



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, April 17, 2024 at 5:30 PM

AGENDA

CALL TO ORDER

MINUTES

- [1.](#) Consider Approval of January 17, 2024 Minutes

REGULAR AGENDA

- [2.](#) 2050 City of Stephenville Comprehensive Plan Update

PUBLIC HEARING

- [3.](#) Case No.: RZ2024-003

Applicant Chad Williams is requesting a rezone of property located at 1709 W. Groesbeck, Parcel R33605, being BLOCK 8, LOT 19 of the South Side Addition to the City of Stephenville, Erath County, Texas from (Ind) Industrial to (R-1.5) Single Family Residential District.

ADJOURN

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



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, January 17, 2024 at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, January 17, 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
Paul Ashby
Tyler Wright
Bonnie Terrell
Alan Nix
Justin Slawson – Alternate 1
James Stephenson – Alternate 2

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 PM.

Commission Secretary, Tina Cox, administered the Oath of Office to Brian Lesley, Bonnie Terrell, Alan Nix, Justin Slawson and James Stephenson.

ELECTION OF OFFICERS

Nomination for Chair. MOTION by Alan Nix, second by Nick Robinson, to nominate Lisa LaTouche for Chair. MOTION CARRIED by unanimous vote.

Nomination for Vice-Chair. MOTION by Alan Nix, second by Nick Robinson, to nominate Brian Lesley for Vice-Chair. MOTION CARRIED by unanimous vote.

MINUTES

1. Consider Approval of Minutes – December 20, 2023

MOTION by Brian Lesley, second by Nick Robinson to approve the minutes for December 20, 2023. MOTION CARRIED by unanimous vote of Commissioners that were present at the December 20, 2023 meeting.

PUBLIC HEARING

2. Case No.: RZ2024-001

Applicant Wayne Hayes is requesting a rezone for property located at 580 Race, being Parcel R32720, Acres 0.103, S5400 PARK PLACE ADDITION, BLOCK 2;, LOT 8A of the City of Stephenville, Erath County, Texas from (B-2) Retail and Commercial to (R-1) Single Family Residential.

Development Services Director, Steve Killen gave the following report: The aforementioned property has a current zoning of (B-2) Retail and Commercial District and the Future Land Use for the property is designated as (R-1) Single Family Residential . The applicant is requesting a rezone to Single Family Residential (R-1) which will allow him to remodel and utilize the current dwelling that is on the property. Director Killen informed the Commission that the applicant, Wayne Hayes, had acquired the property in 2015 and has been using it as a single-family residence since he did not know that the property was zoned as B-2. The adjacent building had housed a beauty salon, but that was no longer in use. Mr. Killen concluded his brief by stating that the rezone request aligns with the comprehensive plan as well as the future land use and staff supports this rezone request.

Wayne Hayes was not present to answer the Commissioners questions.

Chairperson LaTouche opened the public hearing at 5:37 PM.

No one spoke in favor or against the rezone request.

Chairperson LaTouche closed the public hearing at 5:37 PM.

MOTION by Paul Ashby, second by Nick Robinson, to recommend approval to the City Council for the rezone of property located at 580 Race, being Parcel R32720, Acres 0.103, S5400 PARK PLACE ADDITION, BLOCK 2;, LOT 8A of the City of Stephenville, Erath County, Texas from (B-2) Retail and Commercial to (R-1) Single Family Residential. MOTION CARRIED by a unanimous vote.

3. Case No.: RZ2024-002

Applicant Wayne Hayes is requesting a rezone for property located at 590 Race, being Parcel R32719, S5400 PARK PLACE ADDITION, BLOCK 2;, LOT 7A of the City of Stephenville, Erath County, Texas from (B-2) Retail and Commercial to (R-1) Single Family Residential.

Development Services Director, Steve Killen gave the following report: The aforementioned property has a current zoning of (B-2) Retail and Commercial District and the Future Land Use for the property is designated as (R-1) Single Family Residential . The applicant is requesting a rezone to Single Family Residential (R-1) which will allow him to remodel and utilize the current dwelling that is on the property. Director Killen informed the Commission that the applicant, Wayne Hayes, had acquired the property in 2015 and he did not know that the property was zoned as B-2. Mr. Killen concluded his brief by stating that the rezone request aligns with the comprehensive plan as well as the future land use and staff supports this rezone request.

Wayne Hayes was not present to answer the Commissioners questions.

Chairperson LaTouche opened the public hearing at 5:38 PM.

No one spoke in favor or against the request.

Chairperson LaTouche closed the public hearing at 5:38 PM.

MOTION by Brian Lesley, second by Nick Robinson, recommend approval to the City Council for the rezone of property located at 590 Race, being Parcel R32719, S5400 PARK PLACE ADDITION, BLOCK 2,, LOT 7A of the City of Stephenville, Erath County, Texas from (B-2) Retail and Commercial to (R-1) Single Family Residential.

MOTION CARRIED by a unanimous vote.

ADJOURN

The meeting was adjourned at 5:39 PM.

APPROVED:

Lisa LaTouche, Chair

ATTEST:

Tina Cox, Commission Secretary

STAFF REPORT

SUBJECT: Case No.: RZ2024-003

Applicant Chad Williams is requesting a rezone of property located at 1709 W. Groesbeck, Parcel R33605, being BLOCK 8, LOT 19 of the South Side Addition to the City of Stephenville, Erath County, Texas from (Ind) Industrial to (R-1.5) Single Family Residential District.

DEPARTMENT: Development Services

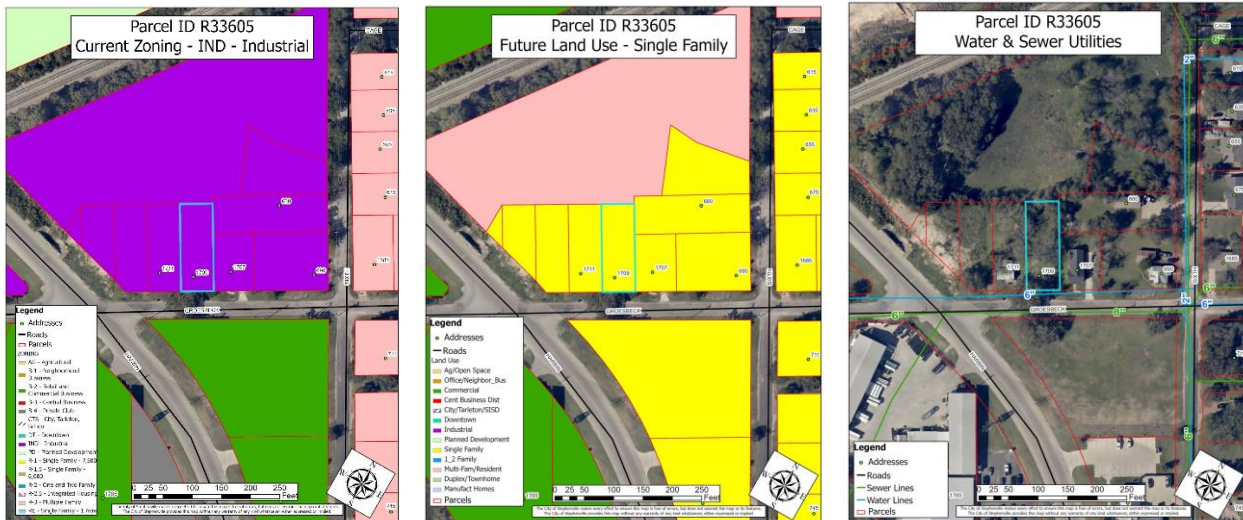
STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

The property has current zoning of IND, Industrial with Future Land Use designated as Single family. The requested zoning to R-1.5 permits single-family homes to be built on lots with dimensions of 50x100. This parcel is roughly 55x150. Mr. Williams is proposing a 1,596-sf home.

BACKGROUND:

PROPERTY PROFILE:



Sec. 154.05.4. Single-family residential district (R-1.5) (5,000 ft²).

5.4.A Description. This residential district provides for a neighborhood development of medium density. The primary land use allows for single-family dwelling development on smaller lots. Recreational, religious and educational uses normally appropriate to such a residential neighborhood are also permitted to contribute to the natural elements of a convenient, balanced and attractive neighborhood. Development within this district is intended to be separate from and protected from the encroachment of land activities that do not contribute to the esthetic and functional well being of the intended district environment.

5.4.B Permitted Uses.

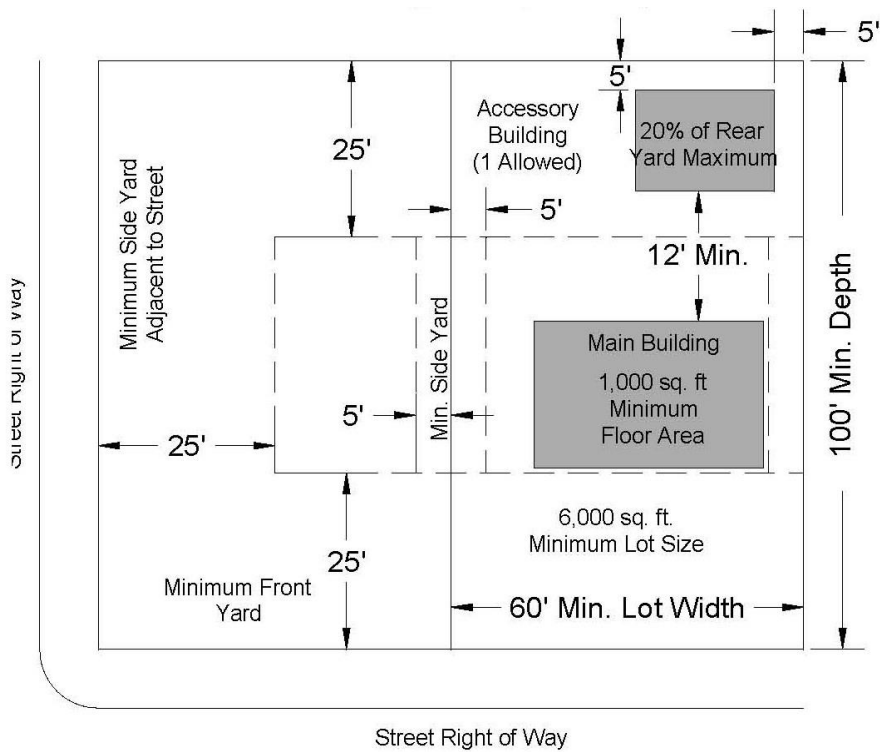
- (1) Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals;
- (2) Accessory building;
- (3) Churches, temples, mosques and related facilities;
- (4) Community home;
- (5) Park or playground; and
- (6) SISD school—public.

5.4.C Conditional Uses.

- (1) Home occupation;
- (2) Common facilities as the principal use of one or more platted lots in a subdivision; and
- (3) Child care—registered family home and group day care home.

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

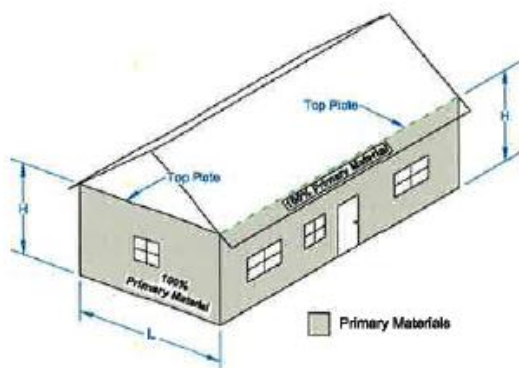
- (1) Minimum lot area: single-family dwelling: 5,000 ft².
- (2) Minimum lot width and lot frontage: 50 feet.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front setback: 25 feet.
- (5) Minimum depth of rear setback: 25 feet.
- (6) Minimum width of side setback:
 - (a) Internal lot: five feet.
 - (b) Corner lot: 25 feet from intersecting side street.
- (7) Building size:
 - (a) Maximum main building coverage as a percentage of lot area: 40%.
 - (b) Minimum area of main building: 1,000 ft².
- (8) Accessory buildings:
 - (a) Maximum accessory building coverage of rear yard: 20%.
 - (b) Maximum number of accessory buildings: one.
 - (c) Minimum depth of side setback: five feet.
 - (d) Minimum depth of rear setback: five feet.
 - (e) Minimum depth from the edge of the main building: 12 feet.
- (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.



5.4.E Parking Regulations. A Single-Family, R-1.5 District lot shall provide a minimum of two vehicle parking spaces, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in this ordinance, Section 11, Parking Regulations of this ordinance.

5.4.F Type of Construction.

- (1) The exterior walls of all new dwellings to the top plate, shall be constructed exclusively of primary materials, excluding doors, windows, and porches. See Section 10.E(1): Exterior Building Material Standard—Primary Materials.
- (2) 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.
- (3) Existing dwellings expanding the total square footage of the building by more than 50%, or proposing to use a material consistent with the primary structure for any expansion must use primary materials, Section 10.E(1): Exterior Building Material Standard—Primary Materials, for the expansion area.



NEW CONSTRUCTION

Total Exterior Wall shall equal, 100% of Primary 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 100% Primary Materials of the exterior wall.
3. Windows and Doors are excluded.

(Ord. 2011-26, passed 12-6-2011; Ord. 2018-O-22 , § 1, 6-12-2018)

FACTORS TO CONSIDER:

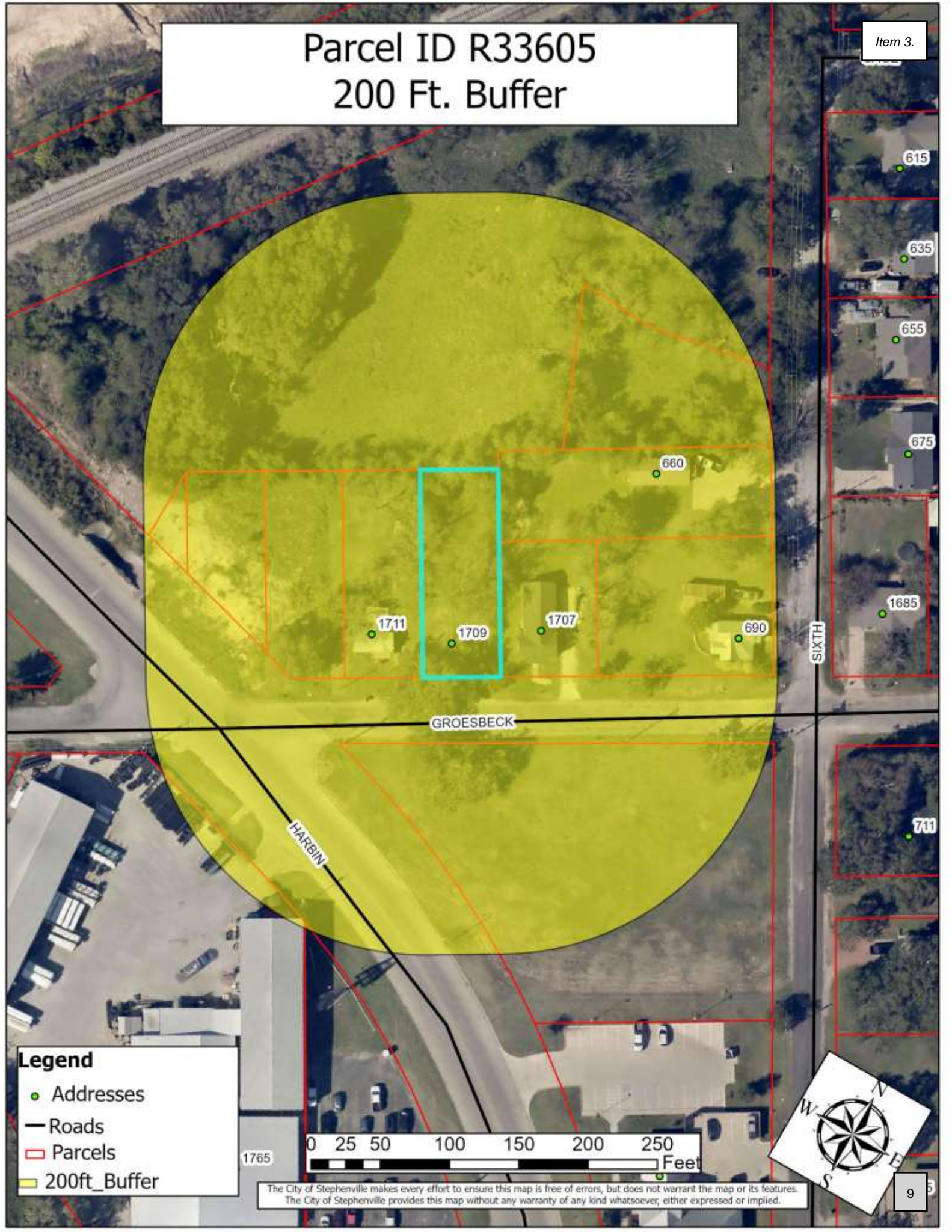
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for 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 R33605 200 Ft. Buffer

Item 3.



Legend

- Addresses
- Roads
- ▭ Parcels
- 200ft_Buffer

1765

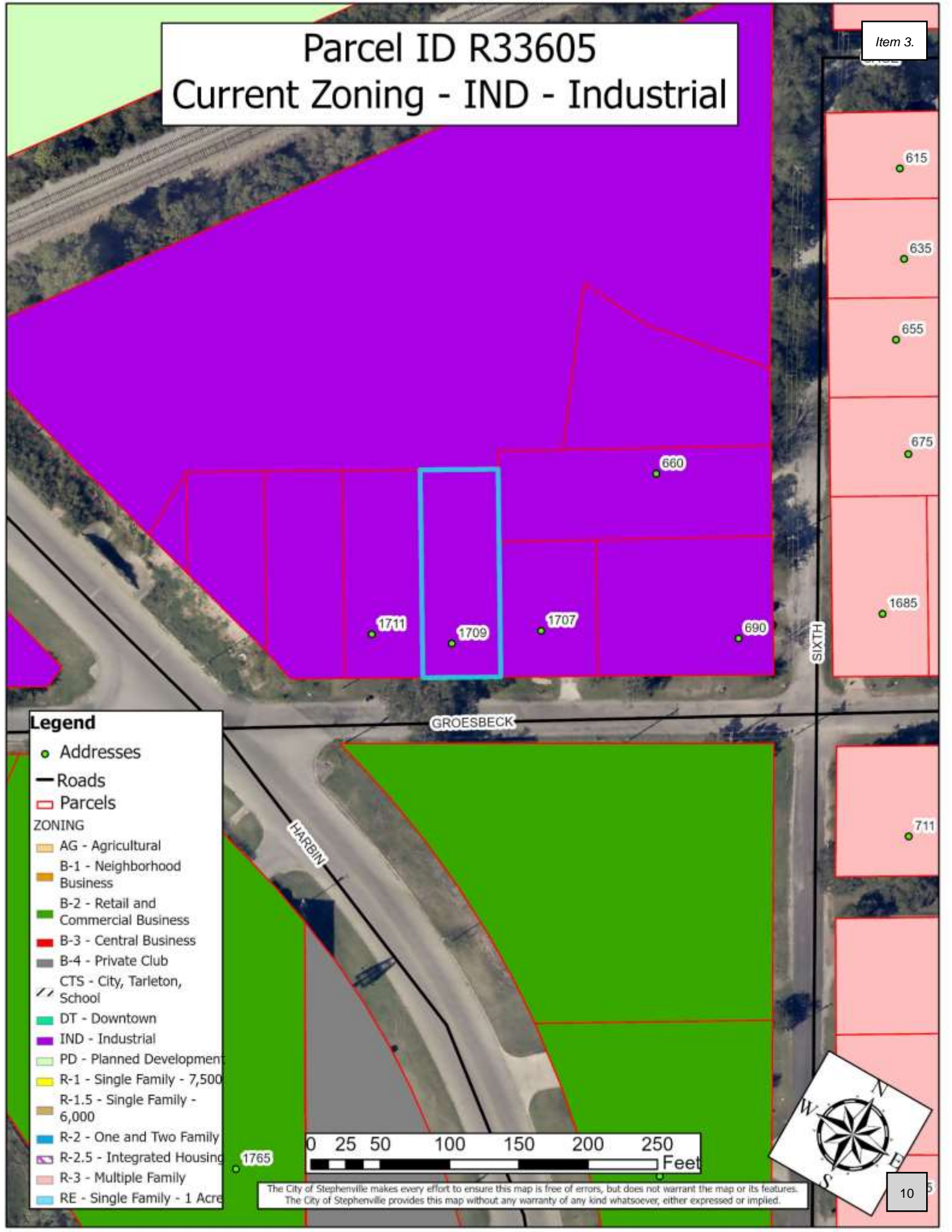
0 25 50 100 150 200 250 Feet

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

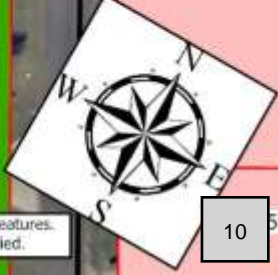
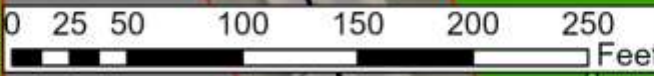
Parcel ID R33605

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, 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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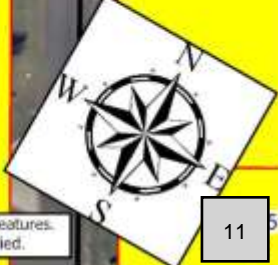
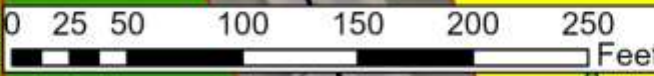
Parcel ID R33605 Future Land Use - Single Family

Item 3.



Legend

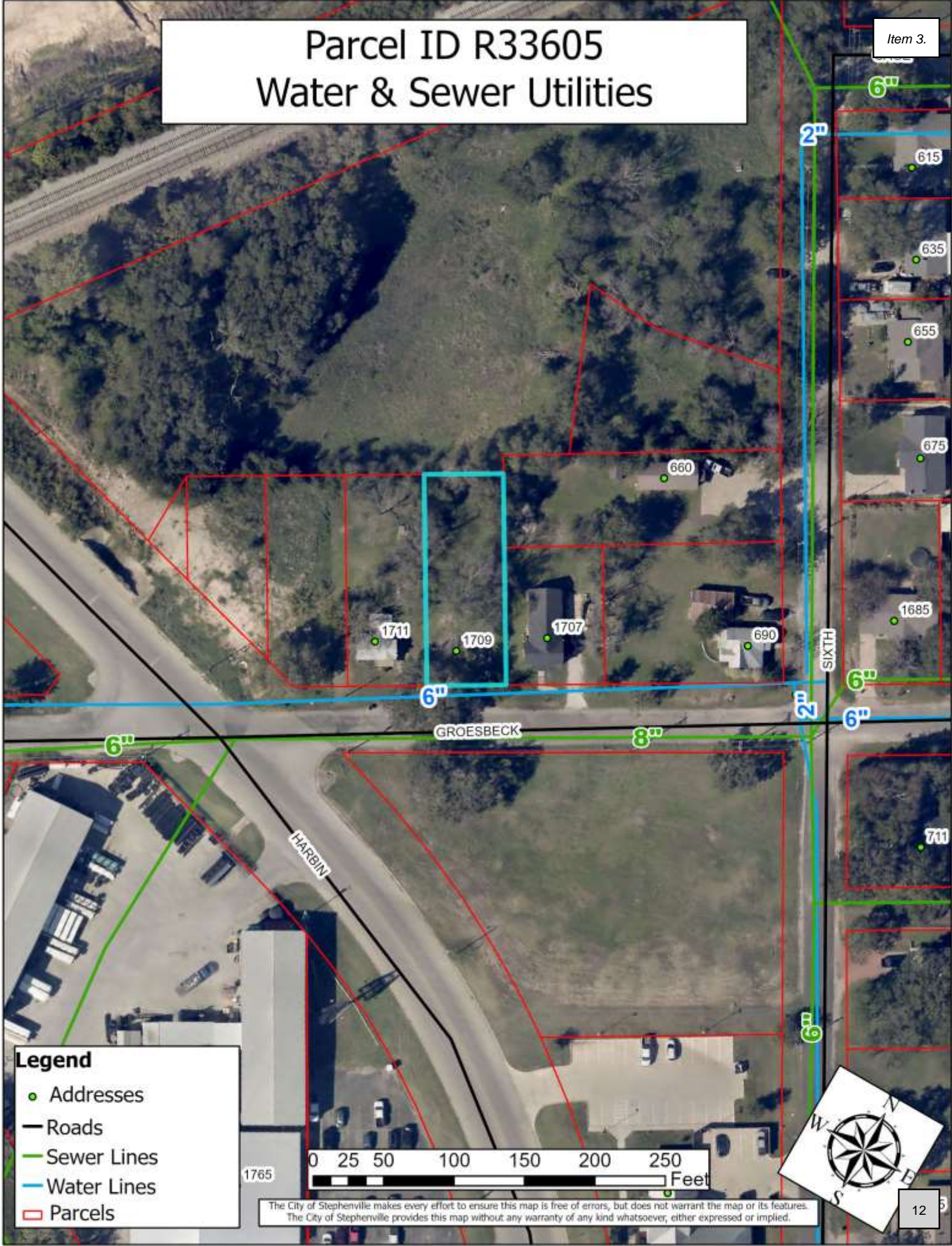
- Addresses
- Roads
- Land Use
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes
- Parcels



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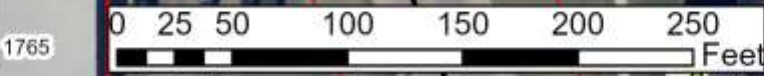
Parcel ID R33605 Water & Sewer Utilities

Item 3.



Legend

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



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Parcel R000033605
200 ft Buffer Addresses

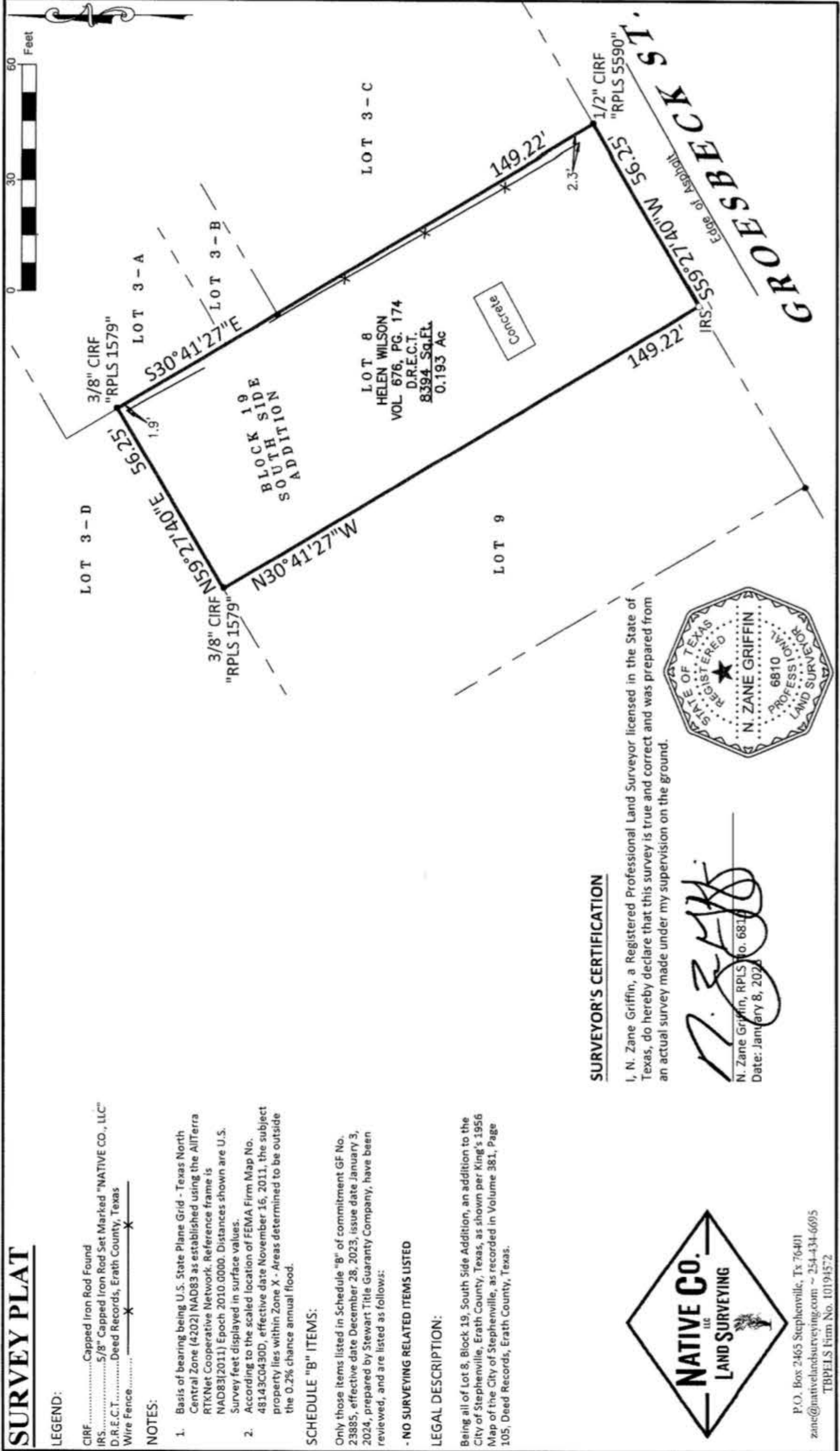
Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000033609	1717 GROESBECK	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000033608	1715 GROESBECK	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401
R000033607	1713 GROESBECK	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000033604	630 SIXTH	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000033595	610 SIXTH	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000033600	690 SIXTH	BERRY DEDE JANE	1249 JOHNSON ST	DE LEON	TX	76444
R000033599	660 SIXTH	EVERETT GREGORY KYLE & KERRI LYNN	640 FM913	STEPHENVILLE	TX	76401
R000040366	1755 W SOUTH LOOP	G BAR O RANCH INC	432 TANGLEWOOD TRAIL	STEPHENVILLE	TX	76401
R000033601	1707 GROESBECK	NEWMAN NATHAN WADE	3797 W BARBER LANE	ROBSTOWN	TX	78380
R000033606	1711 GROESBECK	REF INVESTMENTS LLC	681 PEACH ORCHARD RD	STEPHENVILLE	TX	76401
R000033763	1765 W SOUTH LOOP	SBG SMITH SUPPLY INC	1765 S LOOP	STEPHENVILLE	TX	76401-0000
R000076187	0 S HARBIN DR	THOMPSON RANDY & RENEE THOMPSON	PO BOX 30	BLUFF DALE	TX	76433
R000033605	1709 GROESBECK	WILLIAMS CHAD & KRISTIN SCOTT	4753 CR423	STEPHENVILLE	TX	76401

provide such information to us. We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, or other companies. Item 3.

Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056

Revised 01-01-2020



SURVEY PLAT

LEGEND:

CIRF.....Capped Iron Rod Found
 IRS.....5/8" Capped Iron Rod Set Marked "NATIVE CO., LLC"
 D.R.E.C.T.....Deed Records, Erath County, Texas
 Wire Fence.....*

NOTES:

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. According to the scaled location of FEMA Firm Map No. 48143C0430D, effective date November 16, 2011, the subject property lies within Zone X - Areas determined to be outside the 0.2% chance annual flood.

SCHEDULE "B" ITEMS:

Only those items listed in Schedule "B" of commitment GF No. 23885, effective date December 28, 2023, issue date January 3, 2024, prepared by Stewart Title Guaranty Company, have been reviewed, and are listed as follows:

- NO SURVEYING RELATED ITEMS LISTED

LEGAL DESCRIPTION:

Being all of Lot 8, Block 19, South Side Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas.

SURVEYOR'S CERTIFICATION

I, N. Zane Griffin, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground.

N. Zane Griffin
 N. Zane Griffin, RPLS No. 6810
 Date: January 8, 2024



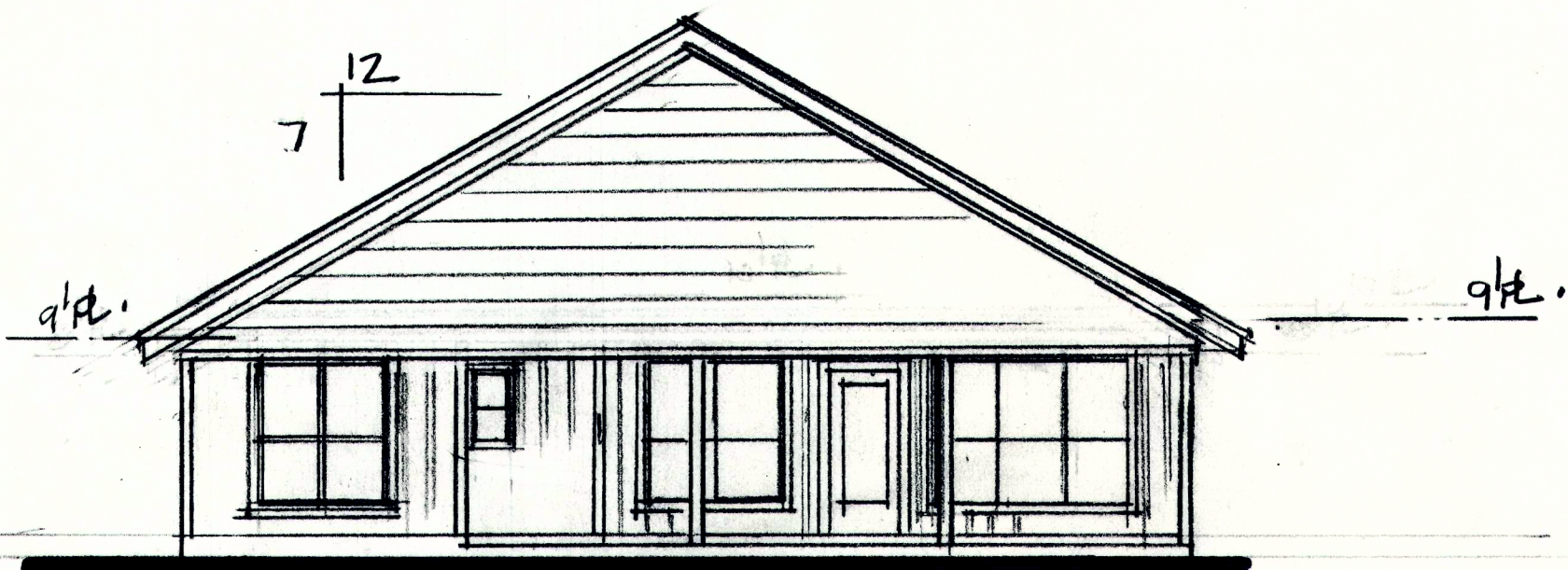
P.O. Box 2465 Stephenville, TX 76401
 zane@nativelandsurveying.com ~ 254-434-6695
 TBPELS Firm No. 10194572

Drawing: \\SERVER\external Hard Drive\Jobs\2024\1709 Groesbeck, Stephenville, TX\DWG\SURVEY Plat.dwg

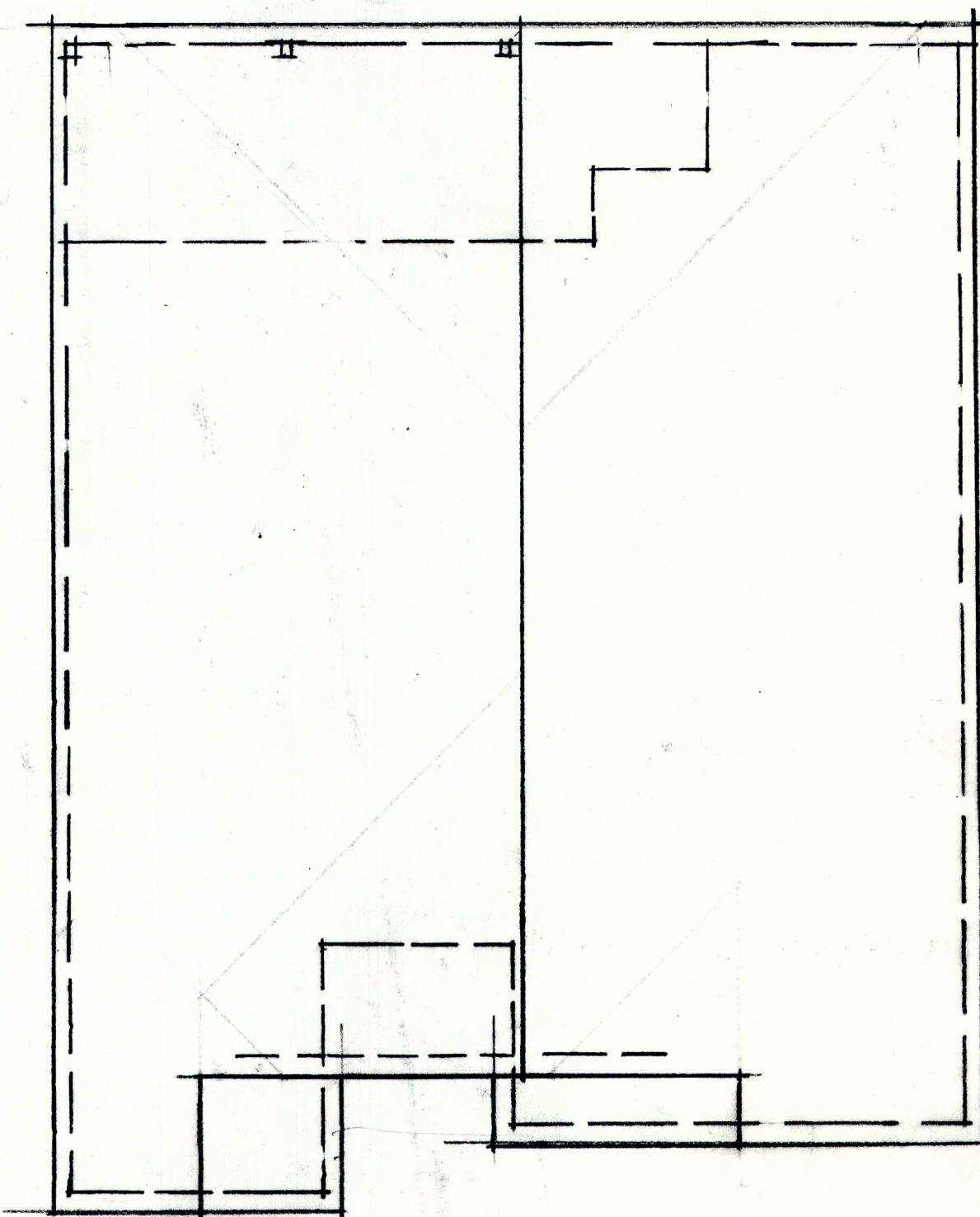
Native Co. LLC
 PO Box 2465
 Stephenville, TX 76401 US
 +1 2544346695
 beth@nativelandsurveying.com
 www.nativelandsurveying.com

Invoice

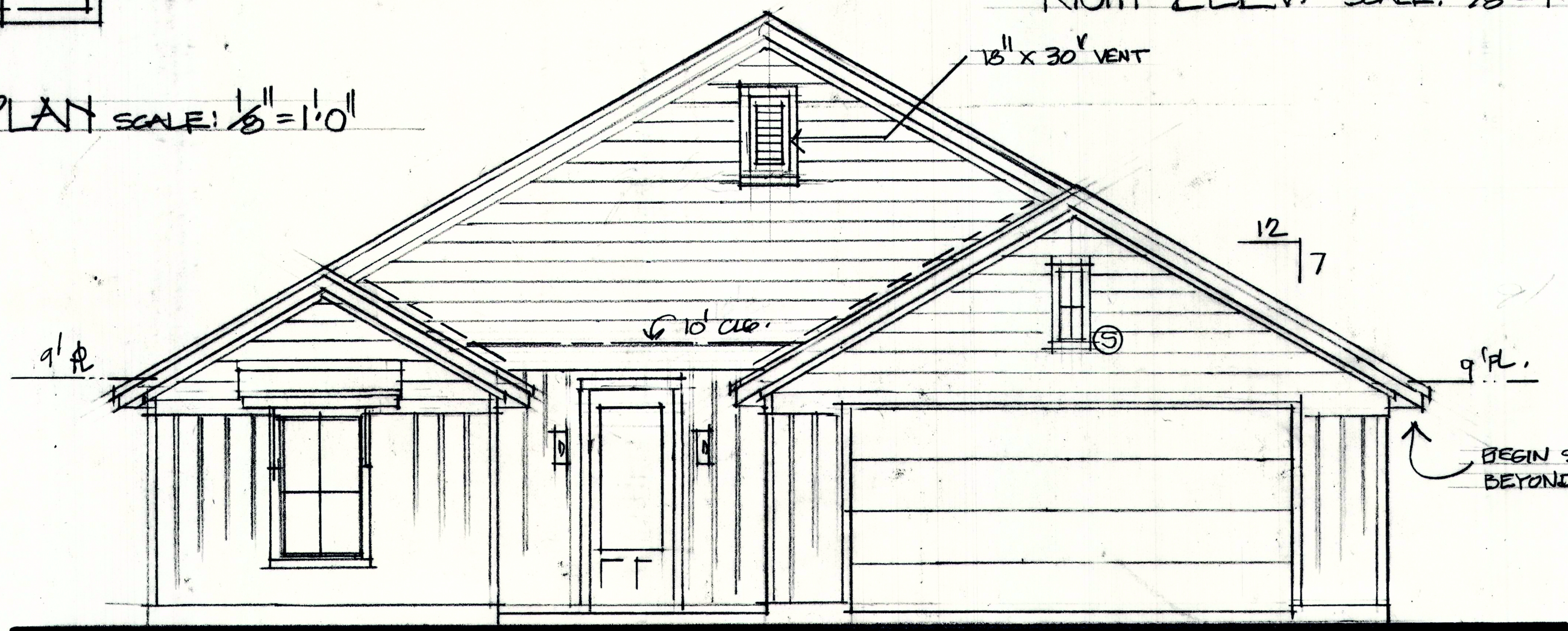
BILL TO
 Helen Wilson



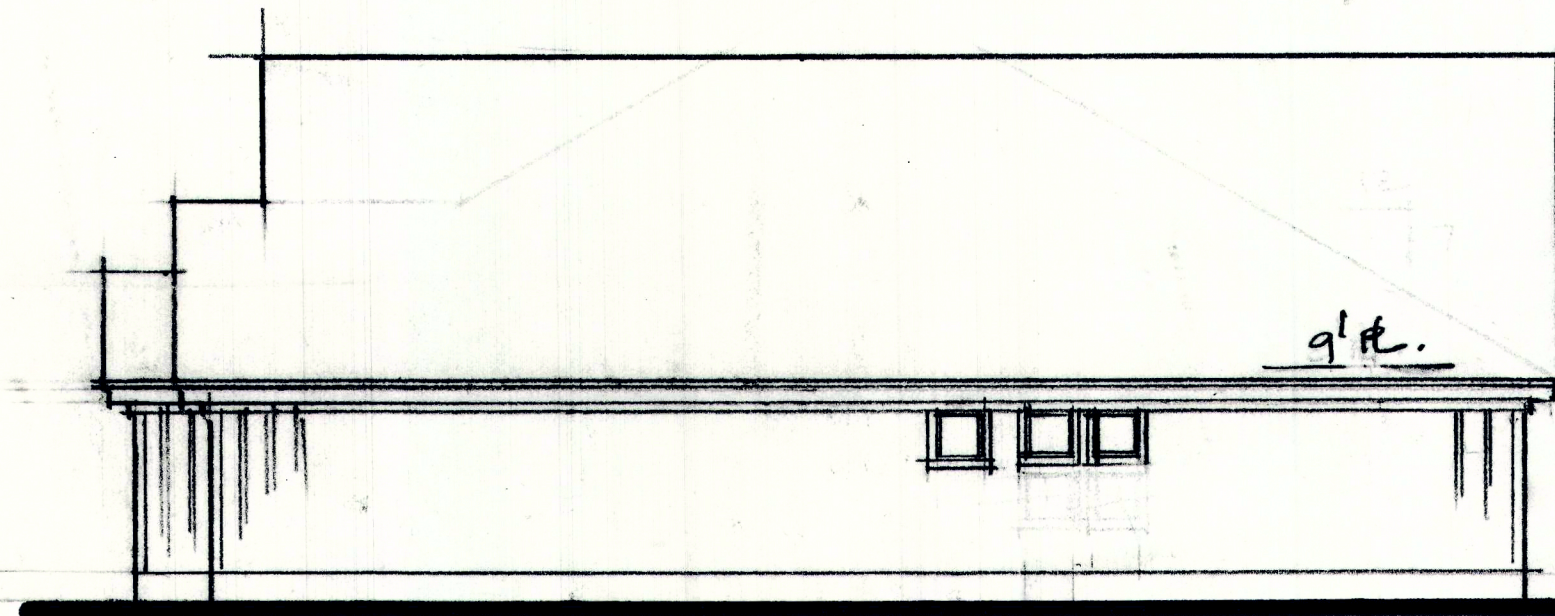
REAR ELEV. SCALE: 1/8" = 1'-0"



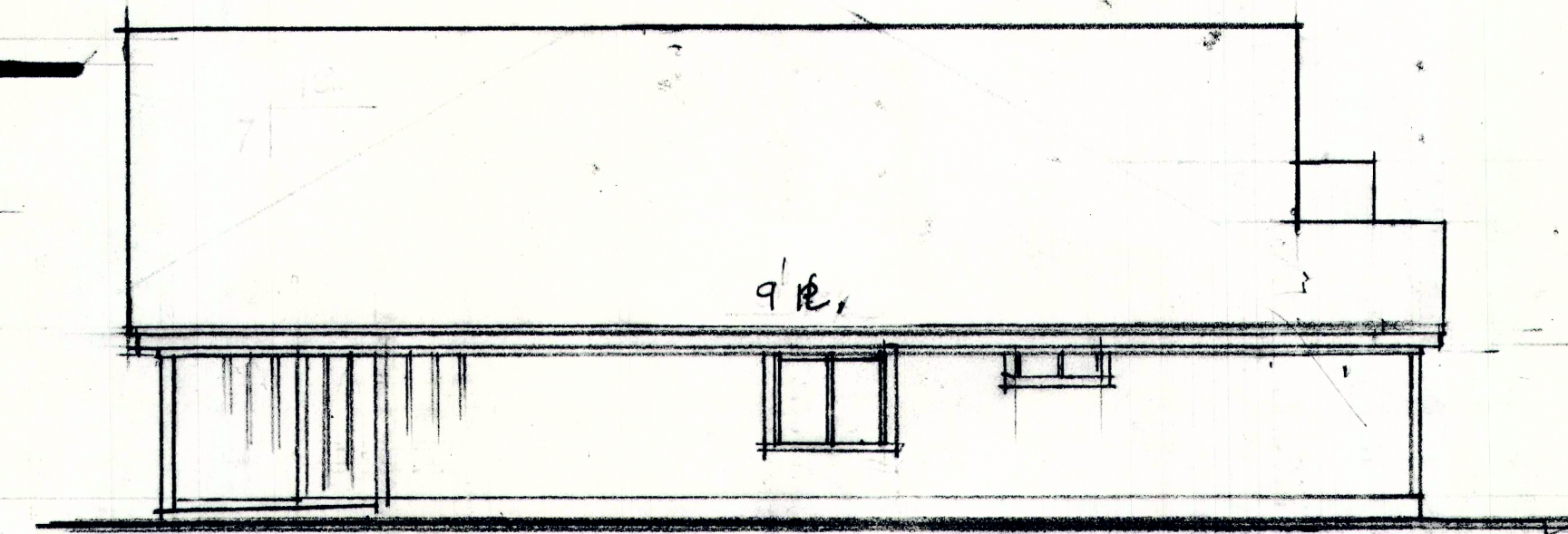
ROOF PLAN SCALE: 1/8" = 1'-0"



FRONT ELEV. SCALE: 1/4" = 1'-0"

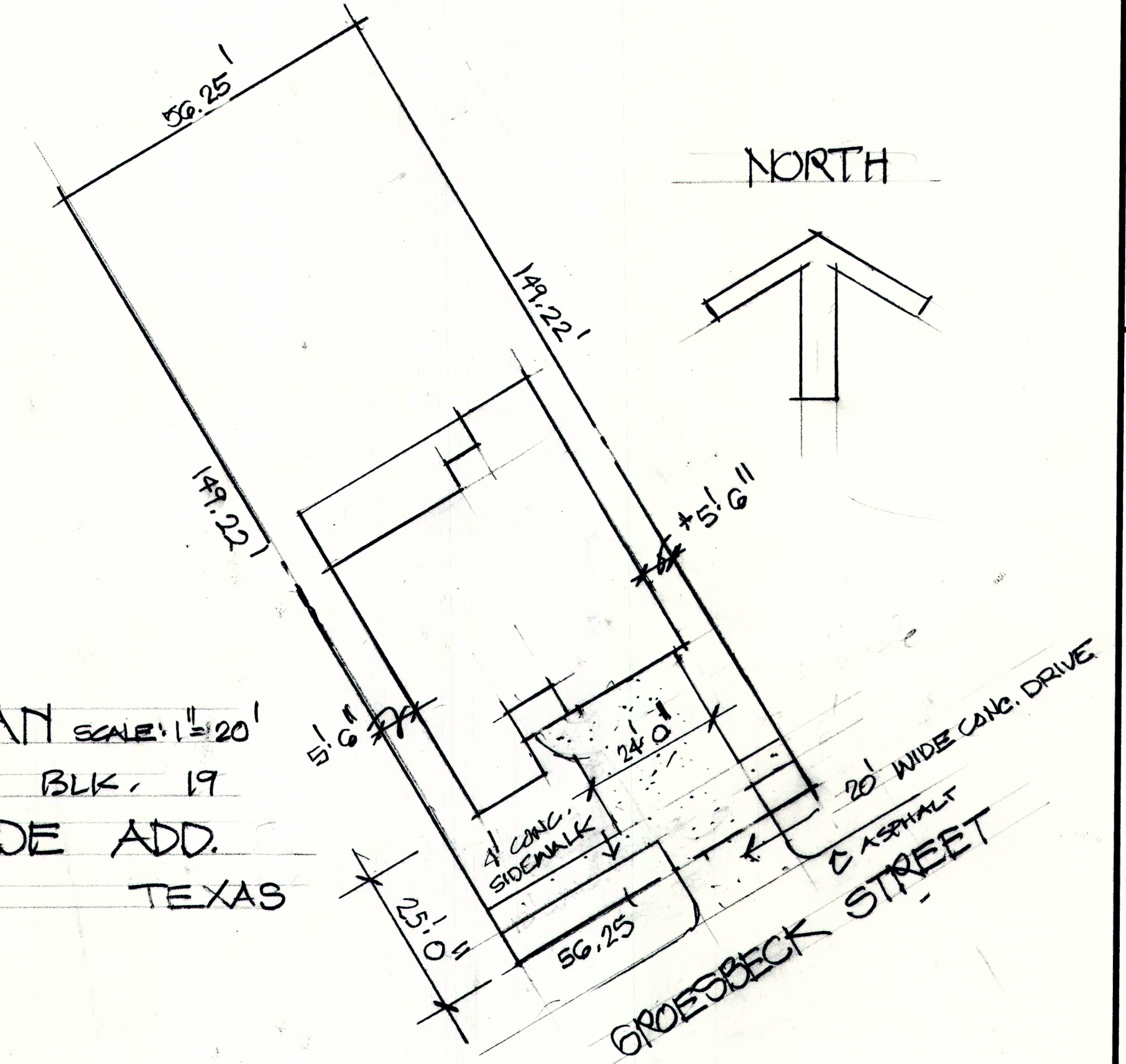


RIGHT ELEV. SCALE: 1/8" = 1'-0"



LEFT ELEV. SCALE: 1/8" = 1'-0"

PLOT PLAN SCALE: 1" = 20'
LOT 8 BLK. 19
SOUTH SIDE ADD.
ERATH CO. TEXAS

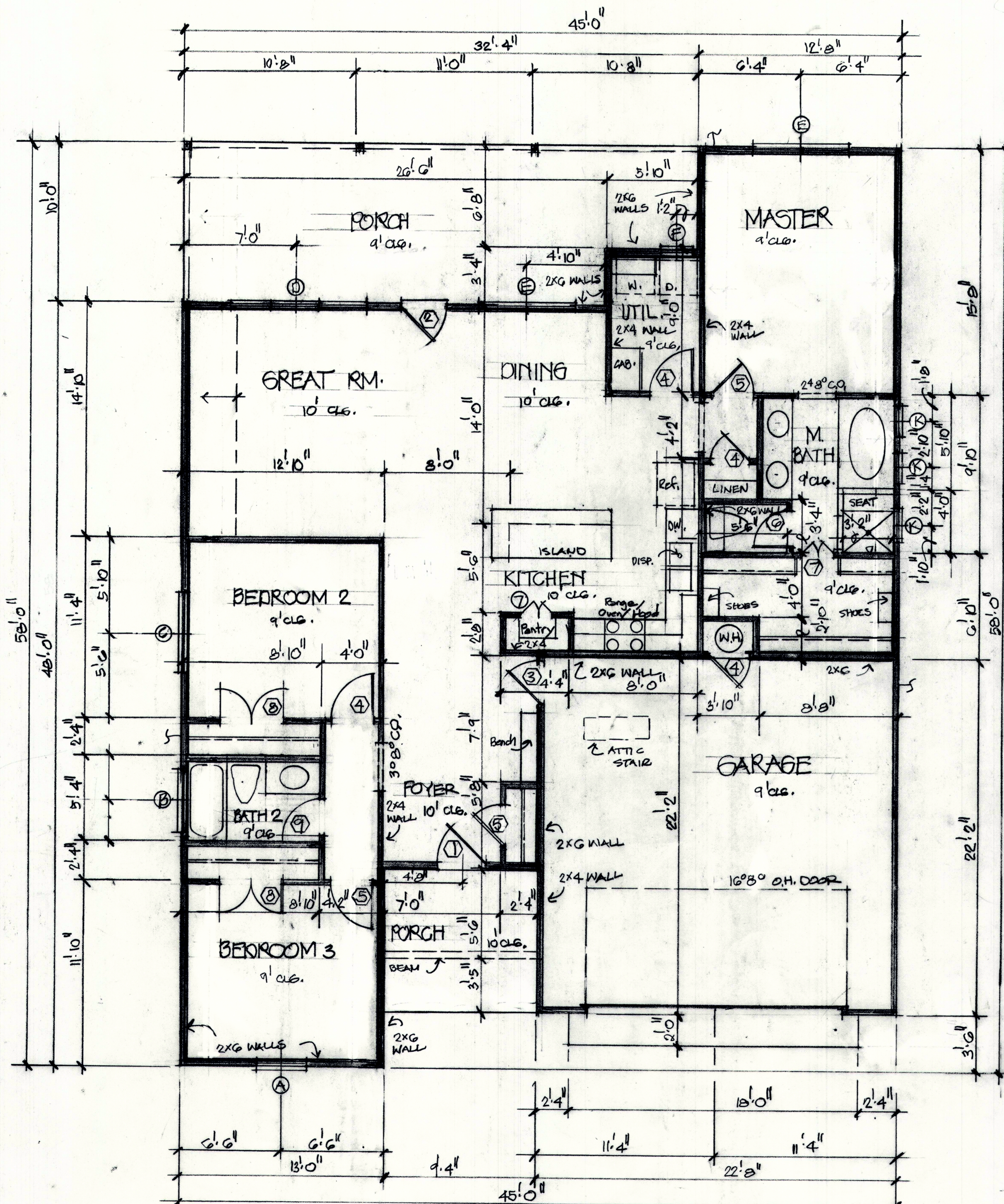


Areas:

HILL COUNTRY DWELLINGS
P.O. BOX 128 HICO, TEXAS 76457 817-475-6134

SHEET NO.

1



FLOOR PLAN SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

NO.	QTY.	DESCRIPTION
1	1	30° SC RH
2	1	28° ATRIUM RH.
3	1	28° SC LH
4	4	28° 70° RH
5	3	28° 70° LH
6	1	24° 70° LH
7	2	21° 70°
8	2	21° 20° 70°
9	1	24° 70° LH
10		TOTAL

WINDOW SCHEDULE

LETTER	QTY.	DESCRIPTION
A	1	30° 60° SH
B	1	48° 20° HS
C	1	50° 50° HS
D	1	31° 30° 60° SH
E	2	21° 30° 60° SH
F	1	28° 40° SH
R	1	70° 20° FX
S	1	10° 20° FX FRONT GABLE
	9	TOTAL

Areas:
LIVING 1596 SQ. FT.
GARAGE 498
PORCHES 386
TOTAL 2480 SQ. FT.

HILL COUNTRY DWELLINGS
P.O. BOX 128 HICO, TEXAS 76457 817-475-6134