



SPECIALLY CALLED PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, August 30, 2023 at 5:30 PM

AGENDA

CALL TO ORDER

MINUTES

- 1. Consider Approval of Minutes for August 16, 2023**

PUBLIC HEARING

- 2. Case No.: RZ2023-006**

Applicant Paxton Wooley, representing JPW Consulting Company and Triple W Remodeling, is requesting a rezone of property located at 980 Stephen, Parcel R77402, being S5000 CITY ADDITION;, BLOCK 99;, LOT 18 of the City of Stephenville, Erath County, Texas from (R-1) Single-Family Residential to (R-2) One and Two-Family Residential District.

ADJOURN

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



STAFF REPORT

SUBJECT: Case No.: RZ2023-006

Applicant Paxton Wooley, representing JPW Consulting Company and Triple W Remodeling, is requesting a rezone of property located at 980 Stephen, Parcel R77402, being S5000 CITY ADDITION,, BLOCK 99,, LOT 18 of the City of Stephenville, Erath County, Texas from (R-1) Single-Family Residential to (R-2) One and Two-Family Residential District.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

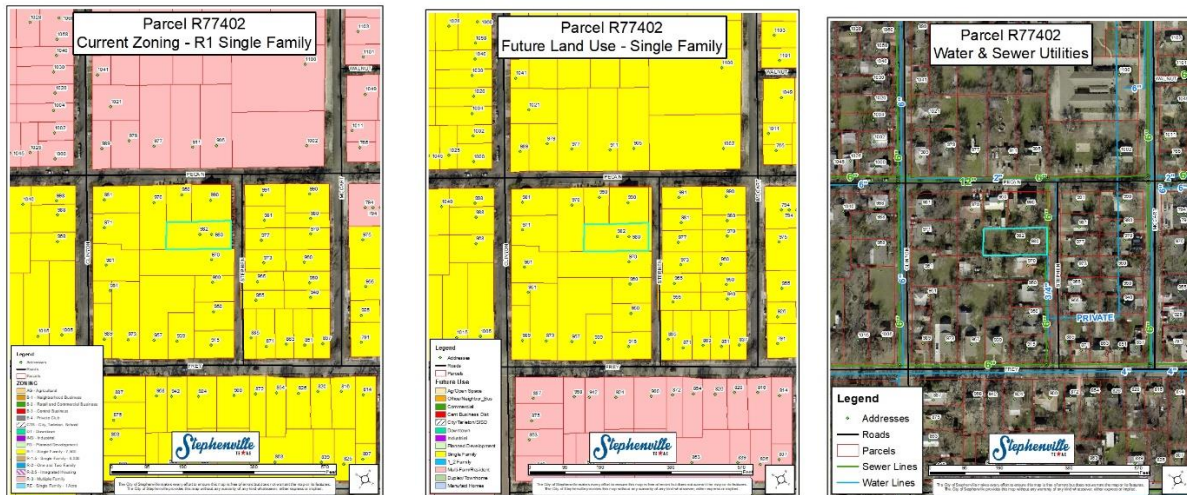
RECOMMENDATION:

The property has a current zoning of Single-Family Residential District (R-1). The Future Land Use for this property is designated as Single Family.

BACKGROUND:

The applicant is requesting a rezone to One and Two-Family Residential District (R-2) which will allow him to build a duplex. The properties located on the 900 block of Pecan are zoned Multi-family (R-3).

PROPERTY PROFILE:



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

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

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

5.5.B Permitted Uses.

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

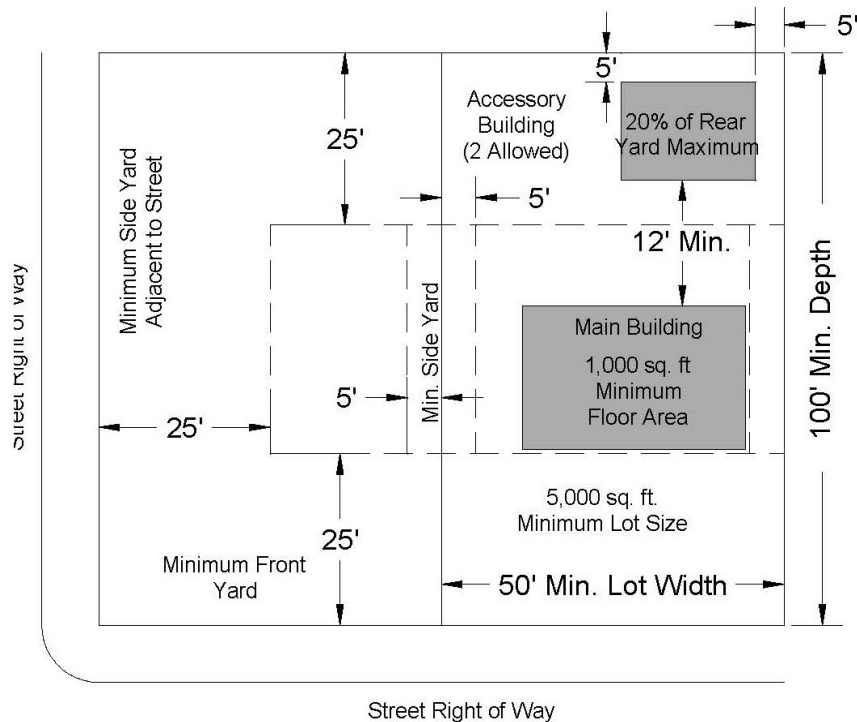
5.5.C Conditional Uses.

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

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

- (A) *Single family.*
 - (1) Minimum lot area: 5,000 ft².
 - (2) Minimum lot width and lot frontage: 50 feet.
 - (3) Minimum lot depth: 100 feet.
 - (4) Minimum depth of front setback: 25 feet.
 - (5) Minimum depth of rear setback: 25 feet.
 - (6) Minimum width of side setback:
 - (a) Internal lot: five feet.
 - (b) Corner lot: 25 feet from intersecting side street.
 - (7) Building size:
 - (a) Maximum main building coverage as a percentage of lot area: 40%.
 - (b) Minimum area of main building: 1,000 ft².
 - (8) Accessory buildings:
 - (a) Maximum accessory buildings coverage of rear yard: 20%.
 - (b) Maximum number of accessory buildings: one.
 - (c) Minimum depth of side setback: five feet.
 - (d) Minimum depth of rear setback: five feet.
 - (e) Minimum depth from the edge of the main building: 12 feet.
 - (9) Maximum height of structures: 35 feet.

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

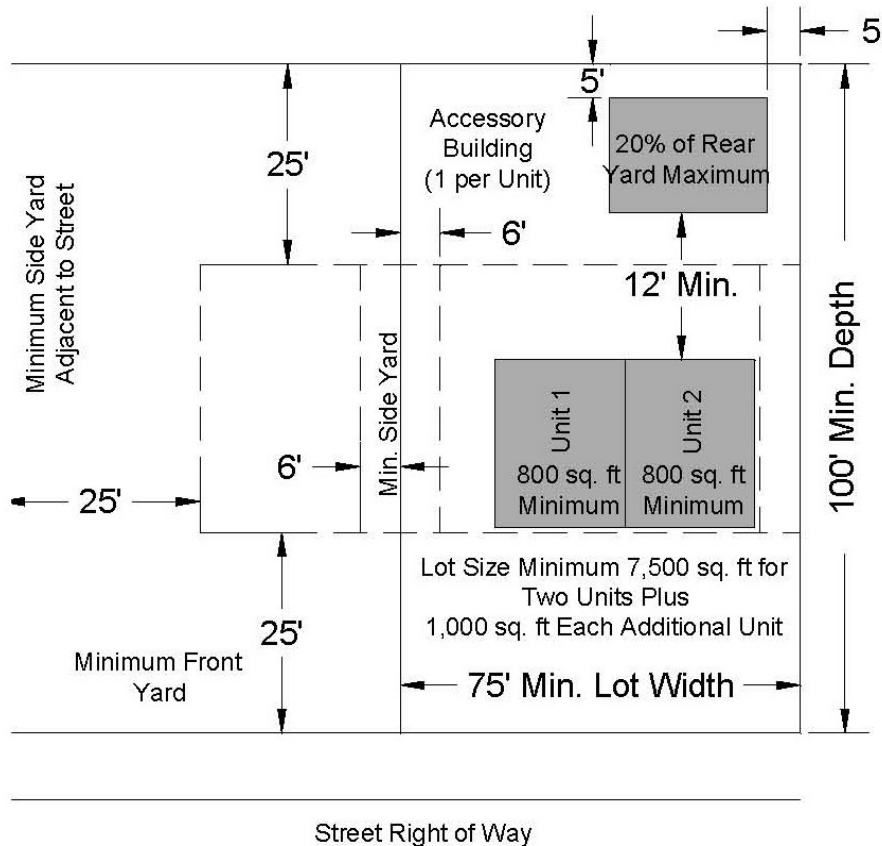


5.5.E Parking Regulations. A Single-Family, R-2 District lot shall provide a minimum of two vehicle parking spaces, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in this ordinance, Section 11, Parking Regulations of this ordinance.

(B) *Two-family.*

- (1) Minimum lot area: minimum of 7,500 ft² for two-family dwelling unit.
- (2) Minimum lot width and lot frontage: 75 feet.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front setback: 25 feet.
- (5) Minimum depth of rear setback: 25 feet.
- (6) Minimum width of side setback:
 - (a) Internal lot: six feet.
 - (b) Corner lot: 25 feet from intersecting side street.
- (7) Building size:
 - (a) Maximum main building coverage as a percentage of lot area: 40%.
 - (b) Minimum area of each dwelling unit: 800 (two-family unit = 1,600 ft²; two units of 800 ft² each).
- (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.

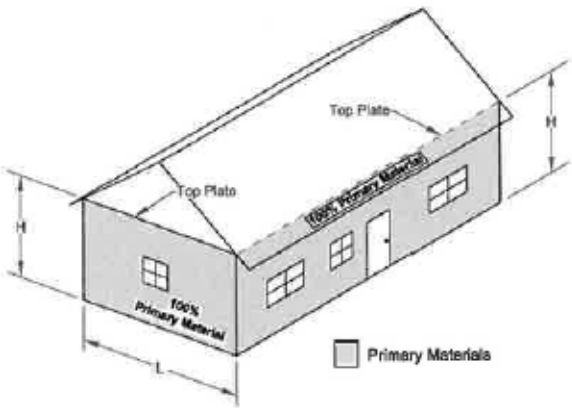


A Two-Family, R-2 District lot shall provide a minimum of two vehicle parking spaces, with a driveway connecting the parking spaces with a street or alley and meet all the pertinent requirements contained in this ordinance, Section 11, Parking Regulations of this ordinance.

5.5.F Type of Construction.

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

primary materials, Section 10.E(1): Exterior Building Material Standard—Primary Materials, for the expansion area.



NEW CONSTRUCTION

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

EXISTING STRUCTURES

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

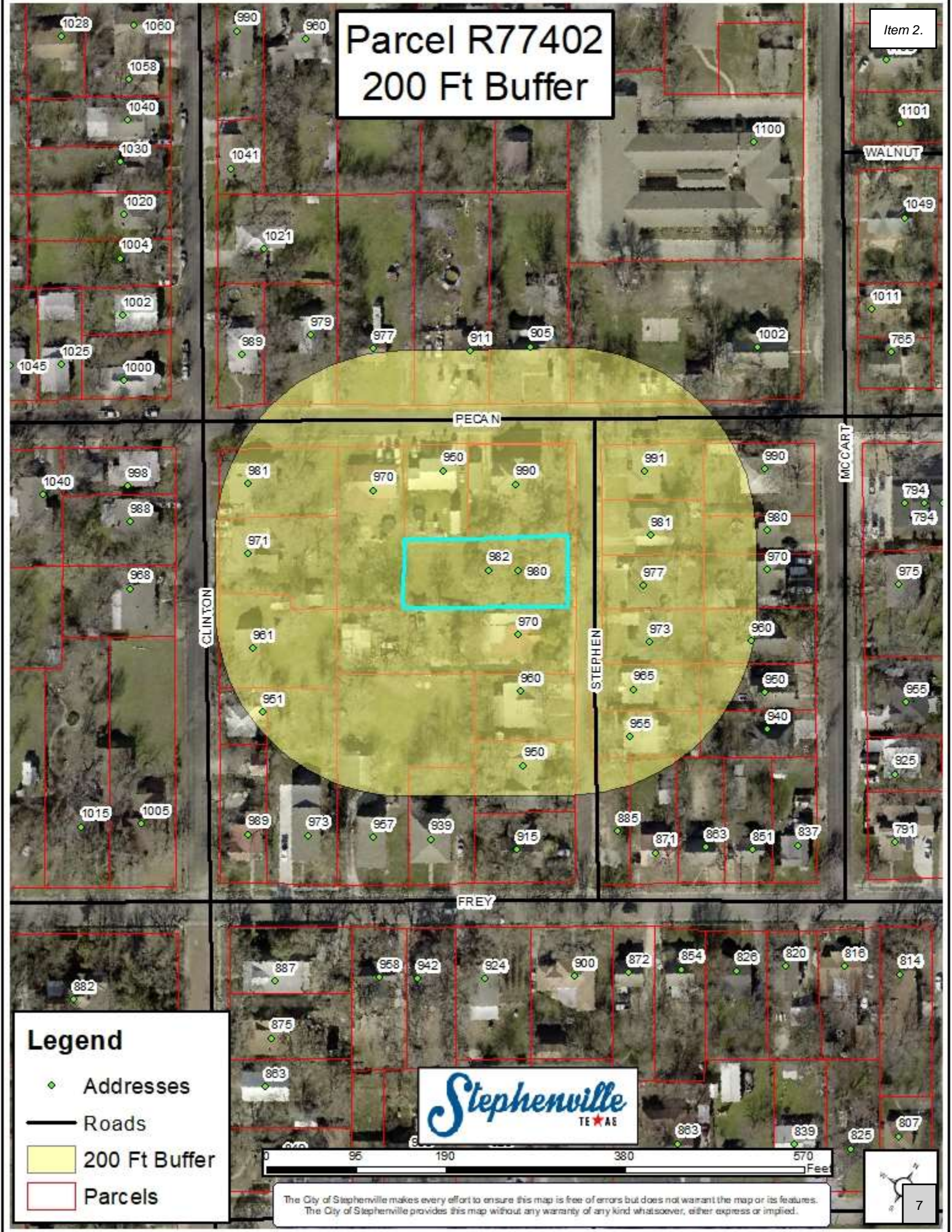
(Ord. 2011-26, passed 12-6-2011)

ALTERNATIVES:

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

Parcel R77402 200 Ft Buffer

Item 2.



Legend

- ◆ Addresses
- Roads
- 200 Ft Buffer
- Parcels



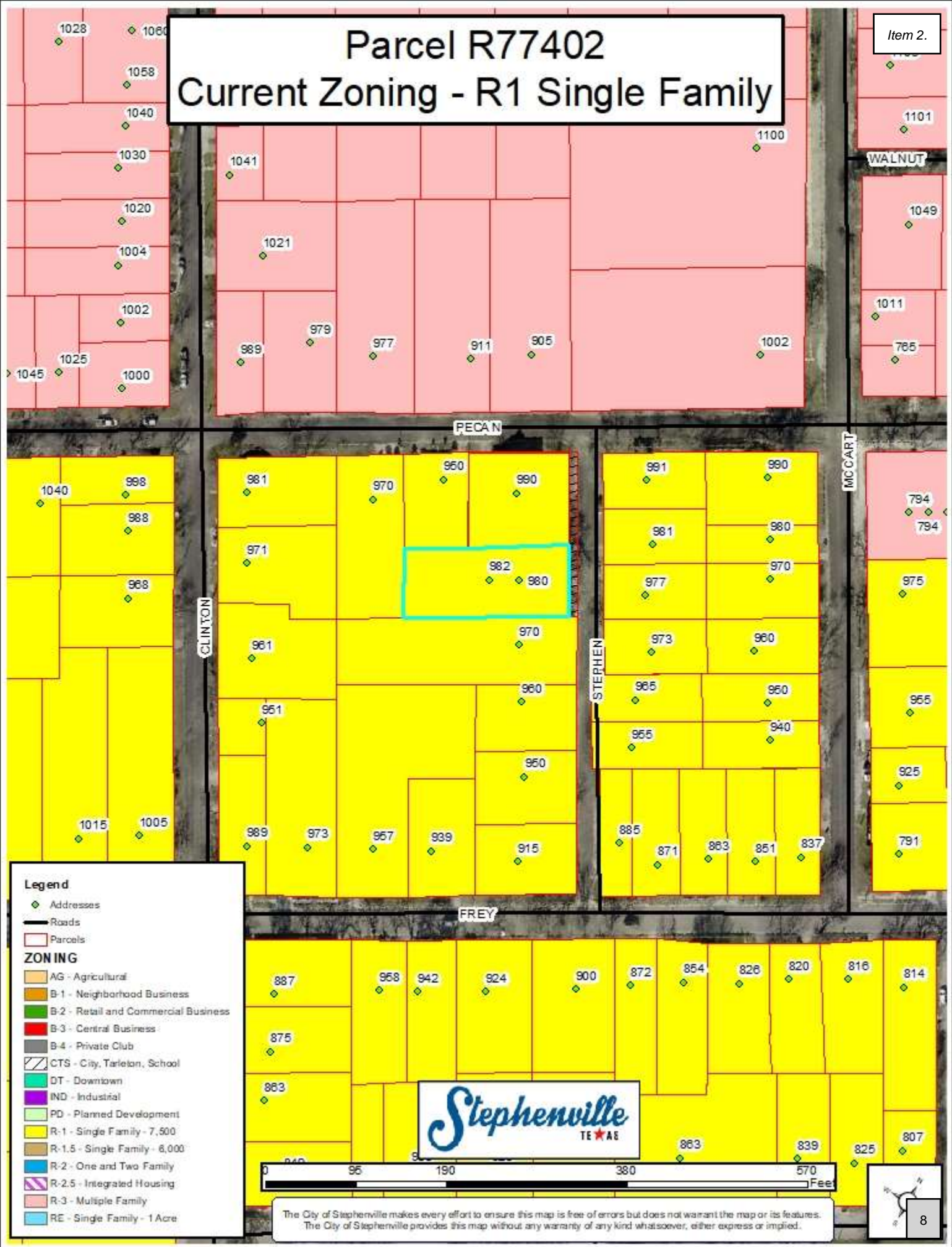
The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.



Parcel R77402

Current Zoning - R1 Single Family

Item 2.

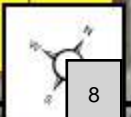


Legend

- ◆ 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, Tarleton, School
 - DT - Downtown
 - IND - Industrial
 - PD - Planned Development
 - R-1 - Single Family - 7,500
 - R-1.5 - Single Family - 6,000
 - R-2 - One and Two Family
 - R-2.5 - Integrated Housing
 - R-3 - Multiple Family
 - RE - Single Family - 1 Acre

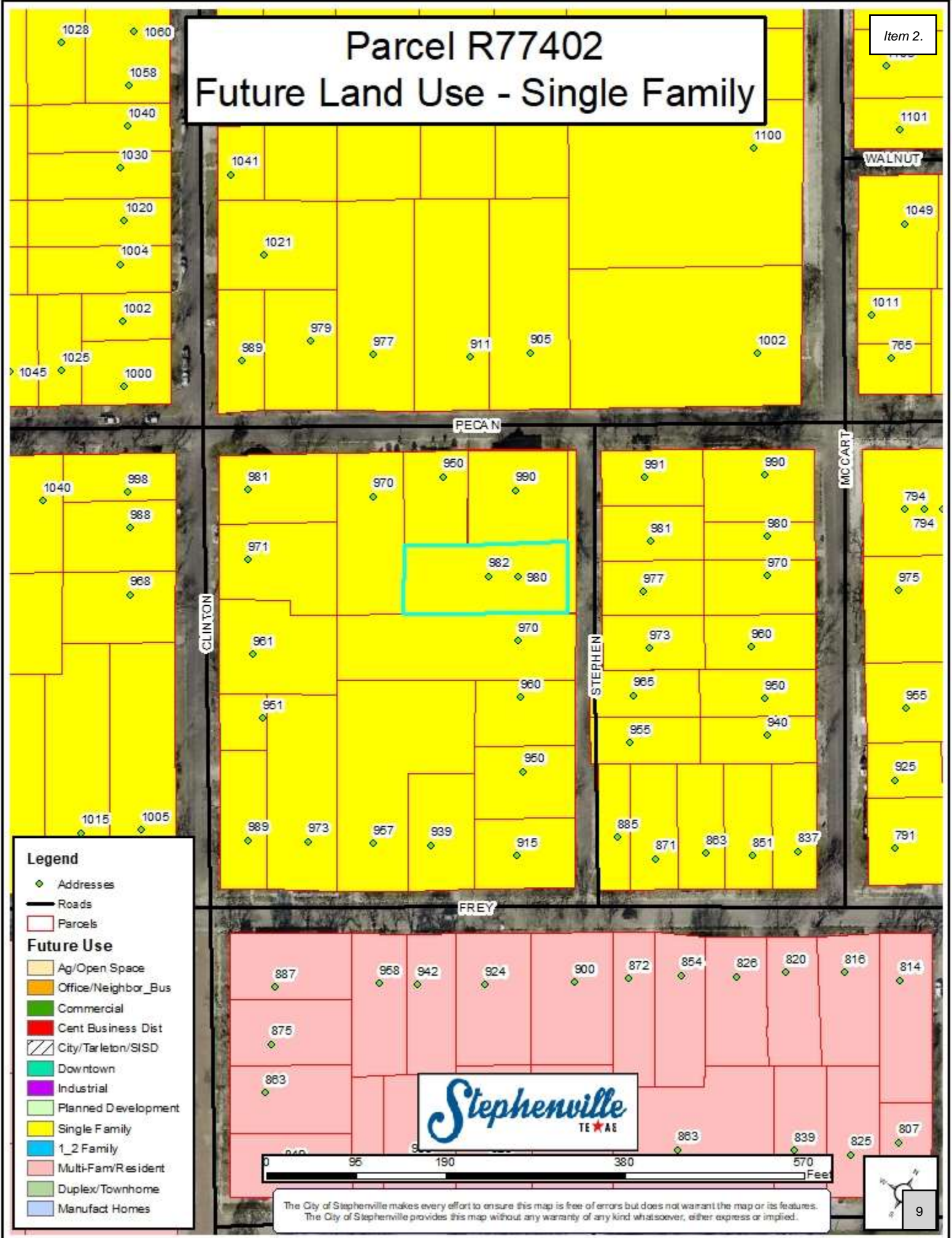


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Parcel R77402 Future Land Use - Single Family

Item 2.

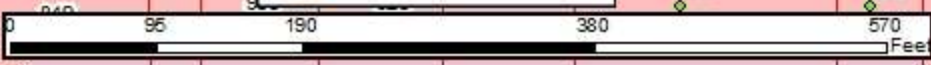


Legend

- Addresses
- Roads
- Parcels

Future Use

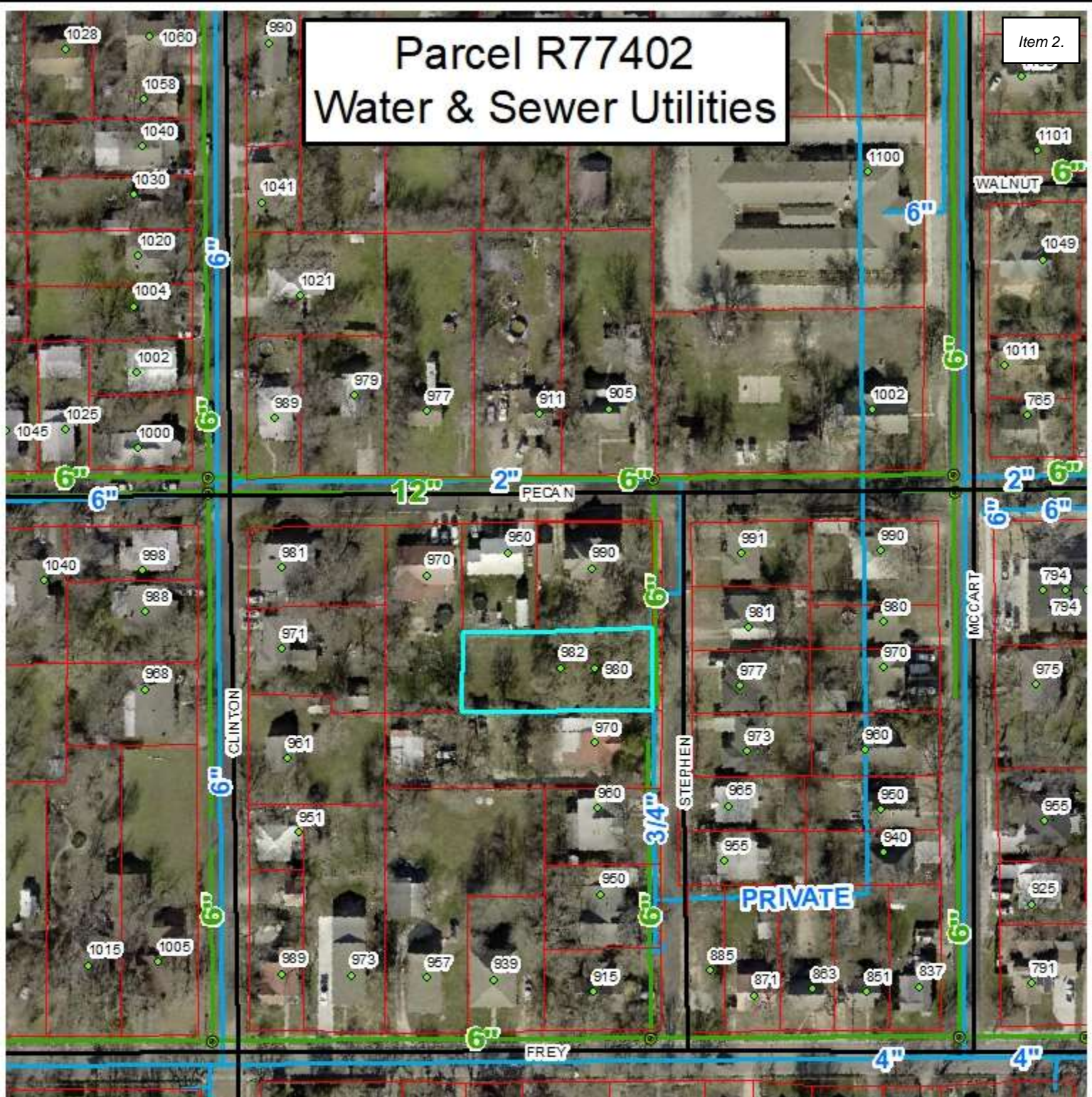
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes



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Parcel R77402 Water & Sewer Utilities

Item 2.



Legend

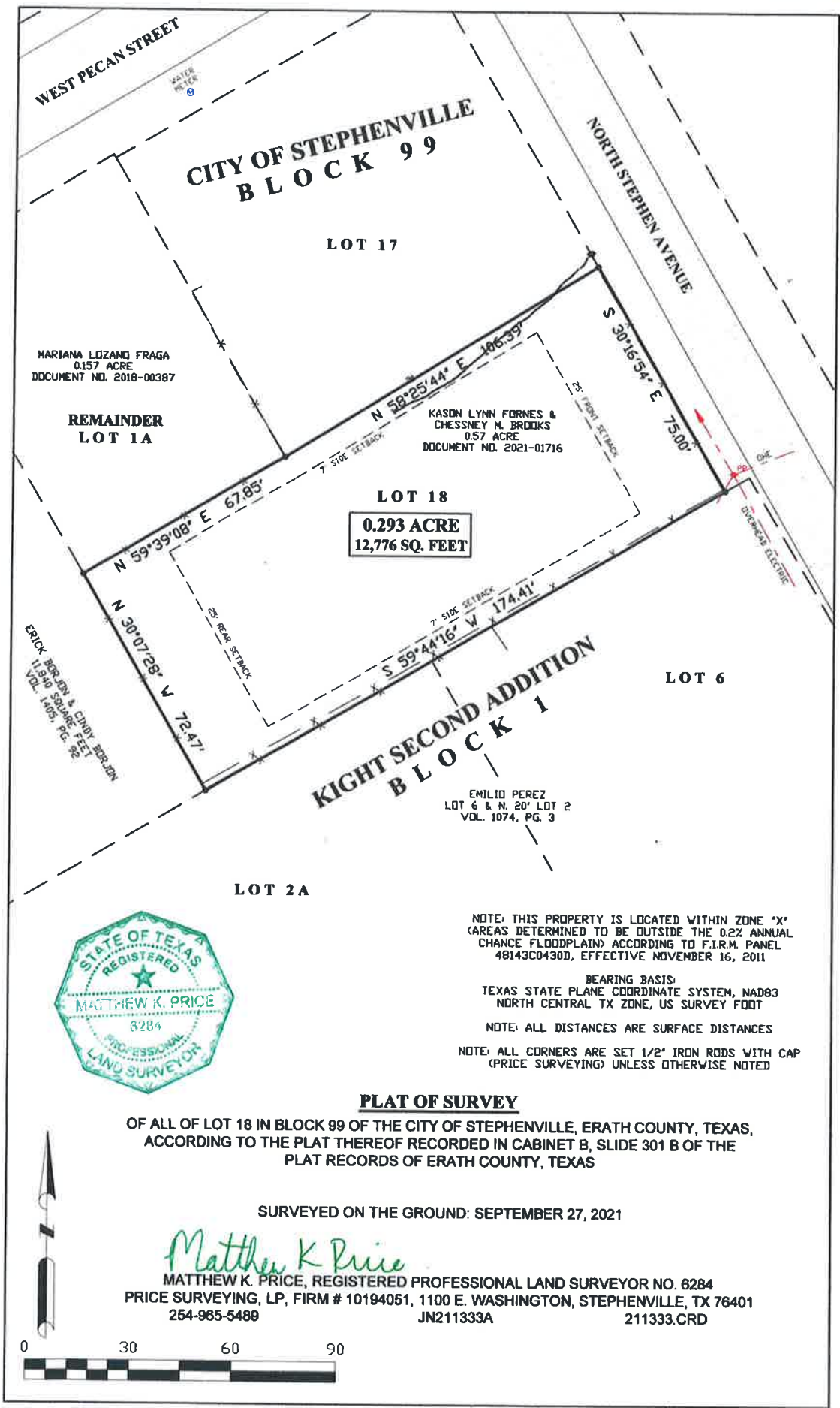
- ◆ Addresses
- Roads
- ▭ Parcels
- Sewer Lines
- Water Lines



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Parcel R77402 200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000028776	991 STEPHEN	9K PROPERTIES LLC	118 CR102	CISCO	TX	76437
R000028786	955 STEPHEN	ARTHUR MATTHEW L & CHERANE L ARTHUR	3770 GUENTHER RD	LA GRANGE	TX	78945
R000028781	863 FREY	BARKEMEYER KESHA L	111 FOSSIL ROCK DR	AZLE	TX	76020
R000032203	939 FREY	BARNES DANNY R SR	939 W FREY	STEPHENVILLE	TX	76401
R000030045	970 W PECAN	BORJON ERICK & CINDY	970 W PECAN ST	STEPHENVILLE	TX	76401
R000028785	965 STEPHEN	BURNS TY & DENISE	1086 SPRING VALLEY RD	PARADISE	TX	76073
R000028777	981 STEPHEN	BURSIEK SHARON & TIMOTHY BURSIEK	981 N STEPHEN	STEPHENVILLE	TX	76401
R000028775	960 MCCART	BYRD FAMILY INVESTMENTS LLC	115 BRIDLE PATH DR	STEPHENVILLE	TX	76401
R000077403	0 STEPHEN & PECAN ST	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000030053	911 PECAN	COATS JIM & PATSY	1187 AZALEA LN	STEPHENVILLE	TX	76401-0000
R000032222	961 CLINTON	COYLE ANDY & CARLA HODGES-	1241 N NEBLETT	STEPHENVILLE	TX	76401
R000030047	950 W PECAN	FRAGA MARIANA LOZANO	950 W PECAN	STEPHENVILLE	TX	76401
R000032206	960 N STEPHEN	FULLINGIM VISTA RAY & SHANDON FULLINGIM	960 STEPHEN AVE	STEPHENVILLE	TX	76401
R000030048	981 CLINTON	HARTSFIELD MARJORIE NELL ET AL	981 N CLINTON	STEPHENVILLE	TX	76401
R000077402	0 STEPHEN	JPW CONSULTING COMPANY AND TRIPLE W REMODELING	1029 NORTHWEST HWY #282	GARLAND	TX	75041
R000030055	979 W PECAN	KAREEK LLC	625 DE LA CRUZ	WEATHERFORD	TX	76085
R000028778	977 N STEPHEN	KAYLOR FAMILY TRUST	465 DAWSON RD	WAXAHACHIE	TX	75167
R000028779	973 STEPHEN	LEGACY TRUST	PO BOX 1827	STEPHENVILLE	TX	76401
R000028773	990 MCCART	MCKNIGHT EMILY	990 N MCCART ST	STEPHENVILLE	TX	76401-2426
R000030046	990 STEPHEN	MEIER LORALYN MAKENZIE	990 STEPHEN	STEPHENVILLE	TX	76401
R000030054	977 PECAN	MERRILL ENOCH ALLEN & CLARA ELLEN	977 W PECAN ST	STEPHENVILLE	TX	76401
R000032221	951 CLINTON	MILLER HOLLY	575 CHARLOTTE	STEPHENVILLE	TX	76401
R000028772	980 MCCART	MORVANT VIRGINIA ELIZABETH	584 LYDIA	STEPHENVILLE	TX	76401
R000076596	940 MCCART	NICHOLS SHERI	940 N MCCART	STEPHENVILLE	TX	76401
R000032201	970 STEPHEN	PEREZ EMILIO	970 STEPHENS	STEPHENVILLE	TX	76401
R000028784	950 MCCART	PHILLIPS MISTY G & JASON L PHILLIPS	2763 V2 CR4210	ATHENS	TX	75752
R000032205	950 N STEPHEN	PIDGEON CONNIE	450 STONERIDGE TRL	WEATHERFORD	TX	76087-4411
R000032200	973 FREY	RENFIELD LLC	115 N GRAHAM, SUITE A	STEPHENVILLE	TX	76401
R000030052	905 PECAN	ROGERS MARTHA	905 PECAN STREET	STEPHENVILLE	TX	76401
R000032220	971 CLINTON	SANCHEZ LEILANI	971 N CLINTON ST	STEPHENVILLE	TX	76401
R000028834	1002 MCCART	SUMMER SKY INC	PO BOX 2562	STEPHENVILLE	TX	76401-0043
R000028774	970 MCCART	THOMPSON TAEZER R & EMILY E	970 N MCCART ST	STEPHENVILLE	TX	76401
R000028783	885 FREY	TXW HOLDINGS LLC	PO BOX 386	BUELLTON	CA	93427
R000028782	871 FREY	TXW HOLDINGS LLC	PO BOX 386	BUELLTON	CA	93427
R000032202	957 FREY	WADDLE JAMES G & SUE	957 W FREY	STEPHENVILLE	TX	76401



MARIANA LOZANO FRAGA
0.157 ACRE
DOCUMENT NO. 2018-00387

REMAINDER
LOT 1A

LOT 17

KASDN LYNN FORNES &
CHESSNEY M. BROOKS
0.57 ACRE
DOCUMENT NO. 2021-01716

LOT 18
0.293 ACRE
12,776 SQ. FEET

ERICK BERJON & CINDY BERJON
11,810 SQUARE FEET
VOL. 1105, PG. 92

LOT 18
N 59°39'08" E 67.85'
N 30°07'28" W 72.47'

KIGHT SECOND ADDITION
BLOCK 1

LOT 6

EMILIO PEREZ
LOT 6 & N. 20' LOT 2
VOL. 1074, PG. 3

LOT 2A

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

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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

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



PLAT OF SURVEY

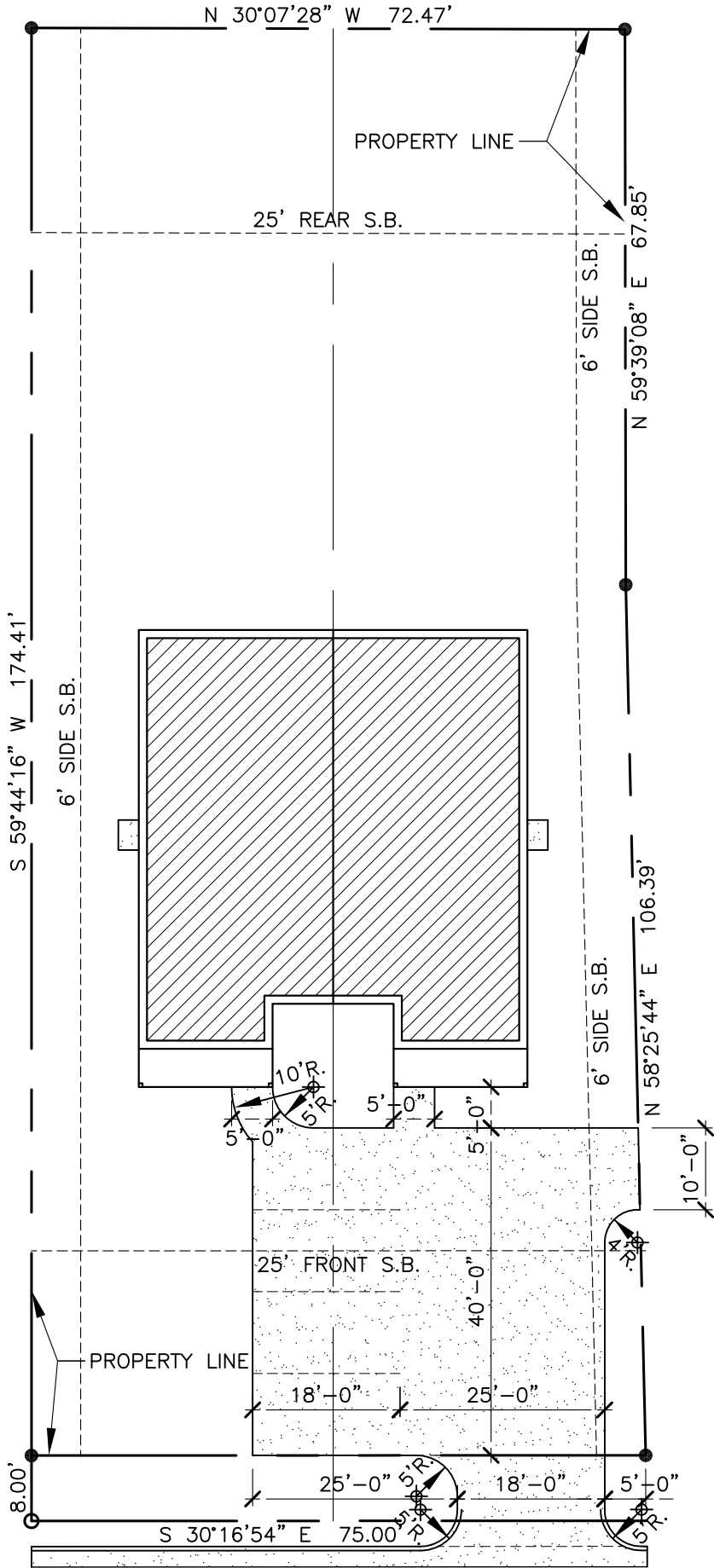
OF ALL OF LOT 18 IN BLOCK 99 OF THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 301 B OF THE
PLAT RECORDS OF ERATH COUNTY, TEXAS

SURVEYED ON THE GROUND: SEPTEMBER 27, 2021

Matthew K Price

MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284
PRICE SURVEYING, LP, FIRM # 10194051, 1100 E. WASHINGTON, STEPHENVILLE, TX 76401
254-965-5489 JN211333A 211333.CRD

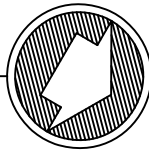




N. STEPHEN AVE.

SITE PLAN

SCALE: 1"=20'-0"



DOOR SCHEDULE:

MK.	DOOR SIZE	DOOR DESCRIPTION
1	3'-0" X 6'-8" X 1 3/4"	ENTRY DOOR
2	3'-0" X 6'-8" X 1 3/4"	HALF GLASS DOOR
3	2'-8" X 6'-8" X 1 3/8"	INTERIOR DOOR
4	2'-4" X 6'-8" X 1 3/8"	INTERIOR DOOR
5	2'-0" X 5'-2" X 1 3/8"	INTERIOR W.H. CLOSET DOOR

WINDOW SCHEDULE:

MK.	WINDOW SIZE	OPERATION	GLAZING	FRAME
A	3'-0" X 5'-0"	SINGLE HUNG	LOW E INSULATED	SOLID VINYL
B	3'-0" X 3'-0"	SINGLE HUNG	LOW E INSULATED	SOLID VINYL

NOTE: TEMPERED SAFETY GLAZING IS REQ. IN THE FOLLOWING LOCATIONS: GLAZING IN SWINGING, SLIDING, STORM, AND SHOWERS. GLAZING ADJACENT TO AND WITHIN 24" OF A DOOR GLAZING THAT MEETS ALL THE FOLLOWING CONDITIONS: INDIVIDUAL PANE OF GLAZING GREATER THAN 9 SQ.FT. BOTTOM EDGE LESS THAN 18" ABOVE FLOOR TOP EDGE GREATER THAN 36" ABOVE FLOOR WALKING SURFACE WITHIN 36" OF GLAZING.

AREA SCHEDULE:

AREA NAME	UNIT AREA	BUILDING AREA
LIVING	1196.2986	2392.5972
FRONT PORCH	76.2222	152.4444
SLAB	1272.5208	2545.0416
ROOF	1658.3308	3316.6616

NOTE: ROOF AREA IS CALCULATED USING A ROOF PITCH FACTOR OF 1.1180 FOR A 6 IN 12 ROOF PITCH MULTIPLIED BY THE ROOF'S PLAN VIEW SQUARE FOOTAGE OF 2966.6025 SQ. FT.

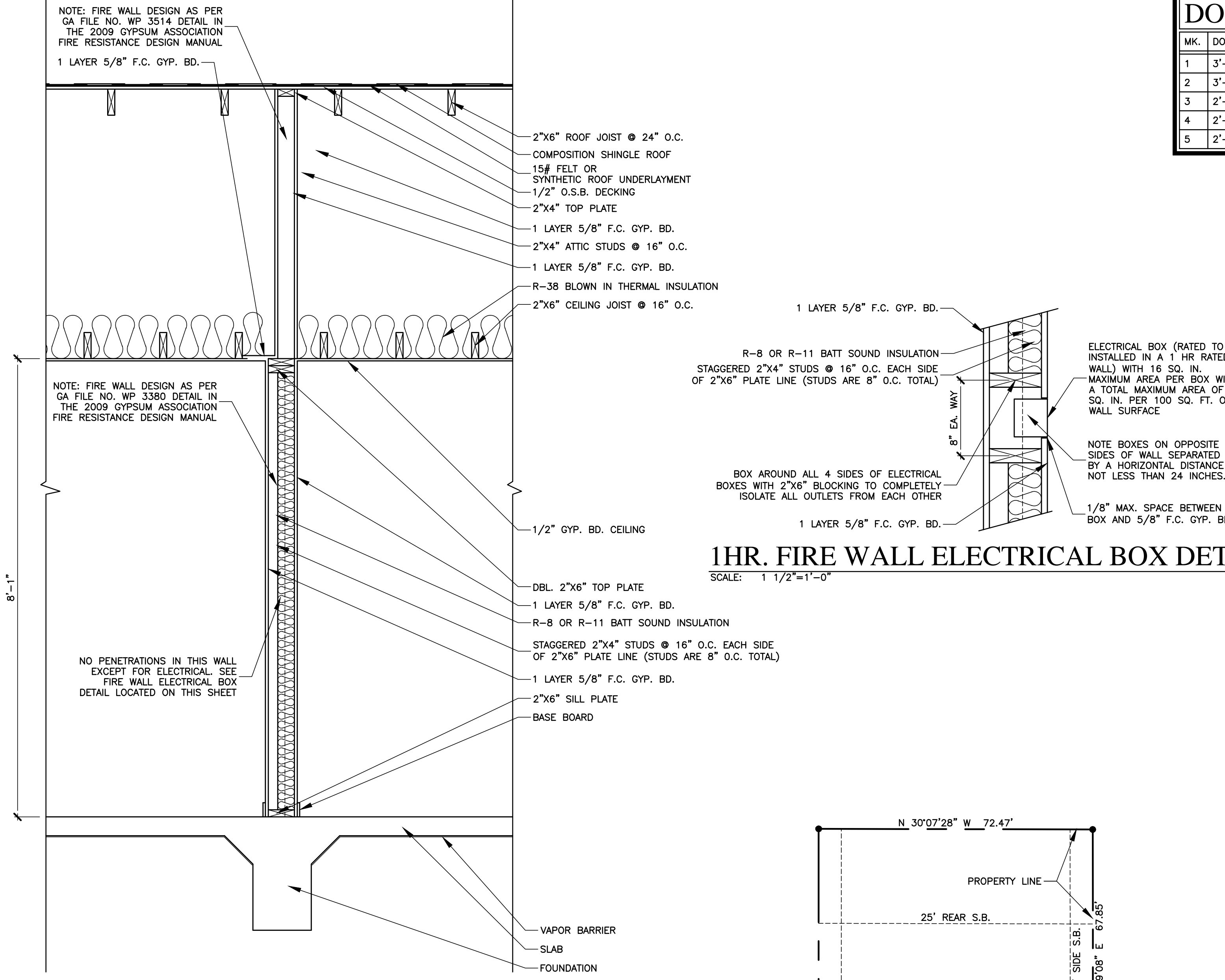


ARCHITECT
WAYNE WOOLEY & PAXTON WOOLEY
STEPHENVILLE, TEXAS 76401
9809582 N. STEPHEN AVE., STEPHENVILLE, TEXAS
john@jwbarch.com

ARCHITECT
JOHN G. BEVERLY
STEPHENVILLE, TEXAS 76401
P.O. BOX 1990
(254) 396-9999 M.

DRAWINGS THIS SHEET:
FLOOR PLAN
1 HR. WALL SECTION & ELCT. BOX DETAIL
SCHEDULES & NOTES

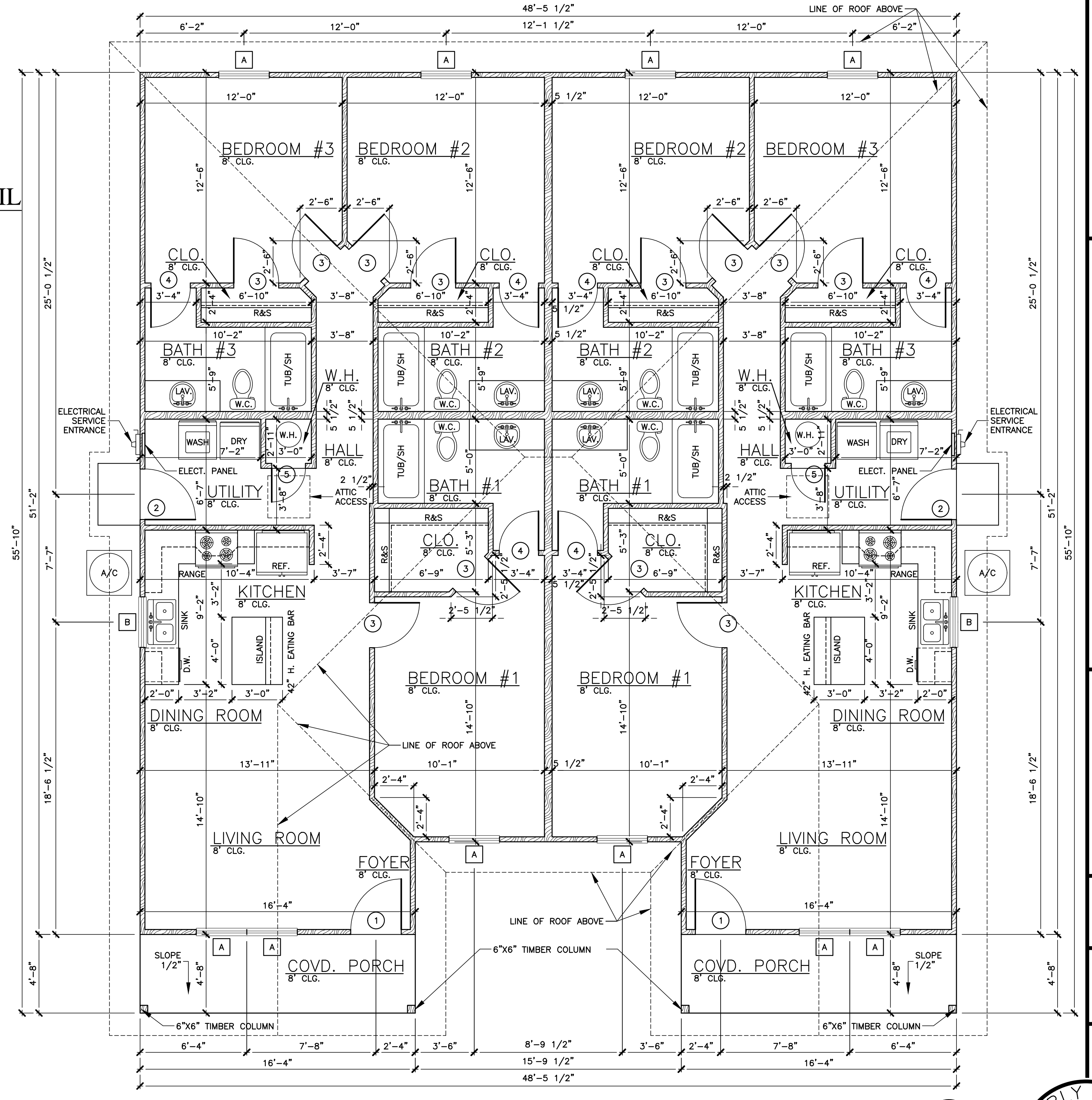
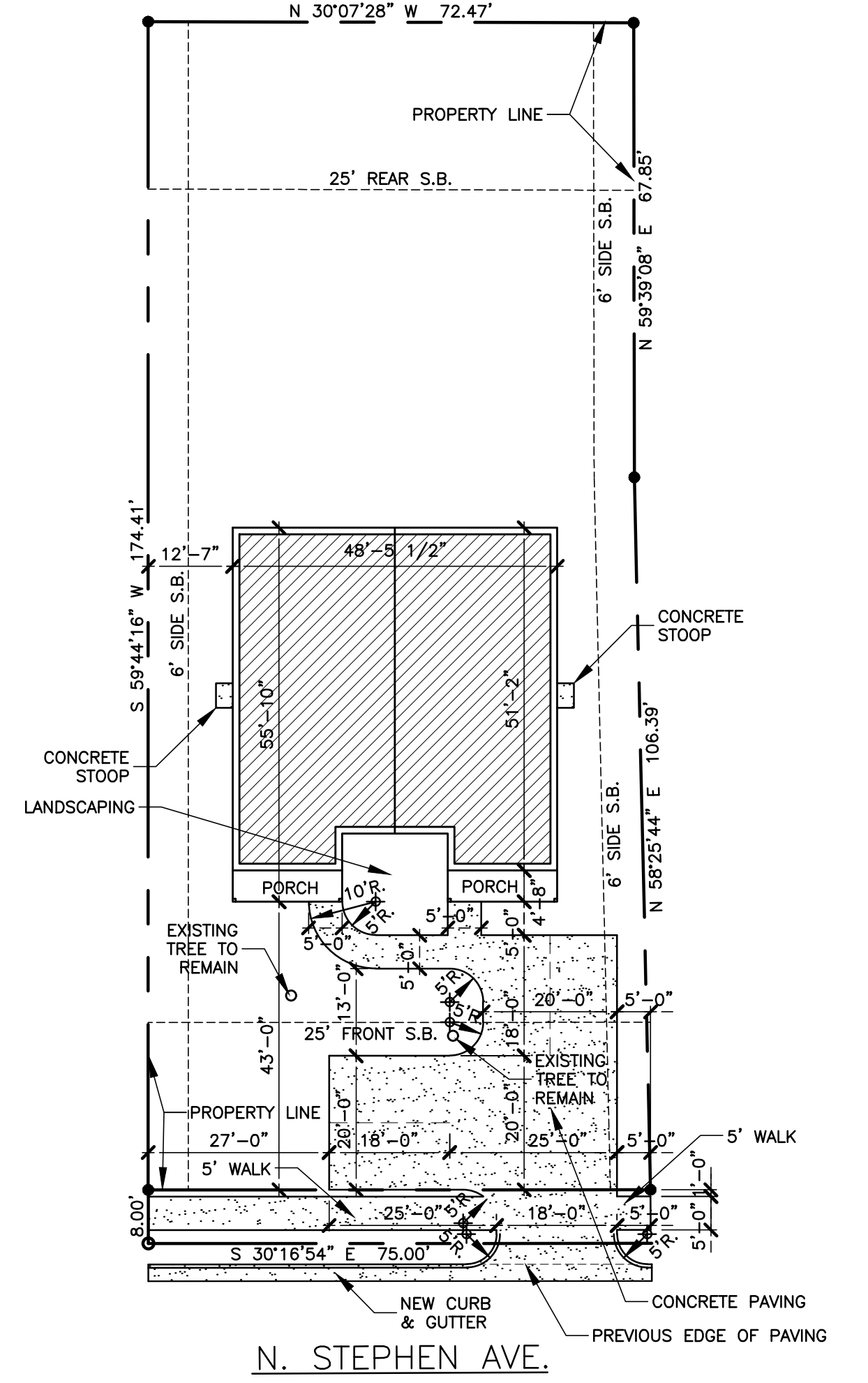
START DATE: 8/3/23
JOB NUMBER: 23R27
DRAWN BY: J.G.B.
CHECKED BY: J.G.B.

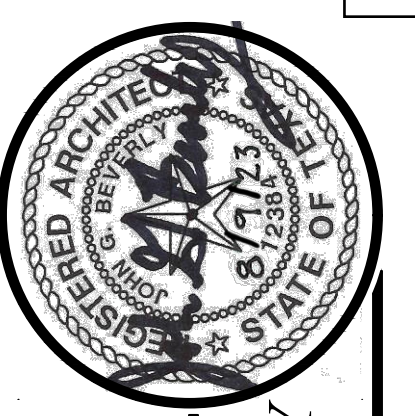


1 HR. FIRE WALL SECTION
SCALE: 3/4"=1'-0"

GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN ALL APPLICABLE SECTIONS OF THE 2015 IRC (INTERNATIONAL RESIDENTIAL CODE).
- DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
- COLORS OF SIDING, ROOFING AND TRIM SHALL BE SELECTED BY OWNER.
- WALL BOARD SHALL BE 1/2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
- TRIM INCLUDING BUT NOT LIMITED TO BASE BOARDS, DOOR CASING AND WINDOW STOODS OR SILLS SHALL BE AS SELECTED BY OWNER.
- EXTERIOR WALL INSULATION SHALL BE AS SELECTED BY OWNER, THAT MEETS THE REQUIREMENTS OF THE 2015 IECC (INTERNATIONAL ENERGY CONSERVATION CODE).
- CEILING INSULATION SHALL BE AS SELECTED BY OWNER, THAT MEETS THE REQUIREMENTS OF THE 2015 IECC (INTERNATIONAL ENERGY CONSERVATION CODE).
- ALL GLAZING AND DOORS MUST MEET ALL REQUIREMENTS OF THE 2015 IRC (INTERNATIONAL RESIDENTIAL CODE) AND 2015 IECC (INTERNATIONAL ENERGY CONSERVATION CODE).
- INTERIOR FINISHES INCLUDING BUT NOT LIMITED TO PAINT, WALL PAPER, CARPETING, VINYL FLOORING, WOOD FLOORING AND TILE SHALL BE AS SELECTED BY OWNER.
- HOOKUPS REQUIRED FOR PLUMBING FIXTURES AND APPLIANCES SHALL BE AS PER MANUFACTURER'S SPECIFICATIONS AND SHALL MEET REQUIREMENTS SET FORTH IN THE 2015 IPC (INTERNATIONAL PLUMBING CODE), 2014 NEC (NATIONAL ELECTRIC CODE).
- IT SHALL BE THE ULTIMATE RESPONSIBILITY OF THE OWNER (CLIENT) TO FULLY REVIEW THESE DRAWINGS AND VERIFY DOOR & WINDOW SCHEDULES AND ALL OTHER ITEMS THAT MAY AFFECT THE DESIRED RESULT. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES SUCH THAT ANY REQUIRED DESIGN CHANGE CAN BE PROCESSED PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTORS SHALL VERIFY ACTUAL DIMENSIONS OF ALL PLUMBING FIXTURES, H.V.A.C. EQUIPMENT AND APPLIANCES AND SHALL MAKE ANY MODIFICATIONS TO DIMENSIONS SO THAT ALL ITEMS FIT PROPERLY.
- ALL ROOF PENETRATIONS SHALL BE MADE ON BACK SIDE OF ROOF SO AS NOT TO BE VISIBLE FROM FRONT OF HOUSE.
- EXTERIOR SHEATHING SHALL BE O.S.B. SHEATHING
- HOUSE SHALL HAVE TYVEK OR EQUAL HOUSE WRAP.
- PROPER FLASHING SHALL BE PROVIDED WHERE NECESSARY ABOVE DOORS, WINDOWS, AROUND ROOF PENETRATIONS, WHERE LOWER ROOF LINES INTERSECT WALLS OR ANY OTHER LOCATION THAT WATER PENETRATION MAY OCCUR.
- THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, 333 GUADALUPE, SUITE 2-350, AUSTIN, TEXAS 78701, HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249c.





ARCHITECT
A DUPLEX DESIGNED FOR
WAYNE WOOLEY & PAXTON WOOLEY
STEPHENVILLE, TEXAS 76401
980/982 N. STEPHEN AVE., STEPHENVILLE, TEXAS
john@jgbeverly.com
JOHN G. BEVERLY
P.O. BOX 1990
STEPHENVILLE, TEXAS 76401
(254) 396-9999 M.

DRAWINGS THIS SHEET:
FRONT & LEFT ELEVATION
RIGHT & REAR ELEVATIONS
ROOF PLAN
START DATE: 8/3/23
JOB NUMBER: 23R27
SHEET NO: A-2
OF: ..
DRAWN BY: J.G.B.
REVISED: 8/9/23

