



PLANNING AND ZONING COMMISSION

City Hall Council Chambers, 298 W. Washington
Wednesday, October 19, 2022 at 5:30 PM

AGENDA

CALL TO ORDER

MINUTES

- [1.](#) **CONSIDER APPROVAL OF MINUTES - SEPTEMBER 21, 2022**

REGULAR AGENDA

PUBLIC HEARING

- [2.](#) **Case No.: RZ2022-016**

Applicant Beau Mayo is requesting a rezone of property located at 0 Bates, Parcel R29961, being BLOCK 92; LOT 3 (E PT. OF) of CITY ADDITION to the City of Stephenville, Erath County, Texas from Industrial District (I) to Multi-family Residential District (R-3).

- [3.](#) **Case No.: RZ2022-017**

Applicant Beau Mayo is requesting a rezone of property located at 378 Elm, Parcel R28920, being BLOCK 8; LOT 1&2 (E&70) of the CAGE ADDITION to the City of Stephenville, Erath County, Texas from One and Two-Family Residential District (R-2) to Multi-family Residential District (R-3).

- [4.](#) **Case No.: RZ2022-018**

Applicant Beau Mayo is requesting a rezone of property located at 1273 Ivy, Parcel R28921, being BLOCK 8; LOTS 3,4,5,6,7 &8 of the CAGE ADDITION to the City of Stephenville, Erath County, Texas from One and Two-Family Residential District (R-2) to Multi-family Residential District (R-3).

- [5.](#) **Case No.: RZ2022-019**

Applicant Beau Mayo is requesting a rezone of property located at 1275 Ivy, Parcel R28919, being BLOCK 8; LOTS 1&2 (W70 OF 1&2) of the CAGE ADDITION to the City of Stephenville, Erath County, Texas from One and Two-Family Residential District (R-2) to Multi-family Residential District (R-3).

- [6.](#) **Case No.: RZ2022-021**

Applicant Ophelia Mosbey is requesting a rezone of property located at 760 College Farm Rd, Parcel R29950, 0.809 acres out of 5.490 acres, being BLOCK 91; LOT 1 & 3; & BLOCK 88; LOT 2, HOUSE & BARN, of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Industrial (I) to Multi-family Residential District (R-3).

7. Case No.: RZ2022-024

Applicant Mindy Scrivner is requesting a rezone of property located at 3141 Bob White, Parcel R39977, being BLOCK 1; LOTS 6 & 7; & MH, of the S5530 QUAIL RUN SUBDIVISION to the City of Stephenville, Erath County, Texas from Single Family Residential District (R-1) to Integrated Housing District (R-2.5).

8. Case No.: RP2022-009

Applicant Jacob Martin LLC, representing Chris Orr, is requesting a preliminary replat of property located at 1710 W South Loop, Parcel R33751, Acres 0.832, being BLOCK 32; LOT 20, 21; (PT OF 21) and 910 S Harbin, Parcel R73557, Acres 0.049, being BLOCK 32; LOT 30. Both parcels are of the SOUTH SIDE ADDITION to the City of Stephenville, Erath County, Texas.

9. Case No.: PD2022-009 - This case has been pulled.

Applicant Joel Allen, representing Pecan Landing, LLC, is approval of a Development Plan and the rezone of property located at 0 Forest, R77510, being 36.754 acres of the Motley William survey to City of Stephenville, Erath County, Texas from Single Family Residential District (R-1) and One and Two-Family Residential District (R-2) to Planned Development (PD). The Applicant presented the Conceptual Plan September 20, 2022 and received inpu.

10. Proposed Revision to Chapter 154.20.2.K of the Zoning Ordinance

ADJOURN

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



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
 Wednesday, September 21, 2022 at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, September 21, 2022 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
 Brian Lesley, Vice Chair
 Justin Allison
 Bruce Delater
 Tom Hines
 Nick Robinson

Mary Beach McGuire

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.

MINUTES

1. Consider Approval of Minutes – August 17, 2022

MOTION by Nick Robinson, second by Bruce Delater to approve the minutes for August 17, 2022.
 MOTION CARRIED by unanimous vote.

PUBLIC HEARING

2. Case No.: PD2022-008

Applicant Caitlin King, representing Long Street Hotel, LLC, is requesting a rezone of property located at 221 E. College, Parcel R29244, being BLOCK 15, LOT 1, 3(P.T OF), 4 & P.T OF ALLEY of the CITY ADDITION to City of Stephenville, Erath County, Texas from Downtown District (DT) to Planned Development (PD). The Applicant will present a conceptual plan.

Development Services Director, Steve Killen gave a brief review of the proposed project to the Commission and stated that the Planned Development proposal met most of the requirements that is outlined in the City of Stephenville's ordinance with some exceptions. Mr. Killen informed the Commissioners that staff supports the rezone request and has no objections to the exceptions to the requirements as presented in the Development Plan. Reagan Thompson, the project's developer, along with Ashleigh Feuerbacher and Jeff Sandford, representatives from SEDA, were present to answer any questions that the Commission may have.

Chairperson LaTouche opened the public hearing at 5:39 PM.

No one spoke in favor of or against the rezone request.

The public hearing was closed at 5:39 PM.

MOTION by Bruce Delater, second by Brian Lesley to recommend approval to the City Council for the rezone of property located at 221 E. College, Parcel R29244, being BLOCK 15, LOT 1, 3(P.T OF), 4 & P.T OF ALLEY of the CITY ADDITION to City of Stephenville, Erath County, Texas from Downtown District (DT) to Planned Development (PD). MOTION CARRIED by unanimous vote.

3. Case No.: RZ2022-020

Applicant Beau Mayo is requesting a rezone of property located at 125 Reta, Parcel R22409, being BLOCK 148; LOTS 18 & 21 (SUB 8) of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Retail and Commercial District (B-2) to Multifamily Residential District (R-3).

Steve Killen, Development Services Director, briefed the Commission on this case. Mr. Killen stated that the current zoning for this parcel is retail and commercial surrounded by multi-family with the future land use being retail and commercial as well. The owner, Mr. Mayo, would like to build a multi-family project in the future. Mr. Killen concluded his brief by stating that staff recommends approval of the rezone request.

Mr. Beau Mayo briefly addressed the Commission stating that this project will have a maximum of four units.

Chairperson LaTouche opened the public hearing at 5:42 PM.

No one spoke in favor or against the rezone request.

The public hearing was closed at 5:42 PM.

MOTION by Mary Beach McGuire, second by Nick Robinson to recommend approval to the City Council for the rezone of property located at 125 Reta, Parcel R22409, being BLOCK 148; LOTS 18 & 21 (SUB 8) of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Retail and Commercial District (B-2) to Multifamily Residential District (R-3). MOTION CARRIED by unanimous vote.

4. Case No.: RZ2022-022 & RZ2022-023 (Previously RZ2022-014)

Applicant Austin Tullos, representing Tullivan Properties, LLC, is requesting a rezone of properties located at 1040 and 1050 Oak, Parcel R31508 and R31509: being Block 4, Lot 1, 2 and 3, of Frey Second Addition to the City of Stephenville, Erath County, Texas, from Multifamily District (R-3) to Integrated Housing District (R-2.5)

Development Services Director, Steve Killen gave a brief review of the case. He reminded the Commission that these cases were originally reviewed in July 2022. The Commission's motion to deny the rezone request resulted in a vote of 1-5. Therefore, the case moved forward to Council without a recommendation. The City Council voted to deny the rezoning request by a vote of 4-3. The Applicant has resubmitted the applications.

Mr. Sullivan, developer of the property, addressed the commission and stated that the original site plan had not changed since the last Planning and Zoning Commission meeting.

Chairperson LaTouche opened the public hearing at 6:00 PM.

No one spoke in favor of the rezone request.

The following citizens spoke against the rezone request:

Dana Hornbeck, 1051 W. Elm

Rick Aldefer, 1060 W. Oak

Lisa Aldefer, 1060 W. Oak

Tom Laseck, 1075 W. Oak

Chairperson LaTouche closed the public hearing at 6:10 PM.

MOTION by Tom Hines, second by Brian Lesley to recommend to the City Council to deny the rezone request for properties located at 1040 and 1050 Oak, Parcel R31508 and R31509: being Block 4, Lot 1, 2 and 3, of Frey Second Addition to the City of Stephenville, Erath County, Texas, from Multifamily District (R-3) to Integrated Housing District (R-2.5). MOTION PASSED with a 6-1 vote:

AYES: Justin Allison, Mary Beach-McGuire, Lisa LaTouche, Brian Lesley, Nick Robinson, Tom Hines

NOES: Bruce Delater

5. Case No.: PD2022-008 (This item was pulled from the agenda)

Applicant Ronald Gale is requesting a replat of property located at 935 College Farm Rd, Parcel R40797, being BLOCK 87, LOT 2 & 2A (PT OF LT 2), of the City Addition to City of Stephenville, Erath County, Texas.

REGULAR AGENDA

6. Case No.: PD2022-009

Applicant Joel Allen, representing Pecan Landing, LLC, is requesting a rezone of property located at 0 Forest, R77510, being 36.754 acres of the Motley William survey to City of Stephenville, Erath County, Texas from Single Family Residential District (R-1) and One and Two-Family Residential District (R-2) to Planned Development (PD). The Applicant will be presenting the Conceptual Plan.

Development Services Director, Steve Killen briefed the Commission in regard to the applicant's conceptual plan. Mr. Killen gave a brief review of the proposed project and stated that Joel Allen, the developer of the project was present to answer any questions that the Commission may have. Mr. Killen suggested to the Commission that Mr. Allen would be able to clarify which parcels will be single family homes and which parcels will be townhomes. Mr. Killen concluded his brief by informing the Commission that the packet included the latest rendition of the preliminary plat.

A public hearing was not required in this case; however, Chairperson LaTouche opened the discussion in regard to the conceptual plan that was presented at 6:38 PM.

The following citizens voiced their concerns in regard to the proposed rezone:

Dennis Hughes, 2798 Thornhill

Bill Haney, 1412 Highland View Dr.

Lanny Butler, 100 Greenbriar

Holley Hanley, 120 Greenbriar

Chairperson LaTouche closed the public hearing at 6:49 PM.

Mr. Joel Allen addressed the concerns that were voiced. No action was taken.

ADJOURN

The meeting was adjourned at 6:54 PM.

APPROVED:

ATTEST:

Lisa LaTouche, Chair

Tina Cox, Commission Secretary

STAFF REPORT

SUBJECT: Case No.: RZ2022-016

Applicant Beau Mayo is requesting a rezone of property located at 0 Bates, Parcel R29961, being BLOCK 92; LOT 3 (E PT. OF) of CITY ADDITION to the City of Stephenville, Erath County, Texas from Industrial District (I) to Multi-family Residential District (R-3).

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

Current zoning and Future Land Use for this property is designated as I, Industrial District.

BACKGROUND:

The rezone is requested for a future multifamily project.

PROPERTY PROFILE:



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 platted as one parcel and sole source management. 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) Multiple family dwellings, with each family limited as in division (1) above; Student living complexes will be subject to a variance request for units designed to occupy more than three unrelated students per unit;
- (4) Assisted living center;
- (5) Convalescent, nursing or long term-care facility;
- (6) Retirement housing complex;
- (7) Accessory buildings;
- (8) Churches, temples, mosques and related facilities;
- (9) Community home;
- (10) Park or playground;
- (11) SISD school—public;
- (12) Bed and breakfast/boarding house;
- (13) Group day care home;
- (14) Registered family home;
- (15) Day care center; and
- (16) 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.

(D) Multiple family dwellings.

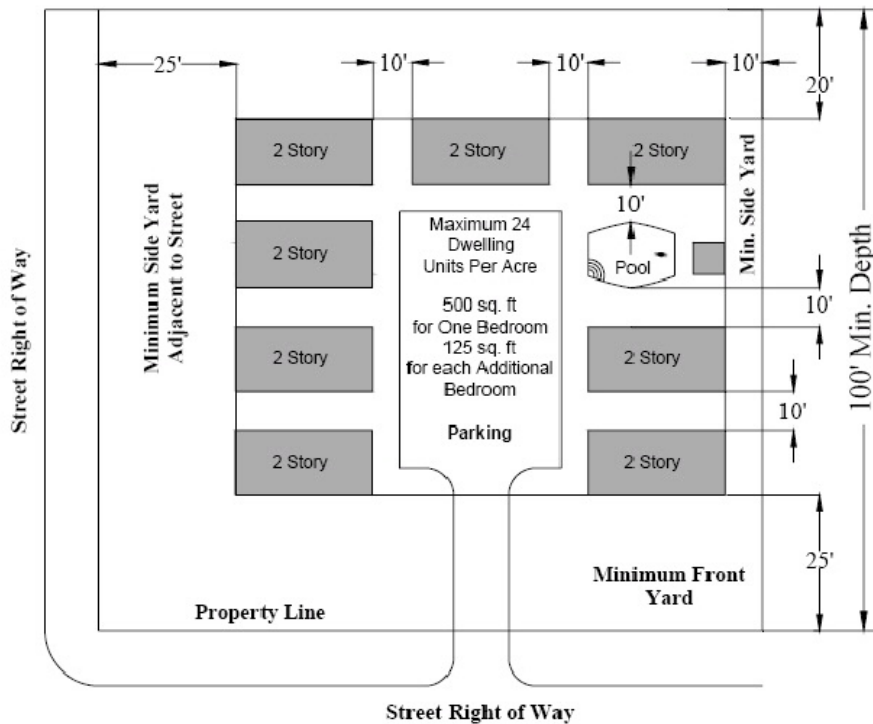
- (1) Minimum lot area: maximum density of 24 dwelling units per acre, which includes parking, access and all other area improvements.
- (2) Minimum lot depth: 100 feet.
- (3) Minimum depth of front setback: 25 feet.
- (4) Minimum depth of rear setback: 20 feet.
- (5) Minimum width of side setback:
 - (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.

Height, Area, Yard and Lot Coverage Requirements Multiple-Family Dwelling

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

Multiple Family Dwelling



5.6.E Parking Regulations. Lots in this District shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in Section 154.11 *Parking spaces for vehicles* of this ordinance. Student housing whereby individual rooms are leased by unit mu

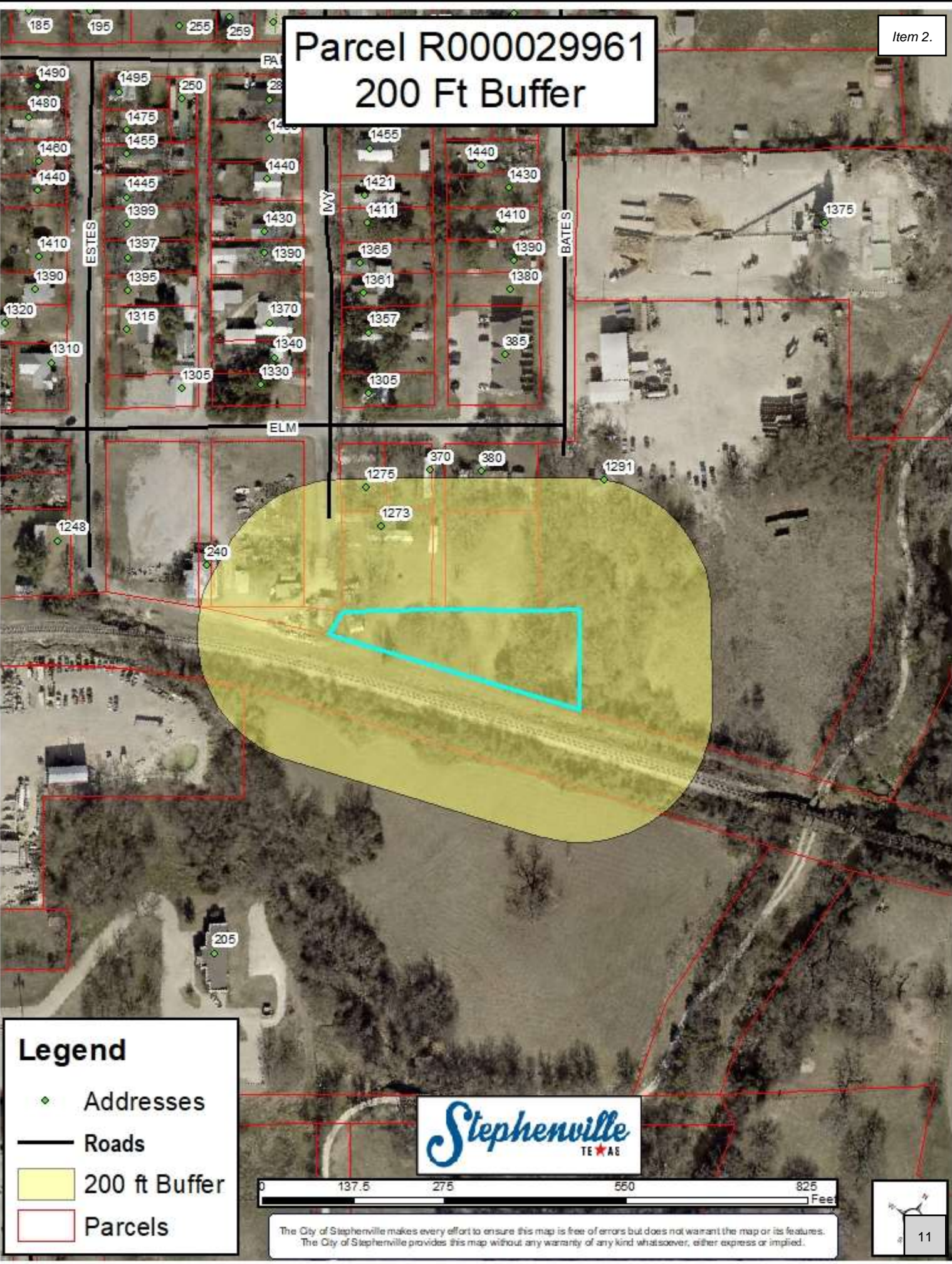
FACTORS TO CONSIDER:

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

ALTERNATIVES:

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

Parcel R000029961 200 Ft Buffer



Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



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

Parcel R000029961 Current Zoning - IND Industrial



Legend

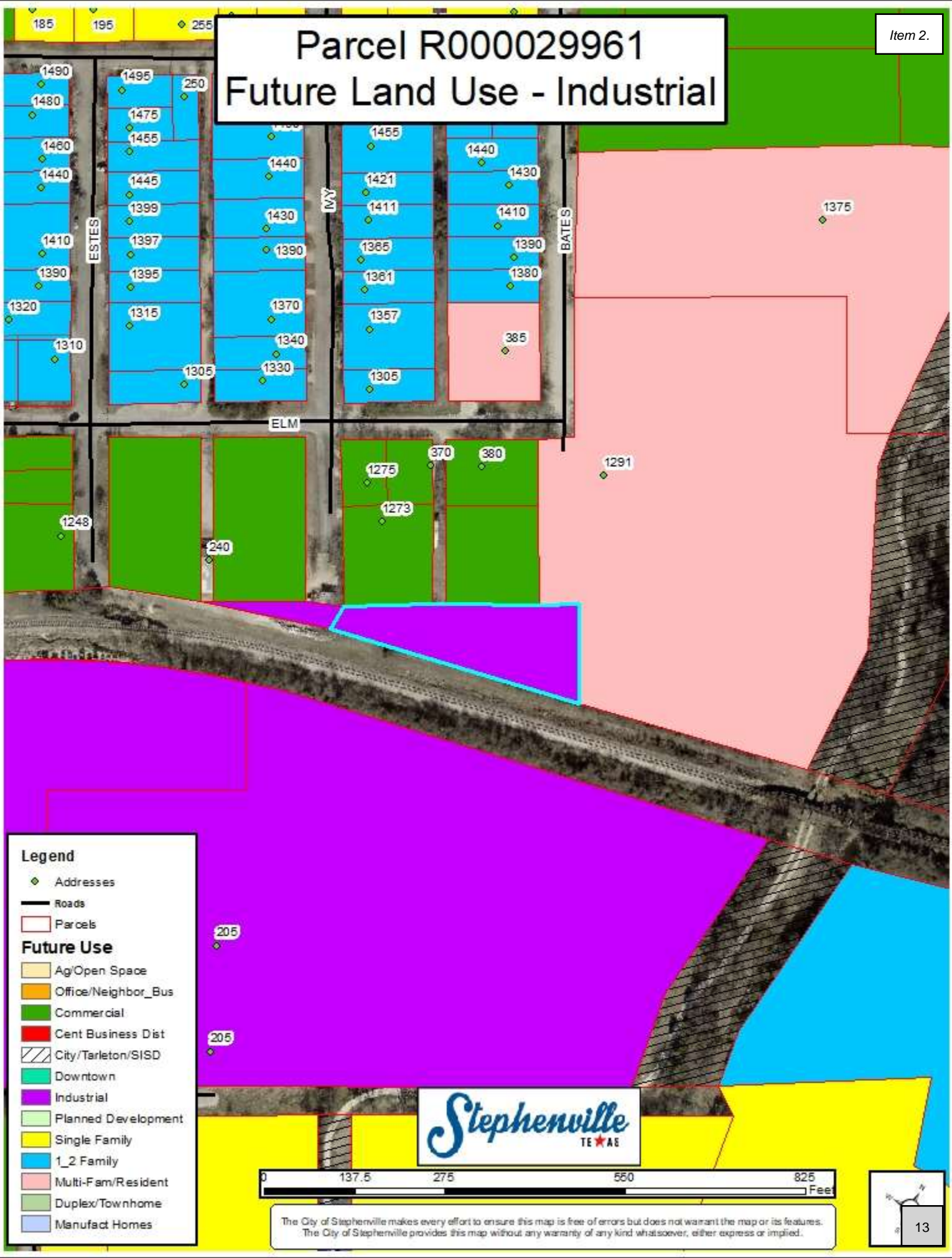
- ◆ Addresses
- Roads
- ▭ Parcels
- ZONING**
- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- ▨ CTS - City, Tarellon, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 8,000
- 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 R000029961 Future Land Use - Industrial

Item 2.



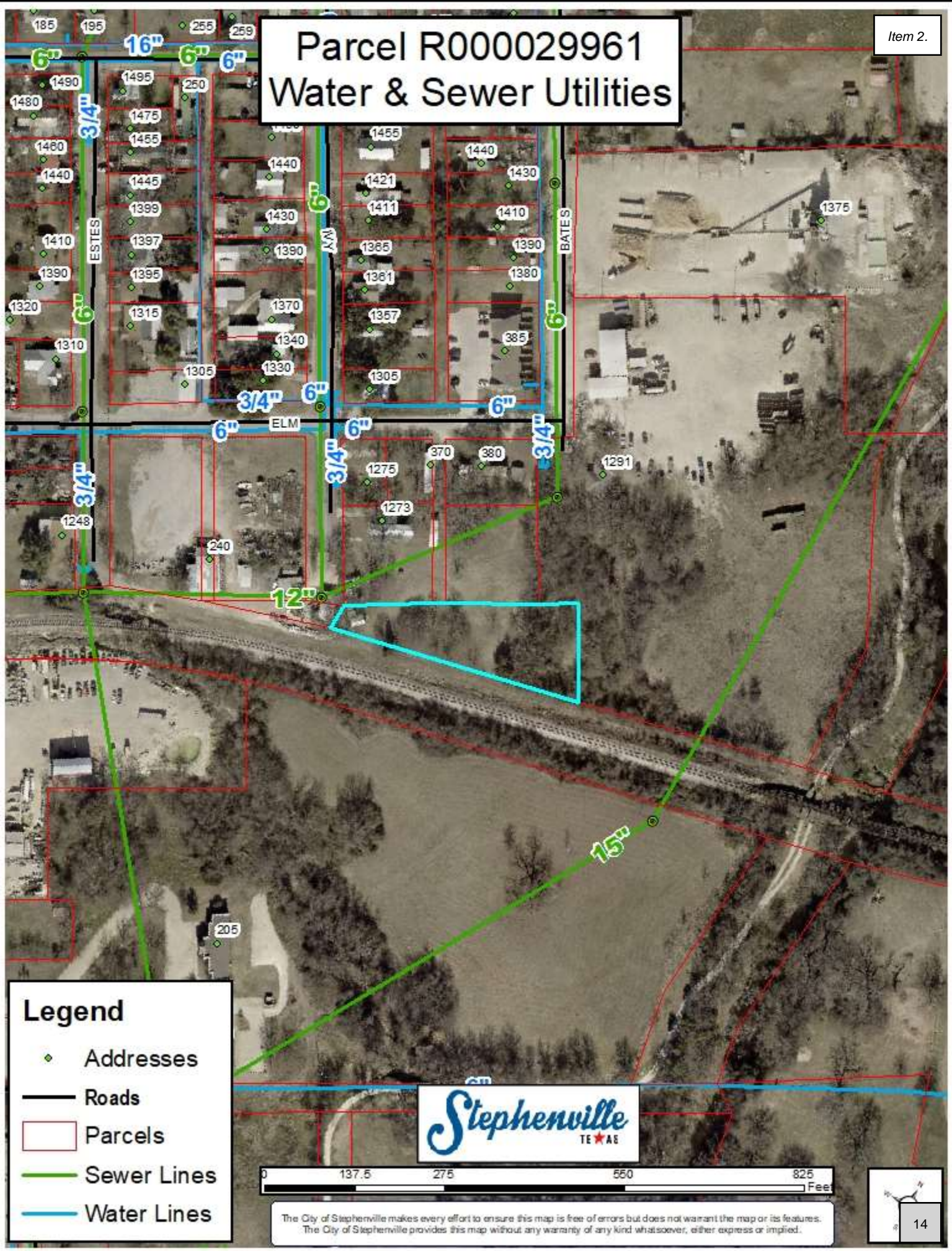
Legend

- ◆ 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 R000029961 Water & Sewer Utilities



Legend

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



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Parcel R29961 Address List

Item 2.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000029966	205 E FREY	CTMS INC	PO BOX 1457	STEPHENVILLE	TX	76401
R000028919	1275 IVY	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000028920	378 ELM	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000029961	0 BATES	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000028921	1273 IVY	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000014966	0 N PADDOCK & VANDERBILT	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000028860	240 E ELM	HALE BETTY RUTH	1248 N ESTES	STEPHENVILLE	TX	76401-0000
R000029962	0 IVY	HALE BETTY RUTH	1248 N ESTES	STEPHENVILLE	TX	76401-0000
R000029960	1291 BATES	IESI TX CORPORATION	PO BOX 819	IOWA PARK	TX	76367-0819
R000029963	1111 N GRAHAM	RAITZ ENTERPRISES INC DBA U.S. SAND & GRAVEL	1111 N GRAHAM ST	STEPHENVILLE	TX	76401
R000028924	380 E ELM	VEST HAZEL & BILLY RAY VEST JR	380 E ELM	STEPHENVILLE	TX	76401



STAFF REPORT

SUBJECT: Case No.: RZ2022-017

Applicant Beau Mayo is requesting a rezone of property located at 378 Elm, Parcel R28920, being BLOCK 8; LOT 1&2 (E&70) of the CAGE ADDITION to the City of Stephenville, Erath County, Texas from One and Two-Family Residential District (R-2) to Multi-family Residential District (R-3).

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

Current zoning for this property is R-2, One and Two Family Residential District. The Future Land Use for this property is designated as B-2, Retail and Commercial District.

BACKGROUND:

The rezone is requested for a future multifamily project.

PROPERTY PROFILE:



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 platted as one parcel and sole source management. 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) Multiple family dwellings, with each family limited as in division (1) above; Student living complexes will be subject to a variance request for units designed to occupy more than three unrelated students per unit;
- (4) Assisted living center;
- (5) Convalescent, nursing or long term-care facility;
- (6) Retirement housing complex;
- (7) Accessory buildings;
- (8) Churches, temples, mosques and related facilities;
- (9) Community home;
- (10) Park or playground;
- (11) SISD school—public;
- (12) Bed and breakfast/boarding house;
- (13) Group day care home;
- (14) Registered family home;
- (15) Day care center; and
- (16) 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.

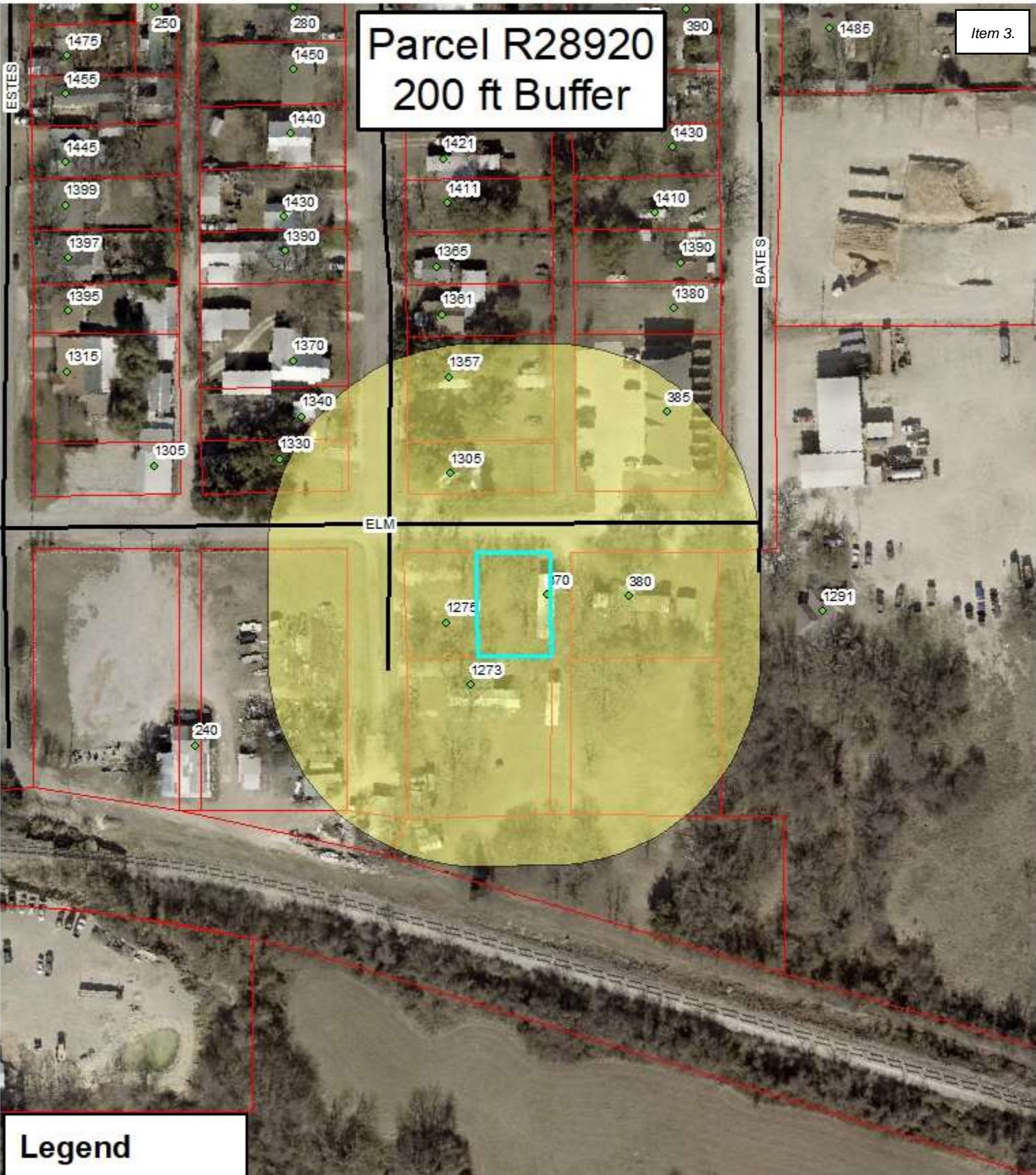
- (D) *Multiple family dwellings.*
 - (1) Minimum lot area: maximum density of 24 dwelling units per acre, which includes parking, access and all other area improvements.
 - (2) Minimum lot depth: 100 feet.
 - (3) Minimum depth of front setback: 25 feet.
 - (4) Minimum depth of rear setback: 20 feet.
 - (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.

ALTERNATIVES:

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

Parcel R28920 200 ft Buffer

Item 3.



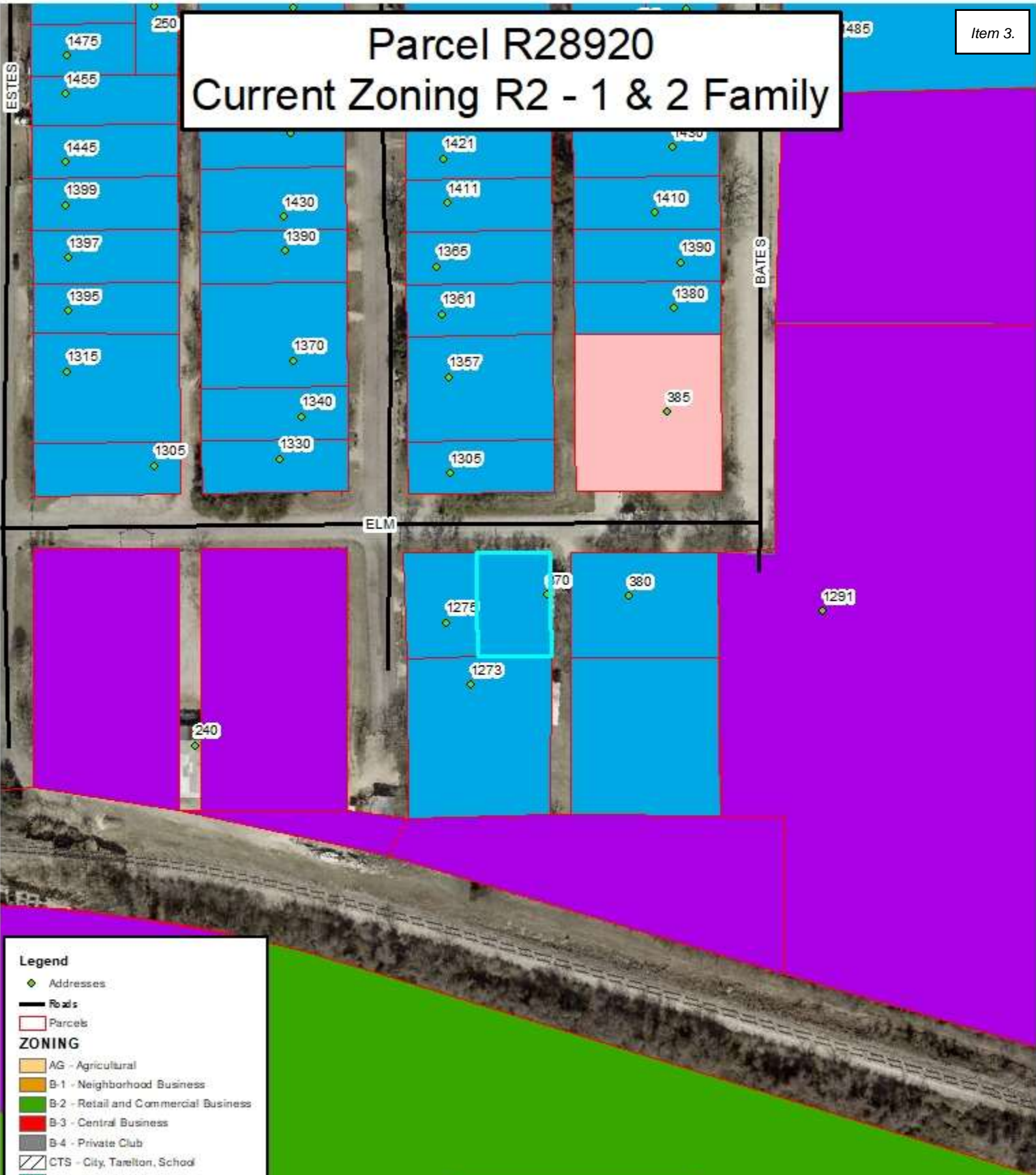
Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



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Parcel R28920 Current Zoning R2 - 1 & 2 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
- CTS - City, Tarrant, 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 R28920 Future Land Use - Commercial

Item 3.



Legend

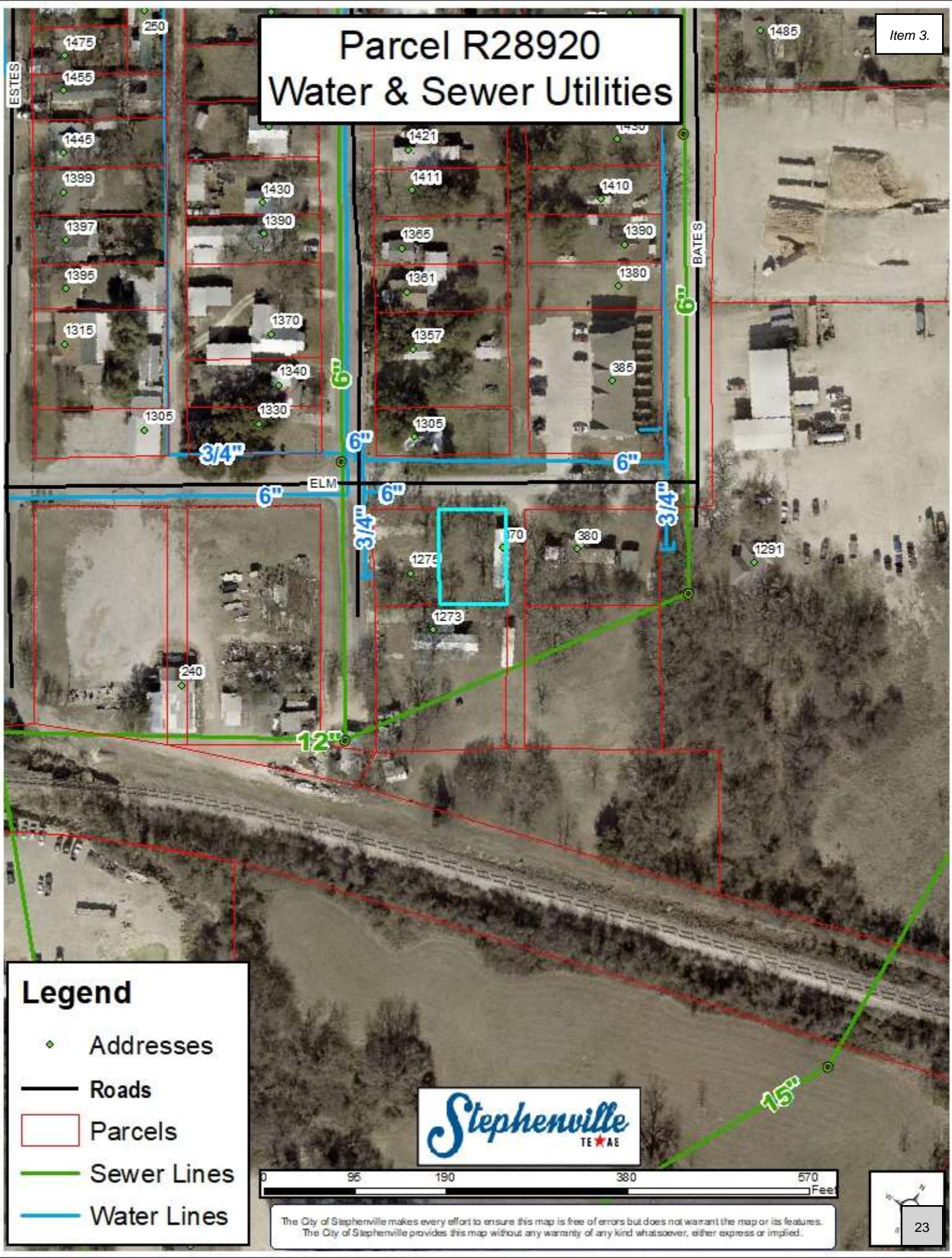
- ◆ Addresses
- Roads
- ▭ Parcels
- Future Use**
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes



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Parcel R28920 Water & Sewer Utilities

Item 3.



Legend

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

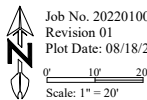


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Parcel R28920 Address List

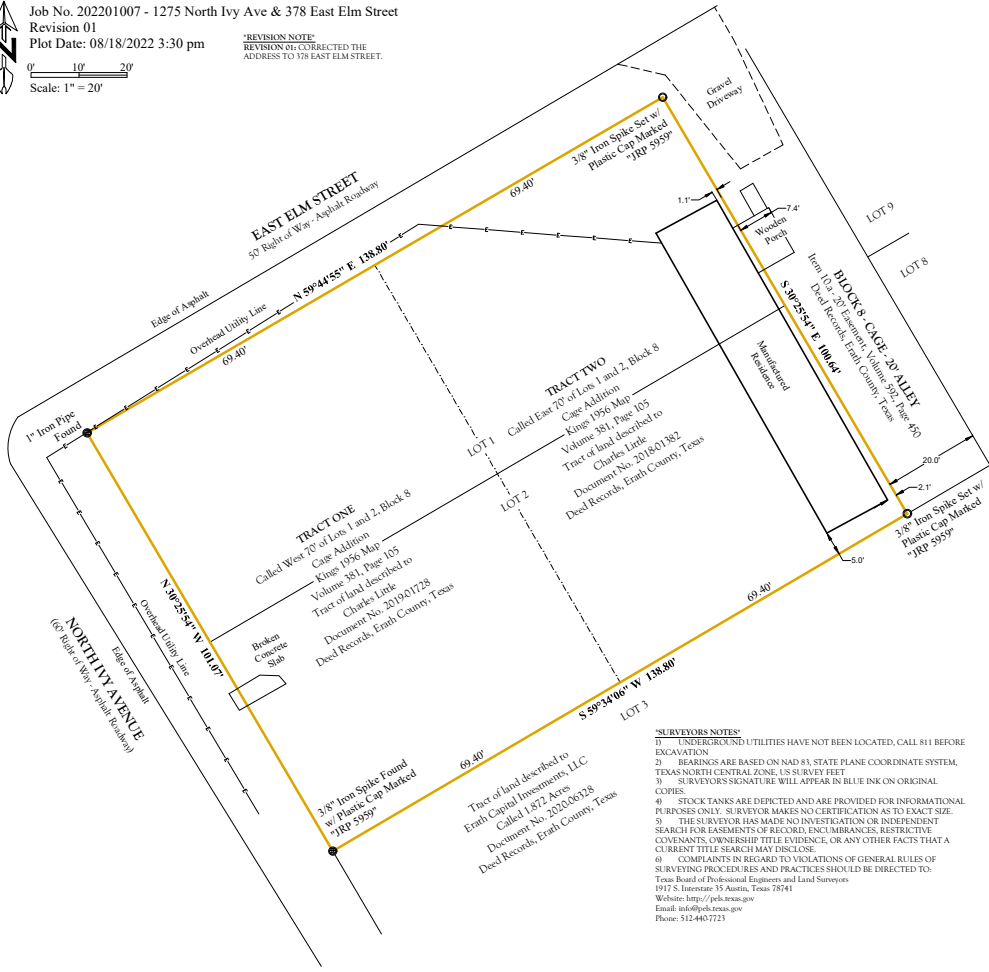
Item 3.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000050797	1330 IVY	ADAMS TERRY	PO BOX 1934	STEPHENVILLE	TX	76401
R000028877	1340 IVY	CURTIS RONNIE & SHAWNA BALDER	1340 IVY ST	STEPHENVILLE	TX	76401
R000028919	1275 IVY	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000028920	378 ELM	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000029961	0 BATES	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000028921	1273 IVY	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000028860	240 E ELM	HALE BETTY RUTH	1248 N ESTES	STEPHENVILLE	TX	76401-0000
R000029962	0 IVY	HALE BETTY RUTH	1248 N ESTES	STEPHENVILLE	TX	76401-0000
R000029960	1291 BATES	IESI TX CORPORATION	PO BOX 819	IOWA PARK	TX	76367-0819
R000028908	1357 IVY	MITCHELL ROSE	497 RETA	STEPHENVILLE	TX	76401
R000028911	385 E ELM	TRAFALGAR HOMES OF TEXAS LLC	PO BOX 65	STEPHENVILLE	TX	76401
R000028924	380 E ELM	VEST HAZEL & BILLY RAY VEST JR	380 E ELM	STEPHENVILLE	TX	76401
R000028910	1305 IVY	VO LOI N	883 MIMOSA CT	STEPHENVILLE	TX	76401



Job No. 202201007 - 1275 North Ivy Ave & 378 East Elm Street
 Revision 01
 Plot Date: 08/18/2022 3:30 pm

REVISION NOTE:
 REVISION OF CORRECTED THE ADDRESS TO 1/8 EAST ELM STREET.



A SURVEY OF

1275 IVY STREET, STEPHENVILLE, TEXAS 76401

Tract One: All that certain lot, tract, or parcel of land being the West 70 feet of Lots 1 and 2 in Block No. 8 of the Cage Addition to the City of Stephenville, Erath County, Texas, according to King's 1956 Map of said city adopted by ordinance recorded in Volume 381, Page 105, Deed Records of Erath County, Texas.

378 EAST ELM STREET, STEPHENVILLE, TEXAS

Tract Two: All that certain lot, tract, or parcel of land being the East 70 feet of Lots 1 and 2 in Block No. 8 of the Cage Addition to the City of Stephenville, Erath County, Texas, according to King's 1956 Map of said city adopted by ordinance recorded in Volume 381, Page 105, Deed Records of Erath County, Texas.

KING TITLE - GF No. 21-36240

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

a. Terms, conditions and provisions of that certain non-exclusive easement pursuant to Deed executed by Cleida Thompson to A.E. Fuls and Nelle Fuls and Winnie Graham and Carol Ann Graham, dated April 3, 1981, recorded in Volume 592, Page 450, Deed Records of Erath County, Texas. (AS SHOWN)

FLOODPLAIN NOTE:
 SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 4943C04ND, EFFECTIVE 11/16/2011. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACY OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

TITLE COMMITMENT NOTE:
 THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

SURVEYORS NOTES:
 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, U.S. SURVEY FEET
 3) SURVEYORS SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES
 4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
 5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
 6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors 1917 S. Interstate 35 Austin, Texas 78741 Website: <http://pels.texas.gov> Email: info@pels.texas.gov Phone: 512-4657723

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND JANUARY 12, 14 AND 15, 2022. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

Justin Rene Parenteau
 JUSTIN RENE PARENTEAU
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS LICENSE No. 5959
 145 HACKBERRY POINT DRIVE
 WEATHERFORD, TEXAS 76087
 PHONE No. 817-413-1888
 JUSTIN@NCTUAMAPS.COM



PLAT TO ACCOMPANY FIELD NOTE DESCRIPTION EVENLY DATED

STAFF REPORT

SUBJECT: Case No.: RZ2022-018

Applicant Beau Mayo is requesting a rezone of property located at 1273 Ivy, Parcel R28921, being BLOCK 8; LOTS 3,4,5,6,7 &8 of the CAGE ADDITION to the City of Stephenville, Erath County, Texas from One and Two-Family Residential District (R-2) to Multi-family Residential District (R-3).

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

Current zoning for this property is R-2, One and Two Family Residential District. The Future Land Use for this property is designated as B-2, Retail and Commercial District.

BACKGROUND:

The rezone is requested for a future multifamily project.

PROPERTY PROFILE:



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 platted as one parcel and sole source management. 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) Multiple family dwellings, with each family limited as in division (1) above; Student living complexes will be subject to a variance request for units designed to occupy more than three unrelated students per unit;
- (4) Assisted living center;
- (5) Convalescent, nursing or long term-care facility;
- (6) Retirement housing complex;
- (7) Accessory buildings;
- (8) Churches, temples, mosques and related facilities;
- (9) Community home;
- (10) Park or playground;
- (11) SISD school—public;
- (12) Bed and breakfast/boarding house;
- (13) Group day care home;
- (14) Registered family home;
- (15) Day care center; and
- (16) 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.

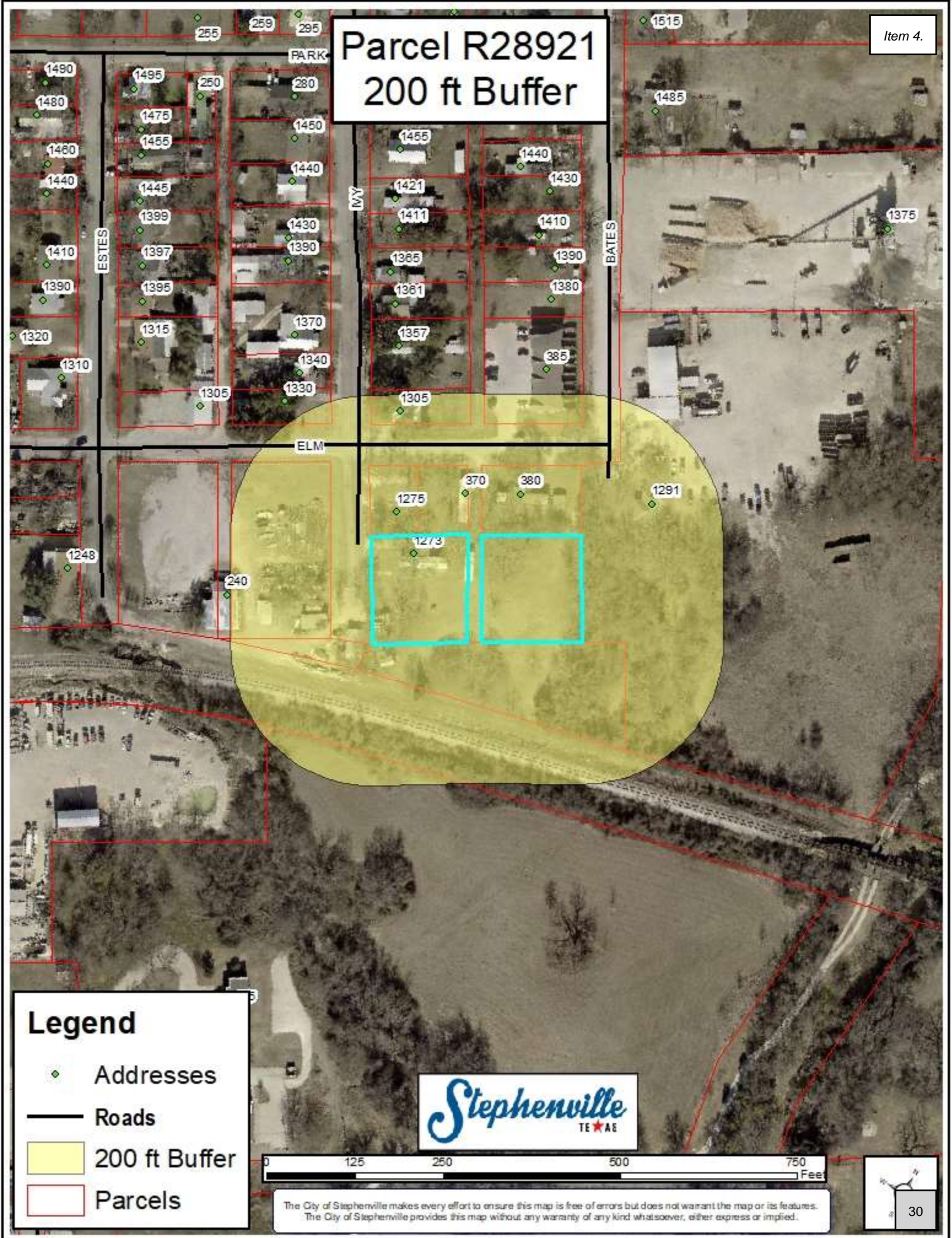
5.6.D Height, Area, Yard and Lot Coverage Requirements.

- (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.

ALTERNATIVES:

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

Parcel R28921 200 ft Buffer



Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



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

Parcel R28921 Current Zoning - R2 1 & 2 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
- CTS - City, Tarellton, 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 R28921 Future Land Use - Commercial



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 R28921 Water & Sewer Utilities



Legend

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



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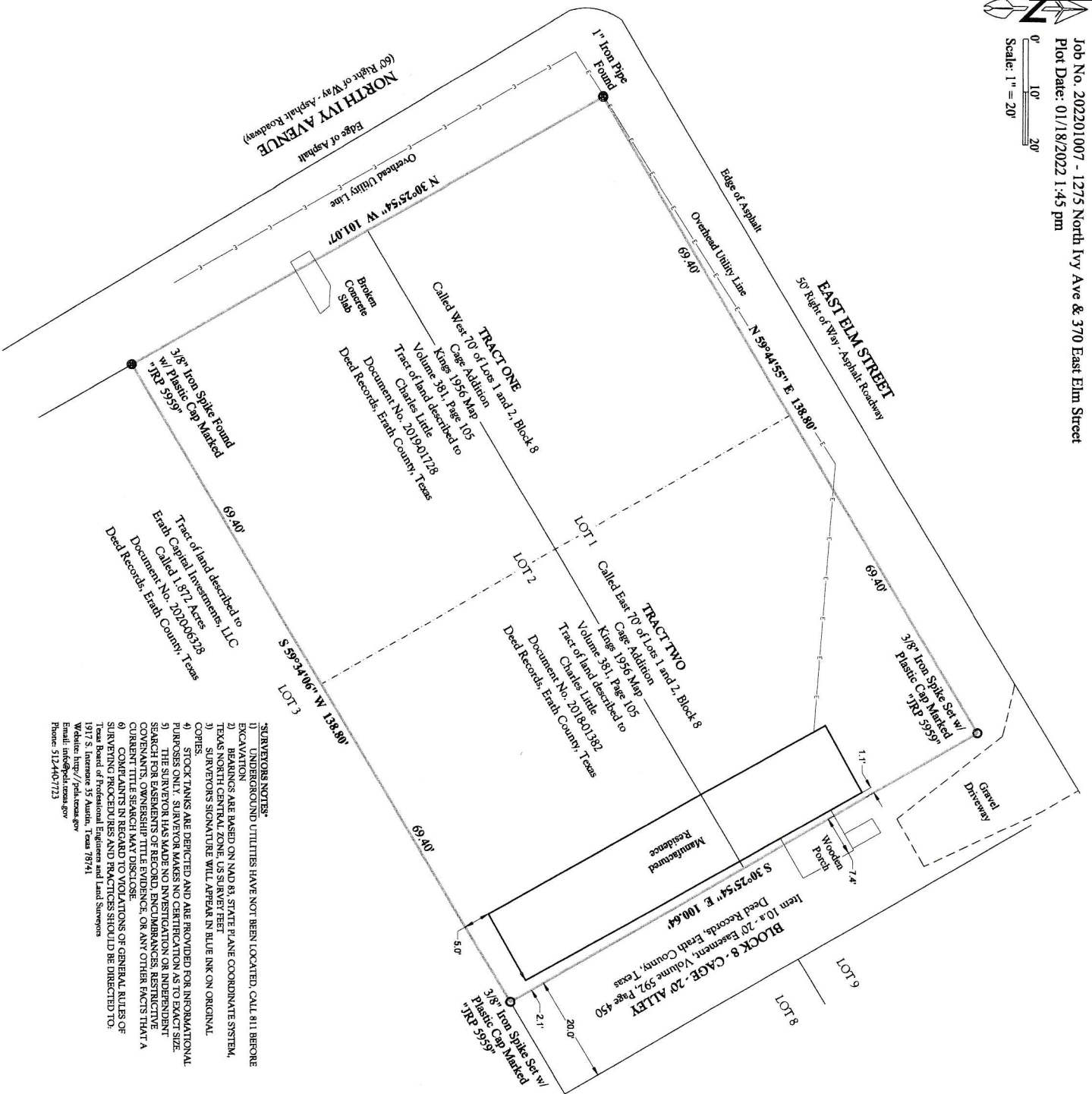
Parcel R28921 Address List

Item 4.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000050797	1330 IVY	ADAMS TERRY	PO BOX 1934	STEPHENVILLE	TX	76401
R000029966	205 E FREY	CTMS INC	PO BOX 1457	STEPHENVILLE	TX	76401
R000028919	1275 IVY	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000028920	378 ELM	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000029961	0 BATES	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000028921	1273 IVY	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000014966	0 N PADDOCK & VANDERBILT	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000028860	240 E ELM	HALE BETTY RUTH	1248 N ESTES	STEPHENVILLE	TX	76401-0000
R000029962	0 IVY	HALE BETTY RUTH	1248 N ESTES	STEPHENVILLE	TX	76401-0000
R000029960	1291 BATES	IESI TX CORPORATION	PO BOX 819	IOWA PARK	TX	76367-0819
R000029963	1111 N GRAHAM	RAITZ ENTERPRISES INC DBA U.S. SAND & GRAVEL	1111 N GRAHAM ST	STEPHENVILLE	TX	76401
R000028911	385 E ELM	TRAFALGAR HOMES OF TEXAS LLC	PO BOX 65	STEPHENVILLE	TX	76401
R000028924	380 E ELM	VEST HAZEL & BILLY RAY VEST JR	380 E ELM	STEPHENVILLE	TX	76401
R000028910	1305 IVY	VO LOI N	883 MIMOSA CT	STEPHENVILLE	TX	76401

Job No. 202201007 - 1275 North Ivy Ave & 370 East Elm Street
 Plot Date: 01/18/2022 1:45 pm

Scale: 1" = 20'



- SURVEYOR'S NOTES:**
- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CALL 811 BEFORE EXCAVATION.
 - 2) BEARINGS ARE BASED ON NAD 83 STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE. US SURVEY FEET.
 - 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
 - 4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION OR INDEPENDENT SEARCH FOR EVIDENCE OF RECORD ENCUMBRANCES RESTRICTIVE OF ANY RIGHTS OR INTERESTS IN THE LAND, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
 - 5) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors
 1917 S. Interstate 35 Austin, Texas 78741
 Website: <http://pels.texas.gov>
 Email: info@pels.texas.gov
 Phone: 512-440-7723

1275 IVY STREET, STEPHENVILLE, TEXAS 76400
 Tract One: All that certain lot, tract, or parcel of land being the West 70' of Block No. 8 of the Cage Addition to the City of Stephenville, Erath County, Texas, according to King's 1956 Map of said city adopted by ordinance recorded Volume 381, Page 105, Deed Records of Erath County, Texas.

370 EAST ELM STREET, STEPHENVILLE, TEXAS
 Tract Two: All that certain lot, tract, or parcel of land being the East 70' of Block No. 8 of the Cage Addition to the City of Stephenville, Erath County, Texas, according to King's 1956 Map of said city adopted by ordinance recorded Volume 381, Page 105, Deed Records of Erath County, Texas.

KING TITLE - GF No. 21-36240
 10. The following matters and all terms of the documents creating or offering evidence (We must insert matters or delete this exception):

a. Terms, conditions and provisions of that certain non-exclusive easement pursuant to the Deed of Easement, Volume 592, Page 450, Deed Records of Erath County (AS SHOWN)

"FLOODPLAIN NOTE"
 SUBJECT TRACT IS SHOWN IN ZONE X AS SHOWN ON FEMA FIRM No. 48143040D, EFFECTIVE 11/16/2011. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS FROM CARRYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

"TITLE COMMITMENT NOTE"
 THERE HAS BEEN NO ATTEMPT TO INTERNET DEED RESTRICTIONS OR THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN AS LOCATED IN THE FIELD.

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION, BEARINGS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND FAITH, AND THAT I AM NOT PROVIDING ANY OTHER INFORMATION, REPRESENTATIONS, PROMISES OR VISIBLE / APPARENT EASEMENTS, ENCUMBRANCES, RESTRICTIONS OR INTERESTS IN THE LAND, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED, I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OR ORIGINAL SEAL AND SIGNATURE.

Justin Rene Parenteau
 JUSTIN RENE PARENTEAU
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS LICENSE NO. 5959
 140 HACKBERRY POINTE DRIVE
 WEATHERFORD, TEXAS 76087
 PHONE NO. 561-813-1888
 JUSTIN@NCTULAMAPAS.COM

PLAT TO ACCOMPANY FIELD NOTE DESCRIPTION



STAFF REPORT

SUBJECT: Case No.: RZ2022-019

Applicant Beau Mayo is requesting a rezone of property located at 1275 Ivy, Parcel R28919, being BLOCK 8; LOTS 1&2 (W70 OF 1&2) of the CAGE ADDITION to the City of Stephenville, Erath County, Texas from One and Two-Family Residential District (R-2) to Multi-family Residential District (R-3).

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

RECOMMENDATION:

Current zoning for this property is R-2, One and Two Family Residential District. The Future Land Use for this property is designated as B-2, Retail and Commercial District.

BACKGROUND:

The rezone is requested for a future multifamily project.

PROPERTY PROFILE:



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 platted as one parcel and sole source management. 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) Multiple family dwellings, with each family limited as in division (1) above; Student living complexes will be subject to a variance request for units designed to occupy more than three unrelated students per unit;
- (4) Assisted living center;
- (5) Convalescent, nursing or long term-care facility;
- (6) Retirement housing complex;
- (7) Accessory buildings;
- (8) Churches, temples, mosques and related facilities;
- (9) Community home;
- (10) Park or playground;
- (11) SISD school—public;
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- (13) Group day care home;
- (14) Registered family home;
- (15) Day care center; and
- (16) 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.

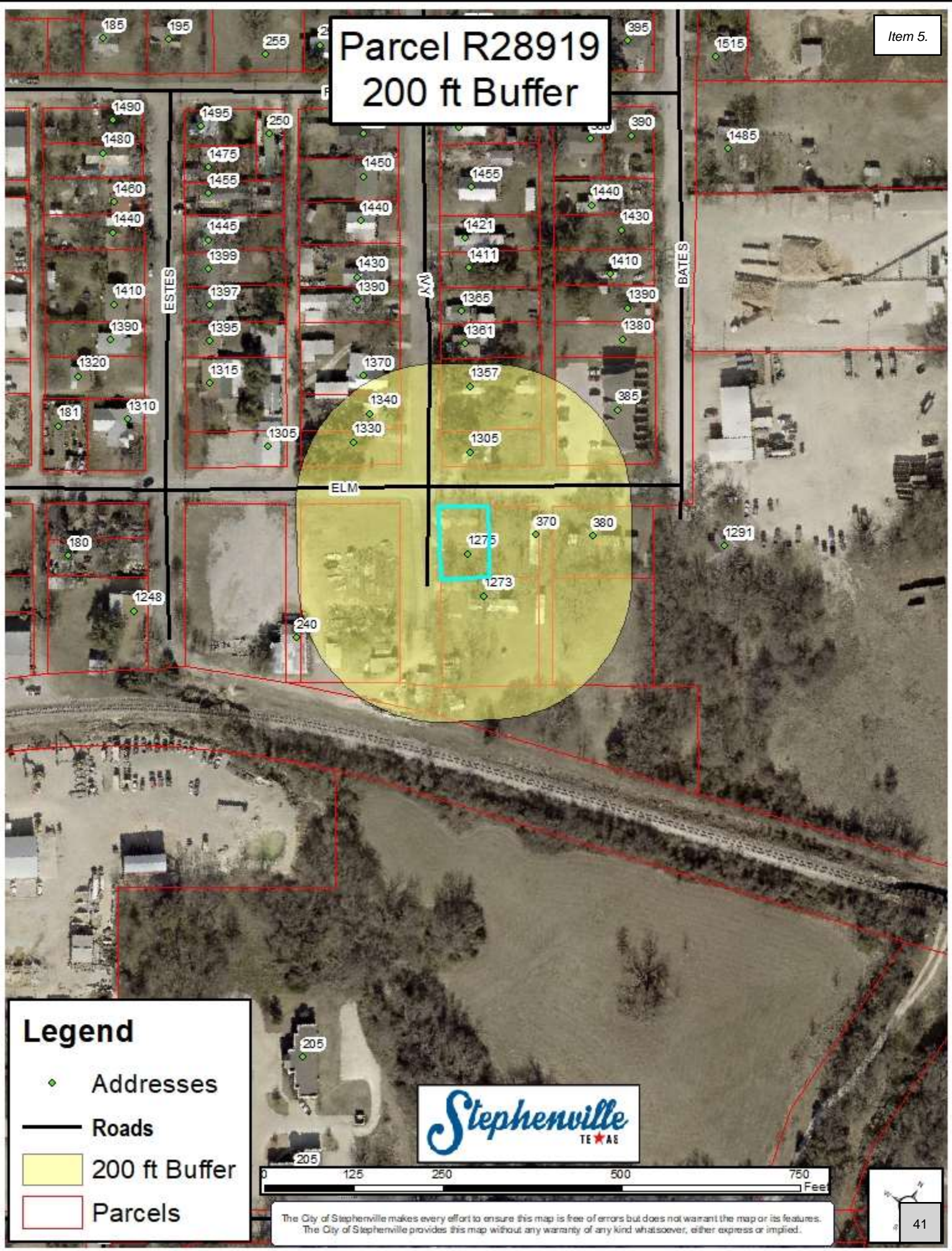
5.6.D Height, Area, Yard and Lot Coverage Requirements.

- (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.

ALTERNATIVES:

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

Parcel R28919 200 ft Buffer



Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



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Parcel R28919 Current Zoning - R2 1 & 2 Family



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

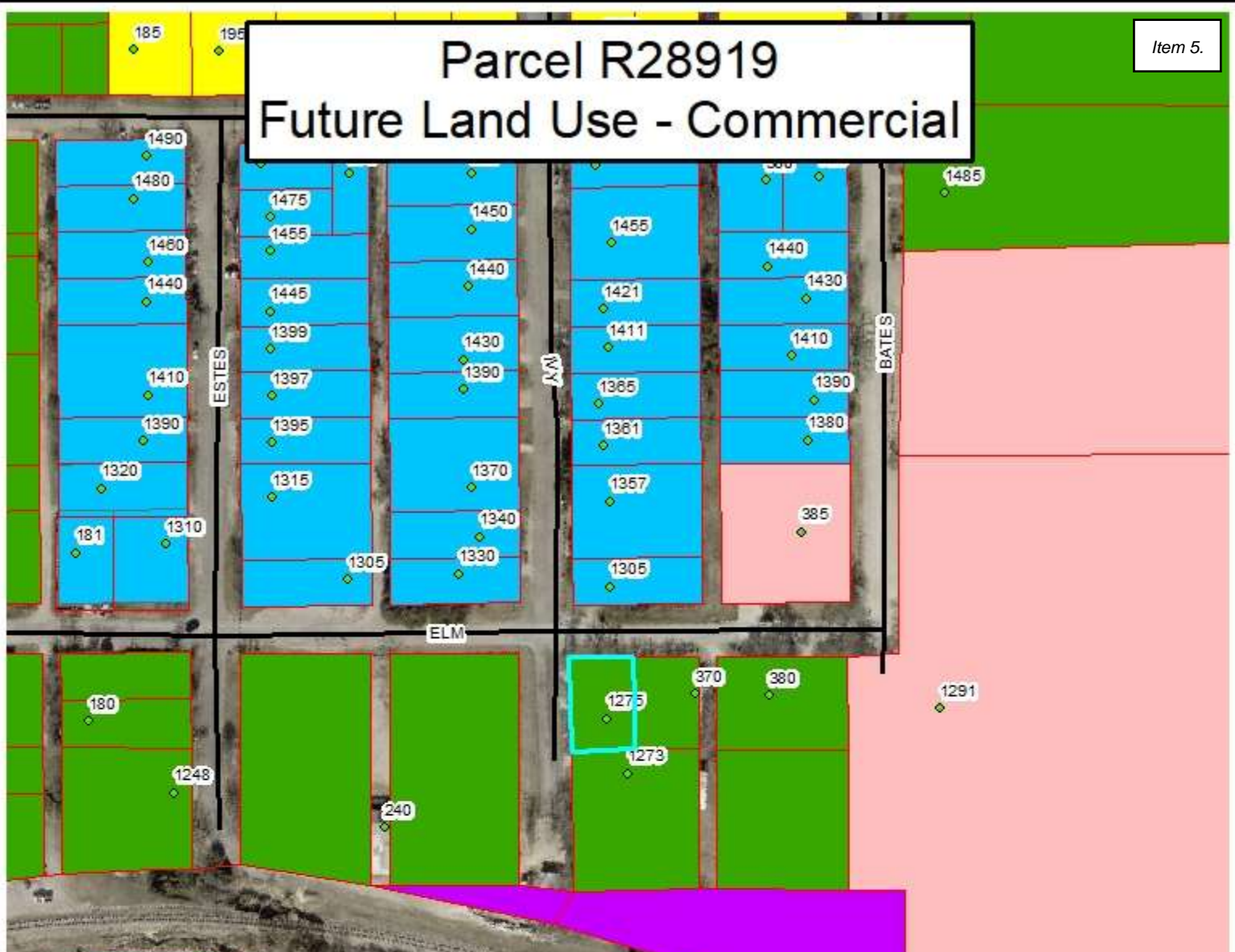
ZONING

- AG - Agricultural
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- 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
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Parcel R28919 Future Land Use - Commercial



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 R28919 Water & Sewer Utilities



Legend

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



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Parcel R28919 Address List

Item 5.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000050797	1330 IVY	ADAMS TERRY	PO BOX 1934	STEPHENVILLE	TX	76401
R000028877	1340 IVY	CURTIS RONNIE & SHAWNA BALDER	1340 IVY ST	STEPHENVILLE	TX	76401
R000028919	1275 IVY	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000028920	378 ELM	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000029961	0 BATES	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000028921	1273 IVY	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000014966	0 N PADDOCK & VANDERBILT	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000028860	240 E ELM	HALE BETTY RUTH	1248 N ESTES	STEPHENVILLE	TX	76401-0000
R000029962	0 IVY	HALE BETTY RUTH	1248 N ESTES	STEPHENVILLE	TX	76401-0000
R000028908	1357 IVY	MITCHELL ROSE	497 RETA	STEPHENVILLE	TX	76401
R000028911	385 E ELM	TRAFALGAR HOMES OF TEXAS LLC	PO BOX 65	STEPHENVILLE	TX	76401
R000028924	380 E ELM	VEST HAZEL & BILLY RAY VEST JR	380 E ELM	STEPHENVILLE	TX	76401
R000028910	1305 IVY	VO LOI N	883 MIMOSA CT	STEPHENVILLE	TX	76401
R000028878	1370 IVY	WILSON NIKKI	1370 N IVY	STEPHENVILLE	TX	76401



Job No. 202201007 - 1275 North Ivy Ave & 378 East Elm Street

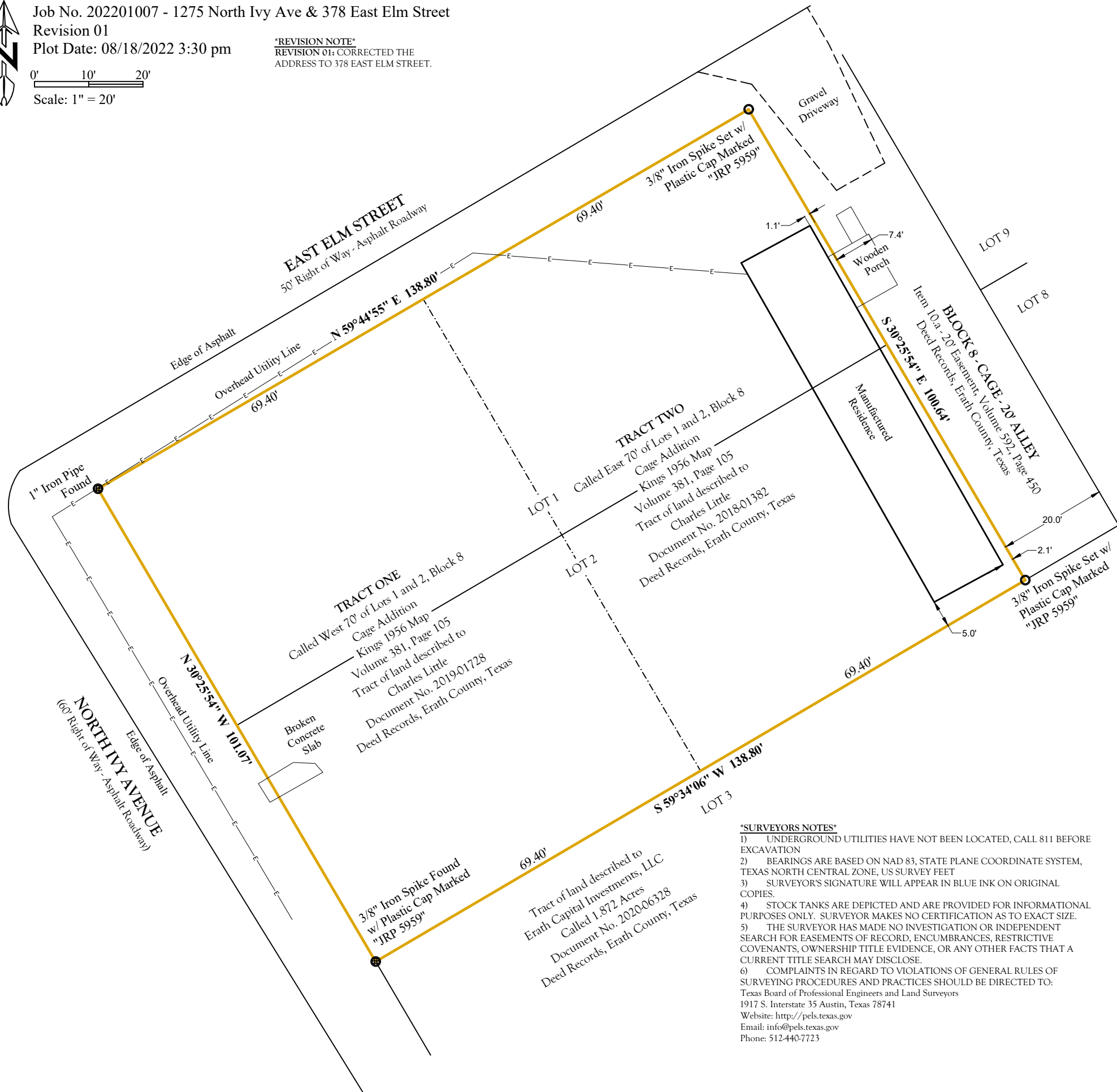
Revision 01

Plot Date: 08/18/2022 3:30 pm

REVISION NOTE
REVISION 01: CORRECTED THE ADDRESS TO 378 EAST ELM STREET.

0' 10' 20'

Scale: 1" = 20'



A SURVEY OF

Item 5.

1275 IVY STREET, STEPHENVILLE, TEXAS 76401

Tract One: All that certain lot, tract, or parcel of land being the West 70 feet of Lots 1 and 2 in Block No. 8 of the Cage Addition to the City of Stephenville, Erath County, Texas, according to King's 1956 Map of said city adopted by ordinance recorded in Volume 381, Page 105, Deed Records of Erath County, Texas.

378 EAST ELM STREET, STEPHENVILLE, TEXAS

Tract Two: All that certain lot, tract, or parcel of land being the East 70 feet of Lots 1 and 2 in Block No. 8 of the Cage Addition to the City of Stephenville, Erath County, Texas, according to King's 1956 Map of said city adopted by ordinance recorded in Volume 381, Page 105, Deed Records of Erath County, Texas.

KING TITLE - GF No. 21-36240

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

- a. Terms, conditions and provisions of that certain non-exclusive easement pursuant to Deed executed by Glenda Thompson to A.E. Fulks and Nellie Fulks and Windle Graham and Carol Ann Graham, dated April 3, 1981, recorded in Volume 592, Page 450, Deed Records of Erath County, Texas. (AS SHOWN)

FLOODPLAIN NOTE
SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48143C0430D, EFFECTIVE 11/16/2011. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

TITLE COMMITMENT NOTE
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

SURVEYORS NOTES

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
- 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET
- 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
- 4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
- 5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- 6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors 1917 S. Interstate 35 Austin, Texas 78741 Website: <http://pels.texas.gov> Email: info@pels.texas.gov Phone: 512-440-7723

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND JANUARY 12, 14 AND 17, 2022. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

Justin Parenteau

JUSTIN RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE No. 5959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE No. 361-813-1888
JUSTIN@NOCTUAMAPS.COM



PLAT TO ACCOMPANY FIELD NOTE DESCRIPTION EVENLY DATED



STAFF REPORT

SUBJECT: Case No.: RZ2022-021

Applicant Ophelia Mosbey is requesting a rezone of property located at 760 College Farm Rd, Parcel R29950, 0.809 acres out of 5.490 acres, being BLOCK 91; LOT 1 & 3; & BLOCK 88; LOT 2, HOUSE & BARN, of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Industrial (I) to Multi-family Residential District (R-3).

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

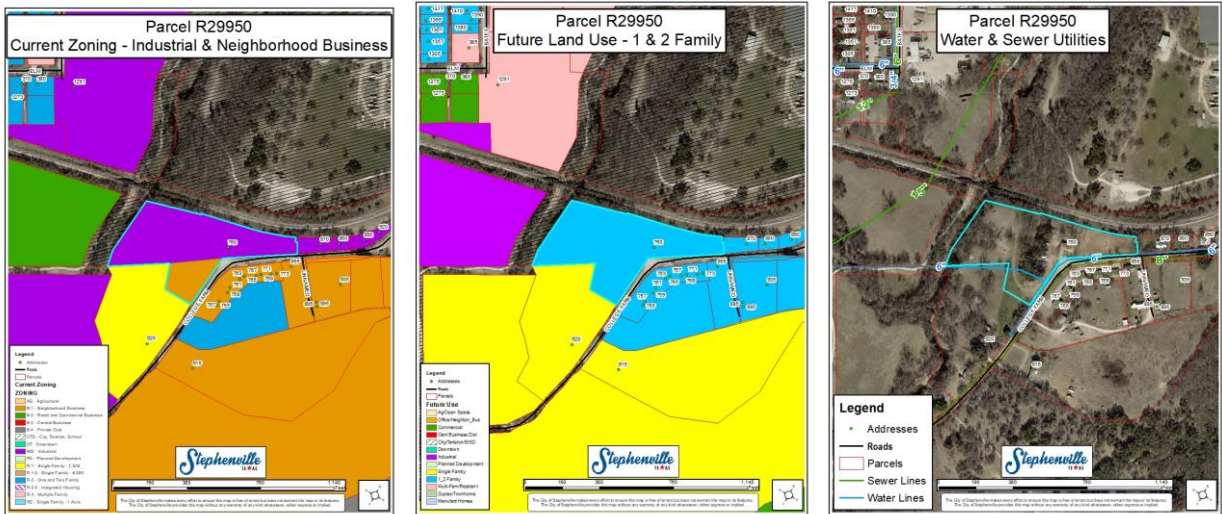
RECOMMENDATION:

The property has Current zoning of B-1, Neighborhood Business and I, Industrial District. The Future Land Use for this property is designated as R-2, One and Two Family Residential District.

BACKGROUND:

The rezone is requested for a future multifamily project.

PROPERTY PROFILE:



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 platted as one parcel and sole source management. 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) Multiple family dwellings, with each family limited as in division (1) above; Student living complexes will be subject to a variance request for units designed to occupy more than three unrelated students per unit;
- (4) Assisted living center;
- (5) Convalescent, nursing or long term-care facility;
- (6) Retirement housing complex;
- (7) Accessory buildings;
- (8) Churches, temples, mosques and related facilities;
- (9) Community home;
- (10) Park or playground;
- (11) SISD school—public;
- (12) Bed and breakfast/boarding house;
- (13) Group day care home;
- (14) Registered family home;
- (15) Day care center; and
- (16) 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.

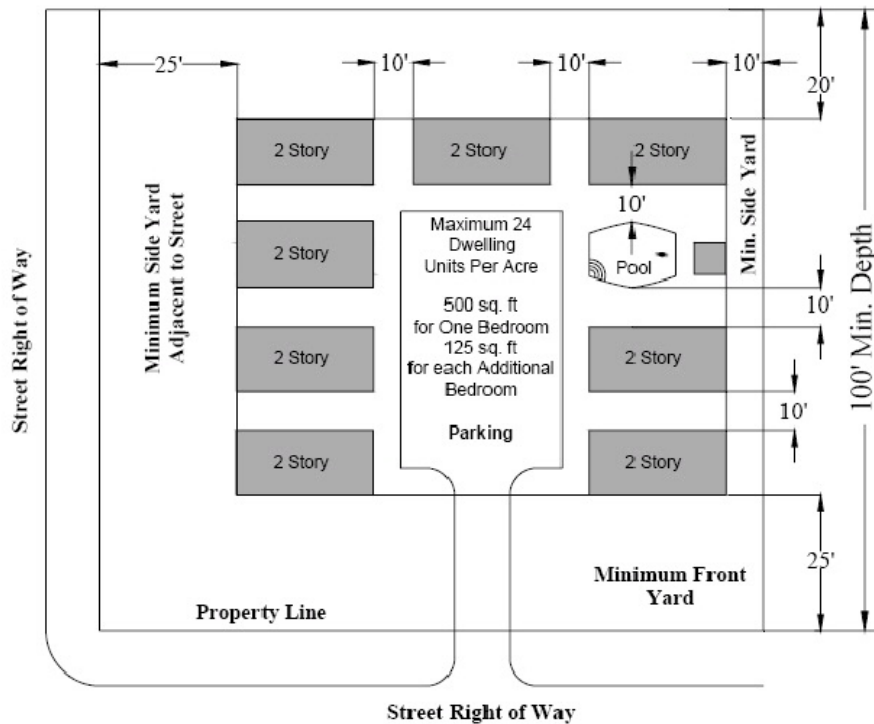
- (D) *Multiple family dwellings.*
 - (1) Minimum lot area: maximum density of 24 dwelling units per acre, which includes parking, access and all other area improvements.
 - (2) Minimum lot depth: 100 feet.
 - (3) Minimum depth of front setback: 25 feet.
 - (4) Minimum depth of rear setback: 20 feet.
 - (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.

Height, Area, Yard and Lot Coverage Requirements Multiple-Family Dwelling

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

Multiple Family Dwelling



5.6.E Parking Regulations. Lots in this District shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in Section 154.11 *Parking spaces for vehicles* of this ordinance. Student housing whereby individual rooms are leased by unit mu

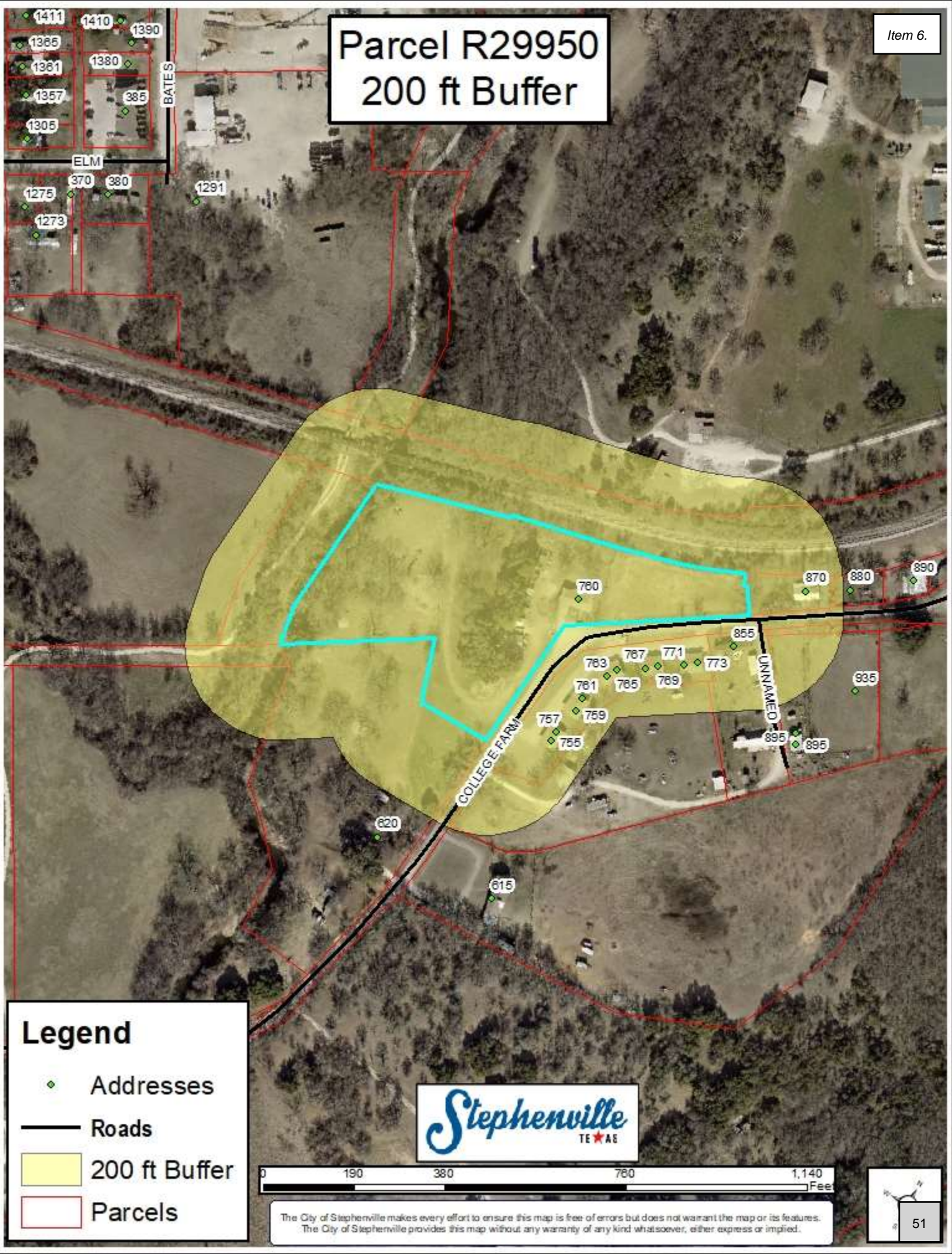
FACTORS TO CONSIDER:

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

ALTERNATIVES:

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

Parcel R29950 200 ft Buffer



Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels

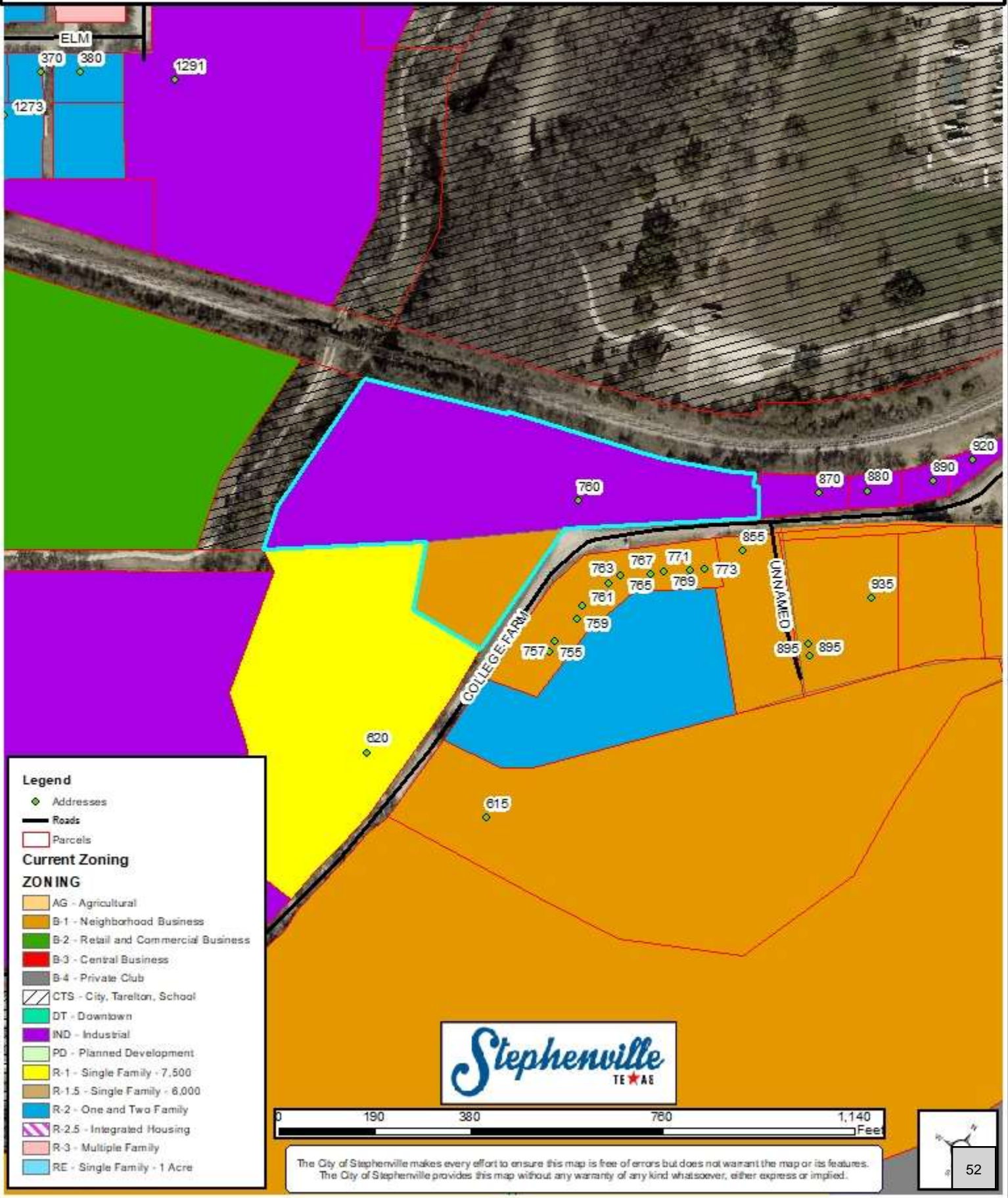


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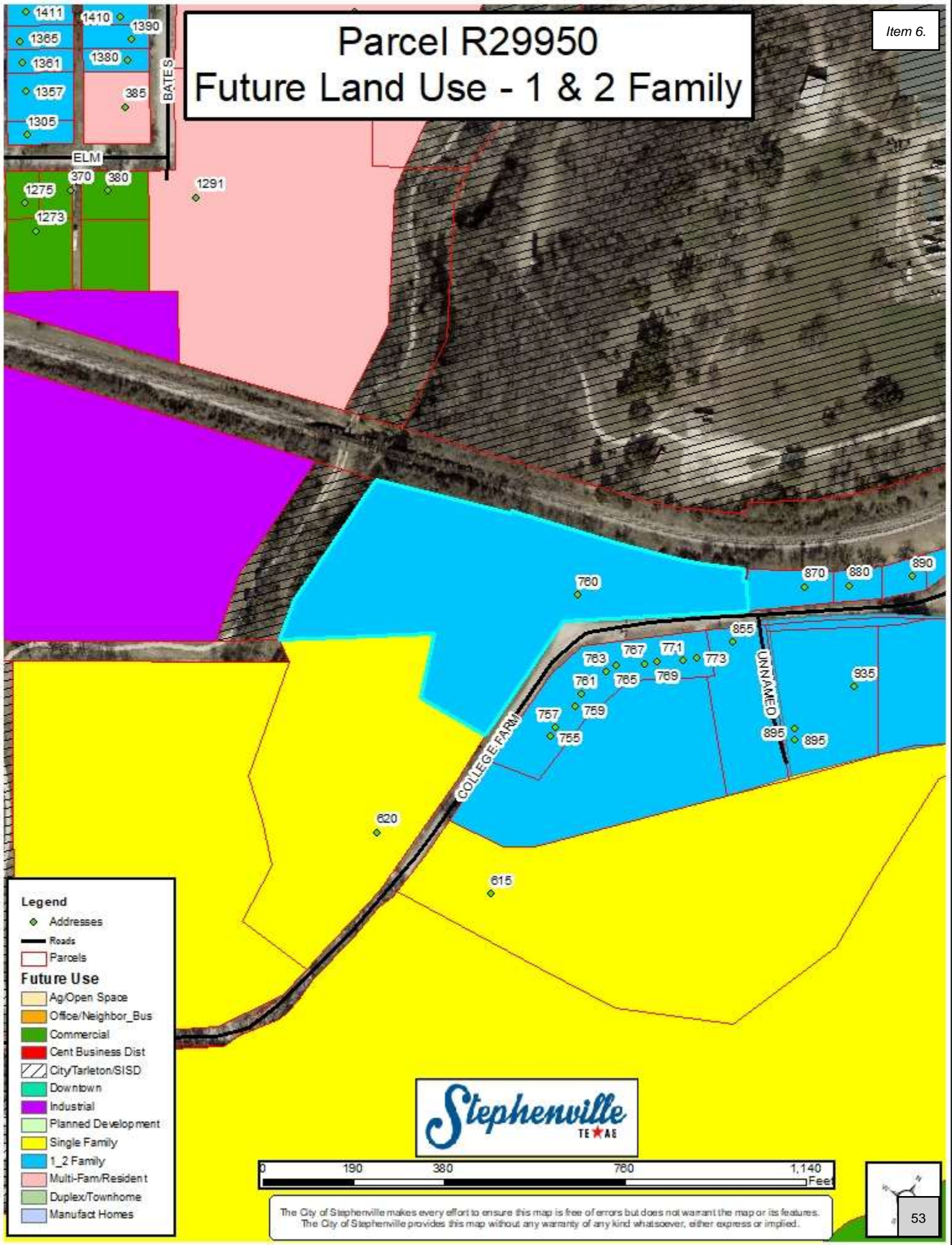
Parcel R29950

Item 6.

Current Zoning - Industrial & Neighborhood Business



Parcel R29950 Future Land Use - 1 & 2 Family

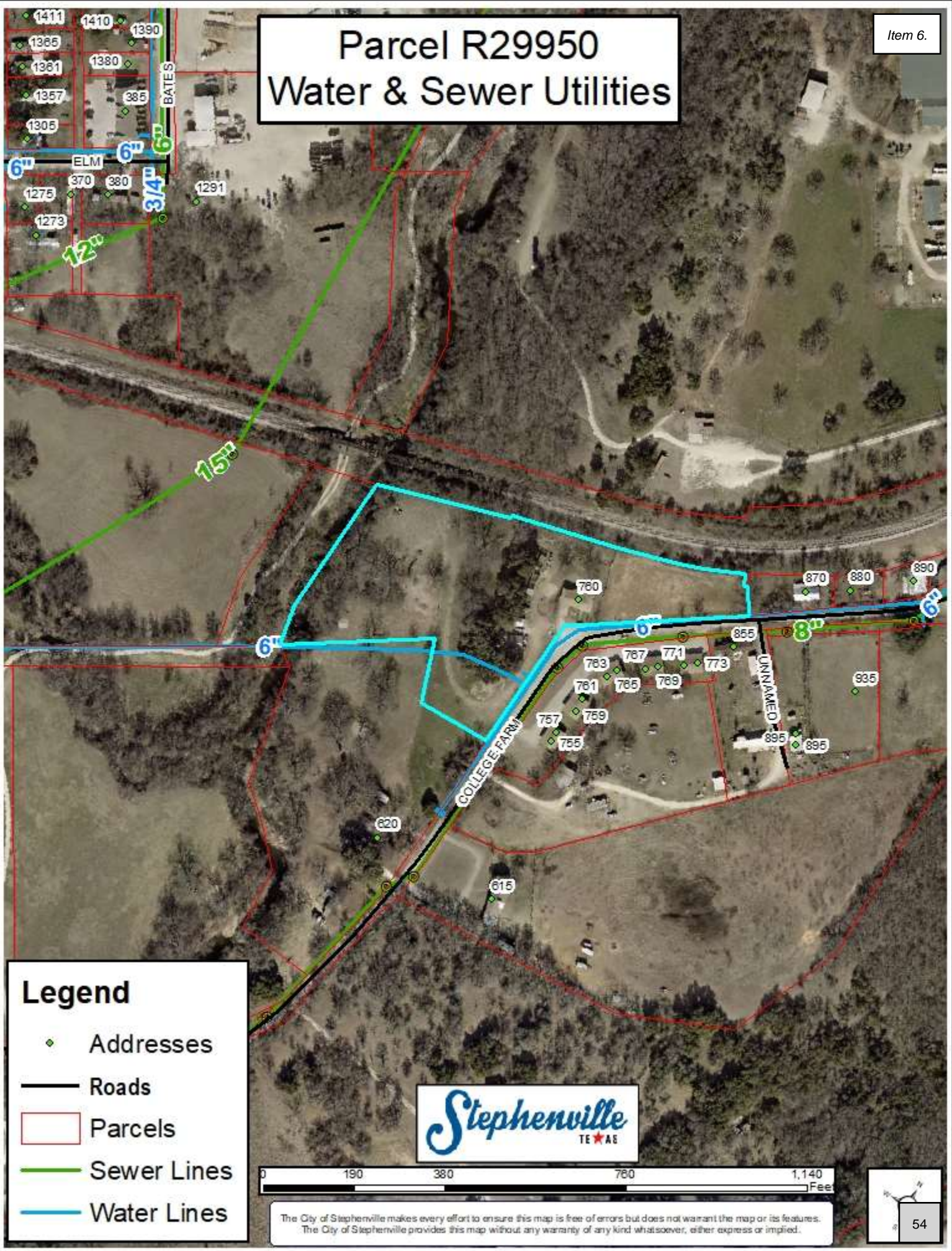


- Legend**
- ◆ Addresses
 - Roads
 - Parcels
- Future Use**
- Ag/Open Space
 - Office/Neighbor_Bus
 - Commercial
 - Cent Business Dist
 - City/Tarleton/SISD
 - Downtown
 - Industrial
 - Planned Development
 - Single Family
 - 1_2 Family
 - Multi-Fam/Resident
 - Duplex/Townhome
 - Manufact Homes



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Parcel R29950 Water & Sewer Utilities



Legend

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



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Parcel R29950 Address List

Item 6.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000029922	755 COLLEGE FARM RD	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401
R000042780	1500 COLLEGE FARM	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000075574	0 E FREY	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000075657	0 BATES (OFF)	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029966	205 E FREY	CTMS INC	PO BOX 1457	STEPHENVILLE	TX	76401
R000014966	0 N PADDOCK & VANDERBILT	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000040797	895 COLLEGE FARM RD	GALE RONALD	895 COLLEGE FARM RD APT 11	STEPHENVILLE	TX	76401
R000029960	1291 BATES	IESI TX CORPORATION	PO BOX 819	IOWA PARK	TX	76367-0819
R000029924	615 COLLEGE FARM RD	LIEB RICHARD J & REBECCA R LIEB	615 COLLEGE FARM RD	STEPHENVILLE	TX	76401
R000029926	620 COLLEGE FARM RD	MITCHELL DEBRA J	620 COLLEGE FARM ROAD	STEPHENVILLE	TX	76401
R000029950	760 COLLEGE FARM RD	MOWAYS COMMUNICATIONS, LLC	1319 BELHAM RIDGE CT	SPRING	TX	77379
R000072743	855 COLLEGE FARM RD	OXFORD WILLIAM H	159 S GRAHAM	STEPHENVILLE	TX	76401
R000029923	0 COLLEGE FARM RD	OXFORD WILLIAM H	PO BOX1298	STEPHENVILLE	TX	76401
R000029948	880 COLLEGE FARM RD	RUST WADE	524 PR1709	GORDON	TX	76453
R000029945	870 COLLEGE FARM RD	STEWART DENNY J	870 COLLEGE FARM RD	STEPHENVILLE	TX	76401
R000063085	0 COLLEGE FARM RD	VLB%DAVENEL DEBRA J	620 COLLEGE FARM RD	STEPHENVILLE	TX	76401

PROJECT PROPOSAL FOR:
TBD COLLEGE FARM RD.
STEPHENVILLE, TX 76401

September 27th 2022

To whom it may concern:

The project proposal for (TBD) College Farm Rd is to build multi unit family dwellings for rental, that will accommodate students and local residents in the Stephenville areas. Our goal is to provide affordable living with quality amenities. We are looking forward to being a productive member the Stephenville community.

Sincerely Yours,

MoWays Communications, LLC

Elmer Mosbey



Ophelia Mosbey



SURVEY PLAT

LEGEND:

- AC.....Air Conditioning Unit
- CIRF.....Capped Iron Rod Found
- CO.....Cleanout
- EM.....Electric Meter
- FCP.....Pipe Fence Corner Post
- GY.....Guy Wire
- ICV.....Irrigation Control Valve
- IRF.....Iron Rod Found
- OE.....Overhead Electric
- PP.....Power Pole
- WM.....Water Meter
- D.R.E.C.T.....Deed Records, Erath County, Texas
- P.R.E.C.T.....Plat Records, Erath County, Texas
- R.R.E.C.T.....Real Records, Erath County, Texas
- Chainlink Fence...
- Metal Fence.....
- Wire Fence.....

NOTES:

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. By scaled location of FEMA FIRM Map No. 48143C0430D, effective date November 16, 2011, the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.
3. See separate metes and bounds description prepared with this survey plat.

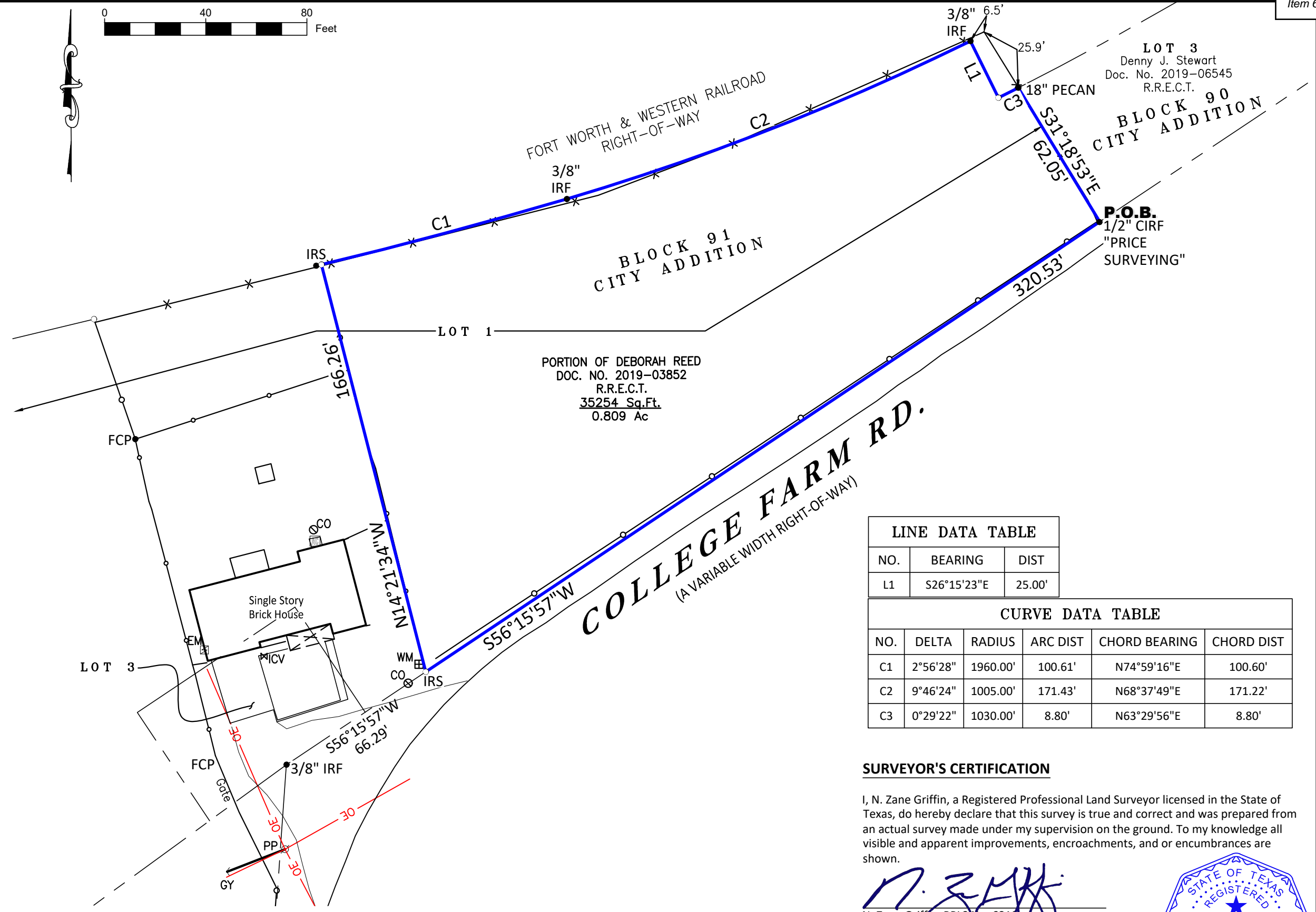
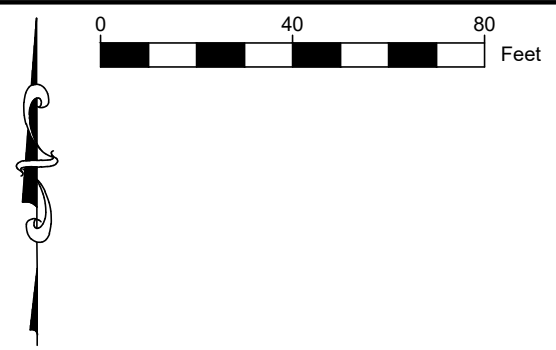
SCHEDULE "B" ITEMS:

Only those items listed in Schedule "B" of commitment GF No. 22-37246, effective date August 15, 2022, issue date August 23, 2022, prepared by King Title Company have been reviewed and are listed as follows:

10.a. Easement to Texas Power & Light Company, as recorded in Volume 260, Page 193, Deed Records, Erath County, Texas.
- UNABLE TO PLOT - AMBIGUOUS DESCRIPTION (NO EVIDENCE FOUND ON SURVEYED PROPERTY)



P.O. Box 2465 Stephenville, Tx 76401
 zane@nativelandsurveying.com ~ 254-434-6695
 TBPELS Firm No. 10194572



LINE DATA TABLE

NO.	BEARING	DIST
L1	S26°15'23"E	25.00'

CURVE DATA TABLE

NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C1	2°56'28"	1960.00'	100.61'	N74°59'16"E	100.60'
C2	9°46'24"	1005.00'	171.43'	N68°37'49"E	171.22'
C3	0°29'22"	1030.00'	8.80'	N63°29'56"E	8.80'

SURVEYOR'S CERTIFICATION

I, N. Zane Griffin, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. To my knowledge all visible and apparent improvements, encroachments, and or encumbrances are shown.

N. Zane Griffin, RPLS No. 6810
 Date: August 24, 2022





STAFF REPORT

SUBJECT: Case No.: RZ2022-024

Applicant Mindy Scrivner is requesting a rezone of property located at 3141 Bob White, Parcel R39977, being BLOCK 1; LOTS 6 & 7; & MH, of the S5530 QUAIL RUN SUBDIVISION to the City of Stephenville, Erath County, Texas from Single Family Residential District (R-1) to Integrated Housing District (R-2.5).

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

The property has current zoning of R-1, Single Family Residential District. The Future Land Use for this property is designated as MH, Manufactured Homes District.

BACKGROUND:

The rezone is requested to build two single family homes. A replat will be presented if rezoning is approved.

PROPERTY PROFILE:



Sec. 154.05.3. Single-family residential district (R-1) (7,500 ft²).

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

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

5.3.B Permitted Uses.

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

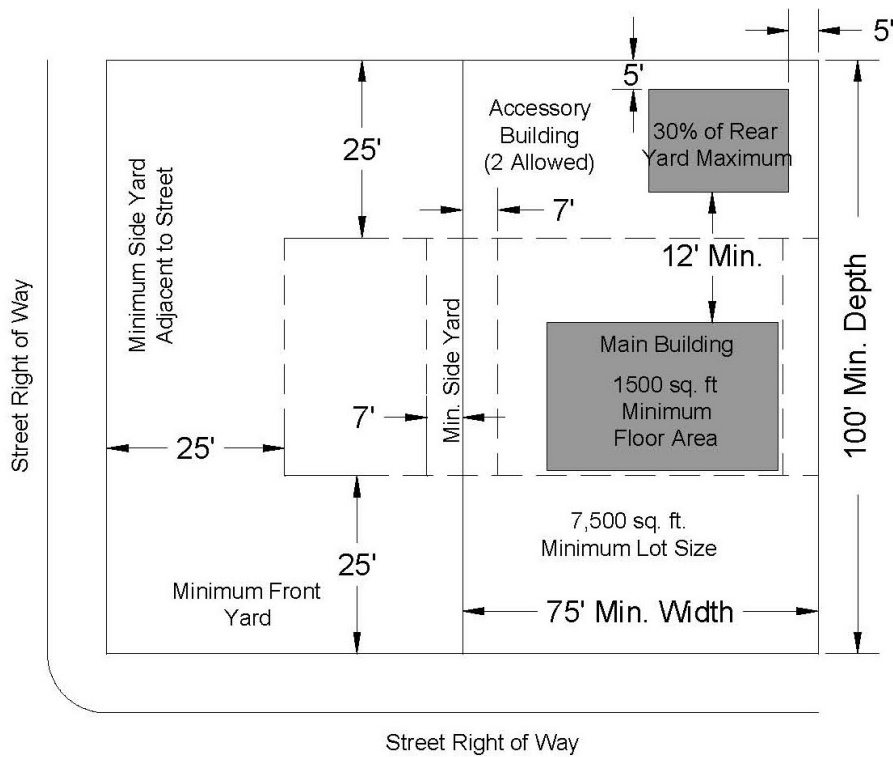
5.3.C Conditional Uses.

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

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

- (1) Maximum density: one dwelling unit per lot.
- (2) Minimum lot area: 7,500 ft².
- (3) Minimum lot width and lot frontage: 75 feet.
- (4) Minimum lot depth: 100 feet.
- (5) Minimum depth of front setback: 25 feet.
- (6) Minimum depth of rear setback: 25 feet.
- (7) Minimum width of side setback:
 - (a) Internal lot: seven feet.
 - (b) Corner lot: 25 feet from intersecting side street.
- (8) Building size:
 - (a) Maximum main building coverage as a percentage of lot area: 40%.
 - (b) Minimum area of main building: 1,500 ft².
- (9) Accessory buildings:
 - (a) Maximum accessory buildings coverage of rear yard: 30%.
 - (b) Maximum number of accessory buildings: two.
 - (c) Minimum depth of side setback: five feet.
 - (d) Minimum depth of rear setback: five feet.
 - (e) Minimum depth from the edge of the main building: 12 feet.
- (10) Maximum height of structures: 35 feet.
- (11) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the

building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

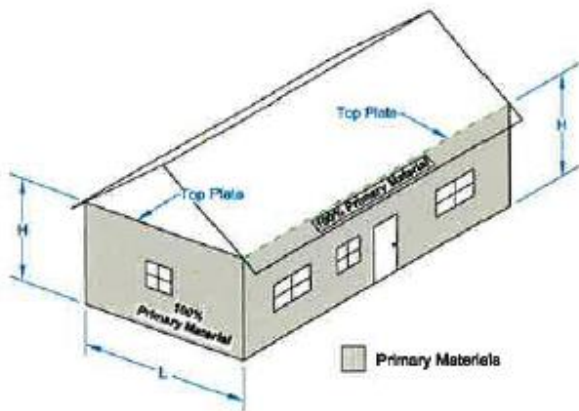


5.3.E Parking Regulations. A Single-Family, R-1 District lot shall provide a minimum of two vehicle parking spaces, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in this ordinance, Section 11, Parking Regulations of this ordinance.

5.3.F Type of Construction.

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

5.3.F Exterior Building Material Standards



NEW CONSTRUCTION

Total Exterior Wall shall equal,
100% of Primary Materials.
(Windows & Doors are excluded)

EXISTING STRUCTURES

1. Expanding or modifying the footage of the building 50% or less, may use the same exterior material as the existing primary building. If not available, approval is need from the Community Development Director.
2. Expanding or modifying the footage of the building 50% or more, must use 100% Primary Materials of the exterior wall.
3. Windows and Doors are excluded.

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

FACTORS TO CONSIDER:

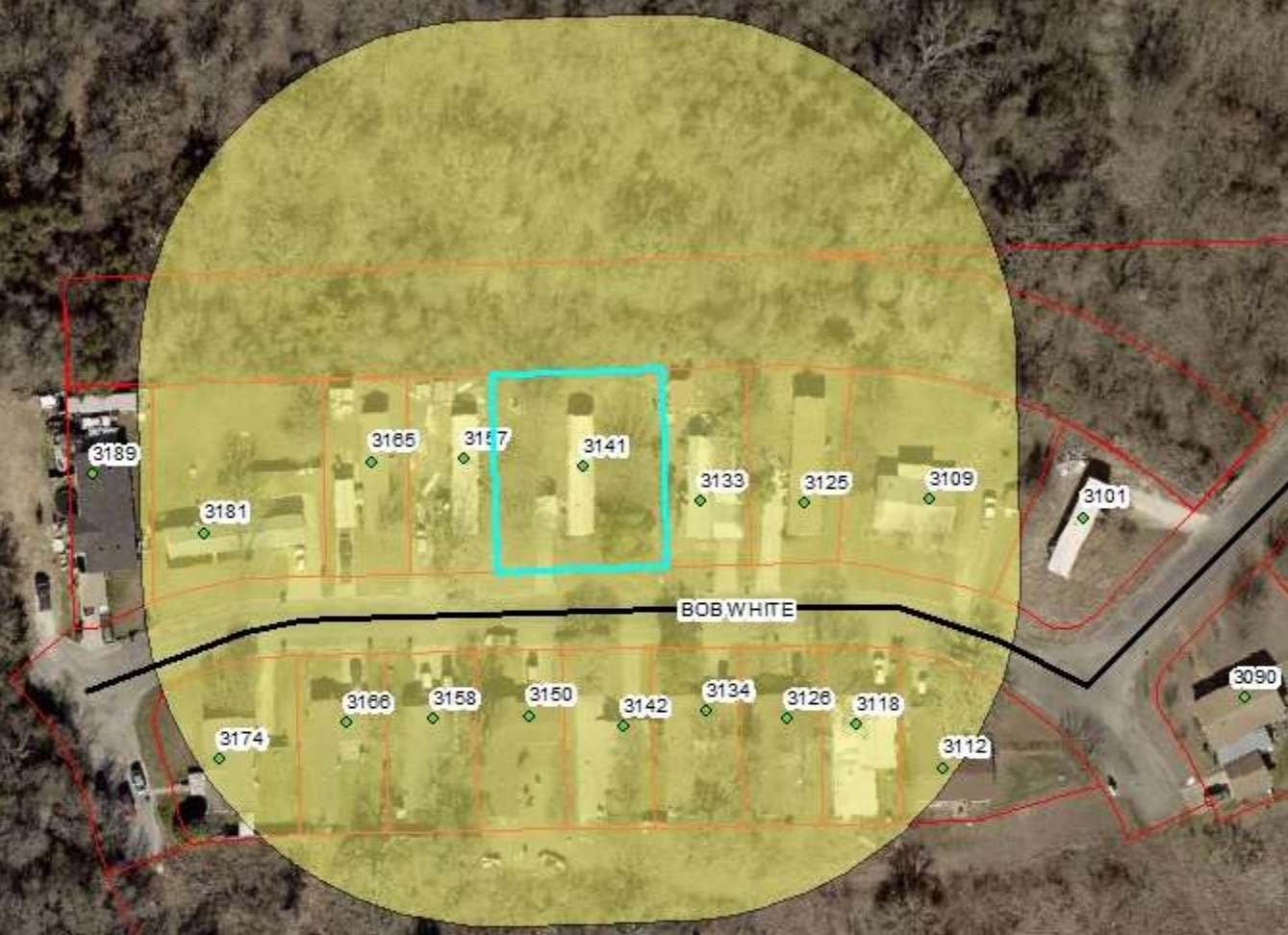
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for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

ALTERNATIVES:

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

Parcel R39977 200 ft Buffer

Item 7.



Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



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

Parcel R39977

Current Zoning - R1 Single Family

Item 7.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

Current Zoning

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



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Parcel R39977

Future Land Use - Manufactured Homes

Item 7.



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
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Parcel R39977 Water & Sewer Utilities

Item 7.



Legend

- ◆ Addresses
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- Sewer Lines
- Water Lines



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Parcel R39977 Address List

Item 7.

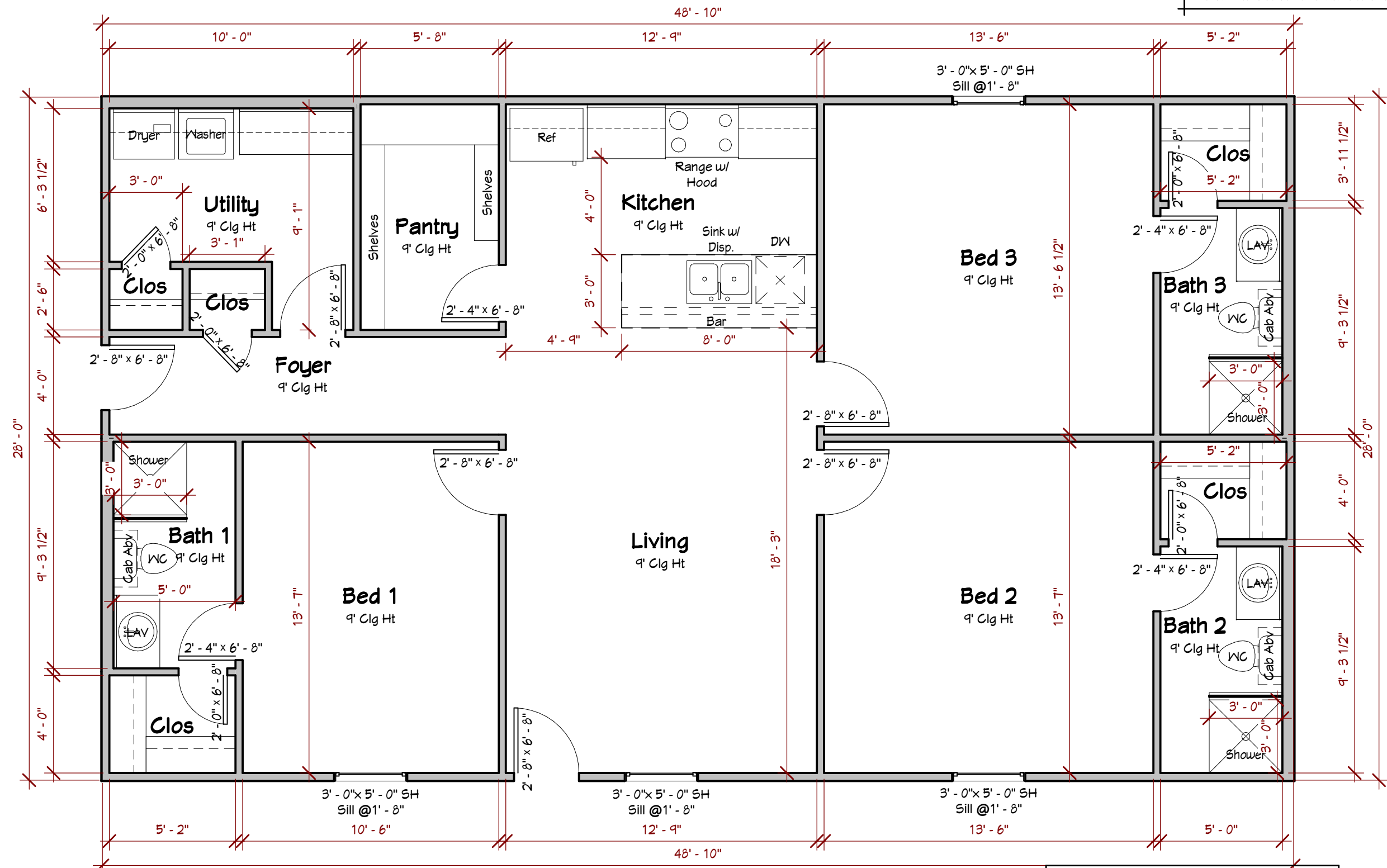
Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000039992	3174 BOB WHITE RD	BARHAM JACI	1539 HILL VALLEY	STEPHENVILLE	TX	76401
R000039984	3112 BOB WHITE RD	CIRCLE M REAL ESTATE LLC	PO BOX 441	GORDON	TX	76453
R000039990	3158 BOB WHITE RD	CIRCLE M REAL ESTATE LLC	PO BOX 441	GORDON	TX	76453
R000039988	3142 BOB WHITE RD	CIRCLE M REAL ESTATE LLC	PO BOX 441	GORDON	TX	76453
R000039987	3134 BOB WHITE RD	CIRCLE M REAL ESTATE LLC	PO BOX 441	GORDON	TX	76453
R000039986	3126 BOB WHITE RD	CIRCLE M REAL ESTATE LLC	PO BOX 441	GORDON	TX	76453
R000039985	3118 BOB WHITE RD	CIRCLE M REAL ESTATE LLC	PO BOX 441	GORDON	TX	76453
R000039977	3141 BOB WHITE RD	CIRCLE M REAL ESTATE LLC	PO BOX 441	GORDON	TX	76453
R000039983	3189 BOB WHITE RD	DURAN JOSE JORGE	3189 BOB WHITE	STEPHENVILLE	TX	76401
R000039979	3157 BOB WHITE RD	GONZALEZ ALVARO	1726 CR508	DUBLIN	TX	76446
R000039989	3150 BOB WHITE RD	GOODMAN EDWIN D	PO BOX 1713	STEPHENVILLE	TX	76401-0000
R000039973	3109 BOB WHITE RD	MACIAS EDGAR	3109 BOB WHITE RD	STEPHENVILLE	TX	76401
R000057809	0 BOB WHITE RD	MILLS JAY	PO BOX 1669	STEPHENVILLE	TX	76401-0000
R000039994	0 BOB WHITE RD	MILLS JAY M	PO BOX 1669	STEPHENVILLE	TX	76401-0000
R000039980	3165 BOB WHITE RD	PIPER CADE	PO BOX 267	MORGAN MILL	TX	76465
R000023754	0 BOB WHITE RD	REF INVESTMENTS LLC	681 PEACH ORCHARD RD	STEPHENVILLE	TX	76401
R000039976	3133 BOB WHITE RD	RIOJAS RAFAEL & ROSA	3133 BOB WHITE	STEPHENVILLE	TX	76401-0000
R000039972	3101 BOB WHITE RD	RODRIGUEZ SANDRA ADELA	3101 BOB WHITE RD	STEPHENVILLE	TX	76401
R000039982	3181 BOB WHITE RD	SHERIDAN BECKY & DALTON SHERIDAN	PO BOX 219	BLUFF DALE	TX	76433
R000039991	3166 BOB WHITE RD	VEH SERIES, LLC	6413 MCCARTNEY LANE	GARLAND	TX	75043
R000044948	3050 W WASHINGTON	WAYLAND JOHN R ET AL	560 CR383	STEPHENVILLE	TX	76401-8796
R000039975	3125 BOB WHITE RD	WILLIAMS RAY	1404 PRAIRIE WIND BLVD	STEPHENVILLE	TX	76401-5911

IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO VERIFY AND COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. BUILDER TO VERIFY ALL ASPECTS OF PLANS PRIOR TO CONSTRUCTION.

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HOUSE PLANS
REMODELS
ADDITIONS
LIGHT COMMERCIAL
817-454-6043
farrisdesigngroup@gmail.com

Farris Design Group
Building Design



3141 Bobwhite

PLAN SUBJECT TO CHANGE IN ELEVATION DESIGN.
WINDOW SIZE AND LOCATION TO BE CO-ORDINATED AT ELEVATION AND ARE SUBJECT TO CHANGE

Building Area Schedule	
Name	Area
First Floor	1367 SF
Conditioned	1367 SF

Floor Plan
scale 1/4" = 1'-0"

Project # 1120-1-0322

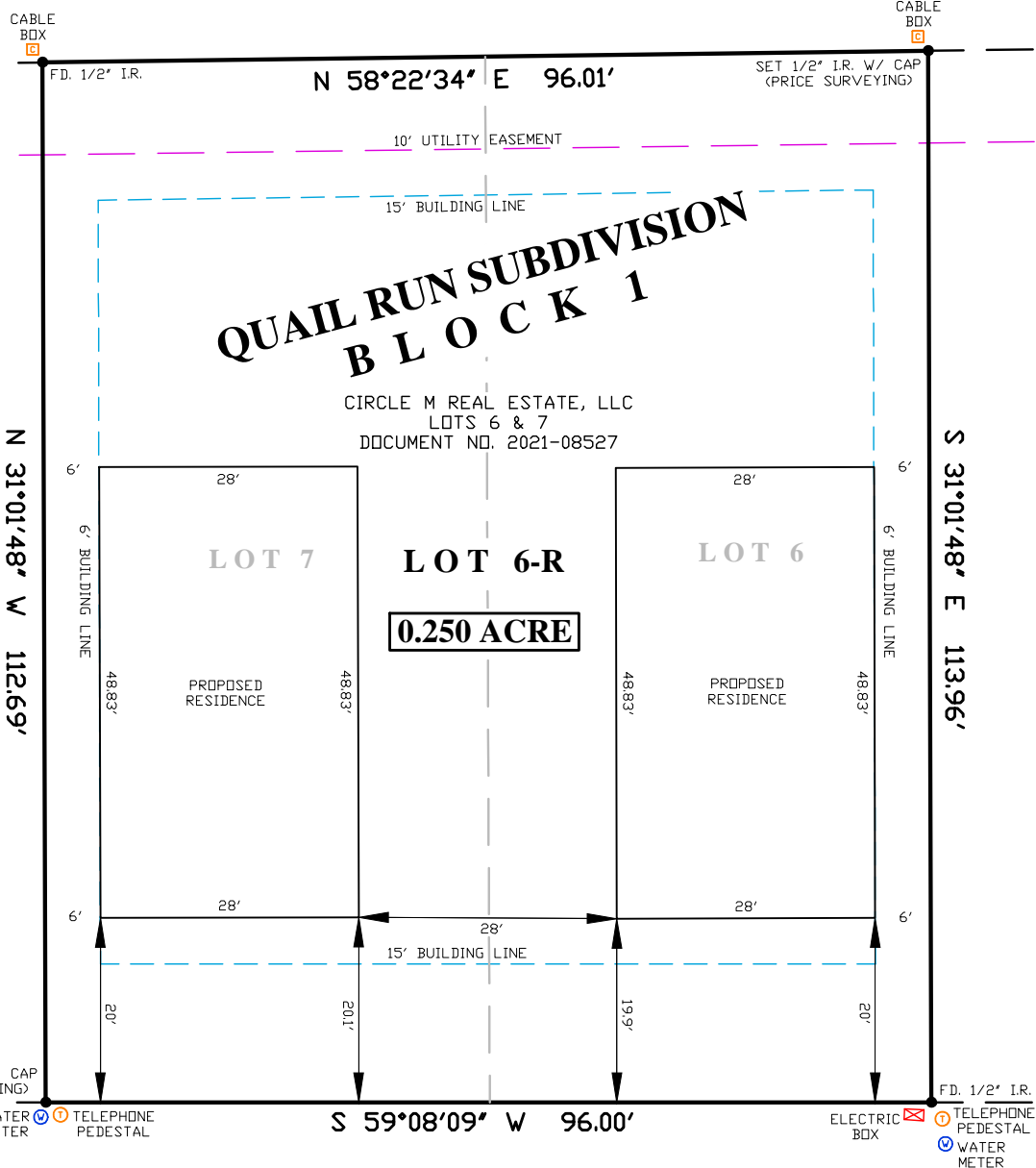
Date 03-22-2022

Sheet

01

DRAINWAY

60'



LOT 8

N 31°01'48" W 112.69'

LOT 7

LOT 6-R

0.250 ACRE

LOT 6

LOT 5

S 31°01'48" E 113.96'

S 59°08'09" W 96.00'

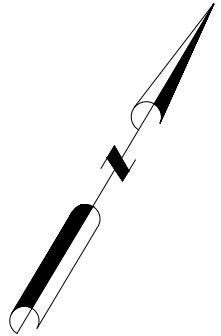
BOB WHITE ROAD

50'

ADDRESS: 3141 BOB WHITE ROAD
STEPHENVILLE, TX 76401

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS PROPERTY IS LOCATED WITHIN
ZONE "X" (AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN) ACCORDING TO F.I.R.M. PANEL
48143C0430D, EFFECTIVE NOVEMBER 16, 2011



STAFF REPORT



SUBJECT: Case No.: RP2022-009

Applicant Jacob Martin LLC, representing Chris Orr, is requesting a preliminary replat of property located at 1710 W South Loop, Parcel R33751, Acres 0.832, being BLOCK 32; LOT 20, 21; (PT OF 21) and 910 S Harbin, Parcel R73557, Acres 0.049, being BLOCK 32; LOT 30. Both parcels are of the SOUTH SIDE ADDITION to the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

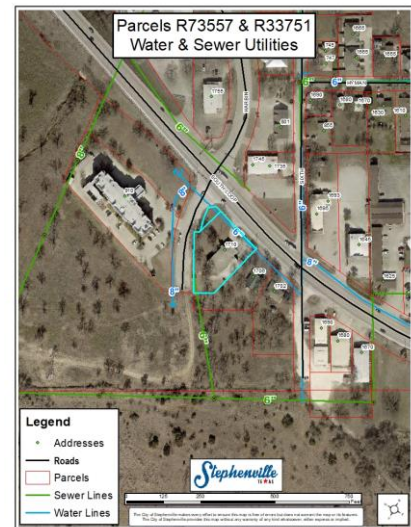
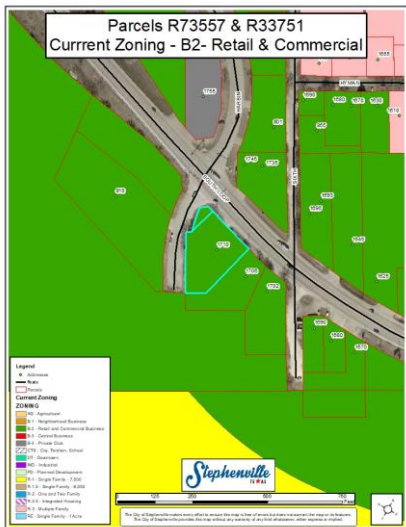
STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

The applicant is requesting a preliminary replat to combine two parcels into one parcel to allow for future development. Staff recommends approval of the replat. If approved by the Commission, no further action will be necessary for recordation.

BACKGROUND:

PROPERTY PROFILE:



Sec. 155.4.03. General subdivision and platting procedures.

- A. *Plats Required for Land Subdivision.* A Preliminary Plat or Minor Plat shall be approved prior to any land division that is subject to these regulations and prior to commencement of any new development.
- B. *Replats and Amending Plats.*

1. *Replat.* A Replat, in accordance with State law, and the provisions of Section 4.08 shall be required any time a platted, recorded lot is further divided or expanded, thereby changing the boundary and dimensions of the property.
2. *Amending Plat.* In the case of minor revisions to recorded Plats or lots, an Amending Plat may also be utilized if in accordance with Section 4.09.

C. Zoning.

1. *Conformance with Existing Zoning.* All Applications shall be in conformance with the existing zoning on property inside the City Limits.
2. *Request to Rezone First.* If an Applicant seeks to amend the zoning for the property, the request to rezone the land shall be submitted and approved prior to acceptance of an Application for filing of a plat, unless as otherwise provided below.
 - a. The Applicant may request approval from the City Administrator to submit an application simultaneous with the zoning change request, in which case the Application for the zoning amendment shall be acted upon first, provided that the Application is accompanied by a properly executed Waiver of Right to 30-Day Action (due to the more lengthy time frame necessary to advertise and process zoning Applications).
 - b. In the event that the requested zoning amendment is denied, the Plat Application shall also be rejected or denied.
3. *Zoning Ordinance Site Plan Approval.* Where Site Plan approval is required by the Zoning Ordinance prior to development, no Application for a Final Plat approval shall be accepted for filing until a Site Plan has been approved for the land subject to the proposed Plat.

FACTORS TO CONSIDER:

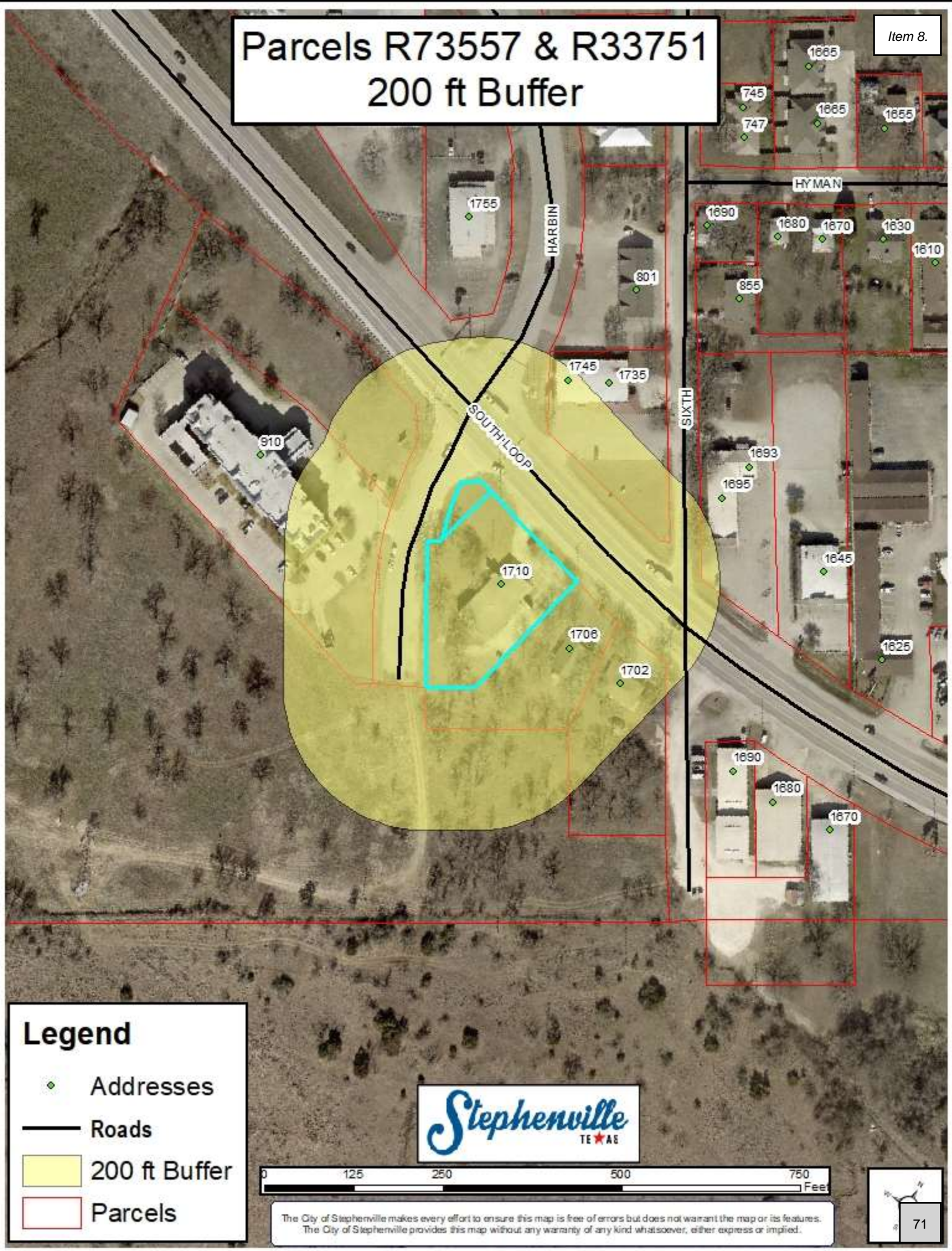
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for 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) Approve the replat.
- 2) Approve the replat with conditions.
- 3) Disapprove the replat.

Parcels R73557 & R33751 200 ft Buffer

Item 8.



Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- ▭ Parcels

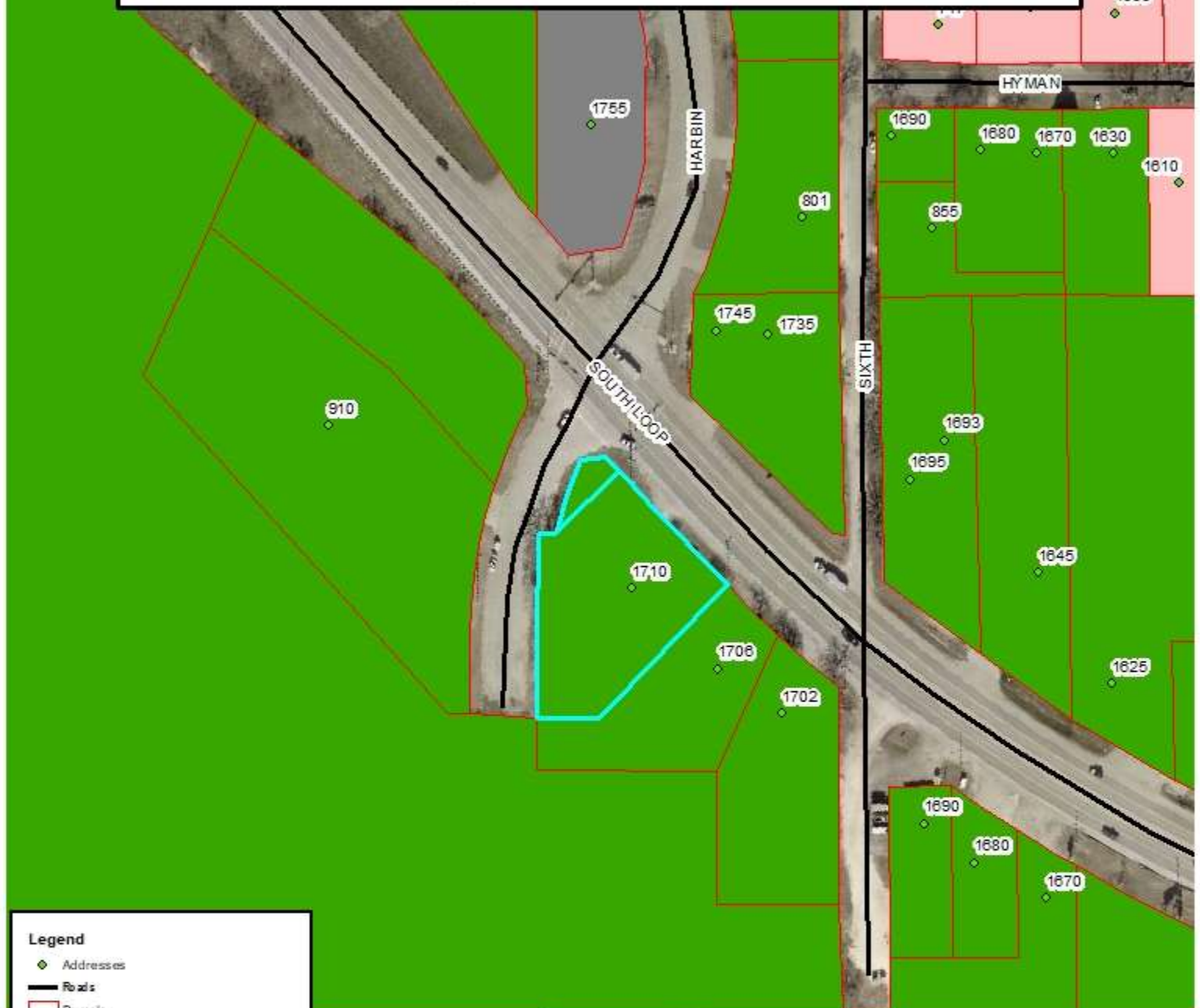


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Parcels R73557 & R33751

Current Zoning - B2- Retail & Commercial

Item 8.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

Current Zoning

ZONING

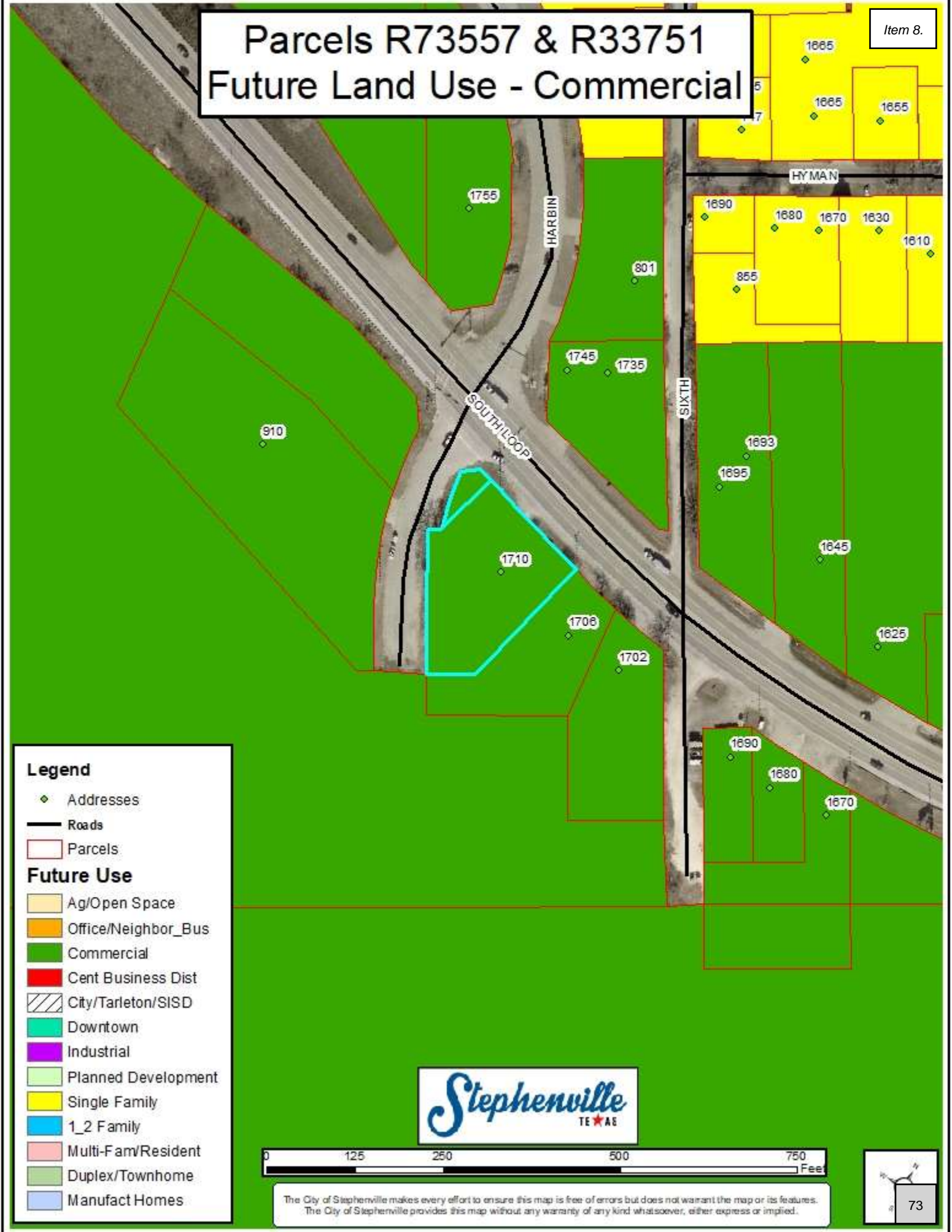
- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tarellon, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One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



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Parcels R73557 & R33751 Future Land Use - Commercial

Item 8.



Legend

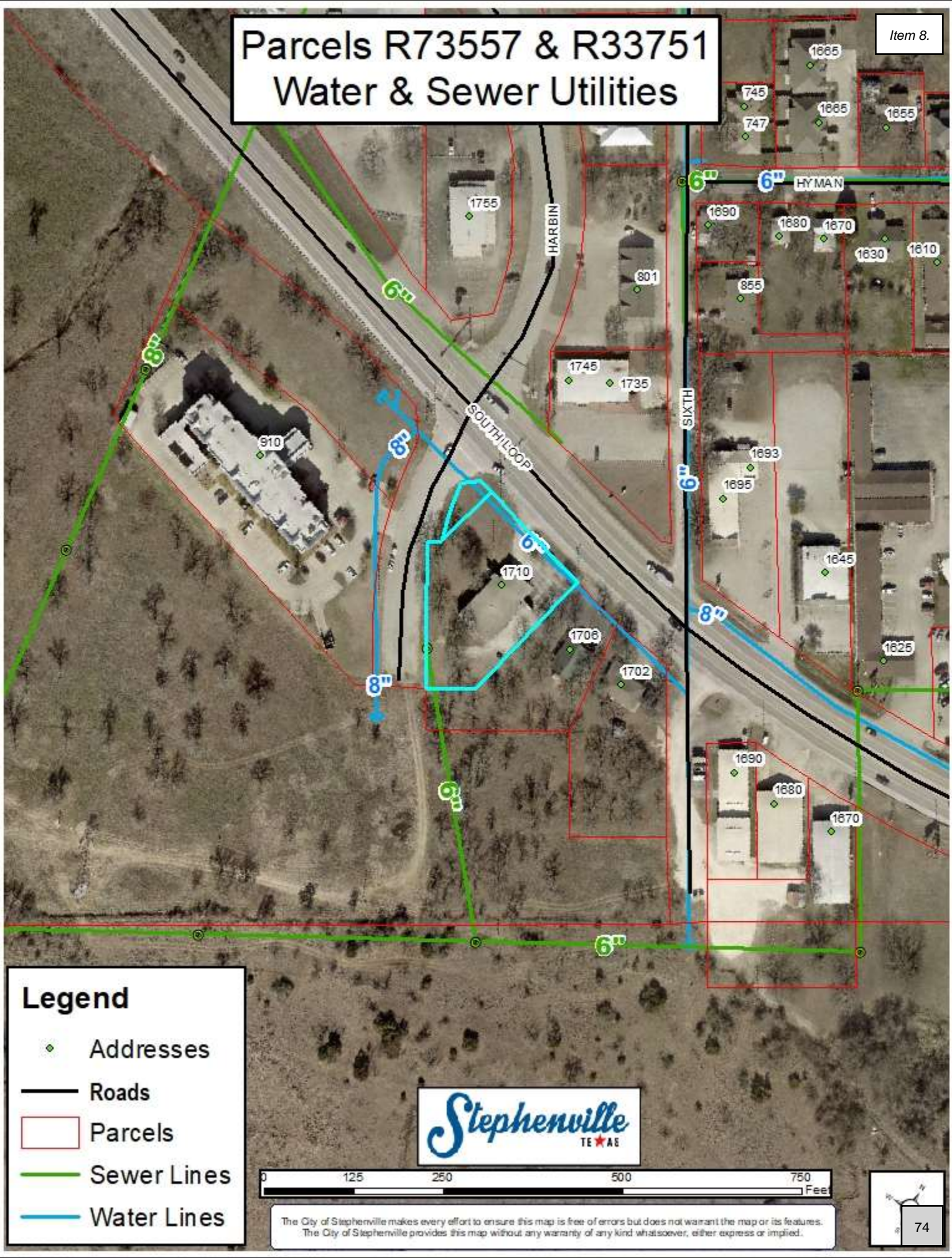
- ◆ Addresses
 - Roads
 - ▭ Parcels
- ### Future Use
- Ag/Open Space
 - Office/Neighbor_Bus
 - Commercial
 - Cent Business Dist
 - City/Tarleton/SISD
 - Downtown
 - Industrial
 - Planned Development
 - Single Family
 - 1_2 Family
 - Multi-Fam/Resident
 - Duplex/Townhome
 - Manufact Homes



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Parcels R73557 & R33751 Water & Sewer Utilities

Item 8.



Legend

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



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Parcel R73557 & R33751 Address List

Item 8.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000033760	0 GROESBECK	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000033778	1695 W SOUTH LOOP	ELMS CINDRA LEWALLEN	1695 W SOUTH LOOP	STEPHENVILLE	TX	76401
R000033754	1735 W SOUTH LOOP	ERATH COUNTY FARM BUREAU	PO BOX 195	STEPHENVILLE	TX	76401-0003
R000033753	1702 W SOUTH LOOP	HAMPTON BARBARA REVOCABLE LIFE ESTATE	1702 W SOUTH LOOP	STEPHENVILLE	TX	76401
R000064332	1706 W SOUTH LOOP	JACK JONES RE LTD	2137 HIDDEN CREEK ROAD	FORT WORTH	TX	76107
R000073556	910 S HARBIN	POLSERB LLC	3012 ASBURY ST	BROWNWOOD	TX	76801
R000033761	910 S HARBIN	SUNSTONE HOSPITALITY INC	1274 RXR PLZ	UNIONDALE	NY	11556-1200
R000073557	910 S HARBIN	TEA AMIGOS PROPERTIES LLC	7404 IMPERIAL DR	AMARILLO	TX	79121
R000033751	1710 W SOUTH LOOP	TEA AMIGOS PROPERTIES LLC	7404 IMPERIAL DR	AMARILLO	TX	79121



STAFF REPORT

SUBJECT: Proposed Revision to Chapter 154.20.2.K of the Zoning Ordinance
DEPARTMENT: Development Services
STAFF CONTACT: Steve Killen

BACKGROUND:

The City Council Development Services Committee convened September 20, 2022, to consider a proposed revision to Section 154.20.2.K of the Subdivision Ordinance, striking Paragraph 3 as reflected in the following excerpt and creating a new paragraph (3) and (4) as follows:

Sec. 154.20.2. Planning and zoning commission—Rules of procedure.

Roberts Rules of Order, the latest revision, shall be the Commission's final authority on all questions of procedures and parliamentary law not covered by these Rules of Procedures.

20.2.K Motions.

- (1) A motion may be made by any member other than the presiding officer.
- (2) A motion to approve any matter before the Commission or to recommend approval of any request requiring Council action shall require two-thirds favorable votes of the members present.
- (3) A motion to deny any matter before the Commission or to recommend denial of any request requiring Council action shall require a majority vote of those present. ~~(a) When fewer than all the members are present for the voting and when all motions to recommend on a given application fail to carry by two-thirds votes, consideration of the application shall be continued to the next regular meeting upon motion carried by a majority of those present.~~
 - ~~(b) — Provided further that no request or application shall be continued under this rule beyond the next regular meeting; failure of the Commission to secure two-thirds concurring votes to approve or recommend approval at the next regular meeting shall be recorded in the minutes as a denial of the proposal under this rule.~~
- (4) If the Commission fails to obtain the minimum votes required, the item before the Commission requiring Council action shall be forwarded with no recommendation.

The Committee, by a unanimous vote of 4/0, assigned the Planning and Zoning Commission to hold a public hearing to consider the proposed revisions as presented and make a recommendation to the City Council for adoption.

ALTERNATIVES:

1. Recommend the City Council adopt the proposed revisions.
2. Recommend the City Council take no action and therefore, not adopt the proposed revisions.