



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, July 20, 2022 at 5:30 PM

AGENDA

CALL TO ORDER

MINUTES

1. **Approval of June 15, 2022 Minutes**

PUBLIC HEARING

2. **Case No.: PD2022-007**

Taylor Kanute, representing LK Capital Investments, LLC, is requesting a rezone of property located at 415 E. Tarleton, Parcel R29529, being Block 56, Lot 2, of City Addition to the City of Stephenville, Erath County, Texas, from Central Business District (B-3) to Planned Development (PD).

3. **Case No.: RZ2022-014**

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

4. **Case No.: RP2022-006**

Applicant Kyle Moore is requesting a replat of the properties located at 2220 W Washington & 2223 W South Loop, Parcel R30368 and Parcel R30369, being BLOCK 140, LOT 1A & BLOCK 140 & 145; LOT 1A-S, of the City of Stephenville, Erath County, Texas.

5. **Case No.: FP2022-003**

Applicant Houston Clark, representing Stephenville WF, LLC, is requesting approval of a final plat of the property located at 1350 HWY 281, Parcel R77375, of A0804 WILLIAMS M R; of the City of Stephenville, Erath County, Texas.

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, June 15, 2022 at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, June 15, 2022 at 5:30 PM, in the Council Chambers at City Hall, 298 West Washington Street, for the purpose of a Regular Business Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

COMMISSIONERS PRESENT: Lisa LaTouche, Chairperson
Brian Lesley, Vice Chair
Justin Allison
Bruce Delater
Tom Hines
Nick Robinson

COMMISSIONERS ABSENT: Mary Beach McGuire

OTHERS ATTENDING: Steve Killen, Director of Development Services
Terri Johnson, Interim City Secretary

CALL TO ORDER

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

MINUTES

1. Consider Approval of Minutes - 05/18/2022

MOTION by Brian Lesley, second by Bruce Delater to approve the minutes for March 16, 2022.
MOTION CARRIED by unanimous vote.

PUBLIC HEARING

2. Case No.: RZ2022-010 & RP2022-004

Applicant Scott Allen, representing Stephenville Rentals LLC, is requesting a rezone with simultaneous replatting of property located at 660 Donna Ave, Parcel R32539, being Block 1, Lot 4 of the Millican & Ott Addition to the City of Stephenville, Erath County, Texas, from Single Family Residential District-6,000 (R-1.5) to Integrated Housing District (R-2.5).

Steve Killen, Development Services Director, briefed the Commission on the case. Mr. Killen stated that Mr. Allen is requesting a rezone to R2.5 to construct two duplex style homes on the existing lot. If the rezone is approved, the parcel will be replatted dividing the parcel into two lots, one having frontage on Donna and the other having frontage on Race. Both lots will meet the minimum dimensions of 50'x60' and will be similar to other properties in the area regarding lot size. Mr. Killen stated that the intended use conforms to the future land use plan and answered questions from Commission members.

Mr. Allen briefly addressed the Commission.

Chairperson LaTouche opened the public hearing at 5:39 PM. There was no one to speak on this request and she closed the public hearing at 5:39 PM.

MOTION by Bruce Delater, second by Nick Robinson to recommend approval to the City Council for the requested rezone with simultaneous replatting of property located at 660 Donna Avenue, Parcel R32539, being Block 1, Lot 4 of the Millican & Ott Addition to the City of Stephenville, Erath County, Texas, from Single Family Residential District-6,000 (R1.5) to Integrated Housing District (R2.5). MOTION CARRIED by unanimous vote.

3. Case No.: PD2022-003

Applicant Scott Allen, representing Stephenville Rentals LLC, is requesting a rezone of property located at 157 W. Washington, Parcel R29179, being Block 5, Lot C of City Addition to the City of Stephenville, Erath County, Texas, from Downtown (DT) to Planned Development (PD).

Steve Killen, Development Services Director, briefed the Commission on this case. He reported that a conceptual plan for the proposed Planned Development District was presented at the May 18, 2022 meeting. The applicant is now requesting approval of the rezone and development plan.

The Chairperson opened the public hearing at 5:42 PM. No one spoke on behalf of this request and the public hearing was closed at 5:42 PM.

MOTION by Bruce Delater, second by Nick Robinson to recommend approval to the City Council for the rezone of property located at 157 W. Washington, Parcel R29179, being Block 5, Lot C of City Addition to the City of Stephenville, Erath County, Texas, from (DT) Downtown to (PD) Planned Development. MOTION CARRIED by unanimous vote.

4. Case No.: PD2022-003

Applicant Scott Allen, representing Stephenville Rentals LLC, is requesting a rezone of property located at 171 W. Washington, Parcel R29178, being Block 5, Lot B of City Addition to the City of Stephenville, Erath County, Texas, from (DT) Downtown to (PD) Planned Development.

Steve Killen, Development Services Director, briefed the Council on this request. He stated that Mr. Allen presented the conceptual plan for the proposed Planned Development project at the May 18, 2022 P&Z Commission meeting. The applicant is now requesting approval of the rezone and development plan.

Mr. Allen answered questions from the Commission.

The public hearing was opened at 5:44 PM and with no one coming forward to speak on the request, the public hearing was closed at 5:44 PM.

MOTION by Nick Robinson, second by Bruce Delater to recommend approval to the City Council for the rezone of property located at 171 W. Washington, Parcel R29178, being Block 5, Lot B of City Addition

to the City of Stephenville, Erath County, Texas, from (DT) Downtown to (PD) Planned Development. MOTION CARRIED by unanimous vote.

11. Case No.: PD2022-005

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

Steve Killen, Development Services Director, reported that the conceptual plan for the proposed Planned Development District was presented at the May 18, 2022 P&Z Commission meeting. He told the Commission that emails had been received along with a petition signed by more than 20% of the property owners within 200’ of the described property in opposition of the request. The applicant planned to build Senior housing on this site.

Developer Wade Bienski addressed the Commission on behalf of this request.

Chairperson LaTouche opened the public hearing at 5:56 PM and explained that each speaker would have three minutes to address the Commission. Because Mr. Kaiser was representing the large number of petitioners in opposition, she allowed him ten minutes to speak.

These individuals spoke in opposition to the request:

- Kristy Allen 117 Blue Jay
- Brenda Guise 713 Spring Meadow
- Dave Guise 713 Spring Meadow
- James H. Stephenson 135 Blue Jay
- Mark Kaiser 111 Blue Jay

Joy Jones 1005 Prairie Wind spoke in favor of the request

The public hearing was closed at 6:15 PM.

MOTION by Brian Lesley to deny the request failed to receive a second. MOTION FAILED.

MOTION by Tom Hines, second by Nick Robinson to recommend approval to the City Council of the requested rezone of property located at W FM8, Parcel R22552, of Menefee Jarrett to the City of Stephenville, Erath County, Texas, from Single Family Residential (R-1) to Planned Development (PD) for 7.664 acres of the 29.751 acres. MOTION CARRIED with a 4-2 vote:

AYES: Bruce Delater, Lisa LaTouche, Nick Robinson, and Tom Hines.

NAYES: Justin Allison and Brian Lesley.

5. Case No.: RZ2022-011

Applicant Ronald Gale is requesting a rezone of property located at 935 College Farm Road, Parcel R40797, being Block 87, Lots 2 and 2A (PT OF 2)4 of the City Addition to the City of Stephenville, Erath County, Texas, from Neighborhood Business District (B-1) to One and Two Family Residential (R-2).

Steve Killen, Development Services Director, briefed the Commission on this request. He stated that the Comprehensive Plan for future land use designates this property to be one and two family residential. The applicant intends to build an additional, duplex-style home for family use on the property.

Mr. Gale stated the planned to build a home for his daughter and one for his wife.

Chairperson LaTouche opened the public hearing at 6:32 PM. With no one speaking on this request, she closed the public hearing at 6:32 PM.

MOTION by Brian Lesley, second by Bruce Delater to recommend approval of the request to rezone property located at 935 College Farm Road, Parcel R40797, being Block 87, Lots 2 and 2A (PT of 2)4 of the City Addition to the City of Stephenville, Erath County, Texas, from Neighborhood Business District (B-1) to One and Two Family Residential (R-2). MOTION CARRIED by unanimous vote.

6. Case No.: RZ2022-013

Applicant Marc Pace, representing Stephenville Rentals LLC, is requesting a rezone of property located at 200 Clark Lane, Parcel R29908, being Block 85, Lot 1 & 2A (PTS OF) of the City Addition to the City of Stephenville, Erath County, Texas, from Multifamily Residential District (R-3) to Integrated Housing District (R-2.5).

Steve Killen, Development Services Director reported that the future land use of this parcel is multifamily. The applicant is requesting the R-2.5 zoning to construct townhomes that will be individually platted. The project will be a lower density than of a multifamily. Staff recommends approval of the rezone and site plan as submitted. A final plat will be presented for approval once public improvements are installed and accepted.

Reece Flanagan of Dallas spoke on behalf of this request.

The public hearing was opened at 6:38 PM. No one spoke on this request and the public hearing was closed at 6:38 PM.

MOTION BY Nick Robinson, second by Tom Hines to recommend approval of this request to rezone property located at 200 Clark Lane, Parcel R29908, being Block 85, Lot 1 & 2A (PTS OF) of the City Addition to the City of Stephenville, Erath County, Texas from Multifamily Residential District (R-3) to Integrated Housing District (R-2.5). MOTION CARRIED unanimously.

7. Case No.: PD2022-007

Applicant Taylor Kanute, representing LK Capital Investments, LLC, is requesting a rezone of property located at 415 E. Tarleton, Parcel R29529, being Block 56, Lot 2, of City Addition to the City of Stephenville, Erath County, Texas, from Central Business District (B-3) to Planned Development (PD). The applicant will present a conceptual plan.

Steve Killen, Development Services Director, stated that this item was to review and make recommendations to the conceptual plan for five units. The applicant will return for the rezone to a Planned Development District and the approval of the development plan.

Taylor Kanute, applicant, answered questions from the Commission members.

No action was taken.

8. Case No.: RP2022-005

Applicant Kenneth Tuggle, representing Washington Street Baptist Church, is requesting a replat of properties located at 719-755 Washington Street, Parcel R30084 of City Addition, being Block 108, Lots 1, 3 & 4, Parcel R30169 of City Addition, being Block 125, Lot 1 of City Addition and Parcel R30176 of City Addition, being Block 125, Lots 2, 3, 3A, 4 & 6, of the City of Stephenville, Erath County, Texas.

Steve Killen, Development Services Director, stated that the applicant is requesting approval of a replat due to the recent sale of a portion of the property. The replat will result in the division of two lots into four lots.

Chairperson LaTouche opened the public hearing at 6:48 PM.

Joy Jones, 1005 Prairie Wind, asked if the Church and adjacent parking lot was going to remain and what the plans were for the remainder of the property.

Dell Burdick stated that the Church and adjacent parking lot will be remaining in place. He planned to renovate the church's parsonage into a business space.

The public hearing was closed at 6:50 PM.

MOTION by Nick Robinson, second by Tom Hines to approve the replat of properties located at 719-755 Washington Street, Parcel R30084 of City Addition, being Block 108, Lots 1, 3 & 4, Parcel R30169 of City Addition, being Block 125, Lot 1 of City Addition and Parcel R30176 of City Addition, being Block 125, Lots 2, 3, 3A, 4 & 6, of the City of Stephenville, Erath County, Texas. MOTION CARRIED by unanimous vote.

9. Case No.: SV2022-005

Applicant John Drennan is appealing a minor Subdivision Waiver from Section 155.6.11–Sidewalk Requirements, to be constructed at 1303 W. South Loop, Parcel R33800, being Block 35, Lot 39 of the South Side Addition to the City of Stephenville, Erath County, Texas.

Steve Killen, Development Services Director, briefed the Commission on this item. He reported that the applicant had submitted a minor waiver request. The request was reviewed and denied by staff. The applicant's application indicated that there is no sidewalk on Alexander to connect to, no sidewalk on either side of the street and that the property to the north did not install sidewalk.

John Drennan, applicant, 785 West Hidden Creek, Burleson, Texas spoke on behalf of his request for a waiver.

The public hearing was opened at 6:56 PM and with no speaking on the request, the public hearing was closed at 6:56 PM.

MOTION was made by Brian Lesley, second by Tom Hines to deny appeal of the requested waiver. The MOTION was AMENDED by motion of Bruce Delater, second by Justin Allison to deny appeal of the waiver for Alexander and approve the appeal for the South Loop. The AMENDED MOTION FAILED with a VOTE of 4-2:

AYES: Bruce Delater and Justin Allison

NAYES: Lisa LaTouche, Brian Lesley, Nick Robinson, and Tom Hines.

The vote on the MAIN MOTION to deny appeal of the waiver failed. A 2/3 vote was required for motion to pass.

AYES: Lisa LaTouche, Brian Lesly, and Tom Hines

NAYES: Bruce Delater, Justin Allison, and Nick Robinson.

The minor Subdivision Waiver from Section 155.6.11-Sidewalk Requirements, to be constructed at 1303 W. South Loop, Parcel R33800, being Block 35, Lot 39 of the South Side Addition to the City of Stephenville, Erath County, Texas was denied.

10. Case No.: SV2022-006

Applicant John Drennan is requesting a minor Subdivision Waiver from Section 155.6.04–Curb and Gutter Requirements, to be constructed at 1303 W. South Loop, Parcel R33800, being Block 35, Lot 39 of the South Side Addition to the City of Stephenville, Erath County, Texas.

Steve Killen, Development Services Director, reported that the applicant is requesting a waiver to the curb and gutter requirements for the South Loop frontage of the property which is TxDOT controlled Right-of-Way. Curb and gutter exist on the Alexander Road frontage which is city-controlled Right-of-Way.

Mr. Drennan had nothing to add to the request.

Chairperson LaTouche opened the public hearing at 7:04 PM and no one was present to address the item.

The public hearing was closed at 7:05 PM.

MOTION by Brian Lesley, second by Bruce Delater to approve a minor Subdivision Waiver from Section 155.6.04-Curb and Gutter Requirements, to be constructed at 1303 W. South Loop, Parcel R33800, being Block 35, Lot 39 of the South Side Addition to the City of Stephenville, Erath County, Texas. MOTION CARRIED by unanimous vote.

ADJOURN

The meeting was adjourned at 7:08 PM.

APPROVED:

ATTEST:

Lisa LaTouche, Chair

Terri Johnson, Interim City Secretary



STAFF REPORT

SUBJECT: Case No.: PD2022-007

Taylor Kanute, representing LK Capital Investments, LLC, is requesting a rezone of property located at 415 E. Tarleton, Parcel R29529, being Block 56, Lot 2, of City Addition to the City of Stephenville, Erath County, Texas, from Central Business District (B-3) to Planned Development (PD).

DEPARTMENT: Development Services

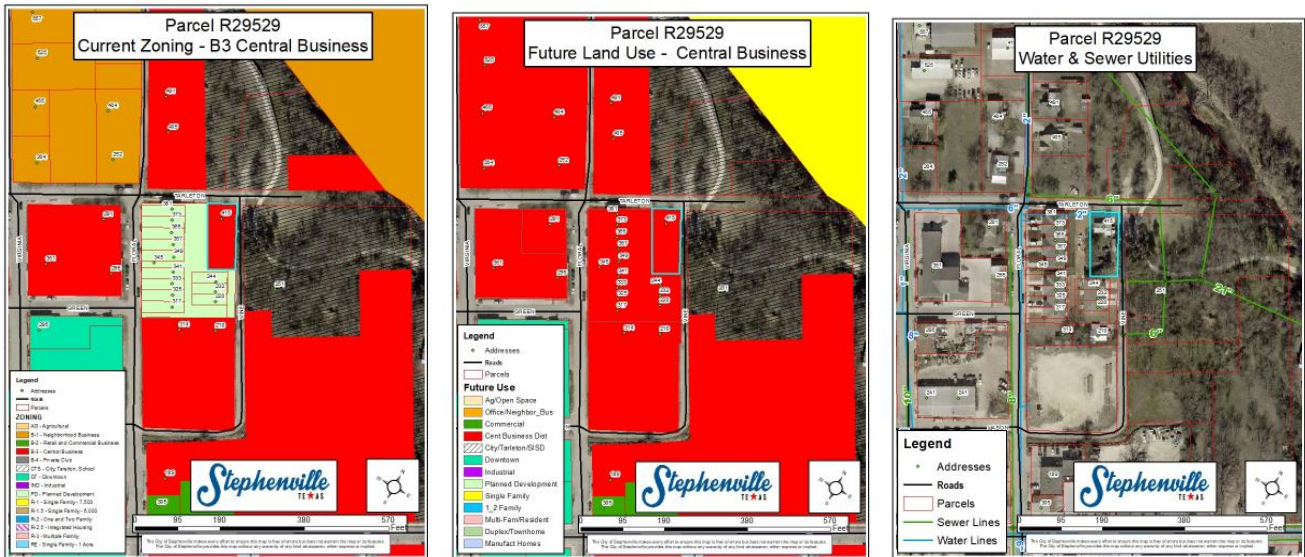
STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

A conceptual plan for the proposed Planned Development District was presented at the June 18, 2022 meeting. The applicant is now requesting approval of rezone and the development plan.

BACKGROUND:

PROPERTY PROFILE:



STAFF NOTES:

1. The applicant is proposing identical construction in regards to building finishes, elevations and floor plans as the completed planned development on Floral street.
2. This project will require a replatting of property designated as common area in the previous planned development in order to allow adequate space for the construction of the additional units on what is now currently known as 415 E. Tarleton.

Sec. 154.08. Planned development district (PD).

8.A Description.

- (1) Planned development districts are designed for greater flexibility and discretion in the application of residential and non-residential zoning and for increased compatibility and the more effective mitigation of potentially adverse impacts on adjacent land than is possible under standard district regulations. It is recognized that it is desirable for certain areas of the city to be developed in accordance with development plans prepared and approved as a part of the ordinance authorizing the zoning necessary for the proposed development.
- (2) Improvements in a "PD" District are subject to conformance with a development plan approved by the City Council on Planning and Zoning Commission recommendation and after public hearing thereon. No development plan may increase gross density in excess of that allowed by the base district.

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

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

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

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

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

- (7) The project provides a compatible transition between adjacent existing conventional single-family residential projects and provides a compatible transition for the extension of future conventional single-family projects into adjacent undeveloped areas.

8.C Prohibited Uses.

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

8.D Ownership. An application for approval of a Planned Development Plan under the Planned Development District regulations may be filed by a person having legal ownership of the property to be included in the Development Plan. In order to ensure unified planning and development of the property, the applicant shall provide evidence, in form satisfactory to the City Attorney, prior to final approval of the Development Plan, that the property is held in single ownership or is under single control. Land shall be deemed to be held in single ownership or under single control if it is in joint tenancy, tenancy in common, a partnership, a trust or a joint venture. The Development Plan shall be filed in the name(s) of the record owner(s) of the property, which shall be included in the application. CITY ATTORNEY ACCEPTED PROOF OF OWNERSHIP.

8.E Development Schedule.

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

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

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

8.H Development Plan Approval Required. No building permit or certificate of occupancy shall be issued and no use of land, buildings or structures shall be made in the "PD" District until the same has been approved as

part of a development plan in compliance with the procedures, terms and conditions of this section of the ordinance.

8.I Approval Procedures.

- (1) An application for development plan approval shall be filed with the Director of Community Development accompanied by a development plan.
- (2) The procedures for hearing a request for a zoning change to "PD" shall be the same as for a requested change to any other district as set forth Section 20 of the Zoning Ordinance.
- (3) Any substantive revision to a development plan between the public hearing before the Planning and Zoning Commission and the public hearing before the City Council shall necessitate the development plan being referred back to the Planning and Zoning Commission for review and evaluation unless the revision constitutes a minor change as provided below, or the change was condition of the approval.
- (4) Any revisions to the development plan after the public hearing before the City Council shall be submitted to the Director of Community Development for distribution, review and written evaluation by city staff prior to submission to and approved by the City Council.
- (5) Minor changes to an approved development plan, which will not cause any of the following circumstances to occur, may be authorized by the Director of Community Development or his or her designee:
 - (a) A change in the character of the development;
 - (b) An increase in the gross floor areas in structures;
 - (c) An increase in the intensity of use;
 - (d) A reduction in the originally approved separations between buildings;
 - (e) Any adverse changes in traffic circulation, safety, drainage and utilities;
 - (f) Any adverse changes in such external effects on adjacent property as noise, heat, light, glare, vibration, height scale or proximity;
 - (g) A reduction in the originally approved setbacks from property lines;
 - (h) An increase in ground coverage by structures;
 - (i) A reduction in the ratio of off-street parking and loading space; and
 - (j) A change in the size, height, lighting or orientation of originally approved signs.
- (6) The decision of the Director of Community Development or his or her designee as to whether minor changes are being requested may be appealed to the Planning and Zoning Commission. Any change deemed not to be minor change, as indicated above, shall be processed as a new application in accordance with the provisions of this section and Section 20.1 of the Zoning Ordinance.

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

- (1) The location of all existing and planned non-single-family structures on the subject property;
- (2) Landscaping lighting and/or fencing and/or screening of common areas;

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

8.K Conditions for Development Plan Approval.

- (1) A development plan shall be approved only if all of the following conditions have been found during the review and process:
 - (a) That the uses will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values with the immediate vicinity;
 - (b) That the establishment of the use or uses will not impede the normal and orderly development and improvements of surrounding vacant property;
 - (c) That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
 - (d) That the design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
 - (e) That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
 - (f) That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- (2) In approving a development plan, the City Council may impose additional conditions necessary to protect the public interest and welfare of the community.

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

8.M Revocation.

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

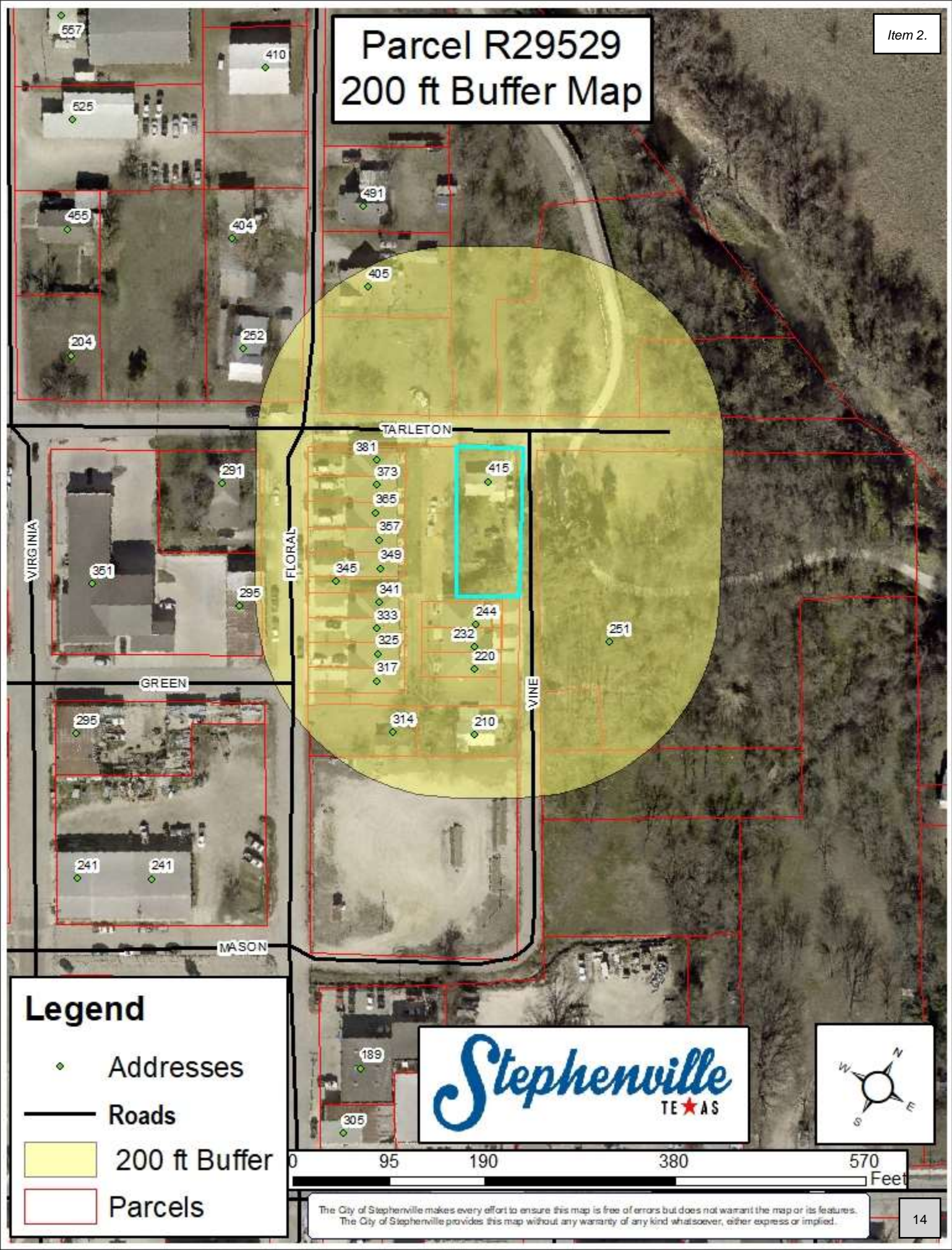
FACTORS TO CONSIDER:

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

ALTERNATIVES:

- 1) Recommend approval of the rezone and planned development to the City Council.
- 2) Recommend denial of the rezone and planned development to the City Council.

Parcel R29529 200 ft Buffer Map



Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels

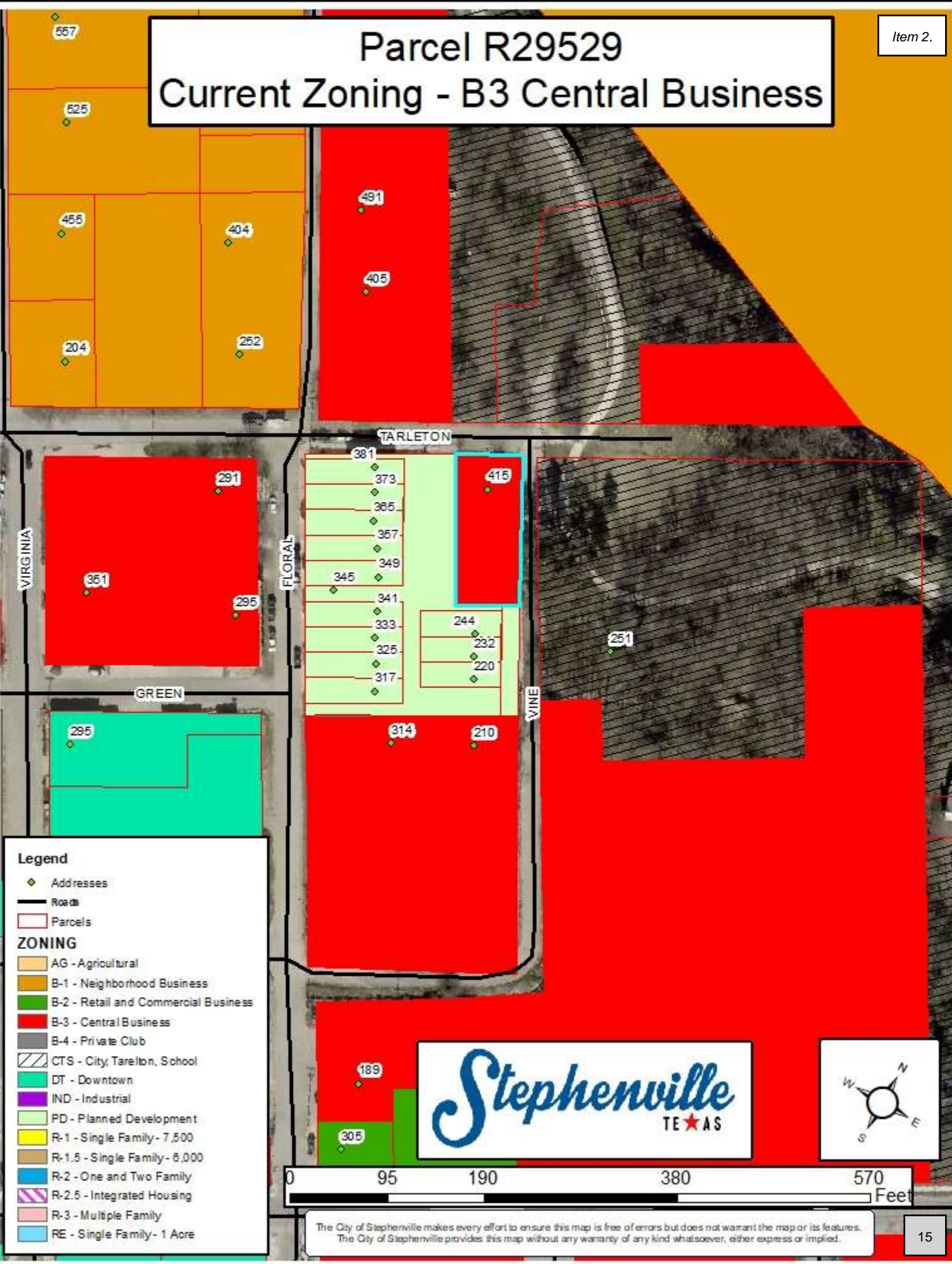


The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

Parcel R29529

Current Zoning - B3 Central Business

Item 2.

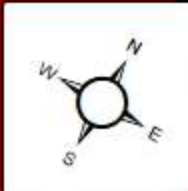


Legend

- ◆ Addresses
- Roads
- ▭ Parcels

ZONING

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

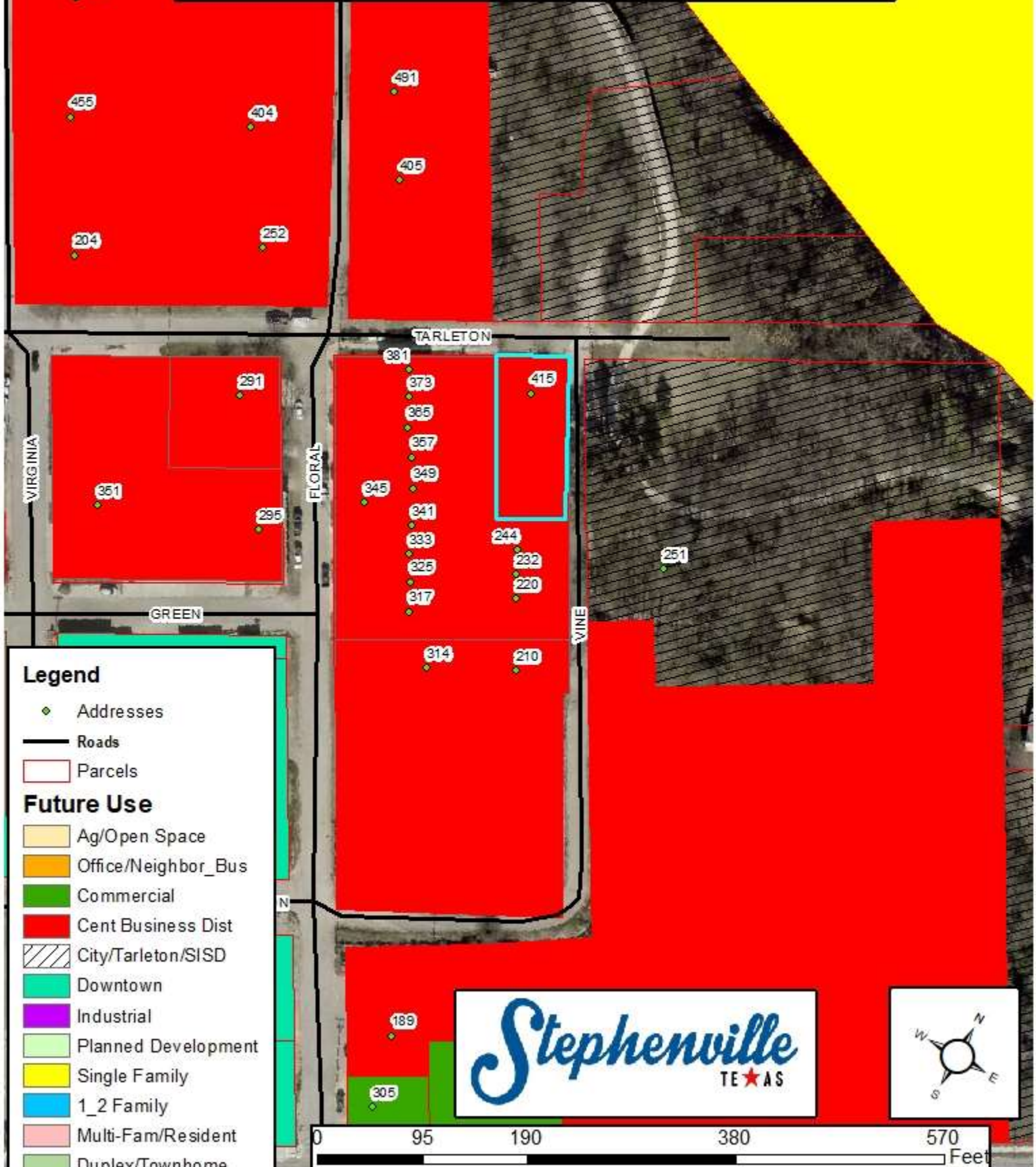


The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

Parcel R29529

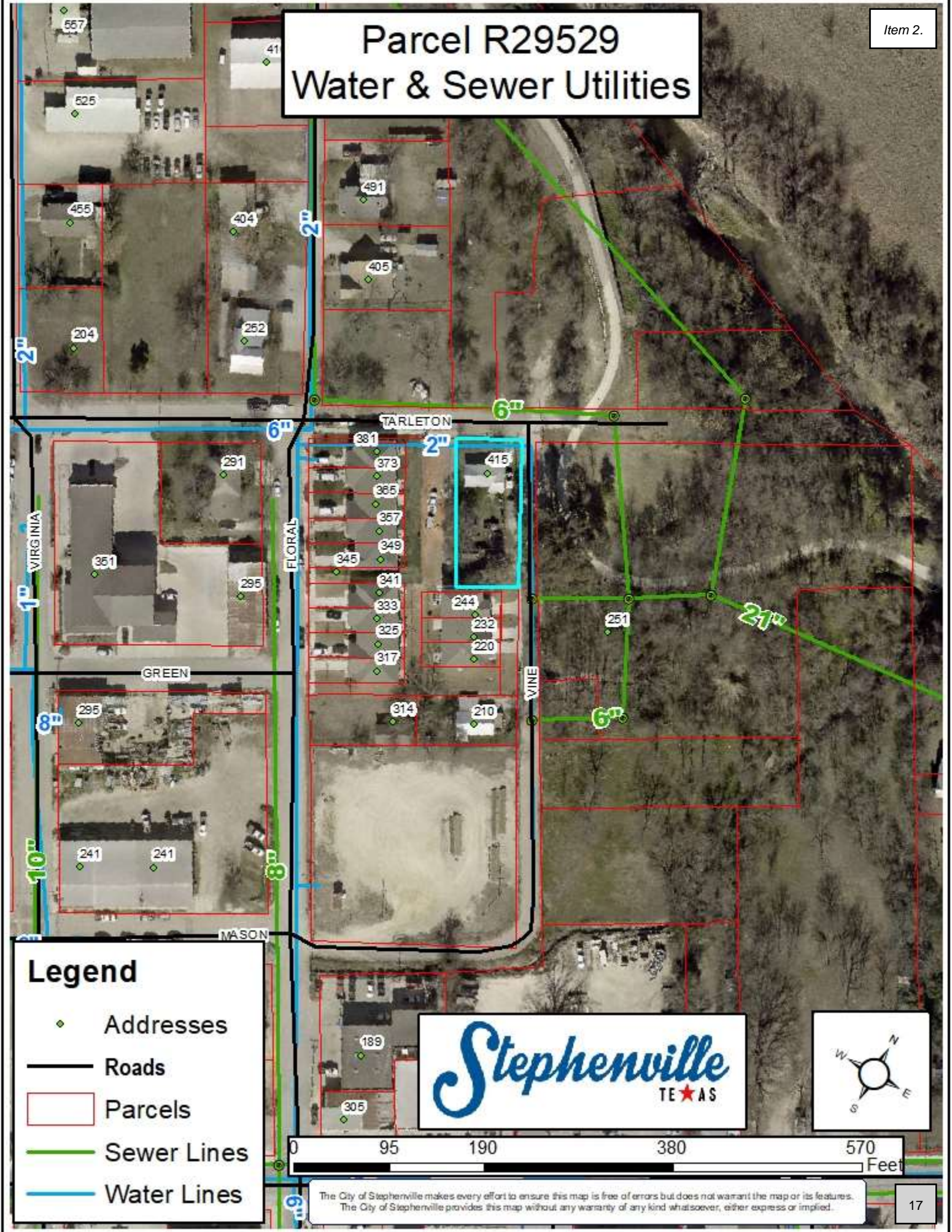
Future Land Use - Central Business

Item 2.



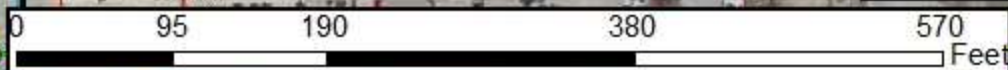
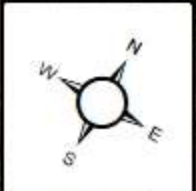
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Parcel R29529 Water & Sewer Utilities



Legend

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

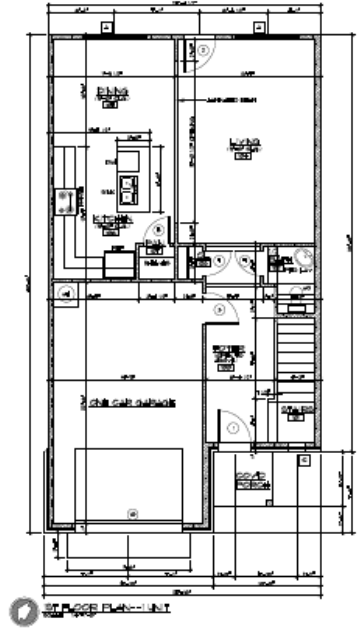
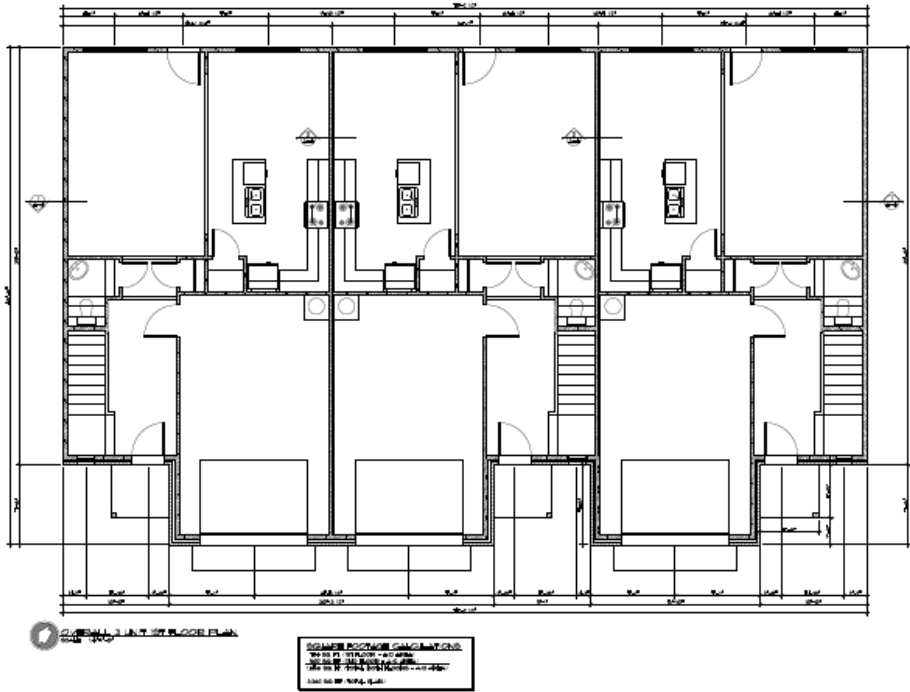


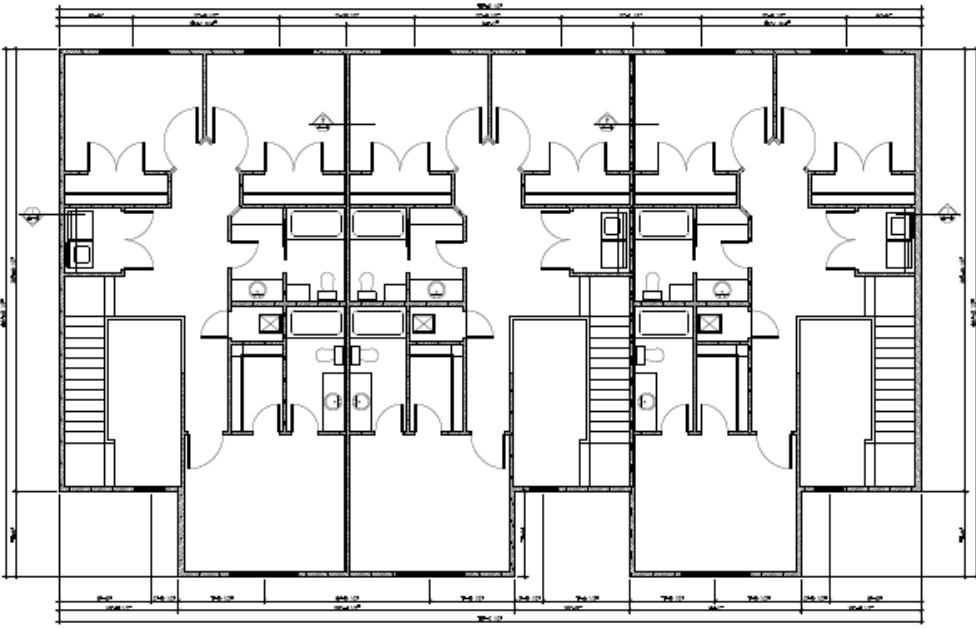
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Parcel R29529 Address List

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000076800	244 VINE	CARTER ROBERTA	1601 CR294	RISING STAR	TX	76471
R000052980	0 VINE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029524	0 E TARLETON	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029535	251 N VINE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029523	0 E TARLETON	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401
R000029522	0 E TARLETON	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000076696	0 VINE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029520	405 N FLORAL	EDWARDS DOROTHY JEAN	405 N FLORAL	STEPHENVILLE	TX	76401
R000029531	314 N FLORAL	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000076794	357 FLORAL	ESCALANTE MATTHEW & KAEAN B ESCALANTE	357 N FLORAL	STEPHENVILLE	TX	76401
R000076796	373 FLORAL	FLANAGAN NICHOLAS P & BROOKE D MACCONNELL ORNELAS	4723 RUIZ ST	AUSTIN	TX	78723
R000076799	232 VINE	FRETER JUSTIN & ABIGAIL FRETER	232 N VINE ST	STEPHENVILLE	TX	76401
R000029602	252 E TARLETON	HAMMON KIMBERLY B	PO BOX 1132	STEPHENVILLE	TX	76401
R000076793	349 FLORAL	HORWATH TIM AND MELANIE LIVING TRUST	PO BOX 651	STEPHENVILLE	TX	76401
R000076693	317 N FLORAL	HUAHULU CYNTHIA & AVONITEILA HUAHULU	7216 WESTOVER DR	GRANBURY	TX	76049
R000076694	325 N FLORAL	HUAHULU CYNTHIA & AVONITEILA HUAHULU	7216 WESTOVER DR	GRANBURY	TX	76049
R000076695	333 N FLORAL	HUAHULU CYNTHIA & AVONITEILA HUAHULU	7216 WESTOVER DR	GRANBURY	TX	76049
R000076792	341 N FLORAL	HUAHULU CYNTHIA & AVONITEILA HUAHULU	7216 WESTOVER DR	GRANBURY	TX	76049
R000029521	406 TARLETON	HUDSON TOMMY MR & MRS	1001 E WASHINGTON 20A	STEPHENVILLE	TX	76401-0000
R000029529	415 E TARLETON	LANDERS JUSTIN D & TERESA A	415 E TARLETON ST	STEPHENVILLE	TX	76401
R000029532	210 VINE	LARSON OWEN	1002 SHELLY DR	CLEBURNE	TX	76031
R000029528	345 FLORAL	LK CAPITAL INVESTMENTS LLC	159 SOUTH GRAHAM	STEPHENVILLE	TX	76401
R000076798	220 VINE	MARTIN ROXANA B	220 N VINE ST	STEPHENVILLE	TX	76401
R000029518	0 N FLORAL	ONCOR ELECTRIC DELIVERY COMPANY	PO BOX 139100	DALLAS	TX	75313
R000076795	365 FLORAL	PATEL AJAY CHAMPAKLAL & KAREN G PATEL	9607 FIVE SPOT CT	SPRING	TX	77379
R000029534	0 VINE	RED FENCES LLC	P.O. BOX 267	STEPHENVILLE	TX	76401
R000029328	351 E TARLETON	VANDEN BERGE KEVIN & KERI	PO BOX 2576	STEPHENVILLE	TX	76401
R000029329	291 TARLETON	WAGNER JASEN W	1505 GLENWOOD DR	STEPHENVILLE	TX	76401
R000076797	381 FLORAL	WATTS DIONNE AND DEAN WATTS	381 N FLORAL	STEPHENVILLE	TX	76401



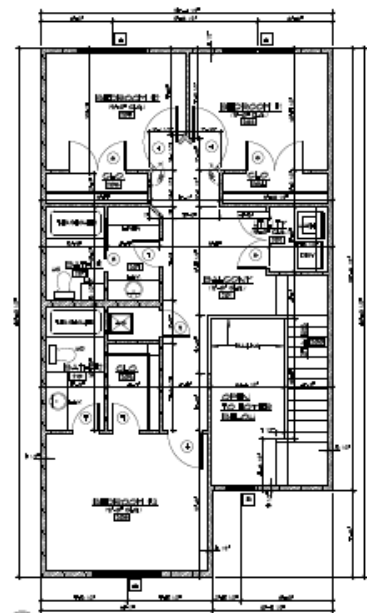




01 FLOOR 2 UNIT FLOOR PLAN

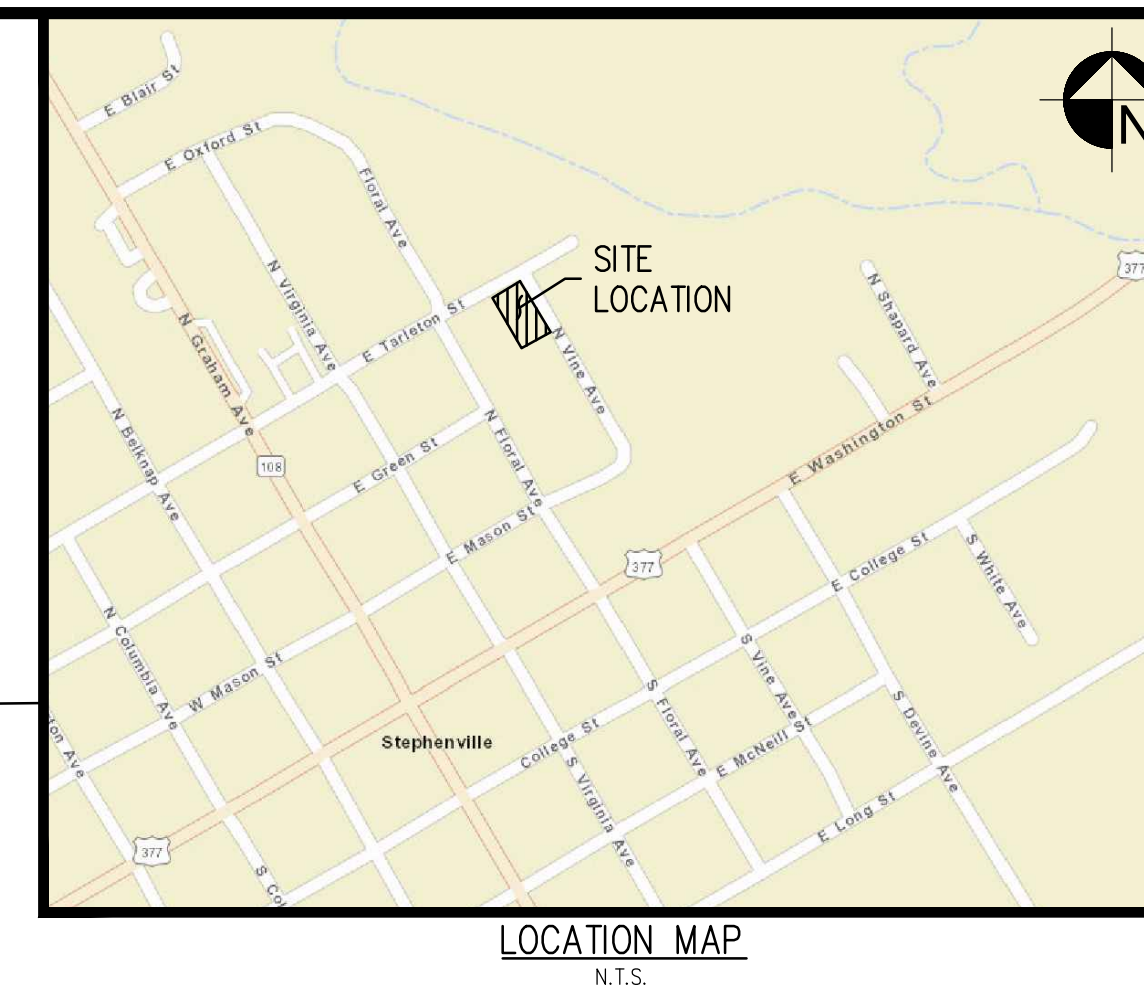
SYMBOL LEGEND

- WALL - 100mm x 100mm
- WALL - 150mm x 100mm
- WALL - 200mm x 100mm
- WALL - 250mm x 100mm
- OPEN DOOR
- DOOR FRAME
- ▣ DOOR FRAME
- △ NORTH ARROW



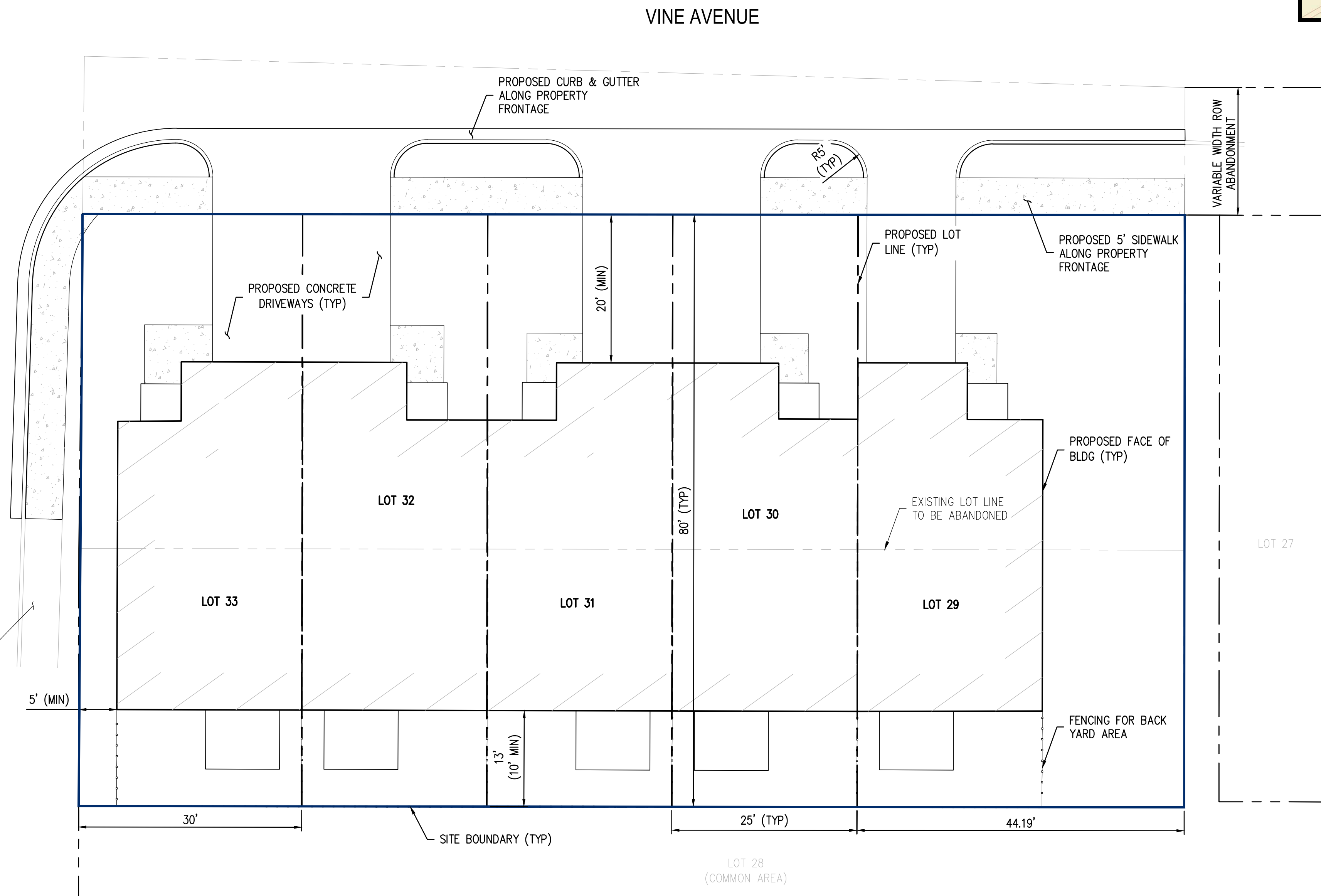
02 FLOOR PLAN UNIT

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF FLANAGAN LAND SOLUTIONS



REVISIONS		
NO.	DESCRIPTION	DATE

- DIMENSION CONTROL NOTES:**
1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL WORK SHALL CONFORM TO THESE PLANS AND CONTRACT DOCUMENTS AND THE INTERNATIONAL BUILDING CODE.
 3. CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF BUILDING.
 4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CURB RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND STANDARDS INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
 5. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
 6. CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION, SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES DAMAGED BY CONTRACTOR'S ACTIVITIES.



OWNER/DEVELOPER:
 KEEWAYDIN DEVELOPMENTS, LLC
 159 S GRAHAM STREET
 STEPHENVILLE, TEXAS 76401
 TEL: 630-327-8306
 CONTACT: MALCOLM & TAYLOR KANUTE

KEEWAYDIN DEVELOPMENTS, LLC.

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

M. REECE FLANAGAN, P.E.
 TEXAS REGISTRATION NO. 129781

SCALE: 1" = 10'

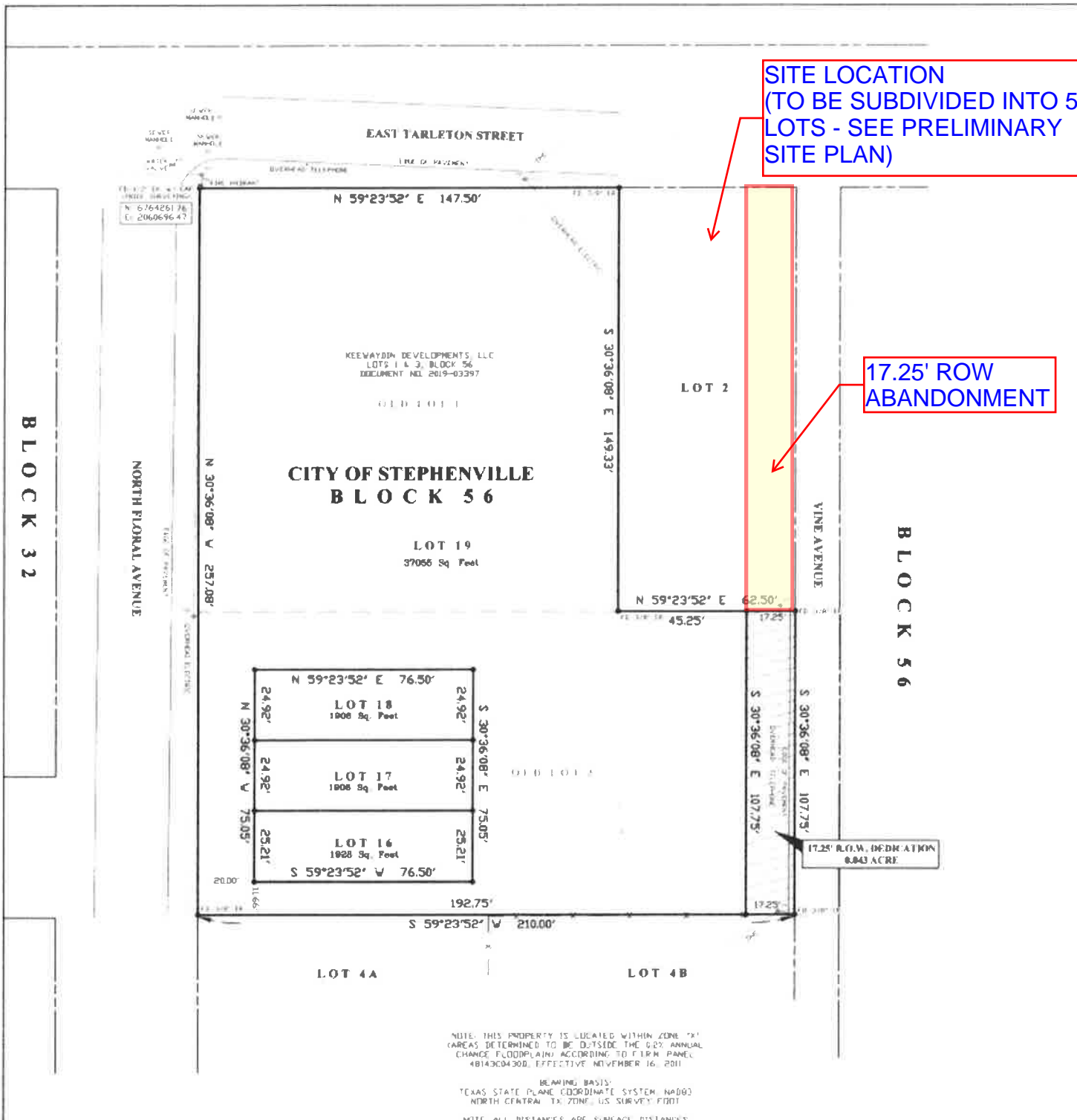
Dallas, Texas | P: 940.327.7963 | flanagan-ls.com | TBPE Firm No. F-22910

CITY CENTER TOWNHOMES PHASE 2 STEPHENVILLE, TEXAS

SITE PLAN

DESIGNED: MRF	PROJECT #: 2021-04-02	ISSUE DATE: 07.09.2022	SHEET 1 OF 1
CHECKED: FLS			
DRAWN: MRF			

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



**SITE LOCATION
(TO BE SUBDIVIDED INTO 5
LOTS - SEE PRELIMINARY
SITE PLAN)**

**17.25' ROW
ABANDONMENT**

17.25' ROW, INFRACTION
0.843 ACRE

NOTE: THIS PROPERTY IS LOCATED WITHIN ZONE TX
(AREAS DETERMINED TO BE OUTSIDE THE 0.02 ANNUAL
CHANGE FLOODPLAIN ACCORDING TO FIRM PANEL
4814304300, EFFECTIVE NOVEMBER 16, 2011)

MEASUREMENT BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM NAD83
NORTH CENTRAL TX ZONE - US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

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 JULY 2019

Matthew K Price
Matthew K. Price, R.P.L.S. No. 6284
JN19627 REPLAT



OWNER'S CERTIFICATE

Now therefore know all men by these presents:

That, Keewaydin Developments, LLC, owner, does hereby adopt this replat designating the herein described property as Lots 16 thru 19 in Block 56 of the City of Stephenville, Erath County, Texas, and do hereby dedicate to the Public use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. The easements, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City's use thereof. Any public utility, including the City, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths on any of the easements or Right-of-Way shown on the Plat (or filed by separate instrument that is associated with said property); and any public utility, including the City, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Easements shall be maintained by property owners. The City can move trees or any other improvements and does not have the responsibility to replace them.

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 18 day of November, 2019

mh

STATE OF TEXAS

COUNTY OF Erath

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Marcelino Kautz, 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 18th day of November, 2019

Paula R. Burgess
Signature
June 10, 2020
My Commission Expires On



CITY OF STEPHENVILLE
ERATH COUNTY, TEXAS

Baron H. Johnson



Attest: *Shelly* City Secretary

11 / 18 / 19
Date of Approval

11 / 10 / 19
Date

FILED
AT 10:58 O'CLOCK A.M.
ON THE 18th DAY OF Nov.
A.D. 2019

STATE OF TEXAS File #
COUNTY OF ERATH 2019-06698
I hereby certify that this instrument was FILED on
the date and at the time stamped hereon by me
and was duly RECORDED in the Cabinet and
Slide of the Official Public Records of Erath
County, Texas.

Quinda Jones
Quinda Jones
County Clerk, Erath County, Texas
BY *Claudette White*
CLAUDETTE WHITE
DEPUTY

Quinda Jones
Quinda Jones
County Clerk, Erath County, Texas
Slide
B 253B



OWNER	SURVEYOR
Keewaydin Developments, LLC 159 South Graham Avenue Stephenville, TX 76401	Matthew K. Price Price Surveying, LP FIRM# 10194051 1100 E Washington Street Stephenville, TX 76401 254-985-5489

REPLAT

**LOTS 16 THRU 19, BLOCK 56
CITY OF STEPHENVILLE**

BEING ALL OF LOT 1 AND ALL OF LOT 3 IN BLOCK 56 OF THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO KING'S 1956 MAP OF STEPHENVILLE, ADOPTION & DEDICATION THEREOF RECORDED IN VOLUME 381, PAGE 105 OF THE DEED RECORDS OF ERATH, COUNTY, TEXAS

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF FLANAGAN LAND SOLUTIONS



LOCATION MAP
N.T.S.

REVISIONS

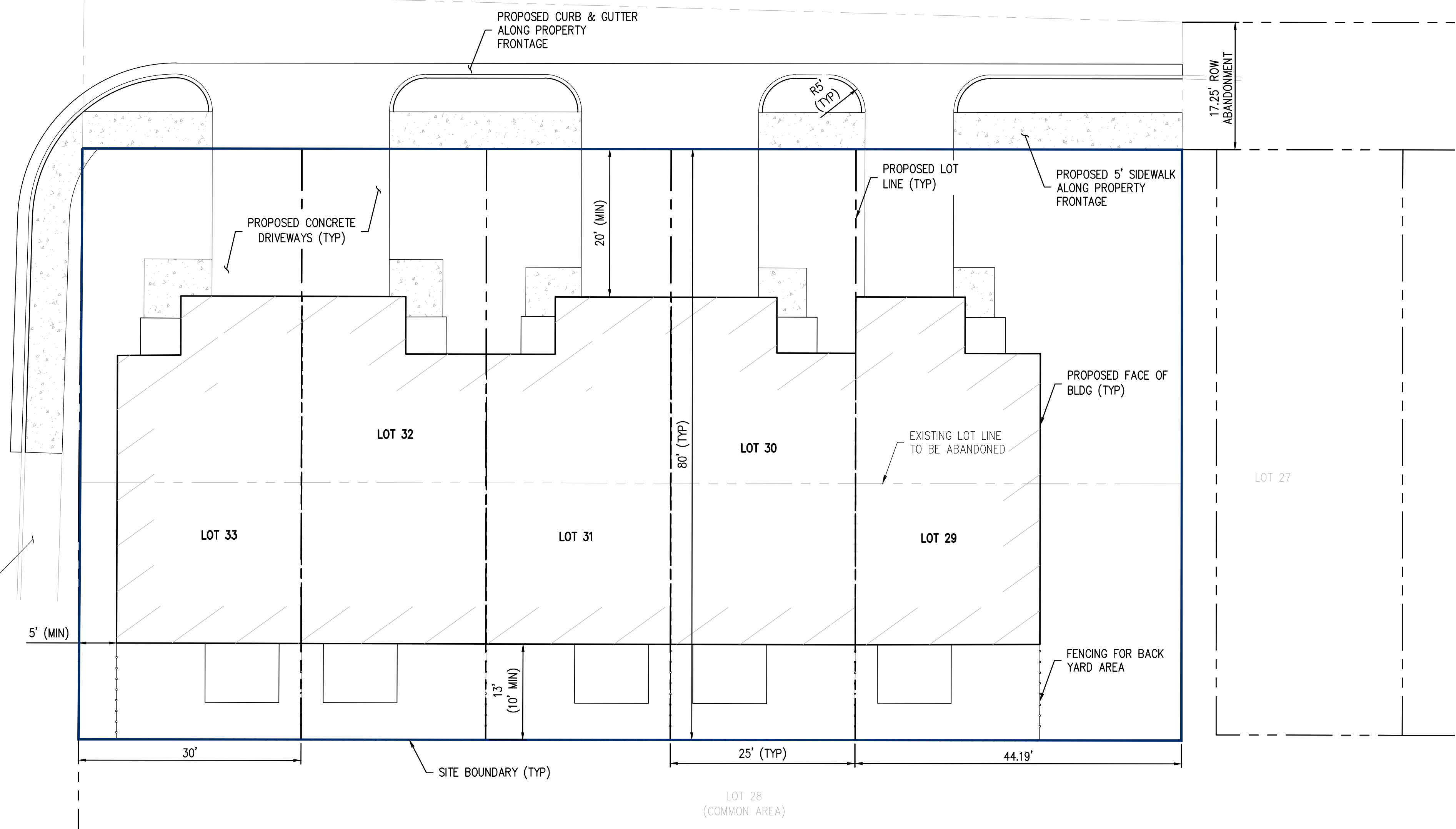
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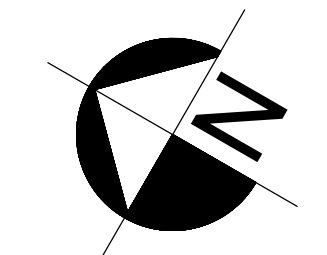
VINE AVENUE

EAST TARLETON STREET



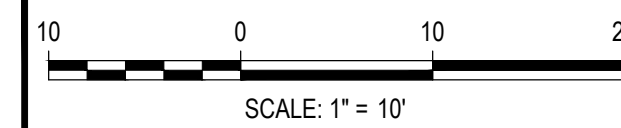
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Dallas, Texas | P: 940.327.7963 | flanagan-ls.com | TBPE Firm No. F-22910

CITY CENTER TOWNHOMES PHASE 2
STEPHENVILLE, TEXAS

SITE PLAN



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DESIGNED: MRF	PROJECT #: 2021-04-02	ISSUE DATE: 07.19.2022	SHEET 1 OF 1
CHECKED: FLS			
DRAWN: MRF			

July 19,2022

Tarleton Townhomes 2.0 Development Plan

Upon full approval by the Stephenville City Council (anticipated August 2, 2022), It is the intent of the Developer to submit final engineering plans and building permit plans to the building department for review, and then begin site development and building the entire 5 unit building immediately after the appropriate permits are issued, approximately September 1, 2022.

Construction will proceed until all 5 units are completed, approximately 90 days after commencement, and we anticipate all 5 units selling before the building is complete. In the event there are any delays in construction and the developer has not completed the building by September 1, 2023, they will furnish the Stephenville City Council a production report with updated completion dates on or before September 1, 2023.



STAFF REPORT

SUBJECT: Case No.: RZ2022-014

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

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

The future land use for this parcel is single family. The applicant is requesting R-2.5 zoning to construct a five-unit townhome whereby units will be individually platted. Each unit will four bedrooms. Staff recommends approval of the rezone.

The preliminary site plan has been reviewed by staff. Notable comments are as follows:

1. Lot sizes are shown to be 24x40. Minimum dimension requirements are 30'x100'.
2. The setback on Oak Street is approximately one foot less than the required 15' for a corner lot.
3. Adequate "common" parking is provided; however, the units do not have dedicated parking.

A final plat will be presented for approval once public improvements are installed and accepted.

BACKGROUND:

PROPERTY PROFILE:



Sec. 155.4.03. General subdivision and platting procedures.

- A. *Plats Required for Land Subdivision.* A Preliminary Plat or Minor Plat shall be approved prior to any land division that is subject to these regulations and prior to commencement of any new development.
- B. *Replats and Amending Plats.*
1. *Replat.* A Replat, in accordance with State law, and the provisions of Section 4.08 shall be required any time a platted, recorded lot is further divided or expanded, thereby changing the boundary and dimensions of the property.
 2. *Amending Plat.* In the case of minor revisions to recorded Plats or lots, an Amending Plat may also be utilized if in accordance with Section 4.09.
- C. *Zoning.*
1. *Conformance with Existing Zoning.* All Applications shall be in conformance with the existing zoning on property inside the City Limits.
 2. *Request to Rezone First.* If an Applicant seeks to amend the zoning for the property, the request to rezone the land shall be submitted and approved prior to acceptance of an Application for filing of a plat, unless as otherwise provided below.
 - a. The Applicant may request approval from the City Administrator to submit an application simultaneous with the zoning change request, in which case the Application for the zoning amendment shall be acted upon first, provided that the Application is accompanied by a properly executed Waiver of Right to 30-Day Action (due to the more lengthy time frame necessary to advertise and process zoning Applications).
 - b. In the event that the requested zoning amendment is denied, the Plat Application shall also be rejected or denied.
 3. *Zoning Ordinance Site Plan Approval.* Where Site Plan approval is required by the Zoning Ordinance prior to development, no Application for a Final Plat approval shall be accepted for filing until a Site Plan has been approved for the land subject to the proposed Plat.

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 for all Residential Districts, B-1 Neighborhood Business District (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;

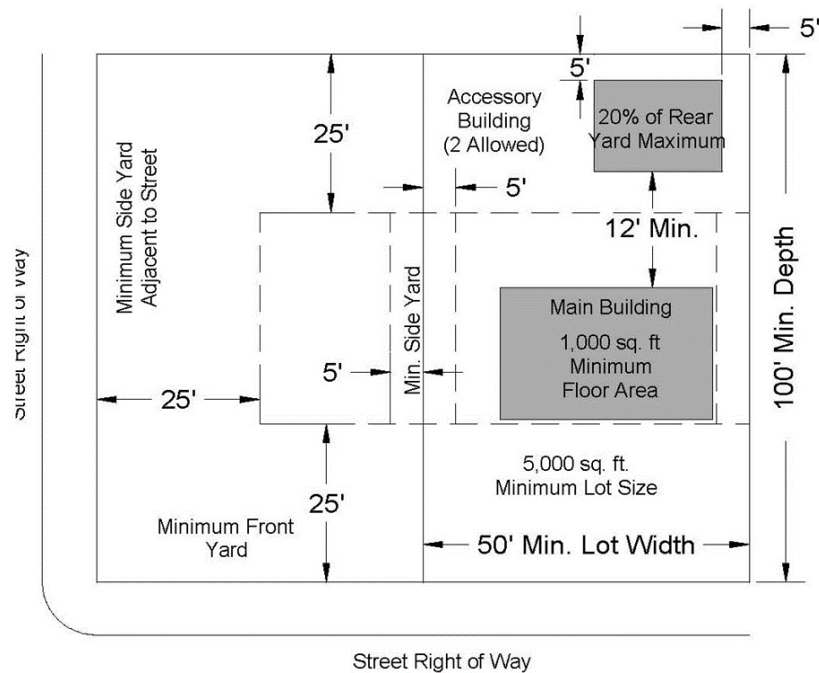
5.8.C Conditional Uses.

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.

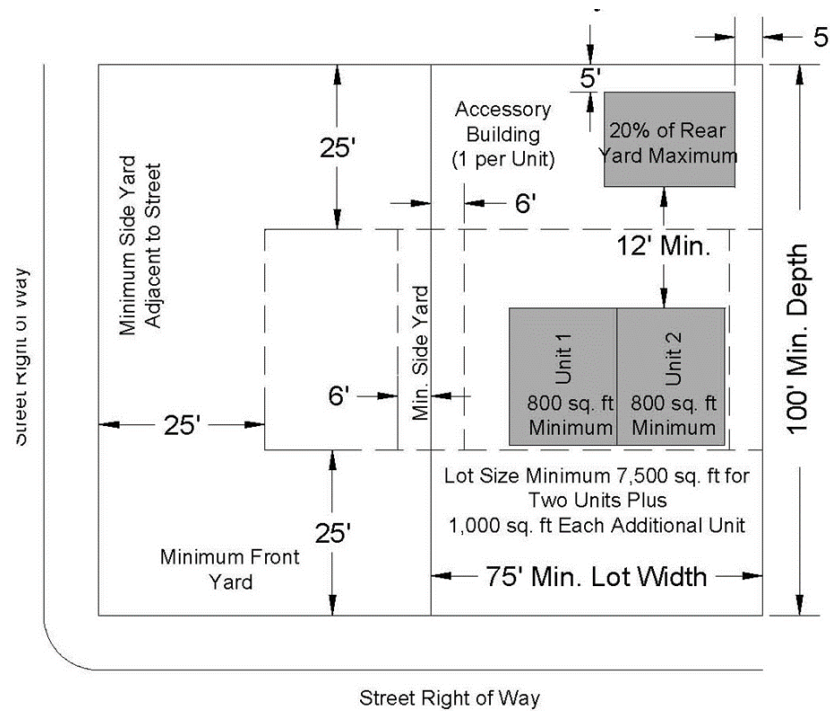
5.8.D Height, Area, Yard and Lot Coverage Requirements.

- 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.

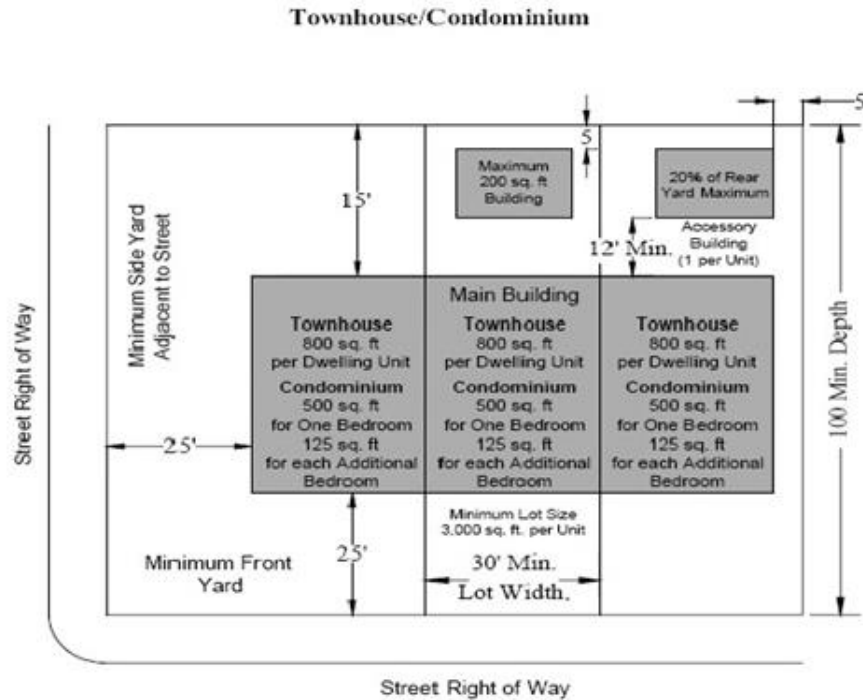
1. Minimum lot area: 7,500 ft² for two dwelling units, plus 1,000 ft² for each additional dwelling unit.
2. Minimum lot width and lot frontage: 75 feet.
3. Minimum lot depth: 100 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - 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)

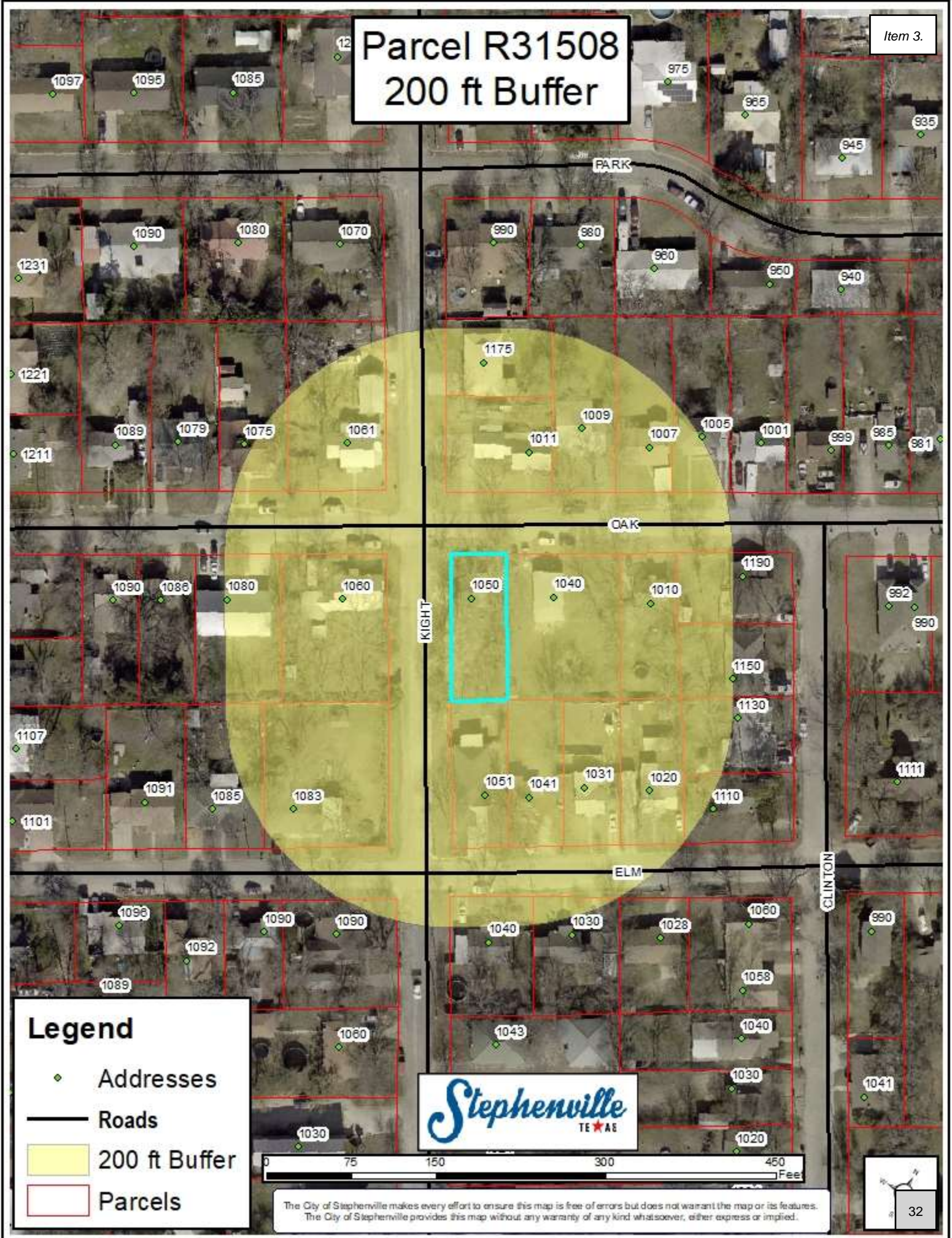
FACTORS TO CONSIDER:

- 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 request for rezoning.
- 2) Recommend the City Council deny the request for rezoning.

Parcel R31508 200 ft Buffer



Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



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

Parcel R31508

Current Zoning - R3 Multifamily

Item 3.



Legend

- ◆ Addresses
- Roads
- Parcels

ZONING

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

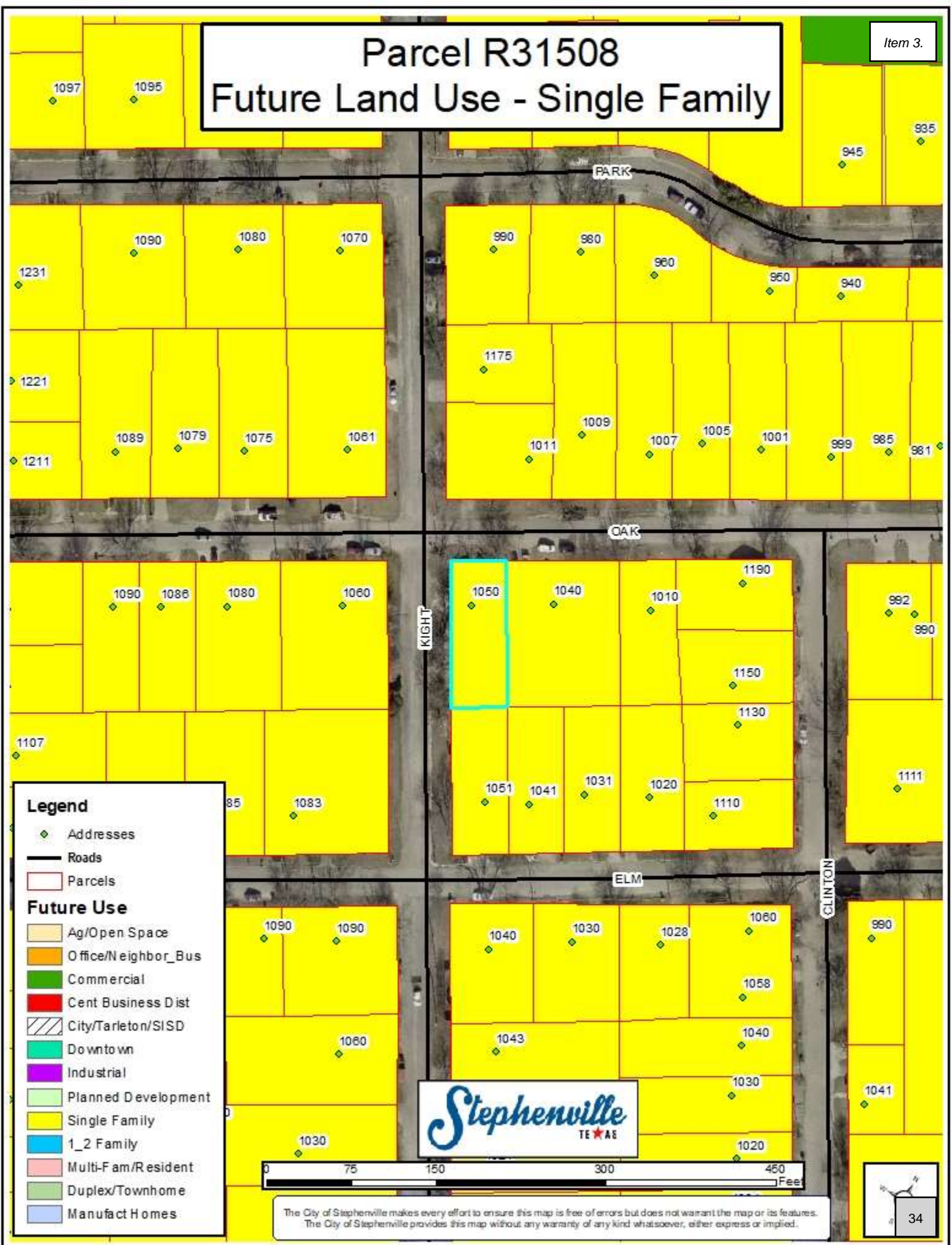


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Parcel R31508

Future Land Use - Single Family

Item 3.



Legend

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



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Parcel R31508 Water & Sewer Utilities

Item 3.



Legend

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



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Parcel R31508 Address List

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000031483	1061 OAK	ALDERFER RICHARD D & LISA L	1061 W OAK	STEPHENVILLE	TX	76401-0000
R000031485	1009 OAK	BELL ROBERT & AMY	3184 FM2303	STEPHENVILLE	TX	76401-7257
R000031488	1005 OAK	BROWN JUSTIN M	3821 BEN CREEK CT	ALEDO	TX	76008
R000031511	1150 CLINTON	CLASSIC PROPERTIES LLC	4970 CR423	STEPHENVILLE	TX	76401
R000031523	1020 ELM	DUMAS TERRY L	1020 W ELM	STEPHENVILLE	TX	76401
R000032225	1030 ELM	DUMAS TERRY LYNN	1020 W ELM ST	STEPHENVILLE	TX	76401
R000031501	1080 OAK	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000031510	1010 OAK	FINLEY DUSTIN & MISTY TABER	1355 PORTER CT	GRANBURY	TX	76048
R000031507	1083 ELM	GALVAN JOSE	1083 W ELM	STEPHENVILLE	TX	76401
R000031520	1051 W ELM	HORNBECK DANA	1051 W ELM	STEPHENVILLE	TX	76401
R000031524	1130 N CLINTON	HOWLE TYLER MORGAN & EMILY ANN	2955 CR408	STEPHENVILLE	TX	76401
R000031482	1075 OAK	LASCSAK TOM	1075 W OAK ST	STEPHENVILLE	TX	76401
R000032224	1040 ELM	LINDSAY JESSICA	1040 ELM	STEPHENVILLE	TX	76401
R000031512	1190 CLINTON	MORETTI THERESA I REVOCABLE LIVING TRUST	4520 BURKE HILL DR	UKIAH	CA	95482
R000031484	1175 KIGHT	OURAY MANAGEMENT LLC	3705 BLUEBONNET CIRCLE	WEATHERFORD	TX	76087
R000031487	1007 OAK	OWEN BARBARA J	1007 W OAK ST	STEPHENVILLE	TX	76401-2447
R000031486	1011 OAK	PHILLIPS LINDA CAROL ALPIN ET AL	1011 W OAK	STEPHENVILLE	TX	76401
R000031506	1085 ELM	RAGLAND LAURA	1085 W ELM	STEPHENVILLE	TX	76401
R000032245	1090 KIGHT	SAVAGE GWENDOLYN ELENE	8013 HUNTER LN	NORTH RICHLAND HILLS	TX	76182
R000031525	1110 CLINTON	SMALL TOWN TEXAS INC	PO BOX 65	STEPHENVILLE	TX	76401
R000031508	1050 OAK	SOSA SERGIO D & GLORIA V	2249 NORTHWEST LOOP APT 511	STEPHENVILLE	TX	76401
R000031502	1060 OAK	SPARKS MELVIN & MARITIA	1060 WEST OAK ST	STEPHENVILLE	TX	76401
R000042880	1028 ELM	WALTON DOUGLAS H & MARY J WALTON	12692 FRY RD NE	AURORA	OR	97002
R000031522	1031 ELM	WILSON HELEN	1335 N LILLIAN	STEPHENVILLE	TX	76401
R000031521	1041 ELM	WILSON HELEN	1335 N LILLIAN	STEPHENVILLE	TX	76401
R000031509	1040 OAK	WYNN AMANDA JEAN & JAMES TAYLOR	1040 WEST OAK	STEPHENVILLE	TX	76401

Parcel R31509 200 ft Buffer

Item 3.



Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



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Parcel R31509

Current Zoning - R3 Multifamily

Item 3.



Legend

- Addresses
- Roads
- Parcels

ZONING

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



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Parcel R31509

Future Land Use - Single Family

Item 3.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

Future Use

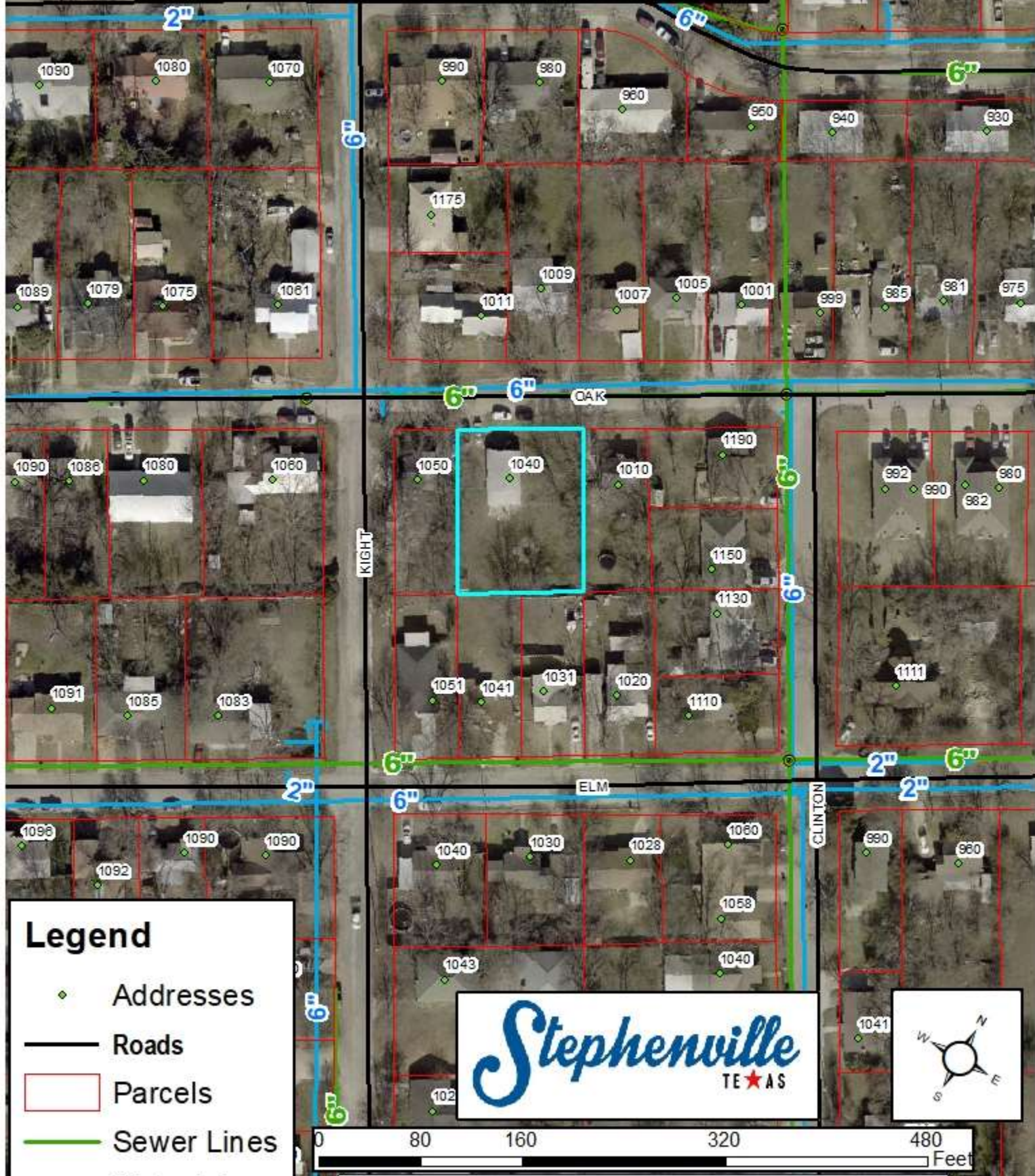
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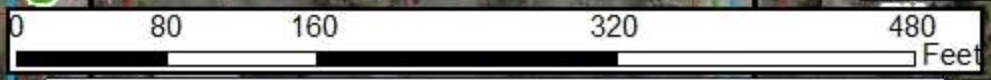
Parcel R31509 Water & Sewer Utilities

Item 3.



Legend

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



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Parcel R31509 Address List

Item 3.

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R000031483	1061 OAK	ALDERFER RICHARD D & LISA L	1061 W OAK	STEPHENVILLE	TX	76401-0000
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R000031488	1005 OAK	BROWN JUSTIN M	3821 BEN CREEK CT	ALEDO	TX	76008
R000031511	1150 CLINTON	CLASSIC PROPERTIES LLC	4970 CR423	STEPHENVILLE	TX	76401
R000031523	1020 ELM	DUMAS TERRY L	1020 W ELM	STEPHENVILLE	TX	76401
R000032225	1030 ELM	DUMAS TERRY LYNN	1020 W ELM ST	STEPHENVILLE	TX	76401
R000032231	1060 CLINTON	DUSTIN DEKE WILLARD TRUST	PO BOX 27	STEPHENVILLE	TX	76401
R000031510	1010 OAK	FINLEY DUSTIN & MISTY TABER	1355 PORTER CT	GRANBURY	TX	76048
R000031507	1083 ELM	GALVAN JOSE	1083 W ELM	STEPHENVILLE	TX	76401
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R000031524	1130 N CLINTON	HOWLE TYLER MORGAN & EMILY ANN	2955 CR408	STEPHENVILLE	TX	76401
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R000031486	1011 OAK	PHILLIPS LINDA CAROL ALPIN ET AL	1011 W OAK	STEPHENVILLE	TX	76401
R000031489	1001 OAK	PUTRITE CHET NORMAN	1001 OAK ST	STEPHENVILLE	TX	76401
R000031525	1110 CLINTON	SMALL TOWN TEXAS INC	PO BOX 65	STEPHENVILLE	TX	76401
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STEPHENVILLE TOWNHOMES



1 / 4
FRONT PAGE

CHECKED BY:

SECTION LETTER: A
PAGE NUMBERS: 11

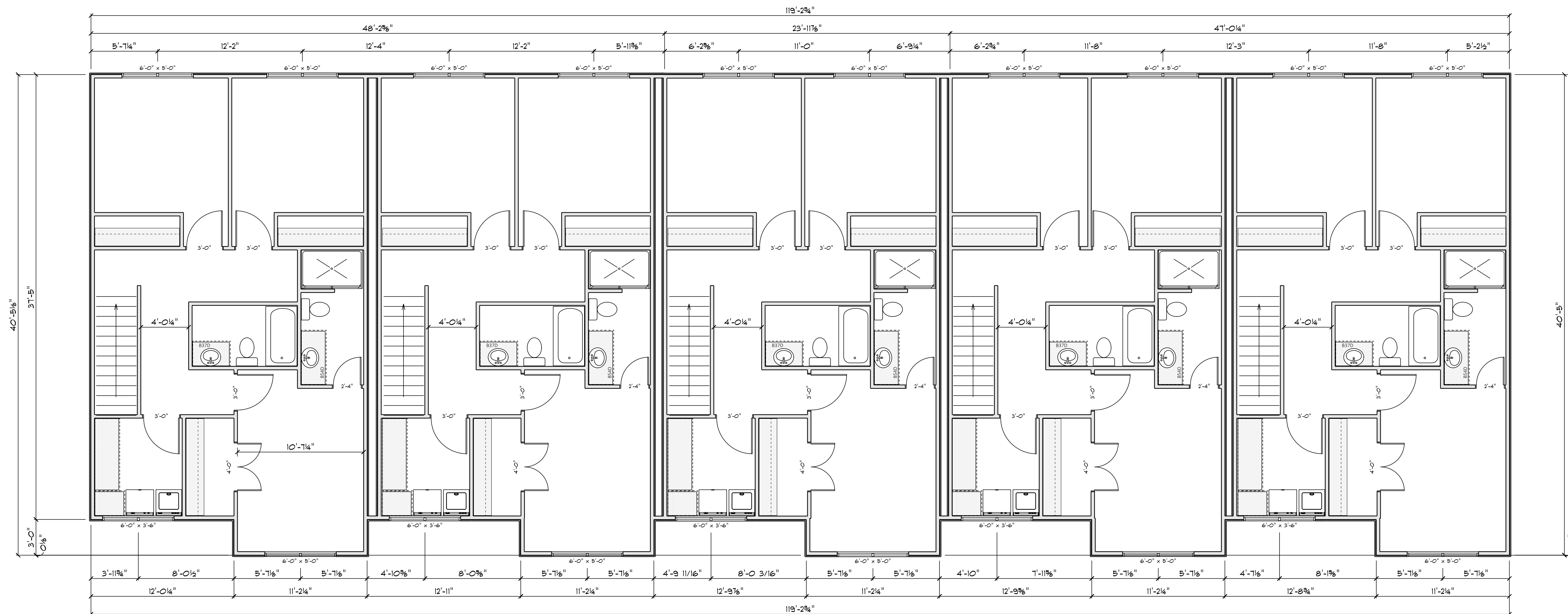
SCALE: As Noted
DRAWN BY: Eddie Holcomb
DATE: Monday, June 27, 2022

Ed Holcomb - edholcomb@harmonholcomb.com
940-704-7925
Justin Holcomb - jholcomb@harmonholcomb.com
940-781-7939



STEPHENVILLE TOWNHOMES

2ND FLOOR



2ND FLOOR
 SCALE: 3/16" = 1'-0"

3/4
 2ND FLOOR

CHECKED BY:

SECTION LETTER: A
 PAGE NUMBERS: 112

SCALE: 3/16" = 1'-0"
 DRAWN BY: Eddie Holcomb
 DATE: Monday, June 27, 2022

Ed Holcomb - edholcomb@harmonholcomb.com
 940-704-7925
 Justin Holcomb - jholcomb@harmonholcomb.com
 940-781-7939



STEPHENVILLE TOWNHOMES

ELEVATIONS



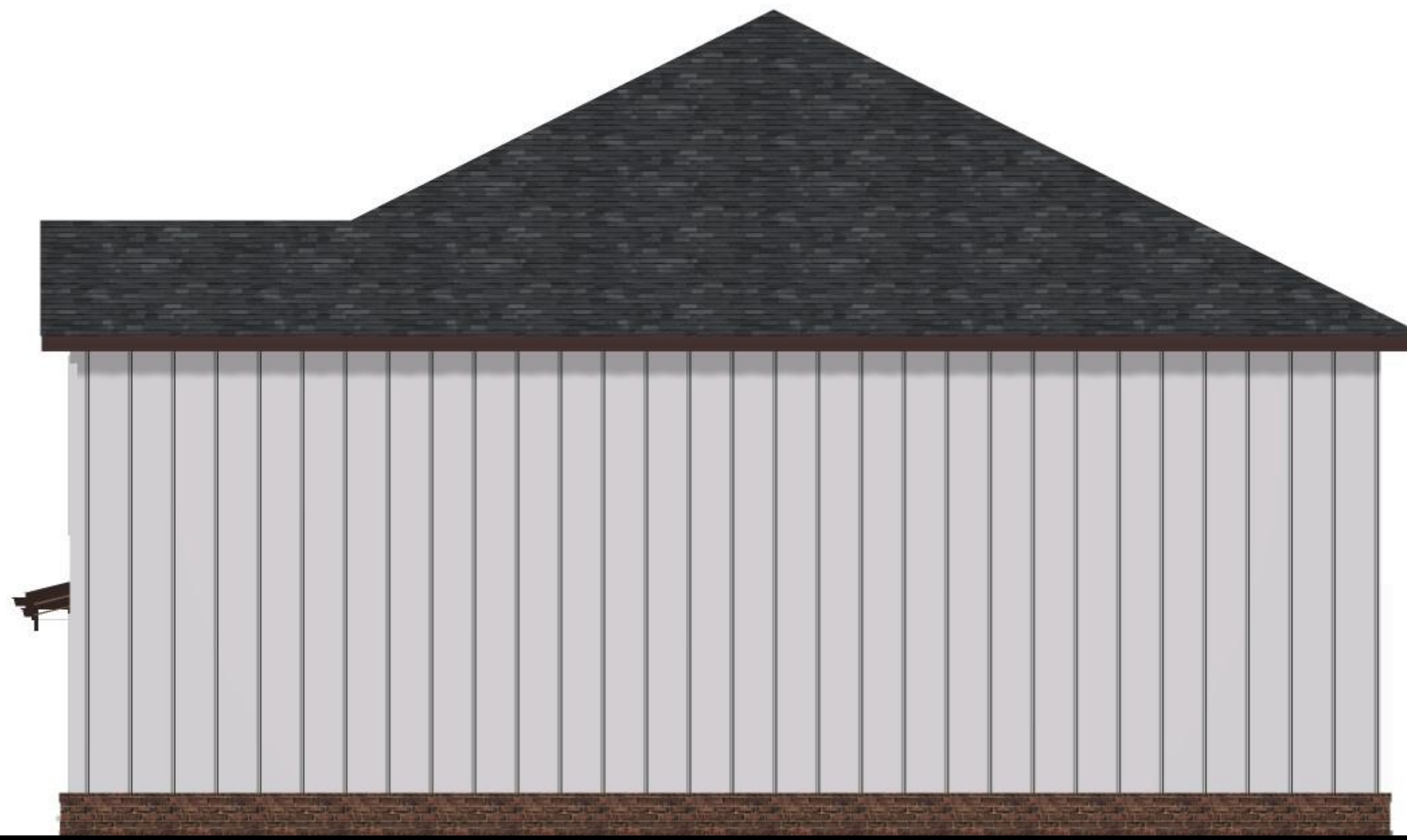
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



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



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

4/4
ELEVATIONS

CHECKED BY:

SECTION LETTER: A
PAGE NUMBERS: 112

SCALE: As Noted
DRAWN BY: Eddie Holcomb
DATE: Monday, June 27, 2022

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940-781-7939





STAFF REPORT

SUBJECT: Case No.: RP2022-006

Applicant Kyle Moore is requesting a replat of the properties located at 2220 W Washington & 2223 W South Loop, Parcel R30368 and Parcel R30369, being BLOCK 140, LOT 1A & BLOCK 140 & 145; LOT 1A-S, of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

These parcels were recently rezoned. The applicant is now requesting to replat the properties into one parcel to allow for future development. Staff recommends approval of the replat. If approved by the Commission, no further action will be necessary for recordation.

BACKGROUND:

PROPERTY PROFILE:



Sec. 155.4.03. General subdivision and platting procedures.

- A. *Plats Required for Land Subdivision.* A Preliminary Plat or Minor Plat shall be approved prior to any land division that is subject to these regulations and prior to commencement of any new development.
- B. *Replats and Amending Plats.*
 - 1. *Replat.* A Replat, in accordance with State law, and the provisions of Section 4.08 shall be required any time a platted, recorded lot is further divided or expanded, thereby changing the boundary and dimensions of the property.

2. *Amending Plat.* In the case of minor revisions to recorded Plats or lots, an Amending Plat may also be utilized if in accordance with Section 4.09.

C. *Zoning.*

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

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 for all Residential Districts, B-1 Neighborhood Business District (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;

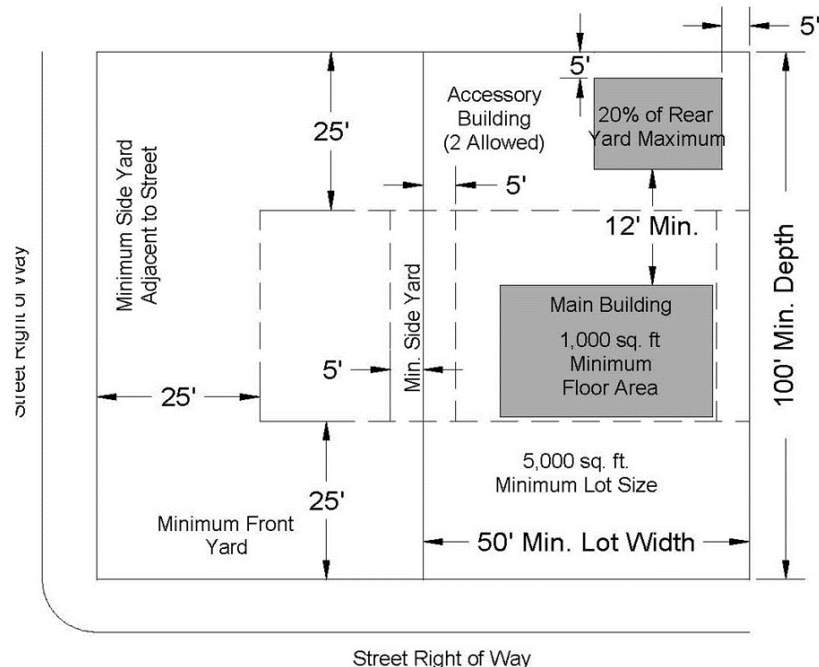
5.8.C Conditional Uses.

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.

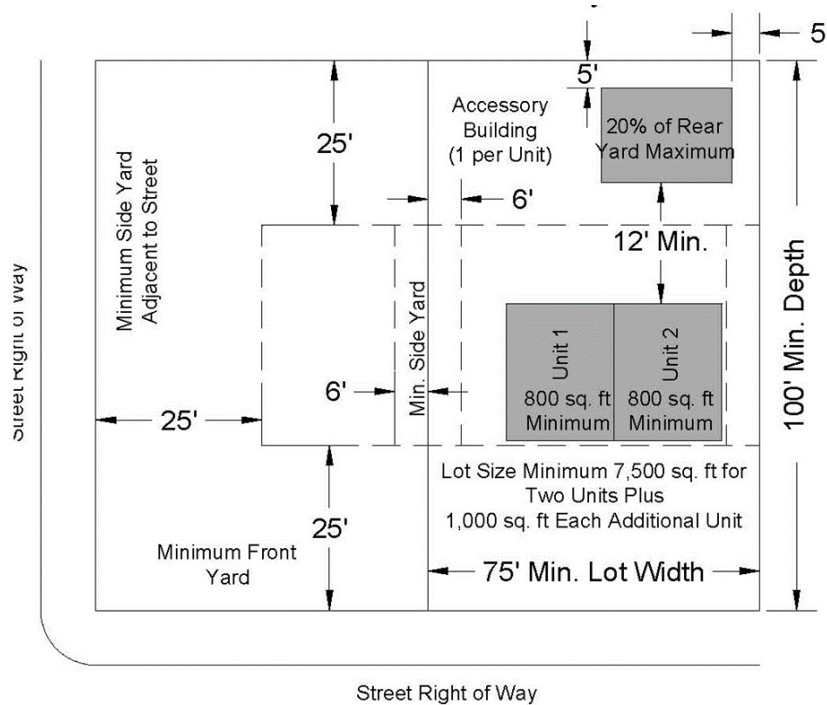
- A. Single family dwelling.
 1. Minimum lot area: 3,000 ft².

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.

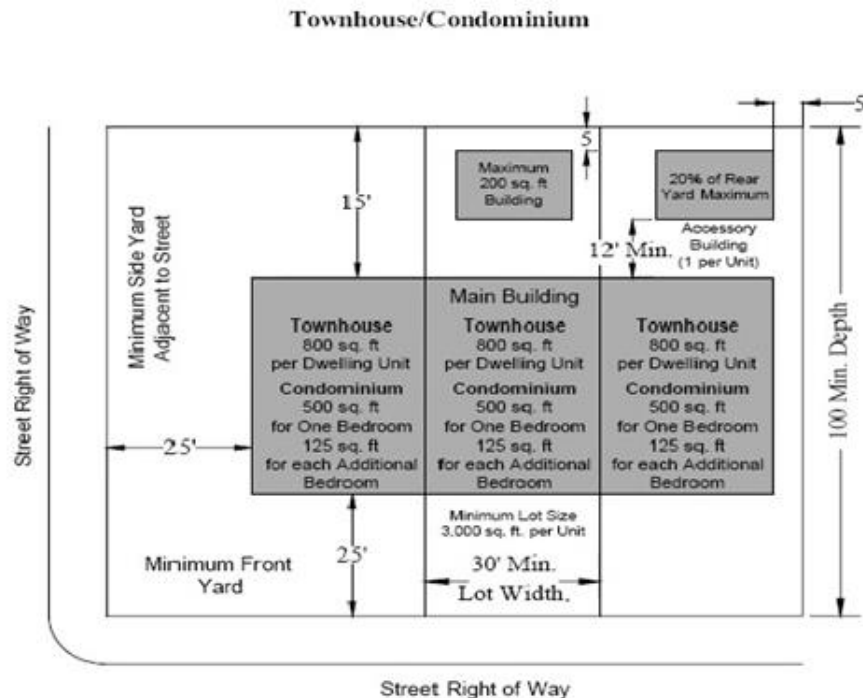
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: six feet.
 - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
 - a. Maximum coverage as a percentage of lot area: 40%.
 - b. Minimum area 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:

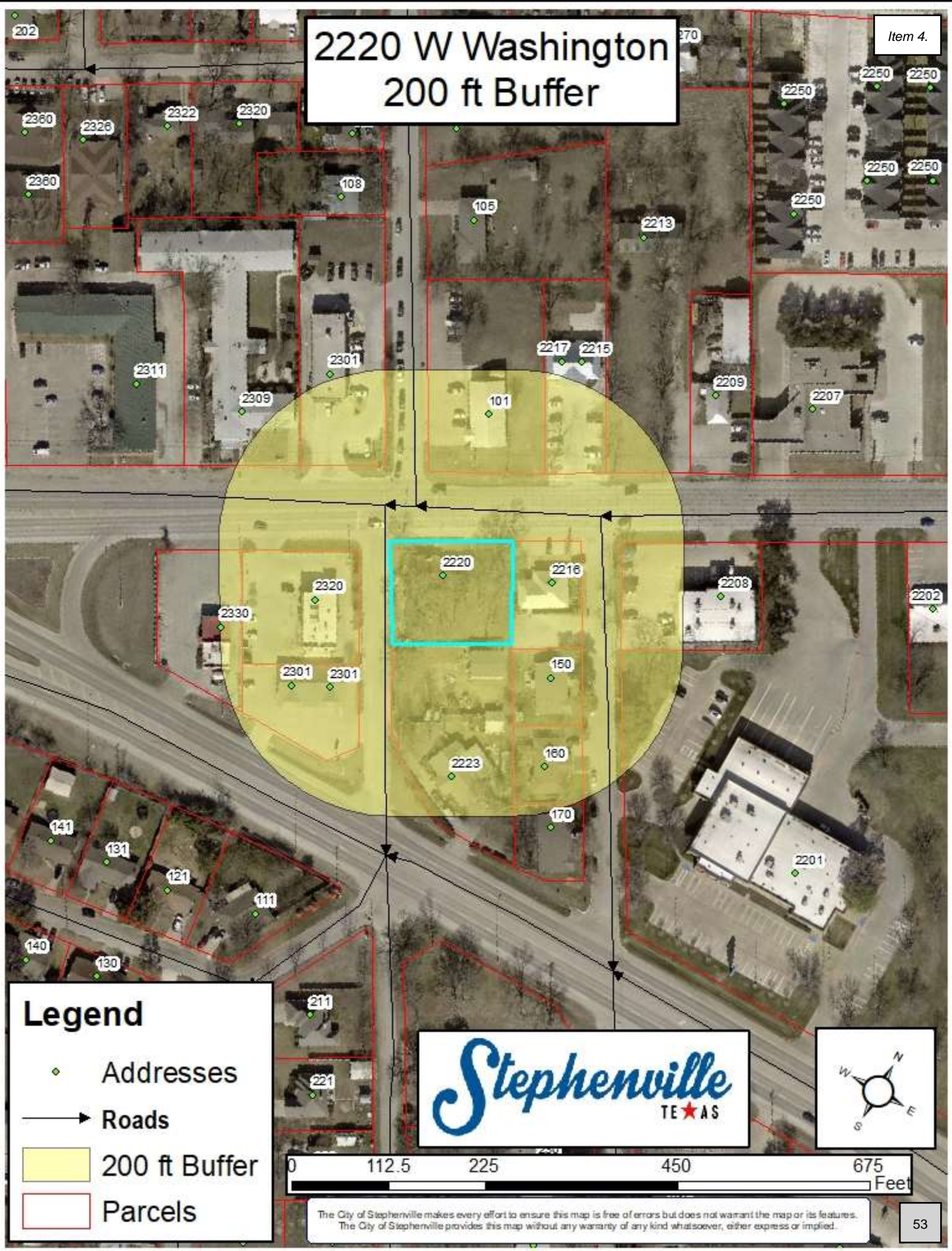
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- Reasonable Use of Property – does proposed change provide reasonable use of property?
- Zoning has great discretion – deny if applicant has not proven it is in the best interest of City to approve

ALTERNATIVES:

- 1) Approve the replat.
- 2) Approve the replat with conditions.
- 3) Disapprove the replat.

2220 W Washington 200 ft Buffer

Item 4.



Legend

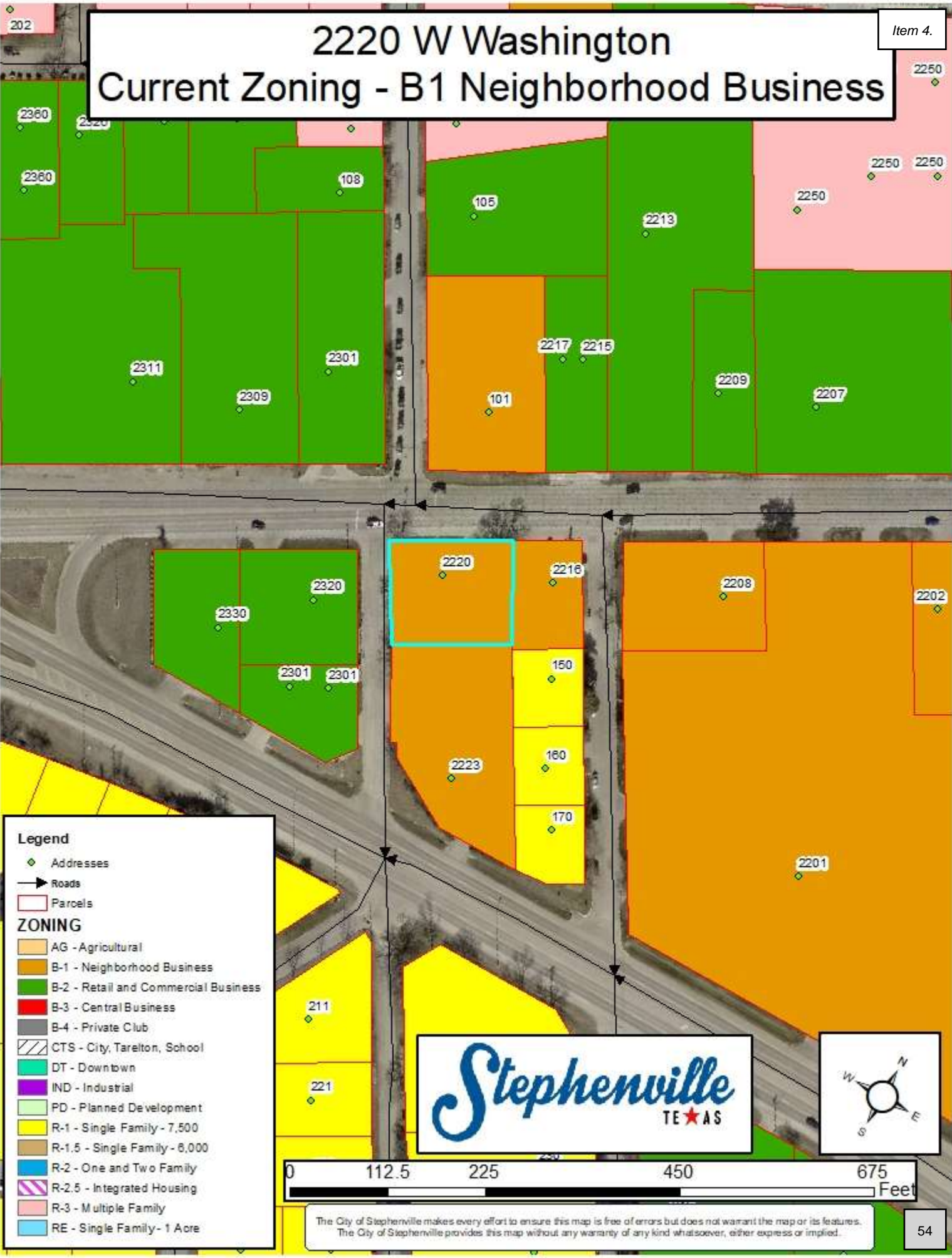
- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



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2220 W Washington Current Zoning - B1 Neighborhood Business

Item 4.



Legend

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ZONING

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2220 W Washington Future Land Use - Commercial

Item 4.

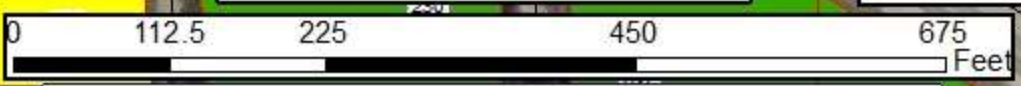


Legend

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- ▭ Parcels

Future Use

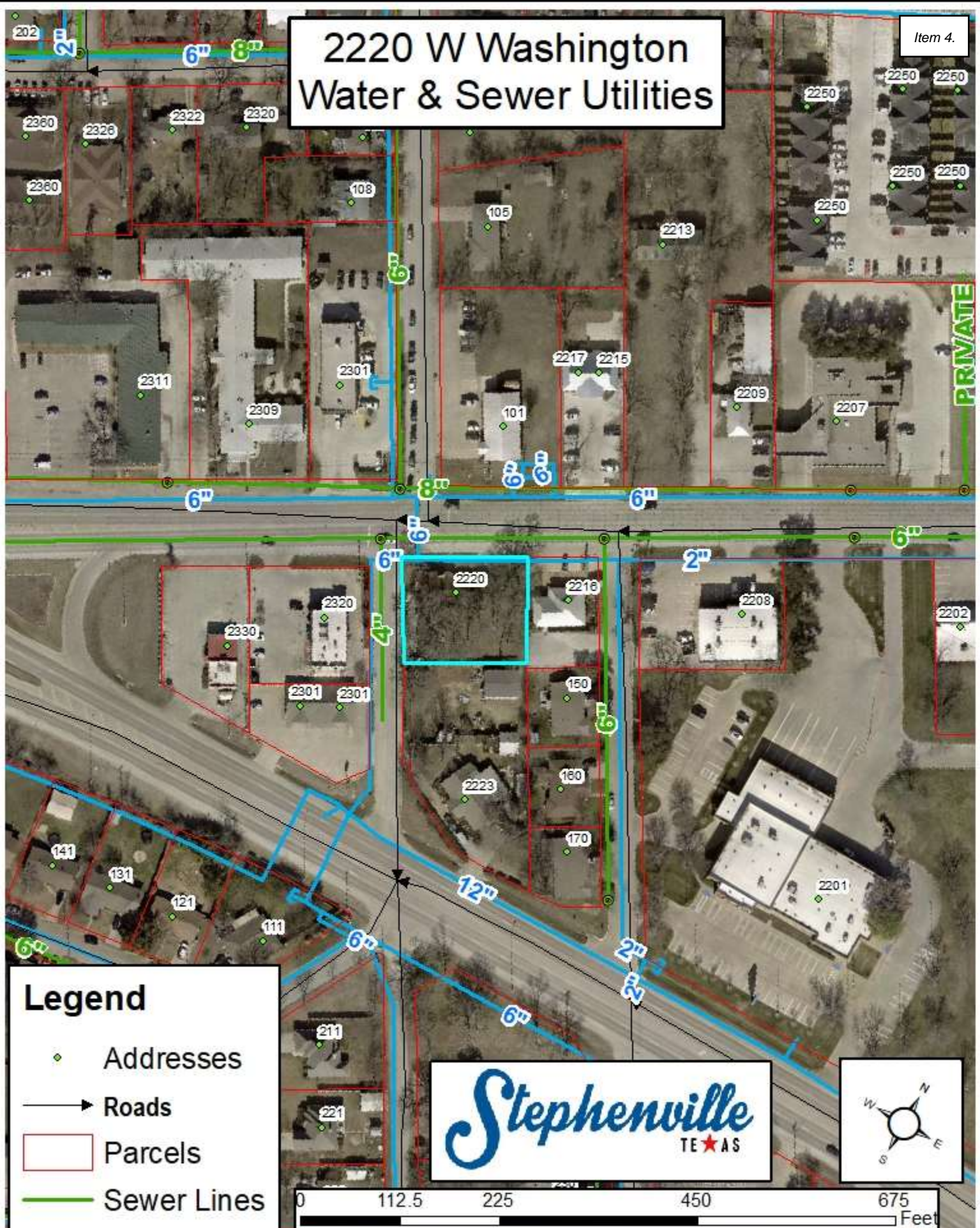
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes



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

2220 W Washington Water & Sewer Utilities

Item 4.



Legend

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



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

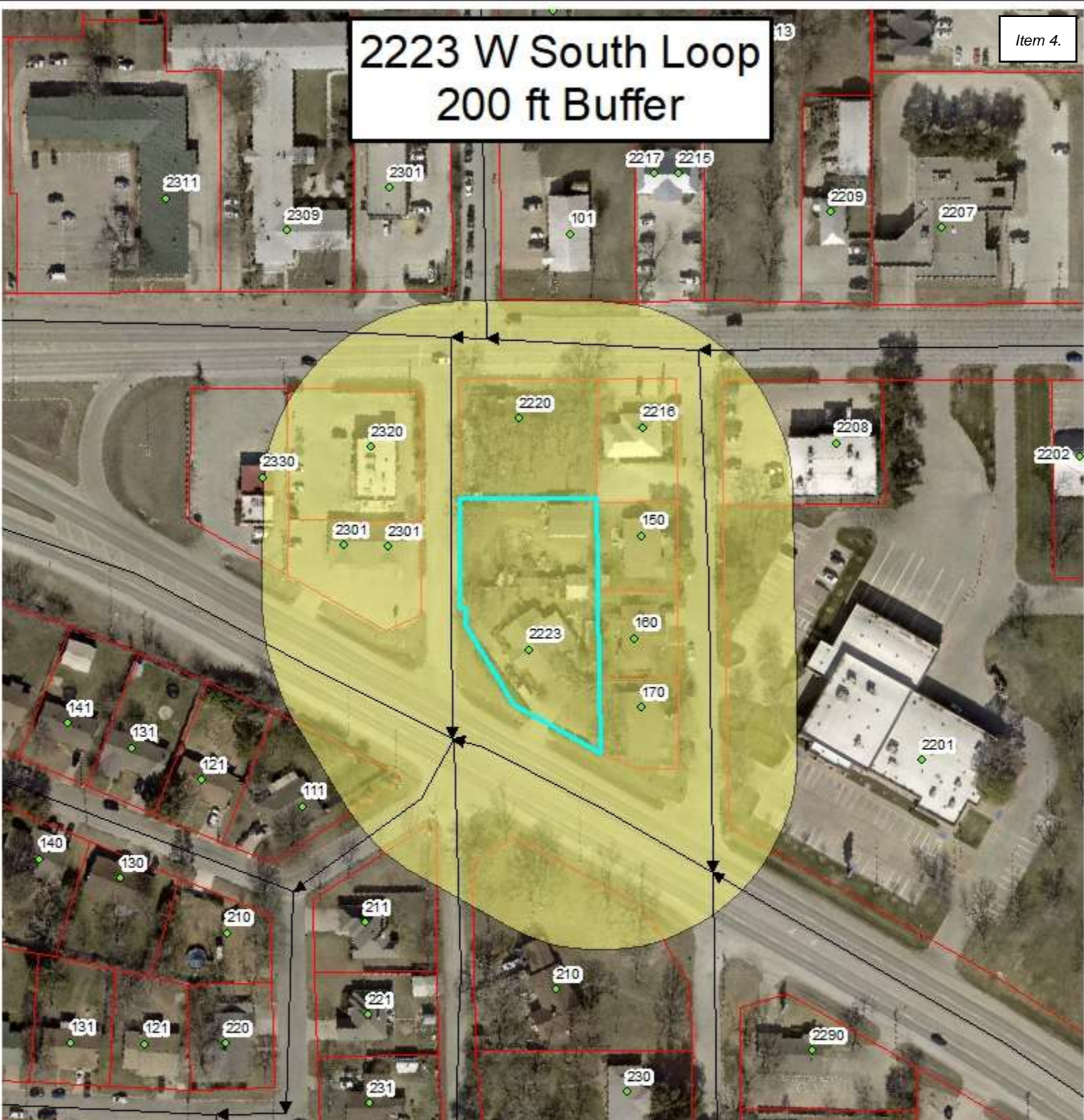
2220 W Washington Address List

Item 4.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000030390	2301 W WASHINGTON	ABILENE TRISTAR CORPORATION	2301 W WASHINGTON	STEPHENVILLE	TX	76401-3805
R000030391	2309 W WASHINGTON	CARING HEARTS FOR CHILDREN	402 INDIAN CREEK DR	COMANCHE	TX	76442
R000030372	2216 W WASHINGTON	DOGGETT KELLY SMITH & TAWNYA LAJEAN	115 BYRON NELSON	STEPHENVILLE	TX	76401
R000030346	2215 W WASHINGTON	FAMBROUGH STEPHEN E	2215 W WASHINGTON	STEPHENVILLE	TX	76401
R000030368	2220 W WASHINGTON	FENNER D'LAYNA ANN	1720 MARSHALL RD #47	BOULDER	CO	80305
R000061538	2320 W WASHINGTON	FUGATE J LARRY REVOCABLE TRUST	208 S MAIZE RD	WICHITA	KS	67209
R000030371	2208 W WASHINGTON	GRIFFIN LOYAL MARTIN JR TRUST	39 PENINSULA RD	BELVEDERE	CA	94920
R000030345	101 N DALE	M B EYE CARE MANAGEMENT LLC	7115 S US281	STEPHENVILLE	TX	76401
R000061537	2301 W SOUTH LOOP	PEACOCK INVESTMENTS LLC	1279 DIANA LANE	STEPHENVILLE	TX	76401
R000030462	170 MEADOR LN	ROCK HOUSE RESIDENTIAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000030374	150 MEADOR LN	ROCK HOUSE RESIDENTIAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000030463	160 MEADOR LN	SMITH CHERYL	120 BRITAIN CIRCLE	STEPHENVILLE	TX	76401
R000030369	2223 W SOUTH LOOP	SPARKS DONALD & MARY	2223 W SOUTH LOOP	STEPHENVILLE	TX	76401
R000030370	2201 W SOUTH LOOP	STEPHENVILLE BANK & TRUST	PO BOX 998	STEPHENVILLE	TX	76401-0000
R000030344	2213 W WASHINGTON	TIP AND TUCK PROPERTIES LLC	2209 W WASHINGTON	STEPHENVILLE	TX	76401
R000030388	2330 W WASHINGTON	ZACHERY CHARON L	649 E LONG	STEPHENVILLE	TX	76401

2223 W South Loop 200 ft Buffer

Item 4.



Legend

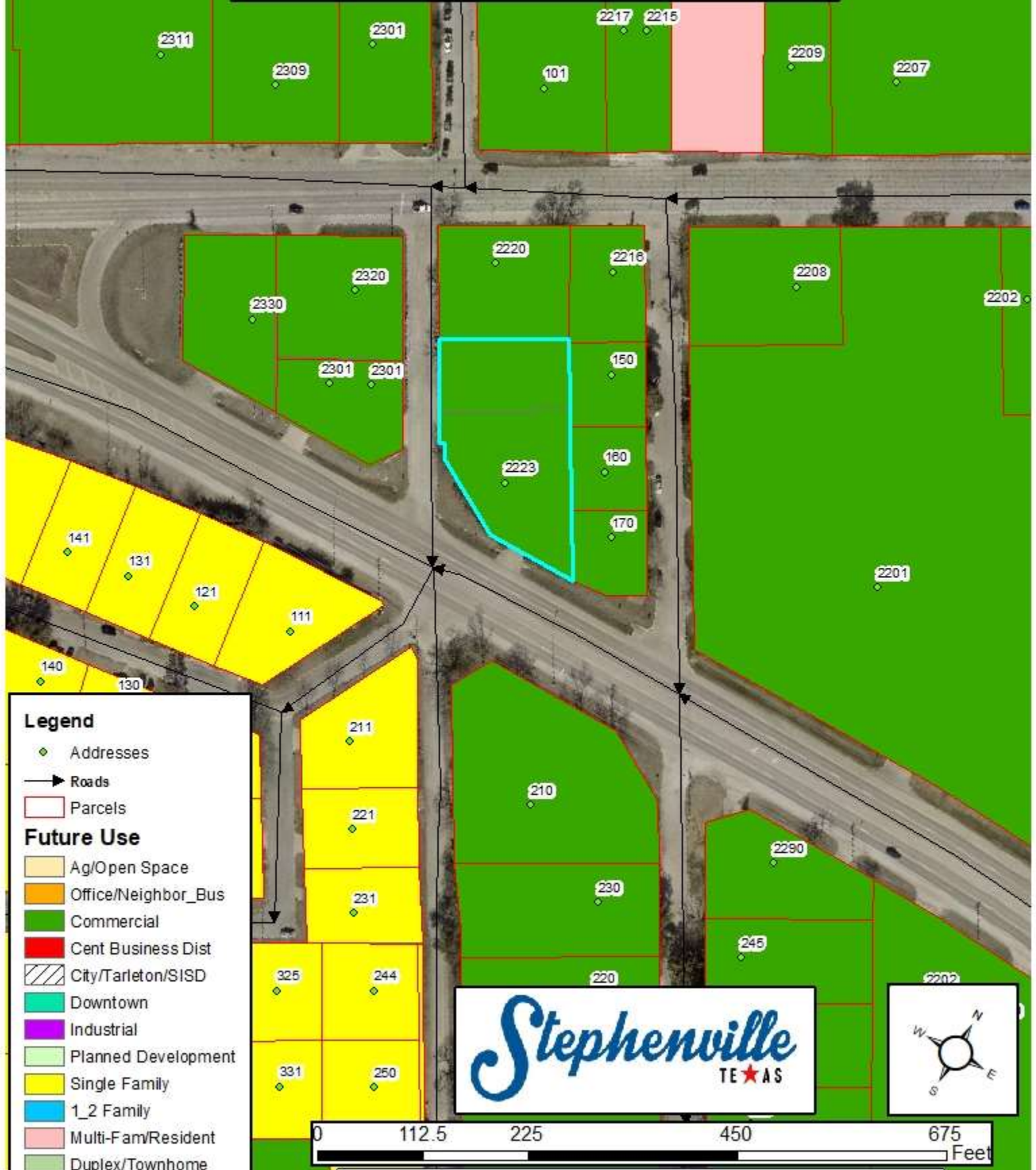
- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



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2223 W South Loop Future Land Use - Commercial

Item 4.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

Future Use

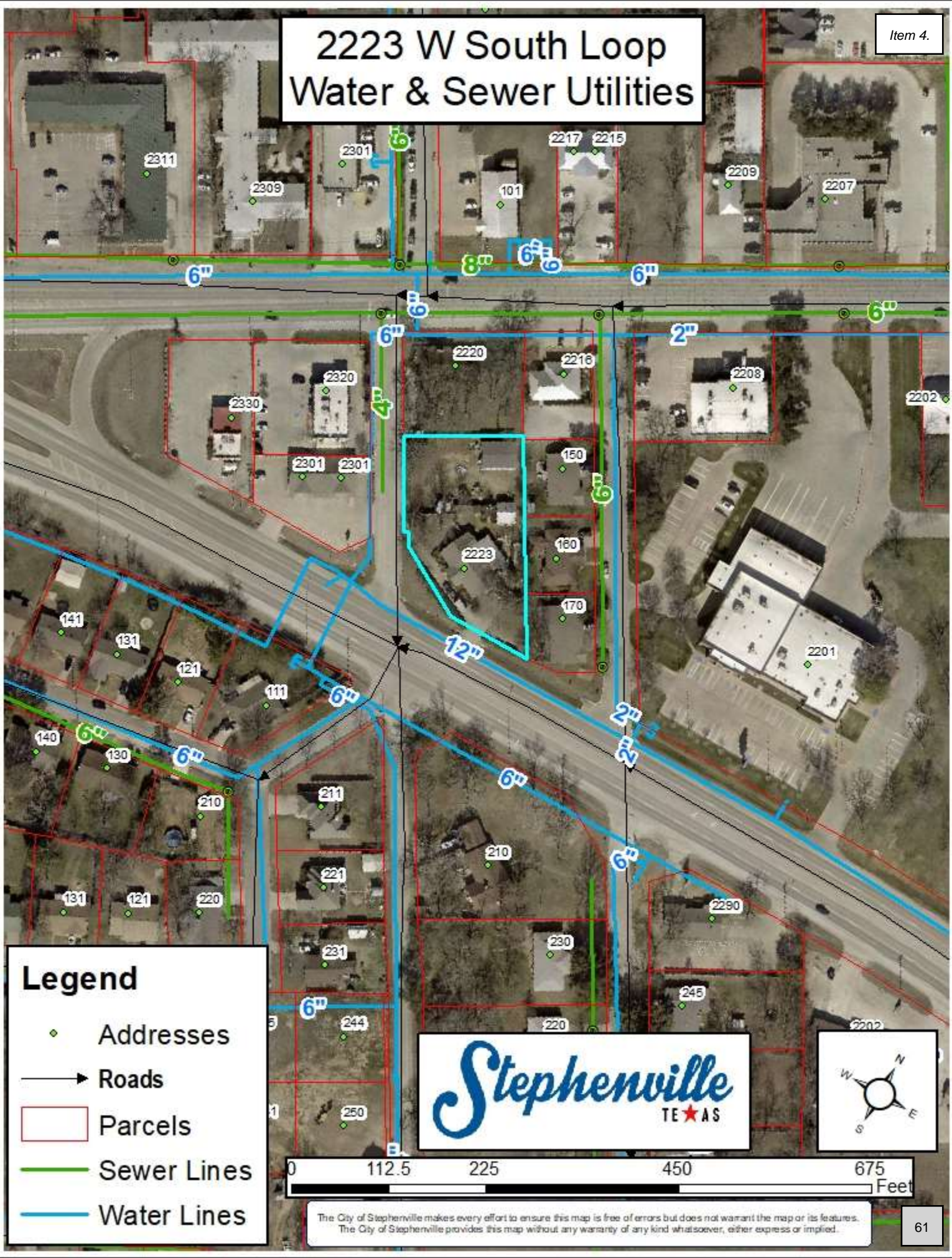
- ▭ Ag/Open Space
- ▭ Office/Neighbor_Bus
- ▭ Commercial
- ▭ Cent Business Dist
- ▭ City/Tarleton/SISD
- ▭ Downtown
- ▭ Industrial
- ▭ Planned Development
- ▭ Single Family
- ▭ 1_2 Family
- ▭ Multi-Fam/Resident
- ▭ Duplex/Townhome
- ▭ Manufact Homes



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2223 W South Loop Water & Sewer Utilities

Item 4.



Legend

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



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2223 W South Loop Address List

Item 4.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000030372	2216 W WASHINGTON	DOGGETT KELLY SMITH & TAWNIA LAJEAN	115 BYRON NELSON	STEPHENVILLE	TX	76401
R000030467	210 MEADOR LN	DORRIS PEGGY	210 MEADOR LN	STEPHENVILLE	TX	76401-3916
R000030368	2220 W WASHINGTON	FENNER D'LAYNA ANN	1720 MARSHALL RD #47	BOULDER	CO	80305
R000061538	2320 W WASHINGTON	FUGATE J LARRY REVOCABLE TRUST	208 S MAIZE RD	WICHITA	KS	67209
R000030371	2208 W WASHINGTON	GRIFFIN LOYAL MARTIN JR TRUST	39 PENINSULA RD	BELVEDERE	CA	94920
R000061537	2301 W SOUTH LOOP	PEACOCK INVESTMENTS LLC	1279 DIANA LANE	STEPHENVILLE	TX	76401
R000072144	211 CHOCTAW DR	PLUMLEE JANE E	PO BOX 33	CYPRESS	TX	77410
R000034522	111 SEMINOLE	REYNOLDS KAREN LYNN & BRENT ANDREW JONES	111 SEMINOLE	STEPHENVILLE	TX	76401
R000030462	170 MEADOR LN	ROCK HOUSE RESIDENTIAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000030374	150 MEADOR LN	ROCK HOUSE RESIDENTIAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000030463	160 MEADOR LN	SMITH CHERYL	120 BRITAIN CIRCLE	STEPHENVILLE	TX	76401
R000030369	2223 W SOUTH LOOP	SPARKS DONALD & MARY	2223 W SOUTH LOOP	STEPHENVILLE	TX	76401
R000030370	2201 W SOUTH LOOP	STEPHENVILLE BANK & TRUST	PO BOX 998	STEPHENVILLE	TX	76401-0000
R000030388	2330 W WASHINGTON	ZACHERY CHARON L	649 E LONG	STEPHENVILLE	TX	76401

OWNERS CERTIFICATION:

§ STATE OF TEXAS
 § COUNTY OF ERATH

BEING all of Lot 1A-S, Blocks 140 and 145, City Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per replat recorded in Cabinet B, Slide 242B, Plat Records, Erath County, Texas, same being that tract of land described in the deed to Bexar Triple Jeopardy, LLC, as recorded in Document No. 2022-04022, Real Records, Erath County, Texas (RRECT), and being a portion of Lot 1A, Block 140, of said City Addition, as described in the deed to Bexar Triple Jeopardy, LLC, as recorded in Document No. 2022-04090, RRECT, and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a 1/2 inch capped iron rod found marked "PRICE SURVEYING" in the north right-of-way line of W. South Loop (U.S. Highway 377) for the southeast corner of said Lot 1A-S and the southwest corner of a tract of land described as Tract Five in the deed to Rock House Residential Properties, LTD, as recorded in Document No. 2011-06617, RRECT;

THENCE said right-of-way line the following courses and distances:

- South 89°21'30" West, a distance of 100.84 feet to a brass capped TXDOT monument found;
- North 61°54'47" West, a distance of 94.81 feet to a brass capped TXDOT monument found;
- North 30°22'19" West, a distance of 17.20 feet to a brass capped TXDOT monument found in a concrete driveway;
- South 59°56'58" West, a distance of 5.98 feet to a magnail found at the intersection of the cutback in the north right-of-way line of W. South Loop and the east right-of-way line of N. Dale Avenue;

THENCE North 30°03'02" West, with the east line of said N. Dale Avenue, passing a magnail found for the northwest corner of said Lot 1A-S and the southwest corner of said Bexar tract (2022-04090), at a distance of 112.06 feet, continuing for a total distance of 221.26 feet to a 1/2 inch pipe found for the intersection of the east right-of-way line and a cutback in the south right-of-way line of W. Washington St. (Business 377);

THENCE with said cutback the following courses and distances:

- North 59°56'58" East, a distance of 4.74 feet to a 1/2 inch pipe found;
- North 30°22'19" West, a distance of 10.75 feet to a point in the south right-of-way line of said W. Washington St. for the northwest corner of said Bexar tract (2022-04090), from which a brass capped TXDOT monument found bears South 59°56'58" West, a distance of 0.40 feet;

THENCE North 59°56'58" East, with the south right-of-way line of said W. Washington St., a distance of 132.82 feet to a 5/8 inch capped iron rod found marked "NATIVE CO., LLC" for the northeast corner of said Bexar tract (2022-04090) and the northwest corner of a tract of land described in the deed to Kelly Smith Doggett and Tawnya Lajeon Doggett, as recorded in Volume 1089, Page 591, DRECT;

THENCE South 31°01'16" East, passing a 2.5 inch galvanized fence corner post for the southeast corner of said Bexar tract (2022-04090) and the northeast corner of said Lot 1A-S, at a distance of 120.03 feet, continuing for a total distance of 379.31 feet to the POINT OF BEGINNING and containing 45,767 Square Feet or 1.051 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Bexar Triple Jeopardy, LLC, acting by and through the undersigned, their duly authorized agent, does hereby adopt this plat designating the herein above described real property as LOT 1R, BLOCKS 140 AND 145, CITY ADDITION, an addition to the City of Stephenville, Texas. The streets and easements shown thereon are hereby dedicated to the Public use forever. The streets are dedicated for street purposes. The easements, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. 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 does not alter or remove existing deed restrictions or covenants, if any, on this property.

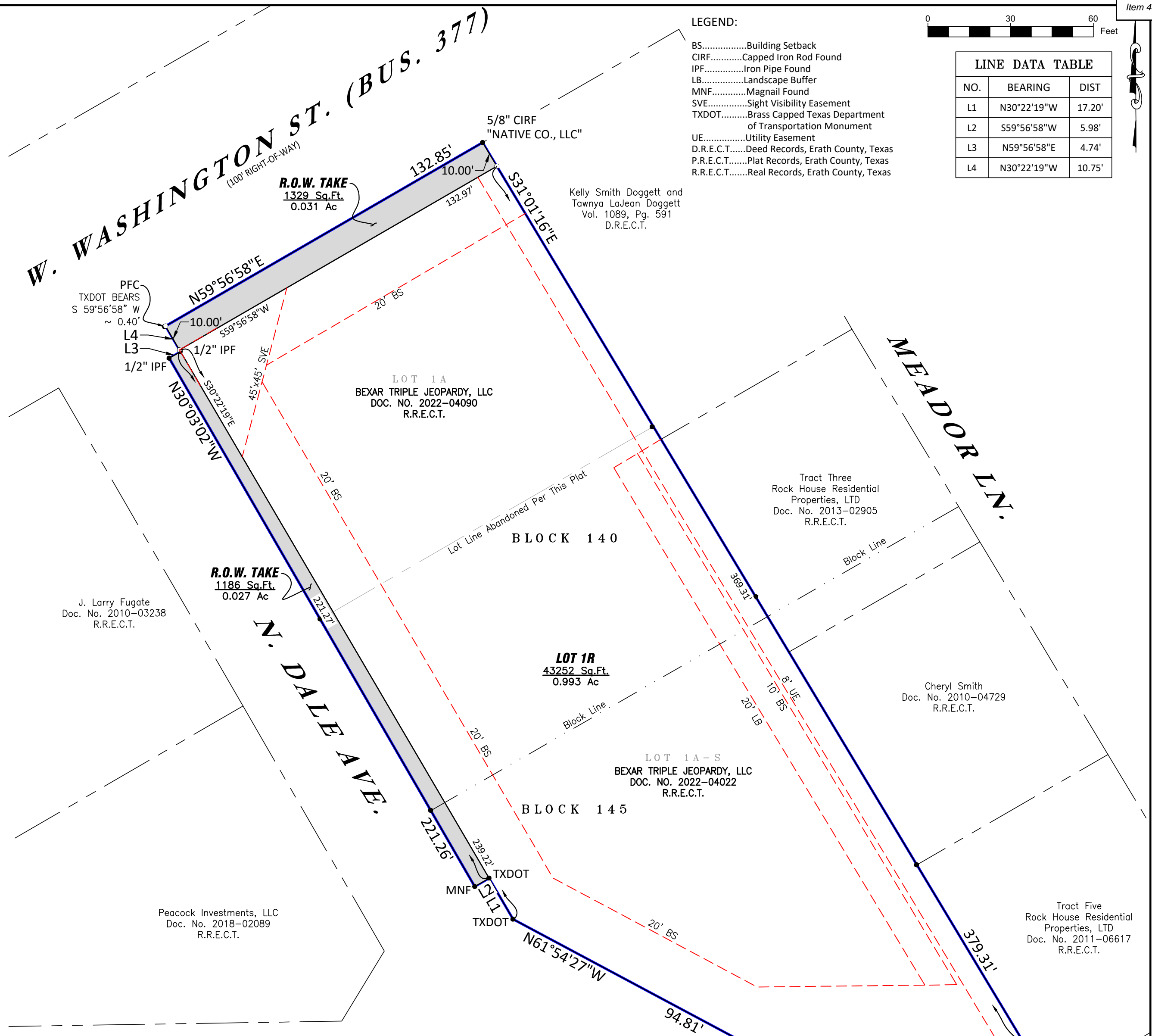
Bexar Triple Jeopardy, LLC - Owner/Representative

§ STATE OF TEXAS
 § COUNTY OF ERATH

BEFORE ME, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

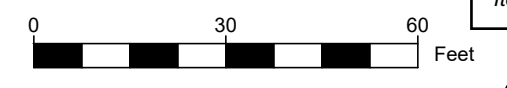
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2022.

Notary Public in and for the State of Texas My commission expires _____



LEGEND:

- BS.....Building Setback
- CIRF.....Capped Iron Rod Found
- IPF.....Iron Pipe Found
- LB.....Landscape Buffer
- MNF.....Magnail Found
- SVE.....Sight Visibility Easement
- TXDOT.....Brass Capped Texas Department of Transportation Monument
- UE.....Utility Easement
- D.R.E.C.T.....Deed Records, Erath County, Texas
- P.R.E.C.T.....Plat Records, Erath County, Texas
- R.R.E.C.T.....Real Records, Erath County, Texas



LINE DATA TABLE		
NO.	BEARING	DIST
L1	N30°22'19"W	17.20'
L2	S59°56'58"W	5.98'
L3	N59°56'58"E	4.74'
L4	N30°22'19"W	10.75'

- NOTES:
- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
 - By scaled location of FEMA FIRM Map No. 48143C0430D, effective date November 16, 2011, the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.
 - This Survey Reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned.
 - This replat was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect the surveyed property.
 - All corners are 5/8" Capped Iron Rods Set Marked "NATIVE CO., LLC" unless otherwise noted.

NATIVE CO. LLC
 LAND SURVEYING

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

SURVEYOR'S CERTIFICATION:

I, N. Zane Griffin, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Stephenville, Erath County, Texas.

N. Zane Griffin, RPLS No. 6810
 Date: July 18, 2022

ACCEPTED AND APPROVED:

DIRECTOR OF PLANNING AND DEVELOPMENT _____

CITY SECRETARY _____

DATE _____

CABINET _____ SLIDE _____

REPLAT
 LOT 1R, BLOCKS 140 & 145
 CITY ADDITION

AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS
 BEING A REPLAT OF A LOT 1A-S, BLOCKS 140 AND 145, CITY ADDITION,
 AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS,
 AS SHOWN PER PLAT RECORDED IN CABINET B, SLIDE 242B,
 PLAT RECORDS, ERATH COUNTY, TEXAS,
 AND A PORTION OF LOT 1A, BLOCK 140, CITY ADDITION,
 AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS
 AS SHOWN PER KING'S 1956 MAP OF THE CITY OF STEPHENVILLE, AS
 RECORDED IN VOLUME 381, PAGE 105, DEED RECORDS, ERATH COUNTY, TEX



STAFF REPORT

SUBJECT: Case No.: FP2022-003

Applicant Houston Clark, representing Stephenville WF, LLC, is requesting approval of a final plat of the property located at 1350 HWY 281, Parcel R77375, of A0804 WILLIAMS M R; of 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 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:

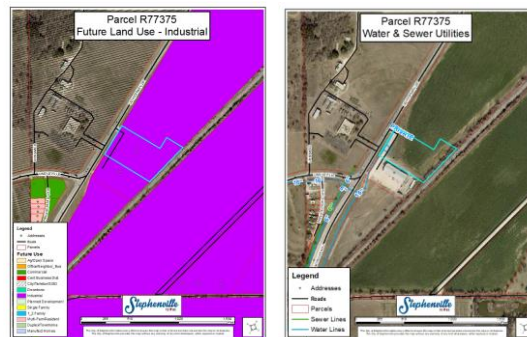
1. All public improvements must be completed and accepted through the submission of an Engineers' Letter of Certification of Completed Record Drawings – 155.5.06.D
2. A two-year maintenance bond for public improvements must be provided.
3. Tax Certificates must be obtained for Recordation with the County. 115.04.06.H.4.e

Upon completion, the Final Plat will be submitted to the County for recordation purposes.

BACKGROUND:

Tractor Supply requested voluntary annexation after construction began. A municipal services agreement was executed and the City Council authorized the annexation in February, 2022. The property was assigned Industrial zoning. Public improvements have been completed as agreed upon through the process of annexation. Final Acceptance of the Public Improvements is underway.

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.
 - 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.

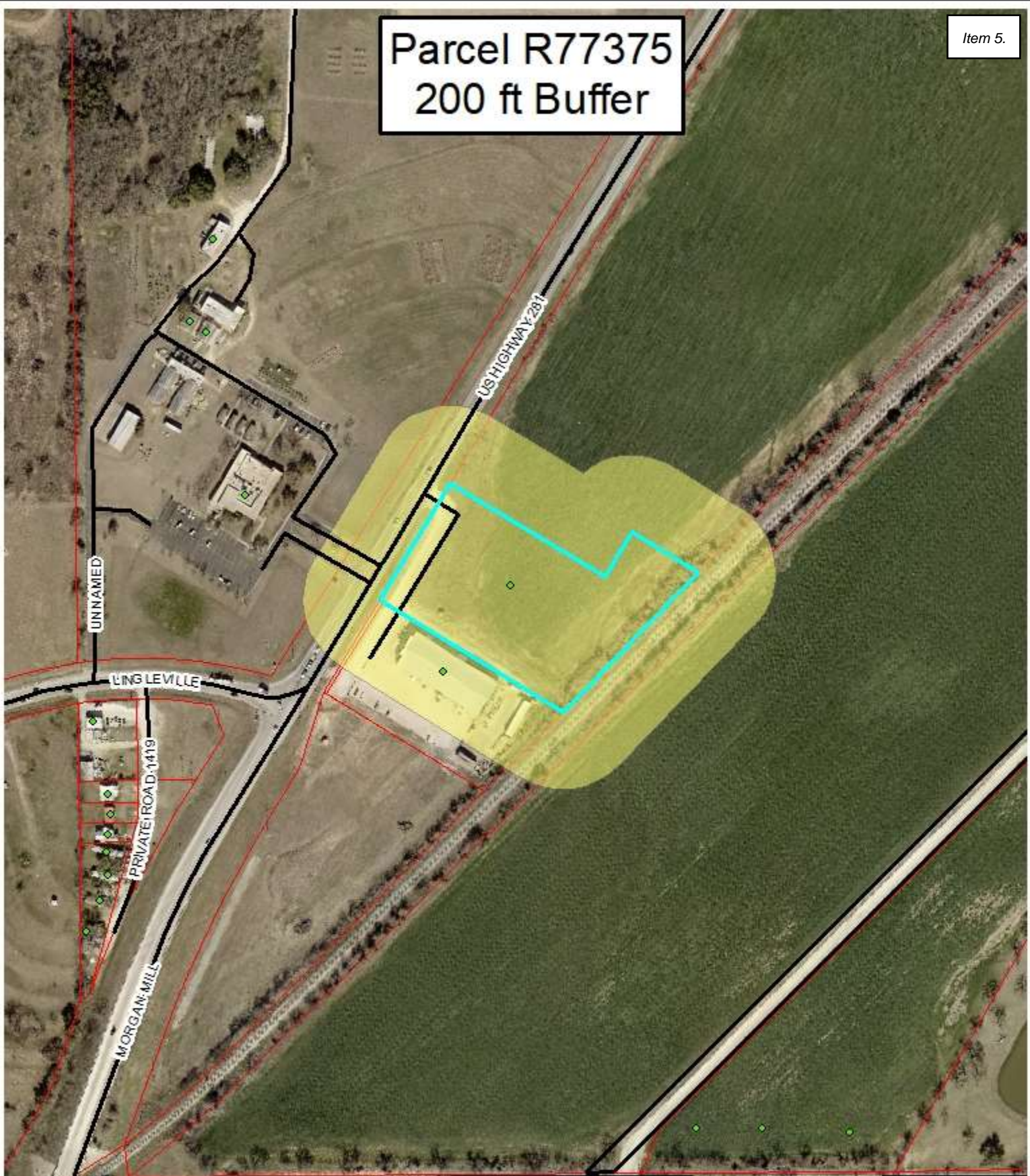
Sec. 155.5.05. Development agreements and security for completion.

- A. *Development Agreements.* When any of the required Public Improvements (i.e., water, wastewater, streets, drainage, park improvements etc.) will be postponed and constructed after Final Plat approval and recordation, the Final Plat shall not be accepted for filing, nor shall it be approved, unless and until the Applicant enters into a Development Agreement of standardized format approved by the City by which the
- 1. *Applicant:*
 - a. Will complete the improvements;
 - b. Warrants the improvements for a period of two (2) years following final and formal acceptance by the City;
 - c. Provides a maintenance bond in the amount of one hundred and ten percent (110%) of the costs of the improvements for such period to ensure the repair and replacement of all defects due to faulty materials and workmanship that appear within the two (2) year period following date of acceptance;
 - d. Provides provisions (e.g., performance and payment bonds) for securing the obligations of the agreement consistent with Section 5.05.D Security for Completion of Improvements; and
 - e. Outlines other terms and conditions as are agreed to by the Applicant and the City, or as may be required by this Subdivision Ordinance, including insurance requirements and covenants to comply with other ordinances of the City.

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.

Parcel R77375 200 ft Buffer



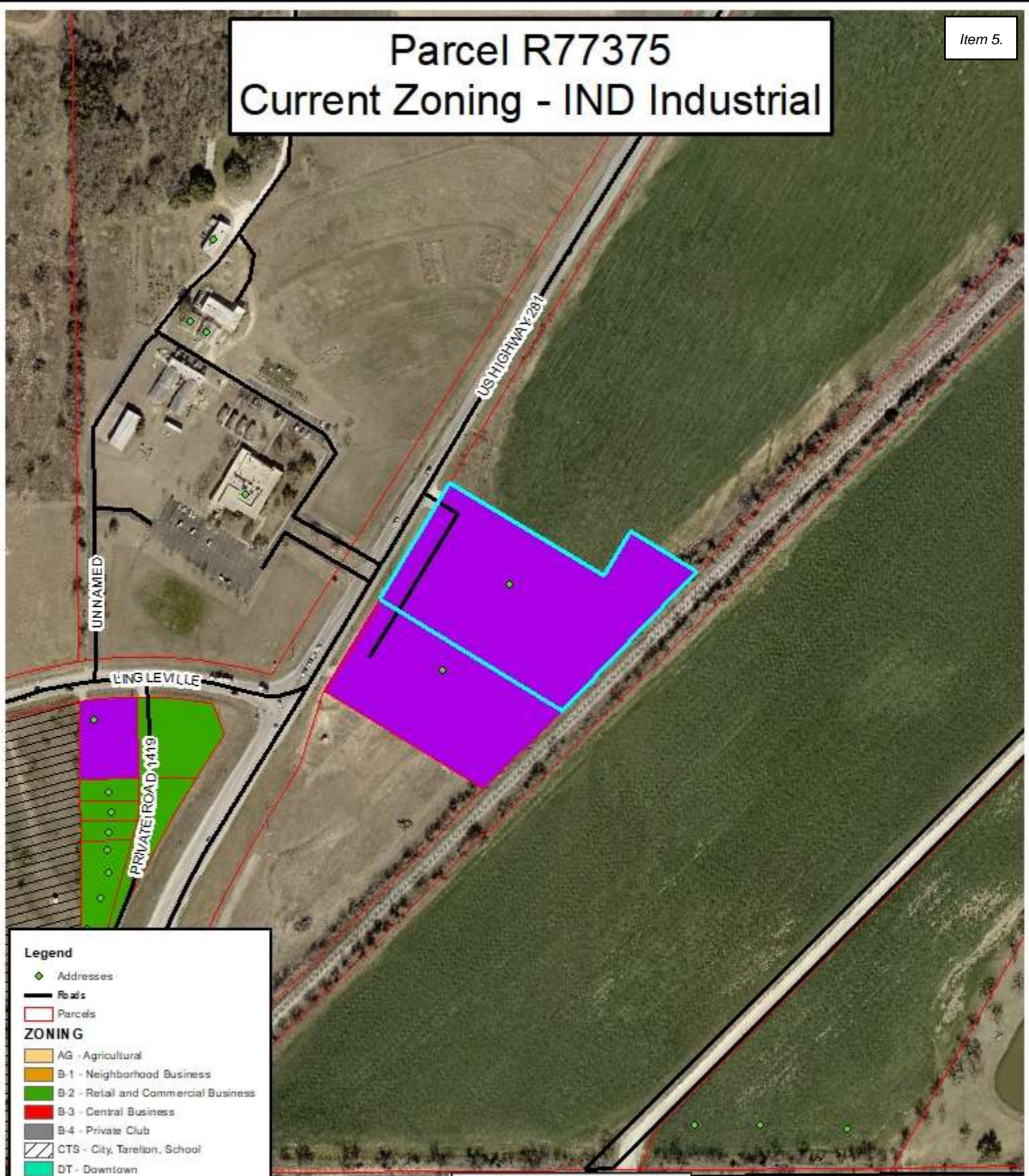
Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



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Parcel R77375 Current Zoning - IND Industrial



Legend

- ◆ Addresses
- Roads
- Parcels

ZONING

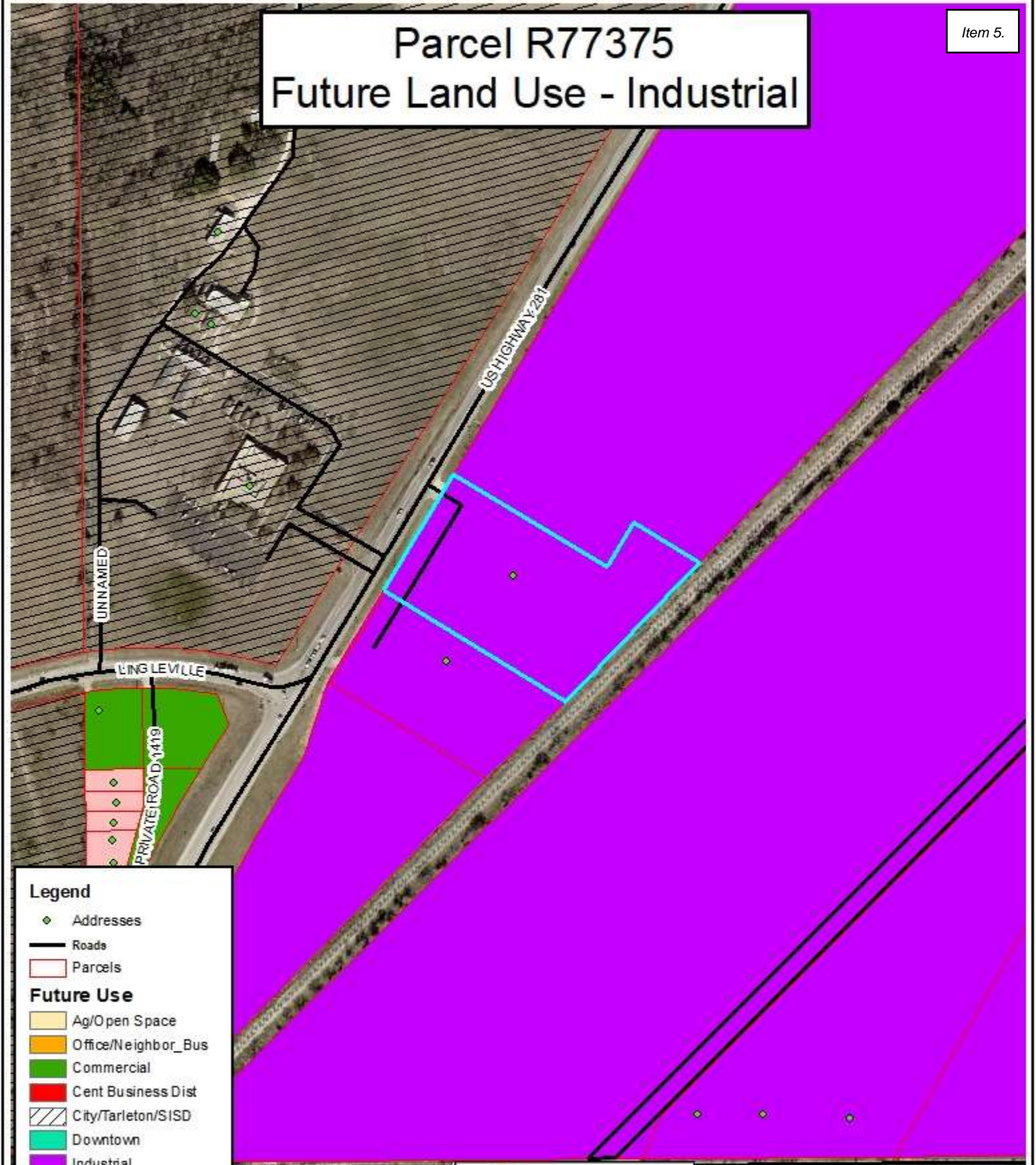
- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tarranton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One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



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Parcel R77375 Future Land Use - Industrial

Item 5.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

Future Use

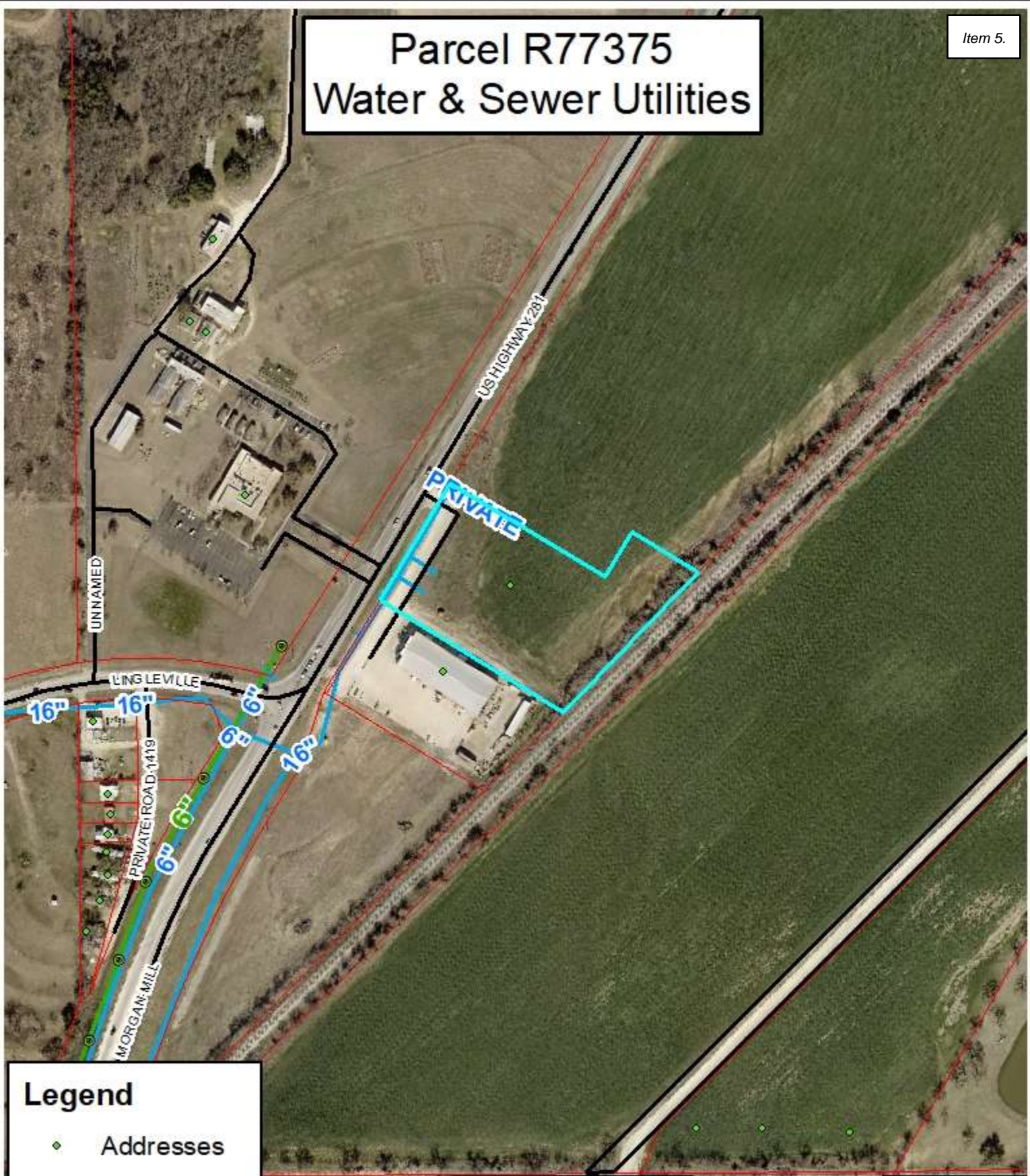
- ▭ Ag/Open Space
- ▭ Office/Neighbor_Bus
- ▭ Commercial
- ▭ Cent Business Dist
- ▭ City/Tarleton/SISD
- ▭ Downtown
- ▭ Industrial
- ▭ Planned Development
- ▭ Single Family
- ▭ 1_2 Family
- ▭ Multi-Fam/Resident
- ▭ Duplex/Townhome
- ▭ Manufact Homes



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

Parcel R77375 Water & Sewer Utilities

Item 5.



Legend

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



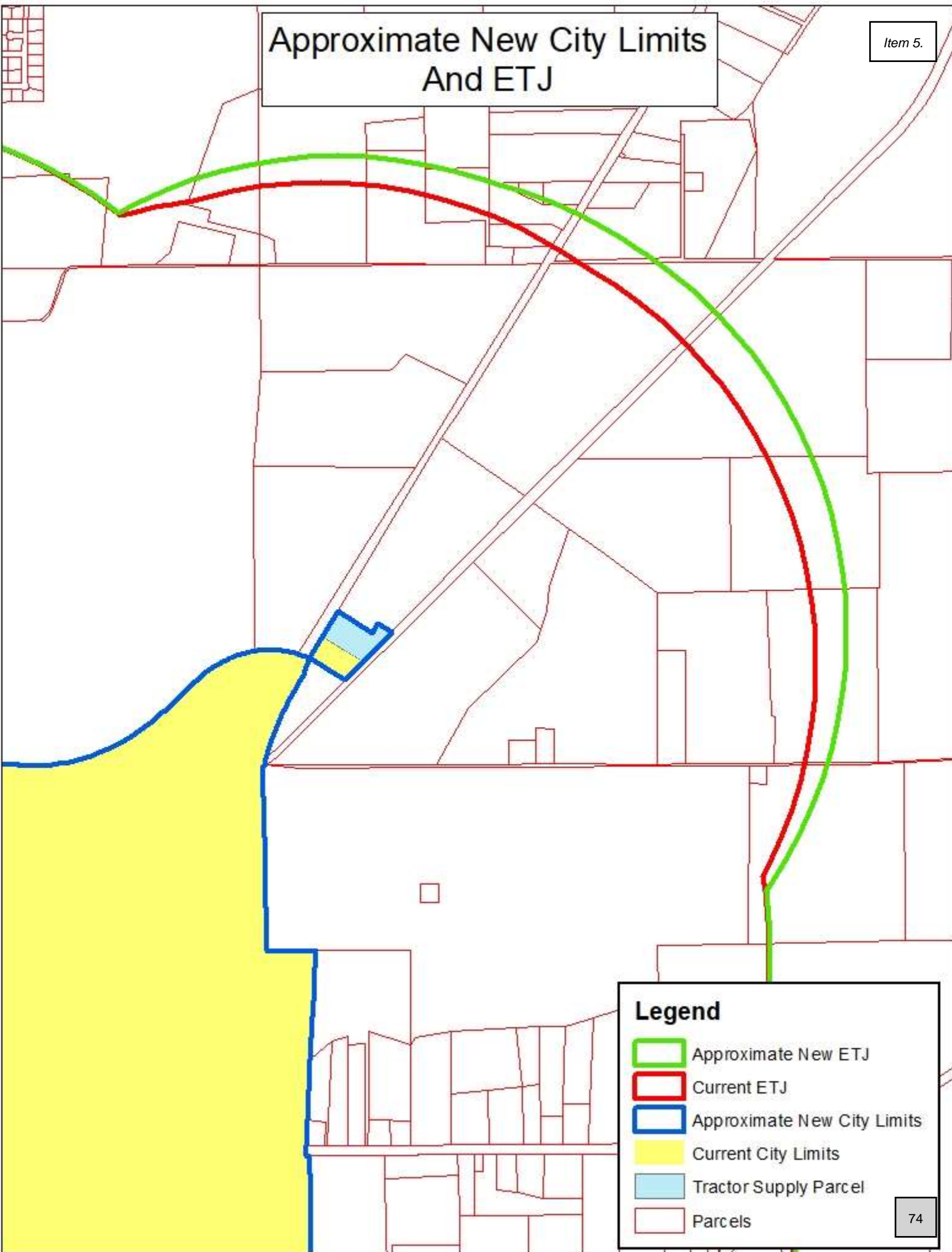
The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

Parcel R77375 Address List

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000026380	1229 N US281	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000075735	0 N US377 (OFF)	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000026346	0 CR177	SID PARTNERS LLC	PO BOX 908	STEPHENVILLE	TX	76401
R000026347	0 N US281	SID PARTNERS LLC	PO BOX 908	STEPHENVILLE	TX	76401
R000077375	1350 N US281	STEPHENVILLE WF LLC	2611 HARRISON SUITE 900	WICHITA FALLS	TX	76308
R000076419	1330 N US281	VIRGIN JAMES	1607 E WASHINGTON	STEPHENVILLE	TX	76401-4609

Approximate New City Limits And ETJ

Item 5.

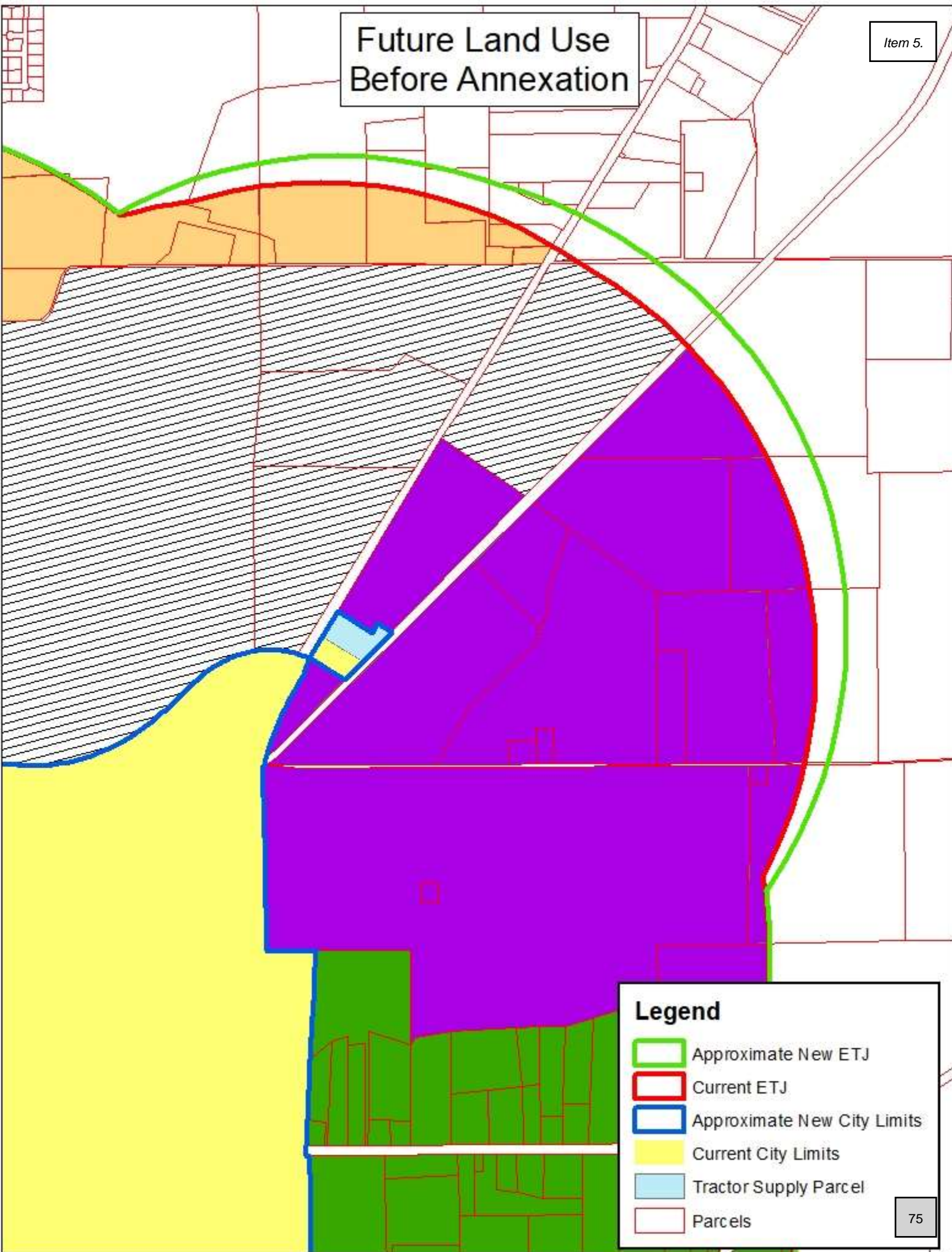


Legend

- Approximate New ETJ
- Current ETJ
- Approximate New City Limits
- Current City Limits
- Tractor Supply Parcel
- Parcels

Future Land Use Before Annexation

Item 5.

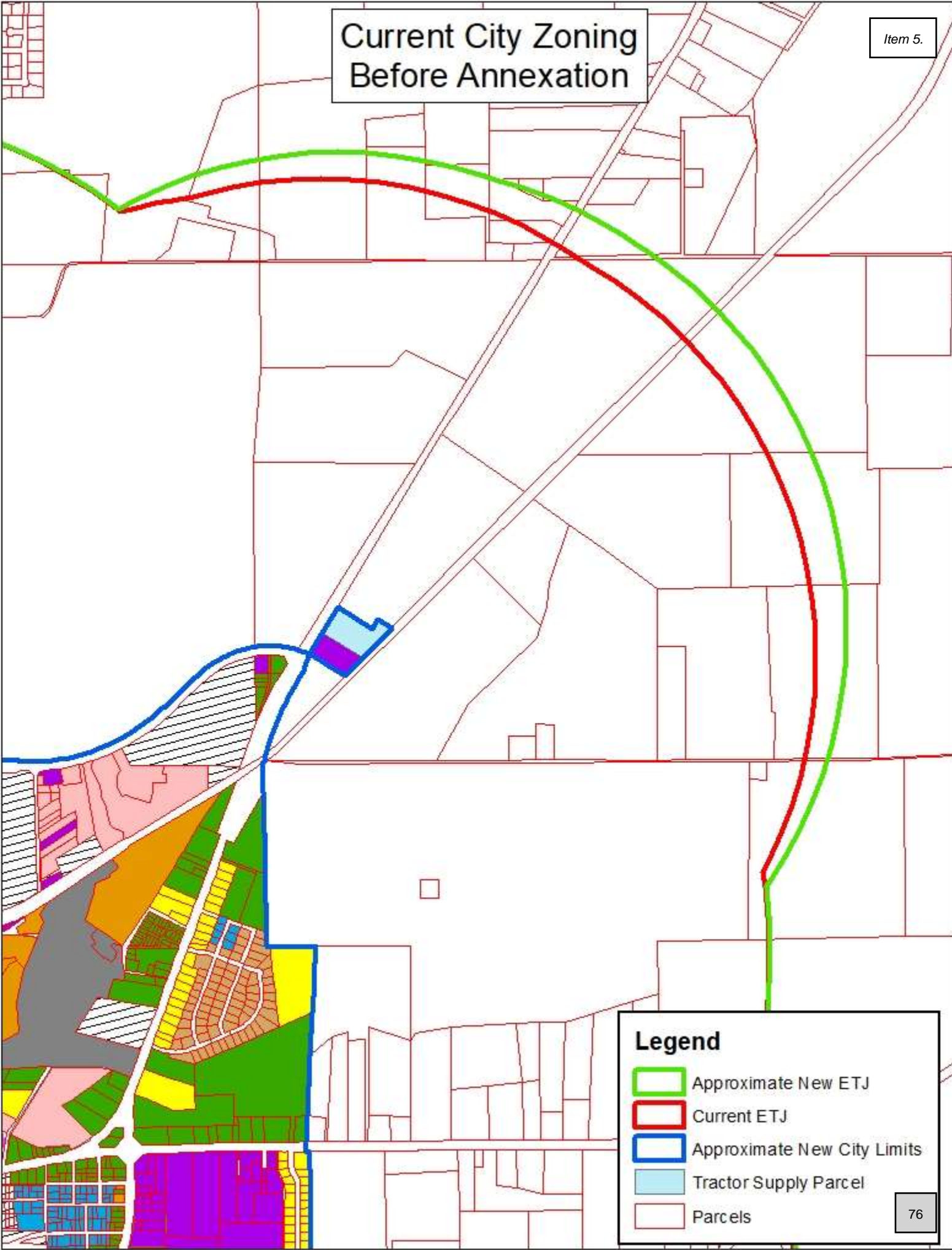


Legend

- Approximate New ETJ
- Current ETJ
- Approximate New City Limits
- Current City Limits
- Tractor Supply Parcel
- Parcels

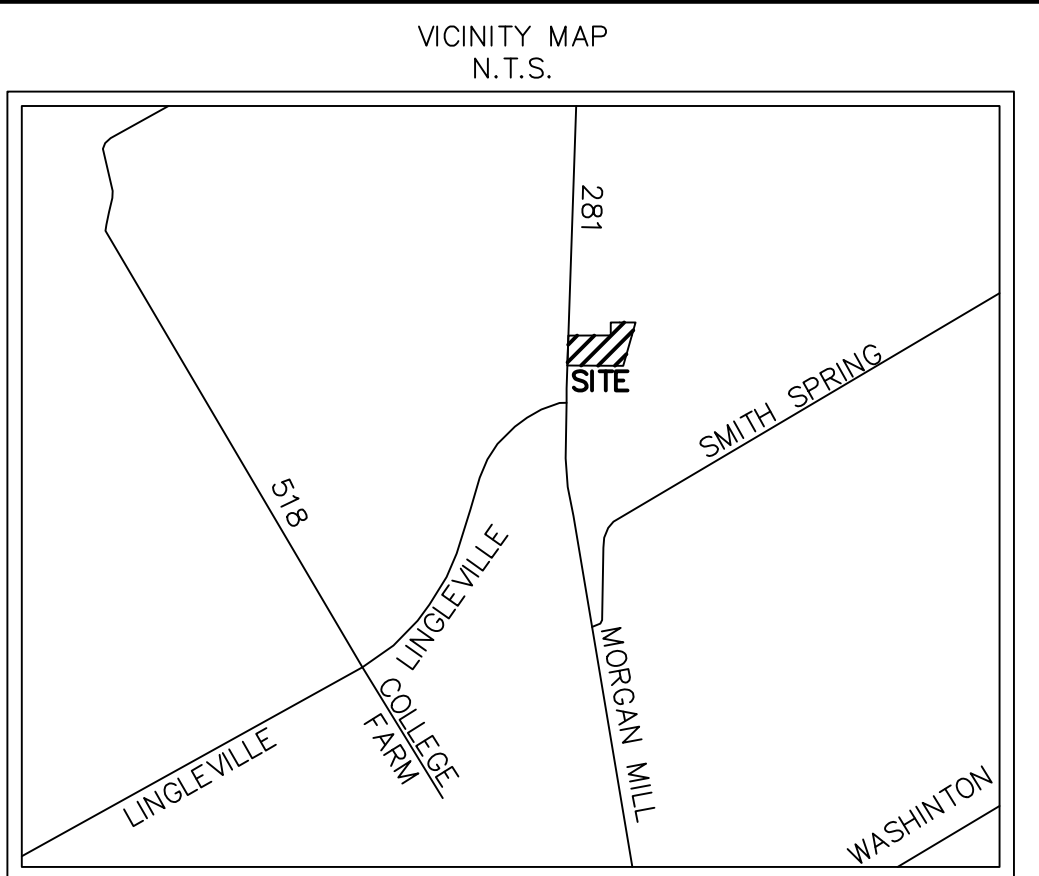
Current City Zoning Before Annexation

Item 5.



NOTES:

1. IRF - Iron Rod Found
2. RCIRF - Iron Rod Found with red cap stamped "PRICE SURVEYING"
3. Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00008772 was used to scale grid coordinates and distances to surface.
4. Purpose of this Final Plat is to create 1 platted lot out of a tract of land.
5. 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.



KNOW ALL MEN BY THE PRESENTS:

That I, Timothy R. Mankin, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Stephenville, Texas.

Timothy R. Mankin
Registered Professional Land Surveyor
Texas Registration No. 6122

Date _____

WHEREAS Stephenville WF, LLC, a Texas limited liability company, is the sole owner of that certain 5.339 acre tract of land situated in the M. R. Williams Survey, Abstract Number 804, Erath County, Texas, and being all that certain tract of land to Stephenville WF, LLC by Special Warranty Deed recorded in Document Number 2021-08811, Official Public Records, Erath County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red "Price Surveying" cap found for the southwest corner of said Stephenville WF tract, same being the northwest corner of a 10 foot right-of-way dedication per plat recorded in Cabinet B, Slide 236A, said Official Public Records, same being in the east right-of-way line of U.S. Highway No. 281 (a 100 foot right-of-way);

THENCE North 01 deg. 41 min. 05 sec. East, along the common line of said Stephenville WF tract and said U.S. Highway No. 281, a distance of 350.15 feet to a 1/2 inch iron rod with red "Price Surveying" cap found for the most westerly northwest corner of said Stephenville WF tract, same being the southwest corner of the remainder of that certain tract of land conveyed as "Tract Two" to SID Partners, LLC, an undivided 55% interest and HIFAM Investments, LLC, an undivided 45% interest, by deed recorded in Document Number 2015-02492, Official Public Records;

THENCE along the common line of said Stephenville WF tract and the remainder of said Tract Two as follows:
South 88 deg. 19 min. 05 sec. East, a distance of 467.37 feet to a 1/2 inch iron rod with red "Peiser & Mankin SURV" cap set (hereinafter referred to as 1/2 inch iron rod set) for corner;
North 01 deg. 40 min. 55 sec. East, a distance of 132.00 feet to a 1/2 inch iron rod set for the most northerly northwest corner of the herein described tract;
South 88 deg. 19 min. 05 sec. East, a distance of 200.00 feet to a 1/2 inch iron rod with red "Price Surveying" cap found for the northeast corner of said Stephenville WF tract, same being the southeast corner of the remainder of said Tract Two, same being in the west right-of-way line of G.C. & S.F. Railroad (a 100 foot right-of-way);

THENCE South 15 deg. 00 min. 28 sec. West, along the common line of said Stephenville WF tract and said G.C. & S.F. Railroad, a distance of 495.50 feet to a 1/2 inch iron rod with red "Price Surveying" cap found for the southeast corner of Stephenville WF tract, same being the northeast corner of Rocky Creek, LTD., an addition to Erath County, Texas, according to the plat thereof recorded in Cabinet B, Slide 236A, aforesaid Official Public Records;

THENCE North 88 deg. 19 min. 05 sec. West, along the common line of said Stephenville WF tract and said Rocky Creek, LTD., passing the northwest corner of said Rocky Creek, LTD., same being the northeast corner of aforesaid 10 foot right-of-way dedication, same being in the east line of aforesaid U.S. Highway No. 281, and continuing along the common line of said Stephenville WF tract and said U.S. Highway No. 281, a total distance of 553.17 feet to the POINT OF BEGINNING and containing 232,549 square feet or 5.339 acres of computed land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, STEPHENVILLE WF, LLC, being the sole owner, does hereby adopt this plat designating the herein described real property as TRACTOR SUPPLY STEPHENVILLE ADDITION to the City of Stephenville, Erath County, Texas. The streets and easements shown thereon are hereby dedicated to the Public use forever. The streets are dedicated for street purposes. The easements, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. 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, of efficiency of its respective system on the easements and all public utilities shall at all times have full right of ingress and egress to and 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, resolutions of the City of Stephenville, Erath County, Texas.

Witness, my hand, at _____ County, Texas

this the _____ day of _____, 2022

Stephenville WF, LLC
a Texas limited liability company

By: HBC Interests, LLC,
a Texas limited liability company,
its Manager

By: _____
Houston B. Clark, Sole Member

BEFORE ME, the undersigned authority, on this day personally appeared HOUSTON B. CLARK, known to me to the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2022

Notary Public, _____ County

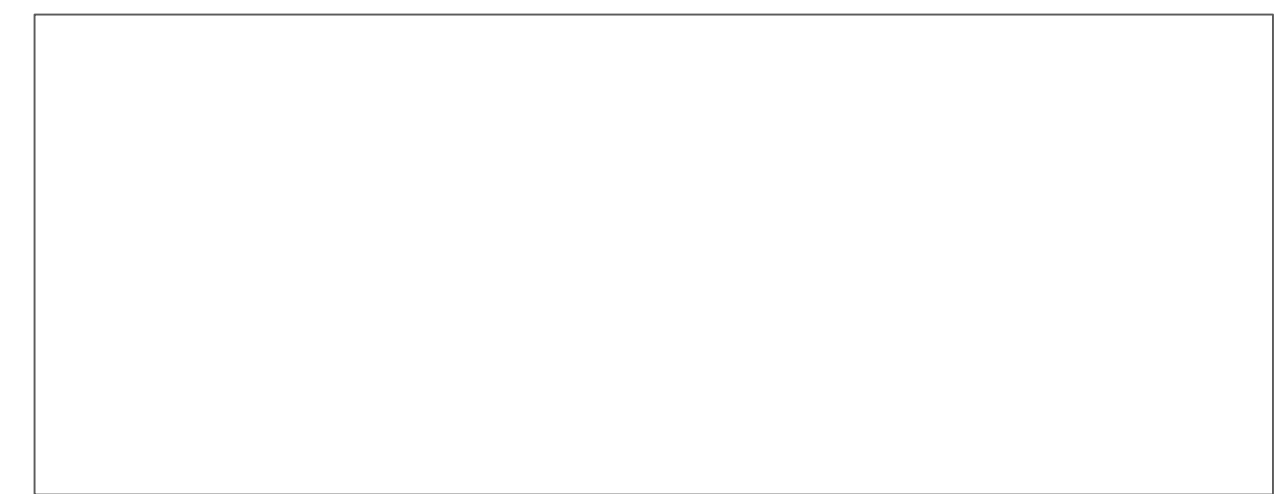
CITY OF STEPHENVILLE
ERATH COUNTY, TEXAS

Director of Development Services

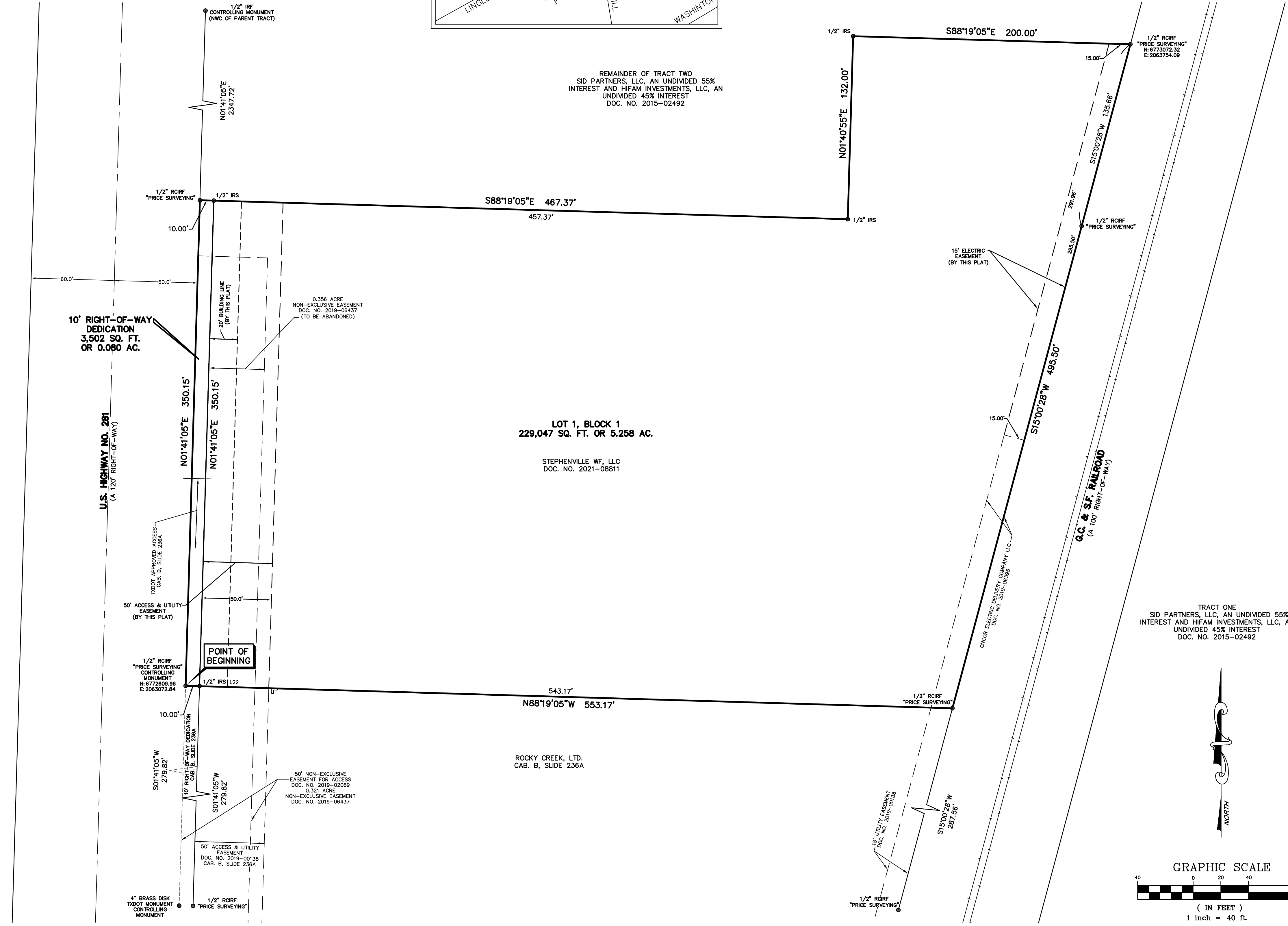
Date of Approval _____

ATTEST: _____
City Secretary

Date _____



A FINAL PLAT OF
LOT 1, BLOCK 1
TRACTOR SUPPLY STEPHENVILLE ADDITION
BEING A FINAL PLAT OF A 5.339 ACRE TRACT OF LAND, BEING THE
TRACT OF LAND DESCRIBED IN DEED TO STEPHENVILLE WF, LLC,
RECORDED IN DOCUMENT NUMBER 2021-08811, OFFICIAL PUBLIC
RECORDS, ERATH COUNTY, TEXAS,
CITY OF STEPHENVILLE, SITUATED IN AND BEING PART OF THE M. R.
WILLIAMS SURVEY, ABSTRACT NUMBER 804, ERATH COUNTY, TEXAS



FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Erath County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 11/16/2011 Community Panel No. 48143C0430D subject lot is located in Zone 'X'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or 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.

ENGINEER
VASQUEZ ENGINEERING, L.L.C.
JUAN J. VASQUEZ
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TX 75042
972-278-2948

OWNERS
STEPHENVILLE WF, LLC
2611 HARRISON STREET, SUITE 700
WICHITA FALLS, TX 76708
940-767-0050

JOB NO.: 21-0315	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET
DATE: 4/13/2021		1
FIELD DATE: 4/9/2021		OF
SCALE: 1" = 40'		1
FIELD: J.D.H.		
DRAWN: J.B.W.		
CHECKED: T.R.M.	1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	
	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
	tmankin@peisersurveying.com FIRM No. 100999-00 Member Since 1977	