



PLANNING & ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, March 16, 2022 at 5:30 PM

AGENDA

CALL TO ORDER

MINUTES

1. Approval of January, 2022 Minutes

PUBLIC HEARING

2. **Case No.: RZ2022-001**

Applicant D'Layna A Denman is requesting a rezone of property located at 2220 W Washington Street, Parcel 30368 of City Addition, Block 140, Lot 1A of the City of Stephenville, Erath County, Texas from (B-1) Neighborhood Business to (B-2) Retail and Commercial Business.

3. **Case No.: RZ2022-002**

Applicant Donald and Mary Sparks are requesting a rezone of property located at 2223 W South Loop, Parcel 30369 of City Addition, Block 140 & 145, Lot 1A-S of the City of Stephenville, Erath County, Texas from (B-1) Neighborhood Business to (B-2) Retail and Commercial Business.

4. **Case No.: RZ2022-003**

Applicant Michael Weeks is requesting a rezone of property located at 1620 W Swan Street and 1680 W Swan Street, Parcel R33562 of Southside Addition, Block 13, Lot 1 of the City of Stephenville, Erath County, Texas from (I) Industrial to (R-3) Multiple family residential.

5. **Case No.: AS2022-002**

Abandonment of Sloan Street from Harbin Drive to Saint Felix Street

6. **Case No.: AS2022-003**

Abandonment of Tarleton Street from Harbin Drive to Saint Felix Street

7. **Case No.: AS2022-004**

Abandonment of Turner Street from Harbin Drive to Saint Felix Street

8. **Case No.: AS2022-005**

Abandonment of Saint Felix Street from W. Washington Street to Sloan Street

ADJOURN

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



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
 Wednesday, January 19, 2022 at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on January 19, 2022 at 5:30 PM, in the Council Chambers at City Hall, 298 West Washington Street, for the purpose of a Regular Business Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

COMMISSIONERS PRESENT: Lisa LaTouche, Chairperson
 Brian Lesley, Vice Chair
 Justin Allison
 Bruce Delater
 Mary Beach McGuire
 Tom Hines – Alternate

COMMISSIONERS ABSENT: Todd McEvoy
 Nick Robinson

OTHERS ATTENDING: Jason King, Assistant City Manager

CALL TO ORDER

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

Oath of Office administered by City Secretary, Staci King, to Tom Hines, Justin Allison, Mary Beach McGuire, Brian Lesley.

Nomination for Chair. MOTION by Bruce Delater, second by Mary Beach McGuire to nominate Lisa LaTouche for Chair. MOTION CARRIED by unanimous vote.

Nomination for Vice Chair. MOTION by Tom Hines, second by Mary Beach McGuire to nominate Brian Lesley for Vice Chair. MOTION CARRIED by unanimous vote.

MINUTES

1. Consider Approval of Minutes - December 15, 2021

MOTION by Mary Beach McGuire, second by Brian Lesley to approve the minutes with changes as noted for December 15, 2021. MOTION CARRIED by unanimous vote.

PUBLIC HEARING

2. Case No.: AS2022-001

Abandonment of an 8-foot alleyway located in Block 8 of the City Addition of the city of Stephenville.

Jason King, Assistant City Manager, briefed the commission on the case. Mr. King stated that the abandoned alley will be offered to the adjacent property owners for purchase as stated in the City ordinance. City will maintain a small portion for a utility easement.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of or against.

Chairperson LaTouche closed the public hearing.

MOTION by Brian Lesley, second by Mary Beach McGuire, to approve Case No. AS2022-001 and forward a positive recommendation to Council. MOTION CARRIED with a 5/1 vote.

AYES: Justin Allison, Tom Hines, Lisa LaTouche, Brian Lesley, Mary Beach McGuire

NOES: Bruce Delater

The meeting was adjourned at 5:45 p.m.

APPROVED:

Lisa LaTouche, Chair

ATTEST:

Christina Moon, Commission Secretary



STAFF REPORT

SUBJECT: Case No.: RZ2022-001
 Applicant D'Layna A Denman is requesting a rezone of property located at 2220 W Washington Street, Parcel 30368 of City Addition, Block 140, Lot 1A of 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, Director of Development Services

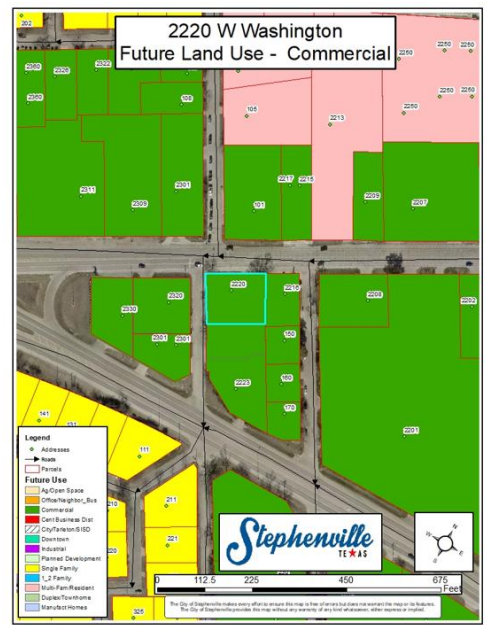
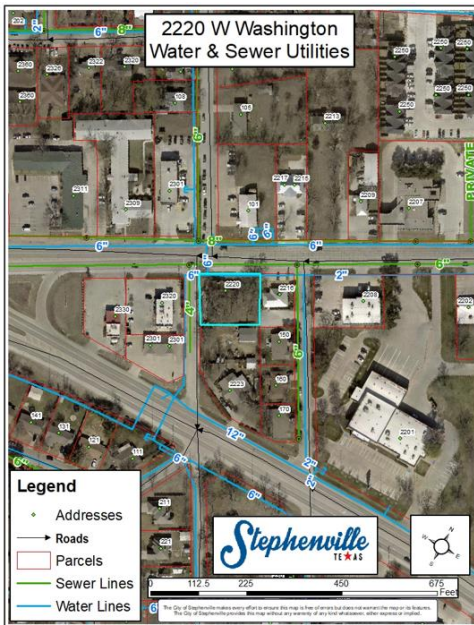
RECOMMENDATION:

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

BACKGROUND:

APPLICANT REQUEST:
 Applicant is requesting a rezone of the property in conjunction with adjacent property owner request to rezone, RZ2022-002, in order to sell to a commercial developer for new retail development. The property is currently utilized as office space and the surrounding businesses are retail and commercial use.

PROPERTY PROFILE:



Located on W Washington Street between Dale Avenue and S Harbin Drive

DESCRIPTION OF REQUESTED ZONING:**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.

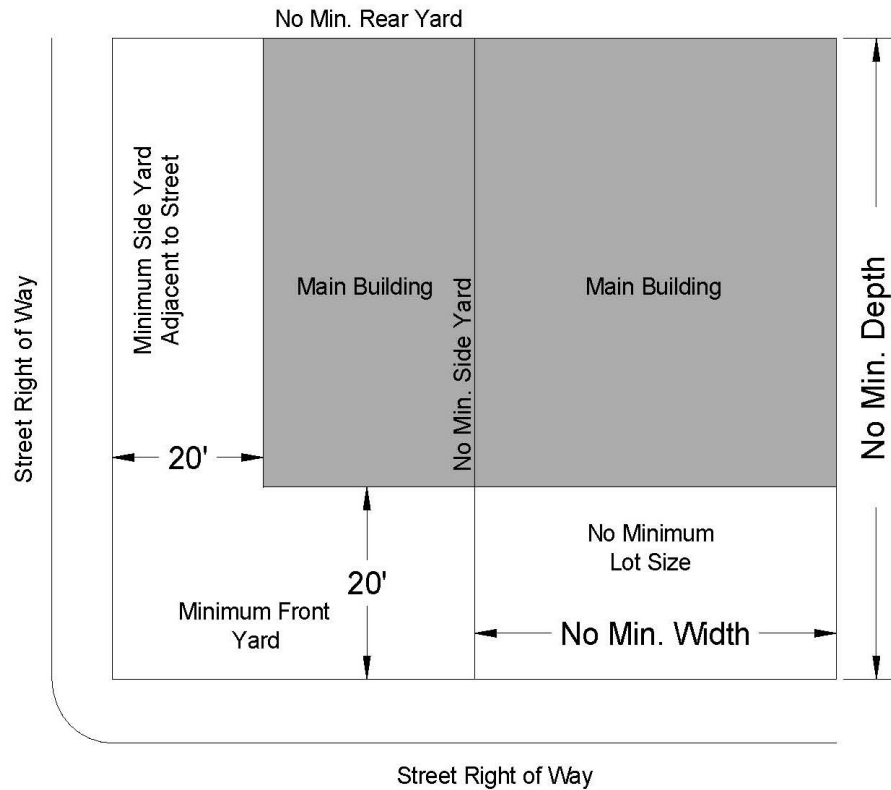
6.2.C Conditional Uses (Special Use Permit required).

- (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 have a maximum 75 foot height, 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 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)

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.

ZONING AMENDMENT APPLICATION

CITY OF STEPHENVILLE

1. **APPLICANT/OWNER:** D'Layna A. Denman
First Name Last Name
ADDRESS: 1720 S. Marshall Rd #47 3036698970
Street/P.O. Box Phone No.
Boulder CO 80305
City State Zip Code

2. **PROPERTY DESCRIPTION:** 2220 W Washington Street
Street Address

3. **LEGAL DESCRIPTION:** Lot 1A Block 140 S2600 CITY ADDITION
Lot(s) Block(s) Addition

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

PROPOSED ZONING: B-2 Retail and Commercial Business
Zoning District Title

5. **APPLICANTS REQUEST FOR ZONING CHANGE IS AS FOLLOWS:** _____
 Applicant requests a re-zone from B-1 to B-2 which will allow for more commercial uses and redevelopment.

 This re-zone to B-2 in line with the latest "future use" map for Stephenville.

 This property as well as 2223 W South Loop S2600 CITY ADDITION;, BLOCK 140 & BLOCK 145; LOT 1A-S

 are being requested for re-zone to be sold to a commercial developer for new retail use.

 (Attach an additional sheet if necessary)

D'Layna A. Denman
 Signature of Applicant

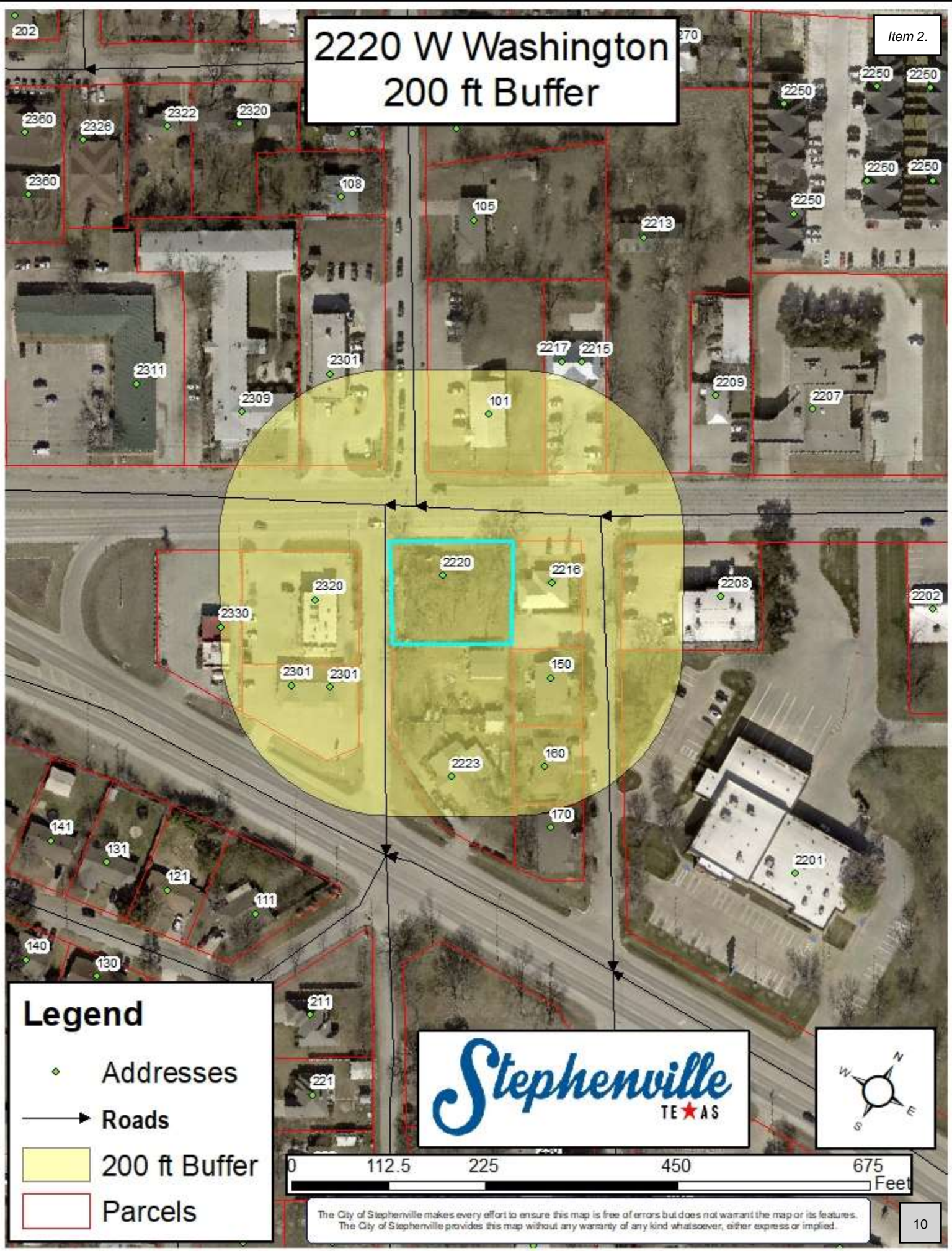
02-04-2022
 Date

Christina
 Signature of City Official Received

02-07-2022
 Date Received

2220 W Washington 200 ft Buffer

Item 2.



Legend

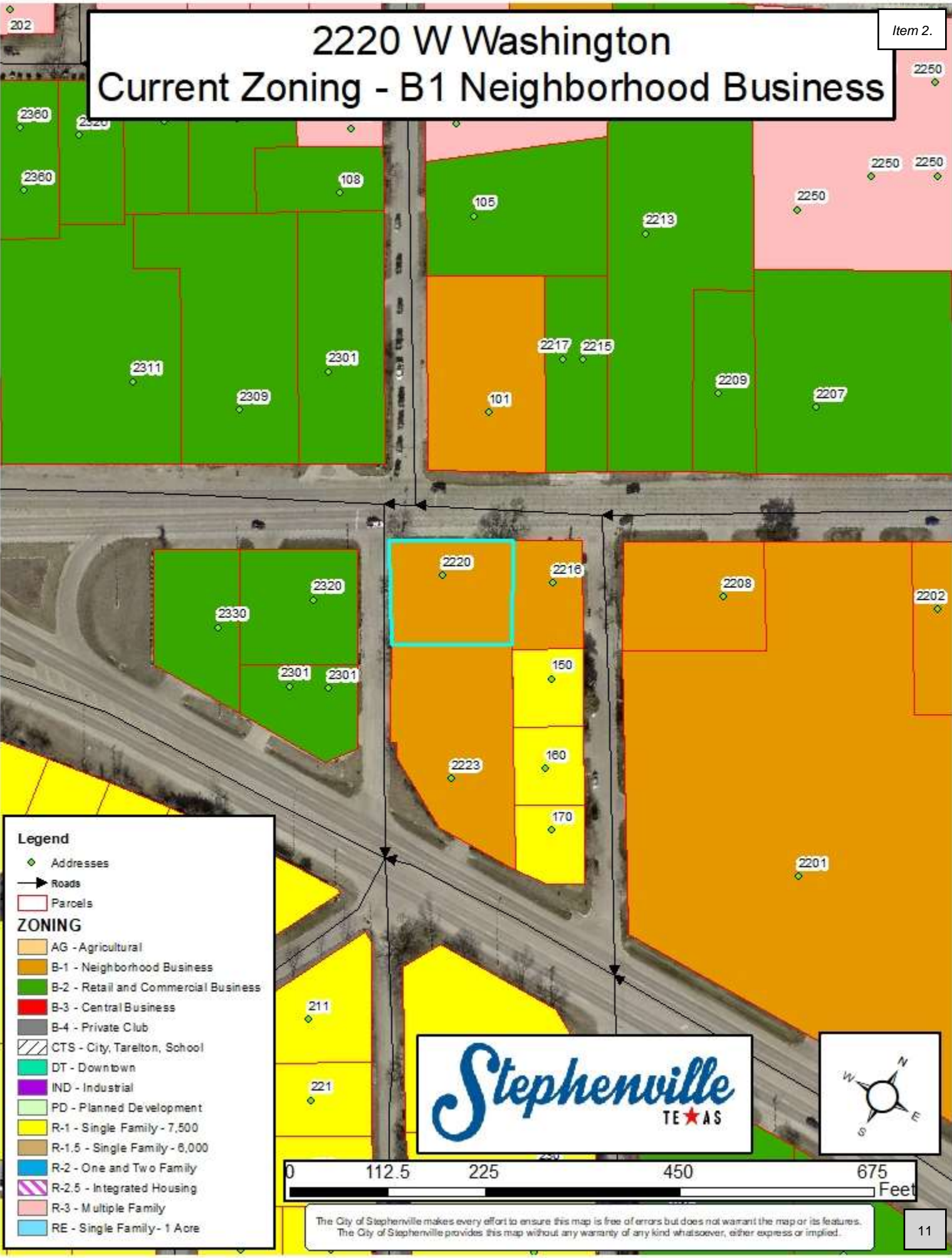
- ◆ Addresses
- ▶ Roads
- 200 ft Buffer
- Parcels



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

2220 W Washington Current Zoning - B1 Neighborhood Business

Item 2.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

ZONING

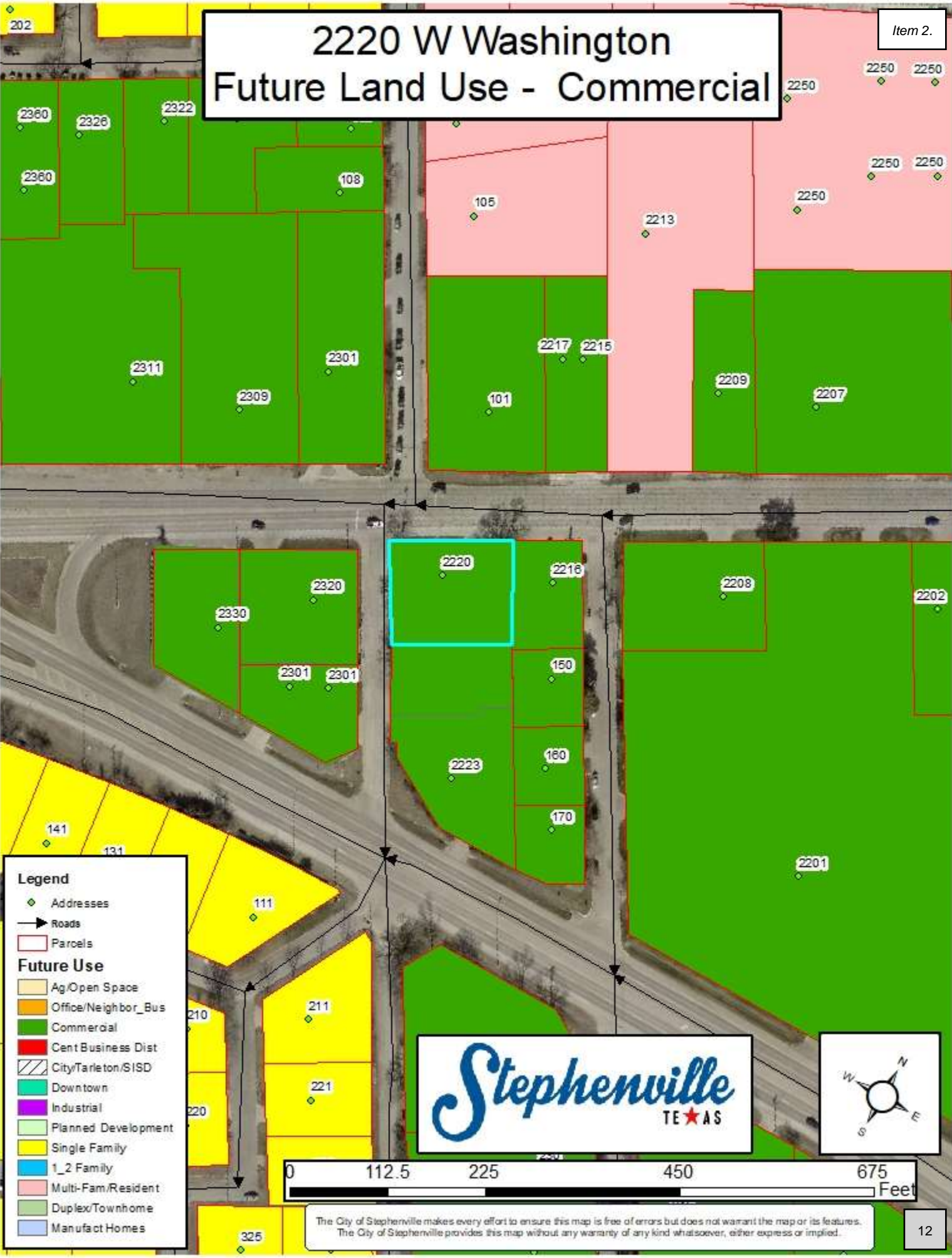
- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tareyton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One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



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2220 W Washington Future Land Use - Commercial

Item 2.

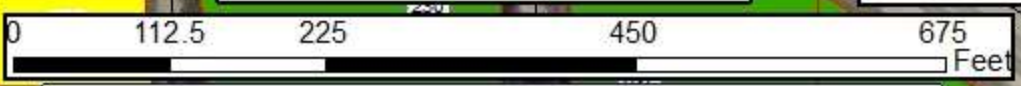
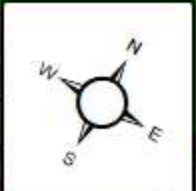


Legend

- ◆ Addresses
- Roads
- ▭ Parcels

Future Use

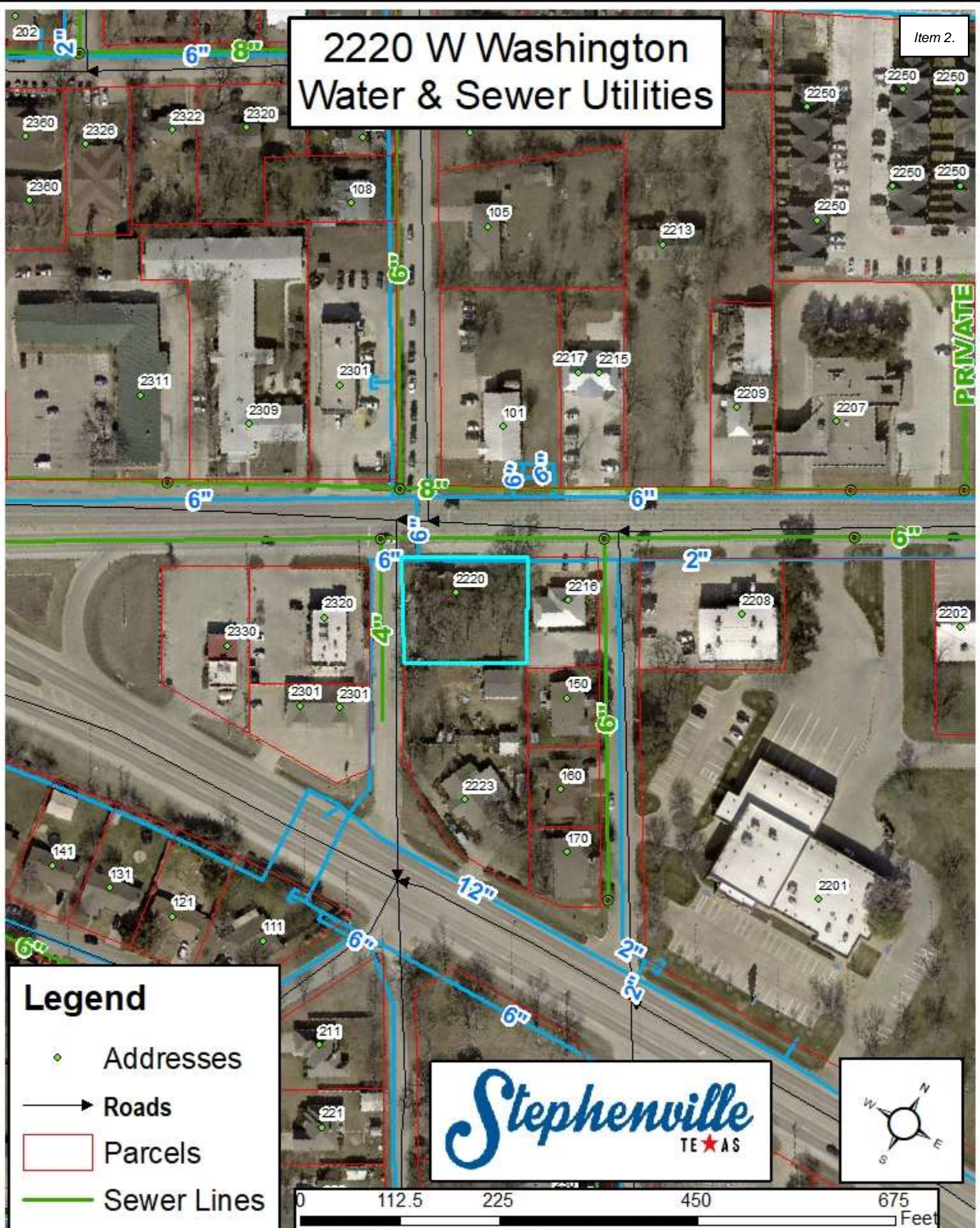
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes



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2220 W Washington Water & Sewer Utilities

Item 2.



Legend

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



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

2220 W Washington Address List

Item 2.

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





STAFF REPORT

SUBJECT: Case No.: RZ2022-002
 Applicant Donald and Mary Sparks are requesting a rezone of property located at 2223 W South Loop, Parcel 30369 of City Addition, Block 140 & 145, Lot 1A-S of 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, Director of Development Services

RECOMMENDATION:

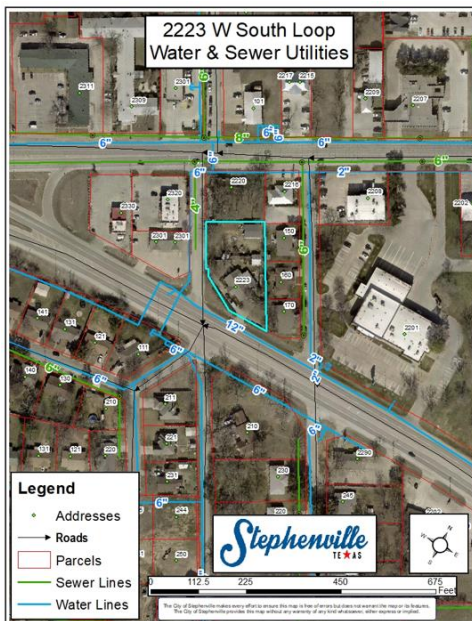
The Comprehensive Plan for future land use designates this property to be Commercial.

BACKGROUND:

APPLICANT REQUEST:

Applicant is requesting a rezone of the property in conjunction with adjacent property owner request to rezone, RZ2022-001, in order to sell to a commercial developer for new retail development. The property is currently a single family home. Surrounding properties include single-family homes, retail and commercial uses.

PROPERTY PROFILE:



Located between W Washington Street and W South Loop and between Dale Avenue and S Harbin Drive

DESCRIPTION OF REQUESTED ZONING:**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.

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- (76) Restaurant (drive-in type);
- (77) Restaurant or cafeteria—without drive-in service;
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- (80) Schools—public, private and parochial;
- (81) Shopping center;
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- (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.

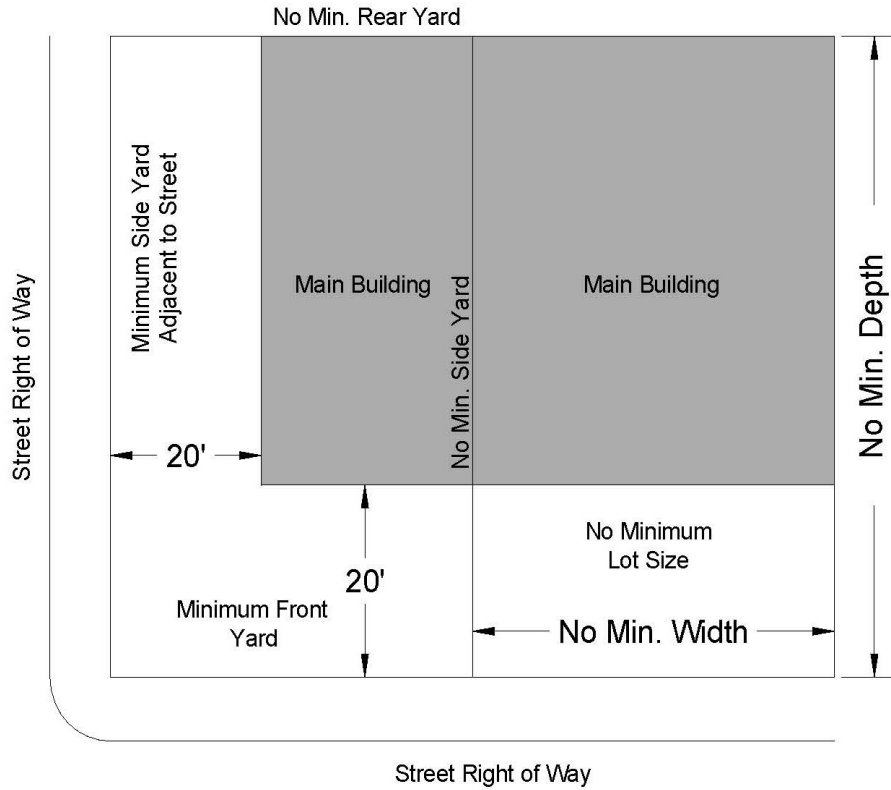
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- (1) Day care center—12 or more children;
- (2) Flea market;
- (3) Frozen foods locker;
- (4) Scientific and research laboratories;
- (5) Theater (drive-in); and
- (6) Trade and commercial schools.

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 have a maximum 75 foot height, 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 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)

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.



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

NO. RZ2022-002

Item 3.

ZONING AMENDMENT APPLICATION

CITY OF STEPHENVILLE

1. **APPLICANT/OWNER:** Donald and Mary Sparks
 First Name Last Name

ADDRESS: 2223 W South Loop 817-235-5921
 Street/P.O. Box Phone No.

Stephenville TX 76401
 City State Zip Code

2. **PROPERTY DESCRIPTION:** 2223 W South Loop, Stephenville, TX 76401
 Street Address

3. **LEGAL DESCRIPTION:** LOT 1A-S, BLOCK 140 & BLOCK 145, S2600 CITY ADDITION
 Lot(s) Block(s) Addition

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

PROPOSED ZONING: B-2 Retail and Commercial Business
 Zoning District Title

5. **APPLICANTS REQUEST FOR ZONING CHANGE IS AS FOLLOWS:** _____
 Applicant requests a re-zone from B-1 to B-2, which will allow for more commercial uses and redevelopment.

This re-zone to B-2 is in line with the latest "future use" map for Stephenville.

This property as well as 2220 W Washington St, Lot 1A, Block 140, S2600 City Addition
are being requested for re-zone to be sold to a commercial developer for new retail use.

(Attach an additional sheet if necessary)

DocuSigned by:
Donald Sparks
 E3F49777683849E...
 Signature of Applicant

DocuSigned by:
Mary Sparks
 E3F49777683849E...
 Signature of Applicant

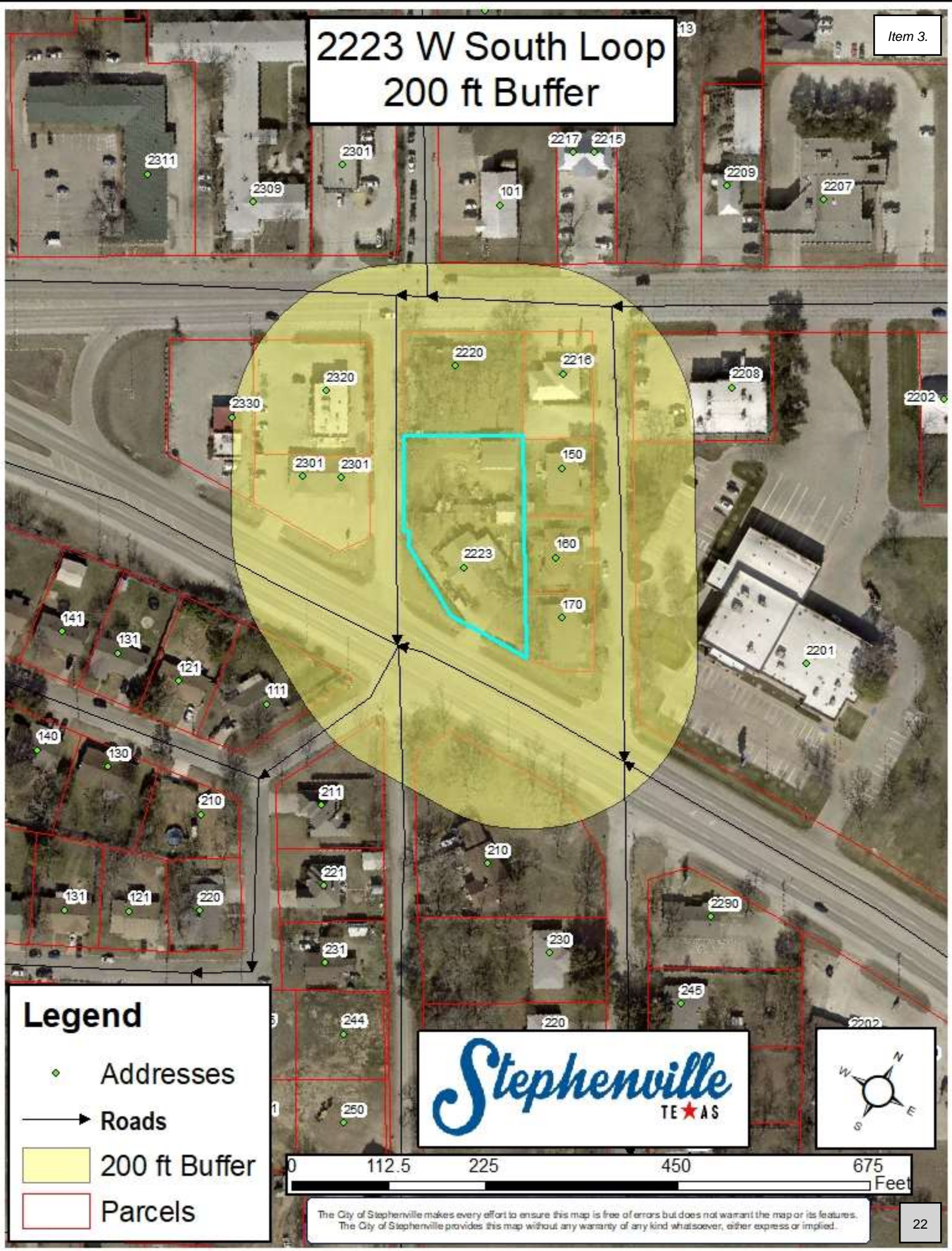
2/7/2022
2/7/2022
 Date

Christina Ma
 Signature of City Official Received

02/07/2022
 Date Received

2223 W South Loop 200 ft Buffer

Item 3.



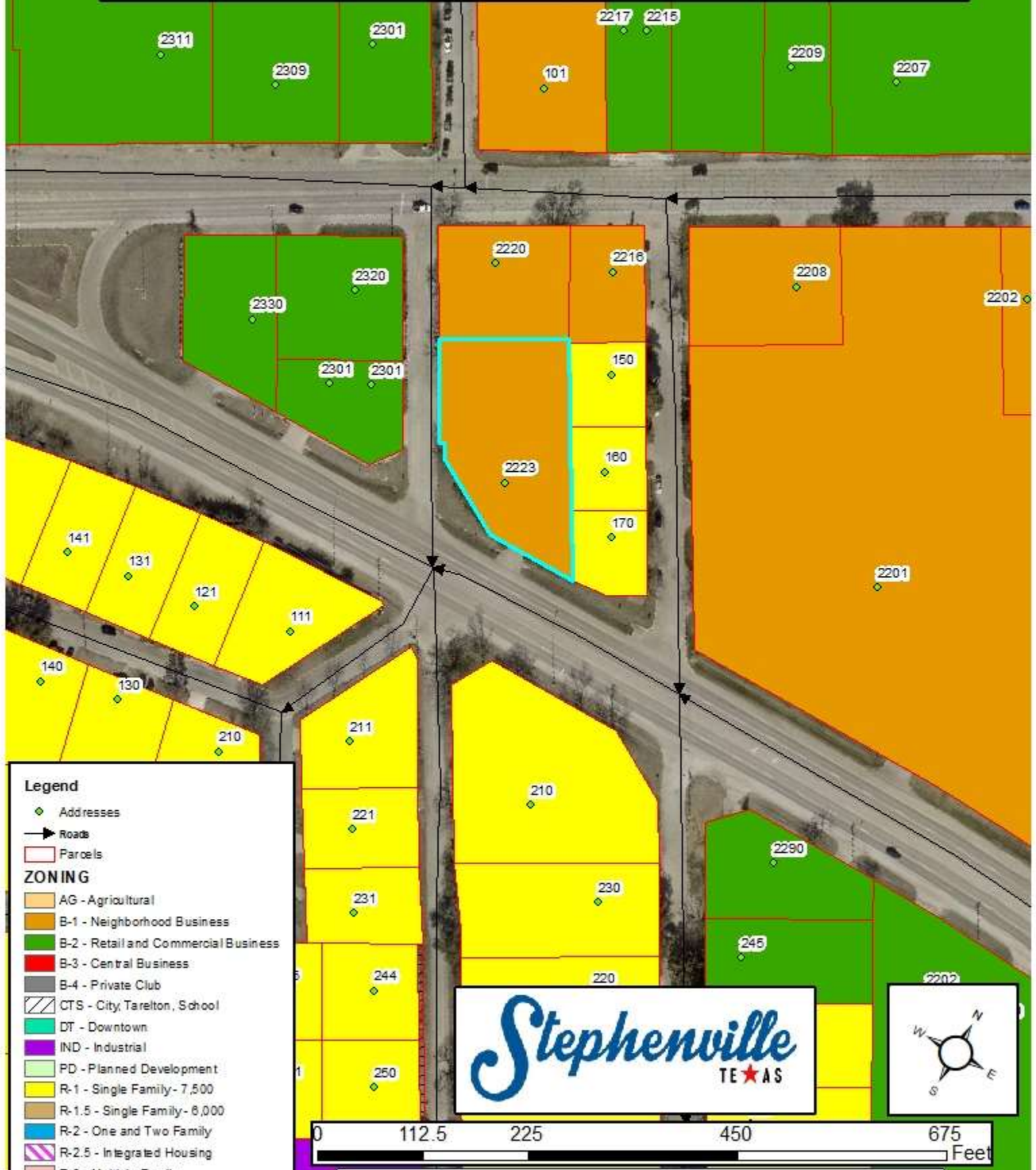
Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



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

2223 W South Loop Current Zoning - B1 Neighborhood Business



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

ZONING

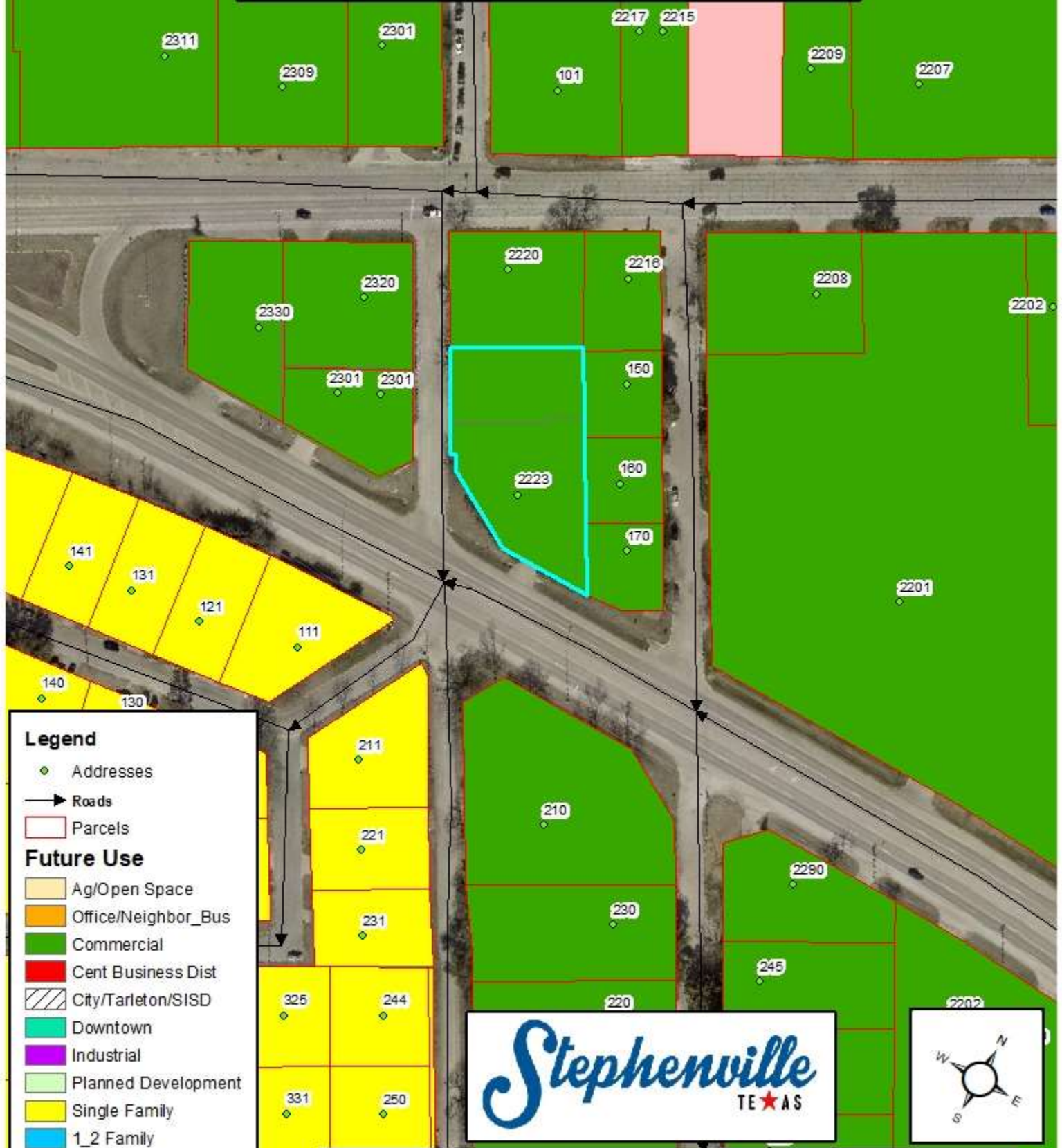
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- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tareyton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 8,000
- R-2 - One and Two Family
- R-2.5 - Integrated Housing
- R-3 - Multiple Family
- RE - Single Family - 1 Acre



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2223 W South Loop Future Land Use - Commercial

Item 3.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

Future Use

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



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2223 W South Loop Address List

Item 3.

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



STAFF REPORT

SUBJECT: Case No.: RZ2022-003
 Applicant Michael Weeks is requesting a rezone of property located at 1620 W Swan Street and 1680 W Swan Street, Parcel R33562 of Southside Addition, Block 13, Lot 1 of the City of Stephenville, Erath County, Texas from (I) Industrial to (R-3) Multiple family residential.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

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

BACKGROUND:

APPLICANT REQUEST:

There are (2) two existing apartment buildings on the property with (8) eight units each for a total of 16 units. The property is currently a non-conforming Industrial zone that is grandfathered to allow the current apartment complex, Tuscan Ridge Apartments. Applicant is requesting to rezone the property to R-3 multiple family residential district in order to add a new two-story building with (6) six units.

PROPERTY PROFILE:



Located south of W Washington Street, east of S Harbin Drive and west of S Lillian, and adjacent to the railroad tracks.

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 platted as one parcel and sole source management. 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 aesthetic 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) Multiple family dwellings, with each family limited as in division (1) above; Student living complexes will be subject to a variance request for units designed to occupy more than three unrelated students per unit.
- (4) Assisted living center;
- (5) Convalescent, nursing or long term-care facility;
- (6) Retirement housing complex;
- (7) Accessory buildings;
- (8) Churches, temples, mosques and related facilities;
- (9) Community home;
- (10) Park or playground;
- (11) SISD school—public;
- (12) Bed and breakfast/boarding house;
- (13) Group day care home;
- (14) Registered family home;
- (15) Day care center; and
- (16) Fraternity or sorority house.

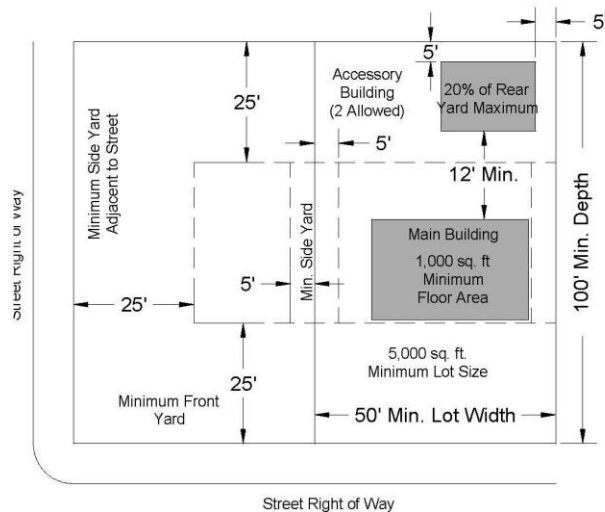
5.6.C Conditional Uses.

- (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.

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

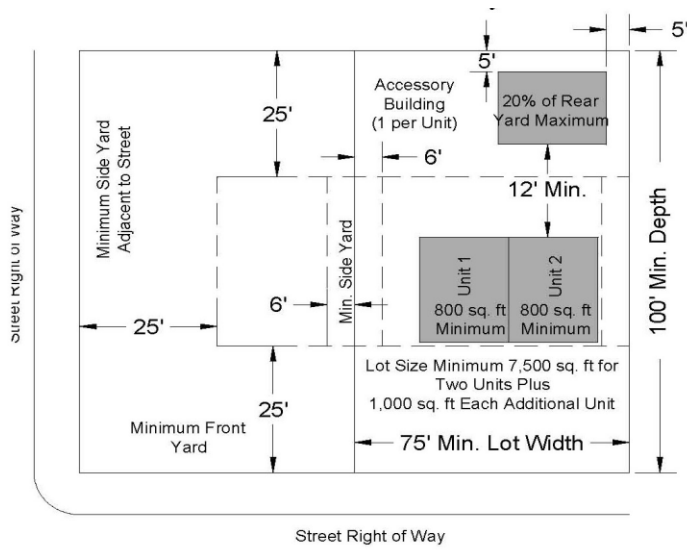
- (A) *Single family dwelling.*
 - (1) Minimum lot area: 5,000 ft².
 - (2) Minimum lot width and lot frontage: 50 feet.
 - (3) Minimum lot depth: 100 feet.
 - (4) Minimum depth of front setback: 25 feet.
 - (5) Minimum depth of rear setback: 25 feet.
 - (6) Minimum width of side setback:
 - (a) Internal lot: five feet.
 - (b) Corner lot: 25 feet from intersecting side street.
 - (7) Building size:
 - (a) Maximum 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: 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.

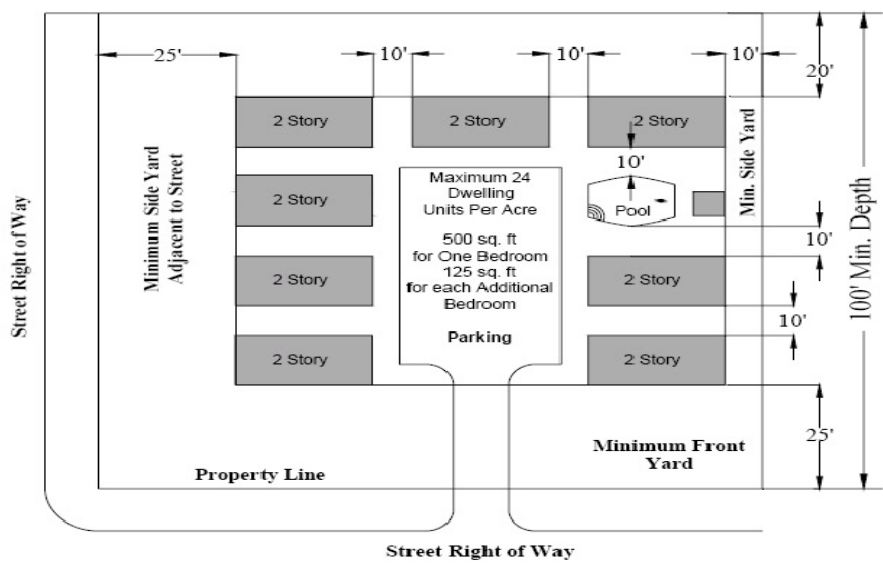


(C) *Multiple family dwellings.*

- (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.

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

Multiple Family Dwelling

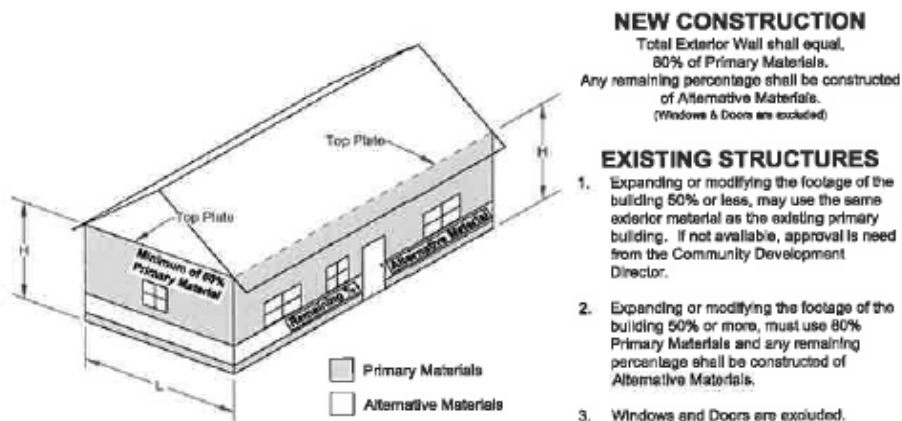


5.6.E Parking Regulations.

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. Student housing whereby individual rooms are leased by unit must require 1.5 spaces per rented bed.

5.6.F Type of Construction.

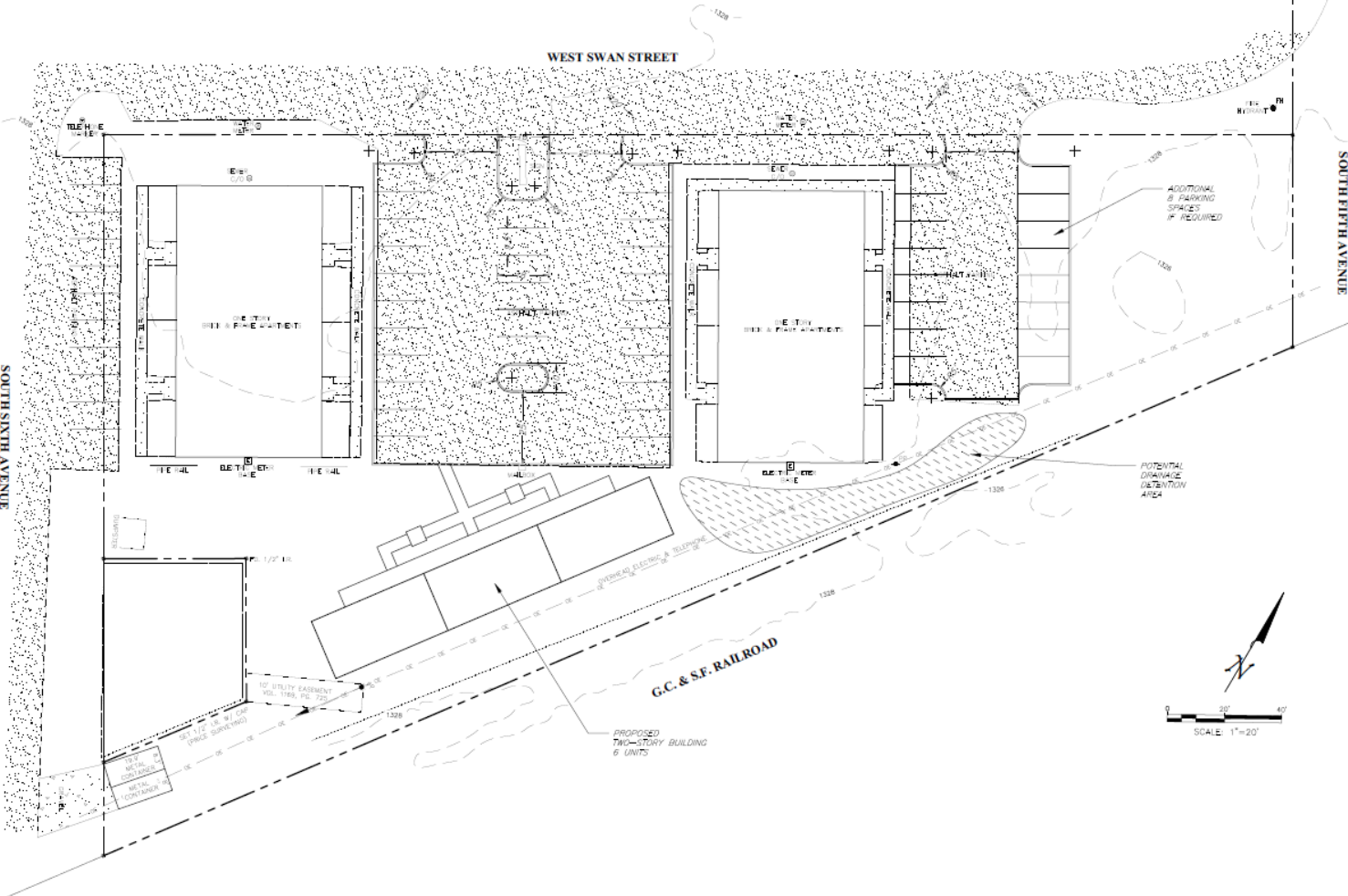
- (1) The exterior walls of all new dwellings to the top plate, shall be constructed of at least 80% of the total exterior walls of primary materials, excluding doors, windows, and porches. See Section 10.E(1): Exterior Building Material Standard—Primary Materials.
- (2) Any remaining exterior walls 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: Exterior Building Material Standard, for the total exterior walls of the structure.



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.

Exhibit – Proposed new building location



ZONING AMENDMENT APPLICATION

CITY OF STEPHENVILLE

1. **APPLICANT/OWNER:** Michael **Weeks**
First Name Last Name
ADDRESS: 104 Sandra Palmer 8326517409
Street/P.O. Box Phone No.
Stephenville TX 76401
City State Zip Code

2. **PROPERTY DESCRIPTION:** 1620 & 1680 W Swan (Tuscan Ridge Apts)
Street Address

3. **LEGAL DESCRIPTION:** Southside Addition Block 13
Lot(s) Block(s) Addition

See attached survey

4. **PRESENT ZONING:** Industrial (grandfathered non-conforming) I
Zoning District Title

PROPOSED ZONING: R-3 Multifamily
Zoning District Title

5. **APPLICANTS REQUEST FOR ZONING CHANGE IS AS FOLLOWS:** On this parcel
currently sits Tuscan Ridge Apts, a 16 unit apt complex. Likewise, surrounding
this property is multi-family and town homes. The goal is to build
much needed 6 more apartments on the vacant land on this property, but it needs
to be zoned R-3 Multifamily first. This zoning would be in common with the existing land use and surrounding properties.

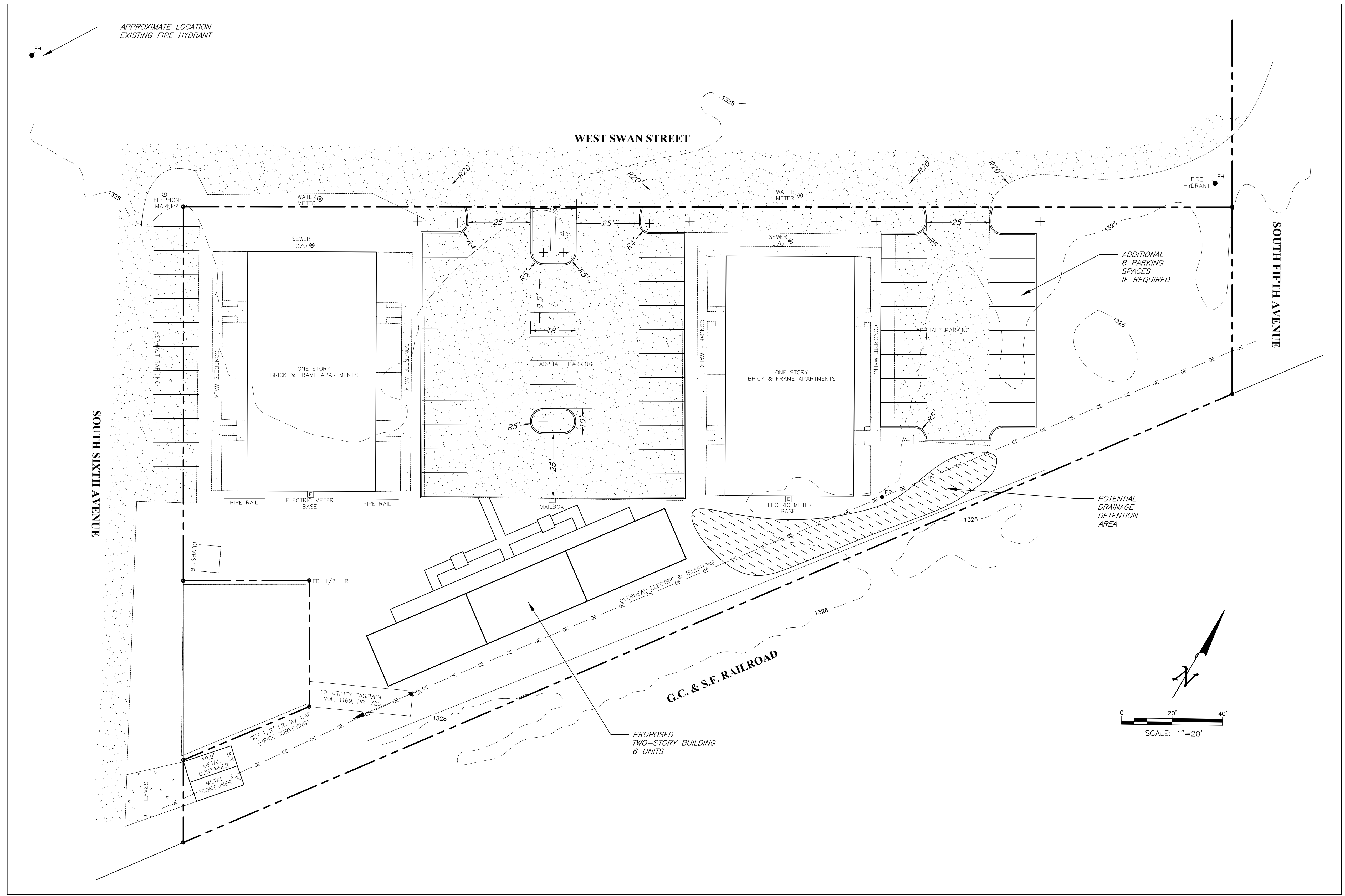
(Attach an additional sheet if necessary)


 Signature of Applicant

2/14/2022
 Date


 Signature of City Official Received

2/15/2022
 Date Received



CONCEPT PLAN
SCALE: 1" = 20'

LEGEND

	PROPERTY BOUNDARY
	EXISTING 2' TOPO CONTOUR
	EXISTING ASPHALT PAVEMENT

PARKING CALCULATIONS

EXISTING UNITS:	16 UNITS
PROPOSED UNITS:	6 UNITS
TOTAL UNITS:	22 UNITS
REQUIRED PARKING: (2/UNIT)	44 SPACES
PARKING PROVIDED:	47 SPACES
WITH SIXTH ST:	36 SPACES
WITHOUT SIXTH ST:	44 SPACES
WITH ADDED LOT:	44 SPACES

No.	Date	Revision

409 Magnolia Street Hico, Texas 76157
Phone: (254) 263-3550
twarrick@warrickengineering.com
Texas Registered Firm#: F-20151



TUSCAN RIDGE APARTMENTS
1680 WEST SWAN STREET
STEPHENVILLE, TEXAS 76401

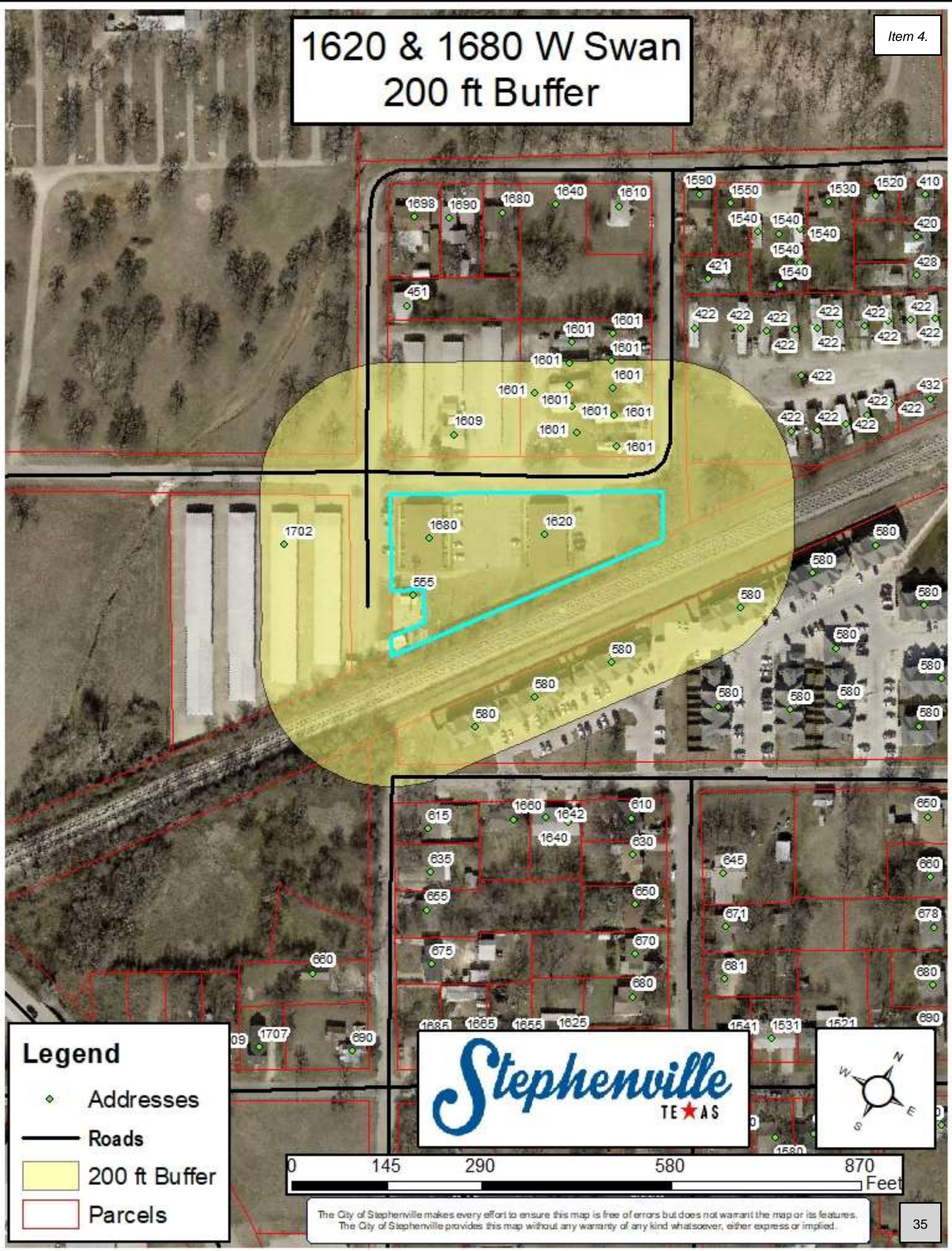
CONCEPT PLAN

This Drawing Is Submitted For Review Under The Authority Of Tamara M. Warrick, P.E. On November 22, 2021

Drawn By	TW
Scale	1" = 20'
Date	November 22, 2021
Sheet	CP-1

1620 & 1680 W Swan 200 ft Buffer

Item 4.



Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



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

1620 & 1680 W Swan Current Zoning - Ind - Industrial

Item 4.



Legend

- ◆ Addresses
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- Parcels

ZONING

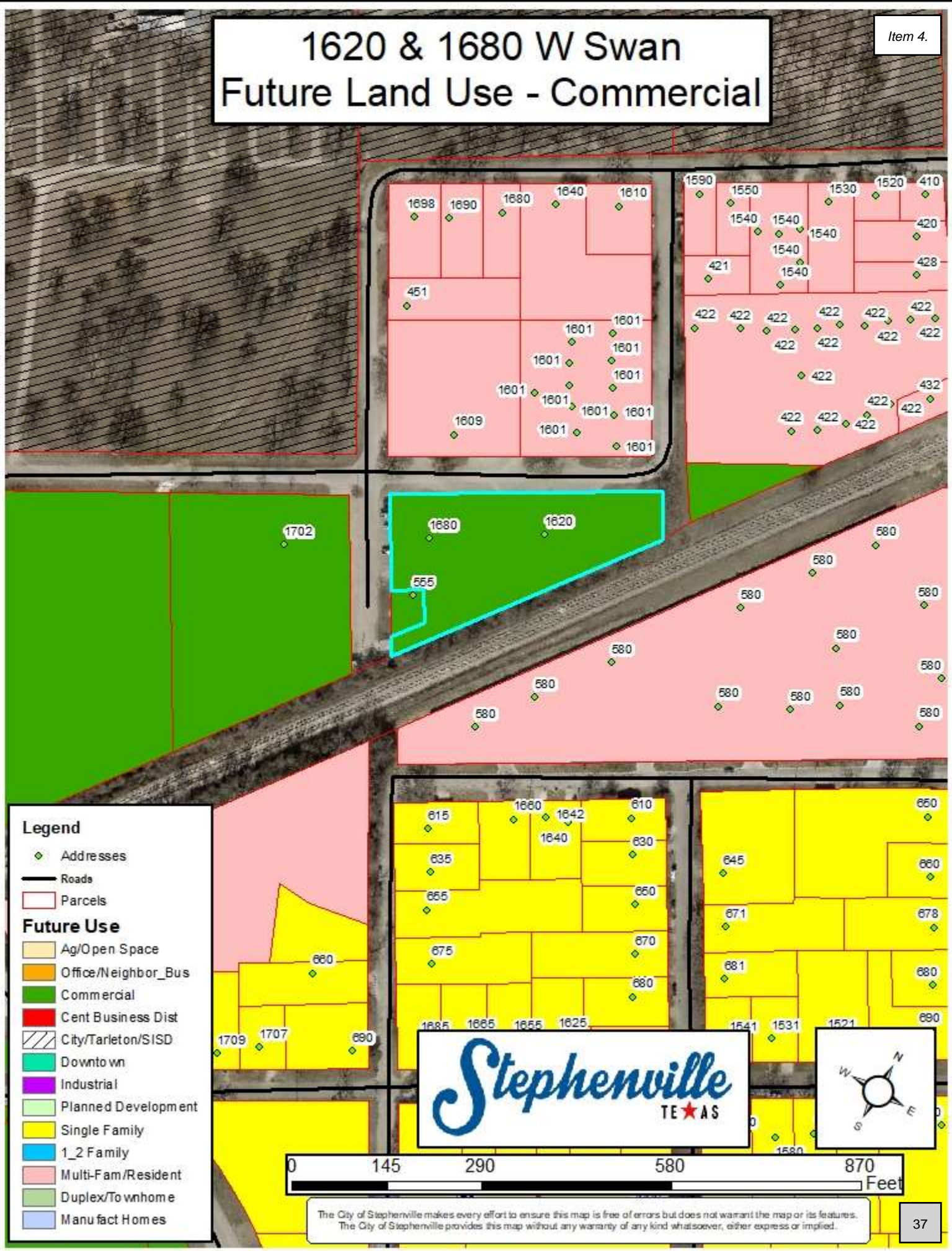
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- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tareyton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
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- RE - Single Family - 1 Acre



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1620 & 1680 W Swan Future Land Use - Commercial

Item 4.



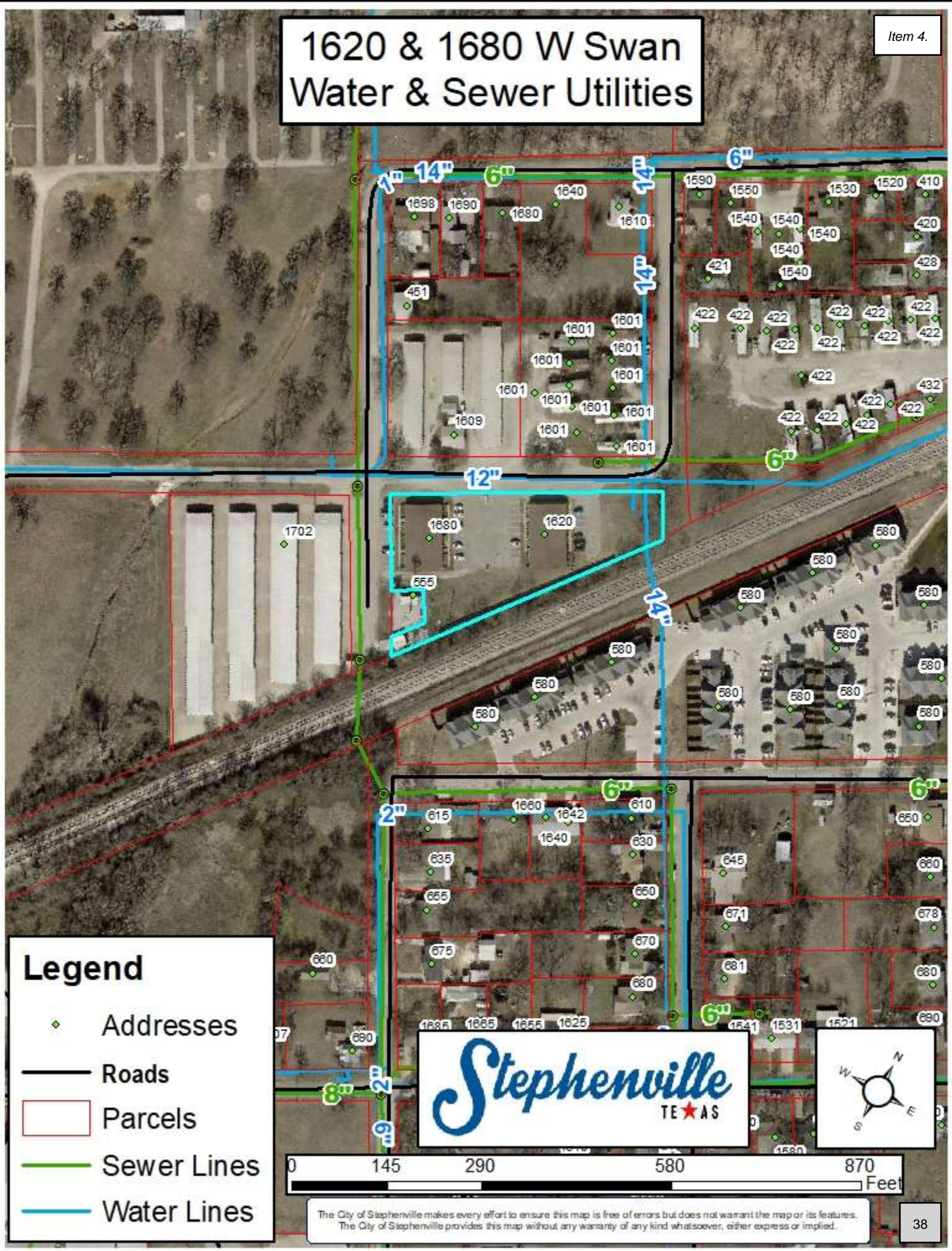
- Legend**
- ◆ Addresses
 - Roads
 - ▭ Parcels
- Future Use**
- Ag/Open Space
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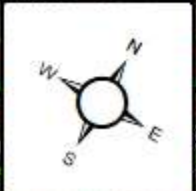
1620 & 1680 W Swan Water & Sewer Utilities

Item 4.



Legend

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



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1620 & 1680 W Swan Address List

Item 4.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000033512	1609 W SWAN	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000033593	1702 W SWAN ST	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000033595	610 SIXTH	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000076203	555 SIXTH	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
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
R000033485	0 S LILLIAN	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000014966	0 N PADDOCK & VANDERBILT	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000033563	580 S LILLIAN	V84 HOLDINGS LLC	PO BOX 1827	STEPHENVILLE	TX	76401
R000033562	1680 W SWAN	WV RENTALS PROPERTIES LLC	PO BOX 1353	STEPHENVILLE	TX	76401

STAFF REPORT



SUBJECT: Case No.: AS2022-002
Abandonment of Sloan Street from Harbin Drive to Saint Felix Street

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

To recommend the City Council abandon the aforementioned street as authorized by Chapter 95 of the City of Stephenville Code of Ordinance.

BACKGROUND:

The City has previously abandoned streets near and through Tarleton State University when the University was acquiring private property in order to expand campus improvements. The University is currently in the process of buying private property along Sloan Street from Harbin Drive to Saint Felix Street.

Chapter 95 of the City of Stephenville Code of Ordinances allows for the abandonment of streets and alleys by petition or council initiative. Council initiated such action at the regular business meeting on February 1, 2022. Such action requires review by the Planning and Zoning Commission via public hearing and a recommendation to council for final approval. The applicable sections of the city code are as follows:

ARTICLE IV. - CLOSING STREETS AND ALLEYS

Sec. 95.50. - Reference to transportation code.

Provisions for the closing of streets and alleys are granted by the V.T.C.A. Transp. Code § 311.07. The procedures and regulations set out herein are consistent with the requirements of the Code and set out regulations to be followed in the closing of streets and alleys.
(Ord. 2015-11, passed 7-7-2015)

Sec. 95.51. - Public hearing generally.

The City Council, on its own initiative, may call a public hearing to determine whether or not any street or alley in the city, or any portion thereof, should be closed or abandoned as a public thoroughfare.
(Ord. 2015-11, passed 7-7-2015)

Sec. 95.54. - Recommendation of the planning and zoning commission.

Before City Council may take final action to adopt any ordinance to close a street or alley the Planning and Zoning Commission shall review the request from the point of view of impact on future traffic circulation in the city and shall make a recommendation on such matters to the City Council. The Planning and Zoning Commission shall be required to conduct a public hearing. (Ord. 2015-11, passed 7-7-2015)

DEPARTMENTAL COMMENTS:**Public Works Department**

Existing sewer main to be abandoned to private ownership

Existing potable main to be abandoned to private ownership with physical disconnection or meter installation

Development Services

No additional comments.

Police Department

No additional comments.

Fire Department

No additional comments.

ESTIMATE OF VALUE:**ARTICLE IV. - CLOSING STREETS AND ALLEYS****Sec. 95.56. - Appraisal of real property required.**

- A. Within 90 days after the City Council public hearing and Planning and Zoning Commission recommendation, but before City Council final action, the petitioner shall provide an appraisal by a certified appraiser of real property. The cost of the appraisal is to be paid in full by the petitioner. Upon written application by the petitioner stating the need therefor, this time period may be extended by the City Administrator. Such extension shall be in writing.
- B. As an alternative to the above, the petitioner may elect, in writing, to utilize the average appraised values of the land immediately adjacent to the street or alley to be closed as shown on the most recent approved municipal tax roll. Such average value shall be calculated by city staff.
- C. If the requested closure is approved by City Council, the actual selling price shall be determined solely by the City Council, but in no case shall the selling price be less than the appraised value as determined under this section.

(Ord. 2015-11, passed 7-7-2015)

ADVANTAGES:

An advantage to closing Sloan Street from Harbin Drive to Saint Felix Street include the transfer of maintenance of the pavement and the sanitary sewer and water utility that provide benefit to a sole customer.

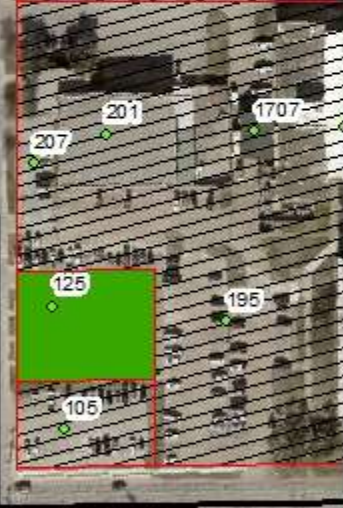
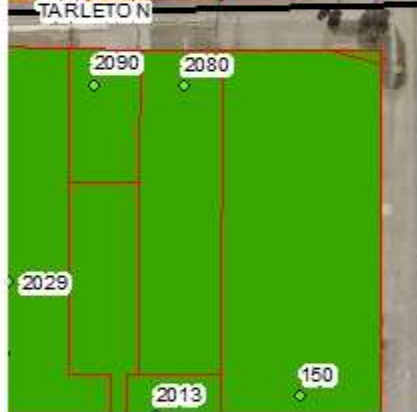
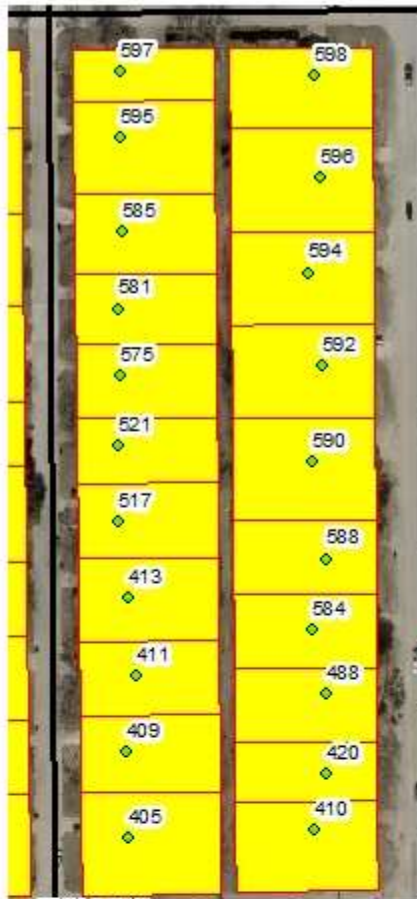
DISADVANTAGES:

No disadvantages have been identified at this time.

ALTERNATIVES:

- 1) Recommend the City Council abandon the road as initiated.
- 2) Recommend the City Council terminate the initiated action and not abandon.

Sloan Street Current Zoning Map



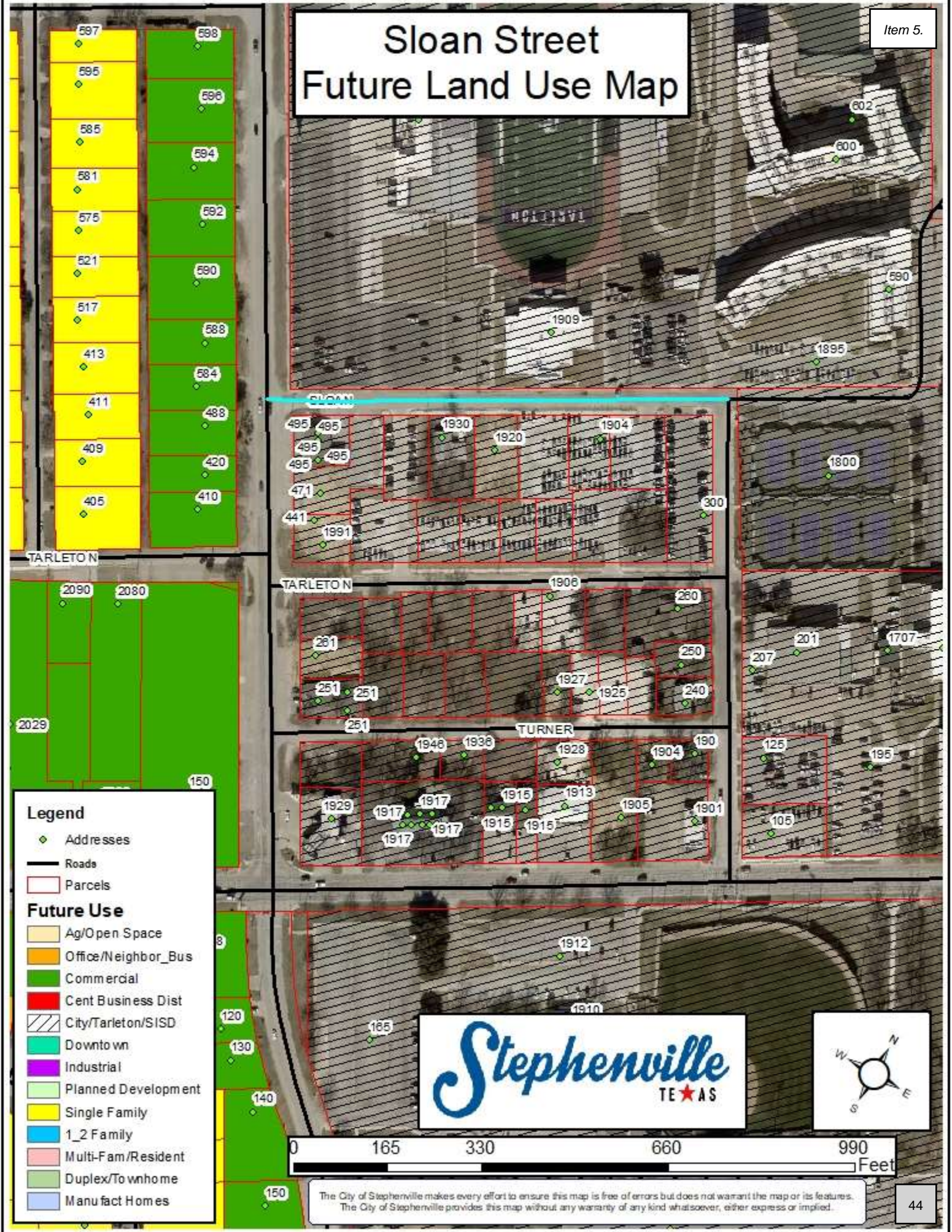
Legend

- ◆ 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, Tareilton, 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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Sloan Street Future Land Use Map



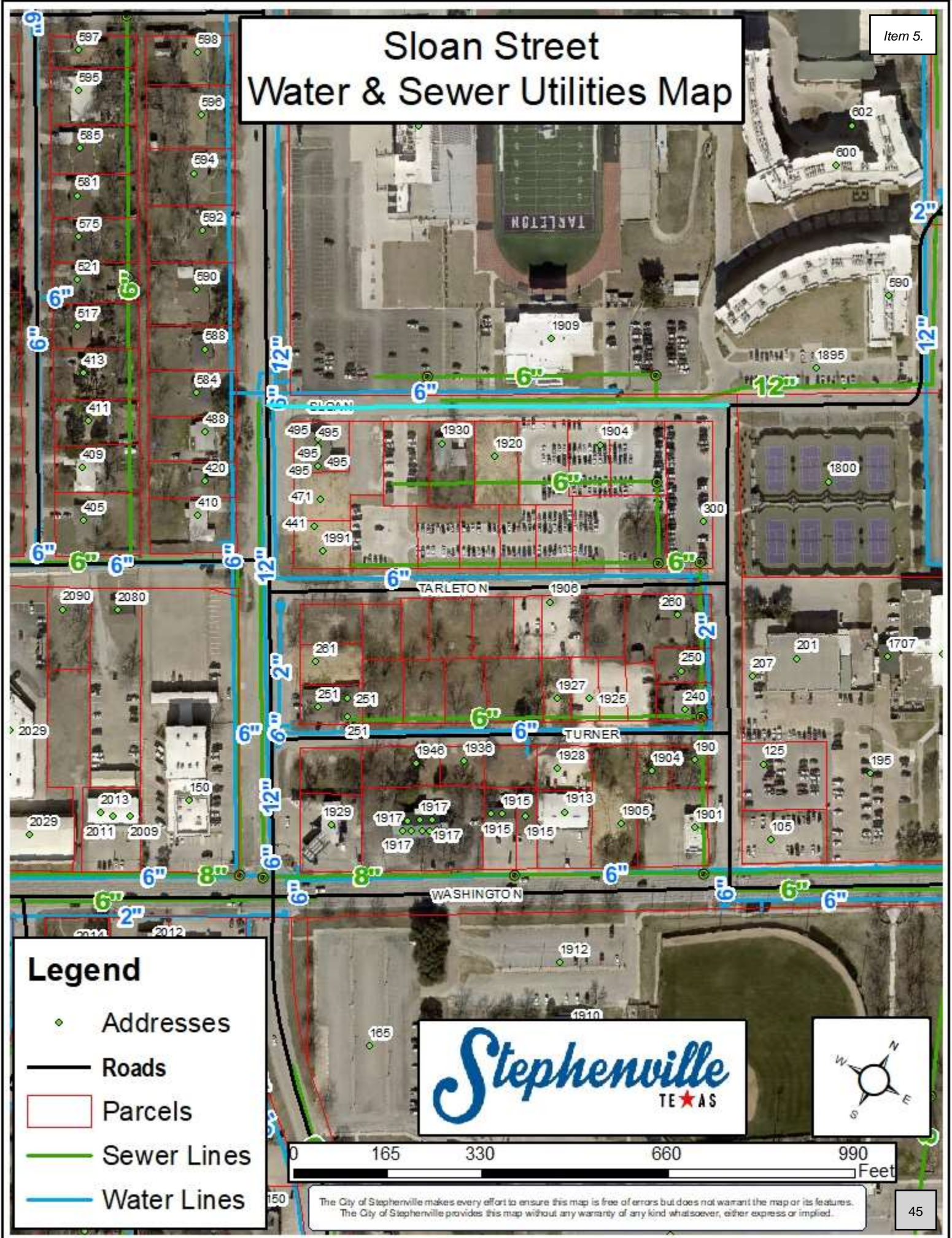
Legend

- ◆ Addresses
- Roads
- Parcels
- Future Use**
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Two home
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Sloan Street Water & Sewer Utilities Map



Legend

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



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Sloan Street Address List

Item 5.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000032899	1919 W TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032898	1917 TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032903	1923 TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032902	1921 TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032911	1991 W TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032907	471 N HARBIN DR	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032895	1915 W TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032896	1906 W SLOAN	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032897	1902 W SLOAN	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032901	1910 W SLOAN	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032900	1920 SLOAN	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032906	1930 SLOAN	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032905	1940 W SLOAN	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032904	1989 W TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000060731	0 N HARBIN DR	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032893	201 ST FELIX AVE	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000031936	420 HARBIN DR	BORGES JOSEPH JOAQUIN	PO BOX 1201	STEPHENVILLE	TX	76401
R000031934	584 HARBIN DR	BYRD RICHARD S & KRISTEN L		STEPHENVILLE	TX	76401
R000031937	410 N HARBIN DR	GALLAGHER JERRY VON JR& CARRIE GALLAGHER	4209 CR 826	ANNA	TX	75409
R000031932	590 HARBIN DR	LOLA ASSETS LLC	7115 VALLEY VIEW LN	DALLAS	TX	75240
R000031935	488 HARBIN DR	MARKS BARBARA ANN (TRANSFER ON DEATH)	488 N HARBIN DR	STEPHENVILLE	TX	76401
R000031933	588 HARBIN DR	NORMAND JONATHAN M & CARRIE J	170 BRIDLE PATH DR	STEPHENVILLE	TX	76401-7898
R000032910	495 N HARBIN DR	PEACOCK INVESTMENTS LLC	1279 DIANA LANE	STEPHENVILLE	TX	76401

STAFF REPORT



SUBJECT: Case No.: AS2022-003
Abandonment of Tarleton Street from Harbin Drive to Saint Felix Street

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

To recommend the City Council abandon the aforementioned street as authorized by Chapter 95 of the City of Stephenville Code of Ordinance.

BACKGROUND:

The City has previously abandoned streets near and through Tarleton State University when the University was acquiring private property in order to expand campus improvements. The University is currently in the process of buying private property along Tarleton Street from Harbin Drive to Saint Felix Street.

Chapter 95 of the City of Stephenville Code of Ordinances allows for the abandonment of streets and alleys by petition or council initiative. Council initiated such action at the regular business meeting on February 1, 2022. Such action requires review by the Planning and Zoning Commission via public hearing and a recommendation to council for final approval. The applicable sections of the city code are as follows:

ARTICLE IV. - CLOSING STREETS AND ALLEYS

Sec. 95.50. - Reference to transportation code.

Provisions for the closing of streets and alleys are granted by the V.T.C.A. Transp. Code § 311.07. The procedures and regulations set out herein are consistent with the requirements of the Code and set out regulations to be followed in the closing of streets and alleys.
(Ord. 2015-11, passed 7-7-2015)

Sec. 95.51. - Public hearing generally.

The City Council, on its own initiative, may call a public hearing to determine whether or not any street or alley in the city, or any portion thereof, should be closed or abandoned as a public thoroughfare.
(Ord. 2015-11, passed 7-7-2015)

Sec. 95.54. - Recommendation of the planning and zoning commission.

Before City Council may take final action to adopt any ordinance to close a street or alley the Planning and Zoning Commission shall review the request from the point of view of impact on future traffic circulation in the city and shall make a recommendation on such matters to the City Council. The Planning and Zoning Commission shall be required to conduct a public hearing. (Ord. 2015-11, passed 7-7-2015)

DEPARTMENTAL COMMENTS:**Public Works Department**

- Retain easement for proposed stormwater drainage line
- Retain easement for existing raw water line
- Existing sewer main to be abandoned to private ownership
- Existing potable main to be abandoned to private ownership with physical disconnection or meter installation

Development Services

No additional comments.

Police Department

No additional comments.

Fire Department

No additional comments.

ESTIMATE OF VALUE:**ARTICLE IV. - CLOSING STREETS AND ALLEYS****Sec. 95.56. - Appraisal of real property required.**

- A. Within 90 days after the City Council public hearing and Planning and Zoning Commission recommendation, but before City Council final action, the petitioner shall provide an appraisal by a certified appraiser of real property. The cost of the appraisal is to be paid in full by the petitioner. Upon written application by the petitioner stating the need therefor, this time period may be extended by the City Administrator. Such extension shall be in writing.
- B. As an alternative to the above, the petitioner may elect, in writing, to utilize the average appraised values of the land immediately adjacent to the street or alley to be closed as shown on the most recent approved municipal tax roll. Such average value shall be calculated by city staff.
- C. If the requested closure is approved by City Council, the actual selling price shall be determined solely by the City Council, but in no case shall the selling price be less than the appraised value as determined under this section.

(Ord. 2015-11, passed 7-7-2015)

ADVANTAGES:

An advantage to closing Tarleton Street from Harbin Drive to Saint Felix Street include the transfer of maintenance of the pavement and the sanitary sewer utility that provide benefit to a sole customer.

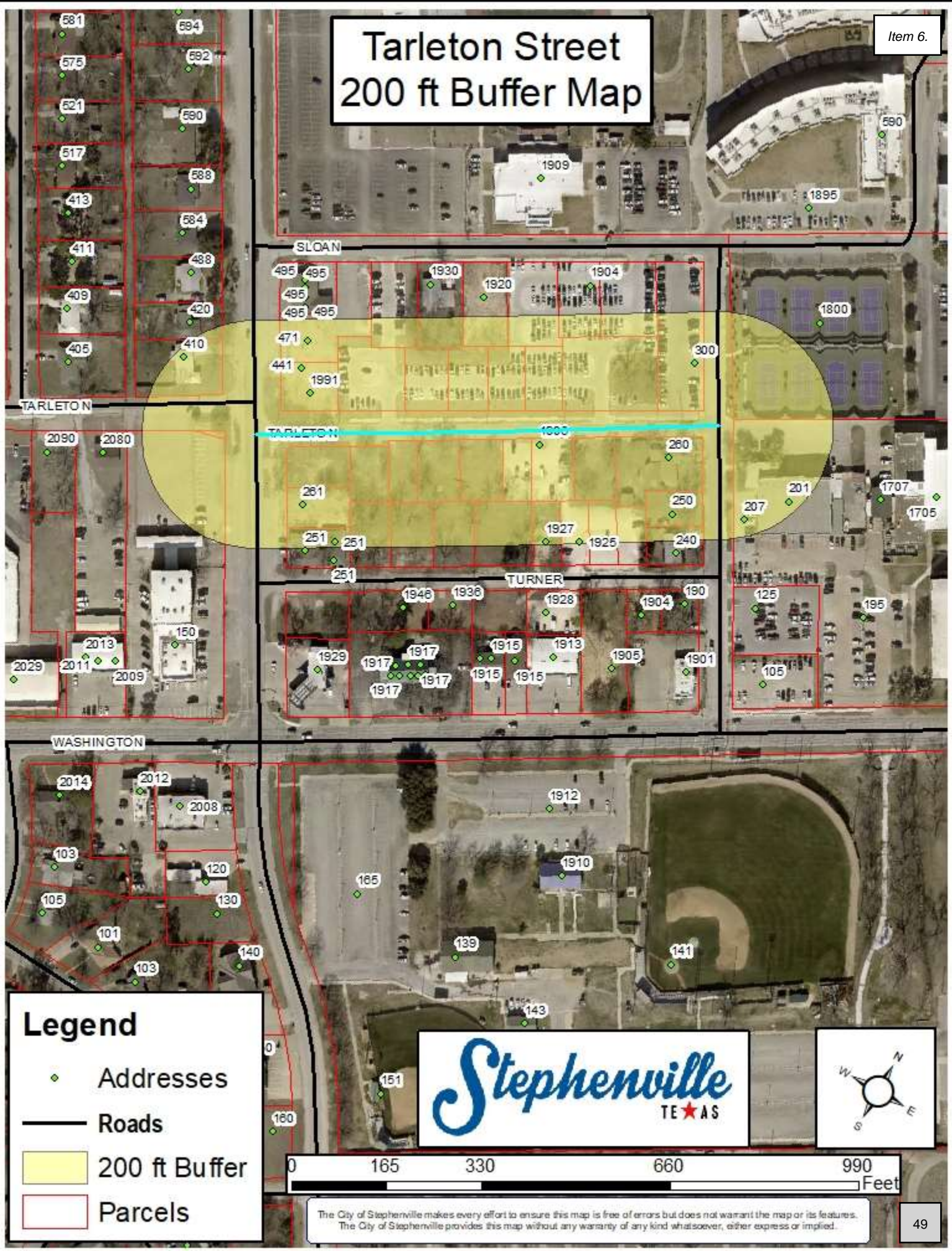
DISADVANTAGES:

No disadvantages have been identified at this time.

ALTERNATIVES:

- 1) Recommend the City Council abandon the road as initiated.
- 2) Recommend the City Council terminate the initiated action and not abandon.

Tarleton Street 200 ft Buffer Map



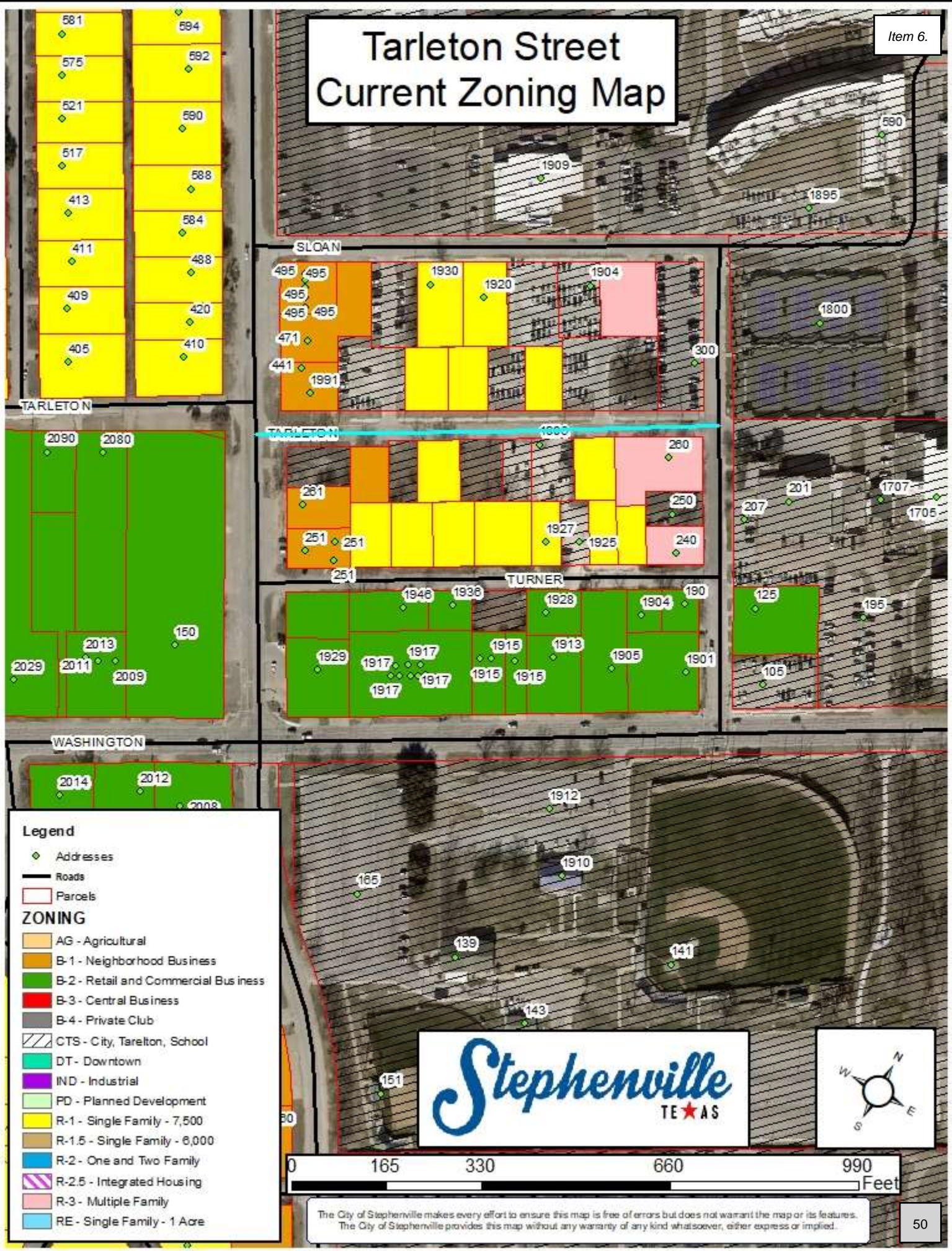
Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



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Tarleton Street Current Zoning Map



Legend

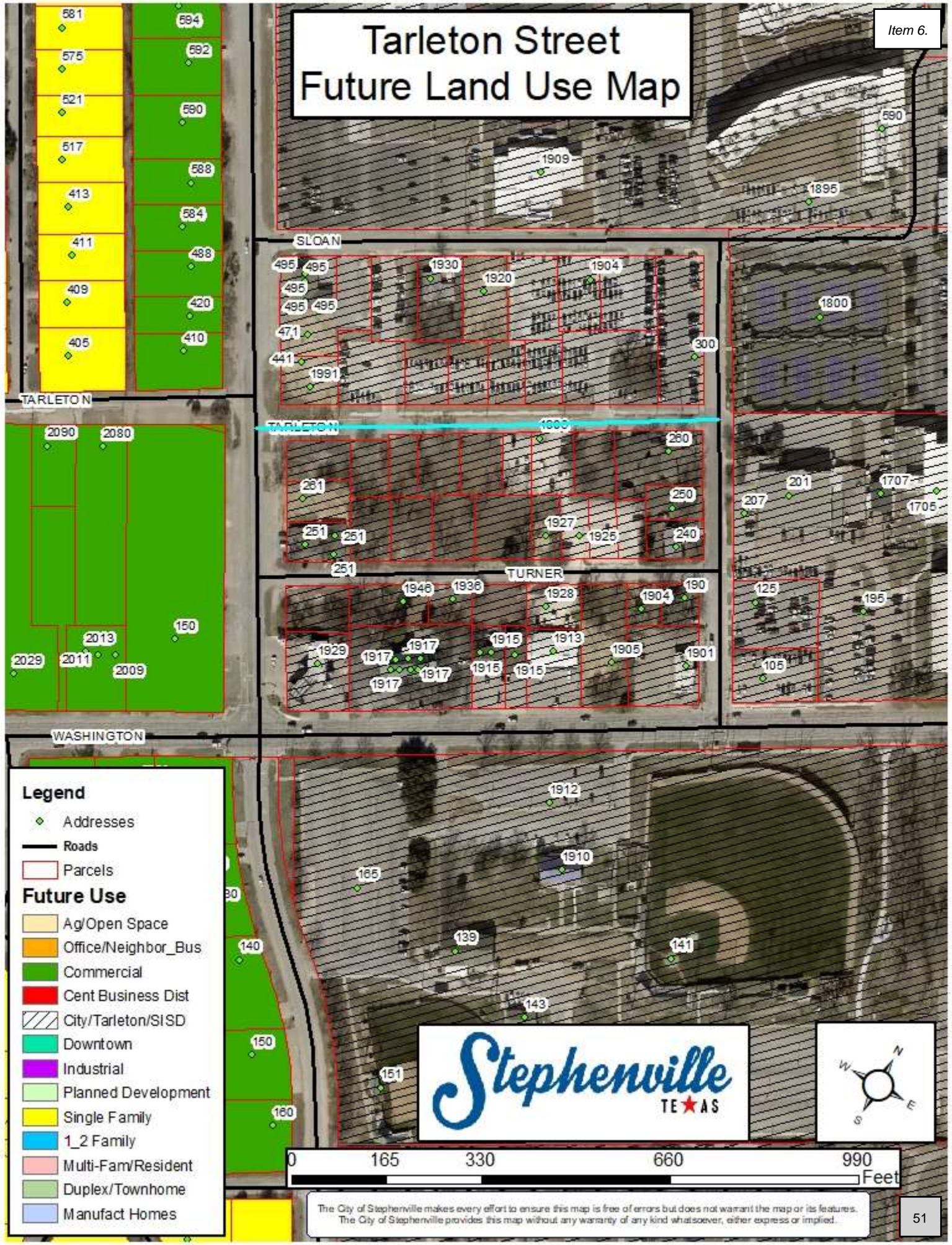
- ◆ Addresses
 - Roads
 - ▭ Parcels
- ZONING**
- AG - Agricultural
 - B-1 - Neighborhood Business
 - B-2 - Retail and Commercial Business
 - B-3 - Central Business
 - B-4 - Private Club
 - CTS - City, Tarleton, School
 - DT - Downtown
 - IND - Industrial
 - PD - Planned Development
 - R-1 - Single Family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

Item 6.



Legend

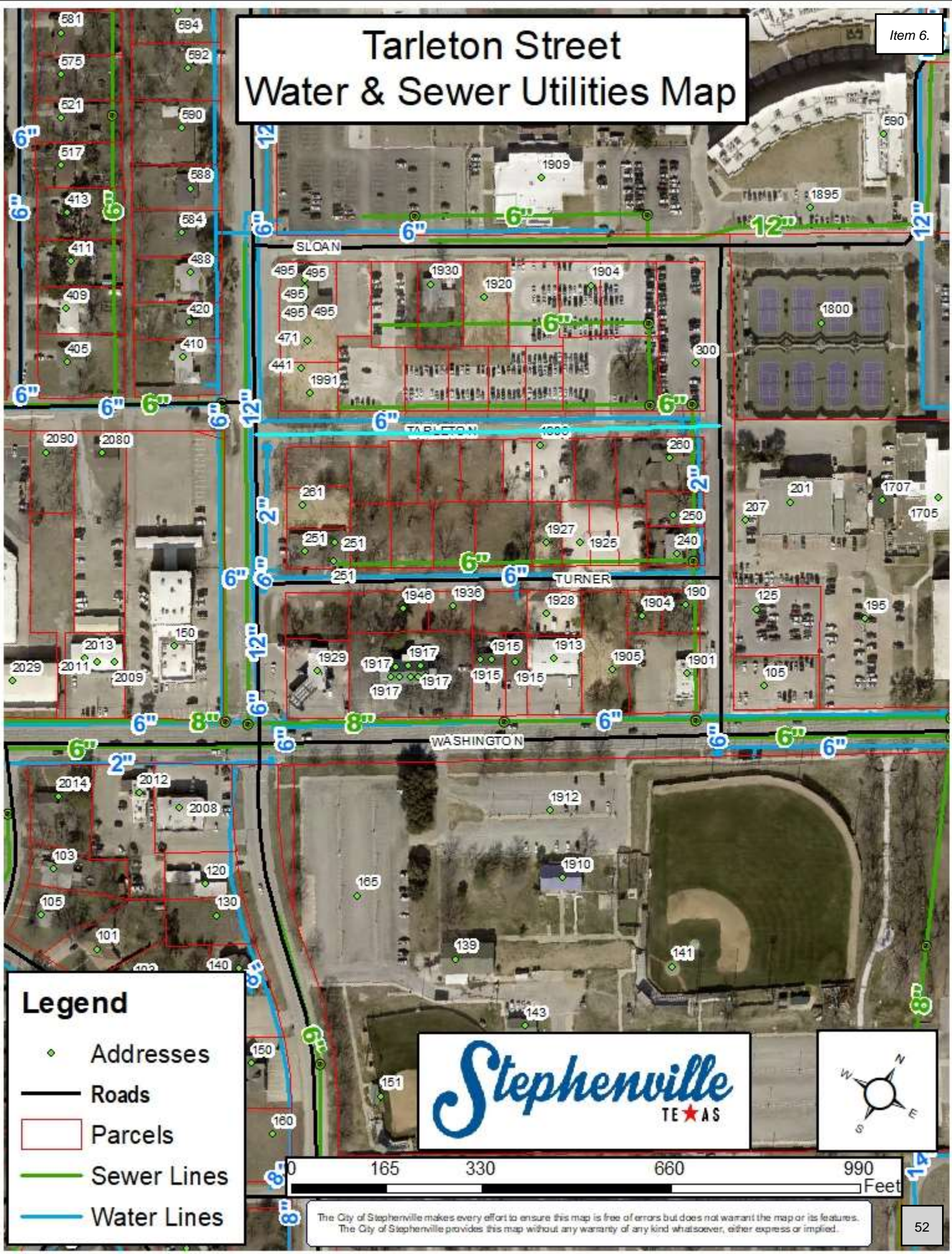
- ◆ Addresses
 - Roads
 - Parcels
- ### Future Use
- Ag/Open Space
 - Office/Neighbor_Bus
 - Commercial
 - Cent Business Dist
 - City/Tarleton/SISD
 - Downtown
 - Industrial
 - Planned Development
 - Single Family
 - 1_2 Family
 - Multi-Fam/Resident
 - Duplex/Townhome
 - Manufact Homes



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Tarleton Street Water & Sewer Utilities Map

Item 6.



Legend

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



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Tarleton Street Address List

Item 6.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000032899	1919 W TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032898	1917 TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032020	250 ST FELIX AVE	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032022	1925 TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032023	1927 TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032031	1950 TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032032	1940 TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032035	1908 W TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032903	1923 TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032902	1921 TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032025	1931 TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032026	1941 TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032027	1951 TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032029	261 N HARBIN DR	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032030	271 N HARBIN DR	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032034	1910 W TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032033	1930 TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032036	1906 W TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032037	1904 TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032911	1991 W TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032907	471 N HARBIN DR	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032024	1929 TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032895	1915 W TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032896	1906 W SLOAN	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032021	1921 TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032897	1902 W SLOAN	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032901	1910 W SLOAN	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032900	1920 SLOAN	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032906	1930 SLOAN	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032905	1940 W SLOAN	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032904	1989 W TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000074175	0 TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032013	1701 W WASHINGTON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032893	201 ST FELIX AVE	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000031936	420 HARBIN DR	BORGES JOSEPH JOAQUIN	PO BOX 1201	STEPHENVILLE	TX	76401
R000077048	0 N HARBIN DR	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000032019	240 ST FELIX AVE	COATS JIM & PATSY	1187 AZALEA LN	STEPHENVILLE	TX	76401-0000
R000031937	410 N HARBIN DR	GALLAGHER JERRY VON JR& CARRIE GALLAGHER	4209 CR 826	ANNA	TX	75409
R000032038	260 ST FELIX AVE	HOWARD DON & OLA FAYE	5441 S US377	STEPHENVILLE	TX	76401-9628
R000032028	251 N HARBIN DR	KINCANNON DAVID	PO BOX 36	STEPHENVILLE	TX	76401
R000030321	150 N HARBIN DR	STEPHENVILLE INTERBANK	PO BOX 1157	STEPHENVILLE	TX	76401

STAFF REPORT



SUBJECT: Case No.: AS2022-004
Abandonment of Turner Street from Harbin Drive to Saint Felix Street

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

To recommend the City Council abandon the aforementioned street as authorized by Chapter 95 of the City of Stephenville Code of Ordinance.

BACKGROUND:

The City has previously abandoned streets near and through Tarleton State University when the University was acquiring private property in order to expand campus improvements. The University is currently in the process of buying private property along Turner Street from Harbin Drive to Saint Felix Street.

Chapter 95 of the City of Stephenville Code of Ordinances allows for the abandonment of streets and alleys by petition or council initiative. Council initiated such action at the regular business meeting on February 1, 2022. Such action requires review by the Planning and Zoning Commission via public hearing and a recommendation to council for final approval. The applicable sections of the city code are as follows:

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Sec. 95.50. - Reference to transportation code.

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(Ord. 2015-11, passed 7-7-2015)

Sec. 95.51. - Public hearing generally.

The City Council, on its own initiative, may call a public hearing to determine whether or not any street or alley in the city, or any portion thereof, should be closed or abandoned as a public thoroughfare.
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Sec. 95.54. - Recommendation of the planning and zoning commission.

Before City Council may take final action to adopt any ordinance to close a street or alley the Planning and Zoning Commission shall review the request from the point of view of impact on future traffic circulation in the city and shall make a recommendation on such matters to the City Council. The Planning and Zoning Commission shall be required to conduct a public hearing. (Ord. 2015-11, passed 7-7-2015)

DEPARTMENTAL COMMENTS:**Public Works Department**

Existing sewer main to be abandoned to private ownership

Existing potable main to be abandoned to private ownership with physical disconnection or meter installation

Development Services

No additional comments.

Police Department

No additional comments.

Fire Department

No additional comments.

ESTIMATE OF VALUE:**ARTICLE IV. - CLOSING STREETS AND ALLEYS****Sec. 95.56. - Appraisal of real property required.**

- A. Within 90 days after the City Council public hearing and Planning and Zoning Commission recommendation, but before City Council final action, the petitioner shall provide an appraisal by a certified appraiser of real property. The cost of the appraisal is to be paid in full by the petitioner. Upon written application by the petitioner stating the need therefor, this time period may be extended by the City Administrator. Such extension shall be in writing.
- B. As an alternative to the above, the petitioner may elect, in writing, to utilize the average appraised values of the land immediately adjacent to the street or alley to be closed as shown on the most recent approved municipal tax roll. Such average value shall be calculated by city staff.
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(Ord. 2015-11, passed 7-7-2015)

ADVANTAGES:

An advantage to closing Turner Street from Harbin Drive to Saint Felix Street include the transfer of maintenance of the pavement and the sanitary sewer utility that provide benefit to a sole customer.

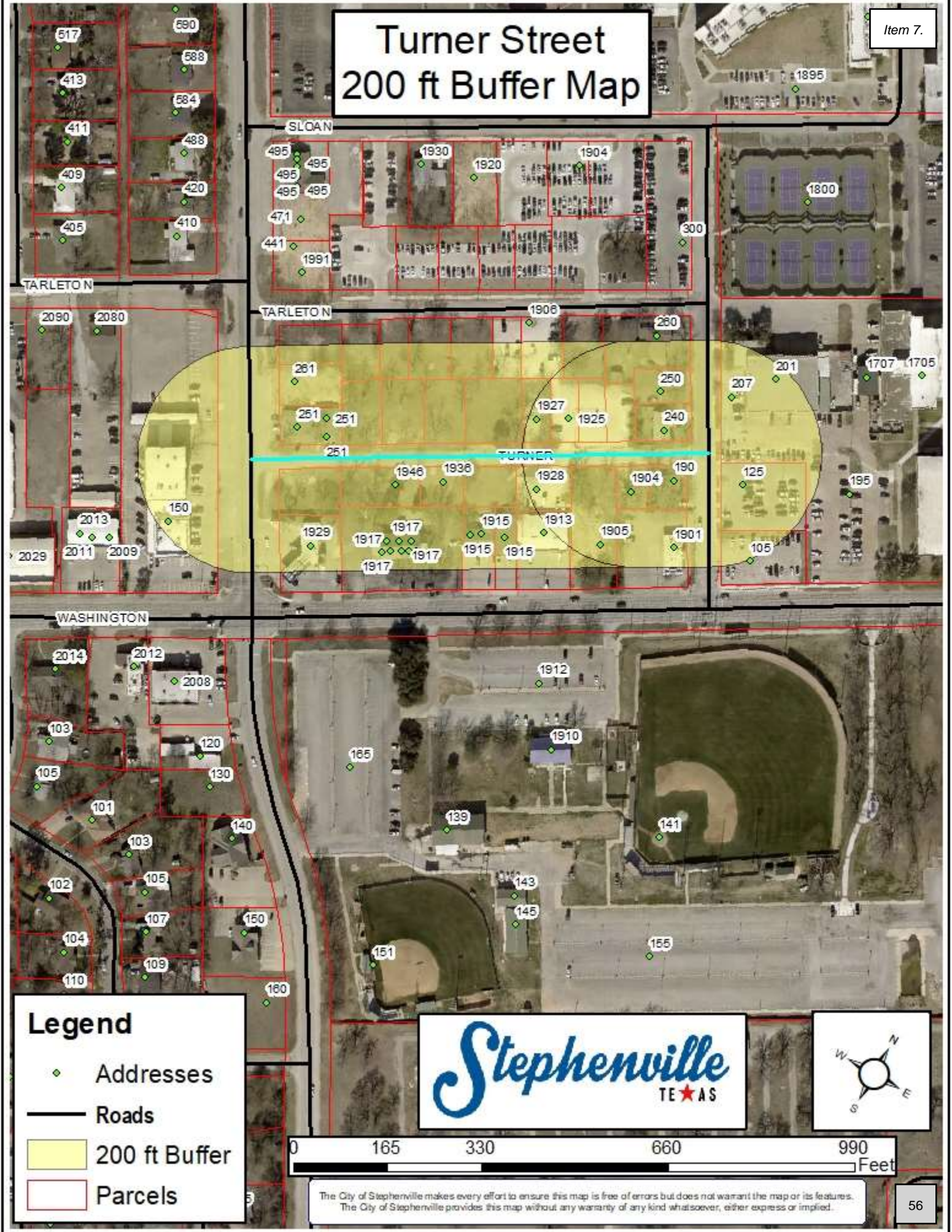
DISADVANTAGES:

No disadvantages have been identified at this time.

ALTERNATIVES:

- 1) Recommend the City Council abandon the road as initiated.
- 2) Recommend the City Council terminate the initiated action and not abandon.

Turner Street 200 ft Buffer Map



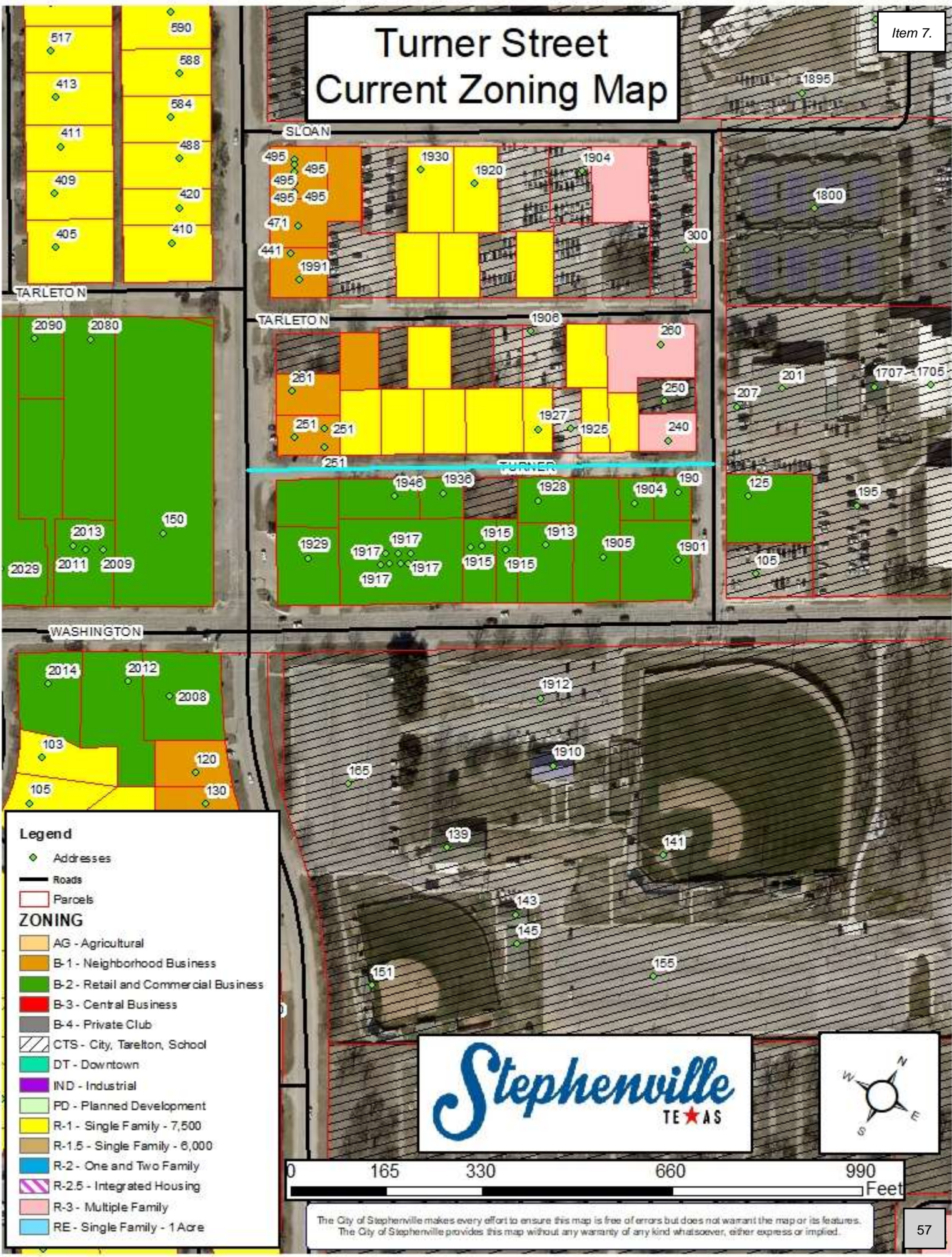
Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



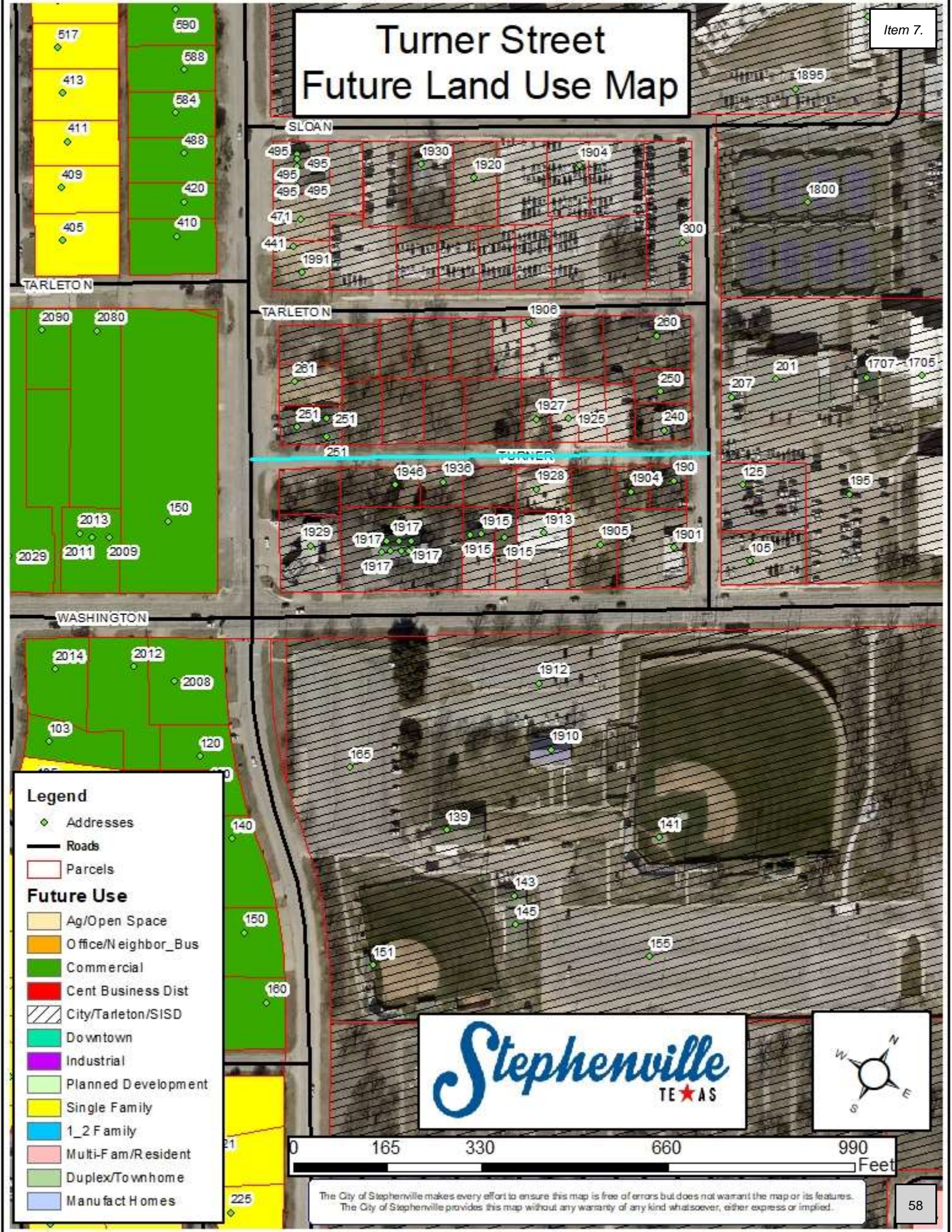
The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

Turner Street Current Zoning Map



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Turner Street Future Land Use Map



Legend

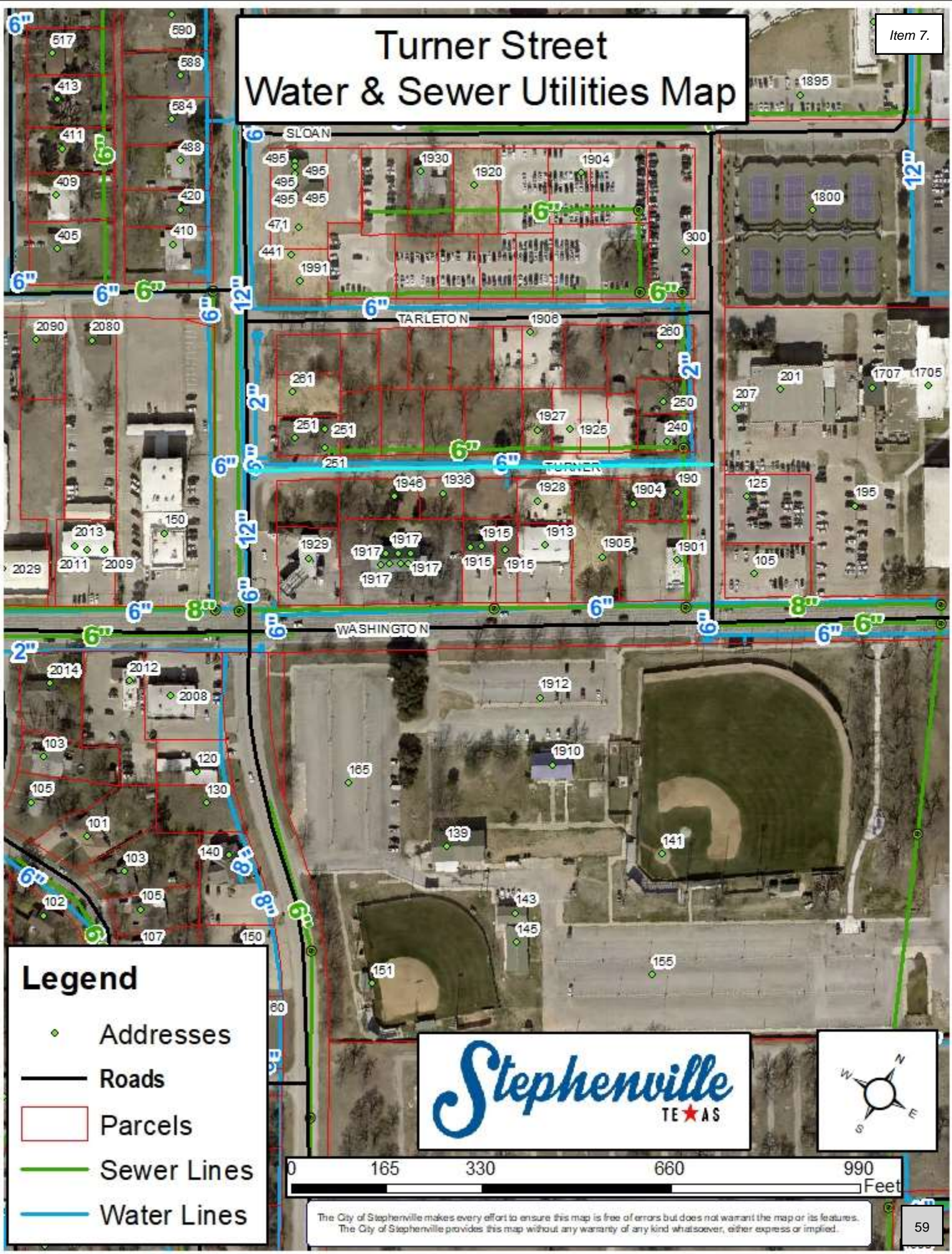
- ◆ Addresses
- Roads
- ▭ Parcels
- Future Use**
- ▭ Ag/Open Space
- ▭ Office/Neighbor_Bus
- ▭ Commercial
- ▭ Cent Business Dist
- ▭ City/Tarleton/SISD
- ▭ Downtown
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- ▭ Single Family
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- ▭ Duplex/Townhome
- ▭ Manufact Homes



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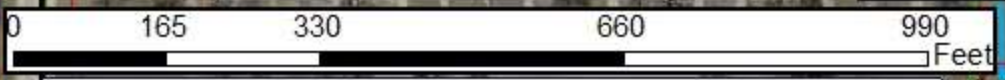
Turner Street Water & Sewer Utilities Map

Item 7.



Legend

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



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Turner Street Address List

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000032039	1901 W WASHINGTON	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401
R000032047	1936 TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032050	1904 TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032020	250 ST FELIX AVE	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032022	1925 TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032023	1927 TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032031	1950 TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032032	1940 TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032035	1908 W TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032025	1931 TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032026	1941 TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032027	1951 TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032029	261 N HARBIN DR	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032030	271 N HARBIN DR	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032034	1910 W TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032033	1930 TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032036	1906 W TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032037	1904 TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032048	1930 TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032049	1928 TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032045	191 N HARBIN DR	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032024	1929 TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032046	1946 TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032021	1921 TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032040	1905 W WASHINGTON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032018	0 N SAINT FELIX AVE	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000074175	0 TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000050736	125 N SAINT FELIX	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032041	1913 W WASHINGTON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032013	1701 W WASHINGTON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032019	240 ST FELIX AVE	COATS JIM & PATSY	1187 AZALEA LN	STEPHENVILLE	TX	76401-0000
R000032038	260 ST FELIX AVE	HOWARD DON & OLA FAYE	5441 S US377	STEPHENVILLE	TX	76401-9628
R000032051	190 ST FELIX AVE	IVORY CHARLES B & LAURA A	6455 RIDGELEA CREST DR	FORT WORTH	TX	76116
R000032028	251 N HARBIN DR	KINCANNON DAVID	PO BOX 36	STEPHENVILLE	TX	76401
R000032044	1929 W WASHINGTON	RARA LLC	355 W OAK APT 4	STEPHENVILLE	TX	76401
R000030321	150 N HARBIN DR	STEPHENVILLE INTERBANK	PO BOX 1157	STEPHENVILLE	TX	76401
R000032043	1917 W WASHINGTON	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000076230	1915 W WASHINGTON	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000032042	1915 W WASHINGTON	STEPHENVILLE RENTALS LLC ET AL	181 S GRAHAM	STEPHENVILLE	TX	76401

STAFF REPORT



SUBJECT: Case No.: AS2022-005
Abandonment of Saint Felix Street from W. Washington Street to Sloan Street

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

To recommend the City Council abandon the aforementioned street as authorized by Chapter 95 of the City of Stephenville Code of Ordinance.

BACKGROUND:

The City has previously abandoned streets near and through Tarleton State University when the University was acquiring private property in order to expand campus improvements. The University is currently in the process of buying private property along Saint Felix Street from W. Washington Street to Sloan Street.

Chapter 95 of the City of Stephenville Code of Ordinances allows for the abandonment of streets and alleys by petition or council initiative. Council initiated such action at the regular business meeting on February 1, 2022. Such action requires review by the Planning and Zoning Commission via public hearing and a recommendation to council for final approval. The applicable sections of the city code are as follows:

ARTICLE IV. - CLOSING STREETS AND ALLEYS

Sec. 95.50. - Reference to transportation code.

Provisions for the closing of streets and alleys are granted by the V.T.C.A. Transp. Code § 311.07. The procedures and regulations set out herein are consistent with the requirements of the Code and set out regulations to be followed in the closing of streets and alleys.
(Ord. 2015-11, passed 7-7-2015)

Sec. 95.51. - Public hearing generally.

The City Council, on its own initiative, may call a public hearing to determine whether or not any street or alley in the city, or any portion thereof, should be closed or abandoned as a public thoroughfare.
(Ord. 2015-11, passed 7-7-2015)

Sec. 95.54. - Recommendation of the planning and zoning commission.

Before City Council may take final action to adopt any ordinance to close a street or alley the Planning and Zoning Commission shall review the request from the point of view of impact on future traffic circulation in the city and shall make a recommendation on such matters to the City Council. The Planning and Zoning Commission shall be required to conduct a public hearing. (Ord. 2015-11, passed 7-7-2015)

DEPARTMENTAL COMMENTS:**Public Works Department**

- Retain easement for proposed stormwater drainage line
- Existing sewer main to be abandoned to private ownership
- Existing potable main to be abandoned to private ownership with physical disconnection or meter installation

Development Services

No additional comments.

Police Department

No additional comments.

Fire Department

No additional comments.

ESTIMATE OF VALUE:**ARTICLE IV. - CLOSING STREETS AND ALLEYS****Sec. 95.56. - Appraisal of real property required.**

- A. Within 90 days after the City Council public hearing and Planning and Zoning Commission recommendation, but before City Council final action, the petitioner shall provide an appraisal by a certified appraiser of real property. The cost of the appraisal is to be paid in full by the petitioner. Upon written application by the petitioner stating the need therefor, this time period may be extended by the City Administrator. Such extension shall be in writing.
- B. As an alternative to the above, the petitioner may elect, in writing, to utilize the average appraised values of the land immediately adjacent to the street or alley to be closed as shown on the most recent approved municipal tax roll. Such average value shall be calculated by city staff.
- C. If the requested closure is approved by City Council, the actual selling price shall be determined solely by the City Council, but in no case shall the selling price be less than the appraised value as determined under this section.

(Ord. 2015-11, passed 7-7-2015)

ADVANTAGES:

An advantage to closing Saint Felix Street from W. Washington Street to Sloan Street include the transfer of maintenance of the pavement and the sanitary sewer utility that provide benefit to a sole customer.

DISADVANTAGES:

No disadvantages have been identified at this time.

ALTERNATIVES:

- 1) Recommend the City Council abandon the road as initiated.
- 2) Recommend the City Council terminate the initiated action and not abandon.

St. Felix Ave 200 ft Buffer

Item 8.



Legend

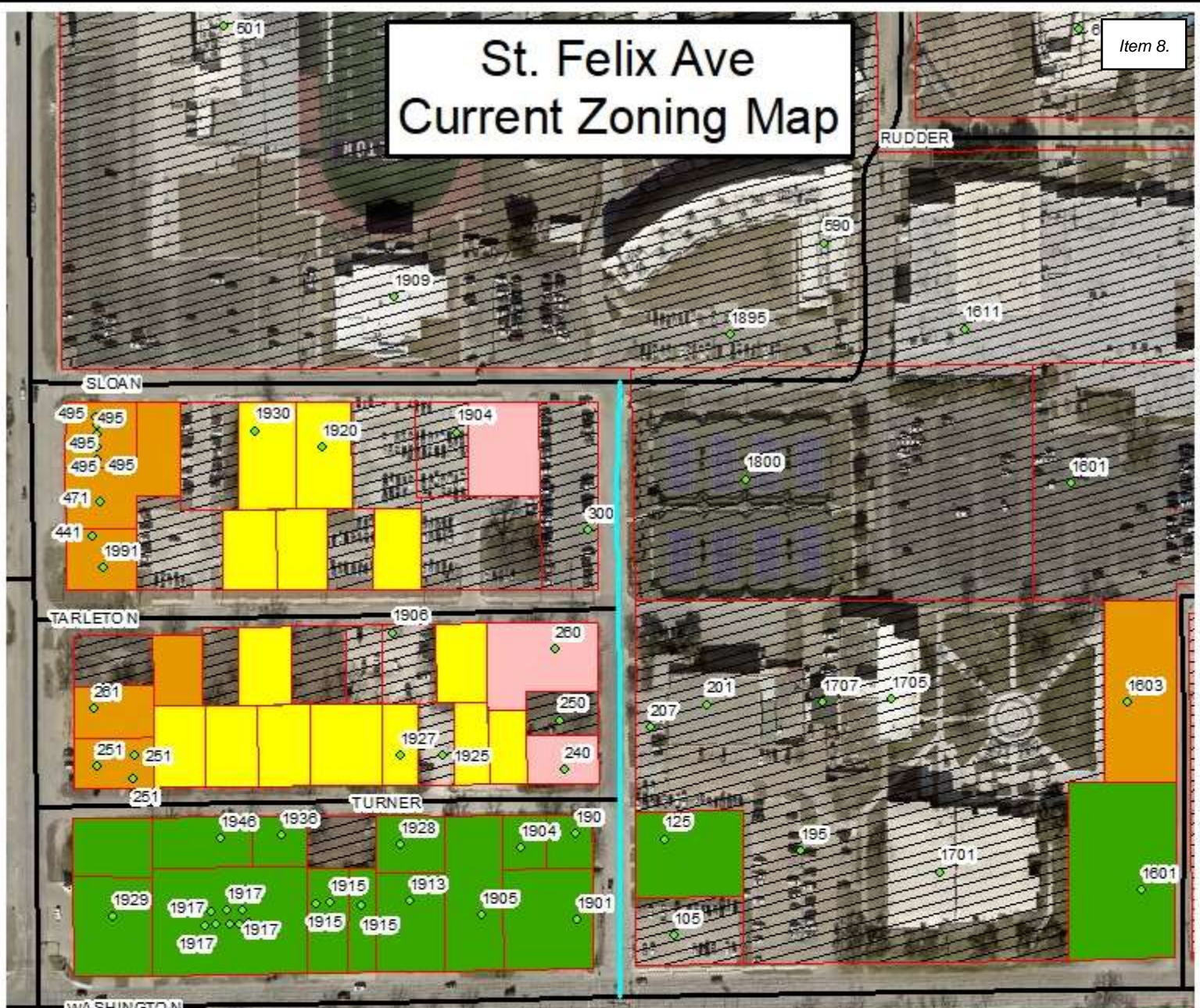
- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



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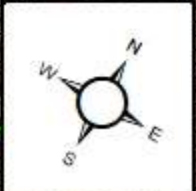
St. Felix Ave Current Zoning Map

Item 8.



Legend

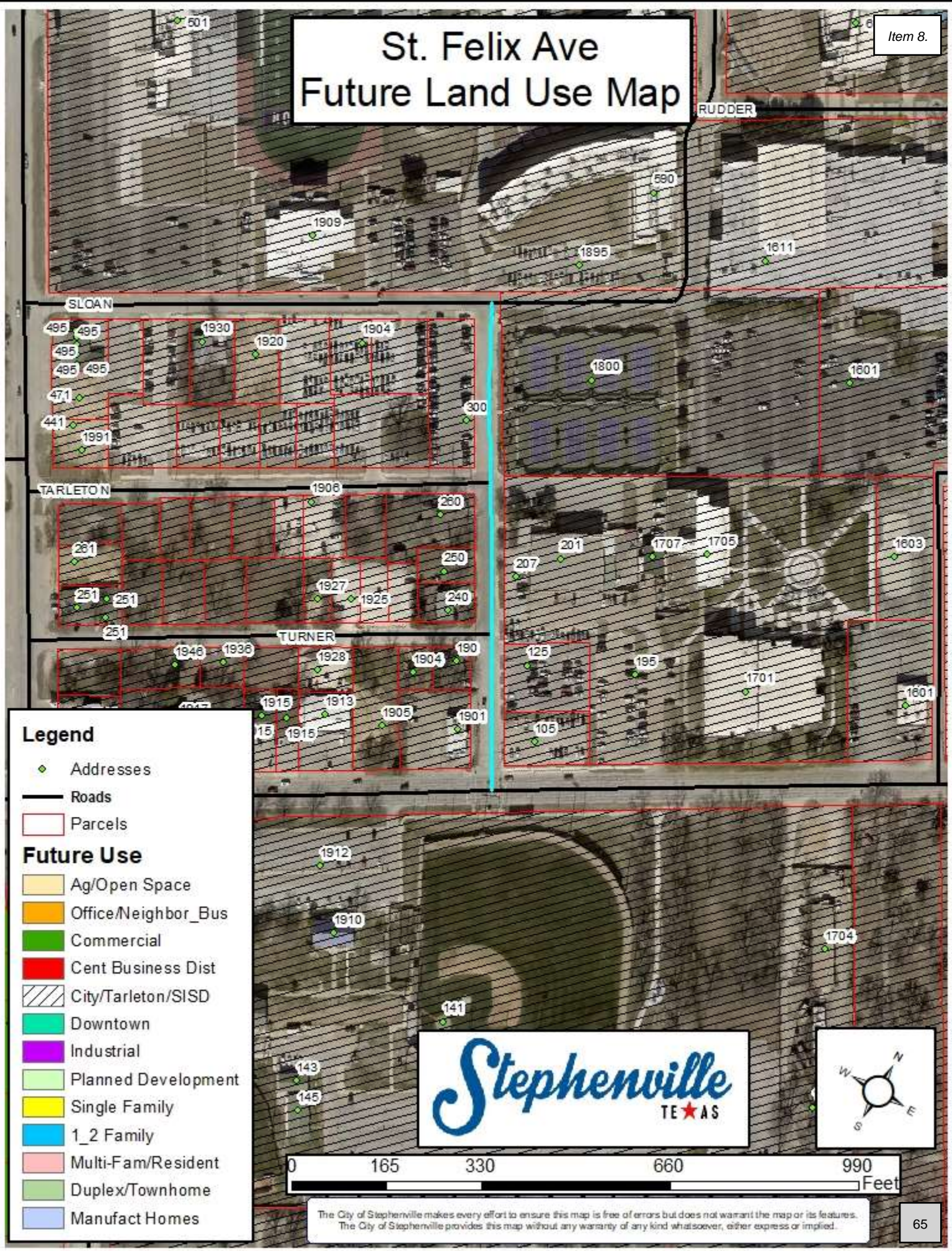
- ◆ Addresses
 - Roads
 - Parcels
- ### ZONING
- AG - Agricultural
 - B-1 - Neighborhood Business
 - B-2 - Retail and Commercial Business
 - B-3 - Central Business
 - B-4 - Private Club
 - CTS - City, Tareyton, School
 - DT - Downtown
 - IND - Industrial
 - PD - Planned Development
 - R-1 - Single Family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



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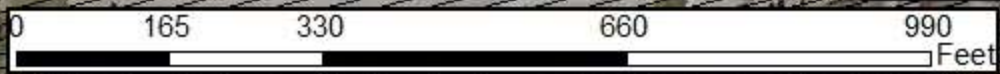
St. Felix Ave Future Land Use Map

Item 8.



Legend

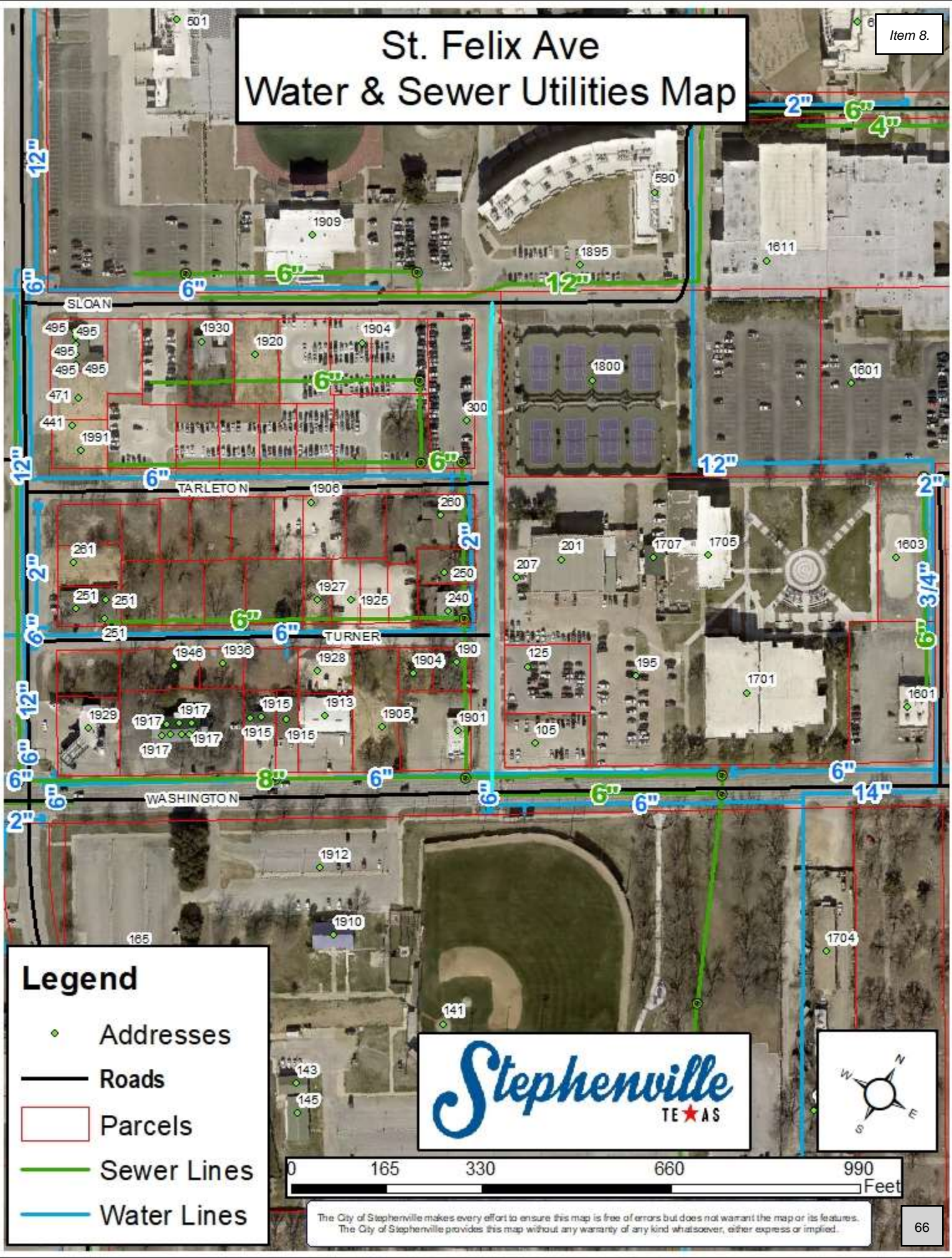
- ◆ Addresses
- Roads
- Parcels
- Future Use**
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes



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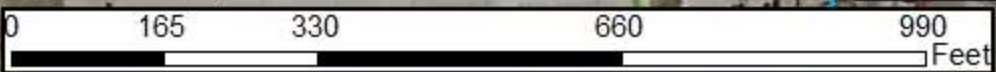
St. Felix Ave Water & Sewer Utilities Map

Item 8.



Legend

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



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St. Felix Ave Address List

Item 8.

PRCEL ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000032039	1901 W WASHINGTON	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401
R000032050	1904 TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032020	250 ST FELIX AVE	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032037	1904 TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032895	1915 W TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032021	1921 TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032897	1902 W SLOAN	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032040	1905 W WASHINGTON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032018	0 N SAINT FELIX AVE	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000060731	0 N HARBIN DR	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000074175	0 TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000050736	125 N SAINT FELIX	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032013	1701 W WASHINGTON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032893	201 ST FELIX AVE	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000033482	1500 W WASHINGTON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032019	240 ST FELIX AVE	COATS JIM & PATSY	1187 AZALEA LN	STEPHENVILLE	TX	76401-0000
R000032038	260 ST FELIX AVE	HOWARD DON & OLA FAYE	5441 S US377	STEPHENVILLE	TX	76401-9628
R000032051	190 ST FELIX AVE	IVORY CHARLES B & LAURA A	6455 RIDGELEA CREST DR	FORT WORTH	TX	76116