



Planning & Zoning Commission
Regular Meeting

Wednesday, April 16, 2025, 5:30 PM
City Hall Council Chambers
298 W Washington
Stephenville, Texas 76401

AGENDA

CALL TO ORDER

CITIZENS GENERAL DISCUSSION

APPROVAL OF MINUTES

Consider Approval of March 19, 2025 Meeting Minutes

1. Approval of March 19, 2025 Meeting Minutes

REGULAR AGENDA

2. Administer Oath of Office for James Stephenson, Place 7.

3. **Application No.: RZ 8714**

Megan Leatherwood representing 500 Investment Corporation, is requesting a rezone of property located at 0 Alexander Road, Parcel R67158, being approximately 17.46 acres of the AO196 John B DUPUY Abstract of the City of Stephenville, Erath County, Texas from (R-1), Single Family Residential, to (R-1.5), Single Family 5,000 ft.

4. **PUBLIC HEARING**

Application No.: RZ 8714

5. Consider approval of a rezone for property located at 0 Alexander Road, Parcel R67158, being approximately 17.46 acres of the AO196 John B DUPUY Abstract of the City of Stephenville, Erath County, Texas from (R-1), Single Family Residential, to (R-1.5), Single Family 5,000 ft.

6. **Application No.: RZ 8739**

Applicant Kevin Maynard, representing M&F Project 1885 LLC., is requesting a rezone of property located at 164 E College, Parcel R29157, being Block 2, Lots B, C, and D of City Addition to the City of Stephenville, Erath County, Texas, from (DT), Downtown to (PD), Planned Development. The applicant will present a conceptual plan.

7. **PUBLIC HEARING**

Application RZ 8739

8. Provide comments regarding Conceptual Plan for property located at 164 E College, Parcel R29157, being Block 2, Lots B, C, and D of City Addition to the City of Stephenville, Erath County, Texas, from (DT), Downtown to (PD), Planned Development.

9. **Application No.: RP 8689**

Jason Nitschke is requesting a replat of property located at 791 N. Clinton, Parcel R33319, being Block 14, Lots 12 and 13 of the S5700 Shapard & Collins Addition of the City of Stephenville, Erath County, Texas.

10. **PUBLIC HEARING**

Application No.: RP 8689

11. Consider approval of a replat for property located at 791 N. Clinton, Parcel R33319, being Block 14, Lots 12 and 13 of the S5700 Shapard & Collins Addition of the City of Stephenville, Erath County, Texas.

12. **Application No.: CUP 8737**

Trevor Hudson, representing Michael Plank, owner of NPH Ventures, LLC., is requesting a Conditional Use Permit to allow the operation of an Auto Paint and Body Shop/Repair in a (B-2), Retail and Commercial District, for property known as 902 N Wolfe Nursery Rd, Parcel R72994, being Block 1, Lot 3 of the Doss Addition Phase 3 of the City of Stephenville, Erath County, Texas.

13. **PUBLIC HEARING**

Application No.: CUP 8737

14. Consider approval of a Conditional Use Permit to allow the operation of an Auto Paint and Body Shop/Repair in a (B-2), Retail and Commercial District, for property known as 902 N Wolfe Nursery Rd, Parcel R72994, being Block 1, Lot 3 of the Doss Addition Phase 3 of the City of Stephenville, Erath County, Texas.

15. **Committee Assignment 042025**

The Development Services Committee has tasked the Commission with the review and subsequent recommendation regarding the revocation of the land use regulation that limits lot coverage of the primary structure to 40% of the total area of the required minimum lot dimensions for residential districts.

16. **PUBLIC HEARING**

Committee Assignment 042025

17. Consider approval of the Commission to review and subsequently recommend the revocation of the land use regulation that limits lot coverage of the primary structure to 40% of the total area of the required minimum lot dimensions for residential districts.

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 & ZONING COMMISSION

MEETING MINUTES
REGULAR MEETING
MARCH 19, 2025

CALL TO ORDER

The Planning & Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, March 19, 2025, in the City Hall Council Chambers, 298 West Washington Street, for the purpose of a Planning & Zoning Commission 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:

Place 1 Tyler Wright
Place 2 Justin Slawson
Place 3 Lisa LaTouche
Place 6 Brian Lesley
Alt. Place 1 James Stephenson

Commissioners Absent:

Place 4 Bonnie Terrell
Place 5 Nick Robinson
Alt. Place 2 Bruce Delater

Others Attending:

Steve Killen, Director of Development Services
Jan Strahan, Commission Secretary

Commission Chair Lisa LaTouche called the Planning & Zoning Commission to order at 05:30 PM.

CITIZENS GENERAL DISCUSSION

No one addressed the commission at this time.

APPROVAL OF MINUTES

Brian Lesley made a statement to amend attendance of Commissioners at previous meeting minutes dated February 19th, 2025, showing Paul Ashby as present. Corrected clerical error.

1. Consider Approval of February 19, 2025 Meeting Minutes

MOTION by Brian Lesley, second by Justin Slawson to approve the minutes for February 19,

2025 Meeting Minutes.
MOTION CARRIED unanimously.

REGULAR AGENDA

2. **Case No.: RZ2025-008**

Applicant Joel Allen, representing Pecan Landing, LLC., is requesting a rezone of property located at 0 Forest Ln, Parcel R77510, being 36.765 acres of the A0515 MOTLEY WILLIAM Abstract of the City of Stephenville, Erath County, Texas from (PD), Planned Development, to (R-2.5), Integrated Housing.

Development Services Director, Steve Killen, briefed the Commission regarding the Rezone requested by the applicant. Mr. Killen stated, In 2023, Mr. Allen presented a Development Plan and a Rezone request to Planned Development. The request was granted and ordinance 2023-O-08 was adopted. Mr. Allen's project design has evolved and, consequently, he is requesting a rezone to R-2.5. If the rezone is approved, the original Planned Development will need to be repealed.

Mr. Allen was present via Zoom to answer Commissioners questions

3. **PUBLIC HEARING**

Case No.: RZ2025-008

Chairperson Lisa LaTouche opened the Public Hearing at 5:39PM.

Lanny Butler of 100 Greenbriar, had questions regarding the rezone

Chairperson Lisa LaTouche closed the Public Hearing at 5:41PM.

4. **Consider approval of a rezone request for property located at 0 Forest Ln, Parcel R77510, being 36.765 acres of the A0515 MOTLEY WILLIAM Abstract of the City of Stephenville, Erath County, Texas from (PD), Planned Development, to (R-2.5), Integrated Housing.**

MOTION by Justin Slawson, second by Brian Lesley, to recommend approval of a rezone of property located at 0 Forest Ln, Parcel R77510, being 36.765 acres of the A0515 MOTLEY WILLIAM Abstract of the City of Stephenville, Erath County, Texas from (PD), Planned Development, to (R-2.5), Integrated Housing.

MOTION received a 3-2 vote. Moves forward to City Council as no recommendation.

AYES: Tyler Wright, Justin Slawson, James Stephenson

NOES: Lisa LaTouche, Brian Lesley

5. **Case No.: RZ2025-009**

Applicant Joel Allen, representing Pecan Landing, LLC., is requesting a rezone of property located at 0 Forest Ln, Parcel R78517, being 7.35 acres of the A0515 MOTLEY WILLIAM Abstract of the City of Stephenville, Erath County, Texas from (R-1), Single Family, to (R-2.5), Integrated Housing.

Development Services Director, Steve Killen, briefed the Commission regarding the Rezone requested by the applicant. Mr. Killen stated, this parcel will be developed in conjunction with the development Mr. Allen is pursuing the 36-acre parcel that was originally approved as a Planned Development.

Mr. Allen was present via Zoom to answer Commissioners questions

6. **PUBLIC HEARING**
Case No.: RZ2025-009

Chairperson Lisa LaTouche opened the Public Hearing at 5:47PM.

No one spoke in favor or against the Rezone request.

Chairperson Lisa LaTouche closed the Public Hearing at 5:48PM.

7. **Consider approval of a rezone request for property located at 0 Forest Ln, Parcel R78517, being 7.35 acres of the A0515 MOTLEY WILLIAM Abstract of the City of Stephenville, Erath County, Texas from (R-1), Single Family, to (R-2.5), Integrated Housing.**

MOTION by James Stephenson, second by Justin Slawson, to approve the Rezone of property located at 0 Forest Ln, Parcel R78517, being 7.35 acres of the A0515 MOTLEY WILLIAM Abstract of the City of Stephenville, Erath County, Texas from(R-1), Single Family, to (R-2.5), Integrated Housing.

MOTION CARRIED by a vote of 4 to 1.

AYES: Tyler Wright, Justin Slawson, James Stephenson, Lisa LaTouche

NOES: Brian Lesley

8. **Case No.: PD2024-018**
Applicant Joel Allen, representing Pecan Landing, LLC., is requesting the repeal of Ordinance 2023-0-08 relating to the approval of the Planned Development for 0 Forest Ln, Parcel R77510, being 36.765 acres of the A0515 MOTLEY WILLIAM Abstract of the City of Stephenville, Erath County, Texas.

Development Services Director, Steve Killen, briefed the Commission regarding the repeal of Ordinance 2023-0-08 requested by the applicant. Mr. Killen stated this parcel will be developed under straight zoning and land use regulations of the R-2.5 zoning district if the rezone request is approved.

Mr. Allen was present via Zoom to answer Commissioners questions

9. **PUBLIC HEARING**
Case No.: PD2024-018

Chairperson Lisa LaTouche opened the Public Hearing at 5:50PM.

No one spoke in favor or against the repeal request.

Chairperson Lisa LaTouche closed the Public Hearing at 5:50PM.

10. **Consider approval of the repeal request of City Ordinance 2023-O-08 of property located at 0 Forest Ln, Parcel R77510, Acres 36.765 of the A0515 MOTLEY WILLIAM Abstract of the City of Stephenville, Erath County, Texas.**

MOTION by Brian Lesley, second by Tyler Wright, to approve the repeal request of City Ordinance 2023-0-08 of property located at 0 Forest Ln, Parcel R77510, Acres 36.765 of the A0515 MOTLEY WILLIAM Abstract of the City of Stephenville, Erath County, Texas. MOTION CARRIED unanimously.

11. **Case No.: RZ2025-010**
Applicant Keith Dowell is requesting rezone of property located at 975 N. McCart, Parcel R28762, being Blk 2, Lot 5 of the S2300 Butler Addition of the City of Stephenville, Erath County, Texas from (R-1), Single Family, to (R-2.5), Integrated Housing.

Development Services Director, Steve Killen briefed the Commission regarding the Rezone being presented. Mr. Killen stated the intended project is to allow for the replat, creating a two-lot subdivision. The single-family home will remain in place and a four-unit structure will be constructed on the new lot created by the replat.

Mr. Keith Dowell was present via Zoom to answer Commissioners questions.

12. **PUBLIC HEARING**
Case No.: RZ2025-010

Chairperson Lisa LaTouche opened the Public Hearing at 5:52PM.

No one spoke in favor or against the rezone request.

Chairperson Lisa LaTouche closed the Public Hearing at 5:52PM.

13. **Consider approval of the rezone request for property located at 975 N. McCart, Parcel R28762, being Blk 2, Lot 5 of the S2300 Butler Addition of the City of Stephenville, Erath County, Texas from (R-1), Single Family, to (R-2.5), Integrated Housing.**

MOTION by Brian Lesley, second by James Stephenson, to recommend approval of the rezone of property located at 975 N. McCart, Parcel R28762, being Blk 2, Lot 5 of the S2300 Butler Addition of the City of Stephenville, Erath County, Texas from (R-1), Single Family, to (R-2.5), Integrated Housing. MOTION CARRIED unanimously.

ADJOURN

Chairperson Lisa LaTouche adjourned the meeting at 5:53PM.

ATTEST:

STAFF REPORT



SUBJECT: Application No.: RZ 8714

Megan Leatherwood representing 500 Investment Corporation, is requesting a rezone of property located at 0 Alexander Road, Parcel R67158, being approximately 17.46 acres of the AO196 John B DUPUY Abstract of the City of Stephenville, Erath County, Texas from (R-1), Single Family Residential, to (R-1.5), Single Family 5,000 ft.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

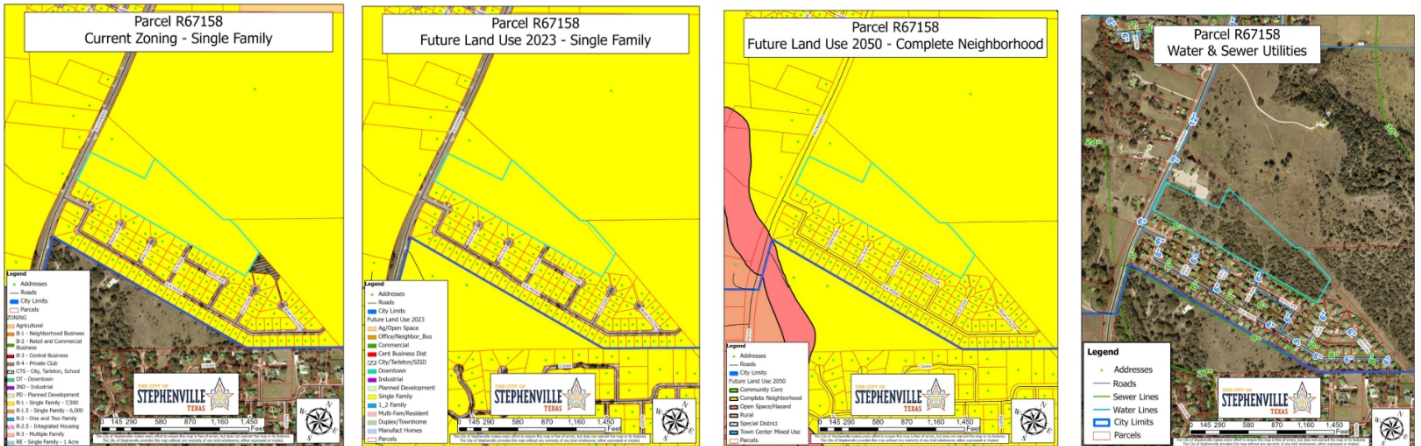
RECOMMENDATION:

To provide the City Council with a recommendation for the rezone request. Under the Stephenville 2050 Comprehensive plan, the Future Land Use is designated as Complete Neighborhood. The intended project would be appropriate for that designation.

BACKGROUND:

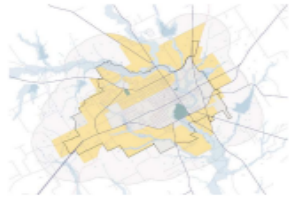
The applicant is requesting a rezone to construct single family homes. The rezone to R-1.5 will allow lot dimensions of 50x100. Once the rezone is approved the Developer will return for approval of a preliminary site plan once finalized. A site plan is attached; but further revisions are underway.

PROPERTY PROFILE:



Complete Neighborhood

The Complete Neighborhood land use accommodates a mix of uses at a moderate density. A mix of housing types is encouraged to accommodate a range of residents. Local retail and service businesses are located on active corridors and parks and green spaces are integrated within the district.



Sec. 154.05.4. Single-family residential district (R-1.5)

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 four 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 four unrelated individuals;
- (2) Accessory building;
- (3) Churches, temples, mosques and related facilities;
- (4) Community home;
- (5) Park or playground; and
- (6) SISD school—public.

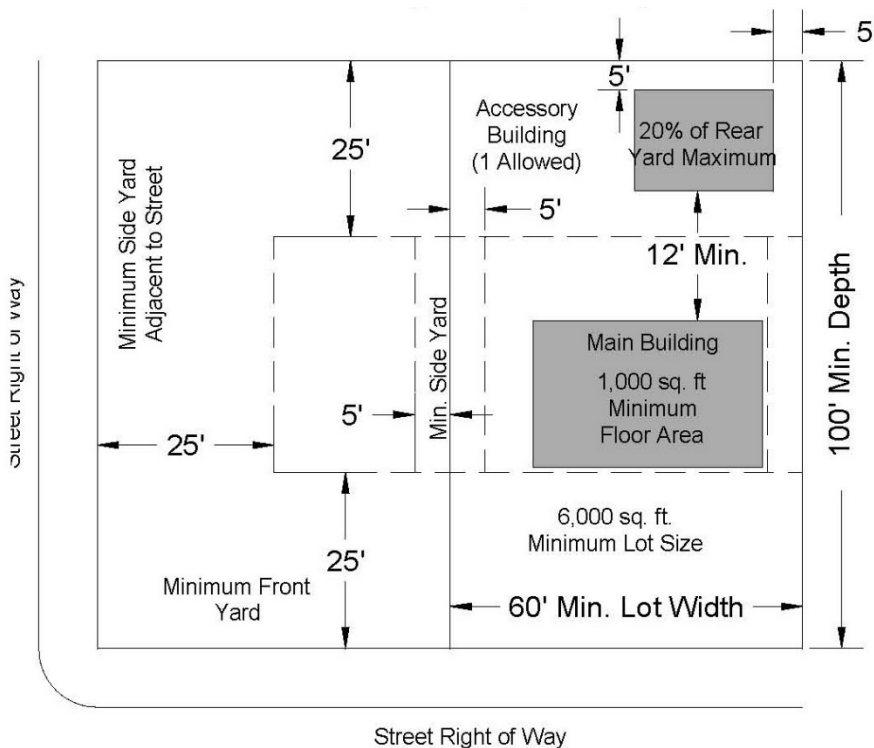
5.4.C Conditional Uses.

- (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.

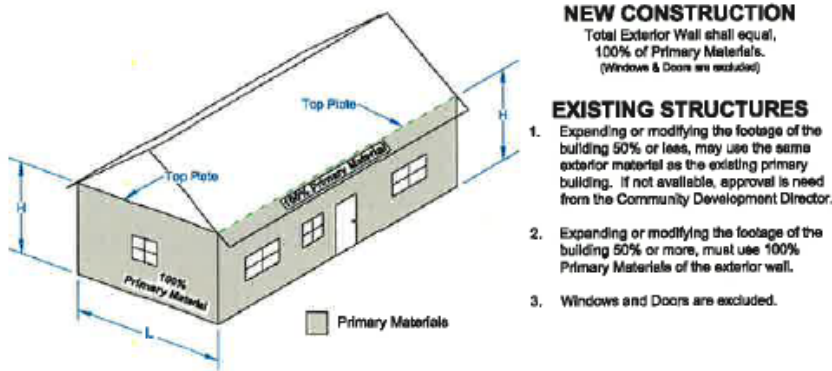


5.4.E Parking Regulations. A Single-Family, R-1.5 District lot shall provide a minimum of two vehicle parking spaces, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in this ordinance, Section 11, Parking Regulations of this ordinance.

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.



(Ord. 2011-26, passed 12-6-2011; Ord. 2018-O-22, § 1, 6-12-2018; Am. Ord. 2024-O-33, § 1, passed 11-5-2024)

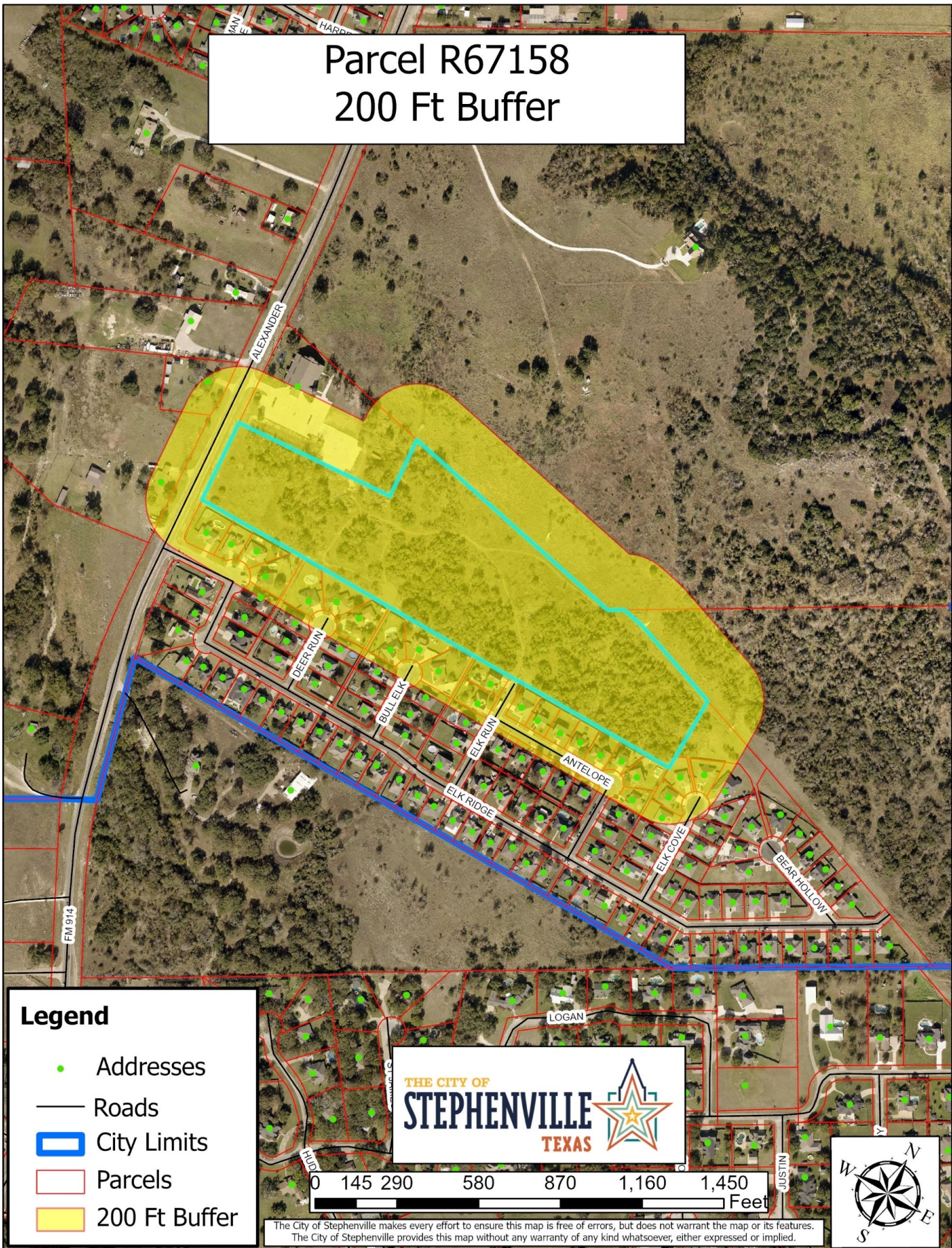
FACTORS TO CONSIDER:

- 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 R67158 200 Ft Buffer



Legend

- Addresses
- Roads
- ▭ City Limits
- ▭ Parcels
- ▭ 200 Ft Buffer

THE CITY OF
STEPHENVILLE
TEXAS



0 145 290 580 870 1,160 1,450 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 R67158

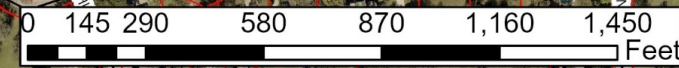
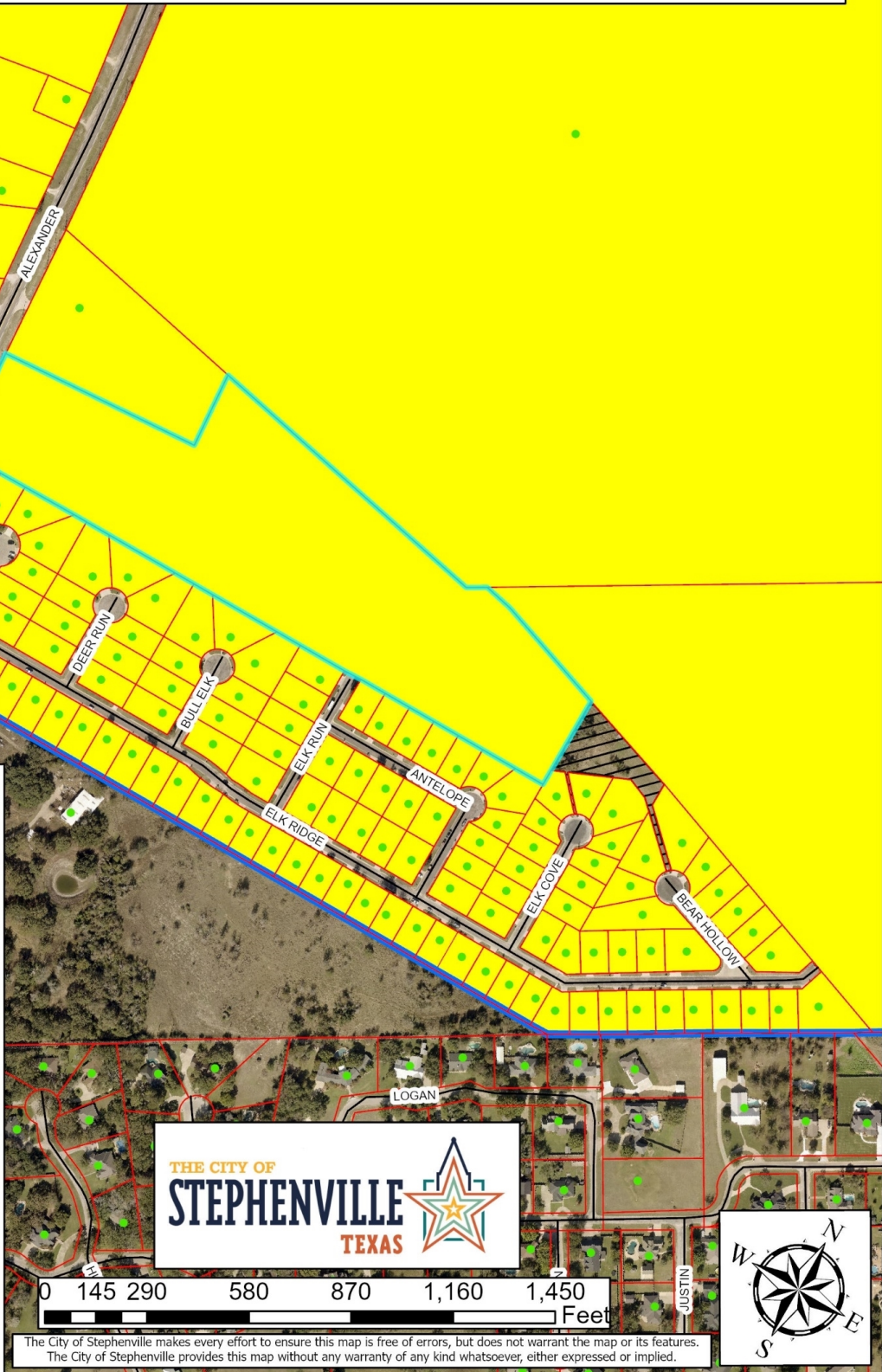
Current Zoning - Single Family

Legend

- Addresses
- Roads
- City Limits
- Parcels

ZONING

- 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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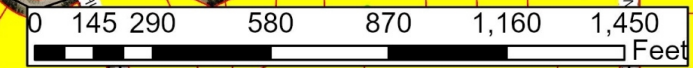


Parcel R67158

Future Land Use 2023 - Single Family

Legend

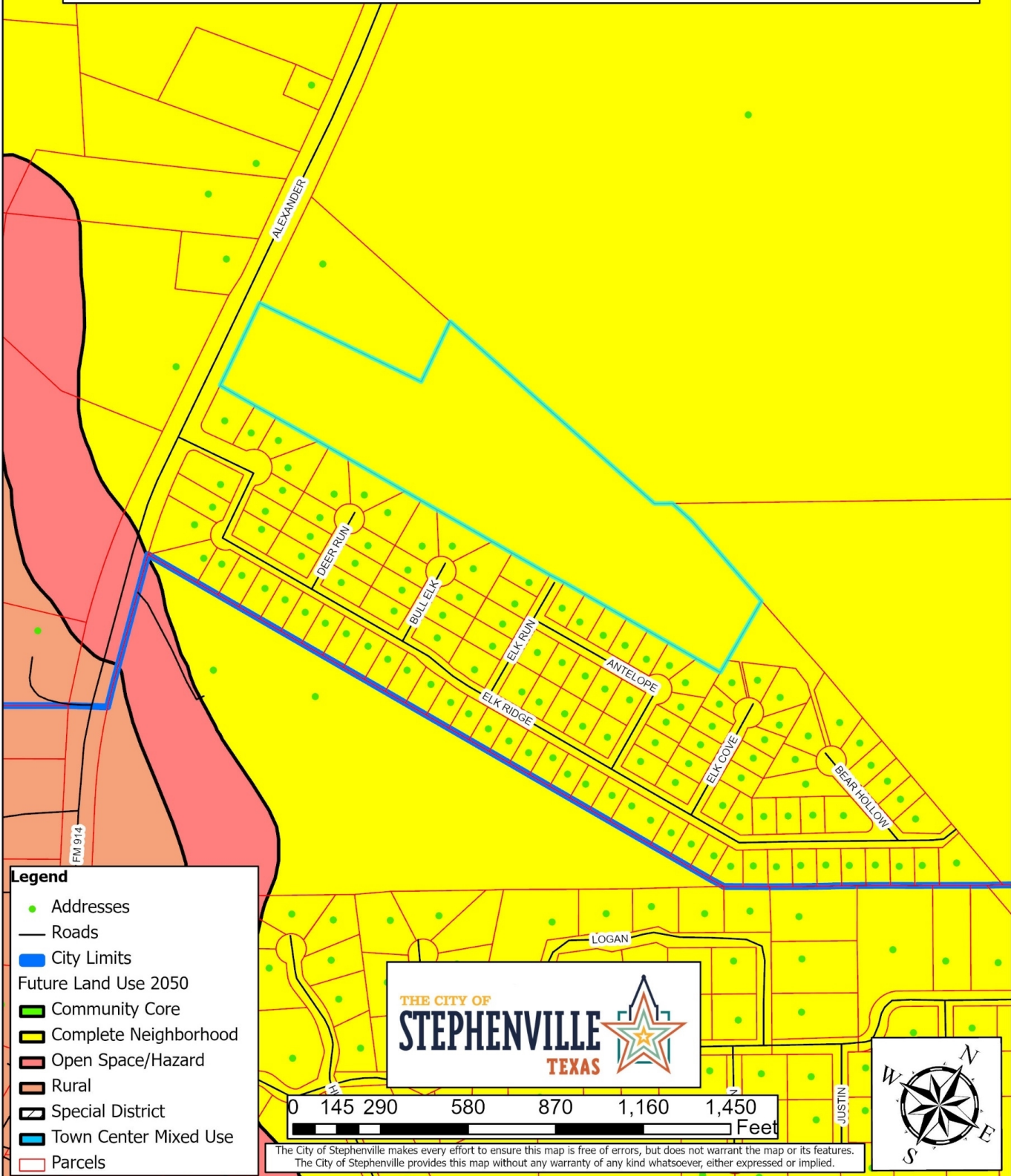
- Addresses
- Roads
- City Limits
- Future Land Use 2023
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes
- Parcels



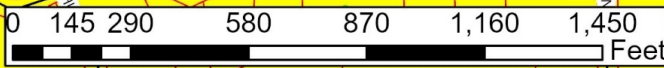
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Parcel R67158

Future Land Use 2050 - Complete Neighborhood



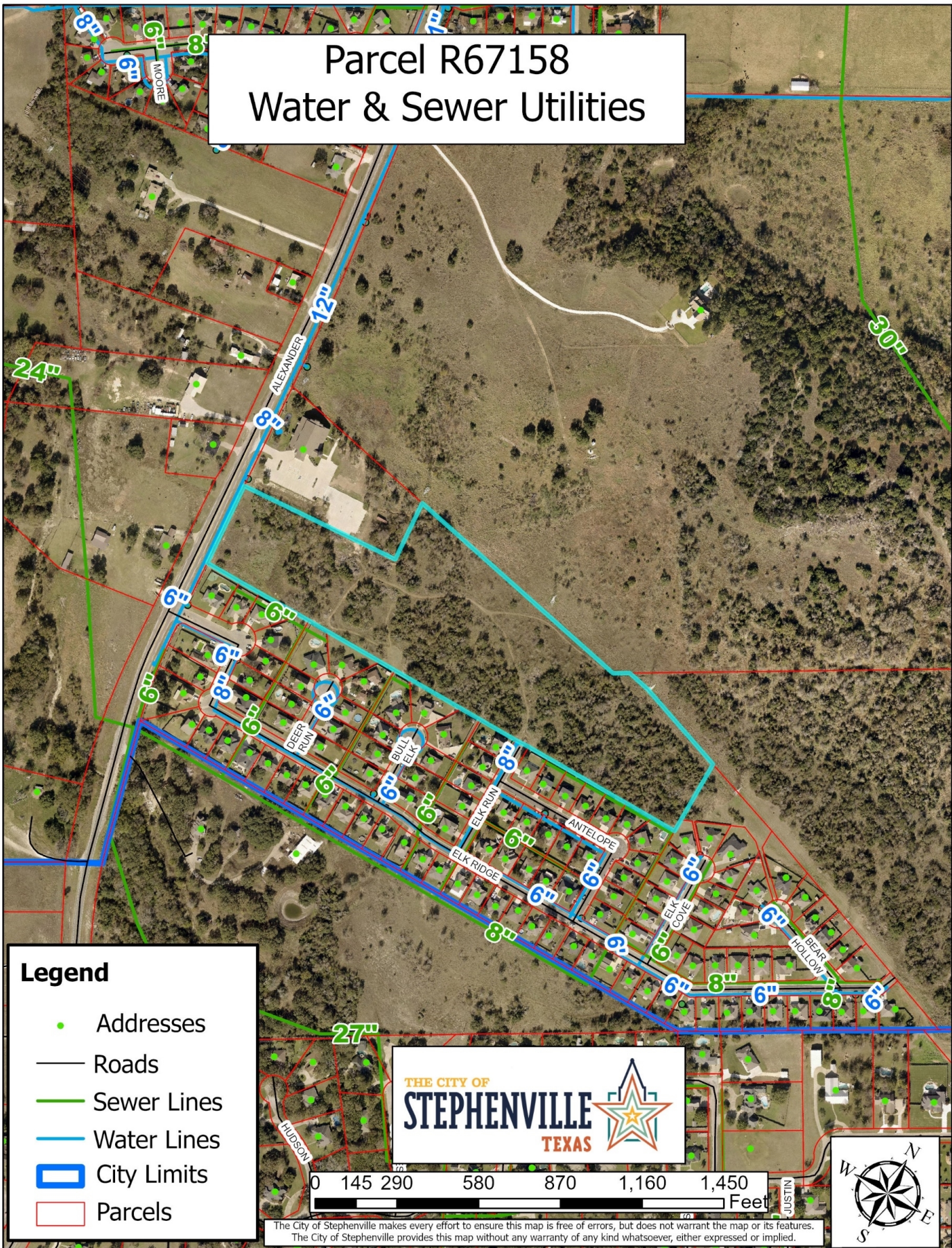
- Legend**
- Addresses
 - Roads
 - City Limits
 - Future Land Use 2050
 - Community Core
 - Complete Neighborhood
 - Open Space/Hazard
 - Rural
 - Special District
 - Town Center Mixed Use
 - Parcels



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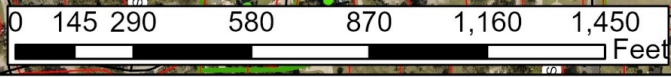


Parcel R67158 Water & Sewer Utilities



Legend

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



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Parcel ID R67158

200 Ft Buffer

Address

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000067158	0 ALEXANDER RD	500 INVESTMENT CORP	PO BOX 65	STEPHENVILLE	TX	76401
R000074368	0 ALEXANDER (OFF) RD	500 INVESTMENT CORP	PO BOX 65	STEPHENVILLE	TX	76401
R000073605	1737 DEER RUN	BAGGS STEPHEN GAIL & WANDA KLINE BAGGS	1737 DEER RUN	STEPHENVILLE	TX	76401
R000073631	1711 ANTELOPE TRAIL	BARNES COLBY	1711 ANTELOPE TRAIL	STEPHENVILLE	TX	76401
R000073627	1025 ANTELOPE TRAIL	BOUQUET MATTHEW T & EMMA D	1025 ANTELOPE TR	STEPHENVILLE	TX	76401
R000075359	161 ELK COVE	BOURASSA JAMES & LINDA BOURASSA	161 ELK COVE	STEPHENVILLE	TX	76401
R000073612	1736 BULL ELK	BUSH CHUCK ALVIS & DONNA MICHELLE BUSH	1736 BULL ELK DR	STEPHENVILLE	TX	76401
R000073622	1690 ELK RUN	BUTCHEE JEREMIAH & JULIE	1690 ELK RUN DR	STEPHENVILLE	TX	76401
R000075358	151 ELK COVE	CAMPBELL LORI LEE	151 ELK COVE	STEPHENVILLE	TX	76401
R000075356	131 ELK COVE	CHESNUT ETHAN R	131 ELK COVE	STEPHENVILLE	TX	76401
R000075380	0 ELK RIDGE DR	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000073629	1005 ANTELOPE TRAIL	COMPTON ERIC S & ERIN N COMPTON	1005 ANTELOPE TRL	STEPHENVILLE	TX	76401-6087
R000073620	1710 ELK RUN	DARDEN WILLIAM P & JENNIFER K DARDEN	1710 ELK RUN DR	STEPHENVILLE	TX	76401
R000017582	1670 ALEXANDER RD	DVORAK CHESTER EUGENE & KRISTI LYNN	1670 ALEXANDER RD	STEPHENVILLE	TX	76401
R000076459	1515 ALEXANDER RD	ELK RIDGE BAPTIST CHURCH	PO BOX 14	STEPHENVILLE	TX	76401
R000017570	1255 ALEXANDER RD	ELLIOTT STEPHANY L	PO BOX 18	STEPHENVILLE	TX	76401
R000073604	1730 DEER RUN	EUBANKS ONETA JO	1730 DEER RUN	STEPHENVILLE	TX	76401
R000073625	1045 ANTELOPE TRAIL	EVANS JONATHAN LLOYD & SAMANTHA ANN EVANS	1045 ANTELOPE TRAIL	STEPHENVILLE	TX	76401
R000073595	1261 ELK RIDGE DR	GHALAN RABIN & CHUNGLA LAMA SHERPA	1261 ELK RIDGE DR	STEPHENVILLE	TX	76401
R000073621	1700 ELK RUN	GOODMAN JERRY IRA & TRACI GOODMAN	1700 ELK RUN DR	STEPHENVILLE	TX	76401
R000073611	1740 BULL ELK	GREENHAW BRANDON J & KAREN L	1740 BULL ELK DR	STEPHENVILLE	TX	76401
R000073596	1257 ELK RIDGE DR	HALLAM MICHAEL THOMAS & RANDI LYNN HALLAM	1257 ELK RIDGE DR	STEPHENVILLE	TX	76401
R000073597	1253 ELK RIDGE DR	HAMPPEL MICHAEL GARRETT	8116 FLEETWING TRL	FORT WORTH	TX	76131
R000073628	1015 ANTELOPE TRAIL	HELTON Nanci & NATHAN BRADLEE HELTON	1015 ANTELOPE TRAIL	STEPHENVILLE	TX	76401
R000073614	1735 BULL ELK	HETTICHER DONALD & SUZANNE FAMILY TRUST	1735 BULL ELK DR	STEPHENVILLE	TX	76401
R000073638	1020 ANTELOPE TRAIL	HULL BRIT & CANDICE HULL	1020 ANTELOPE TRAIL	STEPHENVILLE	TX	76401
R000073623	1065 ANTELOPE TRAIL	KEITH DUSTIN & JUDITH KEITH	1065 ANTELOPE TRAIL	STEPHENVILLE	TX	76401
R000073637	1030 ANTELOPE TRAIL	KIRCHNER RUSTY DALE	1030 ANTELOPE TRAIL	STEPHENVILLE	TX	76401
R000073603	1738 DEER RUN	LEACH CASEY ANN	1738 DEER RUN	STEPHENVILLE	TX	76401
R000073626	1035 ANTELOPE TRAIL	LEATHERWOOD JAMES G & MEGAN L	1035 ANTELOPE TRAIL	STEPHENVILLE	TX	76401
R000075360	150 ELK COVE	LINZER EZRA & KIAUNA LINZER	150 ELK COVE	STEPHENVILLE	TX	76401
R000073615	1739 BULL ELK	MARRS RHEA	1739 BULL ELK DR	STEPHENVILLE	TX	76401-6058
R000075357	141 ELK COVE	MARTIN ALTHEA	141 ELK COVE	STEPHENVILLE	TX	76401
R000073630	1701 ANTELOPE TRAIL	MASCORRO DIANA	1701 ANTELOPE TRAIL	STEPHENVILLE	TX	76401
R000073670	1040 ANTELOPE TRAIL	MEDRANO CAROLINA & SANTOS AVILA ELIZONDO	1040 ANTELOPE TRAIL	STEPHENVILLE	TX	76401
R000073594	1265 ELK RIDGE DR	MILLER MICHAEL PETE & ANITA LOBO-MILLER	1265 ELK RIDGE DR	STEPHENVILLE	TX	76401
R000073624	1055 ANTELOPE TRAIL	RONCINSKE GERARD K & MEGAN W RONCINSKE	1384 BLUE LAKE DR	FRISCO	TX	75033
R000073593	1269 ELK RIDGE DR	SATTERWHITE GARY S & TALISA M	1269 ELK RIDGE DR	STEPHENVILLE	TX	76401
R000073606	1741 DEER RUN	SAUCEDA VICTOR A & DEANNA K	1741 DEER RUN	STEPHENVILLE	TX	76401-6064
R000073602	1742 DEER RUN	SINGLETON JEREMY & PAMELA	1742 DEER RUN	STEPHENVILLE	TX	76401
R000073635	1050 ANTELOPE TRAIL	THE TAMMY TERESA ARNESON LIVING TRUST	1050 ANTELOPE TRAIL	STEPHENVILLE	TX	76401
R000017656	1560 ALEXANDER RD	WHITE JEFFREY L & TRACY M WHITE	1560 ALEXANDER RD	STEPHENVILLE	TX	76401
R000073634	1060 ANTELOPE TRAIL	WHITES DANIEL B & MEGGAN B	1060 ANTELOPE TRL	STEPHENVILLE	TX	76401
R000073613	1728 BULL ELK	WYNN JAMES TAYLOR & AMANDA WYNN	1728 BULL ELK DR	STEPHENVILLE	TX	76401

REVISIONS	REVISOR	DATE
1		

TRAFALGAR HOMES OF TEXAS
 CONTACT: WES BISHOP
 OFFICE: 254-988-1005
 MOBILE: 254-434-7314
 EMAIL: wbs@trahp@gmail.com
 TRAFALGAR HOMES OF TEXAS

ELK RIDGE PHASE 4
 1510 ALEXANDER RD (FM 914)
 STEPHENVILLE, TEXAS 76401

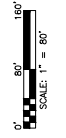


PRELIMINARY
 FEBRUARY 26, 2025
 A.M.T. DMF
 PROJECT NO. WED02015-2516
 SHEET NUMBER C-1.0

BEFORE YOU DIG CALL: 1-800-254-4545
 TEXAS ONE CALL SYSTEM
 TEXAS 811

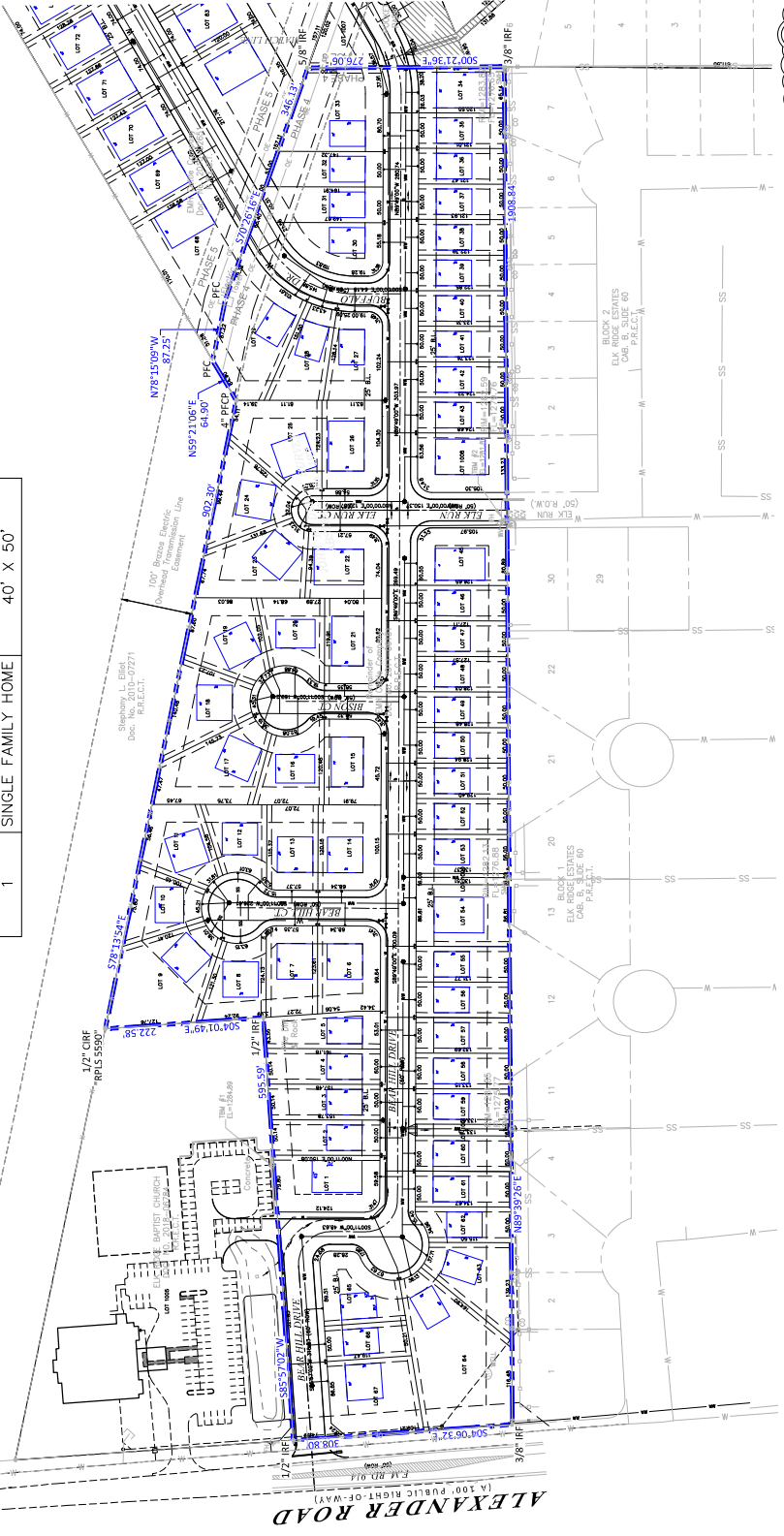
LEGEND

- PROPERTY LINE
- PROPOSED PAIDS
- EXISTING UTILITY
- BUILDING SETBACK
- STREET PAVING



LOT TABLE FOR PHASE 4

NO. OF BLDGS.	LOT TYPE	PAD SIZE
14	SINGLE FAMILY HOME	50' X 50'
40	SINGLE FAMILY HOME	36' X 50'
4	SINGLE FAMILY HOME	45' X 70'
5	SINGLE FAMILY HOME	50' X 70'
2	SINGLE FAMILY HOME	40' X 55'
1	SINGLE FAMILY HOME	45' X 50'
1	SINGLE FAMILY HOME	40' X 50'



CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE RESPONSIBLE FOR NOTIFYING THE ENGINEER OF ANY DISCREPANCIES. EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.



TEXAS ONE CALL SYSTEM
 TEXAS 811

STAFF REPORT

SUBJECT: Application No.: RZ 8739

Applicant Kevin Maynard, representing M&F Project 1885 LLC., is requesting a rezone of property located at 164 E College, Parcel R29157, being Block 2, Lost B, C, and D of City Addition to the City of Stephenville, Erath County, Texas, from (DT), Downtown to (PD), Planned Development. The applicant will present a conceptual plan.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

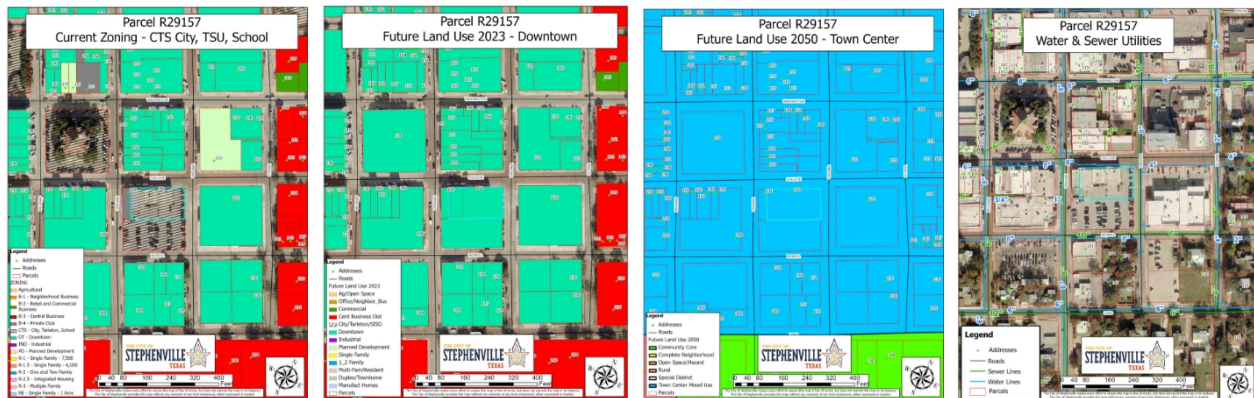
CONTACT:

RECOMMENDATION:

Mr. Maynard recently acquired this property and has submitted plans that include retail space on the bottom floor with residential on the second floor. The DT District allows retail and residential as permitted uses; but does not list mixed-use as a permitted use. A rezone to a Planned Development is being request. This is the same approach taken for other mixed-use projects in the DT District. The Future Land Use for the Stephenville 2050 Plan calls for mixed-use in this area.

BACKGROUND:

PROPERTY PROFILE:



Town Center Mixed-Use

The Town Center Mixed-Use land use encourages a mix of uses including residential, purpose-built student housing, offices, retail, and recreational at higher densities. These areas are hubs for commerce, entertainment, education, and culture, with numerous offices, shops, restaurants, theaters, and art galleries.



Sec. 154.08. Planned development district (PD).

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 of 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 requirement 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.

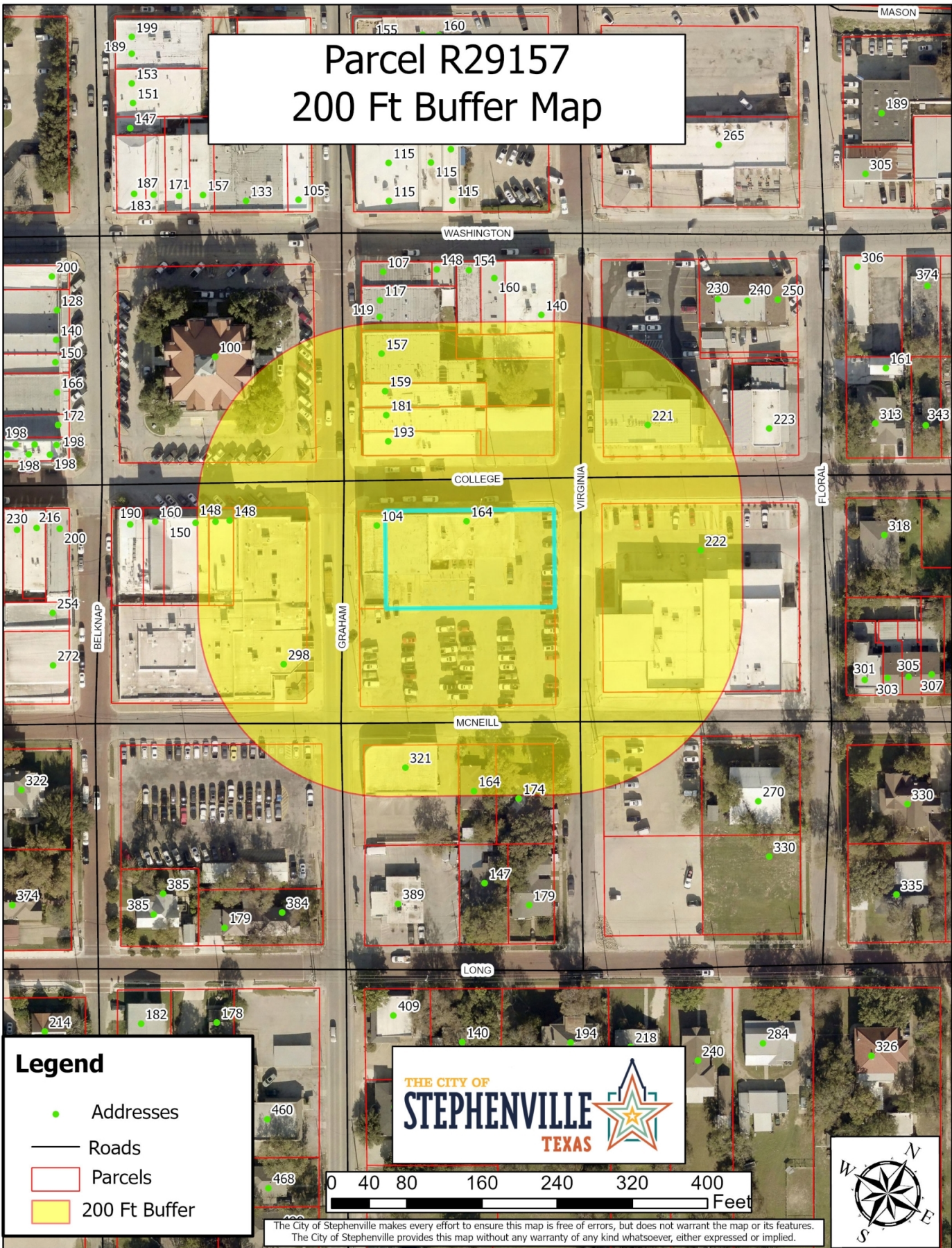
FACTORS TO CONSIDER:

- 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:

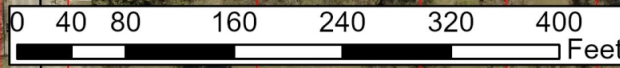
- 1) Provide recommendations regarding any requested revisions to the Conceptual Plan.

Parcel R29157 200 Ft Buffer Map



Legend

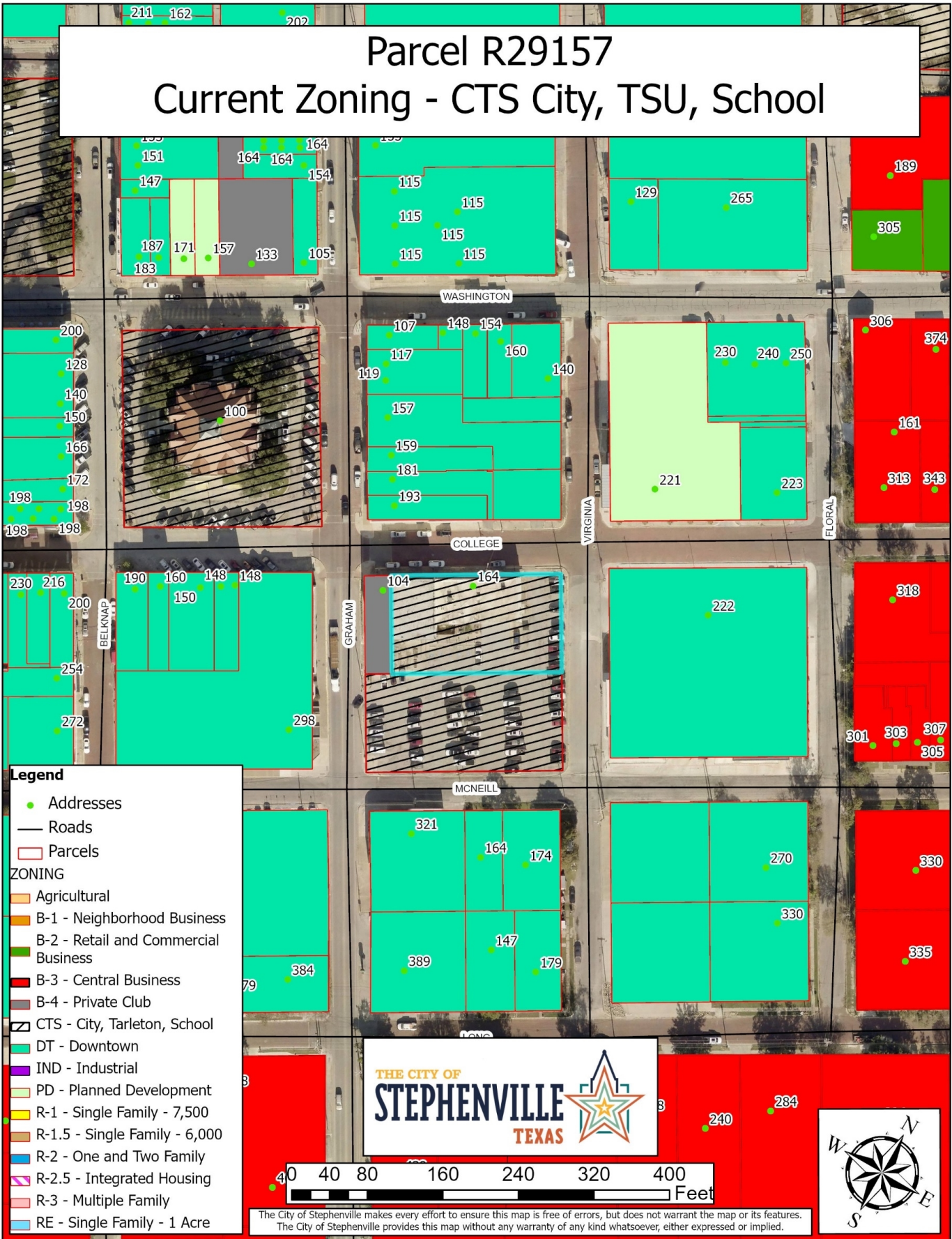
- Addresses
- Roads
- ▭ Parcels
- 200 Ft Buffer



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 R29157

Current Zoning - CTS City, TSU, School



Legend

- Addresses
- Roads
- ▭ Parcels

ZONING

- 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 R29157

Future Land Use 2023 - Downtown



Legend

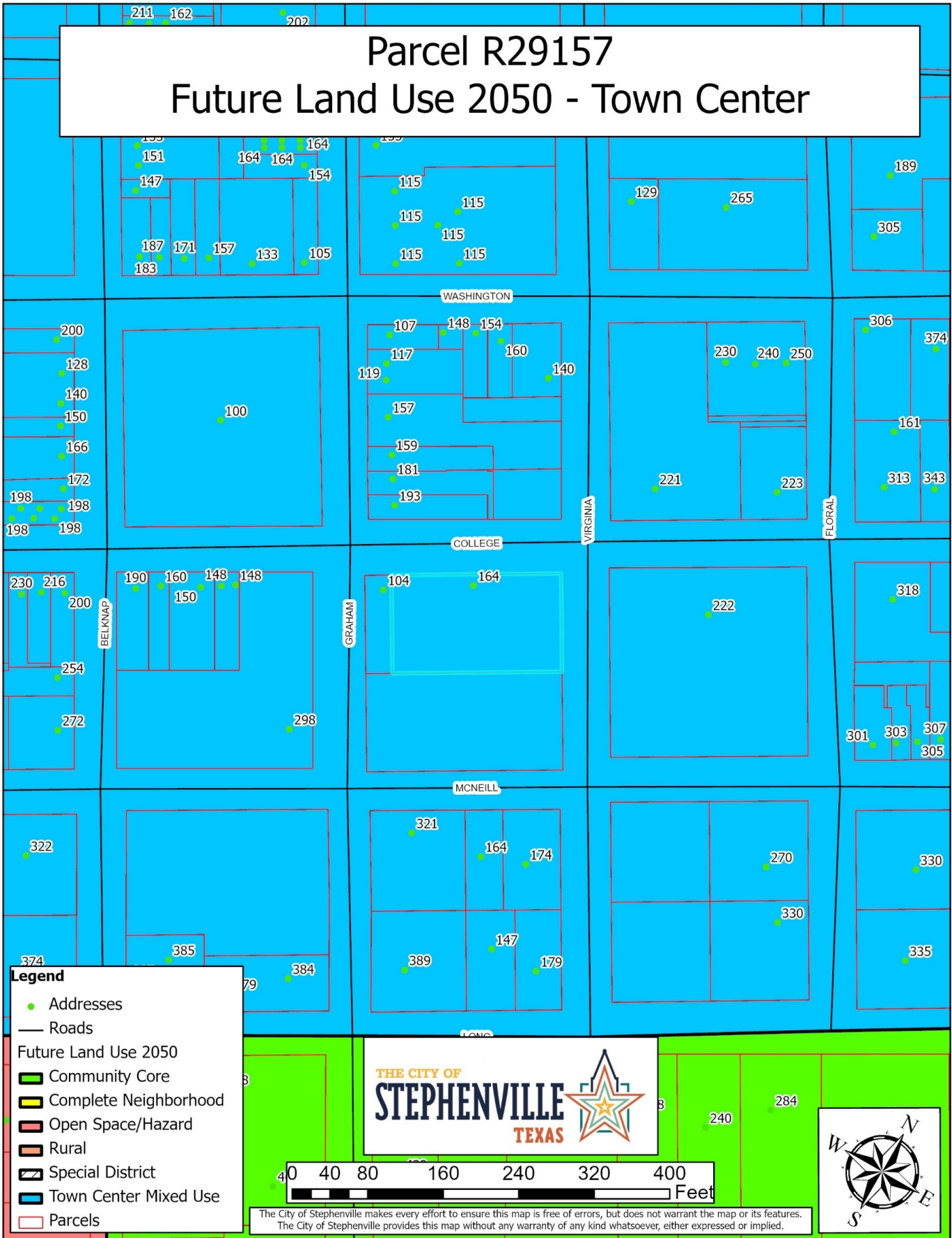
- Addresses
- Roads
- Future Land Use 2023
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes
- Parcels



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Parcel R29157

Future Land Use 2050 - Town Center



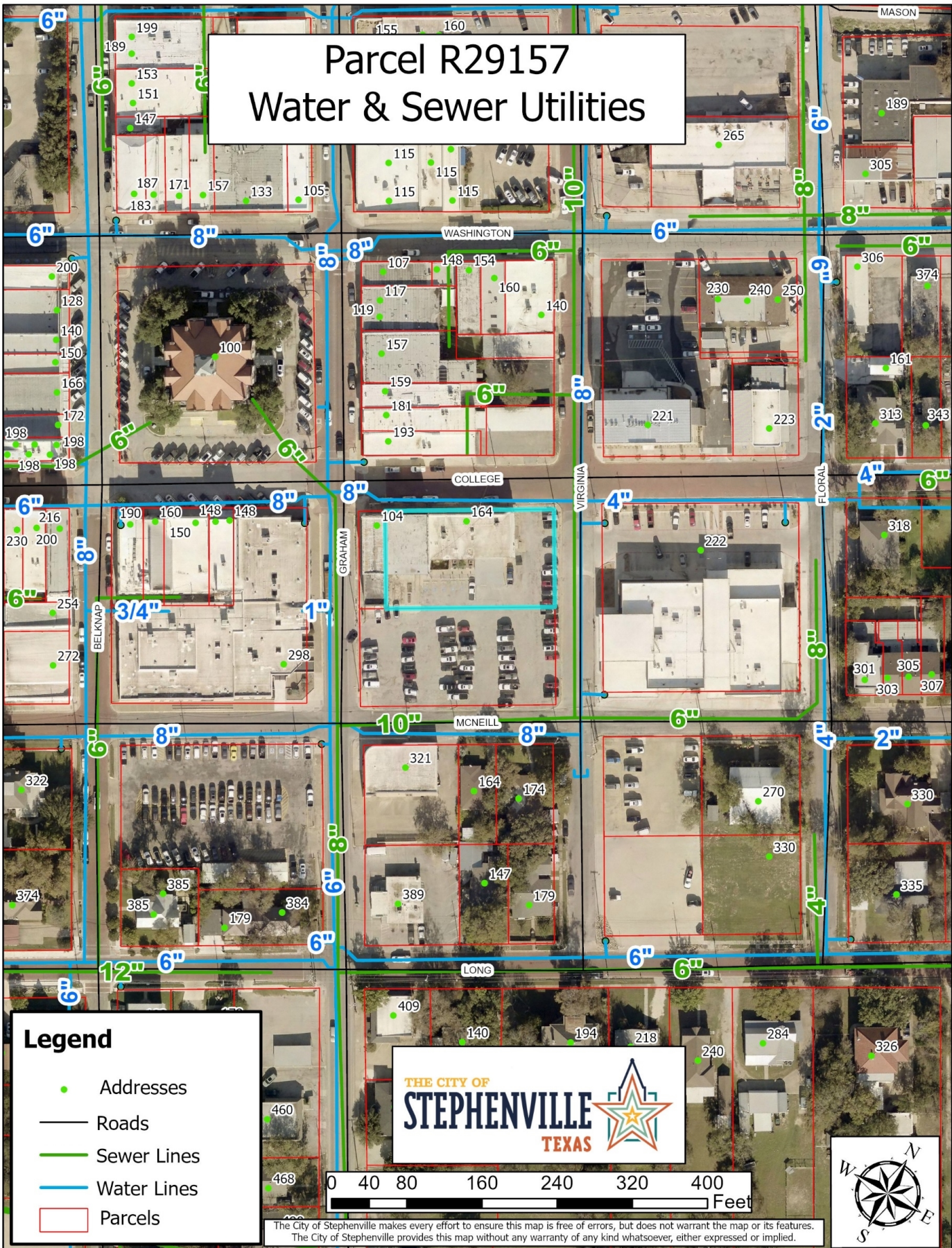
Legend

- Addresses
- Roads
- Future Land Use 2050
- Community Core
- Complete Neighborhood
- Open Space/Hazard
- Rural
- Special District
- Town Center Mixed Use
- Parcels



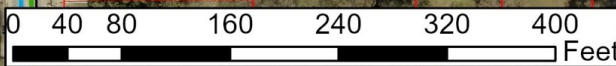
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Parcel R29157 Water & Sewer Utilities



Legend

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



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Parcel ID R29157

200 Ft Buffer

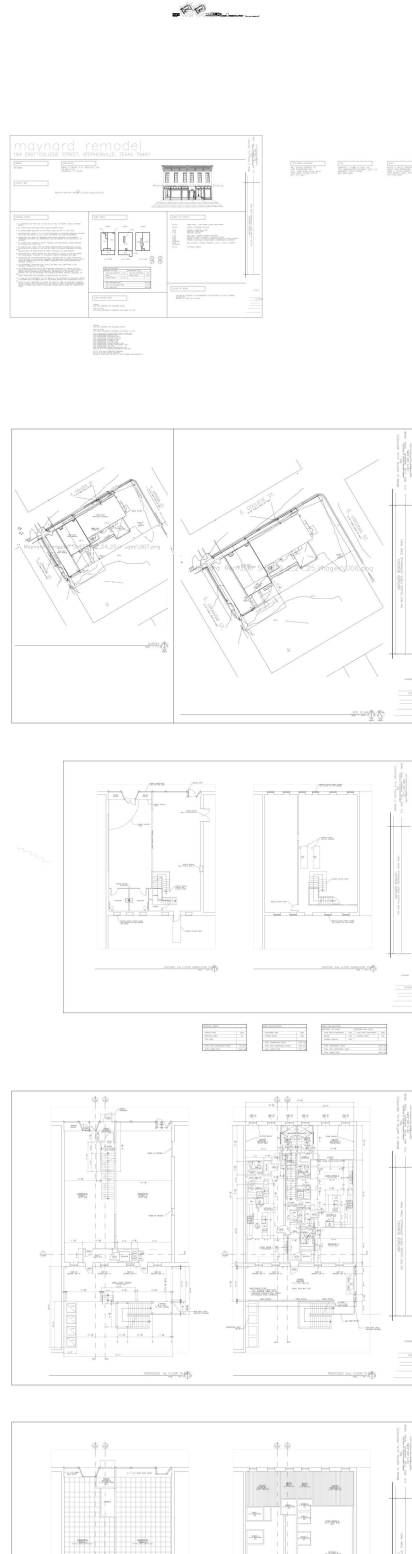
Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000029164	159 S GRAHAM	72-WHO INC	159 S GRAHAM	STEPHENVILLE	TX	76401
R000029232	174 MCNEILL	BLUE DOME VENTURES, LLC - 174EM	3225 MCLEOD DR, SUITE 100	LAS VEGAS	NV	89121
R000029159	0 MCNEILL	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029171	154 E WASHINGTON	CLARKE KAREN MICHELLE	189 CR509	STEPHENVILLE	TX	76401
R000029168	119 S GRAHAM	COATS JIM & PATSY	1187 AZALEA LN	STEPHENVILLE	TX	76401-0000
R000029236	0 E MCNEILL	ERATH COUNTY	ERATH COUNTY COURTHOUSE	STEPHENVILLE	TX	76401
R000029154	298 S GRAHAM	ERATH COUNTY	100 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000029150	100 W WASHINGTON	ERATH COUNTY	100 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000029227	0 W MCNEILL	ERATH COUNTY	100 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000029239	222 E COLLEGE	ERATH COUNTY	ERATH COUNTY COURTHOUSE	STEPHENVILLE	TX	76401
R000029243	223 E COLLEGE	GONZALEZ ALVARO & CONSUELO	1726 CR508	DUBLIN	TX	76446
R000029166	157 S GRAHAM	LOKI ENTERPRISES LLC	157 S GRAHAM	STEPHENVILLE	TX	76401
R000029244	221 E COLLEGE	LONG STREET HOTEL LLC	881 FOREST LANE	STEPHENVILLE	TX	76401
R000029231	164 E MCNEILL	LYON JAY MARSHAL	164 E MCNEILL	STEPHENVILLE	TX	76401-4329
R000029157	164 E COLLEGE	M & F PROJECT 1885 LLC	925 S MAIN ST #3212	GRAPEVINE	TX	76051
R000029153	148 W COLLEGE	MILLS DEWAYNE KEITH & AMANDA	6185 CR209	HICO	TX	76457
R000029173	140 S VIRGINIA	NANCE JERRY C & KELIJON W	PO BOX 1726	STEPHENVILLE	TX	76401-0000
R000029152	150 W COLLEGE	RENFIELD LLC	115 N GRAHAM ST #202	STEPHENVILLE	TX	76401
R000029156	104 E COLLEGE	SABIO INVESTMENTS, LLC - 104 E COLLEGE	16134 S US377	DUBLIN	TX	76446
R000029174	144 S VIRGINIA	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000029163	181 S GRAHAM	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000044704	181 S GRAHAM	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000029230	321 S GRAHAM	STOKES REAL ESTATE LP	321 S GRAHAM	STEPHENVILLE	TX	76401
R000029162	193 S GRAHAM	WILSON-FRASER	193 S GRAHAM	STEPHENVILLE	TX	76401
R000029172	160 E WASHINGTON	ZACHERY CHARON	649 EAST LONG ST	STEPHENVILLE	TX	76401

X Maynard Remodel SHEETS 2_24_25 DWG

Share

1 of 11

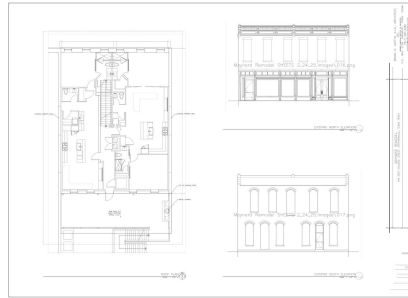


✕ Maynard Remodel SHEETS 2_24_25 DWG

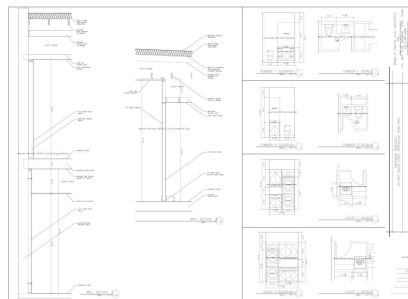
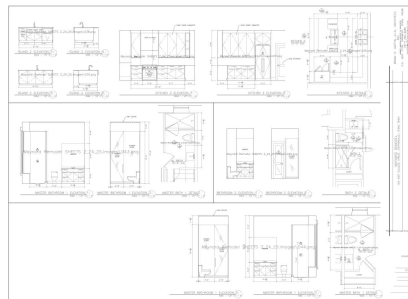
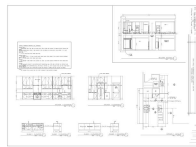
🔗 Share ▾

10 of 11 | 🔗 ▾

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1/2"



STAFF REPORT



SUBJECT: Application No.: RP 8689

Jason Nitschke is requesting a replat of property located at 791 N. Clinton, Parcel R33319, being Block 14, Lots 12 and 13 of the S5700 Shapard & Collins Addition 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 replat for a parcel to be subdivided for duplex homes.

BACKGROUND:

Mr. Nitschke has been working with staff regarding his site plan and replat. The property was recently rezoned to R-2.5 and the intended project will result in a lower density of units per acre than the prior zoning of R-3, Multifamily. Staff is recommending approval of the Replat upon completion of the following conditions:

1. The lots are granted variances for lot depth – the Board of Adjustment granted this variance for the single parcel on previous review.
2. The plat must conform to the Subdivision Ordinance upon conclusion of reviews.
3. Structures may not be placed over easements.
4. Additional easements as required for Backflow Preventor Assembly Vaults, Access & Utility Easements, retaining wall easements, Floodplain and others that may be required as identified during the review process.
5. Ensure all required Plat language is provided.

PROPERTY PROFILE:





Community Core

The Community Core land use accommodates a mix of uses at a medium density. Diverse housing types are encouraged to support a range of residents. Local businesses, such as grocery stores, cafes, and local offices cater to the needs of the nearby residents and parks and green spaces provide recreational opportunities.



Sec. 155.4.08. Replat.

A. Purpose and Applicability.

1. A Replat of all or a portion of a recorded Plat may be approved in accordance with State law without vacation of the recorded Plat, if the Replat:
 - a. Is signed and acknowledged by only the owners of the property being replatted;
 - b. Is approved after a public hearing; and
 - c. Does not propose to amend or remove any covenants or restrictions previously incorporated in the recorded Plat.
2. A Replat shall be subject to approval by the Commission.

B. General Notice and Public Hearing Requirements.

1. Published notice of the public hearings on the Replat Application shall be given in accordance with Section 3.05 if applicable.
 - a. See specific notice and hearing requirements for "Certain" Replats in Section 4.08.F.
2. A public hearing shall be conducted by the Commission on all Replat Applications.

C. Application. The Application for a Replat of a Subdivision shall meet all Application requirements of a Final Plat. The Applicant shall acknowledge that the Replat will not amend or remove any covenants or restrictions previously incorporated in the recorded Plat.

D. Partial Replat Application. If a Replat is submitted for only a portion of a previously platted subdivision, the Replat must reference the previous Subdivision name and recording information, and must state on the Replat the specific lots which are being changed along with a detailed "Purpose for Replat" statement.

E. Criteria for Approval.

1. The Replat of the Subdivision shall meet all review and approval criteria for a Final Plat.
2. The Replat document shall be prepared by a Registered Professional Land Surveyor.

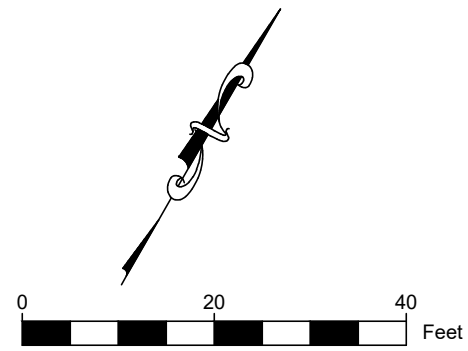
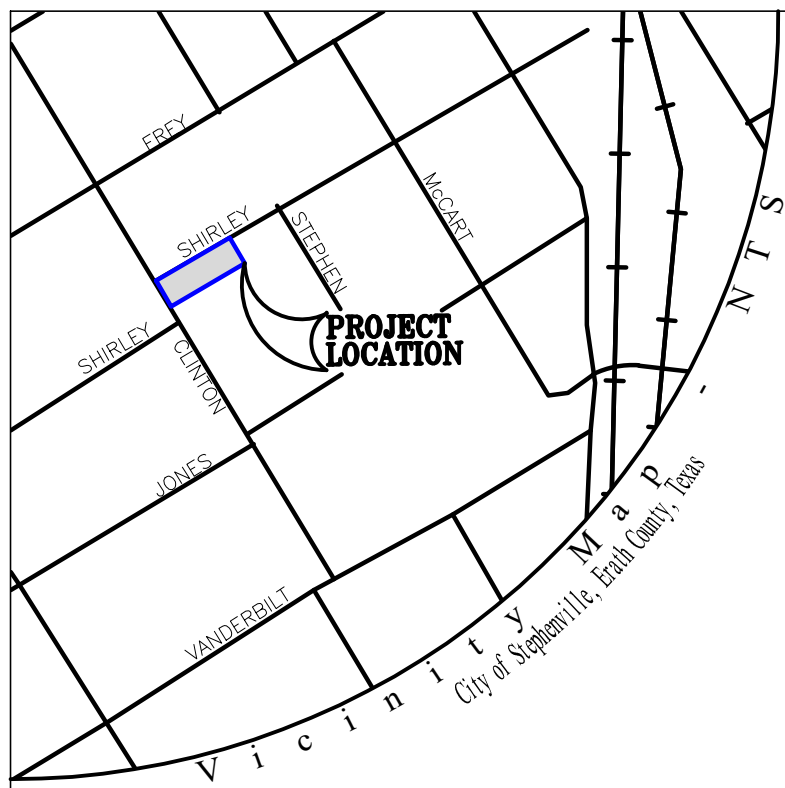
F. Additional Requirements for "Certain" Replats.

1. **Applicability of "Certain" Replats.** Pursuant to Texas Local Government Code Chapter 212.015, a Replat without vacation of the preceding Plat must conform to the requirements of this Section if:
 - a. During the preceding five (5) years, any of the area to be replatted was limited by an interim or permanent zoning classification to residential use for not more than two (2) residential units per lot; or

- b. Any lot in the preceding plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.
2. *Notice and Public Hearing Requirements for "Certain" Replats.* Notice of the required public hearing shall be given before the fifteenth (15th) calendar day before the date of the hearing by:
- a. Publication in an official newspaper or a newspaper of general circulation in the applicable City or unincorporated area (as applicable) in which the proposed Replat property is located; and
 - b. Written notice, with a copy of Section 212.015(c) of the Texas Local Government Code (as amended) attached, forwarded by the City to the owners of lots that are in the original Subdivision and that are within two hundred feet (200') of the lots to be replatted, as indicated on the most recently approved municipal tax roll or in the case of a Subdivision within the ETJ, the most recently approved applicable county tax roll of the property upon which the Replat is requested. The written notice may be delivered by depositing the notice, properly addressed with postage prepaid, in a post office or postal depository within the boundaries of the City.
3. Protest.
- a. If the Replat Application is accompanied by a waiver petition (per 7.01) and is protested in accordance with this Section, approval of the Replat shall require the affirmative vote of at least three-fourths of the voting members of the Commission present at the meeting.
 - b. For a legal protest, written instruments signed by the owners of at least twenty percent (20%) of the area of the lots or land immediately adjoining the area covered by the Replat Application and extending two hundred feet (200') from that area, but within the original Subdivision, must be filed with the Commission prior to the close of the public hearing.
 - c. The area of streets and alleys shall be included in the area computations.
- G. *Replat Review and Approval.*
- 1. *Replat.* The review and approval processes for a Replat shall be the same as the review and approval processes for a Final Plat (except for the special public hearing and notice requirements described in Section 3.05).
 - 2. *Minor Replat.*
 - a. Pursuant to Texas Local Government Code 212.0065, a Replat involving four (4) or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities (i.e., a Minor Replat may be approved by the City Administrator in accordance with this Section
 - b. Prior to taking action on a proposed Minor Replat the Planning and Zoning Commission shall hold at least one public hearing thereon. Otherwise, the review and approval process shall be the same as including:
 - i. Deferral to the Commission of a Minor Replat Decision.
- H. *Effect.* Upon approval of the Application, the Replat may be recorded and is controlling over the previously recorded Plat for the portion replatted.

ALTERNATIVES

- 1. Approve the Replat;
- 2. Approve the Replat with conditions, which shall mean that the Replat 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 Replat.



OWNERS CERTIFICATION:

§ STATE OF TEXAS
 § COUNTY OF ERATH

WHEREAS JNKS Real Estate, LLC is the owner of Lots 12 and 13, Block 14, Shapard and Collins 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, and being further described by metes and bounds as follows:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **JNKS Real Estate, LLC**, acting by and through the undersigned, their duly authorized agents, do hereby adopt this plat designating the herein above described real property as **LOTS 14R thru 16R, SHAPARD AND COLLINS ADDITION**, an addition to the City of Stephenville, Texas. The easements shown thereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. Any, and all public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, 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 does not alter or remove existing deed restrictions or covenants, if any, on this property.

 JNKS Real Estate, LLC
 Owner or Representative

§ STATE OF TEXAS
 § COUNTY OF ERATH

BEFORE ME, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said LLC.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2025.

 Notary Public in and for
 the State of Texas

 My commission expires

OWNER:

JNKS Real Estate, LLC
 P.O. Box 2495
 Stephenville, Tx 76401

SURVEYOR:



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

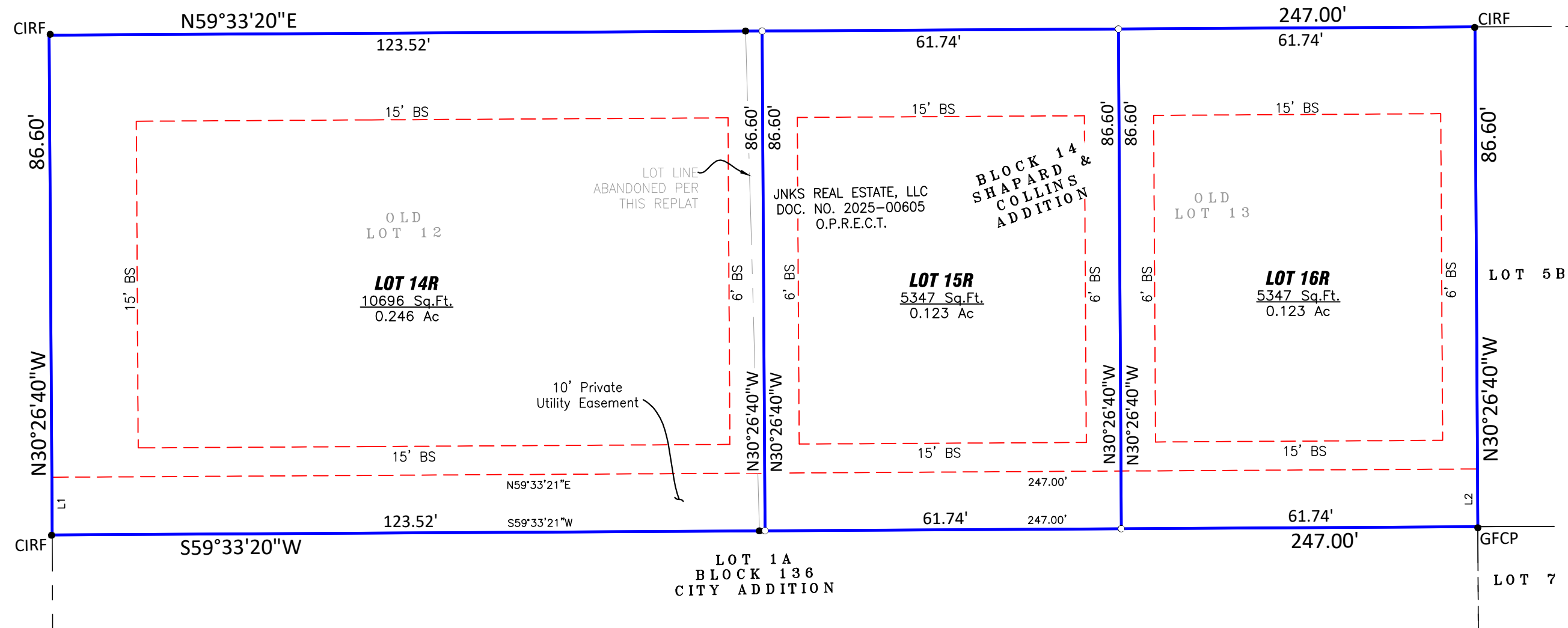
ACCEPTED AND APPROVED:

 DIRECTOR OF PLANNING AND DEVELOPMENT

 CITY SECRETARY

 DATE

W. SHIRLEY ST.
 (50' PUBLIC RIGHT-OF-WAY)



LINE DATA TABLE		
NO.	BEARING	DIST
L1	N30°26'40"W	10.00'
L2	S30°26'25"E	10.00'

LEGEND:

CIRF.....3/8" Capped Iron Rod Found Marked "TRPLS 1579"
 GFCP.....Galvanized Fence Corner Post
 IRF.....Iron Rod Found
 D.R.E.C.T.....Deed Records, Erath County, Texas
 O.P.R.E.C.T.....Official Public Records, Erath County, Texas

NOTES:

- 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.
- 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.
- This replat was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect the surveyed property.
- All corners are 5/8 inch capped iron rods set marked "NATIVE CO., LLC" unless otherwise noted.

I, Gwinda Jones, Clerk of the County Court of Erath County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record and duly recorded in my office this _____ day of _____, 2025, at _____ o'clock, _____, in the Official Public Records of Erath County, Texas in

Document No. _____, Cabinet _____, Slide _____.

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

 Gwinda Jones, Clerk County Court of
 Erath County, Texas

 Deputy

SURVEYOR'S CERTIFICATION:

I, N. Zane Griffin, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Stephenville, Erath County, Texas.

 N. Zane Griffin, RPLS No. 6810
 Date: March 17, 2025

MINOR REPLAT
LOTS 14R THRU 16R, BLOCK 14
SHAPARD & COLLINS ADDITION

AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS
 BEING A REPLAT OF A 0.491 ACRE TRACT OF LAND, BEING ALL OF
 LOTS 12 & 13, BLOCK 14, SHAPARD & COLLINS 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

STAFF REPORT



SUBJECT: Application No.: CUP 8737

Trevor Hudson, representing Michael Plank, owner of NPH Ventures, LLC., is requesting a Conditional Use Permit to allow the operation of an Auto Paint and Body Shop/Repair in a (B-2), Retail and Commercial District, for property known as 902 N Wolfe Nursery Rd, Parcel R72994, being Block 1, Lot 3 of the Doss Addition Phase 3 of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

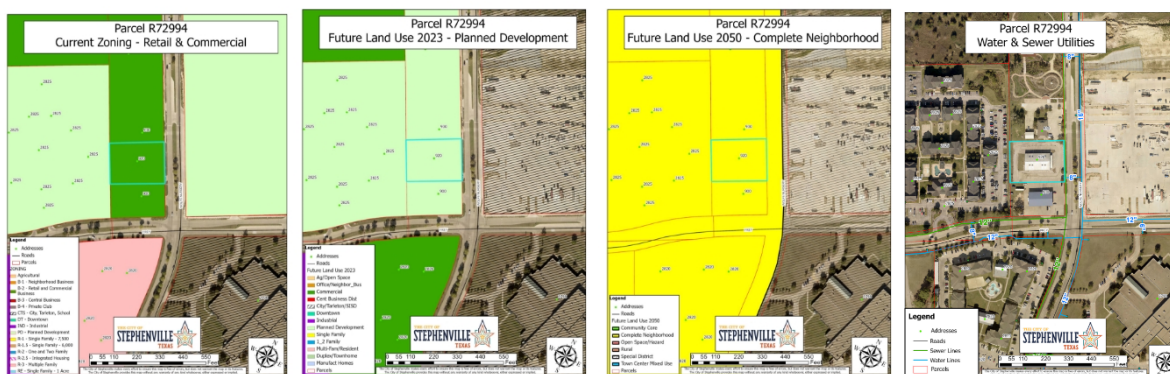
RECOMMENDATION:

To provide the City Council with a recommendation for the Auto Paint and Body Shop Conditional Use Permit Request for the B-2 Zoning District. Under the Stephenville 2050 Comprehensive plan, the Future Land Use for this parcel is designated as Complete Neighborhood. The intended project would be appropriate for that designation.

BACKGROUND:

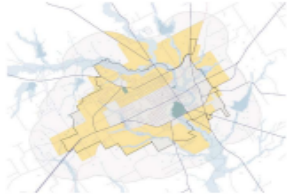
Previously, this property was considered for a rezone request from B-2 to Industrial as the B-2 District did not list auto paint and body as a permitted use. The Zoning request was denied. Since that time, the B-2 land use regulations were revised to allow auto paint and body as a conditional use. Ordinance 2025-0-11 is pasted below for reference. In addition to the addition of a conditional use within the B-2 District, the definition of Conditional Use was expanded to provide examples of the type of additional requirements that may be placed on the property in order to grant the Conditional Use.

PROPERTY PROFILE:



Complete Neighborhood

The Complete Neighborhood land use accommodates a mix of uses at a moderate density. A mix of housing types is encouraged to accommodate a range of residents. Local retail and service businesses are located on active corridors and parks and green spaces are integrated within the district.



ORDINANCE NO. 2025-O-11

AN ORDINANCE OF THE CITY OF STEPHENVILLE, TEXAS AMENDING SECTION 154.03 OF THE CODE OF ORDINANCES TO REVISE THE DEFINITION OF A CONIDITIONAL USE PERMIT AND TO REVISE SECTION 154.06.2.C BY ADDING "(7) – AUTO PAINT AND BODY SHOP/REPAIR" AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to revise the definition of a Conditional Use and add "auto paint and body shop/repair" as a conditional use for the B-2, Retail and Commercial District.

WHEREAS, the changes were reviewed on February 19, 2025, and by a vote of 5-2, the Planning and Zoning Commission recommended the City Council adopt the revisions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS:

SECTION 1.

The following Section of the Code of Ordinances are hereby revised as follows:

Sec. 154.03 – Conditional Use	Definitions	(1) Conditional Use. A use which shall be permitted in a particular district only upon fulfillment of the regulations of the appropriate district and any additional requirements set forth by the City Council, including, but not limited to special yards, lot sizes, open spaces, buffers, fences, walls or screening; requirements for installation and maintenance of landscaping or erosion control measures; requirements for street improvements, regulation of vehicular ingress and egress, and traffic circulation; regulation of signs; regulation of hours or other characteristics of operation; establishment of development schedules or time limits for performance or completion; and such other reasonable conditions as the City Council may deem necessary to insure compatibility with surrounding uses and to preserve the public health, safety, and welfare.
Sec. 154.06.2.C – Conditional Use (Special Use Permit Required)	(7)	(7) Auto paint and body shop/repair;

SECTION 2.

This ordinance shall be effective upon passage.

PASSED AND APPROVED this 4th day of March, 2025.



David Baskett, Mayor Pro Tem

ATTEST:

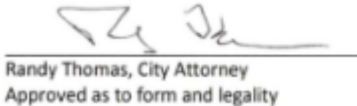


Sarah Lockenour, City Secretary





Reviewed by Jason M. King, City Manager



Randy Thomas, City Attorney
Approved as to form and legality

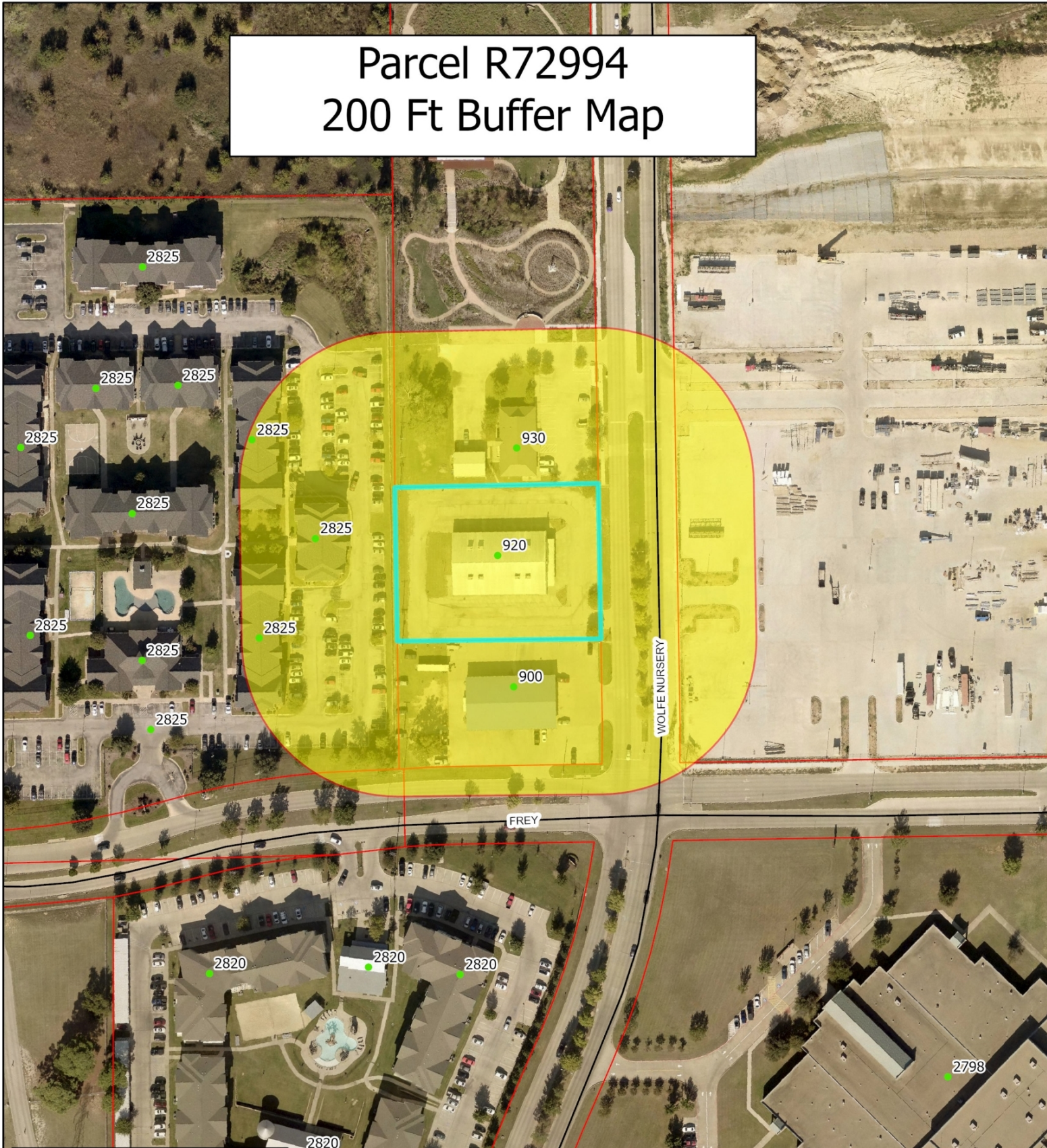
FACTORS TO CONSIDER:

- 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:

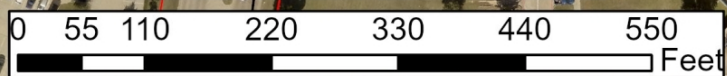
- 1) Recommend the City Council approve the Conditional Use Permit request.
- 2) Recommend additional requirements to the City Council to approve the Conditional Use Permit request.
- 3) Recommend the City Council deny the Conditional Use Permit request.

Parcel R72994 200 Ft Buffer Map



Legend

- Addresses
- Roads
- ▭ Parcels
- 200 ft Buffer



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 R72994

Current Zoning - Retail & Commercial

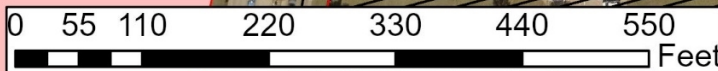


Legend

- Addresses
- Roads
- ▭ Parcels

ZONING

- 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

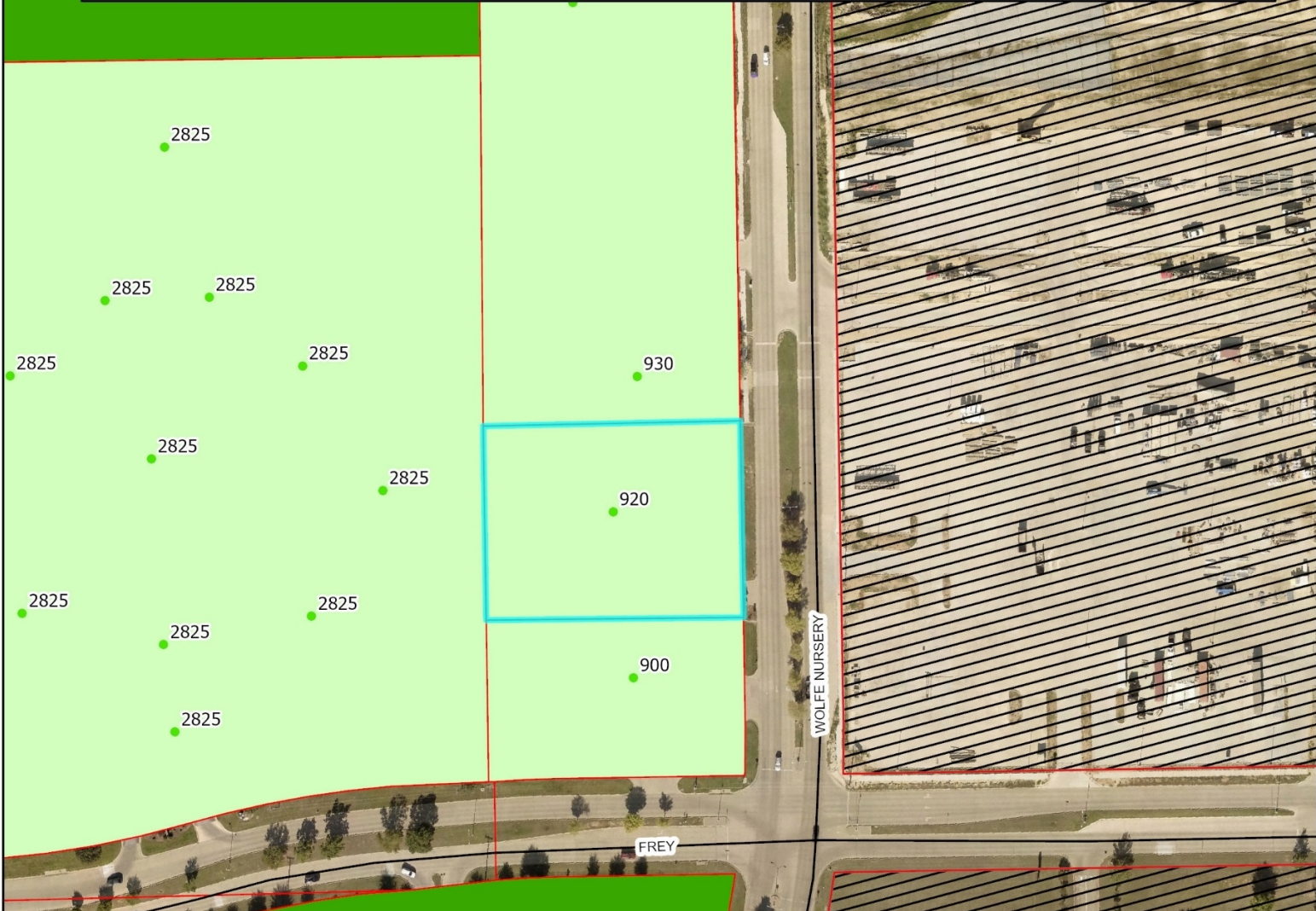


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Parcel R72994

Future Land Use 2023 - Planned Development



Legend

- Addresses
- Roads
- Future Land Use 2023
- 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

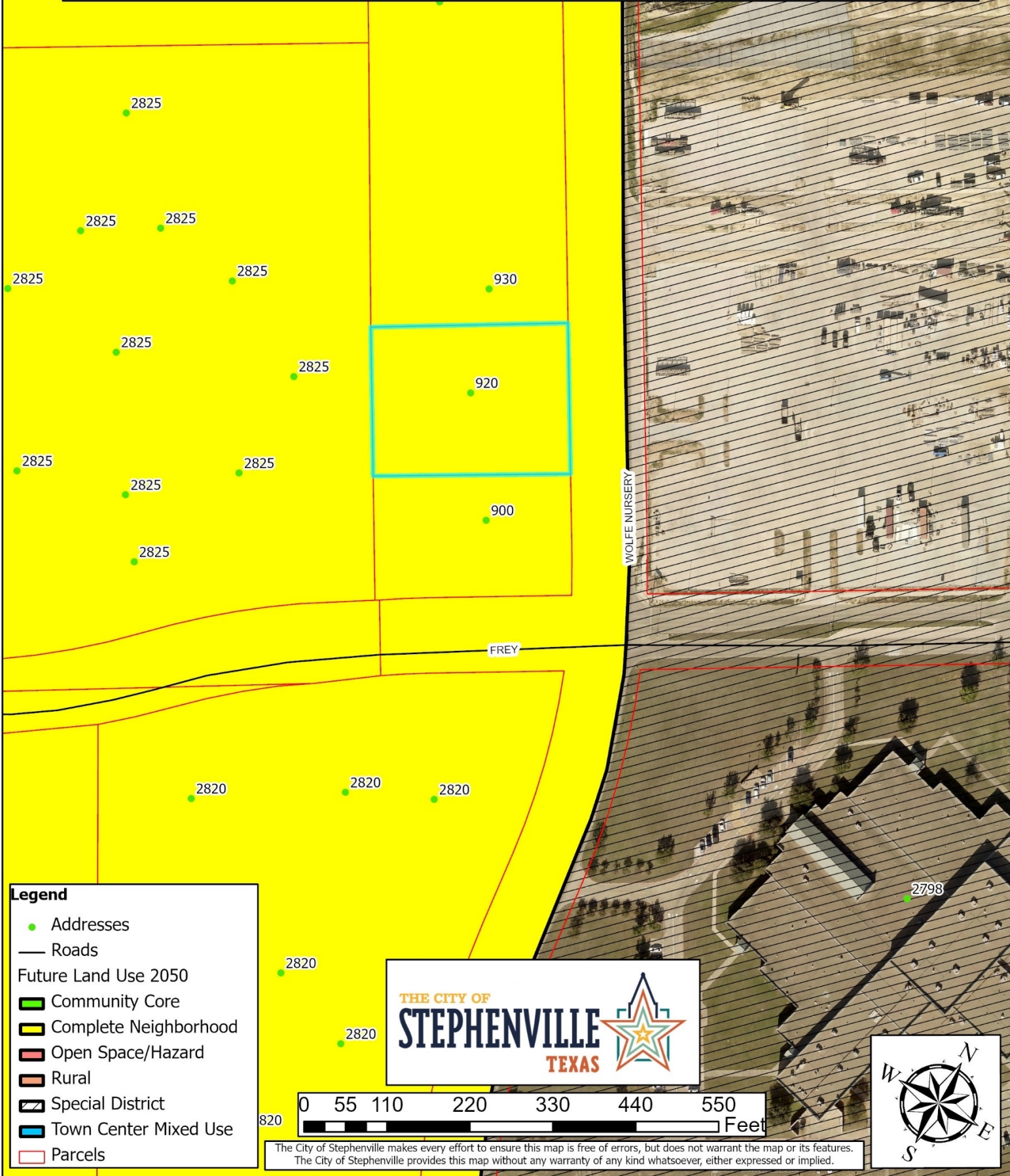


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Parcel R72994

Future Land Use 2050 - Complete Neighborhood



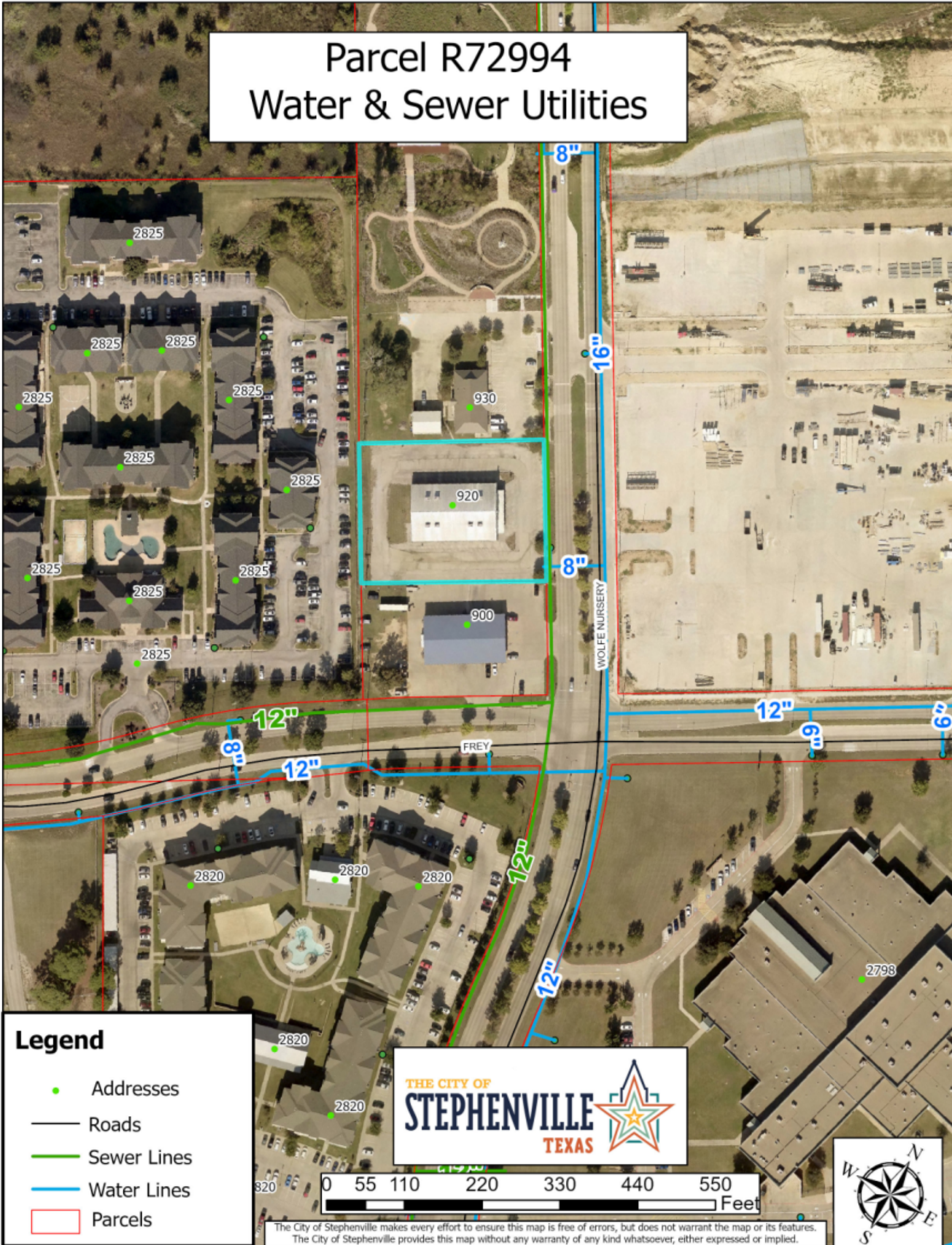
Legend

- Addresses
- Roads
- Future Land Use 2050
- Community Core
- Complete Neighborhood
- Open Space/Hazard
- Rural
- Special District
- Town Center Mixed Use
- Parcels



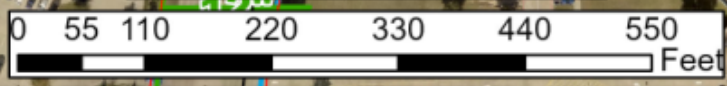
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Parcel R72994 Water & Sewer Utilities



Legend

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



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Parcel R72994

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000059541	0 WOLFE NURSEY RD & W FREY	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000066251	0 W FREY	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000067011	900 WOLFE NURSERY RD	FEEMSTER ROLAND D & TINA LYNN	900 N WOLFE NURSERY RD	STEPHENVILLE	TX	76401
R000068878	930 WOLFE NURSERY RD	MIDDLE TRINITY GROUNDWATER CONSERVATION DISTRICT	930 WOLFE NURSERY RD	STEPHENVILLE	TX	76401
R000072994	920 WOLFE NURSERY RD	NPH VENTURES, LLC	3207 SOUTH SAM HOUSTON PKWY, SUITE 100	HOUSTON	TX	77047
R000073126	2825 W FREY	STEPHENVILLE CHR CAMPUS CREST LLC	950 CARINDALE RD, STE 300	HOUSTON	TX	77024
R000064240	935 WOLFE NURSERY RD	STEPHENVILLE ISD	2655 W OVERHILL DR	STEPHENVILLE	TX	76401-0000

ORDINANCE NO. 2025-O-~~11~~

AN ORDINANCE OF THE CITY OF STEPHENVILLE, TEXAS AMENDING SECTION 154.03 OF THE CODE OF ORDINANCES TO REVISE THE DEFINITION OF A CONIDITIONAL USE PERMIT AND TO REVISE SECTION 154.06.2.C BY ADDING "(7) – AUTO PAINT AND BODY SHOP/REPAIR" AND PROVIDING AN EFFECTIVE DATE.

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Sec. 154.06.2.C – Conditional Use (Special Use Permit Required)	(7)	(7) Auto paint and body shop/repair;

SECTION 2.

This ordinance shall be effective upon passage.

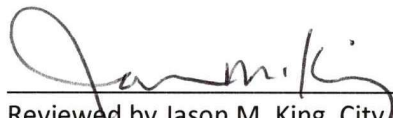
PASSED AND APPROVED this 4th day of March, 2025.

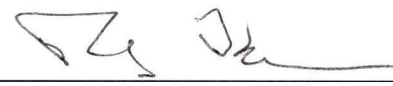

David Baskett, Mayor Pro Tem

ATTEST:


Sarah Lockenour, City Secretary




Reviewed by Jason M. King, City Manager


Randy Thomas, City Attorney
Approved as to form and legality

STEPHENVILLE
PLANNING AND
ZONING
COMMISSION
April 16, 2025

Caliber Collision







CALIBER COLLISION
Face 01 of 2





CALIBER COLLISION

CALIBER COLLISION

CALIBER COLLISION



CALIBER COLLISION

CALIBER COLLISION

Page 4 of 2





STEPHENVILLE PLANNING AND ZONING COMMISSION

April 16, 2025

Caliber Collision











STAFF REPORT

SUBJECT: Discussion of the 40% Lot Coverage Limitation for Residential Uses

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director

At the request of a local developer, the Development Services Committee considered the revocation of the land use regulation that limits lot coverage of the primary structure to 40% of the total area of the required minimum lot dimensions for residential districts. Current procedures require a Board of Adjustment variance to allow the footprint of the primary structure to exceed the 40% limitation.

Research reveals that the 40% limitation in relation to the setback requirements does indeed reduce the allowable footprint of the primary structure in some instances:

Zoning District	Minimum Lot Area SF	Setback Area SF	40% Limitation SF
RE	37,500	18,000	15,000
R-HA	19,800	10,800	7,920
R-1	7,500	3,050	3,000
R-1.5	5,000	2,000	2,000
R-2 / SF	5,000	2,000	2,000
R-2 / 2-4	7,500	3,150	3,000
R-2.5 SF	3,000	1,200	1,200
R-2.5 / 2-4	7,500	4,410	3,000
R-2.5 Townhome	3,000	1,400	1,200
R-3 SF	5,000	2,000	2,000
R-3 / 2-4	7,500	3,150	3,000
R-3 MF	7,500	2,750	3,000
B-3 SF	6,000	2,500	2,400
B-3 / 2-4	7,500	3,150	3,000
B-3 Townhome	3,000	1,200	1,200
B-3 MF	Not Specified	Not Specified	Not Specified
DT SF	6,000	2,500	2,400
DT / 2-4	7,500	3,150	3,000
DT Townhome	3,000	1,200	1,200

The Developer has provided an example of a R-2.5 SF residential lot with dimensions of 50x100. The setbacks required in this example would allow a buildable area of 2,800 SF. The 40% limitation would be 2,000 SF.

Note: Corner lots were not considered as they require a 25' setback from intersecting streets.

After discussion, the Development Services Committee voted to assign the item to the Planning and Zoning Commission for a Public Hearing and recommendation to the full City Council.

ALTERNATIVES

1. Recommend the City Council revoke the 40% lot coverage limitation.
2. Recommend the City Council take no action, leaving the limitation in effect.