



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, January 15, 2025 at 5:30 PM

AGENDA

CALL TO ORDER

CITIZENS GENERAL DISCUSSION

REGULAR AGENDA

1. Oath of Office - returning and new members
2. Election of Chairperson and Vice-Chairperson

3. Case No.: PP2025-001

Applicant Cody Farr, representing Alps-Stephenville, LLC., is requesting a preliminary plat of property located at 3040 W Washington ST, being Parcel R77987, A0613 Pearson Henry, of the City of Stephenville, Erath County, Texas.

4. PUBLIC HEARING

Case No.: PP2025-001

5. Consider approval of a Preliminary Plat of property located at 3040 W Washington ST, being Parcel R77987, A0613 Pearson Henry, of the City of Stephenville, Erath County, Texas.

6. Case No.: RZ2025-001

Applicant Jason Nitschke, representing Horton Commercial Properties, LLC., is requesting a Rezone for property located at 791 N Clinton Ave, being Parcel R33319 of S5700 Shapard & Collins; Block 14, Lots 12 & 13 of the City of Stephenville, Erath County, Texas from (R-3), Multifamily to (R-2.5) Integrated Housing.

7. PUBLIC HEARING

Case No.: RZ2025-001

8. Consider approval of a rezone request for property located at 791 N Clinton Ave, being Parcel R33319 of S5700 Shapard & Collins; Block 14, Lots 12 & 13 of the City of Stephenville, Erath County, Texas from (R-3), Multifamily to (R-2.5) Integrated Housing

9. Case No.: RZ2025-002

Applicant Shannon Hammon, representing Team S&K Enterprises, LLC., is requesting a Rezone for property located at 230 Tarleton, being Parcel R78009 of S2600 City Addition, Block 63, Lot 23 of the City of Stephenville, Erath County, Texas from (B-1), Neighborhood Business to (B-3) Central Business District.

10. PUBLIC HEARING

Case No.: RZ2025-002

11. Consider approval of a rezone request for property located at 230 Tarleton, being Parcel R78009 of S2600 City Addition, Block 63, Lot 23 of the City of Stephenville, Erath County, Texas from (B-1), Neighborhood Business to (B-3) Central Business District.

12. Case No.: SW2025-001

Applicant Zane Cole is requesting a waiver from Section 155.6.11 relating to sidewalk requirements for property located at 185 W Park ST, being Parcel R31466 of S3500 Frey First Addition, Block35, Lot 7 and 8.

13. PUBLIC HEARING

Case No.: SW2025-001

14. Consider approval of a waiver from Section 155.6.11 relating to sidewalk requirements for property located at 185 W Park ST, being Parcel R31466 of S3500 Frey First Addition, Block35, Lot 7 and 8.

15. Case No.: CG2025-001

Applicant Zane Cole is requesting a waiver from Section 155.6.04 relating to curb and gutter requirements for property located at 185 W Park ST, being Parcel R31466 of S3500 Frey First Addition, Block35, Lot 7 and 8.

16. PUBLIC HEARING

Case No.: CG2025-001

17. Consider approval of waiver request of Section 155.6.04 relating to for curb and gutter requirements for property located at 185 W Park ST, being Parcel R31466 of S3500 Frey First Addition, Block35, Lot 7 and 8.

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.: PP2025-001

Applicant Cody Farr, representing Alps-Stephenville, LLC., is requesting a preliminary plat of property located at 3040 W Washington ST, being Parcel R77987, A0613 Pearson Henry, of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

Staff recommends conditional approval. The conditions are as follows:

1. The Preliminary Plat must conform to design requirements and construction standards as set forth in the Engineering Standards Manual.
2. Additional easements as required for Backflow Preventor Assembly Vaults, Access & Utility Easements, retaining wall easements, Floodplain and others that may be required as identified during the review process.
3. Structures may not be placed over easements.
4. Ensure all required Plat language is provided.
5. Update Plat dates.
6. Final Plat to be recorded after acceptance of improvements and floodplain modeling.

BACKGROUND:

This property was acquired via a conveyance plat when a larger acreage parcel was subdivided. Staff has been working with the Developer on Building and Civil permit review. The Civil permit was approved and site work started in late 2024. The Developer will return for the approval of a Final Plat once civil work is completed and accepted.

PROPERTY PROFILE:

Approval of each shall be separately included with this application.

2. *Current Title Commitments.* The Applicant shall furnish with the Application to the City a current title commitment issued by a title insurance company authorized to do business in Texas, a title opinion letter from an attorney licensed to practice in Texas, or some other acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the Preliminary Plat.
- E. *Review by City Administrator/Responsible Official.* The City Administrator shall:
1. Initiate review of the plat and materials submitted.
 2. Make available Plats and reports to the Commission for review.
 3. Upon determination that the Application is ready to be acted upon, schedule the Preliminary Plat for consideration on the agenda of the next available meeting of the Planning and Zoning Commission.
- F. *Action by the Planning and Zoning Commission.* The Commission shall:
1. Review the Preliminary Plat Application, the findings of the City Administrator and any other information available.
 - a. From all such information, the Commission shall determine whether the Preliminary Plat conforms to this Subdivision Ordinance.
 2. Act within thirty (30) calendar days following the Official Submission Date, unless the Applicant submits a Waiver of Right to 30-Day Action.
 - a. If no decision is rendered by the Commission within the thirty (30) day period described above or such longer period as may have been agreed upon, the Preliminary Plat, as submitted, shall be deemed approved by the Commission.
 3. Take one of the following actions:
 - a. Approve the Preliminary Plat;
 - b. Approve the Preliminary Plat with conditions, which shall mean that the Preliminary Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
 - c. Deny the Preliminary Plat.
- G. *Criteria for Approval.* The following criteria shall be used by the Commission to determine whether the Application for a Preliminary Plat shall be approved, approved with conditions, or denied:
1. All Plats must be drawn to conform to the zoning regulations currently applicable to the property. If a zoning change for the property is proposed, then the zoning change must be completed before the approval of any Preliminary Plats/Final Plats;
 2. No Plat or Replat may be approved that leaves a structure located on a remainder lot.
 3. The Preliminary Plat is consistent with any approved Development Agreement;
 4. The proposed provision and configuration of Public Improvements including, but not limited to, roads, water, wastewater, storm drainage, park facilities, open spaces, habitat restoration, easements and Right-of-Way are adequate to serve the development, meet applicable standards of this Subdivision Ordinance, and conform to the City's adopted master plans for those facilities;
 5. The Preliminary Plat has been duly reviewed by applicable City staff;
 6. The Preliminary Plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual.
 7. The Preliminary Plat is consistent with the adopted Comprehensive Plan, except where application of the Plan may conflict with State law;
 8. The proposed development represented on the Preliminary Plat does not endanger public health, safety or welfare; and
 9. The Preliminary Plat conforms to the City's subdivision Application checklists.
- H. *Effect of Approval.*

1. Approval of a Preliminary Plat shall allow the Applicant to proceed with the development and platting process by submitting Construction Plans and Final Plat.
 2. Approval of the Preliminary Plat shall be deemed general approval of the subdivision's layout only, and shall not constitute approval or acceptance of Construction Plans or a Final Plat.
- I. *Expiration.*
1. *Two-Year Validity.*
 - a. The approval of a Preliminary Plat shall remain in effect for a period of two (2) years following the date of approval, during which period the Applicant shall submit and receive approval for Construction Plans and a Final Plat for the land area shown on the Preliminary Plat.
 - b. If Construction Plans and a Final Plat Application have not been approved within the two (2) year period, the Preliminary Plat shall expire.
 2. *Relationship to Construction Plans.* A Preliminary Plat shall remain valid for the period of time in which approved Construction Plans are valid (See Section 5.01.G).
 3. *Action on Final Plat.* Should a Final Plat Application be submitted within the two (2) year period, but not be acted upon by the Commission within the two (2) year period, the Preliminary Plat shall expire unless an extension is granted.
 4. *Void If Not Extended.* If the Preliminary Plat is not extended as provided in J below, it shall expire and shall become null and void.
- J. *Preliminary Plat Extension.* A Preliminary Plat may be extended for a period not to exceed one (1) year beyond the Preliminary Plat's initial expiration date. A request for extension shall be submitted to the City Administrator in writing at least thirty (30) calendar days prior to expiration of the Preliminary Plat, and shall include reasons why the Preliminary Plat should be extended.
1. *Decision by the City Administrator.*
 - a. The City Administrator will review the extension request and shall approve it, approve it with conditions, or deny the extension request within thirty (30) calendar days following the Official Vesting Date of the request.
 - b. Should the City Administrator fail to act on an extension request within thirty (30) calendar days, the extension shall be deemed to be approved.
 2. *Considerations.* In considering an extension, the City Administrator shall consider whether the following conditions exist:
 - a. A Final Plat has been submitted and/or approved for any portion of the property shown on the Preliminary Plat;
 - b. Construction Plans have been submitted and/or approved for any portion of the property shown on the Preliminary Plat;
 - c. Construction is occurring on the subject property;
 - d. The Preliminary Plat complies with new ordinances that impact the health, safety and general welfare of the community; and/or
 - e. If there is a need for a park, school or other public facility or improvement on the property.
 3. *Conditions.*
 - a. In granting an extension, the City Administrator may impose such conditions as are needed to ensure that the land will be developed in a timely fashion and that the public interest is served.
 - b. Any extension may be predicated upon compliance with new development regulations and/or the Applicant waiving any vested rights.
 4. *Appeal of Denial for Extension.*
 - a. Appeal of the City Administrator's Decision on a Preliminary Plat Extension
 - i. The denial of an extension by the City Administrator may be appealed to the Commission.
 - ii. A written request for such appeal shall be received by the City Administrator within fourteen (14) calendar days following the denial.

- iii. The Commission shall hear and consider such an appeal within thirty (30) calendar days following receipt of the appeal request by the City Administrator.
 - b. Appeal of the Commission's Decision on a Preliminary Plat Extension
 - i. The denial of an extension by the Commission may be appealed to the City Council.
 - ii. A written request for such appeal shall be received by the City Administrator within fourteen (14) calendar days following the denial.
 - iii. The City Council shall hear and consider such an appeal within thirty (30) calendar days following receipt of the appeal request by the Planning and Development Department.
 - iv. The decision of the City Council is final.
- K. *Amendments to Preliminary Plats Following Approval.*
- 1. *Minor Amendments to Preliminary Plats.*
 - a. Minor amendments to the design of the subdivision subject to an approved Preliminary Plat may be incorporated in an Application for approval of a Final Plat without the necessity of filing a new Application for re-approval of a Preliminary Plat.
 - b. Minor amendments may only include minor adjustments in street or alley alignments, lengths and paving details, and minor adjustments to lot lines that:
 - i. Do not result in creation of additional lots or any non-conforming lots (such as to zoning standards), and
 - ii. Are consistent with approved prior Applications.
 - 2. *Major Amendments to Preliminary Plats.* All other proposed changes to the design of the subdivision subject to an approved Preliminary Plat shall be deemed major amendments that require submittal and approval of a new Application for approval of a Preliminary Plat (including new fees, new reviews, new Official Vesting Date, new Official Submission Date, etc.) before approval of Construction Plats and/or a Final Plat.
 - 3. *Determination of Minor or Major Amendment.* The City Administrator shall decide of whether proposed amendments are deemed to be minor or major, thereby requiring new submittal of a Preliminary Plat.

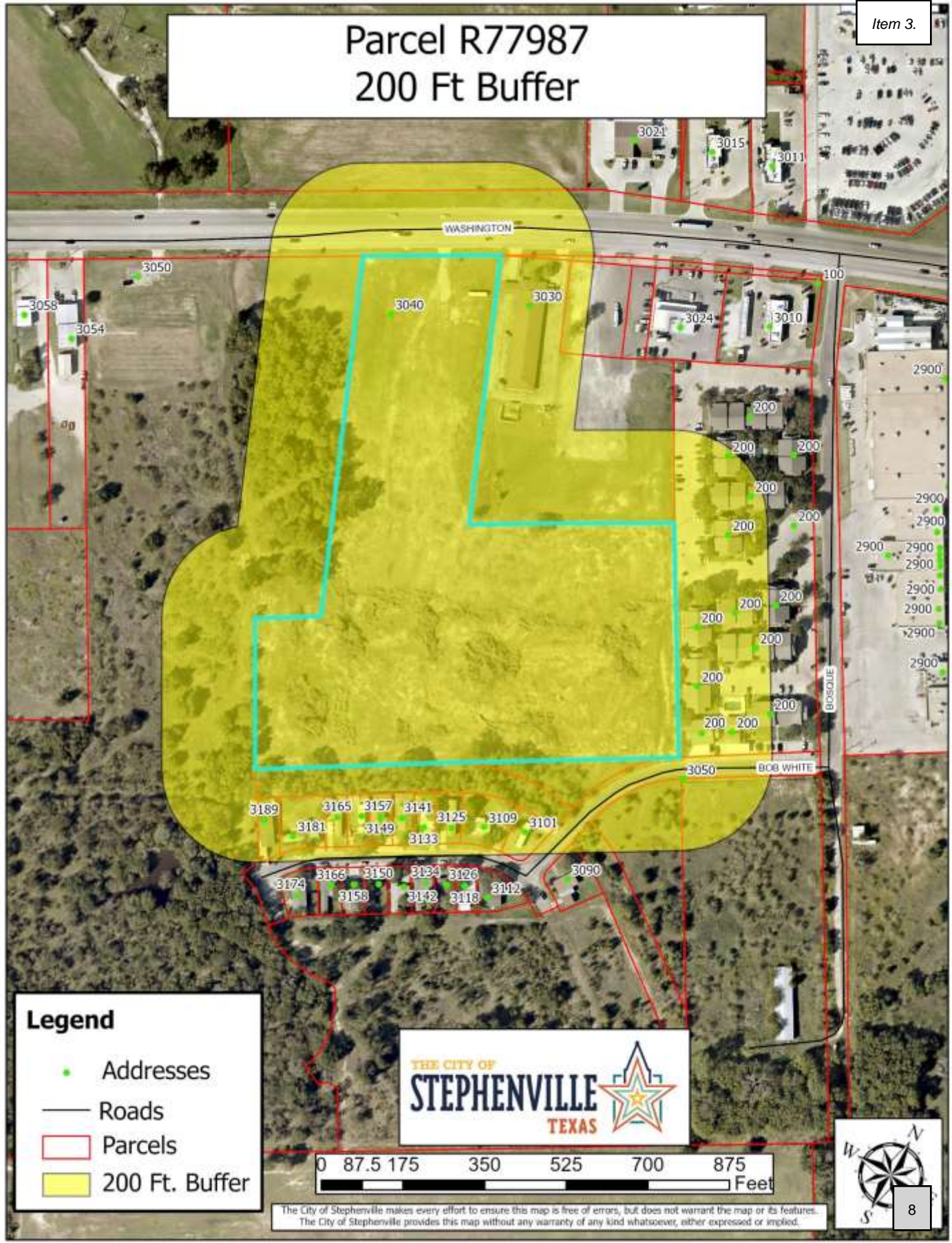
FACTORS TO CONSIDER:

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

ALTERNATIVES:

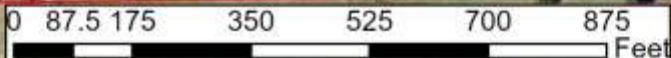
- 1) Approve the replat.
- 2) Approve the replat with conditions.
- 3) Disapprove of the replat.

Parcel R77987 200 Ft Buffer

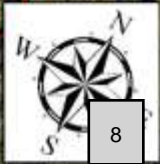


Legend

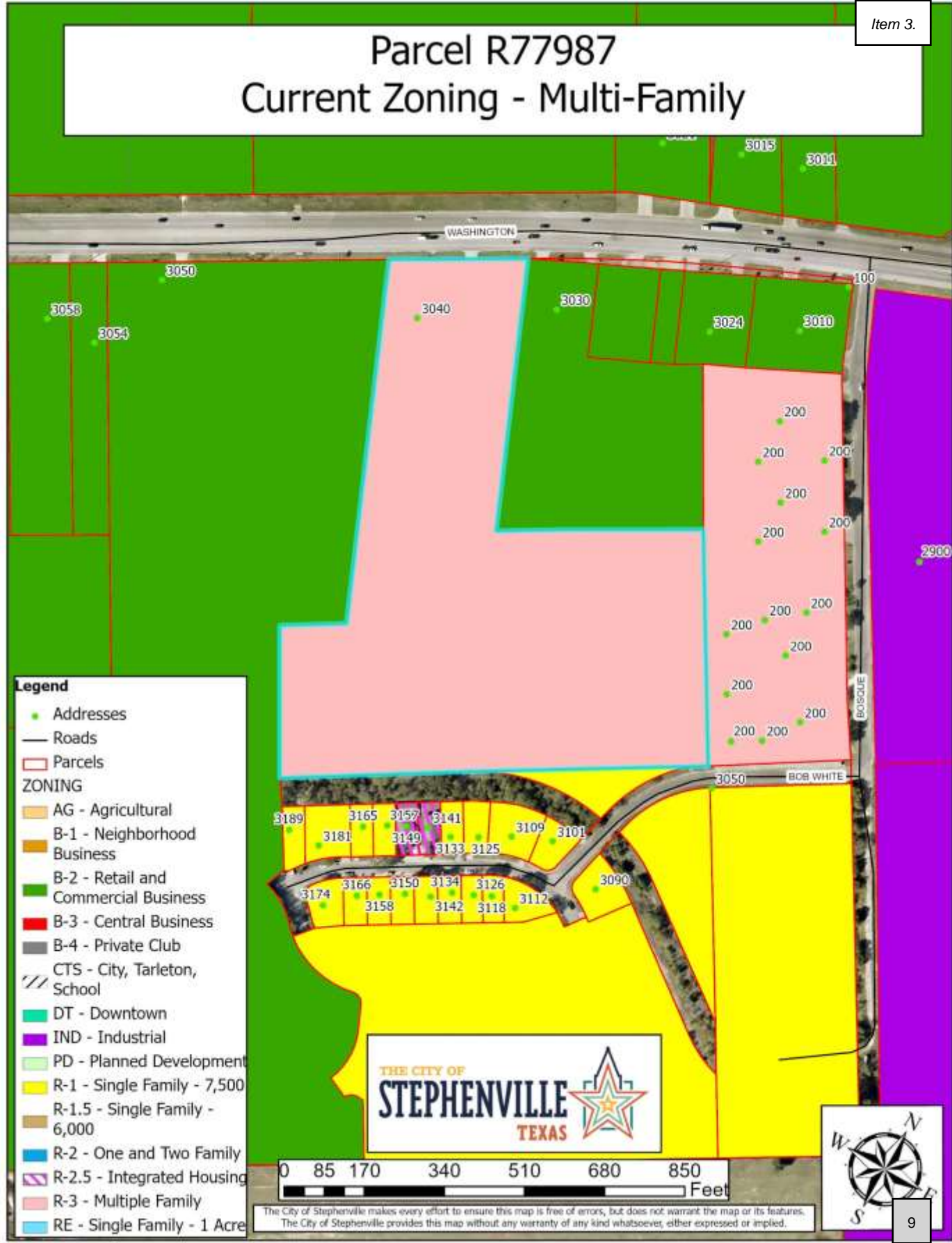
- Addresses
- Roads
- ▭ Parcels
- ▭ 200 Ft. Buffer



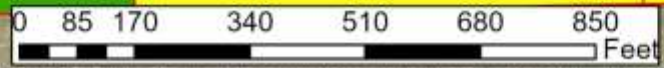
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Parcel R77987 Current Zoning - Multi-Family

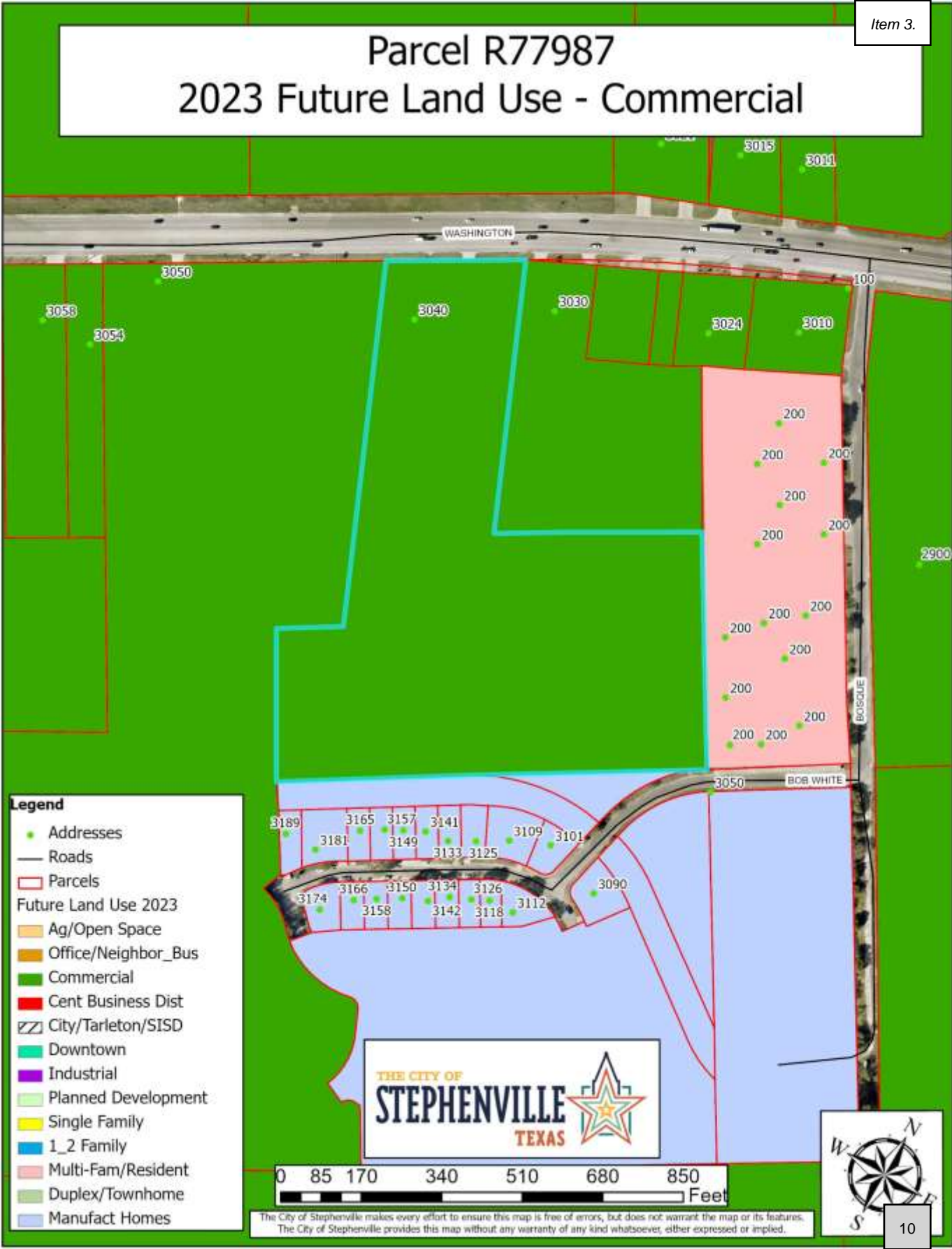


- Legend**
- Addresses
 - Roads
 - ▭ Parcels
- ZONING**
- AG - Agricultural
 - B-1 - Neighborhood Business
 - B-2 - Retail and Commercial Business
 - B-3 - Central Business
 - B-4 - Private Club
 - CTS - City, Tarleton, School
 - DT - Downtown
 - IND - Industrial
 - PD - Planned Development
 - R-1 - 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 R77987 2023 Future Land Use - Commercial



- Legend**
- Addresses
 - Roads
 - ▭ Parcels
 - Future Land Use 2023**
 - 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

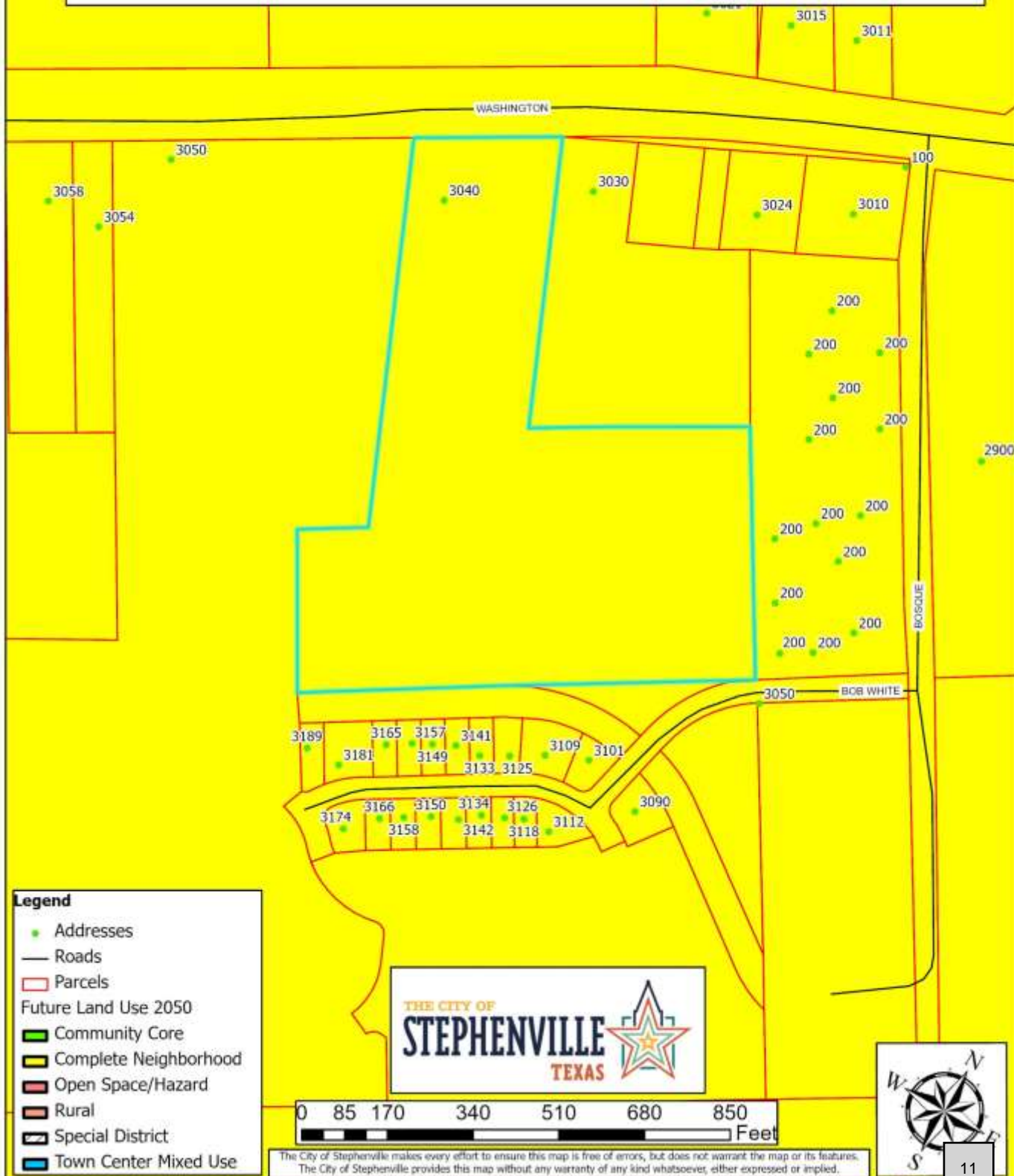


0 85 170 340 510 680 850 Feet

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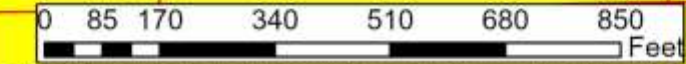


Parcel R77987 2050 Future Land Use - Complete Neighborhood



Legend

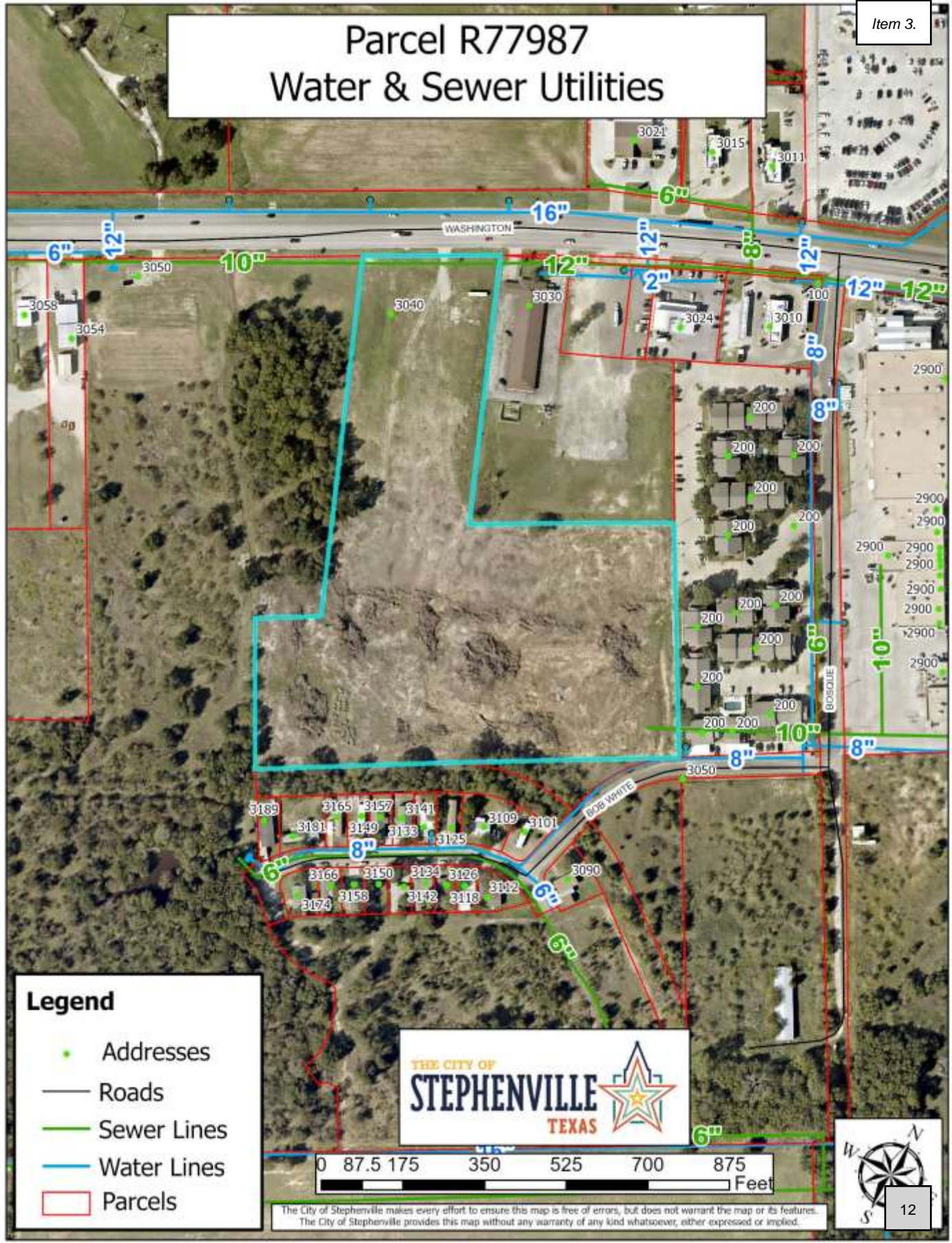
- Addresses
- Roads
- ▭ Parcels
- Future Land Use 2050
- Community Core
- Complete Neighborhood
- Open Space/Hazard
- Rural
- Special District
- Town Center Mixed Use



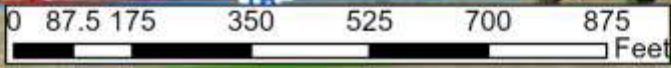
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Parcel R77987 Water & Sewer Utilities



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



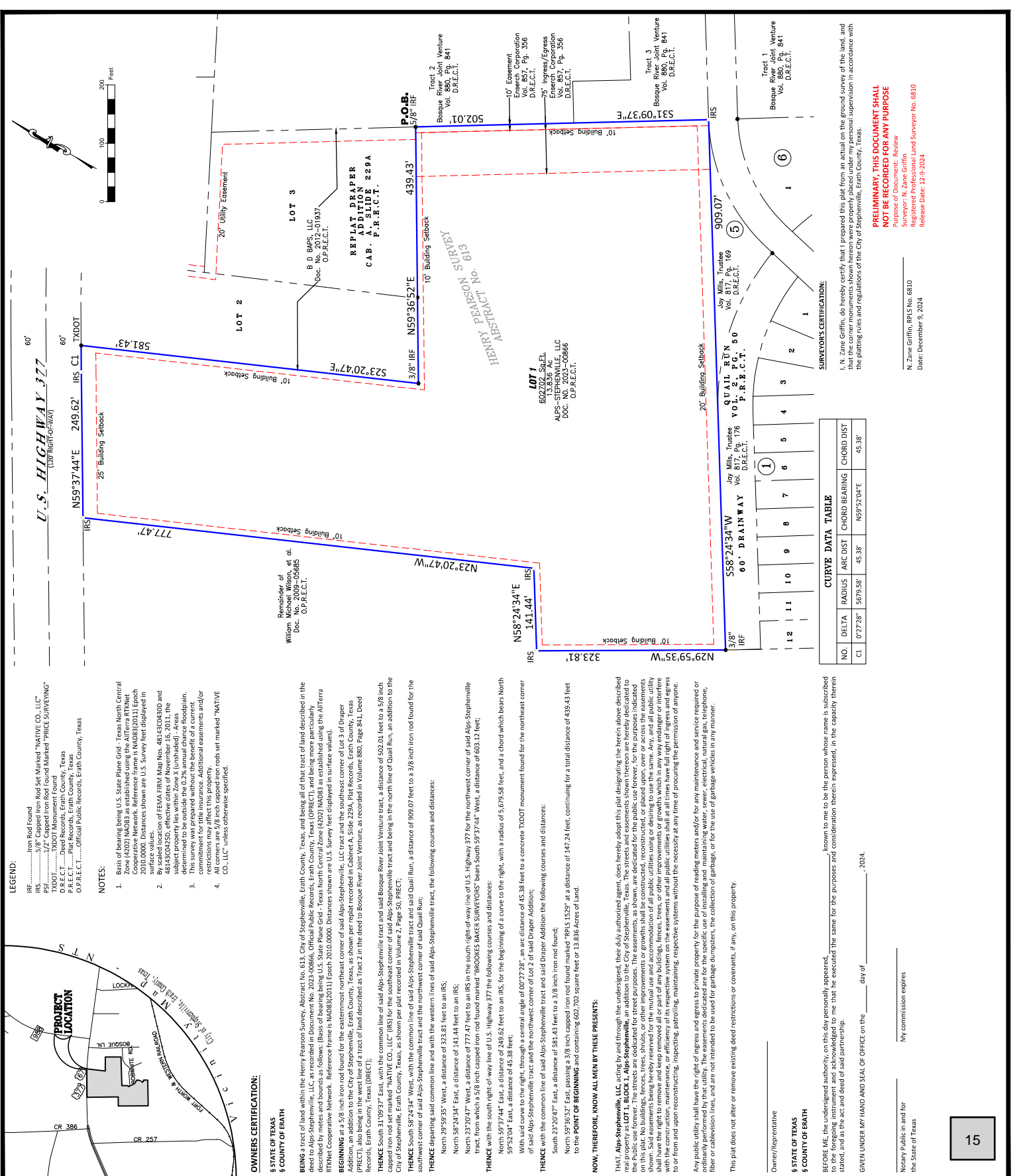
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Parcel ID R77987
200 Ft Buffer

Item 3.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000077987	3040 W WASHINGTON	ALPS-STEPHENVILLE LLC	PO BOX 65	STEPHENVILLE	TX	76401
R000061933	3030 W WASHINGTON	B D BAPS LLC	3030 W WASHINGTON	STEPHENVILLE	TX	76401
R000023749	200 BOSQUE RD	BOSQUE RIVER APARTMENTS	PO BOX 1470	WACO	TX	76703
R000023750	0 BOB WHITE RD	BOSQUE RIVER APARTMENTS	PO BOX 1470	WACO	TX	76703
R000077947	3149 BOB WHITE RD	CIRCLE M REAL ESTATE LLC	PO BOX 441	GORDON	TX	76453
R000039977	3141 BOB WHITE RD	CIRCLE M REAL ESTATE LLC	PO BOX 441	GORDON	TX	76453
R000039983	3189 BOB WHITE RD	DURAN JOSE JORGE	3189 BOB WHITE	STEPHENVILLE	TX	76401
R000039979	3157 BOB WHITE RD	GONZALEZ ALVARO	1726 CR508	DUBLIN	TX	76446
R000039973	3109 BOB WHITE RD	MACIAS EDGAR	3109 BOB WHITE RD	STEPHENVILLE	TX	76401
R000057809	0 BOB WHITE RD	MILLS JAY	PO BOX 1669	STEPHENVILLE	TX	76401-0000
R000039995	0 BOB WHITE RD	MILLS JAY M	PO BOX 1669	STEPHENVILLE	TX	76401-0000
R000039994	0 BOB WHITE RD	MILLS JAY M	PO BOX 1669	STEPHENVILLE	TX	76401-0000
R000039980	3165 BOB WHITE RD	PIPER CADE	PO BOX 267	MORGAN MILL	TX	76465
R000039976	3133 BOB WHITE RD	RIOJAS RAFAEL & ROSA	3133 BOB WHITE	STEPHENVILLE	TX	76401-0000
R000039972	3101 BOB WHITE RD	RODRIGUEZ SANDRA ADELA	3101 BOB WHITE RD	STEPHENVILLE	TX	76401
R000063284	3028 W WASHINGTON	SCARLET 1112 INC	3031 SINGLETREE	EARLY	TX	76802
R000039982	3181 BOB WHITE RD	SHERIDAN BECKY & DALTON SHERIDAN	PO BOX 219	BLUFF DALE	TX	76433
R000065368	0 W WASHINGTON	TEXAS DEPARTMENT OF TRANSPORTATION	PO BOX 6868	FORT WORTH	TX	76115-6868
R000039993	3090 BOB WHITE RD	TREVINO JANIE	3090 BOB WHITE RD	STEPHENVILLE	TX	76401
R000044948	3050 W WASHINGTON	WAYLAND JOHN R ET AL	560 CR383	STEPHENVILLE	TX	76401-8796
R000067066	0 W WASHINGTON	WHITEFIELD DONNA & LINDA HARDIN LIVING TRUST	23002 RED RIVER DR	KATY	TX	77450
R000039975	3125 BOB WHITE RD	WILLIAMS RAY	1404 PRAIRIE WIND BLVD	STEPHENVILLE	TX	76401-5911



LEGEND:

IRF.....1/8" Iron Rod Found
 IRF.....5/8" Capped Iron Rod Set Marked "NATIVE CO., LLC"
 PS.....1/2" Capped Iron Rod Found Marked "PRICE SURVEYING"
 TMDOT.....1/2" TMDOT Monument Found
 TMDOT.....1/2" TMDOT Monument Found Marked "PRICE SURVEYING"
 D.P.E.C.T.....Deed Plat Records, Erath County, Texas
 O.P.R.E.C.T.....Official Public Records, Erath County, Texas

NOTES:

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in 2010.0000. Distances shown are U.S. Survey feet displayed in 2010.0000. Distances shown are U.S. Survey feet displayed in 2010.0000. Distances shown are U.S. Survey feet displayed in 2010.0000.
2. The subject property lies within Zone X (unshaded). Areas determined to be outside the 0.2% annual chance floodplain, this survey was prepared without the benefit of a current, and/or restrictions may affect this property.
3. All corners are 5/8 inch capped iron rods set marked "NATIVE CO., LLC" unless otherwise specified.

OWNERS CERTIFICATION:

STATE OF TEXAS
 COUNTY OF ERATH

BEING a tract of land within the Henry Pearson Survey, Abstract No. 613, City of Stephenville, Erath County, Texas, and being all of that tract of land described in the deed to Alps-Stephenville, LLC, as recorded in Document No. 2023-00866, Official Public Records, Erath County, Texas (OPRECT), 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 Alterra Network Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in 2010.0000.)

BEGINNING at a 578 inch iron rod found for the east-southeast corner of said Alps-Stephenville, LLC tract and the southeast corner of Lot 3 of Draper P.R.E.C.T., also known as the City of Stephenville, Erath County, Texas, as shown per plat recorded in Cabinet A, Page 229A, of the same name, Texas Official Public Records, Erath County, Texas (OPRECT), also known as the City of Stephenville, Erath County, Texas, as shown per plat recorded in Volume 880, Page 841, Deed Records, Erath County, Texas (D.R.E.C.T.);

THENCE South 31°09'37" East, with the common line of said Alps-Stephenville tract and said Boque River Joint Venture tract, a distance of 439.43 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" (IRF) (the southeast corner of said Alps-Stephenville tract and being in the north line of Qualil Run, an addition to the City of Stephenville, Erath County, Texas, as shown per plat recorded in Volume 2, Page 50, P.R.E.C.T.);

THENCE South 58°24'34" West, with the common line of said Alps-Stephenville tract and said Qualil Run, a distance of 900.07 feet to a 3/8 inch iron rod found for the southwest corner of said Alps-Stephenville tract and the northwest corner of said Qualil Run;

THENCE departing said common line and with the western lines of said Alps-Stephenville tract, the following courses and distances:

North 20°59'35" West, a distance of 323.81 feet to an IRF;
 North 58°24'34" East, a distance of 141.44 feet to an IRF;
 North 22°20'47" West, a distance of 777.47 feet to an IRF in the south, right-of-way line of U.S. Highway 377 for the northwest corner of said Alps-Stephenville tract; from which a 3/8 inch capped iron rod found marked "BOQUES BROTHERS SURVEYORS" bears South 59°37'14" West, a distance of 603.12 feet;
 North 59°37'14" East, a distance of 249.62 feet to an IRF, with the south right-of-way line of U.S. Highway 377 for the following courses and distances:

With said curve to the right, through a central angle of 00°27'28", an arc distance of 45.38 feet to a concrete TMDOT monument found for the northeast corner of said Alps-Stephenville tract and the northwest corner of Lot 2 of said Draper Addition;

THENCE with the common line of said Alps-Stephenville tract and said Draper Addition the following courses and distances:

North 22°20'47" East, a distance of 581.43 feet to a 3/8 inch iron rod found;
 North 59°36'52" East, passing a 3/8 inch capped iron rod found marked "RPLS 1529" at a distance of 147.24 feet, continuing for a total distance of 439.43 feet to the **POINT OF BEGINNING** and containing 602,702 square feet or 13.836 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Alps-Stephenville, LLC, acting by and through the undersigned, their duly authorized agent, does hereby adopt this plat designating the herein above described plat as the plat of record for the said Alps-Stephenville tract and said Boque River Joint Venture tract, and as being dedicated for the public use thereof to the Public Use forever. The said plat is hereby dedicated for the purpose of recording, as shown and indicated on this plat, over or across the easements shown on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, 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 use of any public utility, or which may obstruct, impede, or otherwise interfere with the use of any public utility, or which may be a nuisance to or from and from 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 authorized 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.

CURVE DATA TABLE

NO.	DELTA	RADIUS	ARC DIST.	CHORD BEARING	CHORD DIST.
CL	0°27'28"	5079.58'	45.38'	N59°32'04"E	45.38'
1	112°11'10"	0	0	0	0
2	0°	0	0	0	0
3	0°	0	0	0	0
4	0°	0	0	0	0
5	0°	0	0	0	0
6	0°	0	0	0	0
7	0°	0	0	0	0
8	0°	0	0	0	0
9	0°	0	0	0	0
10	0°	0	0	0	0

SURVEYORS 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 planning rules and regulations of the City of Stephenville, Erath County, Texas.

REGISTERED PROFESSIONAL LAND SURVEYOR No. 6810
 N. Zane Griffin, RPLS No. 6810
 Date: December 9, 2024

OWNER/RESPONSIVE: _____

STATE OF TEXAS & COUNTY OF ERATH

My commission expires _____

Notary Public in and for the State of Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2024.

County Clerk's Certification

CLERK'S NOTICE: ANY PERSON HAVING ANY INTEREST IN THE DESCRIBED REAL PROPERTY BECAUSE OF A CLAIM ON OR IN THIS INSTRUMENT UNDER FEDERAL LAW...

STATE OF ERATH
 COUNTY OF ERATH
 KNOW ALL MEN BY THESE PRESENTS:

I, N. Zane Griffin, Clerk of Erath County, do hereby certify that the foregoing instrument in writing with its exhibits and attachments were filed for record and any records in the Public Records of Erath County, Texas, in the Office of Public Records of Erath County, Texas, on this _____ day of _____, 2024.

DATE CERTIFIED: _____
 N. Zane Griffin, Clerk of Erath County, Texas, at my office in Erath, Texas, this _____ day of _____, 2024.

Erath County, Texas
 Erath County Clerk's Office
 1015 West 11th Street, Suite 200
 Stephenville, TX 76781
 Phone: 254-44-6695
 Fax: 254-44-6695
 Email: n.zane@erathcountytexas.gov

ALPS-STEPHENVILLE PRELIMINARY PLAT

A SUBDIVISION OF A 13.836 ACRE TRACT IN THE HENRY PEARSON SURVEY, ABSTRACT NO. 613 CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS

ACCEPTED AND APPROVED: _____
 DIRECTOR OF PLANNING AND DEVELOPMENT

CITY SECRETARY: _____
 DATE: _____

County Clerk's Certification

CLERK'S NOTICE: ANY PERSON HAVING ANY INTEREST IN THE DESCRIBED REAL PROPERTY BECAUSE OF A CLAIM ON OR IN THIS INSTRUMENT UNDER FEDERAL LAW...

STATE OF ERATH
 COUNTY OF ERATH
 KNOW ALL MEN BY THESE PRESENTS:

I, N. Zane Griffin, Clerk of Erath County, do hereby certify that the foregoing instrument in writing with its exhibits and attachments were filed for record and any records in the Public Records of Erath County, Texas, in the Office of Public Records of Erath County, Texas, on this _____ day of _____, 2024.

DATE CERTIFIED: _____
 N. Zane Griffin, Clerk of Erath County, Texas, at my office in Erath, Texas, this _____ day of _____, 2024.

Erath County, Texas
 Erath County Clerk's Office
 1015 West 11th Street, Suite 200
 Stephenville, TX 76781
 Phone: 254-44-6695
 Fax: 254-44-6695
 Email: n.zane@erathcountytexas.gov

Item 3.

NATIVE CO.

LAND SURVEYING

NOT BE RECORDED FOR ANY PURPOSE

Purpose of Document: Review
 Surveyor: N. Zane Griffin
 Registered Professional Land Surveyor No. 6810
 Release Date: 11-9-2024

STAFF REPORT



SUBJECT: Case No.: RZ2025-001

Applicant Jason Nitschke, representing Horton Commercial Properties, LLC., is requesting a Rezone for property located at 791 N Clinton Ave, being Parcel R33319 of S5700 Shapard & Collins; Block 14, Lots 12 & 13 of the City of Stephenville, Erath County, Texas from (R-3), Multifamily to (R-2.5) Integrated Housing.

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

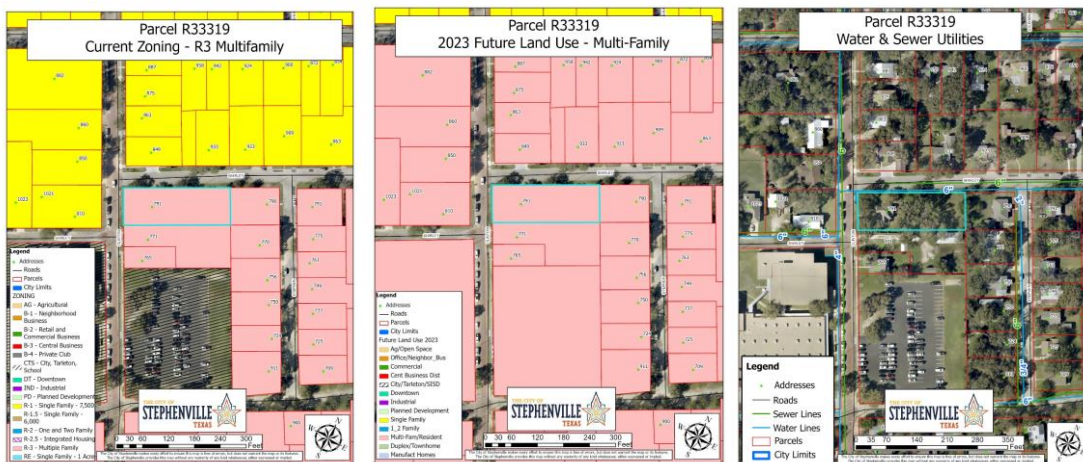
RECOMMENDATION:

To provide the City Council with a recommendation for the rezone request.
Current zoning is R-3. Future Land Use is Community Core.

BACKGROUND:

Mr. Nitschke requested variances for lot depth requirements to build townhome structures. His conceptual plan is for duplex style structures, platted separately. If the rezone is approved, a replat will be required for the project. R-2.5 zoning allows duplexes as a use-by-right. The requested zoning will result in a lower unity density per acre than currently zoned.

PROPERTY PROFILE:





FUTURE LAND USE

Community Core
 The Community Core land use accommodates a mix of uses at a medium density. Diverse housing types are encouraged to support a range of residents. Local businesses, such as grocery stores, cafes, and local offices cater to the needs of the nearby residents and parks and green spaces provide recreational opportunities.

Guiding Principles

Land Use: Land uses are characterized by a mix of uses that includes varying forms of mixed residential and commercial. Purpose-built student housing is preferred along walkable routes to campus and major corridors.

Built Form: Buildings are typically two to four stories to encourage more efficient utilization of land. Buildings are brought up to the street edge to encourage walkable urban form.

Mobility: Existing streets should be connected into the larger grid network where disconnected and isolated, and street trees should be developed to provide pedestrian connectivity.

Parking: Parking should be accommodated with a mix of off-street parking, shared parking, and structured parking associated with larger developments.

Parks and Open Space: Public spaces and plazas are integrated into the development framework as well designed and highly amenitized courtyards, plaza spaces, and gardens.

\$5,500 per acre - Targeted property tax revenue per acre is high. City infrastructure spending should be directed to the Community Core to help attract new developments to these fiscally productive areas.

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

5.8.A Description. This integrated residential housing district provides for medium-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, patio homes, condominiums and townhomes. Generally, this district is for developments resulting in individually platted homes or dwelling units and generally, owner occupied. Recreational, religious and educational uses are also permitted so as to contribute to the natural elements of a convenient, balanced and attractive neighborhood. Development within this district is intended to be protected from the encroachment of land activities that do not contribute to the aesthetic and functional well-being of the intended district environment. The Integrated Housing District will be applicable to all Residential Districts, B-1 Neighborhood Business 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;

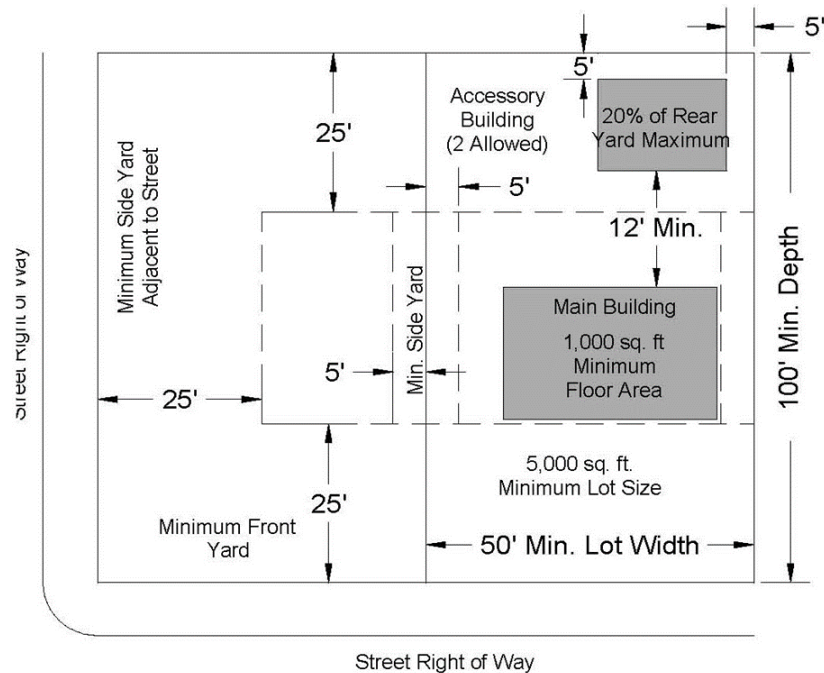
5.8.C Conditional Uses.

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.

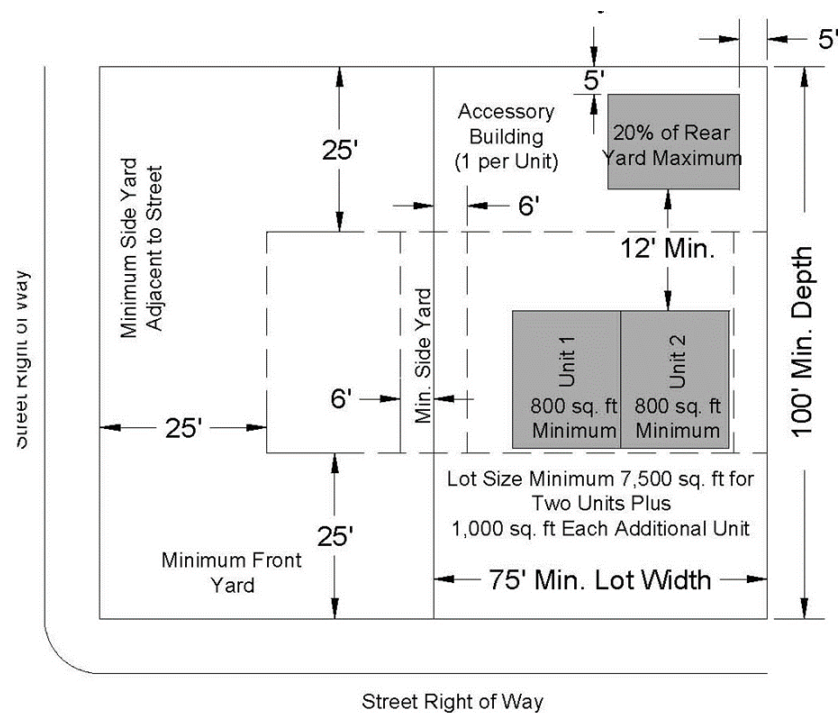
- A. Single family dwelling.
 1. Minimum lot area: 3,000 ft².
 2. Minimum lot width and lot frontage: 50 feet.
 3. Minimum lot depth: 60 feet.
 4. Minimum depth of front setback: 15 feet.

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

Parcel R33319 200 ft Buffer



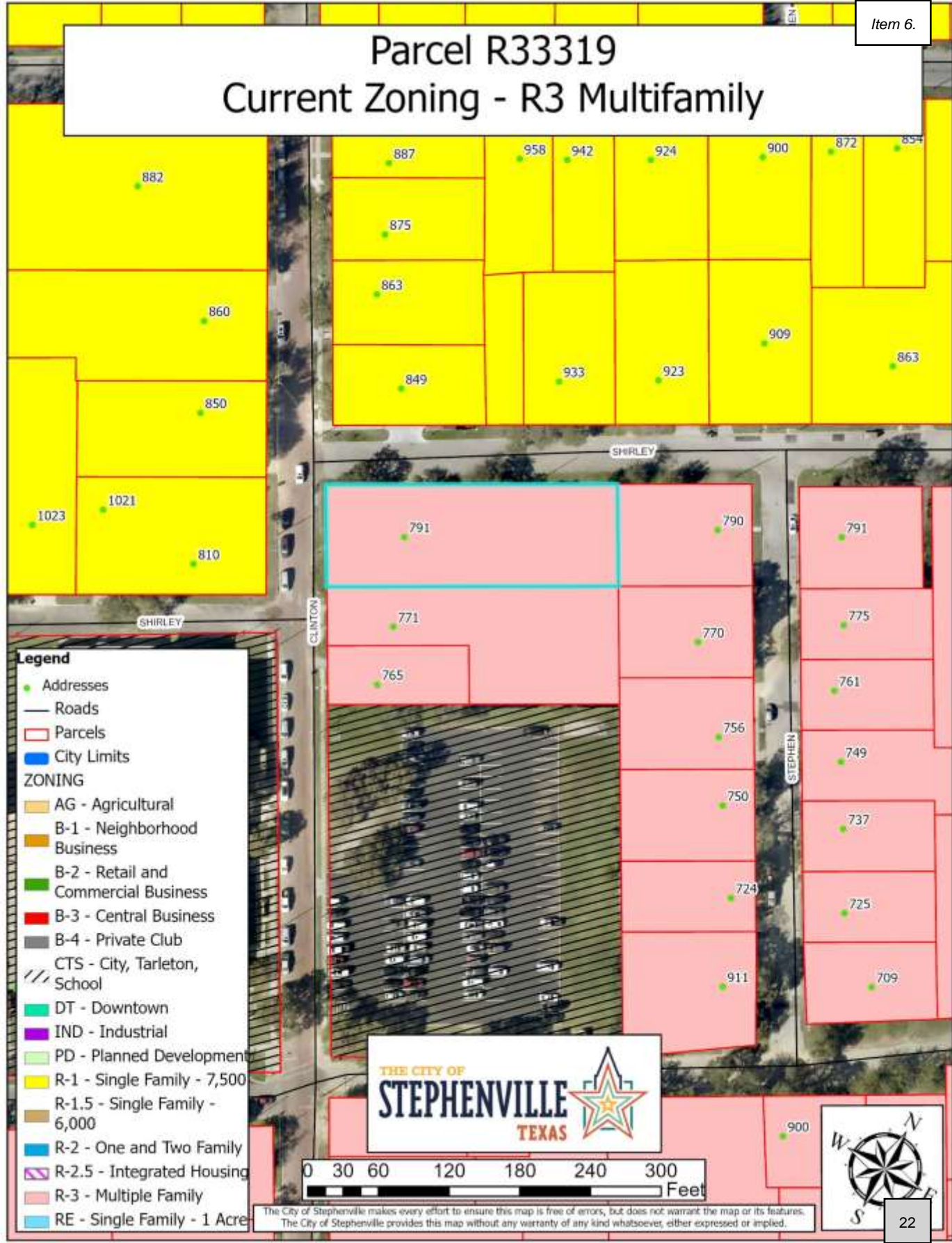
Legend

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



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

Parcel R33319 Current Zoning - R3 Multifamily

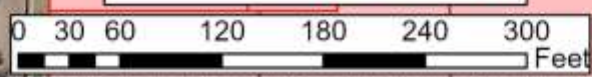


Legend

- Addresses
- Roads
- ▭ Parcels
- ▭ City Limits

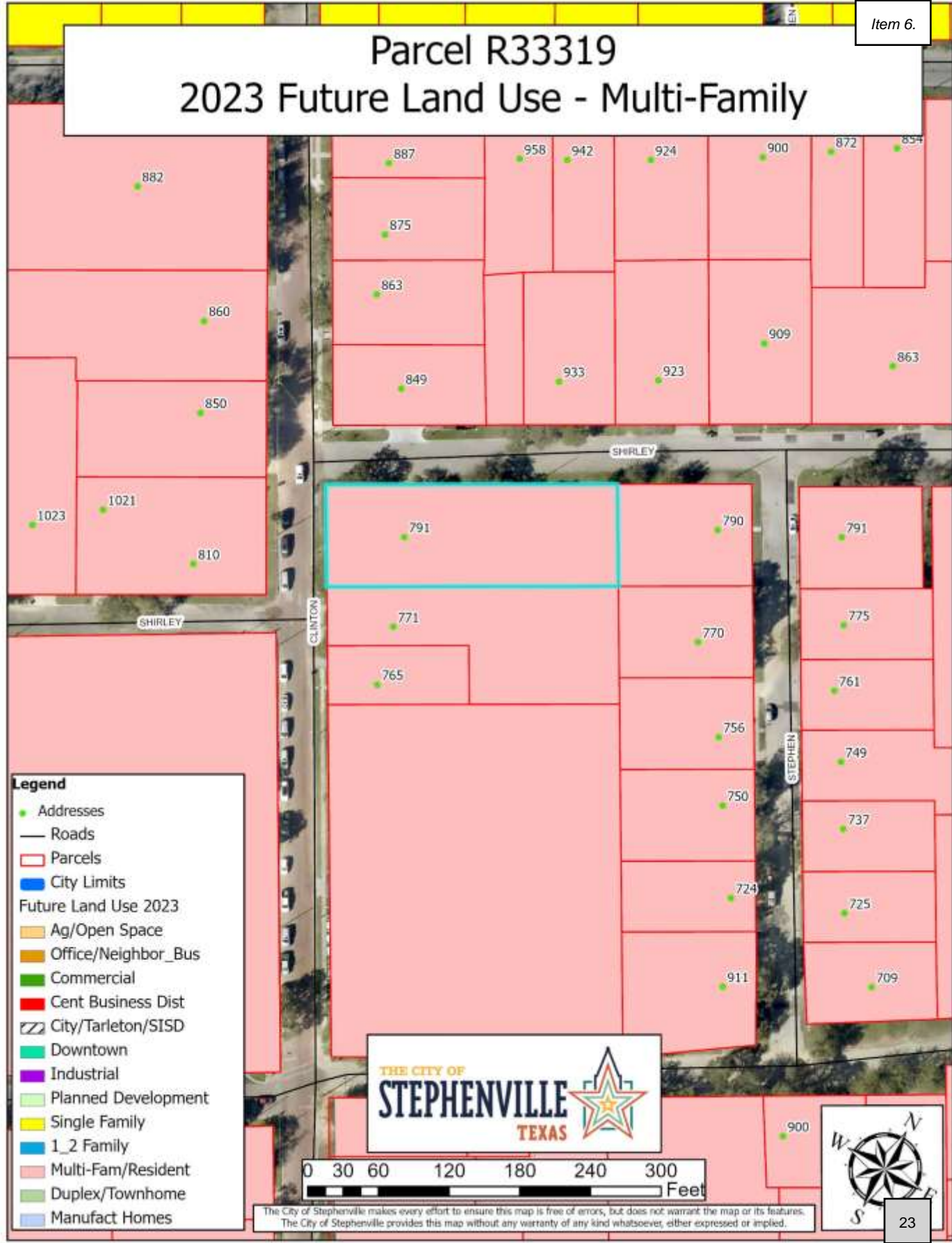
ZONING

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

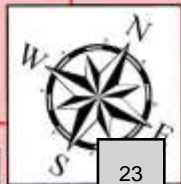
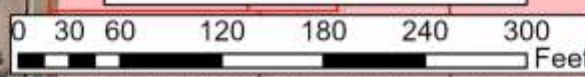


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Parcel R33319 2023 Future Land Use - Multi-Family



- Legend**
- Addresses
 - Roads
 - ▭ Parcels
 - ▭ City Limits
 - Future Land Use 2023**
 - ▭ 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

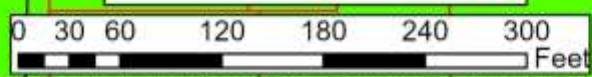


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Parcel R33319 2050 Future Land Use - Community Core

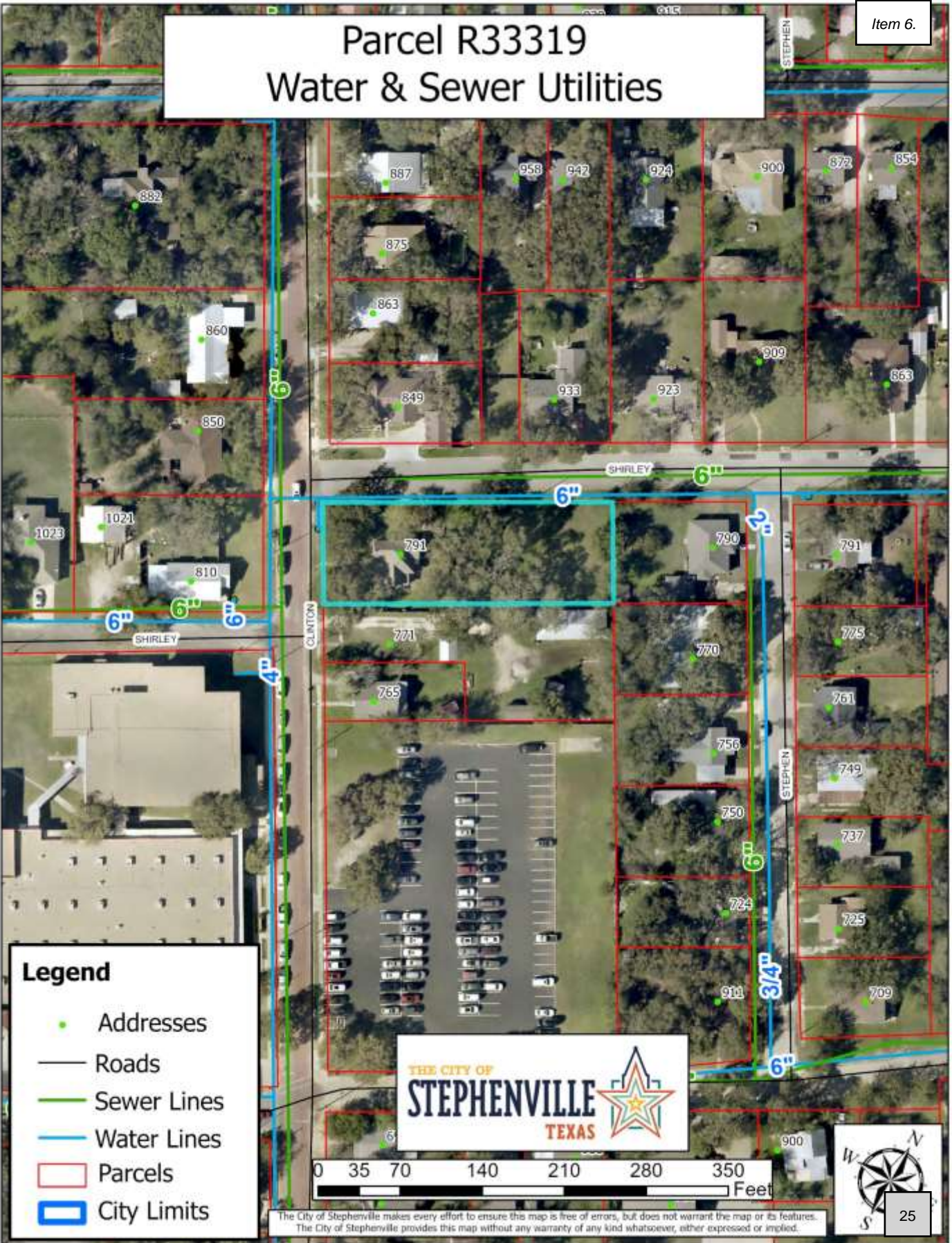


- Legend**
- Addresses
 - Roads
 - ▭ Parcels
 - ▭ City Limits
 - Future Land Use 2050
 - ▭ Community Core
 - ▭ Complete Neighborhood
 - ▭ Open Space/Hazard
 - ▭ Rural
 - ▭ Special District
 - ▭ Town Center Mixed Use



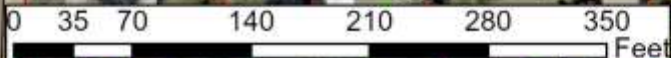
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

Parcel R33319 Water & Sewer Utilities



Legend

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



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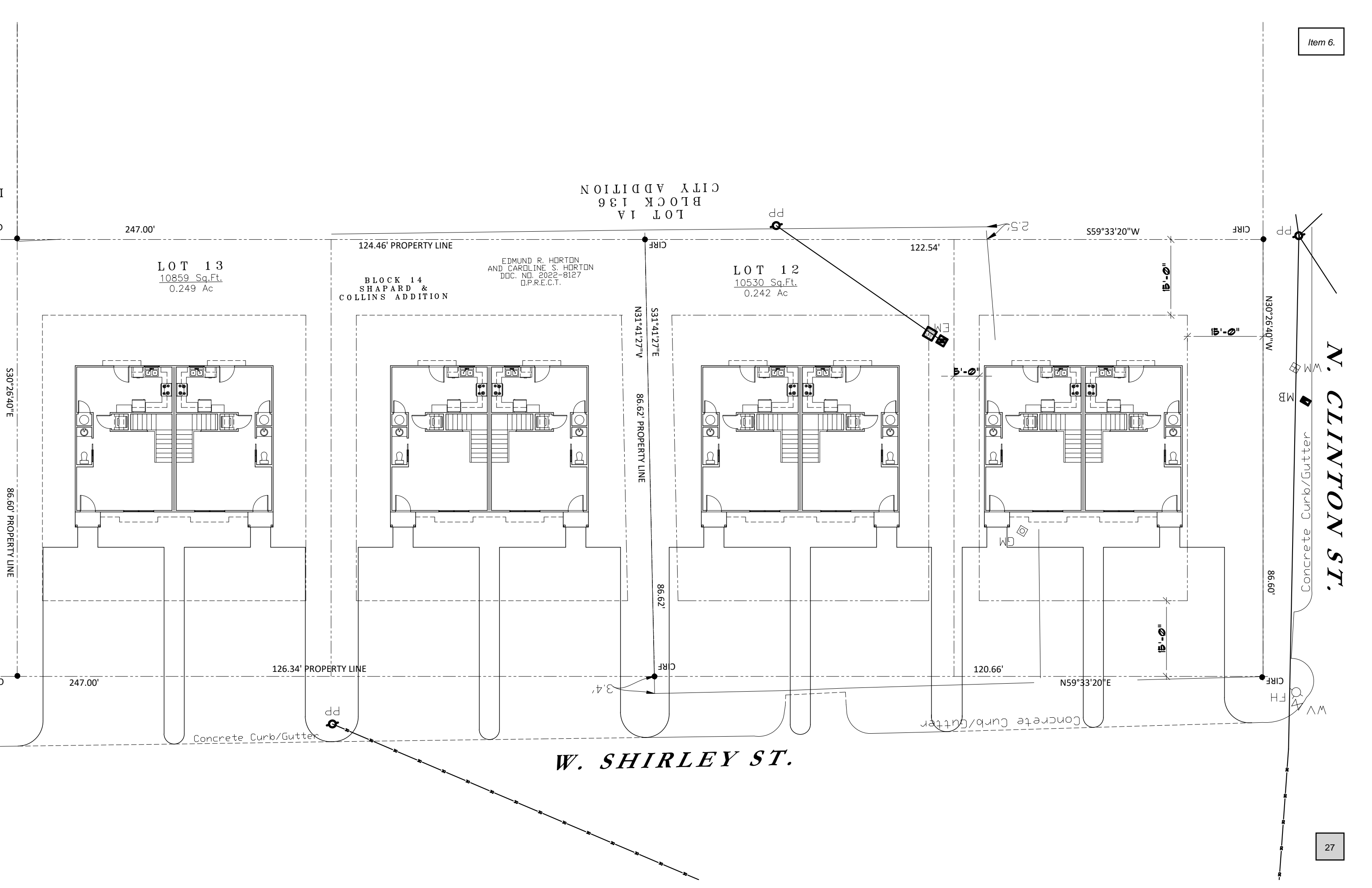
Parcel ID R33319

200 Ft Buffer

Address

Item 6.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000030306	750 STEPHEN	BALDRIDGE WILLAIM DAVID	750 N STEPHEN AVE	STEPHENVILLE	TX	76401
R000033314	958 FREY	BALL OLIVIA & ASHTON BALL	958 W FREY	STEPHENVILLE	TX	76401
R000033313	942 W FREY	BARRERA ROBERTO ARAMBULA	942 W FREY	STEPHENVILLE	TX	76401
R000061369	860 CLINTON	CARLSON NICHOLAS E & NANCY C LEFFEL CARLSON	860 N CLINTON	STEPHENVILLE	TX	76401
R000030305	756 STEPHEN	CONNALLY BRANDI NICOLE AND BREANN CONNALLY	PO BOX 31	COOLIDGE	TX	76635
R000033317	935 SHIRLEY	COUNCIL ALTON B & DIANA J	933 SHIRLEY	STEPHENVILLE	TX	76401
R000033315	933 SHIRLEY	COUNCIL ALTON BILLIE & DIANA JOHNST	933 W SHIRLEY	STEPHENVILLE	TX	76401-0000
R000030775	810 CLINTON	ENA PG, LLC - 810 CLINTON SERIES	6125 LUTHER LANE #257	DALLAS	TX	75225
R000033320	790 STEPHEN	H&H UNLIMITED LLC	849 N CLINTON	STEPHENVILLE	TX	76401
R000033323	863 CLINTON	HANGIN G LAND & CATTLE CO LLC	PO BOX 39	DUBLIN	TX	76446
R000030304	770 STEPHEN	HOOPER SCOTT & SHELLIE HOOPER	849 N CLINTON ST	STEPHENVILLE	TX	76401
R000033316	849 N CLINTON	HOOPER SCOTT & SHELLIE HOOPER	849 N CLINTON	STEPHENVILLE	TX	76401
R000033319	791 CLINTON	HORTON COMMERCIAL PROPERTIES, LLC	2445 NORTHWEST LOOP	STEPHENVILLE	TX	76401
R000033310	863 W SHIRLEY	JACKSON THOMAS L & WILMA	863 W SHIRLEY	STEPHENVILLE	TX	76401-3140
R000033325	923 SHIRLEY	KITCHENS JOEL	923 W SHIRLEY	STEPHENVILLE	TX	76401
R000030782	850 N CLINTON	LANDEROS LUIS A & SHANNEL J	850 CLINTON	STEPHENVILLE	TX	76401
R000030303	775 STEPHEN	LIDE AARON HENRY & HALYN BAUER LIDE	210 MAURICE LN	CHINA SPRING	TX	76633
R000030302	761 STEPHEN	LIDE AARON HENRY & HALYN BAUER LIDE	210 MAURICE LN	CHINA SPRING	TX	76633
R000033322	875 N CLINTON	MCEACHRAN GINA RENEE	875 N CLINTON	STEPHENVILLE	TX	76401
R000033312	909 SHIRLEY	RENFIELD LLC	115 N GRAHAM ST #202	STEPHENVILLE	TX	76401
R000030296	771 CLINTON	RENFIELD LLC	115 N GRAHAM ST #202	STEPHENVILLE	TX	76401
R000033324	924 FREY	RESENDIZ JONATHAN CHAINE & OTONIEL CHAINE	924 W FREY	STEPHENVILLE	TX	76401
R000030297	765 CLINTON	SALAZAR FIDEL	1076 VANDERBILT	STEPHENVILLE	TX	76401
R000030298	1067 CLINTON	STEPHENVILLE ISD	2655 W OVERHILL DR	STEPHENVILLE	TX	76401-0000
R000030840	1067 W JONES	STEPHENVILLE ISD	2655 W OVERHILL DR	STEPHENVILLE	TX	76401-0000
R000030788	882 CLINTON	SULT GREGORY R & KELLY M	882 N CLINTON	STEPHENVILLE	TX	76401-0000
R000033321	791 N STEPHEN	TACKETT BEN WILLIAM	791 N STEPHEN AVE	STEPHENVILLE	TX	76401
R000033282	749 STEPHEN	WEEMS SHELIA L (LIFE ESTATE)	749 N STEPHENS	STEPHENVILLE	TX	76401



LOT 1A
BLOCK 136
CITY ADDITION

LOT 13
10859 Sq.Ft.
0.249 Ac

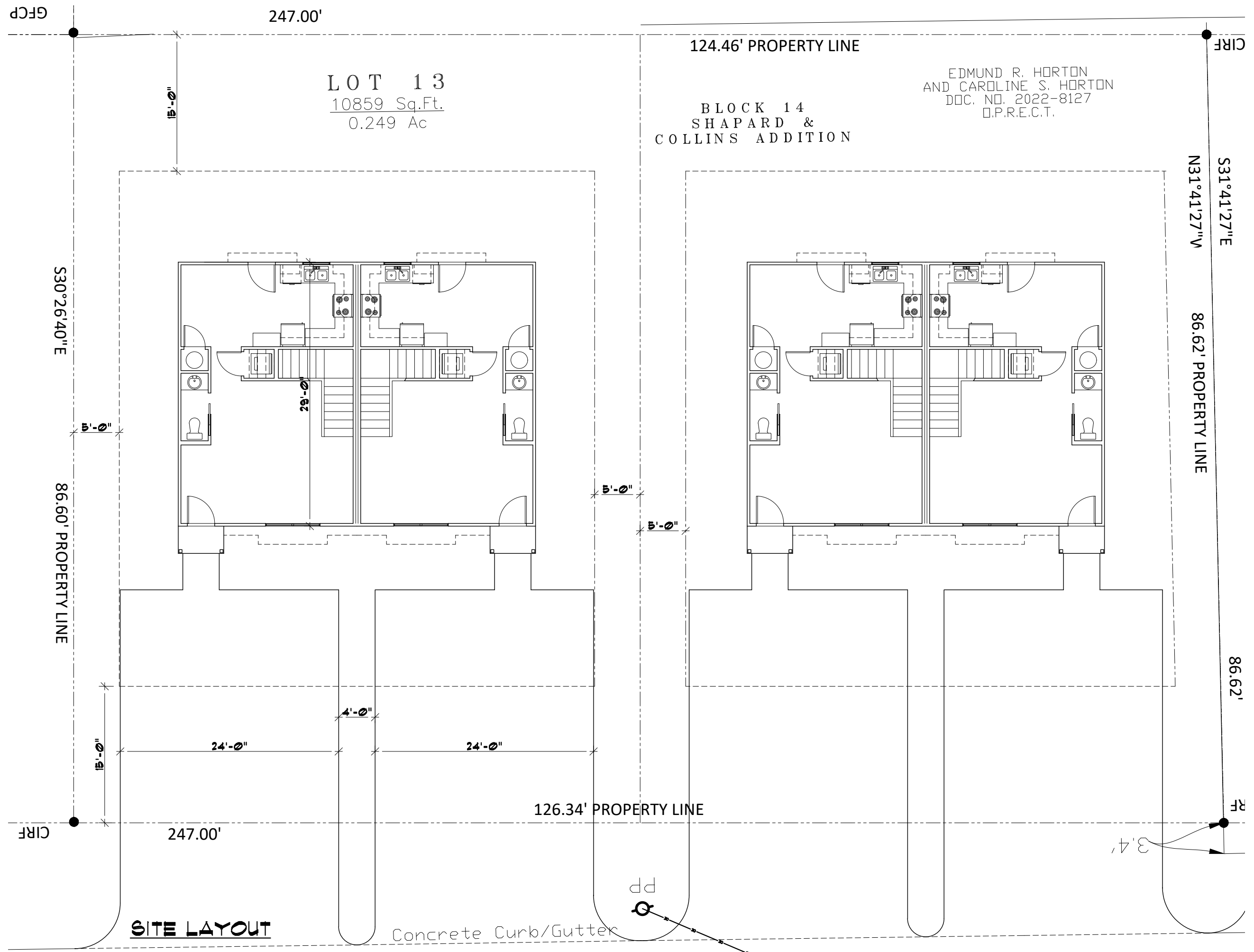
BLOCK 14
SHAPARD &
COLLINS ADDITION

EDMUND R. HORTON
AND CAROLINE S. HORTON
DOC. NO. 2022-8127
D.P.R.E.C.T.

LOT 12
10530 Sq.Ft.
0.242 Ac

N. CLINTON ST.

W. SHIRLEY ST.



STAFF REPORT



SUBJECT: Case No.: RZ2025-002

Applicant Shannon Hammon, representing Team S&K Enterprises, LLC., is requesting a Rezone for property located at 230 Tarleton, being Parcel R78009 of S2600 City Addition, Block 63, Lot 23 of the City of Stephenville, Erath County, Texas from (B-1), Neighborhood Business to (B-3) Central Business District.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

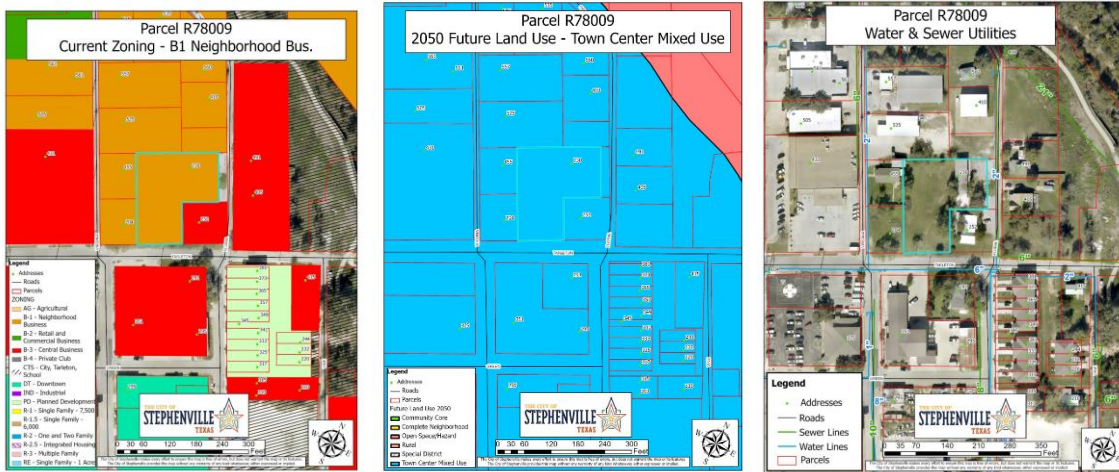
RECOMMENDATION:

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

BACKGROUND:

The applicant is requesting a rezone to allow for the highest and best use for future development. In 2023, an amended plat was submitted and approved. Also, in December 2023, the adjacent property, known as 252 E Tarleton, was recommended for rezoning from B-1 to B-3. The City Council subsequently approved the rezone of that property in 2024.

PROPERTY PROFILE:





Ave 1

FUTURE LAND USE

Town Center Mixed-Use

The Town Center Mixed-Use land use encourages a mix of uses including residential, purpose-built student housing, offices, retail, and recreational at higher densities. These areas are hubs for commerce, entertainment, education, and culture, with numerous offices, shops, restaurants, theaters, and art galleries.

Guiding Principles

Land Use: Land uses are characterized by mixed-use developments. Commercial is encouraged on ground floors that face major corridors. Purpose-built student housing that contributes to walkability is encouraged in the Town Center Mixed-Use category.

Build Form: Building height and mass should be compatible with adjacent buildings and development quality architecture and landscaping should be of a higher standard.

Mobility: New developments should create a well-connected network of streets, typically in a grid pattern, to support multiple modes of transportation and/or provide walkability via pedestrian paths and sidewalks.

Parking: Accommodated through on-street parking, shared parking, and structured parking, and away from primary pedestrian pathways. Individual surface lots for each parcel should not be required.

Amenities: New developments should provide amenities such as parks, plazas, open spaces, and other place-making elements or ensure access to existing amenities.

\$7,000 per acre - Targeted property tax revenue per acre is high. City infrastructure spending should be directed to Town Centers to help attract new developments to these locally productive areas.

D3

130 | Southville 2020

Sec. 154.06.3. Central business district (B-3).

6.3.A Description. The Central Business District is intended to encourage the redevelopment of the downtown business area, which includes the historic courthouse, all types of offices, retail business and residences. The varying land uses included in the Central Business District are compatible with existing uses to preserve the integrity of the Central Business District and deter urban deterioration. This district also facilitates the maintenance of the area and provides for the vibrant interaction between retail, service, residential and citizens citywide.

6.3.B Permitted Uses.

- (1) Accessory building to main use;
- (2) Antique shop/art gallery—sales in building;
- (3) Auto parking lot or building (commercial);
- (4) Bakery—Retail;
- (5) Banks or other financial institutions;
- (6) Bed and breakfast/boarding house;
- (7) Bicycle sales and rental;
- (8) Church, temple or mosque;
- (9) Civic or community center;
- (10) Cleaning and pressing—small shop, pickup and delivery;
- (11) College or university;
- (12) Condominium;
- (13) Convenience/grocery store (without pumps);
- (14) Department store;
- (15) Drapery, needlework or weaving shop;
- (16) Farmers market;
- (17) Florist;
- (18) Fraternal organization, lodge or civic club;

- (19) Furniture or appliance store;
- (20) Handcraft shop;
- (21) Health club, weight and aerobic center;
- (22) Home occupation;
- (23) Hotels and motels;
- (24) Household appliance service and repair (no outside storage);
- (25) Kiosk;
- (26) Laboratory (medical);
- (27) Micro brewery;
- (28) Multi-family dwelling (five more units);
- (29) Municipal facilities/state facilities/federal facilities;
- (30) Office—professional and general administration;
- (31) Park, playground, public community recreation center;
- (32) Personal service shop (beauty/barber shop and the like);
- (33) Pet shop—small animals within building (no boarding);
- (34) Railroad or bus passenger station;
- (35) Registered family home (six + six children);
- (36) Restaurant or cafeteria—without drive-in service;
- (37) Restaurant with alcoholic beverage service;
- (38) Retail shops;
- (39) Retirement housing complex;
- (40) Sale of alcohol as licensed by the Texas Alcoholic Beverage Commission;
- (41) Schools—private/parochial;
- (42) Schools—public;
- (43) Single family dwelling;
- (44) Studio for photographer, musician, artist and the like;
- (45) Studio for radio and television;
- (46) Tattoo parlor/body piercing studio;
- (47) Theater—indoor;
- (48) Townhouse; and
- (49) Two-four family dwelling.

6.3.C Conditional Uses (Special Use Permit required).

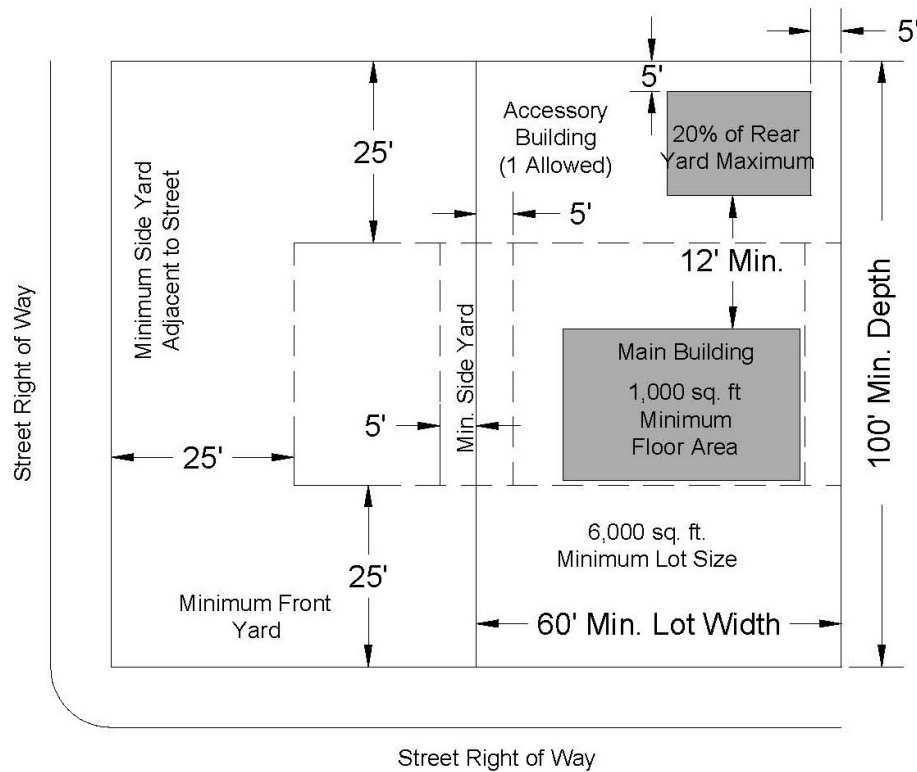
- (1) Assisted living center;
- (2) Auto parts sales;
- (3) Automobile service station and car care center;
- (4) Clinic;
- (5) Day care center (12 or more children);
- (6) Hospital—general acute care (human);
- (7) Printing;

- (8) Plumbing shop;
- (9) Scientific and research laboratories;
- (10) Storage, sale or repair of furniture and appliances (inside building);
- (11) Tobacco shop;
- (12) Tool and equipment rental shop; and
- (13) Trade and commercial schools.

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

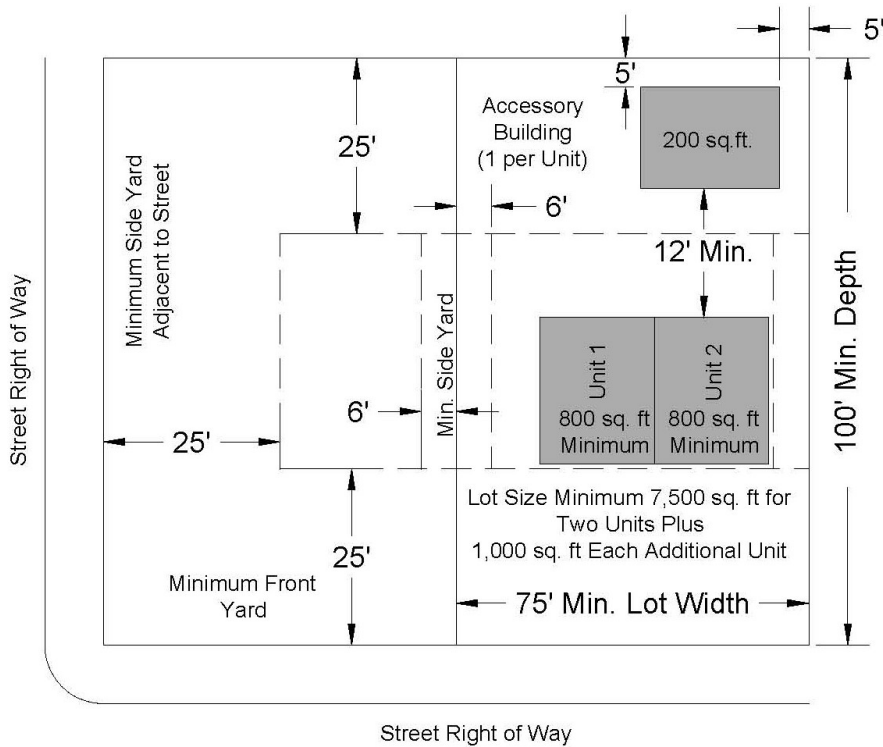
(A) *Single family dwelling.*

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



(B) *Two-four family dwelling.*

- (1) Minimum lot area: 7,500 ft for two dwelling units, plus 1,000 ft 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: 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 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.

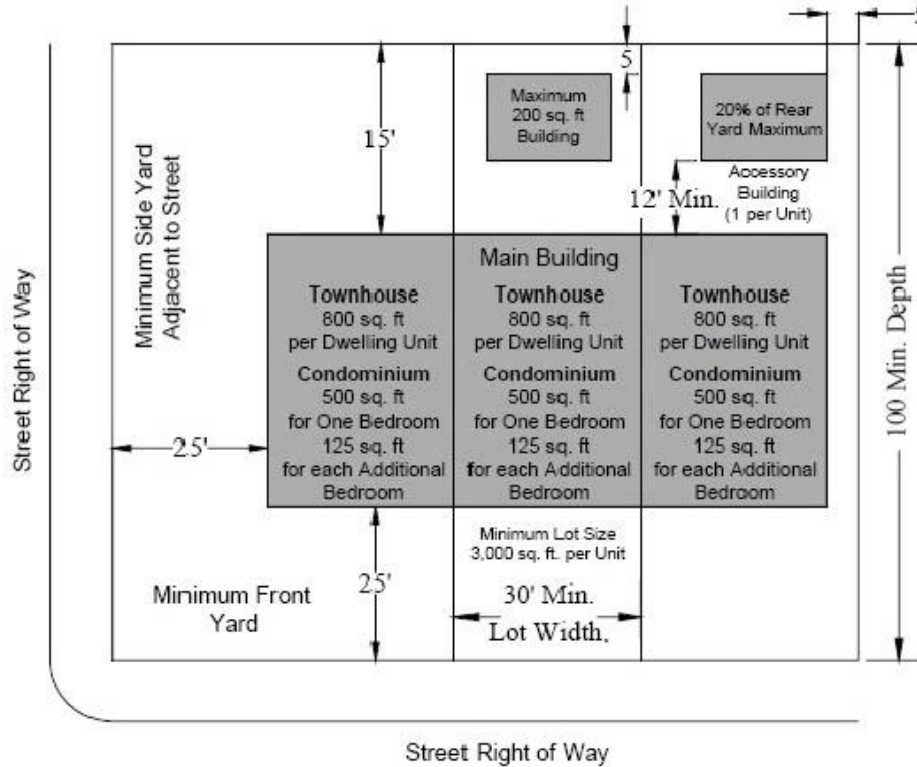


(C) *Townhouse/Condominium.*

- (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: 25 feet.
- (5) Minimum width of rear setback: 15 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 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.

Townhouse/Condominium

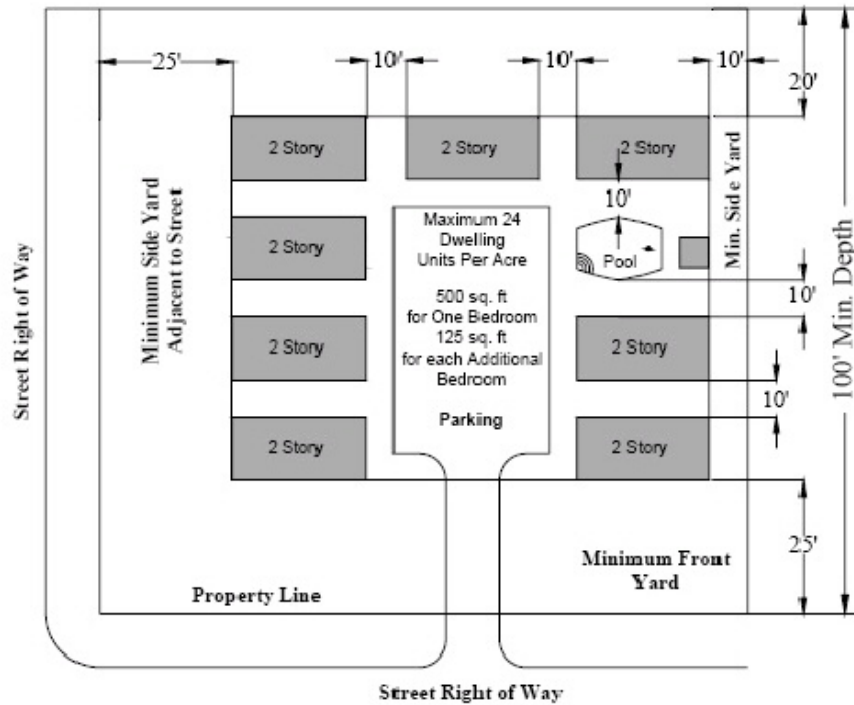


(D) Multiple family dwellings.

- (1) Minimum lot area: maximum density of 24 dwelling units per acre, which includes parking, access and all other area improvements.
- (2) Minimum lot depth: 100 feet.
- (3) Minimum depth of front setback: 25 feet.
- (4) Minimum depth of rear setback: 20 feet.
- (5) Minimum width of side setback:
 - (a) Internal lot: ten feet.
 - (b) Corner lot: 25 feet from intersecting side street.
- (6) Building size: Minimum area of each dwelling unit: 500 ft² for one bedroom or less plus 125 ft² of floor area for each additional bedroom.
- (7) Maximum height of structures: 35 feet.
- (8) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

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

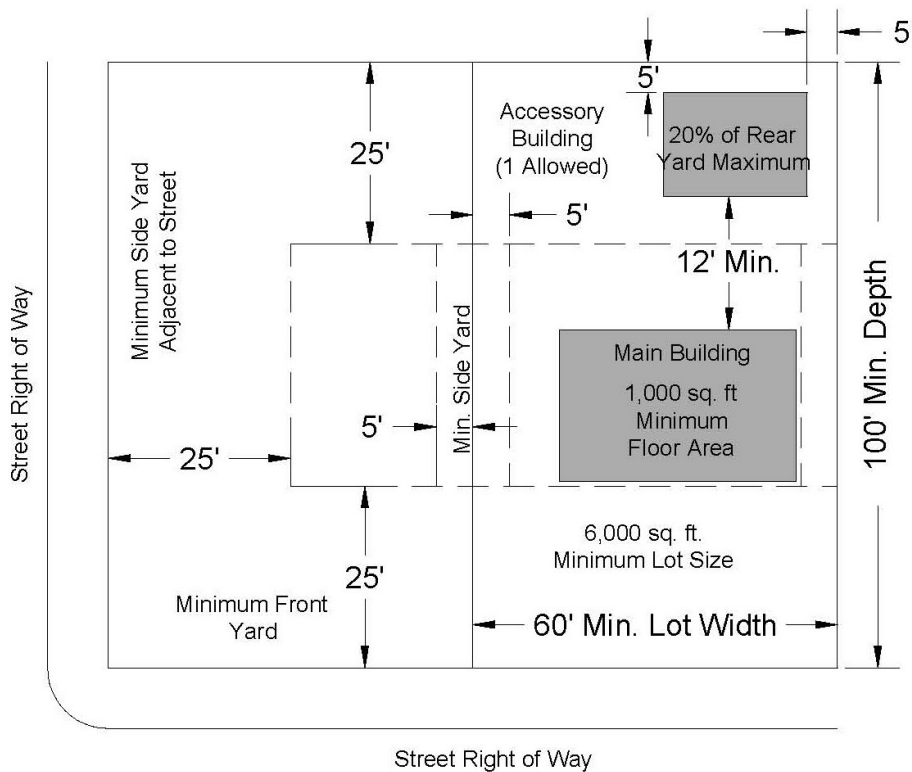
Multiple-Family Dwelling



Note: Building size for a multiple family dwellings shall have a minimum area for efficiency or one bedroom unit at 350 feet squared. All other dwelling units shall have a minimum of 800 feet squared.

(E) *All other uses.*

- (1) Maximum density: There is no maximum density requirement.
- (2) Minimum lot area: There is no minimum area requirement.
- (3) Minimum lot width: There is no minimum width requirement.
- (4) Minimum lot depth: There is no minimum depth requirement.
- (5) Minimum depth of front setback: There is no front setback requirement.
- (6) Minimum depth of rear setback: There is no minimum rear setback requirement unless the lot abuts upon a Residential District, then a minimum ten feet is required.
- (7) Minimum width of side setback:
 - (a) Internal lot: There is no minimum side setback requirement unless the lot abuts upon a Residential District, then a minimum five feet is required.
 - (b) Corner lot: There is no setback requirement.
- (8) Building Size: there are no minimum size regulations.
- (9) Maximum height of structures: No building shall exceed 75 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.



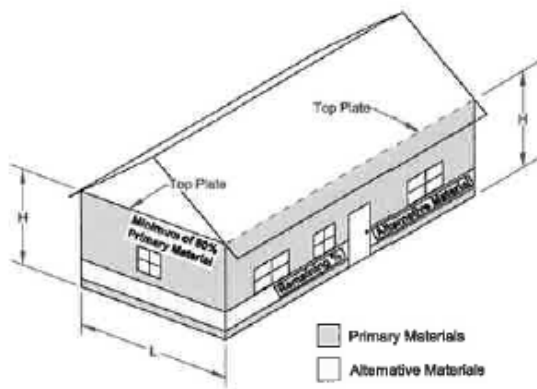
Note: No rear or side yard except when the lot abuts upon a Residential District, then the minimum setback for rear yard is ten feet and side yard is five feet.

6.3.E Parking Regulations.

- (1) A Single-Family, B-3 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 Section 11 the Parking Regulations of this ordinance.
- (2) A Two-Four-Family, B-3 District lot shall provide a minimum of two vehicle parking spaces per dwelling unit and meet all the pertinent requirements contained in Section 11 the Parking Regulations of this ordinance.
- (3) A Townhouse/Condominium, B-3 District lot shall provide a minimum of two vehicle parking spaces per dwelling unit and meet all the pertinent requirements contained in Section 11 the Parking Regulations of this ordinance.
- (4) A Multiple Family, B-3 District lot shall provide a minimum of two vehicle parking spaces per dwelling unit and meet all the pertinent requirements contained in Section 11 the Parking Regulations of this ordinance.
- (5) All uses permitted in the B-3 District: See Section 11 for Parking Regulations.

6.3.F Type of Construction.

- (1) The exterior walls of all new dwellings to the top plate, shall be constructed of at least 80% of the total exterior walls of primary materials, excluding doors, windows, and porches. See Section 10.E(1): Exterior Building Material Standard—Primary Materials.
- (2) Any remaining exterior walls of all new dwellings shall construct the remaining exterior walls of alternative materials. See Section 10.E(2): Exterior Building Material Standard—Alternative Materials.
- (3) 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.
- (4) Existing dwellings expanding the total square footage of the building more than 50%, or proposing to use a material inconsistent with the primary structure for any expansion, must meet the 80% minimum primary materials, Section 10.E(1): Exterior Building Material Standard, for the total exterior walls of the structure.



NEW CONSTRUCTION

Total Exterior Wall shall equal, 80% of Primary Materials. Any remaining percentage shall be constructed of Alternative 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 80% Primary Materials and any remaining percentage shall be constructed of Alternative Materials.
3. Windows and Doors are excluded.

6.3.G Sign Regulation. See Section 12 for Sign Regulations.

6.3.H Exceptions to Use, Height and Area Regulations. See Section 10.

6.3.I Garbage Regulations. Central Business District businesses will provide a serviceable area specifically for refuse collection designed for refuse canisters. Each designated canister area will be nine feet wide and eight feet deep (72 square feet), with a cement slab base. If the location of the cement slab is adjacent to a residential district, the slab must be at least five feet from the property line. The refuse area will be enclosed on three sides by a privacy fence. Approach areas will meet the requirements of Subsection 6.3.J.

6.3.J Loading and Unloading Regulations. All loading, unloading and maneuvering of vehicles connected with the activity must be on the premises and will not be permitted in any street. Loading and unloading areas must be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced.

(Am. Ord. 2007-24, passed 12-4-2007; Am. Ord. 2008-13, passed 7-1-2008; Am. Ord. 2009-23, passed 12-1-2009; Am. Ord. 2011-26, passed 12-6-2011; Am. Ord. No. 2018-O-25 , § 1, 8-7-2018; Ord. No. 2021-O-17 , §§ 1, 4, passed 6-1-2021; Ord. No. 2021-O-32 , § 1, passed 8-3-2021)

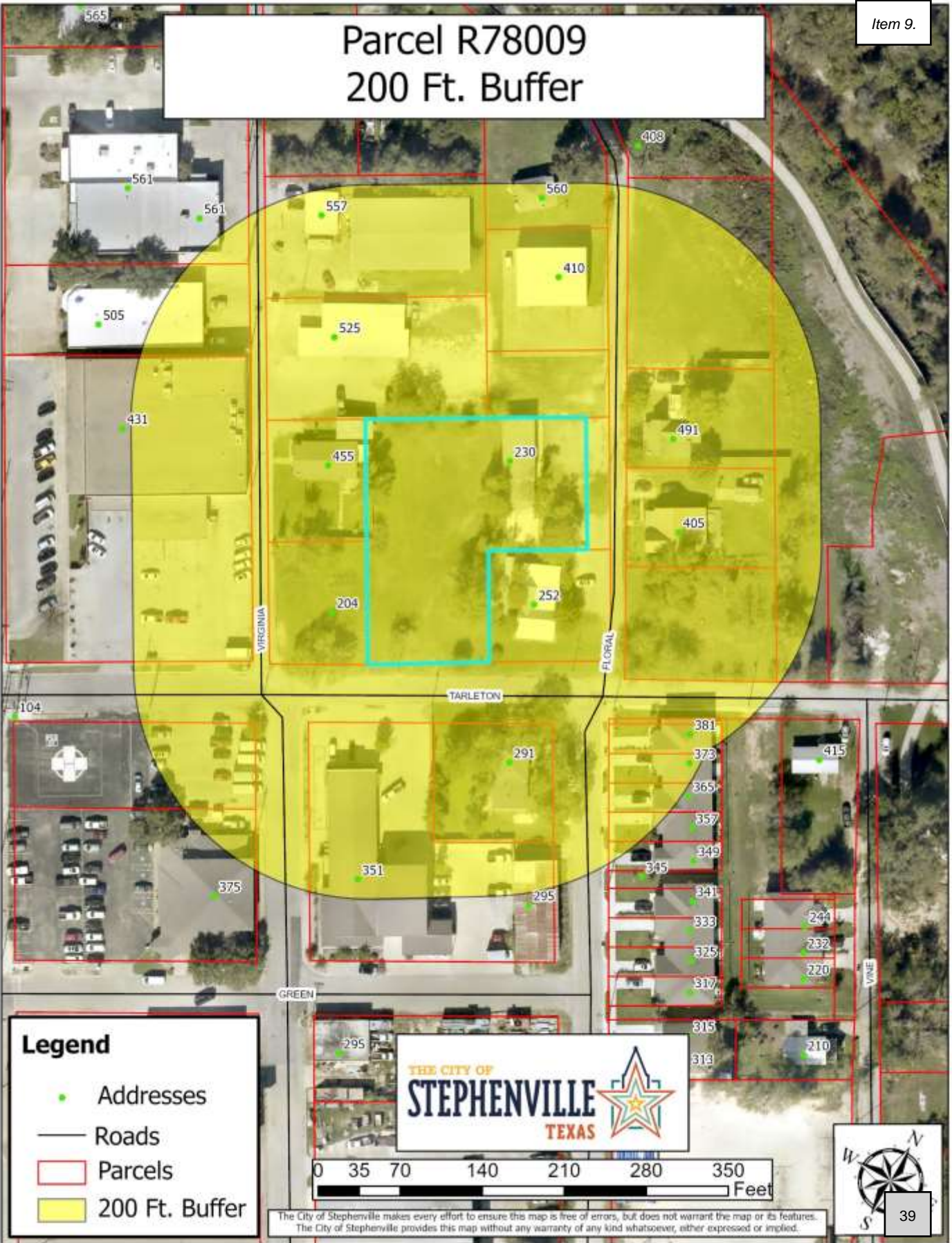
FACTORS TO CONSIDER:

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

ALTERNATIVES:

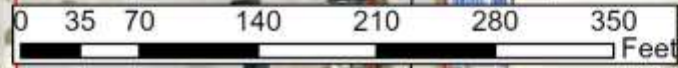
- 1) Recommend the City Council approve the rezoning request.
- 2) Recommend the City Council deny the rezoning request.

Parcel R78009 200 Ft. Buffer



Legend

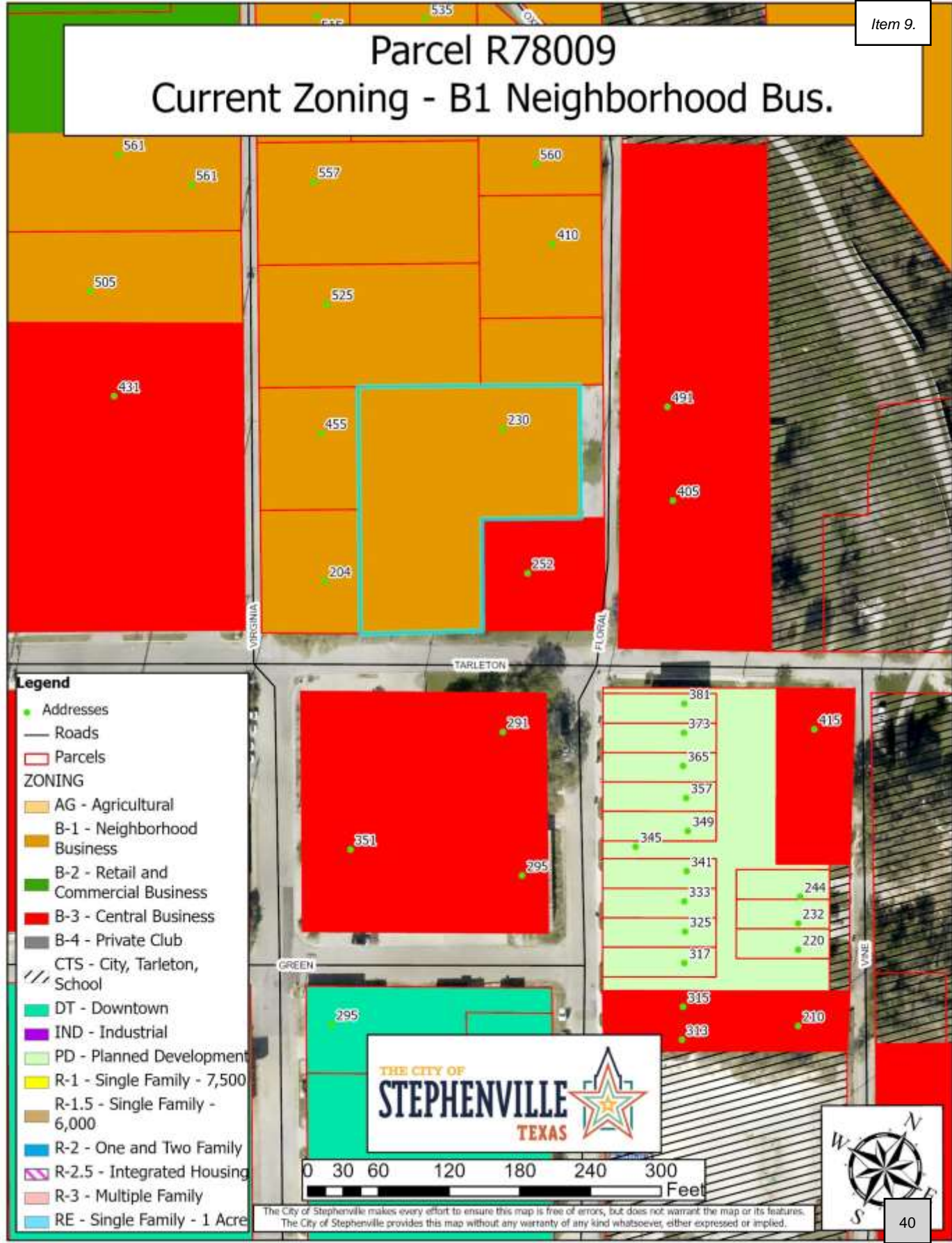
- Addresses
- Roads
- ▭ Parcels
- ▭ 200 Ft. Buffer



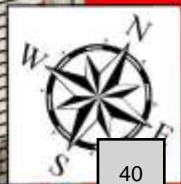
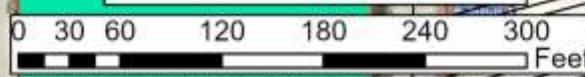
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.



Parcel R78009 Current Zoning - B1 Neighborhood Bus.

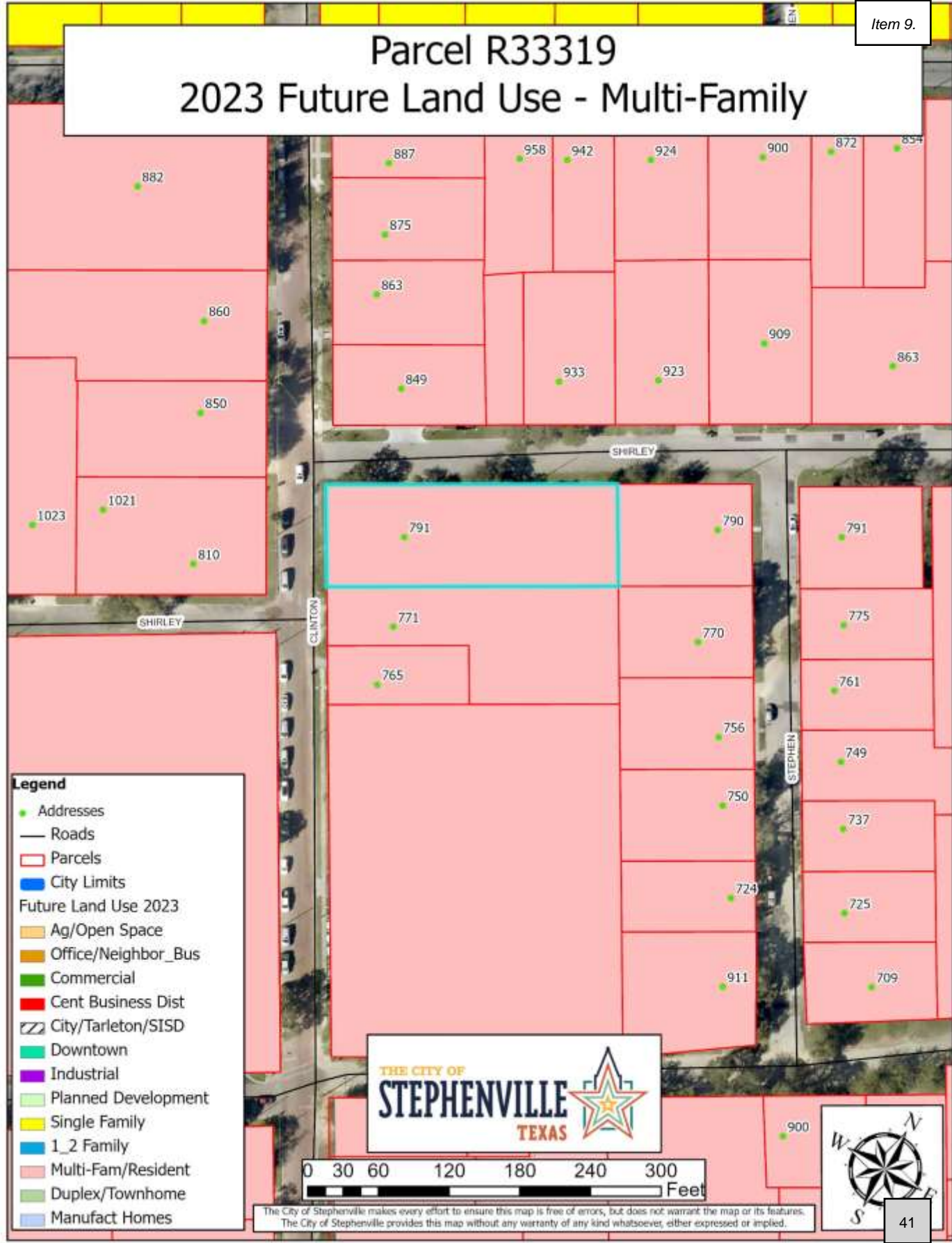


- Legend**
- Addresses
 - Roads
 - ▭ Parcels
- ZONING**
- AG - Agricultural
 - B-1 - Neighborhood Business
 - B-2 - Retail and Commercial Business
 - B-3 - Central Business
 - B-4 - Private Club
 - CTS - City, Tarleton, School
 - DT - Downtown
 - IND - Industrial
 - PD - Planned Development
 - R-1 - 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

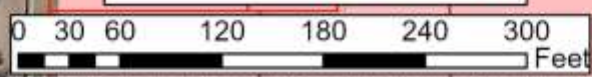


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Parcel R33319 2023 Future Land Use - Multi-Family



- Legend**
- Addresses
 - Roads
 - ▭ Parcels
 - ▭ City Limits
 - Future Land Use 2023
 - ▭ 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 R78009 2050 Future Land Use - Town Center Mixed Use

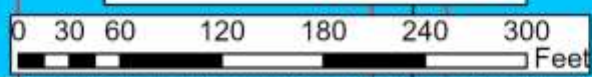


Legend

- Addresses
- Roads
- ▭ Parcels

Future Land Use 2050

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



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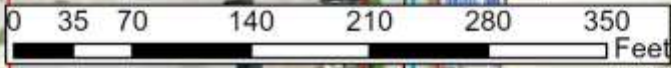


Parcel R78009 Water & Sewer Utilities



Legend

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



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Parcel ID R78009

200 Ft Buffer

Item 9.

Address

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000029599	560 N FLORAL	BARRERA ROBERTO ARAMBULA	942 W FREY	STEPHENVILLE	TX	76401
R000029523	0 E TARLETON	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401
R000029520	405 N FLORAL	EDWARDS DOROTHY JEAN	405 N FLORAL	STEPHENVILLE	TX	76401
R000029588	561 N GRAHAM	EVANS WILLIAM R & NANETTE V	112 BEACH DR	STEPHENVILLE	TX	76401-0000
R000076796	373 FLORAL	FLANAGAN NICHOLAS P & BROOKE D MACCONNELL ORNELAS	4723 RUIZ ST	AUSTIN	TX	78723
R000029525	491 N FLORAL	FORNES KASON LYNN & CHESSNEY M BROOKS	2915 W WASHINGTON	STEPHENVILLE	TX	76401
R000029601	0 N FLORAL	GLASGOW DEANNA	1400 PECAN HILL RD.	STEPHENVILLE	TX	76401
R000029600	410 N FLORAL	GLASGOW DEANNA	1400 PECAN HILL RD.	STEPHENVILLE	TX	76401
R000029526	406 FLORAL	GLASGOW DEANNA	1400 PECAN HILL RD.	STEPHENVILLE	TX	76401
R000029589	505 N GRAHAM	GLASGOW DEANNA	1400 PECAN HILL RD.	STEPHENVILLE	TX	76401
R000029594	525 N VIRGINIA	GLASGOW DEANNA	1400 PECAN HILL RD.	STEPHENVILLE	TX	76401
R000062622	375 N GRAHAM	GRAHAM ST CHURCH OF CHRIST CORP	PO BOX 6	STEPHENVILLE	TX	76401-0000
R000029592	204 TARLETON	GRAHAM STREET CHURCH OF CHRIST CORP	515 SPRING MEADOW ST	STEPHENVILLE	TX	76401
R000029602	252 E TARLETON	HAMMON KIMBERLY & SHANNON HAMMON	PO BOX 1132	STEPHENVILLE	TX	76401
R000029325	652 N GRAHAM	HARRIS METHODIST - STEPHENVILLE	612 E LAMAR, 6TH FLOOR	ARLINGTON	TX	76011
R000029595	557 N VIRGINIA	HARRIS METHODIST ERATH COUNTY	612 E LAMAR, 6TH FLOOR	ARLINGTON	TX	76011
R000076793	349 FLORAL	HORWATH TIMOTHY R & MELANIE A HORWATH LIVING TRUST	PO BOX 651	STEPHENVILLE	TX	76401
R000029521	406 TARLETON	HUDSON TOMMY MR & MRS	1001 E WASHINGTON 20A	STEPHENVILLE	TX	76401-0000
R000029528	345 FLORAL	LK CAPITAL INVESTMENTS LLC	159 SOUTH GRAHAM	STEPHENVILLE	TX	76401
R000076795	365 FLORAL	PATEL AJAY C & KAREN G PATEL REV LIVING TRUST	7404 KIMBLE CT	MONTGOMERY	TX	77316
R000029591	455 VIRGINIA	SHIPP LEE D	306 PR881	STEPHENVILLE	TX	76401-9318
R000076794	357 FLORAL	SOUTHWESTERN RESIDENTIAL III 2024, LLC	105 EAST RD	STEPHENVILLE	TX	76401
R000078009	230 E TARLETON	TEAM S&K ENTERPRISES, LLC	PO BOX 1132	STEPHENVILLE	TX	76401
R000029590	431 N GRAHAM	U S POSTAL SERVICE	P.O. BOX 667180	DALLAS	TX	75266-7180
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

OWNERS CERTIFICATE

Now therefore know all men by these presents:

That, Kimberly Hammon, owner, does hereby adopt this plat designating the herein described property as LOT 23, BLOCK 63 of the City of Stephenville, Erath County, Texas. The easements shown thereon are hereby reserved for the purposes as indicated. No buildings, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, on, or across the easements shown. Said easements being hereby reserved for the mutual use and enjoyment of all public utilities using or desiring to use the same. Any, and all public utility shall have the right to remove or keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way encumber or interfere with the construction, maintenance, 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, repairing, maintaining, respective systems without the necessity at any time of procuring the permission of anyone.

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

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

Witness my hand, This the 14th day of November 2023

Kimberly Hammon
Authorized Signature of Owner

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 Kimberly Hammon, 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 14th day of November 2023.



Kelsey Goates
Signature
2/13/2024
My Commission Expires On

STATE OF TEXAS \$ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF ERATH \$

I, Gwinda Jones, Clerk of the County Court of Erath County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record and duly recorded in my office this the 14th day of November 2023 at 9:15 o'clock A.M. in the Official Public Records of Erath County in Document No. 2023-6533 Cabinet B Slide 353A

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



BY: Gwinda Jones
GWINDA JONES
Clerk of County Court of Erath County, Texas

BY: Charlotte White
Deputy

ADDRESS: 404 NORTH FLORAL AVENUE & 210 TARLETON STREET STEPHENVILLE, TX 76401

NOTE: THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD ZONE) ACCORDING TO F.L.R.M. PANEL: 845304306; EFFECTIVE NOVEMBER 16, 2011

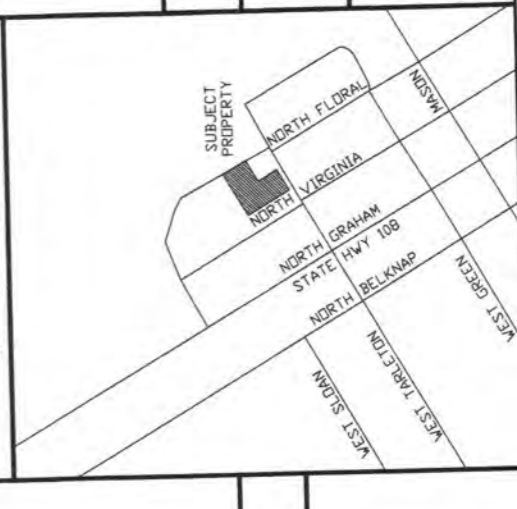
BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES
NOTE: FUTURE NEW CONSTRUCTION MAY BE IN COMPLIANCE WITH RIGHT-OF-WAY DEDICATION AND SETBACK REQUIREMENTS

CURRENT ZONING: B-1 - NEIGHBORHOOD BUSINESS DISTRICT



VICINITY MAP (NOT TO SCALE)



OWNER/DEVELOPER

Kimberly B. Hammon
P.O. Box 1132
Stephenville, TX 76401

SURVEYOR

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

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 on NOVEMBER 2, 2023.

Matthew K. Price
Matthew K. Price, R.P.L.S. No. 6284
16510.CRD
JN231186

11/16/2023
Date of Approval

11/16/2023
Date

EAST TARLETON STREET (PAVED) (50' R.O.W.)

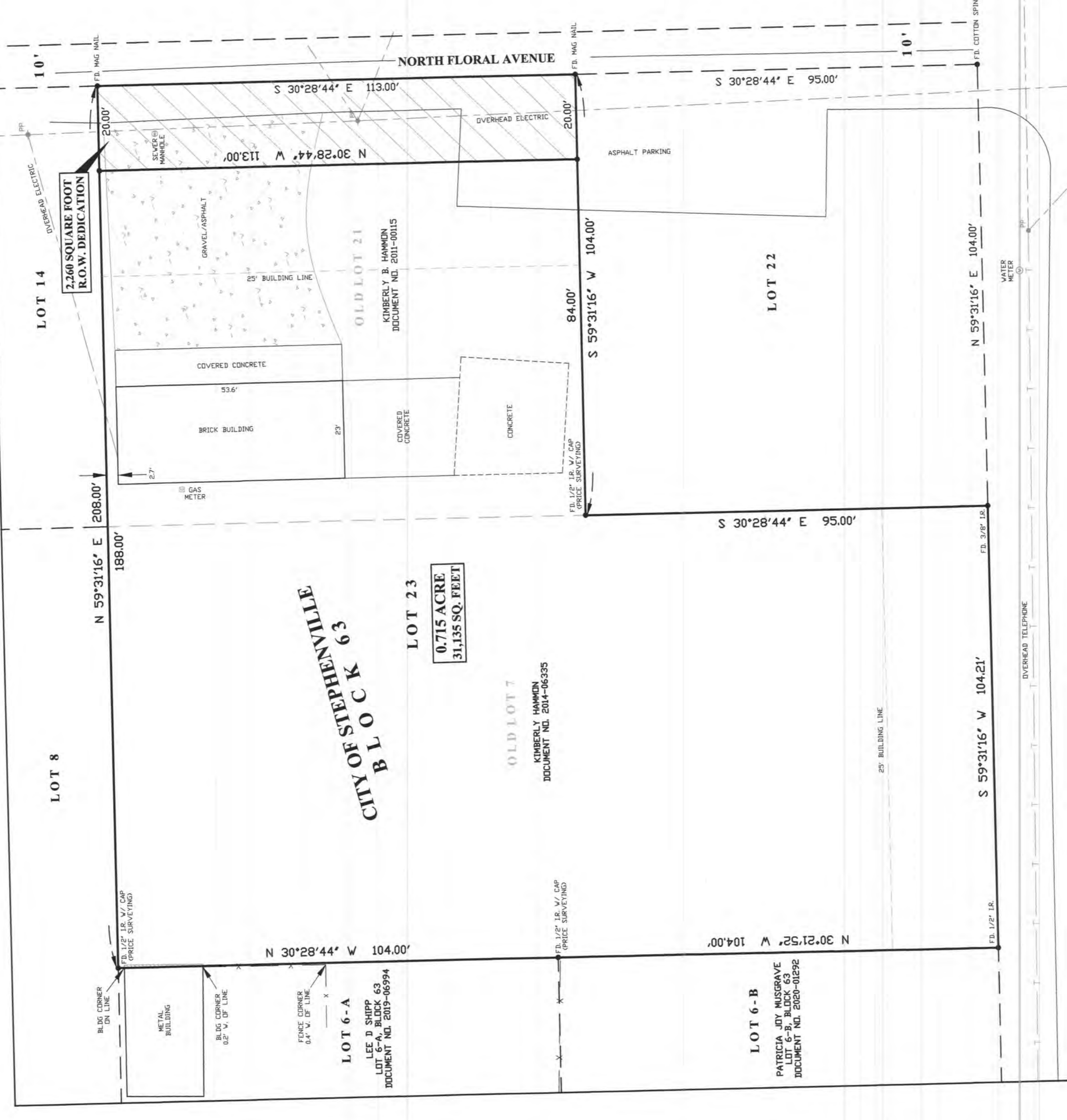
CITY OF STEPHENVILLE
ERATH COUNTY, TEXAS

Director of Development Services

J. Hill



Attest: Gwinda Jones
City Secretary



BLOCK 55

CITY OF STEPHENVILLE

STAFF REPORT



SUBJECT: Case No.: SW2025-001

Applicant Zane Cole is requesting a waiver from Section 155.6.11 relating to sidewalk requirements for property located at 185 W Park ST, being Parcel R31466 of S3500 Frey First Addition, Block35, Lot 7 and 8.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

To consider a sidewalk waiver request and provide a recommendation to the City Council.

BACKGROUND:

This property was recently rezoned to R-2.5 and the parcel was subdivided to allow for the construction of a single-family home. Because the property was recently replatted, the request must be reviewed by the Planning and Zoning Commission and City Council.

A full or partial waiver may be recommended. Alternatively, the Commission may recommend denial.



SUBDIVISION ORDINANCE/SIDEWALKS

Sec. 155.6.11. - Sidewalks.

- A. *Sidewalks and Pedestrian ways are required as a part of Subdivision Plat approval to help the City achieve the following:*
1. Promote the mobility, health, safety, and welfare of residents, property owners, and visitors to the City and to implement objectives and strategies of the Comprehensive Plan,
 2. Improve the safety of walking by providing separation from motorized transportation and improving travel surfaces for pedestrians,

3. Improve public welfare by providing an alternate means of access to transportation and social interaction, especially for children, other citizens without personal vehicles, or those with disabilities, and
4. Facilitate walking as a means of physical activity recognized as an important provider of health benefits.

B. *Sidewalk Location and Design.*

1. Sidewalks shall be constructed for both sides of all streets within the Subdivision.
2. Sidewalks shall be constructed along all lots adjoining dedicated streets, along Major Arterial/Thoroughfare Streets where lots do not adjoin the street, across power line easements and in other areas where pedestrian walkways are necessary.
3. Routing to clear poles, trees or other obstacles shall be subject to City Administrator approval.
4. The Plat or Construction Plans shall show the location of all proposed sidewalks and shall state at what stage of the project they will be constructed.
5. All sidewalks shall conform to Federal Americans with Disabilities Act (ADA) requirements and barrier-free ramps should be provided for access to the street.

C. *Sidewalk General Construction.*

1. Sidewalks shall be constructed by Class "A" concrete and shall have a width of not less than five (5) feet and a minimum thickness of four (4) inches.
2. Sidewalks along Major Arterial/Thoroughfare Streets shall be no less than six feet (6') in width.
3. Sidewalks adjacent to screening and retaining walls shall be five (5) feet in width and shall abut the wall, eliminating the landscape area found along the wall, thereby reducing maintenance.
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Sec. 155.7.01. Petition for subdivision waiver.

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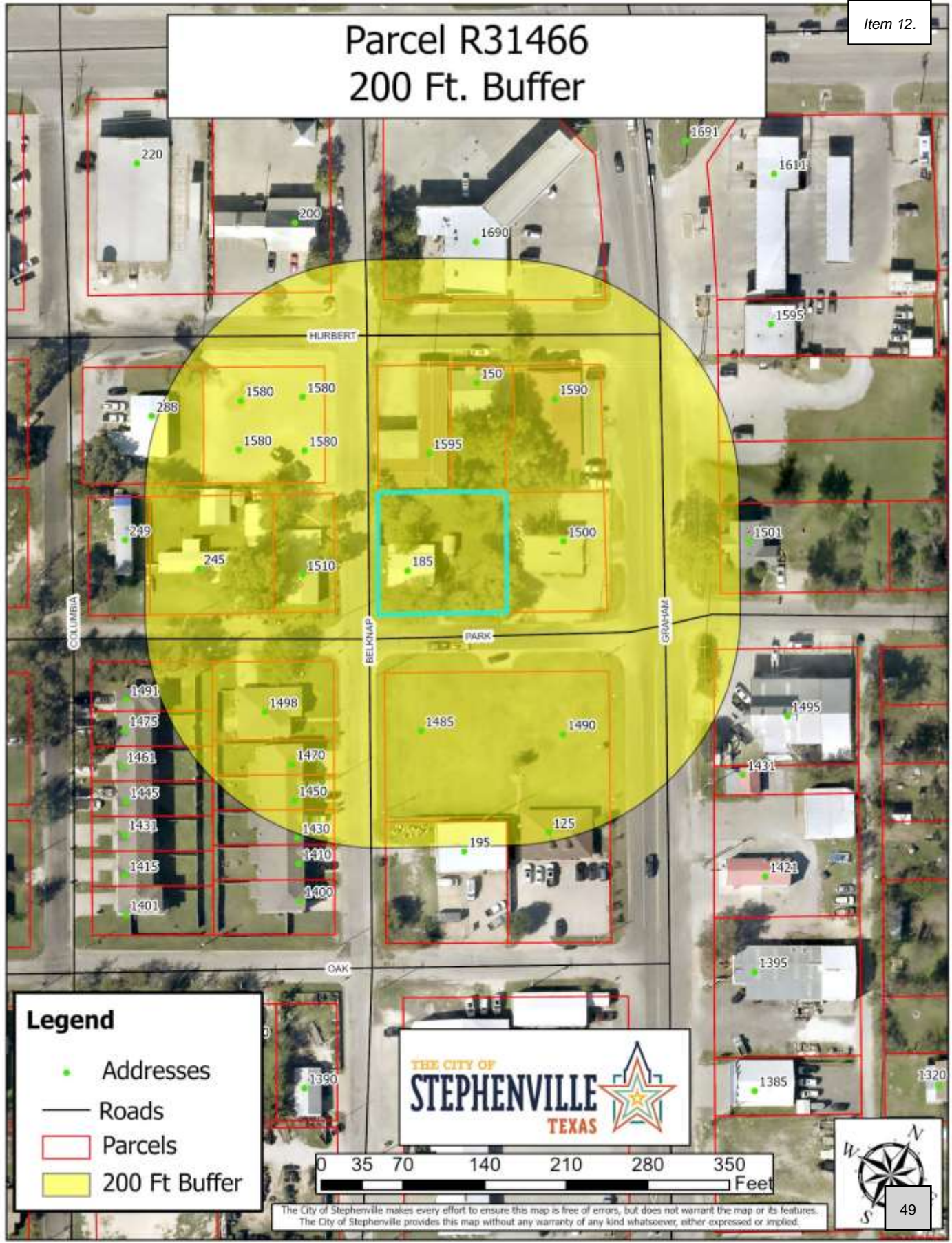
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ALTERNATIVES

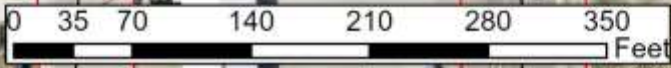
- 1) Recommend the City Council approve a full or partial waiver.
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Parcel R31466 200 Ft. Buffer



Legend

- Addresses
- Roads
- ▭ Parcels
- 200 Ft Buffer

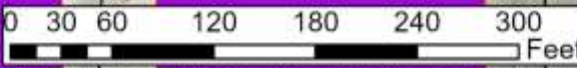


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Parcel R31466 Current Zoning - R2.5 Integrated Housing



- Legend**
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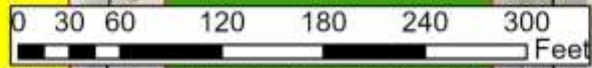
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Parcel R31466 2023 Future Land Use - Commercial



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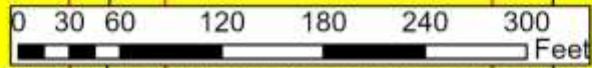
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Parcel R31466 2050 Future Land Use - Complete Neighborhood



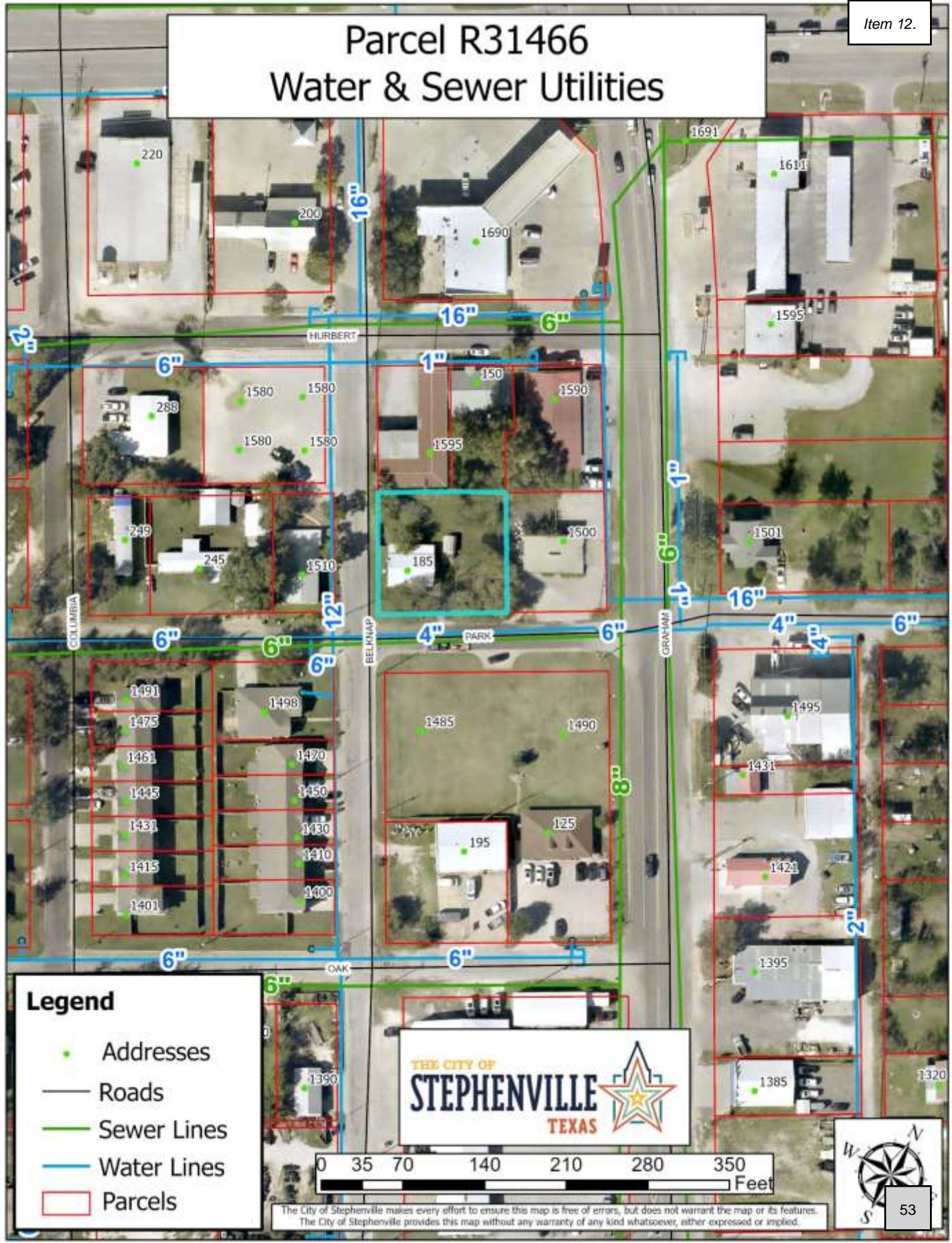
Legend

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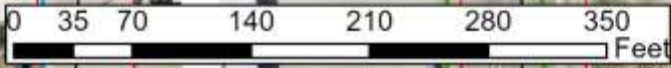
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Parcel R31466 Water & Sewer Utilities



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200 Ft Buffer

Address

Item 12.

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STAFF REPORT



SUBJECT: Case No.: CG2025-001

Applicant Zane Cole is requesting a waiver from Section 155.6.04 relating to curb and gutter requirements for property located at 185 W Park ST, being Parcel R31466 of S3500 Frey First Addition, Block35, Lot 7 and 8.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

To consider a curb and gutter waiver request and provide a recommendation to the City Council.

BACKGROUND:

This property was recently rezoned to R-2.5 and the parcel was subdivided to allow for the construction of a single-family home. Because the property was recently replatted, the request must be reviewed by the Planning and Zoning Commission and City Council.

A full or partial waiver may be recommended. Alternatively, the Commission may recommend denial.



SUBDIVISION ORDINANCE/SIDEWALKS

Sec. 155.6.11. - Sidewalks.

A. *Sidewalks and Pedestrian ways are required as a part of Subdivision Plat approval to help the City achieve the following:*

1. Promote the mobility, health, safety, and welfare of residents, property owners, and visitors to the City and to implement objectives and strategies of the Comprehensive Plan,
2. Improve the safety of walking by providing separation from motorized transportation and improving travel surfaces for pedestrians,
3. Improve public welfare by providing an alternate means of access to transportation and social interaction, especially for children, other citizens without personal vehicles, or those with disabilities, and
4. Facilitate walking as a means of physical activity recognized as an important provider of health benefits.

B. Sidewalk Location and Design.

1. Sidewalks shall be constructed for both sides of all streets within the Subdivision.
2. Sidewalks shall be constructed along all lots adjoining dedicated streets, along Major Arterial/Thoroughfare Streets where lots do not adjoin the street, across power line easements and in other areas where pedestrian walkways are necessary.
3. Routing to clear poles, trees or other obstacles shall be subject to City Administrator approval.
4. The Plat or Construction Plans shall show the location of all proposed sidewalks and shall state at what stage of the project they will be constructed.
5. All sidewalks shall conform to Federal Americans with Disabilities Act (ADA) requirements and barrier-free ramps should be provided for access to the street.

C. Sidewalk General Construction.

1. Sidewalks shall be constructed by Class "A" concrete and shall have a width of not less than five (5) feet and a minimum thickness of four (4) inches.
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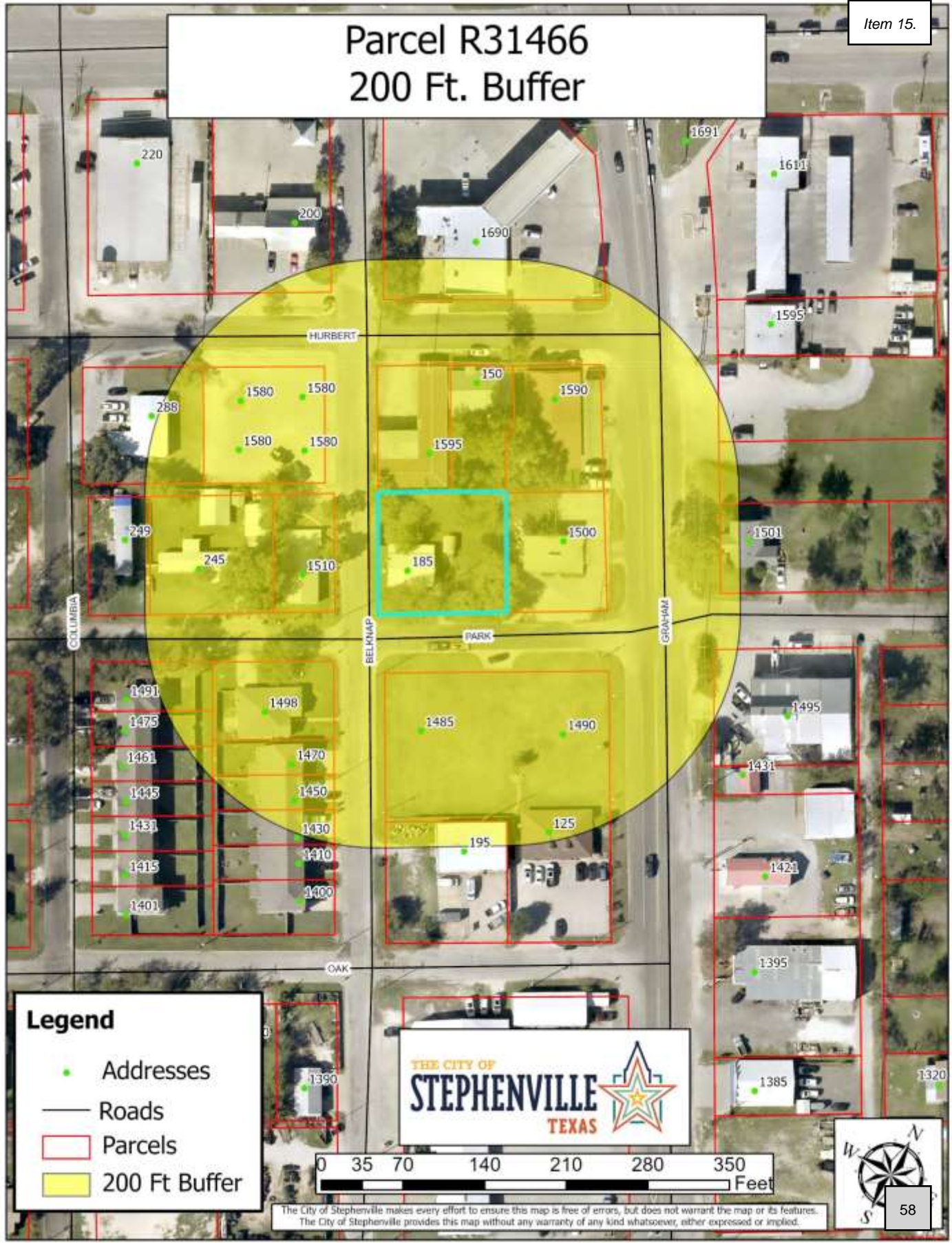
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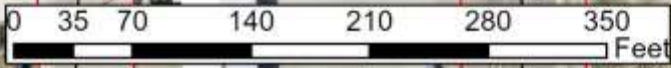
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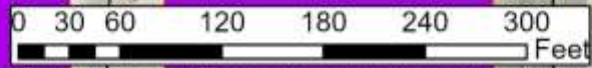


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Parcel R31466 Current Zoning - R2.5 Integrated Housing



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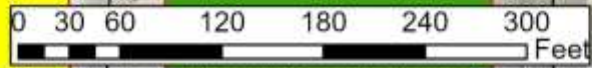
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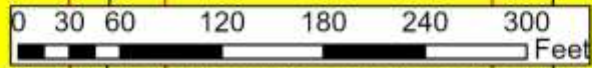
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Parcel R31466 2050 Future Land Use - Complete Neighborhood



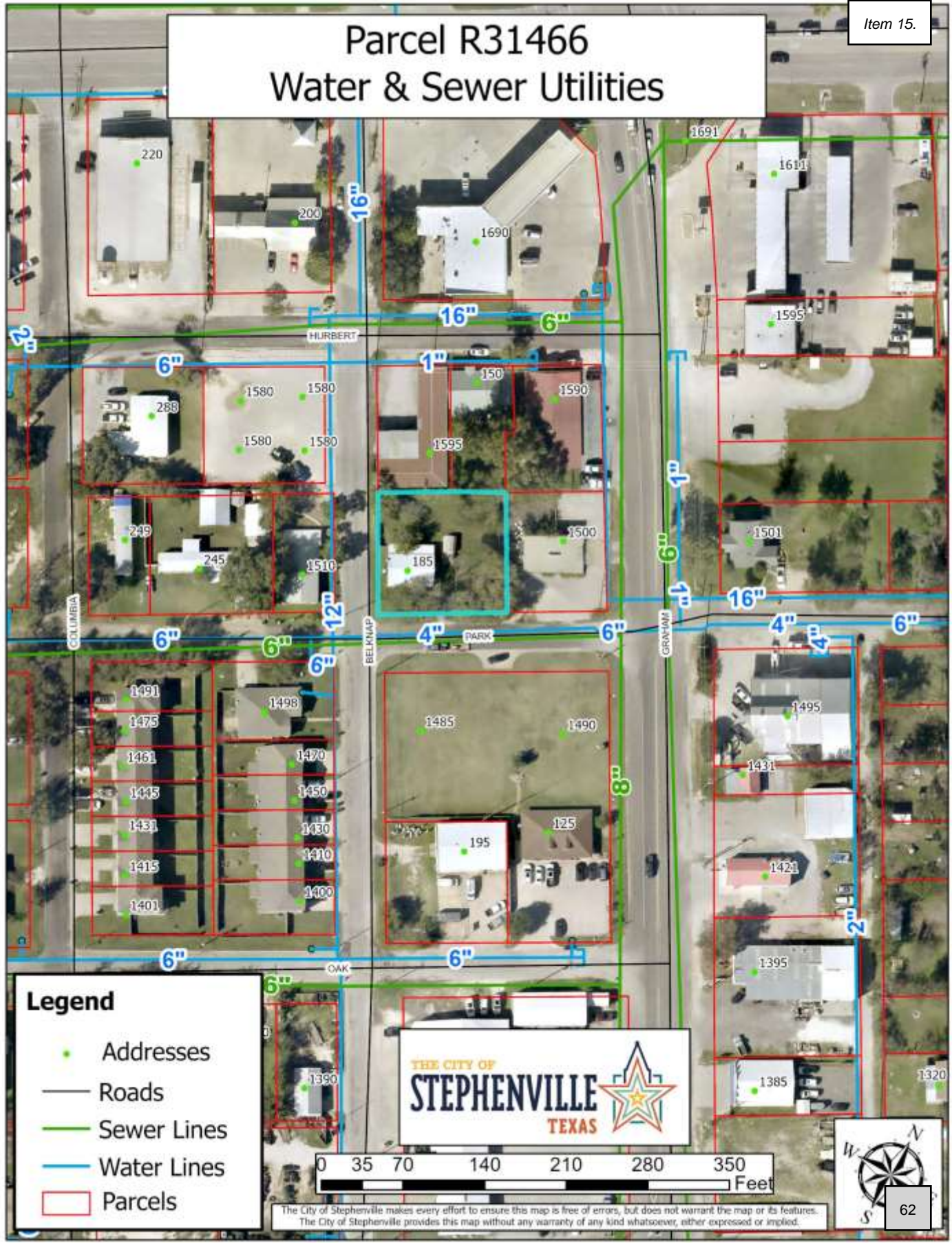
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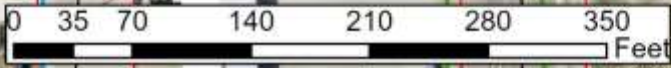
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