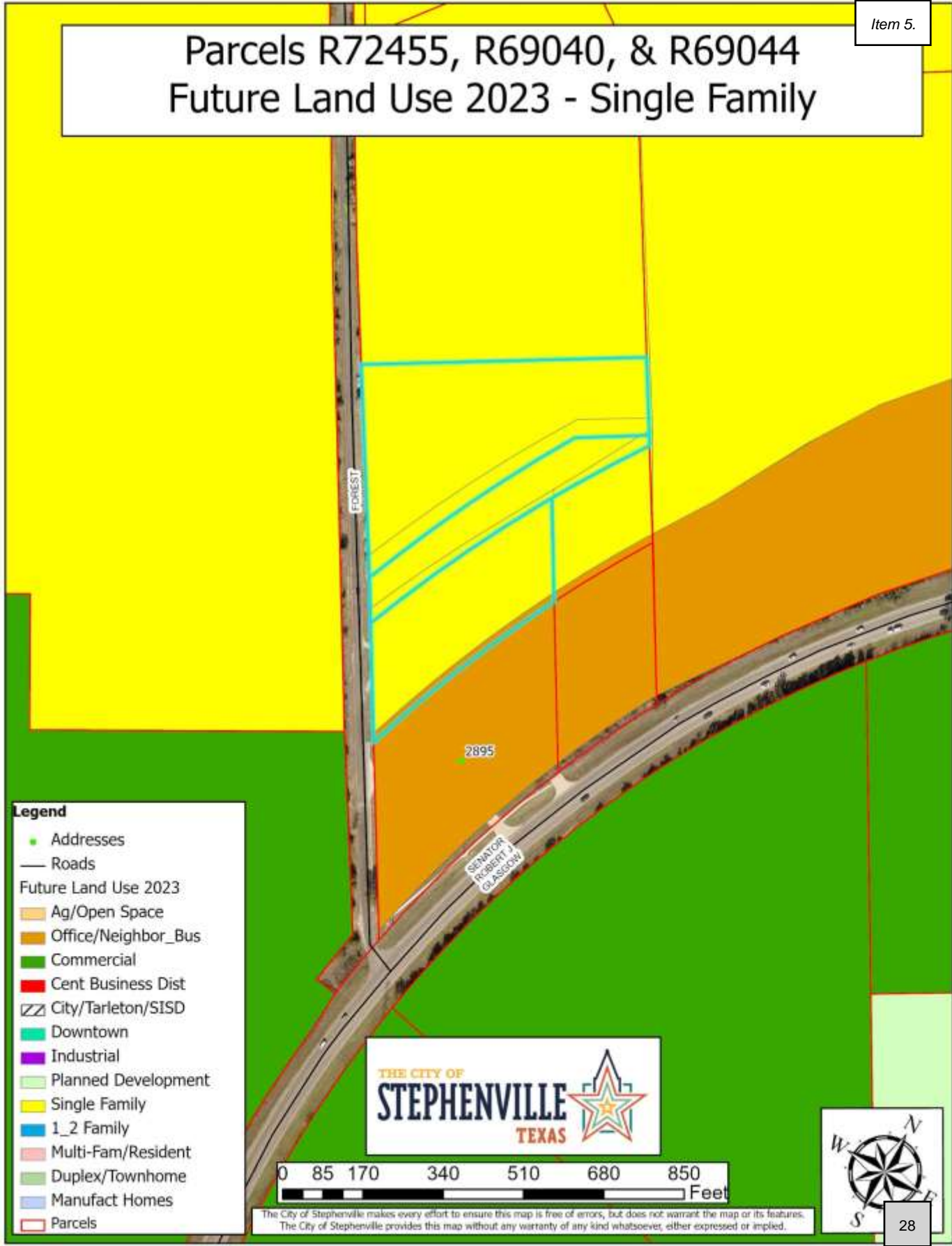
- Legend**
- Addresses
 - Roads
 - ▭ Parcels
- ZONING**
- ▭ Agricultural
 - ▭ B-1 - Neighborhood Business
 - ▭ B-2 - Retail and Commercial Business
 - ▭ B-3 - Central Business
 - ▭ B-4 - Private Club
 - ▭ CTS - City, Tarleton, School
 - ▭ DT - Downtown
 - ▭ IND - Industrial
 - ▭ PD - Planned Development
 - ▭ R-1 - Single Family - 7,500
 - ▭ R-1.5 - Single Family - 6,000
 - ▭ R-2 - One and Two Family
 - ▭ R-2.5 - Integrated Housing
 - ▭ R-3 - Multiple Family
 - ▭ RE - Single Family - 1 Acre



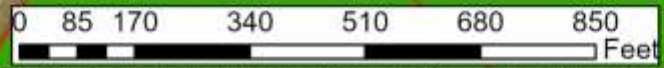
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.



Parcels R72455, R69040, & R69044 Future Land Use 2023 - Single Family

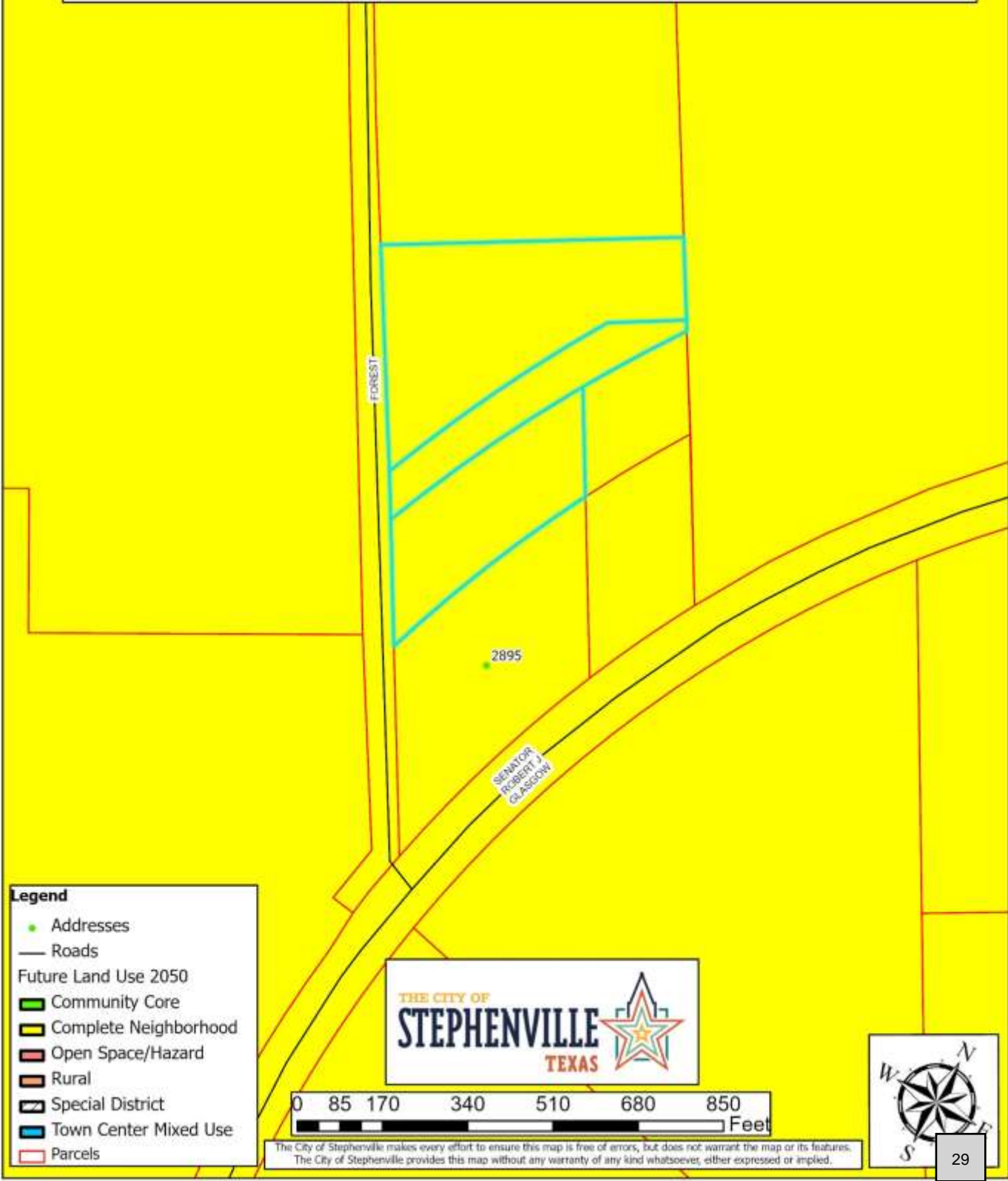


- Legend**
- Addresses
 - Roads
 - Future Land Use 2023
 - Ag/Open Space
 - Office/Neighbor_Bus
 - Commercial
 - Cent Business Dist
 - City/Tarleton/SISD
 - Downtown
 - Industrial
 - Planned Development
 - Single Family
 - 1_2 Family
 - Multi-Fam/Resident
 - Duplex/Townhome
 - Manufact Homes
 - Parcels



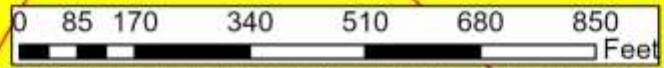
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

Parcels R72455, R69040, & R69044 Future Land Use 2050 - Complete Neighborhood



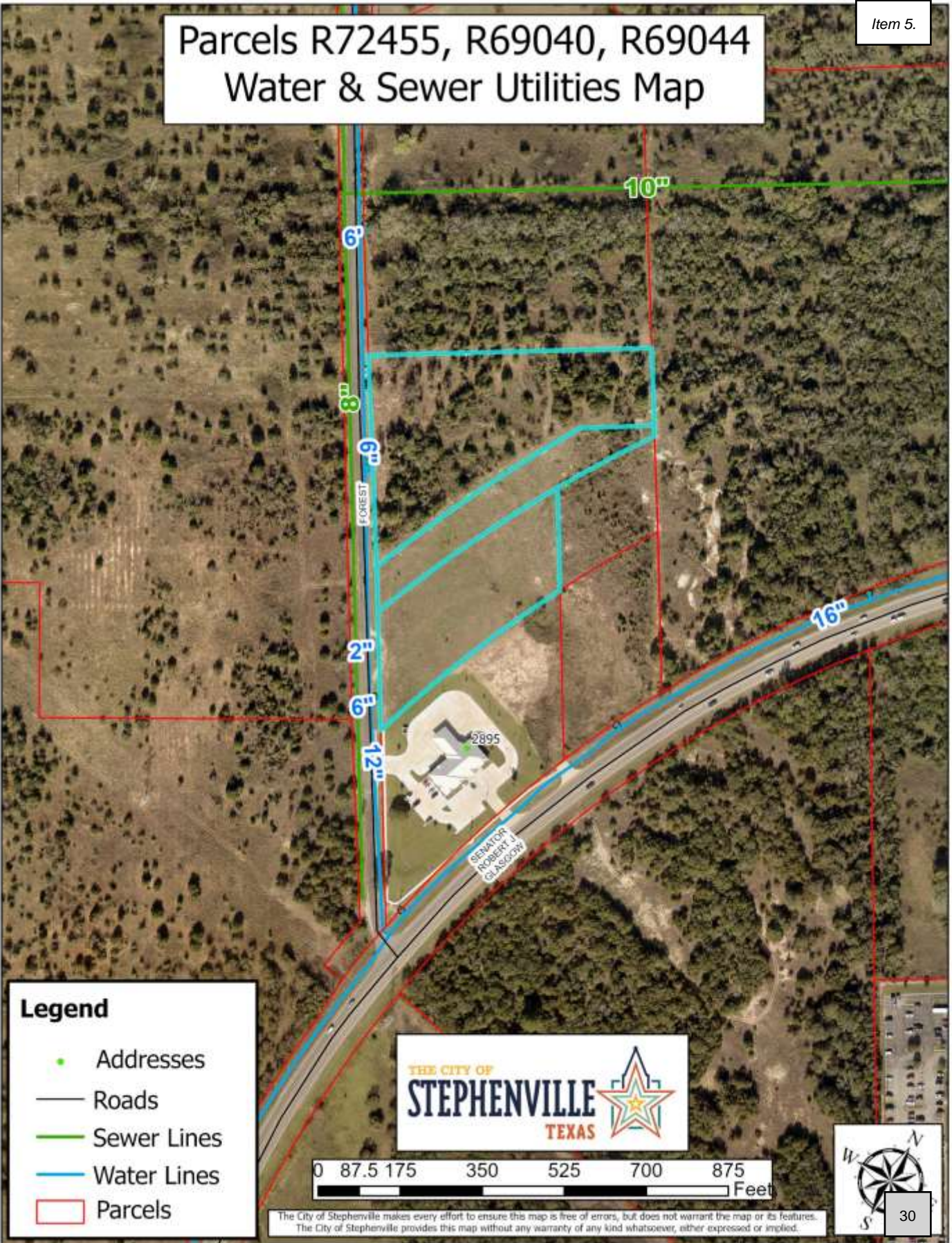
Legend

- Addresses
- Roads
- Future Land Use 2050
- Complete Neighborhood
- Open Space/Hazard
- Rural
- Special District
- Town Center Mixed Use
- Parcels



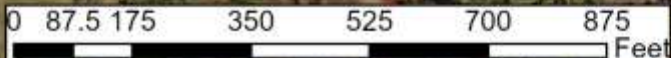
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

Parcels R72455, R69040, R69044 Water & Sewer Utilities Map

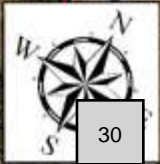


Legend

- Addresses
- Roads
- Sewer Lines
- Water Lines
- Parcels



The City of Stephenville makes every effort to ensure the 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.



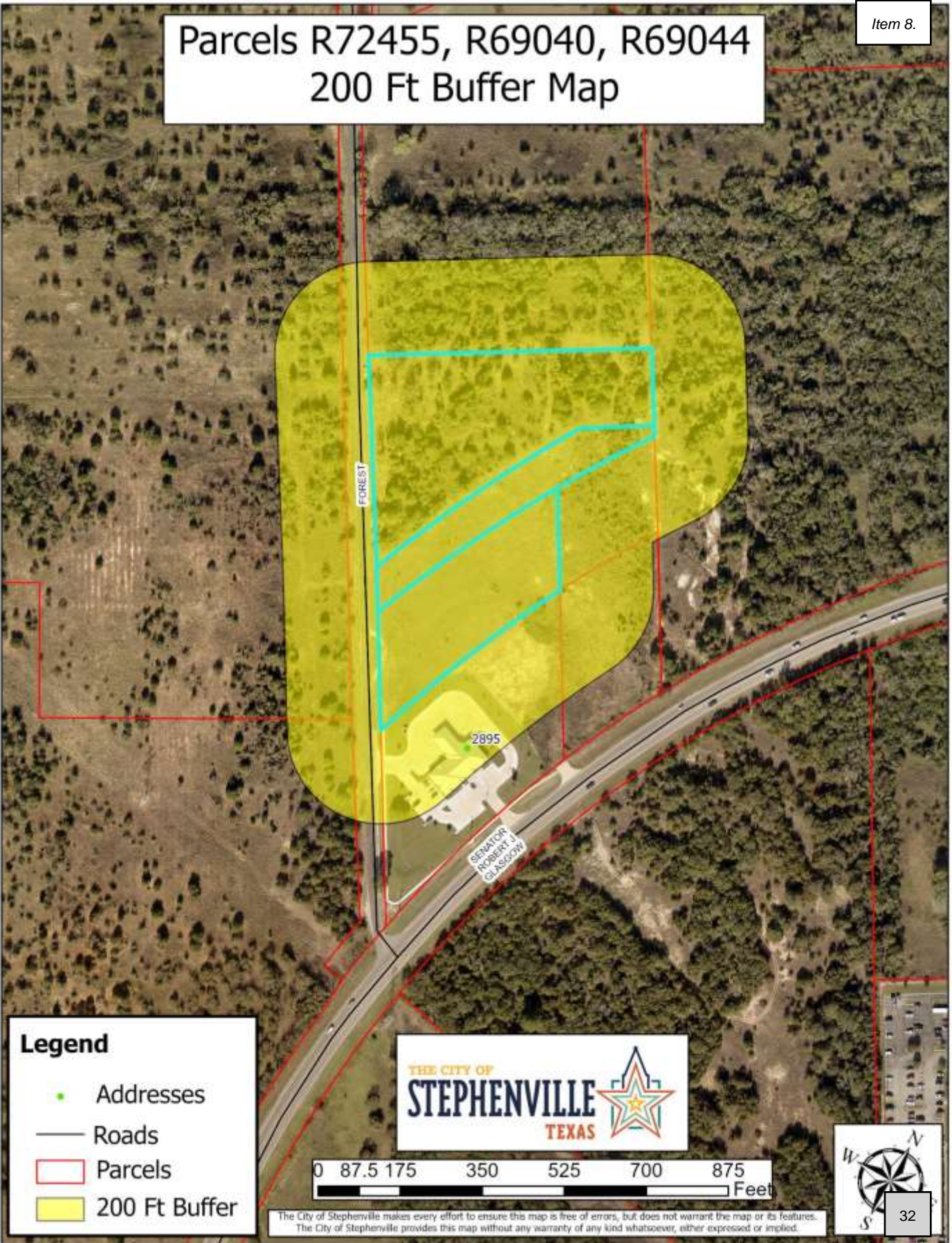
Parcel ID R72455, R69040,
R69044

Item 5.

200 Ft. Buffer Addresses

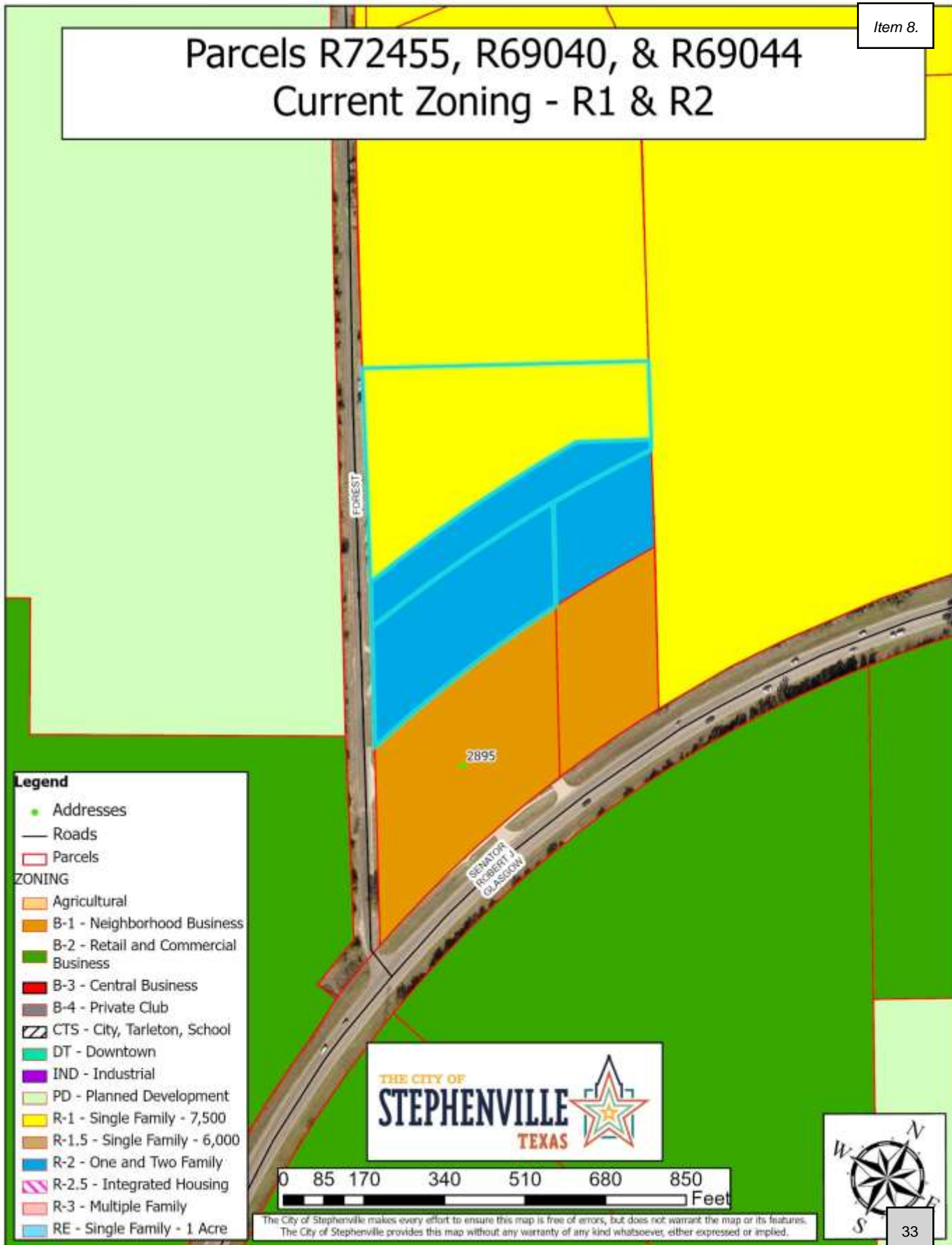
Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000022427	0 SENATOR ROBERT J GLASGOW LOOP	ALLEN REAL PROPERTIES LTD ET AL	PO BOX 953	STEPHENVILLE	TX	76401
R000078517	0 FOREST LN	BRUNER GREG & 2012 GBAT INVESTMENT PROPERTIES LLC	128 GREENBRIAR	STEPHENVILLE	TX	76401
R000077510	0 FOREST LN	PECAN LANDING DEVELOPMENT, INC.	125 RIVER NORTH BLVD.	STEPHENVILLE	TX	76401
R000022438	0 SENATOR ROBERT J GLASGOW LOOP	SLADE CAPITAL LLC	PO BOX 731	STEPHENVILLE	TX	76401
R000072455	0 FOREST LANE	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000069040	0 FOREST LN	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000069044	0 FOREST LN	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000076371	0 SENATOR ROBERT J GLASGOW LOOP	WELLINGTON STATE BANK	PO BOX 1032	WELLINGTON	TX	79095
R000069042	0 FOREST LN	WELLINGTON STATE BANK	PO BOX 1032	WELLINGTON	TX	79095
R000076370	2895 SENATOR ROBERT J GLASGOW LOOP	WELLINGTON STATE BANK	PO BOX 1032	WELLINGTON	TX	79095

Parcels R72455, R69040, R69044 200 Ft Buffer Map

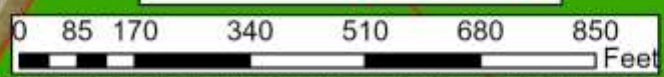


The City of Stephenville makes every effort to ensure the map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

Parcels R72455, R69040, & R69044 Current Zoning - R1 & R2



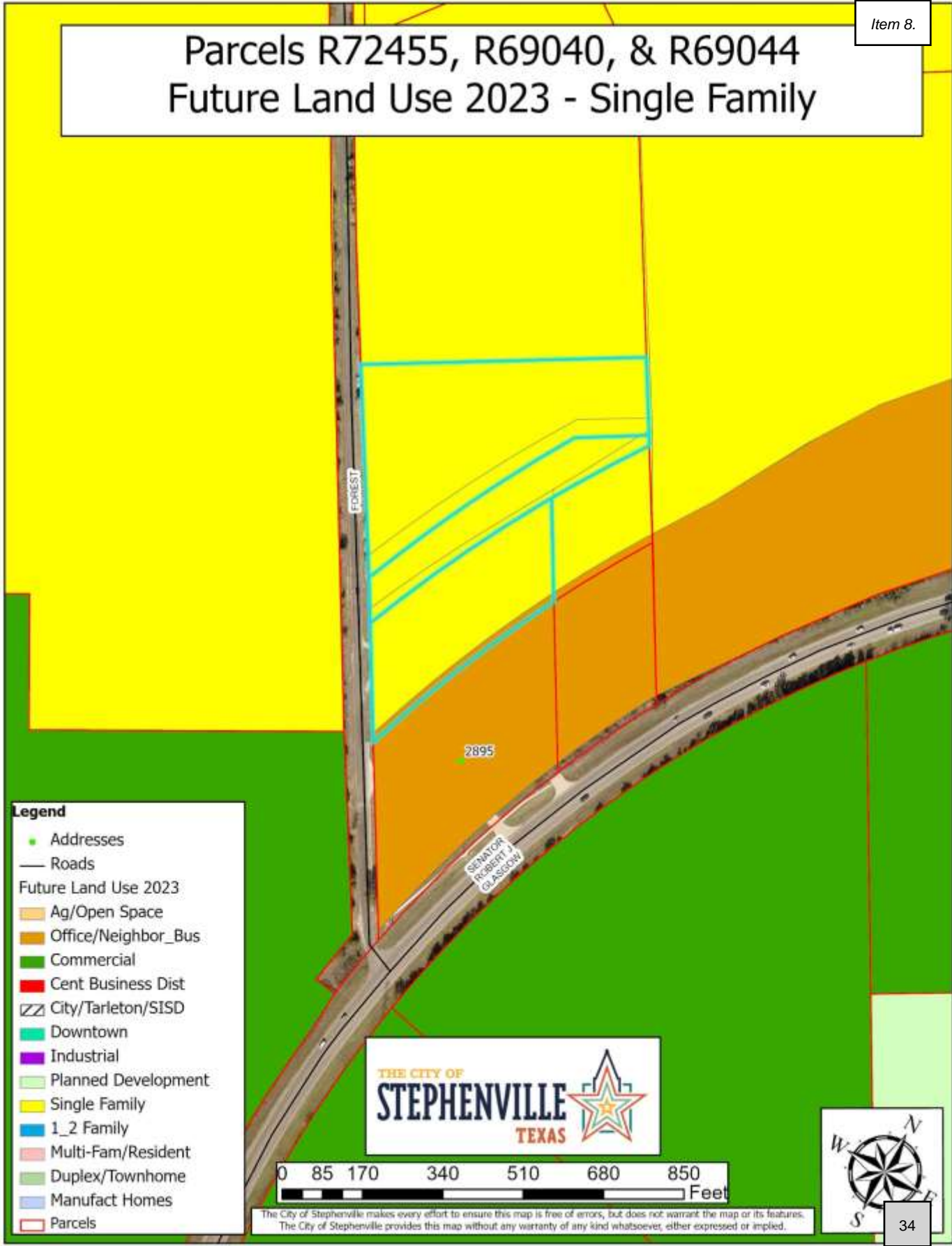
- Legend**
- Addresses
 - Roads
 - ▭ Parcels
- ZONING**
- ▭ Agricultural
 - ▭ B-1 - Neighborhood Business
 - ▭ B-2 - Retail and Commercial Business
 - ▭ B-3 - Central Business
 - ▭ B-4 - Private Club
 - ▭ CTS - City, Tarleton, School
 - ▭ DT - Downtown
 - ▭ IND - Industrial
 - ▭ PD - Planned Development
 - ▭ R-1 - Single Family - 7,500
 - ▭ R-1.5 - Single Family - 6,000
 - ▭ R-2 - One and Two Family
 - ▭ R-2.5 - Integrated Housing
 - ▭ R-3 - Multiple Family
 - ▭ RE - Single Family - 1 Acre



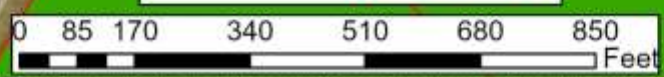
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.



Parcels R72455, R69040, & R69044 Future Land Use 2023 - Single Family

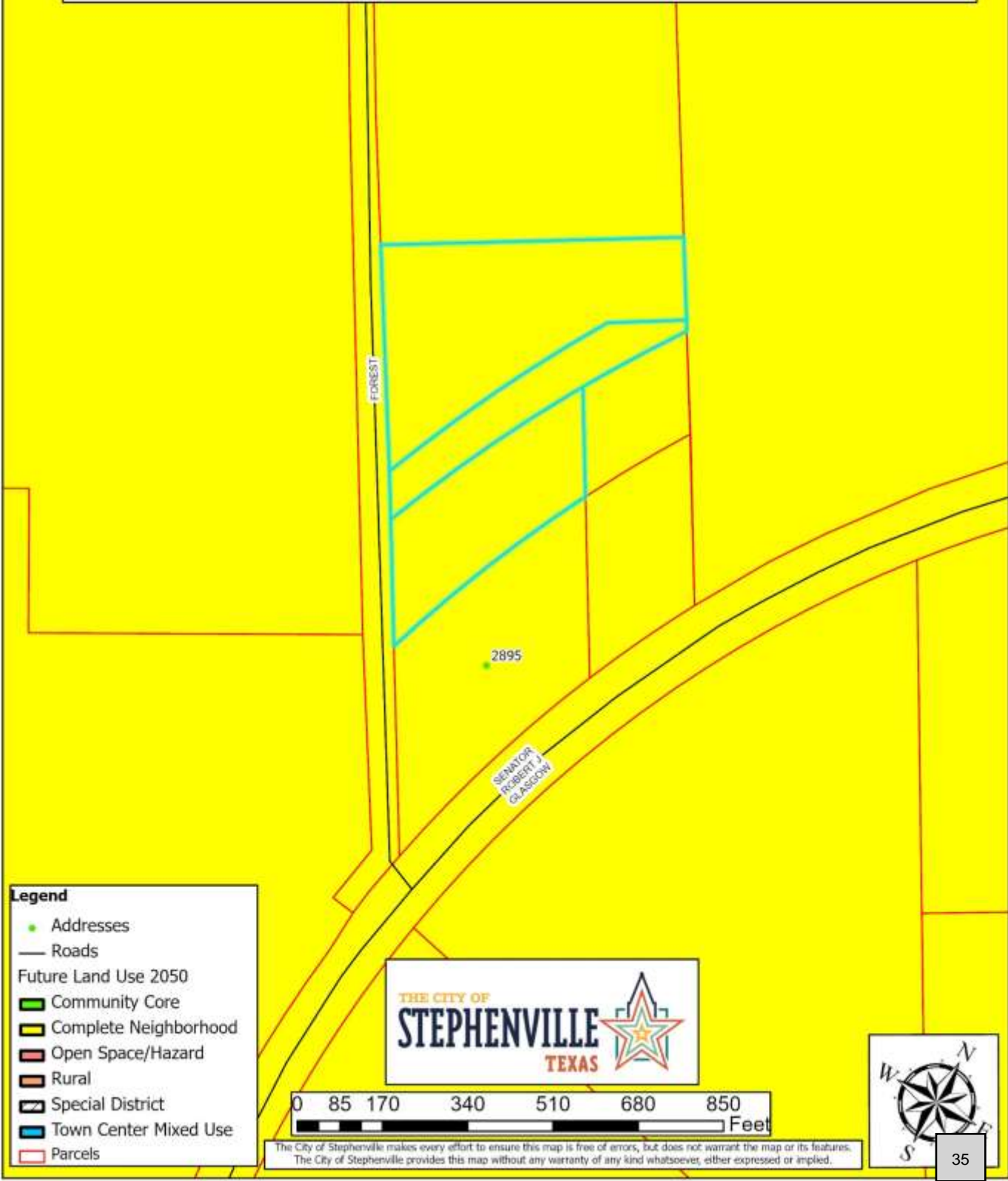


- Legend**
- Addresses
 - Roads
 - Future Land Use 2023
 - Ag/Open Space
 - Office/Neighbor_Bus
 - Commercial
 - Cent Business Dist
 - City/Tarleton/SISD
 - Downtown
 - Industrial
 - Planned Development
 - Single Family
 - 1_2 Family
 - Multi-Fam/Resident
 - Duplex/Townhome
 - Manufact Homes
 - Parcels

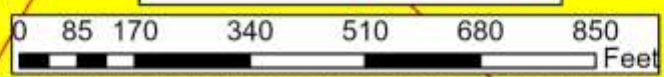


The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

Parcels R72455, R69040, & R69044 Future Land Use 2050 - Complete Neighborhood



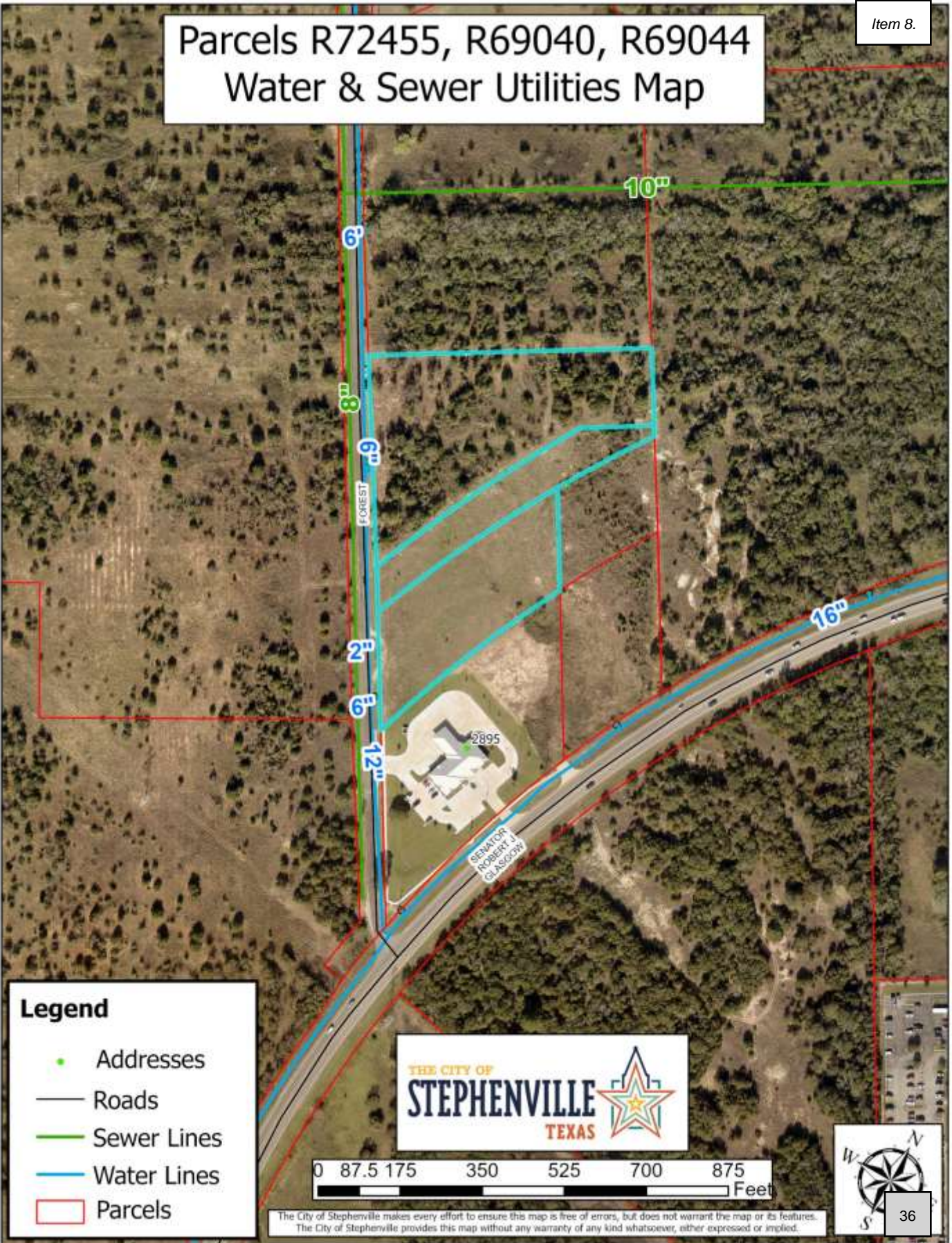
- Legend**
- Addresses
 - Roads
 - Future Land Use 2050
 - Community Core
 - Complete Neighborhood
 - Open Space/Hazard
 - Rural
 - Special District
 - Town Center Mixed Use
 - Parcels



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.

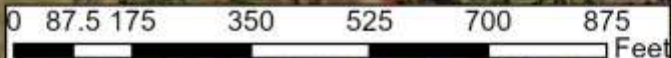


Parcels R72455, R69040, R69044 Water & Sewer Utilities Map

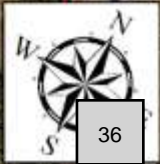


Legend

- Addresses
- Roads
- Sewer Lines
- Water Lines
- Parcels



The City of Stephenville makes every effort to ensure the 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.



Parcel ID R72455, R69040,
R69044

Item 8.

200 Ft. Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000022427	0 SENATOR ROBERT J GLASGOW LOOP	ALLEN REAL PROPERTIES LTD ET AL	PO BOX 953	STEPHENVILLE	TX	76401
R000078517	0 FOREST LN	BRUNER GREG & 2012 GBAT INVESTMENT PROPERTIES LLC	128 GREENBRIAR	STEPHENVILLE	TX	76401
R000077510	0 FOREST LN	PECAN LANDING DEVELOPMENT, INC.	125 RIVER NORTH BLVD.	STEPHENVILLE	TX	76401
R000022438	0 SENATOR ROBERT J GLASGOW LOOP	SLADE CAPITAL LLC	PO BOX 731	STEPHENVILLE	TX	76401
R000072455	0 FOREST LANE	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000069040	0 FOREST LN	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000069044	0 FOREST LN	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000076371	0 SENATOR ROBERT J GLASGOW LOOP	WELLINGTON STATE BANK	PO BOX 1032	WELLINGTON	TX	79095
R000069042	0 FOREST LN	WELLINGTON STATE BANK	PO BOX 1032	WELLINGTON	TX	79095
R000076370	2895 SENATOR ROBERT J GLASGOW LOOP	WELLINGTON STATE BANK	PO BOX 1032	WELLINGTON	TX	79095



STAFF REPORT

SUBJECT: Case No.: RZ2025-006

Applicant Scott Allen, representing Stephenville Rentals, LLC., is requesting a Rezone for property located at 0. Forest, being Parcel R69040, BLK 155, Lot 17 (PT OF) of the S2600 City Addition to the City of Stephenville, Erath County, Texas from (R-2), One-Two Family Housing, to (R-2.5), Integrated Housing.

DEPARTMENT: Development Services
STAFF CONTACT: Steve Killen, Director of Development Services

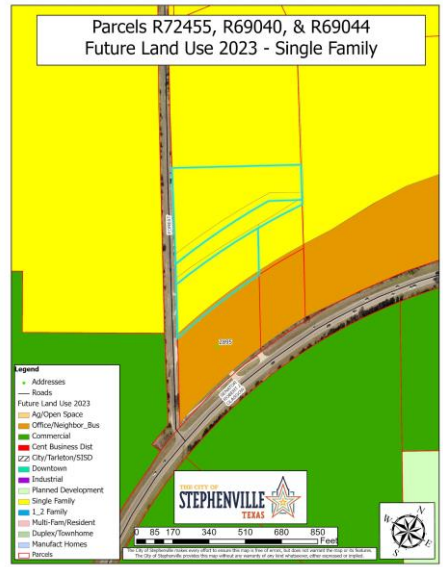
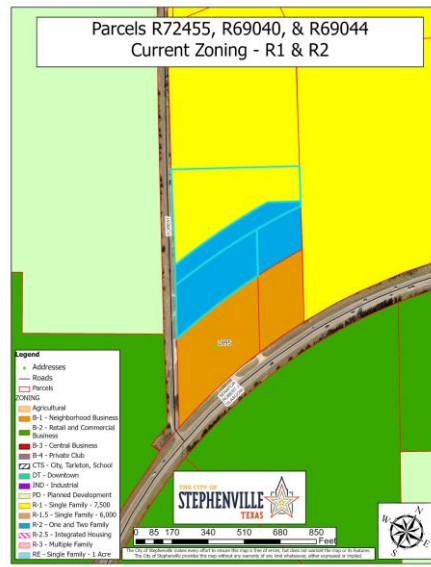
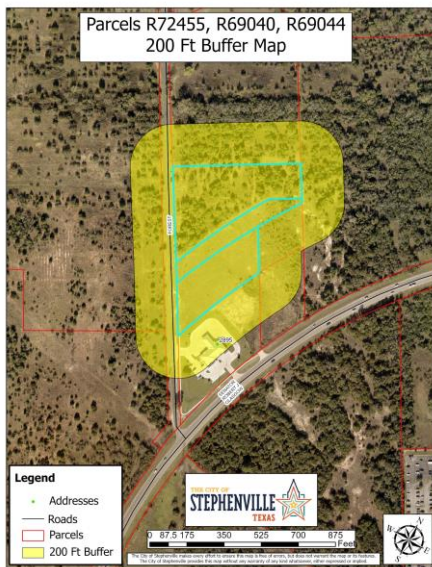
RECOMMENDATION:

To provide the City Council with a recommendation for the rezone request.

BACKGROUND:

The applicant is requesting a rezone. The intended project has not been determined.

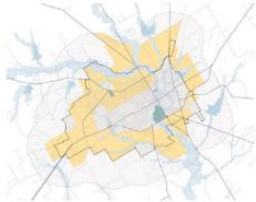
PROPERTY PROFILE:





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.



Sec. 154.05.8 Integrated housing district (R-2.5).

5.8.A Description. This integrated residential housing district provides for medium-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, patio homes, condominiums and townhomes. Generally, this district is for developments resulting in individually platted homes or dwelling units and generally, owner occupied. Recreational, religious and educational uses are also permitted so as to contribute to the natural elements of a convenient, balanced and attractive neighborhood. Development within this district is intended to be protected from the encroachment of land activities that do not contribute to the aesthetic and functional well-being of the intended district environment. The Integrated Housing District will be applicable to all Residential Districts, B-1 Neighborhood Business District (B-1), Central Business District (B-3), and Downtown District (DT).

5.8.B Permitted Uses.

1. Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals.
2. Two-to-four family dwellings, with each family limited as in division (1) above;
3. Townhouse dwellings, with each family limited as in division (1) above;
4. Condominium dwellings, with each family limited as in division (1) above;

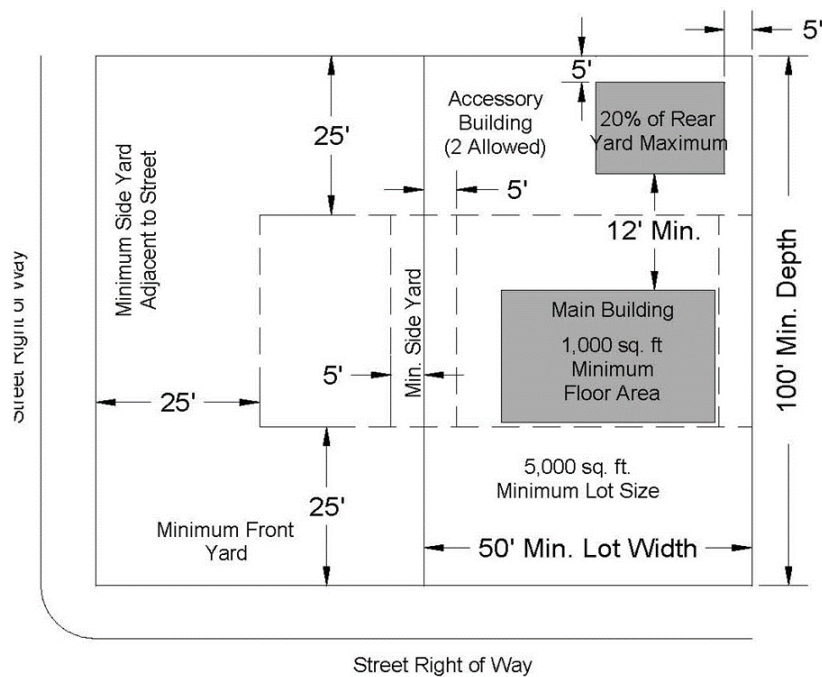
5.8.c Conditional Uses.

1. Home occupation;
2. Common facilities as the principal use of one or more platted lots in a subdivision;
3. Adult and/or children's day care centers;
4. Foster group home; and
5. Residence hall.

5.8.D Height, Area, Yard and Lot Coverage Requirements.

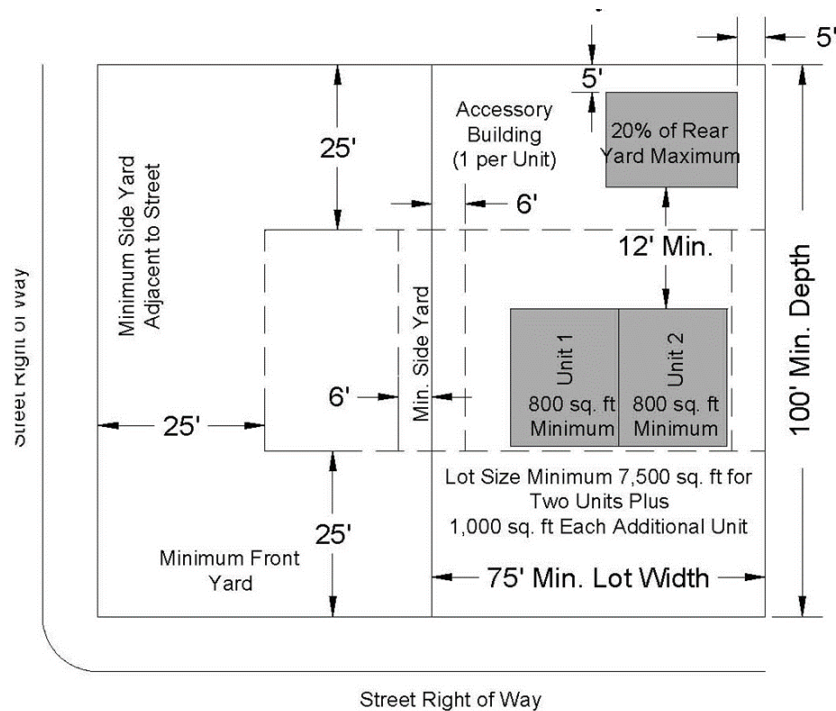
- A. Single family dwelling.
 1. Minimum lot area: 3,000 ft².
 2. Minimum lot width and lot frontage: 50 feet.

3. Minimum lot depth: 60 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: five feet.
 - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
 - a. Maximum coverage as a percentage of lot area: 40%.
 - b. Single family dwelling: 1,000 ft².
8. Accessory buildings:
 - a. Maximum accessory buildings coverage of rear yard: 20%.
 - b. Maximum number of accessory buildings: one.
 - c. Minimum depth of side setback: five feet.
 - d. Minimum depth of rear setback: five feet.
 - e. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



- B. Two-to-four family.
 1. Minimum lot area: 7,500 ft² for two dwelling units, plus 1,000 ft² for each additional dwelling unit.
 2. Minimum lot width and lot frontage: 75 feet.
 3. Minimum lot depth: 100 feet.

4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: six feet.
 - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
 - a. Maximum coverage as a percentage of lot area: 40%.
 - b. Minimum area of each dwelling unit: 800 ft².
8. Accessory buildings:
 - a. Maximum accessory building coverage of rear yard: 20%.
 - b. Maximum area of each accessory building: 200 ft².
 - c. Maximum number of accessory buildings: one per unit.
 - d. Minimum depth of side setback: five feet.
 - e. Minimum depth of rear setback: five feet.
 - f. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



- c. Townhouse/Condominium.
 1. Minimum lot area: 3,000 ft² per unit.
 2. Minimum average lot width and lot frontage: 30 feet.
 3. Minimum lot depth: 100 feet.

4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: five feet.
 - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
 - a. Maximum building coverage as a percentage of lot area: 40%
 - b. Minimum area of each Townhouse dwelling unit: 800 ft².
 - c. Minimum area of each Condominium of each dwelling unit: 500 ft² for one bedroom or less, plus 125 ft² of floor area for each additional bedroom.
8. Accessory buildings:
 - a. Maximum accessory building coverage of rear yard: 20%.
 - b. Maximum area of each accessory building: 200 ft².
 - c. Maximum number of accessory buildings: one per unit.
 - d. Minimum depth of side setback: five feet.
 - e. Minimum depth of rear setback: five feet.
 - f. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.
11. Maximum density of Townhome or Condominium Housing within the R-2.5 District shall not exceed 14 units per acres with each unit platted separately.
12. Deviations from the required standards within the R-2.5 district will be subject to site plan review by the Planning and Zoning Commission and subsequent approval by City Council. Site plans should include renderings with elevations, a finish schedule and incorporate architectural designs that complement the existing structures of the area of integration.

5.8.EParking Regulations. Lots in this District shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in Section 154.11 *Parking spaces for vehicles* of this

ordinance. (Ord. No. 2021-O-28 , § 1, passed 9-7-2021)

FACTORS TO CONSIDER:

- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts

- Size and Location of Parcel – is land large enough and in property location for proposed use?
- Reasonable Use of Property – does proposed change provide reasonable use of property?
- Zoning has great discretion – deny if applicant has not proven it is in the best interest of City to approve.

ALTERNATIVES:

- 1) Recommend the City Council approve the rezone request.
- 2) Recommend the City Council deny the rezone request.

STAFF REPORT



SUBJECT: Case No.: RZ2025-007

Applicant Colby Pack, representing Solid Ace Holdings, LLC., is requesting a Rezone for property located at 1350 W. Cage, being Parcel R33659, BLK 23, Lot 3B of the S6200 South Side Addition to the City of Stephenville, Erath County, Texas from (R-3), Multifamily Residential, to (R-2.5), Integrated Housing.

DEPARTMENT: Development Services
STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

To provide the City Council with a recommendation for the rezone request.

BACKGROUND:

The applicant is requesting a rezone. The intended project has not been determined.

PROPERTY PROFILE:





Community Core

The Community Core land use accommodates a mix of uses at a medium density. Diverse housing types are encouraged to support a range of residents. Local businesses, such as grocery stores, cafes, and local offices cater to the needs of the nearby residents and parks and green spaces provide recreational opportunities.



Sec. 154.05.8 Integrated housing district (R-2.5).

5.8.A Description. This integrated residential housing district provides for medium-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, patio homes, condominiums and townhomes. Generally, this district is for developments resulting in individually platted homes or dwelling units and generally, owner occupied. Recreational, religious and educational uses are also permitted so as to contribute to the natural elements of a convenient, balanced and attractive neighborhood. Development within this district is intended to be protected from the encroachment of land activities that do not contribute to the aesthetic and functional well-being of the intended district environment. The Integrated Housing District will be applicable to all Residential Districts, B-1 Neighborhood Business District (B-1), Central Business District (B-3), and Downtown District (DT).

5.8.B Permitted Uses.

1. Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals.
2. Two-to-four family dwellings, with each family limited as in division (1) above;
3. Townhouse dwellings, with each family limited as in division (1) above;
4. Condominium dwellings, with each family limited as in division (1) above;

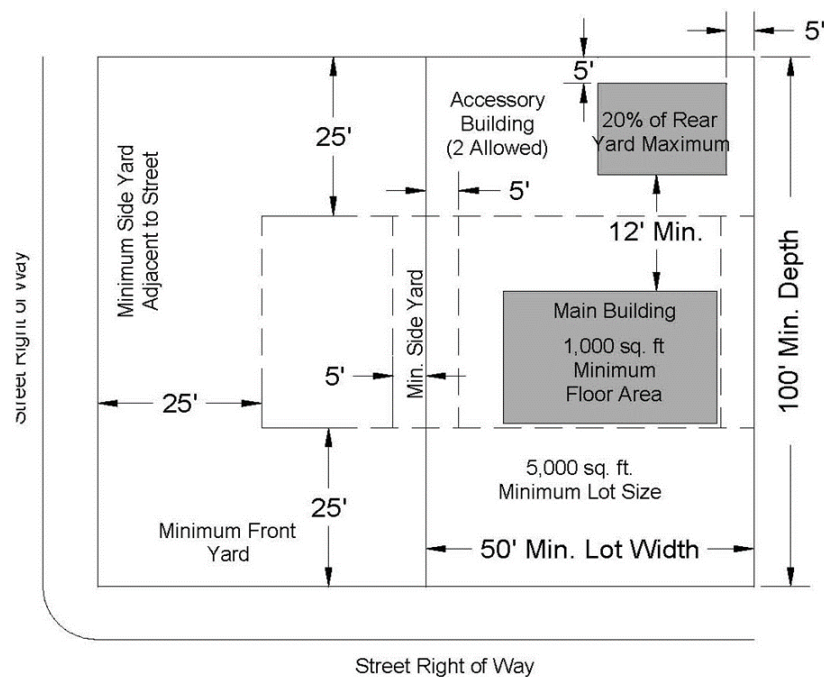
5.8.c Conditional Uses.

1. Home occupation;
2. Common facilities as the principal use of one or more platted lots in a subdivision;
3. Adult and/or children's day care centers;
4. Foster group home; and
5. Residence hall.

5.8.D Height, Area, Yard and Lot Coverage Requirements.

- A. Single family dwelling.
 1. Minimum lot area: 3,000 ft².
 2. Minimum lot width and lot frontage: 50 feet.

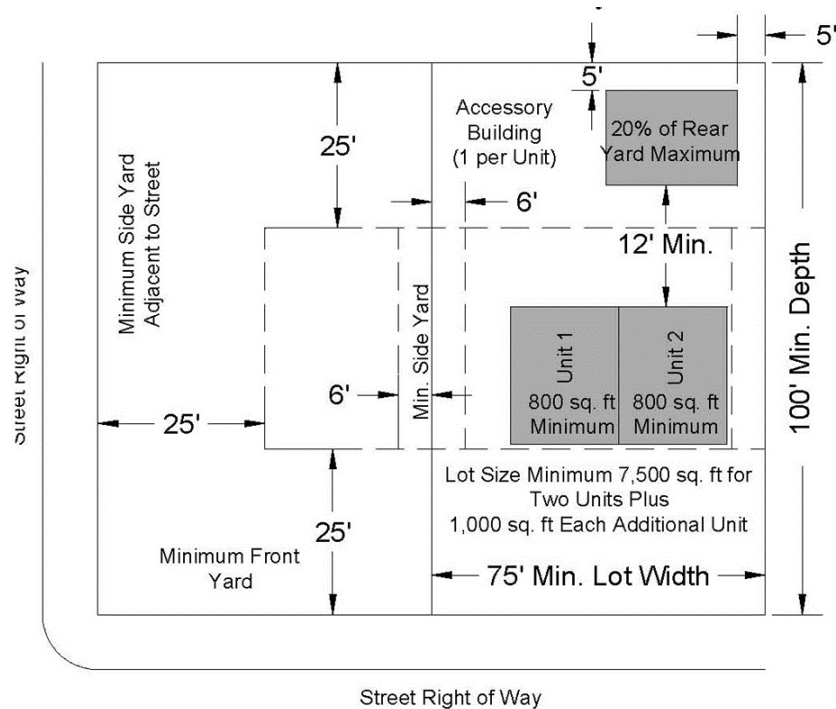
3. Minimum lot depth: 60 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: five feet.
 - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
 - a. Maximum coverage as a percentage of lot area: 40%.
 - b. Single family dwelling: 1,000 ft².
8. Accessory buildings:
 - a. Maximum accessory buildings coverage of rear yard: 20%.
 - b. Maximum number of accessory buildings: one.
 - c. Minimum depth of side setback: five feet.
 - d. Minimum depth of rear setback: five feet.
 - e. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



- B. Two-to-four family.
 1. Minimum lot area: 7,500 ft² for two dwelling units, plus 1,000 ft² for each additional dwelling unit.
 2. Minimum lot width and lot frontage: 75 feet.
 3. Minimum lot depth: 100 feet.
 4. Minimum depth of front setback: 15 feet.

5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: six feet.
 - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
 - a. Maximum coverage as a percentage of lot area: 40%.
 - b. Minimum area of each dwelling unit: 800 ft².
8. Accessory buildings:
 - a. Maximum accessory building coverage of rear yard: 20%.
 - b. Maximum area of each accessory building: 200 ft².
 - c. Maximum number of accessory buildings: one per unit.
 - d. Minimum depth of side setback: five feet.
 - e. Minimum depth of rear setback: five feet.

- f. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



c. Townhouse/Condominium.

1. Minimum lot area: 3,000 ft² per unit.
2. Minimum average lot width and lot frontage: 30 feet.
3. Minimum lot depth: 100 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: five feet.
 - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
 - a. Maximum building coverage as a percentage of lot area: 40%
 - b. Minimum area of each Townhouse dwelling unit: 800 ft².
 - c. Minimum area of each Condominium of each dwelling unit: 500 ft² for one bedroom or less, plus 125 ft² of floor area for each additional bedroom.
8. Accessory buildings:
 - a. Maximum accessory building coverage of rear yard: 20%.
 - b. Maximum area of each accessory building: 200 ft².
 - c. Maximum number of accessory buildings: one per unit.

- d. Minimum depth of side setback: five feet.
 - e. Minimum depth of rear setback: five feet.
 - f. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
 10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.
 11. Maximum density of Townhome or Condominium Housing within the R-2.5 District shall not exceed 14 units per acres with each unit platted separately.
 12. Deviations from the required standards within the R-2.5 district will be subject to site plan review by the Planning and Zoning Commission and subsequent approval by City Council. Site plans should include renderings with elevations, a finish schedule and incorporate architectural designs that complement the existing structures of the area of integration.

5.8.E Parking Regulations. Lots in this District shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in Section 154.11 *Parking spaces for vehicles* of this ordinance. (Ord. No. 2021-O-28 , § 1, passed 9-7-2021)

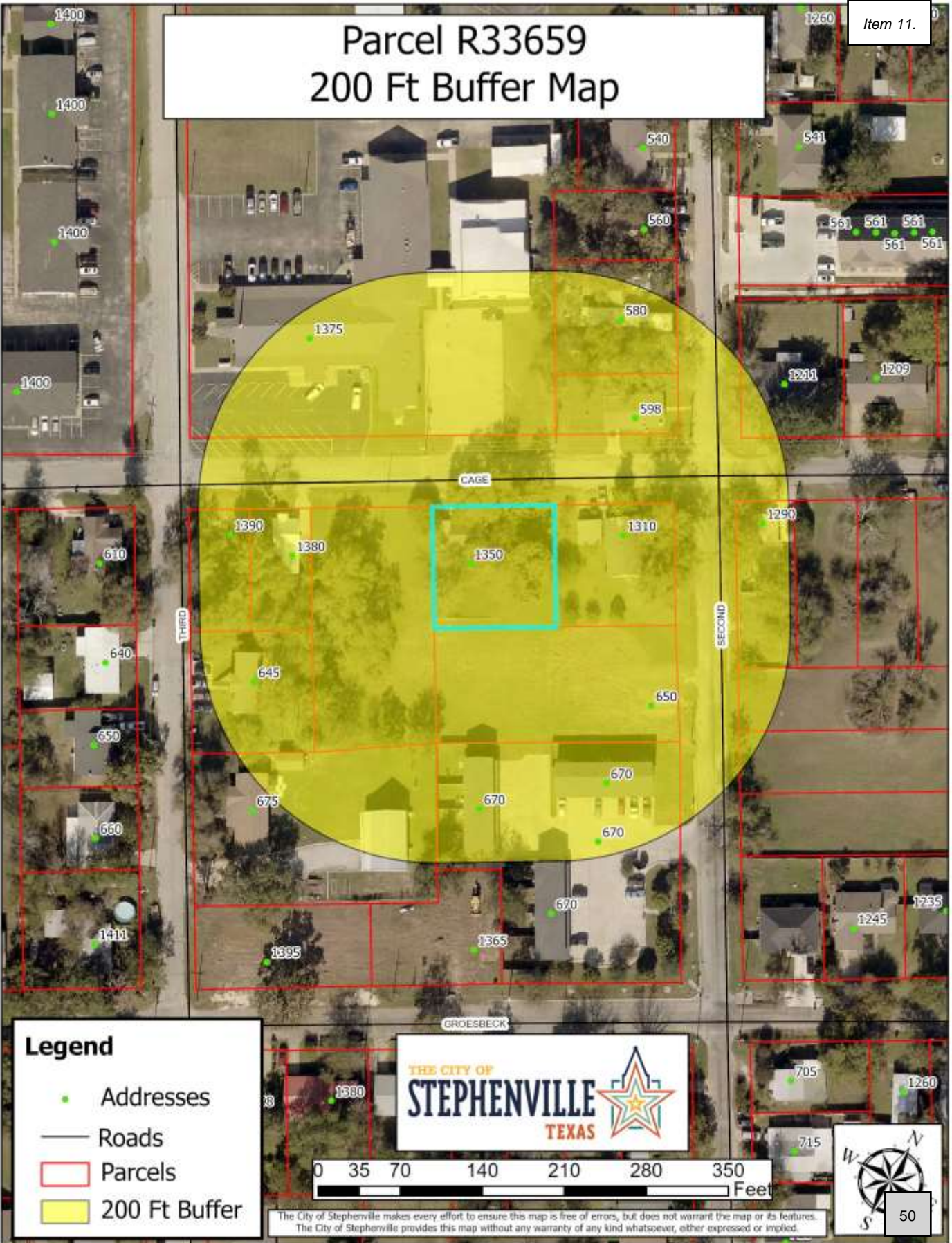
FACTORS TO CONSIDER:

- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for proposed use?
- Reasonable Use of Property – does proposed change provide reasonable use of property?
- Zoning has great discretion – deny if applicant has not proven it is in the best interest of City to approve.

ALTERNATIVES:

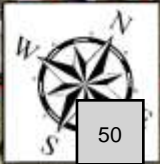
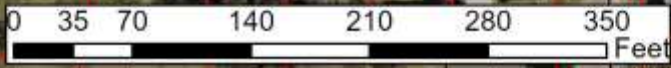
- 1) Recommend the City Council approve the rezone request.
- 2) Recommend the City Council deny the rezone request.

Parcel R33659 200 Ft Buffer Map



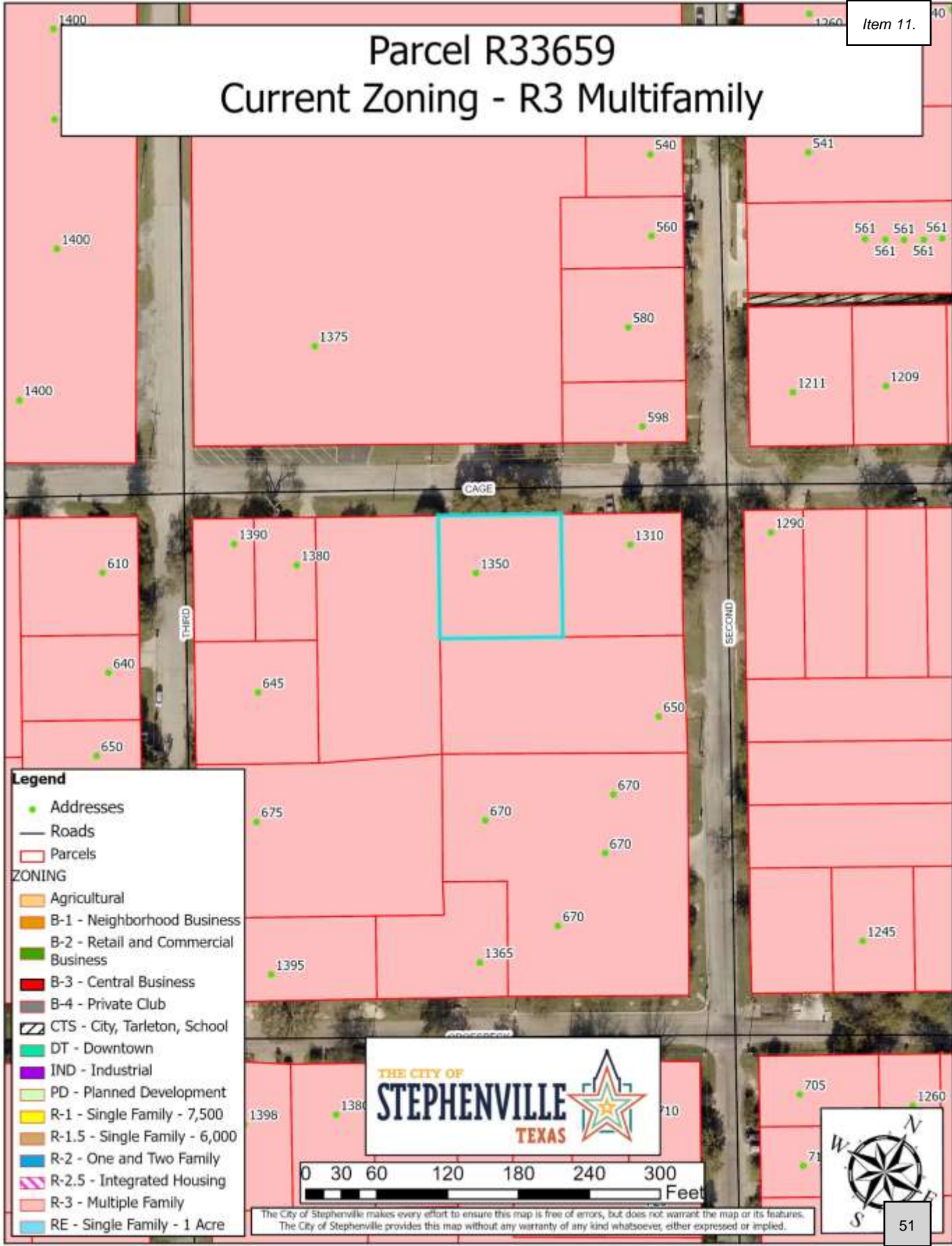
Legend

- Addresses
- Roads
- Parcels
- 200 Ft Buffer

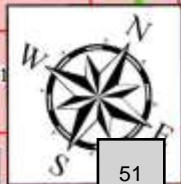
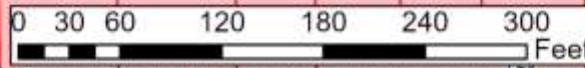


The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

Parcel R33659 Current Zoning - R3 Multifamily

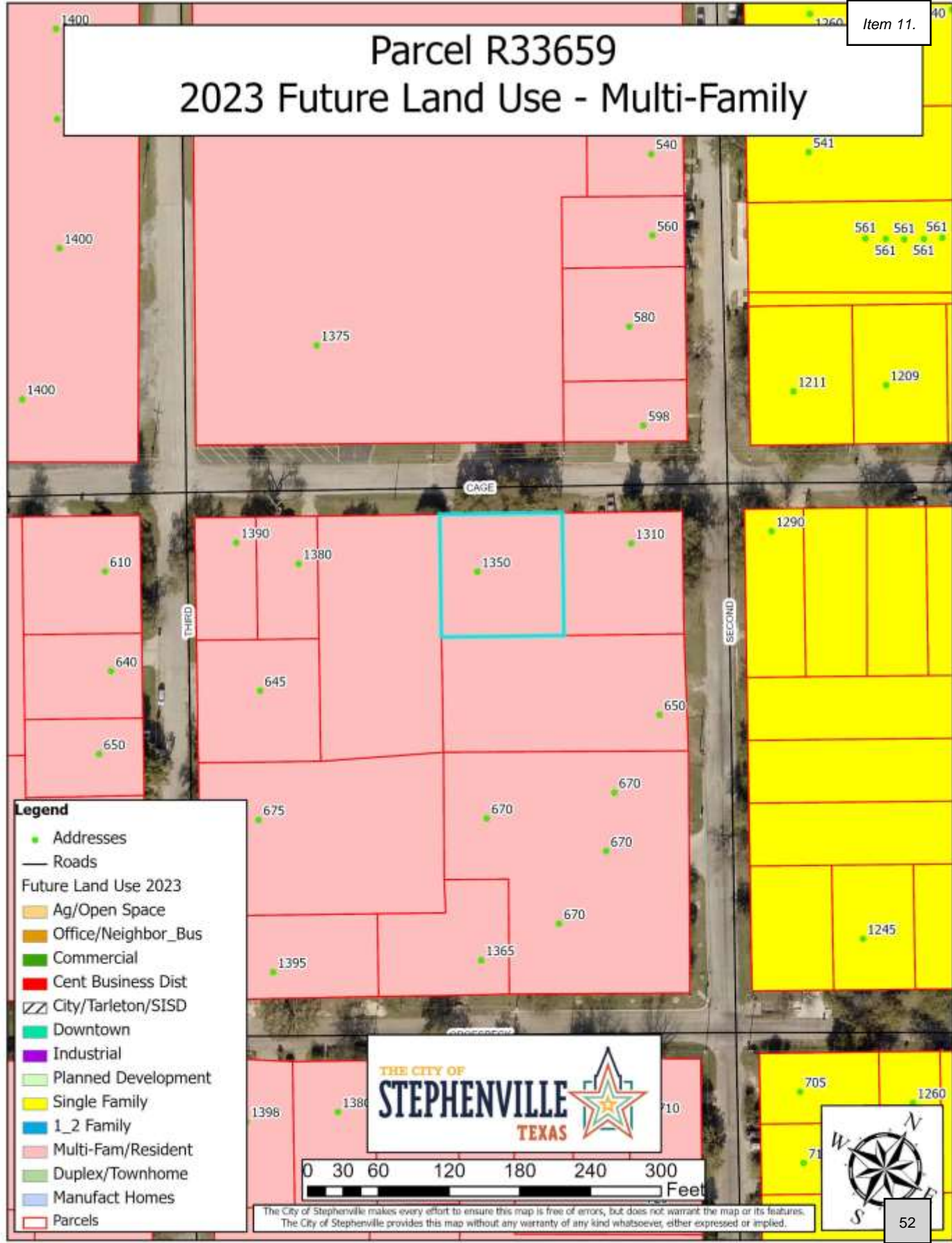


- Legend**
- Addresses
 - Roads
 - ▭ Parcels
- ZONING**
- ▭ Agricultural
 - ▭ B-1 - Neighborhood Business
 - ▭ B-2 - Retail and Commercial Business
 - ▭ B-3 - Central Business
 - ▭ B-4 - Private Club
 - ▭ CTS - City, Tarleton, School
 - ▭ DT - Downtown
 - ▭ IND - Industrial
 - ▭ PD - Planned Development
 - ▭ R-1 - Single Family - 7,500
 - ▭ R-1.5 - Single Family - 6,000
 - ▭ R-2 - One and Two Family
 - ▭ R-2.5 - Integrated Housing
 - ▭ R-3 - Multiple Family
 - ▭ RE - Single Family - 1 Acre



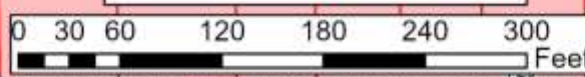
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

Parcel R33659 2023 Future Land Use - Multi-Family



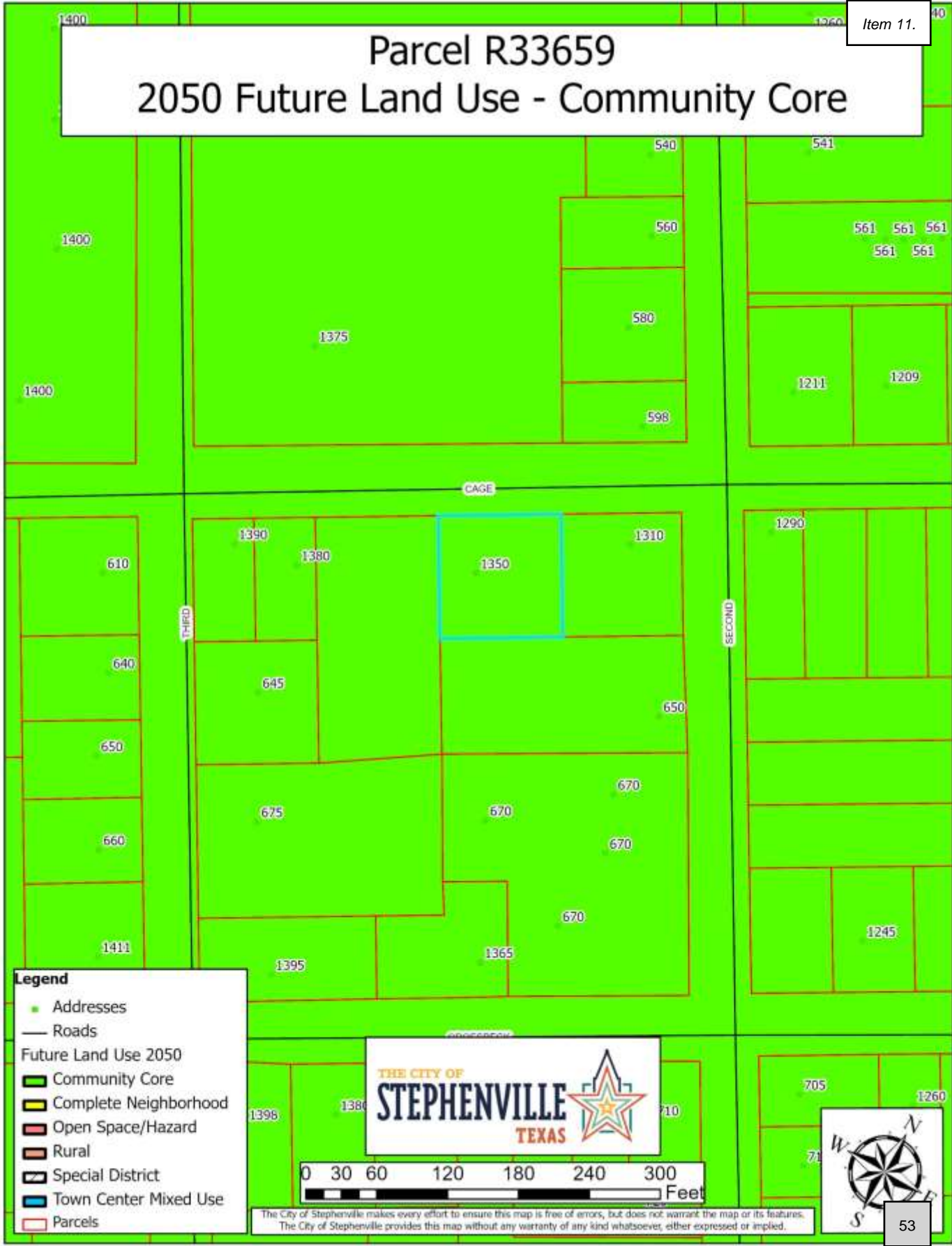
Legend

- Addresses
- Roads
- Future Land Use 2023
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes
- Parcels



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.

Parcel R33659 2050 Future Land Use - Community Core

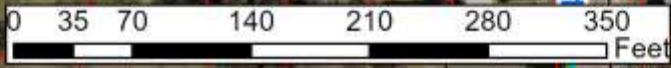


Parcel R33659 Water & Sewer Utilities



Legend

- Addresses
- Roads
- Sewer Lines
- Water Lines
- Parcels



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.



Parcel ID R33659

200 Ft Buffer

Address

Item 11.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000033661	675 THIRD ST	AYERS GILBERT J JR & SUSAN B AYERS	675 S THIRD ST	STEPHENVILLE	TX	76401
R000033658	650 S SECOND AVE	CHAVIERS SHAWN AND SUE ANN AUVENSHINE	403 E WASHINGTON	STEPHENVILLE	TX	76401
R000033584	1211 CAGE	ERATH BAPTIST ASSOCIATION INC	1263 CR380	DUBLIN	TX	76446
R000033664	670 S SECOND AVE	G128 PROPERTIES LLC	PO BOX 1827	STEPHENVILLE	TX	76401
R000065787	580 S SECOND AVE	GONZALEZ GERARDO CECILIO & LETICIA PENA REYES	580 S SECOND	STEPHENVILLE	TX	76401
R000033657	1360 CAGE	HARVEY BAPTIST CHURCH	P O BOX 981	STEPHENVILLE	TX	76401-0000
R000033573	1375 CAGE	HARVEY BAPTIST CHURCH	P O BOX 981	STEPHENVILLE	TX	76401-0000
R000033575	598 S SECOND AVE	JACKSON CHAD & LISA	20200 CADES COVE RD.	CANYON	TX	79015
R000072135	0 S SECOND AVE	NORTHCUTT KEVIN & HAYLEY	PO BOX 1194	STEPHENVILLE	TX	76401
R000072271	0 S SECOND AVE	NORTHCUTT KEVIN & HAYLEY	PO BOX 1194	STEPHENVILLE	TX	76401
R000033659	1350 W CAGE	REDMON JENNIFER	1350 W CAGE	STEPHENVILLE	TX	76401
R000033654	1380 CAGE	STEPHENVILLE PROPERTIES LLC	PO BOX 275	STEPHENVILLE	TX	76401
R000033655	645 THIRD ST	THE WRINKLE FAMILY TRUST	1005 CHARLOTTE	STEPHENVILLE	TX	76401
R000033656	1390 CAGE	VARA JOE LUIS & NARSEDALIA	623 SILVERTRACE COURT	WOODSTOCK	GA	30189
R000033660	1310 CAGE	VARGAS ANA MARIA AND JULIAN VARGAS	1310 CAGE ST	STEPHENVILLE	TX	76401
R000033666	1290 CAGE	VAZQUEZ MARIO & JEANNIE	754 S 2ND ST	STEPHENVILLE	TX	76401



STAFF REPORT

SUBJECT: Discussion of B-2 Zoning Permitted and Conditional Uses

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director

RECOMMENDATION:

On June 18, 2024, the Committee held preliminary discussions regarding this topic and opted to request staff conduct further research. The following options were presented to the Committee on July 16, 2024, for consideration. The Committee, by unanimous vote, opted to take no further action. On August 6, 2024, the Committee reported to the City Council and the recommendation was accepted.

The Development Services Committee revisited this item during the November, 2024 meeting. The Committee directed staff to prepare a draft revision to the land use regulations for the B-2, Retail and Commercial District, that would allow Auto Paint and Body Shop/Repair as a “Conditional Use.”

On January 21, 2025, the Committee reviewed the proposed revisions and by a unanimous vote, opted to proceed with the proposed revisions of the land use regulations. The Planning and Zoning Commission is now charged with reviewing the proposed revisions, holding a public hearing and making a recommendation to the City Council for action.

ALTERNATIVES

1. Recommend the City Council adopt the proposed revisions.
2. Recommend the City Council adopt the proposed revisions with modifications.
3. Recommend the City Council take no action regarding the proposed revisions.

AN ORDINANCE OF THE CITY OF STEPHENVILLE, TEXAS AMENDING SECTION 154.03 OF THE CODE OF ORDINANCES TO REVISE THE DEFINITION OF A CONIDITIONAL USE PERMIT AND TO REVISE SECTION 154.06.2.C BY ADDING “(7) – AUTO PAINT AND BODY SHOP/REPAIR” AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to revise the definition of a Conditional Use and add “auto paint and body shop/repair” as a conditional use for the B-2, Retail and Commercial District.

WHEREAS, the changes were reviewed and **unanimously recommended** by the Planning and Zoning Commission **on October 16, 2024.**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS:

SECTION 1.

The following Section of the Code of Ordinances are hereby revised as follows:

<p>Sec. 154.03 – Conditional Use</p>	<p>Definitions</p>	<p>(1) Conditional Use. A use which shall be permitted in a particular district only upon fulfillment of the regulations of the appropriate district and any additional requirements set forth by the City Council, including, but not limited to special yards, lot sizes, open spaces, buffers, fences, walls or screening; requirements for installation and maintenance of landscaping or erosion control measures; requirements for street improvements, regulation of vehicular ingress and egress, and traffic circulation; regulation of signs; regulation of hours or other characteristics of operation; establishment of development schedules or time limits for performance or completion; and such other reasonable conditions as the City Council may deem necessary to insure compatibility with surrounding uses and to preserve the public health, safety, and welfare.</p>
<p>Sec. 154.06.2.C – Conditional Use (Special Use Permit Required)</p>	<p>(7)</p>	<p>(7) Auto paint and body shop/repair;</p>

SECTION 2.

This ordinance shall be effective upon passage.

PASSED AND APPROVED this **5th** day of November 2024.

Doug Svien, Mayor

ATTEST:

Sarah Lockenour, City Secretary

Reviewed by Jason M. King, City Manager

Randy Thomas, City Attorney
Approved as to form and legality