



PLANNING AND ZONING COMMISSION

City Hall Council Chambers, 298 W. Washington
Wednesday, May 19, 2021 at 5:30 PM

AGENDA

CALL TO ORDER

MINUTES

1. Consider Approval of Minutes 04/21/2021

PUBLIC HEARING

2. Case No.: RP2021-001

Applicant Matthew Hilbig with KFW Engineering, representing EG Tejas, LLC, is requesting a replat of properties located at 2798 W. Washington, being Parcels R22338 and R22351 of the MOTLEY WILLIAM ABSTRACT, Parcel R76366 of CITY ADDITION, BLOCK 157, LOT 12 (PT. OF) and Parcel R22391 of CITY ADDITION, BLOCK 157, LOT 10, of the City of Stephenville, Erath County, Texas. The applicant is requesting approval of a preliminary plat.

3. Case No.: RZ2021-008

Applicant Tobiah and Mandy O'Neal are requesting a rezone of property located at 1065 W. Frey, Parcel R32261, of KIGHT SECOND ADDITION, BLOCK 5, LOT 2, of the City of Stephenville, Erath County, Texas, from (R-1) Single Family Residential to (R-3) Multifamily.

4. Case No.: RZ2021-009

Applicant Tobiah O'Neal, representing Ontade LLC, is requesting a rezone of property located at 1083 Frey, Parcel R32260, of KIGHT SECOND ADDITION, BLOCK 5, LOT 1, of the City of Stephenville, Erath County, Texas, from (R-1) Single Family Residential to (R-3) Multifamily.

5. Case No.: RZ2021-010

Applicant Oakdale United Methodist Non-Profit, representing Oakdale Methodist Church, is requesting a rezone of property located at 2675 W. Overhill Drive, Parcel R22423, of A0515 MOTLEY WILLIAM, of the City of Stephenville, Erath County, Texas, from (R-1) Single Family Residential to (B-1) Neighborhood Business.

6. Case No.: PD2021-001

Property owner Taylor Kanute of Harbin Street LLC is requesting a rezone of property 0 S. Harbin Drive, Parcel R73763, of SOUTH SIDE ADDITION, BLOCK 19, LOT 15, of the City of Stephenville, Erath County, Texas, from (B-2) Retail and Commercial Business to (PD) Planned Development.

ZONING REVIEW WORK SESSION

7. Discussion of Permitted Uses in the Zoning Code

ADJOURN

Pursuant to Section 418.108(g) of the Texas Government Code, a Declaration of Local Disaster issued on April 22, 2020, and in the interest of public health, the city has exercised its right to limit ingress and egress in public

buildings. As such, the public will be allowed into city facilities to attend the meeting on a limited basis.

Those wishing to address the Planning and Zoning Commission may do so in person. Written correspondence may also be mailed to City Hall or emailed to Steve Killen, Director of Development Services, at skillen@stephenvilletx.gov. Written correspondence must be received by 3:00 p.m. on May 19, 2021. For alternate arrangements, please contact Steve at least 48 hours prior to the meeting.

The meeting is available for viewing via livestream on the City's Facebook Page (City of Stephenville – City Hall).

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, Stephenville, Texas 76401

Wednesday, April 21, 2021 at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, April 21, 2021 at 5:30 PM, in the Council Chambers at City Hall, 298 West Washington Street, for the purpose of a Regular Business 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
 Bruce Delater
 Justin Allison
 Brian Lesley
 Cliff McCrury
 Todd McEvoy

OTHERS ATTENDING: Steve Killen, Director of Development Services
 Tina Cox, Commission Secretary

CALL TO ORDER

Chairperson LaTouche called the meeting to order at 5:30 p.m.

SPECIAL AGENDA

Chairperson LaTouche moved items 7 and 8 to the beginning of the agenda.

PUBLIC HEARING

7. Public Hearing - Case No.: RZ2021-001R

Applicant Keewaydin Development, Taylor Kanute, is requesting a rezone of properties located at 751 Miller, Parcel R32531, Lot 8, Block 2, Miller Addition, to the City of Stephenville, Erath County, Texas, from (B-1) Neighborhood Business to (R-1.5) Single Family Residential.

Steve Killen, Director of Development Services briefed the Commission on the request on April 6, 2021, Mr. Kanute withdrew his request, Case No.: RZ2021-001, and made a new request to rezone the property to R-1.5. The comprehensive plan for future land use designates this property to be single family. This parcel does not meet the minimum width requirement of 75 feet for R-1 zoning. B-3 requires minimum width requirement of 60 feet. He stated that the intended project for the requested zoning is for the construction of a single-family dwelling. A single-family dwelling is considered a permitted use under the B-3 (Central Business District) zoning classification. The applicant does not currently own the property, but has received authorization from the current owner to make the request.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of or opposition to the request.

Chairperson LaTouche closed the public hearing.

MOTION by Bruce Delater, second by Justin Allison, to approve Case No. RZ2021-001R. MOTION CARRIED by unanimous vote.

8. Public Hearing - Case No.: RZ2021-002R

Applicant Keewaydin Development, Taylor Kanute, is requesting a rezone of properties located at 751 Miller, Parcel R32529, Lot 8, Block 2, Miller Addition, to the City of Stephenville, Erath County, Texas, from (B-1) Neighborhood Business to (R-1.5) Single Family Residential.

Steve Killen, Director of Development Services briefed the Commission on the request on April 6, 2021, Mr. Kanute withdrew his request, Case No.: RZ2021-001, and made a new request to rezone the property to R-1.5. Steve Killen, Director of Development Services stated that this case is almost identical to Case No. RZ2021-001R, with the exception that in this case, the lot is smaller and will require a variance request from the Board of Adjustment as well.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of or opposition to the request.

Chairperson LaTouche closed the public hearing.

MOTION by Todd McEvoy, second by Brian Lesley, to approve Case No. RZ2021-002R. MOTION CARRIED by unanimous vote.

Chairperson LaTouche recessed the meeting at 5:36 p.m.

Chairperson LaTouche called the meeting back to order at 5:42 p.m.

CONSIDER APPROVAL OF MINUTES

1. Consider Approval of Minutes for December 16, 2020.

MOTION by Cliff McCrury, second by Brian Lesley, to approve the minutes for December 16, 2020. MOTION CARRIED by unanimous vote.

2. Consider Approval of Minutes for March 10, 2021.

MOTION by Brian Lesley, second by Justin Allison, to approve the minutes for March 10, 2020. MOTION CARRIED by unanimous vote.

3. Consider Approval of Minutes for March 17, 2021.

MOTION by Brian Lesley, second by Justin Allison, to approve the minutes for March 17, 2021. MOTION CARRIED by unanimous vote.

P&Z Commission Update

4. Case No.: PD2020-003, PD2020-004 and PD2020-005

Steve Emmons, with Spectra Student Living, will provide an update on the Planned Development located in the 2200 Blk of Tarleton and provide an updated development schedule pursuant to requirements of the zoning code, Section, 154.08. Although the update is prior to the one year anniversary, the PD was approved with a condition that the single family infrastructure for the PD would be completed by April 1, 2021.

Steve Emmons updated the P&Z commission regarding the Spectra Student Living at 2241 Tarleton Ave. He stated that he estimates that the underground on the Single Family Residential should be completed by June 1, 2021. He also stated that eight buildings are in the process of being framed and the site work is 50% completed. Due to the storm water retention concerns and the pandemic, Mr. Emmons requested that his Planned Development permit be extended to July 1, 2021.

MOTION by Todd McEvoy, second by Brian Lesley, to extend the permit to July 1st, 2021. MOTION CARRIED by unanimous vote.

PUBLIC HEARINGS

5. Case No.: SV2021-004

Applicant Clint McKeehan, representing Wellington State Bank, is requesting a subdivision waiver from Section 155.6.04.M.1 – Curb and Gutter, for property located at 2895 Northwest Loop, Parcel R76370, Block 155, Lot 17 (PT OF) of City Addition, to the City of Stephenville, Erath County, Texas.

Steve Killen, Director of Development Services, briefed the commission on the case. Mr. Killen stated that the property has frontage on Forest Lane as well as Northwest Loop. Mr. Killen stated that applicant has no objections to the Curb and Gutter Requirements on Forest Lane, however, their objection is regarding Northwest Loop. Staff recommends denial of the waiver as it is a requirement set forth by city ordinance.

Clint McKeehan, applicant, stated that Wellington State Bank has no objection the sub-division requirements on Forest Lane, however he expressed concern about the steep bar ditch on Northwest Loop and the possible water drainage issues.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of or opposition to the rezone request.

Chairperson LaTouche closed the public hearing.

MOTION by Bruce Delater, no second, to deny Case No. SV2021-004. MOTION failed.

MOTION by Todd McEvoy, second by Brian Lesley, to approve Case No. 2021-004 and forward a positive recommendation to Council. MOTION CARRIED with Lisa LaTouche casting the dissenting vote.

6. Case No.: SV2021-005

Applicant Clint McKeehan, representing Wellington State Bank, is requesting a subdivision waiver from Section 155.6.04.M.1 – Sidewalk, for property located at 2895 Northwest Loop, Parcel R76370, Block 155, Lot 17 (PT OF) of City Addition, to the City of Stephenville, Erath County, Texas.

Steve Killen, Director of Development Services, briefed the commission on the case. Mr. Killen stated that the property has frontage on Forest Lane as well as Northwest Loop. Mr. Killen stated that applicant has no objections to the Sidewalk requirements on Forest Lane, however, their objection is regarding Northwest Loop. Staff recommends denial of the waiver as it is a requirement set forth by city ordinance.

Clint McKeehan, applicant, stated that Wellington State Bank has no objection the sub-division requirements on Forest Lane, however he expressed concern about the steep bar ditch on Northwest Loop and the possible grading issues that may occur.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of or opposition to the rezone request.

Chairperson LaTouche closed the public hearing.

MOTION by Brian Lesley, second by Bruce Delater, to approve Case No. SV2021-005 and forward a positive recommendation to Council. MOTION CARRIED, with Todd McEvoy and Brian Lesley casting dissenting votes.

7. Case No.: RZ2021-007

Applicant Jayson Sample, as authorized by Brandon McDonald, is requesting a rezone of property located at located at 1955 W. South Loop, Parcel R31852, of GREENVIEW ADDITION, BLOCK 2, LOT 1, of the City of Stephenville, Erath County, Texas, from (B-1) Neighborhood Business to (I) Industrial.

Steve Killen, Director of Development Services, briefed the commission on the case. The intended project for the requested zoning is for a retail business offering personal service (tattoos). The current zoning does not list this type of business as a permitted use, hence the request to rezone to Industrial. Staff recommendation is that the Comprehensive Plan for future land use designates this property to be Commercial.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of or opposition to the rezone request.

Chairperson LaTouche closed the public hearing.

MOTION by Brian Lesley, second by Cliff McCrury, to deny Case No. RZ2021-007 and forward a negative recommendation to Council. MOTION CARRIED with Justin Allison casting the dissenting vote.

ADJOURN

The meeting was adjourned at 6:23 p.m.

Lisa LaTouche, Chair

ATTEST:

Tina Cox, Commission Secretary





STAFF REPORT

SUBJECT: Case No.: RP2021-001

Applicant Matthew Hilbig with KFW Engineering, representing EG Tejas, LLC, is requesting a replat of properties located at 2798 W. Washington, being Parcels R22338 and R22351 of the MOTLEY WILLIAM ABSTRACT, Parcel R76366 of CITY ADDTION, BLOCK 157, LOT 12 (PT. OF) and Parcel R22391 of CITY ADDITION, BLOCK 157, LOT 10, of the City of Stephenville, Erath County, Texas. The applicant is requesting approval of a preliminary plat.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

The Comprehensive Plan for future land use designates this property to be Commercial, with exception of Parcel R76366, which is designated as Industrial.

BACKGROUND:

The applicant is requesting approval of a preliminary plat for a future development of a center with tenants that comply with the permitted uses listed in the industrial district.

CURRENT ZONING:

I – Industrial

FUTURE LAND USE:

Commercial, One Parcel Industrial

WATER:

The property is currently served by various water mains.

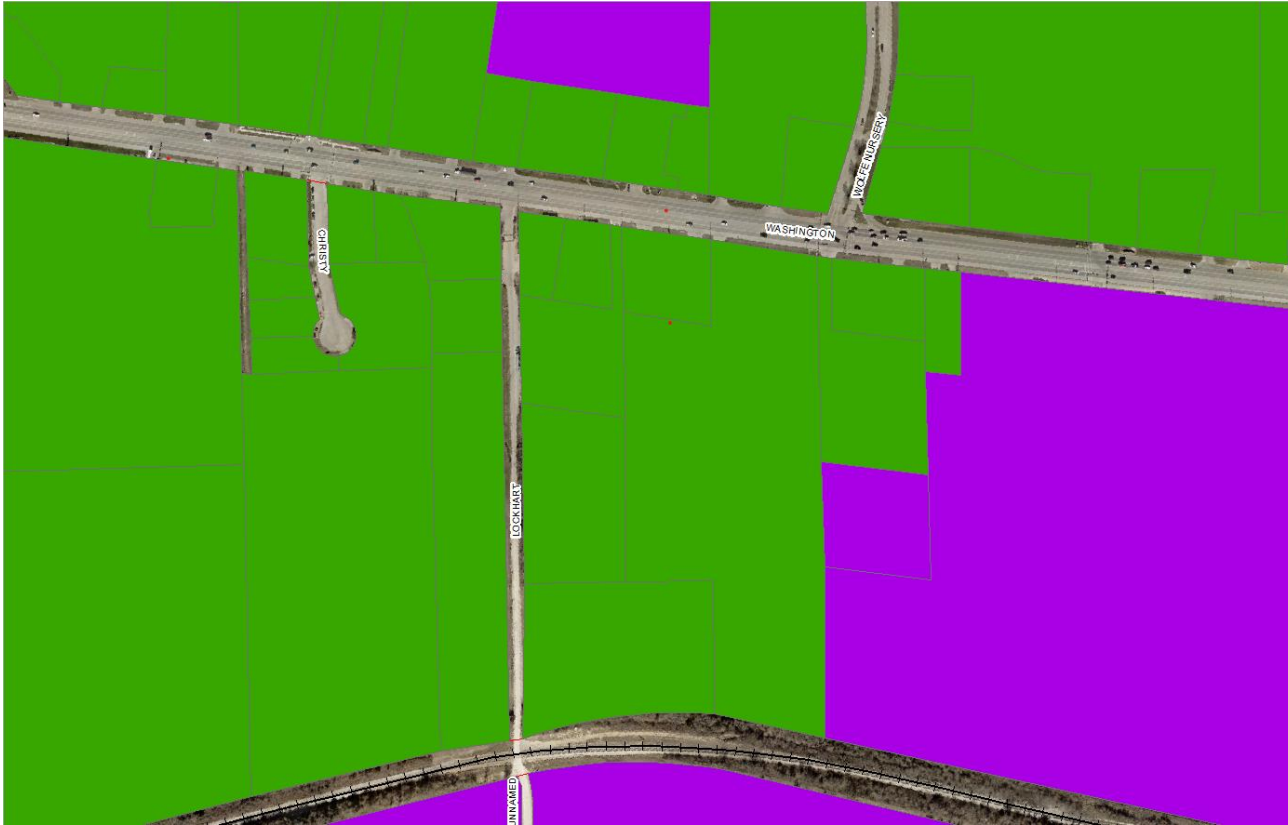
SEWER:

The property is currently served by various sewer mains.

STREET:

The property is served by Hwy 377. Wolfe Nursery road will be extended into the development.

ZONING AND LAND USE:



DESCRIPTION OF ZONING

Sec. 154.06.6. Industrial district (I).

6.6. A Description. The Industrial District is intended to serve as the location for general industrial activities.

6.6.B Permitted Uses.

- (1) Airport, heliport or landing field;
- (2) Animal grooming;
- (3) Athletic field;
- (4) Auto paint and body shop/repair;
- (5) Auto parking lot or building (commercial);
- (6) Auto parts sales;

- (7) Auto repair/mechanic garage;
- (8) Auto sales;
- (9) Auto storage;
- (10) Auto wrecking or salvage yard;
- (11) Automobile rental;
- (12) Automobile service station and car care center;
- (13) Bail bond service;
- (14) Bakery and confectionery shop;
- (15) Bakery and confectionery shop—products for retail only;
- (16) Bakery and confectionery shop—wholesale and distribution;
- (17) Banks or other financial institutions;
- (18) Boat sales;
- (19) Bottling works (wholesale);
- (20) Building material sales;
- (21) Bulk grain/feed storage;
- (22) Cabinet and upholstering shop;
- (23) Car wash;
- (24) Chemical supply;
- (25) Civic/community center;
- (26) College or university;
- (27) Commercial amusement (indoor and outdoor);
- (28) Concrete or asphalt batching plant;
- (29) Convenience store (with pumps);
- (30) Convenience/grocery store (without pumps);
- (31) Construction equipment rental and sales;
- (32) Construction yard (temporary);
- (33) Contractor shop and storage yard;
- (34) Feed, seed and fertilizer store—no bulk storage;
- (35) Feed store;
- (36) Field office (temporary);
- (37) Flea market;
- (38) Frozen foods locker;
- (39) Health club, weight and aerobic center;
- (40) Heavy machinery sales and storage;
- (41) Heavy manufacturing or industrial;
- (42) Home improvement center;
- (43) Hotels and motels;
- (44) Industrial manufacturing/fabrication/assembly (closed);
- (45) Industrial manufacturing/fabrication/assembly (outside storage);

- (46) Kennel;
- (47) Kiosk;
- (48) Laboratory (medical);
- (49) Landscaping service;
- (50) Laundry plant;
- (51) Lawn equipment and small engine sales and services;
- (52) Light manufacturing or industrial;
- (53) Machine shop;
- (54) Micro brewery;
- (55) Mini storage/warehouses;
- (56) Mobile homes/manufactured home parks;
- (57) Mobile home display and sales;
- (58) Moving company;
- (59) Newspaper printing;
- (60) Office—professional and general administration;
- (61) Overnight delivery and service center;
- (62) Pawn shop;
- (63) Plumbing shop;
- (64) Portable building sales;
- (65) Printing;
- (66) Produce stand;
- (67) Propane sales (filling stations);
- (68) Radio, television, microwave or electric generating tower;
- (69) Recreational vehicle sales;
- (70) Railroad or bus passenger station;
- (71) Recycling collection center;
- (72) Recycling kiosk;
- (73) Research lab (non-hazardous);
- (74) Restaurant (drive-in type);
- (75) Restaurant or cafeteria—without drive-in service;
- (76) Roofing and siding supply;
- (77) Sand/gravel/caliche/stone sales (storage);
- (78) Shopping center;
- (79) Sign manufacturing;
- (80) Stone/clay/glass manufacture;
- (81) Storage or repair of furniture and appliance (inside);
- (82) Studio for radio and television;
- (83) Tattoo parlor/body piercing studio;
- (84) Taxidermy;

- (85) Tobacco shop;
- (86) Trade or commercial schools;
- (87) Tire retreading;
- (88) Tool equipment rental shop;
- (89) Trailer rental/sales;
- (90) Truck stop;
- (91) Veterinary clinic or hospital;
- (92) Veterinary services;
- (93) Warehouse, wholesale (enclosed and outside storage);
- (94) Welding shop;
- (95) Wholesale distribution centers;
- (96) Wholesale production and distribution of ice (mfg. by machine only); and
- (97) Wrecking yard.
- (98) Restaurant with alcoholic beverage service.

6.6.C Conditional Uses (Special Use Permit required).

- (1) Day care center—12 or more children; and
- (2) Sexually oriented business.
- (3) Citizen collection station.

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

- (1) Maximum density: There is no maximum density requirement.
- (2) Minimum lot area: There is no minimum area requirement.
- (3) Minimum lot width: There is no minimum width requirement.
- (4) Minimum lot depth: There is no minimum depth requirement.
- (5) Minimum depth of front setback: 20 feet minimum.
- (6) Minimum depth of rear setback: There is no minimum rear setback requirement unless the lot abuts upon a Residential District, then a minimum ten feet is required.
- (7) Minimum width of side setback:
 - (a) Internal lot: There is no minimum side setback requirement unless the lot abuts upon a Residential District, then a minimum five feet is required.
 - (b) Corner lot: 20 feet minimum.
- (8) Building size: There are no minimum size regulations
- (9) Maximum height of structures: No building shall exceed 75 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.



Note: All uses, no rear or side yard except when the lot abuts upon a Residential District, then the minimum set back for the rear yard is ten feet and side yard is five feet.

6.6.E Parking Regulations. All uses permitted in the I District: See Section 11 for Parking Regulations.

6.6.F Sign Regulation. See Section 12 for Sign Regulations.

6.6.G Exceptions to Use, Height and Area Regulations. See Section 10.

6.6.H Garbage Regulations. Industrial District businesses will provide a serviceable area specifically for refuse collection designed for refuse canisters. Each designated canister area will be nine feet wide and eight feet deep (72 square feet), with a cement slab base. If the location of the cement slab is adjacent to a residential district, the slab must be at least five feet from the property line. The refuse area will be enclosed on three sides by a privacy fence. Approach areas will meet the requirements of Subsection 6.6.I.

6.6. I Loading and Unloading Regulations. All loading, unloading and maneuvering of vehicles connected with the activity must be on the premises and will not be permitted in any street. Loading and unloading areas must be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced.

(Am. Ord. 2008-07, passed 5-6-2008; Am. Ord. 2009-23, passed 12-1-2009; Am. Ord. No. 2018-O-25 , § 1, 8-7-2018; Am. Ord. 2009-23, passed 12-1-2009; Am. Ord. 2018-O-32 , § 2, passed 8-28-2018)

ALTERNATIVES

- 1) Recommend the City Council approve the preliminary plat.
- 2) Recommend the City Council deny the preliminary plat.



Planning and Building Department
298 W. Washington, Stephenville TX 76401
Phone: (254) 918-1213 www.stephenvilletx.gov

Plat Application and Checklist

Please note that this checklist is intended to assist developers and design professionals in the preparation of submittals for DRC review and are generally what is needed to facilitate the review of the proposed plat. A submittal of a complete application will facilitate a timely review. Failure of the applicant to provide required information will result in application not being processed. Under special circumstances, additional items may be required through the Development Review Committee process prior to approval.

Please check the Appropriate Box: Final Plat [] Preliminary Plat [X] Amended Plat [] Minor Plat []
Residential Replat [] Replat [] Conveyance Plat []

PROPERTY INFORMATION:

20 Acre Development on Washington
Project Name: Parcel(s) Tax ID# (Required): R22391, R22351, R76366, R22338
Project Address (Location): 2798 W WASHINGTON Total Acres: 19.34
Previous Project Number (If Applicable):
Existing Zoning: Industrial # of Existing Lots: 4 # of Existing Units:
Proposed Zoning: # of Proposed Lots: 9 # of Proposed Units:
SIGNATURE: [Handwritten Signature]

Owner Information and Authorization

Name: Matthew Hilbig
Company Name: KFW Engineers & Surveying
Address: 3421 Paesanos Parkway, Suite 200, San Antonio, TX 78231
Telephone: 210.979.8444 Email: mhilbig@kfwengineers.com
Please Note: e-mail addresses will be used to notify the owner or representative of the status of the plat.

CHECK ONE OF THE FOLLOWING:

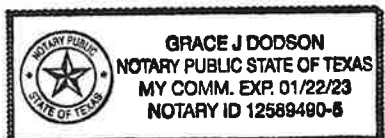
- I will represent the application myself; or
[X] I hereby designate KFW Engineers c/o Matthew Hilbig (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. By signing below, I agree that the City of Stephenville (the "City") is authorized and permitted to provide information contained within this application, including the email address, to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in connection with the application, if such reproduction is associated with the application in response to a Public Information Request.

Owner's Signature: [Handwritten Signature] Date: 3-24-2021

STATE OF TEXAS COUNTY OF Bexar BEFORE ME, a Notary Public, on this 03-24-21 day personally appeared Preston Atkinson (printed owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the owner, for the purposes of this application; that all information submitted herein is true and correct." SUBSCRIBED AND SWORN TO before me, this 24th day of March, 2021.

[Handwritten Signature]
Notary Signature



(seal)

Plat Application and Checklist

Please note that this checklist is intended to assist developers and design professionals in the preparation of submittals for DRC review and are generally what is needed to facilitate the review of the proposed plat. A submittal of a complete application will facilitate a timely review. Failure of the applicant to provide required information will result in application not being processed. Under special circumstances, additional items may be required through the Development Review Committee process prior to approval.

ITEMS TO BE SUBMITTED:

- Application and Checklist.
- Associated Fee(s): as listed on the Development Review Fee Schedule.
- Project Narrative: Written proposal for the project. Refer to cover memo
- Plats: Plats will be drawn on a sheet size of 24" x 36" with a 3" x 3" clear box in the right hand corner (these are county requirement for filing). Two Mylar and two paper copies are required to be submitted. Smaller or larger sheet size may be accepted only if approved by Director of Planning and Building Departments. Plats will be drawn to a scale no smaller than 1" = 100' unless otherwise approved by the Director. Black and white originals are preferred as color lines are sometimes hard to pick-up via copy.
- 24" x 36" Engineering/Support Documents (if required) Engineering/support documents are required for all public improvements, including sidewalks. Engineering/support documents will be drawn to a plan view scale not smaller than 1" = 100' with exception to the drainage area map which may be a scale not smaller than 1" = 400' unless otherwise approved by the Director. To be provided upon conceptual approval of WNR extension as shown in supporting documents
- All documents shall bear appropriate seals, stamps or other validations/certifications of work as applicable in accordance with State law and local requirements.
- Utilities Acceptance Form
- Plat Checklist: I have reviewed the checklist and all submittals for completeness and accuracy.
- Digital Submission: All items should be submitted digitally in PDF format.

GENERAL INFORMATION:

A plat is intended to serve as the official recorded map of the property to be developed, showing thereon the boundaries, lots, public streets and easements and other significant public facilities and features which are necessary to serve the development, as required by the Stephenville Subdivision Ordinance. A plat of the property to be subdivided or developed is required of all development to which Stephenville Subdivision Ordinance applies. For a development to be constructed in phases, the plat may include only a portion of the land included in a general development plan and/or preliminary plat.

Applicant information required: the applicant, owner and contact information must be provided in entirety. If multiple design professionals are involved in the preparation of the plat document, list the principal design professional. All correspondence relating to the plat will be directed to the contact designated on the application.

Owner signature: the plat application is required to be signed by the current property owner. If the property owner is not available to sign the application, then a notarized letter of authorization from the property owner is required to be submitted which empowers a designee to sign for the property owner.

Acceptance of plat application: All plat applications will be reviewed for completeness in accordance with this checklist before they are accepted by City Staff. Failure of applicant to provide required information constitutes grounds for refusal of plat acceptance for processing; or staff recommendation of denial when application is scheduled for consideration.



Planning and Building Department
 298 W. Washington, Stephenville TX 76401
 Phone: (254) 918-1213 www.stephenvilletx.gov

PLAT SHALL CONTAIN:

On Plat **N/A**

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The date, written and graphic scale, north arrow, proposed name of the development, key map showing the location of the development in relation to existing streets and highways and dates of preparation and revisions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The signature block of the owner or owners of the land included within the plat, acknowledged in the form required for the acknowledgement of deeds. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Name of the subdivider or developer, record owner and surveyor. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide a note on the plat stating the purpose of the Plat. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Title Block containing: Proposed name of the subdivision or lot on record, acres in previously platted and unplatted land and total of those acres, survey and jurisdiction (City of Stephenville, County of Erath, Texas, for example). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed name of the subdivision, development or lot on record, which shall not have the same spelling or be pronounced similarly to the name of any other development located on land within the jurisdiction of the city. Developers of phased development shall use the same base name for different sections, identified by a section number. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The development boundary lines, shown by a continuous dark line of sufficient width to be easily identified, as shown by a survey performed by a registered professional land surveyor describing the boundaries of the development by metes and bounds. The survey shall: <ul style="list-style-type: none"> ▪ Locate the boundaries with respect to a corner of the survey or tract or any original corner of the original survey abstract of which it is a part (provide a note of description of the location of the survey abstract). At least one corner shall be tied by course and distance to a corner in a recorded subdivision or to a right-of-way pin at an intersection. (Note describing corner markers should be included); ▪ Describe and locate all permanent survey monuments, pins, and control points and tie and reference the survey corners to the Texas State Plane Coordinate System. ▪ Identify the dimensions of the development with a legal description and bearings and distances on the boundary of the plat. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of development by city, county and state. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Please provide a location map showing the relation of the subdivision to streets and other prominent features. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Please show the names of the adjoining subdivisions or the names of the adjoining property owners, together with their respective plat or deed references. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Show boundaries streets and/or right of way on the plat |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The exact location, dimension and description of all existing or recorded public or private easements, and public rights-of-way within the development, intersecting or contiguous with its boundary or forming such boundary. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The dimensions of all existing or proposed lots and blocks within the development identified by letter or number running consecutively throughout the development. |

- The exact location, dimensions and description of all proposed public or private easements, parks, other areas, reservations, and other rights-of-way to be dedicated to the public, located within, intersecting or contiguous with its boundary or forming such boundary.



Planning and Building Department
 298 W. Washington, Stephenville TX 76401
 Phone: (254) 918-1213 www.stephenvilletx.gov

PLAT SHALL CONTAIN:

- All proposed street right of ways or changes to be made in existing right of ways shall be described with accurate bearings or deflecting angles and radii, area and central angle, degree of curvature, tangent distance and length of all curves where appropriate, and the primary control points.
- Approved name and dimensioned width of each street right of way. Street names are required for all newly created streets on the final plat document. Please note that street names will not be considered "reserved" prior to the submission of a final plat document.
- Show centerline of existing streets. Dimension from centerline to edge of existing right-of-way and from centerline to edge of proposed right-of-way.
- Existing and proposed easements – labeled, dimensioned, and instrument used to create or abandon such easements.
- The identification, location and size of all existing gas, petroleum, or similar common carrier easements located within or on the boundary of the development. If no easements or pipelines are located on the property, add a note to that effect.
- Boundary lines of open spaces to be dedicated or granted for use by the public or inhabitants of the development. Parkland dedications should be noted.
- Reference by record name to recorded subdivision plats or adjoining platted land with recording information.
- Label lots in or adjacent to a floodplain or adjacent to a drainage easement and in other locations if required by the City Engineer with the following: "minimum finished floor elevations required."
- Provide a note on the plat stating: "The minimum finished floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level."
- All required dedication and certification statements.
- Certification that basic documentation has been set in order to determine location of public improvements.
- Signature block for approving body.
- Traffic Impact Analysis (TIA) may be required at the time of Preliminary Plat submittal for all site developments. For phased developments, the TIA shall include an analysis for each phase of the development and the threshold for the TIA shall be for the entire development.
 - o Threshold for a Traffic Impact Analysis:
 - o Residentially zoned Subdivisions that are projected to generate more than 1,000 new average daily trips (ADT) shall require a TIA.
 - o Office zoned Subdivisions that are projected to generate more than 500 new average daily trips (ADT) shall require a TIA.
 - o Nonresidential zoned Subdivisions that are projected to generate more than 2,500 new average daily trips (ADT) shall require a TIA.
 - o Industrial zoned Subdivisions that are projected to generate more than 500 new average daily trips (ADT) shall require a TIA.



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REQUIREMENTS FOR RECORDING FINAL PLAT:

- Plats shall be filed prior to formal acceptance of any public improvements and prior to issuance of building permits. In order to comply with the county's plat filing requirements, the following must be completed on the final plat document.
All documents shall bear appropriate seals, stamps or other validations/certifications of work as applicable in accordance with State law and local requirements.
All stamps and seals must be legible.
Tax certificates are required with the filing of each plat from all taxing entities.
All property owner signatures must be original and acknowledged (notary public) and each name must be printed below each signature.

This document contains a summary list of requirements for a Plat submittal. Additional documents may be requested. For detailed information, visit our website at www.stephenvilletx.gov. Below is a quick reference guide to help in your navigation to more detailed information.

Stephenville Subdivision Ordinance
http://www.stephenvilletx.gov/wp-content/uploads/2018/01/1-2-18-Adopted-Subdivision.pdf

Stephenville Engineering Standards Manual
www.stephenvilletx.gov/wp-content/uploads/2018/01/Engineering-Standards-Manual-2018_01-02-ADOPTED.pdf

Stephenville 2030 Comprehensive Plan
www.stephenvilletx.gov/2030-comprehensive-plan/

Forms and Documents
http://www.stephenvilletx.gov/residents/forms/

Fees (others may be applicable):

Subdivision Filing Fees:

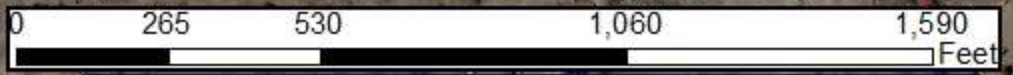
Table with 2 columns: Fee Type and Amount. Rows include Preliminary Plat (per plat) \$200.00 (per lot) \$10.00, Final Plat (per plat) \$200.00 (per lot) \$10.00, and Replat (per plat) \$200.00.

Parcel ID R22338 200 ft Buffer



Legend

- ◆ Addresses_2020_05_04
- Roads
- Parcels_04_2021
- R22338 Buffer



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Parcel ID R22338

Current Zoning - IND - Industrial

Item 2.



Legend

- ◆ Addresses_2020_05_04
- Roads
- ▭ Parcels_04_2021

ZONING

- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- ▨ CTS - City, Tarellon, School
- DT - Downtown
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- PD - Planned Development
- R-1 - Single Family - 7,500
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- R-3 - Multiple Family
- RE - Single Family - 1 Acre



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Parcel ID R22338

Future Land Use - Commercial

Item 2.

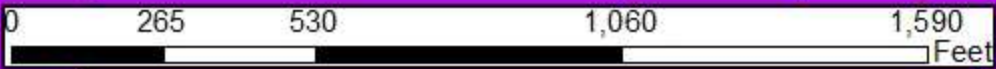


Legend

- ◆ Addresses_2020_05_04
- Roads
- ▭ Parcels_04_2021

Use_BDH

- 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



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Parcel ID R22338 Water & Sewer Utilities

Item 2.



Legend

- ◆ Addresses_2020_05_04
- Roads
- ▭ Parcels_04_2021
- Manhole
- Sewer_Lines
- Water_Lines
- Well_Line

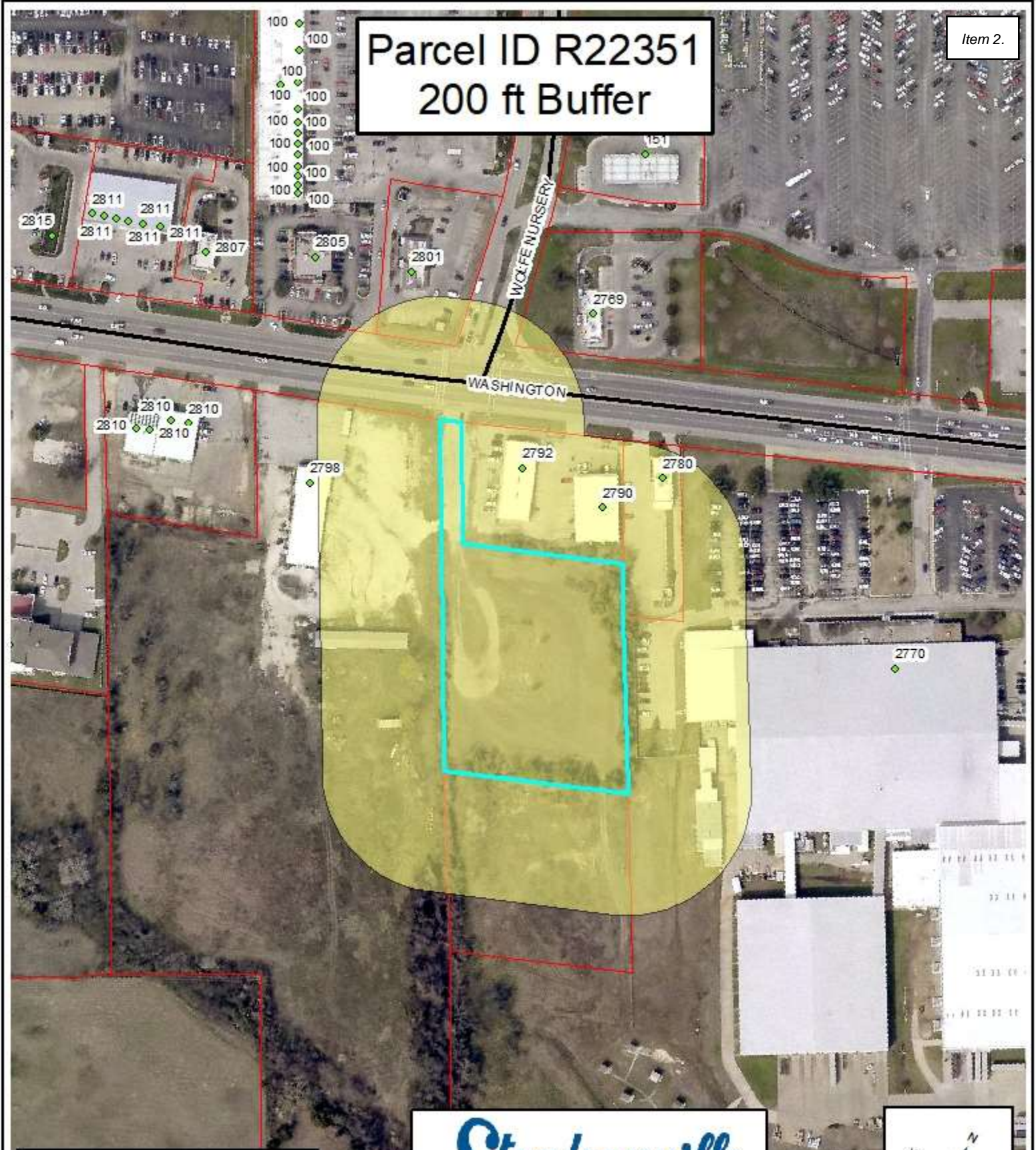


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Parcel R22338 Addresses

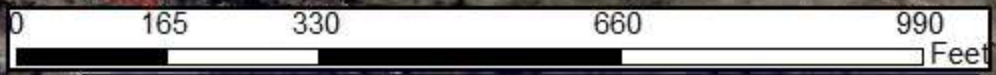
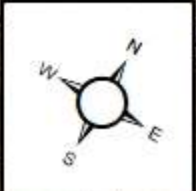
Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000062909	2810 W WASHINGTON	2810 W WASHINGTON - SERIES OF GREEN DEER PROP LLC	3098 W WASHINGTON ST STE A	STEPHENVILLE	TX	76401
R000022341	142 PR1428 OFF LOCKHART RD	ALLEN J BRAD	PO BOX 953	STEPHENVILLE	TX	76401
R000072705	2811 W WASHINGTON	BAKMAN LLC	PO BOX 92790	SOUTHLAKE	TX	76092
R000022400	305 LOCKHART RD	COAN SUZANNE S TESTAMENTARY TRUST	PO BOX 71	STEPHENVILLE	TX	76401-0001
R000022391	2790 W WASHINGTON	EG TEJAS LLC	200 CONCORD PLAZA DRIVE, SUITE 240	SAN ANTONIO	TX	78216
R000022351	2794 W WASHINGTON	EG TEJAS LLC	200 CONCORD PLAZA DRIVE, SUITE 240	SAN ANTONIO	TX	78216
R000022338	2798 W WASHINGTON	EG TEJAS LLC	200 CONCORD PLAZA DRIVE, SUITE 240	SAN ANTONIO	TX	78216
R000076366	2770 W WASHINGTON	EG TEJAS LLC	200 CONCORD PLAZA DRIVE, SUITE 240	SAN ANTONIO	TX	78216
R000072755	0 S LOCKHART RD	FAI STEPHENVILLE PARTNERS LTD	PO BOX 364	SPICEWOOD	TX	78669-0364
R000014966	0 N PADDOCK & VANDERBILT	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000022350	2820 W WASHINGTON	GMS REO LP	301 S ACORN DR	DECATUR	TX	76234
R000067108	2805 W WASHINGTON	PRVS HOLDINGS LLC	PO BOX 1793	RANCHO SANTA FE	CA	92067
R000067107	2801 W WASHINGTON	RIENSTRA BILL & SIDNEY LLC	106 ANGELA CT	STEPHENVILLE	TX	76401
R000030554	2770 W WASHINGTON	SAINT GOBAIN ABRASIVES INC	750 SWEDESFORD RD	VALLEY FORGE	PA	19482
R000072756	121 S LOCKHART	STEPHENVILLE LODGING LTD	2 CYPRESS POINT	AMARILLO	TX	79124
R000060646	2769 W WASHINGTON	TACO BELL OF AMERICA LLC	1 GLEN BELL WAY	IRVINE	CA	92618
R000072706	2807 W WASHINGTON	WELLER-GARBE REVOCABLE TRUST	720 CEDAR ST	EDMONDS	WA	98020

Parcel ID R22351 200 ft Buffer



Legend

- ◆ Addresses_2020_05_04
- Roads
- Parcels_04_2021
- R22351 Buffer



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Parcel ID R22351 Current Zoning - IND - Industrial

Item 2.



Legend

- ◆ Addresses_2020_05_04
- Roads
- ▭ Parcels_04_2021

ZONING

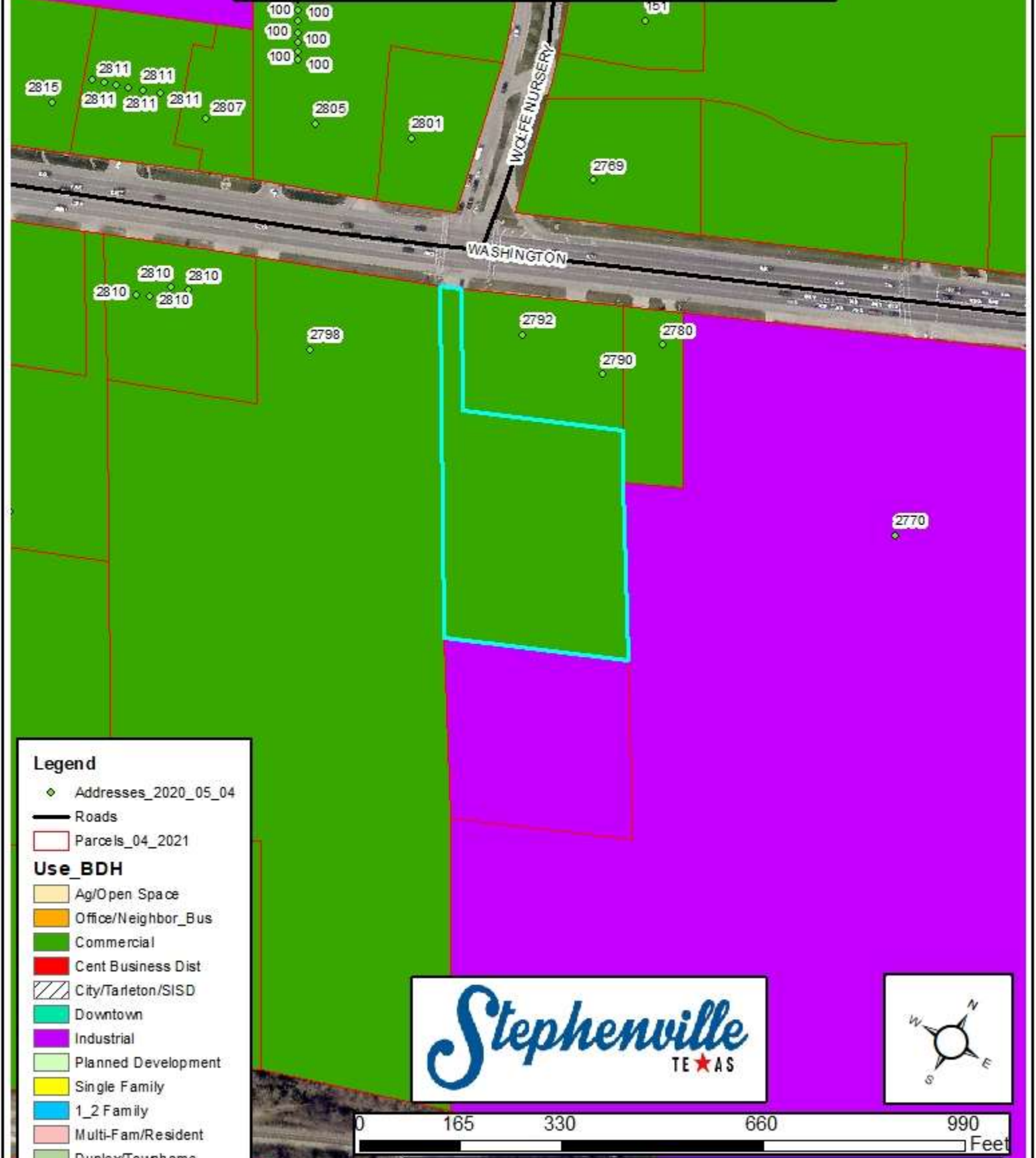
- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tareyton, School
- DT - Downtown
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- PD - Planned Development
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- R-1.5 - Single Family - 6,000
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- R-3 - Multiple Family
- RE - Single Family - 1 Acre



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Parcel ID R22351 Future Land Use - Commercial

Item 2.



Legend

- ◆ Addresses_2020_05_04
- Roads
- ▭ Parcels_04_2021

Use_BDH

- ▭ 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



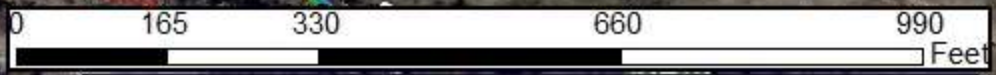
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Parcel ID R22351 Water & Sewer Utilities



Legend

- ◆ Addresses_2020_05_04
- Roads
- Parcels_04_2021
- Manhole
- Sewer_Lines
- Water_Lines
- Well_Line

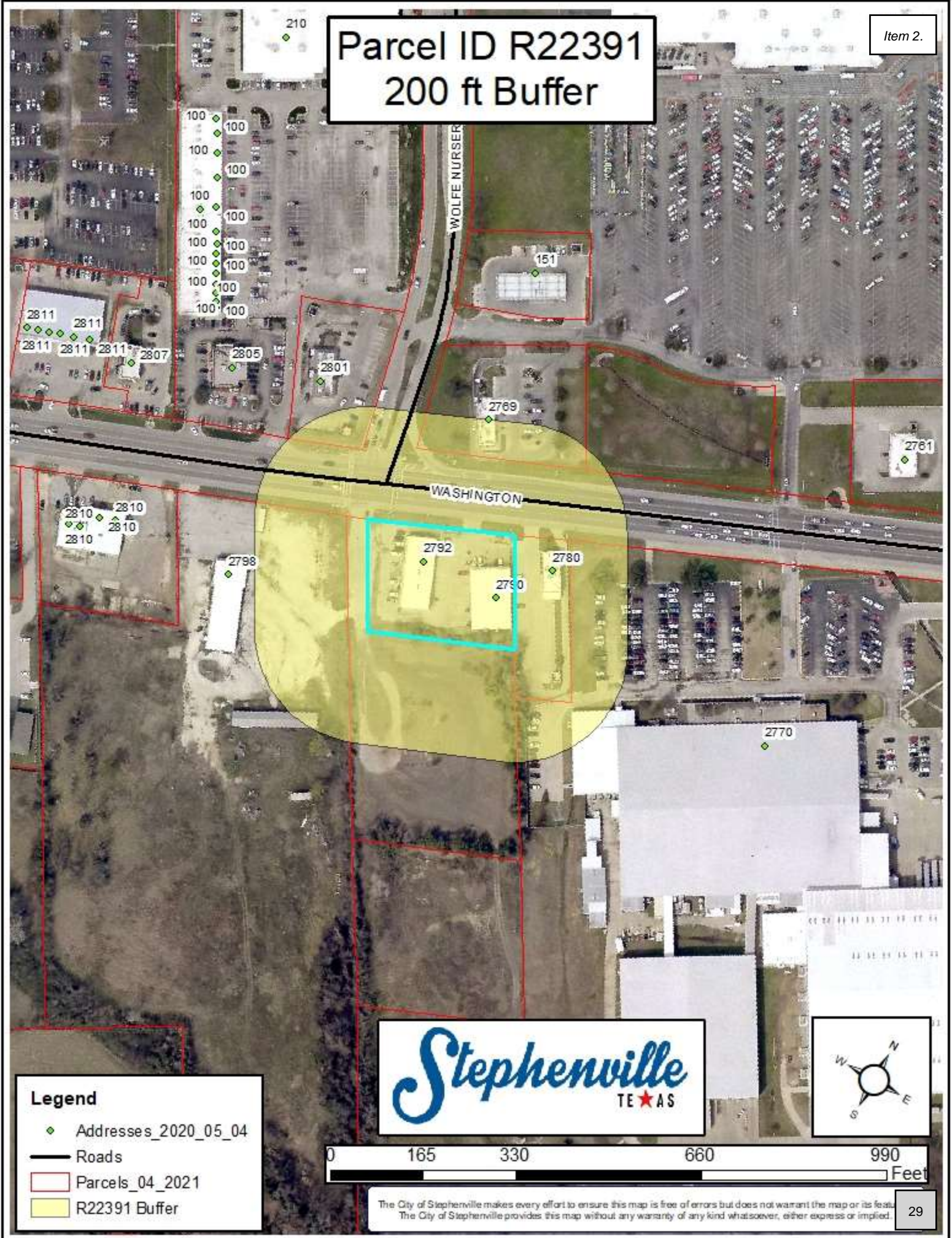


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Parcel R22351 Addresses

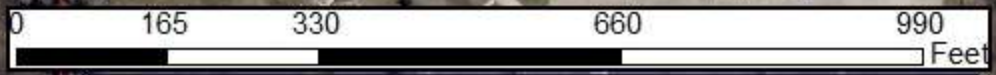
Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000022391	2790 W WASHINGTON	EG TEJAS LLC	200 CONCORD PLAZA DRIVE, SUITE 240	SAN ANTONIO	TX	78216
R000022351	2794 W WASHINGTON	EG TEJAS LLC	200 CONCORD PLAZA DRIVE, SUITE 240	SAN ANTONIO	TX	78216
R000022338	2798 W WASHINGTON	EG TEJAS LLC	200 CONCORD PLAZA DRIVE, SUITE 240	SAN ANTONIO	TX	78216
R000067107	2801 W WASHINGTON	RIENSTRA BILL & SIDNEY LLC	106 ANGELA CT	STEPHENVILLE	TX	76401
R000030554	2770 W WASHINGTON	SAINT GOBAIN ABRASIVES INC	750 SWEDES FORD RD	VALLEY FORGE	PA	19482
R000060646	2769 W WASHINGTON	TACO BELL OF AMERICA LLC	1 GLEN BELL WAY	IRVINE	CA	92618
R000022355	2780 W WASHINGTON	UFO 143 LLC	430 N CENTER ST	LONGVIEW	TX	75601
R000060088	2765 W WASHINGTON	WAL-MART REAL EST BUS TRUST STORE #610	PO BOX 8050-MS0555	BENTONVILLE	AR	72712-8050

Parcel ID R22391 200 ft Buffer



Legend

- ◆ Addresses_2020_05_04
- Roads
- Parcels_04_2021
- R22391 Buffer



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Parcel ID R22391

Current Zoning - IND - Industrial

Item 2.



Legend

- ◆ Addresses_2020_05_04
- Roads
- ▭ Parcels_04_2021

ZONING

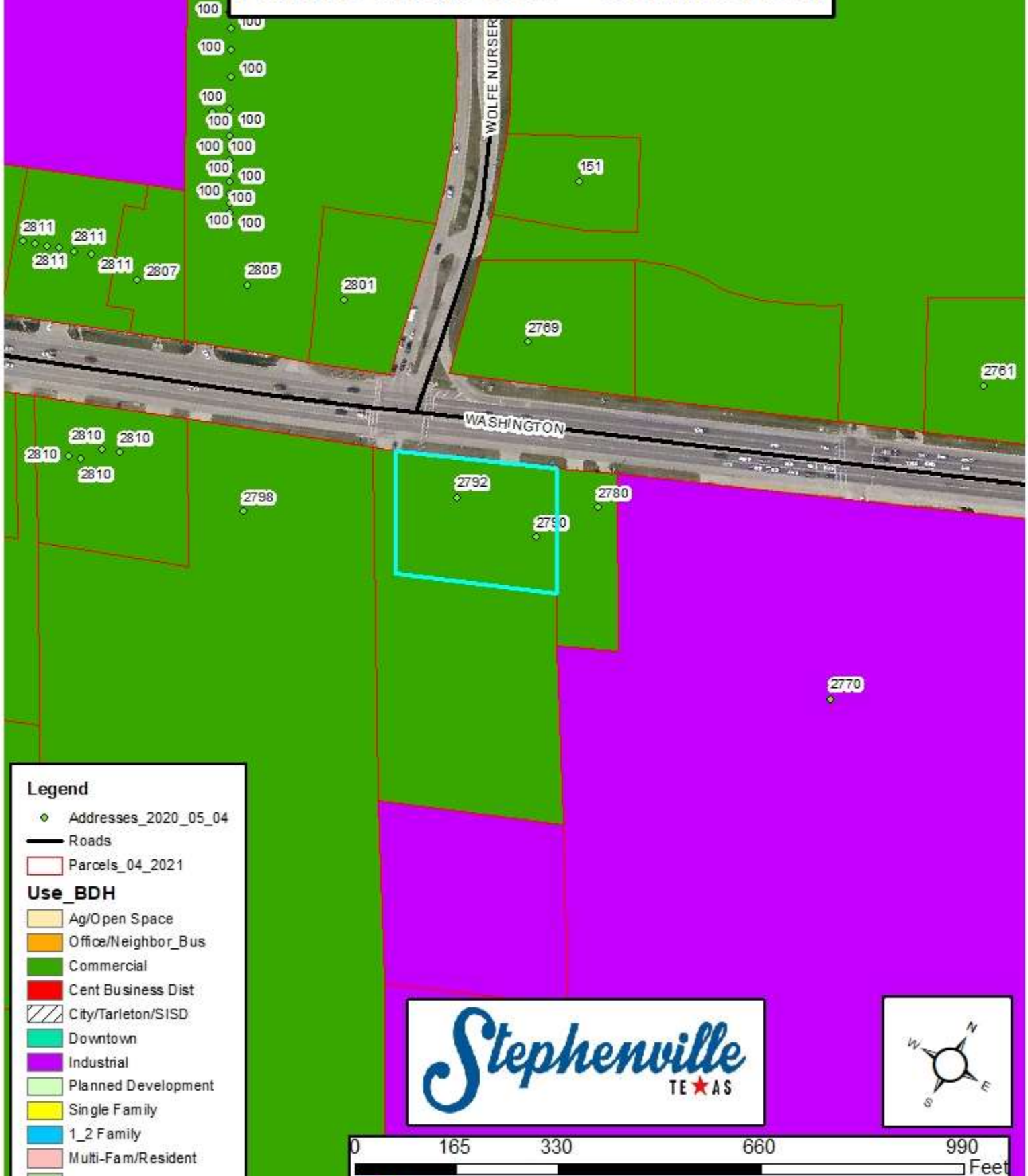
- AG - Agricultural
- B-1 - Neighborhood Business
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Parcel ID R22391 Future Land Use - Commercial

Item 2.



Legend

- ◆ Addresses_2020_05_04
- Roads
- ▭ Parcels_04_2021
- Use_BDH**
- ▭ 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



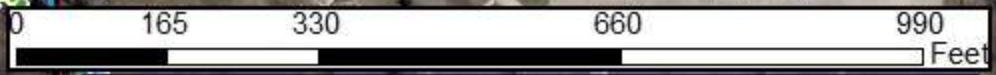
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Parcel ID R22391 Water & Sewer Utilities

Item 2.



- Legend**
- ◆ Addresses_2020_05_04
 - Roads
 - ▭ Parcels_04_2021
 - Manhole
 - Sewer_Lines
 - Water_Lines
 - Well_Line



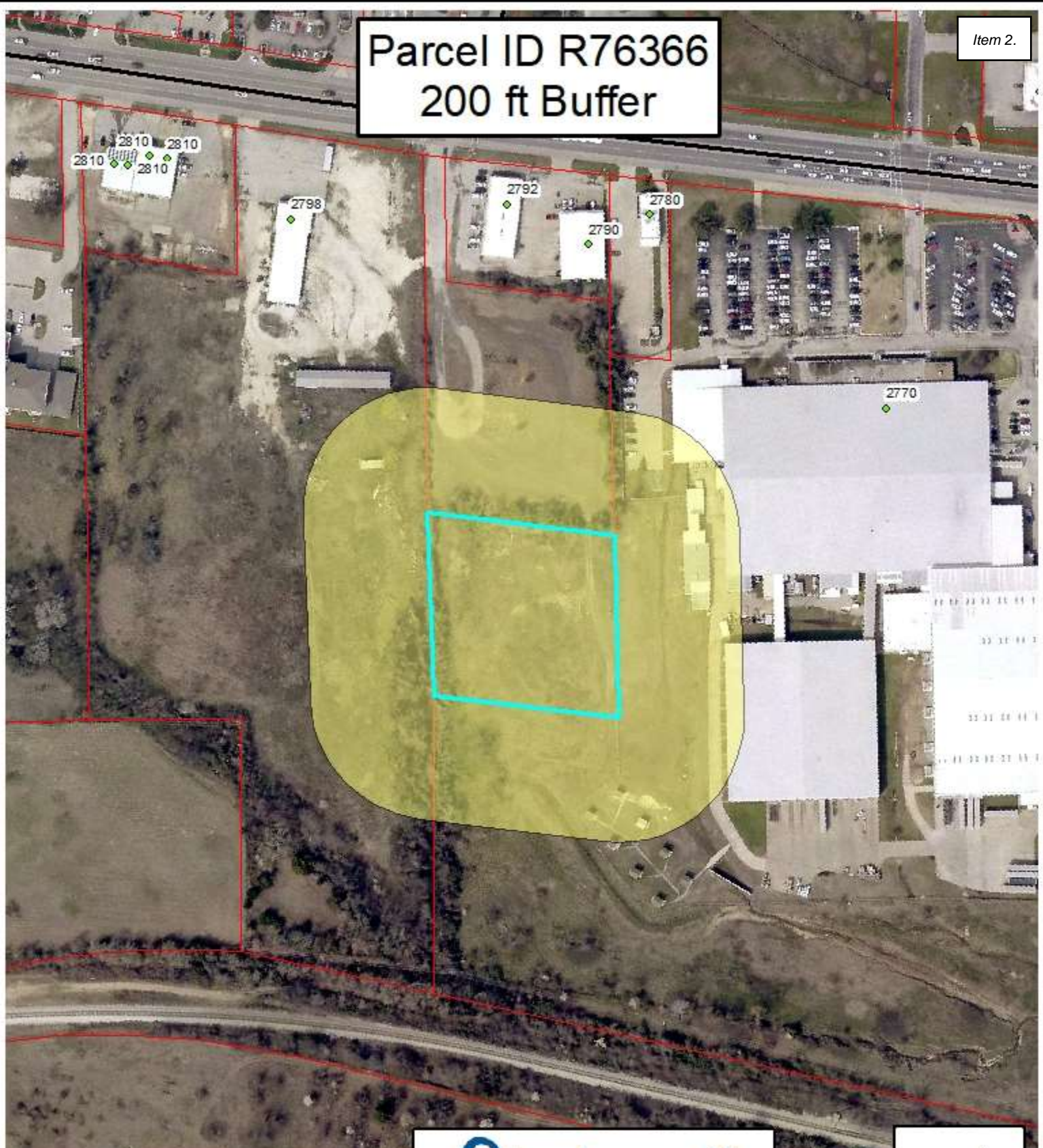
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Parcel R22391 Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000022391	2790 W WASHINGTON	EG TEJAS LLC	200 CONCORD PLAZA DRIVE, SUITE 240	SAN ANTONIO	TX	78216
R000022351	2794 W WASHINGTON	EG TEJAS LLC	200 CONCORD PLAZA DRIVE, SUITE 240	SAN ANTONIO	TX	78216
R000022338	2798 W WASHINGTON	EG TEJAS LLC	200 CONCORD PLAZA DRIVE, SUITE 240	SAN ANTONIO	TX	78216
R000067107	2801 W WASHINGTON	RIENSTRA BILL & SIDNEY LLC	106 ANGELA CT	STEPHENVILLE	TX	76401
R000030554	2770 W WASHINGTON	SAINT GOBAIN ABRASIVES INC	750 SWEDES FORD RD	VALLEY FORGE	PA	19482
R000060646	2769 W WASHINGTON	TACO BELL OF AMERICA LLC	1 GLEN BELL WAY	IRVINE	CA	92618
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R000060088	2765 W WASHINGTON	WAL-MART REAL EST BUS TRUST STORE #610	PO BOX 8050-MS0555	BENTONVILLE	AR	72712-8050

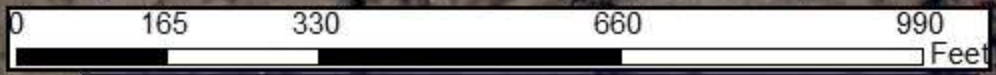
Parcel ID R76366 200 ft Buffer

Item 2.



Legend

- ◆ Addresses_2020_05_04
- Roads
- ▭ Parcels_04_2021
- ▭ R76366 Buffer

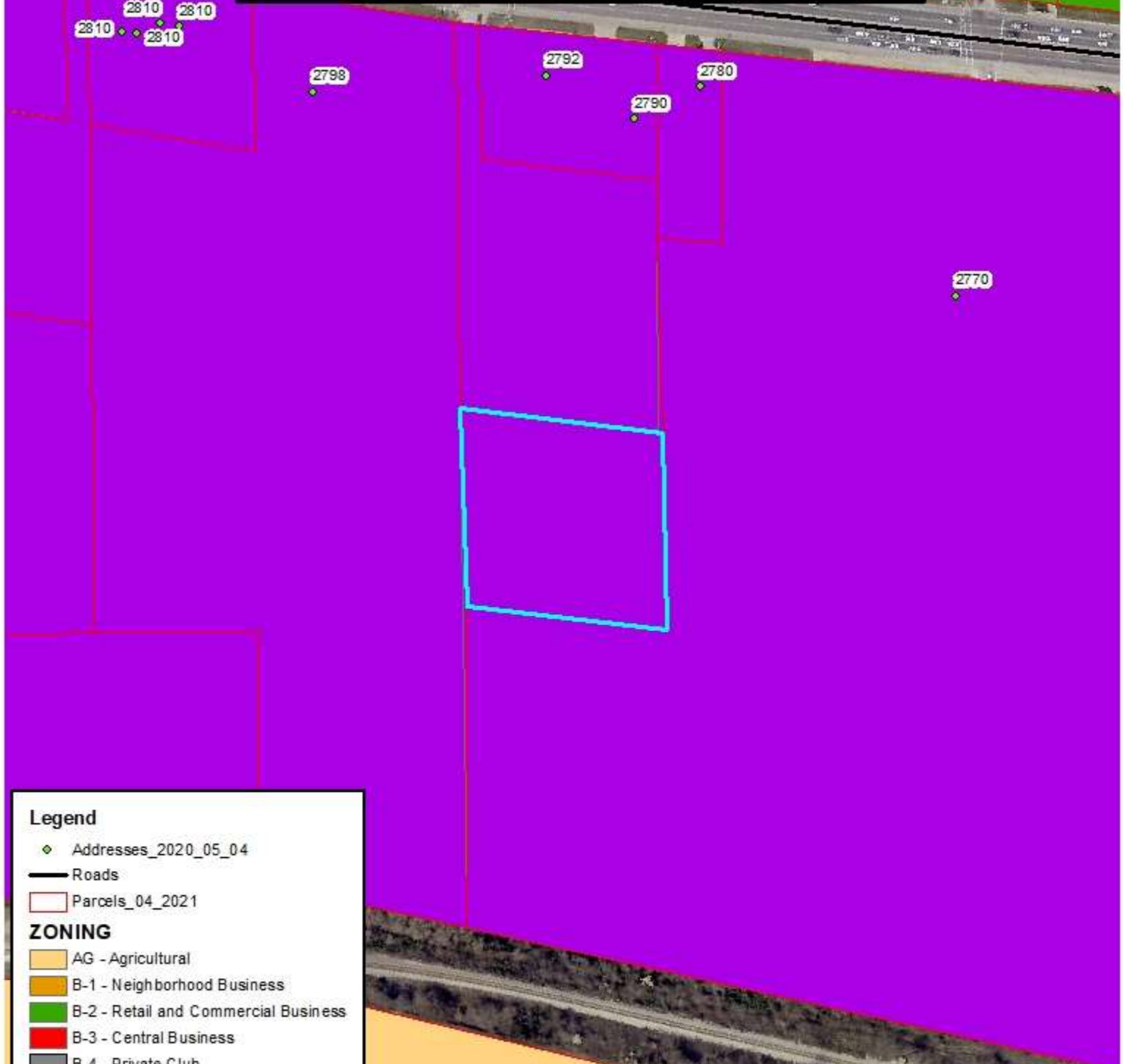


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Parcel ID R76366

Current Zoning - IND - Industrial

Item 2.



Legend

- ◆ Addresses_2020_05_04
- Roads
- ▭ Parcels_04_2021

ZONING

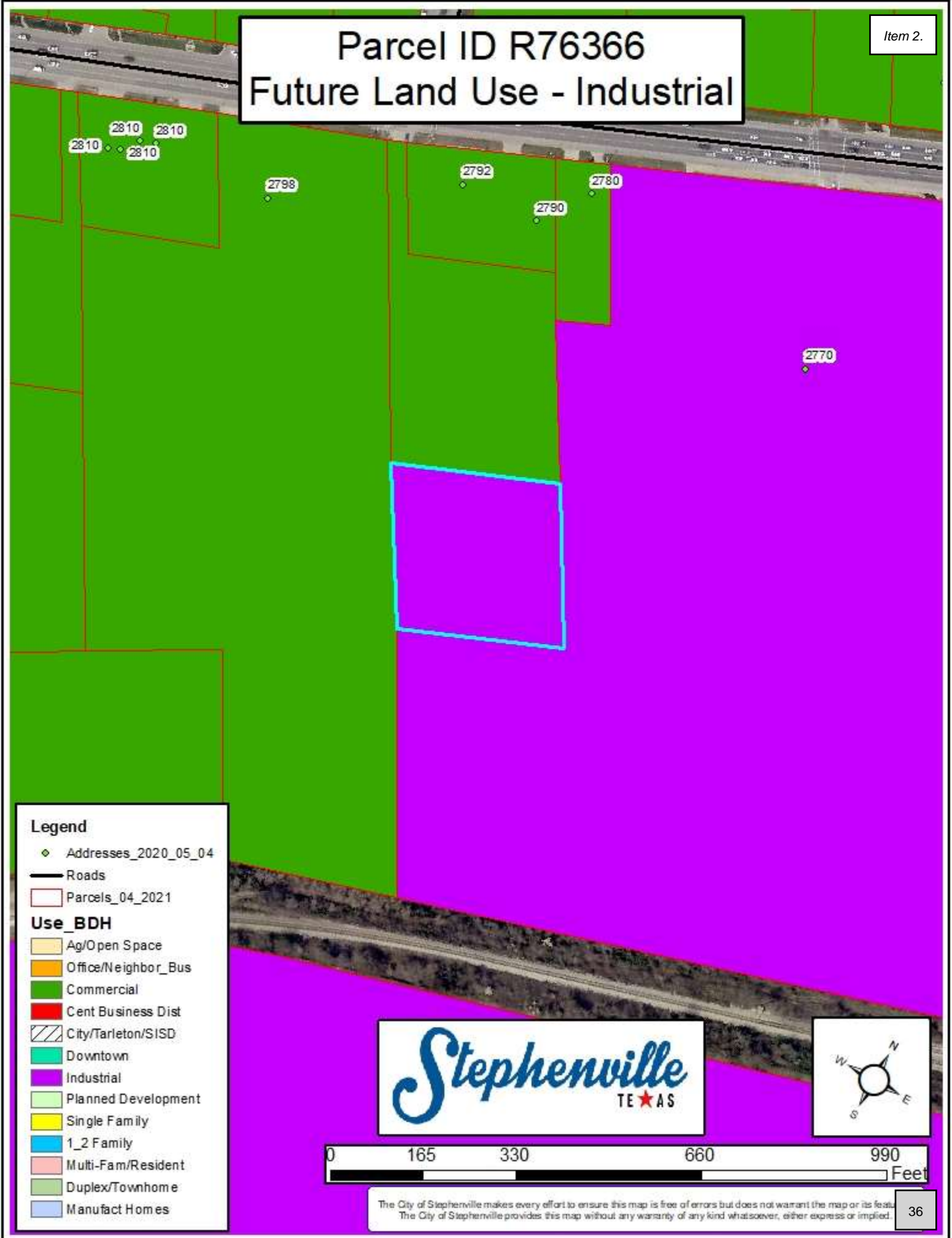
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Parcel ID R76366 Future Land Use - Industrial

Item 2.

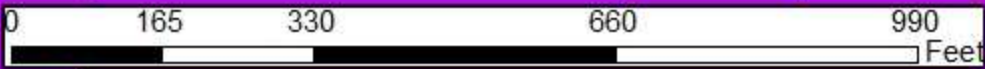


Legend

- ◆ Addresses_2020_05_04
- Roads
- ▭ Parcels_04_2021

Use_BDH

- ▭ Ag/Open Space
- ▭ Office/Neighbor_Bus
- ▭ Commercial
- ▭ Cent Business Dist
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- ▭ Downtown
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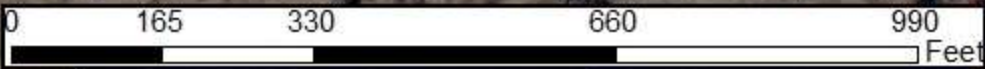
Parcel ID R76366 Water & Sewer Utilities

Item 2.



Legend

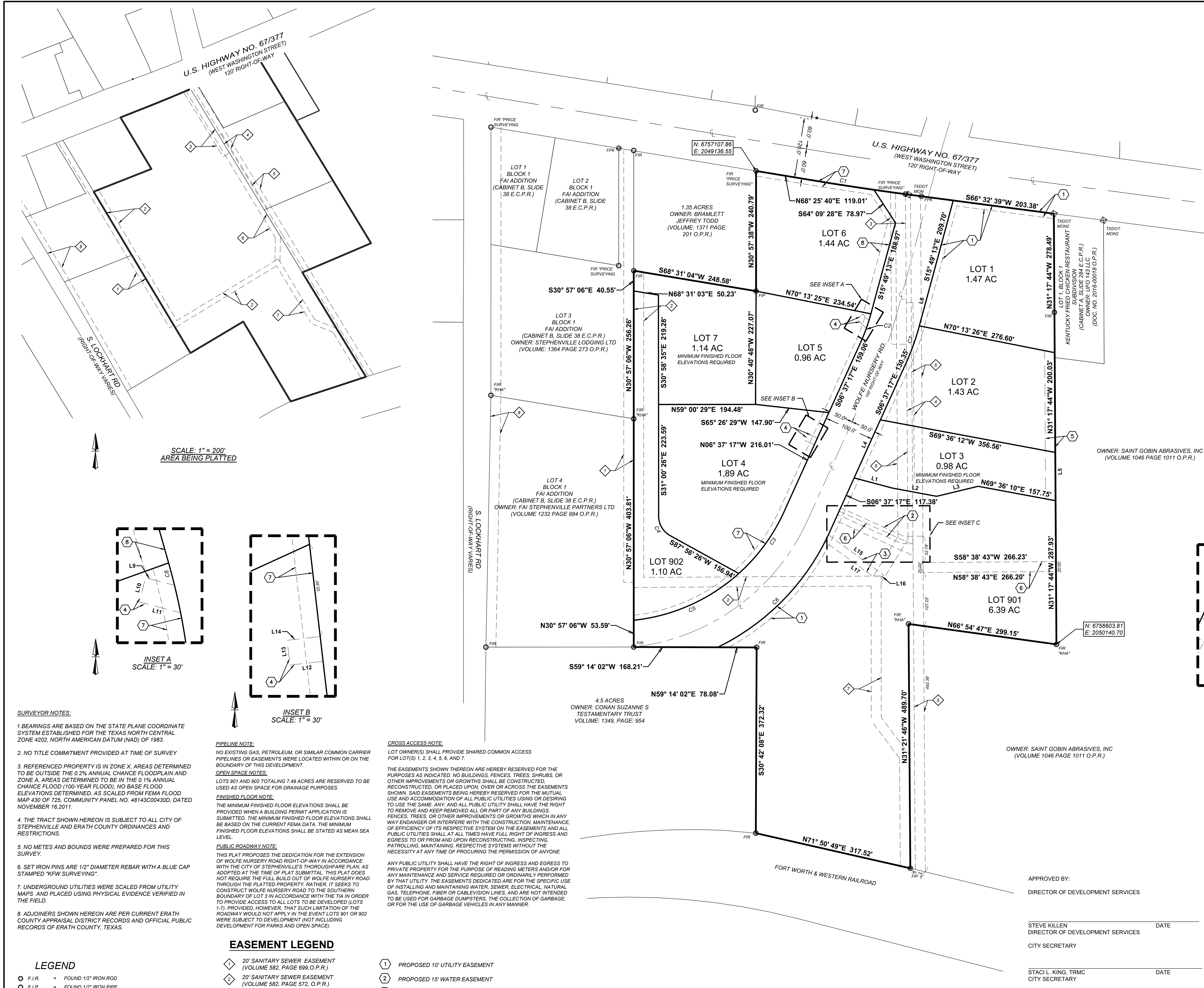
- ◆ Addresses_2020_05_04
- Roads
- ▭ Parcels_04_2021
- Manhole
- Sewer_Lines
- Water_Lines
- Well_Line



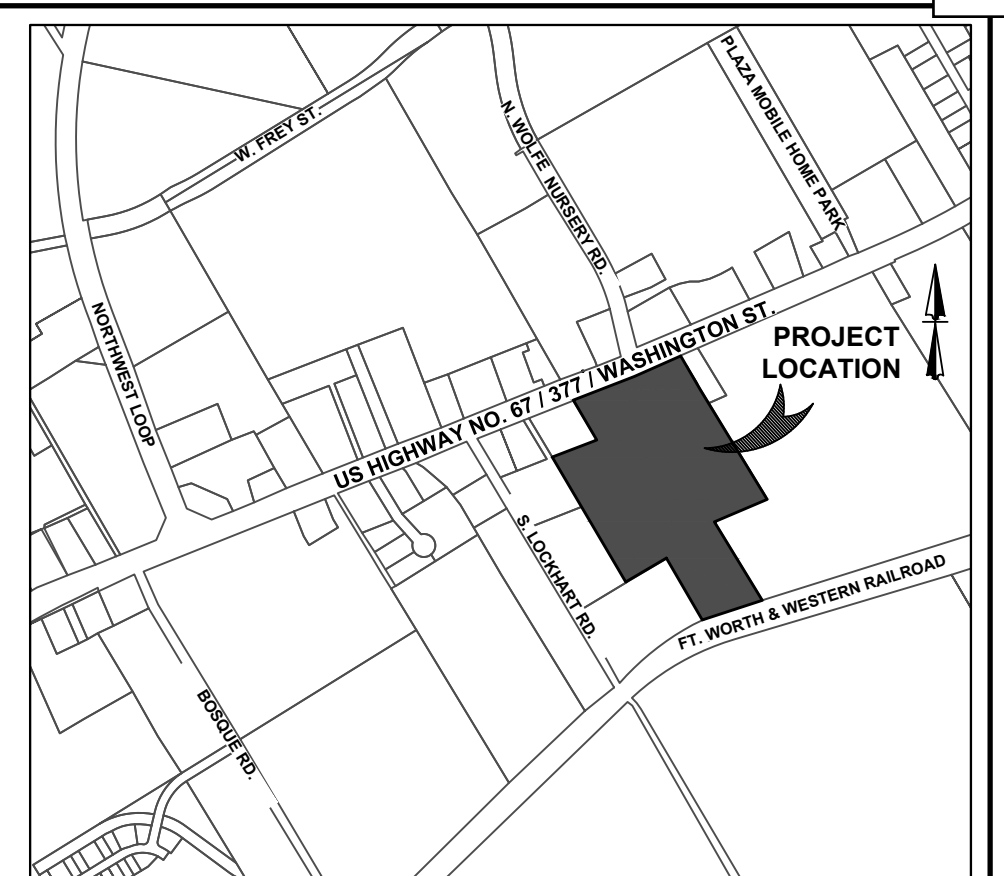
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Parcel R76366 Addresses

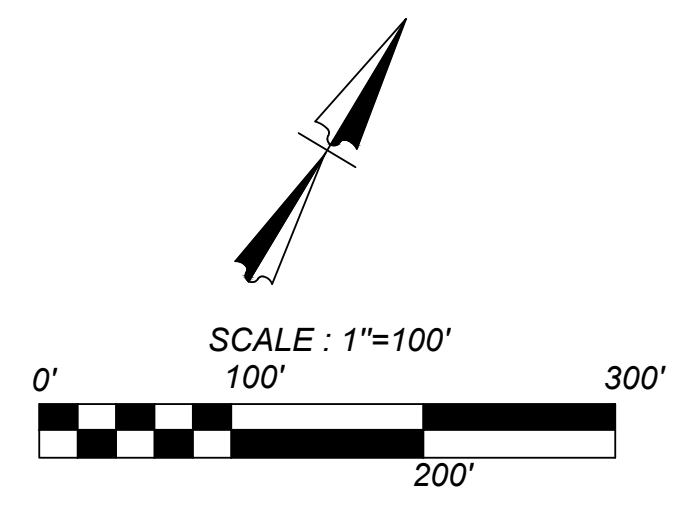
Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000022351	2794 W WASHINGTON	EG TEJAS LLC	200 CONCORD PLAZA DRIVE, SUITE 240	SAN ANTONIO	TX	78216
R000022338	2798 W WASHINGTON	EG TEJAS LLC	200 CONCORD PLAZA DRIVE, SUITE 240	SAN ANTONIO	TX	78216
R000076366	2770 W WASHINGTON	EG TEJAS LLC	200 CONCORD PLAZA DRIVE, SUITE 240	SAN ANTONIO	TX	78216
R000030554	2770 W WASHINGTON	SAINT GOBAIN ABRASIVES INC	750 SWEDESFORD RD	VALLEY FORGE	PA	19482



OWNERS ACKNOWLEDGEMENT AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BEXAR
 I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY THE LEGAL DESCRIPTION ABOVE:
 THIS SUBDIVISION PLAT OF 20 ACRES DEVELOPMENT ON WASHINGTON SEEKS TO SUBDIVIDE THE 19.34 ACRES OF LAND DESCRIBED IN THE LEGAL DESCRIPTION INTO 7 LOTS FOR COMMERCIAL USE, 2 LOTS FOR DRAINAGE PURPOSES, AND DEDICATE RIGHT-OF-WAY TO AN EXTENSION OF WOLFE NURSERY ROAD IN COMPLIANCE WITH THE CITY OF STEPHENVILLE MAJOR THOROUGHFARE PLAN.



VICINITY MAP
 SCALE 1" = 1000'



TERESA A. SEIDEL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
 KFW SURVEYING, LLC
 3421 PAESANOS PKWY., SUITE 101
 SAN ANTONIO, TEXAS 78231
 PHONE: 210-979-8444
 FAX: 210-979-8441

STATE OF TEXAS
 COUNTY OF BEXAR
 THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.
 THIS _____ DAY OF _____, A.D. 2021

OWNER/DEVELOPER:
 VIDAL GARCIA
 EG TEJAS, LLC
 7113 SAN PEDRO AVENUE, SUITE 198
 SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VIDAL GARCIA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.
 THIS _____ DAY OF _____, A.D. 2021

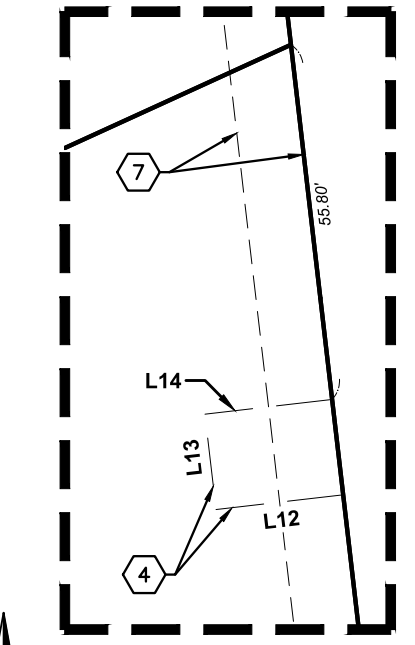
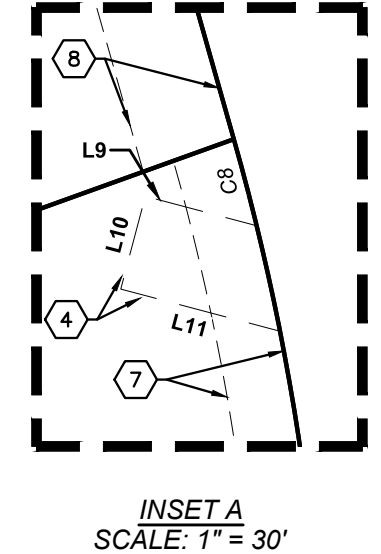
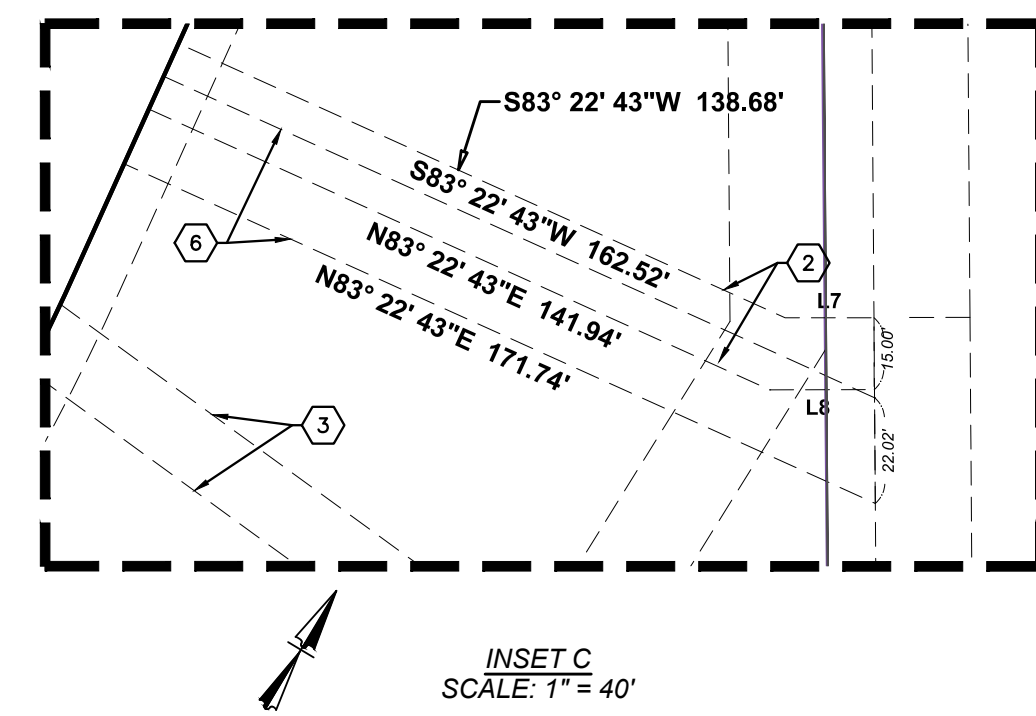
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF 20 ACRES DEVELOPMENT ON WASHINGTON HAS BEEN SUBMITTED TO THE CITY OF STEPHENVILLE, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTIONS HAVE BEEN GRANTED.
 DATED THIS _____ DAY OF _____, A.D. 2021

BY: _____
 DIRECTOR OF DEVELOPMENT SERVICES

Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	120.20'	5789.58'	001°11'22"	N67°49'59"W	120.20'
C2	56.38'	380.01'	008°30'01"	N11°36'12"W	56.33'
C3	156.60'	374.43'	023°57'48"	N05°08'28"E	155.46'
C4	47.96'	45.00'	061°04'03"	S61°31'32"E	45.72'
C5	234.24'	374.43'	035°50'39"	N35°02'42"E	230.44'
C6	330.20'	474.43'	039°52'37"	N13°07'21"E	323.57'
C7	73.73'	473.19'	008°55'38"	N11°42'57"W	73.65'
C8	13.98'	380.10'	002°06'28"	S14°47'54"E	13.98'

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	79.53'	N73°52'02"E	L11	25.74'	N75°10'23"W
L2	89.95'	N69°36'12"E	L12	20.00'	S83°22'43"W
L3	85.73'	N45°30'31"E	L13	15.00'	N06°37'17"W
L4	127.76'	S06°37'17"E	L14	20.00'	N83°22'43"E
L5	96.74'	N31°17'44"W	L15	136.47'	S84°55'30"E
L6	50.76'	S15°45'09"E	L16	8.03'	S05°04'30"W
L7	18.51'	S59°01'03"W	L17	117.30'	N84°55'30"W
L8	21.76'	N58°54'31"E			
L9	6.56'	S75°10'23"E			
L10	15.00'	N14°49'37"E			



- SURVEYOR NOTES:**
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM (NAD) OF 1983.
 - NO TITLE COMMITMENT PROVIDED AT TIME OF SURVEY
 - REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A, AREAS DETERMINED TO BE IN THE 0.1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), NO BASE FLOOD ELEVATIONS DETERMINED. AS SCALED FROM FEMA FLOOD MAP 430 OF 725, COMMUNITY PANEL NO. 4813C00430D, DATED NOVEMBER 16, 2011.
 - THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF STEPHENVILLE AND ERATH COUNTY ORDINANCES AND RESTRICTIONS.
 - NO METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
 - SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".
 - UNDERGROUND UTILITIES WERE SCALED FROM UTILITY MAPS AND PLACED USING PHYSICAL EVIDENCE VERIFIED IN THE FIELD.
 - ADJOINERS SHOWN HEREON ARE PER CURRENT ERATH COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS.

- PIPELINE NOTE:**
 NO EXISTING GAS, PETROLEUM, OR SIMILAR COMMON CARRIER PIPELINES OR EASEMENTS WERE LOCATED WITHIN OR ON THE BOUNDARY OF THIS DEVELOPMENT.
- OPEN SPACE NOTES:**
 LOTS 901 AND 902 TOTALING 7.49 ACRES ARE RESERVED TO BE USED AS OPEN SPACE FOR DRAINAGE PURPOSES.
- FINISHED FLOOR NOTE:**
 THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE PROVIDED WHEN A BUILDING PERMIT APPLICATION IS SUBMITTED. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE BASED ON THE CURRENT FEMA DATA. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE STATED AS MEAN SEA LEVEL.
- PUBLIC ROADWAY NOTE:**
 THIS PLAT PROPOSES THE DEDICATION OF THE EXTENSION OF WOLFE NURSERY ROAD RIGHT-OF-WAY IN ACCORDANCE WITH THE CITY OF STEPHENVILLE'S THOROUGHFARE PLAN AS ADOPTED AT THE TIME OF PLAT SUBMITTAL. THIS PLAT DOES NOT REQUIRE THE FULL BUILD OUT OF WOLFE NURSERY ROAD THROUGH THE PLATTED PROPERTY. RATHER, IT SEEKS TO CONSTRUCT WOLFE NURSERY ROAD TO THE SOUTHERN BOUNDARY OF LOT 1 IN ACCORDANCE WITH THE T&M IN ORDER TO PROVIDE ACCESS TO ALL LOTS TO BE DEVELOPED (LOTS 1-7). PROVIDED, HOWEVER, THAT SUCH LIMITATION OF THE ROADWAY WOULD NOT APPLY IN THE EVENT LOTS 901 OR 902 WERE SUBJECT TO DEVELOPMENT (NOT INCLUDING DEVELOPMENT FOR PARKS AND OPEN SPACE).

- CROSS ACCESS NOTE:**
 LOT OWNER(S) SHALL PROVIDE SHARED COMMON ACCESS FOR LOT(S) 1, 2, 3, 4, 5, 6, AND 7.
- EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED: NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED, OR PLACED UPON, OVER OR ACROSS THE EASEMENTS SHOWN, SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME. ANY, AND ALL PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.**
- ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND/OR FOR ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY. THE EASEMENTS DEDICATED ARE FOR THE SPECIFIC USE OF INSTALLING AND MAINTAINING WATER, SEWER, ELECTRICAL, NATURAL GAS, TELEPHONE, FIBER OR CABLEVISION LINES, AND ARE NOT INTENDED TO BE USED FOR GARBAGE DUMPSTERS, THE COLLECTION OF GARBAGE, OR FOR THE USE OF GARBAGE VEHICLES IN ANY MANNER.**

EASEMENT LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- F.P. = FOUND 1/2" IRON PIPE
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- F.P.K. = FOUND PK NAIL
- R.O.W. = RIGHT-OF-WAY
- D.R. = DEED RECORDS OF ERATH COUNTY, TEXAS
- R.P.R. = REAL PROPERTY RECORDS OF ERATH COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ERATH COUNTY, TEXAS
- E.C.P.R. = ERATH COUNTY PUBLIC RECORDS
- C.L. = CENTER LINE
- TxDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR TYPE II AS NOTED

- 1 PROPOSED 10' UTILITY EASEMENT
- 2 PROPOSED 15' WATER EASEMENT
- 3 PROPOSED 15' SEWER EASEMENT
- 4 PROPOSED 15' DRAINAGE EASEMENT
- 5 PROPOSED 20' DRAINAGE EASEMENT
- 6 PROPOSED 20' ELECTRIC EASEMENT
- 7 PROPOSED 10' ELECTRIC EASEMENT
- 8 PROPOSED 15' ELECTRIC EASEMENT

THIS SUBDIVISION PLAT OF 20 ACRE DEVELOPMENT ON WASHINGTON SEEKS TO SUBDIVIDE THE 19.34 ACRES OF LAND INTO 7 LOTS FOR COMMERCIAL USE, 2 LOTS FOR DRAINAGE PURPOSES, AND DEDICATE RIGHT-OF-WAY TO AN EXTENSION OF WOLFE NURSERY ROAD IN COMPLIANCE WITH THE CITY OF STEPHENVILLE MAJOR THOROUGHFARE PLAN.

APPROVED BY: _____
 DIRECTOR OF DEVELOPMENT SERVICES

STEVE KILLEN
 DIRECTOR OF DEVELOPMENT SERVICES

CITY SECRETARY

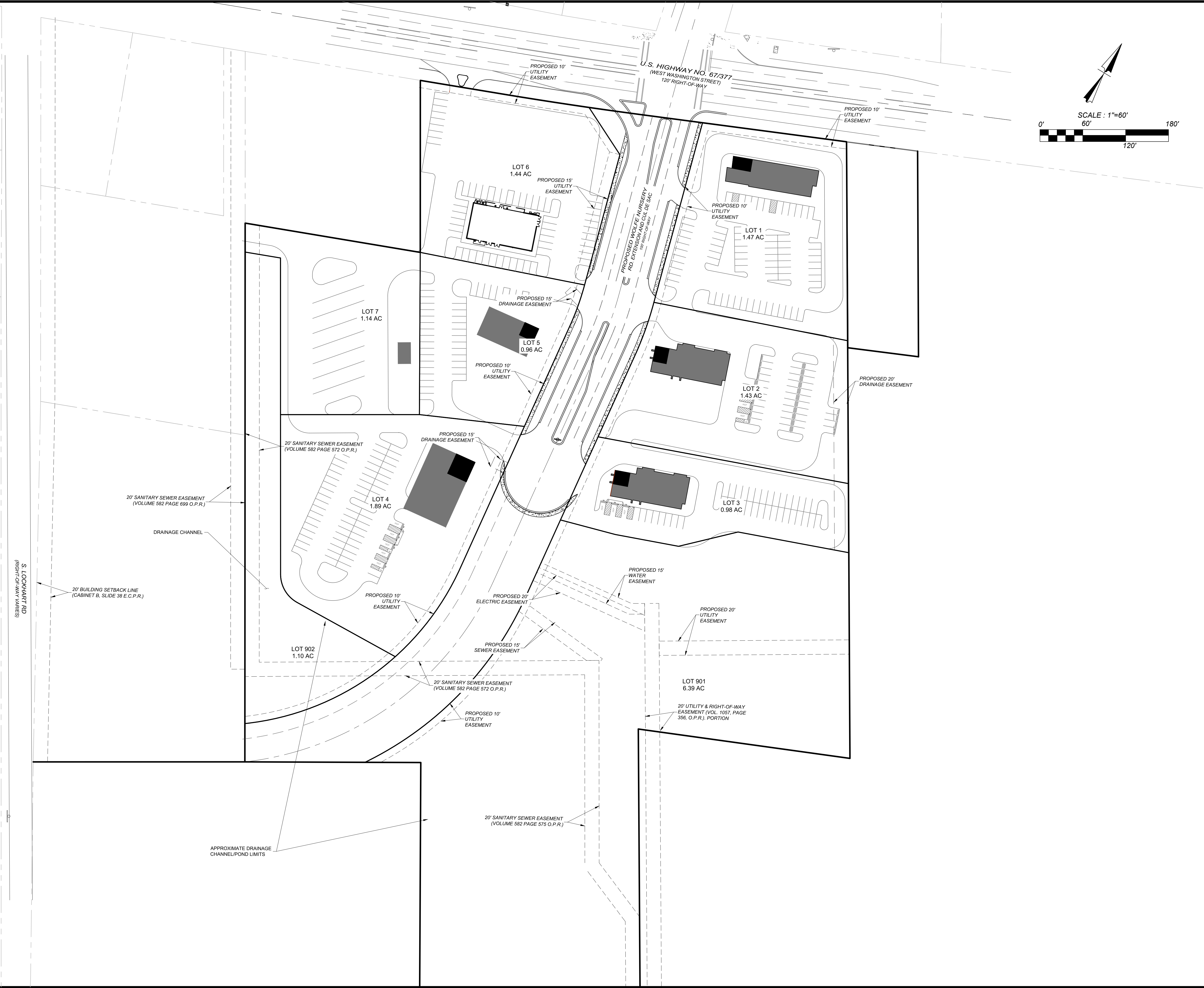
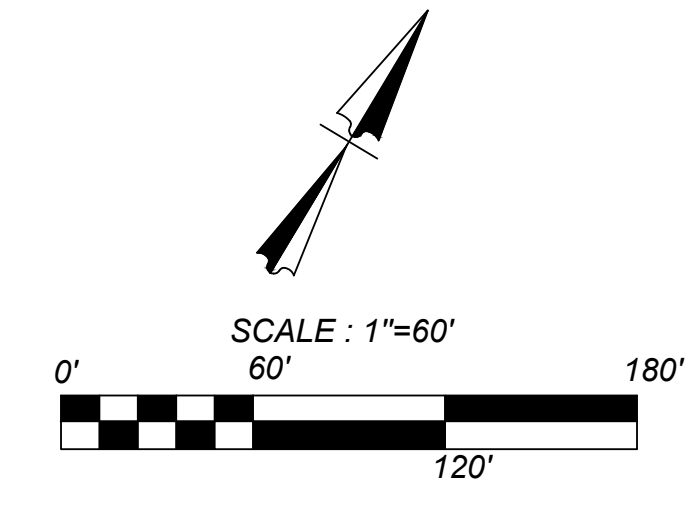
STACI L. KING, TRMC
 CITY SECRETARY

**SUBDIVISION PLAT OF
 20 ACRE DEVELOPMENT ON WASHINGTON
 FORMERLY "PROJECT BLUE"**

LEGAL DESCRIPTION:
 BEING A 19.34 - ACRE TRACT OF LAND COMPRISED OF FOUR SEPARATE EXISTING LOTS OUT OF THE WILLIAM MOTLEY SURVEY, ABSTRACT 515, ERATH COUNTY, TEXAS; A 1.203-ACRE TRACT OF LAND OUT OF THE 1.267 ACRES TRACT (TRACT 1) DEEDED TO J.R. WALKER COMPANY IN VOLUME 749, PAGE 261 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS; A CERTAIN 13.468 ACRE TRACT OF LAND BEING TRACTS 5 AND 7 CONVEYED TO J.R. WALKER COMPANY BY DEED RECORDED IN VOLUME 749, PAGE 261 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS; A 2.000 ACRE TRACT OF LAND BEING A PORTION OF THE 41.61-ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT TO NORTON COMPANY (NOW KNOWN AS SAINT-GOBAIN ABRASIVES, INC.) IN VOLUME 532, PAGE 1004 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS; AND A 2.672-ACRES TRACT OF LAND BEING THE REMAINDER OF A CERTAIN 2.676 ACRES TRACT DEEDED TO CIRCLE L ENTERPRISES, INC. IN VOLUME 842, PAGE 780 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS.

OWNER/DEVELOPER:
 EG TEJAS, LLC
 ATTN: VIDAL GARCIA
 7113 SAN PEDRO AVENUE, SUITE 198
 SAN ANTONIO, TX 78216





**20 ACRE DEVELOPMENT ON WASHINGTON
 (FORMERLY PROJECT BLUE)
 STEPHENVILLE, TEXAS
 SITE PLAN**

PLAT NO. -
 JOB NO. -
 DATE: -
 DRAWN: - CHECKED: -
 SHEET NUMBER:
EX-B2



FIRST ADVISORS, INC.
Real Estate Development

Gary J. Davis, President
gjdavis@firstadvisors-inc.com
Cell Phone 512-789-3440

Mailing Address:
P.O. Box 364
Spicewood, TX 78669

Overnight Delivery:
26706 Founders Place
Spicewood, TX 78669

May 19, 2021

Members of the Planning & Zoning Commission (via email to SKillen@stephenvilletx.gov)
City of Stephenville

Allen L. Barnes, City Administrator (via email to absarnes@stephenvilletx.gov)
298 West Washington
Stephenville, TX 76401

Jeff K. Sandford, Executive Director (via email to jsandford@stephenvilleeda.com)
Stephenville Economic Development Authority
1050 Airport Road
Stephenville, TX 76401

Planning Commissioners, City Administrator Barnes, Mr. Sandford and Mr. Killen:

I am the President of the General Partner of the Owner of the adjoining Lot 4, Block 1 of the FAI Addition to the property for which a re-plat is being proposed.

I was furnished on Tuesday afternoon, May 18th with a ***PRELIMINARY SUBDIVISION PLAT OF 20 ACRE DEVELOPMENT ON WASHINGTON SEEKING TO SUBDIVIDE THE 19.34 ACRES OF LAND INTO 7 LOTS FOR COMMERCIAL USE, 2 LOTS FOR DRAINAGE PURPOSES, AND DEDICATE RIGHT-OF-WAY TO AN EXTENSION OF WOLFE NURSERY ROAD*** ***IN COMPLIANCE WITH THE CITY OF STEPHENVILLE MAJOR THOROUGHFARE PLAN.***

I was previously informed in 2019 by an officer of EG Tejas, LLC of their request to amend the then current City of Stephenville Thoroughfare Plan. I am not aware of any such amendment that ever took place by the City Council. Since the proposed re-plat presented to you tonight purports to comply with the City of Stephenville Major Thoroughfare Plan (as stated in the highlighted section above), I would like information on when the Thoroughfare Plan was amended, assuming it was, in fact, amended. I know I have not ever been provided with any written notice of any such amendments, since its original adoption by the City of Stephenville.

I am certainly interested in additional development occurring in this area of Stephenville, as I have previously expressed to Mr. Barnes and Mr. Sandford and their colleagues with the City of

Stephenville. As a property owner, I am sensitive to seeing proper planning for such development and the type of development, so that it be complimentary to the City, its citizens and the surrounding property owners, of which my partnership is one.

The proposed replat does not comply with the original City of Stephenville Thoroughfare Plan, as it shows the extension of Wolfe Nursery Road as a *dead end*, with no connection to Lockhart Road, as was shown in the original City of Stephenville Thoroughfare Plan. Furthermore, the Public Roadway Notes on the proposed re-plat stipulate that it may not be built out beyond the proposed Lot 3, contradicting the way it is presented in the drawing depicting the lots and roadway extension.

I believe better planning by the City of Stephenville should require the complete buildout of the extension of Wolfe Nursery Road to Lockhart Road, as was envisioned by the original Thoroughfare Plan.

At this time, due to a lack of any effort by EG Tejas, LLC to reach out to adjoining property owners (of which I am one of two) to seek agreement on a plan that would facilitate the complete build-out of the extension of Wolfe Nursery Road, how the drainage issues will be addressed and a timeline for the development, I would request a denial by the P&Z of the approval of the re-plat.

I believe a good faith effort should be made by the developer to accomplish a strategy and plan for a re-plat with the build-out of the Wolfe Nursery Road extension all the way to Lockhart Road.

Thank you for your consideration of my request.

Gary J. Davis

Gary J. Davis
President of the General Partner
FAI Stephenville Partners, Ltd.

To: Steve Killen- This message is to lodge an adjoining property protest to the matter now pending at P and Z today- as (1 No notice was given owner with in required distance to property affected by the request

(2 allegedly this proposed plat or re plat if granted would adversely affect the value and utility of the adjoining 4.5 acres as well as accessibility from and to Wolfe Nursey Road and Lockhart road as previously set out in City Masterplan-

(3 It appears that developers want to take the heart out of the watermelon and leave rinds to adjoining land owners-

All of this is surely not in best interest of city and trashes the masterplan

Richard Coan -Trustee , Suzanne S Coan Testamentary Trust

5 - 19- 2021



STAFF REPORT

SUBJECT: Case No.: RZ2021-008

Applicant Tobiah and Mandy O’neal are requesting a rezone of property located at 1065 W. Frey, Parcel R32261, of KIGHT SECOND ADDITION, BLOCK 5, LOT 2, of the City of Stephenville, Erath County, Texas, from (R-1) Single Family Residential to (R-3) Multifamily.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

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

BACKGROUND:

The applicant is requesting a rezone to multifamily, R-3, to allow for the highest and best land use per the applicant.

CURRENT ZONING:

R-1 – Single Family

FUTURE LAND USE:

Single Family

WATER:

The property is currently served by water mains in Pecan, Ollie, Frey and Kight streets.

SEWER:

The property is currently served by sanitary sewer mains in Pecan, Ollie, Frey and Kight streets.

STREET:

The property is served by Pecan, Ollie, Frey and Kight Streets.

ZONING AND LAND USE:

Location	Zoning	Future Land Use
Subject Site	R-1 – Single Family	Single Family
North	R-3, Multifamily	Single Family
South	R-1, Single Family	Multifamily
East	R-1 – Single Family	Single Family

DESCRIPTION OF REQUESTED ZONING**Sec. 154.05.6. Multiple family residential district (R-3).**

5.6.A Description. This residential district provides for medium to high-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, and multiple family housing buildings and complexes. All R-3 zoning will be appropriate to a city-style neighborhood. 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 esthetic and functional well being of the intended district environment.

5.6.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) Multiple family dwellings, with each family limited as in division (1) above;
- (6) Assisted living center;
- (7) Convalescent, nursing or long term-care facility;
- (8) Retirement housing complex;
- (9) Accessory buildings;
- (10) Churches, temples, mosques and related facilities;
- (11) Community home;
- (12) Park or playground;
- (13) SISD school—public;
- (14) Bed and breakfast/boarding house;
- (15) Group day care home;
- (16) Registered family home;
- (17) Day care center; and
- (18) Fraternity or sorority house.

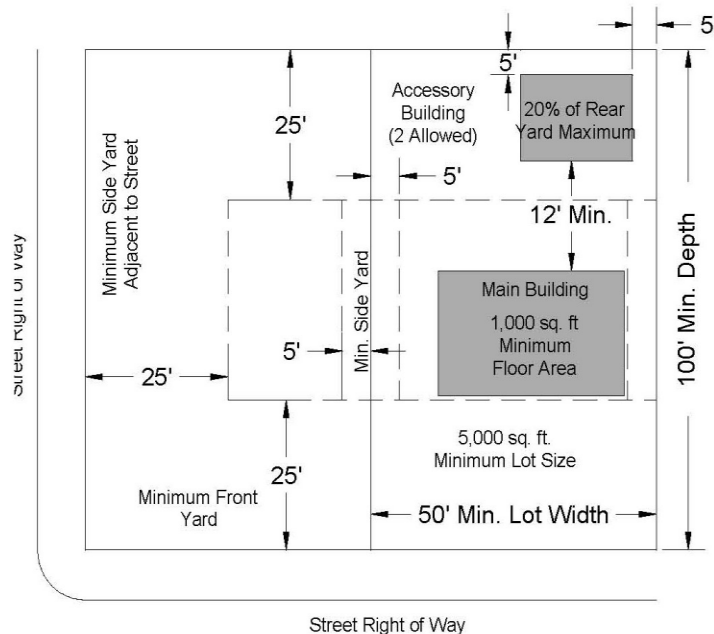
5.6.C Conditional Uses.

- (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.

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

(A) *Single family dwelling.*

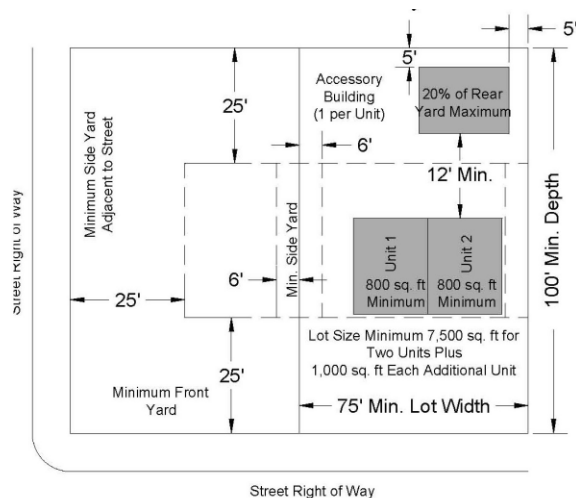
- (1) Minimum lot area: 5,000 ft².
- (2) Minimum lot width and lot frontage: 50 feet.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front setback: 25 feet.
- (5) Minimum depth of rear setback: 25 feet.
- (6) Minimum width of side setback:
 - (a) Internal lot: five feet.
 - (b) Corner lot: 25 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.



5.6.E Parking Regulations. A Single-Family, R-3 District lot 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 this ordinance, Section 11, Parking Regulations of this ordinance.

(B) *Two-to-four family.*

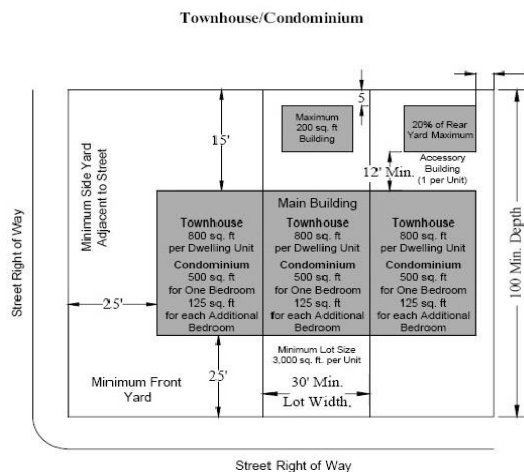
- (1) Minimum lot area: 7,500 ft² for two dwelling units, plus 1,000 ft² for each additional dwelling unit.
- (2) Minimum lot width and lot frontage: 75 feet.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front setback: 25 feet.
- (5) Minimum depth of rear setback: 25 feet.
- (6) Minimum width of side setback:
 - (a) Internal lot: six feet.
 - (b) Corner lot: 25 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.



A Two to Four-Family, R-3 District lot 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 this ordinance, Section 11, Parking Regulations of this ordinance.

(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: 25 feet.
- (5) Minimum depth of rear setback: 15 feet.
- (6) Minimum width of side setback:
 - (a) Internal lot: five feet.
 - (b) Corner lot: 25 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.



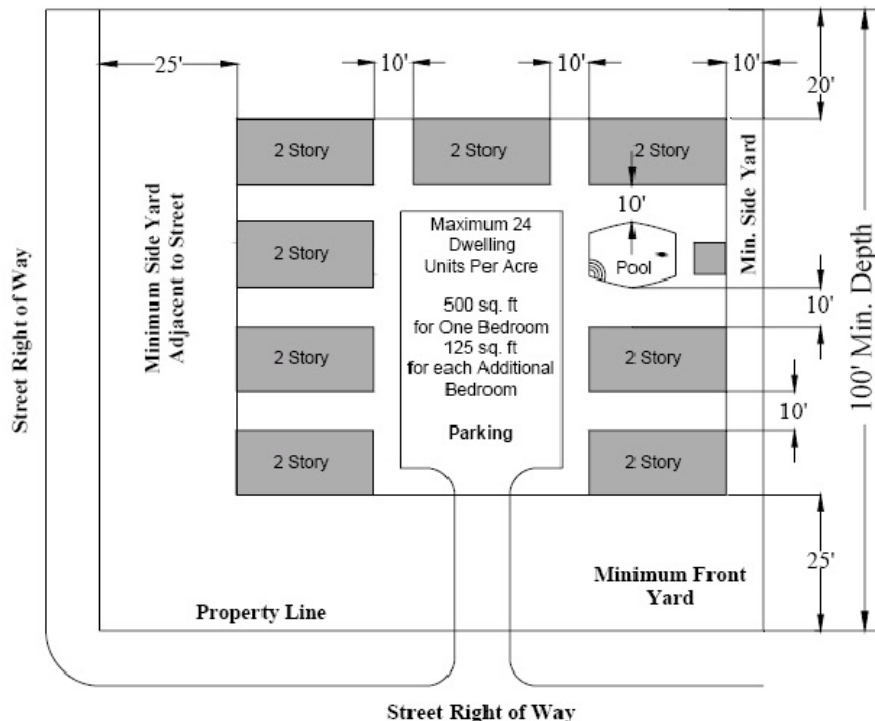
A Townhouse/Condominium, R-3 District lot shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in this ordinance, Section 11, Parking Regulations of this Ordinance.

(D) *Multiple family dwellings.*

- (1) Minimum lot area: maximum density of 24 dwelling units per acre, which includes parking, access and all other area improvements.
- (2) Minimum lot depth: 100 feet.
- (3) Minimum depth of front setback: 25 feet.
- (4) Minimum depth of rear setback: 20 feet.
- (5) Minimum width of side setback:
 - (a) Internal lot: ten feet.
 - (b) Corner lot: 25 feet from intersecting side street.
- (6) Building size: Minimum area of each dwelling unit: 500 ft² for one bedroom or less plus 125 ft² of floor area for each additional bedroom.
- (7) Maximum height of structures: 35 feet.
- (8) 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.

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

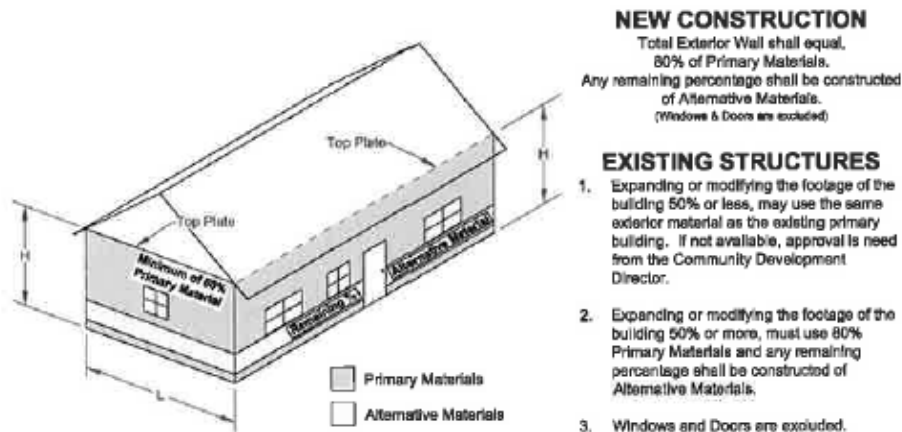
Multiple Family Dwelling



A Multiple-Family, R-3 District lot 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 this ordinance, Section 11, Parking Regulations of this ordinance.

5.6.F Type of Construction.

- (1) The exterior walls of all new dwellings to the top plate, shall be constructed of at least 80% of the total exterior walls of primary materials, excluding doors, windows, and porches. See Section 10.E(1): Exterior Building Material Standard—Primary Materials.
- (2) Any remaining exterior walls of all new dwellings shall construct the remaining exterior walls of alternative materials. See Section 10.E(2): Exterior Building Material Standard—Alternative Materials.
- (3) 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.
- (4) Existing dwellings expanding the total square footage of the building more than 50%, or proposing to use a material inconsistent with the primary structure for any expansion, must meet the 80% minimum primary materials, Section 10.E: Exterior Building Material Standard, for the total exterior walls of the structure.



(Am. Ord. 2007-24, passed 12-4-2007; Am. Ord. 2008-13, passed 7-1-2008; Ord. 2011-26, passed 12-6-2011)

ALTERNATIVES

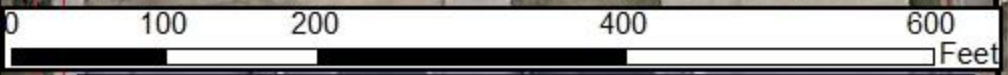
- 1) Recommend the City Council approve the rezoning request.
- 2) Recommend the City Council approve zoning other than requested.
- 3) Recommend the City Council deny the request for rezoning.

1065 W Frey 200 ft Buffer



Legend

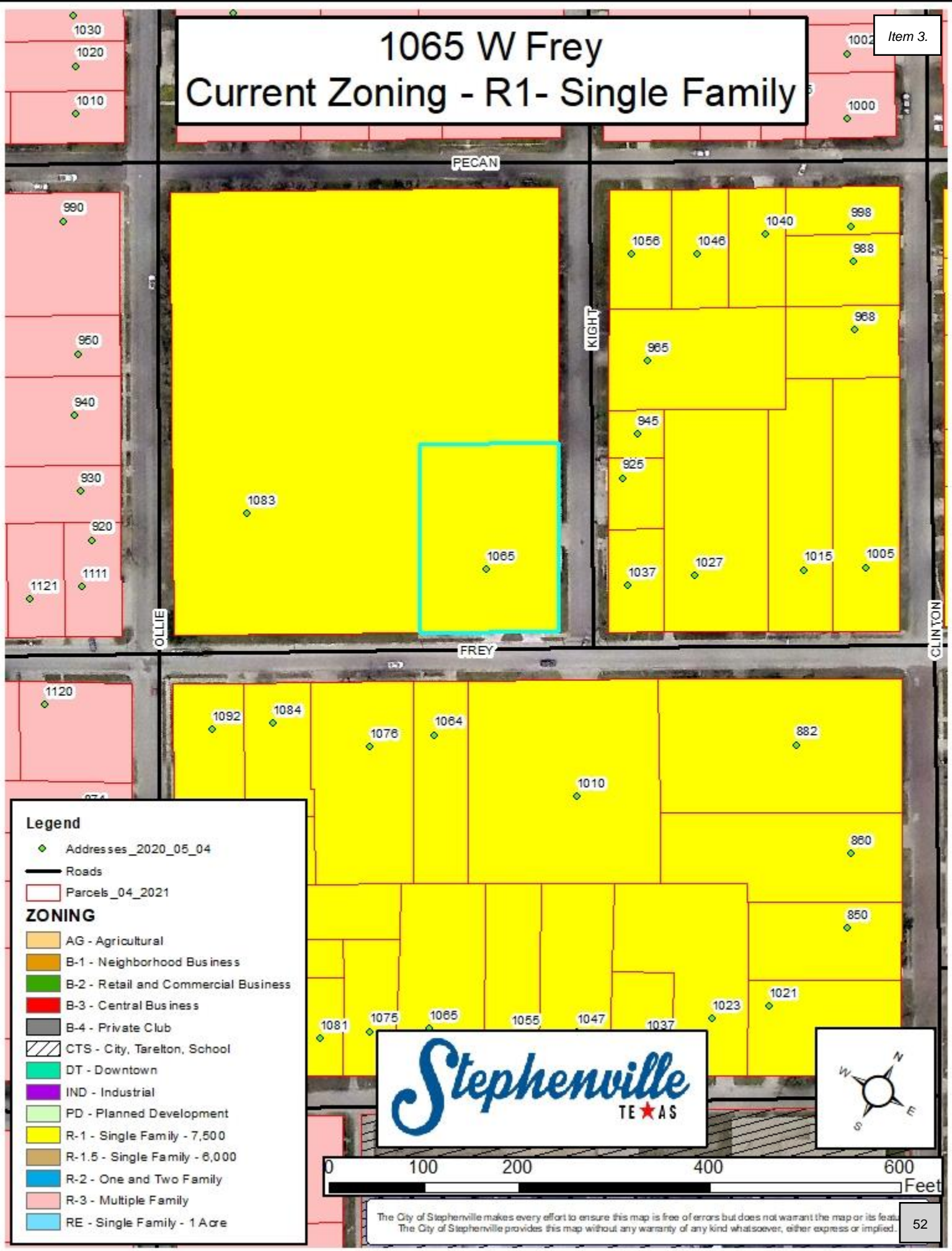
- ◆ Addresses_2020_05_04
- Roads
- Parcels_04_2021
- 1065_Frey_Buff



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1065 W Frey Current Zoning - R1- Single Family

Item 3.

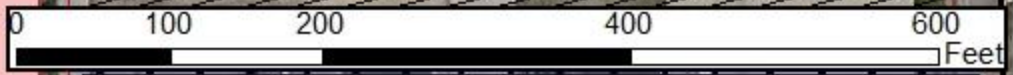


Legend

- ◆ Addresses_2020_05_04
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- ▭ Parcels_04_2021

ZONING

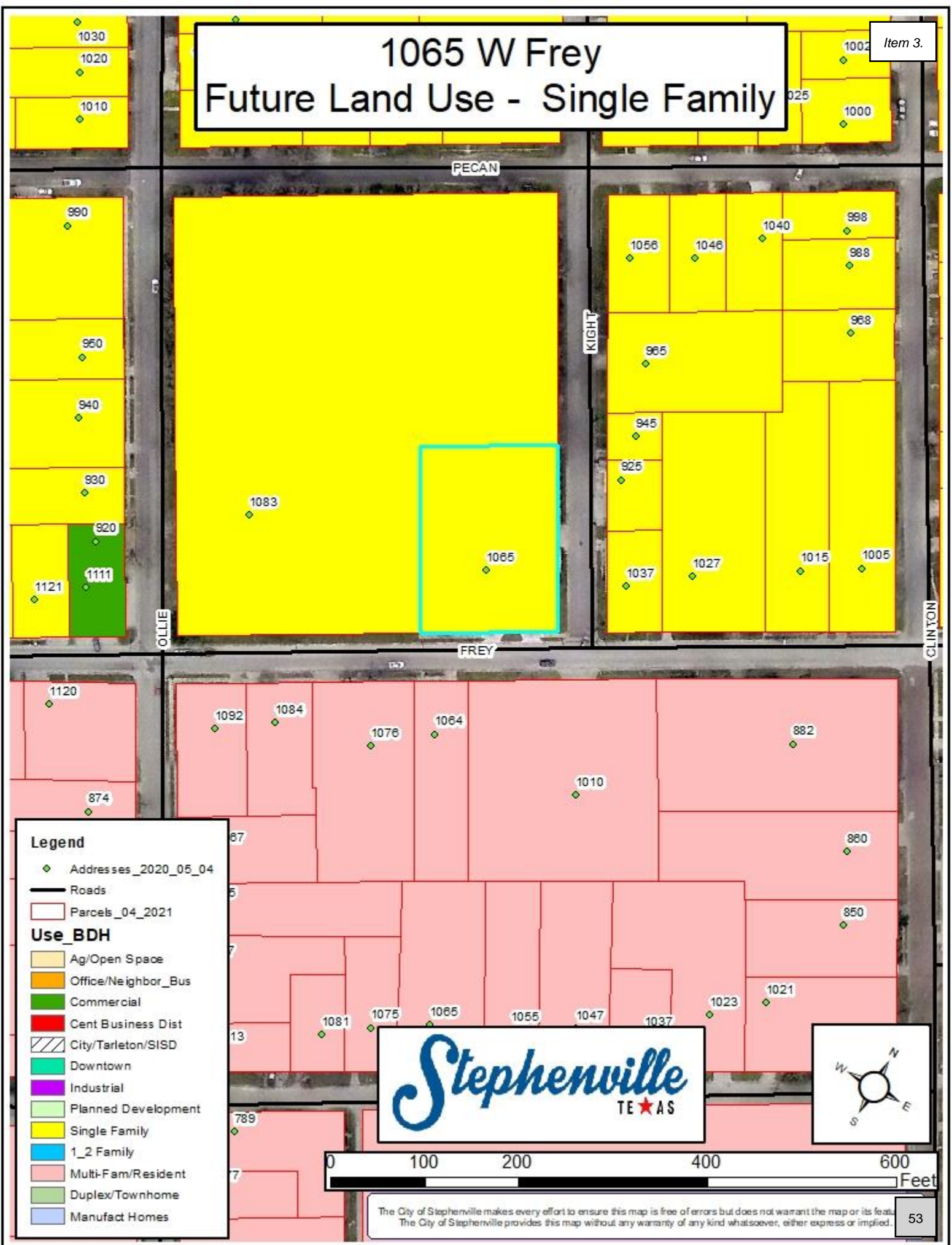
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- B-3 - Central Business
- B-4 - Private Club
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- DT - Downtown
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- PD - Planned Development
- R-1 - Single Family - 7,500
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1065 W Frey Future Land Use - Single Family

Item 3.



Legend

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Use_BDH

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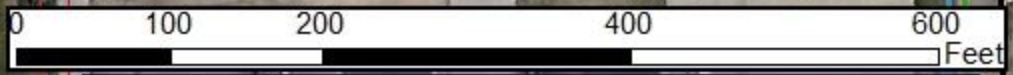
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1065 W Frey Water & Sewer Utilities

Item 3.



- Legend**
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 - ▭ Parcels_04_2021
 - Manhole
 - Sewer_Lines
 - Water_Lines
 - Well_Line



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1065 W Frey Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
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R000030780	1076 FREY	GARRISON PROPERTIES LLC	740 W COLLEGE	STEPHENVILLE	TX	76401
R000032213	945 KIGHT	GODWIN EDWARD	1804 DEEPWOOD DR	ROUND ROCK	TX	78681
R000030790	1084 W FREY	HARLOW JEREMY & MARIE	1084 W FREY	STEPHENVILLE	TX	76401-0000
R000032215	1037 FREY	JRSR PROPERTIES LLC	5303 COLLEYVILLE BLVD, SUITE A	COLLEYVILLE	TX	76034
R000032210	1046 PECAN	LOWERY CLARENCE DAVID	410 E CLIFTON	STEPHENVILLE	TX	76401-4918
R000032261	1065 W FREY	ONEAL TOBIAH & MANDY	1065 W FREY	STEPHENVILLE	TX	76401
R000032260	1083 FREY	ONTADE LLC	115 N GRAHAM ST #202	STEPHENVILLE	TX	76401
R000030788	882 CLINTON	SULT GREGORY R & KELLY M	882 N CLINTON	STEPHENVILLE	TX	76401-0000
R000030789	1010 FREY	TRIMBLE TOMMY WAYNE & REBECCA ANN	1010 FREY	STEPHENVILLE	TX	76401
R000032208	1027 W FREY	TUCKER LOIS LAVONNE	1027 W FREY	STEPHENVILLE	TX	76401
R000030781	1064 FREY	WARMERDAM BRADLEY STEPHEN & MELODY JILL	3721 OAKBRIAR LANE	COLLEYVILLE	TX	76034
R000032214	925 KIGHT	WILHELM DONNA	PO BOX 201	BROWNWOOD	TX	76804

TO: **Stephenville Planning and Zoning Commission & City Council**

FROM: **Scott Hooper
849 N. Clinton
Stephenville, TX 76401**

RE: **Chandler Mansion Block Re-zoning**

To the committee members on the PZ commission and the City Council,

I was recently made aware of a plan to re-zone the Chandler Mansion block. While I am all for land development and improvement, I am asking for the board to not approve this request for several reasons:

- The Chandler Mansion is one of the iconic homes left in Stephenville. I am one of many people in the area who own homes that we are working to rehab not for a quick buck or to flip and rent on the cheap, but to restore the original beauty and charm of a property. My properties are around the corner from this block and would hate to see it wasted.
- The multifamily units that I have seen on the north side of Frey in those neighborhoods are not kept up and, in my opinion, have actually reduced the value of the homes close to it. A greater value would be to build small homes along the back of the block to help raise the value of the surrounding properties and continue regentrification.
- The traffic is already horrible and parking on Frey makes it hard for traffic flow as it is. The amount of money it would take for the city to improve/ create safe access and egress (ie driveways and turning lanes) could easily outweigh the benefit and the traffic would surely overtax Ollie and Frey which is already one of the busiest intersections in Stephenville.
- The inevitable need for improved access to water, sewer and gas will also contribute to the overall chaos of road issues and seems like it will divert tax dollars away from other things we need to see worked on in Stephenville.

I ask that you please deny this request.

Thank you for working hard at what you do. It is difficult navigating the razor edge of making sure Stephenville moves forward yet stays "hometown".

Sincerely,
Scott Hooper



From: BS Warmer <bswarmer@gmail.com>
Sent: Wednesday, May 19, 2021 10:13 AM
To: Steve Killen <SKillen@stephenvilletx.gov>
Subject: Planning and Zoning Cases RZ2021-008 & RZ2021-009

Stephenville Planning and Zoning Commission,

This committee has the challenge of managing the inevitable (and welcomed) growth of Stephenville, while also safeguarding the city character. The Chandler Mansion is an icon that you build around, not one to be rezoned to Multifamily. I am writing to express my strong opposition to the proposed rezoning of the Chandler Mansion block (Cases RZ2021-008 & RZ2021-009) . My opposition is based on a variety of factors:

1. Desire to maintain the character and charm of the neighborhood.
2. The area is already approaching saturation with multifamily dwellings. Based on a quick google map search - there are 15 apartment complexes within 1 mile (most within .5 mile) of the Chandler Mansion. In addition to this, there are 5 college dorms and several duplexes (W Oak St, N Columbia, N Belknap, etc.).
3. Uncertainty of the plans for the property. I had a good conversation with one of the owners. He is a genuine person that shares my desire to maintain the charm of this property and the city. However, rezoning with no concrete plans equates to a blank check that I am not comfortable agreeing to.
4. Property values are likely to be negatively impacted if we continue saturating the area with multi-family dwellings. MFDU's are inconsistent with the predominantly SFDU neighborhood.
5. Frey street is already narrow / congested and adding multiple units concentrated on this property will make matters worse. Elevated traffic makes the streets less pedestrian friendly. With Hook Elementary right around the corner – this is a real concern.

I urge you to disapprove the proposed rezoning, and from recent meetings / discussions with my neighbors, I know my opinions are shared by others who have not managed to communicate these desires. Thank you for your continued service and support of our community.

Best regards,

Brad & Melody Warmerdam

1064 W Frey St

817-629-4450



STAFF REPORT

SUBJECT: Case No.: RZ2021-009

Applicant Tobiah O’Neal, representing Ontade LLC, is requesting a rezone of property located at 1083 Frey, Parcel R32260, of KIGHT SECOND ADDITION, BLOCK 5, LOT 1, of the City of Stephenville, Erath County, Texas, from (R-1) Single Family Residential to (R-3) Multifamily.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

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

BACKGROUND:

The applicant is requesting a rezone to multifamily, R-3, to allow for the highest and best land use per the applicant.

CURRENT ZONING:

R-1 – Single Family

FUTURE LAND USE:

Single Family

WATER:

The property is currently served by water mains in Pecan, Ollie, Frey and Kight streets.

SEWER:

The property is currently served by sanitary sewer mains in Pecan, Ollie, Frey and Kight streets.

STREET:

The property is served by Pecan, Ollie, Frey and Kight Streets.

ZONING AND LAND USE:

Location	Zoning	Future Land Use
Subject Site	R-1 – Single Family	Single Family
North	R-3, Multifamily	Single Family
South	R-1, Single Family	Multifamily
East	R-1 – Single Family	Single Family

DESCRIPTION OF REQUESTED ZONING

Sec. 154.05.6. Multiple family residential district (R-3).

5.6.A Description. This residential district provides for medium to high-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, and multiple family housing buildings and complexes. All R-3 zoning will be appropriate to a city-style neighborhood. 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 esthetic and functional well being of the intended district environment.

5.6.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) Multiple family dwellings, with each family limited as in division (1) above;
- (6) Assisted living center;
- (7) Convalescent, nursing or long term-care facility;
- (8) Retirement housing complex;
- (9) Accessory buildings;
- (10) Churches, temples, mosques and related facilities;
- (11) Community home;
- (12) Park or playground;
- (13) SISD school—public;
- (14) Bed and breakfast/boarding house;
- (15) Group day care home;
- (16) Registered family home;
- (17) Day care center; and
- (18) Fraternity or sorority house.

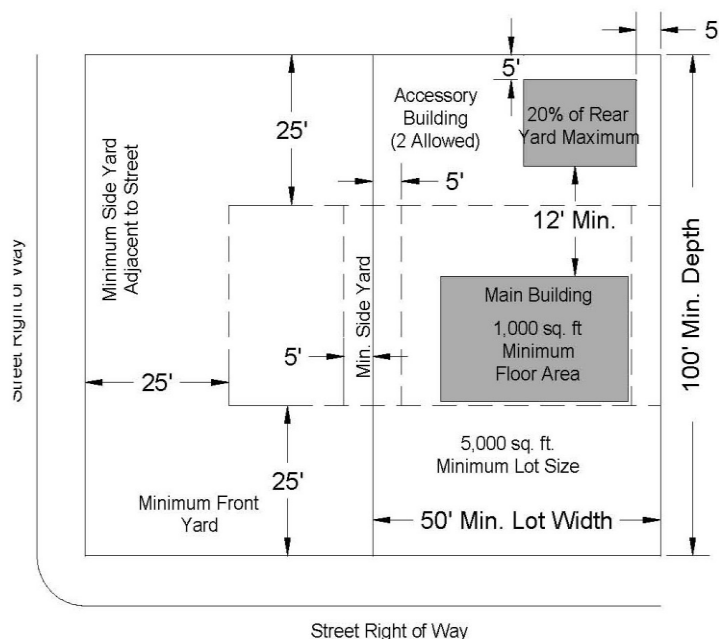
5.6.C Conditional Uses.

- (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.

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

(A) *Single family dwelling.*

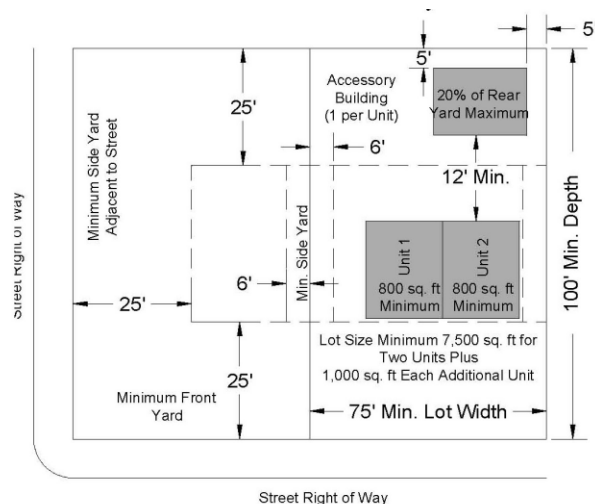
- (1) Minimum lot area: 5,000 ft².
- (2) Minimum lot width and lot frontage: 50 feet.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front setback: 25 feet.
- (5) Minimum depth of rear setback: 25 feet.
- (6) Minimum width of side setback:
 - (a) Internal lot: five feet.
 - (b) Corner lot: 25 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.



5.6.E Parking Regulations. A Single-Family, R-3 District lot 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 this ordinance, Section 11, Parking Regulations of this ordinance.

(B) *Two-to-four family.*

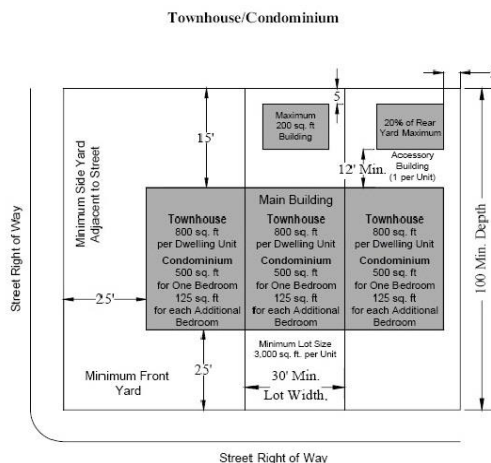
- (1) Minimum lot area: 7,500 ft² for two dwelling units, plus 1,000 ft² for each additional dwelling unit.
- (2) Minimum lot width and lot frontage: 75 feet.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front setback: 25 feet.
- (5) Minimum depth of rear setback: 25 feet.
- (6) Minimum width of side setback:
 - (a) Internal lot: six feet.
 - (b) Corner lot: 25 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.



A Two to Four-Family, R-3 District lot 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 this ordinance, Section 11, Parking Regulations of this ordinance.

(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: 25 feet.
- (5) Minimum depth of rear setback: 15 feet.
- (6) Minimum width of side setback:
 - (a) Internal lot: five feet.
 - (b) Corner lot: 25 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.



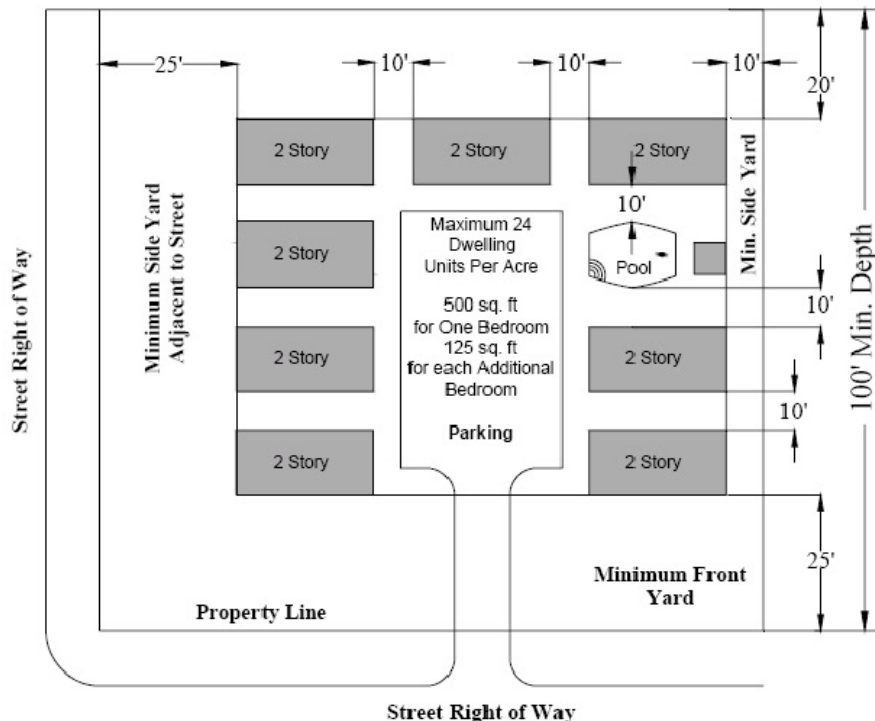
A Townhouse/Condominium, R-3 District lot shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in this ordinance, Section 11, Parking Regulations of this Ordinance.

(D) *Multiple family dwellings.*

- (1) Minimum lot area: maximum density of 24 dwelling units per acre, which includes parking, access and all other area improvements.
- (2) Minimum lot depth: 100 feet.
- (3) Minimum depth of front setback: 25 feet.
- (4) Minimum depth of rear setback: 20 feet.
- (5) Minimum width of side setback:
 - (a) Internal lot: ten feet.
 - (b) Corner lot: 25 feet from intersecting side street.
- (6) Building size: Minimum area of each dwelling unit: 500 ft² for one bedroom or less plus 125 ft² of floor area for each additional bedroom.
- (7) Maximum height of structures: 35 feet.
- (8) 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.

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

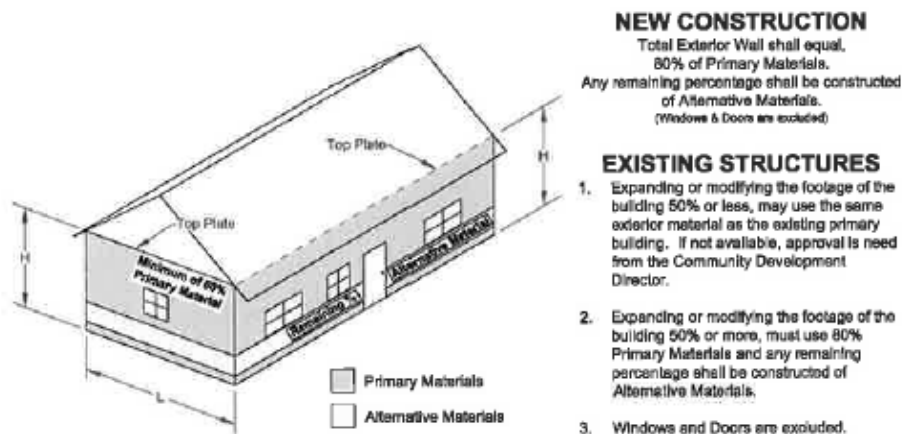
Multiple Family Dwelling



A Multiple-Family, R-3 District lot 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 this ordinance, Section 11, Parking Regulations of this ordinance.

5.6.F Type of Construction.

- (1) The exterior walls of all new dwellings to the top plate, shall be constructed of at least 80% of the total exterior walls of primary materials, excluding doors, windows, and porches. See Section 10.E(1): Exterior Building Material Standard—Primary Materials.
- (2) Any remaining exterior walls of all new dwellings shall construct the remaining exterior walls of alternative materials. See Section 10.E(2): Exterior Building Material Standard—Alternative Materials.
- (3) 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.
- (4) Existing dwellings expanding the total square footage of the building more than 50%, or proposing to use a material inconsistent with the primary structure for any expansion, must meet the 80% minimum primary materials, Section 10.E: Exterior Building Material Standard, for the total exterior walls of the structure.



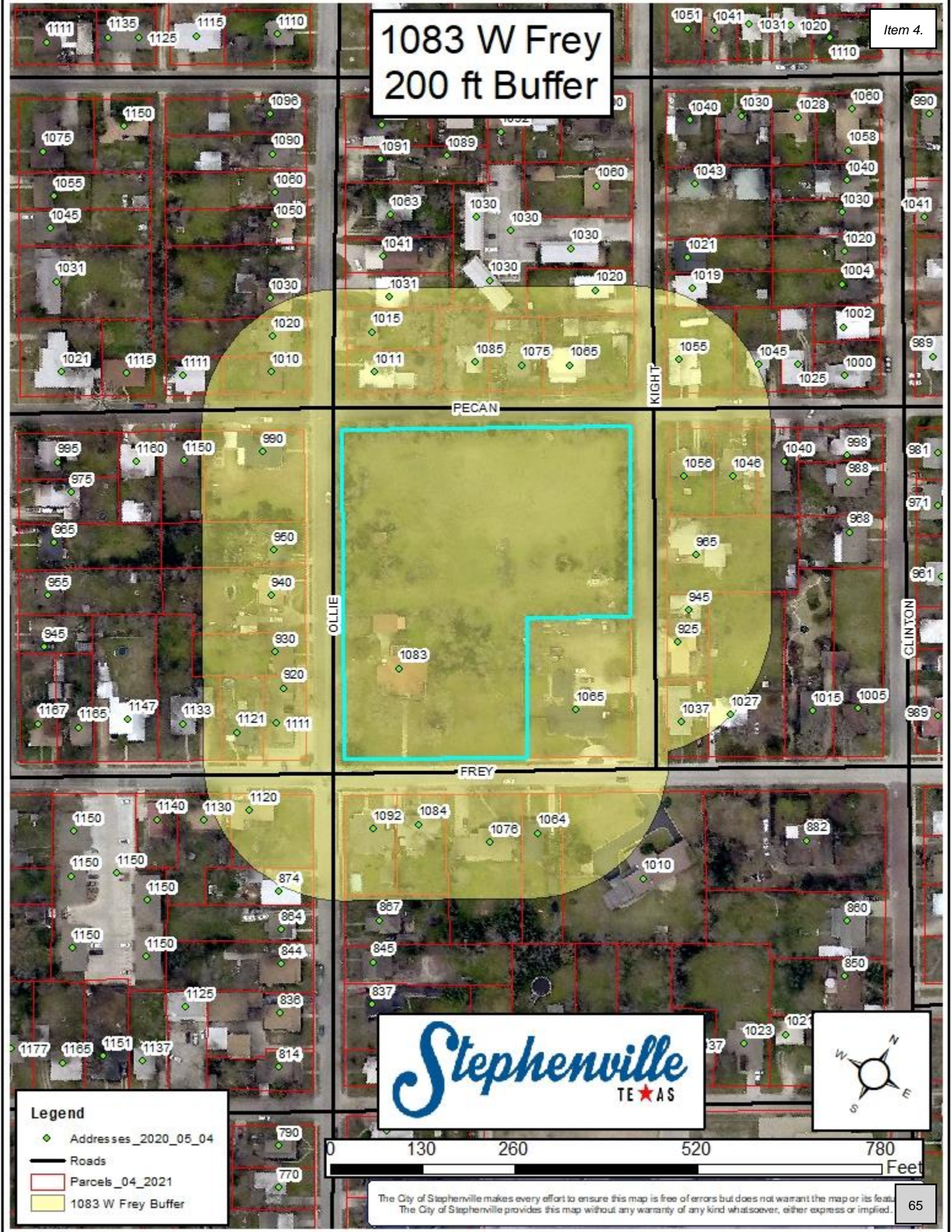
(Am. Ord. 2007-24, passed 12-4-2007; Am. Ord. 2008-13, passed 7-1-2008; Ord. 2011-26, passed 12-6-2011)

ALTERNATIVES

- 1) Recommend the City Council approve the rezoning request.
- 2) Recommend the City Council approve zoning other than requested.
- 3) Recommend the City Council deny the request for rezoning.

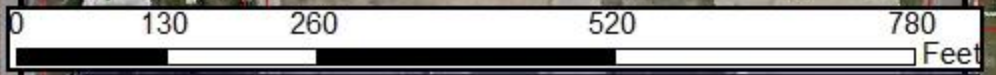
1083 W Frey 200 ft Buffer

Item 4.



Legend

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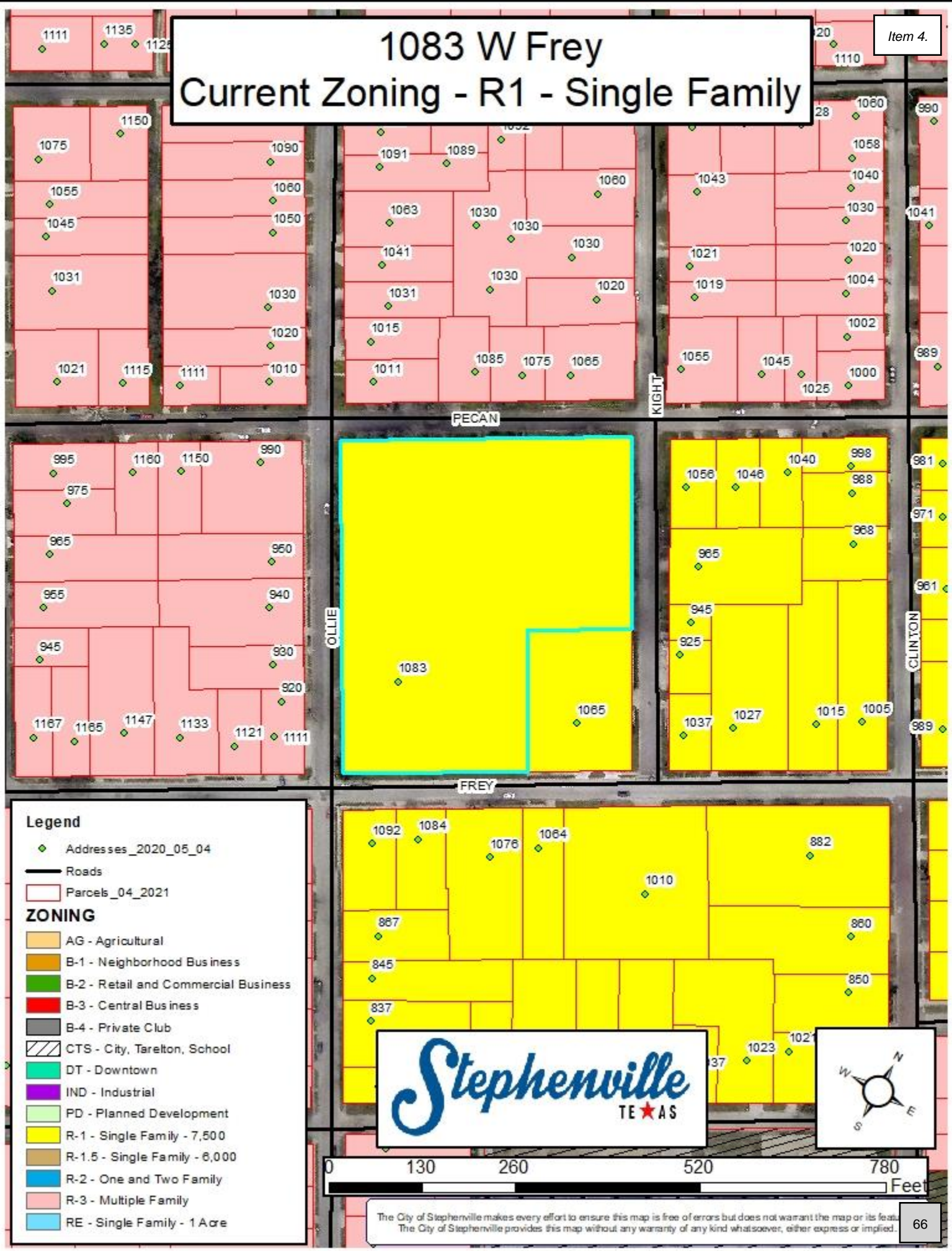


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1083 W Frey

Current Zoning - R1 - Single Family

Item 4.



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ZONING

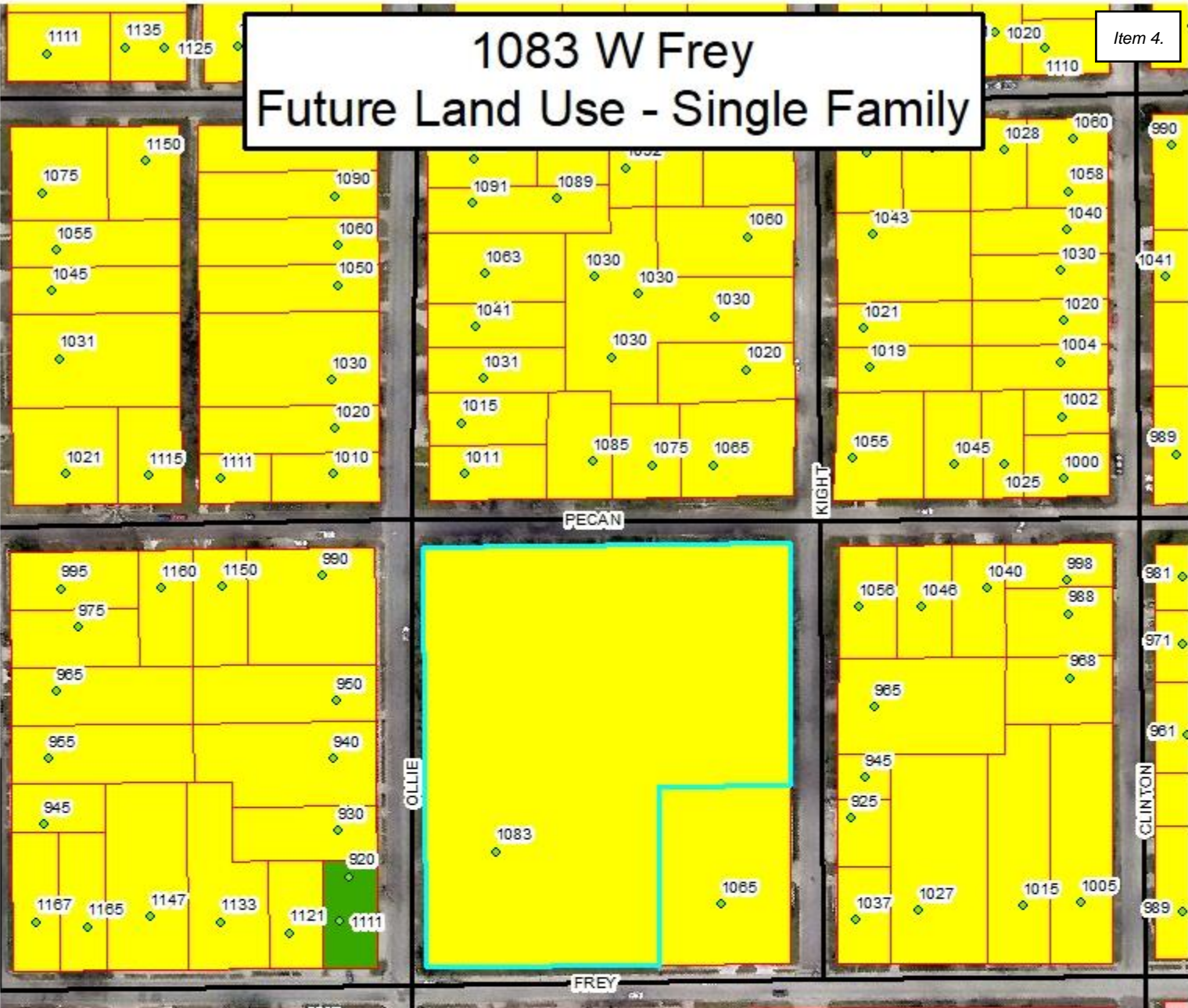
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1083 W Frey Future Land Use - Single Family

Item 4.



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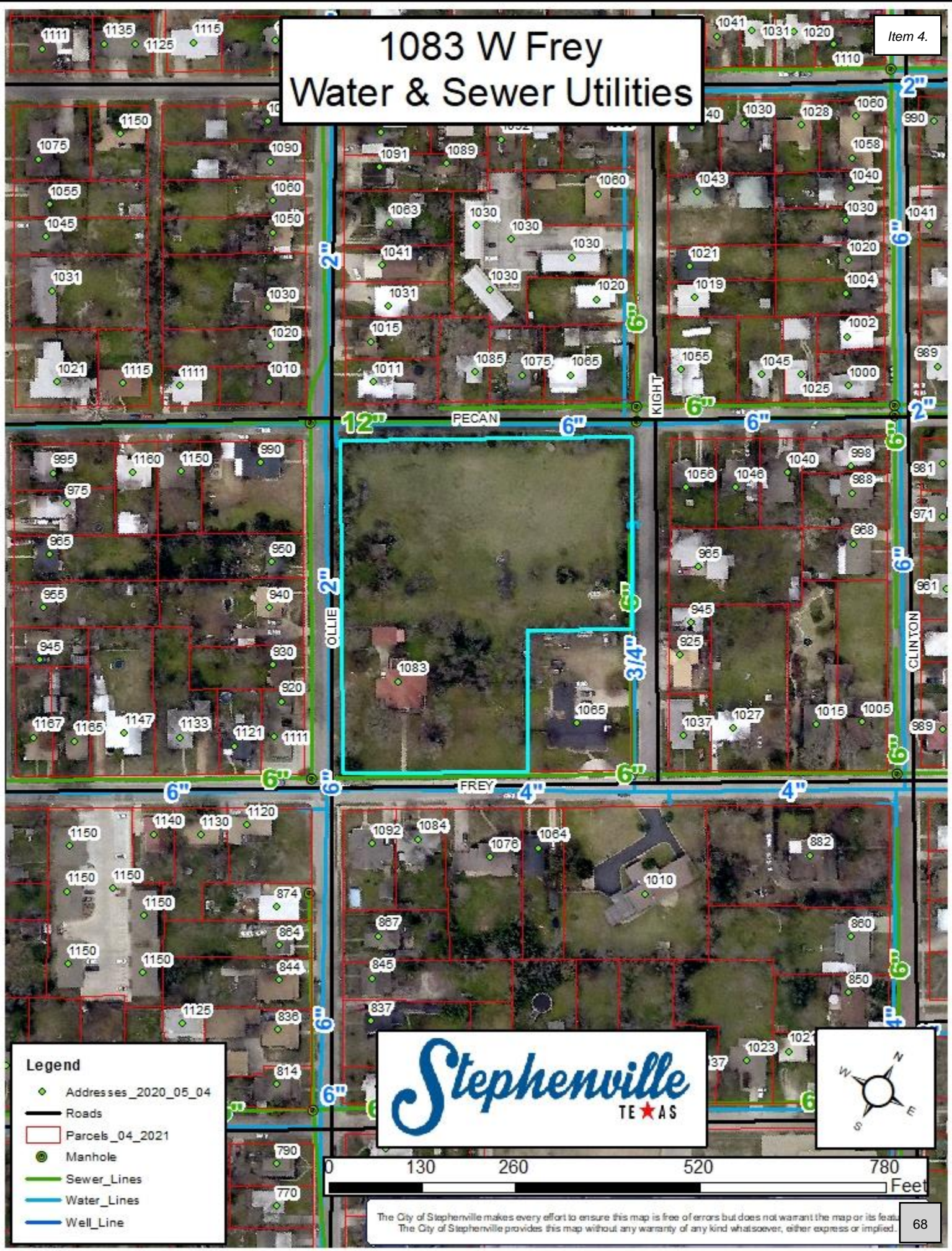
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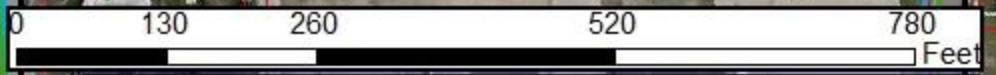
1083 W Frey Water & Sewer Utilities

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1065 W Frey Addresses

Parcel ID	Parcel Address	Owner Name	Owner Address	City	State	Zip Code
R000032229	1055 W PECAN	BABKOWSKI MICHAEL JAMES	1055 W PECAN	STEPHENVILLE	TX	76401
R000032263	940 OLLIE	BEGGS DIXIE EARLENE & LARRY DON	509 HILLTOP	TROY	TX	76579
R000032262	930 OLLIE	BEUKE EMMA	930 N OLLIE	STEPHENVILLE	TX	76401
R000032268	1133 FREY	BLACK CYNTHIA K	1133 W FREY	STEPHENVILLE	TX	76401
R000032212	965 KIGHT	BRYANT JOHN CLANCY	965 KIGHT	STEPHENVILLE	TX	76401
R000032228	1019 KIGHT	CHAVEZ MARIA E	1019 N KIGHT	STEPHENVILLE	TX	76401
R000032211	1056 PECAN	COMMUNITY OUTREACH HOUSING	3436 LIVINGSTON	CARROLLTON	TX	75007
R000030779	1092 W FREY	DOWELL JAMES DANIEL	1092 W FREY	STEPHENVILLE	TX	76401
R000032269	1121 FREY	FRAGA MIGUEL A	1121 W FREY ST	STEPHENVILLE	TX	76401
R000030780	1076 FREY	GARRISON PROPERTIES LLC	740 W COLLEGE	STEPHENVILLE	TX	76401
R000032213	945 KIGHT	GODWIN EDWARD	1804 DEEPWOOD DR	ROUND ROCK	TX	78681
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R000032271	950 OLLIE	HARRIS DALE & DEBBY	102 WILLOW LANE	STEPHENVILLE	TX	76401
R000032273	1150 PECAN	HAYES BRAD	1150 FM2303	STEPHENVILLE	TX	76401-7641
R000032250	1075 PECAN	IRBY DAVID	3314 CALHOUN ST	GRANBURY	TX	76048-4224
R000032215	1037 FREY	JRSR PROPERTIES LLC	5303 COLLEYVILLE BLVD, SUITE A	COLLEYVILLE	TX	76034
R000032915	1030 OLLIE	KING RICKY	PO BOX 3304	EARLY	TX	76803-3304
R000073953	1031 OLLIE	KING RICKY	PO BOX 3304	EARLY	TX	76802
R000032210	1046 PECAN	LOWERY CLARENCE DAVID	410 E CLIFTON	STEPHENVILLE	TX	76401-4918
R000032248	1020 KIGHT	MARTIN AARON BYRON & JAYCE NOLAN MARTIN	412 BLUEBONNET	STEPHENVILLE	TX	76401
R000030759	1130 FREY	MASON MICHAEL	1130 WEST FREY	STEPHENVILLE	TX	76401
R000032230	1045 PECAN	MILOTTE JOSEPH R	3913 CR801	CLEBURNE	TX	76031
R000032255	1085 PECAN	MULBARGER TODD	153 VALLEY OAK PLACE	WOODBIDGE	CA	95258
R000032261	1065 W FREY	ONEAL TOBIAH & MANDY	1065 W FREY	STEPHENVILLE	TX	76401
R000032260	1083 FREY	ONTADE LLC	115 N GRAHAM ST #202	STEPHENVILLE	TX	76401
R000030752	874 OLLIE	ORDUNA JAIME ANGEL	765 W SHIRLEY ST	STEPHENVILLE	TX	76401
R000030791	867 OLLIE	RENFIELD LLC	115 N GRAHAM ST #202	STEPHENVILLE	TX	76401
R000032253	1011 OLLIE	RICHARDSON RANDAL & KARA M RICHARDSON	1409 SUNSA LANE	CARROLLTON	TX	75007
R000032272	990 N OLLIE	RITCHEY JOSHUA RAY & ASHLEY VICTORIA	990 N OLLIE	STEPHENVILLE	TX	76401
R000032254	1015 OLLIE	SHOCKLEY JONATHAN J & HAROLD J	1015 N OLLIE	STEPHENVILLE	TX	76401
R000032914	1020 OLLIE	SILHAVEY MARK S & LISA	505 CLUE COURT	AZLE	TX	76020
R000032913	1111 PECAN	SIMPER CHAD	5905 WATERFORD LANE	MCKINNEY	TX	75071
R000032249	1030 KIGHT	SINCLAIR SMV LLC	3725 HAMILTON AVE	FORT WORTH	TX	76107
R000032270	1111 W FREY	SLAYDEN MARK & ANN	1111 W FREY ST	STEPHENVILLE	TX	76401
R000030758	1120 W FREY	STOVER THOMAS EDWARD	1120 W FREY	STEPHENVILLE	TX	76401
R000032912	1010 OLLIE	TOUCHSTONE RANCH LAND LLC	PO BOX 2476	STEPHENVILLE	TX	76401
R000030789	1010 FREY	TRIMBLE TOMMY WAYNE & REBECCA ANN	1010 FREY	STEPHENVILLE	TX	76401
R000032208	1027 W FREY	TUCKER LOIS LAVONNE	1027 W FREY	STEPHENVILLE	TX	76401
R000032209	1040 PECAN	WAGERS PAMELA	1040 W PECAN ST	STEPHENVILLE	TX	76401
R000030781	1064 FREY	WARMERDAM BRADLEY STEPHEN & MELODY JILL	3721 OAKBRIAR LANE	COLLEYVILLE	TX	76034
R000032214	925 KIGHT	WILHELM DONNA	PO BOX 201	BROWNWOOD	TX	76804
R000032252	1065 PECAN	WOOLEY WILLIS W	1065 W PECAN	STEPHENVILLE	TX	76401

From: BS Warmer <bswarmer@gmail.com>
Sent: Wednesday, May 19, 2021 10:13 AM
To: Steve Killen <SKillen@stephenvilletx.gov>
Subject: Planning and Zoning Cases RZ2021-008 & RZ2021-009

Stephenville Planning and Zoning Commission,

This committee has the challenge of managing the inevitable (and welcomed) growth of Stephenville, while also safeguarding the city character. The Chandler Mansion is an icon that you build around, not one to be rezoned to Multifamily. I am writing to express my strong opposition to the proposed rezoning of the Chandler Mansion block (Cases RZ2021-008 & RZ2021-009) . My opposition is based on a variety of factors:

1. Desire to maintain the character and charm of the neighborhood.
2. The area is already approaching saturation with multifamily dwellings. Based on a quick google map search - there are 15 apartment complexes within 1 mile (most within .5 mile) of the Chandler Mansion. In addition to this, there are 5 college dorms and several duplexes (W Oak St, N Columbia, N Belknap, etc.).
3. Uncertainty of the plans for the property. I had a good conversation with one of the owners. He is a genuine person that shares my desire to maintain the charm of this property and the city. However, rezoning with no concrete plans equates to a blank check that I am not comfortable agreeing to.
4. Property values are likely to be negatively impacted if we continue saturating the area with multi-family dwellings. MFDU's are inconsistent with the predominantly SFDU neighborhood.
5. Frey street is already narrow / congested and adding multiple units concentrated on this property will make matters worse. Elevated traffic makes the streets less pedestrian friendly. With Hook Elementary right around the corner – this is a real concern.

I urge you to disapprove the proposed rezoning, and from recent meetings / discussions with my neighbors, I know my opinions are shared by others who have not managed to communicate these desires. Thank you for your continued service and support of our community.

Best regards,

Brad & Melody Warmerdam

1064 W Frey St

817-629-4450

TO: **Stephenville Planning and Zoning Commission & City Council**

FROM: **Scott Hooper
849 N. Clinton
Stephenville, TX 76401**

RE: **Chandler Mansion Block Re-zoning**

To the committee members on the PZ commission and the City Council,

I was recently made aware of a plan to re-zone the Chandler Mansion block. While I am all for land development and improvement, I am asking for the board to not approve this request for several reasons:

- The Chandler Mansion is one of the iconic homes left in Stephenville. I am one of many people in the area who own homes that we are working to rehab not for a quick buck or to flip and rent on the cheap, but to restore the original beauty and charm of a property. My properties are around the corner from this block and would hate to see it wasted.
- The multifamily units that I have seen on the north side of Frey in those neighborhoods are not kept up and, in my opinion, have actually reduced the value of the homes close to it. A greater value would be to build small homes along the back of the block to help raise the value of the surrounding properties and continue regentrification.
- The traffic is already horrible and parking on Frey makes it hard for traffic flow as it is. The amount of money it would take for the city to improve/ create safe access and egress (ie driveways and turning lanes) could easily outweigh the benefit and the traffic would surely overtax Ollie and Frey which is already one of the busiest intersections in Stephenville.
- The inevitable need for improved access to water, sewer and gas will also contribute to the overall chaos of road issues and seems like it will divert tax dollars away from other things we need to see worked on in Stephenville.

I ask that you please deny this request.

Thank you for working hard at what you do. It is difficult navigating the razor edge of making sure Stephenville moves forward yet stays "hometown".

Sincerely,
Scott Hooper





STAFF REPORT

SUBJECT: Case No.: RZ2021-010

Applicant Oakdale United Methodist Non-Profit, representing Oakdale Methodist Church, is requesting a rezone of property located at 2675 W. Overhill Drive, Parcel R22423, of A0515 MOTLEY WILLIAM, of the City of Stephenville, Erath County, Texas, from (R-1) Single Family Residential to (B-1) Neighborhood Business.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

The Comprehensive Plan for future land use designates this property to be Neighborhood Business.

BACKGROUND:

The applicant is requesting a rezone B-1, Office and Neighborhood Business to allow for the future construction of a medical office strip center.

CURRENT ZONING:

R-1 – Single Family

FUTURE LAND USE:

Office and Neighborhood Business.

WATER:

The property is currently served by a 6” water main in Overhill.

SEWER:

The property is currently served by a 6" sanitary sewer main East of the property, within 250’.

STREET:

The property is served by Overhill and the Northwest Loop.

ZONING AND LAND USE:

Location	Zoning	Future Land Use
Subject Site	R-1 – Single Family	Office/Neighborhood Business
North	B-1, Office/Neighborhood Business	Office/Neighborhood Business
South	City, Tarleton, School	City, Tarleton, School
East	R-1 – Single Family	City, Tarleton, School

DESCRIPTION OF REQUESTED ZONING**Sec. 154.06.1. Neighborhood business district (B-1).****6.1.A Description.**

- (1) The Neighborhood Business District accommodates trade and personal services facilities that meet the needs and enhance the quality of life of residential neighborhoods throughout the city.
- (2) The various retail trade and service uses in the Neighborhood Business District are intended to become an integral part of the neighborhood, requirements for open space and off street parking are more restrictive and are compatible with adjacent residential areas. Spacing, air circulation, landscaping and unrestricted sight lines are included as requirements for the Neighborhood Business District to provide a harmonious relationship with other residential, educational, religious and recreational land uses.

6.1.B Permitted Uses.

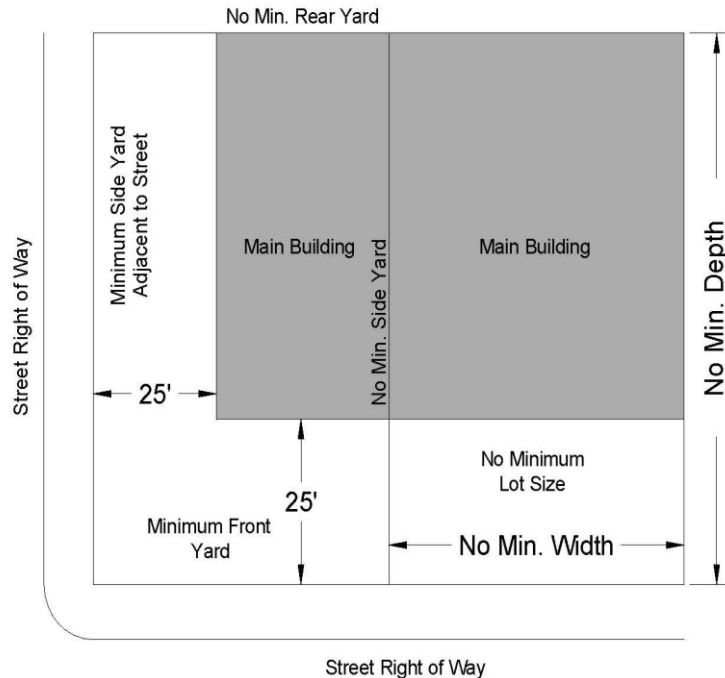
- (1) Accessory building to main use;
- (2) Animal grooming;
- (3) Antique shop/art gallery—sales in building;
- (4) Assisted living center;
- (5) Bakery and confectionary—products for retail only;
- (6) Banks or other financial institutions;
- (7) Bed and breakfast/boarding house;
- (8) Church, temple, mosque (and the like) and related facilities;
- (9) Cleaning and pressing—small shop, pick-up and delivery;
- (10) Clinic;
- (11) Convalescent, nursing or long term care facility;
- (12) Convenience/grocery store (without pumps);
- (13) Day care center (12 or more children);
- (14) Drapery, needlework or weaving shop;
- (15) Farmers market;
- (16) Florist;
- (17) Fraternal organizations, lodge or civic club;
- (18) Handcraft shop;
- (19) Group day care home (7-12 children);
- (20) Laundry and cleaning (self service);
- (21) Municipal facilities/state facilities/federal facilities;
- (22) Neighborhood grocery store (no fuel service);
- (23) Office—professional and general administration;
- (24) Park, playground, public community recreation center;
- (25) Personal service shop (beauty, barber and the like);

- (26) Private kindergarten;
- (27) Retail stores and shops—other than listed;
- (28) Restaurant or cafeteria—without drive-in service; and
- (29) Retirement housing complex.
- (30) Restaurant with alcoholic beverage service.

6.1.C Conditional Uses (Special Use Permit required). None.

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

- (1) Maximum density: There is no maximum density requirement.
- (2) Minimum lot area: There is no minimum area requirement.
- (3) Minimum lot width: There is no minimum width requirement.
- (4) Minimum lot depth: There is no minimum depth requirement.
- (5) Minimum depth of front setback: 25 feet.
- (6) Minimum depth of rear setback: There is no minimum rear setback requirement unless the lot abuts upon a Residential District, then a minimum 25 feet is required.
- (7) Minimum width of side setback:
 - (a) Internal lot: There is no minimum side setback requirement unless the lot abuts upon a Residential District, then a minimum 25 feet is required.
 - (b) Corner lot: 25 feet
- (8) Building size: There are no minimum size regulations
- (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.



Note: No rear or side yard except when the lot abuts upon a Residential District, then the minimum setback is 25 feet.

6.1.E Miscellaneous Provisions. Wherever a Neighborhood Business District adjoins a residential district and is not separated by a street, a six-foot or taller solid sight-barring fence or landscape barrier will be constructed and maintained along the boundary or property line as permanent screening. All outside lighting features will be placed and reflected so as to not create annoyances, nuisances or hazards.

6.1.F Type of Construction.

- (1) At least 80% of the exterior walls of all structures visible from a public street shall be of masonry constructions, with an architectural exterior finish, exclusive of door and window openings.
- (2) The roofs of all structures shall be pitched with a slope of not less than 4/12.

6.1.G Parking Regulations. All Uses Permitted in the B-1 District: See Section 11 for Parking Regulations.

6.1.H Sign Regulation. See Section 12 for Sign Regulations.

6.1.I Exceptions to Use, Height and Area Regulations. See Section 10.

6.1.J Garbage Regulations. Neighborhood Business District businesses will provide a serviceable area specifically for refuse collection designed for refuse canisters. Each designated canister area will be nine feet wide and eight feet deep (72 square feet), with a cement slab base. If the location of the cement slab is adjacent to a residential district, the slab must be at least five feet from the property line. The refuse area will be enclosed on three sides by a privacy fence. Approach areas will meet the requirements of Subsection 6.1.K.

6.1.K Loading and Unloading Regulations. All loading, unloading and maneuvering of vehicles connected with the activity must be on the premises and will not be permitted in any street. Loading and unloading areas must be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced.

(Am. Ord. 2009-23, passed 12-1-2009; Am. Ord. 2015-03, passed 3-3-2015; Am. Ord. No. 2018-O-25 , § 1, 8-7-2018)

FACTORS TO CONSIDER:

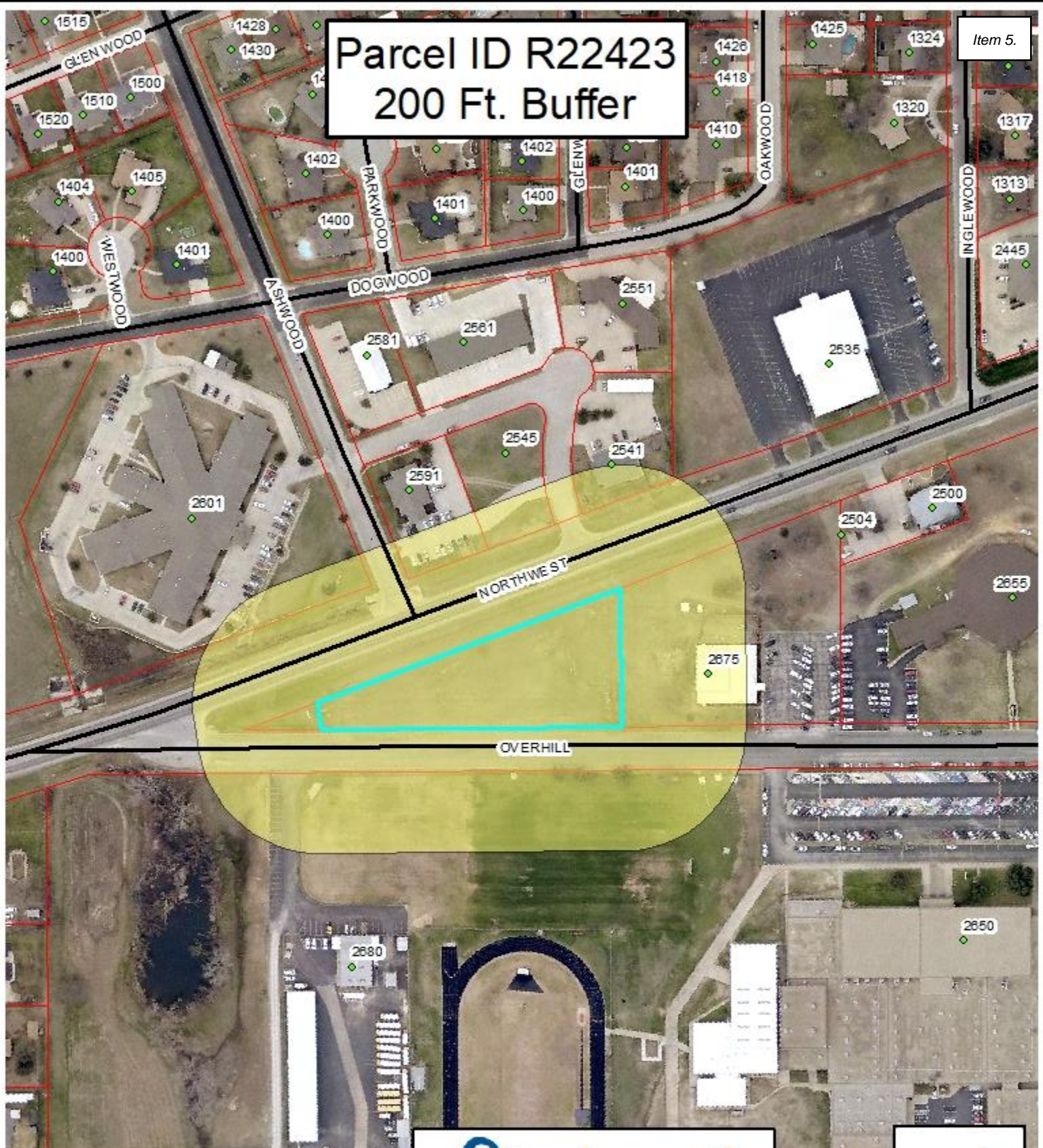
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel - is land large enough and in proper location for 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) Recommend the City Council approve the rezoning request.
- 2) Recommend the City Council approve zoning other than requested.
- 3) Recommend the City Council deny the request for rezoning.

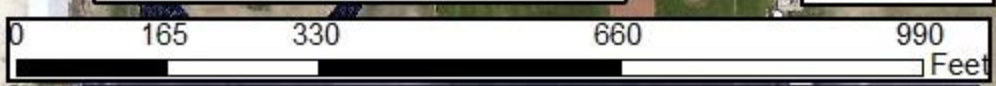
Parcel ID R22423 200 Ft. Buffer

Item 5.



Legend

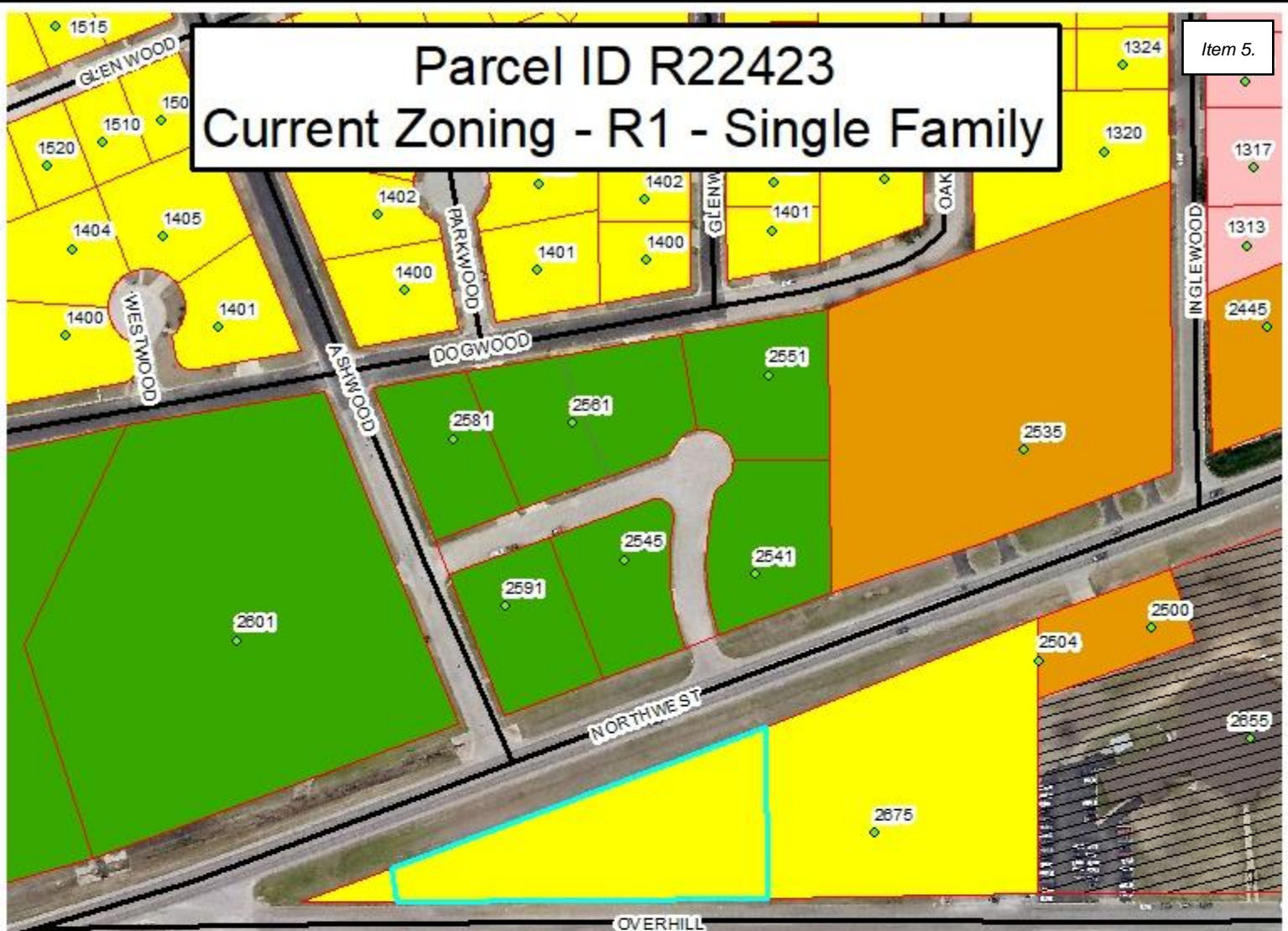
- ◆ Addresses_2020_05_04
- Roads
- ▭ Parcels_04_2021
- ▭ Parcel R22423 Buffer



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 express or implied.

Parcel ID R22423
Current Zoning - R1 - Single Family

Item 5.

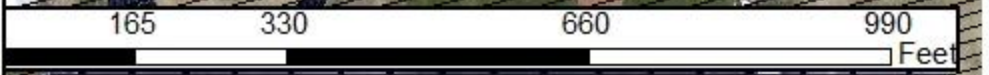


Legend

- ◆ Addresses_2020_05_04
- Roads
- ▭ Parcels_04_2021

ZONING

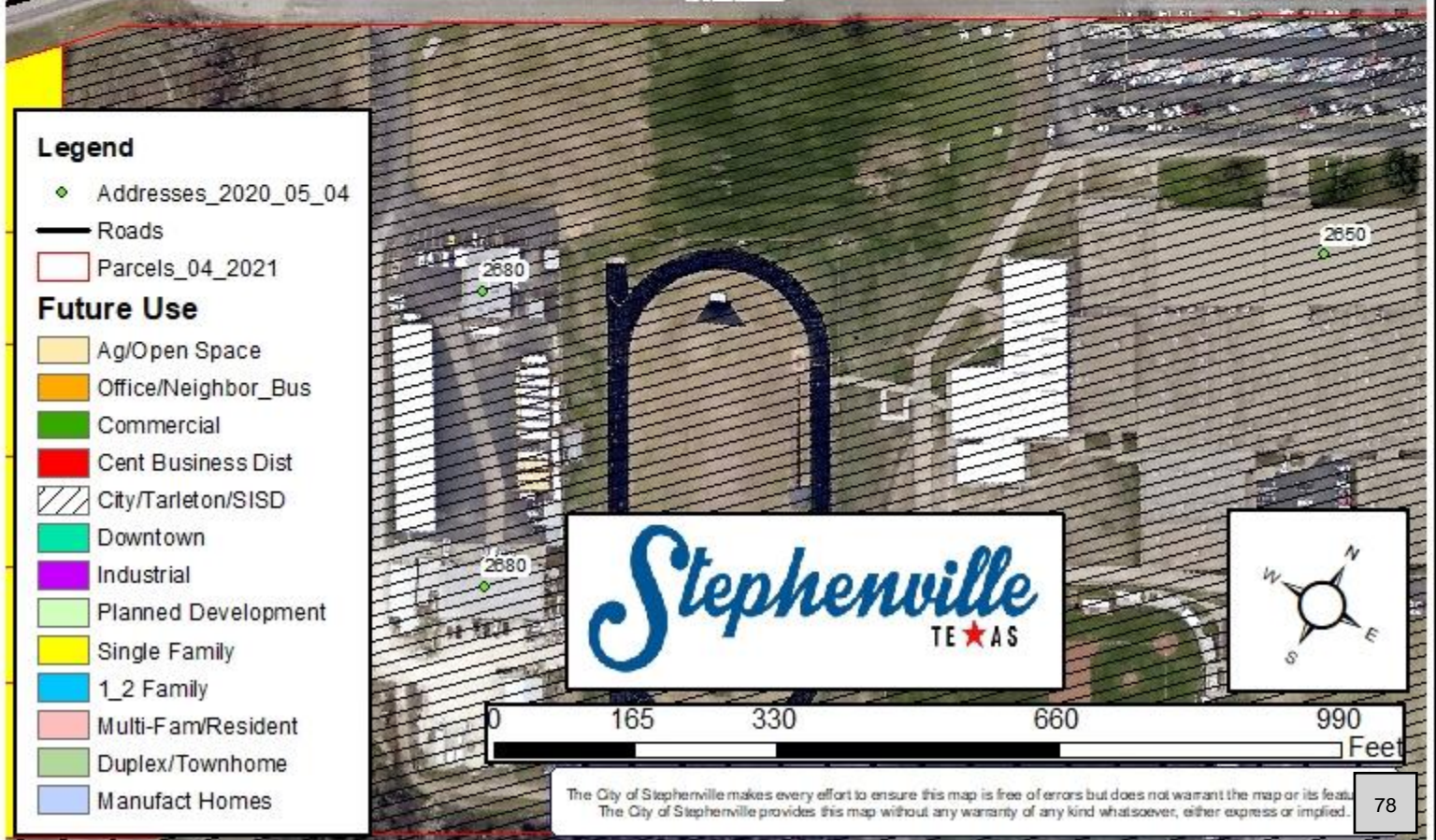
- ▭ AG - Agricultural
- ▭ B-1 - Neighborhood Business
- ▭ B-2 - Retail and Commercial Business
- ▭ B-3 - Central Business
- ▭ B-4 - Private Club
- ▭ CTS - City, Tareyton, School
- ▭ DT - Downtown
- ▭ IND - Industrial
- ▭ PD - Planned Development
- ▭ R-1 - Single Family - 7,500
- ▭ R-1.5 - Single Family - 6,000
- ▭ R-2 - One and Two Family
- ▭ R-3 - Multiple Family
- ▭ RE - Single Family - 1 A cre



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Parcel ID R22423

Future Land Use - Office Neighborhood Business



Legend

- ◆ Addresses_2020_05_04
- Roads
- Parcels_04_2021
- Future Use**
- 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



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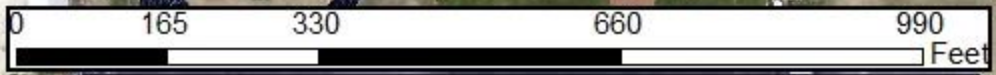
Parcel ID R22423 Water & Sewer Utilities

Item 5.



Legend

- ◆ Addresses_2020_05_04
- Roads
- ▭ Parcels_04_2021
- Manhole
- Sewer_Lines
- Water_Lines
- Well_Line



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Parcel R22423 Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000022422	2535 NORTHWEST LOOP	HILLCREST CHURCH OF CHRIST	2535 NORTHWEST LOOP	STEPHENVILLE	TX	76401-0000
R000068795	2591 NORTHWEST LOOP	KN DENTAL CLINIC INC	2591 NW LOOP	STEPHENVILLE	TX	76401
R000075182	2545 NORTHWEST LOOP	MEC HOLDINGS LLC	2545 N W LOOP	STEPHENVILLE	TX	76401
R000022423	2675 OVERHILL DR	OAKDALE UNITED METHODIST NON-PROFIT	2675 OVERHILL DR	STEPHENVILLE	TX	76401
R000022424	2675 OVERHILL DR	OAKDALE UNITED METHODIST NON-PROFIT	2675 OVERHILL DR	STEPHENVILLE	TX	76401
R000068794	2541 NORTHWEST LOOP	STANPHILL DAVID LEE & DEBRA HOPE	2541 NORTHWEST LOOP	STEPHENVILLE	TX	76401
R000073709	2675 OVERHILL DR	STEPHENVILLE ISD	2655 W OVERHILL	STEPHENVILLE	TX	76401
R000022339	2850 OVERHILL DR	STEPHENVILLE ISD	2655 W OVERHILL DR	STEPHENVILLE	TX	76401-0000
R000062597	2601 NORTHWEST LOOP	STEPHENVILLE REAL ESTATE INVESTMENTS INC	PO BOX 56607	ATLANTA	GA	30343
R000068796	0 NORTHWEST LOOP	TANGLEWOOD BUSINESS PARK ASSOC	2591 NORTHWEST LOOP	STEPHENVILLE	TX	76401



STAFF REPORT

SUBJECT:

Property owner Taylor Kanute of Harbin Street LLC is requesting a rezone of property 0 S. Harbin Drive, Parcel R73763, of SOUTH SIDE ADDITION, BLOCK 19, LOT 15, of the City of Stephenville, Erath County, Texas, from (B-2) Retail and Commercial Business to (PD) Planned Development.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

To evaluate the Development Plan and related submittals for a recommendation to City Council.

BACKGROUND:

APPLICANT REQUEST:

The intended project for the requested zoning is for the construction of townhome dwellings.

Mr. Kanute presented a conceptual plan to the Planning and Zoning Commission on March 17, 2021. The applicant will now present the development plan and project schedule for further review and formal action. It should be noted that the PD request has changed in nature from the original conceptual plan. Under this plan, the applicant is requesting that approximately four acres be rezoned to PD while the remaining portion of the parcel is left as currently zoned for the future development. The property will need to be replatted into two parcels to allow the rezoning necessary for the current and future project. By ordinance, a request to rezone is to be acted upon prior to replatting; therefore, should the Commission recommend approval of the request, it is suggested that the approval be upon the condition that a replat will be completed within 30 days of the final action to approve.

CURRENT ZONING:

B-2 – Retail and Commercial

FUTURE LAND USE:

Commercial

DESCRIPTION OF REQUESTED ZONING

Sec. 154.08. Planned development district (PD).

8.A Description.

- (1) Planned development districts are designed for greater flexibility and discretion in the application of residential and non-residential zoning and for increased compatibility and the more effective mitigation of potentially adverse impacts on adjacent land than is possible under standard district regulations. It is recognized that it is desirable for certain areas of the city to be developed in accordance with development plans prepared and approved as a part of the ordinance authorizing the zoning necessary for the proposed development.

- (2) Improvements in a "PD" District are subject to conformance with a development plan approved by the City Council on Planning and Zoning Commission recommendation and after public hearing thereon. No development plan may increase gross density in excess of that allowed by the base district.

8.B Permitted Uses. In a PD Development District, no land shall be used and no building shall be installed, erected for/or converted to any use other than a hereinafter provided.

NON-RESIDENTIAL PLANNED DEVELOPMENTS. Considered appropriate where the following conditions prevail:

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Non-residential uses are situated such that an appreciable amount of land is available for open space or joint use as parking space and is integrated throughout the planned development;
- (3) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (4) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional non-residential projects; and
- (5) The project provides a compatible transition between adjacent existing single-family residential projects and provides a compatible transition for the extension of future single-family projects into adjacent undeveloped areas.

RESIDENTIAL PLANNED DEVELOPMENT. Considered appropriate where the following conditions prevail:

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Dwelling units are situated such that an appreciable amount of land for open space is available and is integrated throughout the planned development;
- (3) The project utilizes an innovative approach in lot configuration and mixture of single-family housing types;
- (4) Higher densities than conventional single-family projects of the same acreage is achievable with appropriate buffering between existing conventional single-family developments and increased open space;
- (5) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (6) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional single-family projects; and
- (7) The project provides a compatible transition between adjacent existing conventional single-family residential projects and provides a compatible transition for the extension of future conventional single-family projects into adjacent undeveloped areas.

8.C Prohibited Uses.

- (1) Any building erected or land used for other than the use shown on the Planned Development Site Plan, as approved by the City Council.
- (2) Any use of property that does not meet the required minimum lot size; front, side and rear yard dimensions; and/or lot width, or exceeds the maximum height, building coverage or density per gross acreage as shown in the development's recorded Planned Development Site Plan, as approved by City Council.
- (3) Any use deemed by the City Council as being detrimental to the health, safety or general welfare of the citizens of Stephenville.

8.D Ownership. An application for approval of a Planned Development Plan under the Planned Development District regulations may be filed by a person having legal ownership of the property to be included in the Development Plan. In order to ensure unified planning and development of the property, the applicant shall provide evidence, in form satisfactory to the City Attorney, prior to final approval of the Development Plan, that the property is held in single

ownership or is under single control. Land shall be deemed to be held in single ownership or under single control if it is in joint tenancy, tenancy in common, a partnership, a trust or a joint venture. The Development Plan shall be filed in the name(s) of the record owner(s) of the property, which shall be included in the application.

8.E Development Schedule.

- (1) An application for a Planned Development District shall be accompanied by a development schedule indicating the approximate date on which construction is expected to begin and the rate of anticipated development to completion. The development schedule, adopted and approved by the City Council, shall become part of the Planned Development Ordinance and shall be adhered to by the owner, developer and their assigns or successors in interest.
- (2) Annually, upon the anniversary date, or more frequently if required, the developer shall provide a written report to the Planning and Zoning Commission concerning the actual development accomplished as compared with the development schedule.
- (3) The Planning and Zoning Commission may, if in its opinion the owner or owners of the property are failing or have failed to meet the approved development schedule, initiate proceedings to amend the Official Zoning map or the Planned Development District by removing all or part of the Planned Development District from the Official Zoning Map and placing the area involved in another appropriate zoning district. After the recommendation of the Planning and Zoning Commission and for good cause shown by the owner and developer, the City Council may extend the development schedule as may be indicated by the facts and conditions of the case.

8.F Plat Requirements. No application for a building permit for the construction of a building or structure shall be approved unless a plat, meeting all requirements of the City of Stephenville has been approved by the City Council and recorded in the official records of Erath County.

8.G Concept Plan. The applicant for any PD Planned Development shall submit a concept plan to the Planning and Zoning Commission for review prior to submitting a Development Plan. The concept plan shall contain appropriate information to describe the general land use configuration, proposed densities or lot sizes, proposed amenities and proposed regulation.

8.H Development Plan Approval Required. No building permit or certificate of occupancy shall be issued and no use of land, buildings or structures shall be made in the "PD" District until the same has been approved as part of a development plan in compliance with the procedures, terms and conditions of this section of the ordinance.

8.I Approval Procedures.

- (1) An application for development plan approval shall be filed with the Director of Community Development accompanied by a development plan.
- (2) The procedures for hearing a request for a zoning change to "PD" shall be the same as for a requested change to any other district as set forth Section 20 of the Zoning Ordinance.
- (3) Any substantive revision to a development plan between the public hearing before the Planning and Zoning Commission and the public hearing before the City Council shall necessitate the development plan being referred back to the Planning and Zoning Commission for review and evaluation unless the revision constitutes a minor change as provided below, or the change was a condition of the approval.
- (4) Any revisions to the development plan after the public hearing before the City Council shall be submitted to the Director of Community Development for distribution, review and written evaluation by city staff prior to submission to and approved by the City Council.
- (5) Minor changes to an approved development plan, which will not cause any of the following circumstances to occur, may be authorized by the Director of Community Development or his or her designee:
 - (a) A change in the character of the development;
 - (b) An increase in the gross floor areas in structures;
 - (c) An increase in the intensity of use;
 - (d) A reduction in the originally approved separations between buildings;

- (e) Any adverse changes in traffic circulation, safety, drainage and utilities;
 - (f) Any adverse changes in such external effects on adjacent property as noise, heat, light, glare, vibration, height scale or proximity;
 - (g) A reduction in the originally approved setbacks from property lines;
 - (h) An increase in ground coverage by structures;
 - (i) A reduction in the ratio of off-street parking and loading space; and
 - (j) A change in the size, height, lighting or orientation of originally approved signs.
- (6) The decision of the Director of Community Development or his or her designee as to whether minor changes are being requested may be appealed to the Planning and Zoning Commission. Any change deemed not to be minor change, as indicated above, shall be processed as a new application in accordance with the provisions of this section and Section 20.1 of the Zoning Ordinance.

8.J Development Plan Requirements. The development plan submitted in support of a request for development plan approval shall contain sufficient information delineating the characteristics of the site, changes in those characteristics as may be proposed by the development, how the development will relate to public services and facilities and what protection features are included to insure that the development will be compatible with existing and allowable development on adjacent property. The development plan shall show at least the following items of information:

- (1) The location of all existing and planned non-single-family structures on the subject property;
- (2) Landscaping lighting and/or fencing and/or screening of common areas;
- (3) General locations of existing tree clusters, providing average size and number and indication of species;
- (4) Location and detail of perimeter fencing if applicable;
- (5) General description/location of ingress and egress with description of special pavement treatment if proposed;
- (6) Off-street parking and loading facilities, and calculations showing how the quantities were obtained for all non single-family purposes;
- (7) Height of all non-single-family structures;
- (8) Proposed uses;
- (9) Location and description of subdivision signage and landscaping at entrance areas;
- (10) Street names on proposed streets;
- (11) Proposed minimum area regulations including, set-backs, lot-sizes, widths, depths, side-yards, square footage or residential structures;
- (12) Indication of all development phasing and platting limits; and
- (13) Such additional terms and conditions, including design standards, as the Planning and Zoning Commission and the City Council deem necessary.

8.K Conditions for Development Plan Approval.

- (1) A development plan shall be approved only if all of the following conditions have been found during the review and process:
 - (a) That the uses will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values with the immediate vicinity;
 - (b) That the establishment of the use or uses will not impede the normal and orderly development and improvements of surrounding vacant property;
 - (c) That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;

- (d) That the design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
 - (e) That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
 - (f) That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- (2) In approving a development plan, the City Council may impose additional conditions necessary to protect the public interest and welfare of the community.

8.L Additional Conditions. Every Planned Development District approved under the provisions of this Ordinance shall be considered as an amendment to the Ordinance as applicable to the property involved. In an approved Planned Development District, the City Council may impose conditions relative to the standard of development, and such conditions shall be complied with before a certificate of occupancy is issued for the use of the land or any structure which is part of the Planned Development District; and such condition shall not be construed as conditions precedent to the approval of the zoning amendment, but shall be constructed as conditions precedent to the granting of a certificate of occupancy.

8.M Revocation.

- (1) Approval of a development plan may be revoked or modified, after notice and hearing, for either of the following reasons:
 - (a) Approval was obtained or extended by fraud or deception; or
 - (b) That one or more of the conditions imposed by the City Council on the development plan has not been met or has been violated.
- (2) Development controls:
 - (a) The City Council may impose more restrictive requirements than those proposed in the development plan in order to minimize incompatibilities;
 - (b) A "PD" District shall have a minimum lot area of not less than one acre under unified control;
 - (c) The parking requirements of the Zoning Ordinance shall apply to all uses in the "PD" District unless otherwise specified on the development plan; and
 - (d) "PD" provisions may vary setbacks with approval.

WATER:

The property is served by a 12” city water main in Swan.

SEWER:

Sanitary sewer mains are in the vicinity.

STREET:

The property is served by Swan and Harbin streets.

ZONING AND LAND USE:

Location	Zoning	Future Land Use
Subject Site	(B-2) Retail and Commercial	Commercial
North	(CTS) City, Tarleton, School	City, Tarleton, School
South	(I) Industrial	Commercial

East	(I) Industrial	Commercial
West	(I) Industrial	Commercial

FACTORS TO CONSIDER:

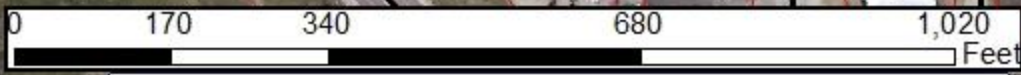
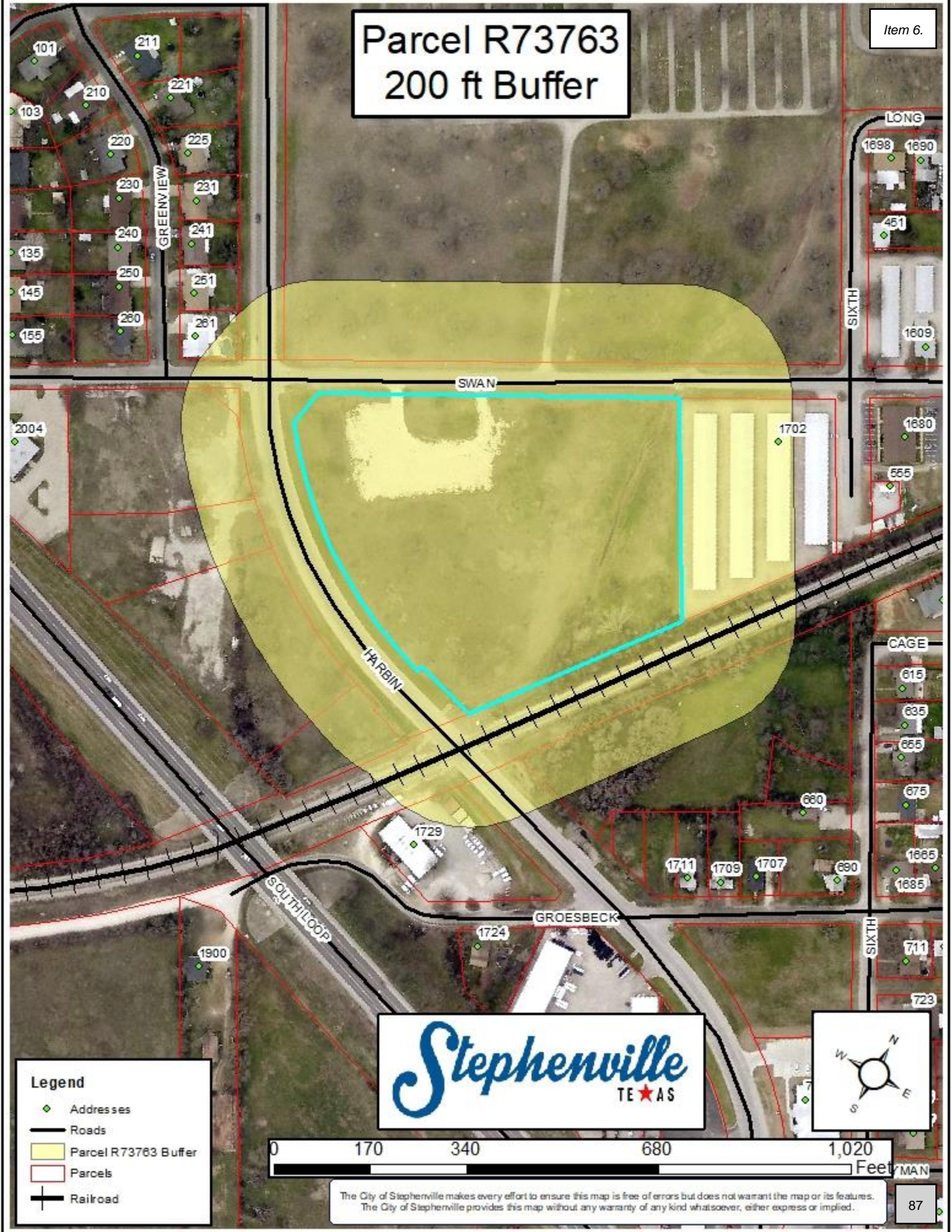
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel - is land large enough and in proper location for 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) Recommend the City Council approve the rezoning request.
- 2) Recommend the City Council approve zoning other than requested.
- 3) Recommend the City Council deny the request for rezoning.

Parcel R73763 200 ft Buffer

Item 6.

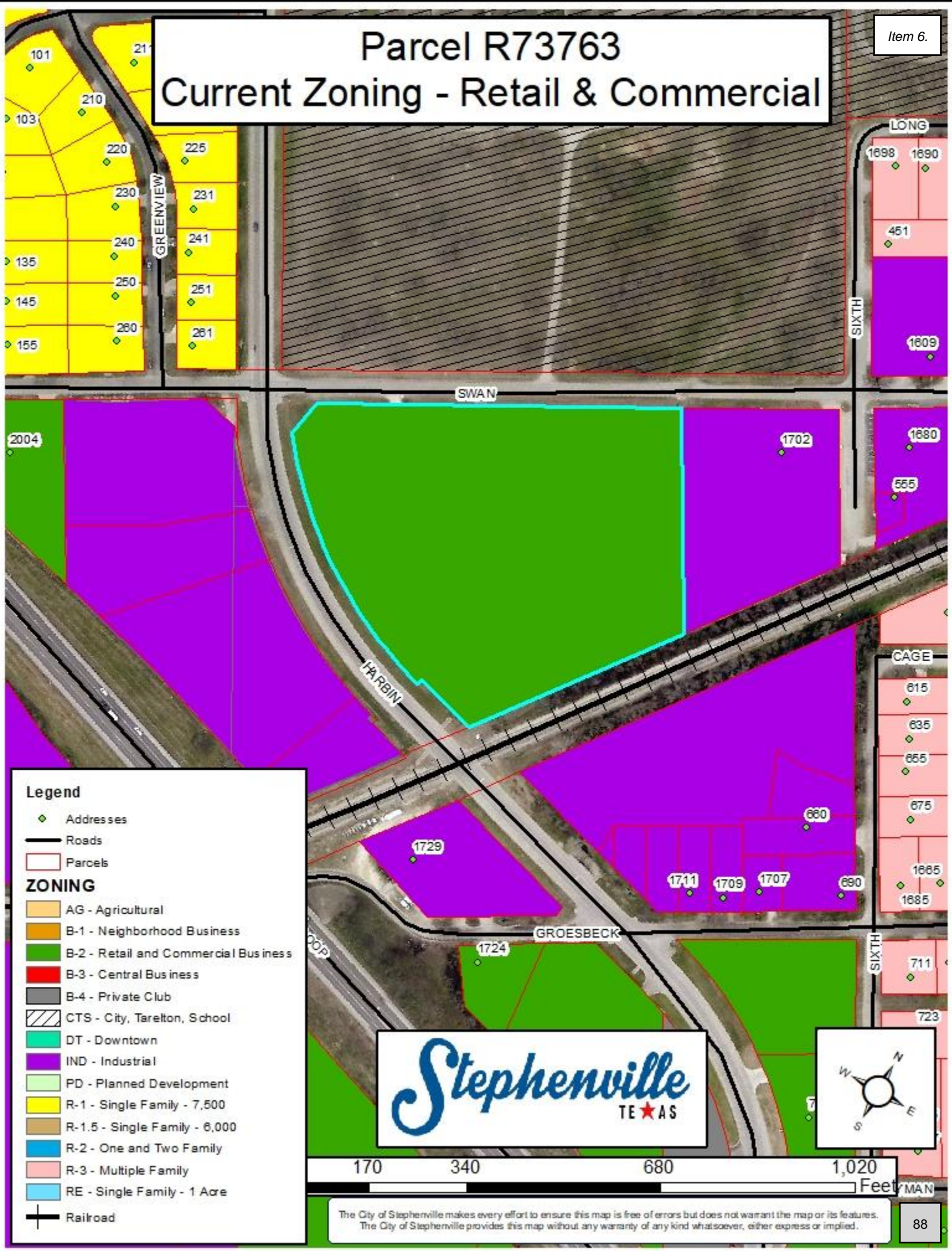


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Parcel R73763

Current Zoning - Retail & Commercial

Item 6.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

ZONING

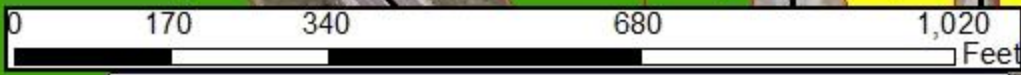
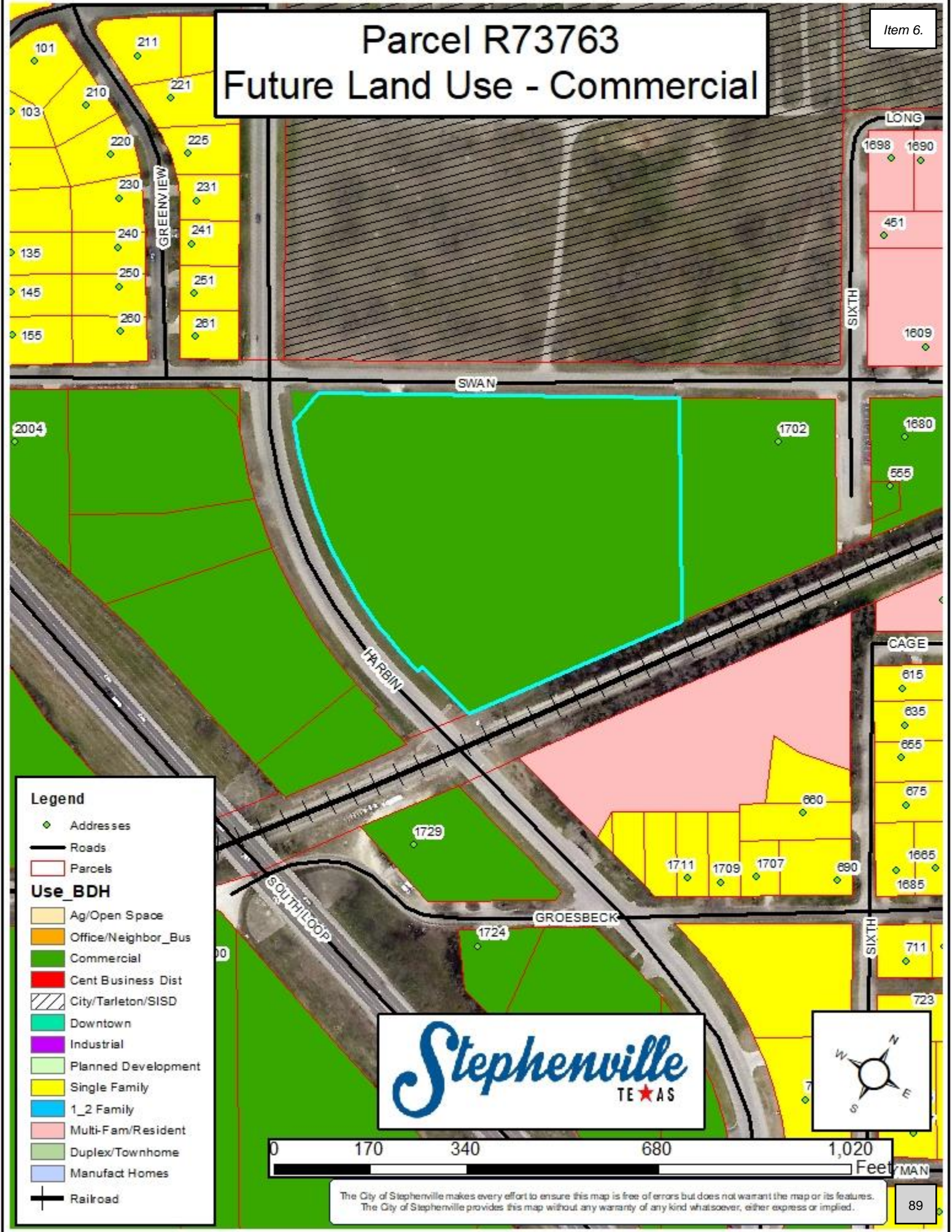
- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tareyton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One and Two Family
- R-3 - Multiple Family
- RE - Single Family - 1 Acre
- Railroad



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Parcel R73763 Future Land Use - Commercial

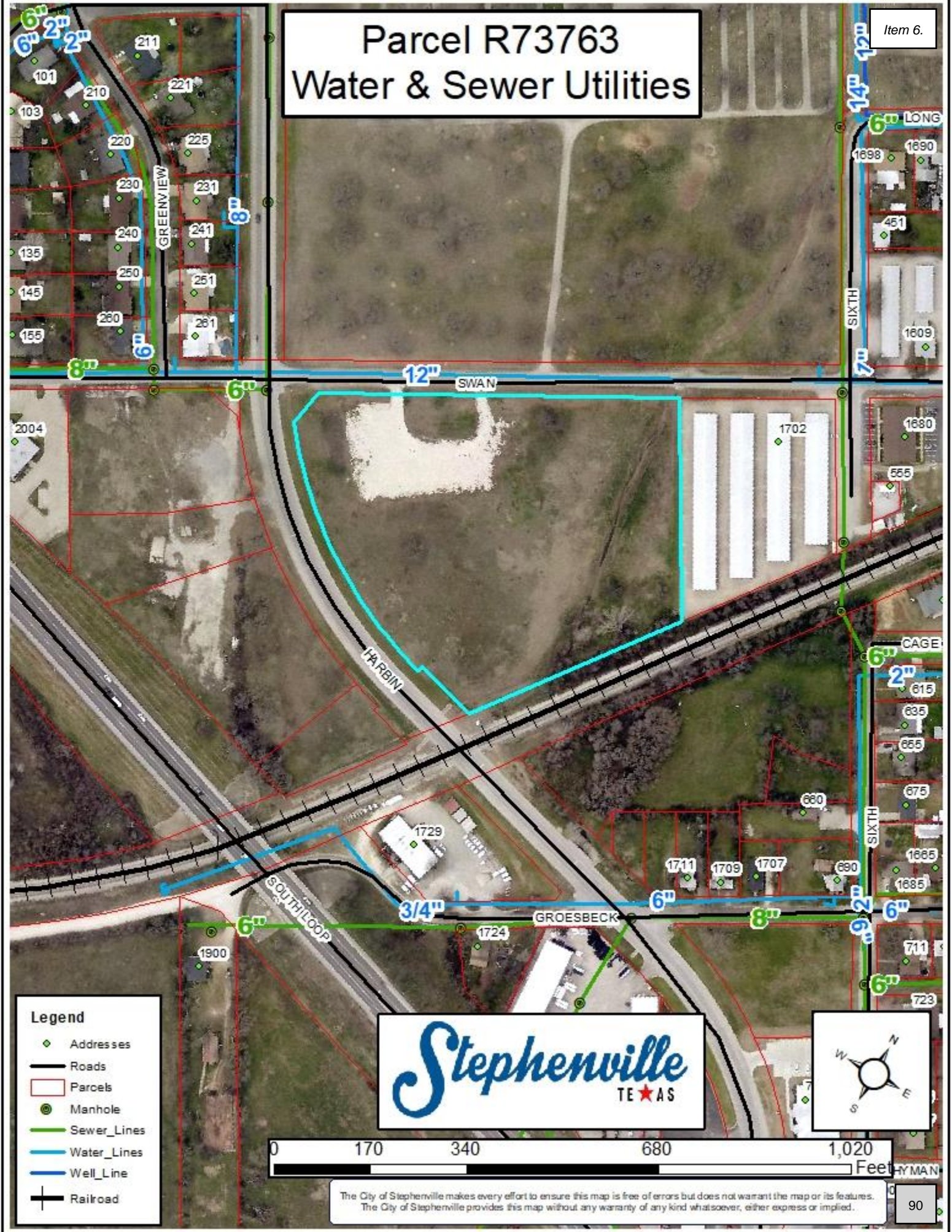
Item 6.



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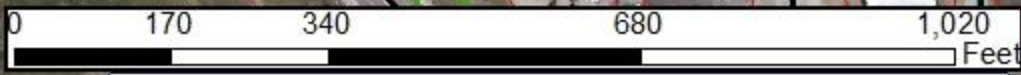
Parcel R73763 Water & Sewer Utilities

Item 6.



Legend

- ◆ Addresses
- Roads
- Parcels
- Manhole
- Sewer_Lines
- Water_Lines
- Well_Line
- Railroad



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Parcel R73763 Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000033593	1702 W SWAN ST	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000033595	610 SIXTH	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000063891	0 S HARBIN DR	CITIZENS NATIONAL BANK OF TEXAS	PO BOX 117	WAXAHACHIE	TX	75168
R000033485	0 S LILLIAN	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000033483	0 S HARBIN DR	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000063892	0 W SWAN	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000014966	0 N PADDOCK & VANDERBILT	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000031891	261 GREENVIEW DR	GIFFORD TOBY & ANGELA	261 GREENVIEW	STEPHENVILLE	TX	76401
R000073763	0 S HARBIN DR	HARBIN STREET LLC	PO BOX 936	GRANBURY	TX	76048
R000030481	0 S HARBIN DR	HARBIN STREET LLC	PO BOX 936	GRANBURY	TX	76048
R000033594	0 S HARBIN DR	HARBIN STREET LLC	PO BOX 936	GRANBURY	TX	76048
R000033602	1729 W GROESBECK	RED TO BLACK LLC	1484 FM205	STEPHENVILLE	TX	76401
R000076373	0 S HARBIN DR	STEPHENVILLE DEVELOPMENT CENTER INC	187 W WASHINGTON	STEPHENVILLE	TX	76401



Development Services Department
298 W. Washington, Stephenville TX 76401
Phone: (254) 918-1222 www.stephenvilletx.gov

Plat Application and Checklist

Please note that this checklist is intended to assist developers and design professionals in the preparation of submittals for DRC review and are generally what is needed to facilitate the review of the proposed plat. A submittal of a complete application will facilitate a timely review. Failure of the applicant to provide required information will result in application not being processed. Under special circumstances, additional items may be required through the Development Review Committee process prior to approval.

Please check the Appropriate Box: Final Plat [] Preliminary Plat [] Amended Plat [] Minor Plat [] Residential Replat [] Replat [x] Conveyance Plat []

PROPERTY INFORMATION:

Project Name: Tarleton Crossings Parcel(s) Tax ID# (Required):
Project Address (Location): SE CORNER OF SWAN & HARBIN Total Acres: 6.9
Existing Zoning: B2 # of Existing Lots: 1 # of Existing Units: 0
Proposed Zoning: PD RESIDENTIAL/B2 # of Proposed Lots: 2 # of Proposed Units:

SIGNATURE: [Handwritten Signature]

Owner Information and Authorization

Name: Taylor Kanute
Company Name: Harbin Street LLC
Address: 159 S. GRAHAM ST. STEPHENVILLE
Telephone: 254-918-7500 Email: TKANUTE@KIERWAYDEVELOPMENTS.COM

Please Note: e-mail addresses will be used to notify the owner or representative of the status of the plat.

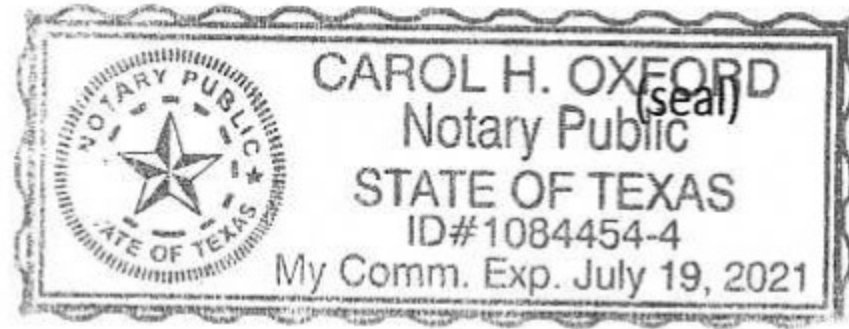
CHECK ONE OF THE FOLLOWING:

- [x] I will represent the application myself; or
[] I hereby designate (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. By signing below, I agree that the City of Stephenville (the "City") is authorized and permitted to provide information contained within this application, including the email address, to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in connection with the application, if such reproduction is associated with the application in response to a Public Information Request.

Owner's Signature: [Handwritten Signature] Date: 5/18/21

STATE OF TEXAS COUNTY OF ERATH BEFORE ME, a Notary Public, on this 19th day personally appeared TAYLOR KANUTE (printed owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the owner, for the purposes of this application; that all information submitted herein is true and correct." SUBSCRIBED AND SWORN TO before me, this the 19th day of May, 2021.





Development Services Department
298 W. Washington, Stephenville TX 76401
Phone: (254) 918-1222 www.stephenvilletx.gov

Plat Application and Checklist

Please note that this checklist is intended to assist developers and design professionals in the preparation of submittals for DRC review and are generally what is needed to facilitate the review of the proposed plat. A submittal of a complete application will facilitate a timely review. Failure of the applicant to provide required information will result in application not being processed. Under special circumstances, additional items may be required through the Development Review Committee process prior to approval.

ITEMS TO BE SUBMITTED:

- Application and Checklist.
Associated Fee(s): as listed on the Development Review Fee Schedule.
Project Narrative: Written proposal for the project.
Plats: Plats will be drawn on a sheet size of 24" x 36" with a 3" x 3" clear box in the right hand corner...
24" x 36" Engineering/Support Documents (if required) Engineering/support documents are required for all public improvements...
All documents shall bear appropriate seals, stamps or other validations/certifications of work as applicable in accordance with State law and local requirements.
Utilities Acceptance Form
Plat Checklist: I have reviewed the checklist and all submittals for completeness and accuracy.
Digital Submission: All items should be submitted digitally in PDF format.

GENERAL INFORMATION:

A plat is intended to serve as the official recorded map of the property to be developed, showing thereon the boundaries, lots, public streets and easements and other significant public facilities and features which are necessary to serve the development, as required by the Stephenville Subdivision Ordinance.

Applicant information required: the applicant, owner and contact information must be provided in entirety. If multiple design professionals are involved in the preparation of the plat document, list the principal design professional.

Owner signature: the plat application is required to be signed by the current property owner. If the property owner is not available to sign the application, then a notarized letter of authorization from the property owner is required to be submitted which empowers a designee to sign for the property owner.

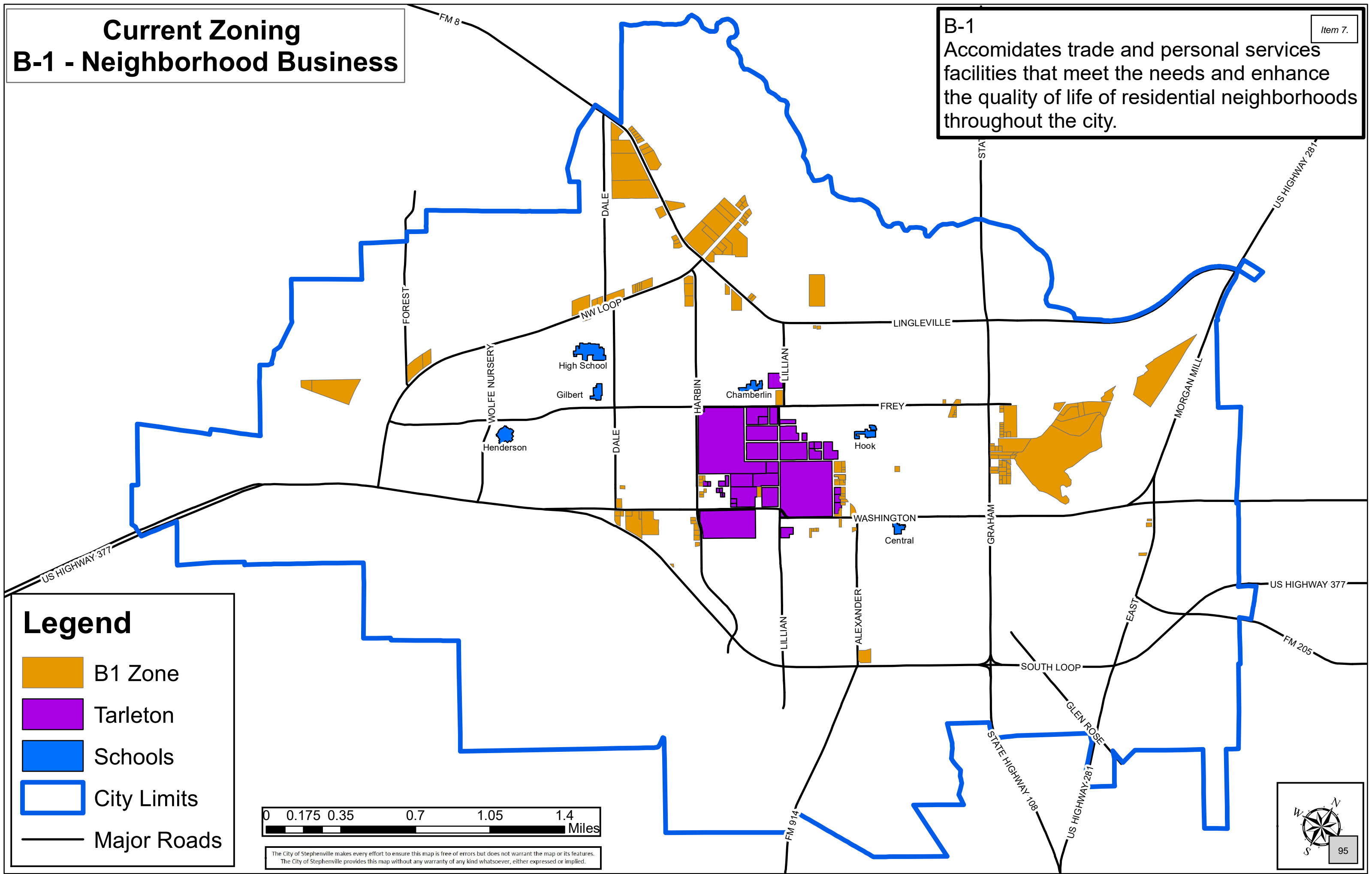
Acceptance of plat application: All plat applications will be reviewed for completeness in accordance with this checklist before they are accepted by City Staff. Failure of applicant to provide required information constitutes grounds for refusal of plat acceptance for processing; or staff recommendation of denial when application is scheduled for consideration.

Current Zoning

B-1 - Neighborhood Business

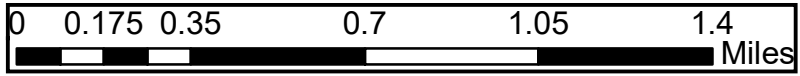
B-1
Accommodates trade and personal services facilities that meet the needs and enhance the quality of life of residential neighborhoods throughout the city.

Item 7.

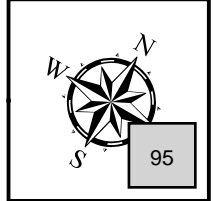


Legend

- B1 Zone
- Tarleton
- Schools
- City Limits
- Major Roads



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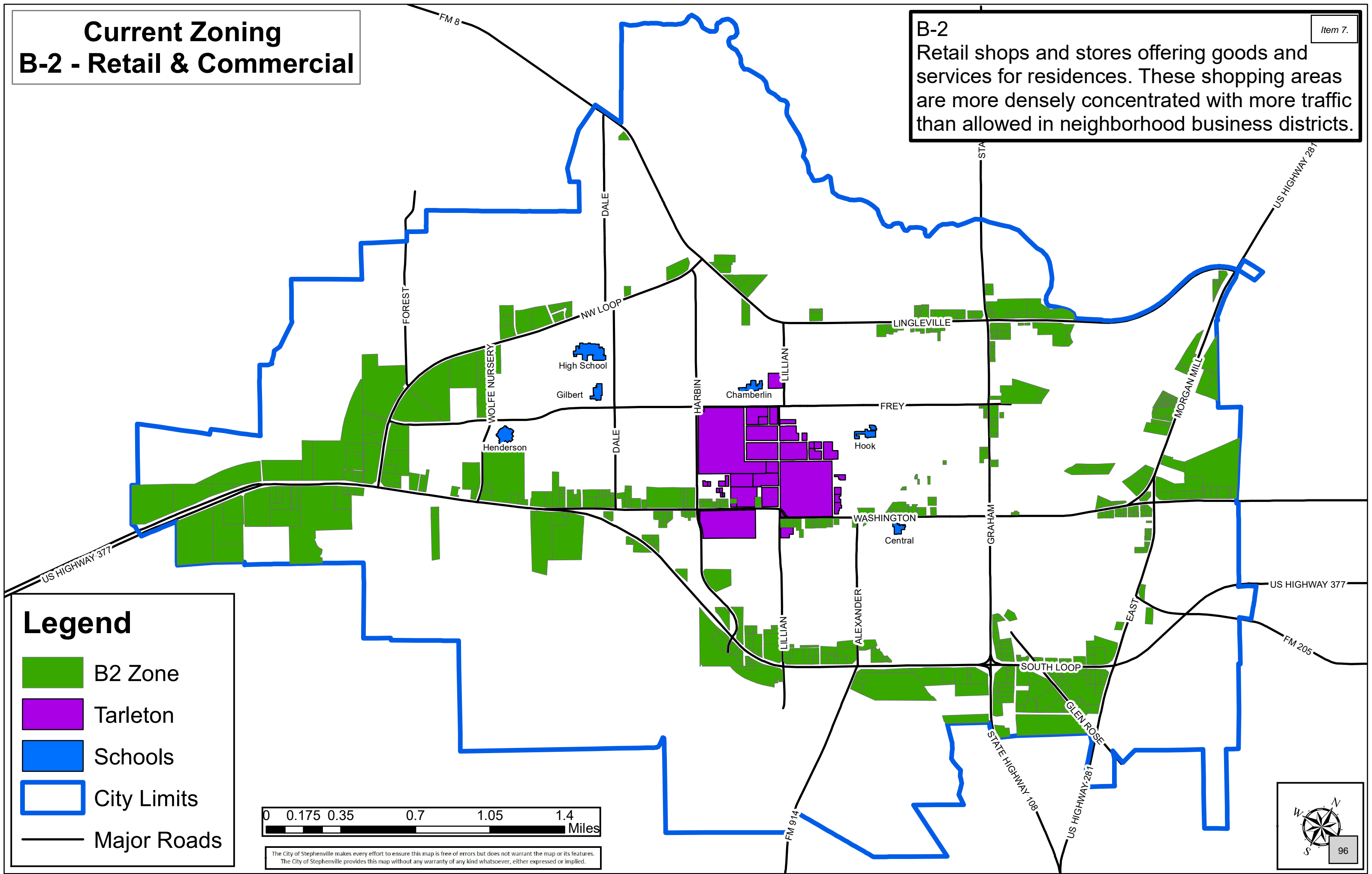


Current Zoning

B-2 - Retail & Commercial

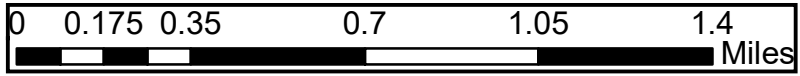
B-2
Retail shops and stores offering goods and services for residences. These shopping areas are more densely concentrated with more traffic than allowed in neighborhood business districts.

Item 7.

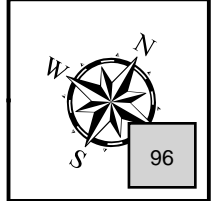


Legend

- B2 Zone
- Tarleton
- Schools
- City Limits
- Major Roads



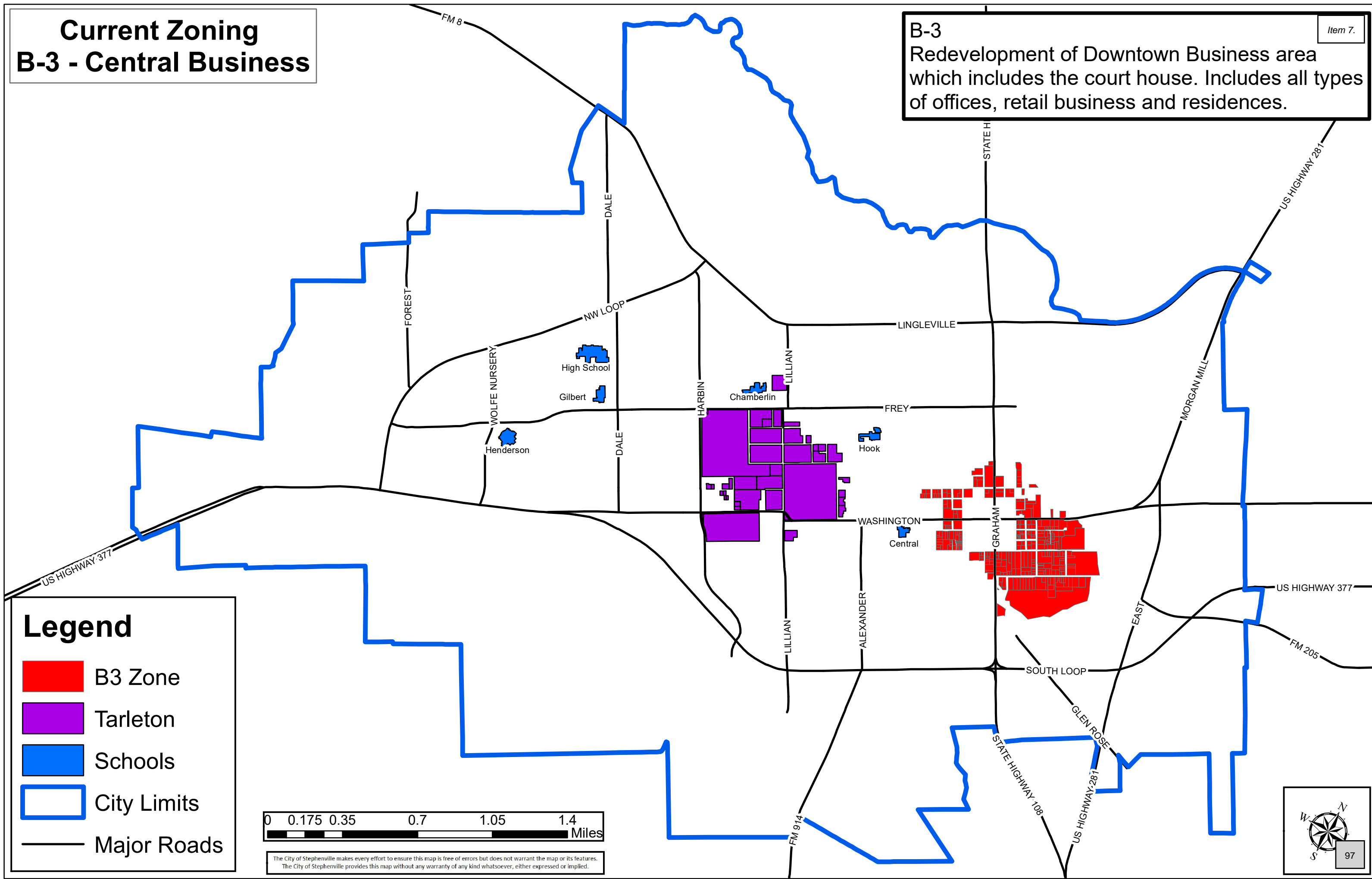
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Current Zoning B-3 - Central Business

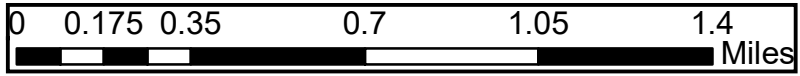
B-3
Redevelopment of Downtown Business area which includes the court house. Includes all types of offices, retail business and residences.

Item 7.

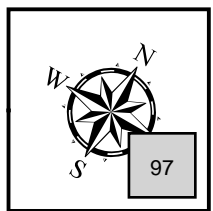


Legend

- B3 Zone
- Tarleton
- Schools
- City Limits
- Major Roads



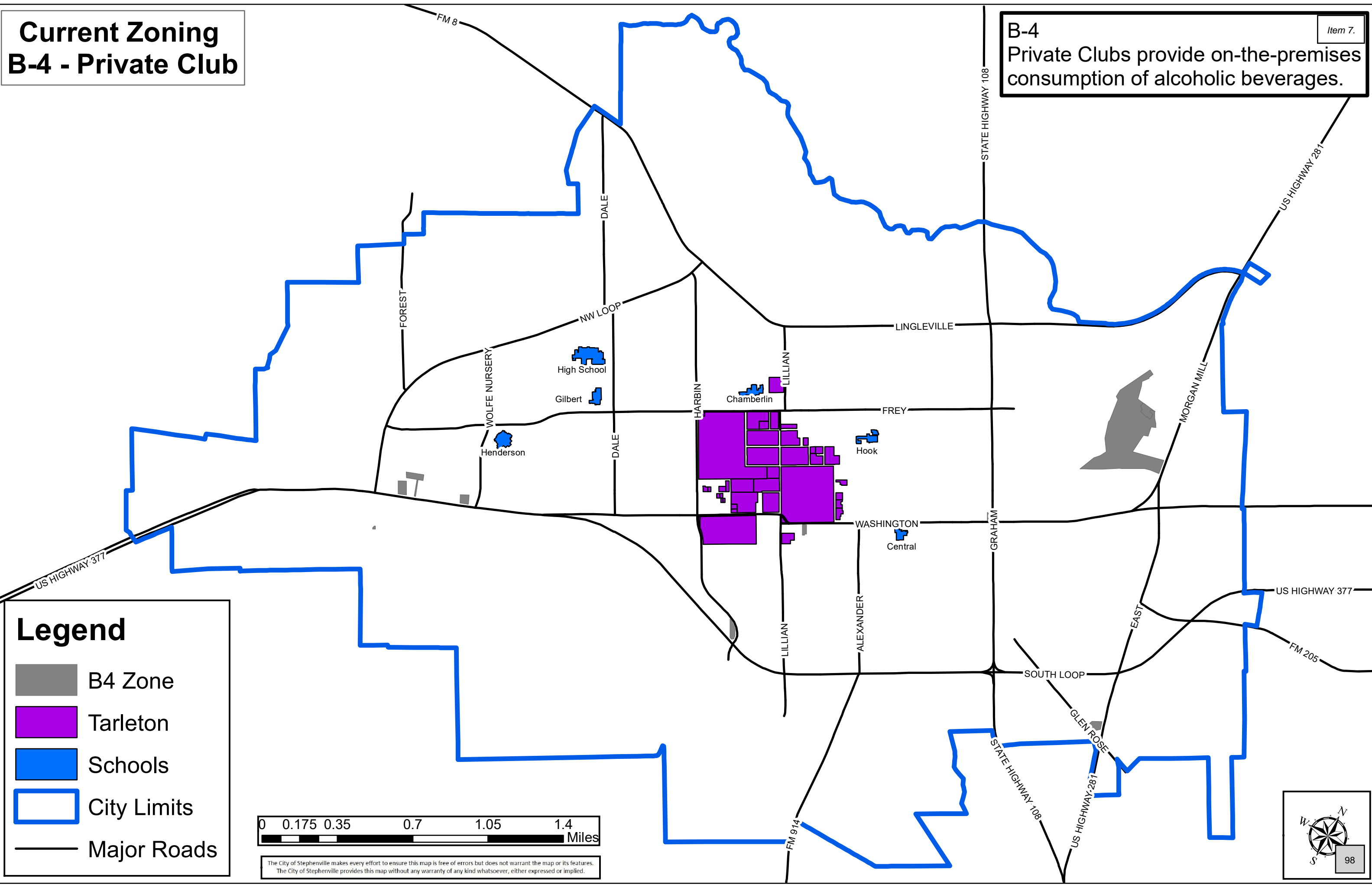
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Current Zoning B-4 - Private Club

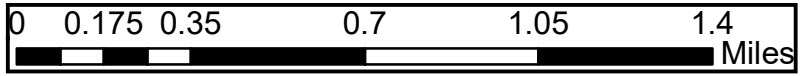
B-4
Private Clubs provide on-the-premises consumption of alcoholic beverages.

Item 7.

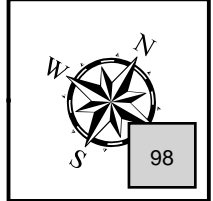


Legend

- B4 Zone
- Tarleton
- Schools
- City Limits
- Major Roads



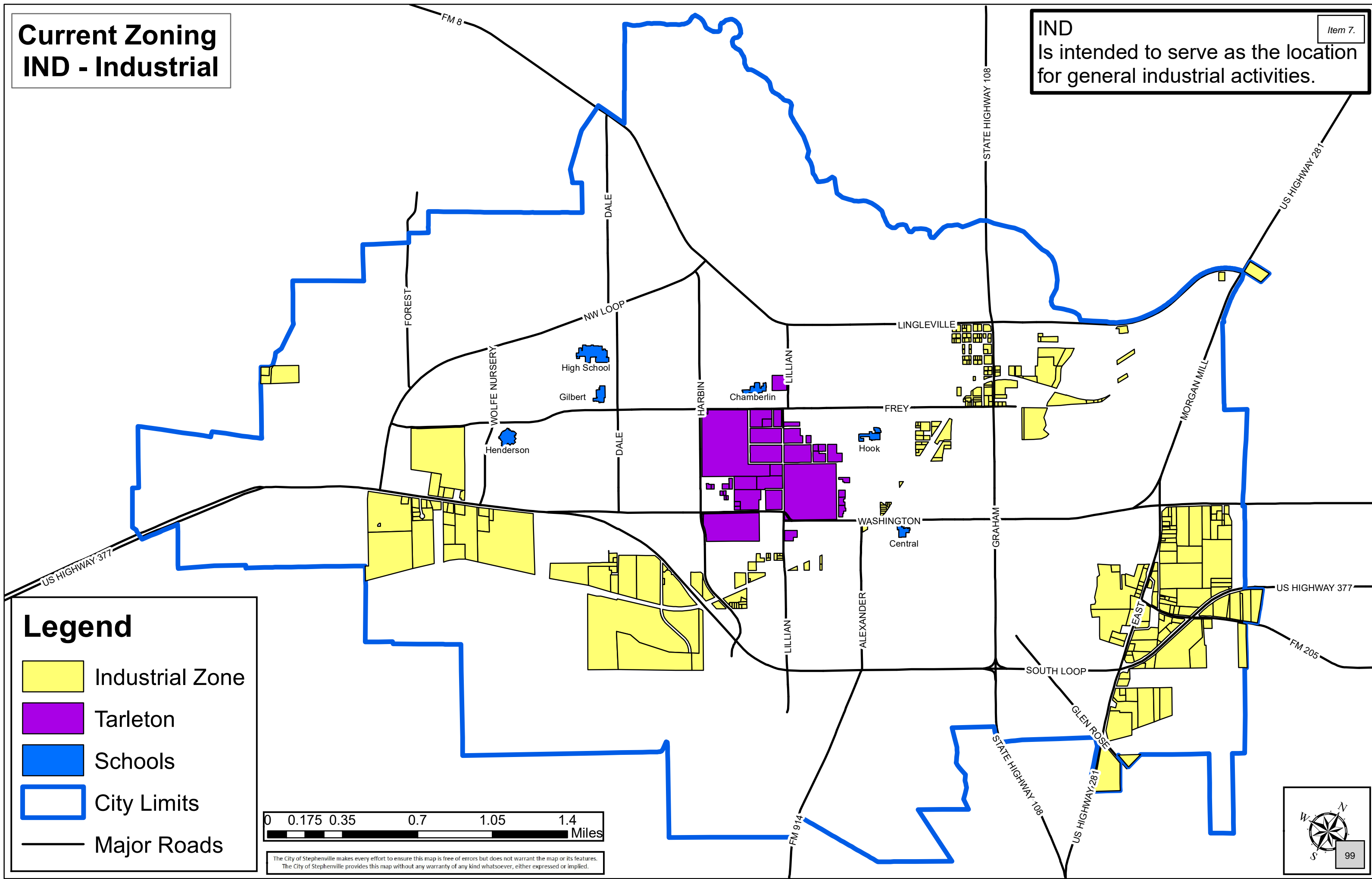
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Current Zoning IND - Industrial

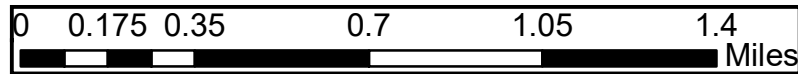
IND
Is intended to serve as the location
for general industrial activities.

Item 7.

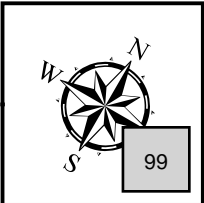


Legend

- Industrial Zone
- Tarleton
- Schools
- City Limits
- Major Roads



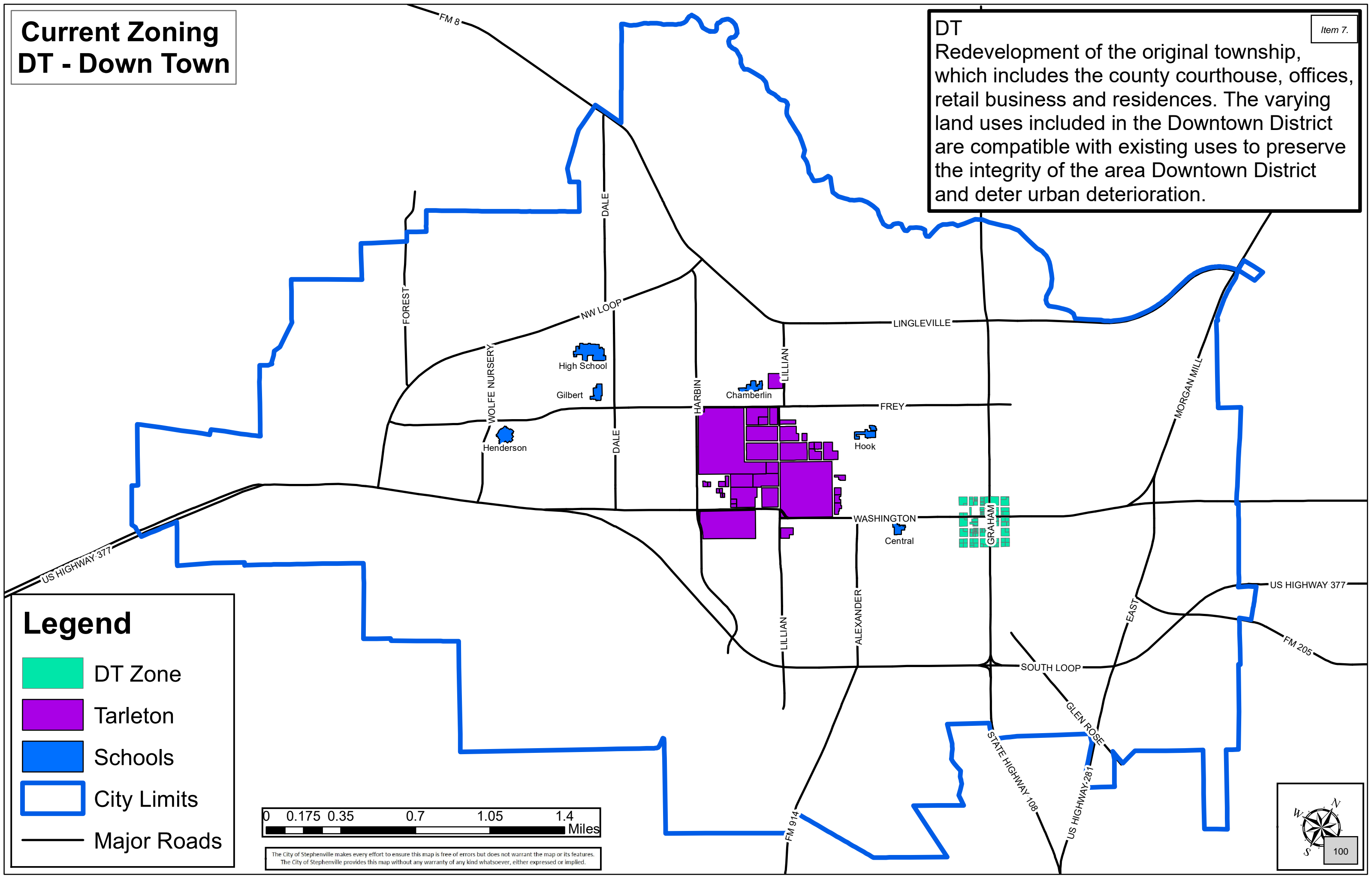
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Current Zoning DT - Down Town

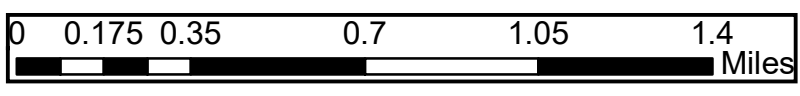
DT
Redevelopment of the original township, which includes the county courthouse, offices, retail business and residences. The varying land uses included in the Downtown District are compatible with existing uses to preserve the integrity of the area Downtown District and deter urban deterioration.

Item 7.

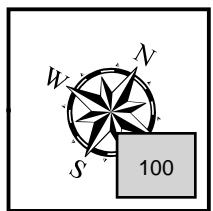


Legend

- DT Zone
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- Schools
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Zoning district

B-1 The Neighborhood Business District accommodates trade and personal services facilities tha

- B-1 Accessory building to main use;
- B-1 Animal grooming;
- B-1 Antique shop/art gallery—sales in building;
- B-1 Assisted living center;
- B-1 Bakery and confectionary—products for retail only;
- B-1 Banks or other financial institutions;
- B-1 Bed and breakfast/boarding house;
- B-1 Church, temple, mosque (and the like) and related facilities;
- B-1 Cleaning and pressing—small shop, pick-up and delivery;
- B-1 Clinic;
- B-1 Convalescent, nursing or long term care facility;
- B-1 Convenience/grocery store (without pumps);
- B-1 Day care center (12 or more children);
- B-1 Drapery, needlework or weaving shop;
- B-1 Farmers market;
- B-1 Florist;
- B-1 Fraternal organizations, lodge or civic club;
- B-1 Handcraft shop;
- B-1 Group day care home (7-12 children);
- B-1 Laundry and cleaning (self service);
- B-1 Municipal facilities/state facilities/federal facilities;
- B-1 Neighborhood grocery store (no fuel service);
- B-1 Office—professional and general administration;
- B-1 Park, playground, public community recreation center;
- B-1 Personal service shop (beauty, barber and the like);
- B-1 Private kindergarten;
- B-1 Retail stores and shops—other than listed;
- B-1 Restaurant or cafeteria—without drive-in service; and
- B-1 Retirement housing complex.
- B-1 Restaurant with alcoholic beverage service.

B-2 Retail shops and stores offering goods and services for the residents in general. These shopping areas will generally be more d

- B-2 Animal grooming;
- B-2 Antique shop/art gallery—sales in building;
- B-2 Assisted living center;
- B-2 Athletic field;
- B-2 Automobile service station and car care center;
- B-2 Auto parking lot or building (commercial);
- B-2 Auto parts sales;
- B-2 Auto repair/mechanic garage;
- B-2 Auto sales;
- B-2 Automobile rental;
- B-2 Bail bond service;
- B-2 Bakery and confectionery—retail sales only;

B-2	Bakery and confectionery;
B-2	Banks or other financial institutions;
B-2	Boat sales;
B-2	Bottling works (wholesale);
B-2	Building material sales;
B-2	Cabinet and upholstery shop;
B-2	Car wash;
B-2	Care facility for narcotic, alcoholic or psychiatric patients;
B-2	Cemetery/mausoleum;
B-2	Church, temple or mosque;
B-2	Civic/community center;
B-2	Cleaning and pressing—small shop, pickup and delivery;
B-2	Clinic;
B-2	College or university;
B-2	Commercial amusement (indoor);
B-2	Commercial amusement (outdoor);
B-2	Convalescent, nursing or long term care facility;
B-2	Convenience/grocery store (without pumps) convenience store (with pumps);
B-2	Construction equipment rental and sales;
B-2	Construction yard (temporary);
B-2	Contractor shop and storage yard;
B-2	Department store;
B-2	Discount warehouse store;
B-2	Drapery, needlework or weaving shop;
B-2	Farmers Market;
B-2	Feed, seed and fertilizer store—no bulk storage;
B-2	Field office (temporary);
B-2	Florist;
B-2	Fraternal organization, lodge or civic club;
B-2	Furniture or appliance store;
B-2	Golf course or country club, driving range;
B-2	Greenhouse or nursery for retail plant sales with outside storage;
B-2	Handcraft shop;
B-2	Health club, weight and aerobic center;
B-2	Home improvement center;
B-2	Hospital—general acute care (human);
B-2	Hotels and motels;
B-2	Household appliance service and repair;
B-2	Kennel;
B-2	Kiosk;
B-2	Laboratory (medical);
B-2	Landscaping service;
B-2	Laundry and cleaning (self service);
B-2	Lawn equipment and small engine sales and services;
B-2	Micro brewery;
B-2	Mini storage/warehouses;
B-2	Monument retail sales (outside storage);

B-2	Mortuary or funeral home;
B-2	Moving company;
B-2	Neighborhood grocery store (no fuel service);
B-2	Office—professional and general administration;
B-2	Park, playground, public community recreation center;
B-2	Pawn shop;
B-2	Personal service shop (beauty, barber and the like);
B-2	Pet shop—small animals within building;
B-2	Plumbing shop;
B-2	Portable building sales;
B-2	Printing;
B-2	Produce stand;
B-2	Psychic/Tarot card reader;
B-2	Recreational vehicle sales;
B-2	Recycling kiosk;
B-2	Research lab (non-hazardous);
B-2	Restaurant (drive-in type);
B-2	Restaurant or cafeteria—without drive-in service;
B-2	Retail shops and stores other than listed;
B-2	Roofing and siding supply;
B-2	Schools—public, private and parochial;
B-2	Shopping center;
B-2	Storage or repair of furniture and appliances (display inside of building);
B-2	Studio (photographer, musician, artist);
B-2	Studio for radio and television;
B-2	Taxidermy;
B-2	Theater—indoor;
B-2	Tobacco shop;
B-2	Tool and equipment rental shop;
B-2	Trailer rental and sales;
B-2	Veterinary clinic or hospital; and
B-2	Veterinary services.
B-2	Restaurant with alcoholic beverage service.

B-3 redevelopment of the downtown business area, which includes the historic courthouse, all t

B-3	Accessory building to main use;
B-3	Antique shop/art gallery—sales in building;
B-3	Auto parking lot or building (commercial);
B-3	Bakery and confectionery shop;
B-3	Banks or other financial institutions;
B-3	Bed and breakfast/boarding house;
B-3	Church, temple or mosque;
B-3	Civic or community center;
B-3	Cleaning and pressing—small shop, pickup and delivery;
B-3	College or university;

- B-3 Condominium;
- B-3 Convenience/grocery store (without pumps);
- B-3 Department store;
- B-3 Drapery, needlework or weaving shop;
- B-3 Farmers market;
- B-3 Florist;
- B-3 Fraternal organization, lodge or civic club;
- B-3 Furniture or appliance store;
- B-3 Handcraft shop;
- B-3 Health club, weight and aerobic center;
- B-3 Home occupation;
- B-3 Hotels and motels;
- B-3 Household appliance service and repair (no outside storage);
- B-3 Kiosk;
- B-3 Laboratory (medical);
- B-3 Micro brewery;
- B-3 Multi-family dwelling (five more units);
- B-3 Municipal facilities/state facilities/federal facilities;
- B-3 Office—professional and general administration;
- B-3 Park, playground, public community recreation center;
- B-3 Personal service shop (beauty/barber shop and the like);
- B-3 Pet shop—small animals within building (no boarding);
- B-3 Railroad or bus passenger station;
- B-3 Registered family home (six + six children);
- B-3 Restaurant or cafeteria—without drive-in service;
- B-3 Retail shops;
- B-3 Retirement housing complex;
- B-3 Schools—private/parochial;
- B-3 Schools—public;
- B-3 Single family dwelling;
- B-3 Studio for photographer, musician, artist and the like;
- B-3 Studio for radio and television;
- B-3 Theater—indoor;
- B-3 Townhouse; and
- B-3 Two-four family dwelling.
- B-3 Restaurant with alcoholic beverage service.

b-4 private clubs providing on-the-premises consumption of alcoholic beverages.

- b-4 Fraternal organization, lodge, civic club;
- b-4 Golf course or country club (private);
- b-4 Hotels and motels; and
- b-4 Private clubs.

Industrial is intended to serve as the location for general industrial activities

Industrial Airport, heliport or landing field;

Industrial	Animal grooming;
Industrial	Athletic field;
Industrial	Auto paint and body shop/repair;
Industrial	Auto parking lot or building (commercial);
Industrial	Auto parts sales;
Industrial	Auto repair/mechanic garage;
Industrial	Auto sales;
Industrial	Auto storage;
Industrial	Auto wrecking or salvage yard;
Industrial	Automobile rental;
Industrial	Automobile service station and car care center;
Industrial	Bail bond service;
Industrial	Bakery and confectionery shop;
Industrial	Bakery and confectionery shop—products for retail only;
Industrial	Bakery and confectionery shop—wholesale and distribution;
Industrial	Banks or other financial institutions;
Industrial	Boat sales;
Industrial	Bottling works (wholesale);
Industrial	Building material sales;
Industrial	Bulk grain/feed storage;
Industrial	Cabinet and upholstering shop;
Industrial	Car wash;
Industrial	Chemical supply;
Industrial	Civic/community center;
Industrial	College or university;
Industrial	Commercial amusement (indoor and outdoor);
Industrial	Concrete or asphalt batching plant;
Industrial	Convenience store (with pumps);
Industrial	Convenience/grocery store (without pumps);
Industrial	Construction equipment rental and sales;
Industrial	Construction yard (temporary);
Industrial	Contractor shop and storage yard;
Industrial	Feed, seed and fertilizer store—no bulk storage;
Industrial	Feed store;
Industrial	Field office (temporary);
Industrial	Flea market;
Industrial	Frozen foods locker;
Industrial	Health club, weight and aerobic center;
Industrial	Heavy machinery sales and storage;
Industrial	Heavy manufacturing or industrial;
Industrial	Home improvement center;
Industrial	Hotels and motels;
Industrial	Industrial manufacturing/fabrication/assembly (closed);
Industrial	Industrial manufacturing/fabrication/assembly (outside storage);
Industrial	Kennel;
Industrial	Kiosk;
Industrial	Laboratory (medical);

Industrial	Landscaping service;
Industrial	Laundry plant;
Industrial	Lawn equipment and small engine sales and services;
Industrial	Light manufacturing or industrial;
Industrial	Machine shop;
Industrial	Micro brewery;
Industrial	Mini storage/warehouses;
Industrial	Mobile homes/manufactured home parks;
Industrial	Mobile home display and sales;
Industrial	Moving company;
Industrial	Newspaper printing;
Industrial	Office—professional and general administration;
Industrial	Overnight delivery and service center;
Industrial	Pawn shop;
Industrial	Plumbing shop;
Industrial	Portable building sales;
Industrial	Printing;
Industrial	Produce stand;
Industrial	Propane sales (filling stations);
Industrial	Radio, television, microwave or electric generating tower;
Industrial	Recreational vehicle sales;
Industrial	Railroad or bus passenger station;
Industrial	Recycling collection center;
Industrial	Recycling kiosk;
Industrial	Research lab (non-hazardous);
Industrial	Restaurant (drive-in type);
Industrial	Restaurant or cafeteria—without drive-in service;
Industrial	Roofing and siding supply;
Industrial	Sand/gravel/caliche/stone sales (storage);
Industrial	Shopping center;
Industrial	Sign manufacturing;
Industrial	Stone/clay/glass manufacture;
Industrial	Storage or repair of furniture and appliance (inside);
Industrial	Studio for radio and television;
Industrial	Tattoo parlor/body piercing studio;
Industrial	Taxidermy;
Industrial	Tobacco shop;
Industrial	Trade or commercial schools;
Industrial	Tire retreading;
Industrial	Tool equipment rental shop;
Industrial	Trailer rental/sales;
Industrial	Truck stop;
Industrial	Veterinary clinic or hospital;
Industrial	Veterinary services;
Industrial	Warehouse, wholesale (enclosed and outside storage);
Industrial	Welding shop;
Industrial	Wholesale distribution centers;

- Industrial Wholesale production and distribution of ice (mfg. by machine only); and
- Industrial Wrecking yard.
- Industrial Restaurant with alcoholic beverage service

DT redevelopment of the original township, which includes the historic courthouse, offices, retail business

- DT Bakery and confectionery shop;
- DT Banks or other financial institutions;
- DT Bed and breakfast;
- DT Bicycle sales and rental;
- DT Book and card/gift stores;
- DT Church, temple or mosque;
- DT Civic or community center;
- DT Clinic;
- DT Commercial parking garage/lot;
- DT Condominium (four or less units);
- DT Convenience/grocery store (without pumps);
- DT Day spa;
- DT Florist;
- DT Fraternal organization, lodge or civic club;
- DT Health club, weight and aerobic center;
- DT Home occupation;
- DT Hotels and motels;
- DT Library;
- DT Micro brewery/winery (retail sales)—without drive-in service;
- DT Municipal facilities/state facilities/federal facilities;
- DT Museums and galleries;
- DT Office—professional and general administration;
- DT Personal service shop (beauty/barber shop);
- DT Restaurant or cafeteria—without drive-in service;
- DT Retail shops;
- DT Single family dwelling;
- DT Studio for photographer, musician, artist;
- DT Theater-indoor;
- DT Townhouse (four or less units);
- DT Travel agencies;
- DT Two-four family dwelling.
- DT Restaurant with alcoholic beverage service.

Permitted Uses B-1 B-2 B-3 B-4 Industrial DT

at meet the needs and enhance the quality of life of residential neighborhoods throughout the city.

ensely concentrated and more traffic intensive than allowed in the Neighborhood Business Districts.

types of offices, retail business and residences



s and residences. The varying land uses included in the Downtown District are compatible with existing uses to pre:



Permitted Uses P

serve the integrity of the area Downtown District and deter urban deterioration



B-1	Accessory building to main use;	
B-3	Accessory building to main use;	
Industrial	Airport, heliport or landing field;	
B-1	Animal grooming;	
B-2	Animal grooming;	
Industrial	Animal grooming;	
B-1	Antique shop/art gallery—sales in building;	
B-2	Antique shop/art gallery—sales in building;	
B-3	Antique shop/art gallery—sales in building;	
B-1	Assisted living center;	
B-2	Assisted living center;	
B-2	Athletic field;	
Industrial	Athletic field;	
Industrial	Auto paint and body shop/repair;	
B-2	Auto parking lot or building (commercial);	
B-3	Auto parking lot or building (commercial);	
Industrial	Auto parking lot or building (commercial);	
B-2	Auto parts sales;	
Industrial	Auto parts sales;	
B-2	Auto repair/mechanic garage;	
Industrial	Auto repair/mechanic garage;	
B-2	Auto sales;	
Industrial	Auto sales;	
Industrial	Auto storage;	
Industrial	Auto wrecking or salvage yard;	
B-2	Automobile rental;	
Industrial	Automobile rental;	
B-2	Automobile service station and car care center;	
Industrial	Automobile service station and car care center;	
B-2	Bail bond service;	
Industrial	Bail bond service;	
B-1	Bakery and confectionery—products for retail only;	
B-3	Bakery and confectionery shop;	
Industrial	Bakery and confectionery shop;	
DT	Bakery and confectionery shop;	
Industrial	Bakery and confectionery shop—products for retail only;	
Industrial	Bakery and confectionery shop—wholesale and distribution;	
B-2	Bakery and confectionery;	
B-2	Bakery and confectionery—retail sales only;	
B-1	Banks or other financial institutions;	
B-2	Banks or other financial institutions;	
B-3	Banks or other financial institutions;	
Industrial	Banks or other financial institutions;	
DT	Banks or other financial institutions;	
B-1	Bed and breakfast/boarding house;	
B-3	Bed and breakfast/boarding house;	
DT	Bed and breakfast;	

DT	Bicycle sales and rental;
B-2	Boat sales;
Industrial	Boat sales;
DT	Book and card/gift stores;
B-2	Bottling works (wholesale);
Industrial	Bottling works (wholesale);
B-2	Building material sales;
Industrial	Building material sales;
Industrial	Bulk grain/feed storage;
Industrial	Cabinet and upholstery shop;
B-2	Cabinet and upholstery shop;
B-2	Car wash;
Industrial	Car wash;
B-2	Care facility for narcotic, alcoholic or psychiatric patients;
B-2	Cemetery/mausoleum;
Industrial	Chemical supply;
B-2	Church, temple or mosque;
B-3	Church, temple or mosque;
DT	Church, temple or mosque;
B-1	Church, temple, mosque (and the like) and related facilities;
B-3	Civic or community center;
DT	Civic or community center;
B-2	Civic/community center;
Industrial	Civic/community center;
B-2	Cleaning and pressing—small shop, pickup and delivery;
B-3	Cleaning and pressing—small shop, pickup and delivery;
B-1	Cleaning and pressing—small shop, pick-up and delivery;
B-1	Clinic;
B-2	Clinic;
DT	Clinic;
B-2	College or university;
B-3	College or university;
Industrial	College or university;
Industrial	Commercial amusement (indoor and outdoor);
B-2	Commercial amusement (indoor);
B-2	Commercial amusement (outdoor);
DT	Commercial parking garage/lot;
Industrial	Concrete or asphalt batching plant;
DT	Condominium (four or less units);
B-3	Condominium;
B-2	Construction equipment rental and sales;
Industrial	Construction equipment rental and sales;
B-2	Construction yard (temporary);
Industrial	Construction yard (temporary);
B-2	Contractor shop and storage yard;
Industrial	Contractor shop and storage yard;
B-1	Convalescent, nursing or long term care facility;

B-2	Convalescent, nursing or long term care facility;
Industrial	Convenience store (with pumps);
B-2	Convenience/grocery store (without pumps) convenience store (with pumps);
B-1	Convenience/grocery store (without pumps);
B-3	Convenience/grocery store (without pumps);
Industrial	Convenience/grocery store (without pumps);
DT	Convenience/grocery store (without pumps);
B-1	Day care center (12 or more children);
DT	Day spa;
B-2	Department store;
B-3	Department store;
B-2	Discount warehouse store;
B-1	Drapery, needlework or weaving shop;
B-2	Drapery, needlework or weaving shop;
B-3	Drapery, needlework or weaving shop;
B-1	Farmers market;
B-2	Farmers Market;
B-3	Farmers market;
Industrial	Feed store;
B-2	Feed, seed and fertilizer store—no bulk storage;
Industrial	Feed, seed and fertilizer store—no bulk storage;
B-2	Field office (temporary);
Industrial	Field office (temporary);
Industrial	Flea market;
B-1	Florist;
B-2	Florist;
B-3	Florist;
DT	Florist;
B-2	Fraternal organization, lodge or civic club;
B-3	Fraternal organization, lodge or civic club;
DT	Fraternal organization, lodge or civic club;
b-4	Fraternal organization, lodge, civic club;
B-1	Fraternal organizations, lodge or civic club;
Industrial	Frozen foods locker;
B-2	Furniture or appliance store;
B-3	Furniture or appliance store;
b-4	Golf course or country club (private);
B-2	Golf course or country club, driving range;
B-2	Greenhouse or nursery for retail plant sales with outside storage;
B-1	Group day care home (7-12 children);
B-1	Handcraft shop;
B-2	Handcraft shop;
B-3	Handcraft shop;
B-2	Health club, weight and aerobic center;
B-3	Health club, weight and aerobic center;
Industrial	Health club, weight and aerobic center;

DT	Health club, weight and aerobic center;
Industrial	Heavy machinery sales and storage;
Industrial	Heavy manufacturing or industrial;
B-2	Home improvement center;
Industrial	Home improvement center;
B-3	Home occupation;
DT	Home occupation;
B-2	Hospital—general acute care (human);
B-2	Hotels and motels;
B-3	Hotels and motels;
Industrial	Hotels and motels;
DT	Hotels and motels;
b-4	Hotels and motels; and
B-3	Household appliance service and repair (no outside storage);
B-2	Household appliance service and repair;
Industrial	Industrial manufacturing/fabrication/assembly (closed);
Industrial	Industrial manufacturing/fabrication/assembly (outside storage);
B-2	Kennel;
Industrial	Kennel;
B-2	Kiosk;
B-3	Kiosk;
Industrial	Kiosk;
B-2	Laboratory (medical);
B-3	Laboratory (medical);
Industrial	Laboratory (medical);
B-2	Landscaping service;
Industrial	Landscaping service;
B-1	Laundry and cleaning (self service);
B-2	Laundry and cleaning (self service);
Industrial	Laundry plant;
B-2	Lawn equipment and small engine sales and services;
Industrial	Lawn equipment and small engine sales and services;
DT	Library;
Industrial	Light manufacturing or industrial;
Industrial	Machine shop;
DT	Micro brewery/winery (retail sales)—without drive-in service;
B-2	Micro brewery;
B-3	Micro brewery;
Industrial	Micro brewery;
B-2	Mini storage/warehouses;
Industrial	Mini storage/warehouses;
Industrial	Mobile home display and sales;
Industrial	Mobile homes/manufactured home parks;
B-2	Monument retail sales (outside storage);
B-2	Mortuary or funeral home;
B-2	Moving company;
Industrial	Moving company;

B-3	Multi-family dwelling (five more units);
B-1	Municipal facilities/state facilities/federal facilities;
B-3	Municipal facilities/state facilities/federal facilities;
DT	Municipal facilities/state facilities/federal facilities;
DT	Museums and galleries;
B-1	Neighborhood grocery store (no fuel service);
B-2	Neighborhood grocery store (no fuel service);
Industrial	Newspaper printing;
B-1	Office—professional and general administration;
B-2	Office—professional and general administration;
B-3	Office—professional and general administration;
Industrial	Office—professional and general administration;
DT	Office—professional and general administration;
Industrial	Overnight delivery and service center;
B-1	Park, playground, public community recreation center;
B-2	Park, playground, public community recreation center;
B-3	Park, playground, public community recreation center;
B-2	Pawn shop;
Industrial	Pawn shop;
B-1	Personal service shop (beauty, barber and the like);
B-2	Personal service shop (beauty, barber and the like);
B-3	Personal service shop (beauty/barber shop and the like);
DT	Personal service shop (beauty/barber shop);
B-3	Pet shop—small animals within building (no boarding);
B-2	Pet shop—small animals within building;
B-2	Plumbing shop;
Industrial	Plumbing shop;
B-2	Portable building sales;
Industrial	Portable building sales;
B-2	Printing;
Industrial	Printing;
b-4	Private clubs.
B-1	Private kindergarten;
B-2	Produce stand;
Industrial	Produce stand;
Industrial	Propane sales (filling stations);
B-2	Psychic/Tarot card reader;
Industrial	Radio, television, microwave or electric generating tower;
B-3	Railroad or bus passenger station;
Industrial	Railroad or bus passenger station;
B-2	Recreational vehicle sales;
Industrial	Recreational vehicle sales;
Industrial	Recycling collection center;
B-2	Recycling kiosk;
Industrial	Recycling kiosk;
B-3	Registered family home (six + six children);
B-2	Research lab (non-hazardous);

Industrial	Research lab (non-hazardous);
B-2	Restaurant (drive-in type);
Industrial	Restaurant (drive-in type);
B-2	Restaurant or cafeteria—without drive-in service;
B-3	Restaurant or cafeteria—without drive-in service;
Industrial	Restaurant or cafeteria—without drive-in service;
DT	Restaurant or cafeteria—without drive-in service;
B-1	Restaurant or cafeteria—without drive-in service; and
Industrial	Restaurant with alcoholic beverage service
B-1	Restaurant with alcoholic beverage service.
B-2	Restaurant with alcoholic beverage service.
B-3	Restaurant with alcoholic beverage service.
DT	Restaurant with alcoholic beverage service.
B-2	Retail shops and stores other than listed;
B-3	Retail shops;
DT	Retail shops;
B-1	Retail stores and shops—other than listed;
B-1	Retirement housing complex.
B-3	Retirement housing complex;
B-2	Roofing and siding supply;
Industrial	Roofing and siding supply;
Industrial	Sand/gravel/caliche/stone sales (storage);
B-3	Schools—private/parochial;
B-2	Schools—public, private and parochial;
B-3	Schools—public;
B-2	Shopping center;
Industrial	Shopping center;
Industrial	Sign manufacturing;
B-3	Single family dwelling;
DT	Single family dwelling;
Industrial	Stone/clay/glass manufacture;
Industrial	Storage or repair of furniture and appliance (inside);
B-2	Storage or repair of furniture and appliances (display inside of building);
B-2	Studio (photographer, musician, artist);
B-3	Studio for photographer, musician, artist and the like;
DT	Studio for photographer, musician, artist;
B-2	Studio for radio and television;
B-3	Studio for radio and television;
Industrial	Studio for radio and television;
Industrial	Tattoo parlor/body piercing studio;
B-2	Taxidermy;
Industrial	Taxidermy;
DT	Theater-indoor;
B-2	Theater—indoor;
B-3	Theater—indoor;
Industrial	Tire retreading;
B-2	Tobacco shop;

Industrial	Tobacco shop;
B-2	Tool and equipment rental shop;
Industrial	Tool equipment rental shop;
DT	Townhouse (four or less units);
B-3	Townhouse; and
Industrial	Trade or commercial schools;
B-2	Trailer rental and sales;
Industrial	Trailer rental/sales;
DT	Travel agencies;
Industrial	Truck stop;
B-3	Two-four family dwelling.
DT	Two-four family dwelling.
Industrial	Veterinary clinic or hospital;
B-2	Veterinary clinic or hospital; and
B-2	Veterinary services.
Industrial	Veterinary services;
Industrial	Warehouse, wholesale (enclosed and outside storage);
Industrial	Welding shop;
Industrial	Wholesale distribution centers;
Industrial	Wholesale production and distribution of ice (mfg. by machine only); and
Industrial	Wrecking yard.

Permitted Uses by Zoning District	B-1	B-2	B-3	B-4	Industrial	DT
Accessory building to main use;	X		X			
Airport, heliport or landing field;					X	
Animal grooming;	X	X			X	
Antique shop/art gallery—sales in building;	X	X	X			
Assisted living center;	X	X				
Athletic field;		X			X	
Auto paint and body shop/repair;					X	
Auto parking lot or building (commercial);		X	X		X	
Auto parts sales;		X			X	
Auto repair/mechanic garage;		X			X	
Auto sales;		X			X	
Auto storage;					X	
Auto wrecking or salvage yard;					X	
Automobile rental;		X			X	
Automobile service station and car care center;		X			X	
Bail bond service;		X			X	
Bakery and confectionery—products for retail only;	X					
Bakery and confectionery shop;			X		X	X
Bakery and confectionery shop—products for retail only;					X	
Bakery and confectionery shop—wholesale and distribution;					X	
Bakery and confectionery;		X				
Bakery and confectionery—retail sales only;		X				
Banks or other financial institutions;	X	X	X	X	X	X
Bed and breakfast/boarding house;	X		X			
Bed and breakfast;						X
Bicycle sales and rental;						X
Boat sales;		X			X	
Book and card/gift stores;						X
Bottling works (wholesale);		X			X	
Building material sales;		X			X	
Bulk grain/feed storage;					X	
Cabinet and upholstery shop;					X	
Cabinet and upholstery shop;		X				
Car wash;		X			X	
Care facility for narcotic, alcoholic or psychiatric patients;		X				
Cemetery/mausoleum;		X				
Chemical supply;					X	
Church, temple or mosque;		X	X		X	
Church, temple, mosque (and the like) and related facilities;	X					
Civic or community center;			X			X
Civic/community center;		X			X	
Cleaning and pressing—small shop, pickup and delivery;		X	X			
Cleaning and pressing—small shop, pick-up and delivery;	X					
Clinic;	X	X				X
College or university;		X	X		X	
Commercial amusement (indoor and outdoor);					X	
Commercial amusement (indoor);		X				
Commercial amusement (outdoor);		X				
Commercial parking garage/lot;						X
Concrete or asphalt batching plant;					X	
Condominium (four or less units);						X
Condominium;			X			
Construction equipment rental and sales;		X			X	
Construction yard (temporary);		X			X	
Contractor shop and storage yard;		X			X	
Contractor shop and storage yard;		X			X	
Convalescent, nursing or long term care facility;	X	X				
Convenience store (with pumps);					X	
Convenience/grocery store (without pumps) convenience store (with pumps);		X				
Convenience/grocery store (without pumps);	X		X		X	X
Day care center (12 or more children);	X					

Permitted Uses by Zoning District	B-1	B-2	B-3	B-4	Industrial	DT
Day spa;						X
Department store;		X	X			
Discount warehouse store;		X				
Drapery, needlework or weaving shop;	X	X	X			
Farmers market;	X	X	X			
Feed store;					X	
Feed, seed and fertilizer store—no bulk storage;		X			X	
Field office (temporary);		X			X	
Flea market;					X	
Florist;	X	X	X			X
Fraternal organization, lodge or civic club;		X	X	X		X
Frozen foods locker;					X	
Furniture or appliance store;		X	X			
Golf course or country club (private);				X		
Golf course or country club, driving range;		X				
Greenhouse or nursery for retail plant sales with outside storage;		X				
Group day care home (7-12 children);	X					
Handcraft shop;	X	X	X			
Health club, weight and aerobic center;		X	X		X	X
Heavy machinery sales and storage;					X	
Heavy manufacturing or industrial;					X	
Home improvement center;		X			X	
Home occupation;			X			X
Hospital—general acute care (human);		X				
Hotels and motels;		X	X	X	X	X
Household appliance service and repair (no outside storage);			X			
Household appliance service and repair;		X				
Industrial manufacturing/fabrication/assembly (closed);					X	
Industrial manufacturing/fabrication/assembly (outside storage);					X	
Kennel;		X			X	
Kiosk;		X	X		X	
Laboratory (medical);		X	X		X	
Landscaping service;		X			X	
Laundry and cleaning (self service);	X	X				
Laundry plant;					X	
Lawn equipment and small engine sales and services;		X			X	
Library;						X
Light manufacturing or industrial;					X	
Machine shop;					X	
Micro brewery/winery (retail sales)—without drive-in service;						X
Micro brewery;		X	X		X	
Mini storage/warehouses;		X			X	
Mobile home display and sales;					X	
Mobile homes/manufactured home parks;					X	
Monument retail sales (outside storage);		X				
Mortuary or funeral home;		X				
Moving company;		X			X	
Multi-family dwelling (five more units);			X			
Municipal facilities/state facilities/federal facilities;	X		X			X
Museums and galleries;						X
Neighborhood grocery store (no fuel service);	X	X				
Newspaper printing;					X	
Office—professional and general administration;	X	X	X		X	X
Overnight delivery and service center;					X	
Park, playground, public community recreation center;	X	X	X			
Pawn shop;		X			X	
Personal service shop (beauty, barber and the like);	X	X	X			X
Pet shop—small animals within building (no boarding);			X			
Pet shop—small animals within building;		X				
Plumbing shop;		X			X	
Portable building sales;		X			X	
Printing;		X			X	
Private clubs.				X		
Private kindergarten;	X					
Produce stand;		X			X	
Propane sales (filling stations);					X	

Permitted Uses by Zoning District	B-1	B-2	B-3	B-4	Industrial	DT
Psychic/Tarot card reader;		X				
Radio, television, microwave or electric generating tower;					X	
Railroad or bus passenger station;			X		X	
Recreational vehicle sales;		X			X	
Recycling collection center;					X	
Recycling kiosk;		X			X	
Registered family home (six + six children);			X			
Research lab (non-hazardous);		X			X	
Restaurant (drive-in type);		X			X	
Restaurant or cafeteria—without drive-in service;	X	X	X		X	X
Restaurant with alcoholic beverage service	X	X	X		X	X
Retail shops and stores other than listed;	X	X				
Retail shops;			X			X
Retirement housing complex.	X		X			
Roofing and siding supply;		X			X	
Sand/gravel/caliche/stone sales (storage);					X	
Schools—private/parochial;			X			
Schools—public, private and parochial;		X				
Schools—public;			X			
Shopping center;		X			X	
Sign manufacturing;					X	
Single family dwelling;			X			X
Stone/clay/glass manufacture;					X	
Storage or repair of furniture and appliance (inside);			X			
Storage or repair of furniture and appliances (display inside of building);		X				
Studio (photographer, musician, artist);		X	X			X
Studio for radio and television;		X	X		X	
Tattoo parlor/body piercing studio;					X	
Taxidermy;		X			X	
Theater-indoor;		X	X			X
Tire retreading;					X	
Tobacco shop;		X			X	
Tool and equipment rental shop;		X			X	
Townhouse (four or less units);						X
Townhouse;			X			
Trade or commercial schools;					X	
Trailer rental and sales;		X			X	
Travel agencies;						X
Truck stop;					X	
Two-four family dwelling.			X			X
Veterinary clinic or hospital;		X			X	
Veterinary services.		X			X	
Warehouse, wholesale (enclosed and outside storage);					X	
Welding shop;					X	
Wholesale distribution centers;					X	
Wholesale production and distribution of ice (mfg. by machine only); and					X	
Wrecking yard.					X	