



## PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington  
Wednesday, June 19, 2024 at 5:30 PM

### AGENDA

#### CALL TO ORDER

#### CITIZENS' GENERAL DISCUSSION

#### MINUTES

1. Consider Approval of May 15, 2024 Minutes

#### PUBLIC HEARING

2. **Case No.: RZ2024-0008**

Applicant Tres Property Investments, LLC, is requesting a rezone of property located at 978 Old Hico Rd, being Parcel R17600, A0196 DUPUY JOHN B, HOUSE: STG & MH SITE, (JR MILLER) of the City of Stephenville, Erath County, Texas from (B-2) Retail & Commercial to (R-3) Multi-family Residential.

3. **Case No.: RP2024-001**

Applicant Matthew Price with Price Surveying, acting on behalf of Brian and Kristen Sundberg, is requesting a replat of properties located at 1167 W Frey, Parcel R32264, being Lot 2A; Block 6, and 1165 W Frey, Parcel 32265, being Lot 2B, Blk 6; of the S4400 Kight Second Addition to the City of Stephenville, Erath County, Texas.

4. **Case No.: PP2024-001**

Applicant Reece Flanagan, representing Theresa Greig with GFL II, LLC, is requesting a preliminary plat of property located at 200 Clark Lane, Parcel R29908, Acres 11.870, S2600 CITY ADDITION;, BLOCK 85;, LOT 1 & 2A (PTS OF), of the City of Stephenville, Erath County, Texas.

#### ADJOURN

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



## PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington  
Wednesday, May 15, 2024 at 5:30 PM

### MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, May 15, 2024, 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  
Nick Robinson  
Bonnie Terrell  
Justin Slawson – Alternate 1  
James Stephenson – Alternate 2

**COMMISSIONERS ABSENT:** Paul Ashby  
Tyler Wright

**OTHERS ATTENDING:** Steve Killen, Director of Development Services via Teams  
Tina Cox, Commission Secretary

#### CALL TO ORDER

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

#### CITIZENS GENERAL DISCUSSION

No discussion at this meeting.

#### MINUTES

**1. Consider Approval of Minutes – April 17, 2024**

MOTION by Brian Lesley, second by Nick Robinson to approve the minutes for April 17, 2024. MOTION CARRIED by unanimous vote of Commissioners that were present at the April 17, 2024, meeting.

#### PUBLIC HEARING

Chairperson LaTouche moved Case No.: RZ2024-005 to the top of the agenda.

**2. Case No.: RZ2024-005**

Applicant Landon Darwin representing Rock Creek Property No 1, LLC is requesting a rezone of property located at 0 W Cedar, being Parcel R78345, A0342 HUDSON H C; to the City of Stephenville, Erath County, Texas from (R-1) Single Family to (R-3) Multi-family Residential.

Development Services Director, Steve Killen gave the following report: The property currently has split zoning of single family residential and retail/commercial. The Future Land Use is designated as Commercial. The requested rezone to R-3 is for a proposed, purpose-built student housing development estimated at 1900+ beds.

The Board of Adjustment has issued variances for parking and building height – applicable if the rezoning is approved.

Developer Landon Darwin was present to answer the Commissioners questions.

Chairperson LaTouche opened the public hearing at 6:11 PM.

Letters of opposition were received from the following persons:

- |                 |                |                   |
|-----------------|----------------|-------------------|
| Ashley Randolph | Joan Boucher   | Carole Boucher    |
| April Maddux    | Shaun Baker    | Cindra Elms       |
| Natalie Torres  | Renee Goodwin  | Sarah Dolloff     |
| Martha Winters  | Nathan Collier | Jeanine Shuffield |

Speaking in opposition of the rezone request:

- |                                     |                                     |
|-------------------------------------|-------------------------------------|
| Scott Randolph, 1506 Whitefield     | Elizabeth Banks, 1502 Whitefield    |
| Penny Hampton, 1411 Harpers Mill Rd | Dereece Howell, 1610 W Cedar St     |
| Carolyn Hampton, 1410 Kaylock       | Eric Cagle, 626 Private Road 1424   |
| Kevin Mick, 1550 W Cedar            | Sadie Mays, 1440 Melissa            |
| Jill McAngus, 891 Private Road 1424 | Ross McAngus, 891 Private Road 1424 |
| George Mora, 1501 W Cedar           | Carolyn Peek, 1691 W Cedar          |
| Wayne Hancock, 1515 W Cedar         | Kenneth Howell, 1610 W Cedar        |
| Steve Keck, 1450 Melissa            | Sarah Dolloff, 1490 Melissa         |

One letter of support was received from Joel Allen.

Chairperson LaTouche closed the public hearing at 6:56 PM.

MOTION by Brian Lesley, second by Justin Slawson, to recommend to the City Council to deny the rezone of property located at 0 W Cedar, being Parcel R78345, A0342 HUDSON H C; to the City of Stephenville, Erath County, Texas from (R-1) Single Family to (R-3) Multi-family Residential. MOTION CARRIED by a unanimous vote.

**3. Case No.: RZ2024-004**

**Applicant Bret Flory, representing Caliber Collision and NPH Ventures, LLC, is requesting a rezone of property located at 902 Wolfe Nursery Rd, being Parcel R72994, S9708 DOSS ADDITION,, PHASE III,,BLOCK 1,, LOT 3 to the City of Stephenville, Erath County, Texas from (B-2) Retail and Commercial to (I) Industrial.**

Development Services Director, Steve Killen gave the following report: The property has a current zoning of B-2, Retail and Commercial with the Future Land Use for the property designated as Planned Development. Although B-2 allows for multiple uses such as automobile repair and storage, auto body shops are limited to the Industrial District. Multiple body shops currently operate with the B-2 district

as legal, non-conforming uses. Mr. Killen concluded his brief by stating staff supports this rezone request.

Mike Lyssy was present to answer the Commissioners' questions.

Chairperson LaTouche opened the public hearing at 7:04 PM.

No one spoke in favor or against the rezone request.

Chairperson LaTouche closed the public hearing at 7:04 PM.

MOTION by Brian Lesley, second by Nick Robinson, to recommend approval to the City Council for the rezone of property located at 902 Wolfe Nursery Rd, being Parcel R72994, S9708 DOSS ADDITION;, PHASE III;, BLOCK 1;, LOT 3 to the City of Stephenville, Erath County, Texas from (B-2) Retail and Commercial to (I) Industrial. MOTION CARRIED by a unanimous vote.

**4. Case No.: RZ2024-006**

**Applicant Travis Truss is requesting a rezone of property located at 3084 W Washington, being Parcel R23847, Acres 1.470, A0613 PEARSON HENRY;, HOUSE & COMMERCIAL BLDG to the City of Stephenville, Erath County, Texas from (B-2) Retail and Commercial to (I)Industrial.**

Development Services Director, Steve Killen gave the following report: The property is currently zoned B-2, retail and commercial. The Future Land Use is designated as Commercial. Although B-2 allows multiple uses for automobile repair and storage, auto storage facilities are limited to the Industrial District. Mr. Killen concluded his report by stating staff supports the rezone request.

Travis Truss was present to answer the Commissioners' questions.

Chairperson LaTouche opened the public hearing at 7:06 PM.

No one spoke in favor or against the rezone request.

Chairperson LaTouche closed the public hearing at 7:06 PM.

MOTION by Brian Lesley, second by James Stephenson, to recommend approval to the City Council for the rezone of property located at 3084 W Washington, being Parcel R23847, Acres 1.470, A0613 PEARSON HENRY;, HOUSE & COMMERCIAL BLDG to the City of Stephenville, Erath County, Texas from (B-2) Retail and Commercial to (I) Industrial. MOTION CARRIED by a unanimous vote.

**5. Case No.: RZ2024-007**

**Applicant Paxton Wooley representing JPW Consulting Company and Triple W Remodeling, LLC, is requesting a rezone of property located at 1020 Paddock, being Parcel R28770, S2300 BUTLER ADDITION;, BLOCK 2;, LOT 12 to the City of Stephenville, Erath County, Texas from (R-1) Single Family Residential to (R-2) One- and Two-Family District.**

Development Services Director, Steve Killen, briefed the Planning and Zoning Commission by stating that the property has current zoning of Single Family. Future Land Use is designated as Single Family. The requested rezoning is to allow the construction of one single family home on the front half of the

property and one duplex on the rear half of the property (replat required). Mr. Killen concluded his report by stating staff supports this rezone request.

Paxton Wooley was present to answer the Commissioners' questions.

Chairperson LaTouche opened the public hearing at 7:09 PM.

Carl Holland, 1025 N Paddock spoke against the rezone request.

No one spoke in favor of the rezone request.

Chairperson LaTouche closed the public hearing at 5:47 PM.

MOTION by Brian Lesley, second by Bonnie Terrell, to recommend approval to the City Council for the rezone of property located at 1020 Paddock, being Parcel R28770, S2300 BUTLER ADDITION,, BLOCK 2,, LOT 12 to the City of Stephenville, Erath County, Texas from (R-1) Single Family Residential to (R-2)One- and Two-Family District. MOTION CARRIED by a unanimous vote.

**6. Case No.: PD2024-001**

**Applicant Southwestern Pigeon Rd, LLC is requesting a rezone of property located at 315 FM 2303, Parcel R65090 being Acres 3.020, A0520 MENELEE JARRETT; and Parcel R22587, being 91.830 acres of the A0520 of MENELEE JARRETT; HOUSE & BARN, to the City of Stephenville, Erath County, Texas from (R-1) Single Family Residential and To Be Determined to (PD) Planned Development. The applicant will present a Conceptual Plan.**

Development Services Director, Steve Killen gave the following report: City Council annexed the 91.83 acres of the property on May 7, 2024 with the 3.02 acres currently zoned within the city. A municipal services agreement has been approved. The zoning of the annexed property will be assigned through the Planning and Zoning Commission. Mr. Killen continued on by informing the Commissioners that a concept plan will be presented followed by the development plan. At that point the Commission will make a zoning recommendation to the City Council. The developer will be requesting height and parking concessions for the gated, cottage style, rental housing development. Mr. Killen concluded that the development is unique to the City of Stephenville and a good concept for the housing needs of the community.

John Allender with Architexas presented the concept plan and answered the Commissioners' questions.

Chairperson LaTouche opened the public hearing at 7:09 PM.

Bob Winfrey, 615 FM 2303, spoke in opposition to the rezone request.

Judy Addison, 381 FM 2303, spoke in opposition to the rezone request.

Karen Dickerson, 2537 FM 108, spoke in opposition to the rezone request.

Kim Winfrey, 615 FM 2303, spoke in opposition to the rezone request.

Casey Hammon, 909 FM 2303, spoke in opposition to the rezone request.

No one spoke in favor of the rezone request.

Chairperson LaTouche closed the public hearing at 8:01 PM.

No action was taken.

## 7. Discussion and Public Hearing of 2050 City of Stephenville Comprehensive Plan

Development Services Director, Steve Killen provided background information to the Commissioners:

In 2022, the City Council awarded funding to secure professional services to update the Comprehensive Plan. Five firms responded to the Request for Proposals and the City selected Lionheart Places, LLC., in March 2023.

A 26-person Advisory Panel was selected. The Panel met four times to provide input and guidance. Three community open houses were held where participants were invited to provide input through various methods including table-top exercises. Two joint workshops were held with the City Council and the Planning and Zoning Commission.

Section 213.003 of the Local Government Code allows Adoption of a Comprehensive Plan following:

- (1) a hearing at which the public is given the opportunity to give testimony and present written evidence; and
- (2) review by the municipality's planning commission or department, if one exists.

On May 15, 2024, the Planning and Zoning Commission convened for a Public Hearing. One person provided input but did not speak in favor or in opposition of the Plan. The Commission, by unanimous vote, recommended the City Council approve the Stephenville 2050 Comprehensive Plan.

This has been a 14-month project which could not have been completed without the Lionheart team. In addition, sincere appreciation is in order for the contributions made by the advisory panel, community participants, multiple city staff, the P&Z Commission and City Council.

Abby Gillfillan with Lionheart Places presented the Comprehensive Plan to the Commissioners and answered the Commissioners' questions.

Chairperson LaTouche opened the public hearing at 8:23 PM.

No one spoke in favor or against the Comprehensive Plan.

Bruce Delater asked about implementation of Comprehensive Plan.

Chairperson LaTouche closed the public hearing at 8:24 PM.

MOTION by Brian Lesley, second by Nick Robinson, to recommend to the City Council the 2050 City of Stephenville Comprehensive Plan as presented. MOTION CARRIED by a unanimous vote.

## ADJOURN

The meeting was adjourned at 8:25 PM.

APPROVED:

\_\_\_\_\_  
Lisa LaTouche, Chair

ATTEST:

\_\_\_\_\_  
Tina Cox, Commission Secretary

# STAFF REPORT



**SUBJECT:** Case No.: RZ2024-008

Applicant Tres Property Investments, LLC, is requesting a rezone of property located at 978 Old Hico Rd, being Parcel R17600, A0196 DUPUY JOHN B, HOUSE: STG & MH SITE, (JR MILLER) of the City of Stephenville, Erath County, Texas from (B-2) Retail & Commercial to (R-3) Multi-family Residential.

**DEPARTMENT:** Development Services

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

## RECOMMENDATION:

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

## BACKGROUND:

The property has current zoning of Retail and Commercial with Future Land Use being Retail and Commercial. The applicant is requesting the rezone in order to construct apartments. R-3 zoning includes single-family, one-two family or multifamily as permitted uses. There are numerous R-3 zoned parcels in the vicinity. Water and sewer is available in Old Hico Rd. and no additional Right-of-Way dedication will be required.

## PROPERTY PROFILE:



### 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 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) 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.

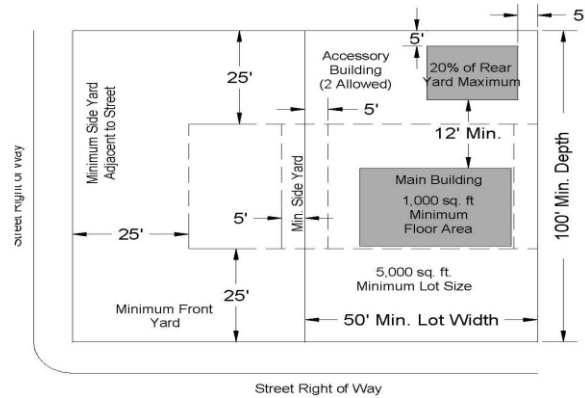
#### 5.6.C Conditional Uses.

- (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.

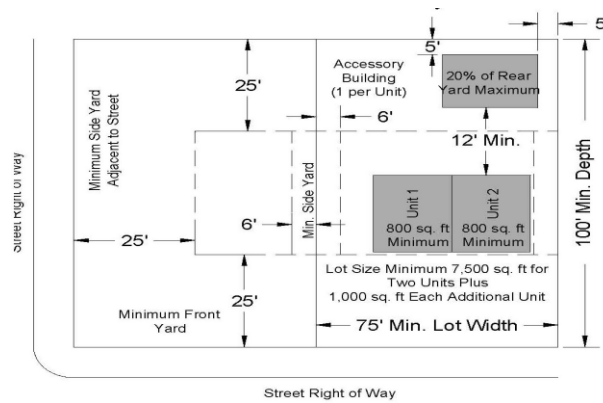
- (A) *Single family dwelling.*
  - (1) Minimum lot area: 5,000 ft<sup>2</sup>.
  - (2) Minimum lot width and lot frontage: 50 feet.
  - (3) Minimum lot depth: 100 feet.
  - (4) Minimum depth of front setback: 25 feet.
  - (5) Minimum depth of rear setback: 25 feet.
  - (6) Minimum width of side setback:
    - (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 ft<sup>2</sup>.
  - (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 ft<sup>2</sup> for two dwelling units, plus 1,000 ft<sup>2</sup> 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 ft<sup>2</sup>.
- (8) Accessory buildings:
  - (a) Maximum accessory building coverage of rear yard: 20%.
  - (b) Maximum area of each accessory building: 200 ft<sup>2</sup>.
  - (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.

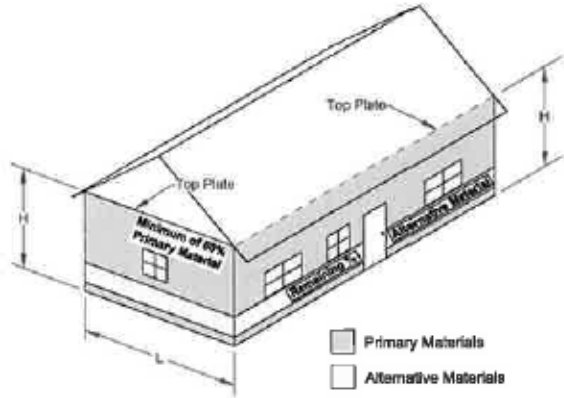


- (C) *Reserved.*
- (D) *Multiple family dwellings.*
- (1) Minimum lot area: maximum density of 24 dwelling units per acre, which includes parking, access and all other area improvements.
  - (2) Minimum lot depth: 100 feet.
  - (3) Minimum depth of front setback: 25 feet.
  - (4) Minimum depth of rear setback: 20 feet.
  - (5) Minimum width of side setback:
    - (a) Internal lot: ten feet.
    - (b) Corner lot: 25 feet from intersecting side street.
  - (6) Building size: Minimum area of each dwelling unit: 500 ft<sup>2</sup> for one bedroom or less plus 125 ft<sup>2</sup> 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.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.



**NEW CONSTRUCTION**

Total Exterior Wall shall equal 80% of Primary Materials. Any remaining percentage shall be constructed of Alternative Materials. (Windows & Doors are excluded)

**EXISTING STRUCTURES**

1. Expanding or modifying the footage of the building 50% or less, may use the same exterior material as the existing primary building. If not available, approval is need from the Community Development Director.
2. Expanding or modifying the footage of the building 50% or more, must use 80% Primary Materials and any remaining percentage shall be constructed of Alternative Materials.
3. Windows and Doors are excluded.

(Am. Ord. 2007-24, passed 12-4-2007; Am. Ord. 2008-13, passed 7-1-2008; Ord. 2011-26, passed 12-6-2011; Am. Ord. 2021-O-29, § 1, passed 9-7-2021)

**FACTORS TO CONSIDER:**

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

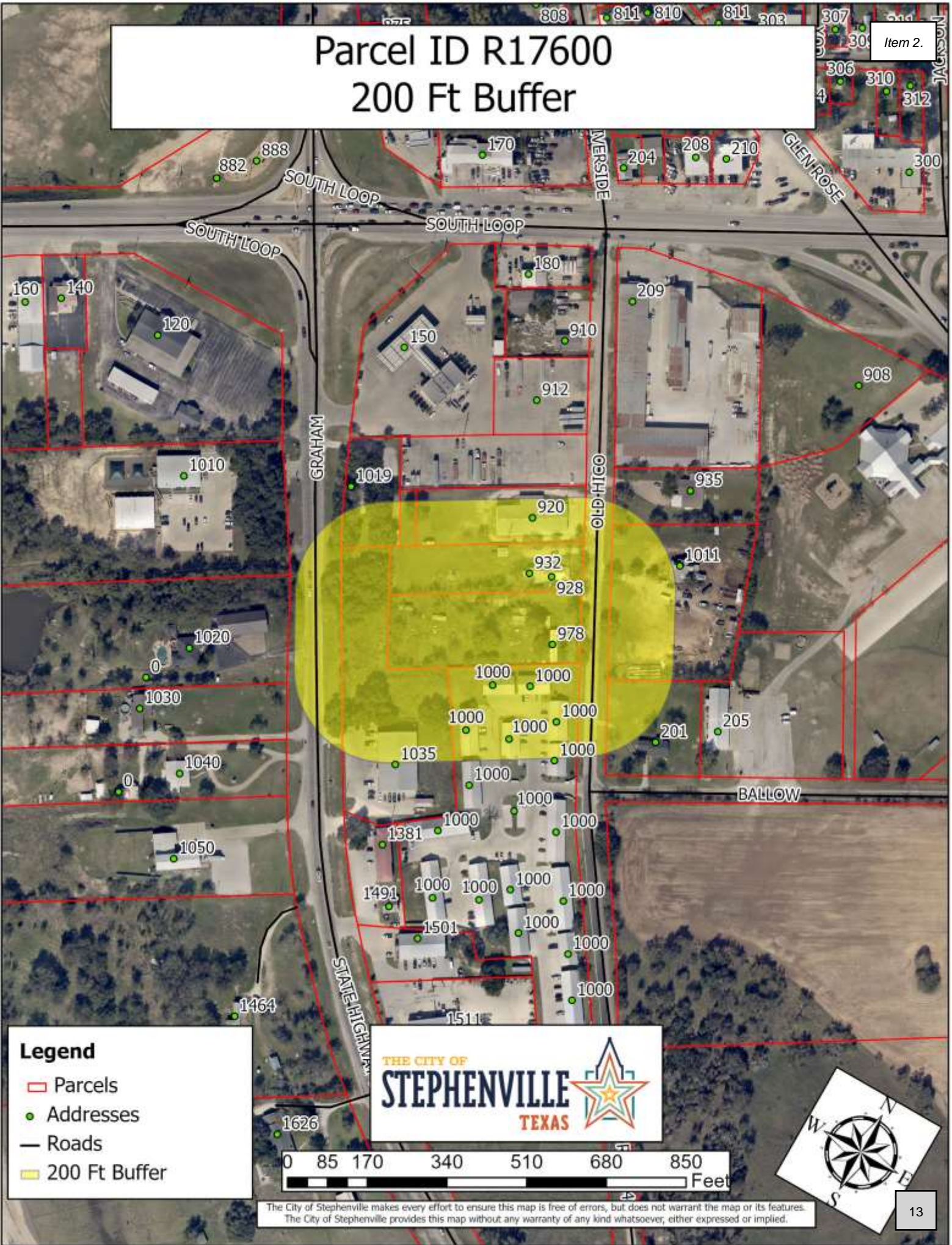
**ALTERNATIVES:**

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



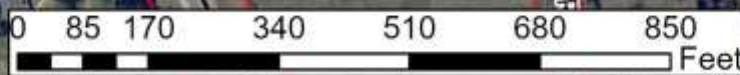
# Parcel ID R17600 200 Ft Buffer

Item 2.



### Legend

- Parcels
- Addresses
- Roads
- 200 Ft Buffer

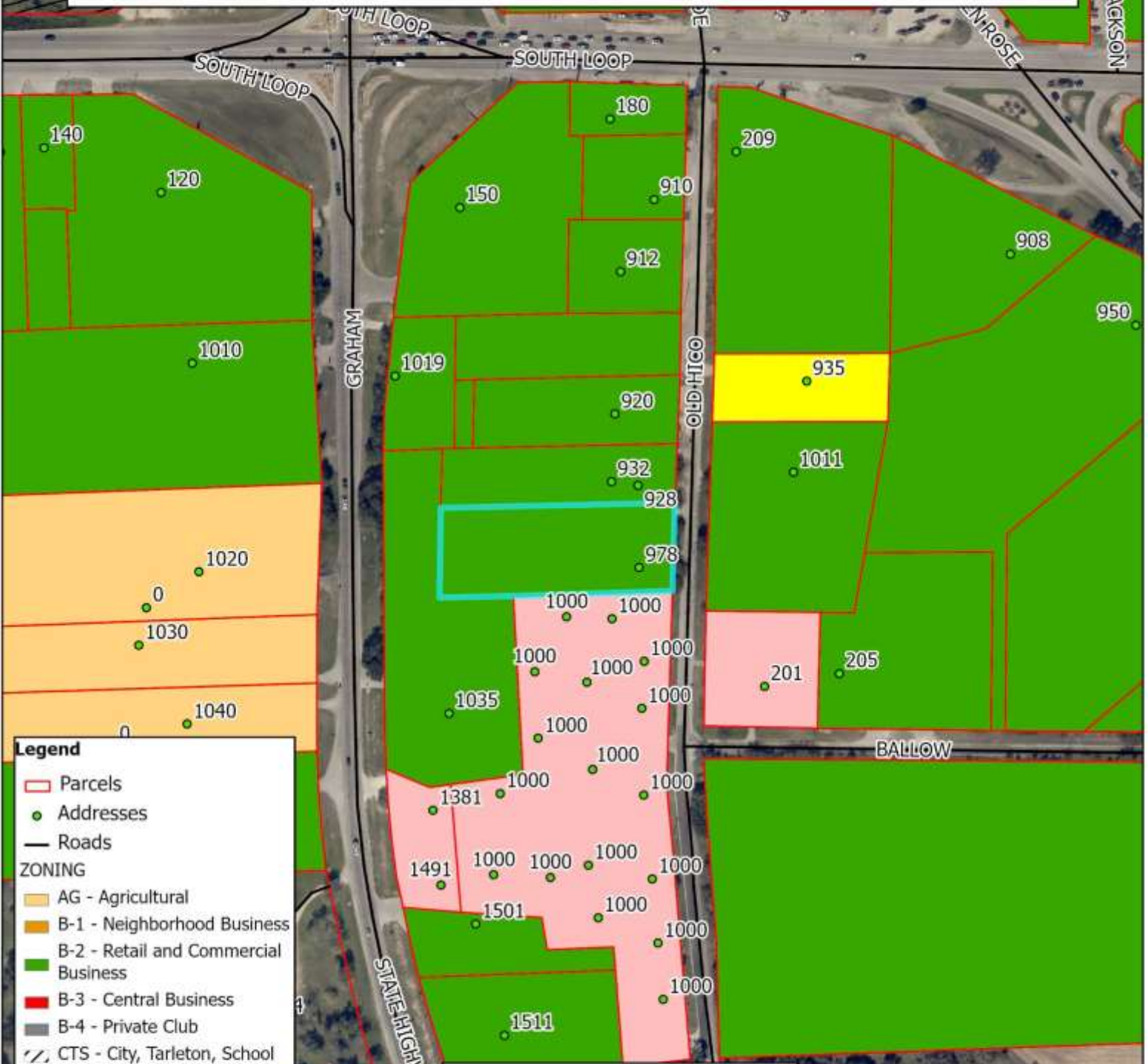


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# Parcel ID R17600 Current Zoning - B2 Retail and Commercial

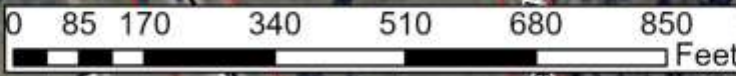


**Legend**

- Parcels
- Addresses
- Roads

**ZONING**

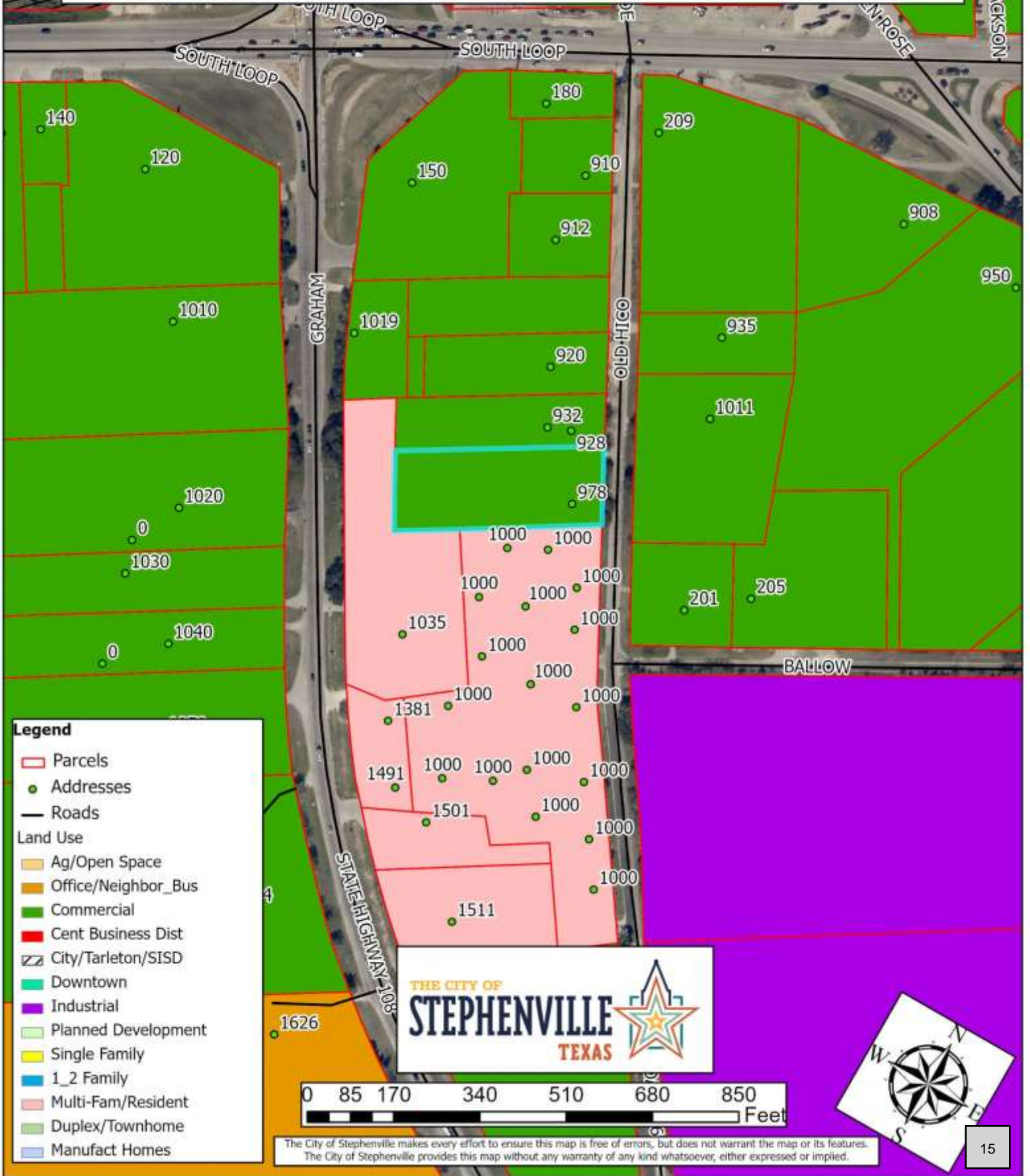
- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tarleton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One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



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# Parcel ID R17600 Future Land Use - Commercial



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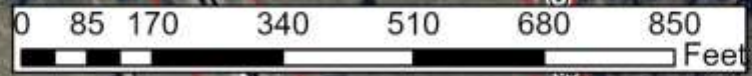
# Parcel ID R17600 Water & Sewer Utilities

Item 2.

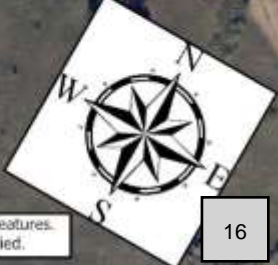


**Legend**

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



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





Parcel R17600  
200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000030539	935 OLD HICO ROAD	BENHAM JIM D	553 TIMBER WOLF TRAIL	STEPHENVILLE	TX	76401-9641
R000075333	1035 S GRAHAM	ELLIOTT PARTNERS LTD	PO BOX 630610	NACOGDOCHES	TX	75963
R000017514	1000 OLD HICO ROAD	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000017658	1019 S GRAHAM	GRIFFIN JULIE B	788 CR249	DUBLIN	TX	76446
R000017533	201 BALLOW	HERNANDEZ JOHATHAN & SYLVIA HERNANDEZ	10773 FM 3025	STEPHENVILLE	TX	76401
R000017518	920 OLD HICO ROAD	JESUCRISTO ES DIOS ROM. 9:05	920 OLD HICO RD	STEPHENVILLE	TX	76401
R000074920	0 OLD HICO ROAD (OFF)	JESUCRISTO ES DIOS ROM. 9:05	920 OLD HICO RD	STEPHENVILLE	TX	76401
R000017588	928 OLD HICO ROAD	MICHAEL TRACI LEE & JESSE GRIEGO	928 OLD HICO RD	STEPHENVILLE	TX	76401
R000017612	1011 OLD HICO ROAD	PEREZ LUIS LUNA	1011 OLD HICO RD	STEPHENVILLE	TX	76401
R000017600	978 OLD HICO ROAD	TRES PROPERTY INVESTMENTS, LLC	PO BOX 226	STEPHENVILLE	TX	76401

# STAFF REPORT



**SUBJECT:** Case No.: RP2024-001

Applicant Matthew Price with Price Surveying, acting on behalf of Brian and Kristen Sundberg, is requesting a replat of properties located at 1167 W Frey, Parcel R32264, being Lot 2A; Block 6, and 1165 W Frey, Parcel 32265, being Lot 2B, Blk 6; of the S4400 Kight Second Addition to the City of Stephenville, Erath County, Texas.

**DEPARTMENT:** Development Services

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

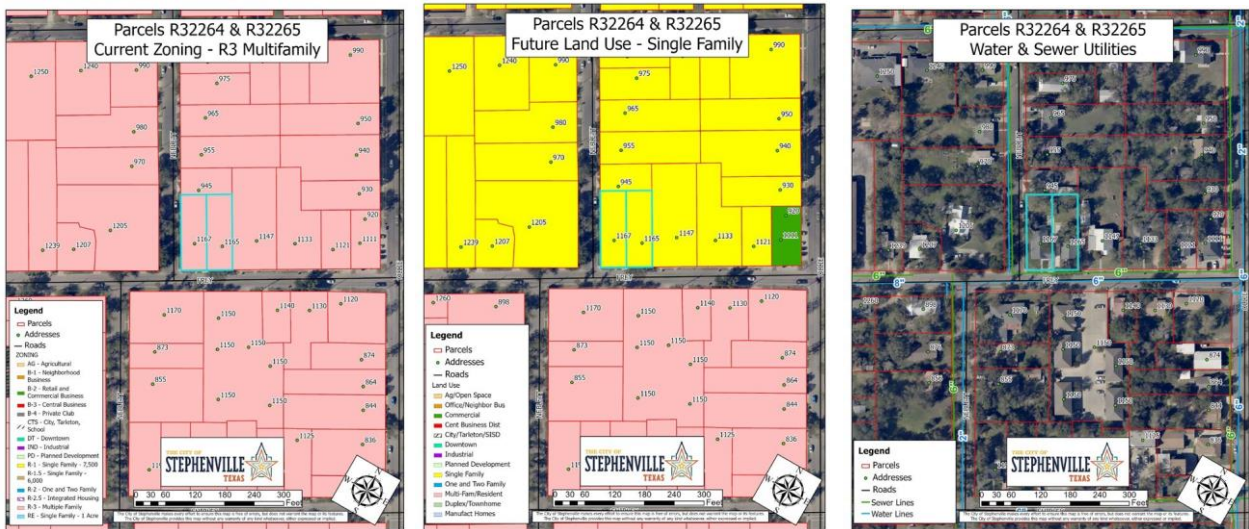
**RECOMMENDATION:**

The applicant is requesting a replat of two parcels into three to allow for future development. If approved by the Commission, no further action will be necessary for recordation.

Staff recommends approval.

**BACKGROUND:**

**PROPERTY PROFILE:**



**Sec. 155.4.03. General subdivision and platting procedures.**

- A. *Plats Required for Land Subdivision.* A Preliminary Plat or Minor Plat shall be approved prior to any land division that is subject to these regulations and prior to commencement of any new development.
- B. *Replats and Amending Plats.*

1. *Replat.* A Replat, in accordance with State law, and the provisions of Section 4.08 shall be required any time a platted, recorded lot is further divided or expanded, thereby changing the boundary and dimensions of the property.
2. *Amending Plat.* In the case of minor revisions to recorded Plats or lots, an Amending Plat may also be utilized if in accordance with Section 4.09.

C. *Zoning.*

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

**FACTORS TO CONSIDER:**

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

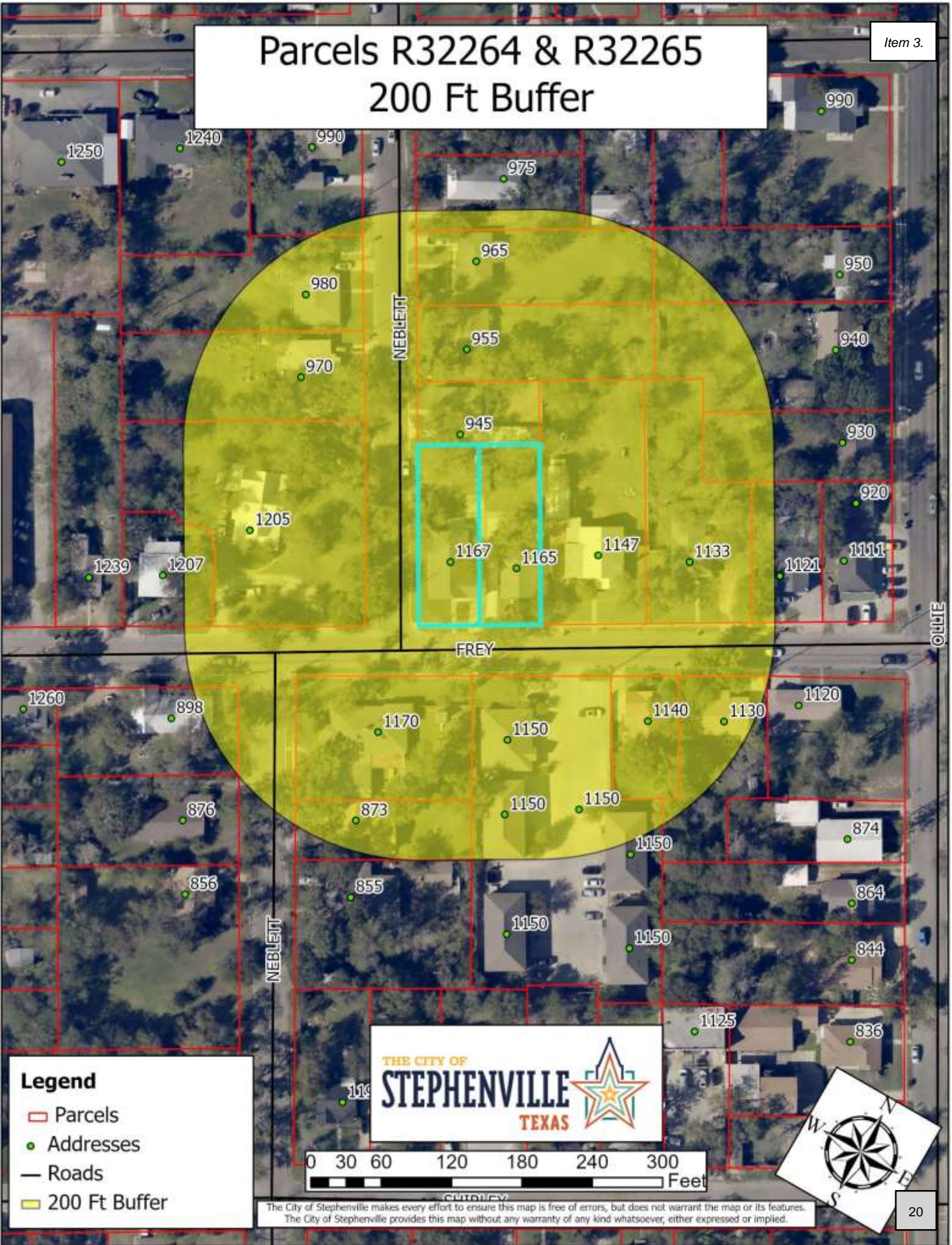
**ALTERNATIVES:**

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



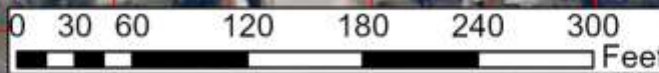
# Parcels R32264 & R32265 200 Ft Buffer

Item 3.



## Legend

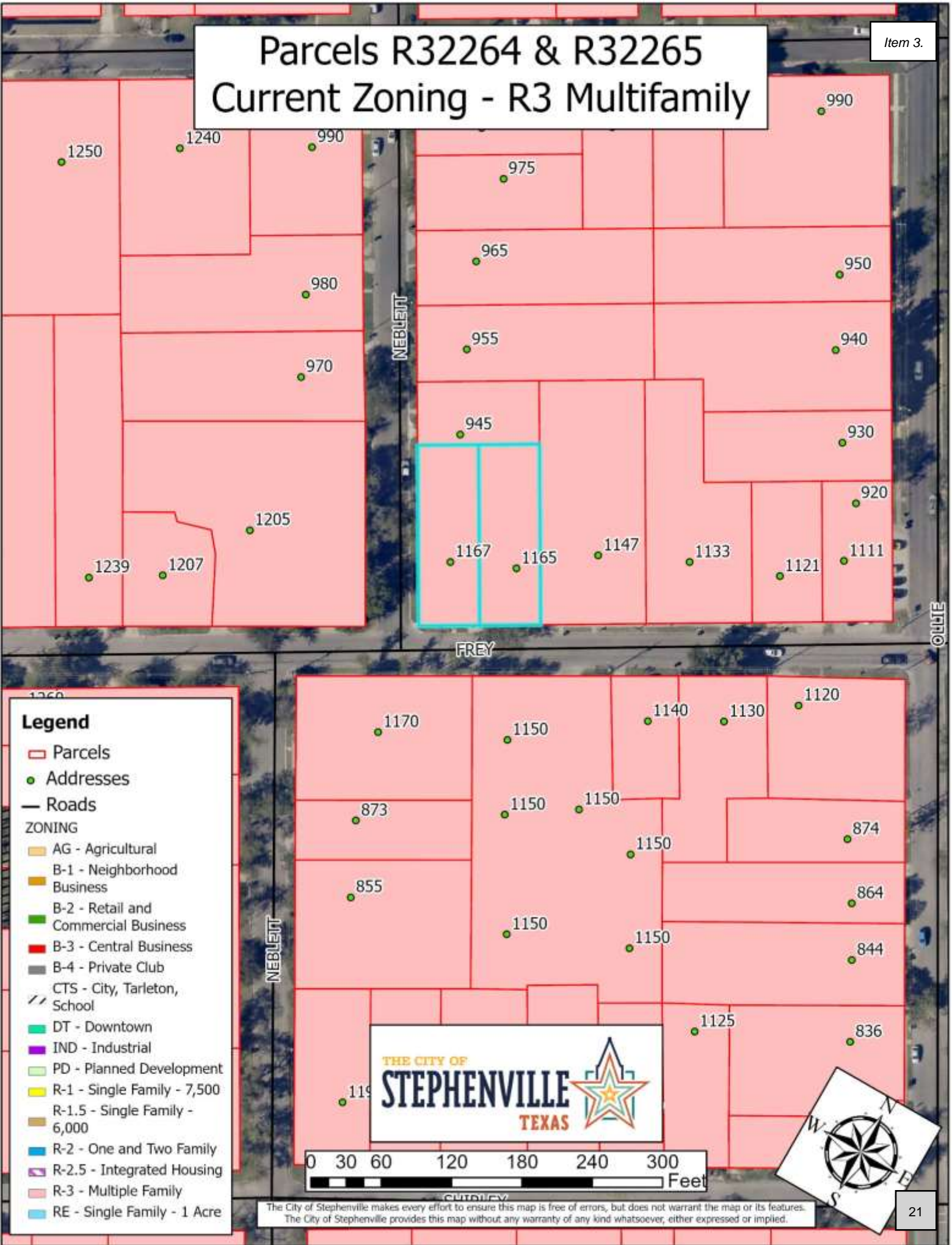
- Parcels
- Addresses
- Roads
- 200 Ft Buffer



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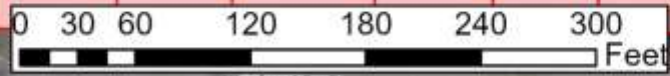


# Parcels R32264 & R32265 Current Zoning - R3 Multifamily



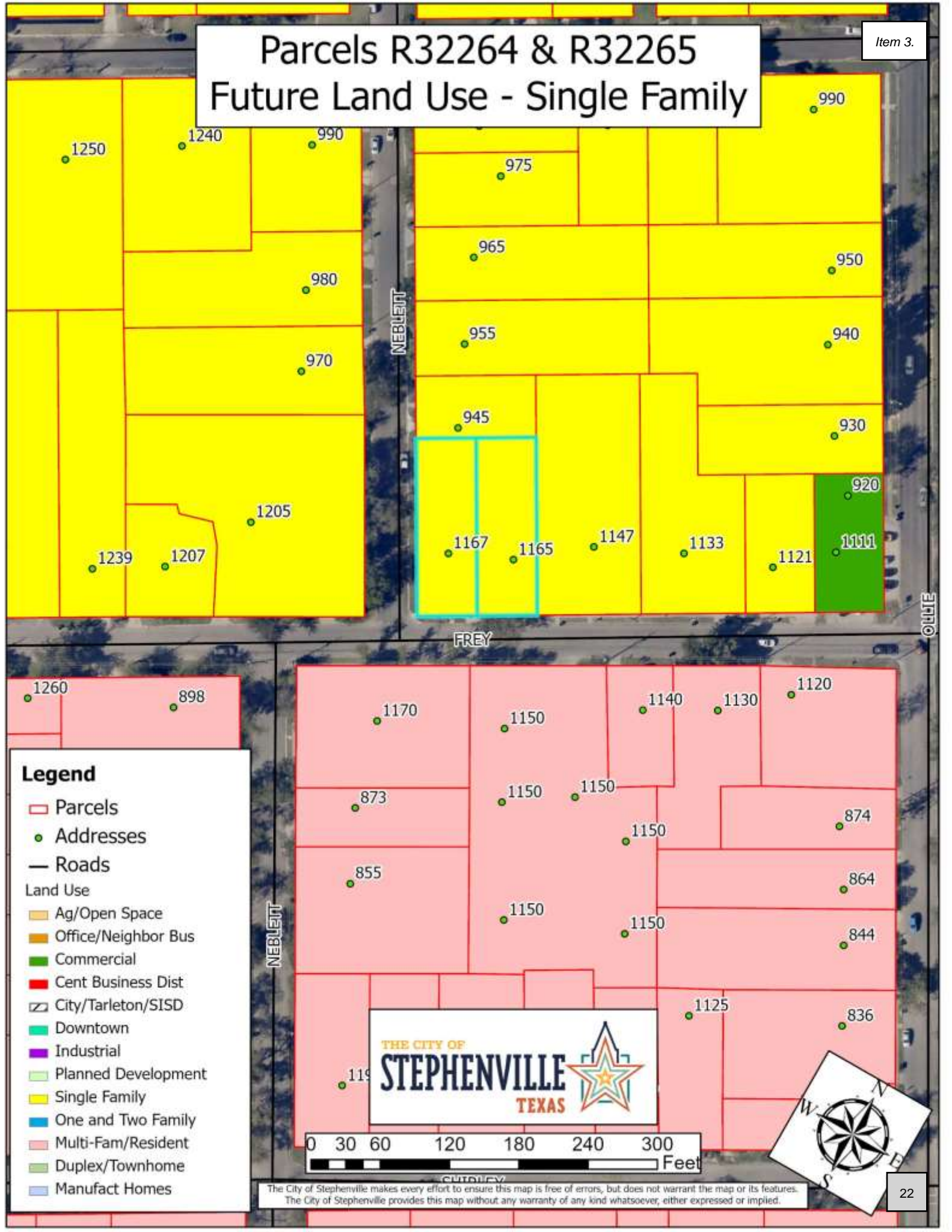
### Legend

- Parcels
- Addresses
- Roads
- 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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# Parcels R32264 & R32265 Future Land Use - Single Family

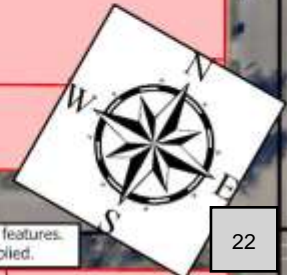
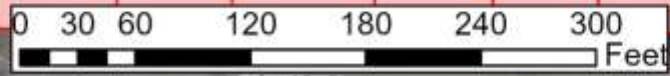


**Legend**

- Parcels
- Addresses
- Roads

Land Use

- Ag/Open Space
- Office/Neighbor Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- One and Two Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes

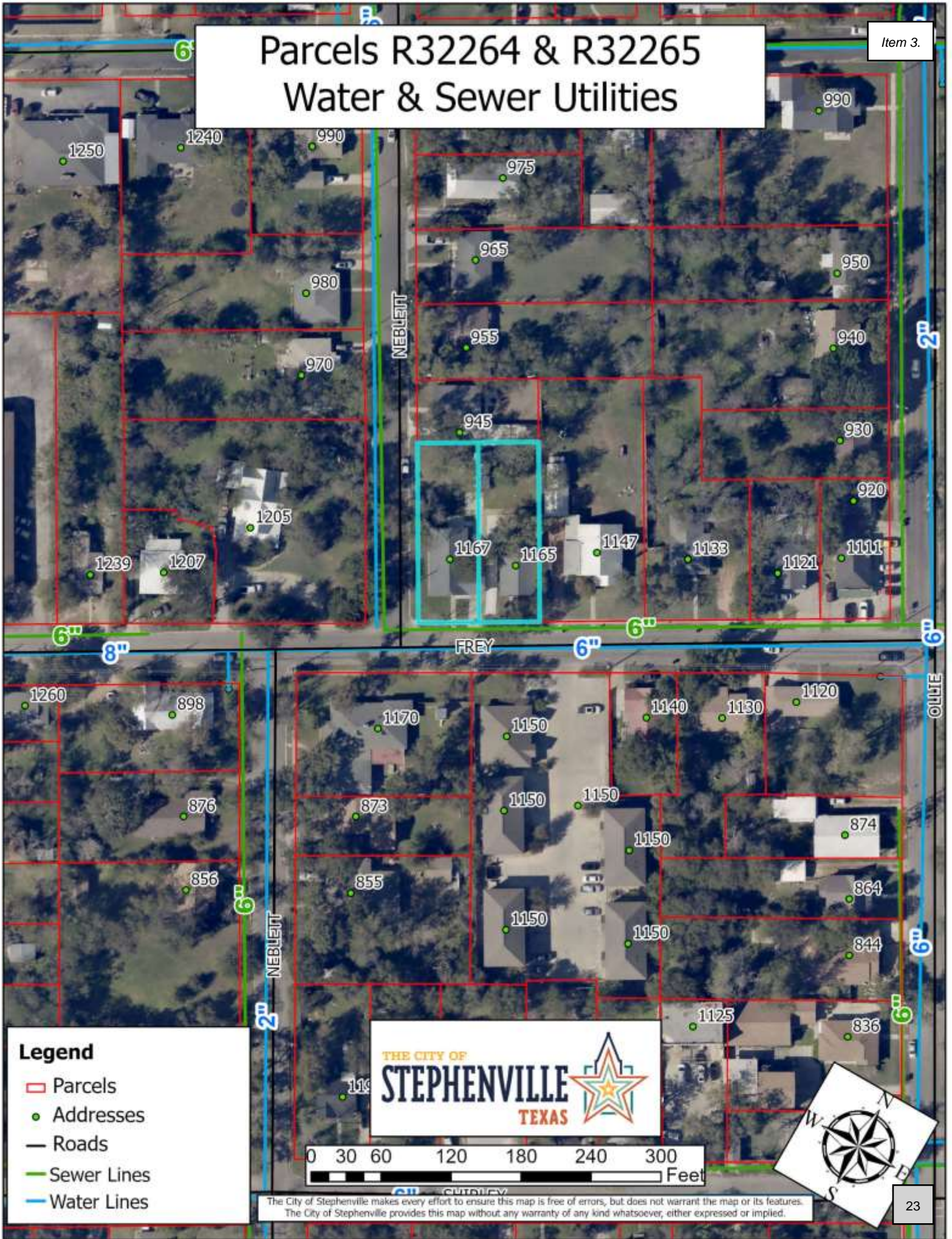


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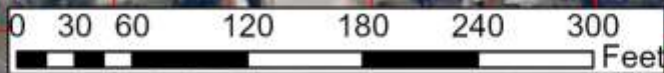
# Parcels R32264 & R32265 Water & Sewer Utilities

Item 3.



## Legend

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



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Parcel R32264 & R32265  
200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000032290	970 NEBLETT	BAREFOOT EQUITY PARTNERS, LLC	189 RETA ST	STEPHENVILLE	TX	76401
R000032263	940 OLLIE	BEGGS DIXIE EARLENE & LARRY DON	509 HILLTOP	TROY	TX	76579
R000032262	930 OLLIE	BEUKE EMMA	930 N OLLIE	STEPHENVILLE	TX	76401
R000032268	1133 FREY	BEYER CHRISTIE	14695 FM2303	STEPHENVILLE	TX	76401
R000030766	855 NEBLETT	BRISTER MITZI	855 NEBLETT	STEPHENVILLE	TX	76401
R000030759	1130 FREY	BROOKS CHESSNEY & KASON FORNES	1130 W FREY	STEPHENVILLE	TX	76401
R000032267	1147 W FREY	DELEON BRYAN & JEFFREY HICK & RICHARD BLAKE	3220 OAK TREE LANE	GRAPEVINE	TX	76051
R000032291	1207 FREY	ELLERBUSCH JASON & AUDRA ELLERBUSCH	1161 WEST LAKE DR	WEATHERFORD	TX	76087
R000030771	1150 W FREY	ELT INVESTMENTS LLC	1040 CR154	BLUFF DALE	TX	76433
R000030760	1140 FREY	ENA PG, LLC - 1140 FREY ST SERIES	4209 CARUTH BLVD	DALLAS	TX	75228
R000032269	1121 FREY	FRAGA MIGUEL A	1121 W FREY ST	STEPHENVILLE	TX	76401
R000032287	990 NEBLETT	GALVIN LIVING TRUST	1604 SCHOBBER RD	NORTHLAKE	TX	76226
R000032265	1165 FREY	GRAHAM LYNDI JO	1165 W FREY ST	STEPHENVILLE	TX	76401
R000032271	950 OLLIE	HARRIS DALE & DEBBY	102 WILLOW LANE	STEPHENVILLE	TX	76401
R000032275	965 NEBLETT	HAYES AMY	106 FLAT FOOT	STEPHENVILLE	TX	76401
R000030769	1170 FREY	JONES GREGORY RAY	1170 W FREY ST	STEPHENVILLE	TX	76401
R000030747	876 NEBLETT	JOVAS BROTHERS LLC	31278 SH6	HICO	TX	76457
R000032266	945 NEBLETT	KIRBO DAREN F	945 N NEBLETT	STEPHENVILLE	TX	76401
R000030758	1120 W FREY	KRIANNA HOLDINGS, LLC	24000 ALICIA PARKWAY #17-241	MISSION VIEJO	CA	92691
R000061697	1205 W FREY	MCMILLAN DONALD GENE & PAMELA K	1205 W FREY STREET	STEPHENVILLE	TX	76401
R000032276	955 NEBLETT	MENDOZA JOSE GUADALUPE & MARIA LUISA MENDOZA	955 N NEBLETT	STEPHENVILLE	TX	76401
R000030746	898 N NEBLETT	MINNIE JUNE, LLC	2161 EAGLES RIDGE DR	WEATHERFORD	TX	76087
R000032289	980 NEBLETT	PRICE GEORGE BLISS & ORBELIN MARTINEZ JR	980 NEBLETT	STEPHENVILLE	TX	76401
R000030770	873 NEBLETT	RAINES JAMES S & HEATHER RAINES	5907 SHADY HILL LN	ARLINGTON	TX	76016
R000032264	1167 FREY	SUNDBERG BRIAN	16641 SONORA RD	KNIGHTS FERRY	CA	95361
R000032274	1160 W PECAN	WALLS KRENDI & JAMES WALLS	556 CR567	STEPHENVILLE	TX	76401
R000032278	975 N NEBLETT	WORD-PROFFITT SHERRI B & PATRICK L PROFFITT	14057 HWY 6	IREDELL	TX	76649



LAND DESCRIPTION

Of a 0.368 acre tract of land, being all of Lot 2-A and 2-B in Block 6 of Kight Second Addition to the City of Stephenville, Erath County, Texas, as shown on King's 1956 Map of Stephenville, adoption and dedication thereof recorded in Volume 381, Page 105 of the Deed Records of Erath County, Texas; and being further described by metes and bounds as follows:
Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) at the intersection of the northeast line of North Neblett Avenue and north line of West Frey Street and at the southwest corner of said Lot 2-A and Block 6, for the southwest and beginning corner of this tract.
Thence with the east line of said North Neblett Avenue, N. 30 deg. 29 min. 45 sec. W. 154.15 feet to a found 3/8" iron rod at the southeast corner of Lot 2-C of said Block 6 and at the northwest corner of said Lot 2-A, for the northwest corner of this tract, from which a found 3/8" iron rod at the northwest corner of said Lot 2-C bears N. 30 deg. 29 min. 45 sec. W. 54.00 feet.
Thence leaving said North Neblett Avenue, N. 59 deg. 51 min. 53 sec. E. 104.00 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the west line of Lot 3 of said Block 6 and at the southeast corner of said Lot 2-C, for the northeast corner of said Lot 2-B and this tract.
Thence with the west line of said Lot 3 and the east line of said Lot 2-B, S. 30 deg. 29 min. 45 sec. E. 154.24 feet to a found 3/8" iron rod in the north line of said West Frey Street and at the southwest corner of said Lot 3, for the southeast corner of said Lot 2-B and this tract.
Thence with the north line of said West Frey Street, S. 59 deg. 54 min. 49 sec. W. 104.00 feet to the place of beginning.

OWNER'S CERTIFICATE

Now therefore know all men by these presents:
That, Bryan Sundberg, owner of Lot 2-A, and Lyndi Jo Graham, owner of Lot 2-B, do hereby adopt this plat designating the herein described property as Lot 19, Lot 20 & Lot 21, Block 6, Kight Second Addition to the City of Stephenville, Erath County, Texas. The easements shown thereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. Any, and all public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, of efficiency of its respective system on the easements and all public utilities shall at all times have full right of ingress and egress to or from and upon reconstructing, inspecting, patrolling, maintaining, respective systems without the necessity at any time of procuring the permission of anyone.

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

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

Witness my hand, This the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

Owner \_\_\_\_\_ Owner \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

Signature \_\_\_\_\_

My Commission Expires On \_\_\_\_\_

STATE OF \_\_\_\_\_

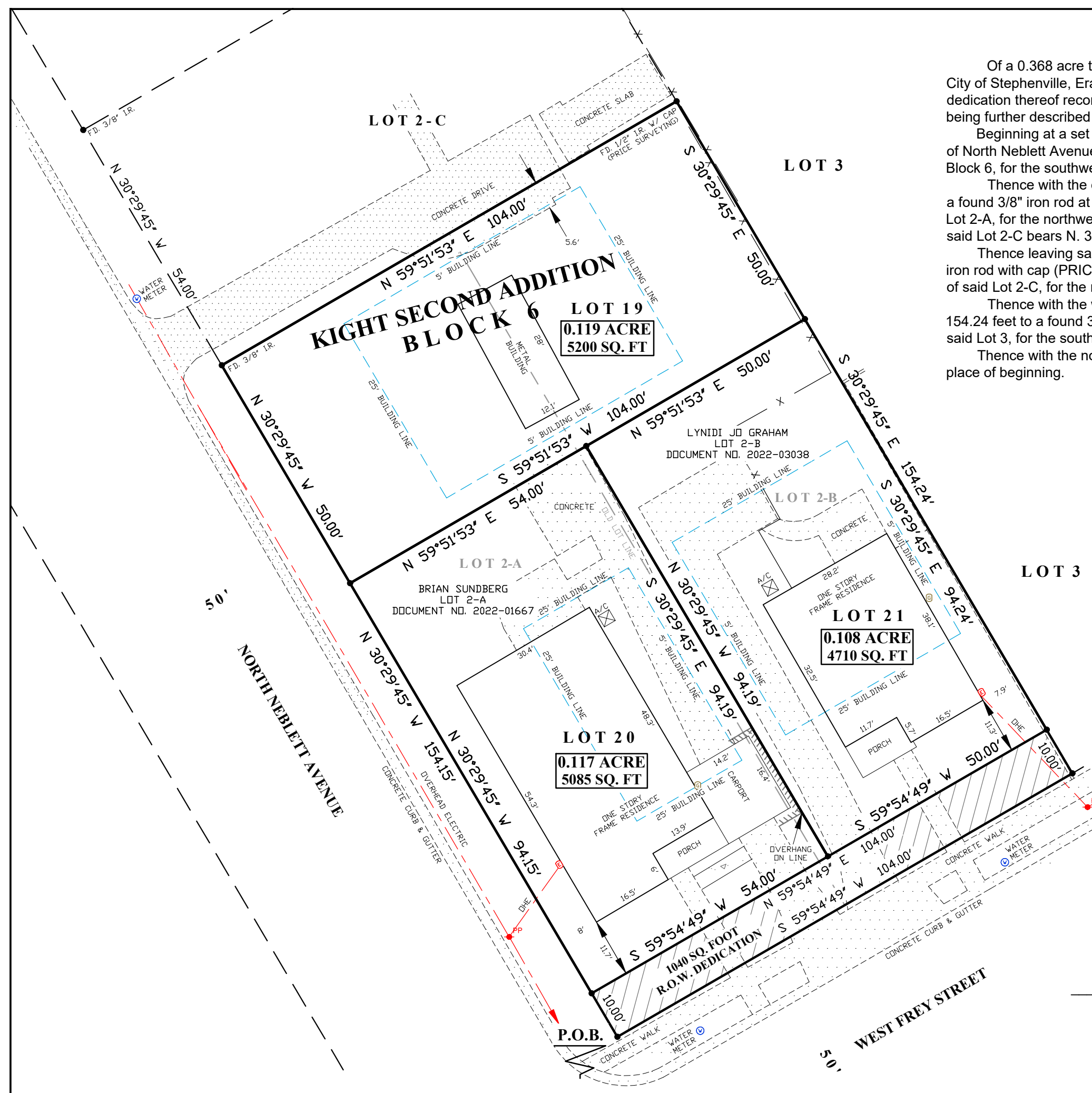
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

Signature \_\_\_\_\_

My Commission Expires On \_\_\_\_\_



ADDRESS: 1165 & 1167 WEST FREY STREET STEPHENVILLE, TX 76401

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

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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

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

PLAT NOTES

- 1. CURRENT ZONING: R-3 MULTIPLE FAMILY
2. EXISTING STRUCTURES ENCROACH SETBACKS & FUTURE BUILDINGS WILL BE REQUIRED TO MEET SETBACK REQUIREMENTS
3. LOT DIMENSIONS WILL LIMIT FUTURE BUILDING TO SINGLE FAMILY RESIDENCES UNDER R-3 ZONING LAND USE REGULATIONS

STATE OF TEXAS §
COUNTY OF ERATH §
KNOW ALL MEN BY THESE PRESENTS

I, Gwinda Jones, Clerk of the County Court of Erath County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record and duly recorded in my office this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_ o'clock, \_\_\_\_ M., in the Official Public Records of Erath County in Document No. \_\_\_\_\_ Cabinet \_\_\_\_\_ Slide \_\_\_\_\_

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

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

BY: \_\_\_\_\_
Deputy

CITY OF STEPHENVILLE
ERATH COUNTY, TEXAS

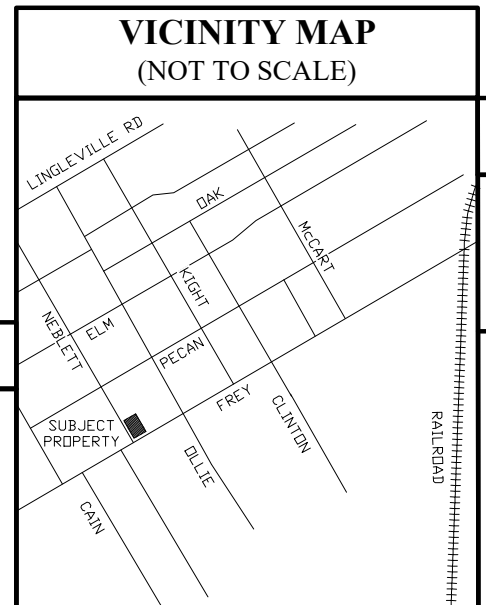
\_\_\_\_\_, Director of Development Services \_\_\_\_\_ Date of Approval

Attest: \_\_\_\_\_, City Secretary \_\_\_\_\_ Date

SURVEYOR'S CERTIFICATE

THIS is to certify that I, MATTHEW K. PRICE, A Registered Professional Land Surveyor of the State of Texas, have platted the above property from an actual survey on the ground and that all lot corners, angle points, and points of curve will be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision during MARCH 2024.

Matthew K. Price, R.P.L.S. No. 6284
JN24143 211043.CRD FN240521



REPLAT
LOT 19, LOT 20 & LOT 21
BLOCK 6, KIGHT SECOND ADDITION
CITY OF STEPHENVILLE

Being all of Lot 2-A and Lot 2-B in Block 6, Kight Second Addition to the City of Stephenville, Erath County, Texas, as shown on King's 1956 Map of Stephenville, adoption thereof recorded in Volume 381, Page 105 of the Deed Records of Erath County, Texas

Table with 2 columns: SURVEYOR (Matthew K. Price, Price Surveying, LP, FIRM# 10194051, 1100 E Washington Street, Stephenville, TX 76401, 254-965-5489) and OWNER (Brian Sundberg, Lyndi Jo Graham)

# STAFF REPORT



**SUBJECT:** Case No.: PP2024-001

Applicant Reece Flanagan, representing Theresa Greig with GFL II, LLC, is requesting a preliminary plat of property located at 200 Clark Lane, Parcel R29908, Acres 11.870, S2600 CITY ADDITION;; BLOCK 85;; LOT 1 & 2A (PTS OF), of the City of Stephenville, Erath County, Texas.

**DEPARTMENT:** Development Services

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

## RECOMMENDATION:

The applicant has submitted a Preliminary Plat that has been reviewed by staff. A Final Plat will be submitted to the Commission upon completion and acceptance of public improvements.

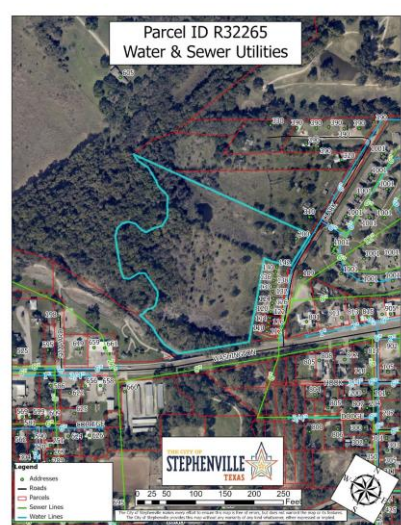
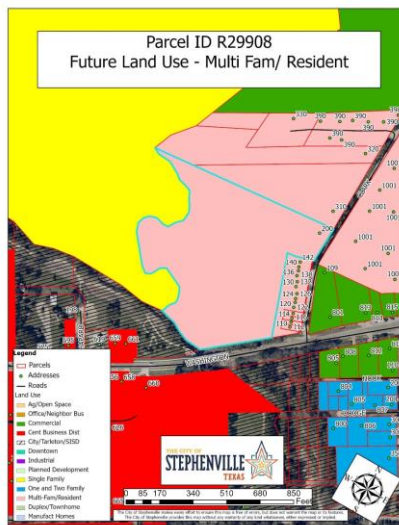
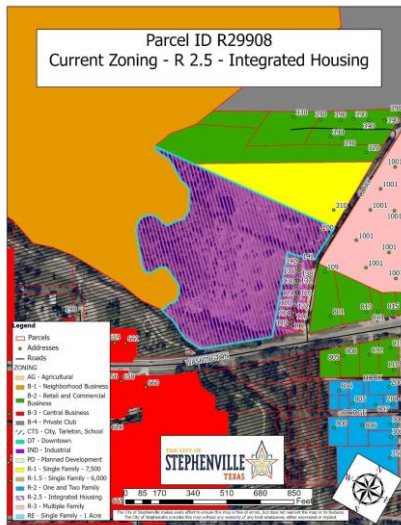
## BACKGROUND:

Civil plans have been submitted and under review by staff. Final steps for approval of the civil plan set include the completion of any remaining review items and approval of the Preliminary Plat. Staff is recommending approval of the Preliminary Plat upon completion of the following conditions:

1. The plat must conform to the Subdivision Ordinance upon conclusion of reviews.
2. Structures may not be placed over easements.
3. Site visibility triangles must be provided at entry way to Clark Lane from the private road.
4. Correct Bearings referenced at adjacent property.
5. The Preliminary Plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual.
6. Additional easements as required for Backflow Preventor Assembly Vaults, Access & Utility Easements, retaining wall easements, Floodplain and others that may be required as identified during the review process.
7. Common areas will require a Homeowner's Association as set forth by ordinance.
8. All areas within the subdivision to be privately maintained, inclusive of private streets and utilities, must be adequate for the subdivision.
9. All streets shall be designed to allow fire lane access.
10. Individually platted townhomes will require separate private water and sewer service. Master taps/meters will be required at public streets with individual meters within private subdivision.
11. Each townhome will be required to have a minimum of two, privately owned parking spaces per lot.
12. Fire lanes to remain open at all times.
13. Please add "Not for Recording Purposes" in the Preliminary Plat box.
14. A Title Commitment/Proof of Ownership must be provided and approved by the City Attorney.
15. Final Plat to be recorded after acceptance of improvements and floodplain modeling.
16. Provide adequate Right of Way for Clark Lane.
17. Ensure all required Plat language is provided.

## PROPERTY PROFILE:





**Sec. 155.4.05. Preliminary plat.**

- A. *Purpose.* The purpose of a Preliminary Plat shall be to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of this Subdivision Ordinance.
- B. *Applicability.* No subdivision of land shall be allowed without proper submittal, approval, and adoption of a Preliminary Plat.
- C. *Exceptions.*
  - 1. A Preliminary Plat is not required when a Minor Plat is submitted (refer to 4.07).
  - 2. A Final Plat in accordance with Section 4.06 may be submitted in lieu of a Preliminary Plat if a Development Agreement and appropriate surety are submitted along with the Application.
- D. *Accompanying Applications.*
  - 1. *Preliminary and Other Types of Plans.* An Application for a Preliminary Plat shall be accompanied by the following:
    - a. Preliminary Drainage Plan;
    - b. Preliminary Storm Water Management Plan;
    - c. Preliminary Utility Plan; and
    - d. Other plans if deemed necessary for thorough review by the Responsible Official, such as a Planned Development Master Plan.

Approval of each shall be separately included with this application.
  - 2. *Current Title Commitments.* The Applicant shall furnish with the Application to the City a current title commitment issued by a title insurance company authorized to do business in Texas, a title opinion letter from an attorney licensed to practice in Texas, or some other acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the Preliminary Plat.
- E. *Review by City Administrator/Responsible Official.* The City Administrator shall:
  - 1. Initiate review of the plat and materials submitted.
  - 2. Make available Plats and reports to the Commission for review.
  - 3. Upon determination that the Application is ready to be acted upon, schedule the Preliminary Plat for consideration on the agenda of the next available meeting of the Planning and Zoning Commission.
- F. *Action by the Planning and Zoning Commission.* The Commission shall:

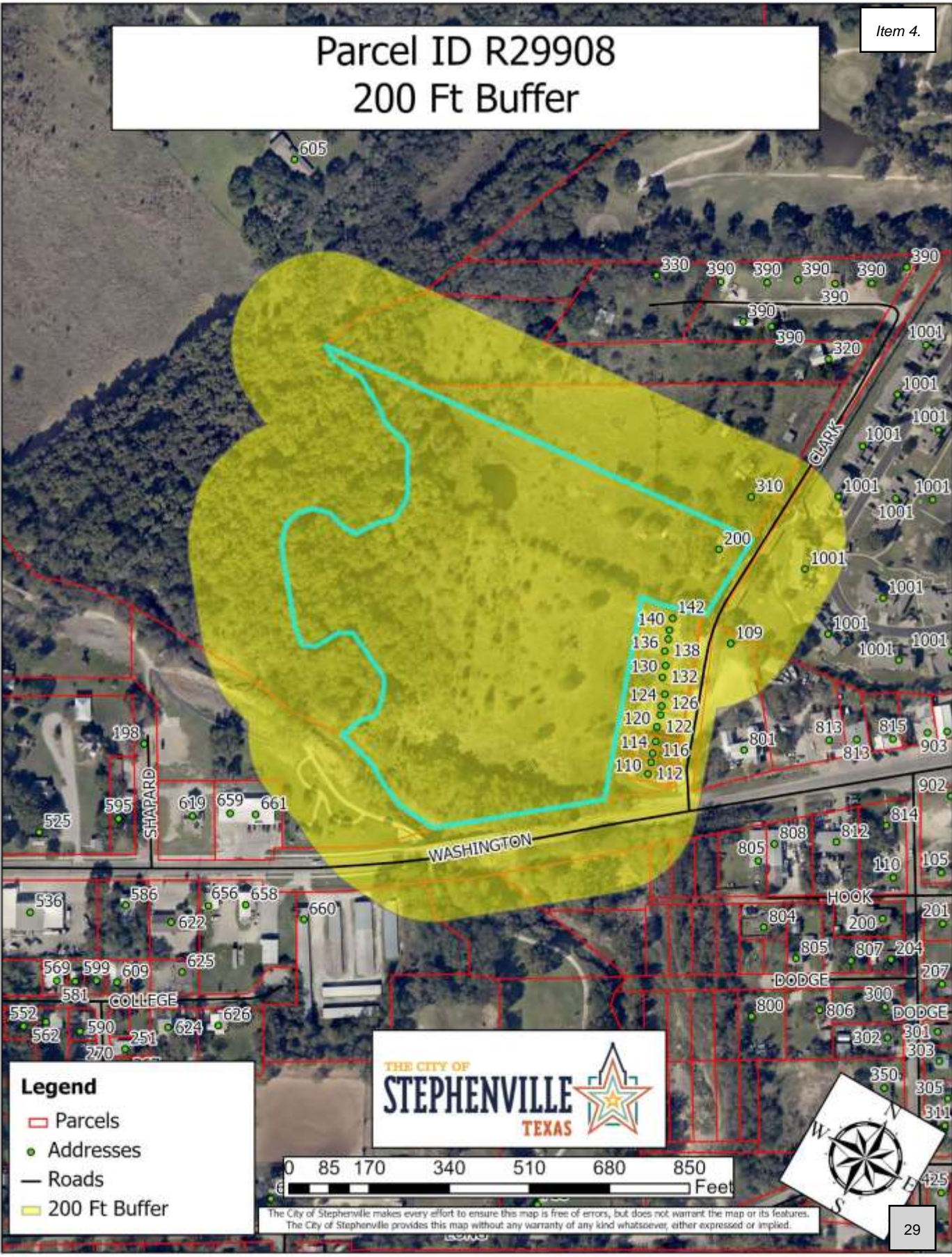
1. Review the Preliminary Plat Application, the findings of the City Administrator and any other information available.
    - a. From all such information, the Commission shall determine whether the Preliminary Plat conforms to this Subdivision Ordinance.
  2. Act within thirty (30) calendar days following the Official Submission Date, unless the Applicant submits a Waiver of Right to 30-Day Action.
    - a. If no decision is rendered by the Commission within the thirty (30) day period described above or such longer period as may have been agreed upon, the Preliminary Plat, as submitted, shall be deemed approved by the Commission.
  3. Take one of the following actions:
    - a. Approve the Preliminary Plat;
    - b. Approve the Preliminary Plat with conditions, which shall mean that the Preliminary Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
    - c. Deny the Preliminary Plat.
- G. *Criteria for Approval.* The following criteria shall be used by the Commission to determine whether the Application for a Preliminary Plat shall be approved, approved with conditions, or denied:
1. All Plats must be drawn to conform to the zoning regulations currently applicable to the property. If a zoning change for the property is proposed, then the zoning change must be completed before the approval of any Preliminary Plats/Final Plats;
  2. No Plat or Replat may be approved that leaves a structure located on a remainder lot.
  3. The Preliminary Plat is consistent with any approved Development Agreement;
  4. The proposed provision and configuration of Public Improvements including, but not limited to, roads, water, wastewater, storm drainage, park facilities, open spaces, habitat restoration, easements and Right-of-Way are adequate to serve the development, meet applicable standards of this Subdivision Ordinance, and conform to the City's adopted master plans for those facilities;
  5. The Preliminary Plat has been duly reviewed by applicable City staff;
  6. The Preliminary Plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual.
  7. The Preliminary Plat is consistent with the adopted Comprehensive Plan, except where application of the Plan may conflict with State law;
  8. The proposed development represented on the Preliminary Plat does not endanger public health, safety or welfare; and
  9. The Preliminary Plat conforms to the City's subdivision Application checklists.
- H. *Effect of Approval.*
1. Approval of a Preliminary Plat shall allow the Applicant to proceed with the development and platting process by submitting Construction Plans and Final Plat.
  2. Approval of the Preliminary Plat shall be deemed general approval of the subdivision's layout only, and shall not constitute approval or acceptance of Construction Plans or a Final Plat.

## ALTERNATIVES

1. Approve the Preliminary Plat;
2. Approve the Preliminary Plat with conditions, which shall mean that the Preliminary Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
3. Deny the Preliminary Plat.

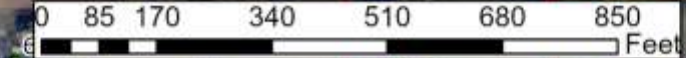


# Parcel ID R29908 200 Ft Buffer



**Legend**

- ▭ Parcels
- Addresses
- Roads
- 200 Ft Buffer

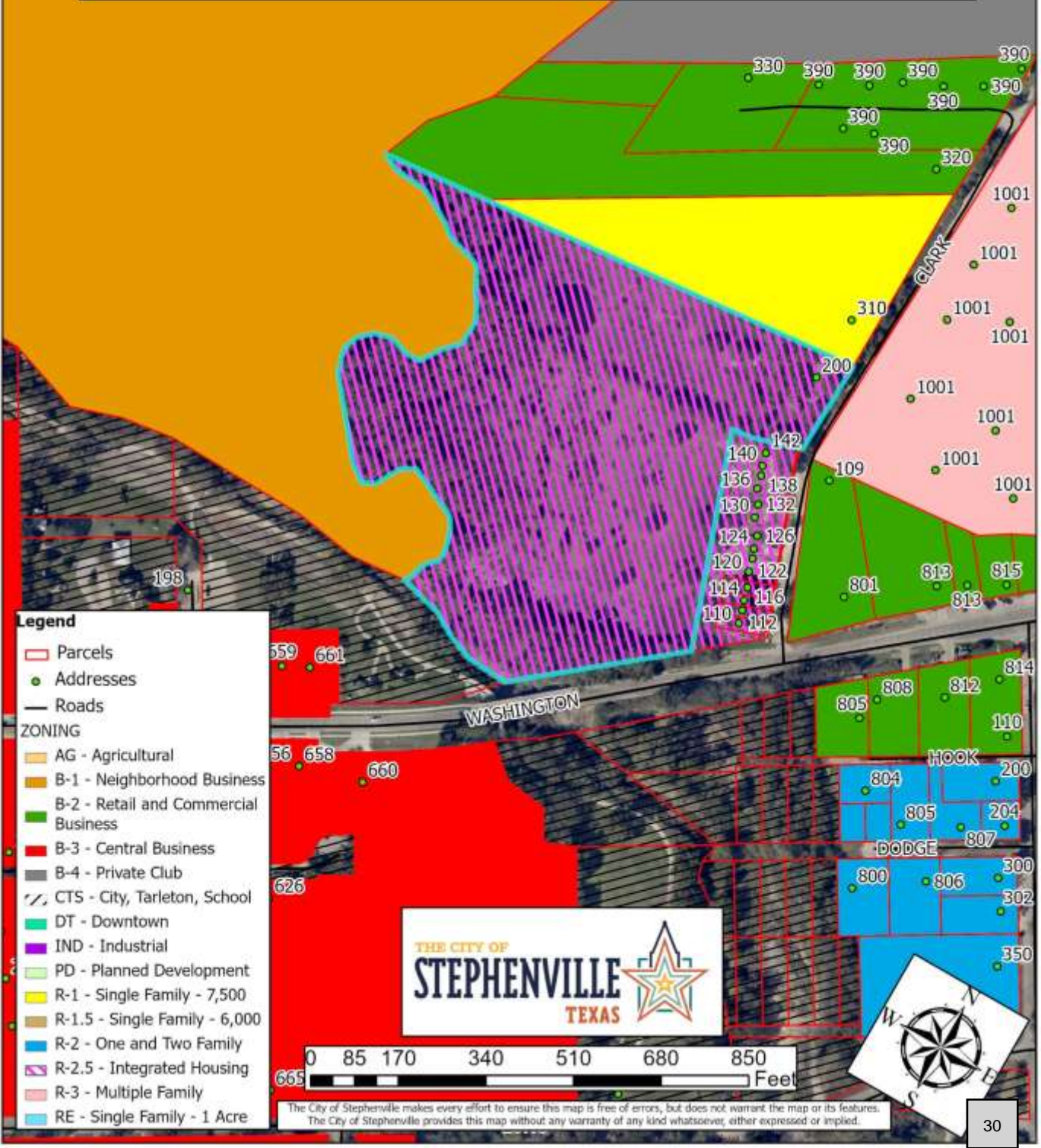


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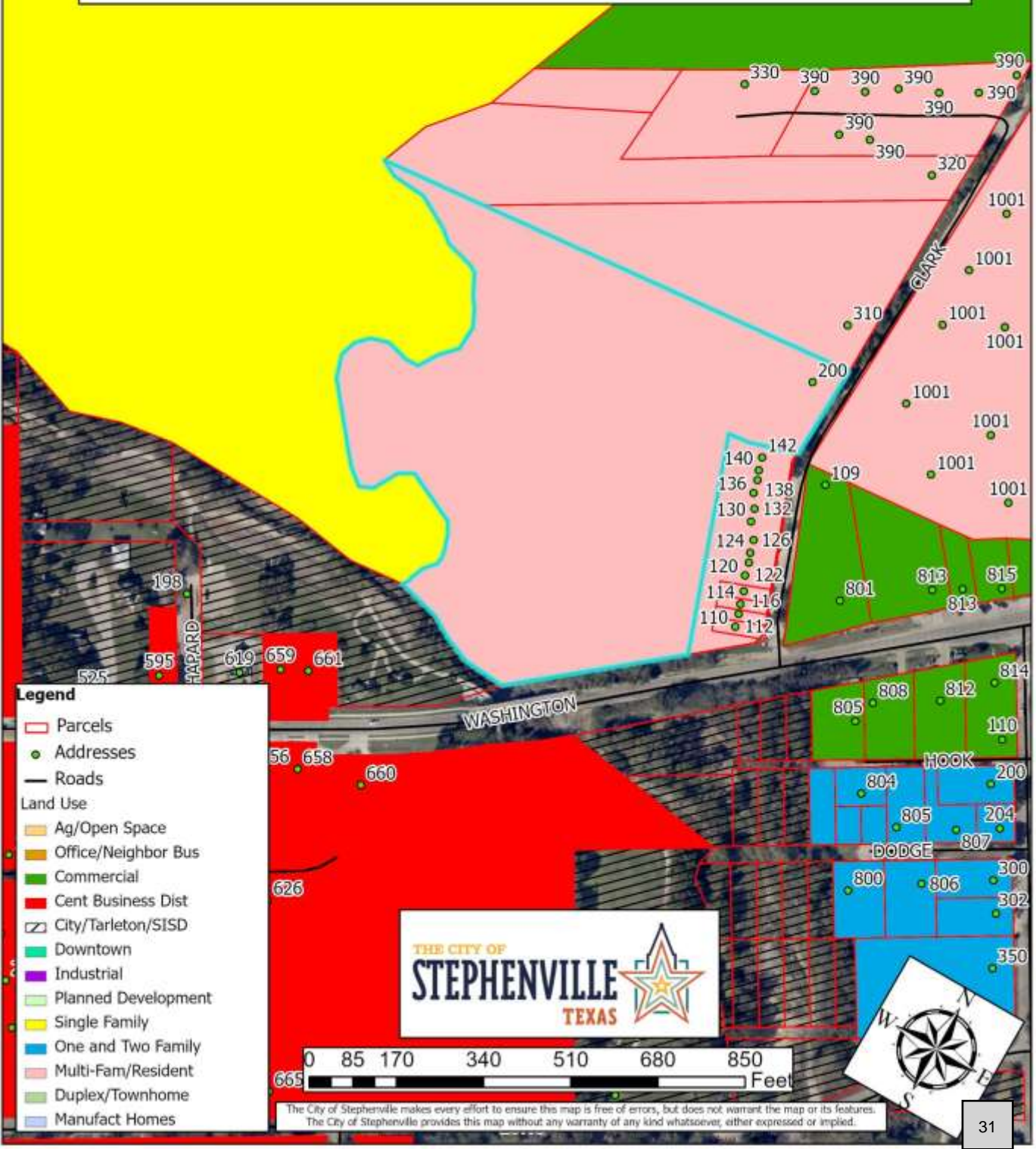




# Parcel ID R29908 Current Zoning - R 2.5 - Integrated Housing



# Parcel ID R29908 Future Land Use - Multi Fam/ Resident



**Legend**

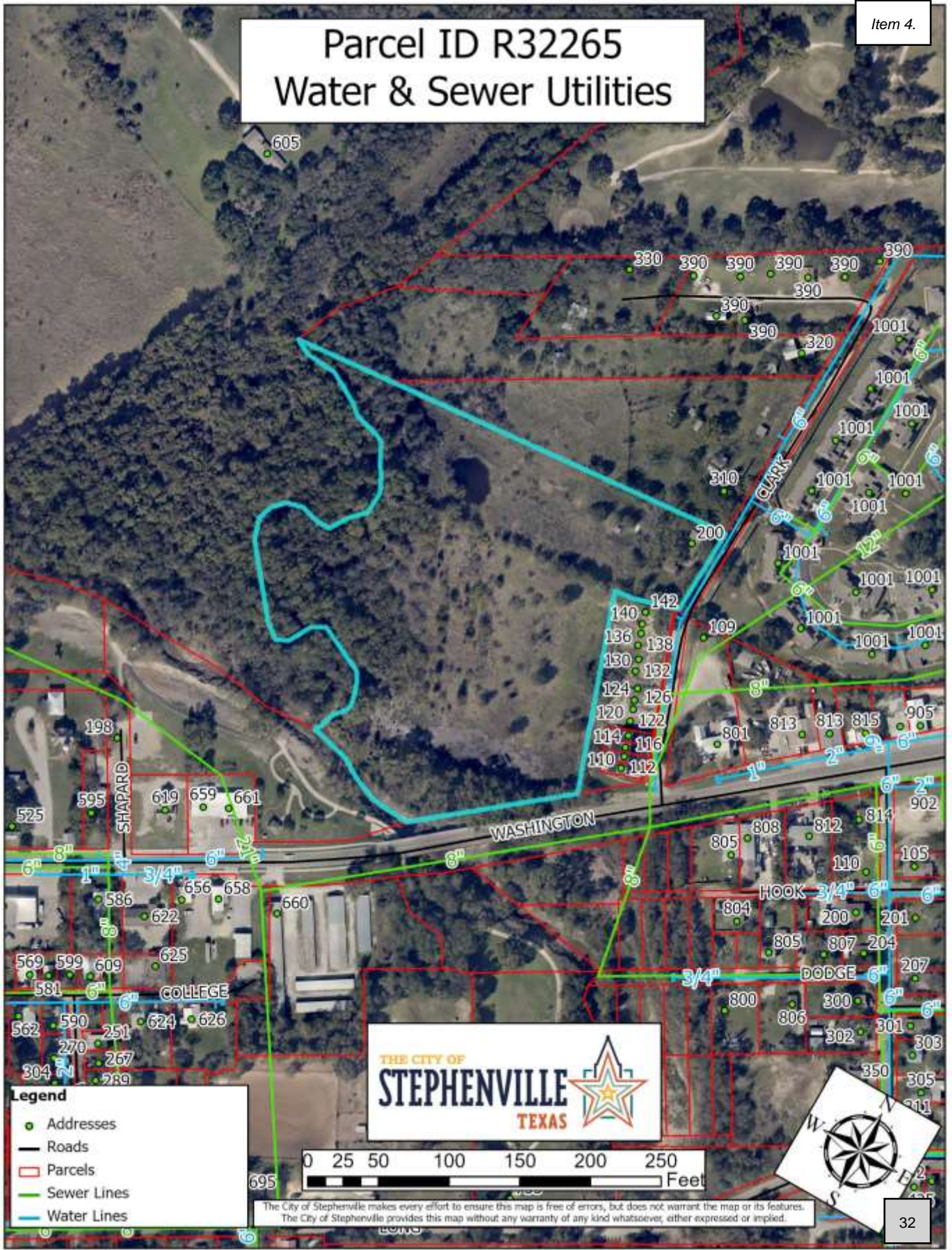
- ▭ Parcels
- Addresses
- Roads
- Land Use**
- ▭ Ag/Open Space
- ▭ Office/Neighbor Bus
- ▭ Commercial
- ▭ Cent Business Dist
- ▭ City/Tarleton/SISD
- ▭ Downtown
- ▭ Industrial
- ▭ Planned Development
- ▭ Single Family
- ▭ One and Two Family
- ▭ Multi-Fam/Resident
- ▭ Duplex/Townhome
- ▭ Manufact Homes



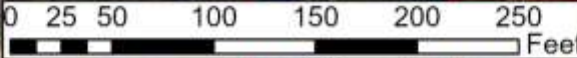
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# Parcel ID R32265 Water & Sewer Utilities



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



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## Parcel R29908

## 200 Ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000029896	801 E WASHINGTON	AMERICAN LEGION POST#240	PO BOX 184	STEPHENVILLE	TX	76401-0000
R000029903	1001 E WASHINGTON	AUGUSTA HILLS L P	15 LAKE DRIVE	ROUND ROCK	TX	78665
R000029910	310 CLARK LN	CHANDLER WILLIAM HOWARD & HEIDI N OLSEN	PO BOX 1923	STEPHENVILLE	TX	76401
R000028702	0 E WASHINGTON	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000028701	0 E WASHINGTON	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029895	0 E WASHINGTON	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000070026	0 E WASHINGTON	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000051112	0 E WASHINGTON	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000033329	661 E WASHINGTON	DERRICK GREGORY W & MARCIA G	PO BOX 891	STEPHENVILLE	TX	76401
R000029908	200 CLARK LN	GFL II, LLC	2902 RIVERGROVE CT	FORT WORTH	TX	76116
R000070120	660 E WASHINGTON	HICO PARTNERS LP	PO BOX 70	HICO	TX	76457
R000063366	0 CLARK LN	KEEWAYDIN DEVELOPMENTS, LLC	159 S GRAHAM	STEPHENVILLE	TX	76401
R000029920	605 COLLEGE FARM RD	KOCH JUDITH FREY	PO BOX 386	STEPHENVILLE	TX	76401
R000029914	320 CLARK LN	PHELPS SHIRLEY	320 CLARK LANE	STEPHENVILLE	TX	76401-0000
R000029898	813 E WASHINGTON	ROBITAILLE CHARLES & MARILYN	300 E SOUTH LOOP	STEPHENVILLE	TX	76401-0000
R000078332	110 CLARK LN	SOUTHWESTERN RESIDENTIAL XII 2023 LLC	105 EAST ROAD	STEPHENVILLE	TX	76401
R000078333	112 CLARK LN	SOUTHWESTERN RESIDENTIAL XII 2023 LLC	105 EAST ROAD	STEPHENVILLE	TX	76401
R000078334	114 CLARK LN	SOUTHWESTERN RESIDENTIAL XII 2023 LLC	105 EAST ROAD	STEPHENVILLE	TX	76401
R000078335	116 CLARK LN	SOUTHWESTERN RESIDENTIAL XII 2023 LLC	105 EAST ROAD	STEPHENVILLE	TX	76401
R000029912	0 CLARK LN	WEIR BILLY RAY JR	PO BOX 1351	STEPHENVILLE	TX	76401
R000029913	330 CLARK LN	WEIR BILLY RAY JR	PO BOX 1351	STEPHENVILLE	TX	76401

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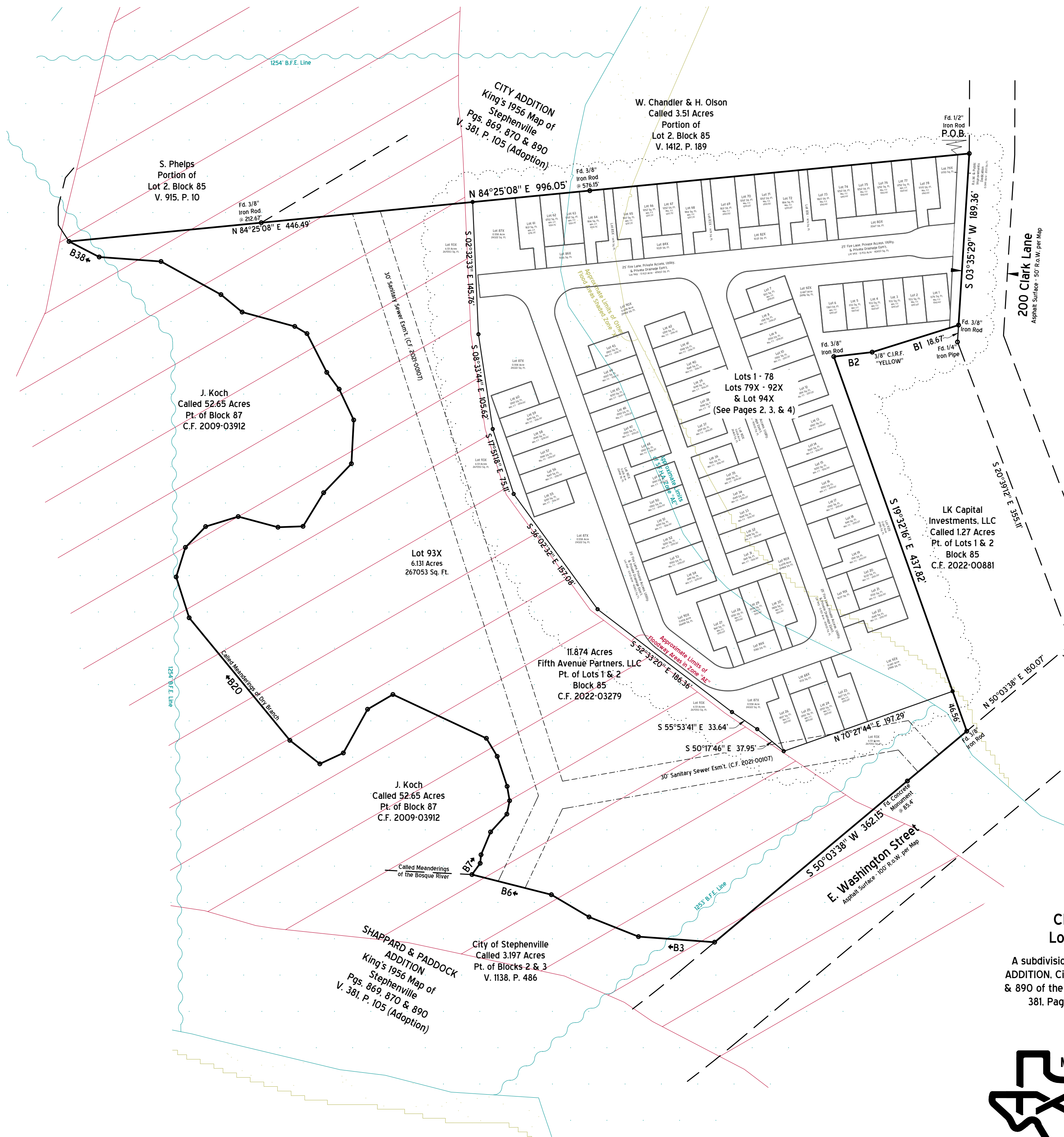
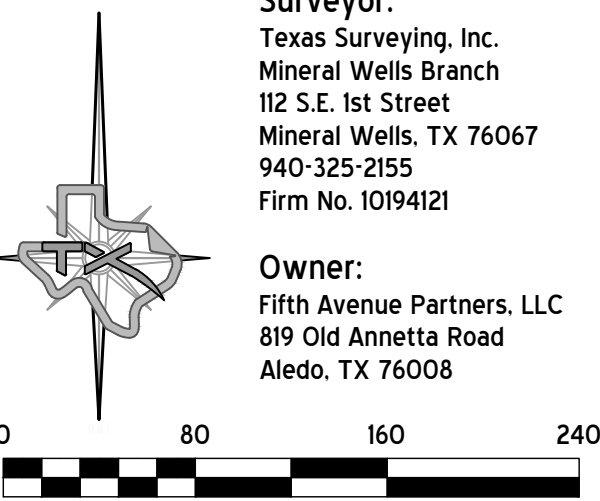
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Surveyor:  
Texas Surveying, Inc.  
Mineral Wells Branch  
112 S.E. 1st Street  
Mineral Wells, TX 76067  
940-325-2155  
Firm No. 10194121

Owner:  
Fifth Avenue Partners, LLC  
819 Old Annetta Road  
Aledo, TX 76008



Subdivision Data Table

Table with 2 columns: Lot Number and Dimensions (Bearing and Distance). Lists lots B1 through B38 with their respective measurements.

Preliminary Plat

CLARK LANE TOWNHOMES  
Lots 1 - 78 & Lots 79X - 94X

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May 2024

MINERAL WELLS BRANCH - 940-325-2155  
**TEXAS SURVEYING** INC.  
FIRM NO. 10194121 - MINERALWELLS@TXSURVEYING.COM



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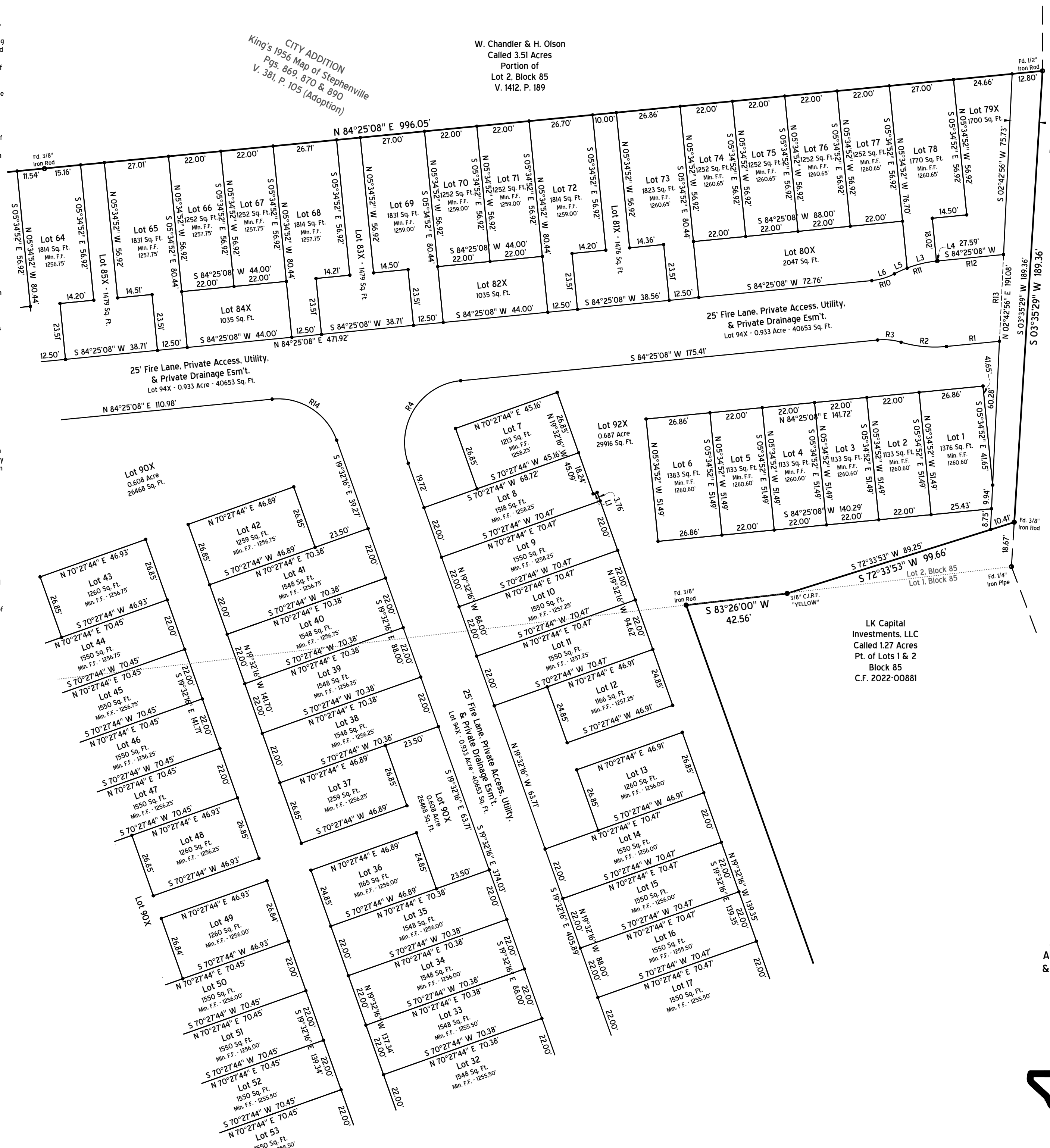
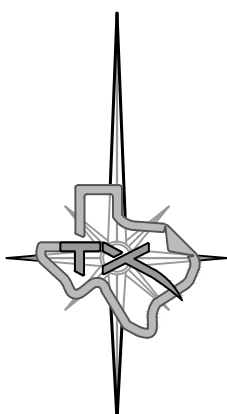
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Owner: Fifth Avenue Partners, LLC 819 Old Annetta Road Aledo, TX 76008



Access Lot Data Table

Table with 6 columns: Call, Bearing, Distance, Radius, Arc, Delta. Lists data for lots R1 through R18.

Non-Access Lot Data Table

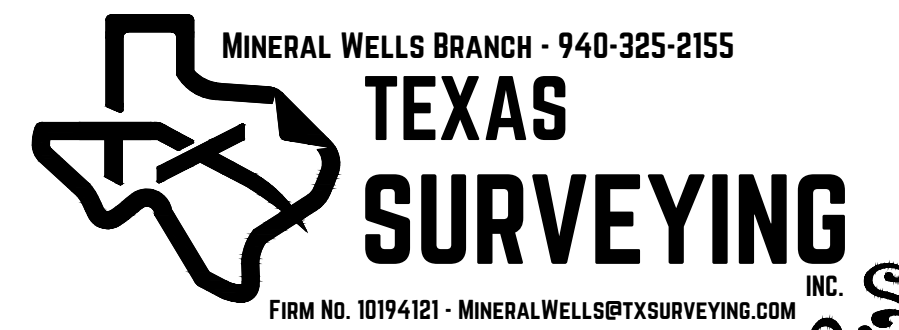
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May 2024



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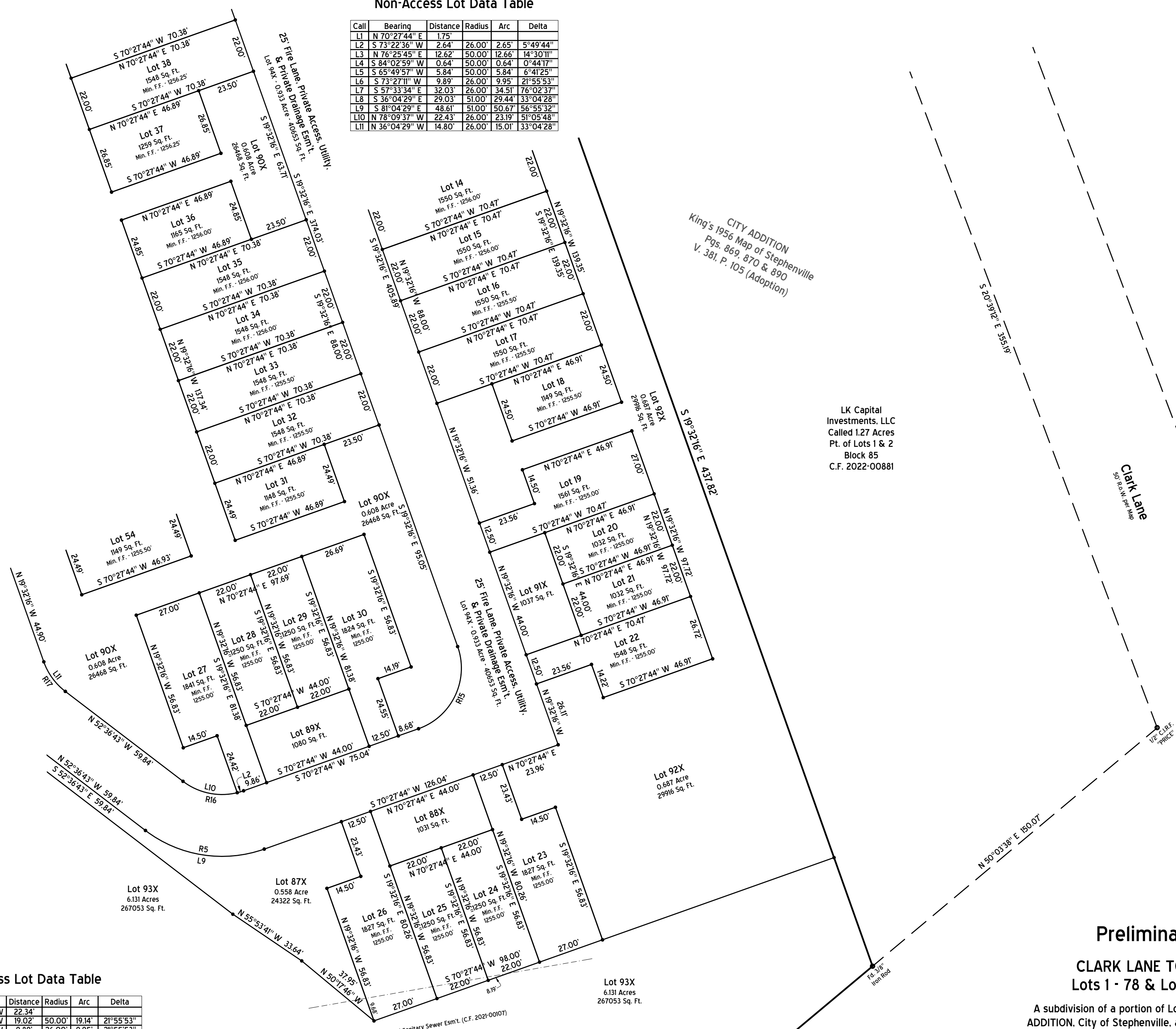
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Call	Bearing	Distance	Radius	Arc	Delta
L1	N 70°27'44" E	1.75'			
L2	S 73°22'36" W	2.64'	26.00'	2.65'	5°49'44"
L3	N 76°25'45" E	12.62'	50.00'	12.66'	14°30'11"
L4	S 84°02'59" W	0.64'	50.00'	0.64'	0°44'17"
L5	S 65°49'57" W	5.84'	50.00'	5.84'	6°41'25"
L6	S 73°27'11" W	9.89'	26.00'	9.95'	21°55'53"
L7	S 57°33'34" E	29.03'	26.00'	34.51'	76°02'37"
L8	S 36°04'29" W	29.03'	51.00'	29.44'	33°04'28"
L9	S 81°04'29" E	48.61'	51.00'	50.67'	56°55'32"
L10	N 78°09'37" W	22.43'	26.00'	23.19'	51°05'48"
L11	N 36°04'29" W	14.80'	26.00'	15.01'	33°04'28"

Access Lot Data Table

Call	Bearing	Distance	Radius	Arc	Delta
R1	S 84°25'08" W	22.34'			
R2	N 84°36'56" W	19.02'	50.00'	19.14'	21°55'53"
R3	N 84°36'56" W	9.89'	26.00'	9.95'	21°55'53"
R4	S 32°26'26" W	40.96'	26.00'	47.17'	103°57'23"
R5	N 81°04'29" W	48.61'	51.00'	50.67'	56°55'32"
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R13	S 02°42'56" W	36.38'			
R14	S 57°33'34" E	32.03'	26.00'	34.51'	76°02'37"
R15	S 25°27'44" W	36.77'	26.00'	40.84'	90°00'00"
R16	N 81°04'29" W	24.78'	26.00'	25.83'	56°55'32"
R17	N 36°04'29" W	14.80'	26.00'	15.01'	33°04'28"
R18	N 32°26'26" E	40.96'	26.00'	47.17'	103°57'23"



CITY ADDITION  
 King's 1956 Map of Stephenville  
 Pgs. 869, 870 & 890  
 V. 381, P. 105 (Adoption)

LK Capital  
 Investments, LLC  
 Called 1.27 Acres  
 Pt. of Lots 1 & 2  
 Block 85  
 C.F. 2022-00881

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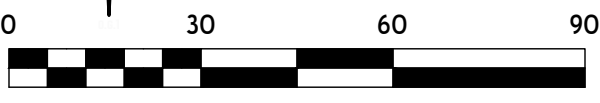
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MINERAL WELLS BRANCH - 940-325-2155

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Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines, withholding of utilities, and/or building permits.

Additional Notes

No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

All corners are set 1/2" iron rods with red plastic caps stamped "TEXAS SURVEYING INC", set p.k. nail, or cut "X" in concrete, unless otherwise noted. Corners will be set upon completion of development and/or construction activities.

Elevation Note

Minimum Finished Floor Elevations provided by Reece Flanagan, PE with Flanagan Land Solutions, LLC, Dallas, Texas (Tel: 940-327-7963). The information was provided in good faith, and the surveyor makes no assurances as to its calculation, completeness, or accuracy. The use of this data is at the sole discretion of the end-user and/or assigns. All injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this finished floor elevation data are the responsibility of the end-user and/or assigns.

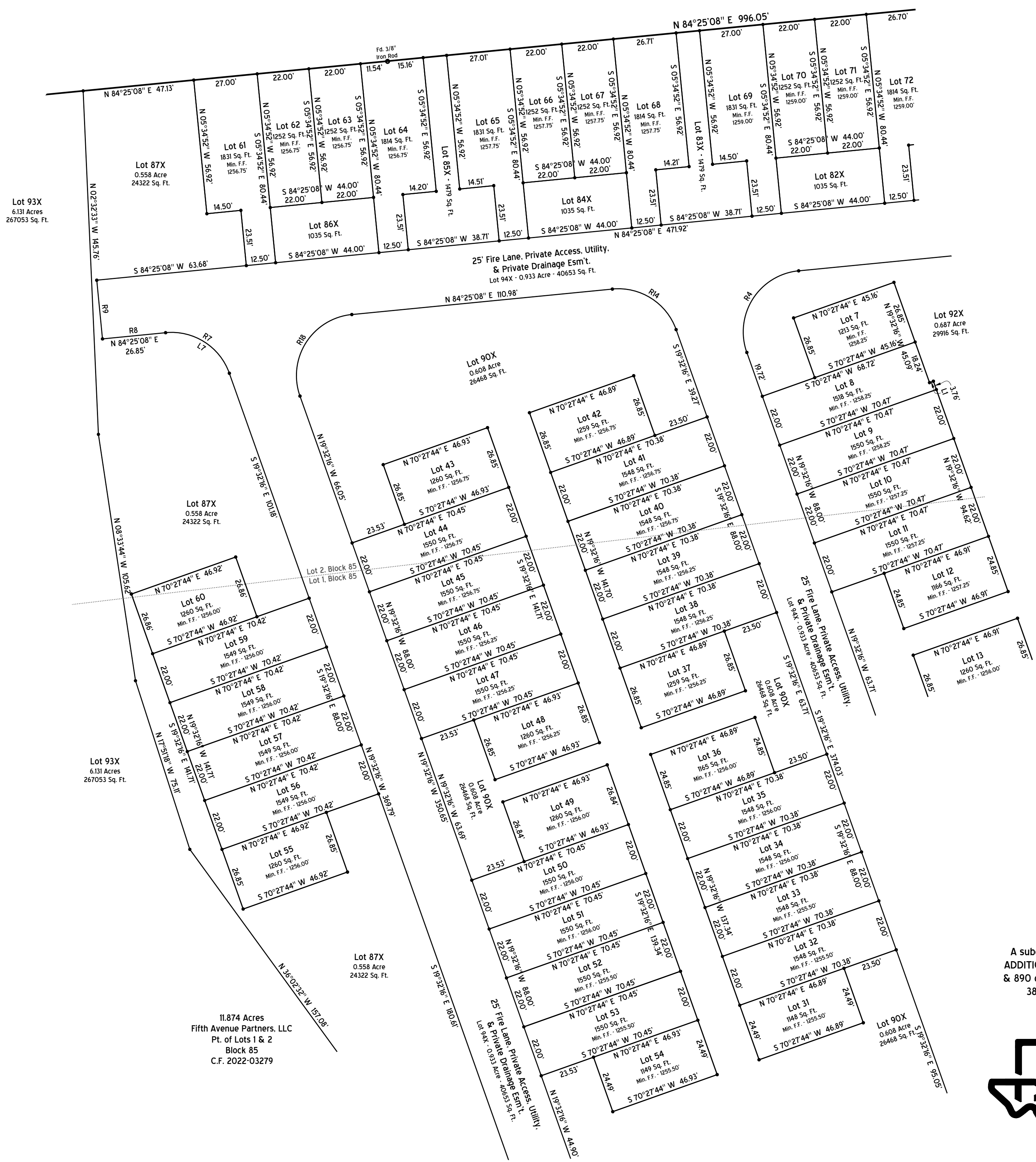
Lot X Note

All lots denoted with the suffix of "X" are common areas and/or green spaces. Lot 94X is additionally a fire lane, private access, utility, & private drainage easement and Lots 79X thru 92X are additionally parking & private access easements.

The City of Stephenville will never accept or maintain the roads and/or common areas shown hereon. Additionally, the City will not be responsible for providing enforcement of traffic control within this subdivision.

Notice to grantee(s) that all roads and/or common areas are private, the property owners shall be perpetually liable for maintenance and that the roads and/or common areas shall be maintained in such a standard which will not affect access by public service agencies such as police, fire and emergency medical services.

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Access Lot Data Table

Table with 6 columns: Call, Bearing, Distance, Radius, Arc, Delta. Contains data for lots R1 through R18.

Non-Access Lot Data Table

Table with 6 columns: Call, Bearing, Distance, Radius, Arc, Delta. Contains data for lots L1 through L11.

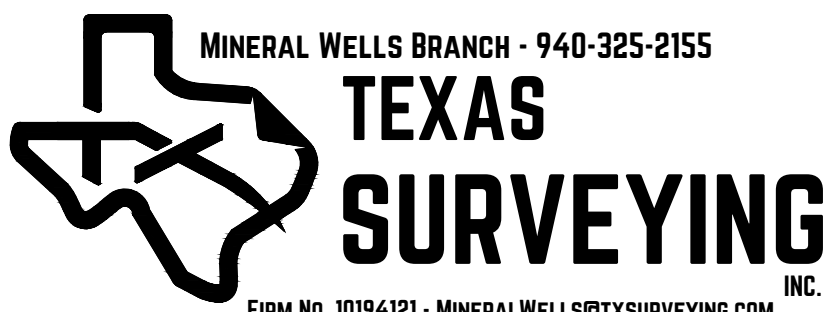
Preliminary Plat

CLARK LANE TOWNHOMES  
Lots 1 - 78 & Lots 79X - 94X

A subdivision of a portion of Lot 1 & Lot 2, Block 85, CITY ADDITION, City of Stephenville, according to Pages 869, 870 & 890 of the King's 1956 Revised Map as adopted in Volume 381, Page 105, 1956 Records, Erath County, Texas.

May 2024

MINERAL WELLS BRANCH - 940-325-2155

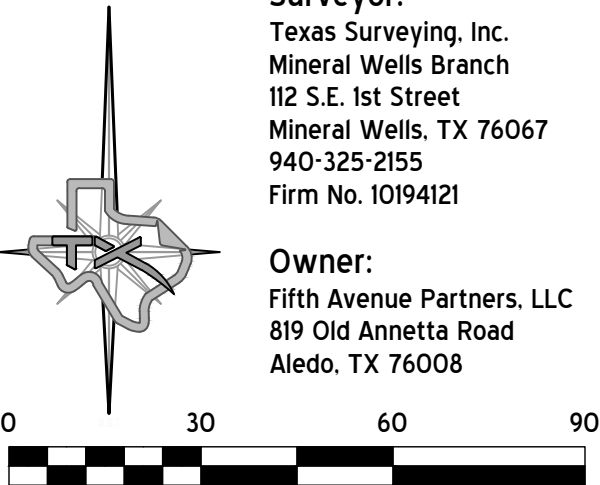


FIRM NO. 10194121 - MINERALWELLS@TXSURVEYING.COM

Surveyor:  
Texas Surveying, Inc.  
Mineral Wells Branch  
112 S.E. 1st Street  
Mineral Wells, TX 76067  
940-325-2155  
Firm No. 10194121

Owner:  
Fifth Avenue Partners, LLC  
819 Old Annetta Road  
Aledo, TX 76008

11.874 Acres  
Fifth Avenue Partners, LLC  
Pt. of Lots 1 & 2  
Block 85  
C.F. 2022-03279





Utility Easements

The streets and easements shown thereon are hereby dedicated to the Public use forever. The streets are dedicated for street purposes. The easements, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. Any, and all public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all public utilities shall at all times have full right of ingress and egress to or from and upon reconstructing, inspecting, patrolling, maintaining, maintaining, respective systems without the necessity at any time of procuring the permission of anyone.

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

Construction Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

Underground Utilities

Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

Flood Hazard Note

Currently this tract appears to be located within one or more of the following areas: Special Flood Hazard Areas, Zone "AE" - Base Flood Elevations determined. Floodway Areas in Zone "AE" - The floodway is the channel plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights. Other Flood Areas, Shaded Zone "X" - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.

According to the F.I.R.M. Community Panel 48143C0430D, dated November 16, 2011, for up to date flood hazard information always visit the official F.E.M.A. website at (www.FEMA.gov).

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Surveyor: Texas Surveying, Inc. Mineral Wells Branch 112 S.E. 1st Street Mineral Wells, TX 76067 940-325-2155 Firm No. 10194121 Owner: Fifth Avenue Partners, LLC 819 Old Annetta Road Aledo, TX 76008

Subdivision Description

STATE OF TEXAS

COUNTY OF ERATH

Of a 11.874 acres tract of land out of CITY ADDITION, an addition to the City of Stephenville, Erath County, Texas: being a portion of Lot 1 & Lot 2, Block 85, CITY ADDITION, according to the King's 1956 Map of Stephenville, Pages 869, 870 & 890, as adopted in Volume 381, Page 105, Deed Records, Erath County, Texas: being all of that certain tract of land conveyed to Fifth Avenue Partners, LLC in Clerk File No. 2022-03279, Official Public Records, Erath County, Texas: being further described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect Surface Adjusted, N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, using Texas Department of Transportation Surface Adjustment Factor of 1.00012.

BEGINNING at a found 1/2" iron rod in the west line of Clark Lane, at the southeast corner of that called 3.51 acres tract of land conveyed to W. Chandler & H. Olson in Volume 1412, Page 189, O.P.R.E.C.T., for the northeast and beginning corner of this tract, WHENCE a found 1/4" iron pipe at the called easterly common corner of said Lot 1 & Lot 2 bears S 03°35'29" W 208.03 feet.

THENCE S 03°35'29" W 189.36 feet along the west line of said Clark Lane to a found 3/8" iron rod, at the northeast corner of that called 1.27 acres tract of land conveyed to LK Capital Investments, LLC in Clerk File No. 2023-03137, O.P.R.E.C.T., for the easterly southeast corner of this tract.

THENCE along the common line of said Fifth Avenue tract & said LK Capital tract as follows: S 72°33'53" W 99.66 feet to a found 3/8" iron rod with yellow plastic cap, in the called common line of said Lot 1 & Lot 2, for a corner of this tract. S 83°26'00" W 42.56 feet with the common line of said Lot 1 & Lot 2 to a found 3/8" iron rod, for an ell corner of this tract. S 19°32'16" E 437.82 feet to a found 3/8" iron rod in the north line of E. Washington Street, for the southeast corner of this tract. WHENCE a found 1/2" iron rod with plastic cap stamped "PRICE" at the southeast corner of said Block 85 bears N 50°03'38" E 150.07 feet.

THENCE S 50°03'38" W along the north line of said E. Washington at 85.4 feet pass a found concrete monument, continuing for a total distance of 362.15 feet to a point, within the Bosque River, same being the common southerly corner of Block 2, SHAPPARD & PADDOCK ADDITION, according to the King's 1956 Map of Stephenville, Pages 869, 870 & 890, as adopted in Volume 381, Page 105, D.R.E.C.T., for the southerly southwest corner of this tract.

THENCE westerly along the common line of said Block 2 & said Block 85 and with the called meanderings of said Bosque River as follows: N 85°47'53" W 84.03 feet to a point; N 68°19'37" W 58.57 feet to a point; N 59°23'10" W 48.22 feet to a point; N 75°44'45" W 90.20 feet to a point, at the southerly common corner of said Block 85 & Block 87, CITY ADDITION, for the southwest corner of this tract.

THENCE northerly along the common line of said Block 85 & said Block 87 and with the called meanderings of Dry Branch as follows: N 36°03'34" E 15.33 feet to a point; N 05°58'04" E 9.43 feet to a point; N 22°36'20" E 27.19 feet to a point; N 42°21'13" E 26.65 feet to a point; N 11°31'05" E 15.04 feet to a point; N 09°38'21" W 16.01 feet to a point; N 18°16'39" W 34.87 feet to a point; N 31°00'43" W 23.17 feet to a point; N 64°52'19" W 113.71 feet to a point; S 59°41'51" W 32.30 feet to a point; S 28°59'39" W 55.06 feet to a point; S 65°12'38" W 28.52 feet to a point; N 51°51'03" W 41.98 feet to a point; S 39°23'34" W 174.70 feet to a point; N 17°43'36" W 47.12 feet to a point; N 17°25'38" E 34.22 feet to a point; N 44°09'34" E 31.94 feet to a point; N 72°57'04" E 37.50 feet to a point; S 74°59'39" E 45.37 feet to a point; N 87°52'51" E 27.62 feet to a point; N 31°26'54" E 43.40 feet to a point; N 43°44'43" E 44.26 feet to a point; N 03°00'51" E 48.18 feet to a point; N 25°14'04" W 37.60 feet to a point; N 36°29'17" W 22.94 feet to a point; N 27°00'51" W 47.97 feet to a point; N 59°37'22" W 15.61 feet to a point; N 74°45'25" W 60.05 feet to a point; N 50°25'38" W 30.26 feet to a point; N 61°04'11" W 75.43 feet to a point; N 85°53'39" W 68.22 feet to a point; N 62°39'29" W 37.39 feet to a point, at the southwest corner of that certain tract of land conveyed to S. Phelps in Volume 915, Page 10, O.P.R.E.C.T., for the northwest corner of this tract.

THENCE N 84°25'08" E along the north line of said Fifth Avenue tract at 212.67 feet pass a found 3/8" iron rod at the common corner of said Phelps tract & said called 3.51 acres tract, at 576.15 feet pass a found 3/8" iron rod, continuing for a total distance of 996.05 feet to the POINT OF BEGINNING.

Surveyors Certification

That I, Micah Hamilton, a Registered Professional Land Surveyor of the State of Texas, Registration No. 5865, do hereby certify that the plat hereon was prepared from an actual on the ground survey of the legally described property shown hereon.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Micah Hamilton, Registered Professional Land Surveyor No. 5865 M22128-P-R1 - May 2024

Known All Men By These Presents

That, Fifth Avenue Partners, LLC, being the sole owner, does hereby adopt this plat designating the herein described real property as

CLARK LANE TOWNHOMES Lots 1 - 78 & Lots 79X - 94X

City of Stephenville, Erath County, Texas, and I do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon, witness my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Owner

Fifth Avenue Partners, LLC

Agent and/or Representative

Title

State of Texas

Before me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed. Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

Approval Statement

Approved by the Director of Development Services of the City of Stephenville, Erath County, Texas.

Approved: \_\_\_\_\_, 2024

City of Stephenville

Erath County, Texas

By: \_\_\_\_\_ Director of Development Services

Attest: \_\_\_\_\_ City Secretary

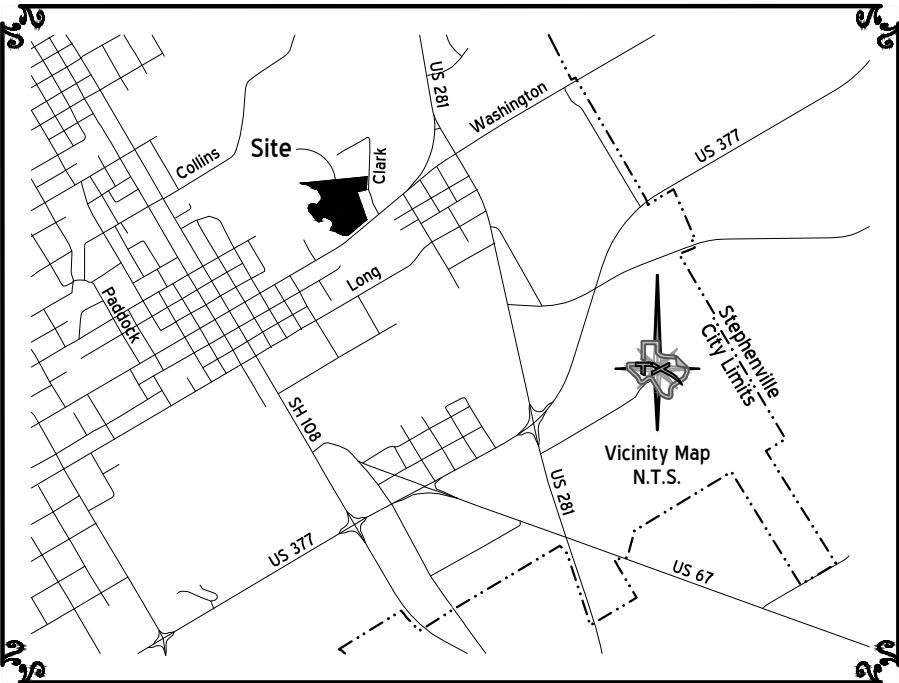
County Clerk Statement

Clerk's Notice: Any provisions herein which restrict the sale, rental or use of the described real property because of color or race, is invalid and unenforceable under federal law.

I, Gwinda Jones, Clerk of the County Court of Erath County, do hereby certify that the foregoing instrument in writing, with this certificate of authentication was filed for record and duly recorded at my office this \_\_\_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock, \_\_\_\_\_ in the Official Public Records of Erath County, Texas, in Document No. \_\_\_\_\_, Cabinet \_\_\_\_\_, Slide \_\_\_\_\_.

Gwinda Jones, Clerk of County Court of Erath County, Texas

Deputy



Preliminary Plat

CLARK LANE TOWNHOMES Lots 1 - 78 & Lots 79X - 94X

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May 2024

MINERAL WELLS BRANCH - 940-325-2155 TEXAS SURVEYING INC. FIRM NO. 10194121 - MINERALWELLS@TXSURVEYING.COM