



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, January 17, 2024 at 5:30 PM

AGENDA

CALL TO ORDER

ELECTION OF OFFICERS

MINUTES

- [1.](#) Consider Approval of December 20, 2023 Minutes

PUBLIC HEARING

- [2.](#) Case No.: RZ2024-001
- [3.](#) Case No.: RZ2024-002

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, December 20, 2023, at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, December 20, 2023, 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
Nick Robinson
Justin Allison
Mary Beach McGuire
Paul Ashby
Tyler Wright
Justin Slawson – Alternate 2

COMMISSIONERS ABSENT: Bonnie Terrell – Alternate 1

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 PM.

MINUTES

1. **Consider Approval of Minutes – November 15, 2023**
MOTION by Brian Lesley, second by Paul Ashby to approve the minutes for November 15, 2023. MOTION CARRIED by unanimous vote of Commissioners that were present at the November 15, 2023 meeting.
2. **Consider Approval of Minutes – December 4, 2023**
MOTION by Brian Lesley, second by Taylor Wright to approve the minutes for December 4, 2023. MOTION CARRIED by unanimous vote of Commissioners that were present at the December 4, 2023 meeting.

PUBLIC HEARING**3. Case No.: AS2023-002****Abandonment of a portion of Saint Felix Street, from West Turner Street to West Tarleton Street of the Groesbeck & McClelland Subdivision of the City of Stephenville.**

Development Services Director, Steve Killen briefed the Commission on the case. Mr. Killen stated that the City has previously abandoned streets near and through the Tarleton State University Campus for campus expansion or improvements. Mr. Killen reminded the Commissioners that Chapter 95 of the City of Stephenville Code of Ordinances allows for the abandonment of streets and alleys by petition or council initiative. Council initiated such action at the regular business meeting on November 7, 2023, approving resolutions to abandon. The Planning and Zoning Commission is now charged with holding a public hearing and providing a recommendation to the City Council. Director Killen shared with the Commission that Public Works provided the following comments: a 15-ft. wide Municipal Utility Easement is needed for Water and Sewer mains to service one house at this location - 190 Saint Felix and final easement dimensions will be identified by survey.

Chairperson LaTouche opened the public hearing at 5:36 PM.

No one spoke in favor or against the street abandonment request.

Chairperson LaTouche closed the public hearing at 5:36 PM.

MOTION by Paul Ashby, second by Brian Lesley, to recommend to the City Council to abandon as presented a portion of Saint Felix Street, from West Turner Street to West Tarleton Street of the Groesbeck & McClelland Subdivision of the City of Stephenville. MOTION CARRIED 6-1, with Justin Allison casting the dissenting vote.

4. Case No.: AS2023-003**Abandonment of a portion of Saint Peter Street, from West Washington Street to West Tarleton Street of the Groesbeck & McClelland Subdivision of the City of Stephenville.**

Development Services Director, Steve Killen briefed the Commission on the case. Mr. Killen stated that the City has previously abandoned streets near and through the Tarleton State University Campus for campus expansion or improvements. Mr. Killen reminded the Commissioners that Chapter 95 of the City of Stephenville Code of Ordinances allows for the abandonment of streets and alleys by petition or council initiative. Council initiated such action at the regular business meeting on November 7, 2023, approving resolutions to abandon. The Planning and Zoning Commission is now charged with holding a public hearing and providing a recommendation to the City Council. Director Killen shared with the Commission that Public Works provided the following comments: 30-ft. wide Municipal Utility Easement from Washington to Saint Peter is needed for a 14- inch Water Distribution Line and a 6-inch Water Transmission Line while abandoning a 3/4 – inch Water Distribution Line (acting as a service line) and a 6-inch sanitary sewer line. Final easement dimensions will be identified by survey.

Chairperson LaTouche opened the public hearing at 5:38 PM.

No one spoke in favor or against the street abandonment request.

Chairperson LaTouche closed the public hearing at 5:38 PM.

MOTION by Nick Robinson, second by Mary Beach McGuire, to recommend to the City Council to abandon as presented a portion of Saint Peter Street, from West Washington Street to West Tarleton Street of the Groesbeck & McClelland Subdivision of the City of Stephenville. MOTION CARRIED 6-1, with Justin Allison casting the dissenting vote.

5. Case No.: AS2023-004

Abandonment of a portion of Jones Street, from North Cain Street to North Lillian Street of the College Heights Subdivision of the City of Stephenville.

Development Services Director, Steve Killen briefed the Commission on the case. Mr. Killen stated that the City has previously abandoned streets near and through the Tarleton State University Campus for campus expansion or improvements. Mr. Killen reminded the Commissioners that Chapter 95 of the City of Stephenville Code of Ordinances allows for the abandonment of streets and alleys by petition or council initiative. Council initiated such action at the regular business meeting on November 7, 2023, approving resolutions to abandon. The Planning and Zoning Commission is now charged with holding a public hearing and providing a recommendation to the City Council. Director Killen shared with the Commission that Public Works provided the following comments: 15-ft. wide Municipal Utility Easement is needed for 6-inch Water Line to keep water system looped while abandoning an 8-inch sanitary sewer line. Final easement dimensions will be identified by survey.

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

No one spoke in favor or against the street abandonment request.

Chairperson LaTouche closed the public hearing at 5:40 PM.

MOTION by Mary Beach McGuire, second by Nick Robinson, to recommend to the City Council to abandon as presented a portion of Jones Street, from North Cain Street to North Lillian Street of the College Heights Subdivision of the City of Stephenville. MOTION CARRIED 6-1, with Justin Allison casting the dissenting vote.

6. Case No.: AS2023-005

Abandonment of a portion of Cain Street, from West Jones Street to West Vanderbilt Street of the College Heights Subdivision of the City of Stephenville.

Development Services Director, Steve Killen briefed the Commission on the case. Mr. Killen stated that the City has previously abandoned streets near and through the Tarleton State University Campus for campus expansion or improvements. Mr. Killen reminded the Commissioners that Chapter 95 of the City of Stephenville Code of Ordinances allows for the abandonment of streets and alleys by petition or council initiative. Council initiated such action at the regular business meeting on November 7, 2023, approving resolutions to abandon. The Planning and Zoning Commission is now charged with holding a public hearing and providing a recommendation to the City Council. Director Killen shared with the Commission that Public Works provided the following comments: 15-ft. wide Municipal Utility Easement is needed for 6-inch Water Line to keep water system looped while abandoning a 6-inch sanitary sewer line. Final easement dimensions will be identified by survey.

Chairperson LaTouche opened the public hearing at 5:41 PM.

No one spoke in favor or against the street abandonment request.

Chairperson LaTouche closed the public hearing at 5:41 PM.

MOTION by Mary Beach McGuire, second by Paul Ashby, to recommend to the City Council to abandon as presented a portion of Cain Street, from West Jones Street to West Vanderbilt Street of the College Heights Subdivision of the City of Stephenville. MOTION CARRIED 5-2, with Justin Allison and Brian Lesley casting the dissenting votes.

7. Case No.: AS2023-006

Abandonment of a portion of Vanderbilt Street, from North Cain Street to North Neblett Street of the College Heights Subdivision of the City of Stephenville.

Development Services Director, Steve Killen briefed the Commission on the case. Mr. Killen stated that the City has previously abandoned streets near and through the Tarleton State University Campus for campus expansion or improvements. Mr. Killen reminded the Commissioners that Chapter 95 of the City of Stephenville Code of Ordinances allows for the abandonment of streets and alleys by petition or council initiative. Council initiated such action at the regular business meeting on November 7, 2023, approving resolutions to abandon. The Planning and Zoning Commission is now charged with holding a public hearing and providing a recommendation to the City Council. Director Killen shared with the Commission that Public Works provided the following comments: 15-ft. wide Municipal Utility Easement is needed for an 8-inch Water Line to keep water system looped while abandoning a 6-inch sanitary sewer line. Final easement dimensions will be identified by survey.

Chairperson LaTouche opened the public hearing at 5:45 PM.

No one spoke in favor or against the street abandonment request.

Chairperson LaTouche closed the public hearing at 5:45 PM.

MOTION by Mary Beach McGuire, second by Tyler Wright, to recommend to the City Council to deny the abandonment as presented of a portion of Vanderbilt Street, from North Cain Street to North Neblett Street of the College Heights Subdivision of the City of Stephenville. MOTION CARRIED with a 4-3 vote.

AYES: Justin Allison, Mary Beach McGuire, Brian Lesley, Paul Ashby

NOES: Tyler Wright, Lisa LaTouche, Nick Robinson

8. Case No.: AS2023-007

Abandonment of a portion of Neblett Street, from West Jones Street to West Vanderbilt Street of the College Heights Subdivision of the City of Stephenville.

Development Services Director, Steve Killen briefed the Commission on the case. Mr. Killen stated that the City has previously abandoned streets near and through the Tarleton State University Campus for campus expansion or improvements. Mr. Killen reminded the Commissioners that Chapter 95 of the City of Stephenville Code of Ordinances allows for the abandonment of streets and alleys by petition or council initiative. Council initiated such action at the regular business meeting on November 7, 2023, approving resolutions to abandon. The Planning and Zoning Commission is now charged with holding a public hearing and providing a recommendation to the City Council. Director Killen shared with the

Commission that Public Works provided the following comments: 15-ft. wide Municipal Utility Easement is needed for a 2-inch Water Line to keep water system looped while abandoning a 6-inch sanitary sewer line. Final easement dimensions will be identified by survey.

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

No one spoke in favor or against the street abandonment request.

Chairperson LaTouche closed the public hearing at 5:50 PM.

MOTION by Mary Beach McGuire, second by Tyler Wright, to recommend to the City Council to deny the abandonment as presented of a portion of Neblett Street, from West Jones Street to West Vanderbilt Street of the College Heights Subdivision of the City of Stephenville. MOTION CARRIED with a 5-2 vote.

AYES: Tyler Wright, Justin Allison, Mary Beach McGuire, Brian Lesley, Paul Ashby

NOES: Lisa LaTouche, Nick Robinson

9. Case No.: RZ2023-008

Applicant Kimberly Hammon is requesting a rezone for property located at 252 E Tarleton, being Parcel R29602, Acres 0.227, S2600 CITY ADDITION; BLOCK 63; LOT 22 of the City of Stephenville, Erath County, Texas from (B-1) Neighborhood Business to (B-3) Central Business District.

Development Services Director, Steve Killen gave the following report: The aforementioned property has a current zoning of (B-1) Neighborhood Business and the Future Land Use for the property is designated as B-3 Central Business District. The applicant is requesting a rezone to Central Business District (B-3) which will allow her to market the current dwelling that is on the property as either a Bed and Breakfast or a rental unit. Mr. Killen concluded his brief by stating that staff supports this rezone request.

Kimberly Hammon was present to answer the Commissioners questions.

Chairperson LaTouche opened the public hearing at 5:58 PM.

No one spoke in favor or against the rezone request.

Chairperson LaTouche closed the public hearing at 5:58 PM.

MOTION by Mary Beach McGuire, second by Nick Robinson, to recommend approval to the City Council for the rezone of property located at 252 E Tarleton, being Parcel R29602, Acres 0.227, S2600 CITY ADDITION; BLOCK 63; LOT 22 of the City of Stephenville, Erath County, Texas from (B-1) Neighborhood Business to (B-3) Central Business District. MOTION CARRIED by a unanimous vote.

10. Case No.: PP2023-004

Applicant Reagan Thompson, representing TSU Catholic, LLC is requesting a preliminary plat of properties located at 1292 W Washington, Parcel R77944, being BLOCK 134; LOTS 12;18;30B;31 (PTS OF) of the CITY ADDITION, 1334 W Washington, Parcel R30249, being BLOCK 134; LOT 40, ATM MACHINE of the CITY ADDITION, 1350 W Washington, Parcel R30251, being BLOCK 134; LOTS 1;5;28 of the CITY ADDITION, 1303 McNeill, Parcel R30272, being BLOCK 134; LOT 32 of the CITY ADDITION, 1345 McNeill, Parcel R30271, being BLOCK 134; LOT 31 (S150) of the CITY ADDITION, and 1353 McNeill,

Parcel R30270, being BLOCK 134; LOT 30A of the CITY ADDITION to the City of Stephenville, Erath County, Texas.

Development Services Director, Steve Killen gave the following report: In May 2023, the property was rezoned to Planned Development and Mr. Thompson has recently received his approved civil plan set. Originally Mr. Thompson submitted a Preliminary Plat, however construction will begin very soon and approving this as the Final Plat with conditions will allow for a quicker transition from completion and acceptance of public improvements to the recordation of the Final Plat and issuance of the Building Permit for vertical construction. Director Killen concluded his report by recommending approval of the Final Plat upon completion of the following conditions as noted per the requirements of Chapter 155:

1. Obtain acceptance on all public improvements; or, pursuant to Ch. 155.5.05 of the Code of Ordinances, enter into an escrow agreement for the completion of public improvements.
2. Title as Final Plat.
3. Provide setbacks for each lot as approved with the Planned Development.

Reagan Thompson was not present to answer the Commissioners questions.

Chairperson LaTouche opened the public hearing at 6:05 PM.

No one spoke in favor or against the request.

Chairperson LaTouche closed the public hearing at 6:05 PM.

MOTION by Brian Lesley, second by Nick Robinson, to approve with conditions a Final Plat for properties located at 1292 W Washington, Parcel R77944, being BLOCK 134; LOTS 12;18;30B;31 (PTS OF) of the CITY ADDITION, 1334 W Washington, Parcel R30249, being BLOCK 134; LOT 40, ATM MACHINE of the CITY ADDITION, 1350 W Washington, Parcel R30251, being BLOCK 134; LOTS 1;5;28 of the CITY ADDITION, 1303 McNeill, Parcel R30272, being BLOCK 134; LOT 32 of the CITY ADDITION, 1345 McNeill, Parcel R30271, being BLOCK 134; LOT 31 (S150) of the CITY ADDITION, and 1353 McNeill, Parcel R30270, being BLOCK 134; LOT 30A of the CITY ADDITION to the City of Stephenville, Erath County, Texas.

MOTION CARRIED by a unanimous vote.

11. Case No.: SV2023-003

Applicant Niraj Patel, representing DNJ's Investment, LLC, is requesting an appeal for a Subdivision Waiver denial regarding Section 155.6.11 – Sidewalk Requirements, to be constructed at 3015 Northwest Loop, Parcel R63719, Acres 2.730, S2600 CITY ADDITION;, BLOCK 161;, LOT 1; of the City of Stephenville, Erath County, Texas.

Development Services Director, Steve Killen briefed the Commission regarding the appeal. On October 19, 2023, Mr. Patel was informed that the Curb and Gutter waiver request was approved, but the Sidewalk waiver request was denied. Subsequently on November 21, 2023, Mr. Patel submitted a letter to the City Manager requesting an appeal to the Minor Subdivision Waiver denial. Section (J) of the Sidewalk Subdivision Ordinance Sec. 155.6.11. allows for an appeal to be submitted within thirty (30) calendar days following the denial decision. Mr. Killen concluded his brief by stating that staff does not support the appeal.

Niraj Patel was not present to answer the Commissioners questions.

Chairperson LaTouche opened the public hearing at 6:09 PM.

No one spoke in favor or against the appeal.

Chairperson LaTouche closed the public hearing at 6:09 PM.

MOTION by Brian Lesley, second by Mary Beach McGuire, to recommend denial of the Subdivision Waiver appeal regarding Section 155.6.11 – Sidewalk Requirements to be constructed at 3015 Northwest Loop, Parcel R63719, Acres 2.730, S2600 CITY ADDITION;, BLOCK 161;, LOT 1; of the City of Stephenville, Erath County, Texas. MOTION FAILED to receive a majority vote and therefore, the case will be forwarded to Council without a recommendation.

NOES: Justin Allison, Brian Lesley, Nick Robinson, Paul Ashby

AYES: Tyler Wright, Mary Beach McGuire, Lisa LaTouche

ADJOURN

The meeting was adjourned at 6:13 PM.

APPROVED:

ATTEST:

Lisa LaTouche, Chair

Tina Cox, Commission Secretary

STAFF REPORT



SUBJECT: Case No.: RZ2024-001

Applicant Wayne Hayes is requesting a rezone for property located at 580 Race, being Parcel R32720, Acres 0.103, S5400 PARK PLACE ADDITION, BLOCK 2;, LOT 8A of the City of Stephenville, Erath County, Texas from (B-2) Retail and Commercial to (R-1) Single Family Residential.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

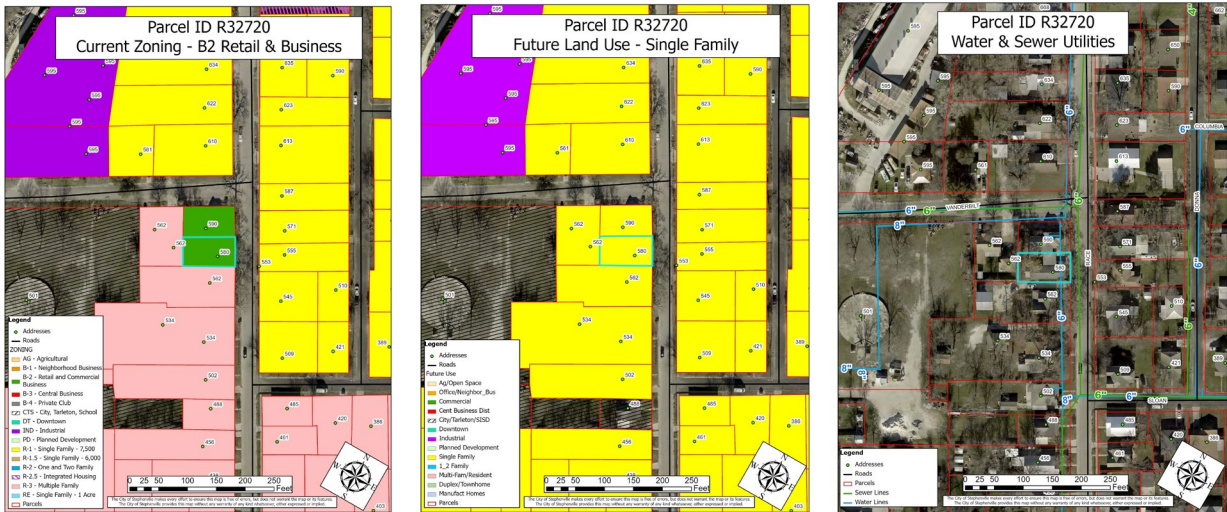
RECOMMENDATION:

The property has current zoning of B-2, Retail and Commercial. The Future Land Use for this property is designated as Single Family Residential.

BACKGROUND:

The applicant is requesting a rezone to Single Family Residential (R-1) which will allow him to repurpose the existing dwelling into a residential home.

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.

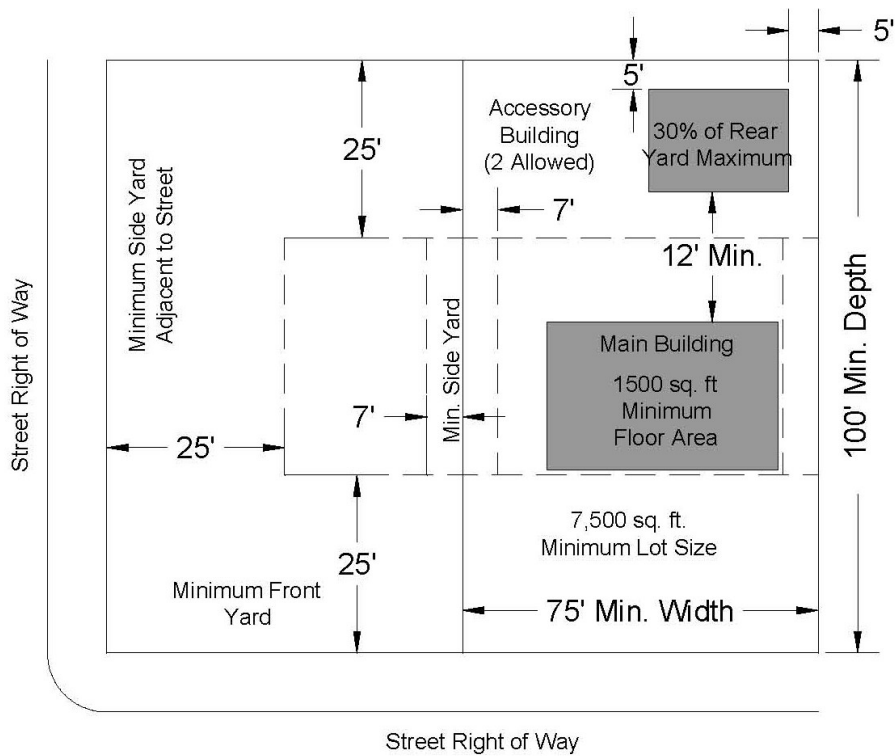
- (1) Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing 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.

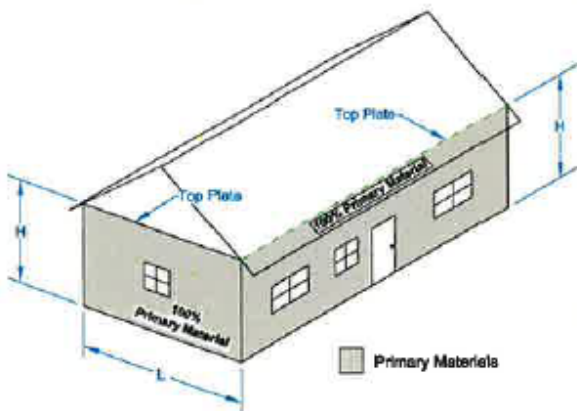
- (1) Maximum density: one dwelling unit per lot.
- (2) Minimum lot area: 7,500 ft².
- (3) Minimum lot width and lot frontage: 75 feet.
- (4) Minimum lot depth: 100 feet.
- (5) Minimum depth of front setback: 25 feet.
- (6) Minimum depth of rear setback: 25 feet.
- (7) Minimum width of side setback:
 - (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.



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.

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 ID R32720 200 Ft. Buffer

Item 2.

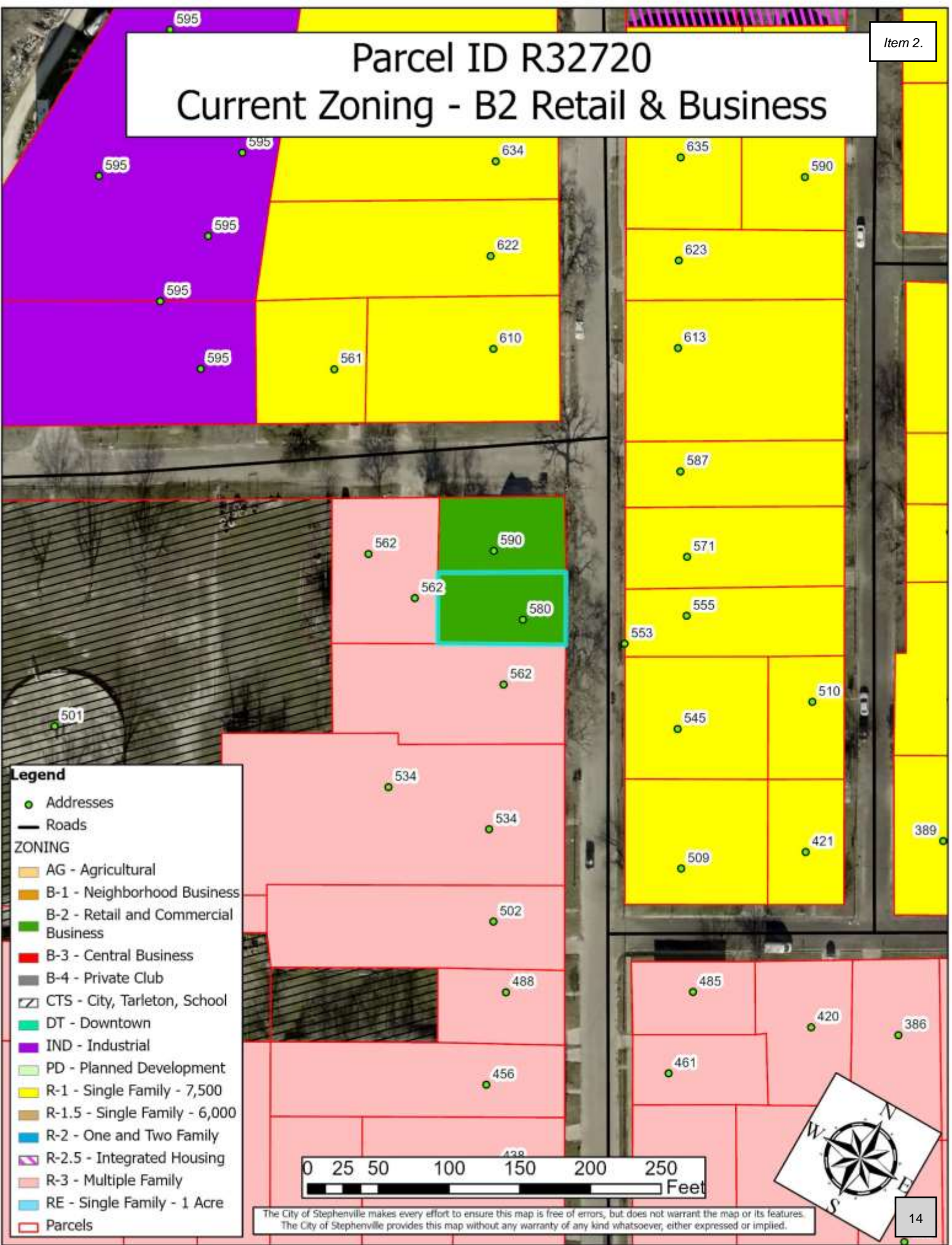


- Legend**
- Addresses
 - Roads
 - ▭ Parcels
 - 200 Ft Buffer

0 25 50 100 150 200 250 Feet

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

Parcel ID R32720 Current Zoning - B2 Retail & Business

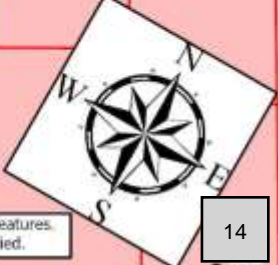
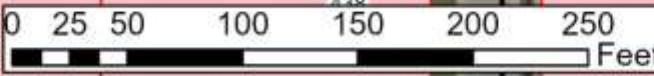


Legend

- Addresses
- Roads

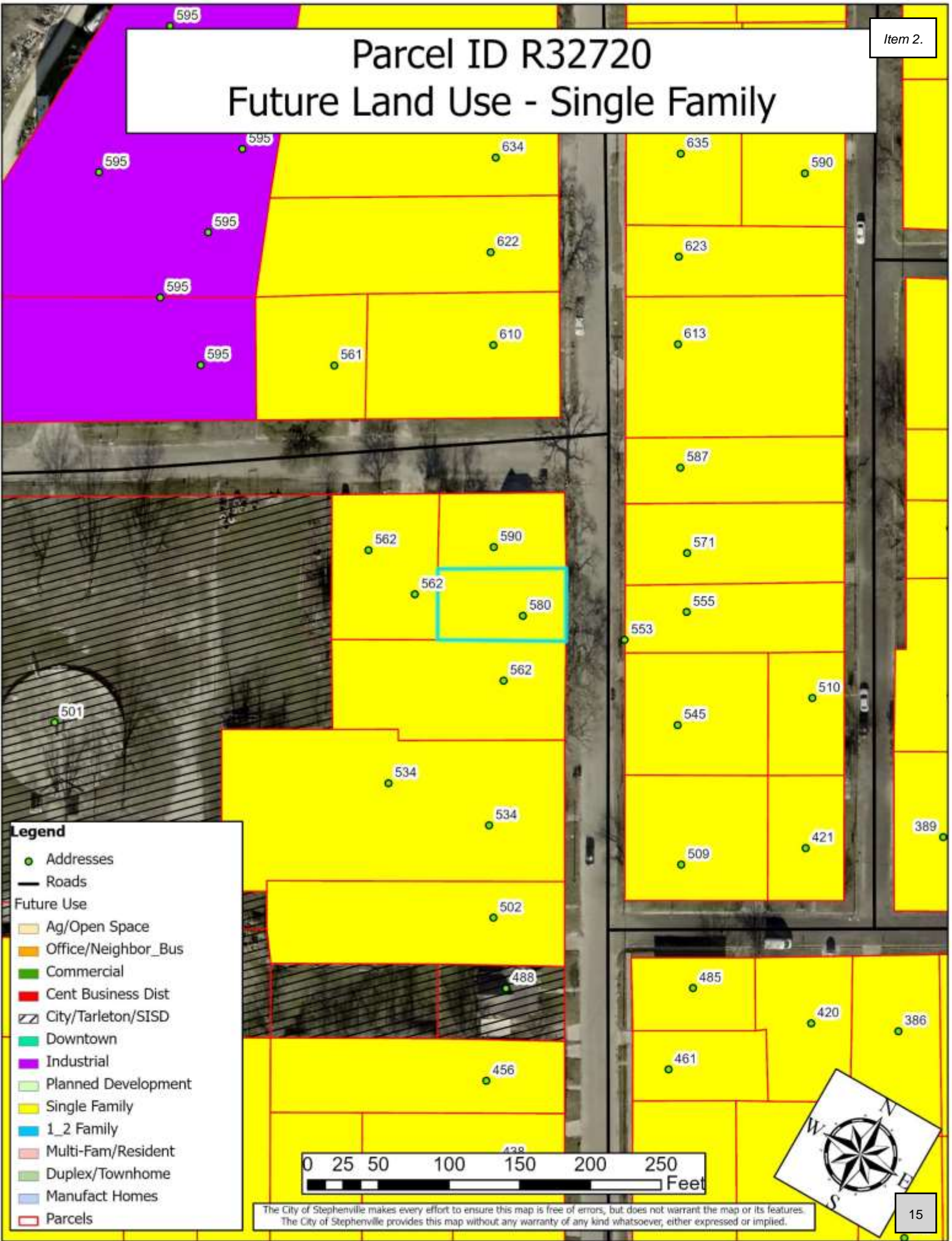
ZONING

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



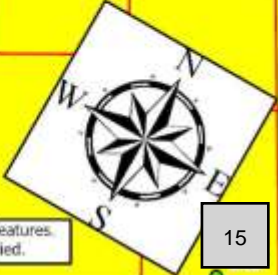
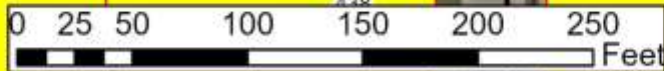
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Parcel ID R32720 Future Land Use - Single Family



Legend

- Addresses
- Roads
- 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
 - Parcels



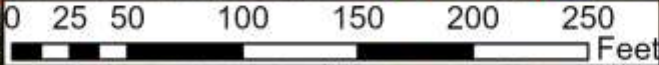
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Parcel ID R32720 Water & Sewer Utilities

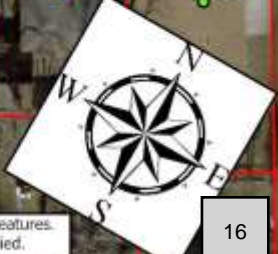
Item 2.



- Legend**
- Addresses
 - Roads
 - ▭ Parcels
 - Sewer Lines
 - Water Lines

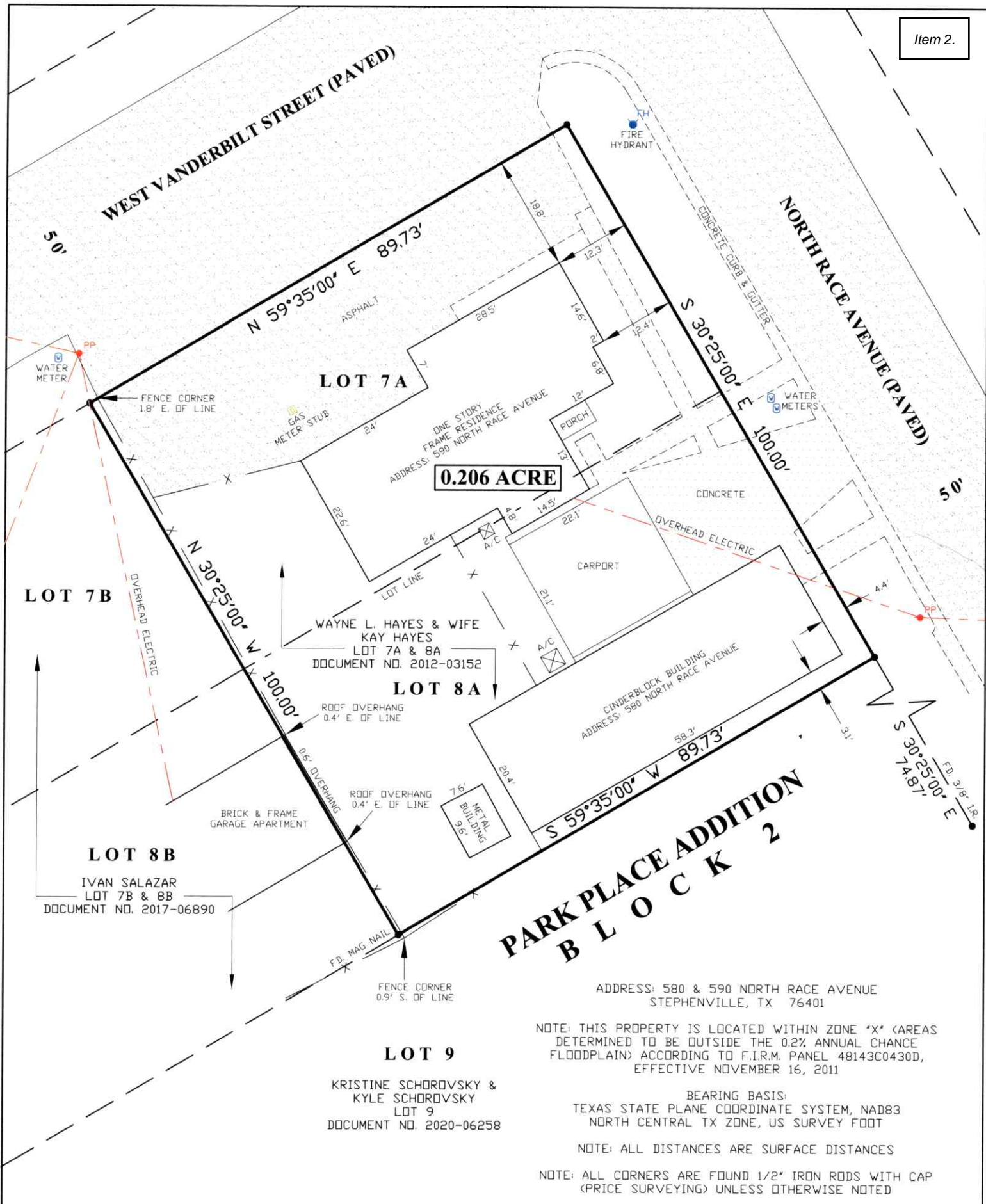


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Parcel R32720 Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000032548	571 RACE	BAUGUS BRUCE W & REBECCA D	571 N RACE ST	STEPHENVILLE	TX	76401-0000
R000032544	623 RACE	BEDWELL MONTY C	3377 FM914	STEPHENVILLE	TX	76401
R000032722	501 N PADDOCK	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000033243	622 N RACE	FELAN JULIAN ISAIAH	1522 CORMORANT DR	GARLAND	TX	75043
R000029681	534 RACE	FERGASON SIERRA	534 N RACE	STEPHENVILLE	TX	76401
R000030058	545 RACE	GTG ACQUISITIONS, LLC	7271 CR276	TERRELL	TX	75160
R000032719	590 RACE	HAYES WAYNE LEROY	PO BOX 2410	STEPHENVILLE	TX	76401
R000032720	580 RACE	HAYES WAYNE LEROY	PO BOX 2410	STEPHENVILLE	TX	76401
R000030062	421 W SLOAN	HOOVER BOBBY	2059 CR512	STEPHENVILLE	TX	76401
R000032711	610 RACE	LACSON GABRIEL	610 RACE	STEPHENVILLE	TX	76401
R000029694	502 N RACE	LAURSEN ANNA L	502 N RACE	STEPHENVILLE	TX	76401
R000032708	595 W VANDERBILT	LEE MARCHELLE	695 PRAIRIE WIND BLVD	STEPHENVILLE	TX	76401
R000030061	510 DONNA	MILLER HOLLY	575 CHARLOTTE	STEPHENVILLE	TX	76401
R000030057	509 RACE	MORING RONALD V & CAROL C	509 N RACE	STEPHENVILLE	TX	76401-0000
R000032718	562 VANDERBILT	SALAZAR IVAN	562 W VANDERBILT	STEPHENVILLE	TX	76401
R000032721	562 N RACE	SCHOROVSKY KRISTINE & KYLE SCHOROVSKY	25180 KANSAS AVE	LOS MOLINOS	CA	96055
R000032549	555 RACE	STASEY CHRISTOPHER	4137 CR196	BLUFF DALE	TX	76433
R000032709	561 VANDERBILT	STORMS ROSA MARIA	20670 CR163	STEPHENVILLE	TX	76401-8033
R000032545	613 RACE	VAUGHN EDMUND LEE	613 N RACE ST	STEPHENVILLE	TX	76401
R000032547	587 RACE	YEAGER CHARLES W SR & CHARLOTTE (LIFE ESTATE)	587 N RACE ST	STEPHENVILLE	TX	76401



**PARK PLACE ADDITION
BLOCK 2**

ADDRESS: 580 & 590 NORTH RACE AVENUE
STEPHENVILLE, TX 76401

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

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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: ALL CORNERS ARE FOUND 1/2" IRON RODS WITH CAP (PRICE SURVEYING) UNLESS OTHERWISE NOTED

PLAT OF SURVEY AND IMPROVEMENTS

OF ALL OF LOT 7A & LOT 8A IN BLOCK 2 OF PARK PLACE ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO KING'S 1956 MAP OF STEPHENVILLE, ADOPTION AND DEDICATION THEREOF RECORDED IN VOLUME 381, PAGE 105 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS

SURVEYED ON THE GROUND: DECEMBER 13, 2023



Matthew K Price

MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284
PRICE SURVEYING, LP, FIRM # 10194051, 1100 E. WASHINGTON, STEPHENVILLE, TX 76401
254-965-5489 JN231293 15320.CRD



STAFF REPORT



SUBJECT: Case No.: RZ2024-002

Applicant Wayne Hayes is requesting a rezone for property located at 590 Race, being Parcel R32719, S5400 PARK PLACE ADDITION, BLOCK 2;, LOT 7A of the City of Stephenville, Erath County, Texas from (B-2) Retail and Commercial to (R-1) Single Family Residential.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

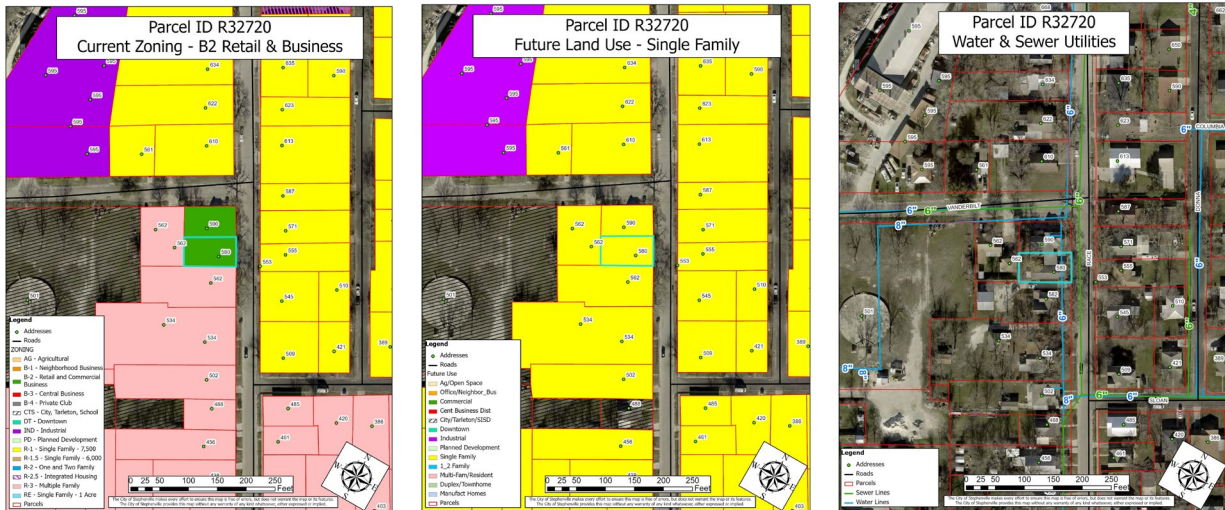
RECOMMENDATION:

The property has current zoning of B-2, Retail and Commercial. The Future Land Use for this property is designated as Single Family Residential.

BACKGROUND:

The applicant is requesting a rezone to Single Family Residential (R-1) which will allow him to repurpose the existing dwelling into a residential home.

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.

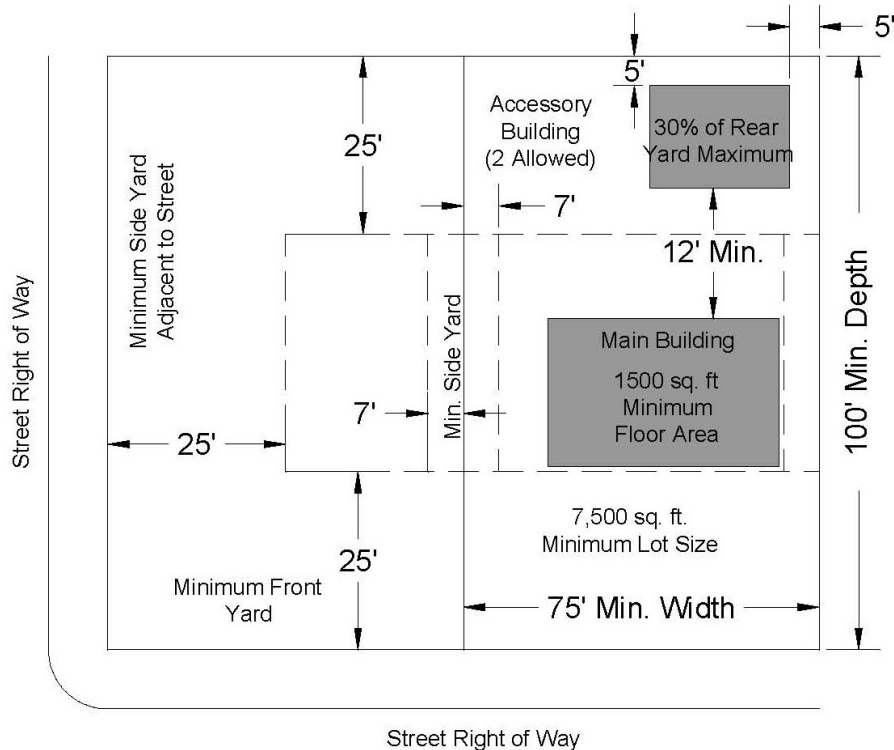
5.3.C Conditional Uses.

- (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.

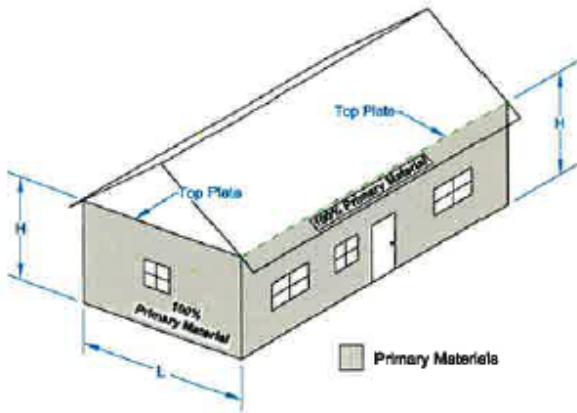
- (11) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit 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.



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.

FACTORS TO CONSIDER:

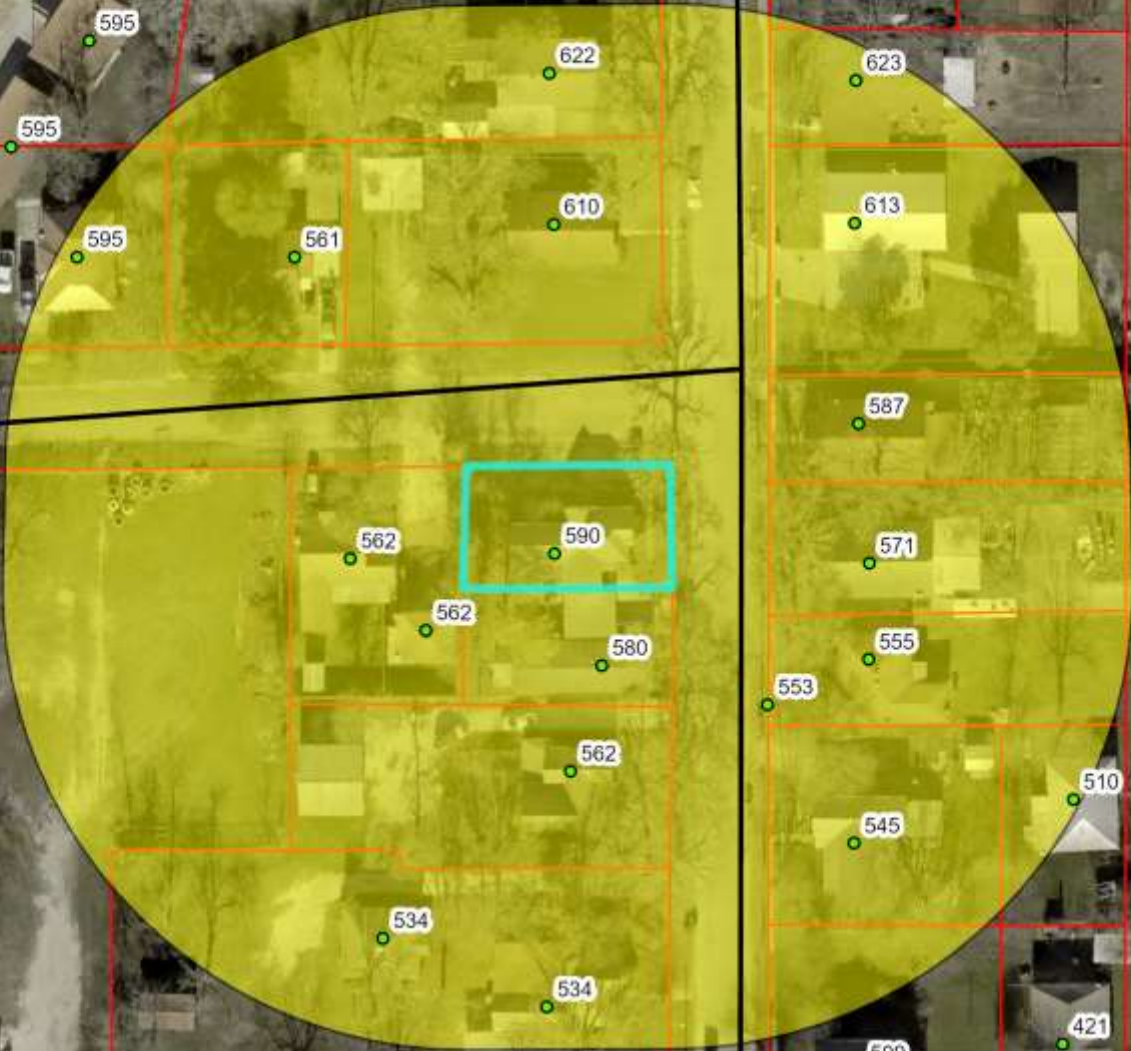
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for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

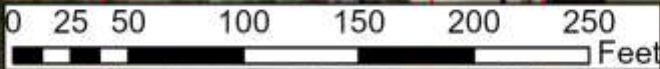
Parcel ID R32719 200 Ft. Buffer

Item 3.

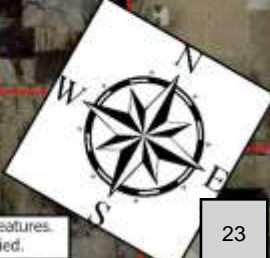


Legend

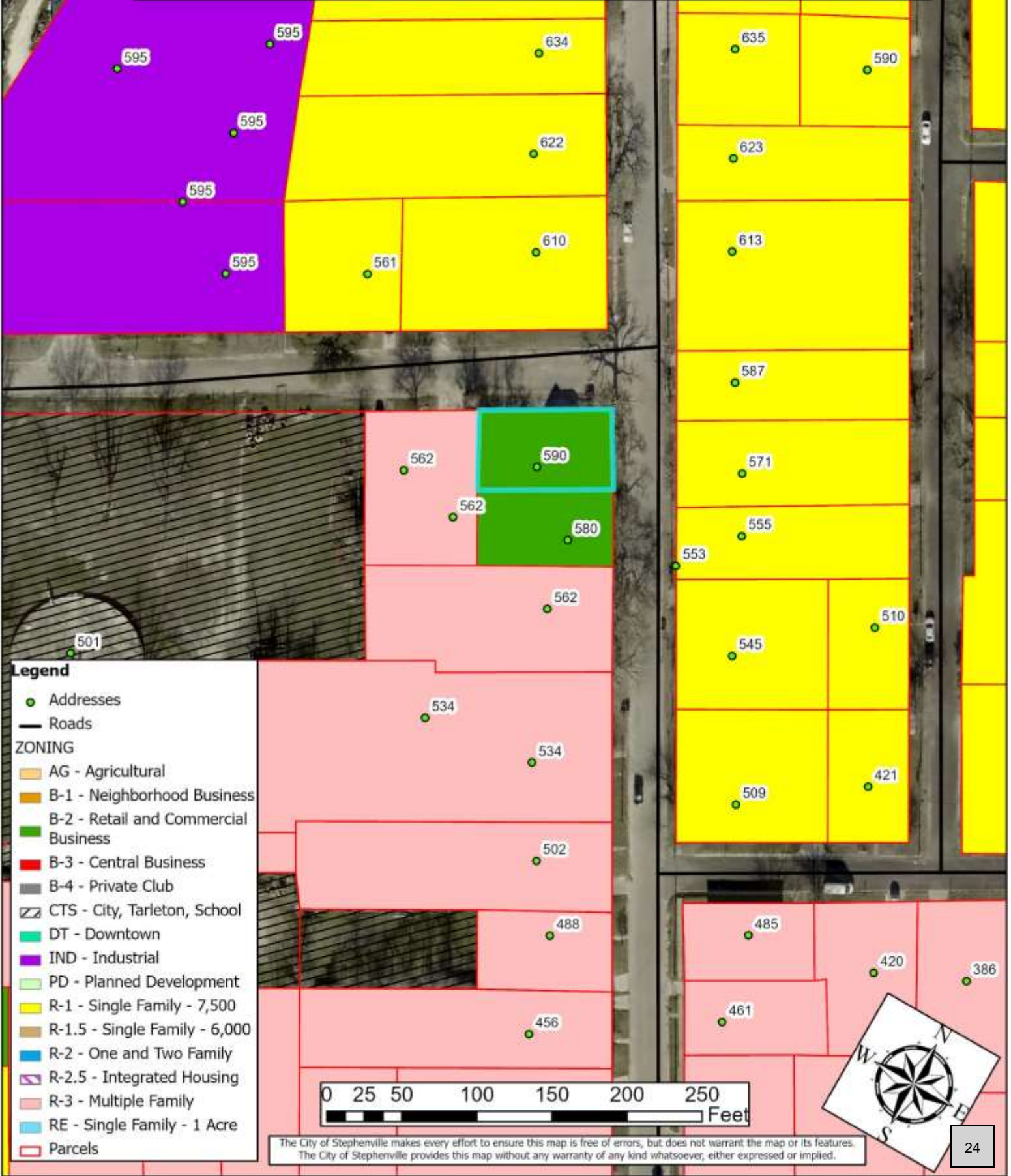
- Addresses
- Roads
- ▭ Parcels
- 200' Buffer



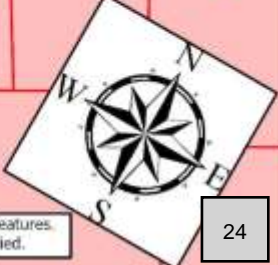
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Parcel ID R32719 Current Zoning - B2 Retail & Commercial



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



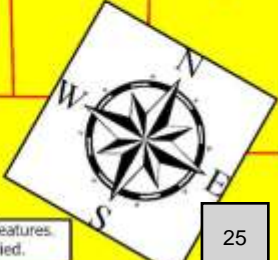
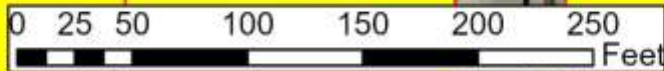
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Parcel ID R32719 Future Land Use - Single Family



Legend

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



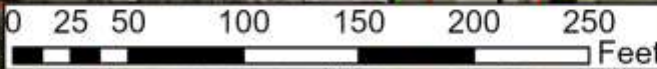
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Parcel ID R32719 Water & Sewer Utilities

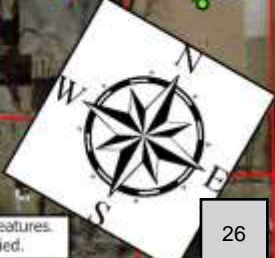
Item 3.



- Legend**
- Addresses
 - Roads
 - ▭ Parcels
 - Sewer Lines
 - Water Lines

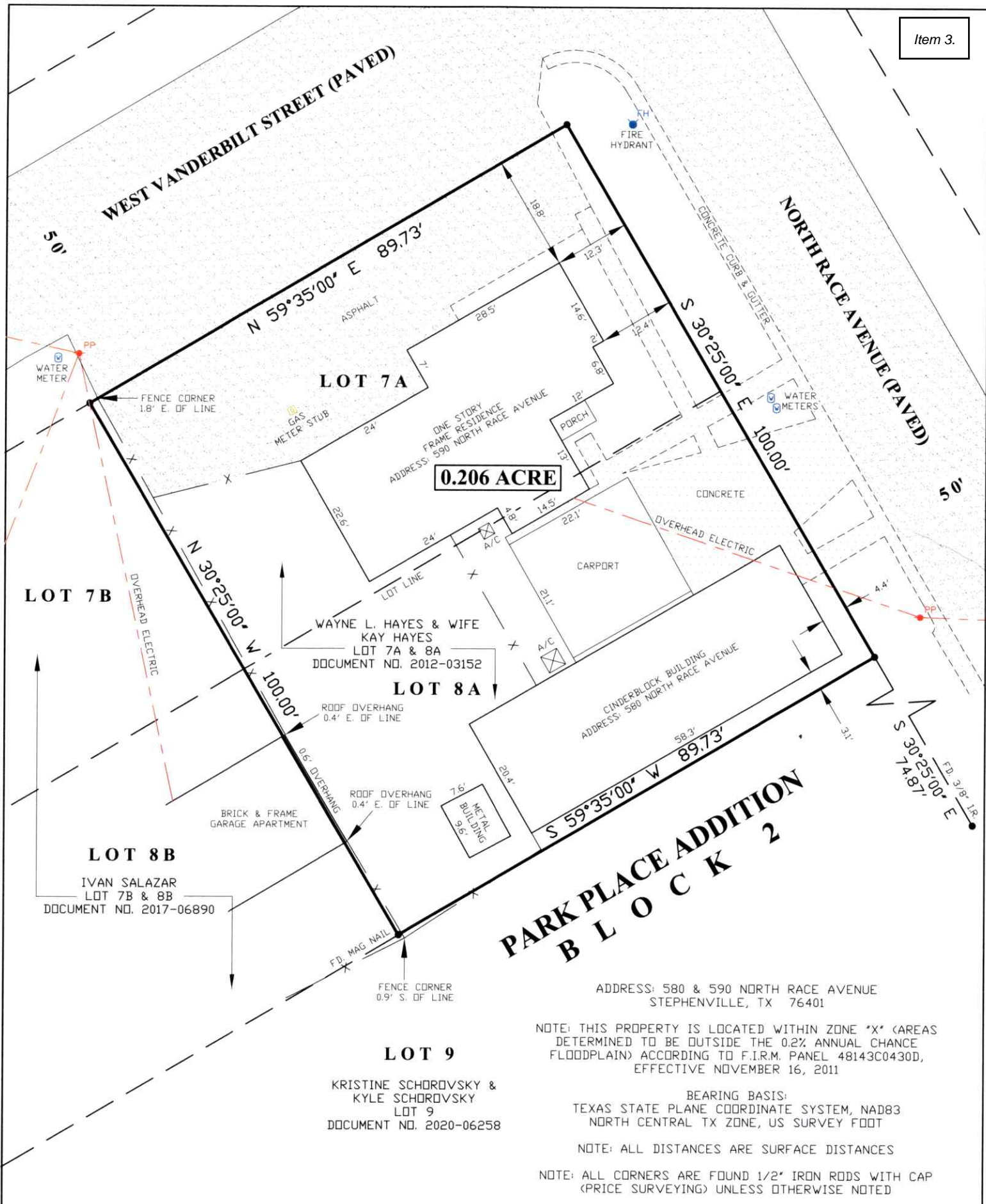


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Parcel R32719 Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000032548	571 RACE	BAUGUS BRUCE W & REBECCA D	571 N RACE ST	STEPHENVILLE	TX	76401-0000
R000032544	623 RACE	BEDWELL MONTY C	3377 FM914	STEPHENVILLE	TX	76401
R000032722	501 N PADDOCK	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000033243	622 N RACE	FELAN JULIAN ISAIAH	1522 CORMORANT DR	GARLAND	TX	75043
R000029681	534 RACE	FERGASON SIERRA	534 N RACE	STEPHENVILLE	TX	76401
R000030058	545 RACE	GTG ACQUISITIONS, LLC	7271 CR276	TERRELL	TX	75160
R000032719	590 RACE	HAYES WAYNE LEROY	PO BOX 2410	STEPHENVILLE	TX	76401
R000032720	580 RACE	HAYES WAYNE LEROY	PO BOX 2410	STEPHENVILLE	TX	76401
R000032711	610 RACE	LACSON GABRIEL	610 RACE	STEPHENVILLE	TX	76401
R000032708	595 W VANDERBILT	LEE MARCHELLE	695 PRAIRIE WIND BLVD	STEPHENVILLE	TX	76401
R000033239	595 W VANDERBILT	LEE MARCHELLE	695 PRAIRIE WIND BLVD	STEPHENVILLE	TX	76401
R000030061	510 DONNA	MILLER HOLLY	575 CHARLOTTE	STEPHENVILLE	TX	76401
R000030057	509 RACE	MORING RONALD V & CAROL C	509 N RACE	STEPHENVILLE	TX	76401-0000
R000032718	562 VANDERBILT	SALAZAR IVAN	562 W VANDERBILT	STEPHENVILLE	TX	76401
R000032721	562 N RACE	SCHOROVSKY KRISTINE & KYLE SCHOROVSKY	25180 KANSAS AVE	LOS MOLINOS	CA	96055
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