



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, September 18, 2024 at 5:30 PM

AGENDA

CALL TO ORDER

CITIZENS GENERAL DISCUSSION

MINUTES

- [1.](#) Consider Approval of Minutes from August 21, 2024
- [2.](#) Consider Approval of Minutes from September 3, 2024

REGULAR AGENDA

[3.](#) **CASE NO.: PP2024-004**

Applicant Chris Taube, Representing SOUTHWESTERN PIGEON ROAD, LLC, is Requesting a Preliminary Plat of Property Located at 315 FM 2303, Parcel R65090 Being Acres 3.020, A0520 MENEFEЕ JARRETT; and Parcel R22587, Being 91.830 Acres of the A0520 of MENEFEЕ JARRETT; HOUSE & BARN, to the City of Stephenville, Erath County, Texas

4. CASE NO.: PP2024-004

PUBLIC HEARING

5. Consider Approval of Preliminary Plat of Property Located at 315 FM 2303, Parcel R65090 Being Acres 3.020, A0520 MENEFEЕ JARRETT; and Parcel R22587, Being 91.830 Acres of the A0520 of MENEFEЕ JARRETT; HOUSE & BARN, to the City of Stephenville, Erath County, Texas

[6.](#) **CASE NO.: FP2024-001**

Applicant Taylor Kanute, Representing Keewaydin Developments, LLC, is Requesting Approval of a Final Plat for Phase II of the Property Located at Clark Lane, Parcel R63366, Acres 1.045, S2630 TERRACES OF CLARK LANE; PHASE I; BLOCK 85; LOT 1 & 2A (PTS OF) (CITY ADDTION) COMMON AREAS & FUTURE DEVELOPMENT, of the City of Stephenville, Erath County, Texas

7. CASE NO.: FP2024-001

PUBLIC HEARING

8. Consider Approval of a Final Plat for Phase II of the Property Located at Clark Lane, Parcel R63366, Acres 1.045, S2630 TERRACES OF CLARK LANE; PHASE I; BLOCK 85; LOT 1 & 2A (PTS OF) (CITY ADDTION) COMMON AREAS & FUTURE DEVELOPMENT, of the City of Stephenville, Erath County, Texas

[9.](#) **CASE NO.: RZ2024-011**

Applicant Matt Copeland, Representing Barefoot Equity Partners, LLC, is Requesting a Rezone for Property Located at 961 Clinton St, Being Parcel R32222, S4400 KIGHT SECOND ADDITION, BLOCK 1 &

2, LOT 1B & 11B; CITY ADDITION,BLOCK 99, LOT 1D; of the City of Stephenville, Erath County, Texas from (R-1) Single Family Residential to (R-2.5) Integrated Housing District

10. CASE NO.: RZ2024-011

PUBLIC HEARING

11. Consider Approval of Rezone for Property Located at 961 Clinton St, Being Parcel R32222, S4400 KIGHT SECOND ADDITION, BLOCK 1 & 2, LOT 1B & 11B; CITY ADDITION,BLOCK 99, LOT 1D; of the City of Stephenville, Erath County, Texas from (R-1) Single Family Residential to (R-2.5) Integrated Housing District

12. CASE NO.: RZ2024-012

Applicant David Brumfield, Representing GREYHOUSE RENTALS LLC, is Requesting a Rezone for Property Located at 727 Frey, being Parcel: R28766 of the S2300 BUTLER ADDITION;, BLOCK 2;, LOT 9A; of the City of Stephenville, Erath County, Texas from (R-1) Single Family Residential to (R-2) One and Two-Family Residential

13. CASE NO.: RZ2024-012

PUBLIC HEARING

14. Consider Approval of Rezone for Property Located at 727 Frey, being Parcel: R28766 of the S2300 BUTLER ADDITION;, BLOCK 2;, LOT 9A; of the City of Stephenville, Erath County, Texas from (R-1) Single Family Residential to (R-2) One and Two-Family Residential

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, August 21, 2024 at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, August 21, 2024 at 5:30 PM in the City Hall Council Chambers, 298 W. Washington, for the purpose of a Planning and Zoning Commission 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
Tyler Wright
Justin Slawson
Bonnie Terrell
Nick Robinson
Brian Lesley
Paul Ashby

COMMISSIONERS ABSENT: none

OTHERS ATTENDING: Steve Killen, Director of Development Services
Jacey Wood, Deputy City Secretary

CALL TO ORDER

Commission Chair Lisa LaTouche called the meeting to order at 5:30 PM.

No discussion at this meeting.

MINUTES

1. Consider Approval of July 17, 2024 Minutes

MOTION by Brian Lesley, second by Nick Robinson, to approve July 17, 2024 Minutes.
MOTION CARRIED unanimously.

PUBLIC HEARING

2. Case No.: RZ2024-010

Applicant Ishmael Calvillo is Requesting a Rezone of Property Located 1125 Alexander Rd, Being Parcel R17553, Acres 1.380, A0196 DUPUY JOHN B; & HOUSE of The City of Stephenville, Erath County, Texas From (R-1) Single Family Residential To (R-2) One-And Two-Family Residential District

Development Services Director, Steve Killen provided the report as follows.

The property has current and future zoning of Single Family Residential. The applicant is requesting the rezone to build duplex homes. R-2 zoning includes single-family and two-family dwellings as permitted uses. Duplex style housing will require 75x100 lot dimensions. Water and sewer is available in the vicinity.

Applicant, Ishmael Calvillo, was not present.

Commission Chair LaTouche opened the public hearing at 5:35 PM

Jason V. Cochran of 104 Beach Drive against the rezone.

Commission Chair LaTouche closed the public hearing at 5:39 PM

MOTION by Paul Ashby, second by Nick Robinson, to recommend that council deny the request for rezone of Property Located 1125 Alexander Rd, Being Parcel R17553, Acres 1.380, A0196 DUPUY JOHN B; & HOUSE of The City of Stephenville, Erath County, Texas From (R-1) Single Family Residential To (R-2) One-And Two-Family Residential District. MOTION CARRIED 6:0 with Brian Lesley abstaining.

4. Case No.: FP2024-001 - PULLED

Applicant Taylor Kanute, Representing Keewaydin Developments, LLC, is Requesting Approval of a Final Plat for Phase II of the Property Located at Clark Lane, Parcel R63366, Acres 1.045, S2630 TERRACES of CLARK LANE; PHASE 1; BLOCK 85; LOT 1 & 2A(PTS OF)(CITY ADDITION) COMMON AREAS & FUTURE DEVELOPMENT, of The City of Stephenville, Erath County, Texas

This item was pulled by applicant prior to the scheduled meeting.

5. Case No.: FP2023-002

Applicant Taylor Kanute, representing Harbin Street, LLC, is requesting approval of a Final Plat of the property located at 0 Harbin, Parcel R73763 of S6200 South Side Addition, Block 19, Lot 15 of the City of Stephenville, Erath County, Texas.

Development Services Director, Steve Killen provided the report as follows. The applicant has submitted a Final Plat that has been reviewed by staff. Staff is requesting the Planning and Zoning Commission grant Conditional Approval of the Final Plat pending completion, verified by city staff, of the following items required by the Subdivision Ordinance, Chapter 155:

1. Tax Certificates must be obtained for Recordation with the County. 115.04.06.H.4.e
2. Provide Homeowner's Association Documents for review and approval by City Attorney.
3. Pay all fees related to the project.
4. Correct plat title, block and lot discrepancies. Upon completion, the Final Plat may be submitted to the County for recordation.

Applicant, Taylor Kanute, presented request to the Commission.

Commission Chair LaTouche opened the public hearing at 5:45 PM.

No one spoke in favor of or against Final Plat request.

Commission Chair LaTouche closed the public hearing at 5:45 PM.

MOTION by Paul Ashby, second by Tyler Wright, to grant conditional approval of a Final Plat of the property located at 0 Harbin, Parcel R73763 of S6200 South Side Addition, Block 19, Lot 15 of the City of Stephenville, Erath County, Texas. MOTION CARRIED unanimously.

6. Case No.: PD2021-001 - UPDATE

Applicant Taylor Kanute of Harbin Street, LLC, Pursuant to the Requirements Set Forth by Section 154.08 of the City of Stephenville Zoning Ordinance, is Presenting an Update and Requesting an Extension of the Development Schedule for the Planned Development Located at 0 S. Harbin Drive, Parcel R73763, of SOUTH SIDE ADDITION, BLOCK 19; LOT 15 (PT OF) of the City of Stephenville, Erath County, Texas

Development Services Director, Steve Killen provided background information as follows.

The Planning and Zoning Commission convened on May 19, 2021, and voted 5/1 to recommend the City Council approve the Development Plan and rezone request. Subsequently, on June 1, 2021, the City Council approved Ordinance No. 2021-O-19, rezoning the property to Planned Development District. A prior update was provided and Ordinance 2023-0-21 was approved August 1, 2023.

Applicant, Taylor Kanute, provided development update. Construction of improvements is underway and vertical construction has been authorized under the appropriate developer agreements.

Commission Chair LaTouche opened the public hearing at 5:49 PM

No one spoke in favor or against Final Plat request.

Commission Chair LaTouche closed the public hearing at 5:49 PM

MOTION by Tyler Wright, second by Brian Lesley, to recommend City Council approve the modified Development schedule. MOTION CARRIED unanimously.

7. Case No.: PD2022-009 - PULLED

Applicant Joel Allen, Representing Pecan Landing, LLC, Pursuant to the Requirements Set Forth by Section 154.08 of the City of Stephenville Zoning Ordinance, is Presenting an Update and Requesting an Extension of the Development Schedule for the Planned Development Located at 0 Forest Rd, Parcel R77510, Acres 36.77, A0515 MOTLEY WILLIAM, of the City of Stephenville, Erath County, Texas From (R-1) Single Family And (R-2) One-And-Two Family to (PD) Planned Development

This item was pulled by applicant prior to the scheduled meeting.

3. Case No.: FP2024-002

Applicant Troy Kunkel, Owner of Ironfund LLC, and Representative Reece Flanagan with Flanagan Land Solutions, are Requesting an Approval of a Final Plat of Property Located at 525 Collins, Parcel R33237, of S5700 SHAPARD & COLLINS, BLOCK 6, LOT 1 & 2 of the City of Stephenville, Erath County, Texas

Development Services Director, Steve Killen provided the report as follows.

The applicant has submitted a Final Plat for PD 2021-002. Staff is requesting the Planning and

Zoning Commission grant Conditional Approval of the Final Plat pending completion, verified by city staff, of the following items required by the Subdivision Ordinance, Chapter 155:

1. All public improvements must be completed and accepted through the submission of an Engineers' Letter of Certification of Completed Record Drawings – 155.5.06.D
2. A two-year maintenance bond for public improvements must be provided.
3. Tax Certificates must be obtained for Recordation with the County. 115.04.06.H.4.e
4. Alternatively, in relation to items 1-2 above, Execute an Escrow Agreement with the City as a surety of completion and acceptance of all public improvements.
5. Confirm all applicable statements have been added in accordance with Ord. Sec. 155.6.08 - Easements and dedications.
6. Proposed water and sewer easements to be updated, as applicable, based on as-built location of water and sewer lines and appurtenances. Final review by Public Works pending receipt of as-built survey/Record Drawings.
7. Label all drainage easements as "private".
8. Provide Proof of Ownership.
9. Provide Homeowner's Association Documents for review and approval by City Attorney.
10. The Homeowner's or Property Owner's Association for the subdivision, as applicable, shall be responsible for maintenance of private drainage improvements, and a note shall be included to this effect.
11. Show sanitary sewer easements along Race St. as private.
12. Show building setbacks.
13. Lot 34X must show a 20x20 site clip visibility easement.
14. Correct title errors for Director of Development Services.
15. Pay all fees related to the project. Upon completion, the Final Plat may be submitted to the County for recordation purposes.

Applicant, Troy Kunkel, was not present.

Commission Chair LaTouche opened the public hearing at 5:51 PM

No one spoke in favor or against Final Plat request.

Commission Chair LaTouche closed the public hearing at 5:51 PM

MOTION by Nick Robinson, second by Brian Lesley, to grant conditional approval of a Final Plat of property located at 525 Collins, Parcel R33237, of S5700 SHAPARD & COLLINS, BLOCK 6, LOT 1 & 2 of the City of Stephenville, Erath County, Texas. MOTION CARRIED unanimously.

ADJOURN

Commission Chair Lisa LaTouche adjourned the meeting at 5:52 PM.

APPROVED:

ATTEST:

Lisa LaTouche, Chair

Jacey Wood, Deputy City Secretary



SPECIALY CALLED PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Tuesday, September 03, 2024 at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Tuesday, September 03, 2024 at 5:30 PM in the City Hall Council Chambers, 298 W. Washington, for the purpose of a Specially Called Planning and Zoning Commission 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
Tyler Wright
Justin Slawson
Lisa Latouche
James Stephenson, Alternate 1
Nick Robinson
Brian Lesley

COMMISSIONERS ABSENT: Bonnie Terrell
Paul Ashby

OTHERS ATTENDING: Steve Killen, Director of Development Services
Jacey Wood, Deputy City Secretary

CALL TO ORDER

Commission Chair Lisa LaTouche called the meeting to order at 5:30 PM.

PUBLIC HEARING

Commission Chair Lisa LaTouche opened a General Public Hearing at 5:30 PM.

No one addressed the Commission at this time.

Commission Chair Lisa LaTouche closed the General Public Hearing at 5:30 PM.

1. CASE NO.: FP2024-003

Applicant Ryan Spears with GMcivil, Representing SID Partners, LLC, is Requesting Approval of a Final Plat for Property Located on N US 281, Parcel R26347, approximately 10 acres located North of

1350 N US HWY 281 and South of 1800 N US HWY 281, being part of A0804 WILLIAMS MR: to the City of Stephenville, Erath County, Texas

Development Services Director, Steve Killen provided the report as follows. The Planning and Zoning Commission approved a Preliminary Plat with Conditions on July 17, 2024. A Final Plat is now being submitted and staff requests the Planning and Zoning Commission grant Conditional Approval of the Final Plat pending completion, verified by city staff, of the following items required by the Subdivision Ordinance, Chapter 155:

- 1. Obtain final approval of Civil Construction Plans.
 - 2. Public and drainage Improvements must conform with construction plans and be accepted by the city or a surety/developer’s agreement provided.
 - 3. Structures may not be placed over easements.
 - 4. A Title Commitment/Proof of Ownership must be provided and approved by the City Attorney.
 - 5. Add a signature box for County Clerk.
 - 6. Correct spelling of Atwood’s in owner certification.
 - 7. Verify the following comment was addressed from Preliminary Plat review: Provide “private drainage easement” for proposed 8’x3’ RCB storm drain conveying existing off-site drainage through site.
- Upon completion, the Final Plat will be approved for recordation purposes with the County.

Commission Chair LaTouche opened the public hearing at 5:32PM

No one spoke for or against the request.

Commission Chair LaTouche closed the public hearing at 5:32PM

MOTION by Brian Lesley, second by Nick Robinson, to grant conditional approval of a Final Plat for Property Located on N US 281, Parcel R26347, approximately 10 acres located North of 1350 N US HWY 281 and South of 1800 N US HWY 281, being part of A0804 WILLIAMS MR: to the City of Stephenville, Erath County, Texas. MOTION CARRIED unanimously.

ADJOURN

Commission Chair Lisa LaTouche adjourned the meeting at 5:32PM.

APPROVED:

ATTEST:

Lisa LaTouche, Chair

Jacey Wood, Deputy City Secretary

STAFF REPORT



SUBJECT: Case No.: PP2024-004

Applicant Chris Taube, representing SOUTHWESTERN PIGEON ROAD, LLC, is requesting a preliminary plat of property located at 315 FM 2303, Parcel R65090 being Acres 3.020, A0520 MENELEE JARRETT; and Parcel R22587, being 91.830 acres of the A0520 of MENELEE JARRETT; HOUSE & BARN, to the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

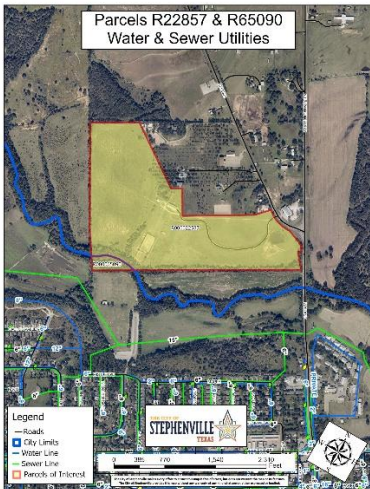
RECOMMENDATION:

The applicant has submitted a Preliminary Plat that has been reviewed by staff. A Final Plat will be submitted to the Commission upon completion and acceptance of public improvements.

BACKGROUND:

Civil plans have been submitted and under review by staff. Final steps for approval of the civil plan set include the completion of any remaining review items and approval of the Preliminary Plat. Staff is recommending approval of the Preliminary Plat upon completion of the following conditions:

1. The plat must conform to the Subdivision Ordinance upon conclusion of reviews.
2. Structures may not be placed over easements.
3. Site visibility triangles must be provided at entry at FM 2303.
4. Obtain TxDOT approval of TIA and access to FM 2303.
5. The Preliminary Plat must conform to design requirements and construction standards as set forth in the Engineering Standards Manual.
6. Additional easements as required for Backflow Preventor Assembly Vaults, Access & Utility Easements, retaining wall easements, Floodplain and others that may be required as identified during the review process.
7. All areas within the subdivision to be privately maintained, inclusive of private streets and utilities, must be adequate for the subdivision.
8. All streets shall be designed to allow fire lane access.
9. Fire lanes to remain open at all times.
10. Please add "Not for Recording Purposes" in the Preliminary Plat box.
11. A Title Commitment/Proof of Ownership must be provided and approved by the City Attorney.
12. Final Plat to be recorded after acceptance of improvements and floodplain modeling.
13. Provide adequate Right of Way for FM 2303 and SH 108 – label accordingly.
14. Provide sight clips at access point onto FM 2303.
15. Ensure all required Plat language is provided.
16. Show setbacks as presented on site plan.
17. Show landscape buffer as presented on site plan.
18. Show floodplain as presented on site plan.

PROPERTY PROFILE:**Sec. 155.4.05. Preliminary plat.**

- A. *Purpose.* The purpose of a Preliminary Plat shall be to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of this Subdivision Ordinance.
- B. *Applicability.* No subdivision of land shall be allowed without proper submittal, approval, and adoption of a Preliminary Plat.
- C. *Exceptions.*
1. A Preliminary Plat is not required when a Minor Plat is submitted (refer to 4.07).
 2. A Final Plat in accordance with Section 4.06 may be submitted in lieu of a Preliminary Plat if a Development Agreement and appropriate surety are submitted along with the Application.
- D. *Accompanying Applications.*
1. *Preliminary and Other Types of Plans.* An Application for a Preliminary Plat shall be accompanied by the following:
 - a. Preliminary Drainage Plan;
 - b. Preliminary Storm Water Management Plan;
 - c. Preliminary Utility Plan; and
 - d. Other plans if deemed necessary for thorough review by the Responsible Official, such as a Planned Development Master Plan.

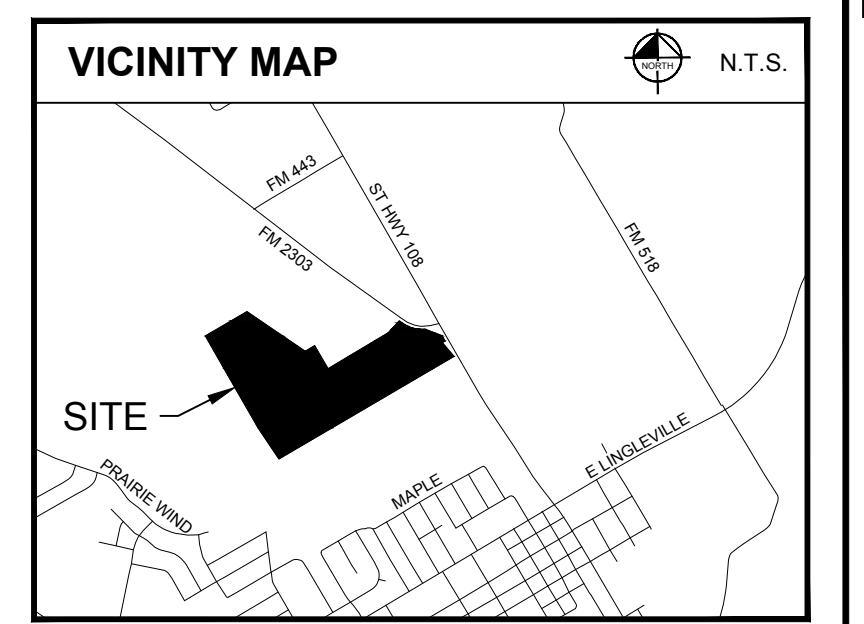
Approval of each shall be separately included with this application.
 2. *Current Title Commitments.* The Applicant shall furnish with the Application to the City a current title commitment issued by a title insurance company authorized to do business in Texas, a title opinion letter from an attorney licensed to practice in Texas, or some other acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the Preliminary Plat.
- E. *Review by City Administrator/Responsible Official.* The City Administrator shall:
1. Initiate review of the plat and materials submitted.
 2. Make available Plats and reports to the Commission for review.
 3. Upon determination that the Application is ready to be acted upon, schedule the Preliminary Plat for consideration on the agenda of the next available meeting of the Planning and Zoning Commission.
- F. *Action by the Planning and Zoning Commission.* The Commission shall:

1. Review the Preliminary Plat Application, the findings of the City Administrator and any other information available.
 - a. From all such information, the Commission shall determine whether the Preliminary Plat conforms to this Subdivision Ordinance.
 2. Act within thirty (30) calendar days following the Official Submission Date, unless the Applicant submits a Waiver of Right to 30-Day Action.
 - a. If no decision is rendered by the Commission within the thirty (30) day period described above or such longer period as may have been agreed upon, the Preliminary Plat, as submitted, shall be deemed approved by the Commission.
 3. Take one of the following actions:
 - a. Approve the Preliminary Plat;
 - b. Approve the Preliminary Plat with conditions, which shall mean that the Preliminary Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
 - c. Deny the Preliminary Plat.
- G. *Criteria for Approval.* The following criteria shall be used by the Commission to determine whether the Application for a Preliminary Plat shall be approved, approved with conditions, or denied:
1. All Plats must be drawn to conform to the zoning regulations currently applicable to the property. If a zoning change for the property is proposed, then the zoning change must be completed before the approval of any Preliminary Plats/Final Plats;
 2. No Plat or Replat may be approved that leaves a structure located on a remainder lot.
 3. The Preliminary Plat is consistent with any approved Development Agreement;
 4. The proposed provision and configuration of Public Improvements including, but not limited to, roads, water, wastewater, storm drainage, park facilities, open spaces, habitat restoration, easements and Right-of-Way are adequate to serve the development, meet applicable standards of this Subdivision Ordinance, and conform to the City's adopted master plans for those facilities;
 5. The Preliminary Plat has been duly reviewed by applicable City staff;
 6. The Preliminary Plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual.
 7. The Preliminary Plat is consistent with the adopted Comprehensive Plan, except where application of the Plan may conflict with State law;
 8. The proposed development represented on the Preliminary Plat does not endanger public health, safety or welfare; and
 9. The Preliminary Plat conforms to the City's subdivision Application checklists.
- H. *Effect of Approval.*
1. Approval of a Preliminary Plat shall allow the Applicant to proceed with the development and platting process by submitting Construction Plans and Final Plat.
 2. Approval of the Preliminary Plat shall be deemed general approval of the subdivision's layout only, and shall not constitute approval or acceptance of Construction Plans or a Final Plat.

ALTERNATIVES

1. Approve the Preliminary Plat;
2. Approve the Preliminary Plat with conditions, which shall mean that the Preliminary Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
3. Deny the Preliminary Plat.

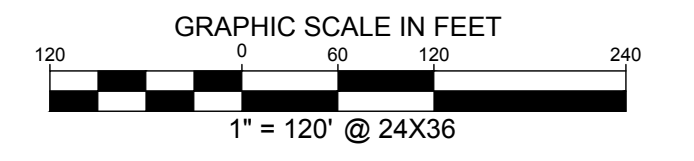
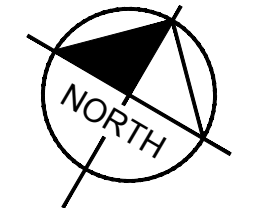
ACCESS EASEMENT



LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	DENIAL OF ACCESS LINE

- LEGEND**
- P.O.B. POINT OF BEGINNING
 - IRF IRON ROD FOUND
 - IRFC IRON ROD FOUND WITH CAP
 - IRSC 5/8" IRON ROD SET WITH A CAP STAMPED "KHA"
 - D.R.E.C.T. DEED RECORDS OF ERATH COUNTY, TEXAS
 - O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS

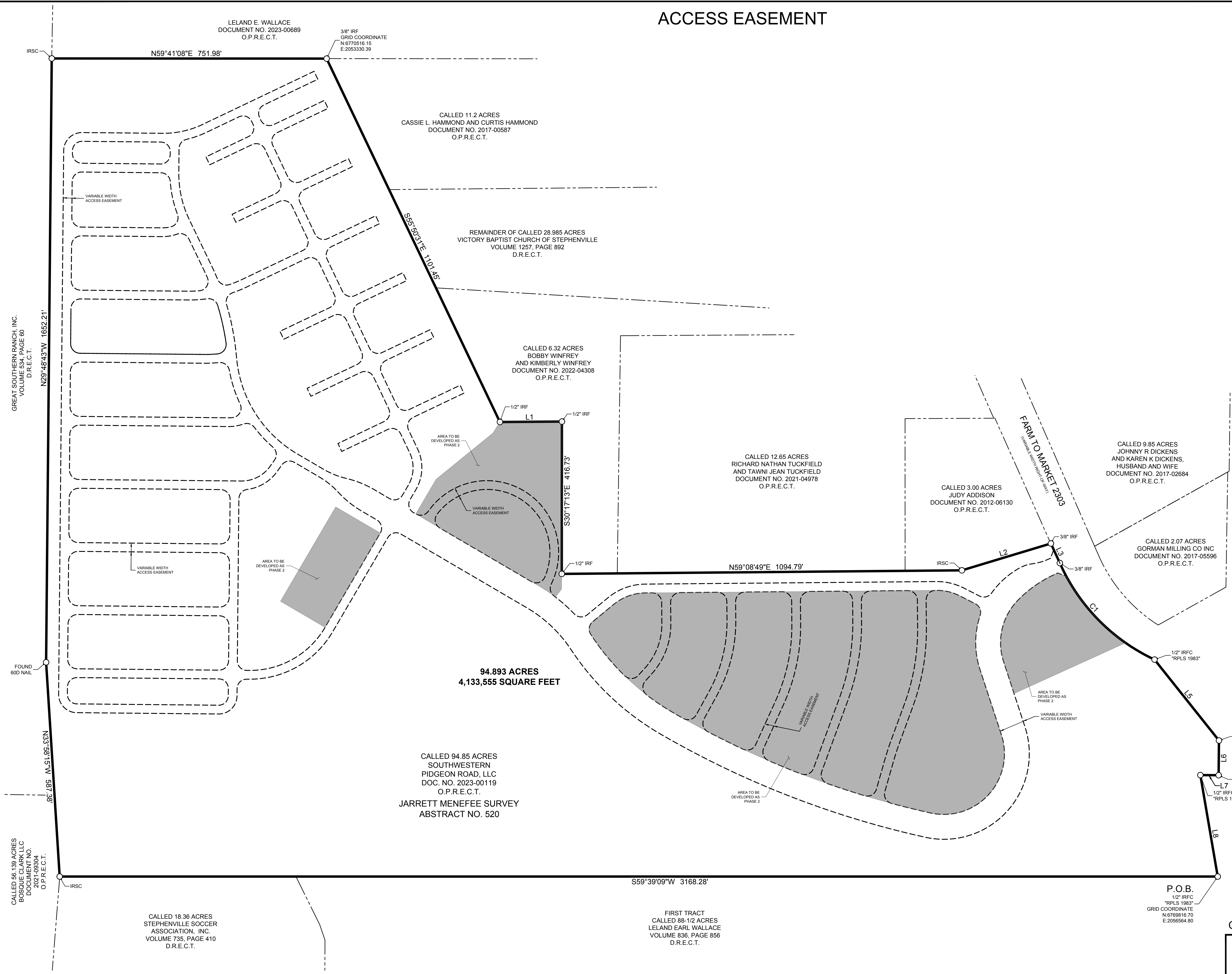


LINE TABLE

NO.	BEARING	LENGTH
L1	N59°16'31"E	169.68'
L2	N42°50'41"E	254.42'
L3	S54°46'01"E	58.79'
L5	S68°53'07"E	283.01'
L6	S29°48'32"E	95.04'
L7	S60°10'15"W	50.00'
L8	S40°03'42"E	281.67'

CURVE TABLE

NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	528.30'	41°00'09"	S74°47'13"E	370.05'	378.07'



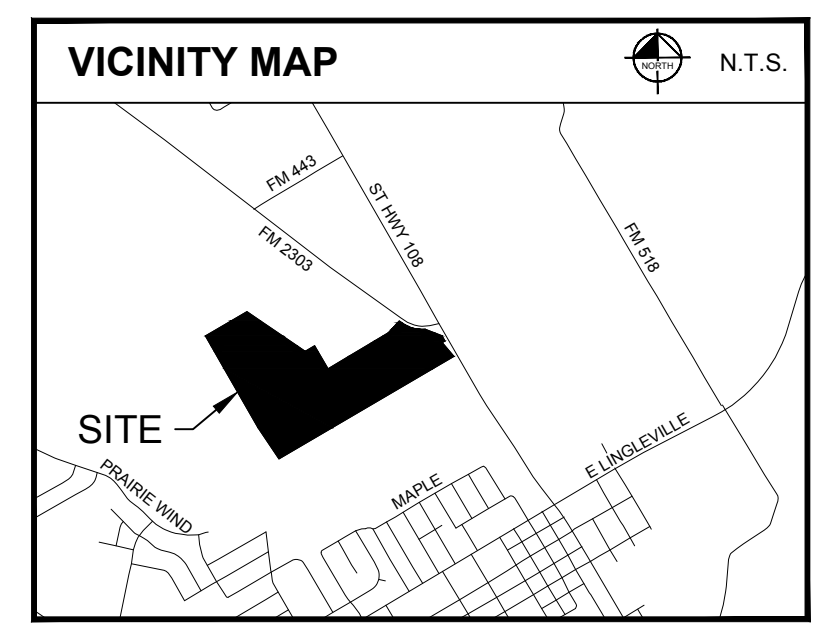
PRELIMINARY PLAT
NOT FOR RECORDING PURPOSES
 LA PALOMA RESIDENTIAL
 94.893 ACRES
 JARRETT MENEFEE SURVEY
 ABSTRACT NO. 520
 CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 120'	BSG	SMP	9/16/2024	061340000	2 OF 4

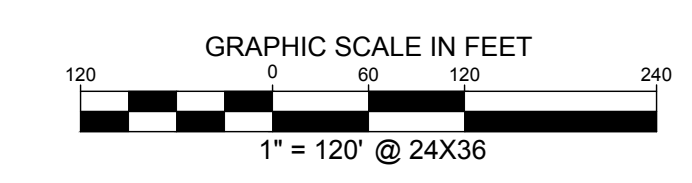
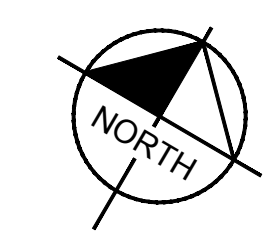
ELECTRIC AND WATER EASEMENTS



LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	DENAL. OF ACCESS LINE

- LEGEND**
- P.O.B. POINT OF BEGINNING
 - IRF IRON ROD FOUND
 - IRFC IRON ROD FOUND WITH CAP
 - IRSC 5/8" IRON ROD SET WITH A CAP STAMPED "KHA"
 - D.R.E.C.T. DEED RECORDS OF ERATH COUNTY, TEXAS
 - O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS

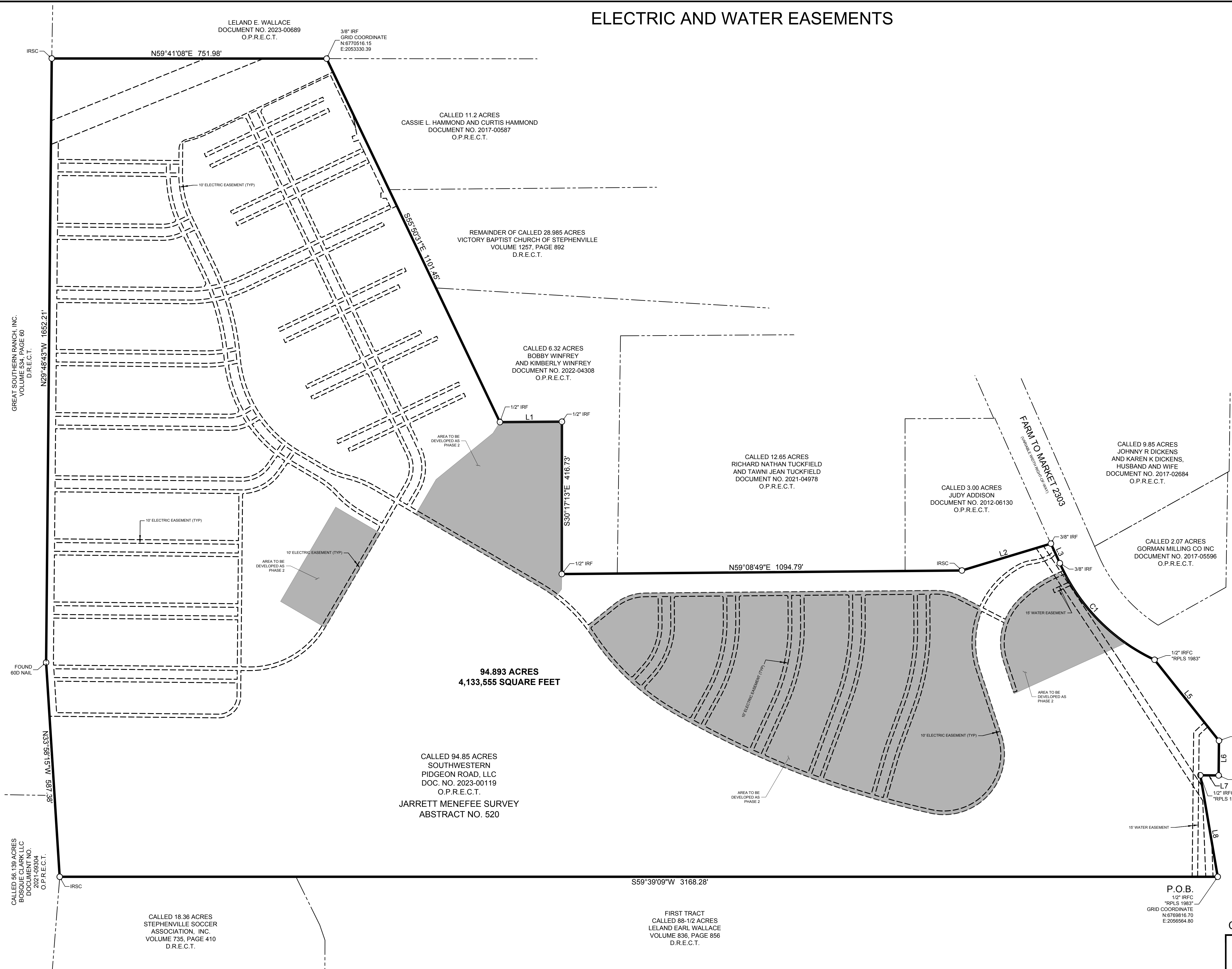


LINE TABLE

NO.	BEARING	LENGTH
L1	N59°16'31"E	169.68'
L2	N42°50'41"E	254.42'
L3	S54°46'01"E	58.79'
L5	S68°53'07"E	283.01'
L6	S29°48'32"E	95.04'
L7	S60°10'15"W	50.00'
L8	S40°03'42"E	281.67'

CURVE TABLE

NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	528.30'	41°00'09"	S74°47'13"E	370.05'	378.07'



PRELIMINARY PLAT
NOT FOR RECORDING PURPOSES
 LA PALOMA RESIDENTIAL
 94.893 ACRES
 JARRETT MENEFEE SURVEY
 ABSTRACT NO. 520
 CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 120'	BSG	SMP	9/16/2024	061340000	3 OF 4

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF ERATH §

WHEREAS Southwestern Financial Group, Inc. is the owner of a 94.893 acre (4,133,555 square foot) tract of land situated in the Jarrett Menefee Survey, Abstract No. 520, Erath County, Texas, and being all of the called 94.85 acre tract of land described in the deed to Southwestern Pidgeon Road, LLC recorded in Document No. 2023-00119 of the Official Public Records of Erath County, Texas, said 94.893 acre (4,133,555 square foot) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "RPLS 1983" found for the east corner of said 94.85 acre tract of land, said 1/2 inch iron rod with cap stamped "RPLS 1983" also being in the southwesterly right-of-way line of State Highway 108 (variable width right-of-way);

THENCE South 59 degrees 39 minutes 09 seconds West, with the southeasterly line of said 94.85 acre tract of land, a distance of 3,168.28 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the south corner of said 94.85 acre tract of land;

THENCE North 33 degrees 58 minutes 15 seconds West, with the southwesterly line of said 94.85 acre tract of land, a distance of 587.38 feet to a 60d Nail found for corner;

THENCE North 29 degrees 48 minutes 43 seconds West, with the southwesterly line of said 94.85 acre tract of land, a distance of 1,652.21 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the west corner of said 94.85 acre tract of land;

THENCE North 59 degrees 41 minutes 08 seconds East, with a northwesterly line of said 94.85 acre tract of land, a distance of 751.98 feet to a 3/8 inch iron rod found for the most westerly north corner of said 94.85 acre tract of land;

THENCE South 55 degrees 50 minutes 31 seconds East, with a northeasterly line of said 94.85 acre tract of land, a distance of 1,101.45 feet to a 1/2 inch iron rod found for corner;

THENCE North 59 degrees 16 minutes 31 seconds East, with a northwesterly line of said 94.85 acre tract of land, a distance of 169.68 feet to a 1/2 inch rod found for corner;

THENCE South 30 degrees 17 minutes 13 seconds East, with a northeasterly line of said 94.85 acre tract of land, a distance of 416.73 feet to a 1/2 inch iron rod found for corner;

THENCE North 59 degrees 08 minutes 49 seconds East, with a northwesterly line of said 94.85 acre tract of land, a distance of 1,094.79 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 42 degrees 50 minutes 41 seconds East, with a northwesterly line of said 94.85 acre tract of land, a distance of 254.42 feet to a 3/8 inch iron rod found for the most easterly north corner of said 94.85 acre tract of land, said 3/8 inch iron rod also being in the southwesterly right-of-way line of Farm to Market Road 2303 (variable width right-of-way);

THENCE South 54 degrees 46 minutes 01 second East, with the common northeasterly line of said 94.85 acre tract of land and the southwesterly right-of-way line of said Farm to Market Road 2303, a distance of 58.79 feet to a 3/8 inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 528.30 feet, a central angle of 41 degrees 00 minutes 09 seconds, and a chord that bears South 74 degrees 47 minutes 13 seconds East, a chord distance of 370.05 feet;

THENCE Southeasterly, with the common northeasterly line of said 94.85 acre tract of land and the southwesterly right-of-way line of said Farm to Market Road 2303, and with said non-tangent curve to the left, an arc length of 378.07 feet to a 1/2 inch iron rod with cap stamped "RPLS 1983" found for corner;

THENCE South 68 degrees 53 minutes 07 seconds East, with the common northeasterly line of said 94.85 acre tract of land and the southwesterly right-of-way line of said Farm to Market Road 2303, a distance of 283.01 feet to a 1/2 inch iron rod with cap stamped "RPLS 1983" found for the intersection of the southwesterly right-of-way line of said Farm to Market Road 2303 with the southwesterly right-of-way line of said State Highway 108;

THENCE South 29 degrees 48 minutes 32 seconds East, with the common northeasterly line of said 94.85 acre tract of land and southwesterly right-of-way line of said State Highway 108, a distance of 95.04 feet to a 5/8 inch iron rod with cap stamped "KHA" for corner;

THENCE South 60 degrees 10 minutes 15 seconds West, with the common northeasterly line of said 94.85 acre tract of land and southwesterly right-of-way line of said State Highway 108, a distance of 50.00 feet to a 1/2 inch iron rod with cap stamped "RPLS 1983" found for corner;

THENCE South 40 degrees 03 minutes 42 seconds East, with the common northeasterly line of said 94.85 acre tract of land and southwesterly right-of-way line of said State Highway 108, a distance of 281.67 feet to the **POINT OF BEGINNING** and containing 4,133,555 square feet or 94.893 acres of land.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Southwestern Financial Group, Inc. do hereby adopt this plat designating the hereinabove described real property as **LA PALOMA RESIDENTIAL**, an addition to the City of Stephenville, Erath County, Texas. The easements shown thereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements shown, said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All, part of any public utility shall have the right to remove and keep removed all of any buildings, fences, trees, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all public utilities shall at all times have full right of ingress and egress to or from and upon reconstructing, inspecting, patrolling, maintaining, respective systems without the necessity at any time of procuring the permission of anyone.

The easements shown thereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. Any, and all public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all public utilities shall at all times have full right of ingress and egress to or from and upon reconstructing, inspecting, patrolling, maintaining, respective systems without the necessity at any time of procuring the permission of anyone.

Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and/or for any maintenance and service required or ordinarily performed by that utility. The easements dedicated are for the specific use of installing and maintaining water, sewer, electrical, natural gas, telephone, fiber or cablevision lines, and are not intended to be used for garbage dumpsters, the collection of garbage, or for the use of garbage vehicles in any manner.

WITNESS my hand at _____, _____ County, Texas this the _____ day of _____, 2024

Cole Gilliam Parks, President

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Cole Gilliam Parks, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of _____

NOTES

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 based on observations made on June 26, 2024 with an applied combined scale factor of 1.00006.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
- There are no existing gas, petroleum, or similar common carrier easements located on the property.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48143C0430D, for Erath County, Texas and incorporated areas, dated November 16, 2011, this property is located within Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)", Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" and Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The purpose of this plat is to create one multi-family lot.
- The minimum finished floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level.

STATE OF TEXAS §
COUNTY OF ERATH §

I, Gwinda Jones, Clerk of the County Court of Erath County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record and duly recorded in my office this the ____ day of _____, 2024, at _____ o'clock, ____M. in the Official Public Records of Erath County in Document No. _____, Cabinet _____ Slide _____

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of Erath County, at my office in Erath, Texas, the date last shown above written.

BY: _____
GWINDA JONES
Clerk of County Court of Erath County, Texas

BY: _____
Deputy

SURVEYOR'S CERTIFICATION

I, Shaun Marvin Piepkorn, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my supervision on August 14, 2024 and that all corners are shown hereon.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Shaun Marvin Piepkorn
Registered Professional Land Surveyor
No. 6432

PRELIMINARY PLAT
NOT FOR RECORDING PURPOSES
LA PALOMA RESIDENTIAL
94.893 ACRES
JARRETT MENEFEE SURVEY
ABSTRACT NO. 520
CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS

Kimley»Horn

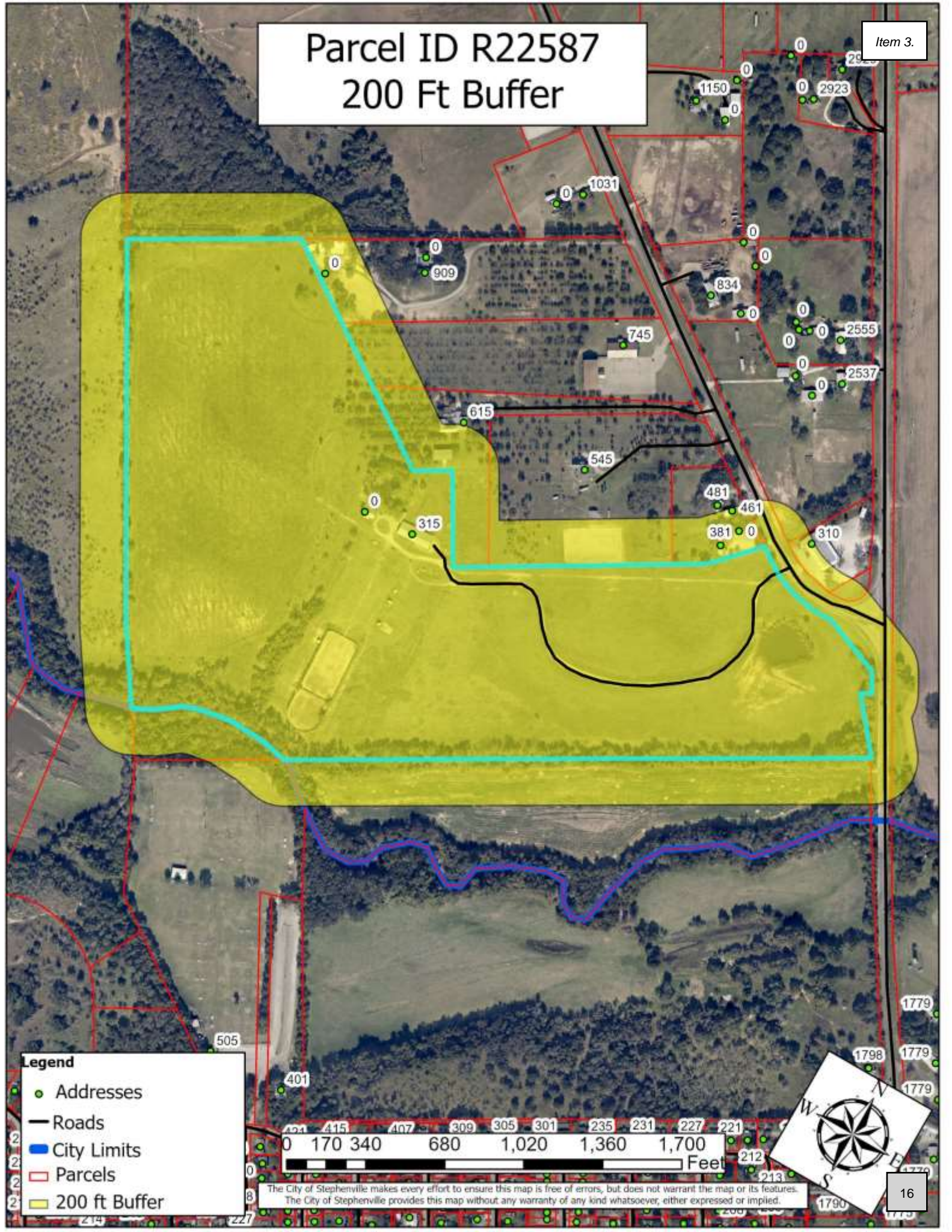
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102		FIRM # 10194040		Tel. No. (817) 335-6511 www.kimley-horn.com	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	BSG	SMP	9/16/2024	061340000	4 OF 4

SURVEYOR
KIMLEY-HORN AND ASSOC. INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
SHAUN MARVIN PIEPKORN, RPLS
TEL. NO. 817-335-6511
shaun.piepkorn@kimley-horn.com

OWNER
SOUTHWESTERN LA PALOMA, LLC
105 EAST ROAD
STEPHENVILLE, TEXAS 76401
COLE GILLIAM PARKS
TEL. NO. 254-968-0074

Parcel ID R22587 200 Ft Buffer

Item 3.



Legend

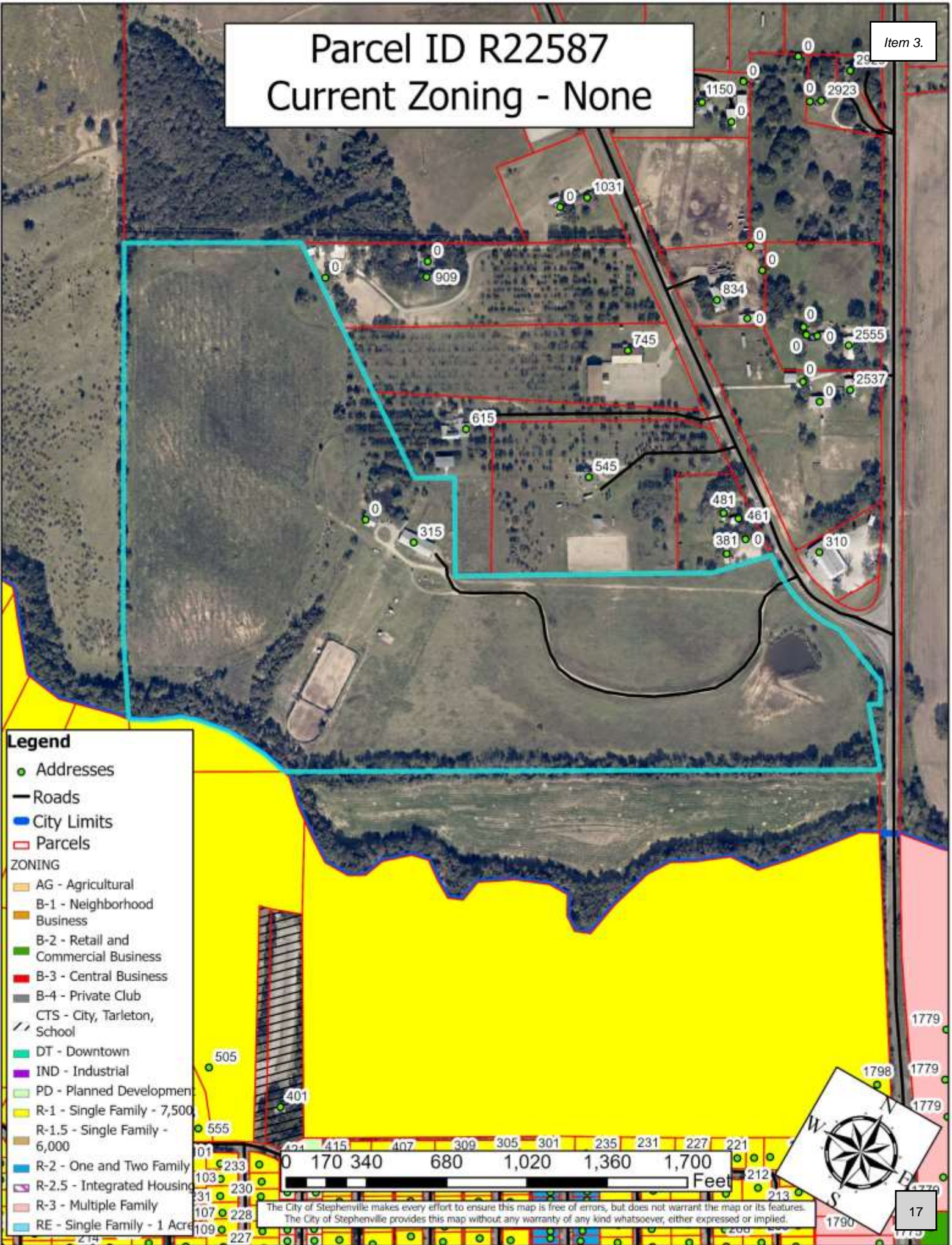
- Addresses
- Roads
- City Limits
- Parcels
- 200 ft Buffer



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

Parcel ID R22587 Current Zoning - None

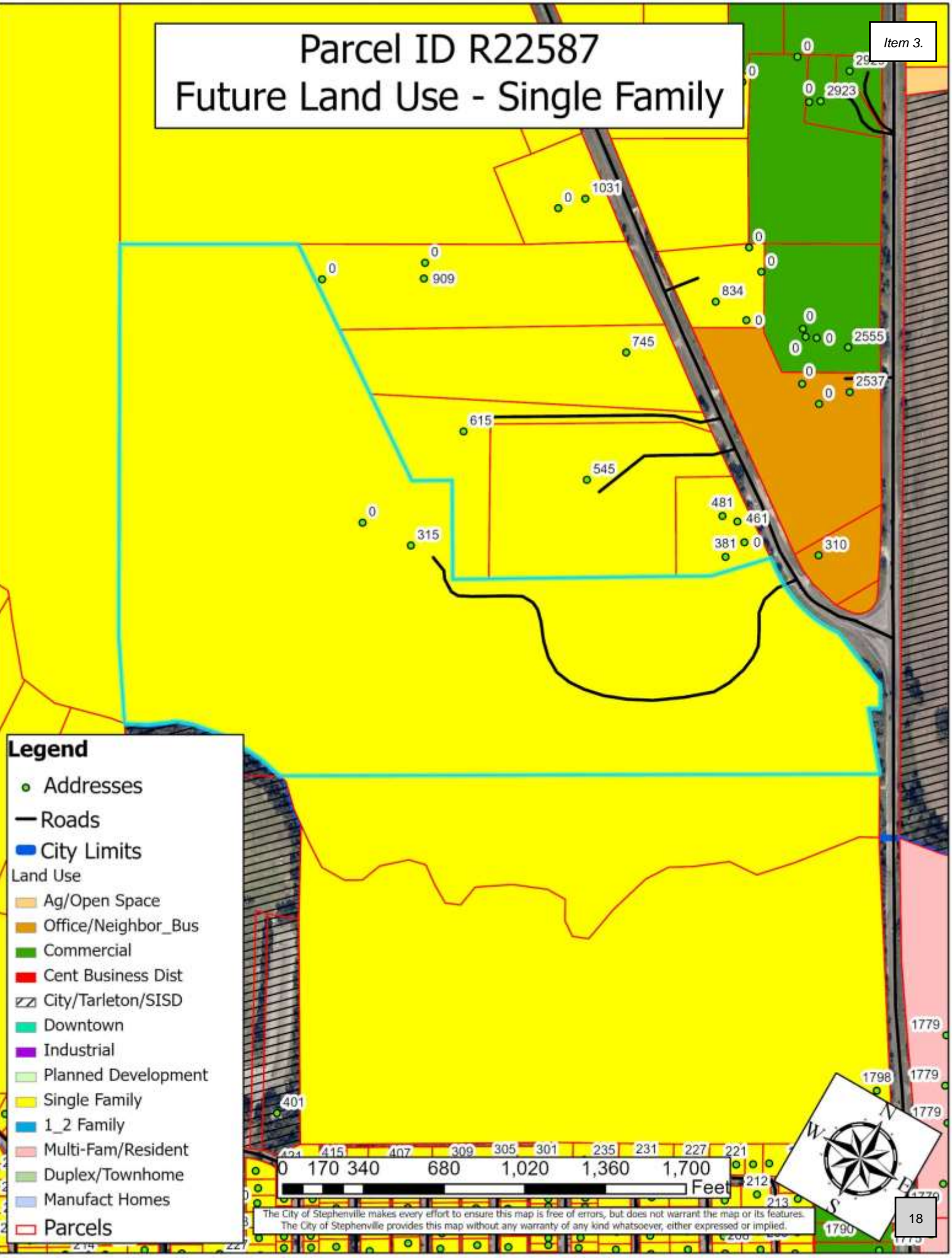
Item 3.



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Parcel ID R22587 Future Land Use - Single Family

Item 3.



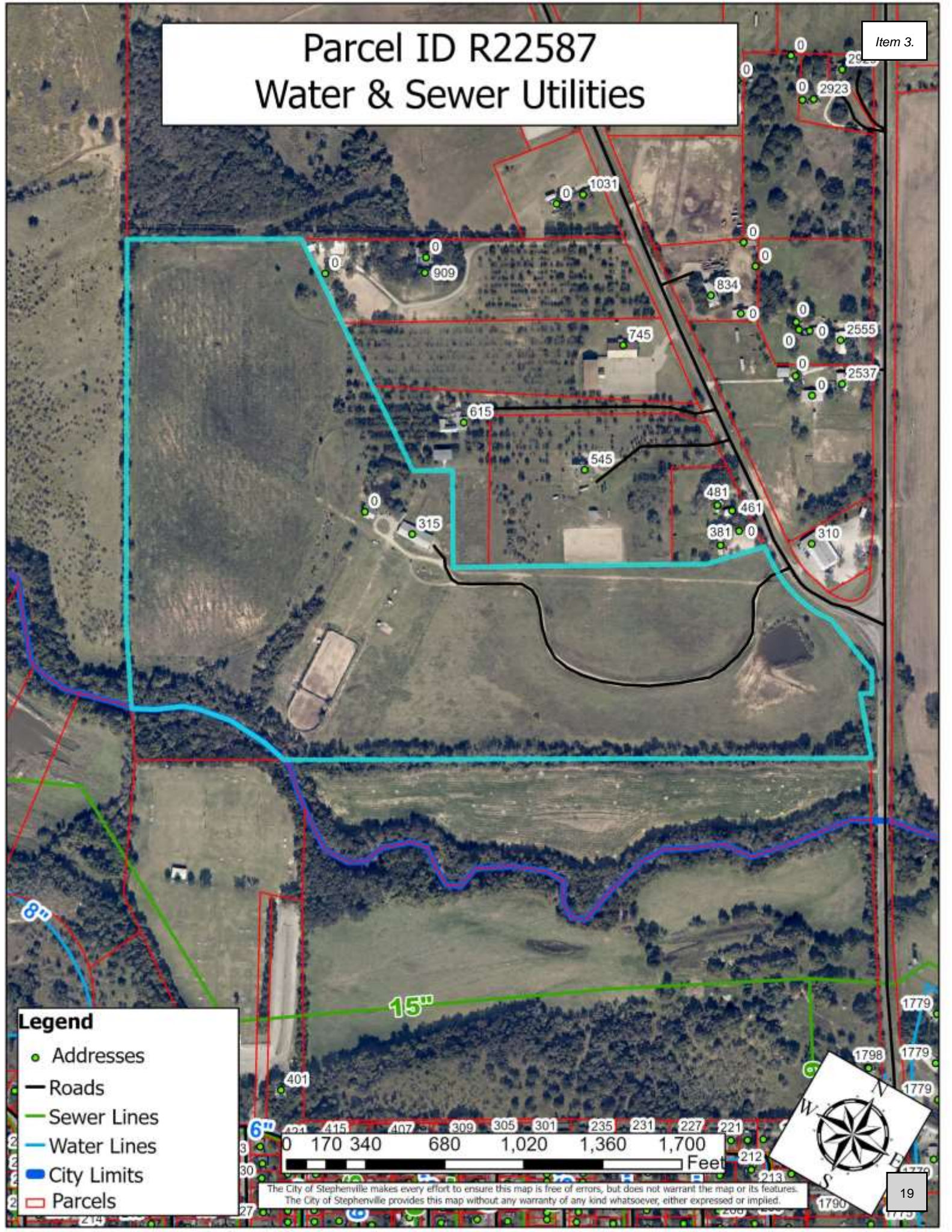
Legend

- Addresses
- Roads
- City Limits
- Land 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 R22587 Water & Sewer Utilities

Item 3.



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



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Parcel R000022587
200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000022586	381 FM2303	BEAM CODY & JUDY ADDISON	PO BOX 225	STEPHENVILLE	TX	76401
R000042774	1000 CR518	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000063105	0 PRAIRIE WIND (OFF)	BOSQUE CLARK LLC	159 S GRAHAM	STEPHENVILLE	TX	76401
R000022593	2537 N SH108	DICKENS JOHNNY R & KAREN K	2537 N SH108	STEPHENVILLE	TX	76401
R000022589	310 FM2303	GORMAN MILL CO INC	PO BOX 276	GORMAN	TX	76454
R000022571	1631 PR1022 OFF FM2303	GREAT SOUTHERN RANCH INC	1841 W OVERHILL	STEPHENVILLE	TX	76401-2323
R000022625	909 FM2303	HAMMOND CASSIE L & CURTIS R	909 FM2303	STEPHENVILLE	TX	76401-7239
R000022587	315 FM2303	SOUTHWESTERN PIGEON ROAD, LLC	105 EAST ROAD	STEPHENVILLE	TX	76401
R000065090	315 FM2303	SOUTHWESTERN PIGEON ROAD, LLC	105 EAST ROAD	STEPHENVILLE	TX	76401
R000046554	505 MISTLETOE	STEPHENVILLE SOCCER ASSOC INC	PO BOX 1213	STEPHENVILLE	TX	76401-0000
R000075760	545 FM2303	TUCKFIELD RICHARD NATHAN & TAWNI JEAN TUCKFIELD	545 FM 2303	STEPHENVILLE	TX	76401
R000066253	745 FM2303	VICTORY BAPTIST CHURCH OF STEPHENVILLE	PO BOX 1217	STEPHENVILLE	TX	76401
R000014958	1796 N GRAHAM	WALLACE LELAND EARL	2075 FM2303	STEPHENVILLE	TX	76401
R000022542	2075 FM2303	WALLACE LELAND EARL	2075 FM2303	STEPHENVILLE	TX	76401
R000072266	615 FM2303	WINFREY BOBBY & KIMBERLEY WINFREY	615 FM2303	STEPHENVILLE	TX	76401

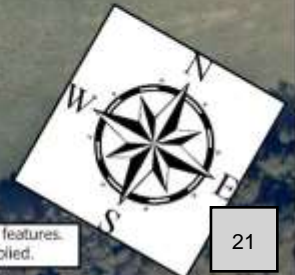
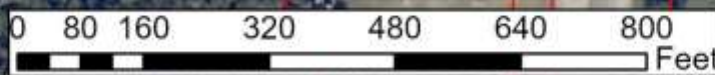
Parcel ID R65090 200 Ft Buffer

Item 3.



Legend

- Addresses
- Roads
- City Limits
- ▭ Parcels
- ▭ 200 Ft Buffer

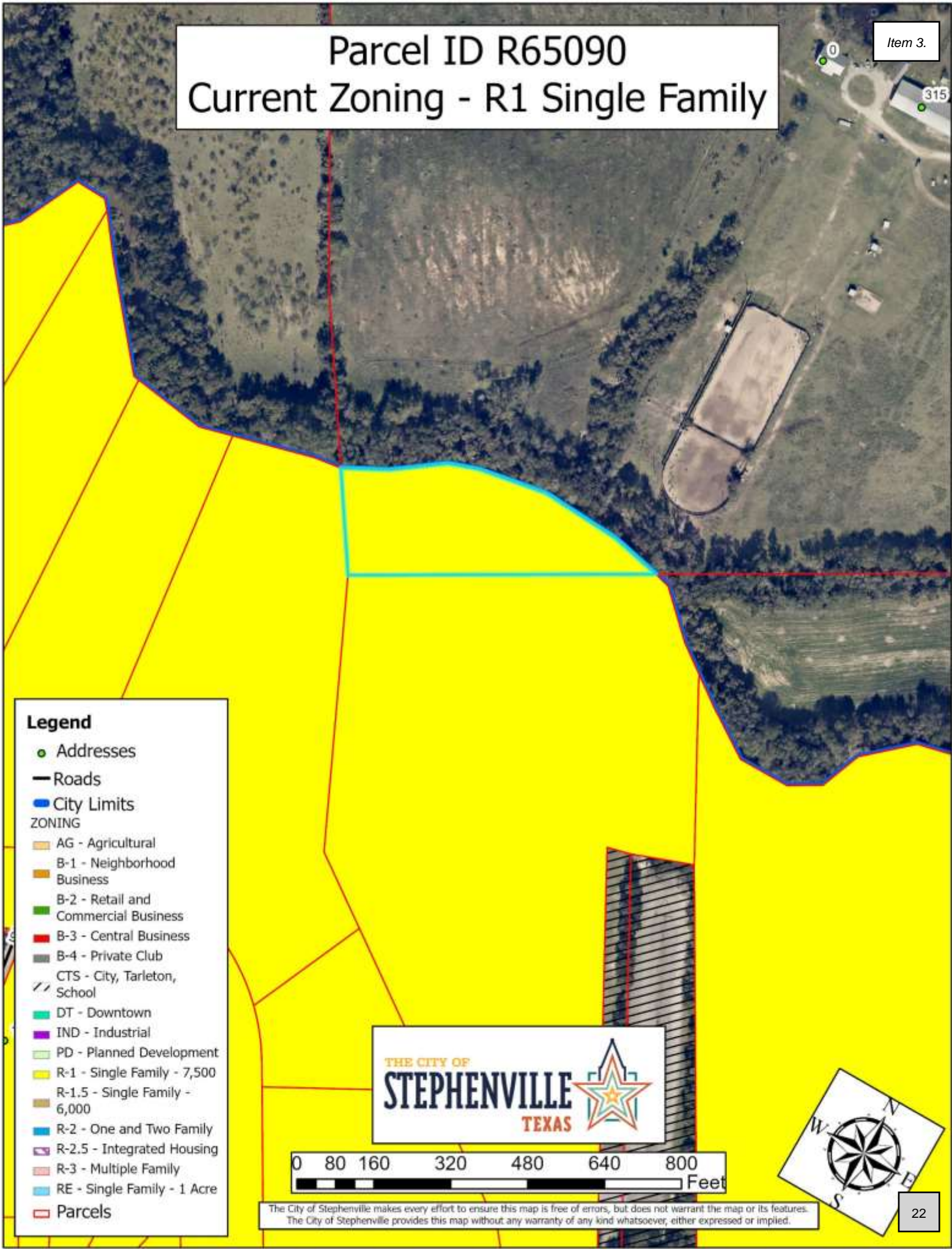


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Parcel ID R65090

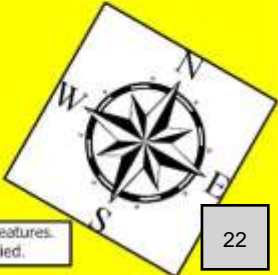
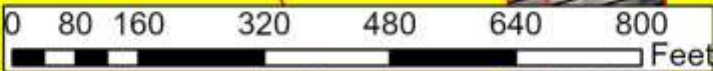
Current Zoning - R1 Single Family

Item 3.



Legend

- Addresses
- Roads
- City Limits
- 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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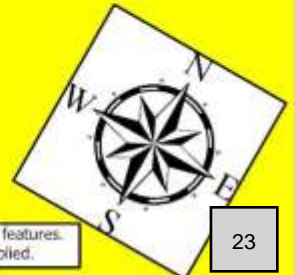
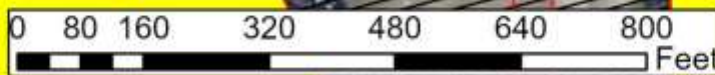
Parcel ID R65090 Future Land Use - Single Family

Item 3.

315

Legend

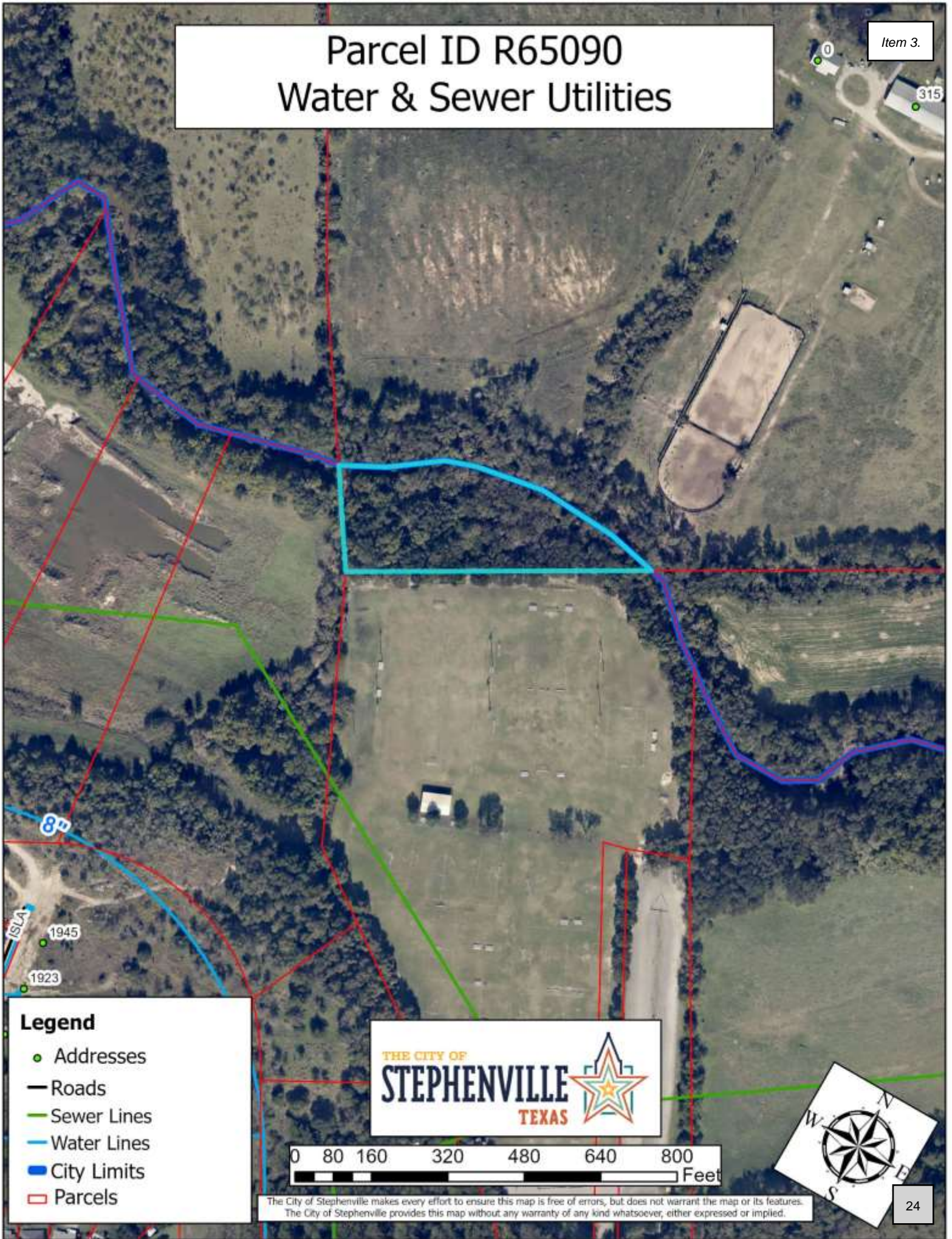
- Addresses
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Parcel ID R65090 Water & Sewer Utilities

Item 3.



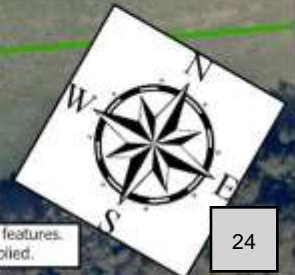
Legend

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



0 80 160 320 480 640 800 Feet

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Parcel R000065090
200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000063105	0 PRAIRIE WIND (OFF)	BOSQUE CLARK LLC	159 S GRAHAM	STEPHENVILLE	TX	76401
R000022571	1631 PR1022 OFF FM2303	GREAT SOUTHERN RANCH INC	1841 W OVERHILL	STEPHENVILLE	TX	76401-2323
R000022587	315 FM2303	SOUTHWESTERN PIGEON ROAD, LLC	105 EAST ROAD	STEPHENVILLE	TX	76401
R000065090	315 FM2303	SOUTHWESTERN PIGEON ROAD, LLC	105 EAST ROAD	STEPHENVILLE	TX	76401
R000046554	505 MISTLETOE	STEPHENVILLE SOCCER ASSOC INC	PO BOX 1213	STEPHENVILLE	TX	76401-0000
R000014958	1796 N GRAHAM	WALLACE LELAND EARL	2075 FM2303	STEPHENVILLE	TX	76401

STAFF REPORT



SUBJECT: Case No.: FP2024-001 (PH II)

Applicant Taylor Kanute, representing Keewaydin Developments, LLC, is requesting approval of a Final Plat Phase II of property located at Clark Lane, Parcel R63366 of the City Addition, being Block 85, Lots 1 and 2A (parts of) to the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

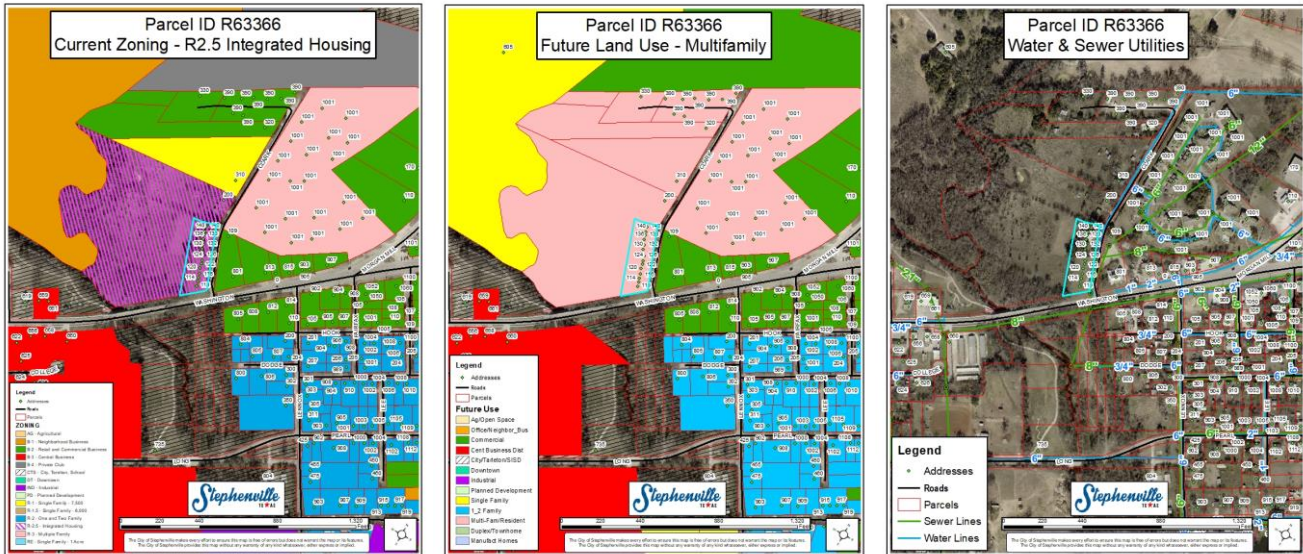
The applicant has submitted a Final Plat which, outside minor revisions, conforms with the Preliminary Plat previously approved by the Commission. Staff recommends the Final Plat be approved subject to the following conditions:

1. Public Improvements be accepted by the City of Stephenville Public Works Department.
2. A maintenance bond be submitted to the City of Stephenville Public Works Department.
3. Provide documentation of the recorded Covenants, Conditions and Restrictions for the development's Homeowner's Association.
4. Ensure Plat includes all required language pertaining to required easements.
5. Label Clark lane as an existing 50' ROW.
6. Update owner information of adjacent parcels.
7. Confirm limits of proposed retaining wall easement. Approved site plan shows retaining wall extends across lots 14-18.
8. Label Private Street as Private Street and Private Utility Easement.
9. Drainage study may require dedicated drainage easements to be reflected on final plat.
10. Final Plat to be recorded upon acceptance of improvements.

BACKGROUND:

A Preliminary Plat was approved with conditions in December 2021. The project is progressing and applicant is requesting approval of Final Plat Phase II.

PROPERTY PROFILE:



Sec. 155.4.06. Final plat.

A. *Purpose.* The purpose of a Final Plat is to ensure:

1. That the proposed Subdivision and development of the land is consistent with all standards of this Subdivision Ordinance pertaining to the adequacy of public facilities,
2. That Public Improvements to serve the Subdivision or development have been installed and accepted by the City, or that provision for such installation has been made, and
3. That all other City requirements and conditions have been satisfied or provided for to allow the Final Plat to be recorded.

B. *Applicability.* No subdivision of land shall be allowed without proper submittal, approval, and adoption of a Final Plat.

C. *Exceptions.* A Final Plat is not required when a Minor Plat is submitted (See Section 4.07).

D. *Ownership.*

1. The Applicant shall furnish with the Application to the City a current title commitment issued by a title insurance company authorized to do business in Texas, a title opinion letter from an attorney licensed to practice in Texas, or some other acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the Final Plat.
2. The Final Plat shall be signed by each owner, or by the representative of the owners authorized to sign legal documents for the owners and lienholder, effectively denoting that they are consenting to the platting of the property and to the dedications and covenants that may be contained in the Final Plat.

E. *Accompanying Applications.*

1. An Application for a Final Plat may be accompanied by Construction Plans if also accompanied by a Development Agreement and appropriate surety in accordance with Section 5.05.
2. Approval of each shall be separate and in accordance with Section 5.05.

F. *Prior Approved Preliminary Plat.* The Final Plat and all accompanying data shall conform to the approved Preliminary Plat, or as the Preliminary Plat may have been amended subsequently, incorporating all conditions imposed or required, if applicable.

G. *Review by City Administrator.* The City Administrator shall:

1. Initiate review of the plat and materials submitted,
2. Make available Plats and reports to the Commission for review, and
3. Upon determination that the Application is ready to be acted upon, schedule the Final Plat for consideration on the agenda of the next available meeting of the Commission.

H. *Action by Planning and Zoning Commission.* The Commission shall:

1. Review the Final Plat Application, the findings of the City Administrator, and any other information available.
 - a. From all such information, the Commission shall determine whether the Final Plat conforms to the applicable regulations of this Subdivision Ordinance.
 - b. All Public Improvements have been installed (For exception, See Section 5.05)
2. Act within thirty (30) calendar days following the Official Submission Date, unless the Applicant submits a Waiver of Right to 30-Day Action.
 - a. If no decision is rendered by the Commission within the thirty (30) day period described above or such longer period as may have been agreed upon, the Final Plat, as submitted, shall be deemed to be approved by the Commission.
3. Take one of the following actions:
 - a. Approve the Final Plat;
 - b. Approve the Final Plat with conditions, which shall mean that the Final Plat shall be considered to have been approved once such conditions are fulfilled, and until the conditions are satisfied, it is considered denied; or
 - c. Deny the Final Plat.
4. A motion to approve a Final Plat shall be subject to the following conditions, whether or not stated in the motion to approve:
 - a. All required fees shall be paid.
 - b. All conditions required by ordinances have been reviewed and approved by the City.
 - c. On-site easements and rights-of-way have been dedicated and filed of record and properly described and noted on the proposed plat.
 - d. All required abandonments of public rights-of-way or easements that must be approved by the City Council and the abandonment ordinance numbers are shown on the plat.
 - e. Original tax certificates have been presented from each taxing unit with jurisdiction of the real property showing the current taxes are paid.

I. *Final Plat Criteria for Approval.* The following criteria shall be used by the Commission to determine whether the Application for a Final Plat shall be approved, approved with conditions, or denied.

1. *With Prior Approved Preliminary Plat.*
 - a. The Final Plat conforms to the approved Preliminary Plat except for minor amendments that are authorized under Section 4.05.K.1 and that may be approved without the necessity of revising the approved Preliminary Plat;
 - b. All conditions imposed at the time of approval of the Preliminary Plat, as applicable, have been satisfied;
 - c. The Construction Plans conform to the requirements of Section 5 and have been approved by the City Administrator.
 - d. Where Public Improvements have been installed, the improvements conform to the approved Construction Plans and have been approved for acceptance by the City Administrator;
 - e. Where the City Administrator has authorized Public Improvements to be deferred, a Development Agreement has been executed and submitted by the property owner in conformity with Section 5.05;

- f. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in this Subdivision Ordinance;
 - g. The Plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual; and
 - h. A plat prepared by a registered public surveyor conforms to the City Administrator's subdivision Application checklists and Subdivision Ordinance regulations.
2. *Without Prior Approved Preliminary Plat.*
- a. The Final Plat conforms to all criteria for approval of a Preliminary Plat;
 - b. The Construction Plans conform to the requirements of Section 5 and have been approved by the City Administrator;
 - c. A Development Agreement with surety for installation of Public Improvements has been prepared and executed by the property owner in conformance with 5.05;
 - d. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in this Subdivision Ordinance; and
 - e. The Final Plat conforms to the City's subdivision Application checklist and Subdivision Ordinance regulations.
- J. *Procedures for Final Plat Recordation upon Approval.* The Applicant shall supply to the City Administrator the required number of signed and executed copies of the Final Plat that will be needed to file the Plat, upon approval, with the County (in the County's required format) at least seven (7) calendar days prior to the meeting at which it will be considered for approval.
- 1. *General.*
 - a. Signatures. After approval of the Final Plat, the City Administrator shall procure the appropriate City signatures on the Final Plat.
 - b. Recording upon Performance. The Final Plat shall be recorded after:
 - i. The Final Plat is approved by the City;
 - ii. All required Public Improvements have been completed and accepted by the City or a Development Agreement has been executed and appropriate surety provided in accordance with Section 5.05; and
 - iii. All County filing requirements are met.
 - 2. *Submittal of Final Plat Where Improvements Installed.* Where all required Public Improvements have been installed prior to recording of the Final Plat, the Applicant shall meet all requirements in accordance with Section 4.06.I.
 - 3. *Submittal of Final Plat Where Improvements Have Not Been Installed.* Where some or all required Public Improvements are not yet completed in connection with an approved Final Plat, the Applicant shall submit the Final Plat as approved, revised to reflect any conditions imposed as part of approval.
 - 4. *Update of Proof of Ownership.* If there has been any change in ownership since the time of the Proof of Ownership provided under 4.05.D, the Applicant shall submit a new consent agreement executed by each owner and lienholder consenting to the platting of the property and the dedications and covenants contained in the Plat.
- K. *Effect of Approval.* The approval of a Final Plat:
- 1. Supersedes any prior approved Preliminary Plat for the same land.
 - 2. If applicable, authorizes the Applicant to install any improvements in public Right-of-Way in conformance with approved Construction Plans and under a Development Agreement (refer to 5.05).
 - 3. Authorizes the Applicant to seek Construction Release and/or issuance of a Building Permit.
- L. *Revisions Following Recording/Recordation.* Revisions may only be processed and approved as a Replat, Minor Replat, or Amending Plat, as applicable.
- M. *Signature Blocks.* Unless otherwise modified by the City Administrator, the following signature blocks shall be used in conjunction with the Final Plat.

1. Certificate of Surveyor.
2. Owner's Statement for Fire Lane Easement.
3. Owner's Acknowledgement and Dedication.
4. Lienholder's Ratification of Plat Dedication.
5. Certificate of Final Plat Approval.
6. Certificate of Completion and Authorization to File.
7. County Authorization (If Applicable).

N. *Expiration of Approved but not Filed Plat.*

1. *Two-Year Validity.*
 - a. The approval of a Final Plat shall remain in effect for a period of two (2) years following the date of approval, during which period the Applicant shall submit and receive approval for Construction Plans for the land area shown on the Final Plat.
 - b. If Construction Plans have not been approved within the two (2) year period, the Final Plat shall expire.
2. *Relationship to Construction Plans.* A Final Plat shall remain valid for the period of time in which approved Construction Plans are valid (5.01.G Expiration Date for Construction Plans).
3. *Void If Not Extended.* If the Final Plat is not extended as provided in 4.06.O Final Plat Extension for Approved but not Filed Plat, it shall expire and shall become null and void.
4. *Approved Final Plat that have been Filed (Recorded with the County).* Approved plats that have been filed with the County shall not expire.

O. *Final Plat Extension for Approved but not Filed Plat.* A Final Plat may be extended for a period not to exceed one (1) year beyond the Final Plat's initial expiration date. A request for extension shall be submitted to the City Administrator in writing at least thirty (30) calendar days prior to expiration of the Final Plat, and shall include reasons why the Final Plat should be extended.

1. *Decision by the City Administrator.*
 - a. The City Administrator will review the extension request and shall approve or deny the extension request within thirty (30) calendar days following the date of the request.
 - b. Should the City Administrator fail to act on an extension request within thirty (30) calendar days, the extension shall be deemed to be approved.
2. *Considerations.* In considering an extension, the City Administrator shall consider whether the following conditions exist:
 - a. Construction Plans have been submitted and/or approved for any portion of the property shown on the Final Plat;
 - b. Construction, including the installation of public improvements, is occurring on the property;
 - c. The Final Plat complies with new ordinances that impact the health, safety and general welfare of the community; and/or
 - d. If there is a need for a park, school or other public facility or improvement on the property.
3. *Conditions.*
 - a. In granting an extension, the City Administrator may impose such conditions as are needed to ensure that the land will be developed in a timely fashion and that the public interest is served.
 - b. Any extension may be predicated upon compliance with new development regulations and/or the Applicant waiving any vested rights.
4. *Appeal of the Denial of a Final Plat Approval Extension.*
 - a. Appeal of the City Administrator's Decision on a Final Plat Extension.
 - i. The denial of an extension by the City Administrator may be appealed to the Commission.

- ii. A written request for such appeal shall be received by the City Administrator within fourteen (14) calendar days following the denial.
 - iii. The Commission shall hear and consider such an appeal within thirty (30) calendar days following receipt of the appeal request by the City Administrator.
- b. Appeal of the Commission's Decision on a Final Plat Extension.
- i. The denial of an extension by the Commission may be appealed to the City Council.
 - ii. A written request for such appeal shall be received by the City Administrator within fourteen (14) calendar days following the denial.
 - iii. The City Council shall hear and consider such an appeal within thirty (30) calendar days following receipt of the appeal request by the City Administrator.
 - iv. The decision of the City Council is final.

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 Final Plat
- 2) Approve the Final Plat with conditions, which shall mean that the Final Plat shall be considered to have been approved once such conditions are fulfilled, and until the conditions are satisfied, it is considered denied; or
- 3) Deny the Final Plat

RIDHA BERRICHE & NEZIHA BERRICHE
11.87 ACRES
DOCUMENT NO. 2013-04401

CITY OF STEPHENVILLE
ERATH COUNTY, TEXAS

LAND DESCRIPTION

Of a 1.269 acres tract of land out of Lot 1 and Lot 2 in Block 85 of 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; being all of a certain 1.27 acres tract deeded to Kenneth W. Hayes and Lora A. Hayes in Volume 1317, Page 1135 of the Official Public Records of Erath County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron pipe in the west line of Clark Lane, at the northeast corner of said Lot 1 and at the southeast corner of said Lot 2, for the beginning corner of this tract.

Thence along the west line of said Clark Lane, S. 20 deg. 37 min. 42 sec. E. 355.02 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the northwest right of way line of East Washington Street and at the southeast corner of said Lot 1, for the southeast corner of this tract.

Thence with the northwest right of way line of said East Washington Street, S. 50 deg. 04 min. 49 sec. W. 150.00 feet to a found 3/8" iron rod in the south line of said Lot 1 and at the southerly southeast corner of a certain 11.87 acres tract deeded to Ridha Berriche and Neziha Berriche in Document No. 2013-04401 of said Official Public Records, for the southwest corner of this tract.

Thence leaving said East Washington Street, N. 19 deg. 32 min. 13 sec. W. 437.73 feet to a found 3/8" iron rod in the north line of said Lot 1, in the south line of said Lot 2 and at an inner corner of said 11.87 acres tract, for the northwest corner of this tract.

Thence with the common line of said Lot 1 and said Lot 2, N. 83 deg. 17 min. 29 sec. E. 42.41 feet to a found 1/2" iron rod with cap (ALS), for a corner of this and said 11.87 acres tract.

Thence N. 72 deg. 46 min. 11 sec. E. 99.61 feet to a found 3/8" iron rod in the east line of said Lot 2, in the west line of said Clark Lane and at the easterly southeast corner of said 11.87 acres tract, for the northeast corner of this tract.

Thence along the west line of said Clark Lane, S. 02 deg. 48 min. 50 sec. W. 18.50 feet to the place of beginning.

OWNER'S CERTIFICATE

Now therefore know all men by these presents:

That, Keewaydin Developments, LLC, owner, does hereby adopt this plat designating the herein described property as Lots 8 thru 18 in Block 85 of the City of Stephenville, Erath County, Texas, and does hereby dedicate to the Public use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. The easements shown thereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. Any, and all public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all public utilities shall at all times have full right of ingress and egress to or from and upon reconstructing, inspecting, patrolling, maintaining, respective systems without the necessity at any time of procuring the permission of anyone.

Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and/or for any maintenance and service required or ordinarily performed by that utility. The easements dedicated are for the specific use of installing and maintaining water, sewer, electrical, natural gas, telephone, fiber or cablevision lines, and are not intended to be used for garbage dumpsters, the collection of garbage, or for the use of garbage vehicles in any manner.

This plat approved, subject to all platting ordinances, rules, regulations and resolutions of The City of Stephenville, Erath County, Texas.

Witness my hand, This the _____ day of _____, 20____

Authorized Signature of Owner / Keewaydin Developments, LLC

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this _____ day of _____, 20____

Signature _____

My Commission Expires On _____

_____, Director of Development Services
_____, Date of Approval
_____, City Secretary
_____, Date

SURVEYOR'S CERTIFICATE

THIS is to certify that I, MATTHEW K. PRICE, A Registered Professional Land Surveyor of the State of Texas, have platted the above property from an actual survey on the ground and that all lot corners, angle points, and points of curve will be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision during SEPTEMBER 2021.

Matthew K. Price, R.P.L.S. No. 6284
JN221312 Phase II 15708.CRD

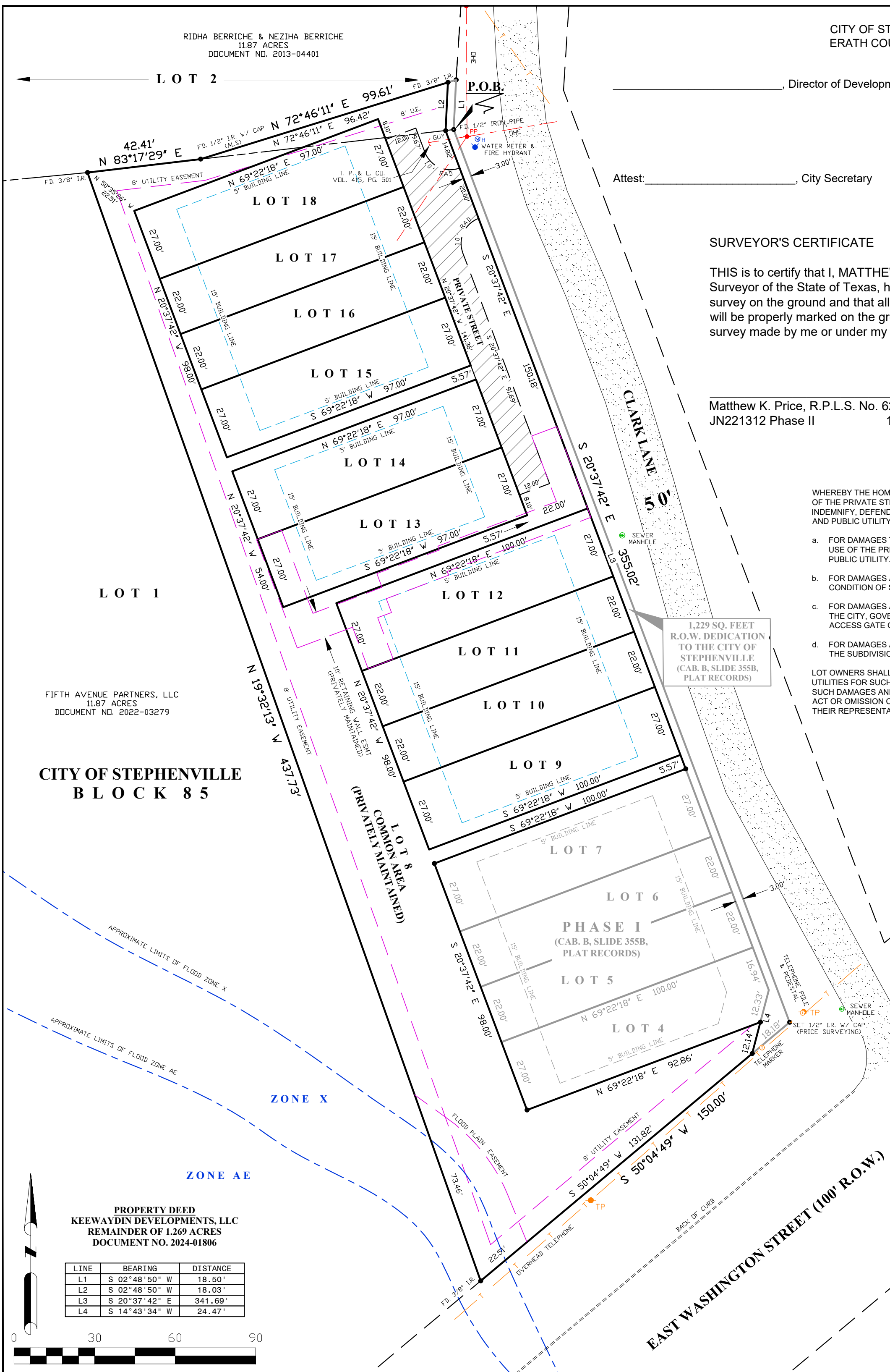
WHEREBY THE HOMEOWNERS' OR PROPERTY OWNERS' ASSOCIATION, AS OWNER OF THE PRIVATE STREETS AND APPURTENANCES, AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY, ANY GOVERNMENTAL ENTITY AND PUBLIC UTILITY:

- a. FOR DAMAGES TO THE PRIVATE STREET OCCASIONED BY THE REASONABLE USE OF THE PRIVATE STREET BY THE CITY, GOVERNMENTAL ENTITY OR PUBLIC UTILITY.
- b. FOR DAMAGES AND INJURY (INCLUDING DEATH) ARISING FROM THE CONDITION OF SAID PRIVATE STREET.
- c. FOR DAMAGES AND INJURY (INCLUDING DEATH) ARISING OUT OF THE USE BY THE CITY, GOVERNMENTAL ENTITY OR PUBLIC UTILITY OF ANY RESTRICTED ACCESS GATE OR ENTRANCE.
- d. FOR DAMAGES AND INJURY (INCLUDING DEATH) ARISING OUT OF ANY USE OF THE SUBDIVISION BY THE CITY, GOVERNMENTAL ENTITY OR PUBLIC UTILITY.

LOT OWNERS SHALL RELEASE THE CITY, GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES FOR SUCH DAMAGES AND INJURIES, REGARDLESS OF WHETHER OR NOT SUCH DAMAGES AND INJURY (INCLUDING DEATH) ARE CAUSED BY THE NEGLIGENT ACT OR OMISSION OF THE CITY, GOVERNMENTAL ENTITY OR PUBLIC UTILITY, OR THEIR REPRESENTATIVE OFFICERS, EMPLOYEES OR AGENTS.

PLAT NOTES

- COMMON AREAS ARE PRIVATELY MAINTAINED
- PRIVATE STREETS ARE NOT PROVIDED CITY SERVICES, SPECIFICALLY, POLICE PATROLS OR ACCIDENT REPORTS, TRAFFIC OR PARKING ENFORCEMENT.
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 NORTH CENTRAL TX ZONE, US SURVEY FOOT
- NOTE: ALL DISTANCES ARE SURFACE DISTANCES
- NOTE: A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD ZONE ACCORDING F.J.R.M. PANEL 4814300430D, EFFECTIVE NOVEMBER 16, 2011



1,229 SQ. FEET
R.O.W. DEDICATION
TO THE CITY OF
STEPHENVILLE
(CAB. B. SLIDE 355B,
PLAT RECORDS)

FIFTH AVENUE PARTNERS, LLC
11.87 ACRES
DOCUMENT NO. 2022-03279

**CITY OF STEPHENVILLE
BLOCK 85**

ZONE X

ZONE AE

PROPERTY DEED
KEEWAYDIN DEVELOPMENTS, LLC
REMAINDER OF 1.269 ACRES
DOCUMENT NO. 2024-01806

LINE	BEARING	DISTANCE
L1	S 02°48'50" W	18.50'
L2	S 02°48'50" W	18.03'
L3	S 20°37'42" E	341.69'
L4	S 14°43'34" W	24.47'



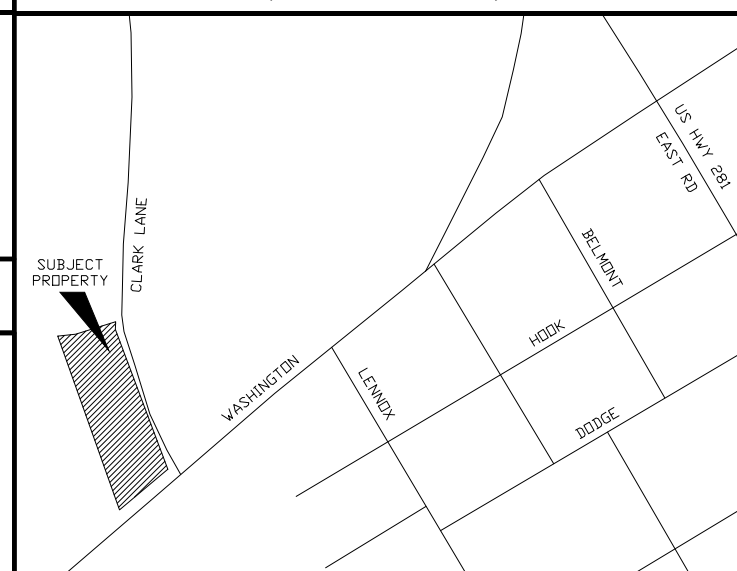
OWNER

LK Capital Investments, LLC
159 South Graham
Stephenville, Tx 76401

SURVEYOR

Matthew K. Price
Price Surveying, LP
FIRM# 10194051
1100 E Washington Street
Stephenville, TX 76401
254-965-5489

**VICINITY MAP
(NOT TO SCALE)**

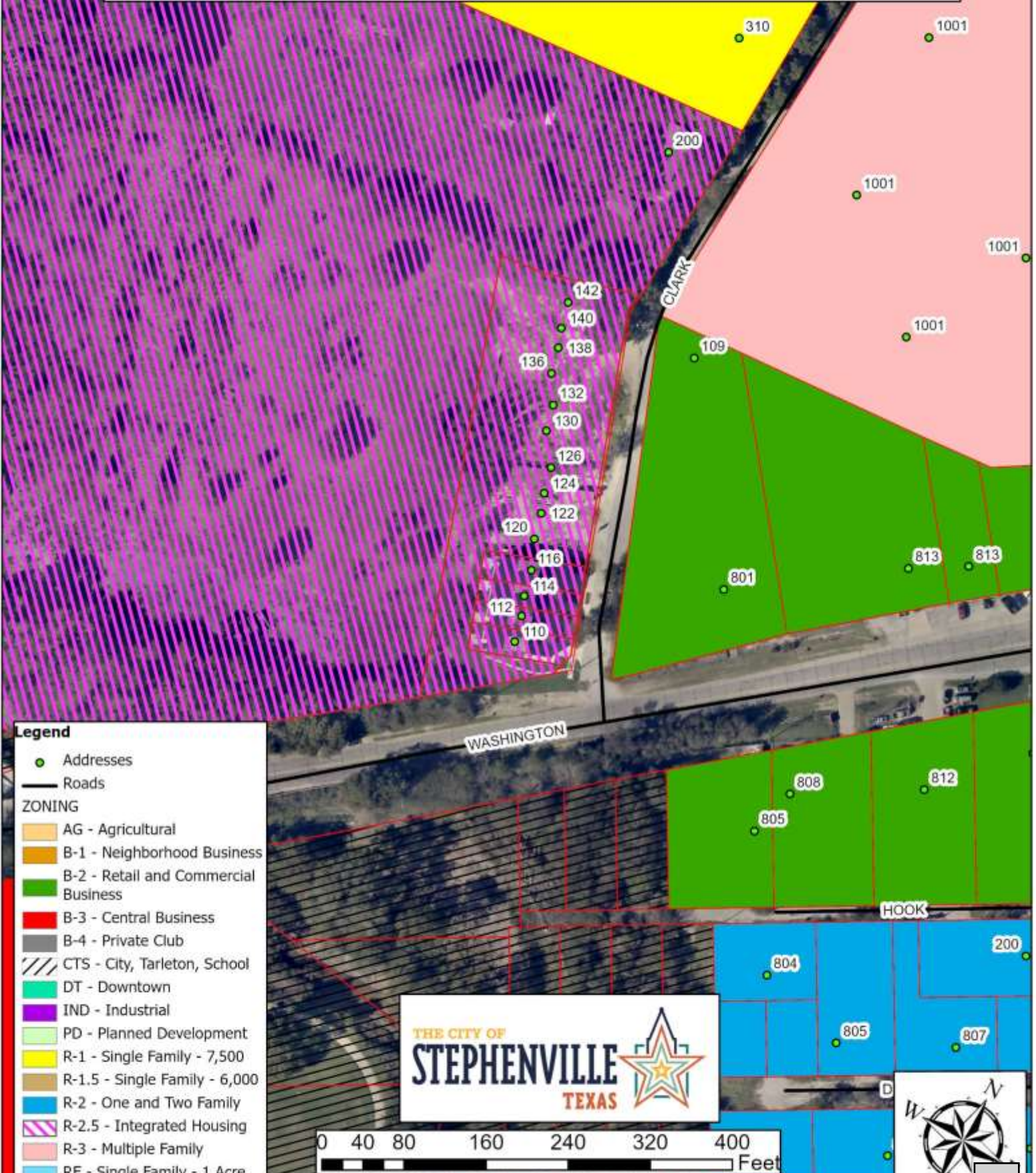


FINAL PLAT, PHASE II

**CITY OF STEPHENVILLE
LOTS 8 THRU 18, BLOCK 85**

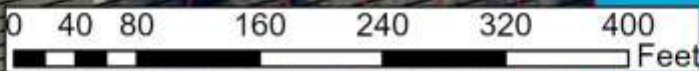
OF A 1.269 ACRES TRACT OF LAND OUT OF LOT 1 AND LOT 2 IN
BLOCK 85 OF THE CITY OF STEPHENVILLE, ERATH COUNTY,
TEXAS, ACCORDING TO KING'S 1956 MAP OF STEPHENVILLE,
ADOPTION AND DEDICATION THEREOF RECORDED IN VOLUME 381,
PAGE 105 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS

Parcel ID R63366 Current Zoning - R2.5 Integrated Housing



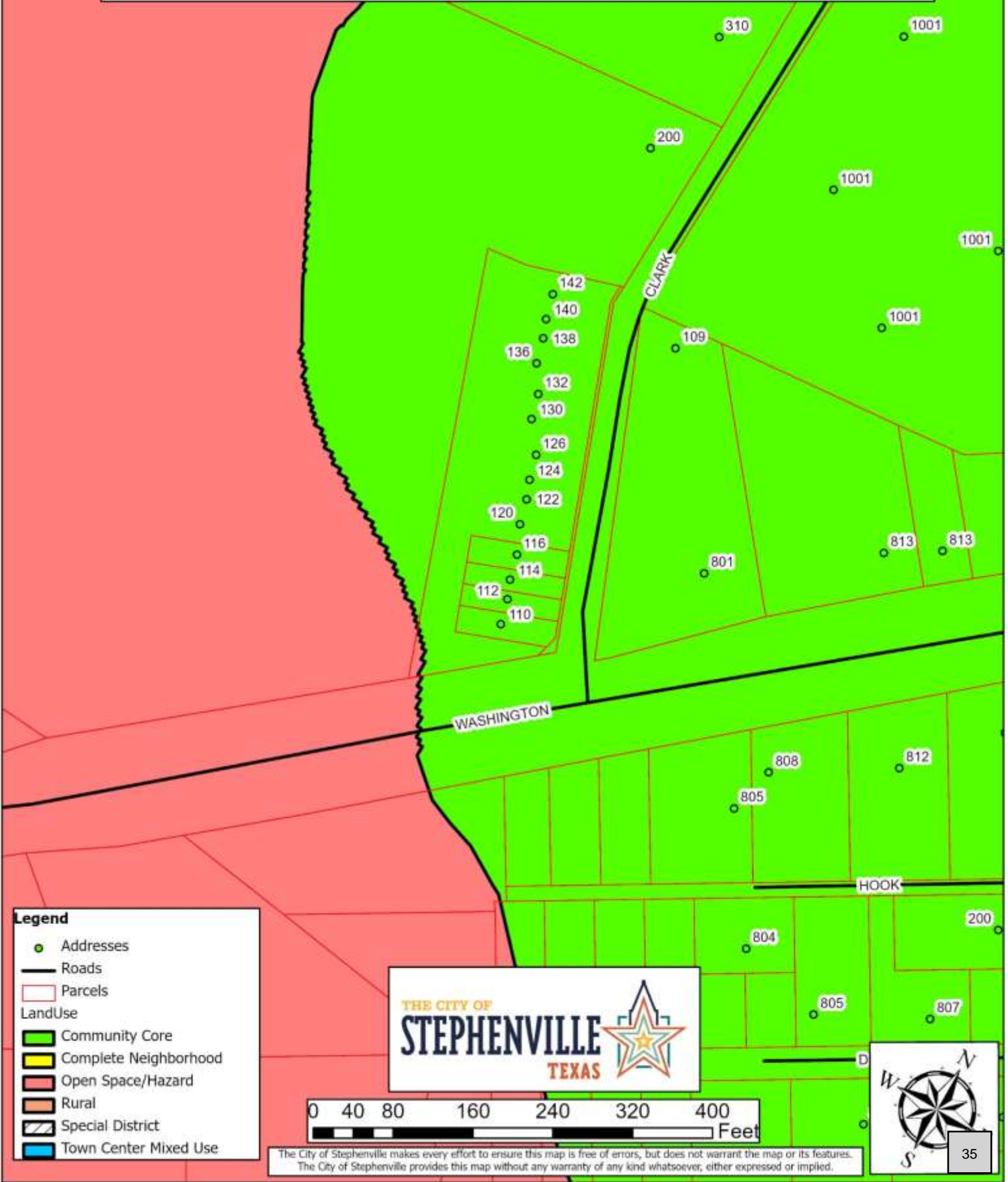
Legend

- 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
- IND - Integrated Housing
- R-3 - Multiple Family
- RE - Single Family - 1 Acre
- Parcels



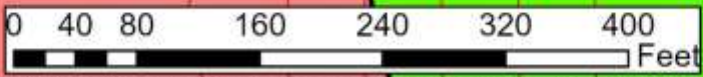
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

Parcel ID R63366 Future Land Use - Community Core



Legend

- Addresses
- Roads
- Parcels
- LandUse
- Community Core
- Complete Neighborhood
- Open Space/Hazard
- Rural
- Special District
- Town Center Mixed Use



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.

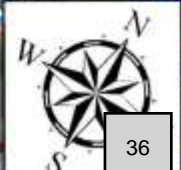
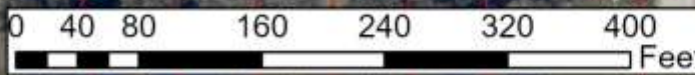
Parcel ID R63366 Water & Sewer Utilities

Item 6.



Legend

- Addresses
- Roads
- Sewer Lines
- Water Lines
- 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 expressed or implied.

Parcel R000063366
200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000029896	801 E WASHINGTON	AMERICAN LEGION POST#240	PO BOX 184	STEPHENVILLE	TX	76401-0000
R000029903	1001 E WASHINGTON	AUGUSTA HILLS L P	15 LAKE DRIVE	ROUND ROCK	TX	78665
R000029910	310 CLARK LN	CHANDLER WILLIAM HOWARD & HEIDI N OLSEN	PO BOX 1923	STEPHENVILLE	TX	76401
R000028702	0 E WASHINGTON	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000028700	0 E WASHINGTON	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000028701	0 E WASHINGTON	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029895	0 E WASHINGTON	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029908	200 CLARK LN	GFL II, LLC	2902 RIVERGROVE CT	FORT WORTH	TX	76116
R000063366	0 CLARK LN	KEEWAYDIN DEVELOPMENTS, LLC	159 S GRAHAM	STEPHENVILLE	TX	76401
R000028699	805 E HOOK	MONK JACKIE & CARLA	PO BOX 36	CARLTON	TX	76436
R000029898	813 E WASHINGTON	ROBITAILLE CHARLES & MARILYN	300 E SOUTH LOOP	STEPHENVILLE	TX	76401-0000
R000078332	110 CLARK LN	SOUTHWESTERN RESIDENTIAL XII 2023 LLC	105 EAST ROAD	STEPHENVILLE	TX	76401
R000078333	112 CLARK LN	SOUTHWESTERN RESIDENTIAL XII 2023 LLC	105 EAST ROAD	STEPHENVILLE	TX	76401
R000078334	114 CLARK LN	SOUTHWESTERN RESIDENTIAL XII 2023 LLC	105 EAST ROAD	STEPHENVILLE	TX	76401
R000078335	116 CLARK LN	SOUTHWESTERN RESIDENTIAL XII 2023 LLC	105 EAST ROAD	STEPHENVILLE	TX	76401

STAFF REPORT



SUBJECT: Case No.: RZ2024-011

Applicant Matt Copeland, representing Barefoot Equity Partners, LLC, is requesting a rezone for property located at 961 Clinton St, being Parcel R32222, S4400 KIGHT SECOND ADDITION, BLOCK 1 & 2, LOT 1B & 11B; CITY ADDITION, BLOCK 99, LOT 1D; of the City of Stephenville, Erath County, Texas from (R-1) Single Family Residential to (R-2.5) Integrated Housing District.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

To provide the City Council with a recommendation for the rezone request.

BACKGROUND:

The applicant is requesting a rezone to construct a triplex unit R-2.5 zoning includes two-to-four family dwellings as a permitted use with lot dimension requirements being 75'x100'. This parcel meets the minimum lot dimensions for the intended use.

PROPERTY PROFILE:



Sec. 154.05.8 Integrated housing district (R-2.5).

5.8.A Description. This integrated residential housing district provides for medium-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, patio homes, condominiums and townhomes Generally, this district is for developments resulting in individually platted homes or dwelling units and generally, owner occupied. 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 aesthetic and functional well-being of the intended district environment. The Integrated Housing District will be applicable to all Residential Districts, B-1 Neighborhood Business Distr (B-1), Central Business District (B-3), and Downtown District (DT).

5.8.B Permitted Uses.

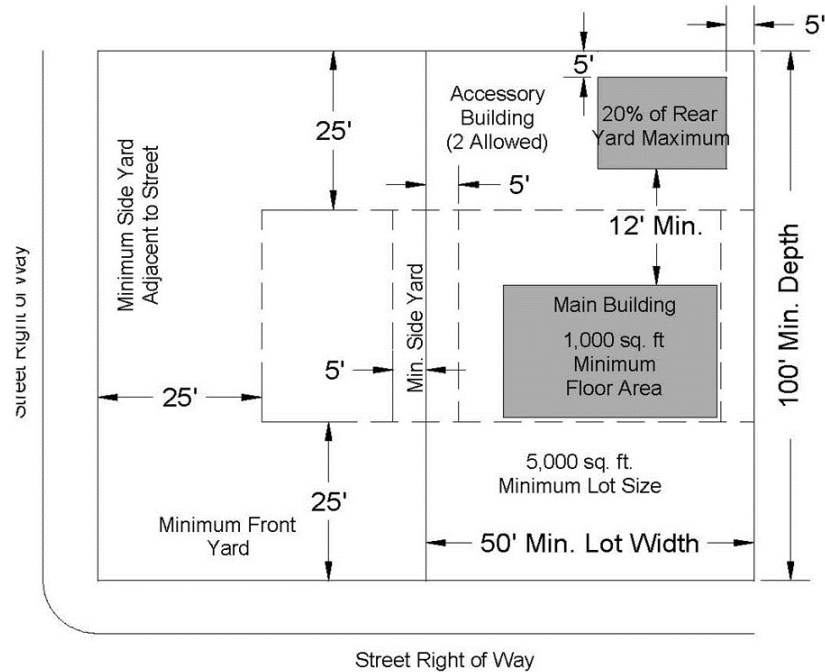
1. Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals.
2. Two-to-four family dwellings, with each family limited as in division (1) above;
3. Townhouse dwellings, with each family limited as in division (1) above;
4. Condominium dwellings, with each family limited as in division (1) above;

5.8.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.

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

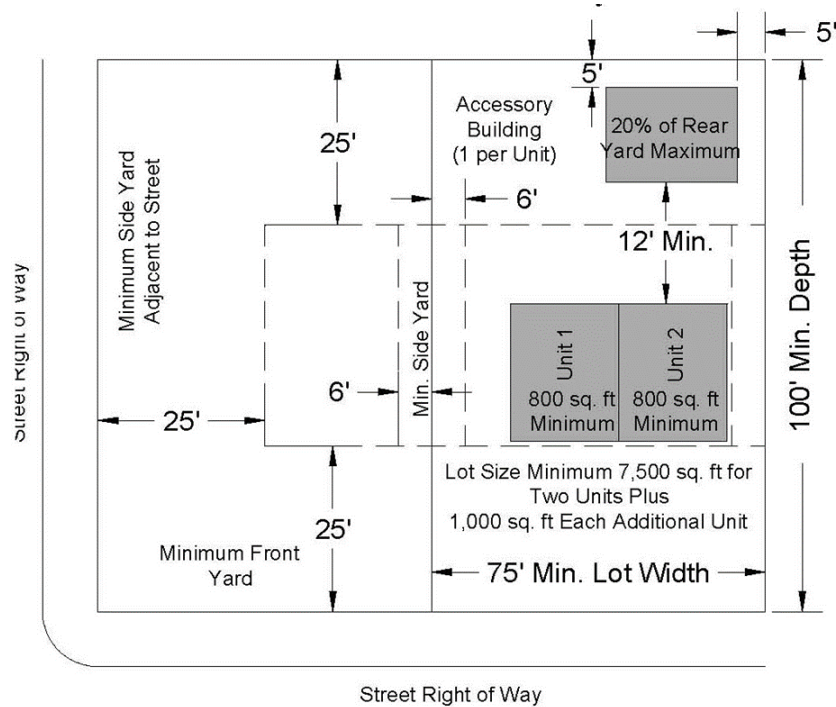
- A. Single family dwelling.
 1. Minimum lot area: 3,000 ft².
 2. Minimum lot width and lot frontage: 50 feet.
 3. Minimum lot depth: 60 feet.
 4. Minimum depth of front setback: 15 feet.
 5. Minimum depth of rear setback: 15 feet.
 6. Minimum width of side setback:
 - a. Internal lot: five feet.
 - b. Corner lot: 15 feet from intersecting side street.
 7. Building size:
 - a. Maximum coverage as a percentage of lot area: 40%.
 - b. Single family dwelling: 1,000 ft².
 8. Accessory buildings:
 - a. Maximum accessory buildings coverage of rear yard: 20%.
 - b. Maximum number of accessory buildings: one.
 - c. Minimum depth of side setback: five feet.
 - d. Minimum depth of rear setback: five feet.
 - e. Minimum depth from the edge of the main building: 12 feet.
 9. Maximum height of structures: 35 feet.
 10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



B. Two-to-four family.

1. Minimum lot area: 7,500 ft² for two dwelling units, plus 1,000 ft² for each additional dwelling unit.
2. Minimum lot width and lot frontage: 75 feet.
3. Minimum lot depth: 100 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: six feet.
 - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
 - a. Maximum coverage as a percentage of lot area: 40%.
 - b. Minimum area of each dwelling unit: 800 ft².
8. Accessory buildings:
 - a. Maximum accessory building coverage of rear yard: 20%.
 - b. Maximum area of each accessory building: 200 ft².
 - c. Maximum number of accessory buildings: one per unit.
 - d. Minimum depth of side setback: five feet.
 - e. Minimum depth of rear setback: five feet.

- f. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



C. Townhouse/Condominium.

1. Minimum lot area: 3,000 ft² per unit.
2. Minimum average lot width and lot frontage: 30 feet.
3. Minimum lot depth: 100 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: five feet.
 - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
 - a. Maximum building coverage as a percentage of lot area: 40%
 - b. Minimum area of each Townhouse dwelling unit: 800 ft².
 - c. Minimum area of each Condominium of each dwelling unit: 500 ft² for one bedroom or less, plus 125 ft² of floor area for each additional bedroom.
8. Accessory buildings:
 - a. Maximum accessory building coverage of rear yard: 20%.
 - b. Maximum area of each accessory building: 200 ft².
 - c. Maximum number of accessory buildings: one per unit.
 - d. Minimum depth of side setback: five feet.
 - e. Minimum depth of rear setback: five feet.

- f. Minimum depth from the edge of the main building: 12 feet.
- 9. Maximum height of structures: 35 feet.
- 10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.
- 11. Maximum density of Townhome or Condominium Housing within the R-2.5 District shall not exceed 14 units per acres with each unit platted separately.
- 12. Deviations from the required standards within the R-2.5 district will be subject to site plan review by the Planning and Zoning Commission and subsequent approval by City Council. Site plans should include renderings with elevations, a finish schedule and incorporate architectural designs that complement the existing structures of the area of integration.

5.8.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.

(Ord. No. 2021-O-28 , § 1, passed 9-7-2021)

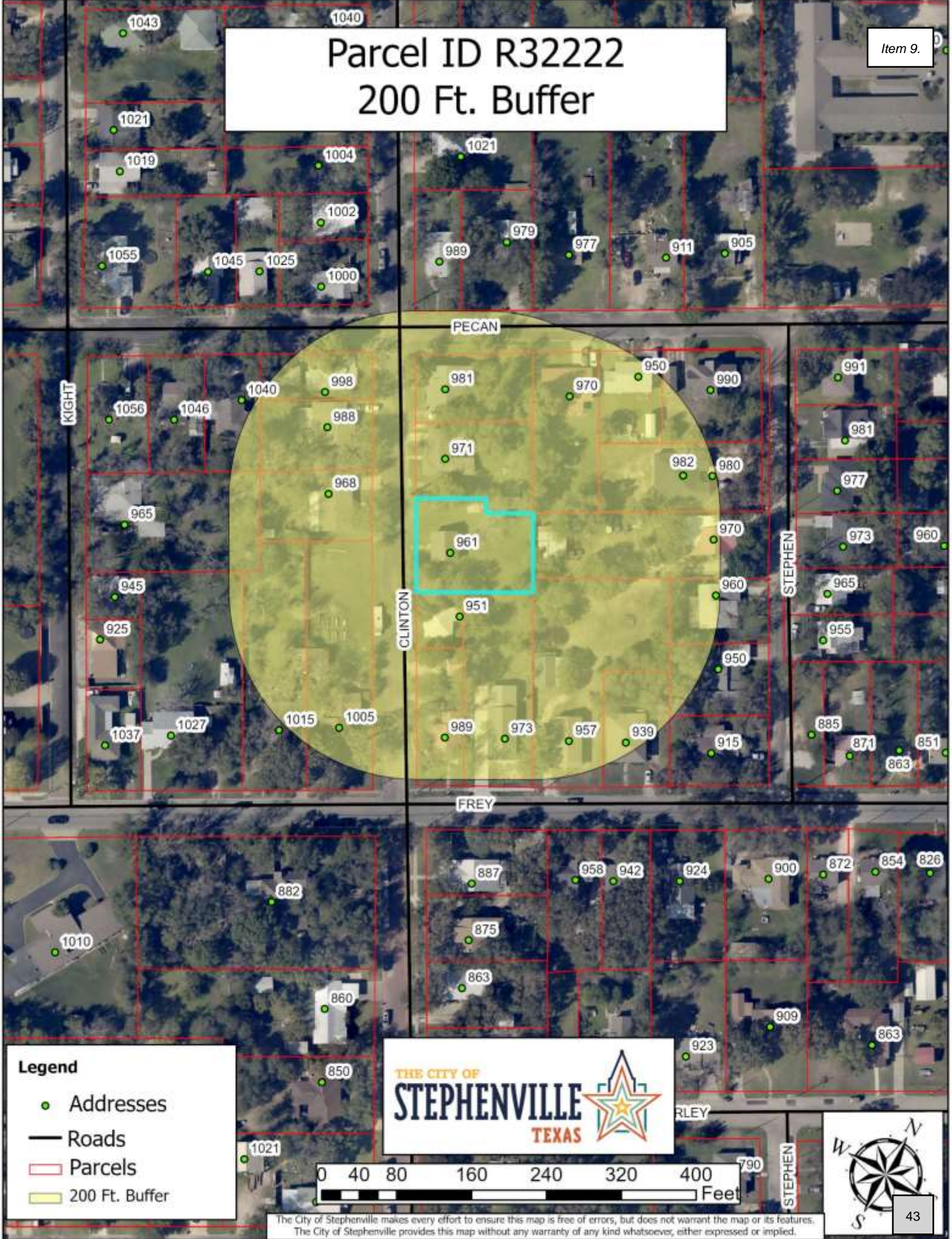
FACTORS TO CONSIDER:

- 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:

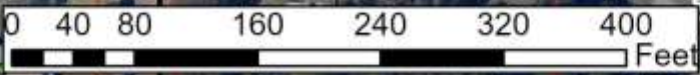
- 1) Recommend the City Council approve the rezoning request.
- 2) Recommend the City Council deny the rezoning request.

Parcel ID R32222 200 Ft. Buffer



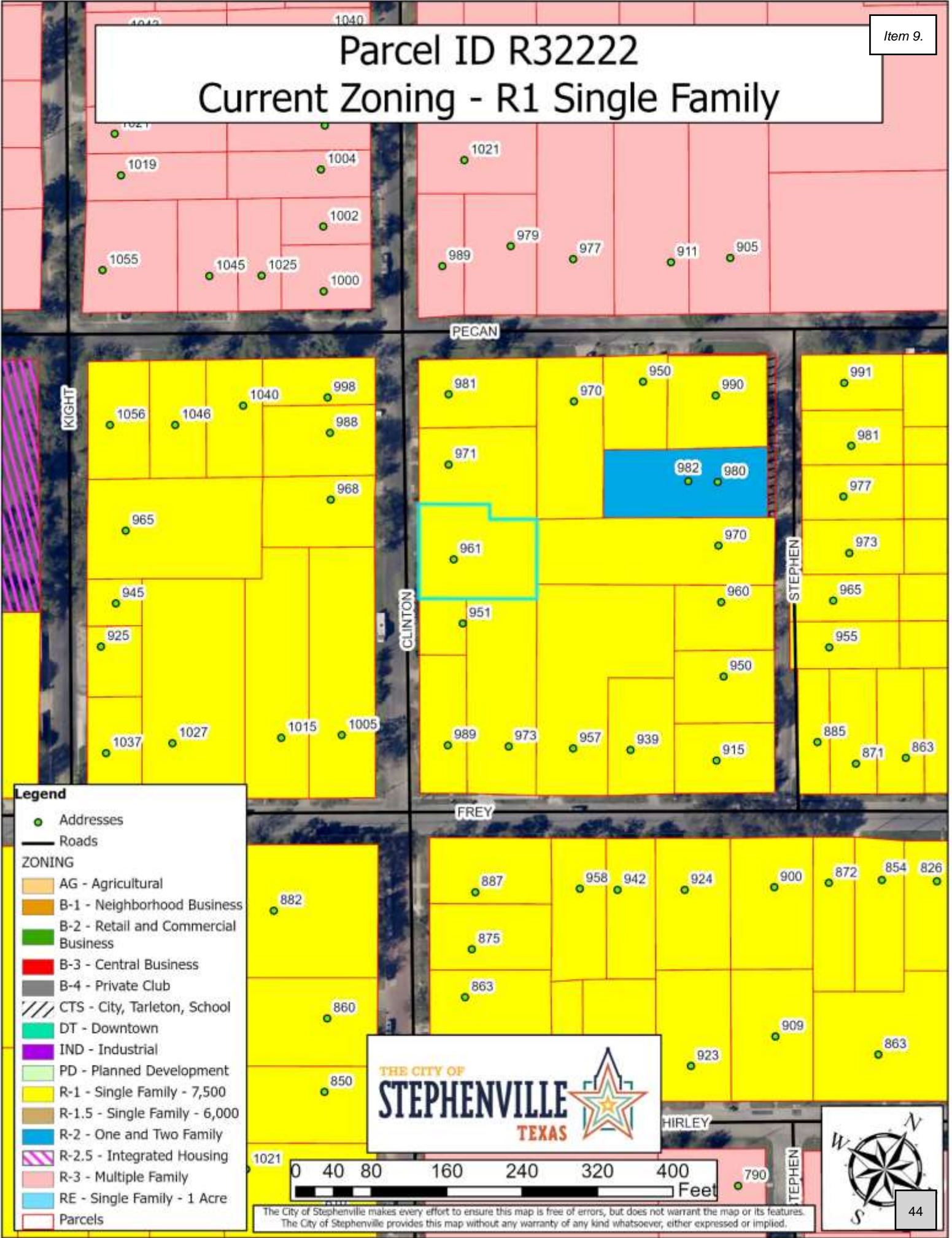
Legend

- Addresses
- Roads
- Parcels
- 200 Ft. Buffer



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Parcel ID R32222 Current Zoning - R1 Single Family

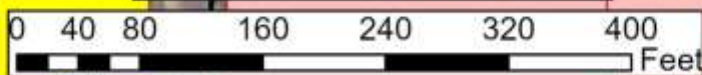


Legend

- Addresses
- Roads

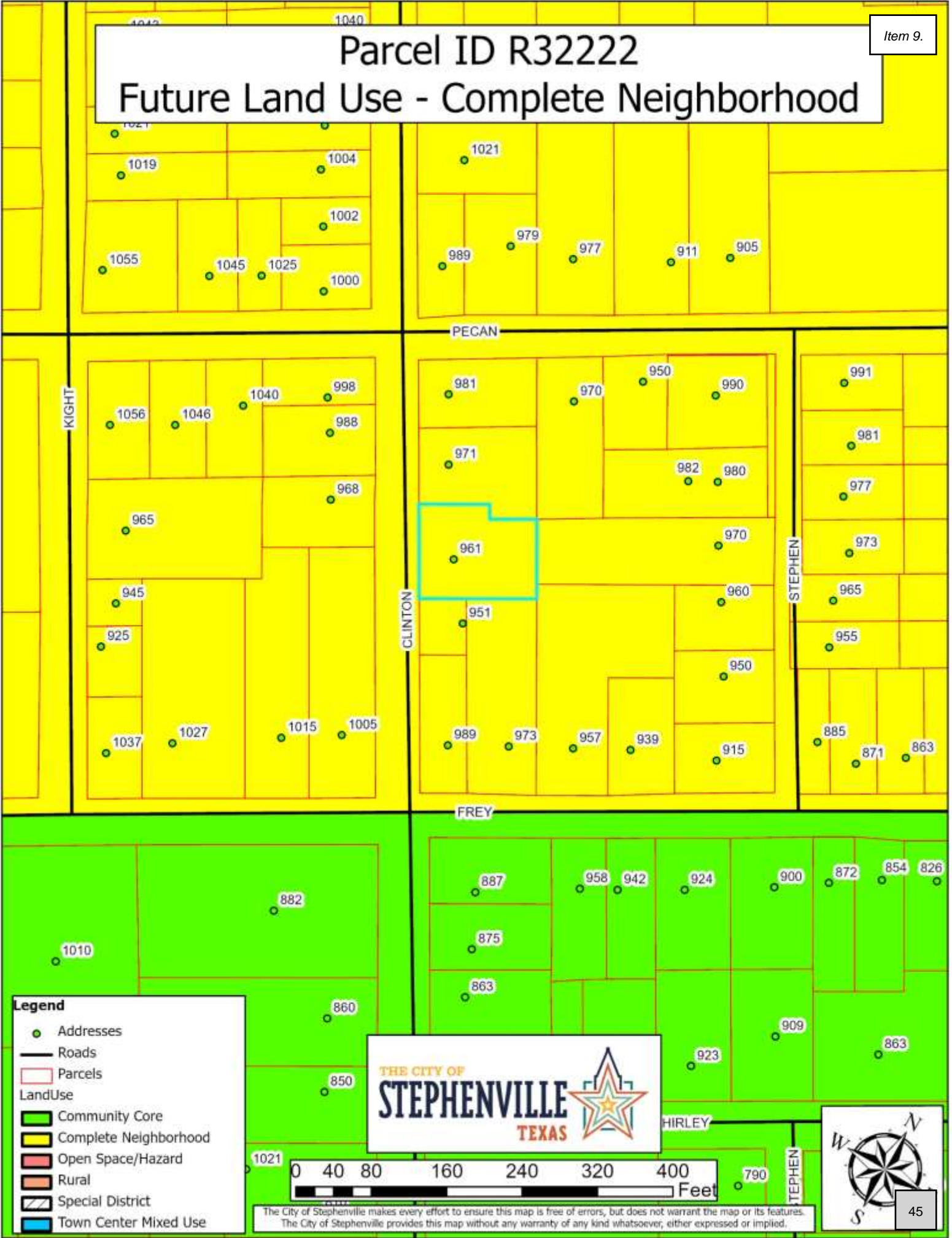
ZONING

- 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
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- R-2.5 - Integrated Housing
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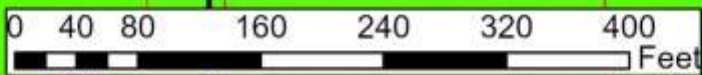
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Parcel ID R32222 Future Land Use - Complete Neighborhood



Legend

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- Complete Neighborhood
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- Special District
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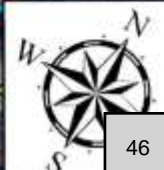
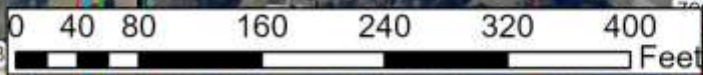


Parcel ID R32222 Water & Sewer Utilities



Legend

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



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Parcel R32222 Address List

Item 9.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000032222	961 CLINTON	BAREFOOT EQUITY PARTNERS, LLC	189 RETA ST	STEPHENVILLE	TX	76401
R000032203	939 FREY	BARNES DANNY R SR	939 W FREY	STEPHENVILLE	TX	76401
R000030048	981 CLINTON	BLUE DOME MANAGEMENT, LLC	3225 MCLEOD DR, SUITE 100	LAS VEGAS	NV	89121
R000032223	989 FREY	BOONE SHARON	9603 MUIRFIELD DR	GRANBURY	TX	76049-4478
R000030045	970 W PECAN	BORJON ERICK & CINDY	970 W PECAN ST	STEPHENVILLE	TX	76401
R000032212	965 KIGHT	BRYANT JOHN CLANCY	965 KIGHT	STEPHENVILLE	TX	76401
R000030046	990 STEPHEN	DILLON BRANDY LEIGH & MATTHEW BLAKE DILLON	7743 FM879	PALMER	TX	75152
R000032217	968 N CLINTON	FAIR LONDON AND WILLIAM FAIR	968 N CLINTON	STEPHENVILLE	TX	76401
R000030047	950 W PECAN	FRAGA MARIANA LOZANO	950 W PECAN	STEPHENVILLE	TX	76401
R000032206	960 N STEPHEN	GRAY PATRICIA A AND CONNIE ANNETTE CARRINGTON	960 N STEPHEN	STEPHENVILLE	TX	76401
R000032216	988 CLINTON	KAISER MARK	111 BLUE JAY	STEPHENVILLE	TX	76401-0000
R000077402	980 STEPHEN	KOLB JOHN H & JILL ELIZABETH KOLB	12071 RACHEL LEA LANE	FORT WORTH	TX	76179
R000032221	951 CLINTON	MILLER HOLLY	575 CHARLOTTE	STEPHENVILLE	TX	76401
R000032242	989 PECAN	MULBARGER TODD	153 VALLEY OAK PLACE	WOODBIDGE	CA	95258
R000032201	970 STEPHEN	PEREZ EMILIO	970 STEPHENS	STEPHENVILLE	TX	76401
R000032205	950 N STEPHEN	PIDGEON CONNIE	450 STONERIDGE TRL	WEATHERFORD	TX	76087-4411
R000032200	973 FREY	RENFIELD LLC	115 N GRAHAM, SUITE A	STEPHENVILLE	TX	76401
R000032204	915 FREY	RENFIELD, LLC	115 N GRAHAM, STE 200	STEPHENVILLE	TX	76401
R000032220	971 CLINTON	SANCHEZ LEILANI	971 N CLINTON ST	STEPHENVILLE	TX	76401
R000032218	1005 FREY	SCHMID JOHN & VALERIE J SCHMID	1005 W FREY	STEPHENVILLE	TX	76401
R000032219	1015 W FREY	SCHMID JOHN D & VALERIE J	746 N NEBLETT	STEPHENVILLE	TX	76401
R000032207	998 CLINTON	TRUSS LINDA WEIR	423 PR1603	STEPHENVILLE	TX	76401-9623
R000032208	1027 W FREY	TUCKER LOIS LAVONNE	1027 W FREY	STEPHENVILLE	TX	76401
R000032202	957 FREY	WADDLE JAMES G & SUE	957 W FREY	STEPHENVILLE	TX	76401
R000032209	1040 PECAN	WAGERS PAMELA	1040 W PECAN ST	STEPHENVILLE	TX	76401

STAFF REPORT



SUBJECT: Case No.: RZ2024-012

Applicant David Brumfield, representing GREYHOUSE RENTALS LLC, is requesting a rezone for property located at 727 Frey, being Parcel: R78766 of the S2300 BUTLER ADDITION;; BLOCK 2;, LOT 9A; of the City of Stephenville, Erath County, Texas from (R-1) Single Family Residential to (R-2) One and Two-Family Residential.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

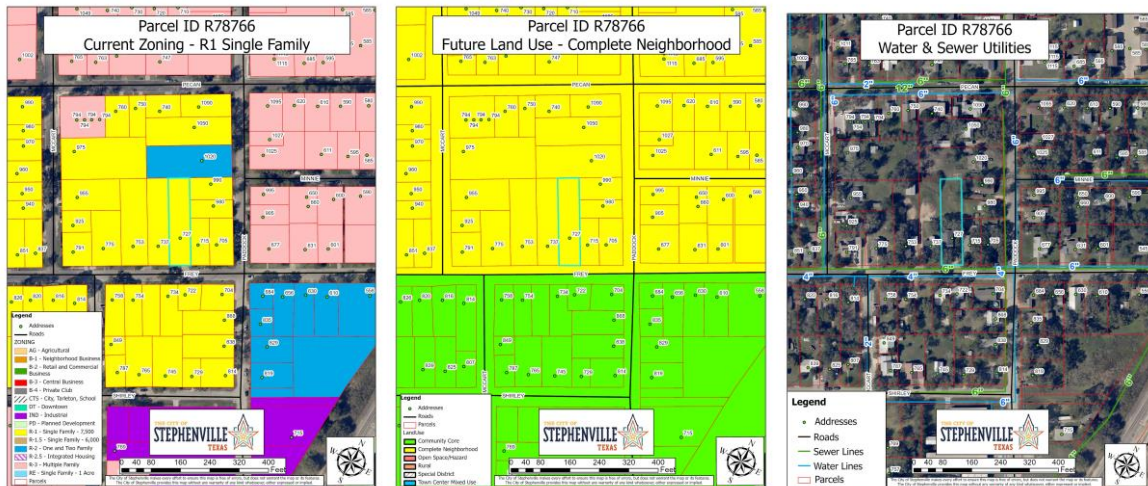
RECOMMENDATION:

To provide the City Council with a recommendation for the rezone request.

BACKGROUND:

The applicant is requesting the rezone to do an addition to the existing home and convert the use of the existing home to a duplex. R-2 zoning includes single-family and two-family dwellings as permitted uses. Duplex style housing will require 75x100 lot dimensions. This lot shows to have approximately 60' of frontage on Frey St. If this rezone is approved, a variance request for a reduced lot width would have to be approved by the Board of Adjustment before the building could be utilized for the intended purpose.

PROPERTY PROFILE:



Sec. 154.05.5. One- and two-family residential district (R-2).

5.5. A Description. This residential district provides for a neighborhood development of medium density. The primary land use allows for single-family dwellings, along with two family dwelling units. Recreational, religious and educational uses normally appropriate to such a residential neighborhood are also permitted to contribute to the natural elements of a convenient, balanced and attractive 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.

5.5. 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-family dwelling units, with each family limited as in division (1) above;
- (3) Accessory buildings;
- (4) Churches, temples, mosques and related facilities;
- (5) Community home;
- (6) Park or playground; and
- (7) SISD school—public.

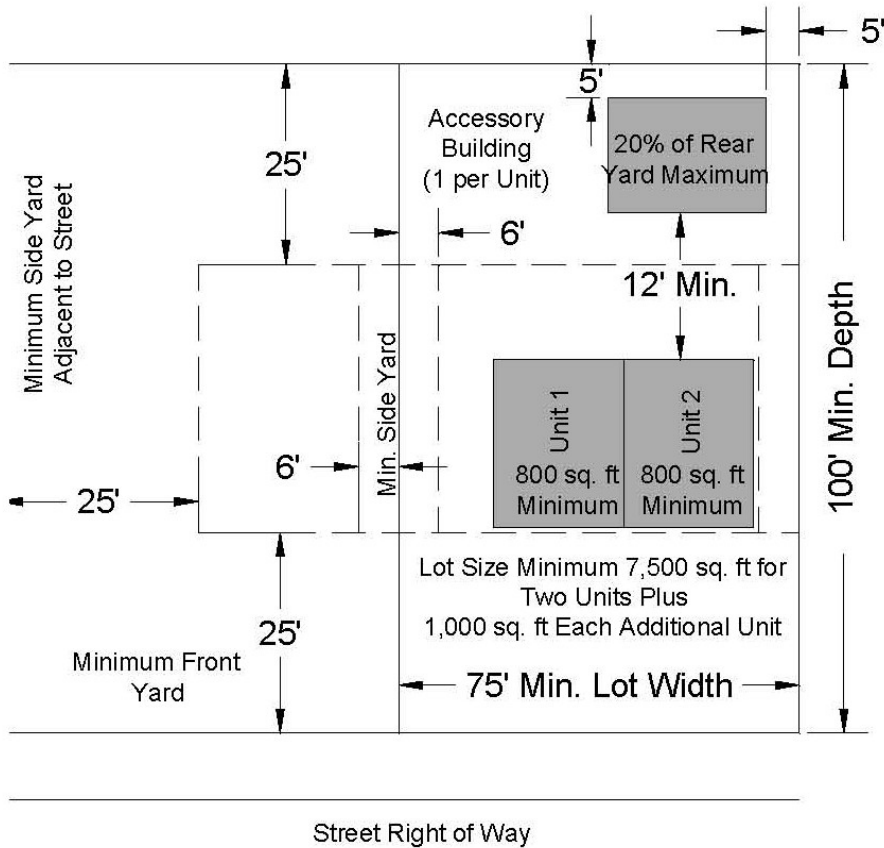
5.5. C Conditional Uses.

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

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

- (A) *Single family.*
 - (1) Minimum lot area: 5,000 ft².
 - (2) Minimum lot width and lot frontage: 50 feet.
 - (3) Minimum lot depth: 100 feet.
 - (4) Minimum depth of front setback: 25 feet.
 - (5) Minimum depth of rear setback: 25 feet.
 - (6) Minimum width of side setback:
 - (a) Internal lot: five feet.
 - (b) Corner lot: 25 feet from intersecting side street.
 - (7) Building size:
 - (a) Maximum main building coverage as a percentage of lot area: 40%.
 - (b) Minimum area of main building: 1,000 ft².
 - (8) Accessory buildings:
 - (a) Maximum accessory buildings coverage of rear yard: 20%.
 - (b) Maximum number of accessory buildings: one.
 - (c) Minimum depth of side setback: five feet.
 - (d) Minimum depth of rear setback: five feet.
 - (e) Minimum depth from the edge of the main building: 12 feet.
 - (9) Maximum height of structures: 35 feet.
 - (10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples, and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

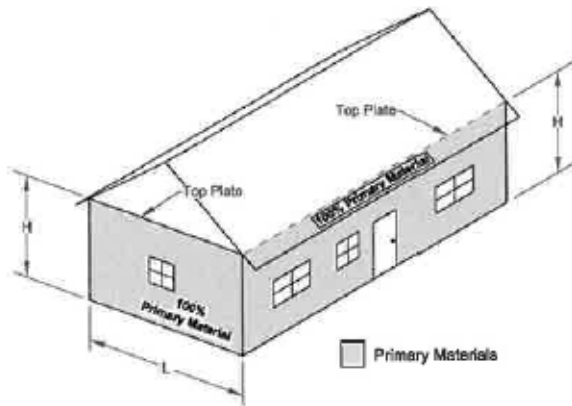
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A Two-Family, R-2 District lot shall provide a minimum of two vehicle parking spaces, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in this ordinance, Section 11, Parking Regulations of this ordinance.

5.5. 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.

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

FACTORS TO CONSIDER:

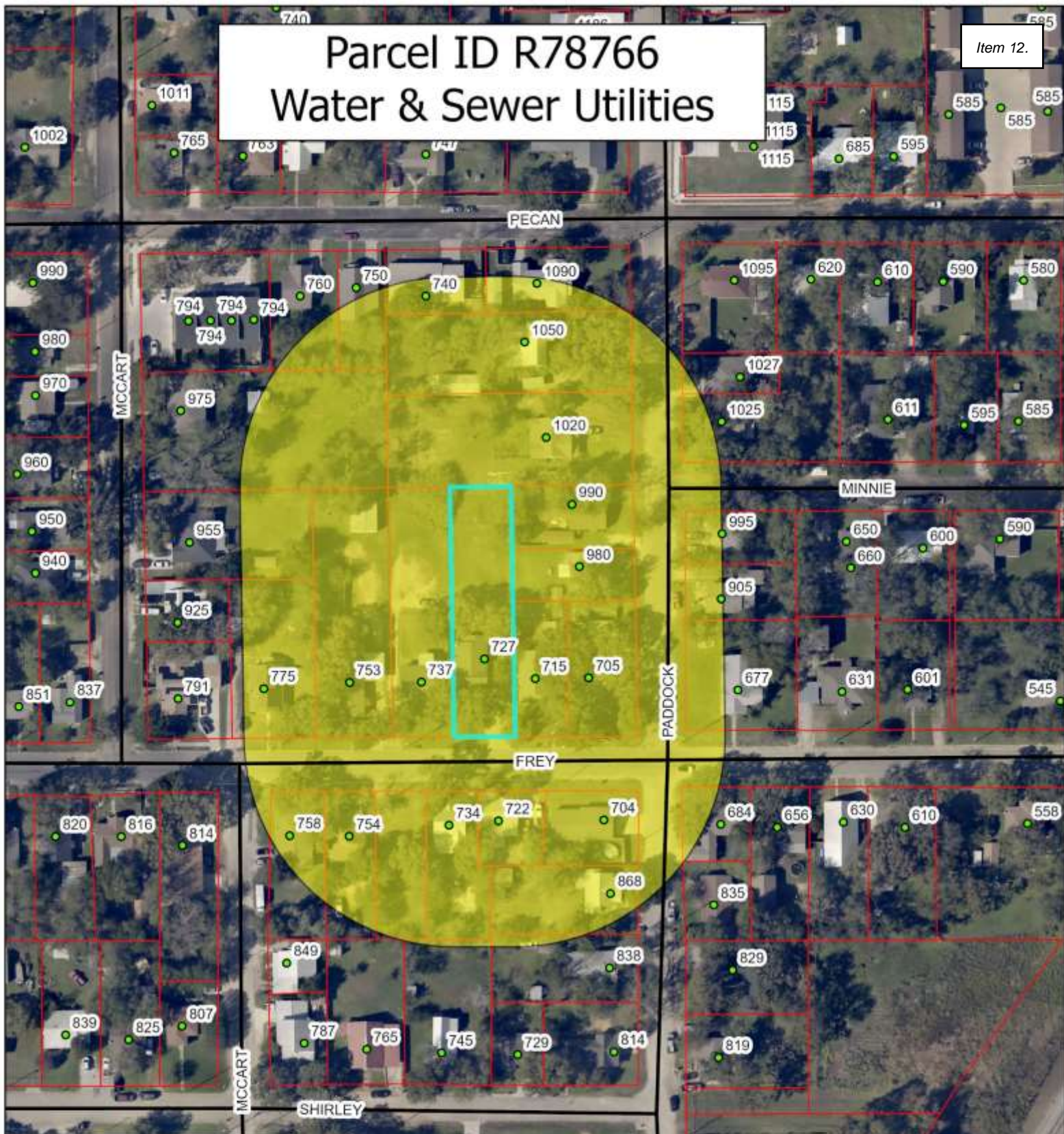
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for 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.
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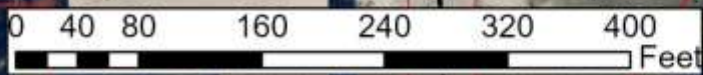
Parcel ID R78766 Water & Sewer Utilities

Item 12.



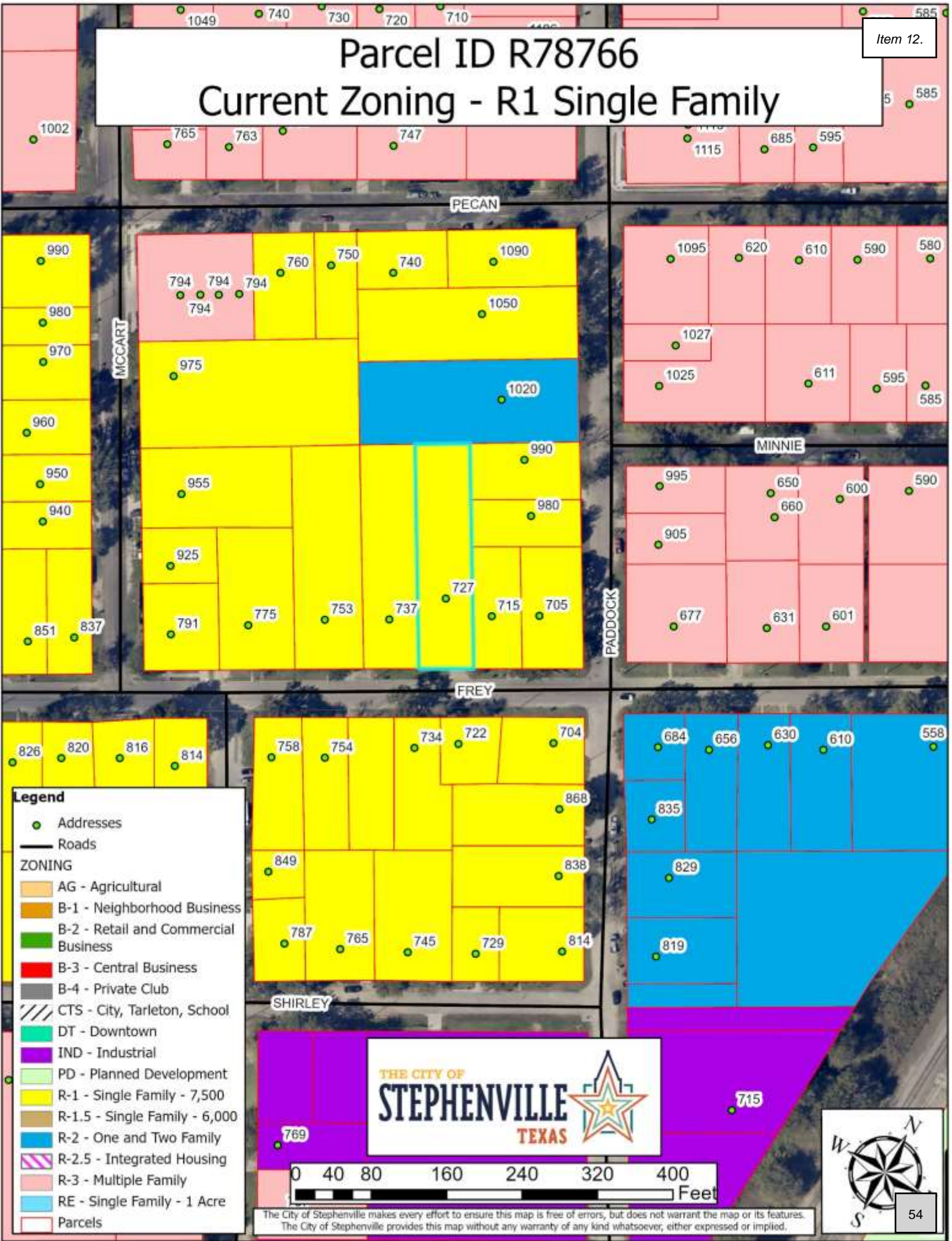
Legend

- Addresses
- Roads
- ▭ Parcels
- 200 ft Buffer



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Parcel ID R78766 Current Zoning - R1 Single Family

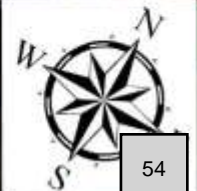
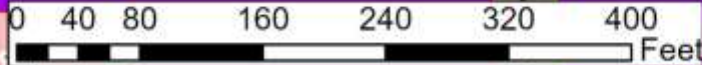


Legend

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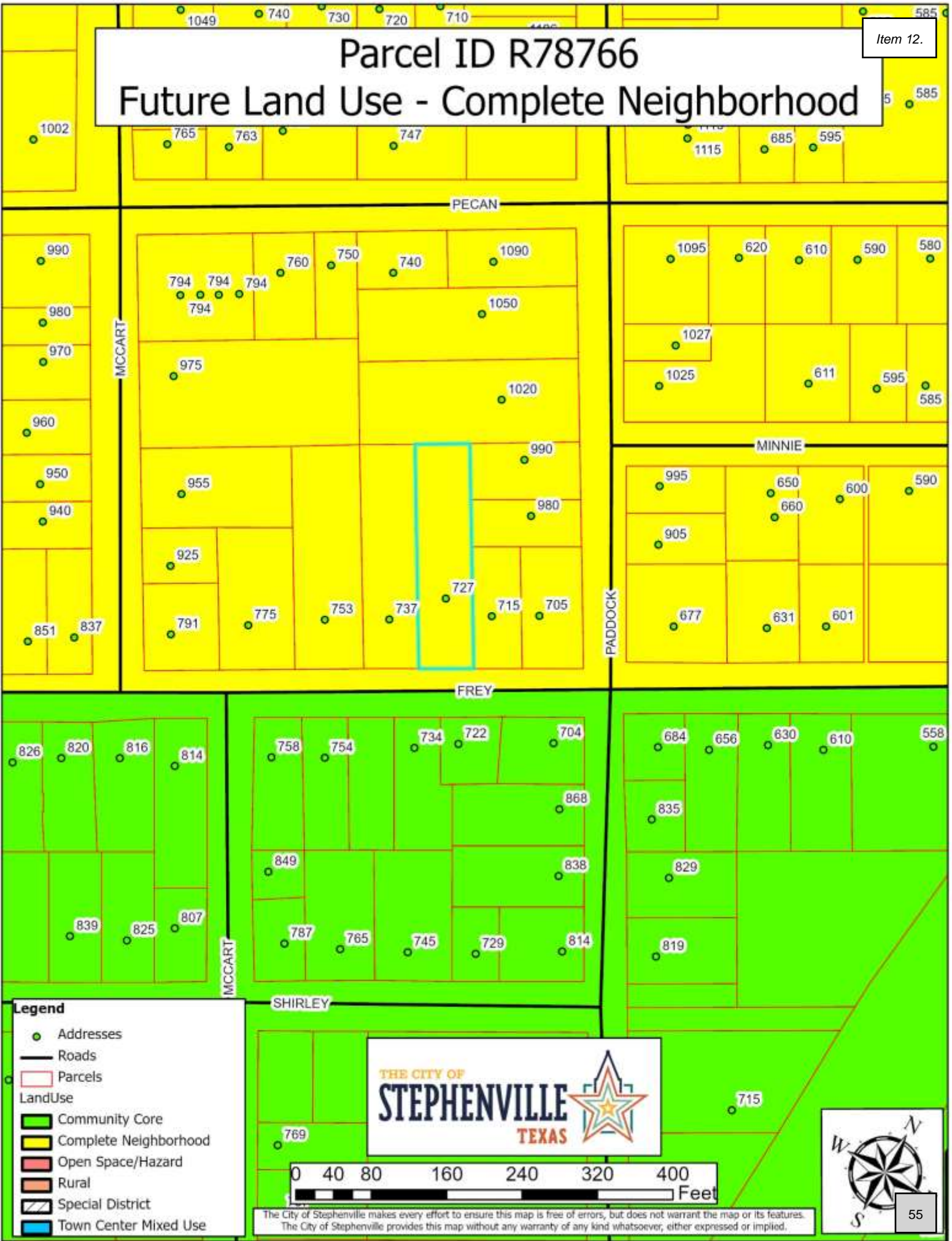
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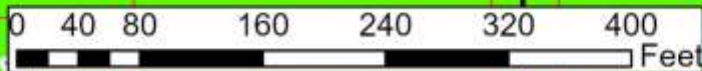
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Parcel ID R78766 Future Land Use - Complete Neighborhood



Legend

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- Community Core
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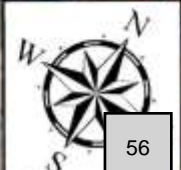
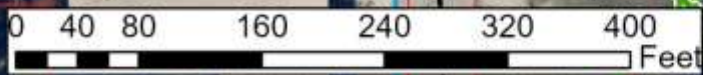
Parcel ID R78766 Water & Sewer Utilities

Item 12.



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Parcel R78766 Address List

200 ft Buffer

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000028756	1050 PADDOCK	ASHE VICTOR M & PRISCILLA %RIVERA SERENA D	1050 N PADDOCK	STEPHENVILLE	TX	76401
R000028754	1090 PADDOCK	AVELAR LOGAN TYLER	1090 N PADDOCK	STEPHENVILLE	TX	76401
R000028753	705 FREY	BARNETTE MICHAEL & ASHLYN	705 WEST FREY	STEPHENVILLE	TX	76401
R000028765	753 FREY	BOREN LESLIE CHARLES	753 W FREY	STEPHENVILLE	TX	76401
R000028793	995 PADDOCK	BROWN BOBBY	995 N PADDOCK	STEPHENVILLE	TX	76401
R000033304	868 N PADDOCK	CANO JOSE A JR & MARIA ELENA	868 N PADDOCK AVENUE	STEPHENVILLE	TX	76401
R000033290	734 FREY	DAVIDSON ELISABETH A & JEREMY NEAGLE	734 W FREY	STEPHENVILLE	TX	76401
R000028752	715 W FREY	DOLLARHIDE KIRSTEN	715 W FREY	STEPHENVILLE	TX	76401
R000028762	975 MCCART	DOWELL THURMAN	105 PASEO DEL PUEBLO NORTE	TAOS	NM	87571
R000033307	838 N PADDOCK	EDWARDS IRIS JEANE	838 NORTH PADDOCK	STEPHENVILLE	TX	76401
R000033286	704 FREY	EVERETT JILL A	704 FREY	STEPHENVILLE	TX	76401
R000028768	990 PADDOCK	FIMBRES SYDNEY AND CARLA & ROBERT R DAVIS	174 TIMBERLINE TRAIL	POOLVILLE	TX	76487
R000028755	740 PECAN	FLOYD TOBY & SCARLET FLOYD	9753 FM3025	STEPHENVILLE	TX	76401
R000033291	744 FREY	FORD JAMES THEODORE	PO BOX 124	LINGLEVILLE	TX	76461
R000033305	754 FREY	GARCIA MARIO S & CONSUELO R	754 W FREY	STEPHENVILLE	TX	76401-0000
R000028758	760 PECAN	GASTON BEN AND CLAIR GASTON	8010 MANX DR	ROUND ROCK	TX	786811
R000028766	727 FREY	GREYHOUSE RENTALS LLC	175 CANYON LAKE RD	GORDON	TX	76453
R000028759	750 PECAN	HALE & HALE RENTALS, LLC	150 HARBIN DR, SUITE 430	STEPHENVILLE	TX	76401
R000028794	905 PADDOCK	HALL CORWIN WADE & SHELLY DAWN & TERRY DON	905 N PADDOCK	STEPHENVILLE	TX	76401
R000028769	980 PADDOCK	HEWITT GEORGE JR	980 PADDOCK	STEPHENVILLE	TX	76401-5517
R000028767	737 W FREY	HIGDON BAILEE	737 W FREY	STEPHENVILLE	TX	76401
R000028740	1025 PADDOCK	HOLLAND JOHN CARL & LESLIE LEANNE	1025 N PADDOCK AVE	STEPHENVILLE	TX	76401-0000
R000033292	745 SHIRLEY	JAHNS KEN	1028 VILLA HILL DR	LEANDER	TX	78641
R000033306	765 SHIRLEY	JAIME ERASMO ANGEL	765 SHIRLEY	STEPHENVILLE	TX	76401
R000028795	677 FREY	MCFARLAND MARCIA	677 W FREY	STEPHENVILLE	TX	76401-0000
R000033250	835 PADDOCK	MORGAN ALLAN	5022 HWY 1702	GUSTINE	TX	76455
R000028738	1027 PADDOCK	PINWHEEL INVESTMENTS LLC	74777 ROAD 385	MAYWOOD	NE	69038
R000028763	955 MCCART	SCOGINS CHAD D	955 N MCCART	STEPHENVILLE	TX	76401
R000028764	775 FREY	STEPHENS GARY	791 W FREY	STEPHENVILLE	TX	76401
R000033287	722 FREY	SUMMER MOON EQUITY, LP	189 RETA	STEPHENVILLE	TX	76401
R000033293	758 FREY	SYMANK WESLEY	7013 NUBIAN LN	AUSTIN	TX	78759
R000028770	1020 PADDOCK	TRIPLE W REMODELING, LLC AND	101 TANGLEWOOD LANE	STEPHENVILLE	TX	76401
R000033249	684 FREY	WAGNER JASEN W	113 WELLESLEY DR	IRVING	TX	75062