



## PLANNING AND ZONING COMMISSION MEETING

---

Virtual Meeting  
Wednesday, December 16, 2020 at 5:30 PM

---

### AGENDA

#### CALL TO ORDER

#### MINUTES

[Consider](#) approval of minutes for September 16, 2020.

[Consider](#) approval of minutes for the special meeting on October 5, 2020.

Consider approval of minutes for October 21, 2020.

#### PUBLIC HEARING

[1.](#) Case No.: RZ2020-012

Applicant Marc Pace is requesting a rezone of property located at 1601 Swan, Lot 7, and 8, Block 7, of the South Side Addition, to the City of Stephenville, Erath County, Texas, from (I) Industrial to (R-3) Multi-family.

[2.](#) Case No.: RZ2020-013

Applicant Marc Pace is requesting a rezone of properties located at 1600 W Swan, Part of Lot 5, Block 14, South Side Addition, to the City of Stephenville, Erath County, Texas, from (I) Industrial to (R-3) Multi-Family.

[3.](#) Case No.: RZ202-014

Applicant Phuong Huang is requesting a rezone of properties located at 1125 S Alexander, A0196 Dupuy John B, to the City of Stephenville, Erath County, Texas, from (R-1) Single Family to (R-3) Multi-Family.

[4.](#) Case No.: RZ2020-015

Applicant Gary Lloyd is requesting a rezone of properties located at 2612 Lingleville Rd., Lot 1, Block 1, Latour Addition to the City of Stephenville, Erath County, Texas, from (B-1) Neighborhood Business to (B-2) Retail and Commercial Business.

#### ADJOURN

*Notice is hereby given that members of the Planning and Zoning Commission may participate in this meeting via teleconference or videoconference as allowed by Governor's Order due to the COVID-19 pandemic. As allowed by this Order, a quorum may not be present in a physical location.*

*Pursuant to Section 418.108(g) of the Texas Government Code, a Declaration of Local Disaster issued on April 22, 2020, and in the interest of public health, the city has exercised its right to limit ingress and egress in public buildings. As such, the public will be allowed into city facilities to attend the meeting on a limited basis.*

*Those wishing to address the Planning and Zoning Commission may do so in person. Written correspondence may also be mailed to City Hall or emailed to Steve Killen, Director of Development Services, at [skillen@stephenvilletx.gov](mailto:skillen@stephenvilletx.gov). Written correspondence must be received by 3:00 p.m. on **Wednesday, December 16, 2020**. For alternate arrangements, please contact Steve at least 48 hours prior to the meeting.*

*The meeting is available for viewing via livestream on the City's Facebook Page (City of Stephenville – City Hall).*

*Notice is hereby given that members of the Planning and Zoning Commission will participate in this meeting via teleconference or videoconference as allowed by Governor's Order due to the COVID-19 pandemic. As allowed by this Order, a quorum will not be present in a physical location.*

*Those wishing to address the Planning and Zoning Commission may call in by dialing (346) 248-7799 or via the Zoom app using the following information:*

**Meeting ID: 933 0058 9131**

**Password: 559913**

*Persons wishing to address the Planning and Zoning Commission will be required to provide information relating to their identity prior to testimony.*

*Written correspondence may also be mailed to City Hall or emailed to Steve Killen, Director of Development Services, at [skillen@stephenvilletx.gov](mailto:skillen@stephenvilletx.gov). Written correspondence must be received by 3:00 p.m. on **Wednesday, December 16, 2020**.*

*The meeting is available for viewing via livestream on the City's Facebook Page (City of Stephenville – City Hall).*

*For more information on the teleconference technology, please visit:  
<https://zoom.us/j/93300589131?pwd=aTFqUU5ZQ3RmYTU1NVU4SIFqdVhscz09>*

***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.***



**MINUTES**  
**City of Stephenville**  
**Planning and Zoning Commission**  
 Wednesday, September 16, 2020 at 5:30 PM

---

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, September 16, 2020, at 5:30 PM, via teleconference or videoconference as allowed by Governor's Order due to the COVID-19 pandemic, for the purpose of a Regular Business Meeting, with the meeting being open to the public and notice of said meeting, giving the date date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas, Codes Annotated, with the following members present, to wit:

**COMMISSION PRESENT:** Place 1 - Metta Collier  
 Place 3 - Chair Lisa LaTouche  
 Place 4 - Cliff McCrury  
 Place 6 - Vice Chair Brian Lesley  
 Place 7 - Todd McEvoy  
 Alternate 1 - Bruce Delater

**COMMISSION ABSENT:** Alternate 2 - Steve Thomas  
 Place 2 - Justin Allison  
 Place 5 - Vance Wade

**OTHERS ATTENDING:** Harold Sandel, Building Official  
 Karen Wilkerson, Secretary

**I. CALL TO ORDER**

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

**II. CONSIDER APPROVAL OF MINUTES**

**Consider approval of Minutes for August 19, 2020.**

Bruce made a motion to approve the minutes with correction to the spelling of Brian's name. Metta seconds that motion. Motion carried unanimously.

**III. PUBLIC HEARING**

**PUBLIC HEARING: Case No.: SV2020-007**

**Applicant Matt Van Hatterm with Collier Consulting Inc., representing Lutheran Social Services, is requesting a Subdivision Waiver from Section 155.6.11 – Sidewalk Requirement to be constructed at 1010 S Graham, being Lot 2, Block 170, of the City Addition to the City of Stephenville, Erath County, Texas**

Harold Sandel, Building Official, presented Case No. SV2020-007 to the commissioners.

Lisa LaTouche opened the public hearing at 5:38 p.m.

**Those in favor of Case No. SV2020-007:**

There were none

**Those not in favor of Case No. SV2020-007:**

There were none

Lisa LaTouche closed the public hearing at 5:39 p.m.

Metta made a motion to recommended denial of the waiver request for Case No. SV2020-007. Brian seconds that motion.

Ayes: Metta, Brian, Cliff, Todd, and Lisa

Noes: Bruce

Motion passed by a five (5) to one (1) vote.

**PUBLIC HEARING: Case No.: SV2020-008**

**Applicant Matt Van Hatterm with Collier Consulting Inc., representing Lutheran Social Services, is requesting a Subdivision Waiver from Section 155.6.04.M(1) – Curb and Gutter Requirement to be constructed at 1010 S Graham, being Lot 2, Block 170, of the City Addition to the City of Stephenville, Erath County, Texas.**

Harold Sandel, Building Official, presented Case No. SV2020-008 to the commissioners.

Lisa LaTouche then asked Nick Williams, Public Works Director, to address the drainage. Nick stated that he had no problem with not putting curb and gutter.

Lisa LaTouche opened the public hearing at 5:44 p.m.

**Those in favor of Case No. SV2020-008:**

There were none

**Those not in favor of Case No. SV2020-008:**

There were none

Lisa LaTouche closed the public hearing at 5:44 p.m.

Todd made a motion to recommend approval of the waiver for Case No. SV2020-008. Metta seconds that motion.

Ayes: Metta, Brian, Cliff, Todd, Bruce, and Lisa

Noes: none

Motion passed unanimously.

**PUBLIC HEARING: Case No.: RZ2020-009**

**Applicant Jack Baccus is requesting a rezone of property located at 800 Riverside, Lot**

**11, Block 74, of the City Addition to the City of Stephenville, Erath County, Texas from (B-2) Retail and Commercial Business to (R-2) One and Two Family.**

Harold Sandel, Building Official, presented Case No. RZ2020-009 to the commissioners.

Lisa LaTouche opened the public hearing at 5:50 p.m.

**Those in favor of Case No. RZ2020-009:**

Mr. Baccus spoke in favor, stating that he would like the option of putting another duplex there in a couple of years.

**Those not in favor of Case No. RZ2020-009:**

There were none

Lisa LaTouche closed the public hearing at 5:50 p.m.

Brian made a motion to recommend approval of the rezone for Case No. RZ2020-009. Metta seconds that motion.

Ayes: Metta, Brian, Cliff, Todd, Bruce, and Lisa

Noes: none

Motion passed unanimously.

**IV. ADJOURN**

Cliff made a motion to adjourn at 5:54 p.m. Metta seconds that motion. Motion passed unanimously.

---

Lisa LaTouche, Chairperson



**MINUTES**  
**City of Stephenville**  
**Planning and Zoning Commission**  
Monday, October 5, 2020 at 5:30 PM

---

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Monday, October 5, 2020, at 5:30 PM, via teleconference or videoconference as allowed by Governor's Order due to the COVID-19 pandemic, for the purpose of a Regular Business Meeting, with the meeting being open to the public and notice of said meeting, giving the date date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas, Codes Annotated, with the following members present, to wit:

**COMMISSION PRESENT:**      Place 1 - Metta Collier  
    Place 2 - Justin Allison  
    Place 3 - Chair Lisa LaTouche  
    Place 6 - Vice Chair Brian Lesley  
    Alternate 1 - Bruce Delater

**COMMISSION ABSENT:**      Alternate 2 - Steve Thomas  
    Place 4 - Cliff McCrury  
    Place 5 - Vance Wade  
    Place 7 - Todd McEvoy

**OTHERS ATTENDING:**      Steve Killen, Director of Development Services  
    Karen Wilkerson, Secretary

**I.      CALL TO ORDER**

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

**II.     Consider a revision to the Planned Development**

Steve Killen, Director of Development Services, addressed the commission regarding the planned development for Spectra. The preliminary plat has been received and all comments have been addressed. The only hurdle we have is that, a preliminary plat requires a title policy, but the City Attorney does not believe it meets those requirements. Staff is recommending that the commission recommend approval to the city council with the condition that the title policy will be provided and approved by the city attorney for the filing with the county.

**III.    PUBLIC HEARING**

**Case No.: RP2020-003**

**Applicant Steve Emmons, acting on behalf of Spectra Student Living, is requesting a replat of properties located at 2241 W Tarleton, Lot 1, Block 3, and 0 Tarleton, Lot 1, Block 3, of The Kaylie Subdivision and Lot 8E, Block 139, of the City Addition, to the City of Stephenville, Erath County, Texas.**

Lisa LaTouche asked Mr. Emmons if there was anything that he would like to add and he stated no.

**Lisa LaTouche opened the public hearing**

**Those in favor of Case No. RP2020-003:**

Steve Gunn, 125 Linda Lane, my property is West of that plat. Just wanted clarification of the 10' private drainage easement. Mr. Emmons stated that this was required from the engineer's and it connects the water coming off the single family and North Charlotte into the detention pond. This will insure that there is no water coming off of our property.

**Those not in favor of Case No. RP2020-003**

None

**Lisa LaTouche closed the public hearing**

Brian made a motion to recommend approval to the city council with the condition that the title policy is approved by the city attorney by the next city council meeting. Metta seconds. Mr. Killen stated that the city council meeting is tomorrow, so I would recommend approval prior to approval and filing with the county.

Brian made a motion to amend his previous motion to recommend approval to the city council with the condition that the title policy is provided for review and approved prior to approval and filing with the county. Metta seconds that motion.

**Aye:** Metta, Brian, Bruce, Justin and Lisa

**Noes:** none

Motion passed.

**IV. ADJOURN**

Bruce made a motion to adjourn. Metta seconds that motion. Motion carried unanimously.

---

Lisa LaTouche, Chairperson

---

Lisa LaTouche, Chairperson



## STAFF REPORT

**SUBJECT:** Case No.: RZ2020-012

Applicant Marc Pace is requesting a rezone of property located at 1601 Swan, Lot 7, and 8, Block 7, of the South Side Addition, to the City of Stephenville, Erath County, Texas, from (I) Industrial to (R-3) Multi-family.

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen

### RECOMMENDATION:

The Comprehensive Plan for future land use designates this property to be Commercial. Future zoning for most of the surrounding properties is multifamily.

The applicant's request was received for the November meeting. The application provided legal descriptions for the rezone request of three properties; however, only one physical address was noted. Consequently, only one of the three properties were listed in the legal notice for the November meeting. Staff is bringing the remaining properties back for approval in an effort to correct the administrative oversight.

On October 21, the Planning and Zoning Commission convened and by a vote of 5 to 1, recommended that the City Council approve the zoning request from (I) Industrial to (R-3) Multifamily for the original case, 422 S. Lillian.

### BACKGROUND:

#### APPLICANT REQUEST:

1. If approved, several mobile homes will be removed which are currently located in a legal, non-conforming mobile home park.

#### CURRENT ZONING:

(I) Industrial

#### FUTURE LAND USE:

Commercial

#### DESCRIPTION OF REQUESTED ZONING

Sec. 154.05.6. - Multiple family residential district (R-3).

**5.6.A Description.** This residential district provides for medium to high-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, and multiple family housing buildings and complexes. All R-3 zoning will be appropriate to a city-style neighborhood. 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 esthetic and functional well being of the intended district environment.



**5.6.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) Multiple family dwellings, with each family limited as in division (1) above;
- (6) Assisted living center;
- (7) Convalescent, nursing or long term-care facility;
- (8) Retirement housing complex;
- (9) Accessory buildings;
- (10) Churches, temples, mosques and related facilities;
- (11) Community home;
- (12) Park or playground;
- (13) SISD school—public;
- (14) Bed and breakfast/boarding house;
- (15) Group day care home;
- (16) Registered family home;
- (17) Day care center; and
- (18) Fraternity or sorority house.

**5.6.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.

**WATER:**

The property is served by a 12" city water main that traverses the property.

**SEWER:**

The property currently is served by a 6" sanitary sewer main that traverses the property.

**STREET:**

The property is served by city street

**ZONING AND LAND USE:**

Location	Zoning	Future Land Use
Subject Site	Industrial	Commercial
North	Industrial	Multi family
South	Multi family	Multi family
East	Multi family	Multi family
West	Industrial	Commercial

**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 proper 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 rezone

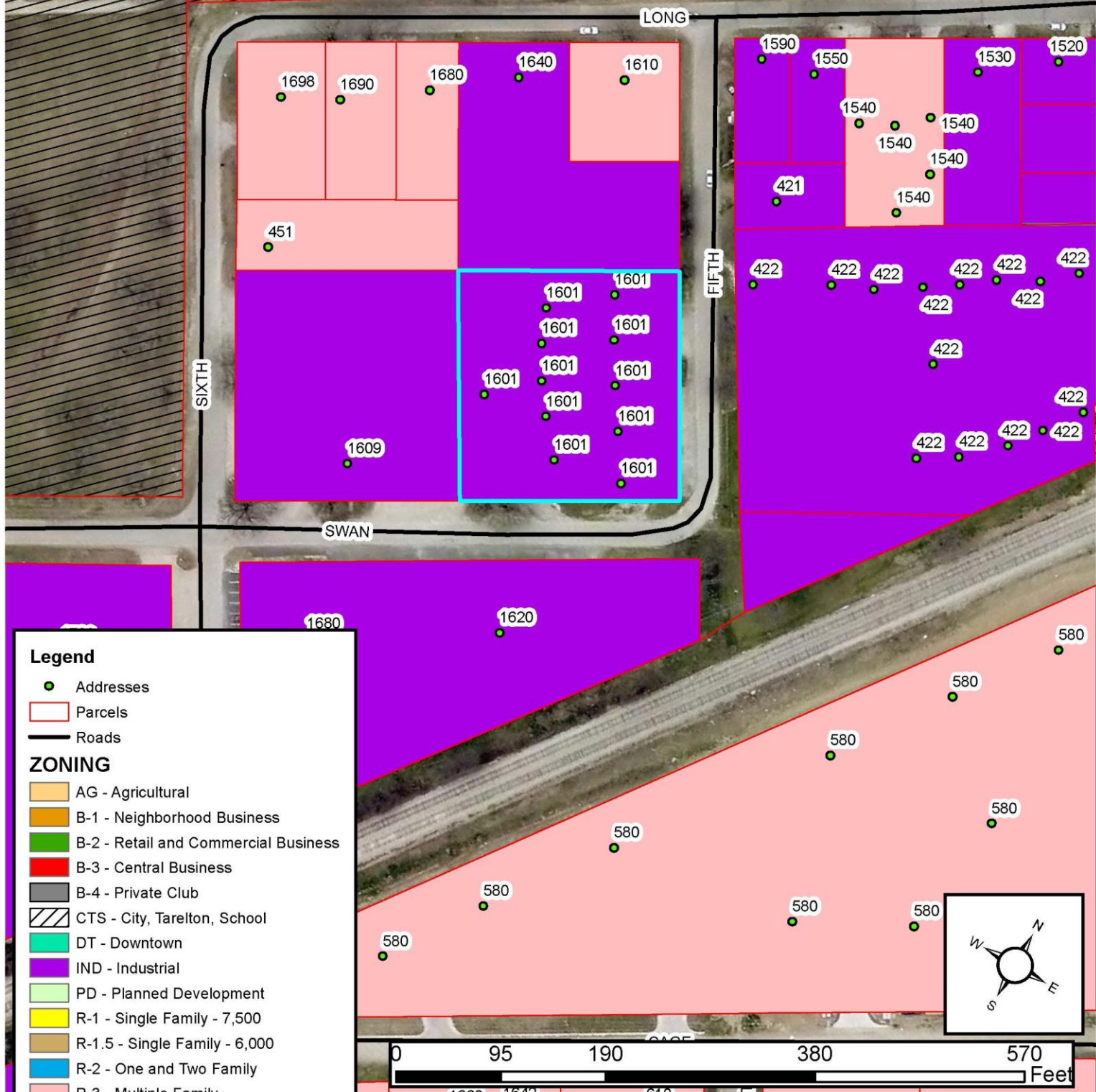
**ALTERNATIVES**

- 1) Recommend the City Council approve the rezoning request.
- 2) Recommend the City Council approve zoning other than requested.
- 3) Recommend the City Council deny the request for rezoning.



# 1601 W Swan Current Zoning - IND Industrial

Item 1.



**Legend**

- Addresses
- ▭ Parcels
- Roads

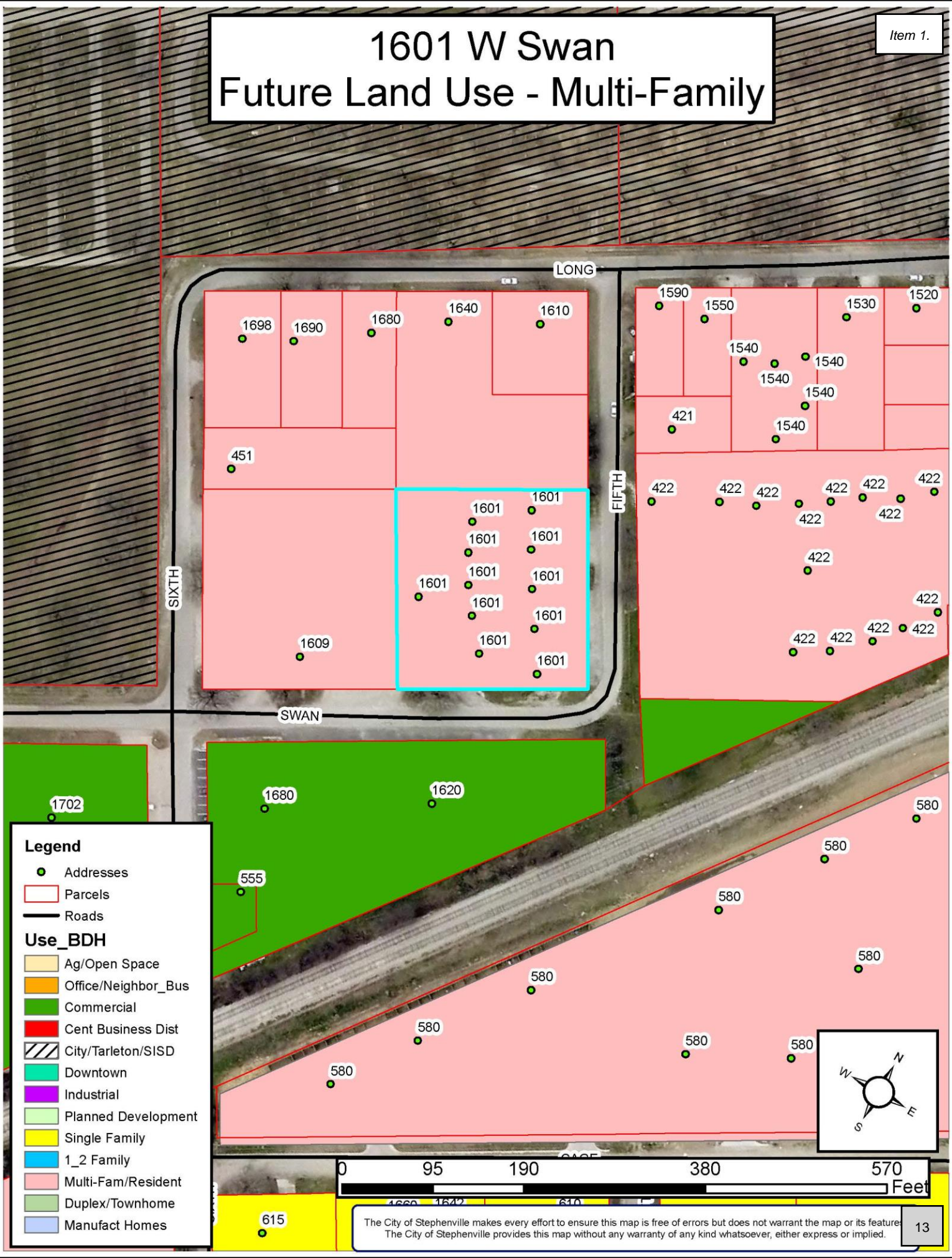
**ZONING**

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

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

# 1601 W Swan Future Land Use - Multi-Family

Item 1.

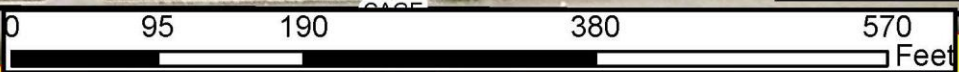


**Legend**

- Addresses
- ▭ Parcels
- Roads

**Use\_BDH**

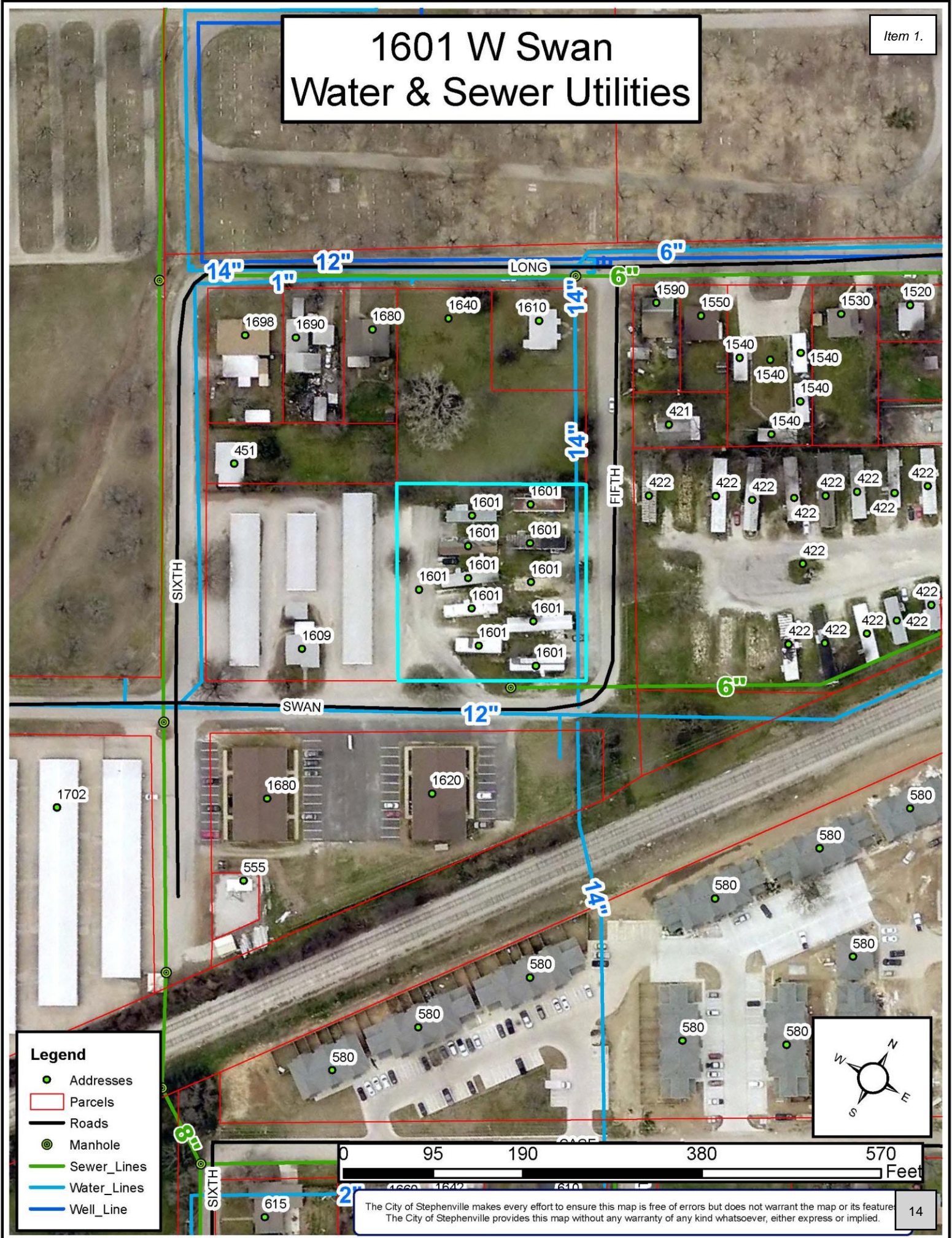
- Ag/Open Space
- Office/Neighbor\_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1\_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes



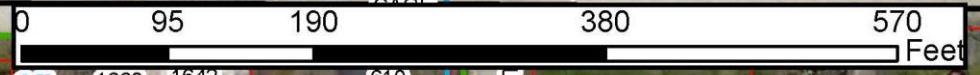
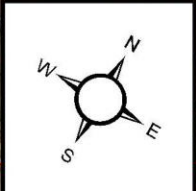
The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

# 1601 W Swan Water & Sewer Utilities

Item 1.



- Legend**
- Addresses
  - ▭ Parcels
  - Roads
  - ⊙ Manhole
  - Sewer\_Lines
  - Water\_Lines
  - Well\_Line



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.

# 1601 W Swan Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000033511	1640 LONG	BACHUS JAMES O	PO BOX 552	STEPHENVILLE	TX	76401-0000
R000033512	1609 W SWAN	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000033517	1540 W LONG	BENHAM JODY BLAKE	1630 CR510	STEPHENVILLE	TX	76401
R000033515	421 FIFTH	BLEDSE BRENT & MARCELLA LOWE	1207 PRAIRIE WIND	STEPHENVILLE	TX	76401
R000033564	1600 W SWAN	BROWN PACE DEVELOPMENT COMPANY LLC	819 OLD ANNETTA RD	ALEDO	TX	76008
R000033513	1601 W SWAN	BROWN PACE DEVELOPMENT COMPANY LLC	819 OLD ANNETTA RD	ALEDO	TX	76008
R000033522	422 S LILLIAN	BROWN PACE DEVELOPMENT COMPANY LLC	819 OLD ANNETTA RD	ALEDO	TX	76008
R000033516	1550 LONG	BYRD SAM & KRISSEY	115 BRIDAL PATH	STEPHENVILLE	TX	76401
R000014966	0 N PADDOCK & VANDERBILT	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000033509	1680 LONG	GAUTIER JENNY M	1680 LONG	STEPHENVILLE	TX	76401
R000033506	1698 LONG	HOLLIFIELD JERRY W & BETTY J (ENHANCED LIFE ESTATE	1698 W LONG	STEPHENVILLE	TX	76401
R000033507	451 SIXTH	KUHLMANN LARRY T & DOROTHY A	610 HILL TOP WAY	STEPHENVILLE	TX	76401-7785
R000033510	1610 LONG	LOWERY CLINTON ALAN	1610 W LONG	STEPHENVILLE	TX	76401
R000033508	1690 LONG	MANZANARES FRANCISCO & ELOISA	1690 W LONG	STEPHENVILLE	TX	76401
R000033514	1590 LONG	RIOJAS RAFAEL & ROSA	3133 BOB WHITE	STEPHENVILLE	TX	76401-0000
R000033562	1680 W SWAN	WV RENTALS PROPERTIES LLC	PO BOX 1353	STEPHENVILLE	TX	76401



## STAFF REPORT

**SUBJECT:** Case No.: RZ2020-013  
 Applicant Marc Pace is requesting a rezone of properties located at 1600 W Swan, Part of Lot 5, Block 14, South Side Addition, to the City of Stephenville, Erath County, Texas, from (I) Industrial to (R-3) Multi-Family.

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen

### RECOMMENDATION:

The Comprehensive Plan for future land use designates this property to be Commercial. Future zoning for most of the surrounding properties is multifamily.

The applicant's request was received for the November meeting. The application provided legal descriptions for the rezone request of three properties; however, only one physical address was noted. Consequently, only one of the three properties were listed in the legal notice for the November meeting. Staff is bringing the remaining properties back for approval in an effort to correct the administrative oversight.

On October 21, the Planning and Zoning Commission convened and by a vote of 5 to 1, recommended that the City Council approve the zoning request from (I) Industrial to (R-3) Multifamily for the original case, 422 S. Lillian.

### BACKGROUND:

#### APPLICANT REQUEST:

1. If approved, several mobile homes will be removed which are currently located in a legal, non-conforming mobile home park.

#### CURRENT ZONING:

(I) Industrial

#### FUTURE LAND USE:

Multifamily

#### DESCRIPTION OF REQUESTED ZONING

Sec. 154.05.6. - Multiple family residential district (R-3).

**5.6.A Description.** This residential district provides for medium to high-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, and multiple family housing buildings and complexes. All R-3 zoning will be appropriate to a city-style neighborhood. 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 esthetic and functional well being of the intended district environment.



**5.6.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) Multiple family dwellings, with each family limited as in division (1) above;
- (6) Assisted living center;
- (7) Convalescent, nursing or long term-care facility;
- (8) Retirement housing complex;
- (9) Accessory buildings;
- (10) Churches, temples, mosques and related facilities;
- (11) Community home;
- (12) Park or playground;
- (13) SISD school—public;
- (14) Bed and breakfast/boarding house;
- (15) Group day care home;
- (16) Registered family home;
- (17) Day care center; and
- (18) Fraternity or sorority house.

**5.6.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.

**WATER:**

The property is served by a 12" city water main in Swan.

**SEWER:**

The property currently is served by a 6" sanitary sewer main that traverses the property.

**STREET:**

The property is served by city street

**ZONING AND LAND USE:**

Location	Zoning	Future Land Use
Subject Site	Industrial	Multifamily
North	Industrial	Multi family
South	Multi family	Industrial
East	Multi family	Multifamily
West	Industrial	Multifamily

**FACTORS TO CONSIDER:**

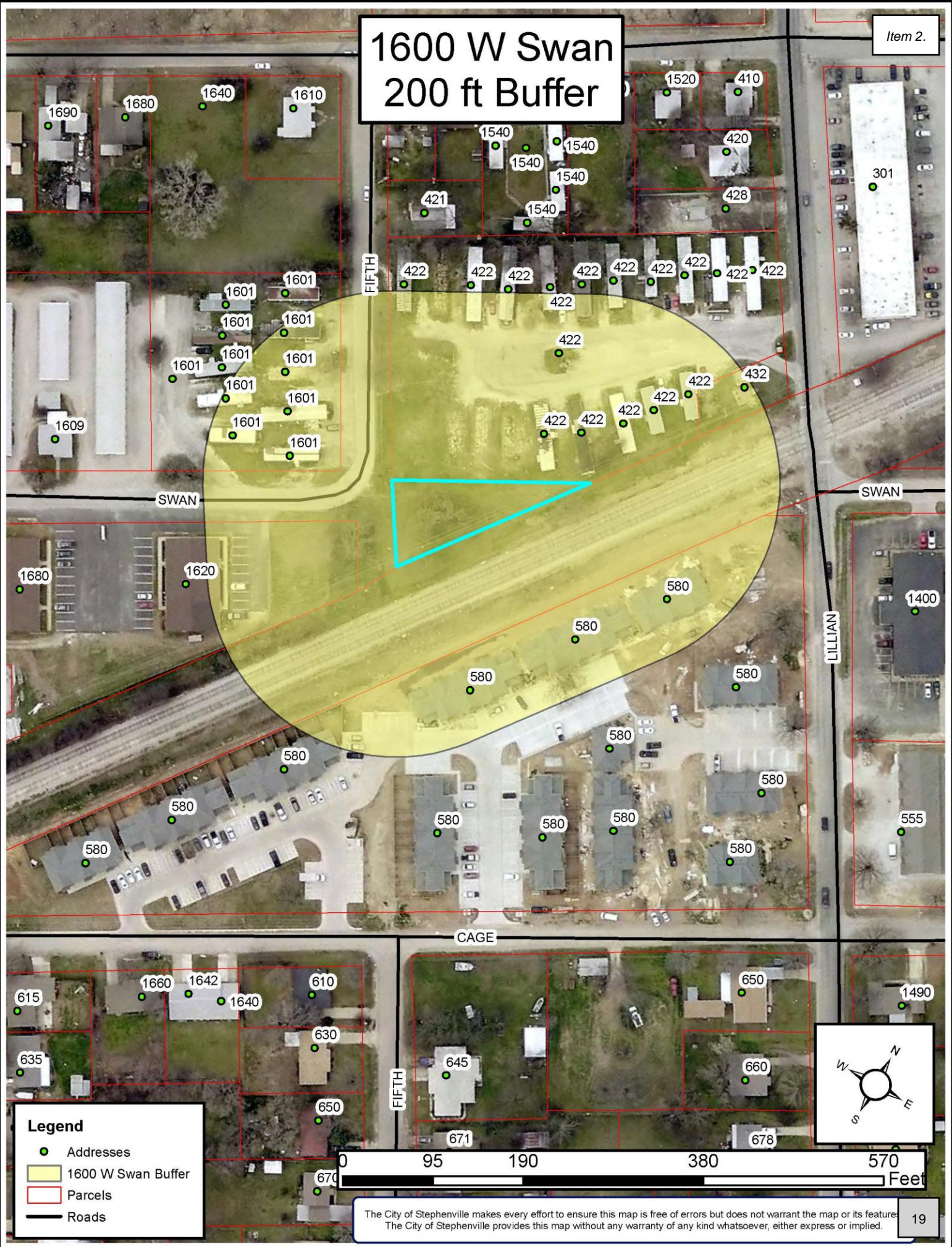
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel - is land large enough and in proper location for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

**ALTERNATIVES**

- 1) Recommend the City Council approve the rezoning request.
- 2) Recommend the City Council approve zoning other than requested.
- 3) Recommend the City Council deny the request for rezoning.

# 1600 W Swan 200 ft Buffer

Item 2.

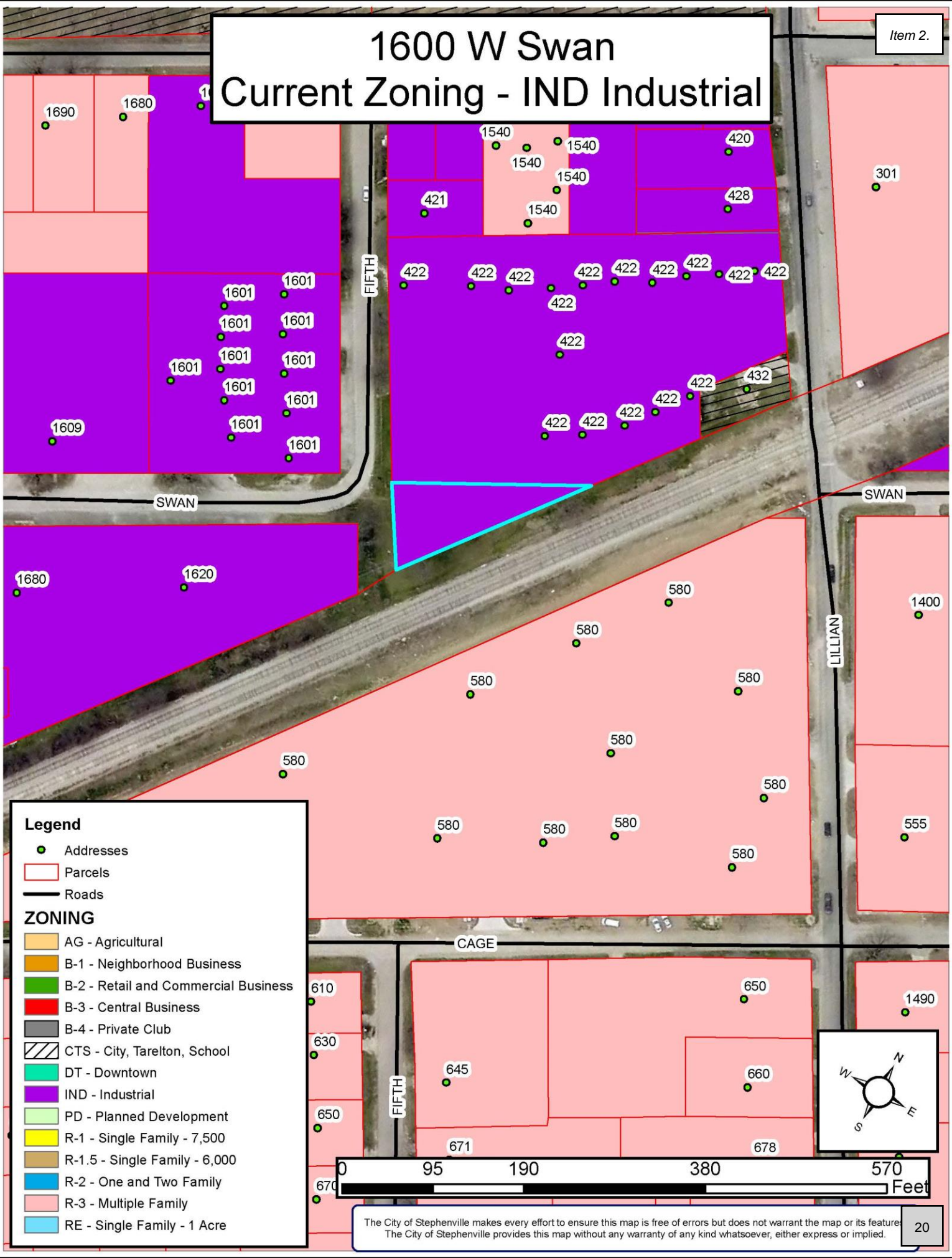


The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

# 1600 W Swan

## Current Zoning - IND Industrial

Item 2.

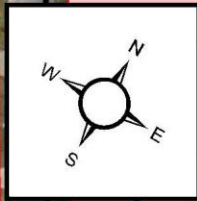
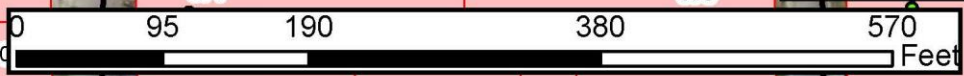


**Legend**

- Addresses
- Parcels
- Roads

**ZONING**

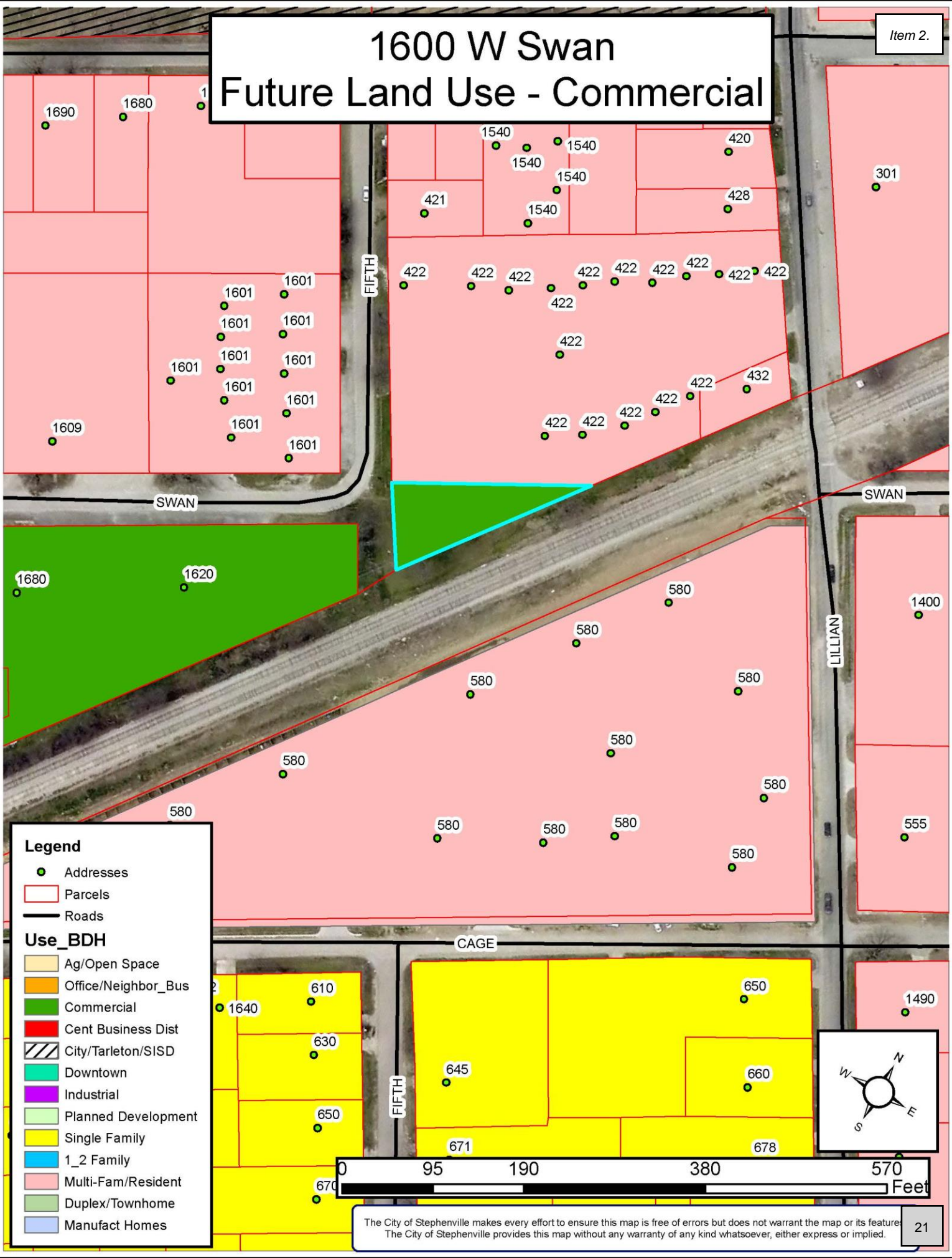
- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tareltan, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One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



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

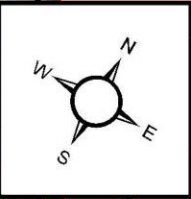
# 1600 W Swan Future Land Use - Commercial

Item 2.



### Legend

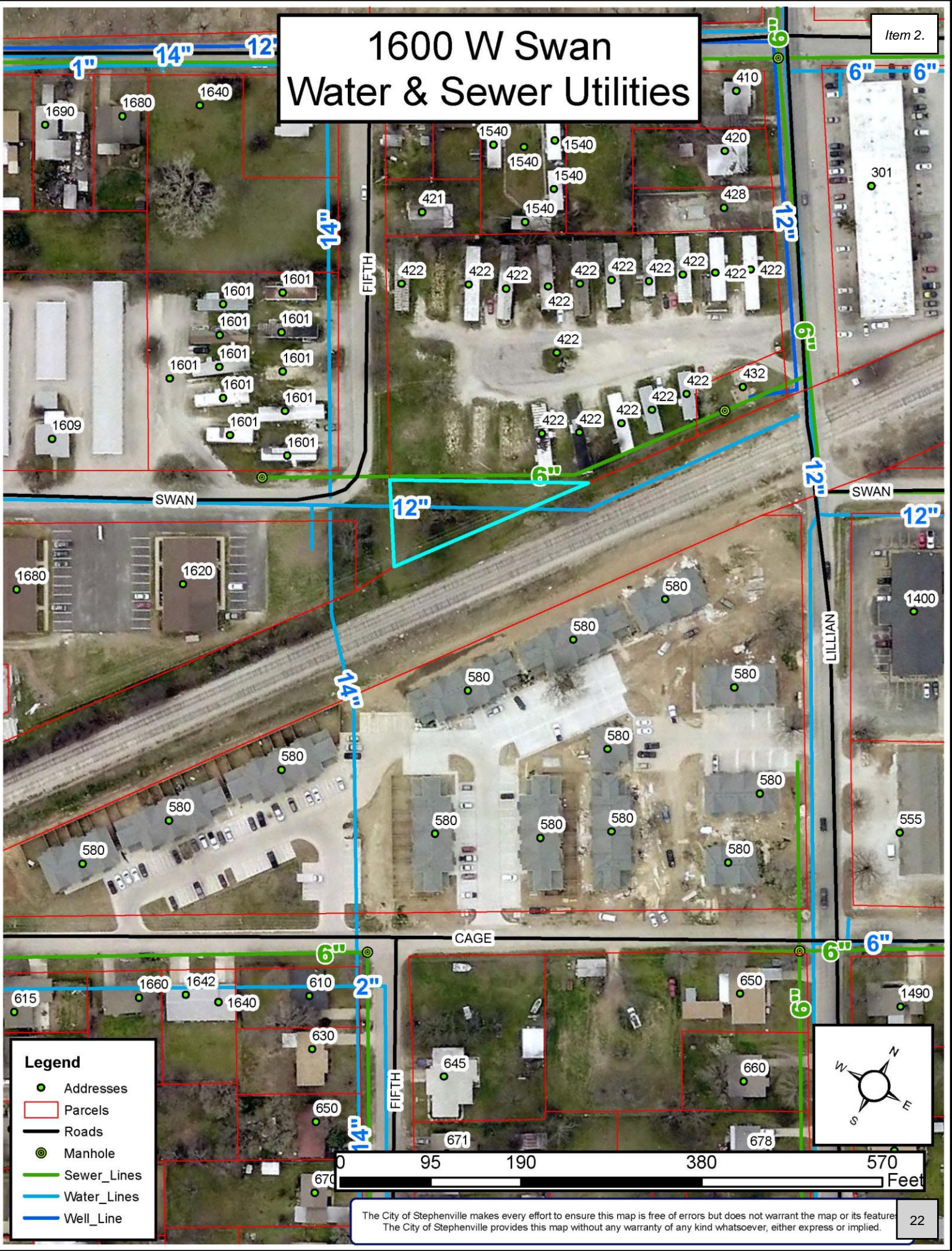
- Addresses
- Parcels
- Roads
- Use\_BDH**
- Ag/Open Space
- Office/Neighbor\_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1\_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes



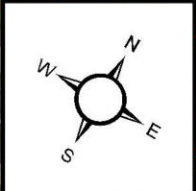
The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

# 1600 W Swan Water & Sewer Utilities

Item 2.



- Legend**
- Addresses
  - ▭ Parcels
  - Roads
  - ⊙ Manhole
  - Sewer\_Lines
  - Water\_Lines
  - Well\_Line



0 95 190 380 570 Feet

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

## 1600 W Swan Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000033564	1600 W SWAN	BROWN PACE DEVELOPMENT COMPANY LLC	819 OLD ANNETTA RD	ALEDO	TX	76008
R000033523	432 S LILLIAN	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000033513	1601 W SWAN	BROWN PACE DEVELOPMENT COMPANY LLC	819 OLD ANNETTA RD	ALEDO	TX	76008
R000033522	422 S LILLIAN	BROWN PACE DEVELOPMENT COMPANY LLC	819 OLD ANNETTA RD	ALEDO	TX	76008
R000033562	1680 W SWAN	WV RENTALS PROPERTIES LLC	PO BOX 1353	STEPHENVILLE	TX	76401
R000033563	580 S LILLIAN	D818 LLC	PO BOX 1827	STEPHENVILLE	TX	76401
R000014966	0 N PADDOCK & VANDERBILT	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738



City of Stephenville  
298 W. Washington  
Stephenville, TX 76401  
(254) 918-1213

Item 3.

NO. \_\_\_\_\_

### ZONING AMENDMENT APPLICATION

#### CITY OF STEPHENVILLE

1. **APPLICANT/OWNER:** PHUONG HOANG  
First Name Last Name

**ADDRESS:** 1125 Alexander Rd  
Street/P.O. Box Phone No.  
Stephenville TX 76401  
City State Zip Code

2. **PROPERTY DESCRIPTION:** 1125 Alexander Rd Stephenville TX 76401  
Street Address

3. **LEGAL DESCRIPTION:** \_\_\_\_\_  
Lot(s) Block(s) Addition

4. **PRESENT ZONING:** R1 Singh Family  
Zoning District Title

**PROPOSED ZONING:** R3 -  
Zoning District Title

5. **APPLICANTS REQUEST FOR ZONING CHANGE IS AS FOLLOWS:** \_\_\_\_\_

I'm want to build The Townhome

(Attach an additional sheet if necessary)

Phuong Hoang  
Signature of Applicant

11/16/20  
Date

\_\_\_\_\_  
Signature of City Official Received

\_\_\_\_\_  
Date Received



## NOTICE OF PUBLIC HEARING

Notice is hereby given that members of the Stephenville Planning and Zoning Commission will participate in this meeting via teleconference or videoconference as allowed by Governor's Order due to the COVID-19 pandemic. As allowed by this Order, a quorum may not be present in a physical location. The Planning and Zoning Commission is charged, with issuing a decision regarding this request, on **Wednesday, December 16, 2020, at 5:30 p.m.** You will be given an opportunity to present your views if you desire to attend.

### DUE TO COVID-19

**PLEASE NOTE:** Pursuant to Section 418.108(g) of the Texas Government Code, a Declaration of Local Disaster issued by the Stephenville City Council, and in the interest of public health, the city has exercised its right to limit ingress and egress in public buildings. As such, the public will not be admitted into city facilities to attend the meeting. The meeting is available for viewing via livestream on the City's Facebook Page (City of Stephenville – City Hall) and on the City's YouTube Channel.

**APPLICANTS AND MEMBERS OF THE PUBLIC WILL NOT BE ADMITTED IN THE COUNCIL CHAMBERS/CITY HALL, DUE TO COVID-19 PRECAUTIONS. YOU WILL BE REQUIRED TO PRESENT YOUR CASE/TESTIMONY VIA TELECONFERENCE.** Persons wishing to testify must dial (346) 248-7799 and enter **Meeting ID: 933 0058 9131** and **Password: 559913**. You will be required to provide information relating to your identity prior to testimony. For more information on the teleconference, please visit:

<https://zoom.us/j/93300589131?pwd=aTFqUU5ZQ3RmYTU1NVU4SIFqdVhsdz09>

**PUBLIC HEARING:**

**Case No.: RZ2020-012**

Applicant Marc Pace is requesting a rezone of properties located at 1601 W Swan, Lot 7 & 8, Block 7, South Side Addition, to the City of Stephenville, Erath County, Texas, from (I) Industrial to (R-3) Multi-Family.

**PUBLIC HEARING:**

**Case No.: RZ2020-013**

Applicant Marc Pace is requesting a rezone of properties located at 1600 W Swan, Part of Lot 5, Block 14, South Side Addition, to the City of Stephenville, Erath County, Texas, from (I) Industrial to (R-3) Multi-Family.

**PUBLIC HEARING:**

**Case No.: RZ2020-014**

Applicant Phuong Huang is requesting a rezone of properties located at 1125 S Alexander, A0196 Dupuy John B, to the City of Stephenville, Erath County, Texas, from (R-1) Single Family to (R-3) Multi-Family.

**PUBLIC HEARING:**

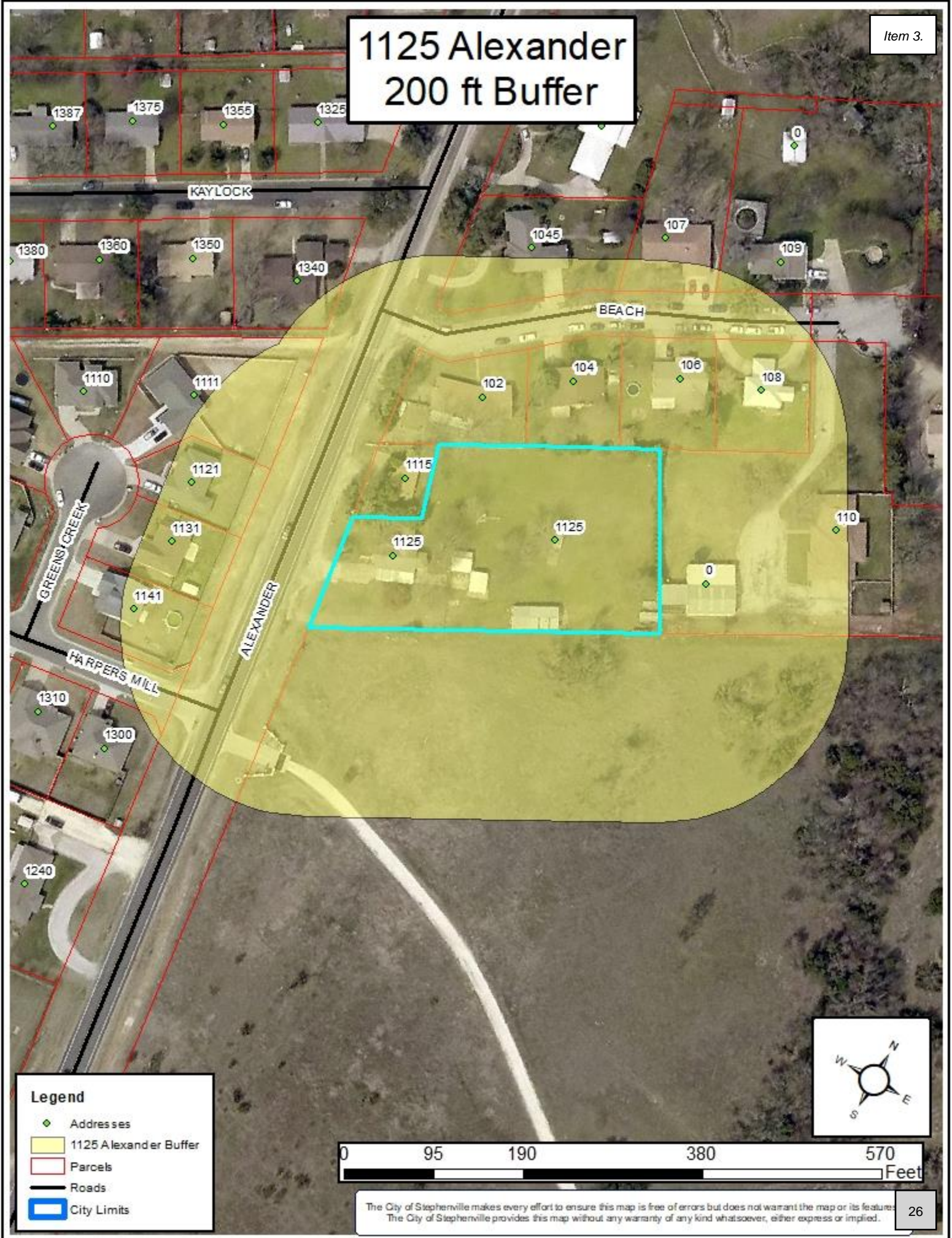
**Case No.: RZ2020-015**

Applicant Gary Lloyd is requesting a rezone of properties located at 2612 Lingleville Rd., Lot 1, Block 1, Latour Addition to the City of Stephenville, Erath County, Texas, from (B-1) Neighborhood Business to (B-2) Retail and Commercial Business.

**Publish On: November 30, 2020**

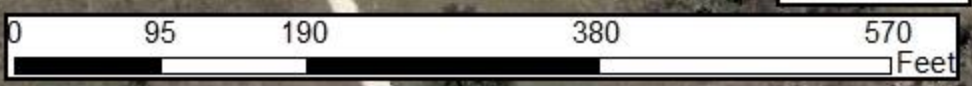
**Delivered By: Karen Wilkerson – November 25, 2020**

# 1125 Alexander 200 ft Buffer



**Legend**

- ◆ Addresses
- 1125 Alexander Buffer
- Parcels
- Roads
- City Limits



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.

# 1125 Alexander Current Zoning - R1 Single Family

Item 3.



**Legend**

- ◆ Addresses
- Parcels
- Roads
- City Limits

**ZONING**

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



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

# 1125 Alexander Future Land Use - Single Family

Item 3.



**Legend**

- ◆ Addresses
- ▭ Parcels
- Roads

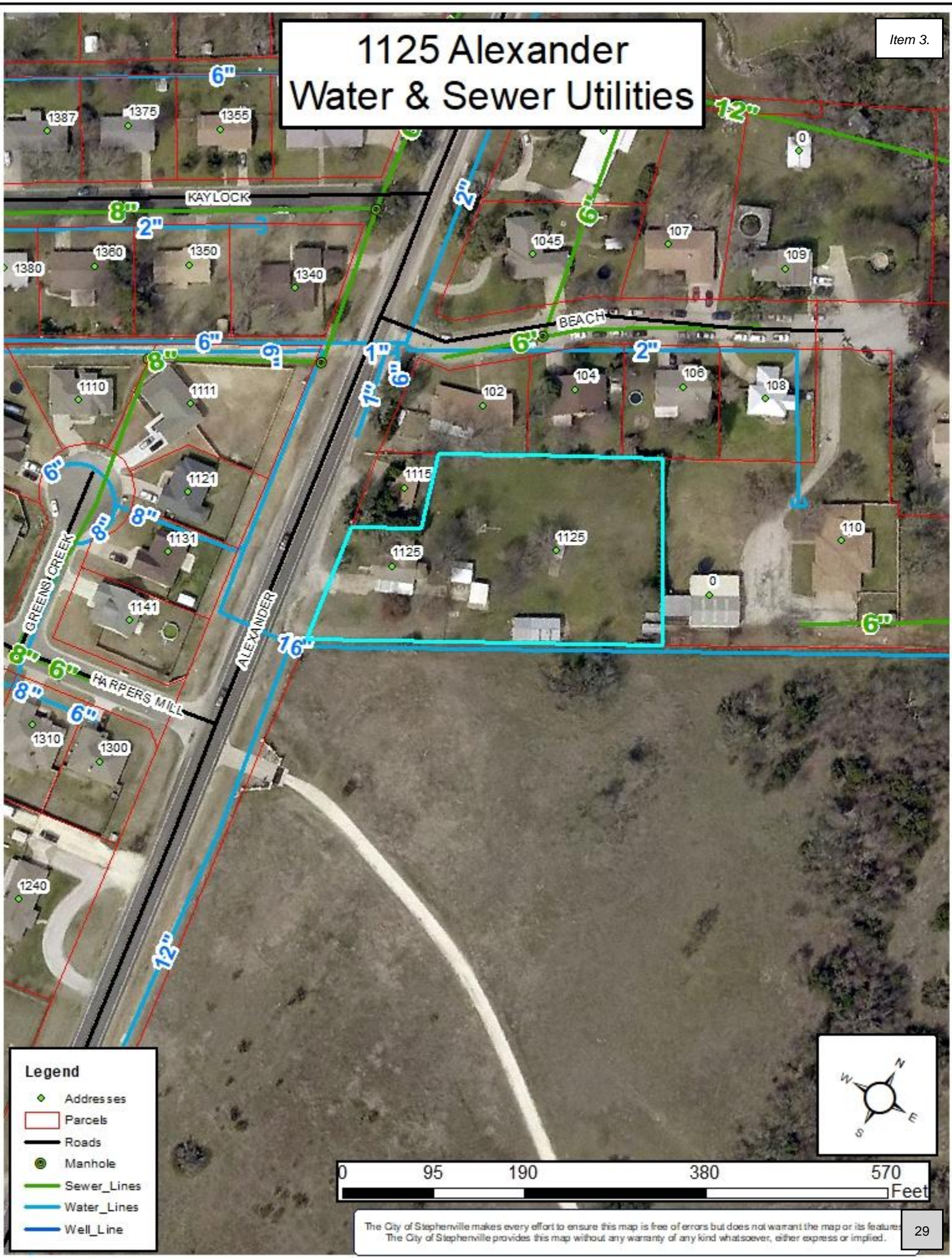
**Use\_BDH**

- ▭ 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
- ▭ City Limits



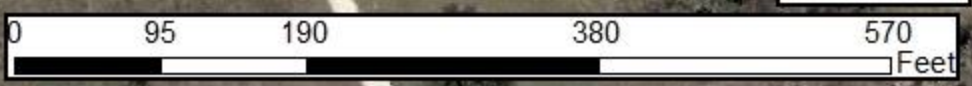
The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

# 1125 Alexander Water & Sewer Utilities



**Legend**

- ◆ Addresses
- Parcels
- Roads
- Manhole
- Sewer\_Lines
- Water\_Lines
- Well\_Line



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.

# 1125 Alexander Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000073444	1300 HARPERS MILL RD	BRAND JONI & FRANK	3251 HWY 2486	GUSTINE	TX	76455
R000073478	1121 GREENS CREEK CIRCLE	BRIDGES BARBARA M REVOCABLE TRUST	PO BOX 1532	WILSON	WY	83014
R000032398	109 BEACH DR	BULLION BETHANY & CLAYTON BULLION	109 BEACH DR	STEPHENVILLE	TX	76401
R000073443	0 HARPERS MILL RD	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000032394	104 BEACH DR	COCHRAN JASON V	104 BEACH DR	STEPHENVILLE	TX	76401-5200
R000032393	102 BEACH DR	CRAIG NORMAN A JR	102 BEACH DR	STEPHENVILLE	TX	76401-0000
R000017570	1255 ALEXANDER RD	ELLIOTT STEPHANY L	PO BOX 18	STEPHENVILLE	TX	76401
R000017554	110 BEACH DR	EVANS WILLIAM R & NANETTE V	112 BEACH DR	STEPHENVILLE	TX	76401-0000
R000017555	112 BEACH DR	EVANS WILLIAM R & NANETTE V	112 BEACH DR	STEPHENVILLE	TX	76401-0000
R000073479	1131 GREENS CREEK CIRCLE	HARMON MATTHEW TAYLOR	1131 GREENS CREEK CIRCLE	STEPHENVILLE	TX	76401
R000032499	1340 KAYLOCK	HERRINGTON LAWRENCE W & JENNIFER R	1340 KAYLOCK	STEPHENVILLE	TX	76401-0000
R000017553	1125 ALEXANDER RD	J & S FAMILY HOLDINGS LLC	PO BOX 1201	STEPHENVILLE	TX	76401
R000073480	1141 GREENS CREEK CIRCLE	LESLEY BRIAN & JENNIFER LESLEY	1141 GREENS CREEK CIR	STEPHENVILLE	TX	76401-5176
R000073477	1111 GREENS CREEK CIRCLE	MAGNUS JOHN & MELODY	1111 GREENS CREEK CIRCLE	STEPHENVILLE	TX	76401
R000017558	1045 ALEXANDER RD	MCCLENDON ANDREA	1045 ALEXANDER RD	STEPHENVILLE	TX	76401
R000017611	1115 ALEXANDER RD	MURRAY ANGIE	1395 MELISSA	STEPHENVILLE	TX	76401
R000032397	107 BEACH DR	SCHRAMM KRISTI & APPOLLO	107 BEACH	STEPHENVILLE	TX	76401
R000032396	108 BEACH DR	SHIPP LEE D	306 PR881	STEPHENVILLE	TX	76401-9318
R000032395	106 BEACH DR	TRAFALGAR HOMES OF TEXAS LLC	PO BOX 65	STEPHENVILLE	TX	76401



## STAFF REPORT

**SUBJECT:** Case No.: RZ2020-015

Applicant Gary Lloyd is requesting a rezone of properties located at 2612 Lingleville Rd., Lot 1, Block 1, Latour Addition to the City of Stephenville, Erath County, Texas, from (B-1) Neighborhood Business to (B-2) Retail and Commercial Business.

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen

### RECOMMENDATION:

The Comprehensive Plan for future land use designates this property to be Commercial.

### BACKGROUND:

#### APPLICANT REQUEST:

The applicant did not express the purpose of the rezone request on the application.

#### CURRENT ZONING:

B-1 – Neighborhood Business

#### FUTURE LAND USE:

Commercial

#### DESCRIPTION OF ZONING

Sec. 154.06.1. - Neighborhood business district (B-1).

6.1.A Description.

(1) The Neighborhood Business District accommodates trade and personal services facilities that meet the needs and enhance the quality of life of residential neighborhoods throughout the city.

(2) The various retail trade and service uses in the Neighborhood Business District are intended to become an integral part of the neighborhood, requirements for open space and off street parking are more restrictive and are compatible with adjacent residential areas. Spacing, air circulation, landscaping and unrestricted sight lines are included as requirements for the Neighborhood Business District to provide a harmonious relationship with other residential, educational, religious and recreational land uses.

6.1.B Permitted Uses.

- (1) Accessory building to main use;
- (2) Animal grooming;
- (3) Antique shop/art gallery—sales in building;

- (4) Assisted living center;
- (5) Bakery and confectionary—products for retail only;
- (6) Banks or other financial institutions;
- (7) Bed and breakfast/boarding house;
- (8) Church, temple, mosque (and the like) and related facilities;
- (9) Cleaning and pressing—small shop, pick-up and delivery;
- (10) Clinic;
- (11) Convalescent, nursing or long term care facility;
- (12) Convenience/grocery store (without pumps);
- (13) Day care center (12 or more children);
- (14) Drapery, needlework or weaving shop;
- (15) Farmers market;
- (16) Florist;
- (17) Fraternal organizations, lodge or civic club;
- (18) Handcraft shop;
- (19) Group day care home (7-12 children);
- (20) Laundry and cleaning (self service);
- (21) Municipal facilities/state facilities/federal facilities;
- (22) Neighborhood grocery store (no fuel service);
- (23) Office—professional and general administration;
- (24) Park, playground, public community recreation center;
- (25) Personal service shop (beauty, barber and the like);
- (26) Private kindergarten;
- (27) Retail stores and shops—other than listed;
- (28) Restaurant or cafeteria—without drive-in service; and
- (29) Retirement housing complex.
- (30) Restaurant with alcoholic beverage service.

6.1.C Conditional Uses (Special Use Permit required). None.

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

- (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: 25 feet.
- (6) Minimum depth of rear setback: There is no minimum rear setback requirement unless the lot abuts upon a Residential District, then a minimum 25 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 25 feet is required.
  - (b) Corner lot: 25 feet
- (8) Building size: There are no minimum size regulations
- (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.

#### Height, Area, Yard and Lot Coverage Requirements

Note: No rear or side yard except when the lot abuts upon a Residential District, then the minimum setback is 25 feet.

6.1.E Miscellaneous Provisions. Wherever a Neighborhood Business District adjoins a residential district and is not separated by a street, a six-foot or taller solid sight-barring fence or landscape barrier will be constructed and maintained along the boundary or property line as permanent screening. All outside lighting features will be placed and reflected so as to not create annoyances, nuisances or hazards.

6.1.F Type of Construction.

- (1) At least 80% of the exterior walls of all structures visible from a public street shall be of masonry constructions, with an architectural exterior finish, exclusive of door and window openings.
- (2) The roofs of all structures shall be pitched with a slope of not less than 4/12.

6.1.G Parking Regulations. All Uses Permitted in the B-1 District: See Section 11 for Parking Regulations.

6.1.H Sign Regulation. See Section 12 for Sign Regulations.

6.1.I Exceptions to Use, Height and Area Regulations. See Section 10.

6.1.J Garbage Regulations. Neighborhood 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 6.1.K.

6.1.K 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. 2009-23, passed 12-1-2009; Am. Ord. 2015-03, passed 3-3-2015; Am. Ord. No. 2018-O-25 , § 1, 8-7-2018)

Sec. 154.06.2. - Retail and commercial business district (B-2).

6.2.A Description. The Retail and Commercial Business District provides areas for the grouping of retail shops and stores offering goods and services for the residents in general. These shopping areas will generally be more densely concentrated and more traffic intensive than allowed in the Neighborhood Business Districts.

6.2.B Permitted Uses.

- (1) Animal grooming;
- (2) Antique shop/art gallery—sales in building;
- (3) Assisted living center;
- (4) Athletic field;
- (5) Automobile service station and car care center;
- (6) Auto parking lot or building (commercial);
- (7) Auto parts sales;
- (8) Auto repair/mechanic garage;
- (9) Auto sales;
- (10) Automobile rental;
- (11) Bail bond service;
- (12) Bakery and confectionery—retail sales only;
- (13) Bakery and confectionery;
- (14) Banks or other financial institutions;
- (15) Boat sales;
- (16) Bottling works (wholesale);
- (17) Building material sales;
- (18) Cabinet and upholstery shop;
- (19) Car wash;
- (20) Care facility for narcotic, alcoholic or psychiatric patients;
- (21) Cemetery/mausoleum;

- (22) Church, temple or mosque;
- (23) Civic/community center;
- (24) Cleaning and pressing—small shop, pickup and delivery;
- (25) Clinic;
- (26) College or university;
- (27) Commercial amusement (indoor);
- (28) Commercial amusement (outdoor);
- (29) Convalescent, nursing or long term care facility;
- (30) Convenience/grocery store (without pumps) convenience store (with pumps);
- (31) Construction equipment rental and sales;
- (32) Construction yard (temporary);
- (33) Contractor shop and storage yard;
- (34) Department store;
- (35) Discount warehouse store;
- (36) Drapery, needlework or weaving shop;
- (37) Farmers Market;
- (38) Feed, seed and fertilizer store—no bulk storage;
- (39) Field office (temporary);
- (40) Florist;
- (41) Fraternal organization, lodge or civic club;
- (42) Furniture or appliance store;
- (43) Golf course or country club, driving range;
- (44) Greenhouse or nursery for retail plant sales with outside storage;
- (45) Handcraft shop;
- (46) Health club, weight and aerobic center;
- (47) Home improvement center;
- (48) Hospital—general acute care (human);
- (49) Hotels and motels;
- (50) Household appliance service and repair;
- (51) Kennel;

- (52) Kiosk;
- (53) Laboratory (medical);
- (54) Landscaping service;
- (55) Laundry and cleaning (self service);
- (56) Lawn equipment and small engine sales and services;
- (57) Micro brewery;
- (58) Mini storage/warehouses;
- (59) Monument retail sales (outside storage);
- (60) Mortuary or funeral home;
- (61) Moving company;
- (62) Neighborhood grocery store (no fuel service);
- (63) Office—professional and general administration;
- (64) Park, playground, public community recreation center;
- (65) Pawn shop;
- (66) Personal service shop (beauty, barber and the like);
- (67) Pet shop—small animals within building;
- (68) Plumbing shop;
- (69) Portable building sales;
- (70) Printing;
- (71) Produce stand;
- (72) Psychic/Tarot card reader;
- (73) Recreational vehicle sales;
- (74) Recycling kiosk;
- (75) Research lab (non-hazardous);
- (76) Restaurant (drive-in type);
- (77) Restaurant or cafeteria—without drive-in service;
- (78) Retail shops and stores other than listed;
- (79) Roofing and siding supply;
- (80) Schools—public, private and parochial;
- (81) Shopping center;

- (82) Storage or repair of furniture and appliances (display inside of building);
- (83) Studio (photographer, musician, artist);
- (84) Studio for radio and television;
- (85) Taxidermy;
- (86) Theater—indoor;
- (87) Tobacco shop;
- (88) Tool and equipment rental shop;
- (89) Trailer rental and sales;
- (90) Veterinary clinic or hospital; and
- (91) Veterinary services.
- (92) Restaurant with alcoholic beverage service.

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

- (1) Day care center—12 or more children;
- (2) Flea market;
- (3) Frozen foods locker;
- (4) Scientific and research laboratories;
- (5) Theater (drive-in); and
- (6) Trade and commercial schools.

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

- (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: 20 feet.
- (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: 20 feet.
- (8) Building size: There are no minimum size regulations.

(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.

Height, Area, Yard and Lot Coverage Requirements

Note: No rear or side yard except when the lot abuts upon a Residential District, then the minimum setback for rear yard is 10 feet and side yard is five feet.

6.2.E Parking Regulations. All uses permitted in the B-2 District: See Section 11 Parking Regulations.

6.2.F Sign Regulation. See Section 12 for Sign Regulations.

6.2.G Exceptions to Use, Height and Area Regulations. See Section 10.

6.2.H Garbage Regulations. Retail and Commercial 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 6.2.I.

6.2.I 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. 2008-07, passed 5-6-2008; Am. Ord. 2009-23, passed 12-1-2009; Am. Ord. No. 2018-O-25 , § 1, 8-7-2018)

**WATER:**

The property is served by a 8” city water main in Lingleville Highway.

**SEWER:**

The property is not currently by a sanitary sewer main. However, the utility is in the vicinity.

**STREET:**

The property is served by a State Highway.

**ZONING AND LAND USE:**

Location	Zoning	Future Land Use
Subject Site	Neighborhood Business	Commercial
North	Neighborhood Business	Single family
South	Neighborhood Business	Office/Neighborhood Business
East	Neighborhood Business	Single family

West

Neighborhood Business

Single family

**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 proper 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 rezone

**ALTERNATIVES**

- 1) Recommend the City Council approve the rezoning request.
- 2) Recommend the City Council approve zoning other than requested.
- 3) Recommend the City Council deny the request for rezoning.

November 12, 2020

Gary Lloyd  
Stephenville, Texas

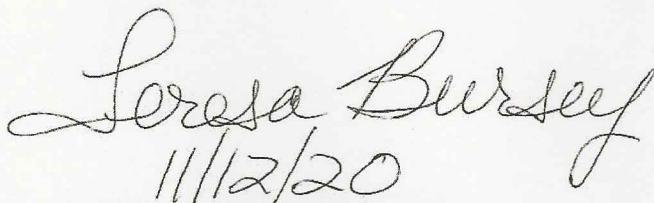
Re: Representation Authorization

To Whom it may Concern:

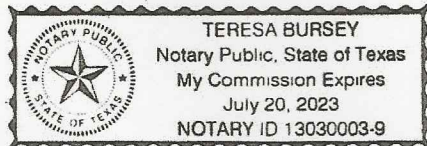
I, Vincent Latour, do hereby give my authorization to Gary Lloyd to represent me in applying for a zoning change from B1 to B2 with the City of Stephenville at the property being described as follows: A .807 acre tract out of the Jarrett Menefee Survey, Abstract 520, Erath Count, Texas, being known as the Vincent Latour Addition.



Vincent Latour



11/12/20





# ZONING AMENDMENT APPLICATION

Item 4.

## CITY OF STEPHENVILLE

1. **APPLICANT/OWNER:** Gary Lloyd  
 First Name Last Name

**ADDRESS:** 119 Sandra Palmer  
 Street/P.O. Box Phone No.  
Stephenville Texas 76401  
 City State Zip Code

2. **PROPERTY DESCRIPTION:** 2612 Lingville Rd  
 Street Address

3. **LEGAL DESCRIPTION:** .807 acres out of Jarrett Menefee Survey Ab 520 Erath Co. known as Vincent Latour Add  
 Lot(s) Block(s) Addition

4. **PRESENT ZONING:** B-1  
 Zoning District Title

**PROPOSED ZONING:** B-2  
 Zoning District Title

5. **APPLICANTS REQUEST FOR ZONING CHANGE IS AS FOLLOWS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach an additional sheet if necessary)

Gary Lloyd  
 Signature of Applicant

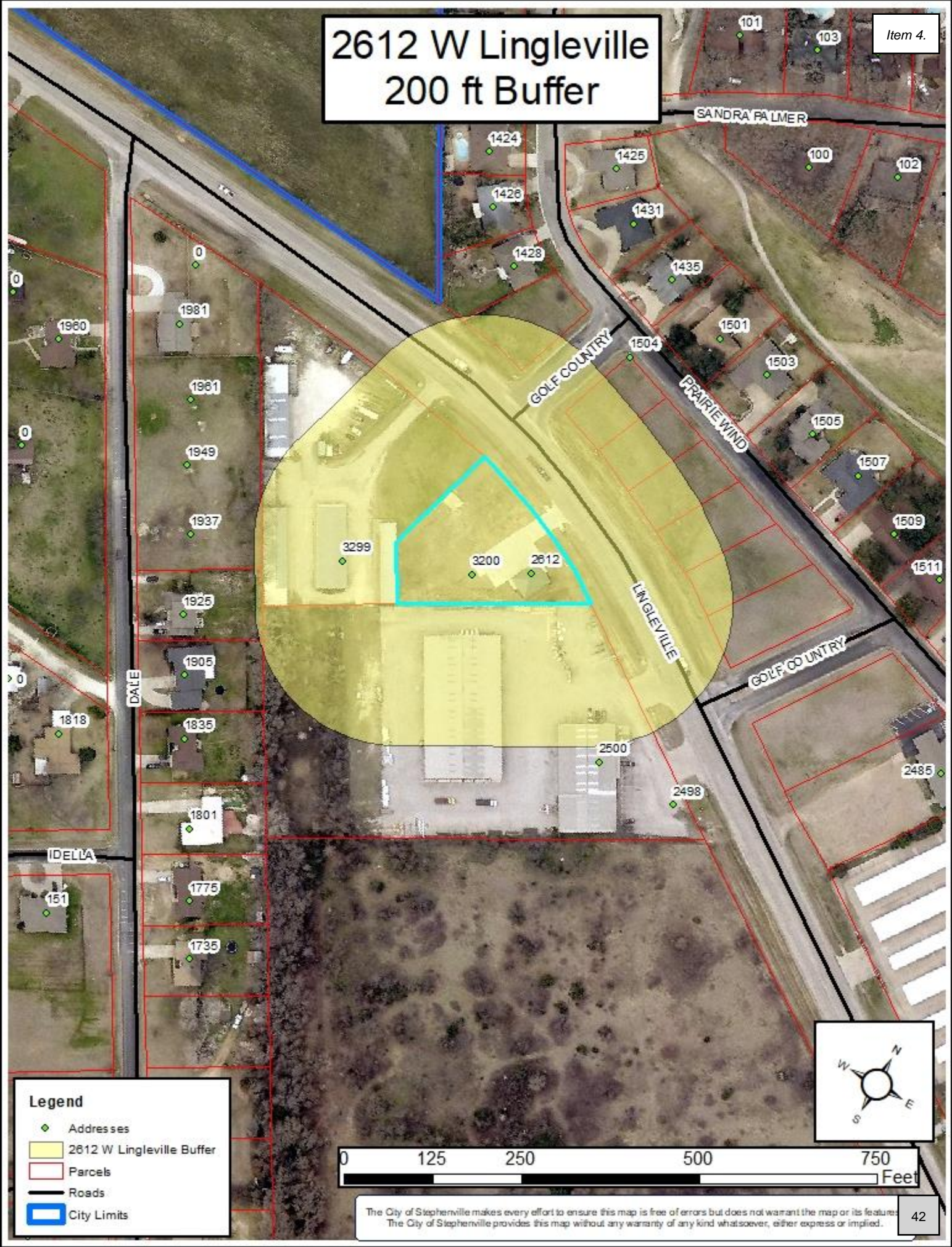
11/16/20  
 Date

Karen Wikerson  
 Signature of City Official Received

11-23-2020  
 Date Received

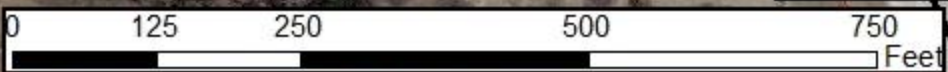
# 2612 W Lingleville 200 ft Buffer

Item 4.



**Legend**

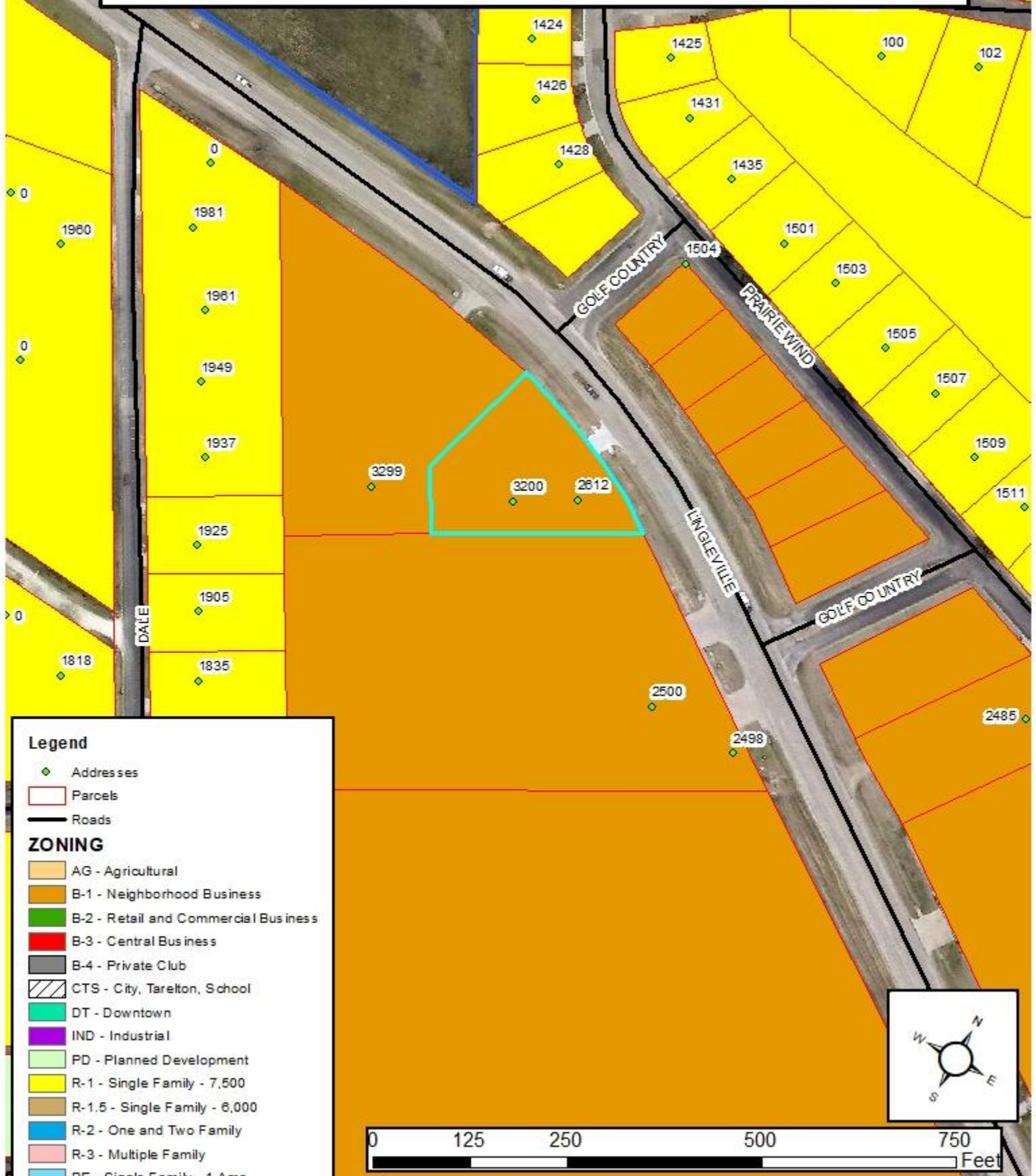
- ◆ Addresses
- 2612 W Lingleville Buffer
- ▭ Parcels
- Roads
- ▭ City Limits



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.

# 2612 W Lingleville Current Zoning - B1 Neighborhood Business

Item 4.



**Legend**

- ◆ Addresses
- ▭ Parcels
- Roads

**ZONING**

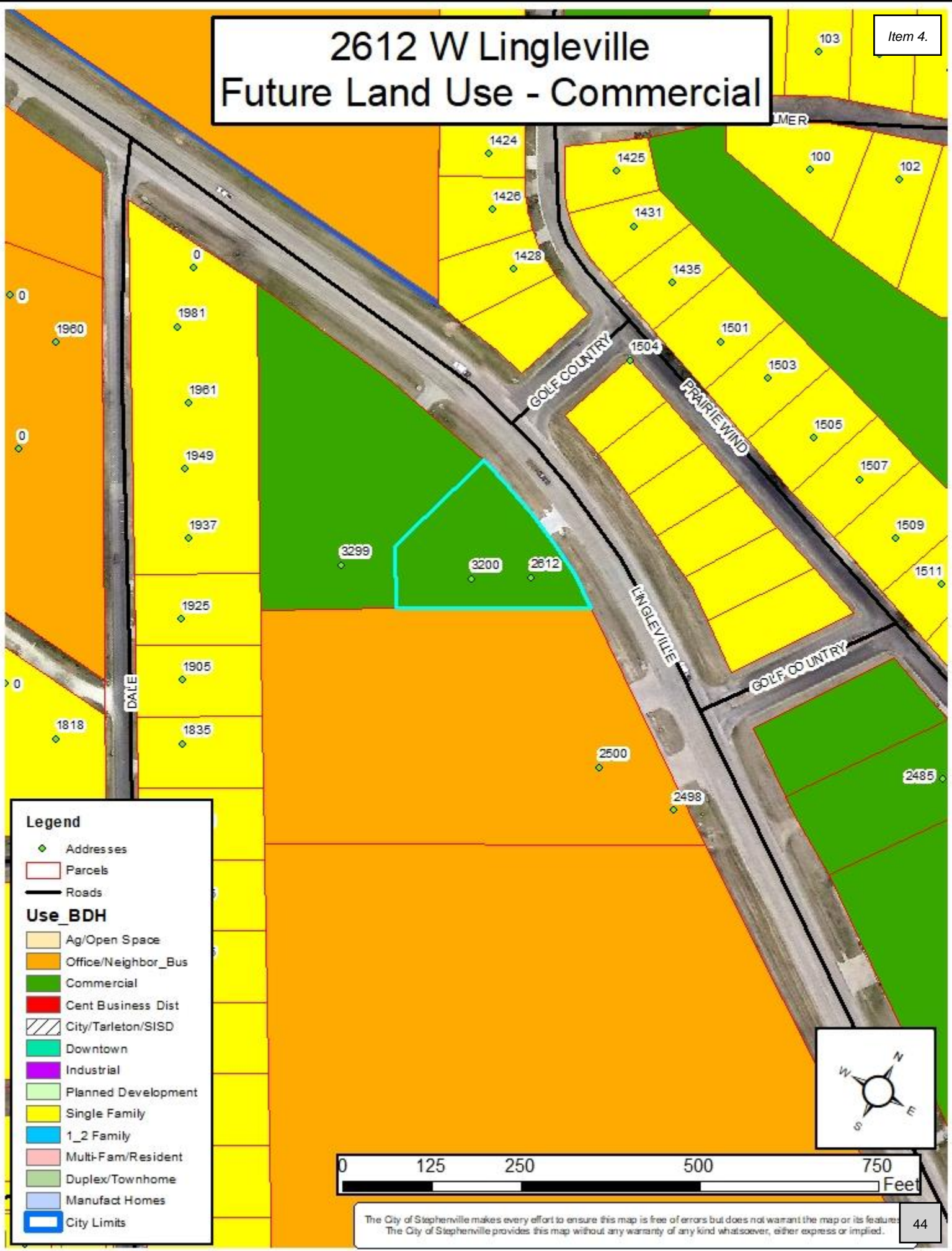
- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tareyton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One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



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.

# 2612 W Lingleville Future Land Use - Commercial

Item 4.



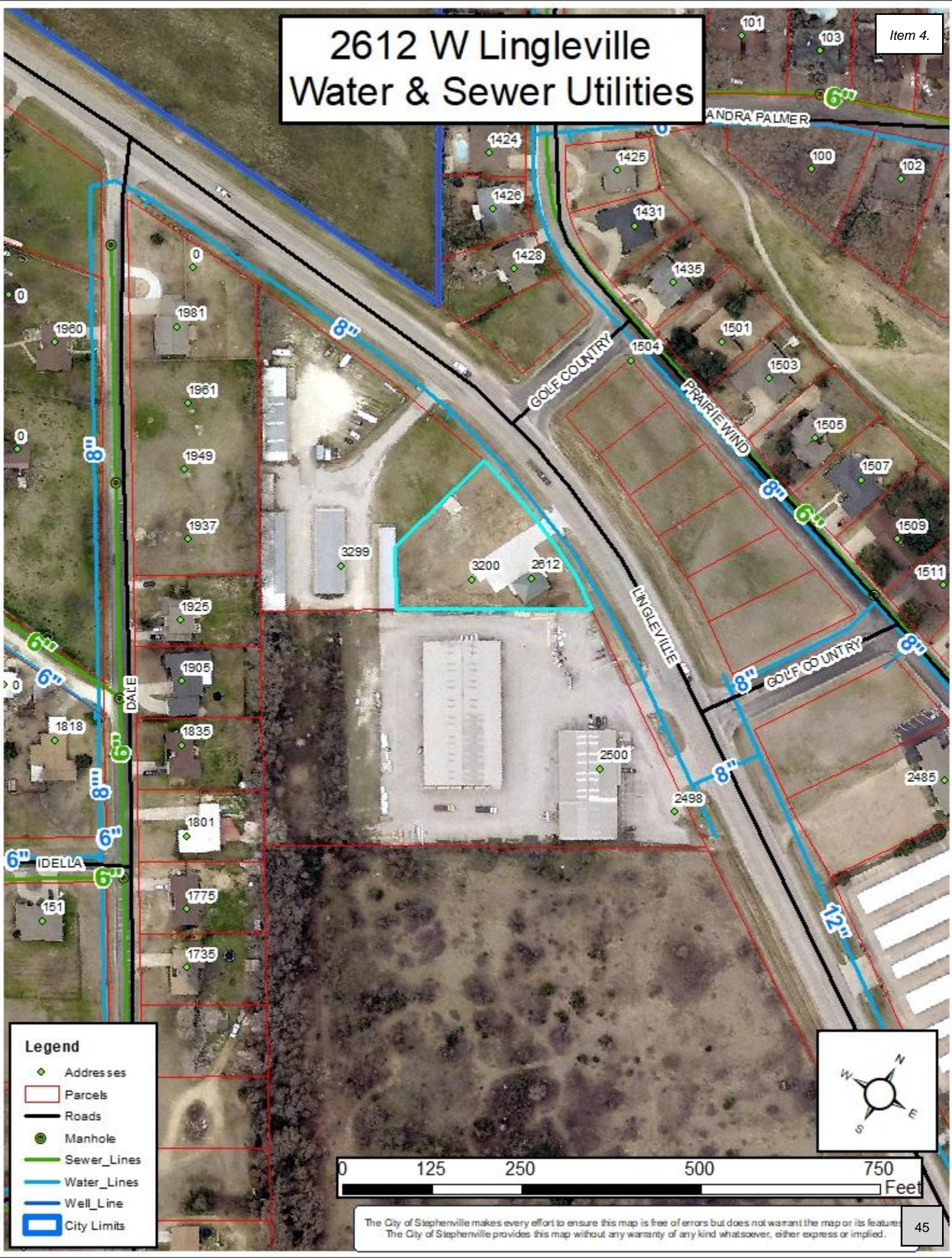
- Legend**
- ◆ Addresses
  - ▭ Parcels
  - Roads
  - Use\_BDH**
  - ▭ Ag/Open Space
  - ▭ Office/Neighbor\_Bus
  - ▭ Commercial
  - ▭ Cent Business Dist
  - ▭ City/Tarleton/SISD
  - ▭ Downtown
  - ▭ Industrial
  - ▭ Planned Development
  - ▭ Single Family
  - ▭ 1\_2 Family
  - ▭ Multi-Fam/Resident
  - ▭ Duplex/Townhome
  - ▭ Manufact Homes
  - ▭ City Limits



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.

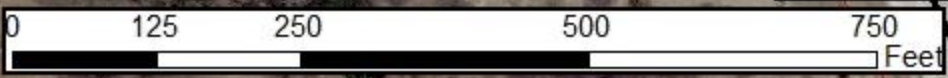
# 2612 W Lingleville Water & Sewer Utilities

Item 4.



**Legend**

- ◆ Addresses
- Parcels
- Roads
- Manhole
- Sewer\_Lines
- Water\_Lines
- Well\_Line
- City Limits



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.

## 2612 W Lingleville Addresses

Parcel ID	Parcel Address	Owner name	Owner Address	City	State	Zip Code
R000022666	3299 W LINGLEVILLE RD	BEAM ROGER L	PO BOX 923	STEPHENVILLE	TX	76401-0923
R000031785	1981 N DALE AVE	BROWN MICHAEL JOSEPH	1981 N DALE AVE	STEPHENVILLE	TX	76401
R000031586	2509 W LINGLEVILLE RD	EQUITY CRP, LP	PO BOX 953	STEPHENVILLE	TX	76401
R000031587	2511 W LINGLEVILLE RD	EQUITY CRP, LP	PO BOX 953	STEPHENVILLE	TX	76401
R000031585	2507 W LINGLEVILLE RD	EQUITY CRP, LP	PO BOX 953	STEPHENVILLE	TX	76401
R000031583	2503 W LINGLEVILLE RD	EQUITY CRP, LP	PO BOX 953	STEPHENVILLE	TX	76401
R000031584	2505 W LINGLEVILLE RD	EQUITY CRP, LP	PO BOX 953	STEPHENVILLE	TX	76401
R000031582	2501 W LINGLEVILLE RD	EQUITY CRP, LP	PO BOX 953	STEPHENVILLE	TX	76401
R000040129	2500 W LINGLEVILLE RD	HBC LEASING CO LTD	202 W CENTRAL	COMANCHE	TX	76442
R000022665	2612 W LINGLEVILLE RD	LATOUR VINCENT	PO BOX 672	VERNON	TX	76384
R000031789	1925 N DALE AVE	WALDEN JONATHAN M & ELIZABETH G	1925 N DALE	STEPHENVILLE	TX	76401
R000031790	1905 N DALE AVE	WALL SAMMY M & JOLENE H	1905 N DALE	STEPHENVILLE	TX	76401
R000031589	1428 PRAIRIE WIND	WEIDEMANN ROGER D & PATTY C	1428 PRAIRIE WIND	STEPHENVILLE	TX	76401-0000
R000031588	1430 PRAIRIE WIND	WEIDEMANN ROGER D & PATTY C	1428 PRAIRIE WIND	STEPHENVILLE	TX	76401-0000