



## SPECIAL CITY COUNCIL MEETING

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City Hall Council Chambers, 298 West Washington Street  
Thursday, July 22, 2021 at 5:00 PM

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### AGENDA

#### CALL TO ORDER

#### REGULAR AGENDA

**1. PUBLIC HEARING**

Case No.: RZ2021-013

Applicant is Requesting a Rezone of the Property located at 0 Choctaw Rd, Parcel No. R34558, being Block G (pt of), West Gate Addition of the City of Stephenville, Erath County, Texas, from Industrial District (I) to Single Family Residential District (R-1)

2. Consider Approval of an Ordinance Rezoning the Property located at 0 Choctaw Rd, Parcel No. R34558, being Block G (pt of), West Gate Addition of the City of Stephenville, Erath County, Texas, from Industrial District (I) to Single Family Residential District (R-1)
3. Consider Approval of a Resolution Renaming Fire Station No. 2

#### 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.***

#4398

## ZONING AMENDMENT APPLICATION

### CITY OF STEPHENVILLE

1. **APPLICANT/OWNER:** Tim Trotter  
First Name Last Name
- ADDRESS:** 151 CR 2700  
Street/P.O. Box Phone No.
- Walnut Springs, TX 76690  
City State Zip Code
2. **PROPERTY DESCRIPTION:** Dale O - Choctaw Dr  
Street Address
3. **LEGAL DESCRIPTION:** 1 Block G Westgate R34558  
Lot(s) Block(s) Addition
4. **PRESENT ZONING:** Industrial  
Zoning District Title
- PROPOSED ZONING:** Residential  
Zoning District Title
5. **APPLICANTS REQUEST FOR ZONING CHANGE IS AS FOLLOWS:** \_\_\_\_\_  
Rezone Block G to residential,

(Attach an additional sheet if necessary)

Tim Trotter  
Signature of Applicant

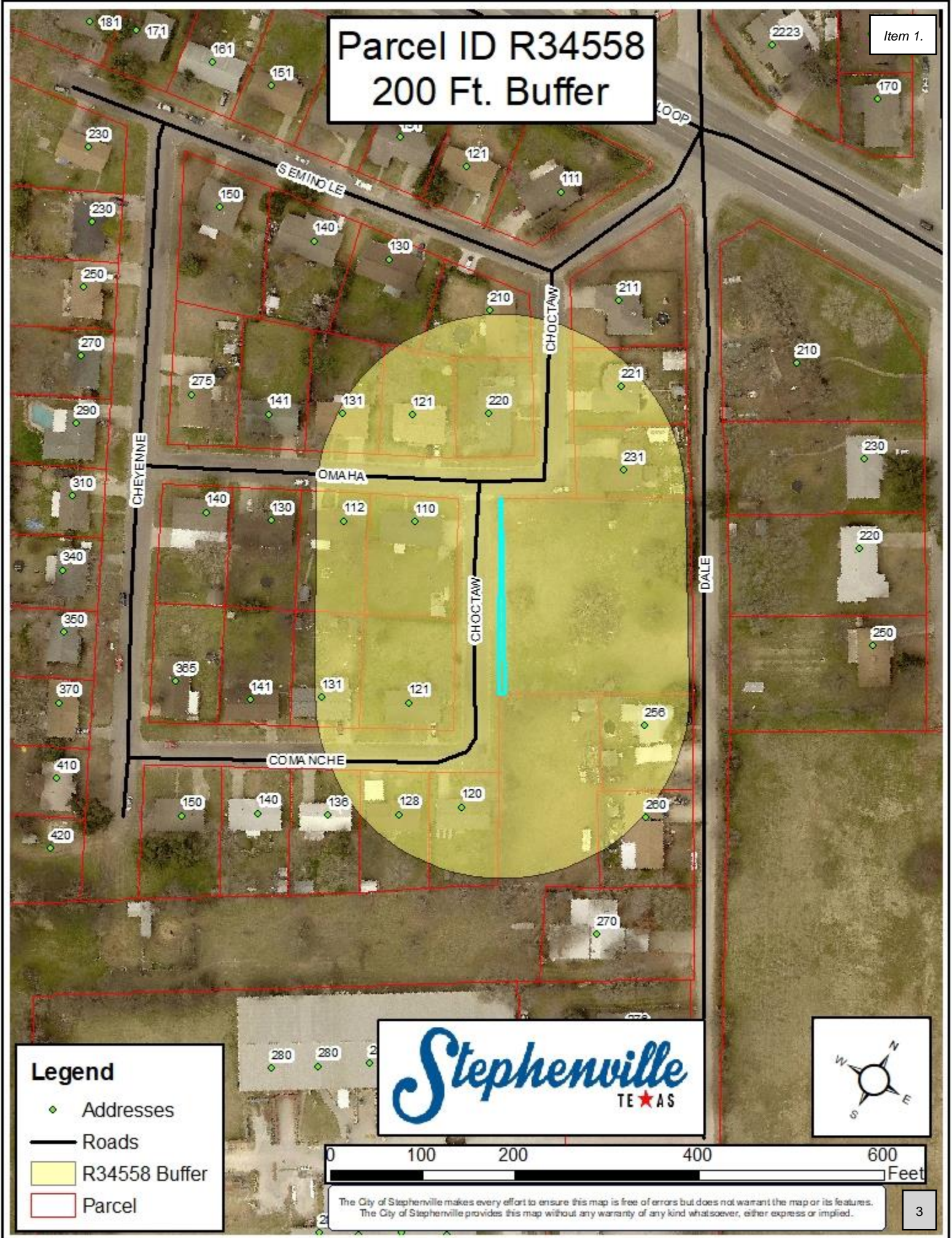
7/2/21  
Date

Ima Coy  
Signature of City Official Received

7/6/21  
Date Received

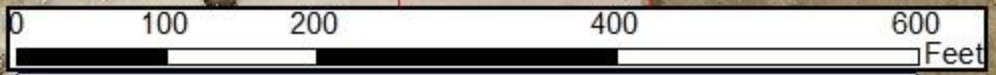
# Parcel ID R34558 200 Ft. Buffer

Item 1.



**Legend**

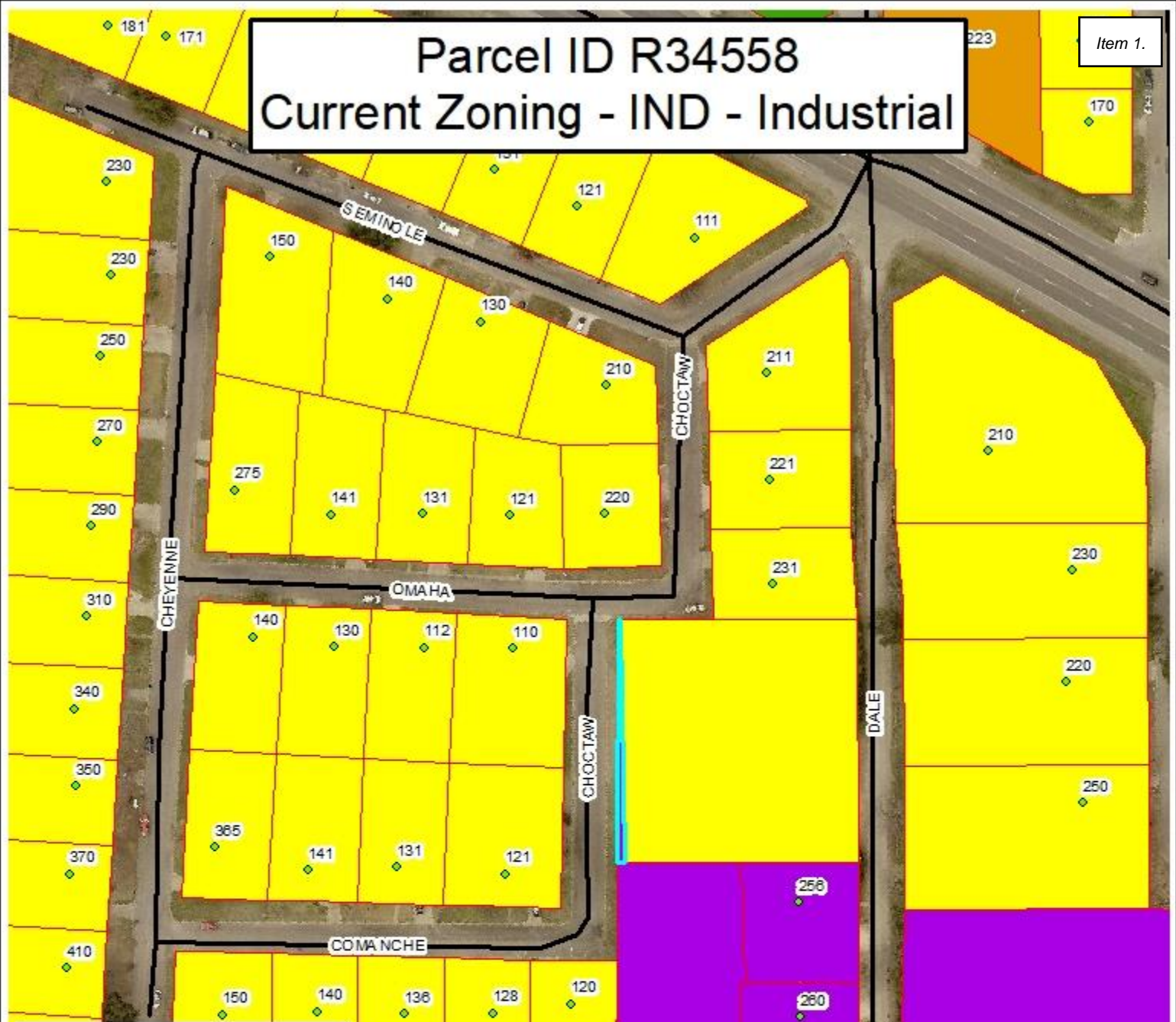
- ◆ Addresses
- Roads
- R34558 Buffer
- Parcel



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 express or implied.

Parcel ID R34558  
 Current Zoning - IND - Industrial

Item 1.

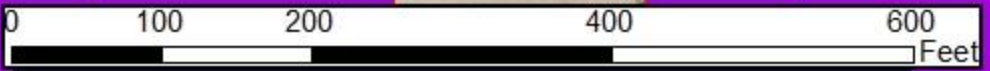


**Legend**

- ◆ Addresses
- Roads
- ▭ Parcel

**ZONING**

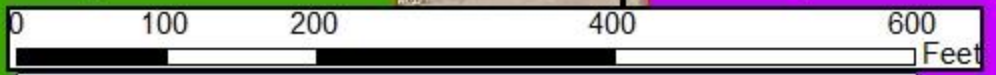
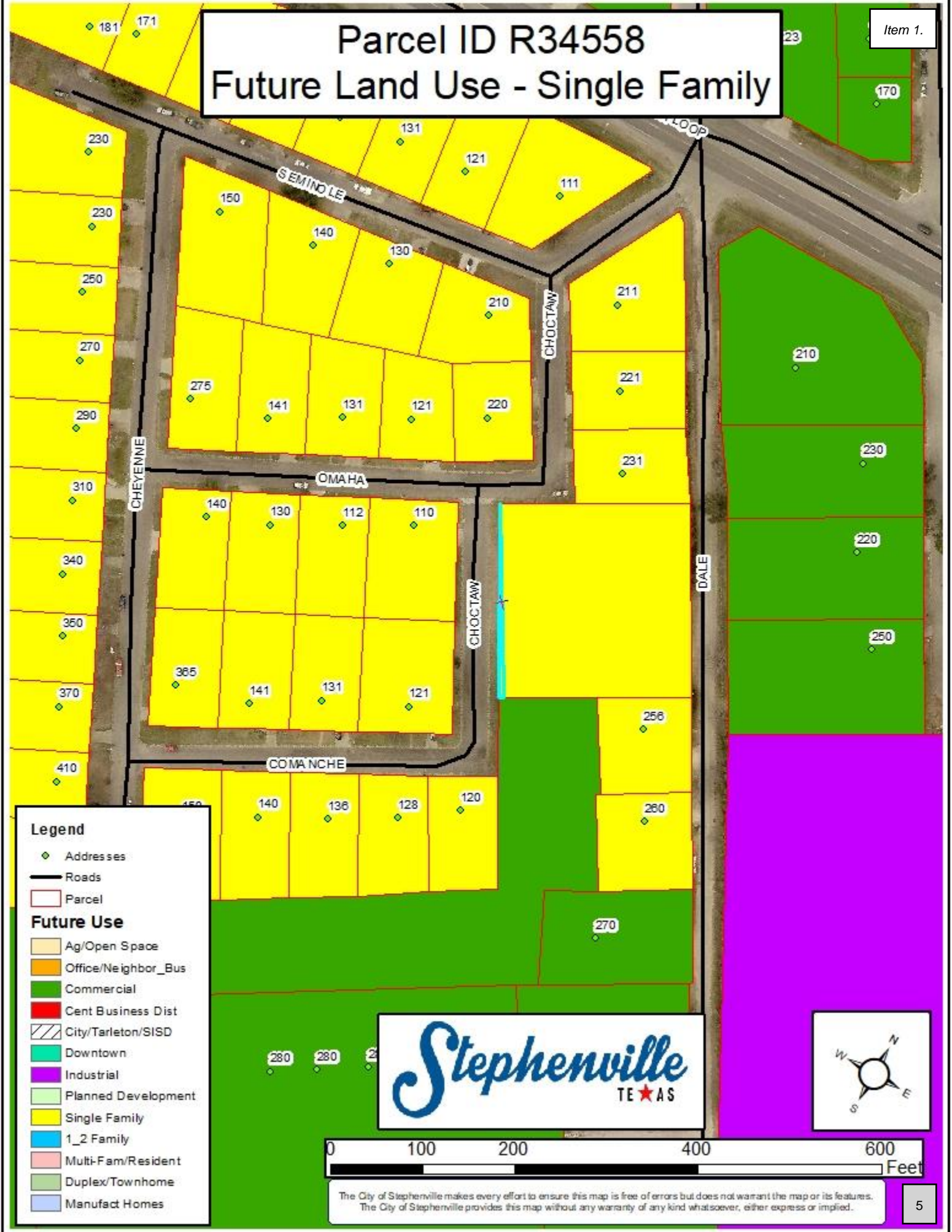
- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tareyton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 8,000
- R-2 - One and Two Family
- R-3 - Multiple Family
- RE - Single Family - 1 Acre



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Parcel ID R34558  
 Future Land Use - Single Family

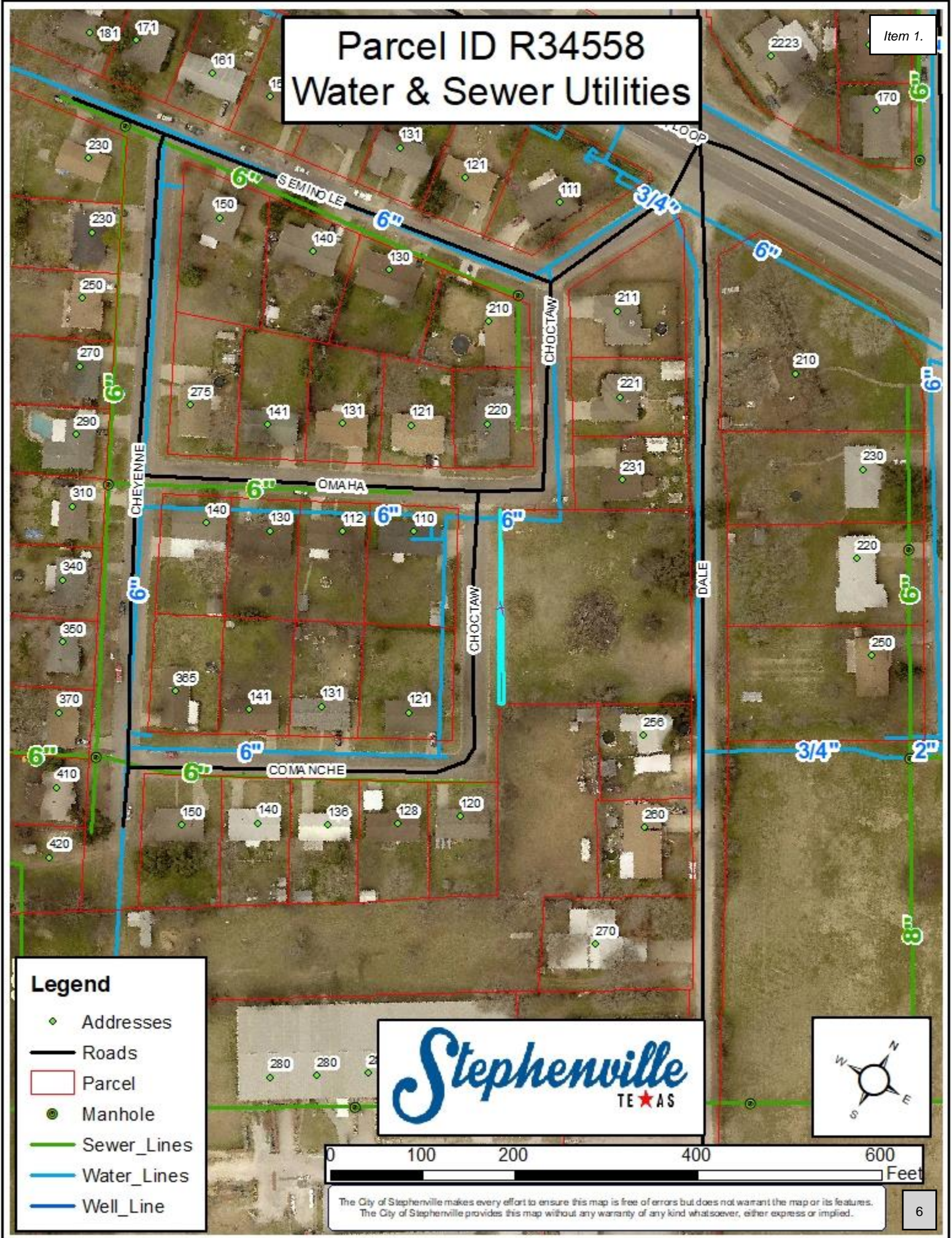
Item 1.



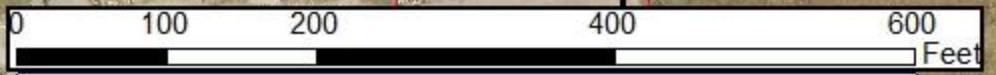
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# Parcel ID R34558 Water & Sewer Utilities

Item 1.



- Legend**
- ◆ Addresses
  - Roads
  - ▭ Parcel
  - Manhole
  - Sewer\_Lines
  - Water\_Lines
  - Well\_Line



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## Parcel R34558 Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000034530	121 OMAHA	BRAMLETT ERNIE & JOYCE	1708 PR1113	STEPHENVILLE	TX	76401-9706
R000034528	210 CHOCTAW	BUCHANAN BRUCE A & BARBIE A	210 CHOCTAW ST	STEPHENVILLE	TX	76401-0000
R000034523	221 CHOCTAW DR	CAREY RAYMOND E & LAURA E	221 CHOCTAW DR	STEPHENVILLE	TX	76401
R000022379	0 S DALE AVE	COLLINS MATTHEW DUSTIN	179 LIVE OAK RD	SANTO	TX	76472
R000034524	231 CHOCTAW	DALLEY ANGELA K (LIFE ESTATE)	231 CHOCTAW ST	STEPHENVILLE	TX	76401
R000034545	128 COMANCHE	ESPINOZA ANTONIO JR	128 COMANCHE	STEPHENVILLE	TX	76401
R000034527	130 SEMINOLE	FREDRICKSON DAVID P & MIA M	308 CR501	STEPHENVILLE	TX	76401-7534
R000034529	220 CHOCTAW	GILCHREST SANNIE WESLEY	220 CHACTAW DR	STEPHENVILLE	TX	76401
R000034538	121 COMANCHE	JONES PAULETTE P	PO BOX 121	STEPHENVILLE	TX	76401
R000034537	110 OMAHA	LOPEZ MARIO & JORDYN ANN	110 OMAHA	STEPHENVILLE	TX	76401-3824
R000034539	131 COMANCHE	MCGEE LARRY D & KIMMY J	131 COMANCHE ST	STEPHENVILLE	TX	76401
R000022377	256 S DALE AVE	MILLER LEAH DIANE ET AL	270 S DALE	STEPHENVILLE	TX	76401
R000072144	211 CHOCTAW DR	PLUMLEE JANE E	PO BOX 33	CYPRESS	TX	77410
R000034544	136 COMANCHE	RESENDEZ ANTONIO JR	136 COMANCHE	STEPHENVILLE	TX	76401
R000042865	260 DALE AVE	STEPHENS JOWELL C	PO BOX 45	STEPHENVILLE	TX	76401-0000
R000034546	120 COMANCHE	TRAFALGAR HOMES OF TEXAS LLC	PO BOX 65	STEPHENVILLE	TX	76401
R000034558	0 CHOCTAW DR	TROTTER TIMOTHY L	151 CR 2700	WALNUT SPRINGS	TX	76690
R000022362	0 S DALE AVE	TROTTER TIMOTHY L	151 CR 2700	WALNUT SPRINGS	TX	76690
R000034536	112 OMAHA	WEATHERMON LARAMEY J	112 OMAHA	STEPHENVILLE	TX	76401
R000034531	131 OMAHA	ZIPP CODY & RHEAGAN LYNCH	131 OMAHA	STEPHENVILLE	TX	76401



# STAFF REPORT

**SUBJECT:** Case No.: RZ2021-013

Applicant Tim Trotter, is requesting a rezone of property at located at 0 Choctaw Rd, Parcel R34558, of WEST GATE ADDITION, BLOCK G (PART OF), of the City of Stephenville, Erath County, Texas, from (Ind.) Industrial to (R-1) Single Family.

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen

**RECOMMENDATION:**

The Comprehensive Plan for future land use designates this property to be Single Family.

**BACKGROUND:**

The intended project for the requested zoning is for single family residential construction. Mr. Trotter has completed the civil work and filed for a minor replat leading to the discovery of BLK G being zoned industrial. Mr. Trotter will be subdividing two parcels into four parcels via the minor replat process upon the approval of this rezone request.

The Planning and Zoning Commission will convene on July 21, 2021 and it is anticipated that the Commission will recommend approval of the rezoning request to the City Council.

**CURRENT ZONING:**



**FUTURE LAND USE:**



**Location**

Subject Site

**Zoning**

(I) Industrial

**Future Land Use**

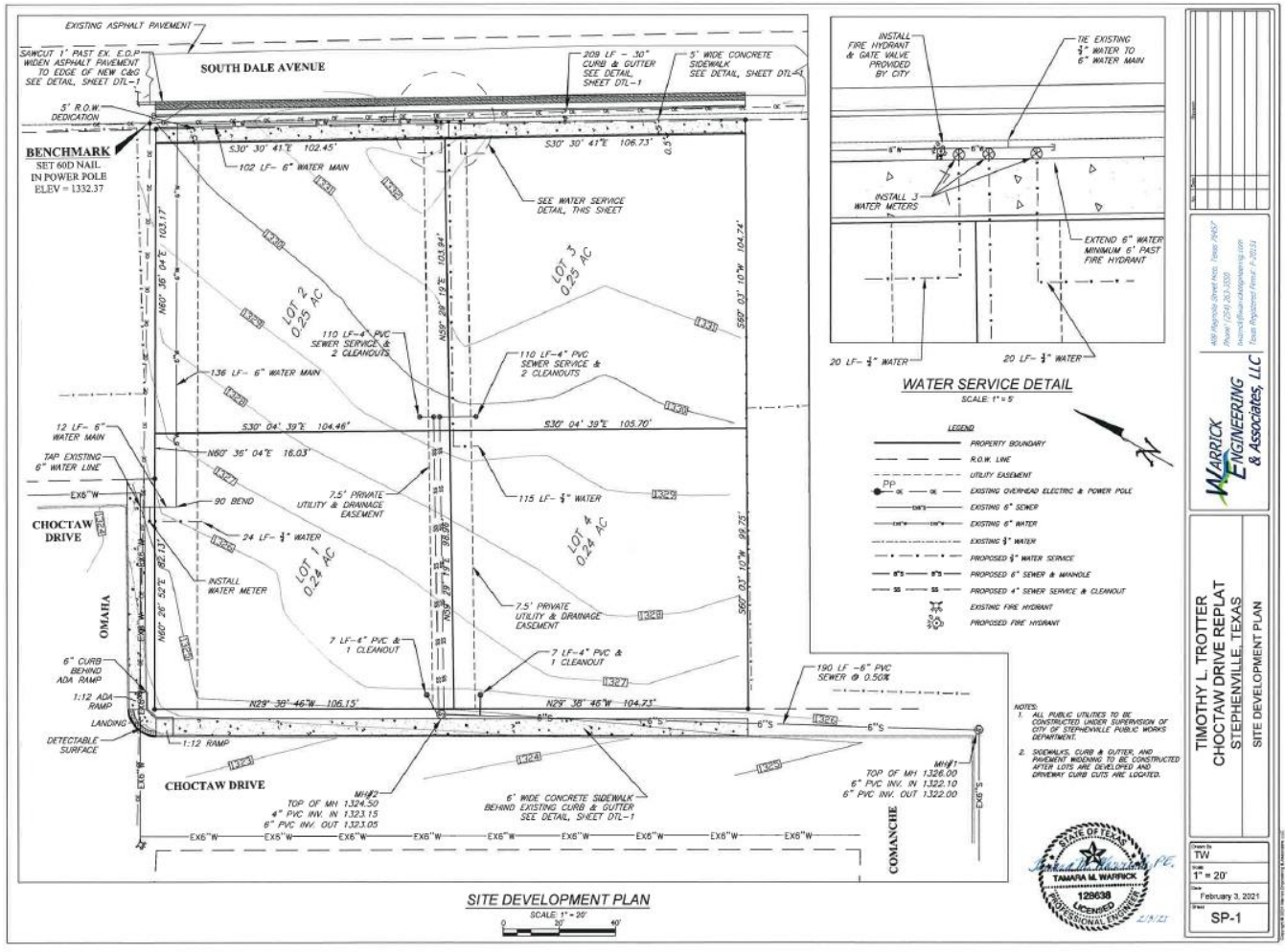
Single Family



North	(R-1) Single Family	Single Family
South	(I) Industrial	Commercial/Single Family
East	(R-1) Single Family	Commercial
West	(R-1) Single Family	Single Family

**WATER, SEWER AND STREET DETAIL:**

The property is served by a 12" city water main in Hwy 377 and in Swan in Street.



**DESCRIPTION OF REQUESTED ZONING:**

**Sec. 154.05.3. Single-family residential district (R-1) (7,500 ft<sup>2</sup>).**

**5.3.A Description.** This residential district provides for a generally lesser density city neighborhood development. The primary land use allows for single-family dwelling development appropriate to a city-style neighborhood. Other uses within this district shall contribute to the nature of the neighborhood. Development within this district is intended to

be separate from and protected from the encroachment of land activities that do not contribute to the esthetic and functional well being of the intended district environment.

### 5.3.B Permitted Uses.

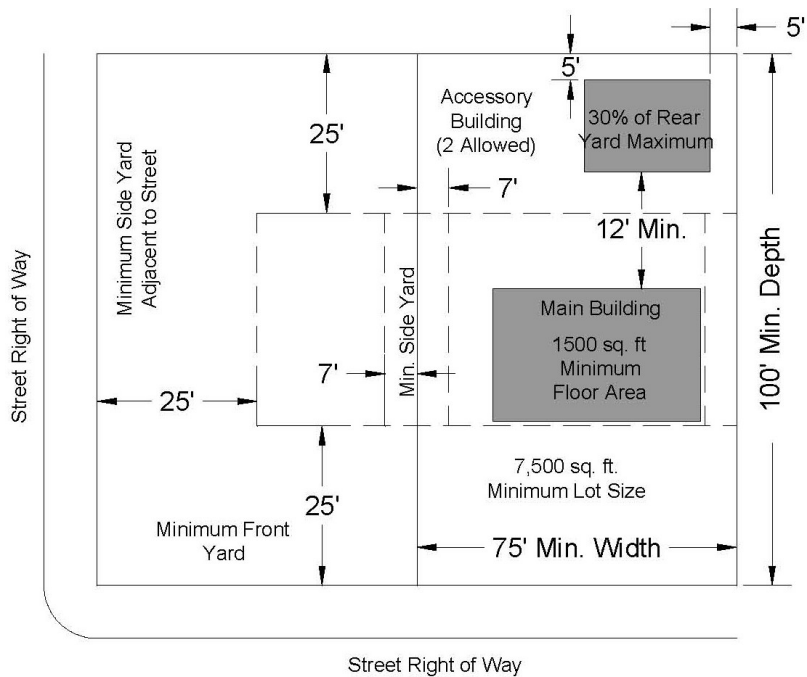
- (1) Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals;
- (2) Accessory buildings;
- (3) Churches, temple, mosques and related facilities;
- (4) Community home;
- (5) Park or playground; and
- (6) SISD school—public.

### 5.3.C Conditional Uses.

- (1) Home occupation;
- (2) Common facilities as the principal use of one or more platted lots in a subdivision; and
- (3) Child care—registered family home.

### 5.3.D Height, Area, Yard and Lot Coverage Requirements.

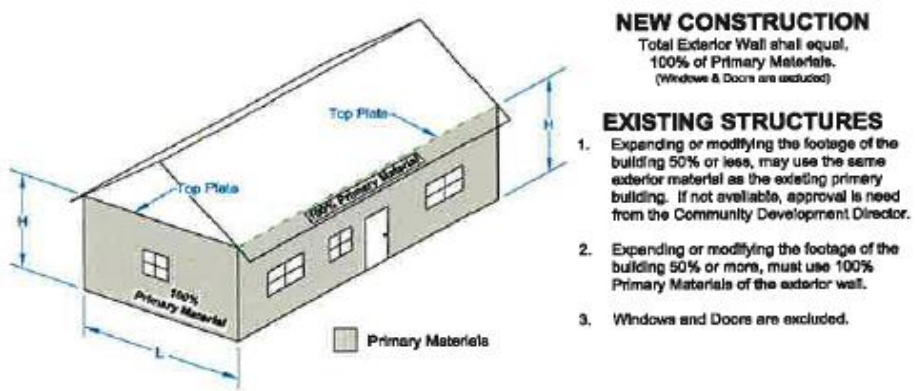
- (1) Maximum density: one dwelling unit per lot.
- (2) Minimum lot area: 7,500 ft<sup>2</sup>.
- (3) Minimum lot width and lot frontage: 75 feet.
- (4) Minimum lot depth: 100 feet.
- (5) Minimum depth of front setback: 25 feet.
- (6) Minimum depth of rear setback: 25 feet.
- (7) Minimum width of side setback:
  - (a) Internal lot: seven feet.
  - (b) Corner lot: 25 feet from intersecting side street.
- (8) Building size:
  - (a) Maximum main building coverage as a percentage of lot area: 40%.
  - (b) Minimum area of main building: 1,500 ft<sup>2</sup>.
- (9) Accessory buildings:
  - (a) Maximum accessory buildings coverage of rear yard: 30%.
  - (b) Maximum number of accessory buildings: two.
  - (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.
- (10) Maximum height of structures: 35 feet.
- (11) 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.



**5.3.E Parking Regulations.** A Single-Family, R-1 District lot shall provide a minimum of two vehicle parking spaces, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in this ordinance, Section 11, Parking Regulations of this ordinance.

**5.3.F Type of Construction.**

- (1) The exterior walls of all new dwellings to the top plate, shall be constructed exclusively of primary materials, excluding doors, windows, and porches. See Section 10.E(1): Exterior Building Material Standard—Primary Materials.
- (2) Existing dwellings expanding the total square footage of the building 50% or less, or modifying the exterior walls, may use the same exterior construction material as the existing primary building. If the material is not available, similar material may be used if approved by the Community Development Director.
- (3) Existing dwellings expanding the total square footage of the building by more than 50%, or proposing to use a material consistent with the primary structure for any expansion must use primary materials, Section 10.E(1): Exterior Building Material Standard—Primary Materials, for the expansion area.



(Ord. 2011-26, passed 12-6-2011)

**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 proper 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 rezone

**ALTERNATIVES**

- 1) Accept the recommendation from the Planning and Zoning Commission and deny the rezoning request.
- 2) Modify the recommendation of the Planning and Zoning Commission and approve the rezoning request designating an alternate zoning classification.
- 3) Over-rule the recommendation of the Planning and Zoning Commission and approve the rezoning request.