



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, March 15, 2023 at 5:30 PM

AGENDA

CALL TO ORDER

MINUTES

- [1.](#) Consider Approval of Minutes for February 15, 2023

PUBLIC HEARING

- [2.](#) Case No.: PD2022-009

Applicant Joel Allen, representing Pecan Landing, LLC is requesting a rezone of property located at 0 Forest Rd, Parcel R77510, Acres 36.77, A0515 MOTLEY WILLIAM, of the City of Stephenville, Erath County, Texas from (R-1) Single Family and (R-2) One and Two Family to (PD) Planned Development. The applicant will present the Planned Development.

- [3.](#) Case No.: PP2023-001

Applicant Ward Rabb, representing Atwood Distributing LP, is requesting approval of a preliminary plat of property located at 1800 N US HWY 281, Parcel R77945, Acres 11.961, A0804 WILLIAMS M R, of the City of Stephenville, Erath County, Texas.

- [4.](#) Case No.: RZ2023-002

Applicant Wayne Wooley, representing Triple W Remodeling, LLC and JPW Consulting Co, is requesting a rezone of property located at 911 E Lewis Dr., Parcel R29808, being S2600 CITY ADDITION; BLOCK 76; LOT 5-R of the City of Stephenville, Erath County Texas from One-and-Two-Family Residential (R-2) to Integrated Housing District (R-2.5).

REGULAR AGENDA

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, February 15, 2023 at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, February 15, 2023 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
Mary Beach McGuire
Nick Robinson
Paul Ashby
Allen Barnes
Tyler Wright, Alternate 1

COMMISSIONERS ABSENT: None

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

CALL TO ORDER

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

MINUTES

- 1. **Consider Approval of Minutes – January 18, 2023**
MOTION by Brian Lesley, second by Mary Beach McGuire to approve the minutes for January 18, 2023.
MOTION CARRIED by unanimous vote.

PUBLIC HEARING

- 3. **Case No.: PD2022-009 – This case was pulled from the agenda.**
Applicant Joel Allen, representing Pecan Landing, LLC is requesting a rezone of property located at 0 Forest Rd, Parcel R77150, Acres 36.765, A0515 MOTLEY WILLIAM, of the City of Stephenville, Erath

County, Texas from (R-1) Single Family and (R-2) Integrated Housing to (PD) Planned Development. The Applicant will be presenting the Development Plan.

Regular Agenda

2. Case No.: PD2023-001

Applicant Reagan Thompson, representing TSU Catholic, LLC is requesting a rezone of properties located at 1292 W Washington, Parcel R77944, being BLOCK 134; LOTS 12;18;30B;31 (PTS OF) of the CITY ADDITION, 1334 W Washington, Parcel R30249, being BLOCK 134; LOT 40, ATM MACHINE of the CITY ADDITION, 1350 W Washington, Parcel R30251, being BLOCK 134; LOTS 1;5;28 of the CITY ADDITION, 1303 McNeill, Parcel R30272, being BLOCK 134; LOT 32 of the CITY ADDITION, 1345 McNeill, Parcel R30271, being BLOCK 134; LOT 31 (S150) of the CITY ADDITION, and 1353 McNeill, Parcel R30270, being BLOCK 134; LOT 30A of the CITY ADDITION to the City of Stephenville, Erath County, Texas from (B-1) Neighborhood Business, (B-2) Retail and Commercial and (R-3) Multi-Family Residential to (PD) Planned Development. The applicant will present a Conceptual Plan.

Steve Killen, Development Services Director, briefed the Commissioners on the rezone request of these properties and the Conceptual Plan to be presented. Mr. Killen stated that Staff has been working with Regan Thompson and his team reviewing his proposed conceptual plan. The plan is for a mixed-use development including 13,025 square feet of retail/restaurant space with 38 One-Bedroom/One-Bath apartments and 14 Two-Bedroom/Two-Bath apartments for a total of 52 units and 66 beds with an anticipated completion date of sometime in the second quarter of 2024. Mr. Killen brought to the Commissioner's attention that the Site plan provides a deceleration lane and additional ROW dedication will be along Washington. The preliminary Traffic Impact Analysis reflects lower traffic generation in comparison to previous existing uses and Pedestrian studies are being conducted with TxDOT that will likely enhance pedestrian safety. He informed the Commission that the setbacks from existing residential spaces are provided as well as parking area buffer zones that may not exist with other developments/site plans. The footprint of the building will be similar to the existing building; however, one portion of the building will extend South approximately 75 feet and the Southern side of building is approximately 145 feet from McNeil. The site plan also includes 194 parking spaces which exceeds the 165 spaces that are required by City Ordinance. In regard to the existing cell tower, Mr. Killen reported that it will be granted an access easement from McNeil per agreement with developer and there are three egress/ingress points on McNeill Street.

Mr. Killen continued his report by explaining that as far as highest and best use, the current zoning allows for B-1, R-3 and B-2 uses with preexisting businesses that include a bar, restaurants, and convenience store. The proposed Mixed-Use Development, arguably, reduces the permitted use possibilities while providing restaurants/retail/residential for community use and although not exclusively for TSU, will provide some relief in regard to available housing with dedicated parking.

Mr. Killen concluded his brief with stating that the known concession requests for the Planned Development thus far are:

- Front setback along Washington after the ROW dedication
- Building height would be roughly 51' with roof top structures at 65'
- Signage Type and location
- Turning radii, however, the points for Fire access do meet the minimum.

Mr. Thompson and his team have provided a very thorough conceptual plan. The Development Plan meets various components of the comprehensive plan, provides schematics, and renderings.

Reagan Thompson was present to answer the Commissioners questions and to receive input.

Chairperson LaTouche opened a public hearing at 5:48 PM.

No one spoke in favor of the rezone request.

Two letters of opposition were received and Stephanie Starr, 1330 W. McNeill spoke in opposition of the rezone request.

Mike Balow, owner of Montana's Restaurant, located at 1376 W Washington had ROW questions that Jason King, City Manager, addressed.

The public hearing was closed at 5:52 PM.

No action taken.

PUBLIC HEARING

4. Case No.: PD2021-002 UPDATE

Applicant Reece Flanagan, representing Troy Kunkel of Cowtown Properties, pursuant to the requirements set forth by Section 154.08 of the City of Stephenville Zoning Ordinance, is presenting an update and requesting an extension of the development schedule for the Planned Development located at 525 W Collins, Parcel R33237, of SHAPARD & COLLINS; BLOCK 6;, LOTS 1 & 2 & A0032 BLAIR JOHN, of the City of Stephenville, Erath County, Texas.

Development Services Director, Steve Killen, reminded the Commissioners that on October 20, 2021, and by a unanimous vote of 7/0, recommended the City Council approve the rezoning request. Subsequently, on November 2, 2021, the City Council approved Ordinance No. 2021-O-38, rezoning the property from Industrial District (I) to Planned Development District. Although construction has not stated to date, a Civil Plan Set was submitted in May, 2022. Multiple reviews have been provided with the most recent dated January 24, 2023. Mr. Killen concluded his brief by stating that the plan set is pending approval contingent upon completion of review comments.

Reece Flanagan was present and updated the Commission on the project.

Chairperson LaTouche opened the public hearing at 6:04 PM.

No one spoke in favor or against the rezone request.

The public hearing was closed at 6:04 PM.

MOTION by Allen Barnes, second by Brian Lesley, to recommend approval to the City Council to consider the modified Development Schedule for the Planned Development located at 525 W Collins, Parcel R33237, of SHAPARD & COLLINS; BLOCK 6;, LOTS 1 & 2 & A0032 BLAIR JOHN, of the City of Stephenville, Erath County, Texas. MOTION CARRIED by a unanimous vote with Paul Ashby abstaining.

5. Case No.: PD2021-003, PD2021-004, PD2021-005 UPDATE

Applicant Reece Flanagan, representing Troy Kunkel of 598 Westwood, LLC, pursuant to the requirements set forth by Section 154.08 of the City of Stephenville Zoning Ordinance, is presenting an update and requesting an extension of the development schedule for the Planned Development located at 817 W. Washington, Parcel 29583 of CITY ADDITION, BLOCK 62, LOT 6A;7;14;17; (PT, OF 14), 855 and 865 W. Washington, Parcel R29581, of CITY ADDITION, BLOCK 62; LOTS 4;5;6B (PT, OF 5) and 873 W. Washington, Parcel R29580, of CITY ADDITION, BLOCK 62; LOT 3, of the City of Stephenville, Erath County, Texas.

Development Services Director, Steve Killen, informed the Commissioners that the Planning and Zoning Commission convened on November 17, 2021, and by a vote of 5/1, recommended the City Council approve the rezoning request. Subsequently, on December 7, 2021, the City Council approved Ordinance No. 2021-O-42 rezoning the property from Retail and Commercial District (B-2) to Planned Development District. Mr. Killen notified the Commissioners that as to date, no civil or building plans have been submitted for review.

Reece Flanagan was present and updated the Commission on the project.

Chairperson LaTouche opened the public hearing at 6:09 PM.

No one spoke in favor or against the rezone request.

The public hearing was closed at 6:09 PM.

MOTION by Allen Barnes, second by Brian Lesley, to recommend approval to the City Council to consider the modified Development Schedule for the Planned Development located at 817 W. Washington, Parcel 29583 of CITY ADDITION, BLOCK 62, LOT 6A;7;14;17; (PT, OF 14), 855 and 865 W. Washington, Parcel R29581, of CITY ADDITION, BLOCK 62; LOTS 4;5;6B (PT, OF 5) and 873 W. Washington, Parcel R29580, of CITY ADDITION, BLOCK 62; LOT 3, of the City of Stephenville, Erath County, Texas. MOTION CARRIED by a unanimous vote with Paul Ashby abstaining.

ADJOURN

The meeting was adjourned at 6:10 PM.

APPROVED:

ATTEST:

Lisa LaTouche, Chair

Tina Cox, Commission Secretary

STAFF REPORT



SUBJECT: Case No.: PD2022-009

Applicant Joel Allen, representing Pecan Landing, LLC, is requesting a rezone of property located at 0 Forest Rd, Parcel R77510, Acres 36.77, A0515 MOTLEY WILLIAM, of the City of Stephenville, Erath County, Texas from (R-1) Single Family and (R-2) One-and-Two Family to (PD) Planned Development. The applicant will present the Planned Development.

DEPARTMENT: Development Services

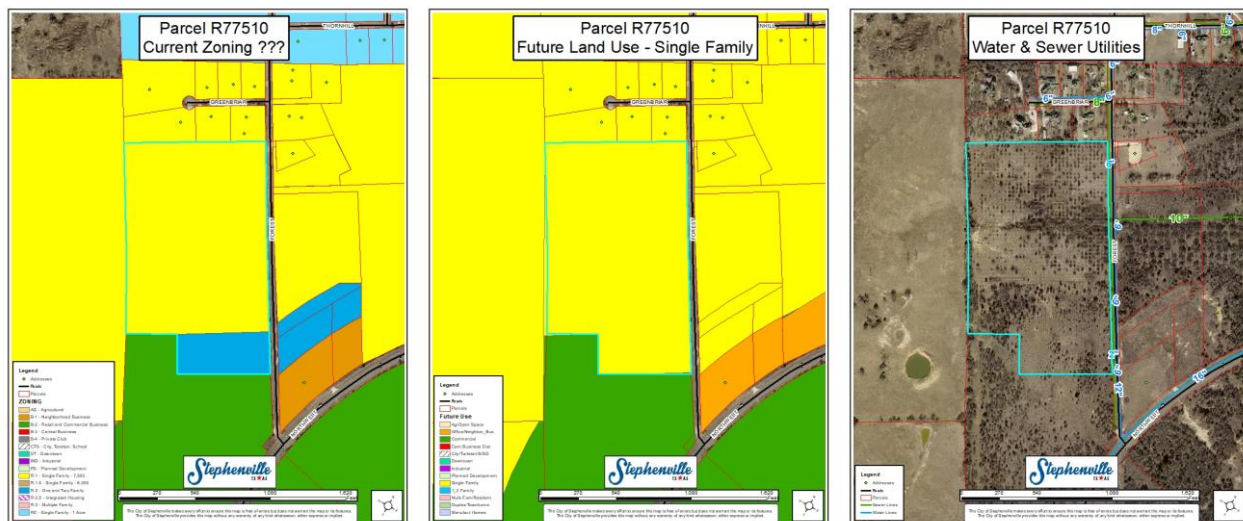
STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

The applicant presented the Conceptual Plan September 20, 2022, and received input from the Commission and general public. The applicant is now returning seeking approval of the Development Plan and rezoning request.

BACKGROUND:

PROPERTY PROFILE:



Sec. 154.08. Planned development district (PD).

STAFF COMMENTS:

Staff has reviewed the submittals and provided input to the Developer and Engineer for consideration. The following concessions (paraphrased) have been noted in the Project Narrative:

1. The PD site plan is for a 164 lot development, including 14 HOA common area lots. The parcel currently has R-1 and R-2 zoning.
2. The PD proposes six lots that exceed lot dimension requirements of the existing zoning of R-1.

3. 111 lots are proposed with lot dimensions that do not meet R-1 width dimensions. The proposed lots are generally 50x120 with setbacks of 20' front, 10' for rear and 5' for side. The R-1 requirements are 75x100 with setbacks of 25, 25 and 7, respectively. The requested concession is for reduced lot widths from the existing R-1 zoning requirements.
4. 33 Townhome lots are proposed with dimensions of 25x100 and setbacks of 20' front, 15' rear and 5' side. R-2 dimensions (existing zoning) would be 50x100 with setbacks of 25, 25 and 5, respectively. The requested concession is for reduced lot widths for the existing R-2 zoning.
5. Lots 2 and 3, Block B and Lots 24-27, Block E in the provided site plan are requested to have front and rear street frontage. The requested concession is for dual frontage approval.
6. The Development includes 14 lots totaling 4.45 acres of open space including a playground park that will be maintained by the HOA but open to the public. Parkland fees are generally \$825 per single family lot and \$415 for Townhome lots. The concession is to accept the 14 lots totaling 4.45 acres in lieu of fees.
7. The Developer is requesting a concession that all public improvements relating to Forest Lane be paid by the City.

Notable, screening will be provided along Forest and the Developer intends to address the remaining perimeter screening via deed restrictions relating to fencing requirements.

8.A Description.

- (1) Planned development districts are designed for greater flexibility and discretion in the application of residential and non-residential zoning and for increased compatibility and the more effective mitigation of potentially adverse impacts on adjacent land than in possible under standard district regulations. It is recognized that it is desirable for certain areas of the city to be developed in accordance with development plans prepared and approved as a part of the ordinance authorizing the zoning necessary for the proposed development.
- (2) Improvements in a "PD" District are subject to conformance with a development plan approved by the City Council on Planning and Zoning Commission recommendation and after public hearing thereon. No development plan may increase gross density in excess of that allowed by the base district.

8.B Permitted Uses. In a PD Development District, no land shall be used and no building shall be installed, erected for/or converted to any use other than a hereinafter provided.

NON-RESIDENTIAL PLANNED DEVELOPMENTS. Considered appropriate where the following conditions prevail:

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Non-residential uses are situated such that an appreciable amount of land is available for open space or joint use as parking space and is integrated throughout the planned development;
- (3) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (4) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional non-residential projects; and
- (5) The project provides a compatible transition between adjacent existing single-family residential projects and provides a compatible transition for the extension of future single-family projects into adjacent undeveloped areas.

RESIDENTIAL PLANNED DEVELOPMENT. Considered appropriate where the following conditions prevail:

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Dwelling units are situated such that an appreciable amount of land for open space is available and is integrated throughout the planned development;
- (3) The project utilizes an innovative approach in lot configuration and mixture of single-family housing types;
- (4) Higher densities than conventional single-family projects of the same acreage is achievable with appropriate buffering between existing conventional single-family developments and increased open space;
- (5) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (6) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional single-family projects; and
- (7) The project provides a compatible transition between adjacent existing conventional single-family residential projects and provides a compatible transition for the extension of future conventional single-family projects into adjacent undeveloped areas.

8.C Prohibited Uses.

- (1) Any building erected or land used for other than the use shown on the Planned Development Site Plan, as approved by the City Council.
- (2) Any use of property that does not meet the required minimum lot size; front, side and rear yard dimensions; and/or lot width, or exceeds the maximum height, building coverage or density per gross acreage as shown in the development's recorded Planned Development Site Plan, as approved by City Council.
- (3) Any use deemed by the City Council as being detrimental to the health, safety or general welfare of the citizens of Stephenville.

8.D Ownership. An application for approval of a Planned Development Plan under the Planned Development District regulations may be filed by a person having legal ownership of the property to be included in the Development Plan. In order to ensure unified planning and development of the property, the applicant shall provide evidence, in form satisfactory to the City Attorney, prior to final approval of the Development Plan, that the property is held in single ownership or is under single control. Land shall be deemed to be held in single ownership or under single control if it is in joint tenancy, tenancy in common, a partnership, a trust or a joint venture. The Development Plan shall be filed in the name(s) of the record owner(s) of the property, which shall be included in the application.

8.E Development Schedule.

- (1) An application for a Planned Development District shall be accompanied by a development schedule indicating the approximate date on which construction is expected to begin and the rate of anticipated development to completion. The development schedule, adopted and approved by the City Council, shall become part of the Planned Development Ordinance and shall be adhered to by the owner, developer and their assigns or successors in interest.
- (2) Annually, upon the anniversary date, or more frequently if required, the developer shall provide a written report to the Planning and Zoning Commission concerning the actual development accomplished as compared with the development schedule.
- (3) The Planning and Zoning Commission may, if in its opinion the owner or owners of the property are failing or have failed to meet the approved development schedule, initiate proceedings to amend the Official Zoning map or the Planned Development District by removing all or part of the Planned Development District from the Official Zoning Map and placing the area involved in another appropriate zoning district. After the recommendation

of the Planning and Zoning commission and for good cause shown by the owner and developer, the City Council may extend the development schedule as may be indicated by the facts and conditions of the case.

8.F Plat Requirements. No application for a building permit for the construction of a building or structure shall be approved unless a plat, meeting all requirements of the City of Stephenville has been approved by the City Council and recorded in the official records of Erath County.

8.G Concept Plan. The applicant for any PD Planned Development shall submit a concept plan to the Planning and Zoning Commission for review prior to submitting a Development Plan. The concept plan shall contain appropriate information to describe the general land use configuration, proposed densities or lot sizes, proposed amenities and proposed regulation.

8.H Development Plan Approval Required. No building permit or certificate of occupancy shall be issued, and no use of land, buildings or structures shall be made in the "PD" District until the same has been approved as part of a development plan in compliance with the procedures, terms and conditions of this section of the ordinance.

8.I Approval Procedures.

- (1) An application for development plan approval shall be filed with the Director of Community Development accompanied by a development plan.
- (2) The procedures for hearing a request for a zoning change to "PD" shall be the same as for a requested change to any other district as set forth Section 20 of the Zoning Ordinance.
- (3) Any substantive revision to a development plan between the public hearing before the Planning and Zoning Commission and the public hearing before the City Council shall necessitate the development plan being referred back to the Planning and Zoning Commission for review and evaluation unless the revision constitutes a minor change as provided below, or the change was condition of the approval.
- (4) Any revisions to the development plan after the public hearing before the City Council shall be submitted to the Director of Community Development for distribution, review and written evaluation by city staff prior to submission to and approved by the City Council.
- (5) Minor changes to an approved development plan, which will not cause any of the following circumstances to occur, may be authorized by the Director of Community Development or his or her designee:
 - (a) A change in the character of the development;
 - (b) An increase in the gross floor areas in structures;
 - (c) An increase in the intensity of use;
 - (d) A reduction in the originally approved separations between buildings;
 - (e) Any adverse changes in traffic circulation, safety, drainage and utilities;
 - (f) Any adverse changes in such external effects on adjacent property as noise, heat, light, glare, vibration, height scale or proximity;
 - (g) A reduction in the originally approved setbacks from property lines;
 - (h) An increase in ground coverage by structures;
 - (i) A reduction in the ratio of off-street parking and loading space; and
 - (j) A change in the size, height, lighting or orientation of originally approved signs.
- (6) The decision of the Director of Community Development or his or her designee as to whether minor changes are being requested may be appealed to the Planning and Zoning Commission. Any change deemed not to be minor change, as indicated above, shall be processed as a new application in accordance with the provisions of this section and Section 20.1 of the Zoning Ordinance.

8.J Development Plan Requirements. The development plan submitted in support of a request for development plan approval shall contain sufficient information delineating the characteristics of the site, changes in those characteristics as may be proposed by the development, how the development will relate to public services and facilities and what protection features are included to insure that the development will be compatible with existing and allowable development on adjacent property. The development plan shall show at least the following items of information:

- (1) The location of all existing and planned non-single-family structures on the subject property;
- (2) Landscaping lighting and/or fencing and/or screening of common areas;
- (3) General locations of existing tree clusters, providing average size and number and indication of species;
- (4) Location and detail of perimeter fencing if applicable;
- (5) General description/location of ingress and egress with description of special pavement treatment if proposed;
- (6) Off-street parking and loading facilities, and calculations showing how the quantities were obtained for all non-single-family purposes;
- (7) Height of all non-single-family structures;
- (8) Proposed uses;
- (9) Location and description of subdivision signage and landscaping at entrance areas;
- (10) Street names on proposed streets;
- (11) Proposed minimum area regulations including, set-backs, lot-sizes, widths, depths, side-yards, square footage or residential structures;
- (12) Indication of all development phasing and platting limits; and
- (13) Such additional terms and conditions, including design standards, as the Planning and Zoning Commission and the City Council deem necessary.

8.K Conditions for Development Plan Approval.

- (1) A development plan shall be approved only if all of the following conditions have been found during the review and process:
 - (a) That the uses will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values with the immediate vicinity;
 - (b) That the establishment of the use or uses will not impede the normal and orderly development and improvements of surrounding vacant property;
 - (c) That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
 - (d) That the design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
 - (e) That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
 - (f) That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- (2) In approving a development plan, the City Council may impose additional conditions necessary to protect the public interest and welfare of the community.

8.L Additional Conditions. Every Planned Development District approved under the provisions of this Ordinance shall be considered as an amendment to the Ordinance as applicable to the property involved. In an approved Planned Development District, the City Council may impose conditions relative to the standard of development, and such conditions shall be complied with before a certificate of occupancy is issued for the use of the land or any structure which is part of the Planned Development District; and such condition shall not be construed as conditions precedent to the approval of the zoning amendment, but shall be constructed as conditions precedent to the granting of a certificate of occupancy.

8.M Revocation.

- (1) Approval of a development plan may be revoked or modified, after notice and hearing, for either of the following reasons:
 - (a) Approval was obtained or extended by fraud or deception; or
 - (b) That one or more of the conditions imposed by the City Council on the development plan has not been met or has been violated.
- (2) Development controls:
 - (a) The City Council may impose more restrictive requirements than those proposed in the development plan in order to minimize incompatibilities;
 - (b) A "PD" District shall have a minimum lot area of not less than one acre under unified control;
 - (c) The parking requirements of the Zoning Ordinance shall apply to all uses in the "PD" District unless otherwise specified on the development plan; and
 - (d) "PD" provisions may vary setbacks with approval.

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 Development Plan and the request for rezone.
- 2) Recommend modifications to the Development Plan and approval of the rezone.
- 3) Recommend the City Council deny the Development Plan and the request for rezone.

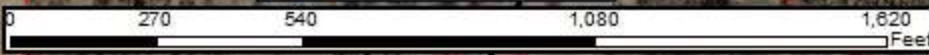
Parcel R77510 200 Ft Buffer

Item 2.



Legend

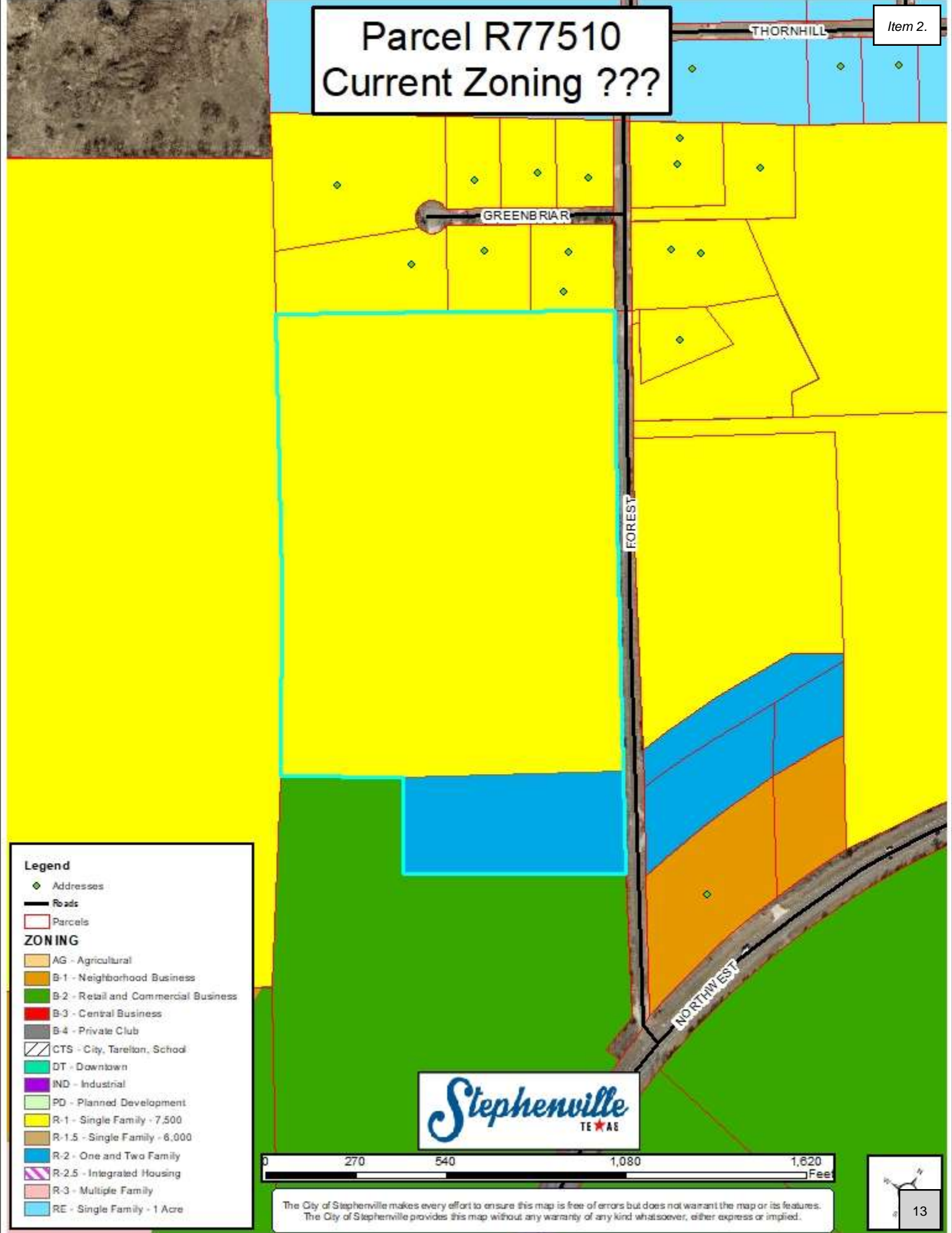
- ◆ Addresses
- Roads
- 200 Ft Buffer
- Parcels



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

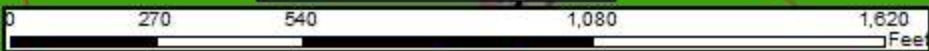
Parcel R77510 Current Zoning ???

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

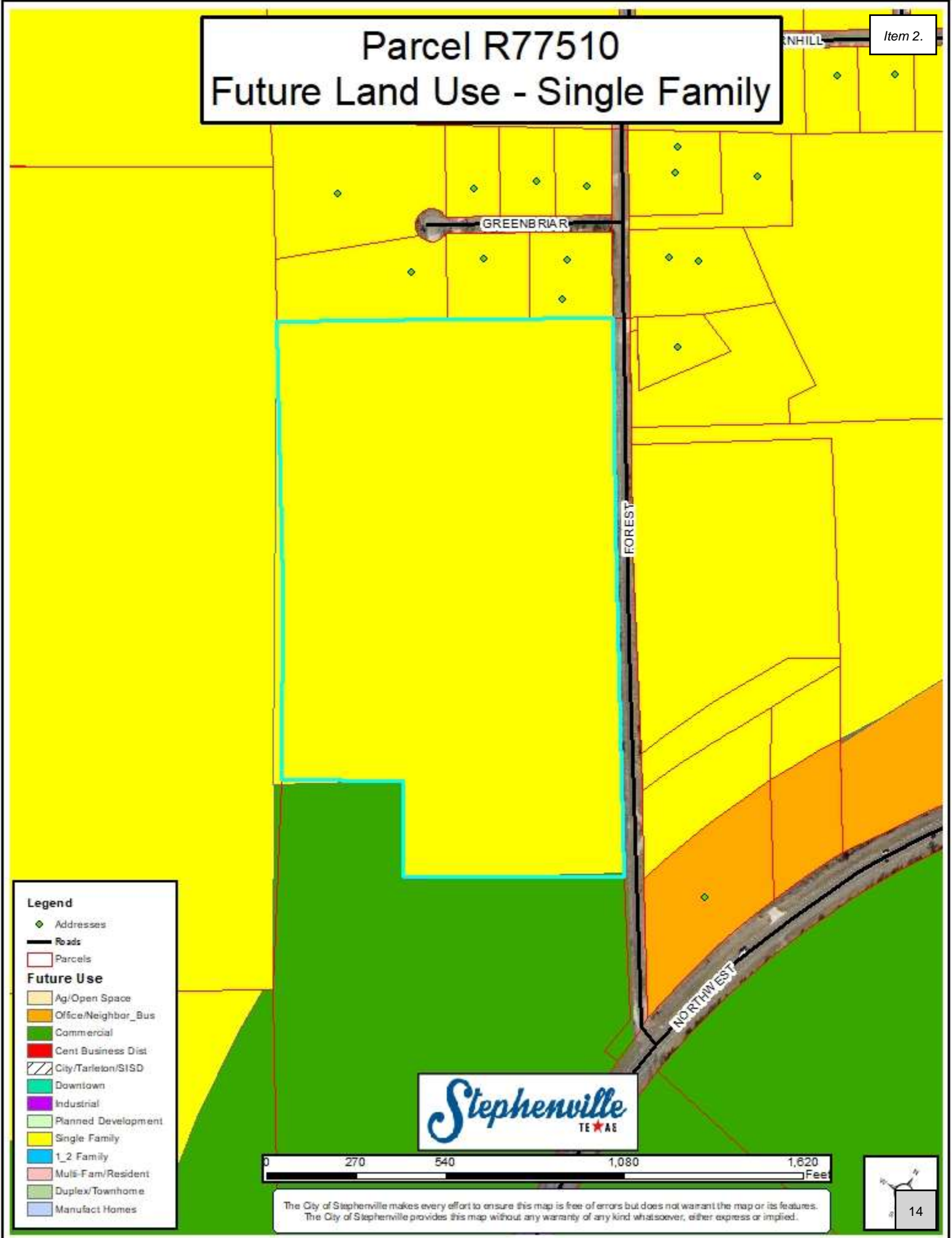


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Parcel R77510

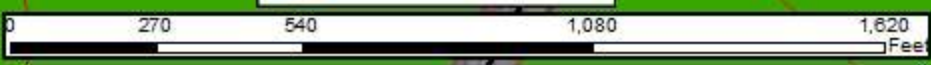
Future Land Use - Single Family

Item 2.



Legend

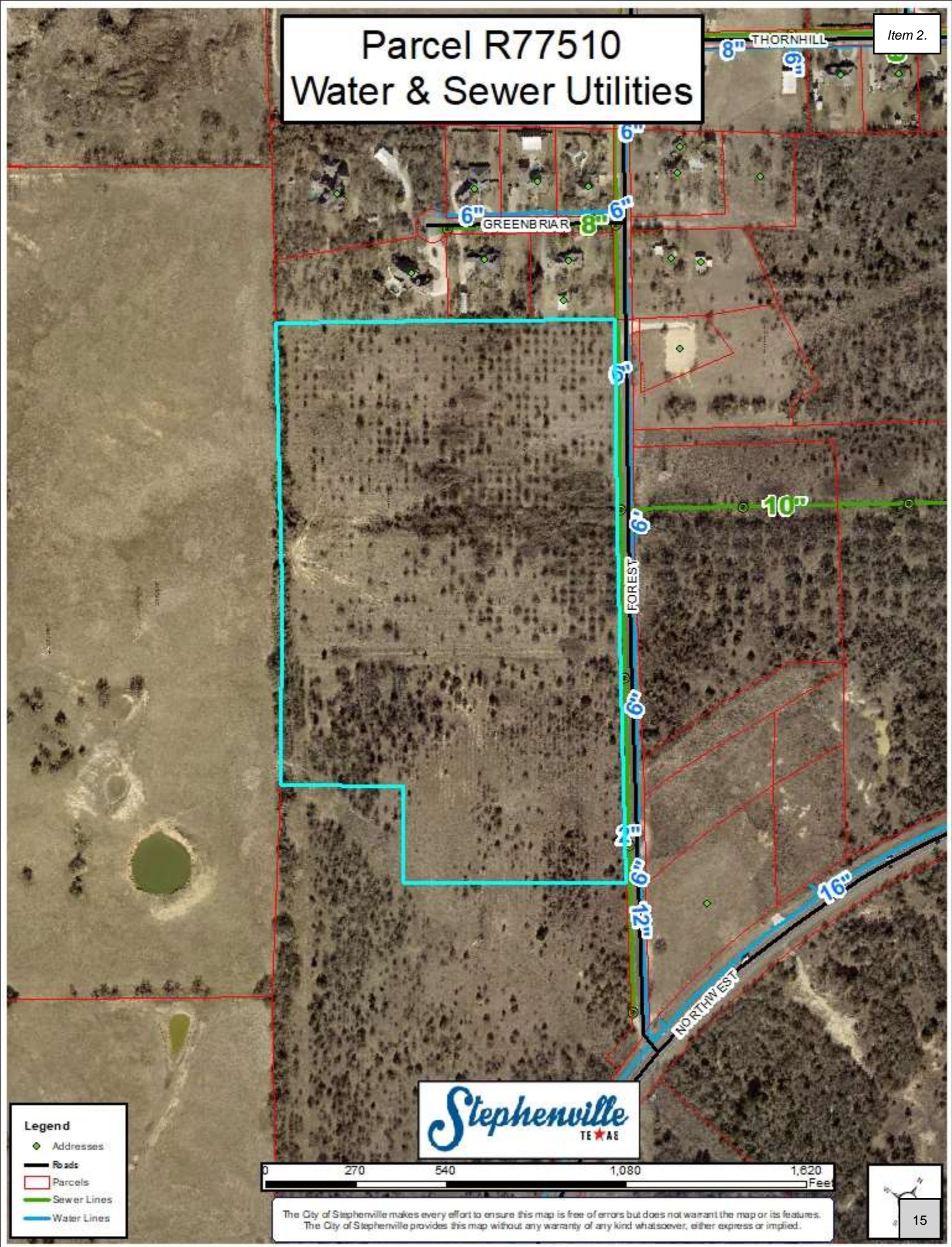
- ◆ Addresses
- Roads
- Parcels
- Future Use**
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes



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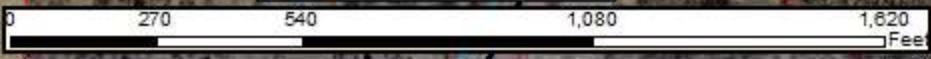
Parcel R77510 Water & Sewer Utilities

Item 2.



Legend

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



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Parcel R77510 Address List

Item 2.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000022427	0 NORTHWEST LOOP	ALLEN REAL PROPERTIES LTD ET AL	PO BOX 953	STEPHENVILLE	TX	76401
R000044228	730 FOREST LANE	BROWN JOEY LYNN & PAMELA WOLFE	730 FOREST LANE	STEPHENVILLE	TX	76401
R000075205	128 GREENBRIAR	BRUNER GREGORY D & LYNDA G	128 GREENBRIAR	STEPHENVILLE	TX	76401-1623
R000067031	100 GREENBRIAR	BUTLER ELIZABETH A & LANNY W BUTLER	100 GREENBRIAR	STEPHENVILLE	TX	76401
R000077380	0 FOREST LANE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000059602	0 FOREST LANE	ERATH COUNTY	100 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000067033	120 GREENBRIAR	HAILEY THOMAS H & HOLLY	120 GREENBRIAR	STEPHENVILLE	TX	76401
R000067034	135 GREENBRIAR	JOHNSON VICKY	135 GREENBRIAR	STEPHENVILLE	TX	76401
R000077510	0 FOREST LN	PECAN LANDING LLC	PO BOX 953	STEPHENVILLE	TX	76401
R000022438	0 NORTHWEST LOOP	SLADE CAPITAL LLC	530 W 30TH ST 16C	NEW YORK	NY	10001
R000072455	0 FOREST LANE	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000069040	0 FOREST LN	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000069044	0 NORTHWEST LOOP	STEPHENVILLE RENTALS LLC ET AL	181 S GRAHAM	STEPHENVILLE	TX	76401
R000050763	0 FOREST LANE	STONE MICHELLE	700 FOREST LANE	STEPHENVILLE	TX	76401
R000076976	700 FOREST LANE	STONE MICHELLE	700 FOREST LANE	STEPHENVILLE	TX	76401
R000076370	2895 NORTHWEST LOOP	WELLINGTON STATE BANK	PO BOX 1032	WELLINGTON	TX	79095
R000023916	0 CR386 (OFF)	WHITEFIELD DONNA & LINDA HARDIN LIVING TRUST	23002 RED RIVER DR	KATY	TX	77450

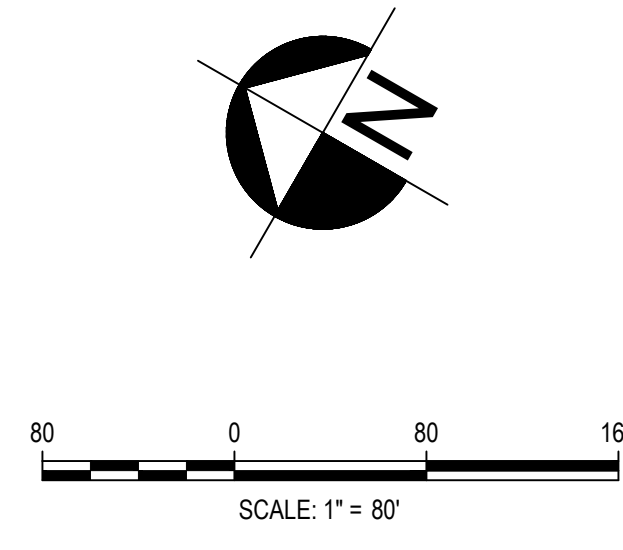


VICINITY MAP

NO SCALE

DEVELOPMENT STANDARDS AND GENERAL NOTES:

- INCLUDED SITE AMENITIES: SIDEWALKS THROUGHOUT THE COMMUNITY AND OPEN SPACE/HOA LOTS. POTENTIAL USES INCLUDE DOG PARKS, COURTYARD AREAS, AND PICNIC AREAS.
- ALL SITE LIGHTING SHALL CONFIRM WITH THE CITY OF STEPHENVILLE LIGHTING CODE.
- THREE (3) MONUMENT SIGNS WILL BE PROVIDED AT ENTRY POINTS INTO THE DEVELOPMENT. ALL SIGNAGE WILL COMPLY WITH CITY OF STEPHENVILLE SIGNAGE REQUIREMENTS.
- EACH LOT WILL REQUIRE INDIVIDUAL PLOT PLANS AND LANDSCAPE PLANS AS DEVELOPED BY THE HOME BUILDERS.
- AN HOA WILL BE ESTABLISHED TO SERVE THE DEVELOPMENT AND MAINTAIN COMMON AREA.
- THERE SHALL BE NO FENCES, STRUCTURES OR DETENTION PLACED WITHIN THE BRAZOS ELECTRIC EASEMENT.
- THOROUGHFARE PLAN WAS ADJUSTED ON MAY 25, 2022 WITH APPROVED CHANGES:
 - WAIVER ACCEPTED TO ELIMINATE PROPOSED COLLECTOR TRAVERSING PROPERTY.
 - FOREST ROAD CHANGED FROM MINOR ARTERIAL TO COLLECTOR WHICH REQUIRES 10 FOOT RIGHT OF WAY DEDICATION FROM DEVELOPER.
- STREET LIGHTS SHALL BE INSTALLED AS REQUIRED BY THE STEPHENVILLE ENGINEERING STANDARDS MANUAL, SECTION 8.

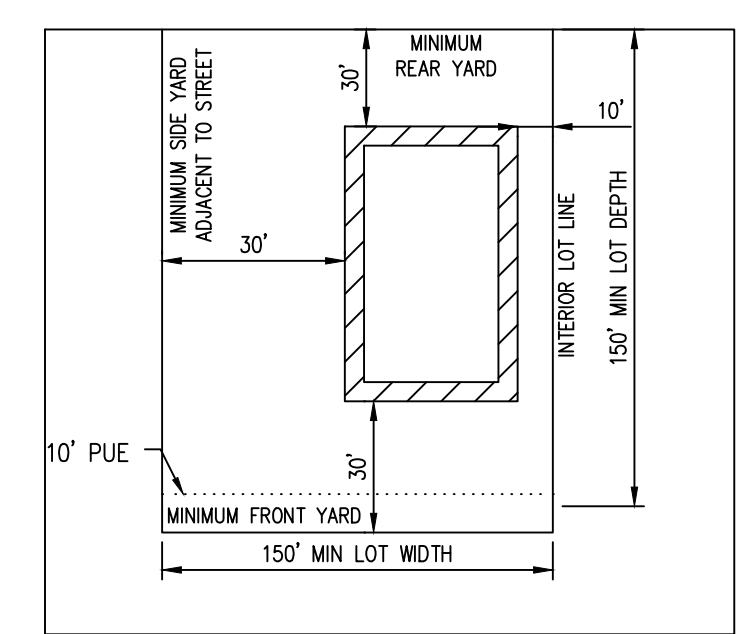
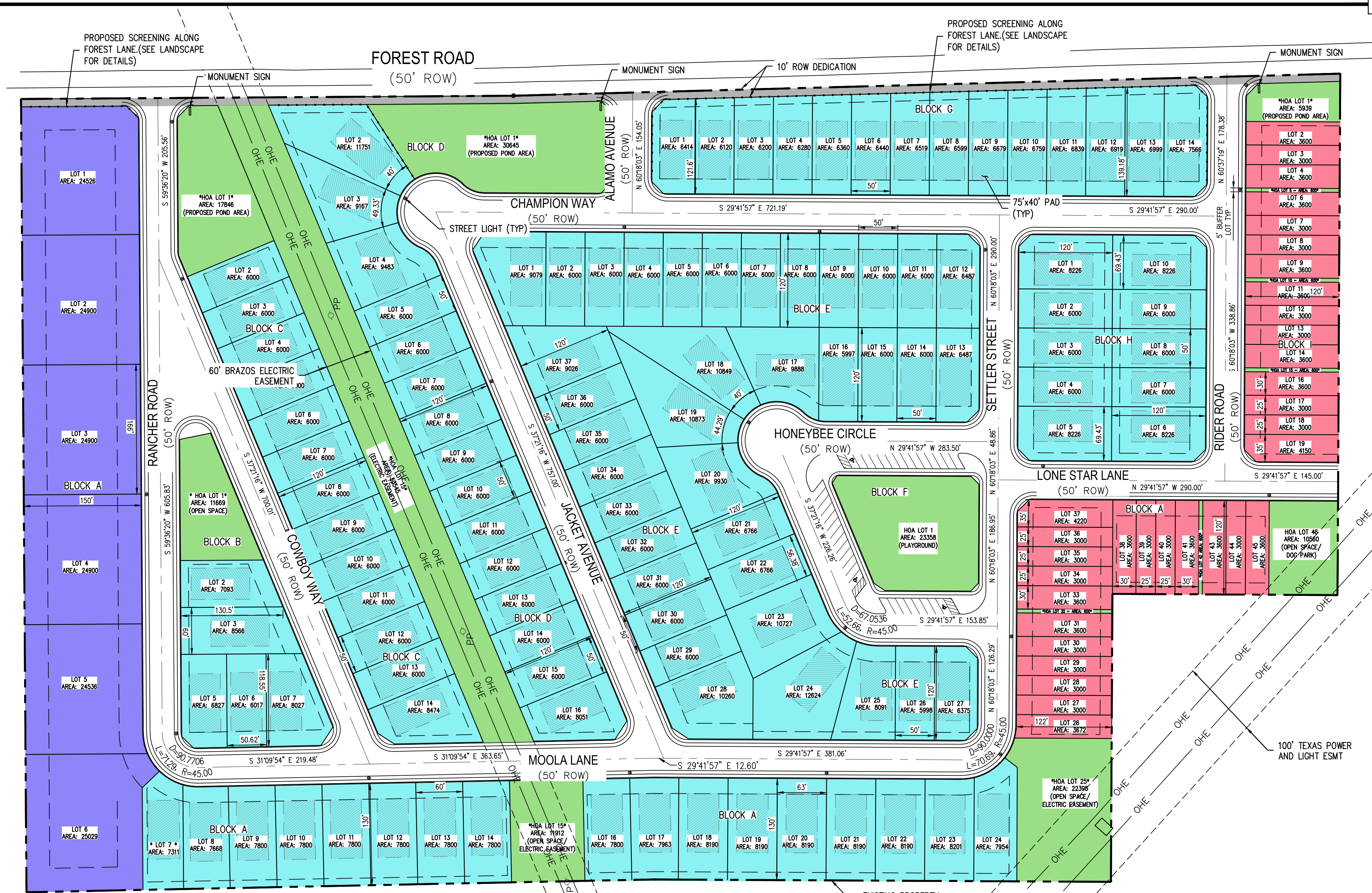


LEGEND

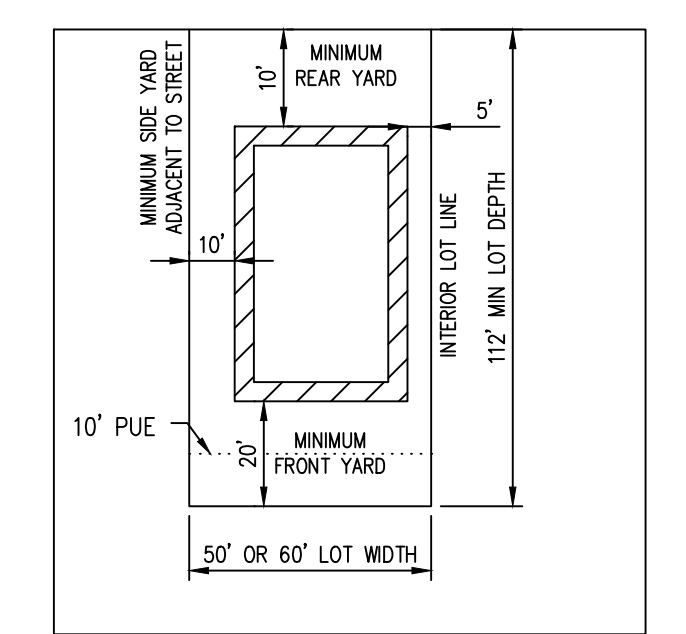
- TOWNHOMES
- SINGLE FAMILY
- ESTATE LOTS
- HOA OR BUFFER LOTS

SITE INFORMATION		
SITE AREA		
TOTAL SITE AREA	36.76 ACRES (1,601,466 SQ. FT.)	
EXISTING ZONING	R-1 SINGLE FAMILY RESIDENTIAL DISTRICT & R-2 ONE & TWO FAMILY DISTRICT	
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)	
EXISTING LAND USE	VACANT LAND	
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL	
LOT SUMMARY		
UNIT TYPE	LOTS	% OF TOTAL LOTS
ESTATE LOTS (LOT TYPE A - 0.5 ACRE MINIMUM)	6	4%
SINGLE FAMILY LOTS (LOT TYPE B - 5,500 SF MINIMUM)	111	68%
TOWNHOME LOTS (LOT TYPE C - 2,750 SF MINIMUM)	33	20%
HOA LOTS (DOG PARK, DETENTION POND, OPEN SPACE LOT)	14	9%
TOTAL (INCLUDING HOA):	164	
ZONING CRITERIA FOR ESTATE LOTS (R-HA) BASE ZONING		
	REQUIRED	PROPOSED/MINIMUM
FRONT SETBACK	30'	30'
REAR SETBACK	30'	30'
SIDE SETBACK	30'	30'
LOT WIDTH	110'	150'
LOT DEPTH	180'	150'
AREA	0.50 ACRES (21,780 SF)	0.50 ACRES (21,780 SF)
ZONING CRITERIA FOR SINGLE FAMILY LOTS (R-1.5) BASE ZONING		
	REQUIRED	PROPOSED/MINIMUM
FRONT SETBACK	25'	20'
REAR SETBACK	25'	10'
SIDE SETBACK	5'	5'
LOT WIDTH	50'	50'
LOT DEPTH	100'	112'
AREA	5,000 SF	5,575 SF
ZONING CRITERIA FOR TOWNHOME LOTS (R-2.5) BASE ZONING		
	REQUIRED	PROPOSED/MINIMUM
FRONT SETBACK	15'	20'
REAR SETBACK	15'	15'
SIDE SETBACK	5'	5'
LOT WIDTH	30'	25'
LOT DEPTH	100'	120'
AREA	3,000 SF	3,000 SF
DENSITY CALCULATIONS		
	MAXIMUM/ALLOWED	PROPOSED
GROSS DENSITY (UNITS PER ACRE)	6 LOTS/ACRE = 220 LOTS	4.46 LOTS/ACRE = 164 LOTS
GROSS DENSITY WITHOUT HOA LOTS (UNITS PER ACRE)	6 LOTS/ACRE = 220 LOTS	4.08 LOTS/ACRE = 150 LOTS

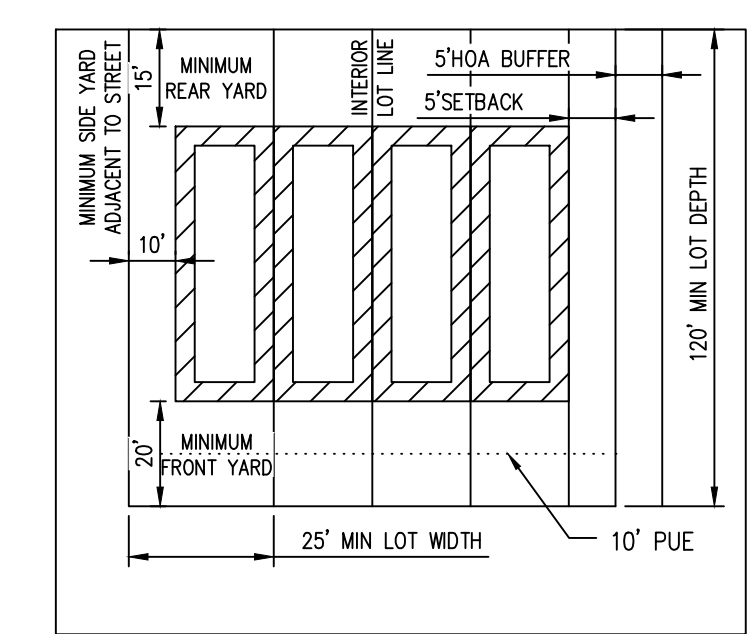
NOTE: THIS DEVELOPMENT/REZONING PROPOSES A REDUCTION IN DENSITY FROM THE ALLOWED AMOUNT, BASED ON CURRENT ZONING.



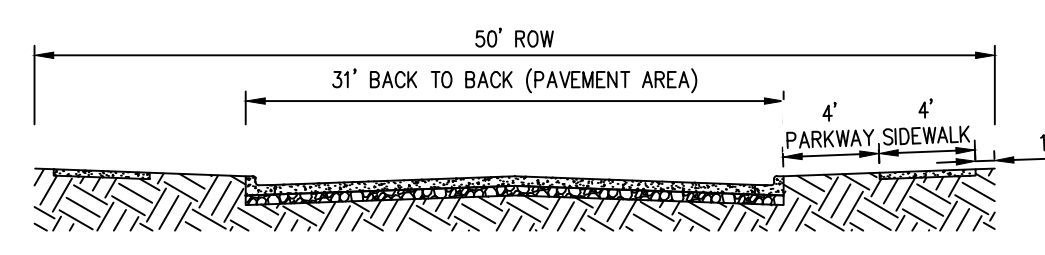
LOT TYPE A - ESTATE LOTS (0.5 ACRE MIN)



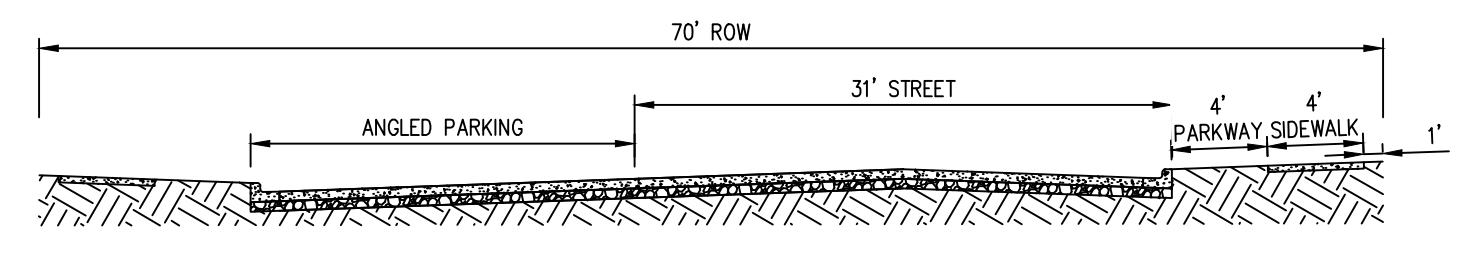
LOT TYPE B - SINGLE FAMILY (5,500 SF MIN)



LOT TYPE C - TOWNHOME (2,500 SF MIN)



TYPICAL STREET CROSS SECTION NOT TO SCALE



HONEYBEE CIRCLE CROSS SECTION NOT TO SCALE

PECAN LANDING LOT LAYOUT
MARCH 23

ZONING CASE #:

PRELIMINARY LOT LAYOUT
FOR
PECAN LANDING
0 FOREST ROAD, STEPHENVILLE, TEXAS
BEING 36.754 ACRES
OUT OF THE
MOTLEY WILLIAM SURVEY
CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS

OWNER/DEVELOPER
MR. JOEL ALLEN
STEPHENVILLE, TEXAS
817-888-0683
EMAIL: JOELCHANDLERALLEN@GMAIL.COM

ENGINEER
FLANAGAN
land solutions
FLANAGAN LAND SOLUTIONS
DALLAS, TEXAS
940-327-7963
CONTACT: REECE FLANAGAN
EMAIL: REECE@FLANAGAN-LS.COM



March 13th, 2023

City of Stephenville – Development Services Department
298 W. Washington Street
Stephenville, Texas 76401

Re: PD Submittal – Project Narrative
Pecan Landing
0 Forest Road, Stephenville, Texas

Dear City of Stephenville,

Flanagan Land Solutions, LLC (FLS) is pleased to submit this Planned Development (PD) package on behalf of Joel Allen for our proposed development, Pecan Landing. The site is currently vacant and located along Forest Road in Stephenville, Texas. The proposed development includes 164 lots (including 14 HOA lots). Please see the *Site Information* table below:

SITE INFORMATION		
SITE AREA		
TOTAL SITE AREA	36.76 ACRES (1,601,466 SQ. FT.)	
EXISTING ZONING	R-1 SINGLE FAMILY RESIDENTIAL DISTRICT & R-2 ONE & TWO FAMILY DISTRICT	
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)	
EXISTING LAND USE	VACANT LAND	
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL	
LOT SUMMARY		
UNIT TYPE	LOTS	% OF TOTAL LOTS
ESTATE LOTS (LOT TYPE A - 0.5 ACRE MINIMUM)	6	4%
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TOWNHOME LOTS (LOT TYPE C - 2,750 SF MINIMUM)	33	20%
HOA LOTS (DOG PARK, DETENTION POND, OPEN SPACE LOT)	14	9%
TOTAL (INCLUDING HOA):	164	
ZONING CRITERIA FOR ESTATE LOTS (R-HA) BASE ZONING		
	REQUIRED	PROPOSED/MINIMUM
FRONT SETBACK	30'	30'
REAR SETBACK	30'	30'
SIDE SETBACK	30'	30'
LOT WIDTH	110'	150'
LOT DEPTH	180'	150'
AREA	0.50 ACRES (21,780 SF)	0.50 ACRES (21,780 SF)
ZONING CRITERIA FOR SINGLE FAMILY LOTS (R-1.5) BASE ZONING		
	REQUIRED	PROPOSED/MINIMUM
FRONT SETBACK	25'	20'
REAR SETBACK	25'	10'
SIDE SETBACK	5'	5'
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AREA	5,000 SF	5,575 SF
ZONING CRITERIA FOR TOWNHOME LOTS (R-2.5) BASE ZONING		
	REQUIRED	PROPOSED/MINIMUM
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REAR SETBACK	15'	15'
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AREA	3,000 SF	3,000 SF
DENSITY CALCULATIONS		
	MAXIMUM/ALLOWED	PROPOSED
GROSS DENSITY (UNITS PER ACRE)	6 LOTS/ACRE = 220 LOTS	4.46 LOTS/ACRE = 164 LOTS
GROSS DENSITY WITHOUT HOA LOTS (UNITS PER ACRE)	6 LOTS/ACRE = 220 LOTS	4.08 LOTS/ACRE = 150 LOTS
NOTE: THIS DEVELOPMENT/REZONING PROPOSES A REDUCTION IN DENSITY FROM THE ALLOWED AMOUNT, BASED ON CURRENT ZONING.		



The requested concessions are listed below:

- **Estate Lots (R-HA)**
 - Reduced depth from the base requirement of 180' to 150.'
- **Single Family Lots (R-1.5)**
 - Reduced front setback from the base requirement of 25' to 20'.
 - Reduced rear setback from the base requirement of 25' to 10'.
 - An increase in the minimum lot depth from the base requirement of 100' to 112'.
 - An increase in minimum lot square footage from the base requirement of 5,000 sf to 5,500 sf
- **Townhome Lots (R2.5)**
 - An increase in minimum front setback from the base requirement of 15' to 20'.
 - In our professional opinion, this is critical to ensure adequate space for a driveway and vehicles to not be parked within the ROW.
 - Reduced lot width from the base requirement of 30' to 25'.
 - An increase in the minimum lot depth from the base requirement of 100' to 120'.
- **Double Frontage Lots**
 - We're respectfully requesting double frontage for Lots 2 and 3 in Block B and Lots 24-27 in Block E. Note, front and rear setbacks will be determined by the direction the homes face, based on the City's Zoning Regulations.
- **Park Land Dedication Fees**
 - The developer (Joel Allen) is respectfully requesting these fees to be waived.
 - Note, the developer is providing 14 HOA lots, which will be utilized as open space, detention pond areas, or amenities, totaling in 193,931 square feet (4.45 acres).
- **Forest Road Improvements**
 - The developer (Joel Allen) is respectfully requesting all public improvements related to Forest Road to be paid for by the City.

We appreciate the opportunity to do business in Stephenville and look forward to working through the development process and continuing to grow our professional relationship. Please don't hesitate to reach out with any questions regarding our submittal package.

Sincerely,
Flanagan Land Solutions, LLC

Reece Flanagan, PE, MBA
reece@flanagan-ls.com
P:940.327.7963



March 13, 2023

City of Stephenville
298 W Washington Street
Stephenville, Texas 76401

Re: PD Submittal – Approximate Project Timeline
Pecan Landing
Stephenville, Texas

Dear City of Stephenville,

Flanagan Land Solutions, LLC (FLS) is pleased to be a part of the Pecan Landing project in Stephenville, Texas. In addition to the conceptual site layout, please see below for an approximate project timeline:

- **February 17, 2023** – PD Submittal
- **March 15, 2023** – P&Z Meeting
- **April 4, 2023** – City Council Meeting
- **May 26, 2023** – Preliminary Plat & Civil Engineering Submittal
- **June 21, 2023** – P&Z Meeting (To obtain Preliminary Plat approval)
It is assumed the civil engineering review will take approximately 3 months to complete from the date it is submitted.
- **August 2023** – Civil Engineering Approval and Start of Construction
- **Summer 2024** – Construction of the public improvements (roadways, utilities, etc.) to be completed.
The developer will begin selling lots to builders as soon as it's feasible/reasonable.

We appreciate the opportunity to do business in Stephenville and look forward to working through the development process and continuing to grow our professional relationship. Please don't hesitate to reach out with any questions regarding our submittal package.

Sincerely,
Flanagan Land Solutions, LLC

Reece Flanagan, PE, MBA
reece@flanagan-ls.com
P:940.327.7963



March 13th, 2023

Steve Killen
Director of Development Services
298 W Washington Street
Stephenville, Texas 76401

Re: Forest Lane Residential (Pecan Landing) – Response to Comments
0 Forest Road, Stephenville, Texas

Dear Mr. Killen,

This letter is to notify you of the following changes per your comments as well as provide clarification for any of your questions.

Comments Emailed on 2/9/2023

- 1. No side or rear easement are shown. Have you obtained utility approval – especially for Brazos Electric?**
Response: The front of each lot will have a 10' utility easement. Email coordination with Oncor (Brazos Electric) has been attached to this letter for reference.

- 2. Please verify that block lengths are no shorter than 600' and no longer than 1,200'. Further cul-de-sacs require “a minimum outside paving diameter of at least one hundred (100) feet and a minimum street Right-of-Way diameter of at least one hundred-twenty (120) feet.”**
Response:
 - *Can you please provide a code reference for the 600' requirement? Our layout has no issue with block lengths exceeding 1,200' but there will be a few blocks shorter than 600'.*
 - *Regarding the cul-de-sacs, please see Section 2.8 from the City of Stephenville's Engineering Standards Manual:*
2.8 CUL-DE-SACS
The maximum length of any cul-de-sac shall be 500 feet measured from curb line of the intersecting street to the radius point of turn around. The right-of-way radius shall be 50 feet and the curb radius 40 feet within the cul-de-sac turn around. All cul-de-sac turnarounds shall be visible from the intersecting street.
Our layout and cul-de-sac/elbow designs meets this requirement. Dimensions have been added to the layout.

- 3. Please confirm/Note Cul-de-Sac radii.**
Response: Per Comment #2 response, this has been confirmed and noted on the plan.

- 4. All corner lots must provide site clips. I believe the internal lots show clips but those exiting onto Forest do not.**
Response: Revised.

- 5. Lots 6, 7, 14, 52, 66, 106 – what are lot dimensions at the building lines?**
Response: The majority of lots have been revised and front building line dimensions have been double checked to ensure they're at least 40'.



- 6. As presented, this site plan will require specific concessions for lot dimensions – for the townhomes, width and depth. For single family width, depth and setbacks.**
Response: A Site Information table have been added to the plan, and the concessions are listed in the Project Narrative. Please note, this is a PD but we're referring to the concessions from the base zoning requirements.
- 7. PDs should not increase density per base zoning – we need calculations showing the increased density.**
Response: Per the email exchange on 2/10/2023, the current zoning allows for a density of 6 lots per acre, which results in 220 lots. We're only proposing 164 lots (4.46 lots per acre- Including 14 HOA lots), which is a reduction.
- 8. Common space will require the formation of a HOA – I suggest this is noted or acknowledged in some form.**
Response: A note (Note #5) has been added to the plan referring to the HOA.
- 9. I recommend Lot 26 and 27 be eliminated to allow cross access. There is a reference in city ordinance that states no dead-end streets are to be allowed unless temporary in nature.**
Response: Revised.
- 10. What distance between driveways can be achieved.**
Response: As these lots are developed, additional permits (plot plans) will have to be obtained/created by the home builders. The individual driveway locations will be determined at that time.
- 11. What screening will be provided for adjacent properties and along Forest?**
Response: As the lots are developed, fences will be required on the residential lots. Additional screening will be provided along Forest Road, see the conceptual landscape plan.
- 12. Is there a Landscaping plan per Lot as well as along Forest and Common Areas?**
Response: The developer (Joel Allen) is actively coordinating with a landscape architect to produce a typical landscape plan for the individual lots, and conceptual plan for the overall development. This will be provided ASAP. Note, the landscape plans will meet the City's base landscape standards, at a minimum.
- 13. Is there Subdivision signage and if so, do we have a rendering?**
Response: Yes, the developer (Joel Allen) has provided conceptual renderings. Three monument signs are also shown on the latest plan at the entrances.
- 14. Streets are to be named for approval of a PD.**
Response: Street names have been added.
- 15. Define ROW for all streets. The Thoroughfare Plan defines Forest as a Minor Arterial, and the property was illustrated to have a Collector serving adjacent properties. TF Waivers were provided for both – I suggest a plat note referencing those waivers.**
Response: ROW callouts have been added. Note, all streets will be within 50' ROWs (minimum). A TF Waiver note has also been added.
- 16. Do you intend to pay park land dedication fees?**
Response: The developer (Joel Allen), respectfully requests the fees to be waived.
- 17. Are there any retaining walls required over 4' in height?**
Response: This will be determined in the final engineering design. Detailed grading will not be performed until zoning has been approved.



18. Lot 19 access point seems very narrow – all lots are required to have 40’ frontage at building line.

Response: Revised.

19. Is there a Development Plan narrative?

Response: Yes, one has been included with this submittal package.

20. Do you intend to provide sidewalk, curb and gutter along all new streets and along Forest?

Response:

- *The developer (Joel Allen) will construct all the roadways and sidewalks along HOA lots, however the individual home builders will be responsible for constructing sidewalks along the front of residential lots. This is typical as sidewalks cannot be constructed before the homes are built without damaging them.*
- *The developer (Joel Allen) respectfully requests the City pay for all improvements within Forest Road (curb/gutter, sidewalks, etc.).*

21. Are there any additional, known, concession requests?

Response: A list has been provided in the Development Plan narrative.

22. We need to be able to address this requirement: Double frontage and reverse frontage lots shall be prohibited except where essential to provide separation of residential development traffic arteries or to overcome specific disadvantages of topography and orientation. Where lots have been double frontage, front building setbacks, front building setbacks shall be established in accordance with the Zoning Regulations.

Response: We will respectfully request a concession for this to allow Lots 2 and 3 in Block B and Lots 24-27 in Block E to have double frontage. Due to site constraints and limited space, there is no other way to orientate these lots.

A revised lot layout has been attached to this response. Please feel free to contact us if you have any questions.

Respectfully,

Reece Flanagan, PE, MBA

reece@flanagan-ls.com

P:940.327.7963

Flanagan Land Solutions



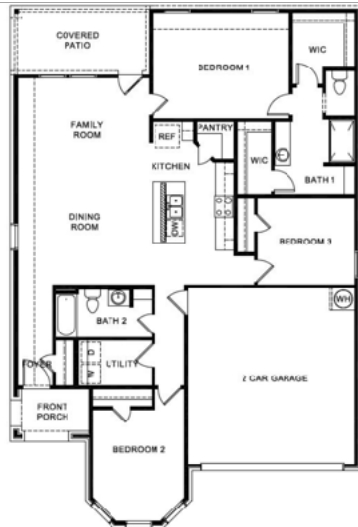




1,532 sq.ft.

3 Bed

2 Bath



2,135 sq.ft.

4 Bed

2 Bath

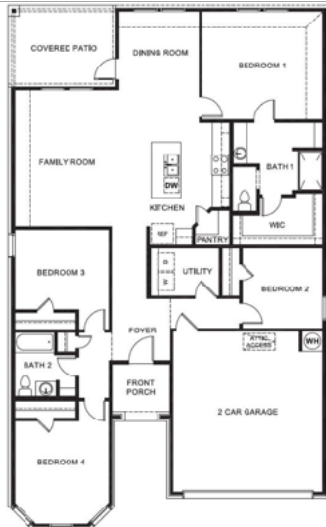




1,791 sq.ft.

4 Bed

2 Bath



2,660 sq.ft.

5 Bed

3 Bath





1,875 sq.ft. 4 Bed 2 Bath



2,605 sq.ft. 4 Bed 3 Bath





2,079 sq.ft.

4 Bed

2 Bath



2,772 sq.ft.

5 Bed

3 Bath





2,923 sq.ft. 4 Bed 3 Bath



1,652 sq.ft. 4 Bed 2 Bath






2,088 sq.ft. 4 Bed 2 Bath



2,367 sq.ft. 4 Bed 2 Bath





2nd Floor   REVERSE FLOOR PLAN





STAFF REPORT

SUBJECT: Case No.: PP2023-001

Applicant Ward Rabb, representing Atwood Distributing LP, is requesting approval of a Preliminary Plat of the property located at 1800 N US HWY 281, Parcel R77945, of A0804 WILLIAMS M R; of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

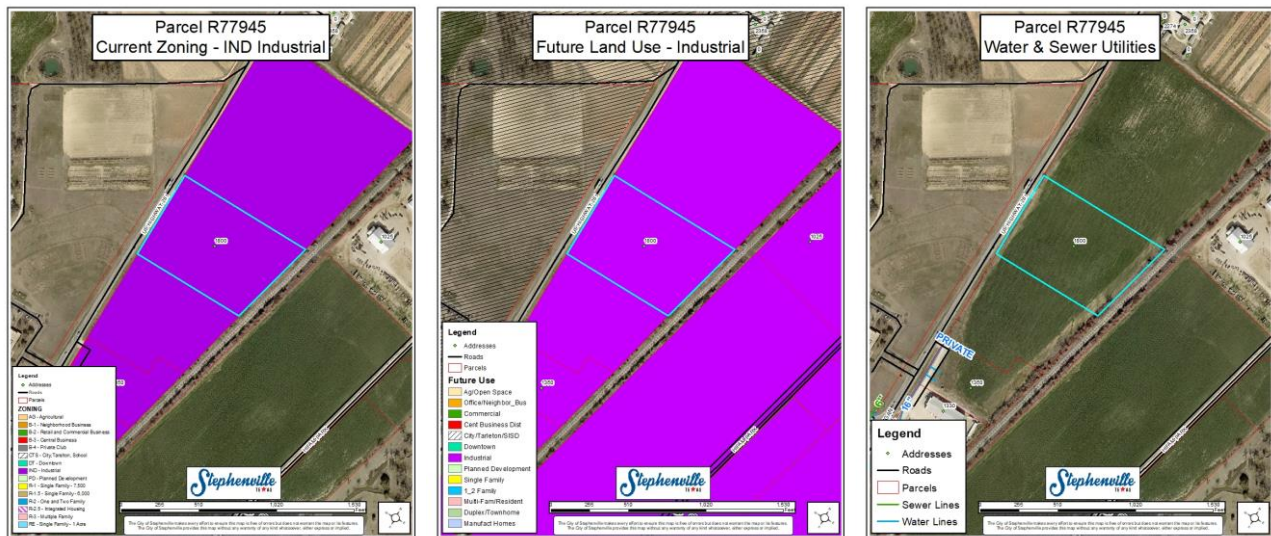
The applicant has submitted a Preliminary Plat that has been reviewed by staff. A Final Plat will be submitted to the Commission upon completion and acceptance of public improvements.

BACKGROUND:

Atwood’s has submitted civil plans that have been reviewed 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. Additional easements to be required if proposed Double Detector Backflow Preventor Assembly Vault is located outside Access & Utility Easement, as shown on the last Civil Plan submittal.
2. Confirm if edge of ROW & proposed easement are consistent with alignment at Tractor Supply.
3. The last Civil Plan submittal shows 20' ROW Dedication & 50' Access & Utility Easement. Update Plans and/or Plat as needed to match.
4. Please add “Not for Recording Purposes” in the Preliminary Plat box.

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 R77945 200 Ft Buffer

Item 3.



Legend

- ◆ Addresses
- Roads
- 200 Ft Buffer
- Parcels

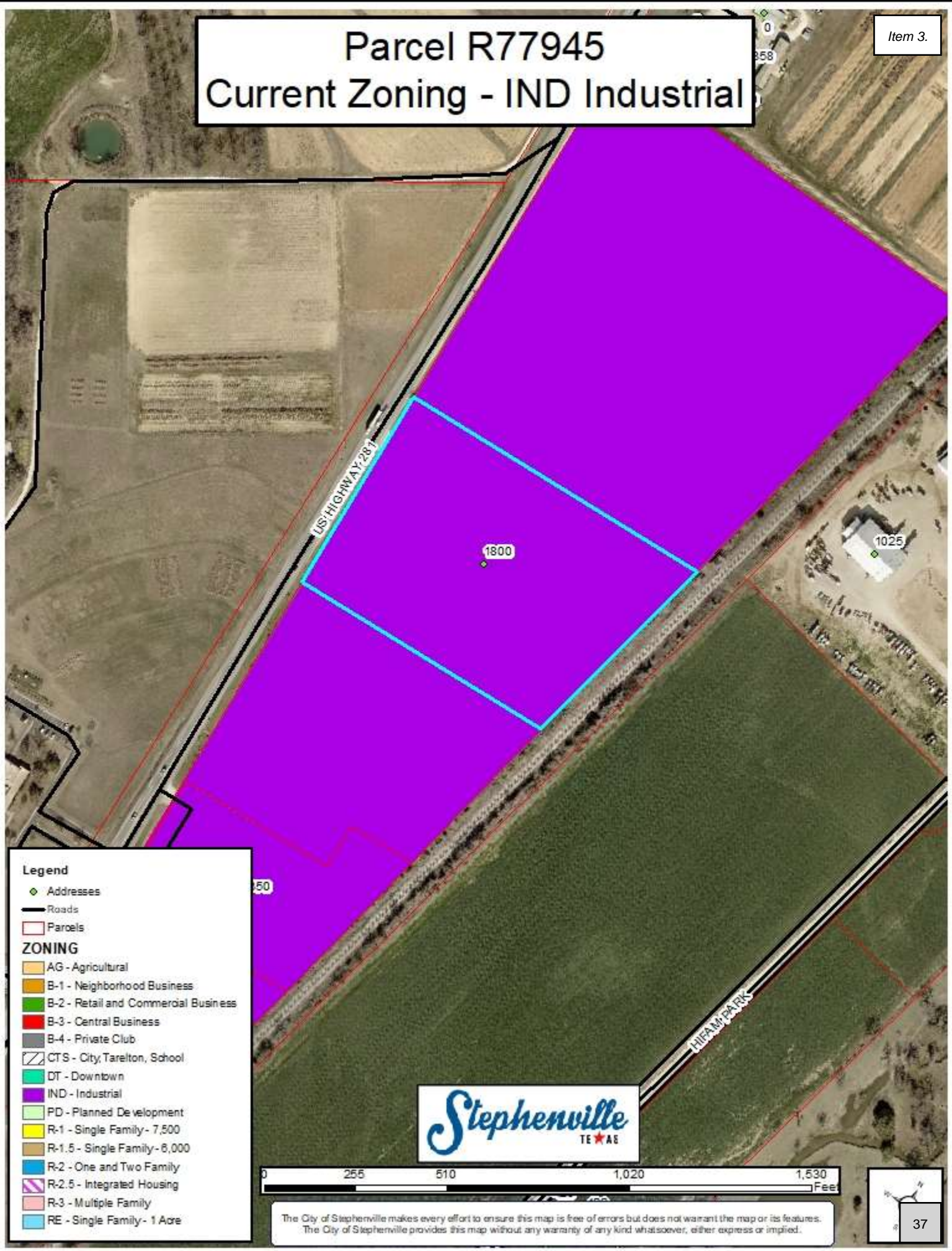


The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

Parcel R77945

Current Zoning - IND Industrial

Item 3.



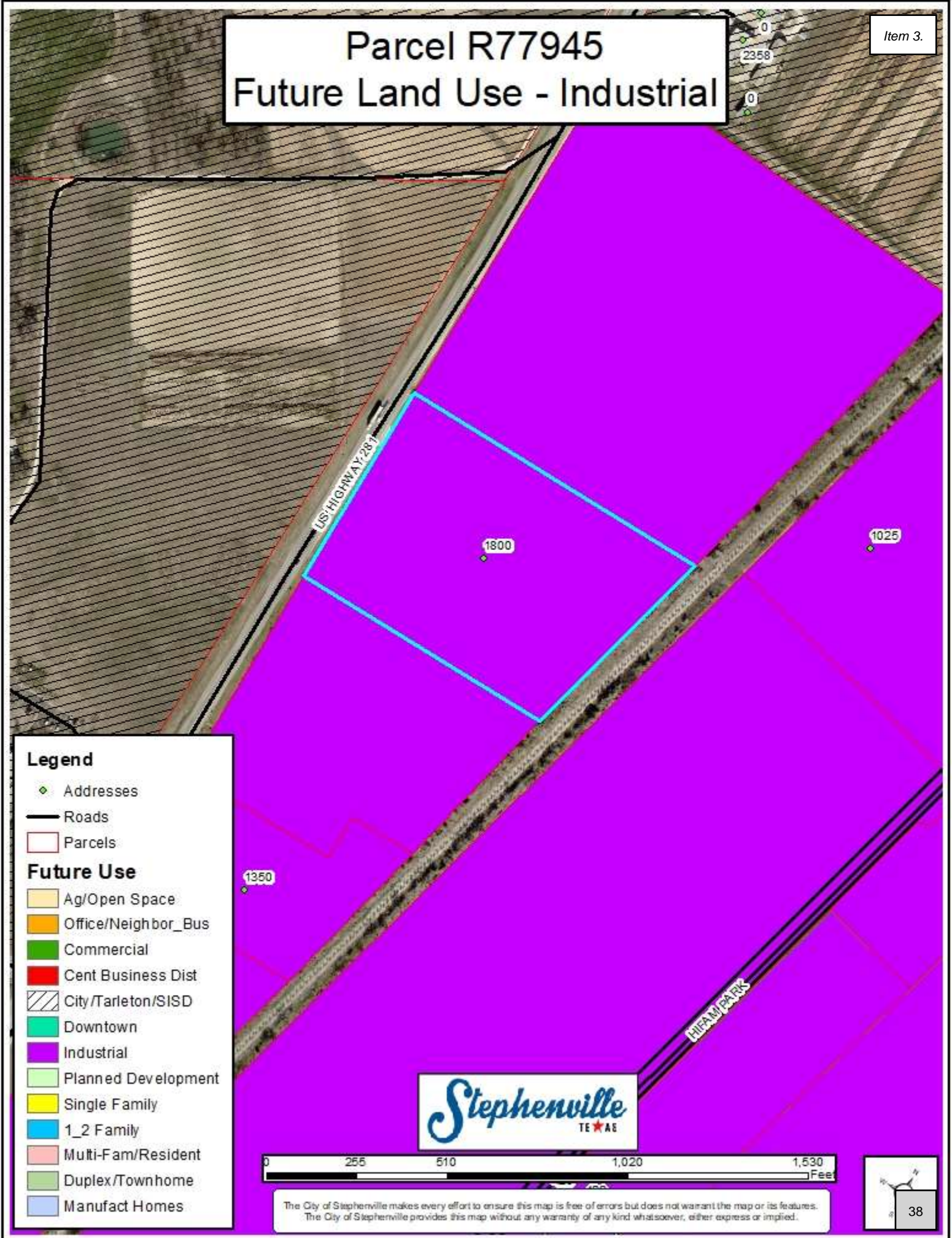
- Legend**
- Addresses
 - Roads
 - Parcels
- ZONING**
- AG - Agricultural
 - B-1 - Neighborhood Business
 - B-2 - Retail and Commercial Business
 - B-3 - Central Business
 - B-4 - Private Club
 - CTS - City, Tareyton, School
 - DT - Downtown
 - IND - Industrial
 - PD - Planned Development
 - R-1 - Single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



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

Parcel R77945 Future Land Use - Industrial

Item 3.



Legend

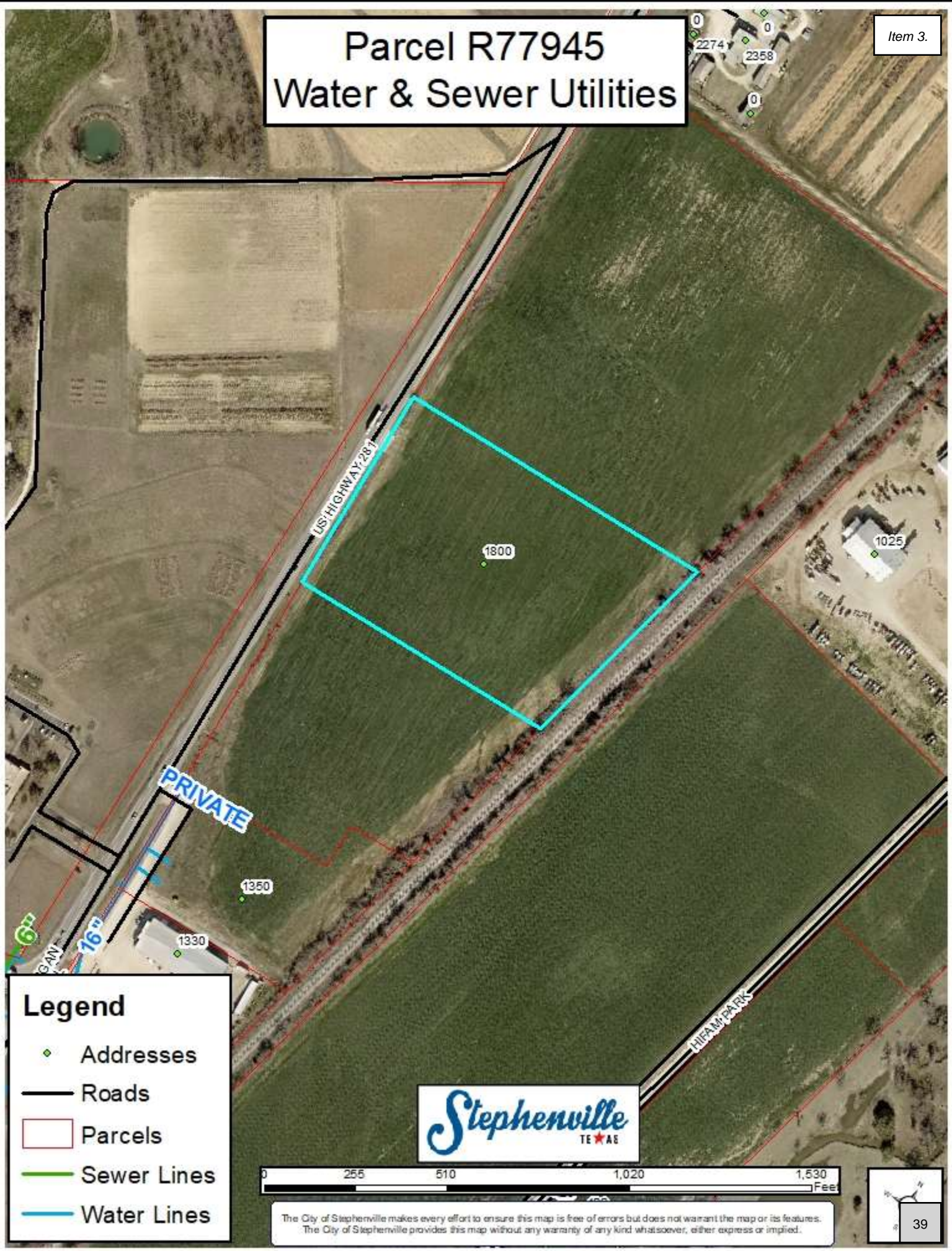
- ◆ Addresses
- Roads
- ▭ Parcels
- Future Use**
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- ▨ City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes



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Parcel R77945 Water & Sewer Utilities

Item 3.



Legend

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



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Parcel R77945 200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000077945	0 N US281	ATWOOD DISTRIBUTING LP	500 S GARLAND RD	ENID	OK	73703
R000026380	1229 N US281	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000076784	1025 HIFAM PARK ROAD	DUCATO INVESTMENTS LLC	PO BOX 214	CUSICK	WA	99119
R000075735	0 N US377 (OFF)	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000026346	0 CR177	SID PARTNERS LLC	PO BOX 908	STEPHENVILLE	TX	76401
R000026347	0 N US281	SID PARTNERS LLC	PO BOX 908	STEPHENVILLE	TX	76401
R000026347	0 N US281	SID PARTNERS LLC	PO BOX 908	STEPHENVILLE	TX	76401

LAND DESCRIPTION

Of an 11.961 acres tract of land out of the M. R. Williams Survey, Abstract No. 804, Erath County, Texas; being part of a certain 63.81 acres tract deeded to SID Partners, LLC in Document No. 2022-00233 of the Official Public Records of Erath County, Texas; being the same 11.961 acres tract deeded to Atwood Distributing L.P. in Document No. 2022-08362 of said Official Public Records; and being further described by metes and bounds as follows: Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of U. S. Highway No. 281 and in the west line of said 63.81 acres tract, for the northwest and beginning corner of this tract, from which a found 1/2" iron rod with cap (HUDDLESTON 6334) at the northwest corner of said 63.81 acres tract bears N. 01 deg. 41 min. 13 sec. E. 1097.40 feet. Thence leaving said Highway, S. 88 deg. 18 min. 47 sec. E. 932.22 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of the G. C. & S. F. Railroad and in the east line of said 63.81 acres tract, for the northeast corner of this tract. Thence with the west right of way line of said Railroad and the east line of said 63.81 acres tract, S. 15 deg. 00 min. 46 sec. W. 622.25 feet to a set 1/2" iron rod with cap (PRICE SURVEYING), for the southeast corner of this tract. Thence leaving said Railroad, N. 88 deg. 18 min. 47 sec. W. 788.80 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of said U. S. Highway No. 281 and in the west line of said 63.81 acres tract, for the southwest corner of this tract. Thence with the east right of way line of said Highway, N. 01 deg. 41 min. 13 sec. E. 605.50 feet to the place of beginning.

OWNER'S CERTIFICATE

Now therefore know all men by these presents:

That, Atwood Distributing L.P., owner, does hereby adopt this plat designating the herein described property as Lot 1, Block 1, ATWOODS ADDITION to the City of Stephenville, Erath County, Texas, and does hereby dedicate to the Public use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. 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, 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, 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 _____, 2023

Authorized Signature of Owner / Atwood Distributing L.P.

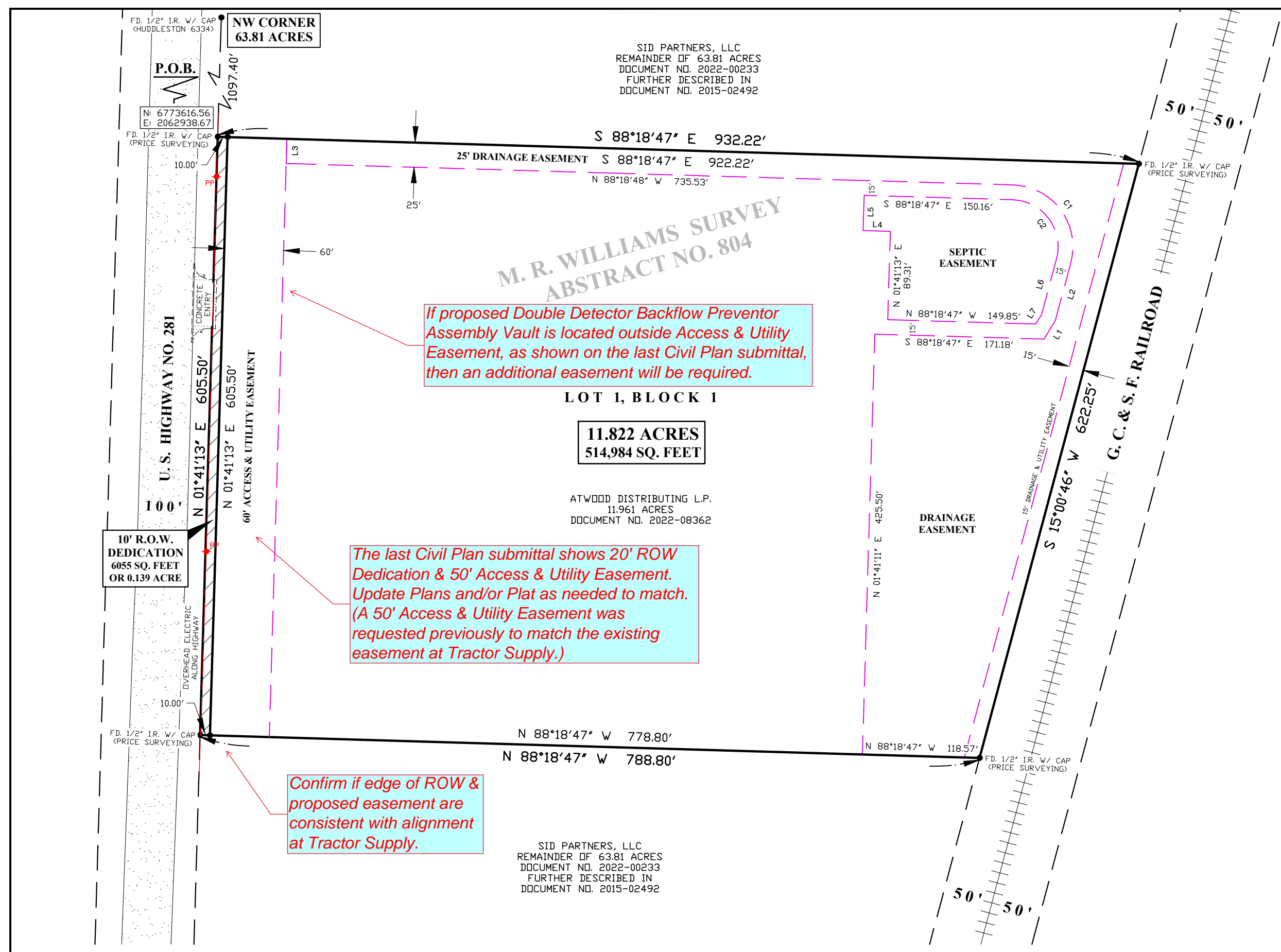
STATE OF _____ COUNTY OF _____

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 _____, 2023

Signature

My Commission Expires On _____



SID PARTNERS, LLC
REMAINDER OF 63.81 ACRES
DOCUMENT NO. 2022-00233
FURTHER DESCRIBED IN
DOCUMENT NO. 2015-02492

ATWOOD DISTRIBUTING L.P.
11.961 ACRES
DOCUMENT NO. 2022-08362

LOT 1, BLOCK 1
11.822 ACRES
514,984 SQ. FEET

The last Civil Plan submittal shows 20' ROW Dedication & 50' Access & Utility Easement. Update Plans and/or Plat as needed to match. (A 50' Access & Utility Easement was requested previously to match the existing easement at Tractor Supply.)

Confirm if edge of ROW & proposed easement are consistent with alignment at Tractor Supply.

If proposed Double Detector Backflow Preventor Assembly Vault is located outside Access & Utility Easement, as shown on the last Civil Plan submittal, then an additional easement will be required.

CITY OF STEPHENVILLE
ERATH COUNTY, TEXAS

Director of Development Services

Date of Approval

Attest: _____, City Secretary

Date

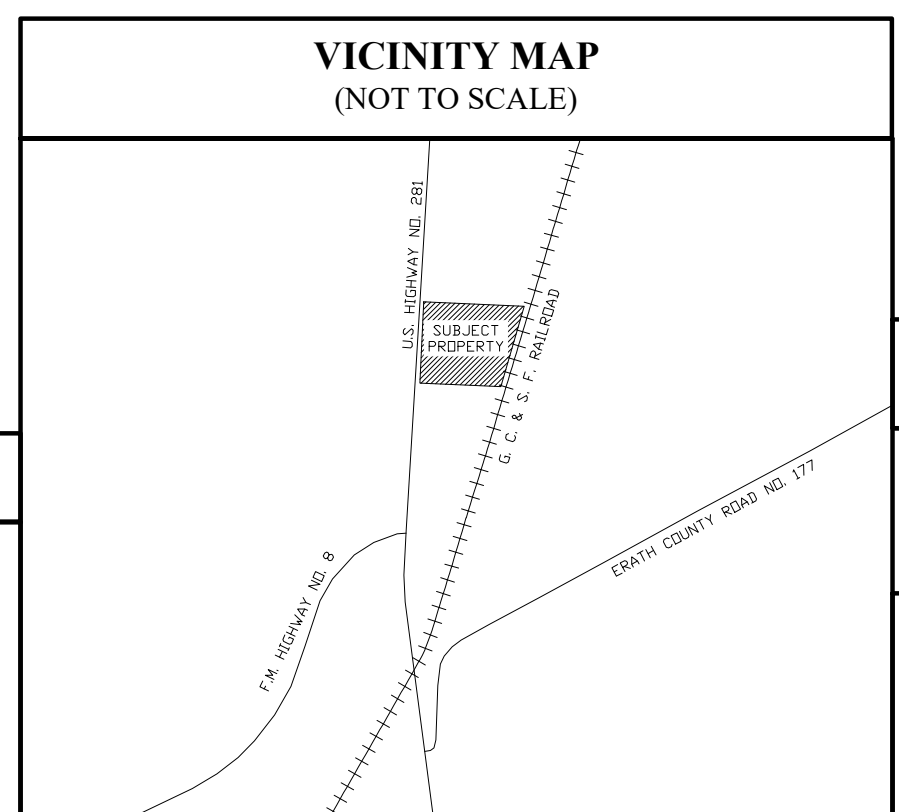
Table with 3 columns: LINE, BEARING, DISTANCE. Contains lines L1 through L7 with their respective bearings and distances.

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Contains curves C1 and C2 with their respective curve data.

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 MAY & DECEMBER 2022.

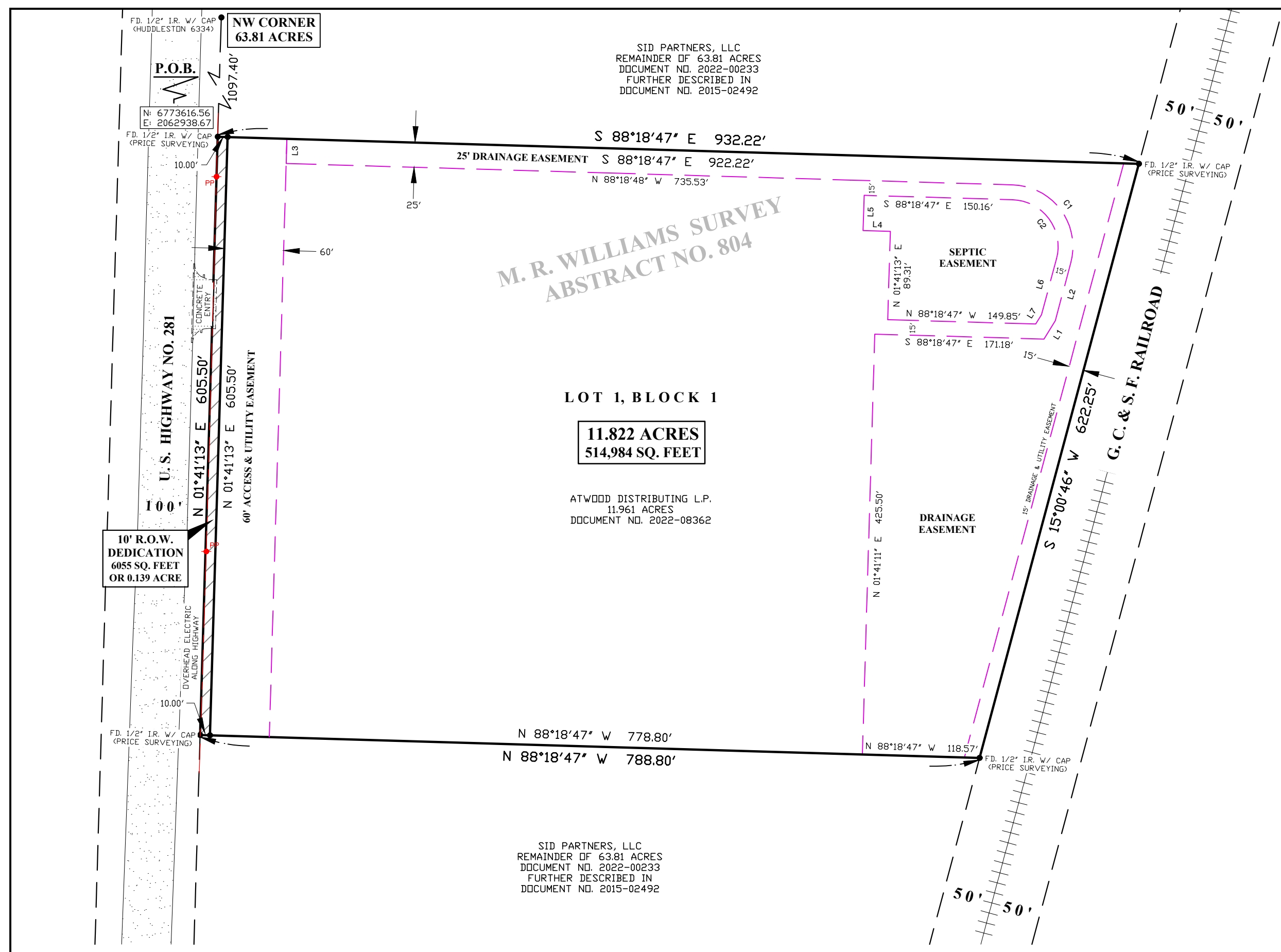
Matthew K. Price
Matthew K. Price, R.P.L.S. No. 6284
JN23132 18009.CRD FN220681



PRELIMINARY PLAT
LOT 1, BLOCK 1
ATWOODS ADDITION
OF AN 11.961 ACRES TRACT OF LAND OUT OF
THE M. R. WILLIAMS SURVEY,
ABSTRACT NO. 804, ERATH COUNTY, TEXAS

Table with 2 columns: OWNER, SURVEYOR. Owner: Atwood Distributing L.P., 500 S. Garland Road, Enid, OK 73703. Surveyor: Matthew K. Price, Price Surveying, LP, FIRM# 10194051, 1100 E Washington Street, Stephenville, TX 76401, 254-965-5489.

North arrow pointing up. Scale bar from 0 to 300 feet. Notes: 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.



LINE	BEARING	DISTANCE
L1	N 31°41'15" E	21.86'
L2	N 15°00'46" E	60.80'
L3	N 01°41'13" E	25.00'
L4	N 88°18'47" W	27.52'
L5	N 01°41'13" E	35.69'
L6	S 15°00'46" W	58.61'
L7	S 31°41'15" W	11.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	62.50'	112.71'	103°19'33"	N 36°39'01" W	98.05'
C2	47.50'	85.66'	103°19'33"	N 36°39'01" W	74.52'

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 MAY & DECEMBER 2022.

Matthew K. Price, R.P.L.S. No. 6284
 JN23132 18009.CRD FN220681

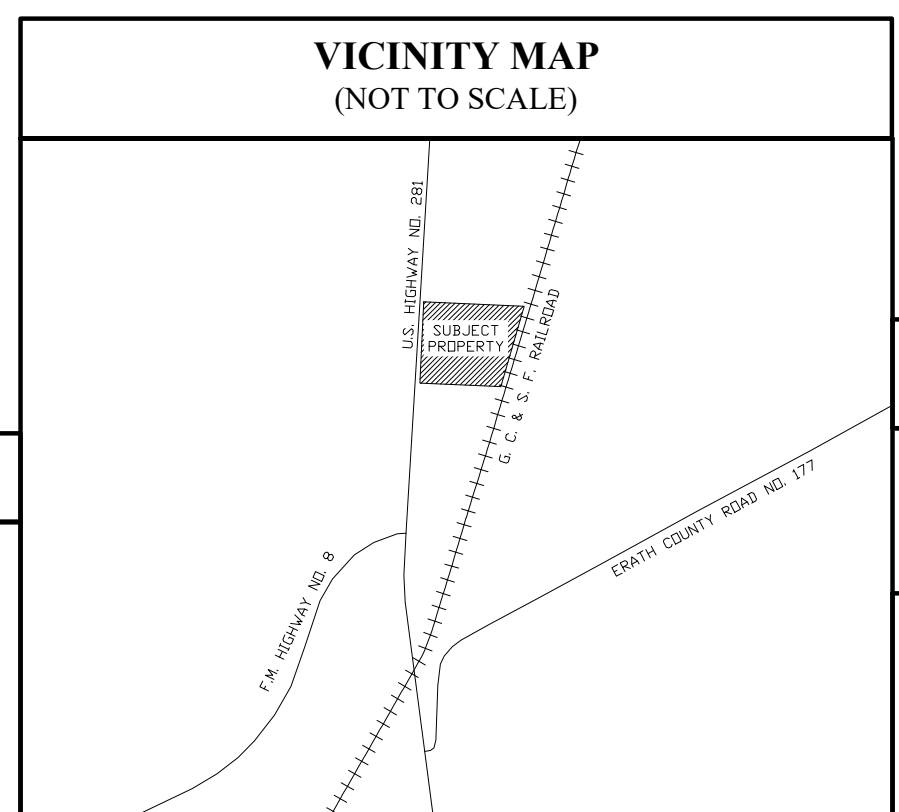
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BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
 NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

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

OWNER	SURVEYOR
Atwood Distributing L.P. 500 S. Garland Road Enid, OK 73703	Matthew K. Price Price Surveying, LP FIRM# 10194051 1100 E Washington Street Stephenville, TX 76401 254-965-5489



LAND DESCRIPTION

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 Thence leaving said Highway, S. 88 deg. 18 min. 47 sec. E. 932.22 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of the G. C. & S. F. Railroad and in the east line of said 63.81 acres tract, for the northeast corner of this tract.
 Thence with the west right of way line of said Railroad and the east line of said 63.81 acres tract, S. 15 deg. 00 min. 46 sec. W. 622.25 feet to a set 1/2" iron rod with cap (PRICE SURVEYING), for the southeast corner of this tract.
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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 _____, 2023

 Authorized Signature of Owner / Atwood Distributing L.P.

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 _____, 2023

 Signature

 My Commission Expires On

NOT FOR RECORDING PURPOSES

PRELIMINARY PLAT

**LOT 1, BLOCK 1
 ATWOODS ADDITION**

**OF AN 11.961 ACRES TRACT OF LAND OUT OF
 THE M. R. WILLIAMS SURVEY,
 ABSTRACT NO. 804, ERATH COUNTY, TEXAS**



STAFF REPORT

SUBJECT: Case No.: RZ2023-002

Applicant Wayne Wooley, representing Triple W Remodeling, LLC and JPW Consulting Co, is requesting a rezone of property located at 911 E Lewis Dr., Parcel R29808, being S2600 CITY ADDITION; BLOCK 76; LOT 5-R of the City of Stephenville, Erath County Texas from One-and-Two-Family Residential (R-2) to Integrated Housing District (R-2.5).

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

The Comprehensive Plan for future land use designates this property to be One-and-Two Family Residential.

BACKGROUND:

Initial discussions with the Applicant were related to the consideration of a replat to allow the flag shaped division of the lot and subsequent construction of a residential property. The lot dimensions were inadequate for such replatting. The rezone request to R-2.5 is for the intended construction of a townhome type residential structure. If the rezone is approved, the applicant will be required to obtain variances from the Board of Adjustment to address minimum lot dimension and setback requirements.

PROPERTY PROFILE:



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

5.8.A Description. This integrated residential housing district provides for medium-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, patio homes, condominiums and townhomes. Generally, this district is for developments resulting in individually platted homes or dwelling units and generally, owner occupied. Recreational, religious, and educational uses are also permitted so as to contribute to the natural elements of a convenient, balanced, and attractive neighborhood. Development within this district is intended to be protected from the encroachment of land activities that do not contribute to the aesthetic and functional well-being of the intended district environment. The Integrated Housing District will be applicable to for all Residential Districts, B-1 Neighborhood Business District (B-1), Central Business District (B-3), and Downtown District (DT).

5.8.B Permitted Uses.

1. Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals;
2. Two-to-four family dwellings, with each family limited as in division (1) above;
3. Townhouse dwellings, with each family limited as in division (1) above;
4. Condominium dwellings, with each family limited as in division (1) above;

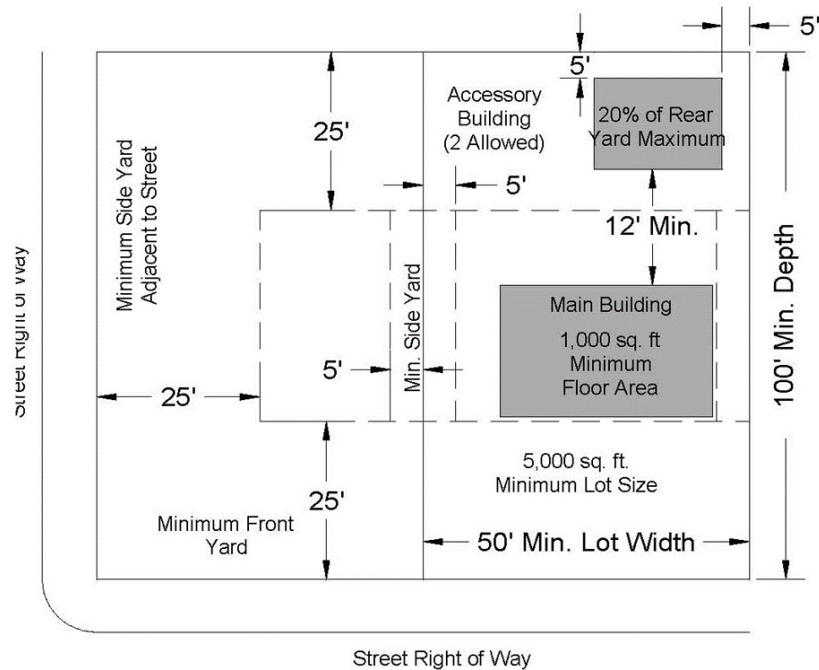
5.8.C Conditional Uses.

1. Home occupation;
2. Common facilities as the principal use of one or more platted lots in a subdivision;
3. Adult and/or children's day care centers;
4. Foster group home; and
5. Residence hall.

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

- A. Single family dwelling.
 1. Minimum lot area: 3,000 ft².
 2. Minimum lot width and lot frontage: 50 feet.
 3. Minimum lot depth: 60 feet.
 4. Minimum depth of front setback: 15 feet.
 5. Minimum depth of rear setback: 15 feet.
 6. Minimum width of side setback:
 - a. Internal lot: five feet.
 - b. Corner lot: 15 feet from intersecting side street.
 7. Building size:
 - a. Maximum coverage as a percentage of lot area: 40%.
 - b. Single family dwelling: 1,000 ft².
 8. Accessory buildings:
 - a. Maximum accessory buildings coverage of rear yard: 20%.
 - b. Maximum number of accessory buildings: one.
 - c. Minimum depth of side setback: five feet.
 - d. Minimum depth of rear setback: five feet.
 - e. Minimum depth from the edge of the main building: 12 feet.

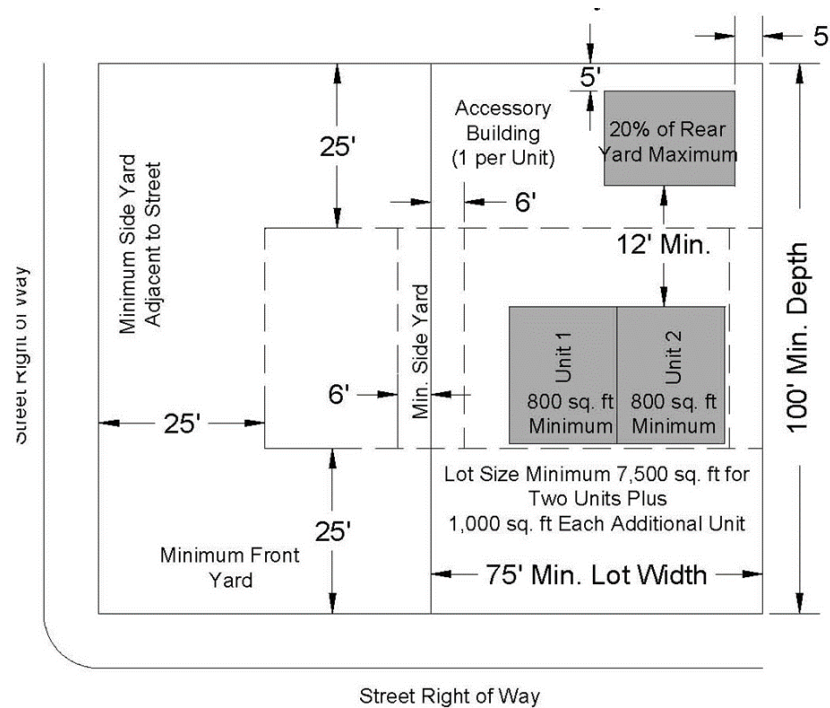
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



B. Two-to-four family.

1. Minimum lot area: 7,500 ft² for two dwelling units, plus 1,000 ft² for each additional dwelling unit.
2. Minimum lot width and lot frontage: 75 feet.
3. Minimum lot depth: 100 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: six feet.
 - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
 - a. Maximum coverage as a percentage of lot area: 40%.
 - b. Minimum area of each dwelling unit: 800 ft².
8. Accessory buildings:
 - a. Maximum accessory building coverage of rear yard: 20%.
 - b. Maximum area of each accessory building: 200 ft².
 - c. Maximum number of accessory buildings: one per unit.
 - d. Minimum depth of side setback: five feet.
 - e. Minimum depth of rear setback: five feet.
 - f. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.

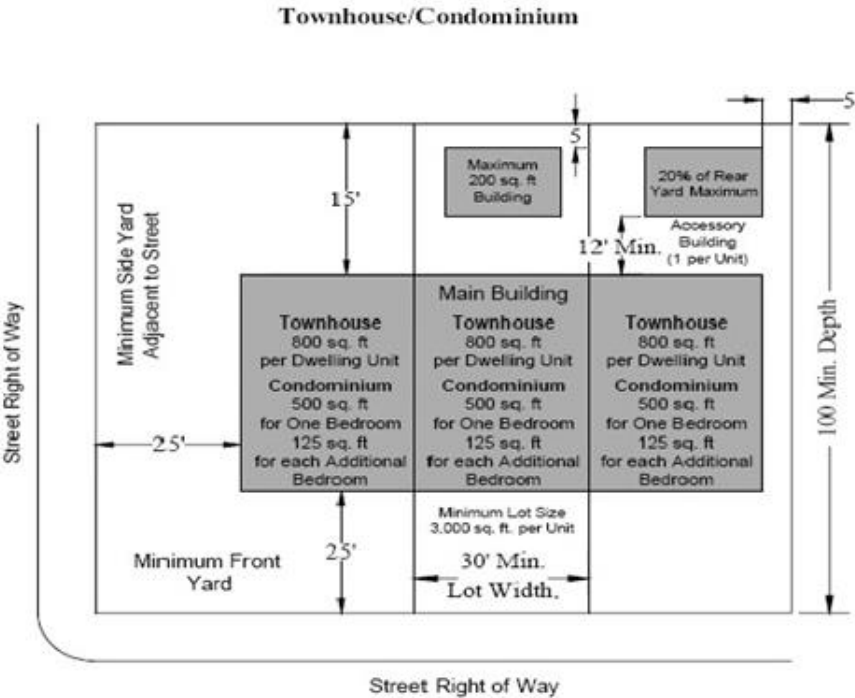
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C. Townhouse/Condominium.

1. Minimum lot area: 3,000 ft² per unit.
2. Minimum average lot width and lot frontage: 30 feet.
3. Minimum lot depth: 100 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: five feet.
 - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
 - a. Maximum building coverage as a percentage of lot area: 40%
 - b. Minimum area of each Townhouse dwelling unit: 800 ft².
 - c. Minimum area of each Condominium of each dwelling unit: 500 ft² for one bedroom or less, plus 125 ft² of floor area for each additional bedroom.
8. Accessory buildings:
 - a. Maximum accessory building coverage of rear yard: 20%.
 - b. Maximum area of each accessory building: 200 ft².
 - c. Maximum number of accessory buildings: one per unit.
 - d. Minimum depth of side setback: five feet.
 - e. Minimum depth of rear setback: five feet.
 - f. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.

- 10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples, and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.
- 11. Maximum density of Townhome or Condominium Housing within the R-2.5 District shall not exceed 14 units per acres with each unit plated separately.
- 12. Deviations from the required standards within the R-2.5 district will be subject to site plan review by the Planning and Zoning Commission and subsequent approval by City Council. Site plans should include renderings with elevations, a finish schedule and incorporate architectural designs that complement the existing structures of the area of integration.



5.8.E Parking Regulations. Lots in this District shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley and meet all the pertinent requirements contained in Section 154.11 *Parking spaces for vehicles* of this ordinance.

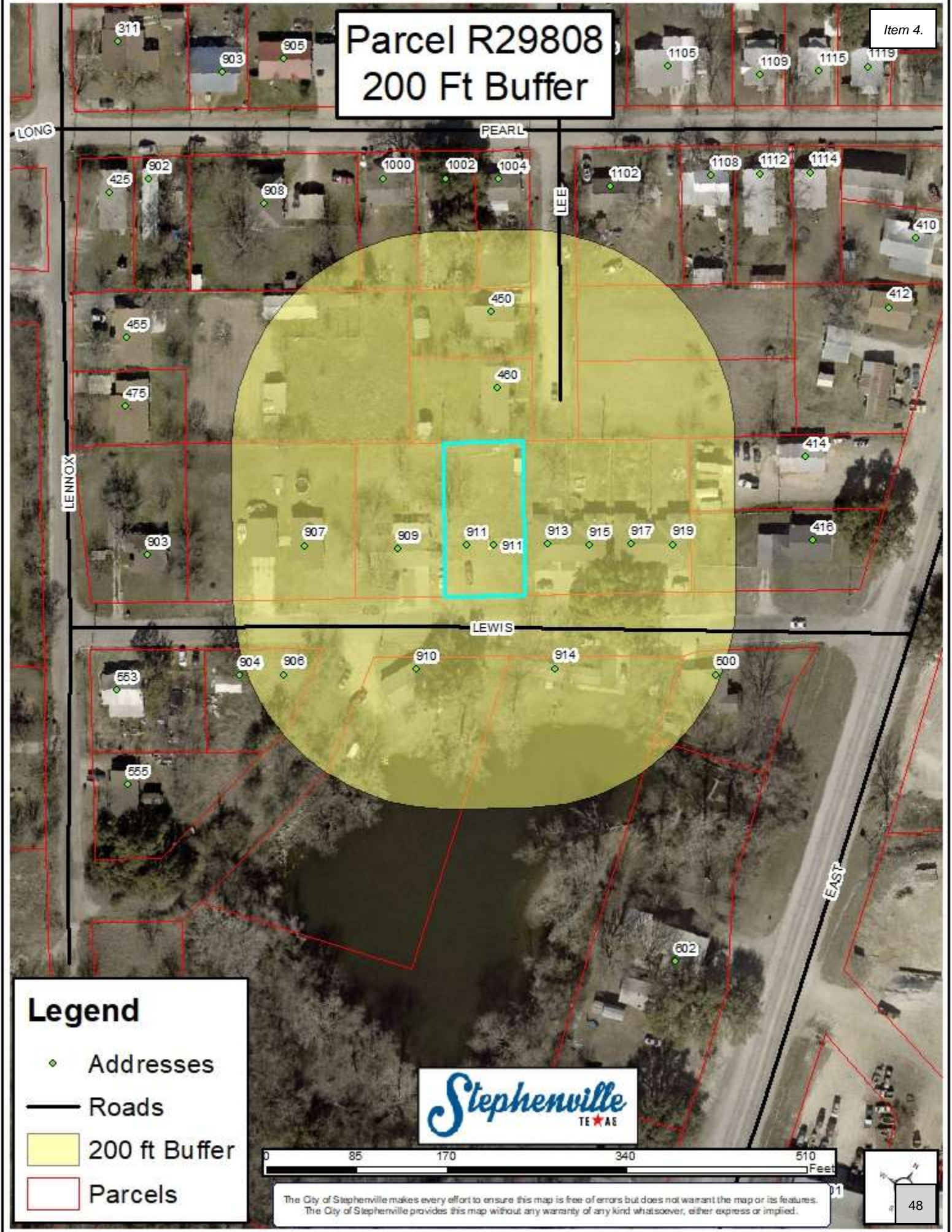
(Ord. No. 2021-O-28 , § 1, passed 9-7-2021)

ALTERNATIVES:

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

Parcel R29808 200 Ft Buffer

Item 4.

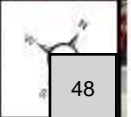


Legend

- ◆ 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.



Parcel R29808

Current Zoning - R2 1 & 2 Family

Item 4.



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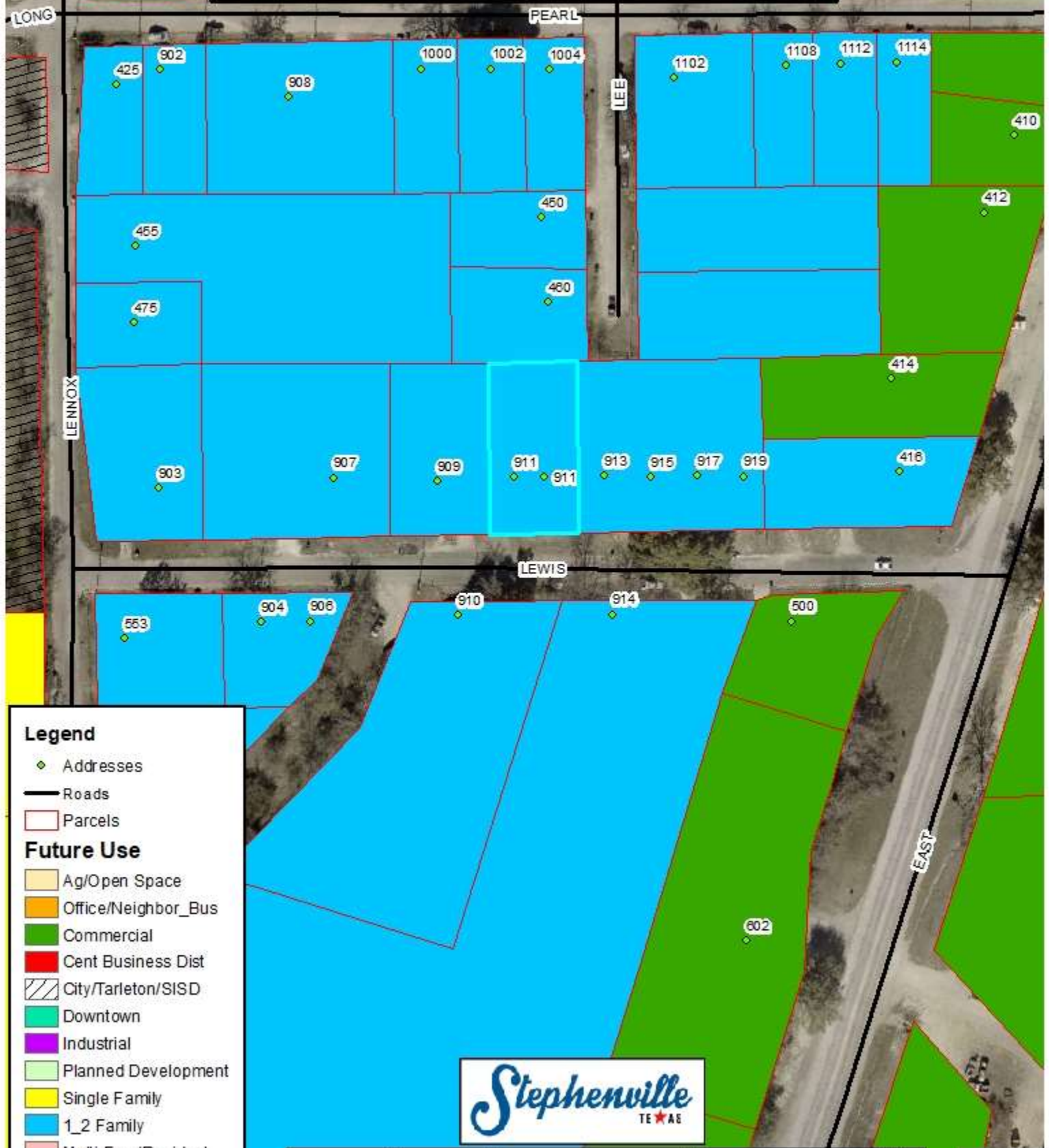


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Parcel R29808

Future Land Use - 1 & 2 Family

Item 4.



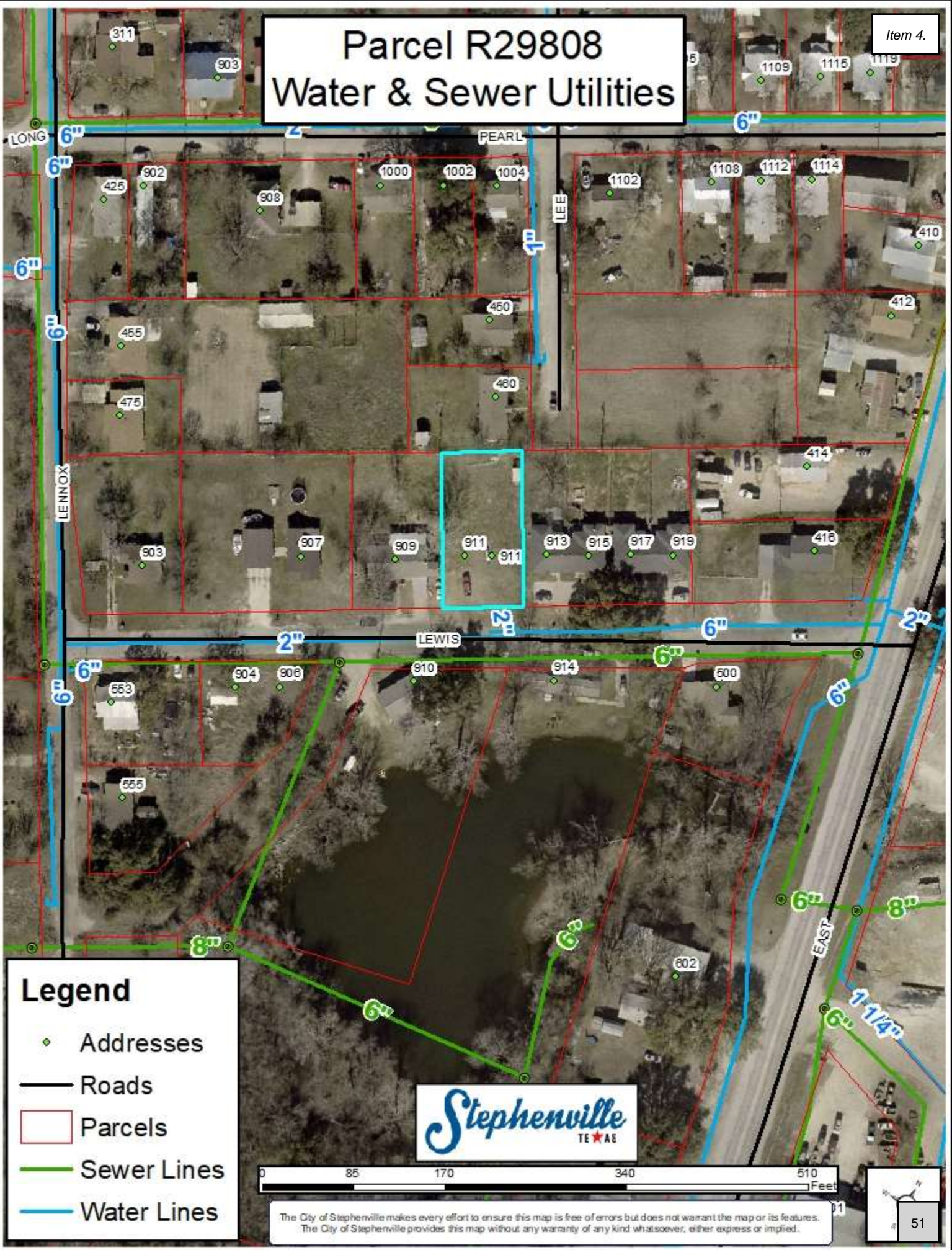
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 - Duplex/Townhome
 - Manufact Homes



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Parcel R29808 Water & Sewer Utilities

Item 4.



Legend

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



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Parcel R29808 200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000040806	450 LEE AVE	BARHAM DAN J & CONNIE F	1539 HILL VALLEY DR	STEPHENVILLE	TX	76401-7894
R000076369	904 LEWIS	BERRICHE RIDHA	7455 TORMES	GRAND PRAIRIE	TX	75054-6784
R000029882	1000 PEARL	CAVAZOS RODRIGO	8641 REES RD	ALVARADO	TX	76009
R000029885	1102 PEARL	CHAVEZ JOSE C & ROSALBA CHAVEZ GARCIA	1102 E PEARL ST	STEPHENVILLE	TX	76401
R000029807	913 LEWIS DR	D818 LLC	PO BOX 1827	STEPHENVILLE	TX	76401
R000029812	910 LEWIS DR	DERRICK GREG W	PO BOX 891	STEPHENVILLE	TX	76401
R000029817	914 LEWIS DR	DERRICK GREG W	PO BOX 891	STEPHENVILLE	TX	76401
R000029815	602 EAST ROAD	DERRICK GREGORY	PO BOX 891	STEPHENVILLE	TX	76401
R000029816	500 EAST ROAD	EMPSON CHRISTOPHER LEIGH	500 EAST ROAD	STEPHENVILLE	TX	76401
R000029880	908 E PEARL	HERRERA ELIZABETH	908 EAST PEARL ST	STEPHENVILLE	TX	76401
R000029893	0 LEE AVE	KIMBROUGH MICHAEL S	412 EAST RD	STEPHENVILLE	TX	76401-0000
R000029892	0 LEE AVE	KIMBROUGH MICHAEL S	412 EAST RD	STEPHENVILLE	TX	76401-0000
R000029810	907 LEWIS DR	LUBKE ROBERT JAMES & JACOB JOHN LUBKE	141 SAVANNAH DR	WEATHERFORD	TX	76087
R000073578	414 EAST ROAD	MANRIQUEZ FRANCISCO J & GERARDO	414 EAST ROAD	STEPHENVILLE	TX	76401
R000029806	416 EAST ROAD	MOORE KAYLA A	416 EAST RD	STEPHENVILLE	TX	76401
R000029894	460 LEE AVE	PARTON MICHAEL & TIFFANY	40 MCCLAIN GROVES RD	WARREN	AR	71671
R000029844	455 LENNOX	PESCADOR PARTNERS LTD	6467 SOUTHWEST BLVD	BENBROOK	TX	76132-2777
R000029809	909 LEWIS DR	SANCHEZ SHANE & VANESSA ALVARADO	909 E LEWIS DR	STEPHENVILLE	TX	76401
R000029808	911 LEWIS DR	SANI DONALD & ANGEL SANI	PO BOX 2004	STEPHENVILLE	TX	76401
R000029884	1004 PEARL	THE WRINKLE FAMILY TRUST	1005 CHARLOTTE	STEPHENVILLE	TX	76401
R000029883	1002 PEARL	VANDERGRIF CHAD	2401 CR130	STEPHENVILLE	TX	76401