



SPECIAL CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street
Tuesday, June 28, 2022 at 5:30 PM

AGENDA

CALL TO ORDER

PLANNING AND ZONING COMMISSION

1. PUBLIC HEARING

Case No.: PD2022-005

Applicant Tom Brooks, representing Covenant Legacy LLC, is requesting a rezone of property located at W FM8, Parcel R22552, of Menefee Jarrett to the City of Stephenville, Erath County, Texas, from (R-1) Single Family Residential to (PD) Planned Development. The rezone is for 7.664 acres of the 29.751 acres

- 2.** Consider Approval of an Ordinance Rezoning the Property Located at W FM8, Parcel R22552, of Menefee Jarrett to the City of Stephenville, Erath County, Texas, from (R-1) Single Family Residential to (PD) Planned Development. The rezone is for 7.664 acres of the 29.751 acres

REGULAR AGENDA

3. PUBLIC HEARING

The City Council of the City of Stephenville is Considering the Voluntary Annexation of a Property in Response to a Petition Requesting Annexation by Area Landowners for a Tract of Land, being 47.554 Acres out of A804 of the Williams Survey, said Property Being Parcel No. R26347, Located at 0 N US 281 in Erath County, Texas

- 4.** Consider Approval of an Ordinance Annexing 47.554 Acres out of A804 of the Williams Survey, Erath County, Texas, said Property Being Parcel No. R26347 Located at 0 N US 281

EXECUTIVE SESSION

In compliance with the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, in accordance with

- 5. Section 551.072 Deliberation Regarding Real Property** - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in **South Side Addition**

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

ADJOURN

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



STAFF REPORT

SUBJECT: Case No.: PD2022-005

Applicant Tom Brooks, representing Covenant Legacy LLC, is requesting a rezone of property located at W FM8, Parcel R22552, of Menefee Jarrett to the City of Stephenville, Erath County, Texas, from (R-1) Single Family Residential to (PD) Planned Development. The rezone is for 7.664 acres of the 29.751 acres.

DEPARTMENT: Development Services

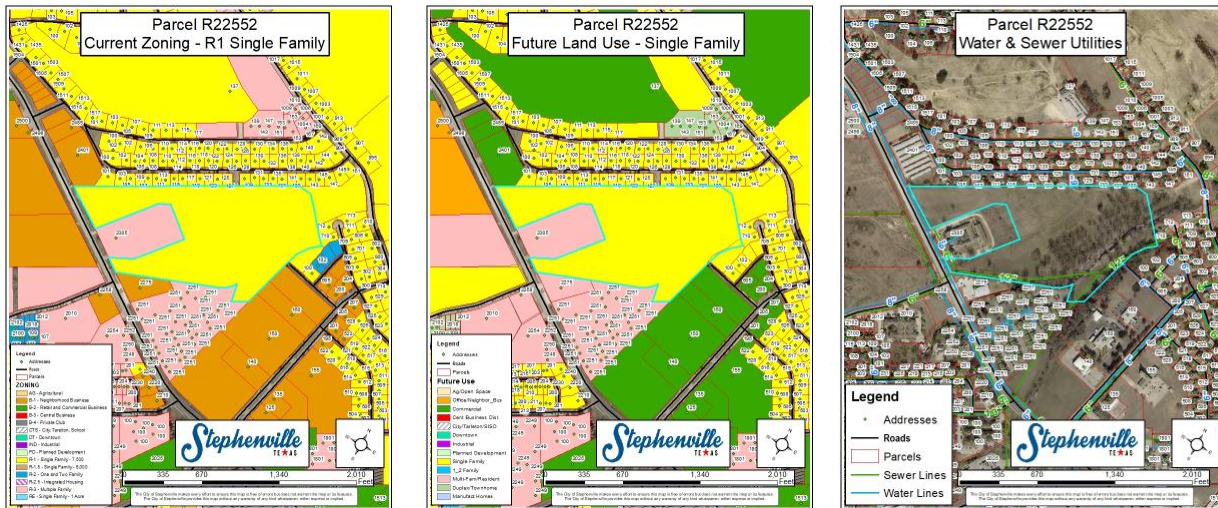
STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

The Planning and Zoning Commission convened on June 15, 2022, and by a vote of 4/2, recommended the City Council approve the rezone request to Planned Development.

BACKGROUND:

PROPERTY PROFILE:



STAFF NOTES:

1. The PD is requested for quad style, senior housing, single-story structures.
2. The Current and Future Land Use designate this property as Single Family Residential.
3. A replat will be required if the rezone is approved.
4. Multiple letters of opposition have been received for preceding hearings.
5. Multiple citizens have spoken in opposition during preceding hearings.
6. A petition has been submitted with greater than 20% of signatures in the designated area.
7. The PD, if approved, will result in a lower density of dwellings than what the future land use would allow as single family.
8. If approved, the review process will require the developer to meet drainage requirements and perform a TIA.

9. The developer has not voiced or requested any variances or concessions on subdivision requirements other than the request to rezone.
10. To date, the developer has not provided a development schedule.

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 in 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. CITY ATTORNEY ACCEPTED PROOF OF OWNERSHIP.

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. INCLUDED WITH SUBMITTAL.
- (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 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.

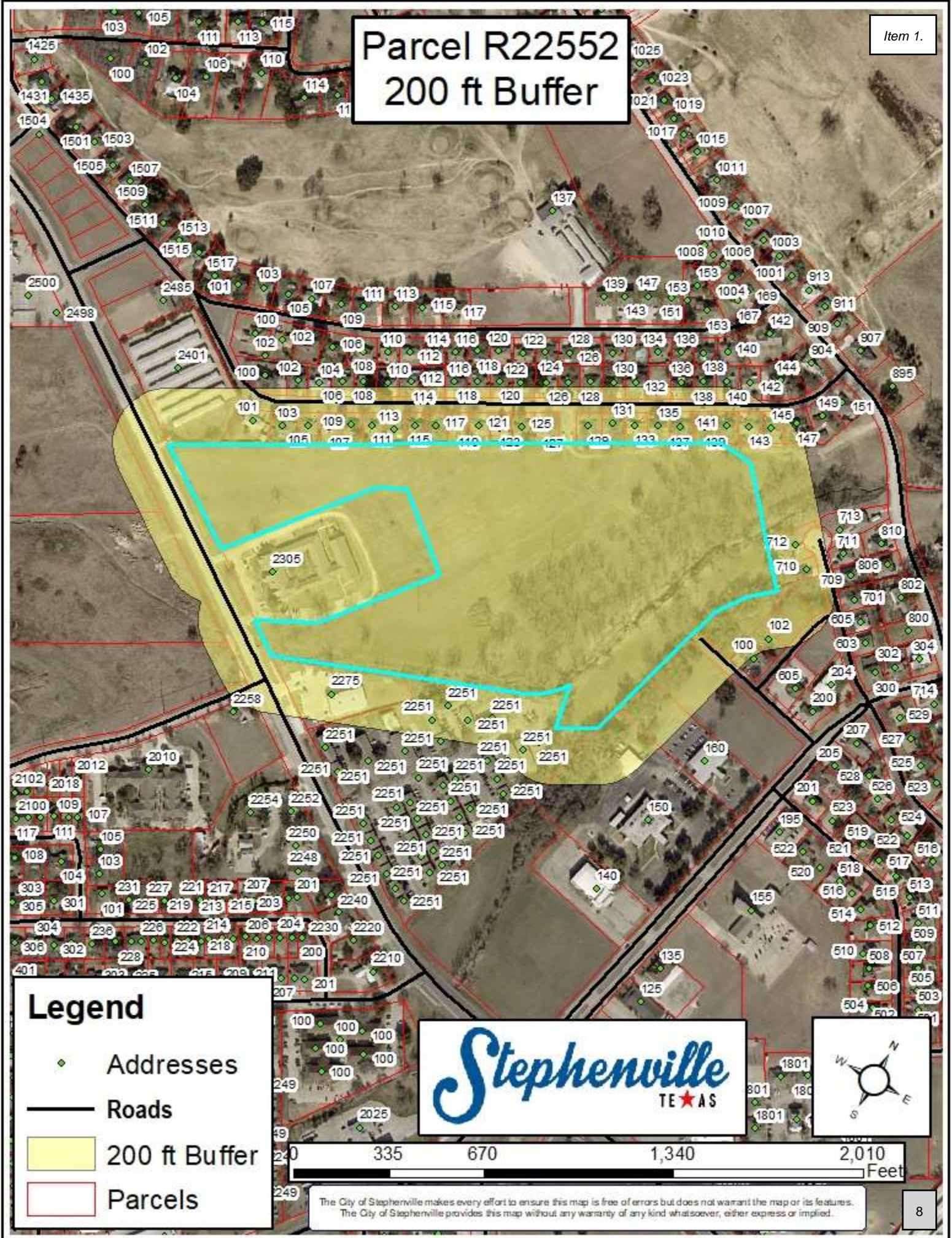
FACTORS TO CONSIDER:

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

ALTERNATIVES:

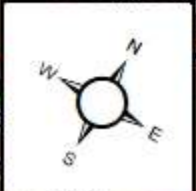
- 1) Uphold the recommendation of the Planning and Zoning Commission and approve the rezoning request to Planned Development.
- 2) Override the recommendation of the Planning and Zoning Commission and deny the rezoning request to Planned Development.

Parcel R22552 200 ft Buffer



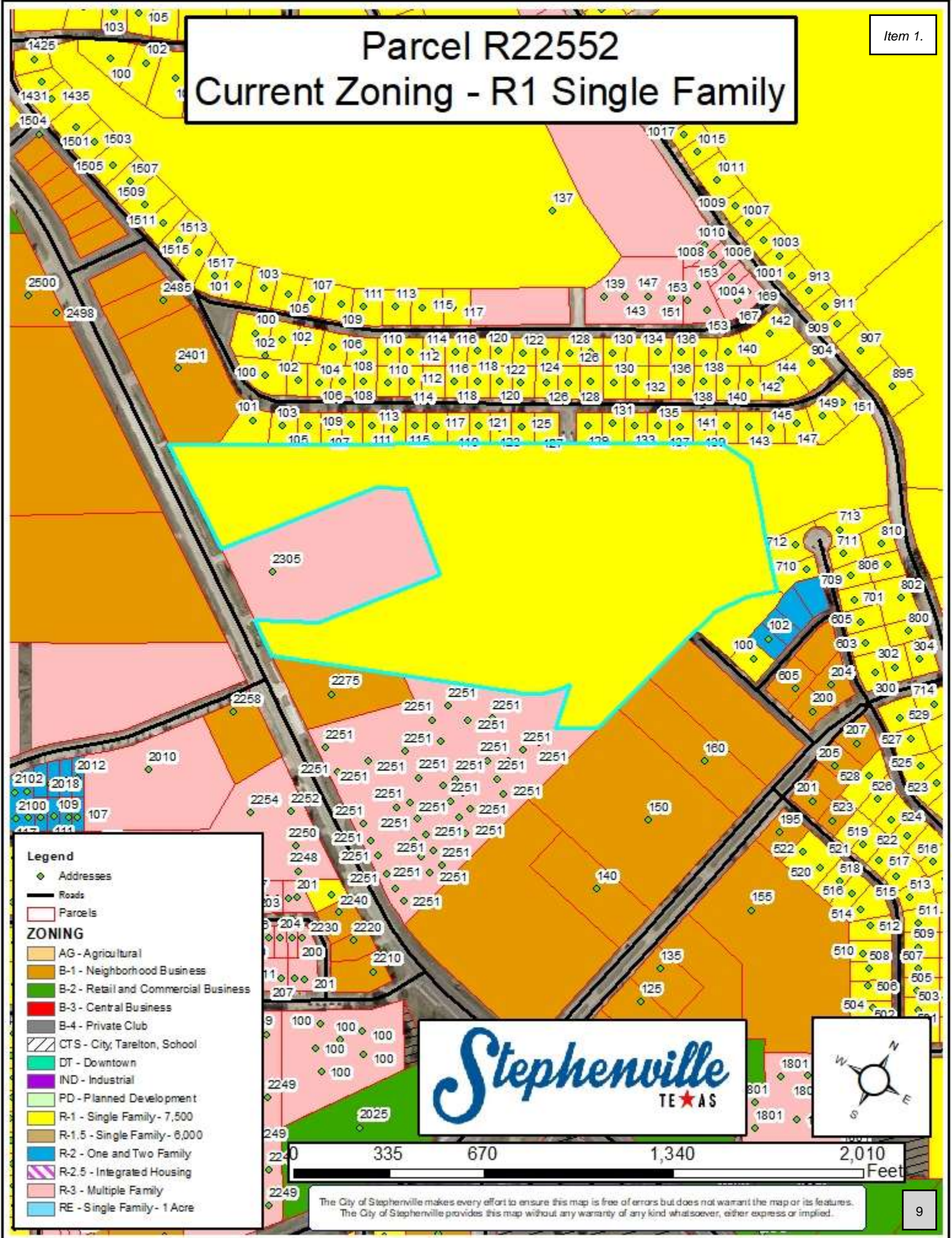
Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



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Parcel R22552 Current Zoning - R1 Single Family

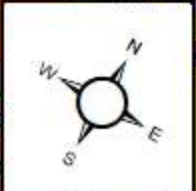


Legend

- ◆ Addresses
- Roads
- ▭ Parcels

ZONING

- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CT S - 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-2.5 - Integrated Housing
- R-3 - Multiple Family
- RE - Single Family - 1 Acre

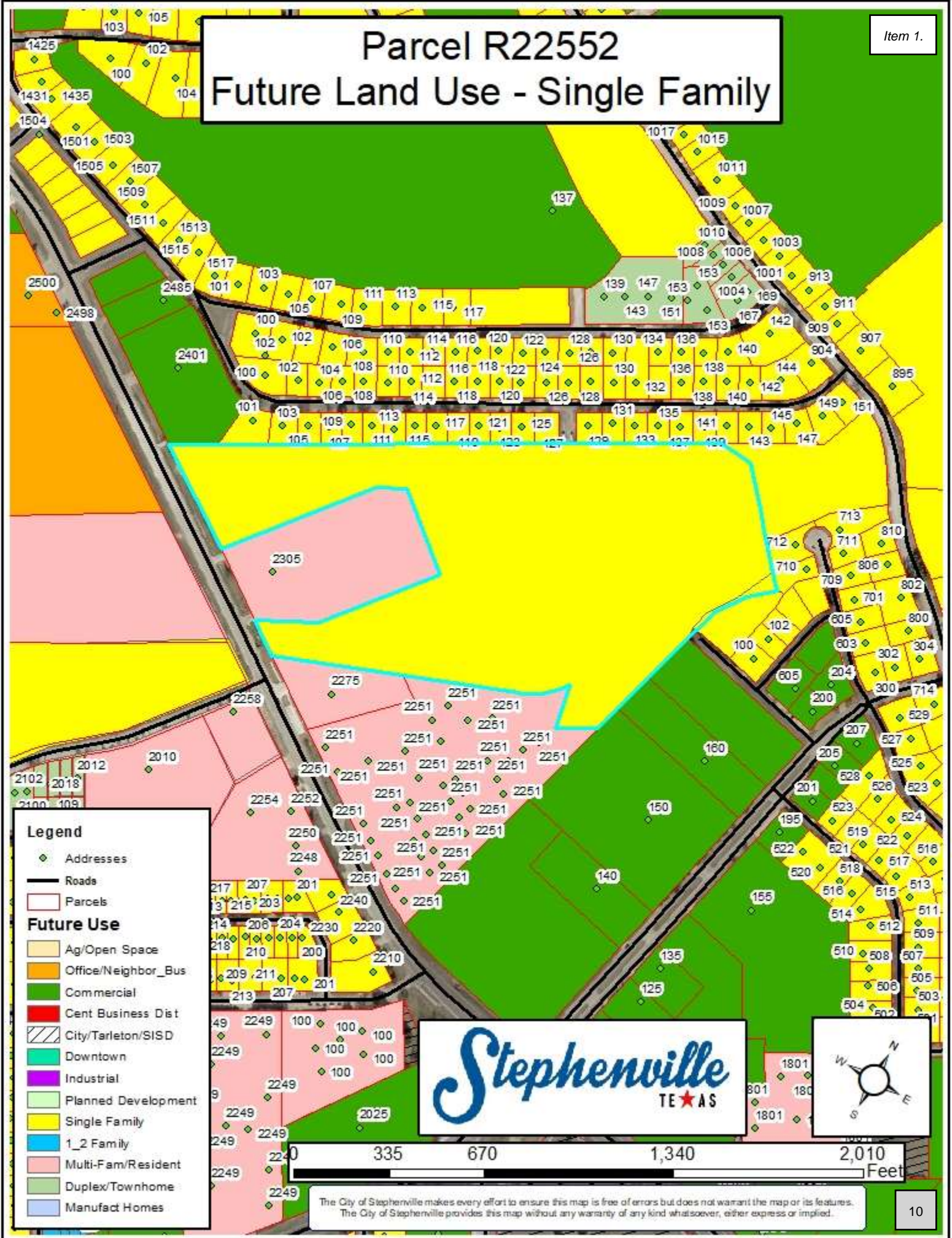


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Parcel R22552

Future Land Use - Single Family

Item 1.

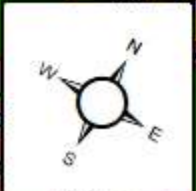


Legend

- ◆ Addresses
- Roads
- ▭ Parcels

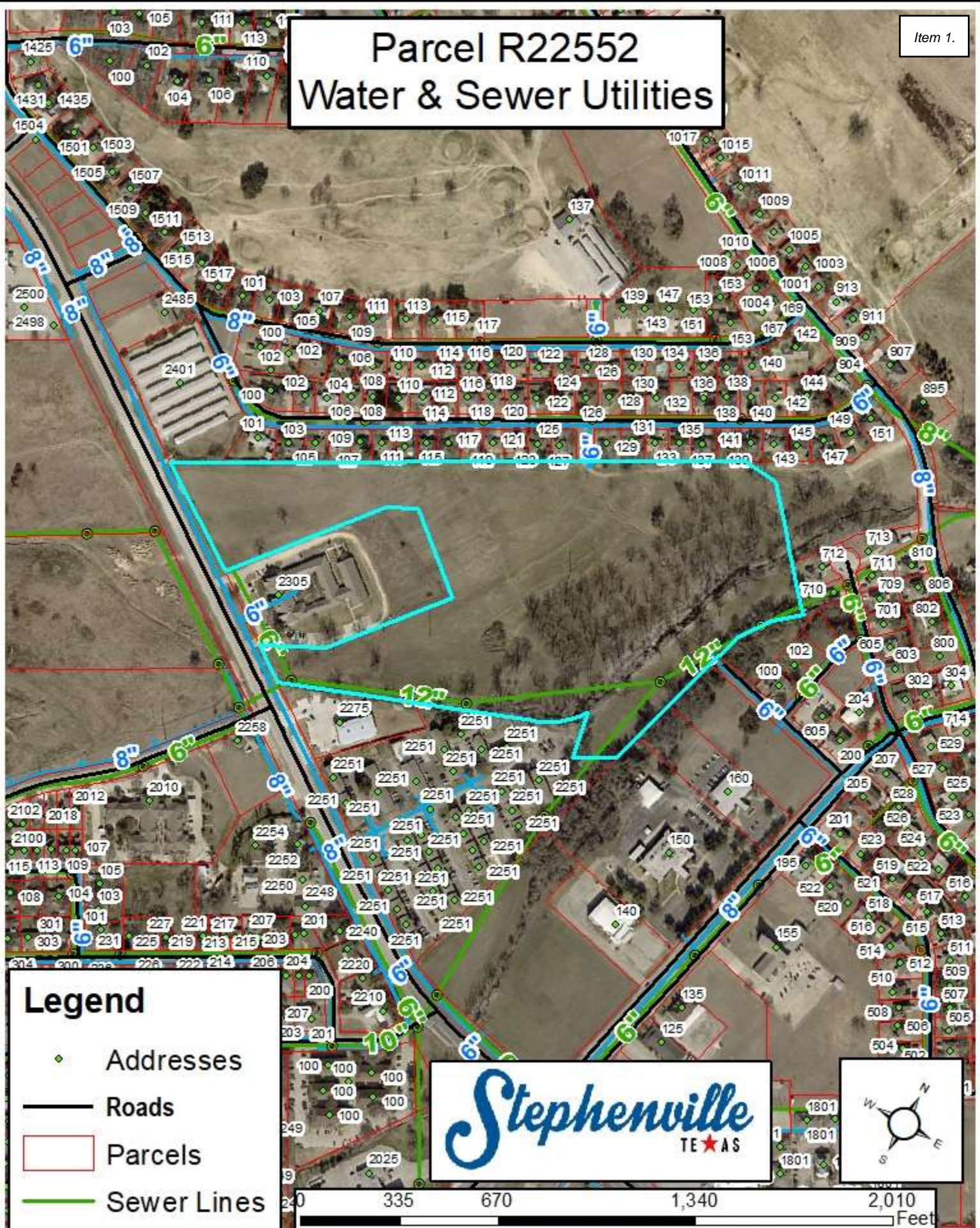
Future Use

- ▭ 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



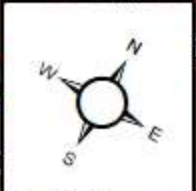
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Parcel R22552 Water & Sewer Utilities



Legend

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



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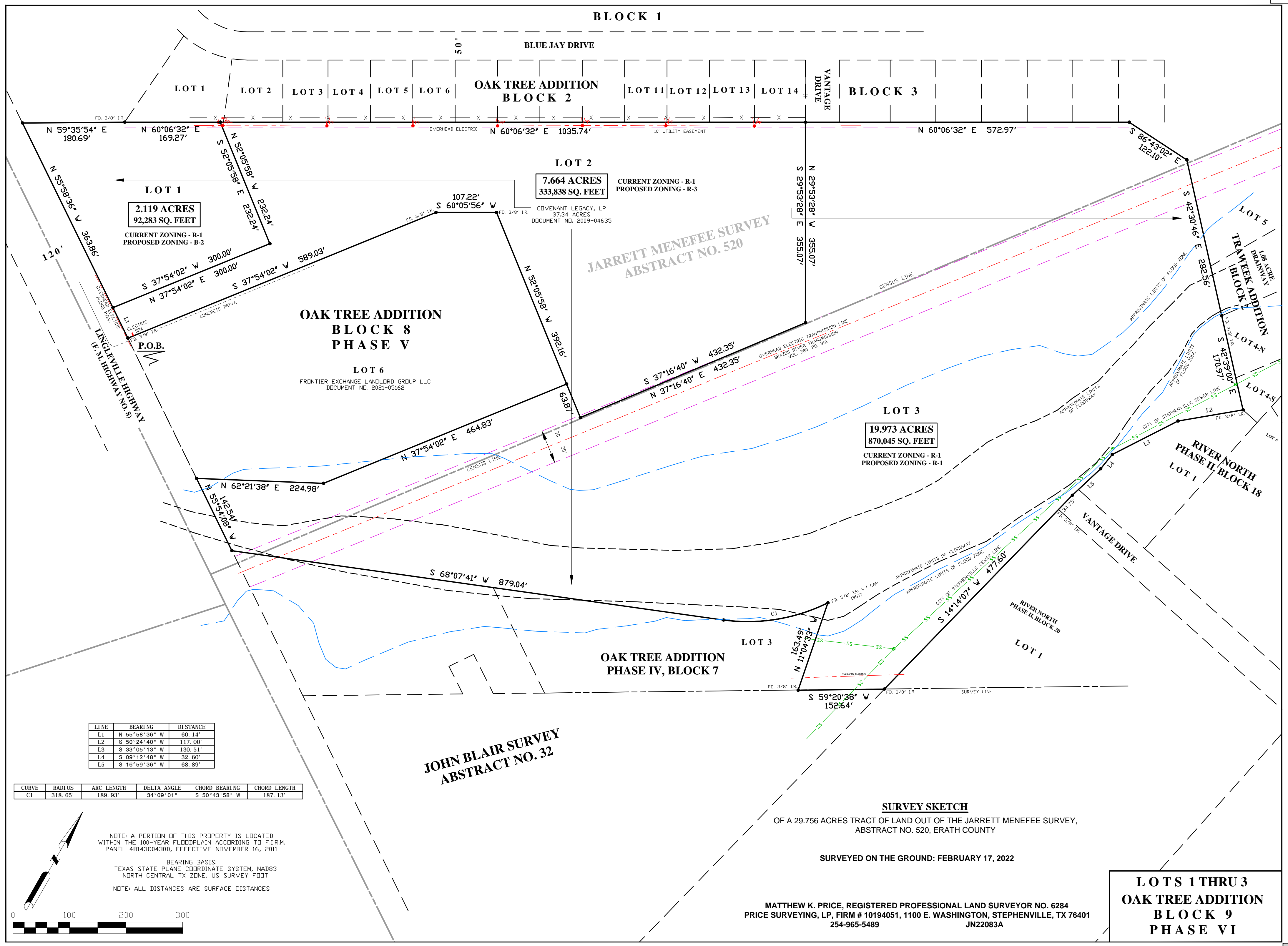
Parcel R22552 Address List

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000042841	117 BLUE JAY	ALLEN CALEB VAN & KRISTY RAE	117 BLUE JAY	STEPHENVILLE	TX	76401-5922
R000063775	0 GOOD TREE	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000063790	0 GOOD TREE	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000022557	0 W LINGLEVILLE RD	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000031773	2401 W LINGLEVILLE RD	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000042825	130 BLUE JAY	BASHAM JOSHUAH THOMAS & RACHEAL JANINE BASHAM	130 BLUE JAY	STEPHENVILLE	TX	76401
R000075582	712 SPRING MEADOW	BOSWELL RODNEY W & MELISSA J	712 SPRING MEADOW	STEPHENVILLE	TX	76401
R000042813	106 BLUE JAY	BOYLES PAMELA J	106 BLUE JAY	STEPHENVILLE	TX	76401
R000042835	101 BLUE JAY	BUCHER JAMES M & JANE E	101 BLUE JAY	STEPHENVILLE	TX	76401-5922
R000042819	118 BLUE JAY	CARLSON NORMAN E & BEVERLY A	118 BLUE JAY	STEPHENVILLE	TX	76401-0000
R000033190	0 RIVER NORTH BLVD	CEDARS NATHAN ET AL	1826 CR393	STEPHENVILLE	TX	76401-0000
R000042824	128 BLUE JAY	CHESTER CAROLE S	128 BLUEJAY	STEPHENVILLE	TX	76401
R000063792	0 GOOD TREE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000042820		CONFIDENTIAL				
R000042848		CONFIDENTIAL				
R000042837	105 BLUE JAY	CORTA DOROTHY J & PETER J	105 BLUE JAY DR	STEPHENVILLE	TX	76401
R000022552	0 W FM8	COVENANT LEGACY LLP	2915 W WASHINGTON	STEPHENVILLE	TX	76401
R000062664	0 ADOBE DR	CROSS TIMBERS FINE ARTS COUNCIL INC	PO BOX 1172	STEPHENVILLE	TX	76401
R000042811	102 BLUE JAY	DAVIDSON DEL & JULIE	102 BLUE JAY	STEPHENVILLE	TX	76401
R000042822	124 BLUE JAY	DICKERSON SHERRY	124 BLUE JAY	STEPHENVILLE	TX	76401
R000042814	108 BLUE JAY	DREW VALERIE J	109 GREENVIEW DR	STEPHENVILLE	TX	76401
R000041984	137 BLUE JAY	DUKE DEBORAH P	137 BLUE JAY	STEPHENVILLE	TX	76401
R000041986	141 BLUE JAY	EILAND EDDIE & JAN	21160 S FM219	DUBLIN	TX	76446
R000042847	129 BLUE JAY	EMMONS JOSH & ASHTON	129 BLUE JAY	STEPHENVILLE	TX	76401
R000033179	102 ADOBE DR	EQUITY CRP, LP	PO BOX 953	STEPHENVILLE	TX	76401
R000033180	104 ADOBE DR	EQUITY CRP, LP	PO BOX 953	STEPHENVILLE	TX	76401
R000033181	106 ADOBE DR	EQUITY CRP, LP	PO BOX 953	STEPHENVILLE	TX	76401
R000033182	108 ADOBE DR	EQUITY CRP, LP	PO BOX 953	STEPHENVILLE	TX	76401
R000042845	125 BLUE JAY	EVANS DONALD R LIVING TRUST	PO BOX 372	BLUFF DALE	TX	76433
R000063739	2305 W LINGLEVILLE RD	FRONTIER EXCHANGE LANDLORD GROUP LLC	4500 DORR ST	TOLEDO	OH	43615
R000042851	145 BLUE JAY	GARCIA LARAE & LOUIS GARCIA	145 BLUE JAY	STEPHENVILLE	TX	76401
R000042828	136 BLUE JAY	GARNER GAYLA BOTTLINGER	136 BLUE JAY	STEPHENVILLE	TX	76401
R000066982	2275 W LINGLEVILLE RD	GREATER GOOD X LLC	3195 S ACCESS RD	ENGLEWOOD	FL	34224
R000042823	126 BLUE JAY	GRESHAM JOHN H	PO BOX 1	BLUFF DALE	TX	76433
R000042836	103 BLUE JAY	GRIMMER AARON & NIKOLE	103 BLUE JAY	STEPHENVILLE	TX	76401
R000074582	713 SPRING MEADOW	GUISE DAVID LLOYD & BRENDA SUE	713 SPRING MEADOW ST	STEPHENVILLE	TX	76401-1843
R000042826	132 BLUE JAY	HAYES WAYNE LEROY	PO BOX 2410	STEPHENVILLE	TX	76401
R000042831	142 BLUE JAY	HENDON DAVE W & DIXIE L	142 BLUE JAY	STEPHENVILLE	TX	76401
R000042821	122 BLUE JAY	HENDRICKS KATHRYN J	122 BLUE JAY	STEPHENVILLE	TX	76401
R000042817	114 BLUE JAY	HILL CHARLES A & SANDRA K	114 BLUE JAY	STEPHENVILLE	TX	76401
R000042842	119 BLUE JAY	HIVELY CHRISTOPHER J & KIMBERLEE M HIVELY	12454 DAPPLE DR	RANCHO CUCAMONGA	CA	91739
R000042812	104 BLUE JAY	HODGES BILLY BOB & DONNA & HOLLY HODGES	18402 SHALLOW OAK CT	TOMBALL	TX	77377
R000042816	112 BLUE JAY	HODGES TERRY GLEN & REBECCA	112 BLUE JAY	STEPHENVILLE	TX	76401-0000
R000041981	107 BLUE JAY	HOLLOWAY LIVING TRUST	107 BLUE JAY ST	STEPHENVILLE	TX	76401
R000041982	109 BLUE JAY	HOWARD NETA FAYE (LIFE ESTATE)	109 BLUE JAY	STEPHENVILLE	TX	76401
R000022664	0 W LINGLEVILLE RD	IP KAM WOON	PO BOX 192	STEPHENVILLE	TX	76401-0000
R000042840	115 BLUE JAY	JAMES CAVIN & STACEY SHARON NOLAND (JAMES)	115 BLUE JAY	STEPHENVILLE	TX	76401
R000042849	133 BLUE JAY	JOHNSON DAVID HUNTER	1600 SUNSET DRIVE	MARBLE FALLS	TX	78654
R000042829	138 BLUE JAY	JONES GWINDA L	PO BOX 1979	STEPHENVILLE	TX	76401
R000041983	111 BLUE JAY	KAISER MARK A & KIMBERLY	111 BLUE JAY DR	STEPHENVILLE	TX	76401-0000
R000041985	139 BLUE JAY	KDH RENTALS LLC	1610 W CEDAR ST	STEPHENVILLE	TX	76401
R000041978	100 BLUE JAY	KOPLIN JEFFREY & LESLI KOPLIN	PO BOX 993	STEPHENVILLE	TX	76401
R000042827	134 BLUE JAY	LAKE GRANBURY DEVELOPERS LP	3080 W WASHINGTON ST	STEPHENVILLE	TX	76401-3728
R000031784	0 PRAIRIE WIND	LAKE GRANBURY DEVELOPERS LP	PO BOX 2579	STEPHENVILLE	TX	76401
R000042320	143 BLUE JAY	MCDANEL RUSSELL EDWARD	PO BOX 974	STEPHENVILLE	TX	76401-0000
R000033177	703 VANTAGE DR	MCDONALD & BACHUS FAMILY TRUSTS	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000042838	113 BLUE JAY	MOSES COREY & KATHRYN	113 BLUE JAY	STEPHENVILLE	TX	76401
R000042844	123 BLUE JAY	PLANNERS EQUITY LP	181 S GRAHAM	STEPHENVILLE	TX	76401
R000042830	140 BLUE JAY	PLANNERS EQUITY LP	181 S GRAHAM	STEPHENVILLE	TX	76401
R000042349	147 BLUE JAY	REAGAN JACK & SHEILA	147 BLUE JAY ST	STEPHENVILLE	TX	76401-5926
R000042818	116 BLUE JAY	SMITH RANDY & KELLY	116 BLUE JAY	STEPHENVILLE	TX	76401-0000
R000042850	135 BLUE JAY	STEPHENSON JAMES HERRING	135 BLUE JAY ST	STEPHENVILLE	TX	76401
R000033191	150 RIVER NORTH BLVD	STEPHENVILLE MED DEV CO	BOX 1317	STEPHENVILLE	TX	76401-0000
R000065896	160 RIVER NORTH BLVD	STEPHENVILLE MED DEV CO #3	150 RIVER NORTH BLVD	STEPHENVILLE	TX	76401
R000042843	121 BLUE JAY	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000033178	100 ADOBE DR	TERRY VETERANS TRUST	100 ADOBE DR	STEPHENVILLE	TX	76401
R000042846	127 BLUE JAY	TRAINHAM SUSAN	PO BOX 139	LINGLEVILLE	TX	76461
R000042815	110 BLUE JAY	TROTTER MABEL L	126 BEN HOGAN DR	STEPHENVILLE	TX	76401-5915
R000014951	2251 W LINGLEVILLE RD	WINDMASS VILLIAGE III PORTFOLIO OWNER LLC	100 CRESCENT CT, SUITE 270	DALLAS	TX	75201
R000066710	710 SPRING MEADOW	WOOTAN GARY MARK	710 SPRING MEADOW ST	STEPHENVILLE	TX	76401









LOT 1
2.119 ACRES
92,283 SQ. FEET
 CURRENT ZONING - R-1
 PROPOSED ZONING - B-2

LOT 2
7.664 ACRES
333,838 SQ. FEET
 CURRENT ZONING - R-1
 PROPOSED ZONING - R-3

LOT 3
19.973 ACRES
870,045 SQ. FEET
 CURRENT ZONING - R-1
 PROPOSED ZONING - R-1

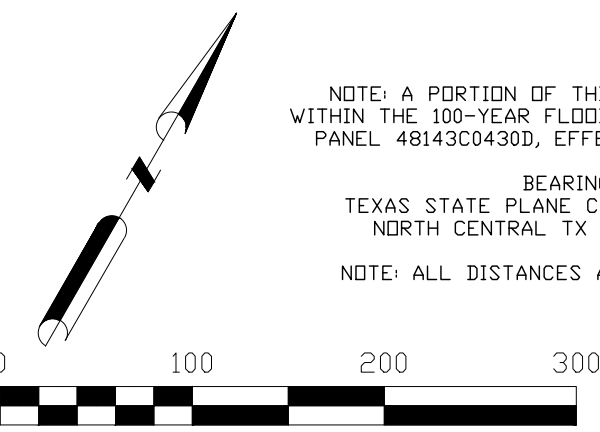
**OAK TREE ADDITION
 BLOCK 8
 PHASE V**
LOT 6
 FRONTIER EXCHANGE LANDLORD GROUP LLC
 DOCUMENT NO. 2021-05162

**OAK TREE ADDITION
 PHASE IV, BLOCK 7**

**LOTS 1 THRU 3
 OAK TREE ADDITION
 BLOCK 9
 PHASE VI**

LINE	BEARING	DISTANCE
L1	N 55°58'36" W	60.14'
L2	S 50°24'40" W	117.00'
L3	S 33°05'13" W	130.51'
L4	S 09°12'48" W	32.60'
L5	S 16°59'36" W	68.89'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	318.65'	189.93'	34°09'01"	S 50°43'58" W	187.13'



NOTE: A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO F.I.R.M. PANEL 48143C0430D, EFFECTIVE NOVEMBER 16, 2011

BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
 NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

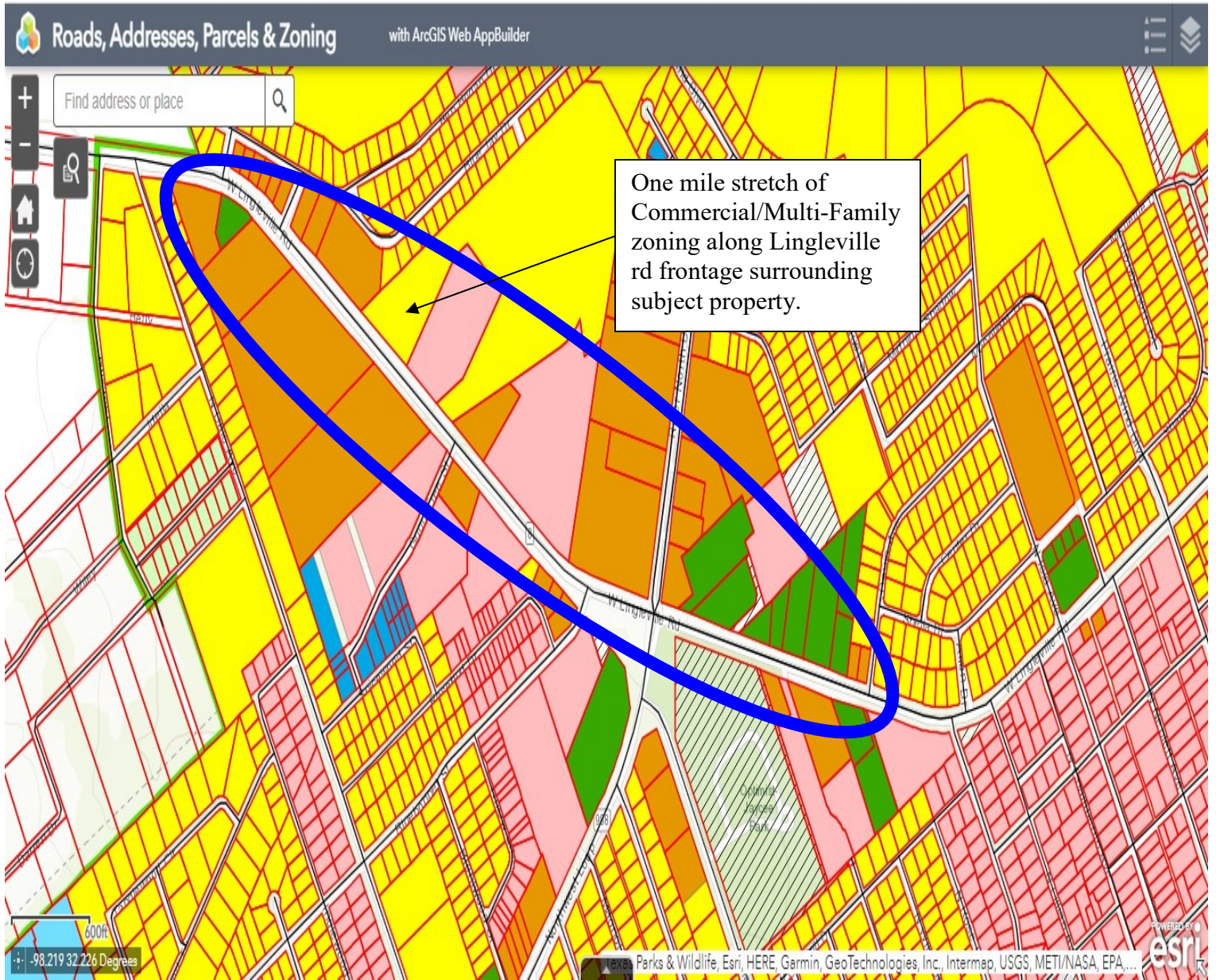
**JARRETT MENEFEE SURVEY
 ABSTRACT NO. 520**

**JOHN BLAIR SURVEY
 ABSTRACT NO. 32**

SURVEY SKETCH
 OF A 29.756 ACRES TRACT OF LAND OUT OF THE JARRETT MENEFEE SURVEY,
 ABSTRACT NO. 520, ERATH COUNTY

SURVEYED ON THE GROUND: FEBRUARY 17, 2022

MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284
PRICE SURVEYING, LP, FIRM # 10194051, 1100 E. WASHINGTON, STEPHENVILLE, TX 76401
 254-965-5489 JN22083A



Ben Hogan

Blue Jay Dr

Inbotham Brothers



Dollar General

Straight from

Document No. 2009-04635

DEED

Parties: BROOKS TOM J
to
COVENANT LEGACY LLP

FILED AND RECORDED
REAL RECORDS
On: 10/13/2009 at 02:04 PM

Document Number: 2009-04635
Receipt No. 7472
Amount: \$28.00

By: gallen
Gwinda Jones, County Clerk
Erath County, Texas

5 Pages



STATE OF TEXAS
County of Erath

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded under the Document Number stamped hereon of the Official Public Records of Erath County.

Gwinda Jones, County Clerk

Record and Return To:
KING ABSTRACT COMPANY



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

GF: 09-22846
DATE: October 13, 2009
GRANTOR: Tom J. Brooks
GRANTEE: Covenant Legacy, LLP

GRANTEE'S MAILING ADDRESS: 2915 W Washington, Stephenville, Texas 76401

CONSIDERATION: TEN AND NO/100 DOLLARS and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged and for which no liens, either express or implied, are retained against the property.

PROPERTY (including any improvements):

All that certain 37.34 acre tract of land, being part of the Jarrett Menafee Survey, Abstract No. 50 in the City of Stephenville, Erath County, Texas and being more fully described in Exhibit A attached hereto and fully incorporated herein for all purposes.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severance, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

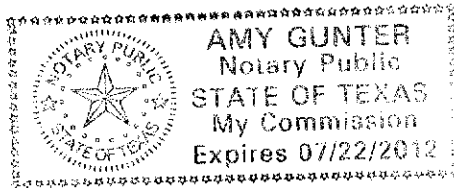
When the context requires, singular nouns and pronouns include the plural.


TOM J BROOKS

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF ERATH §

This instrument was acknowledged before me on the 13th day of October, 2009, by Tom J Brooks.



Amy Gunter
Notary Public, State of Texas

NOTICE

This instrument has been prepared solely from information and on instructions furnished by our client. No title opinion or other title evidence has been furnished to us in connection with its preparation.

William H. Oxford, Attorney

PREPARED IN THE LAW OFFICE OF:
William H. Oxford
159 South Graham
Stephenville, Texas 76401

AFTER RECORDING RETURN TO:
King Abstract Company
159 South Graham
Stephenville, Texas 76401

EXHIBIT "A"

All that certain 37.34 acre tract of land, being part of the Jarrett Menefee Survey, Abstract No. 520, in the City of Stephenville, Erath County, Texas, being part of that certain 39.40 acre tract of land described as Tract II in Substitute Trustee's Deed from Rebecca S. Ragsdale, Substitute Trustee to Amwest Savings Association, dated November 6, 1990 and recorded in Volume 808, Page 107 of the Deed Records of Erath County, Texas, including all of Lots 1 and 2 of Block 7 of the Oak Tree Addition, Phase IV to the City of Stephenville as shown on a plat thereof recorded in Cabinet A, Slide 185 of the Plat Records of Erath County, Texas and described as follows: BEGINNING at an iron rod set in the present northeast right of way line of Farm Road No. 8 (Ungleville Highway), being the SW corner of Lot 1 and the most westerly NW corner of Lot 3 of Block 7 of the Oak Tree Addition, Phase IV, for the SW corner of this tract;

THENCE N 55° 25' 37" W along the present northeast right of way line of Farm Road No. 8, passing the NW corner of Lot 1 and the SW corner of Lot 2, passing the NW corner of said Lot 2, containing in all 1128.82' to an iron rod set at the NW corner of said 39.40 acre tract, being the SW corner of Lot 1 of Block 15 of Golf Country Addition to the City of Stephenville as shown on a plat recorded in Volume 2, Page 7 of the Plat Records of Erath County, Texas, for the NW corner of this tract;

THENCE N 60° 08' 53" E, 180.90' to an iron rod found at the SE corner of said Lot 1 of Block 15, and the SW corner of Lot 1 of Block 2 of the Oak Tree Addition to the City of Stephenville as shown on a plat thereof recorded in Volume 2, Page 71 of the Plat Records of Erath County, Texas, for a corner of this tract;

THENCE N 60° 39' 31" E along the south lines of Block 2 and 3 of the Oak Tree Addition, 1777.98' to an iron rod set at the most northerly corner of said 39.40 acre tract, for the most northerly corner of this tract;

THENCE along the northeast lines of said 39.40 acre tract as follows, S 86° 07' 35" E, 122.10' to an iron rod set and S 42° 01' 08" E, 452.12' to an iron rod set at the most easterly corner of said 39.40 acre tract and a corner of Lot 1 of Block 18 of the River North Phase II Addition to the City of Stephenville, Erath County, Texas, for the most easterly corner of this tract;

THENCE along a fence line along the east line of said 39.40 acre tract and west lines of Block 18 and Block 20 of the River North Addition Phase II as follows, S 50° 21' 43" W, 116.96' to an iron spike found in a post oak tree fence corner, S 33° 38' 25" W, 130.51' to an iron rod set, S 09° 45' W, 32.60' to an iron spike found in an elm tree fence corner, S 17° 32' 48" W, 68.69' to an iron spike found in a hackberry tree fence corner and S 14° 15' 36" W, 477.72' to an iron rod found at the most easterly NE corner of Lot 3 of Block 7 of the Oak Tree Addition Phase IV, for a corner of this tract;

THENCE S 59° 59' 59" W along the south line of the Jarrett Menefee Survey, 152.28' to an iron rod found at an inner corner of said Lot 3, for a corner of this tract;

THENCE N 10° 33' 02" W, 162.97' to an iron rod set at the most northerly NE corner of Lot 3, for a corner of this tract;

TJB

THENCE along the north line of said Lot 3 as follows, being along a curve to the right, radius = 314.65', long chord = S 51° 22' 22" W, 187.19' along a curve distance of 190.06' to an iron rod found at the end of said curve, and S 68° 40' 40" W, 411.77' to an iron rod found at the most easterly NW corner of Lot 3 and the NE corner of Lot 2 of said Block 7, for a corner of this tract; THENCE S 55° 18' 27" E, 207.65' to an iron rod found at an inner corner of Lot 3 and the SE corner of Lot 2, for a corner of this tract;

THENCE along the common lines of Lot 3, Block 7 and Lots 1 and 2, Block 7, as follows:

1. S 59° 59' 59" W, 90.64' to an iron rod found;
2. N 56° 01' 13" W, 77.68' to an iron rod found;
3. S 34° 50' 48" W, 48.55' to an iron rod found;
4. S 56° 01' 13" E, 54.72' to an iron rod found;
5. And S 59° 59' 59" W, 283.27' to the place of beginning and containing 37.34 acres of land.

SAVE AND EXCEPT from the above-described 37.34 acre tract of land, 5.459 acres as described in a Warranty Deed dated April 29, 1996 from Tom J. Brooks to K. L. Karnes Construction Co., Inc. recorded in Volume 911, Page 573 Real Records of Erath County, Texas.

AND FURTHER SAVE AND EXCEPT from the above-described 37.34 acre tract of land, 0.420 acres (18,315.3 square feet) of land out of Lots 1 and 2, Block 7, Oak Tree Addition, Phase IV as described in Spedal Warranty Deed of Gift dated December 13, 2001 from Tom J. Brooks to Wentwood Elwood I, L.P. recorded in Volume 1059, Page 655 Real Records of Erath County, Texas.

TJB



Retirement Living for Seniors, Ltd Planned Development Timeline

1. Predevelopment:

Upon full approval by the Stephenville City Council, it is the intent of the Developer to produce and submit final engineering plans and building plans to the Building Department for review. Once approved, the Developer will immediately begin construction of all civil improvements (roads, utilities, drainage, etc...). The development consists of combination of twenty-four (24) – one (1) bedroom units which will consist of six (6) buildings and twenty-four (24) – two (2) bedroom units which will consist of six (6) buildings. The development will serve the Elderly population with forty-two (42) units will be income restricted under the Housing Tax-Credit program and six (6) units will be at market rate. The units will each have amenities such as washer and dryer connections, carpet and vinyl flooring, refrigerator, range, disposal and window coverings. Included will be a furnished community room, a community laundry room, gazebo with sitting area and barbeque grills with picnic tables. The office will provide Supportive services for the seniors. There are floorplans per building that are both one (1) bedroom one (1) bath and two (2) bedrooms one (1) bath. All units will be handicap accessible. The buildings will have uniform exteriors consisting of 90% brick and balance hardy plank including thirty 30-year shingled roofs.

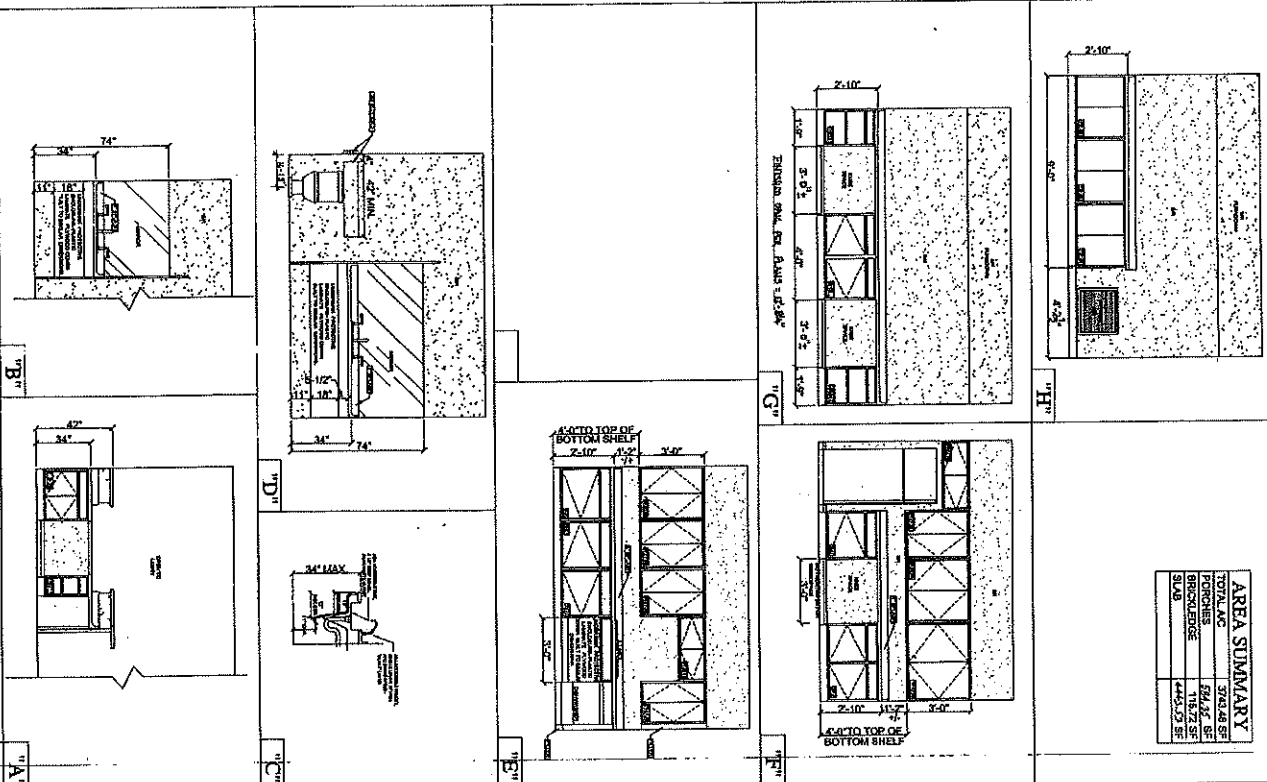
2. Civil Improvements:

Once final engineering has been approved, the Developer will begin construction on all civil improvements and complete them in one phase.

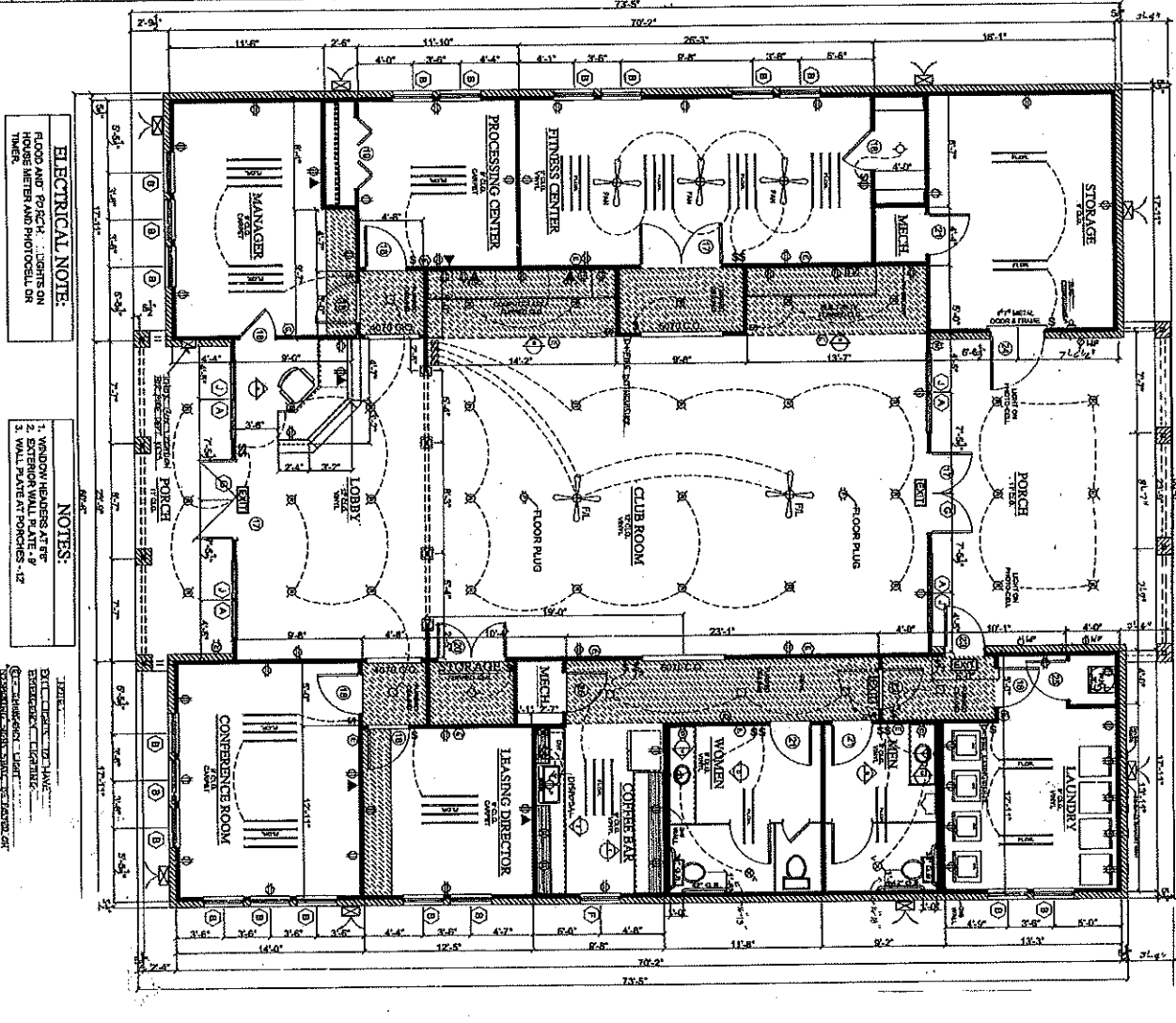
3. General Construction:

The Developer plans to commence construction on the forty-eight (48) units and community building as soon as permits are approved and issued. Construction of each building is estimated at approximately ninety (90) days. After evaluating past development projects currently under construction, the Developer anticipates the completion of all forty-eight (48) residential units within twelve (12) months of initial construction. Upon approval of the Planned Development, the Developer will produce a more defined development timeline including start and completion dates.

CABINET ELEVATIONS

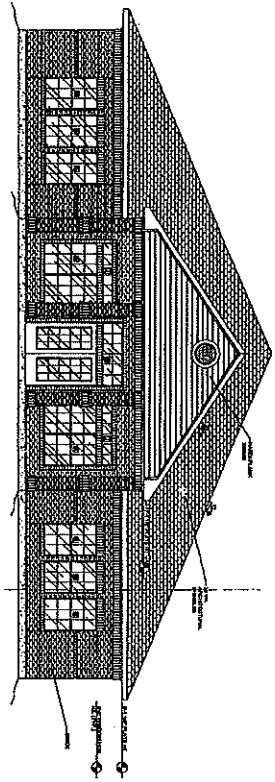


02 CLUBHOUSE FLOOR PLAN



SCALE: 1/4" = 1'-0" 01

DATE: 1-24-22
SHEET: 2 of 7
A PROPOSED NEW SENIOR APARTMENT PROJECT FOR:
RETIREMENT LIVING FOR SENIORS, LTD.
STEPHENVILLE, TEXAS

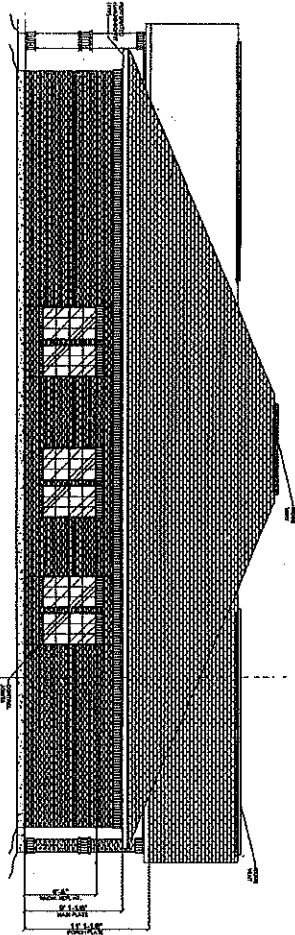
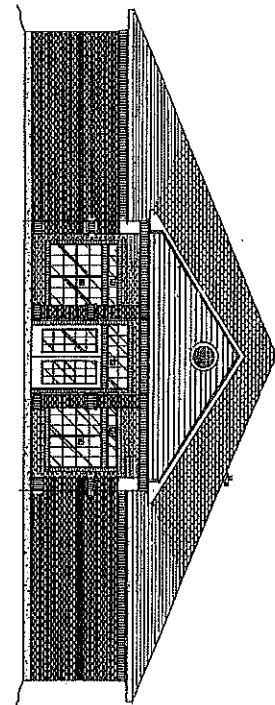


CLUBHOUSE FRONT ELEVATION

SCALE: 3/16" = 1'-0"

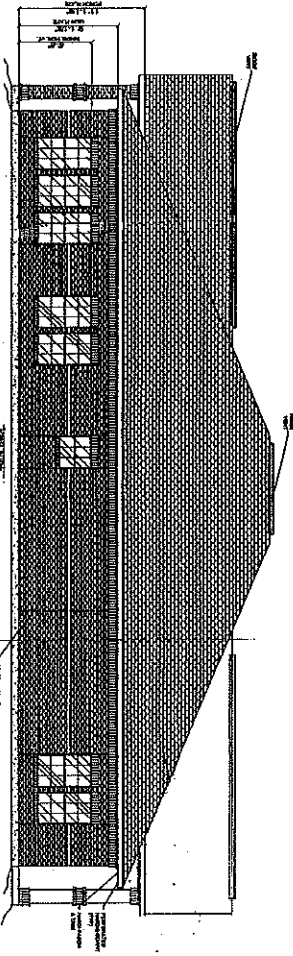
CLUBHOUSE REAR ELEVATION

SCALE: 3/16" = 1'-0"



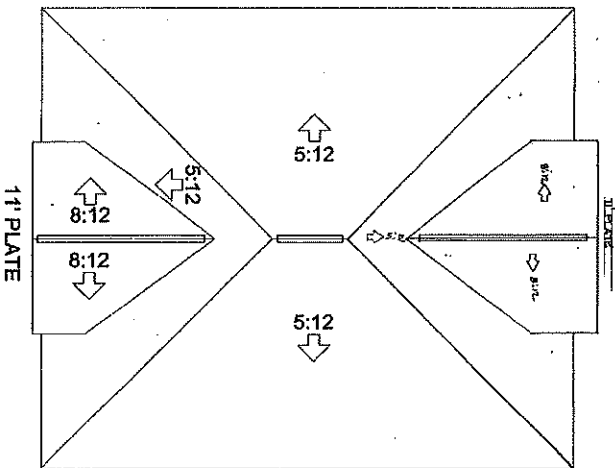
CLUBHOUSE LEFT ELEVATION

SCALE: 3/16" = 1'-0"



CLUBHOUSE RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

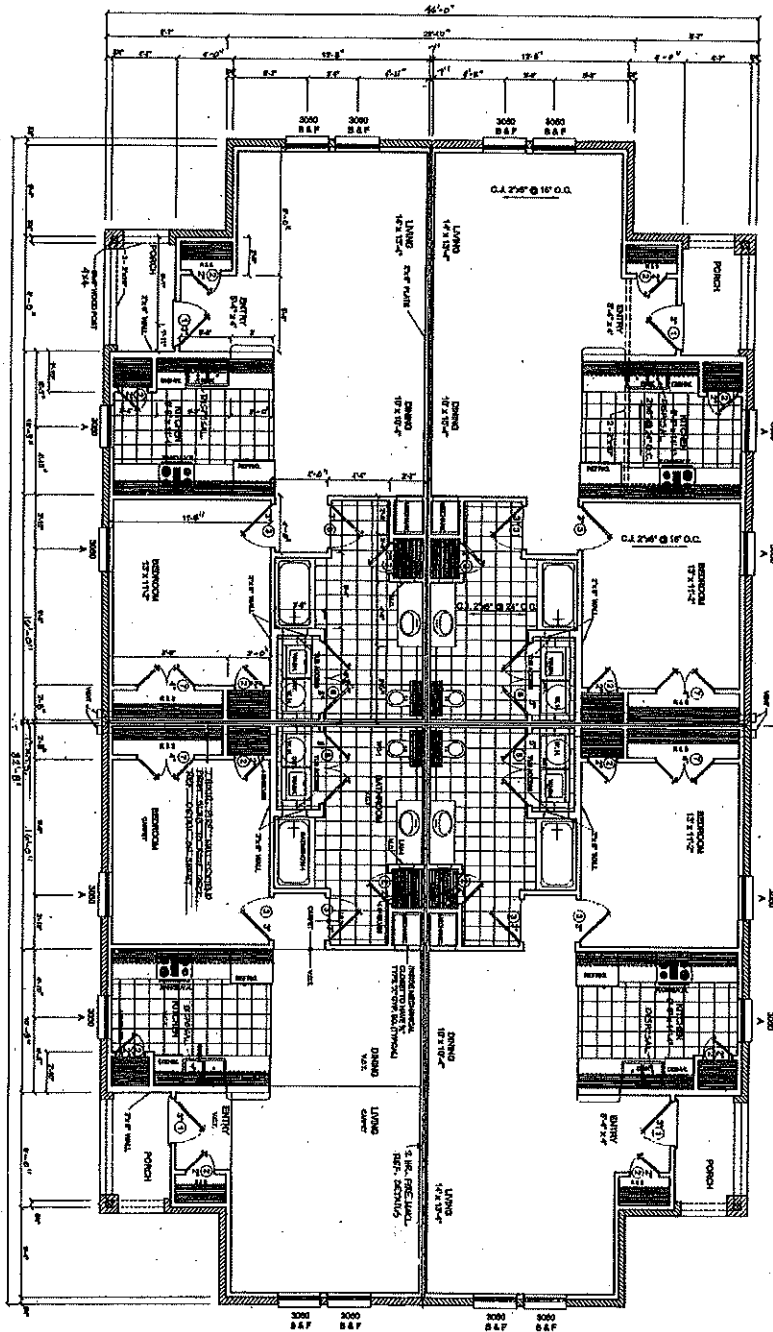


NOTE: ALL PLATES 9' AND ALL ROOF SLOPES 5:12 UNLESS OTHERWISE NOTED

11' PLATE

CLUBHOUSE ROOF PLAN

DATE: 1-24-22
 SHEET: 3 of 7
 A PROPOSED NEW SENIOR APARTMENT PROJECT - SRB - RETIREMENT LIVING FOR SENIORS, LTD
 STEPHENVILLE, TEXAS



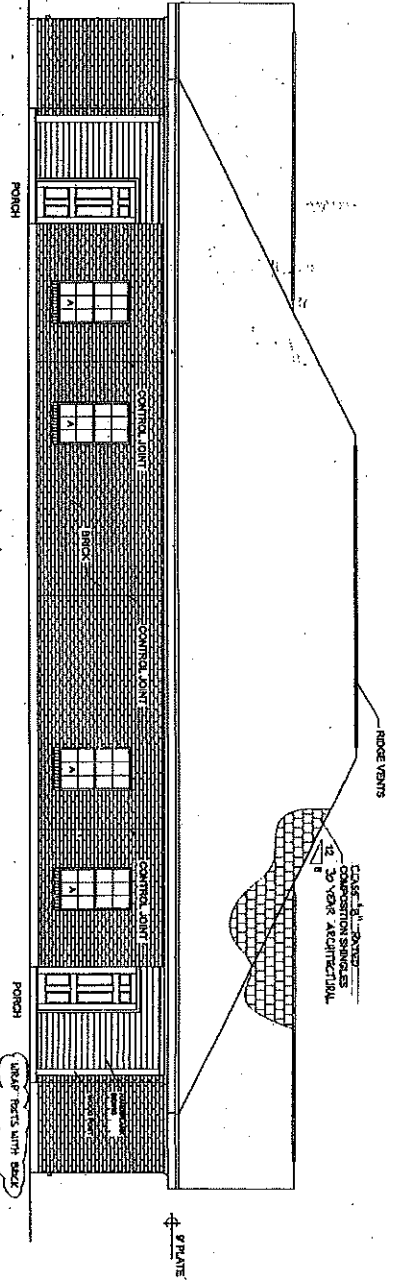
FLOOR PLAN
 1/4" = 1'-0"
BUILDING 'A' - ONE BEDROOM FOURPLEX
 ALL CEILING HEIGHT 8'-0"

NET FINISHED AREA (APPROX) 2,345 S.F.
 GROSS FINISHED AREA (APPROX) 2,800 S.F.
 PERMITTED FINISHED AREA (APPROX) 2,800 S.F.
 PERMITTED FINISHED AREA (APPROX) 2,800 S.F.
 NET FINISHED AREA PER UNIT 586.25 S.F.

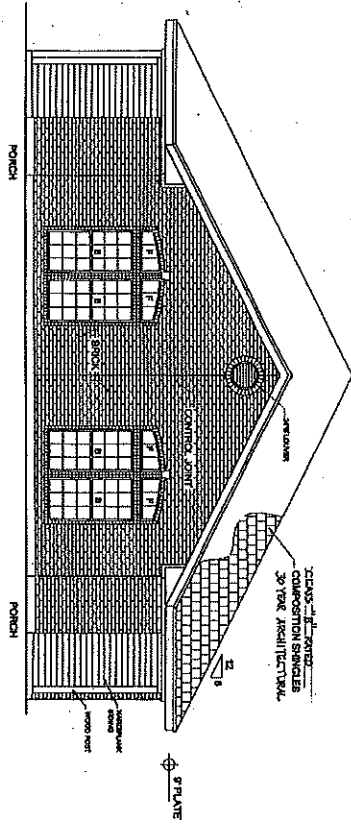
NOT TO SCALE

DATE: 1-24-22
 SHEET: 1 OF 7
 A PROPOSED NEW SENIOR APARTMENT PROJECT FOR
 RETIREMENT LIVING FOR SENIORS, LTD.
 STENOUILLES, TEXAS

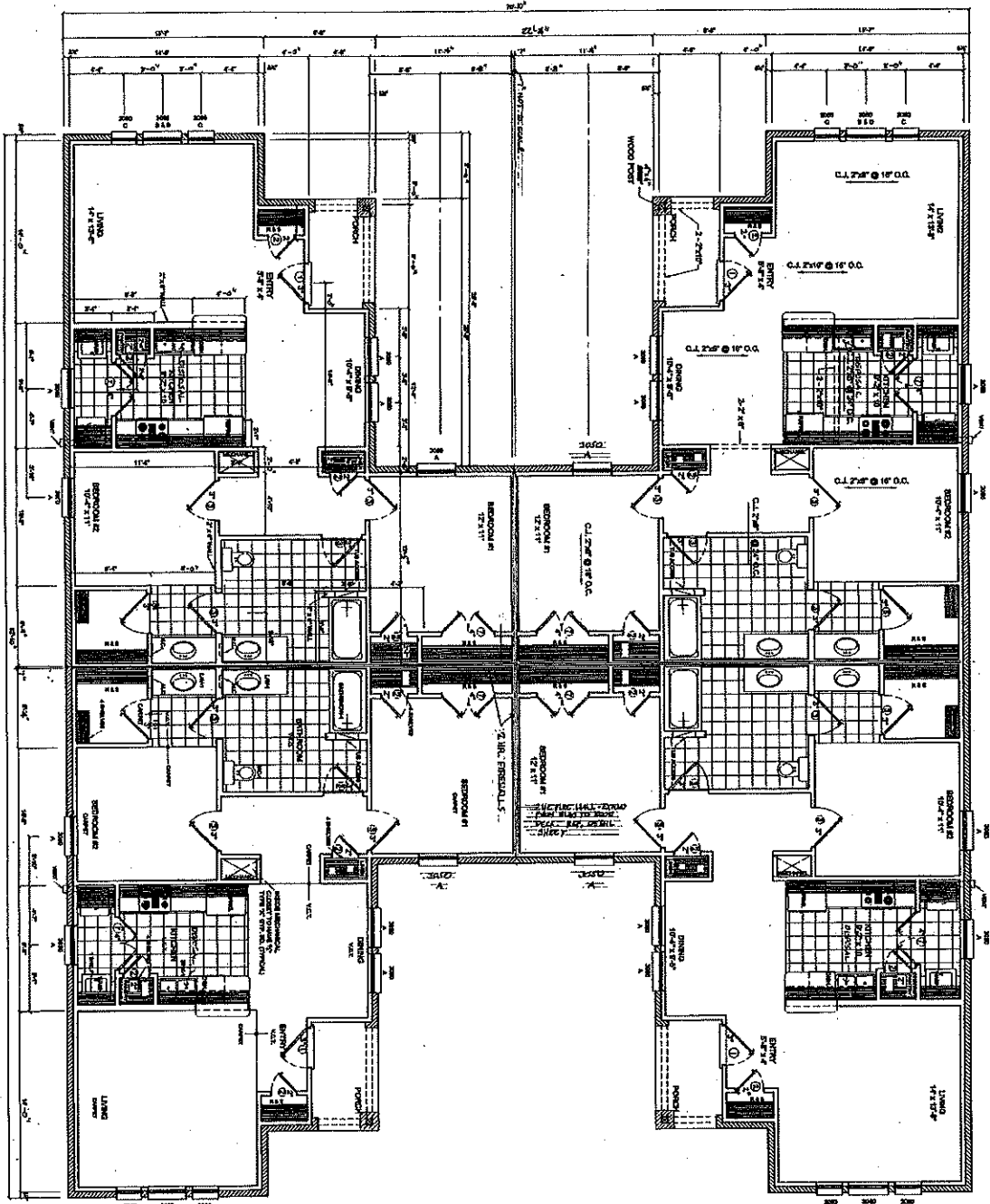
SIDE ELEVATION
 $\frac{1}{4}" = 10'$
BUILDING "A" - ONE BEDROOM FOURPLEX



END ELEVATION
 $\frac{1}{4}" = 10'$



DATE: 1-24-12
 SHEET: 50471
 A PROPOSED NEW SENIOR APARTMENT PROJECT FOR:
 RETIREMENT LIVING FOR SENIORS, LTD
 STEPHENVILLE, TEXAS

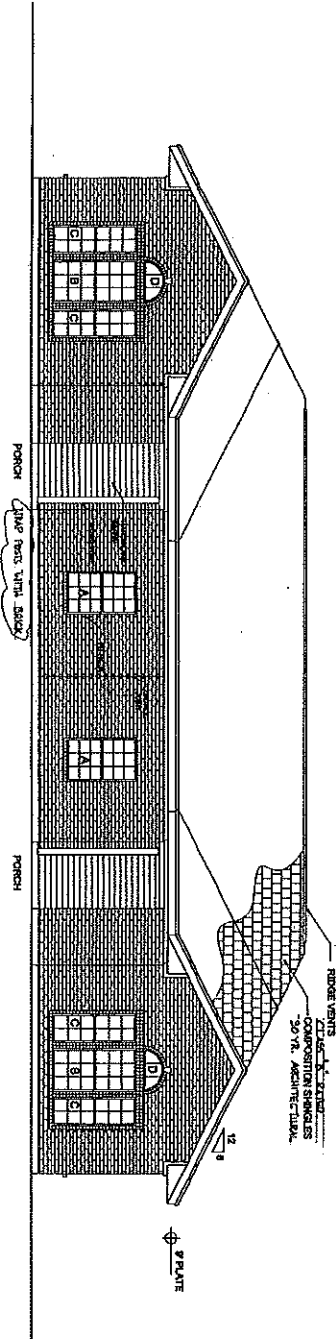


FLOOR PLAN
 1/4" = 1'-0"
BUILDING "B" - TWO BEDROOM FOURPLEX
 ALL CEILING HEIGHT 8'-0"

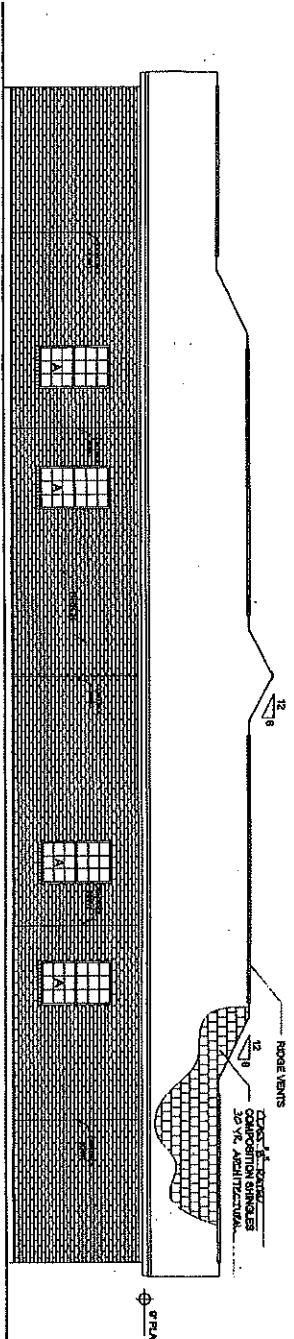
NOTE: REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT.
 REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT.
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 REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT.

DATE: 1-26-22
 SHEET: 1 OF 7
 A PROPOSED NEW SENIOR APARTMENT PROJECT FOR:
RETIREMENT LIVING FOR SENIORS, LTD
 STERLING, TEXAS

END ELEVATION
1/4" = 10'



SIDE ELEVATION
1/4" = 10'
BUILDING 'B' - TWO BEDROOM FOURPLEX



DATE: 12-4-92
SHEET: 7 OF 7
A PROPOSED NEW SENIOR APARTMENT PROJECT FOR:
RETIREMENT LIVING FOR SENIORS, LTD
SPRINGHILL, TEXAS

Steve Killen

From: Randy Thomas <rthomas@our-town.com>
Sent: Thursday, June 9, 2022 8:15 AM
To: Steve Killen
Subject: Re: Stephenville Senior Development Proof of Ownership

Steve,

Yes ownership in covenant legacy, LLP.

Randy

From: "skillen" <SKillen@stephenvilletx.gov>
To: "Randy Thomas" <rthomas@our-town.com>
Sent: Wednesday, June 8, 2022 2:00:02 PM
Subject: FW: Stephenville Senior Development Proof of Ownership

Mr. Thomas,

Could you please review and advise if this is sufficient for proof of ownership?

Thank you

Steve Killen

Director
Development Services



P: (254) 918-1222 | **C:** (214) 677-8352
skillen@stephenvilletx.gov



[Subscribe to Meeting Notifications Here](#)

This e-mail contains the thoughts and opinions of Steve Killen and does not represent official City of Stephenville policy.

Note to elected officials: Please respond only to the sender of this message. Reply to all may result in a violation of the Texas Open Meetings Act.

From: Wade Bienski <achinc@hotmail.com>
Sent: Wednesday, June 8, 2022 1:30 PM
To: Steve Killen <SKillen@stephenvilletx.gov>
Cc: Jason King <JKing@stephenvilletx.gov>
Subject: Fw: Stephenville Senior Development Proof of Ownership

Attached is the proof of ownership for the PD request. Please let me know if this is sufficient. Thanks

Item 1.

Wade Bienski

ORDINANCE NO. 2022-O-XX

AN ORDINANCE REZONING THE LAND DESCRIBED FROM THE SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) TO PLANNED DEVELOPMENT DISTRICT (PD)

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

All that lot, tract or parcel of land legally described as follows:

Being 7.664 ACRES of the 29.751 ACRES located at W FM8, of Menefee Jarrett to the City of Stephenville, Erath County, Texas, and identified as Parcel No. R22552 in the Erath County Appraisal District Records

is hereby rezoned and the zoning classification changed from the classification of Single Family Residential District (R-1) to Planned Development District (PD), in accordance with the Zoning Ordinance of the City of Stephenville.

PASSED AND APPROVED this the 28th day of June 2022.

Doug Svien, Mayor

ATTEST:

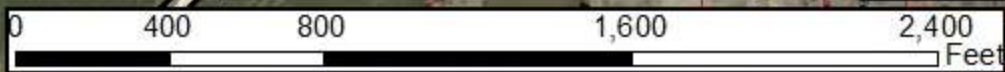
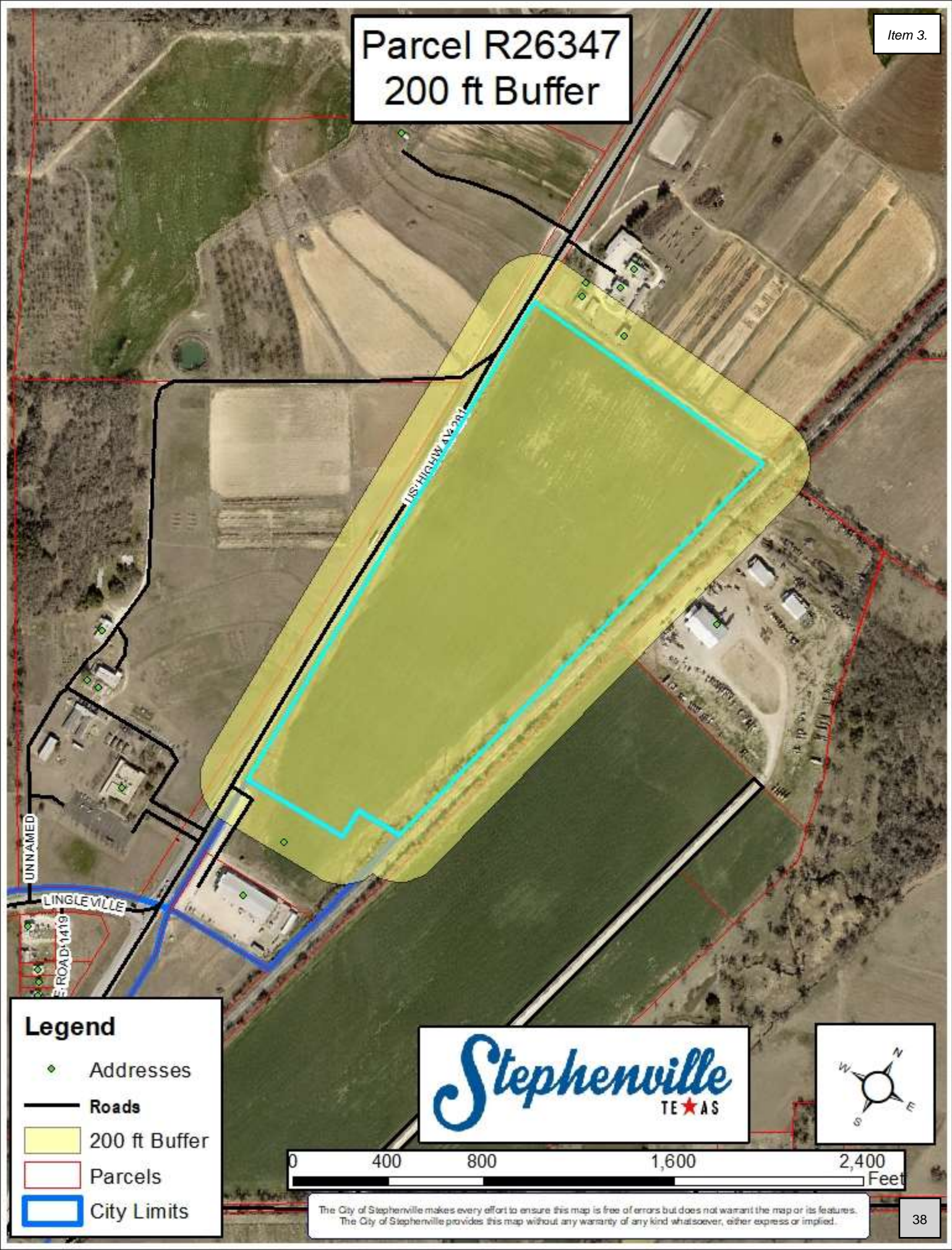
Terri Johnson, Interim City Secretary

Reviewed by Jason M. King,
Interim City Manager

Randy Thomas, City Attorney
Approved as to form and legality

Parcel R26347 200 ft Buffer

Item 3.

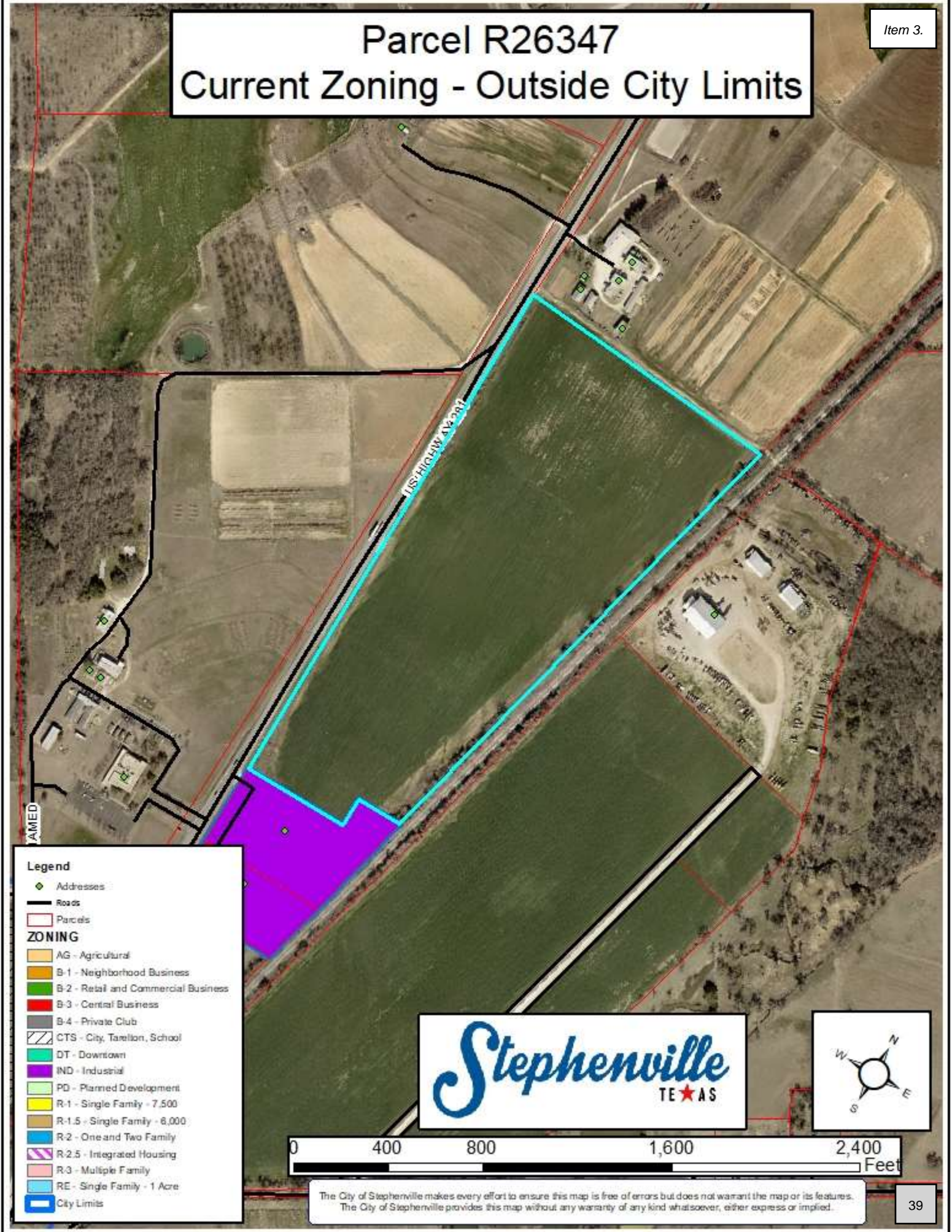


The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

Parcel R26347

Current Zoning - Outside City Limits

Item 3.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

ZONING

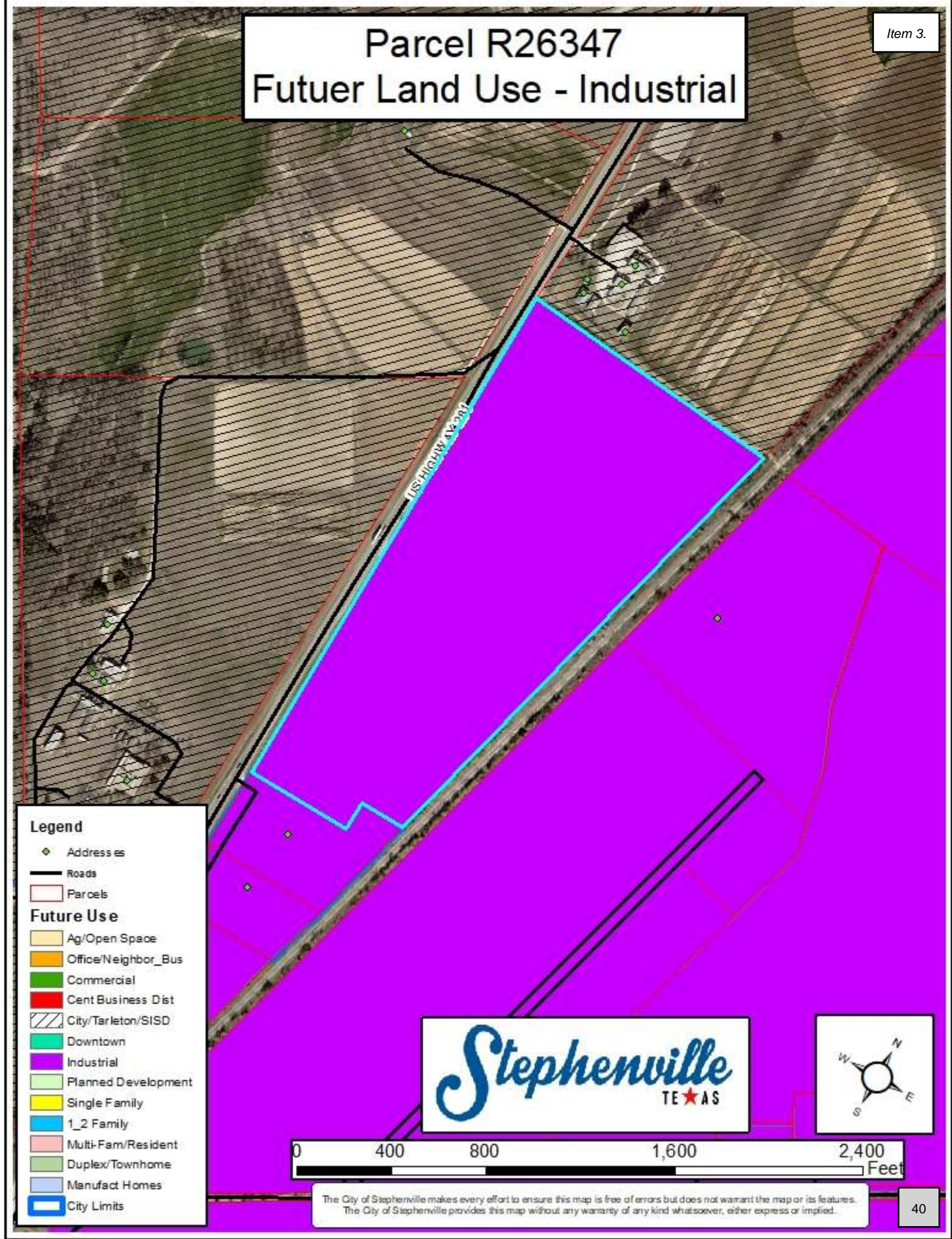
- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tarellon, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One and Two Family
- R-2.5 - Integrated Housing
- R-3 - Multiple Family
- RE - Single Family - 1 Acre
- City Limits



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 R26347 Futuer Land Use - Industrial

Item 3.



Legend

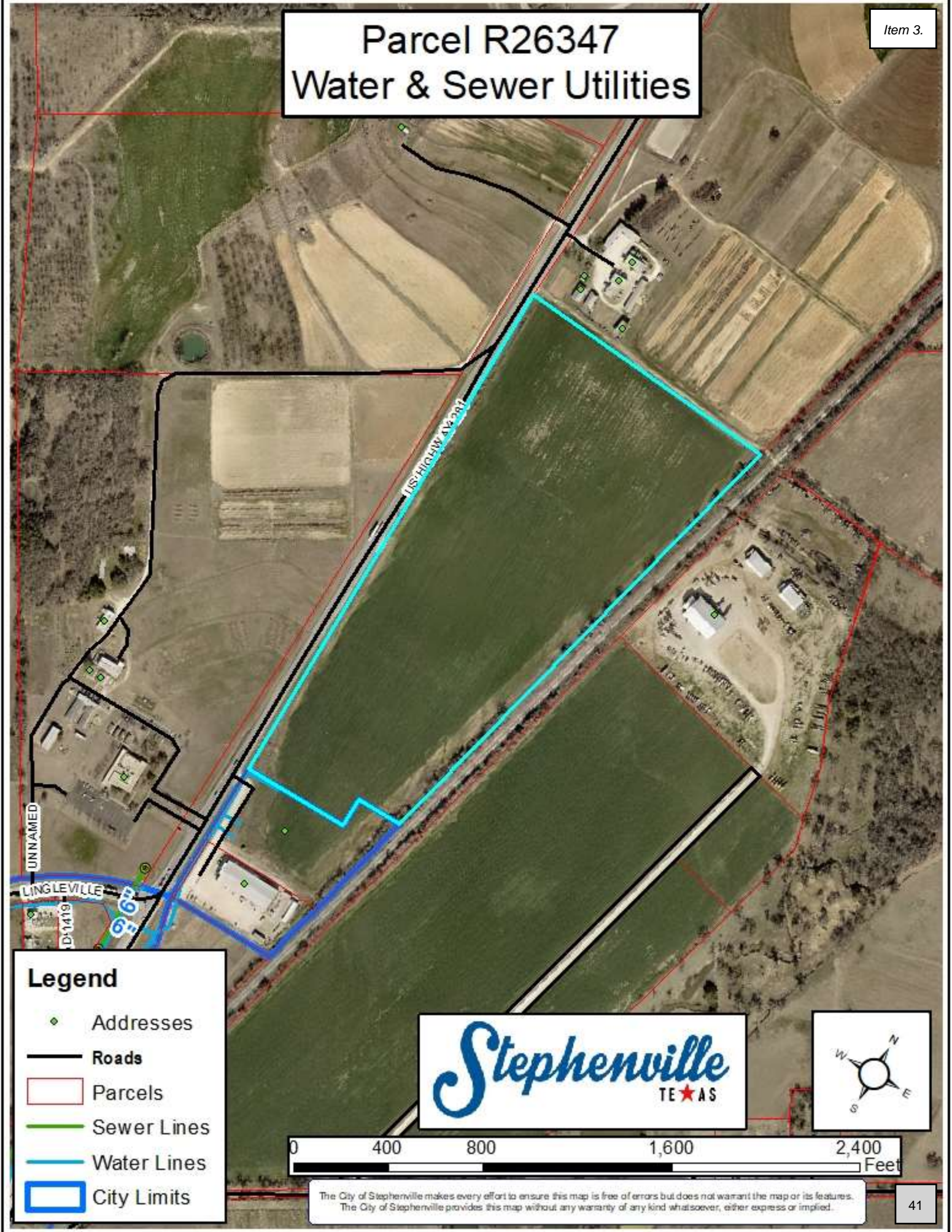
- ◆ Addresses
- Roads
- ▭ Parcels
- Future Use**
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes
- City Limits



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 R26347 Water & Sewer Utilities

Item 3.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels
- Sewer Lines
- Water Lines
- ▭ City Limits



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 R26347 Address List

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000026380	1229 N US281	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000026399	2274 N US281	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000026365	0 N US281 (OFF)	BOLLING CURTIS ALLEN TRUST & RICHARD BOLLING EST	1530 BATES	STEPHENVILLE	TX	76401
R000076784	545 CR177	DUCATO INVESTMENTS LLC	PO BOX 214	CUSICK	WA	99119
R000075735	0 N US377 (OFF)	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000026346	0 CR177	SID PARTNERS LLC	PO BOX 908	STEPHENVILLE	TX	76401
R000026347	0 N US281	SID PARTNERS LLC	PO BOX 908	STEPHENVILLE	TX	76401
R000077375	1350 N US281	STEPHENVILLE WF LLC	2611 HARRISON SUITE 900	WICHITA FALLS	TX	76308

ORDINANCE NO. 2022-O-XX

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY.

WHEREAS, on June ____, 2022, the City of Stephenville received a petition requesting voluntary annexation by the landowner for 47.554 acres out of A804 of the Williams Survey, Erath County, Texas, said property being Parcel No. R26347, located at 0 N US 281; and

WHEREAS, the City of Stephenville and the property owner negotiated and executed a Municipal Services Agreement ("Exhibit A") on June ____, 2022; and

WHEREAS, the procedures prescribed by the Charter of the City of Stephenville, Texas, and the laws of this state have been duly followed with respect to the following described territory, recorded in the Official Public Records of Erath County, Document No. 2021-08811, and that territory's metes and bounds being attached as "Exhibit B.;"

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Stephenville, Texas:

SECTION 1.

The above-described property is hereby annexed to the City of Stephenville, Erath County, Texas, and that the boundary limits of the City of Stephenville are hereby extended to include said territory within the city limits of the City of Stephenville. The same shall hereafter be included within the territorial limits of said city, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City of Stephenville, and they shall be bound by the acts, ordinances, resolutions, and regulations, of said city.

SECTION 2.

The annexed property is assigned a zoning classification of Industrial District (I).

SECTION 3.

The City Secretary is hereby directed to file with the County Clerk of Erath, Texas, a certified copy of this ordinance.

PASSED AND APPROVED this 28th day of June, 2022.

Doug Svien, Mayor

ATTEST:

Terri Johnson, Interim City Secretary

Reviewed by Jason King,
Interim City Manager

Randy Thomas, City Attorney
Approved as to form and legality

DRAFT