



**Planning & Zoning Commission**  
Regular Meeting

Wednesday, May 21, 2025, 5:30 PM  
City Hall Council Chambers  
298 W Washington  
Stephenville, Texas 76401

**AGENDA**

**CALL TO ORDER**

**CITIZENS GENERAL DISCUSSION**

**APPROVAL OF MINUTES**

1. Consider Approval of April 16, 2025 Meeting Minutes

**REGULAR AGENDA**

2. **Application No.: RZ 8830**

Applicant Juan M Ramirez Jr.is requesting rezone of property located at 365 Cheyenne, Parcel R34541, being Block D, Lot 8 of S6900 WEST GATE ADDITION of the City of Stephenville, Erath County, Texas from (R-1), Single Family Residential, to (R-2.5), Integrated Housing.

3. **PUBLIC HEARING**

Application No.: RZ 8830

4. Consider approval of a rezone for property located at 365 Cheyenne, Parcel R34541, being Block D, Lot 8 of S6900 WEST GATE ADDITION of the City of Stephenville, Erath County, Texas from (R-1), Single Family Residential, to (R-2.5), Integrated Housing.

5. **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 and to (PD), Planned Development. The applicant will present the development plan.

6. **PUBLIC HEARING**

Application No.: RZ 8739

7. Consider approval of a rezone 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 and to (PD), Planned Development.

## **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  
APRIL 16, 2025

### CALL TO ORDER

The Planning & Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, April 16, 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 4 Bonnie Terrell  
Place 5 Nick Robinson  
Place 6 Brian Lesley  
Place 7 James Stephenson

#### **Others Attending:**

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

Chairperson Lisa LaTouche called the Planning & Zoning Commission to order at 5:30pm.

### CITIZENS GENERAL DISCUSSION

No one addressed the commission at this time.

### APPROVAL OF MINUTES

#### 1. **Approval of March 19, 2025 Meeting Minutes**

MOTION by Brian Lesley, seconded by Tyler Wright, to approve the March 19th, 2025 Meeting Minutes as presented. MOTION Carried unanimously.

### REGULAR AGENDA

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

Commission Secretary, Jan Strahan, administered the Oath of Office to 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.**

Development Services Director, Steve Killen, briefed the Commission regarding the rezone from (R-1), Single Family Residential, to (R-1.5), Single Family 5,000ft., requested by the applicant. Mr. Killen stated the rezone to (R-1.5) will allow lot dimensions of 50x100 and will align with the 2050 Comprehensive Plan. If the rezone is approved, the developer will return for approval of a preliminary site plan once finalized.

Megan Leatherwood and Wes Bishop were both present to answer Commissioners' questions.

4. **PUBLIC HEARING**  
**Application No.: RZ 8714**

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

Letters of Opposition were received from the following persons:

Kiana Ezra Linzer  
Chuck Bush

Speaking in opposition to the rezone request:

Don Hetticher - 1735 Bull Elk Dr  
Meagan Whites - 1060 Antelope Trail  
Christie Sharp - 1721 Antelope Trail  
Chuck Bush - 1736 Bull Elk Dr  
Erin Compton - 1005 Antelope Trail  
Malcom Dann - 1743 Bull Elk Dr  
Ira Goodman - 1700 Elk Run  
Justin Prater - 980 Elk Ridge Dr

Chairperson Lisa LaTouche closed the public hearing at 6:19PM.

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.**

**Motion** by Brian Lesley, second by Tyler Wright, to recommend denial 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.

**Motion** received a 2-5 vote. Moves forward to City Council with no recommendation.

AYES: Brian Lesley, Tyler Wright  
NOES: James Stephenson, Nick Robinson, Lisa LaTouche, Bonnie Terrell, Justin Slawson

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.**

Development Services Director, Steve Killen gave the following report: 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 requested. 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.

Mr. Kevin Maynard presented the concept plan and answered the Commissioners' questions.

7. **PUBLIC HEARING**  
**Application RZ 8739**

No Public Hearing, only Conceptual Plan provided.

8. **Provide comments regarding Conceptual Plan for 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.**

No action was taken.

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.**

Development Services Director, Steve Killen provided the report as follows. The applicant has submitted a replat for parcel to be subdivided for duplex homes. M. 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.

Jason Nitschke was present to answer the Commissioners' questions.

10. **PUBLIC HEARING**  
**Application No.: RP 8689**

Chairperson Lisa LaTouche opened the public hearing at 5:35pm.

No one spoke in favor or against the replant request.

Chairperson Lisa LaTouche closed the public hearing at 5:35pm.

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.**

MOTION made by Nick Robinson, second by James Stephenson, to recommend approval of a Replat of the 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. MOTION CARRIED unanimously.

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.**

Development Services Director, Steve Killen, briefed the commissioners on the Conditional Use request. The applicant is requesting a conditional use permit to allow the operation of an Auto Paint and Body Shop/Repair. 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 requested was denied. Since that time, the B-2 land use regulations were revised to allow auto paint and body as a conditional use. The addition of a condition use within the B-2 District, 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.

Mr. Mike Lyssy was present to answer the Commissioners' questions and to provide the presentation.

13. **PUBLIC HEARING**  
**Application No.: CUP 8737**

Chairperson Lisa LaTouche opened the public hearing at 6:52pm.

No one spoke in favor or against the Conditional Use request.

Chairperson Lisa LaTouche closed the public hearing at 6:52pm.

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.**

MOTION by Nick Robinson, second by James Stephenson, to recommend the approval of the Conditional Use request and forward a positive recommendation to Council for the 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. MOTION CARRIED by a vote of 6 to 1.

AYES: Lisa LaTouche, Tyler Wright, Justin Slawson, James Stephenson, Nick Robinson, Bonnie Terrell

Noes: Brian Lesley

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.**

Development Services Director, Steve Killen, briefed the Commissioners regarding the current 40% Lot Coverage Limitation for Residential Use. 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. 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.

16. **PUBLIC HEARING  
Committee Assignment 042025**

Chairperson Lisa LaTouche opened the Public Hearing at 7:06pm.

No one spoke in favor or against the revocation of the 40% Lot Coverage Limitation for Residential Use.

Chairperson Lisa LaTouche closed the Public Hearing at 7:06pm.

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.**

MOTION by James Stephenson, second by Nick Robinson, to consider approval of 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. MOTION CARRIED by a vote of 5 to 2.

AYES: James Stephenson, Nick Robinson, Lisa LaTouche, Bonnie Terrell, Tyler Wright

Noes: Brian Lesley, Justin Slawson

**ADJOURN**

The meeting was adjourned at 7:07 pm.

APPROVED:

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Lisa LaTouche, Chair

ATTEST:

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Jan Strahan, Commission Secretary

# STAFF REPORT



**SUBJECT:** Application No.: RZ 8830

Applicant Juan. M Ramirez, Jr. is requesting a rezone of property located at 365 Cheyenne Parcel R34541, being Block D, Lot 8 of S6900 WEST GATE ADDITION of the City of Stephenville, Erath County, Texas from (R-1), Single Family Residential, to (R-2.5) Integrated Housing.

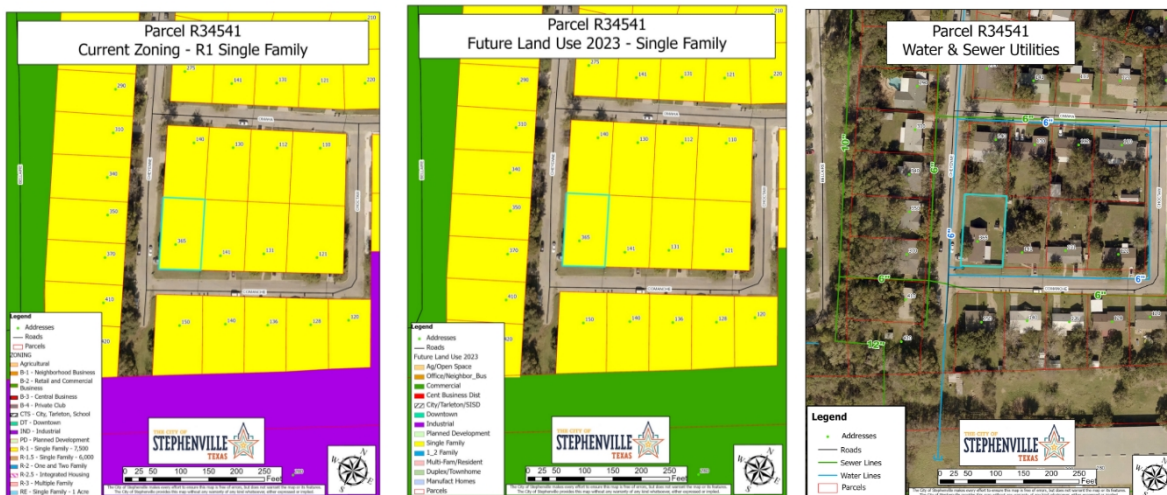
**DEPARTMENT:** Development Services  
**STAFF CONTACT:** Steve Killen

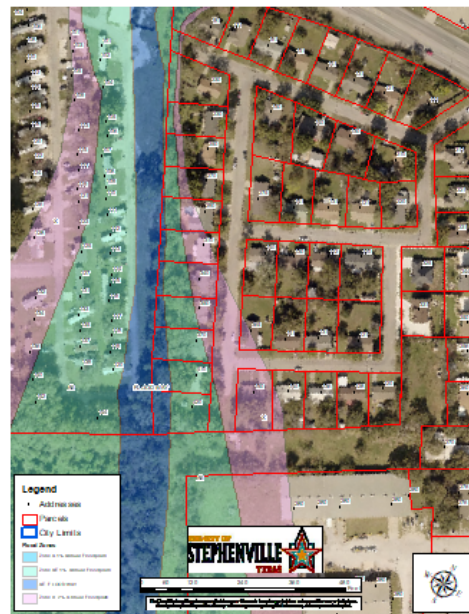
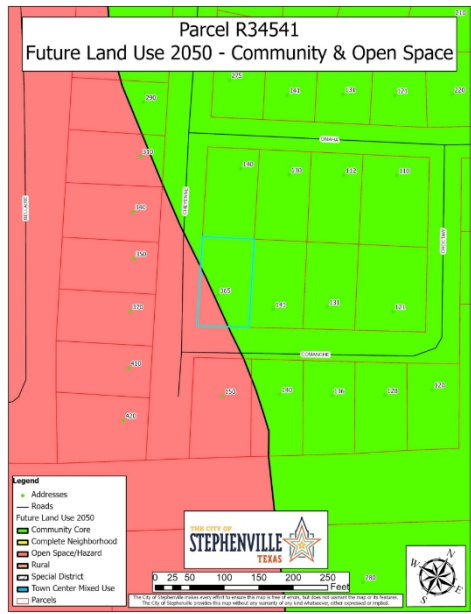
## RECOMMENDATION:

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 Community Core and Open Space/Hazard. The Open Space/Hazard designation is due to the property being located in the Zone X, 0.2% Annual Floodplain according to the FEMA Flood Zone map.

## BACKGROUND:

The applicant is requesting a rezone to R-2.5 zoning which allows smaller lot dimensions for single family homes. If approved, the property could be subdivided to allow the construction of an additional single-family home. If the rezone is approved, the provided survey indicates that this parcel could meet the minimum land use requirements relating to lot dimensions and setback requirements if subdivided.

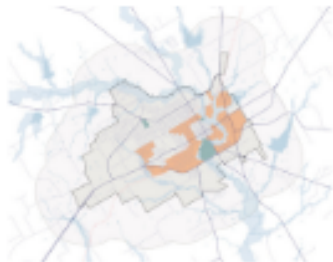




## FUTURE LAND USE

### 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.



### Guiding Principles

**Land Use:** Land uses are characterized by a mix of uses that includes varying forms of mixed residential and commercial. Purpose-built student housing is preferred along walkable routes to campus and major corridors.

**Built Form:** Buildings are typically two to four stories to encourage more efficient utilization of land. Buildings are brought up to the street edge to encourage a walkable urban form.

**Mobility:** Existing streets should be connected into the larger grid network where disconnected and sidewalk with street trees should be developed to prioritize pedestrian connectivity.

**Parking:** Parking should be accommodated with a mix of off street parking, shared parking, and structured parking associated with larger developments.

**Parks and Open Space:** Public spaces and plazas are integrated into the development framework as well designed and highly amenitized civic buildings, plaza spaces, and gardens.

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

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

**5.8.B Permitted Uses.**

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

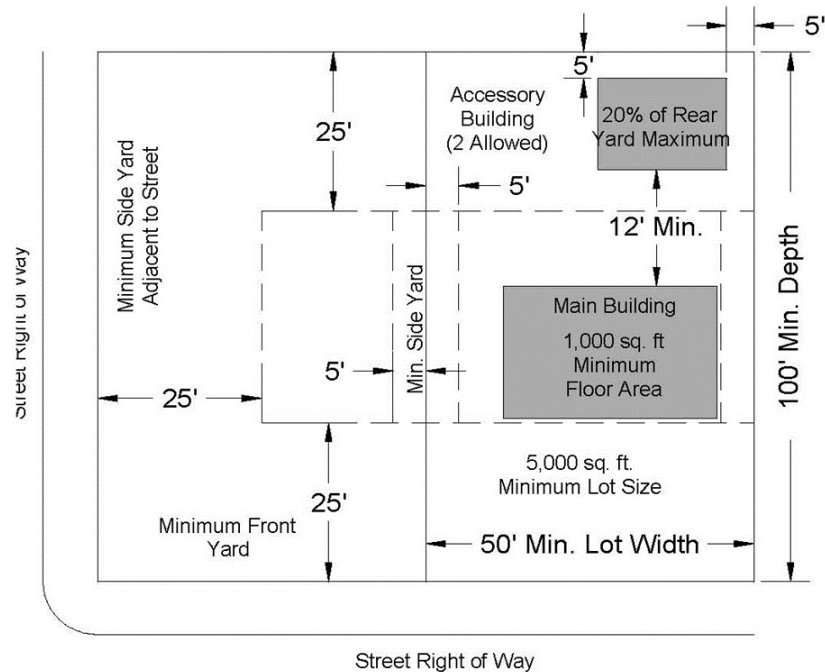
**5.8.C Conditional Uses.**

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

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

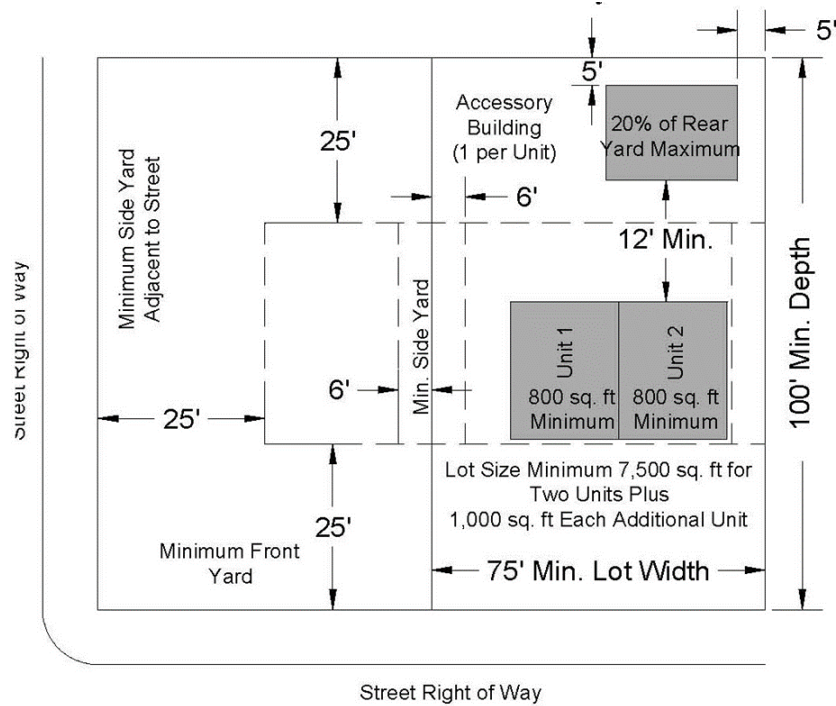
- A. Single family dwelling.
  1. Minimum lot area: 3,000 ft<sup>2</sup>.
  2. Minimum lot width and lot frontage: 50 feet.
  3. Minimum lot depth: 60 feet.
  4. Minimum depth of front setback: 15 feet.
  5. Minimum depth of rear setback: 15 feet.
  6. Minimum width of side setback:
    - a. Internal lot: five feet.
    - b. Corner lot: 15 feet from intersecting side street.
  7. Building size:
    - a. Maximum coverage as a percentage of lot area: 40%.
    - b. Single family dwelling: 1,000 ft<sup>2</sup>.
  8. Accessory buildings:
    - a. Maximum accessory buildings coverage of rear yard: 20%.

- b. Maximum number of accessory buildings: one.
  - c. Minimum depth of side setback: five feet.
  - d. Minimum depth of rear setback: five feet.
  - e. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



- B. Two-to-four family.
- 1. Minimum lot area: 7,500 ft<sup>2</sup> for two dwelling units, plus 1,000 ft<sup>2</sup> for each additional dwelling unit.
  - 2. Minimum lot width and lot frontage: 75 feet.
  - 3. Minimum lot depth: 100 feet.
  - 4. Minimum depth of front setback: 15 feet.
  - 5. Minimum depth of rear setback: 15 feet.
  - 6. Minimum width of side setback:
    - a. Internal lot: six feet.
    - b. Corner lot: 15 feet from intersecting side street.
  - 7. Building size:
    - a. Maximum coverage as a percentage of lot area: 40%.
    - b. Minimum area of each dwelling unit: 800 ft<sup>2</sup>.
  - 8. Accessory buildings:
    - a. Maximum accessory building coverage of rear yard: 20%.
    - b. Maximum area of each accessory building: 200 ft<sup>2</sup>.

- c. Maximum number of accessory buildings: one per unit.
  - d. Minimum depth of side setback: five feet.
  - e. Minimum depth of rear setback: five feet.
  - f. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



C. Townhouse/Condominium.

- 1. Minimum lot area: 3,000 ft<sup>2</sup> per unit.
- 2. Minimum average lot width and lot frontage: 30 feet.
- 3. Minimum lot depth: 100 feet.
- 4. Minimum depth of front setback: 15 feet.
- 5. Minimum depth of rear setback: 15 feet.
- 6. Minimum width of side setback:
  - a. Internal lot: five feet.
  - b. Corner lot: 15 feet from intersecting side street.
- 7. Building size:
  - a. Maximum building coverage as a percentage of lot area: 40%
  - b. Minimum area of each Townhouse dwelling unit: 800 ft<sup>2</sup>.
  - c. Minimum area of each Condominium of each dwelling unit: 500 ft<sup>2</sup> for one bedroom or less, plus 125 ft<sup>2</sup> of floor area for each additional bedroom.
- 8. Accessory buildings:

- a. Maximum accessory building coverage of rear yard: 20%.
  - b. Maximum area of each accessory building: 200 ft<sup>2</sup>.
  - c. Maximum number of accessory buildings: one per unit.
  - d. Minimum depth of side setback: five feet.
  - e. Minimum depth of rear setback: five feet.
  - f. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
  10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.
  11. Maximum density of Townhome or Condominium Housing within the R-2.5 District shall not exceed 14 units per acres with each unit platted separately.
  12. Deviations from the required standards within the R-2.5 district will be subject to site plan review by the Planning and Zoning Commission and subsequent approval by City Council. Site plans should include renderings with elevations, a finish schedule and incorporate architectural designs that complement the existing structures of the area of integration.

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

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

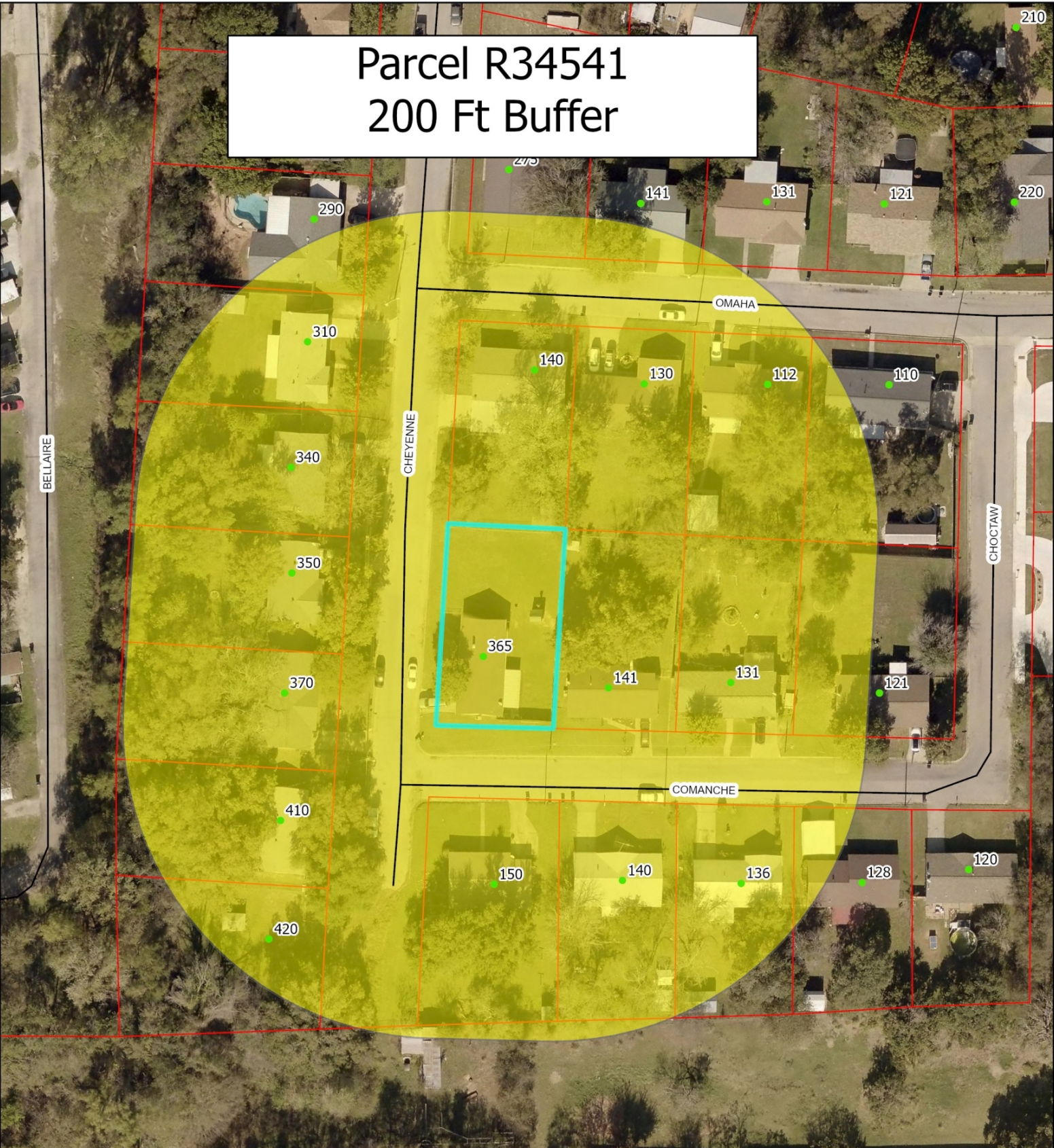
**FACTORS TO CONSIDER:**

- 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:**

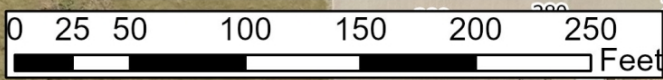
- 1) Recommend the City Council approve the rezoning request.
- 2) Recommend the City Council deny the rezoning request.

# Parcel R34541 200 Ft Buffer



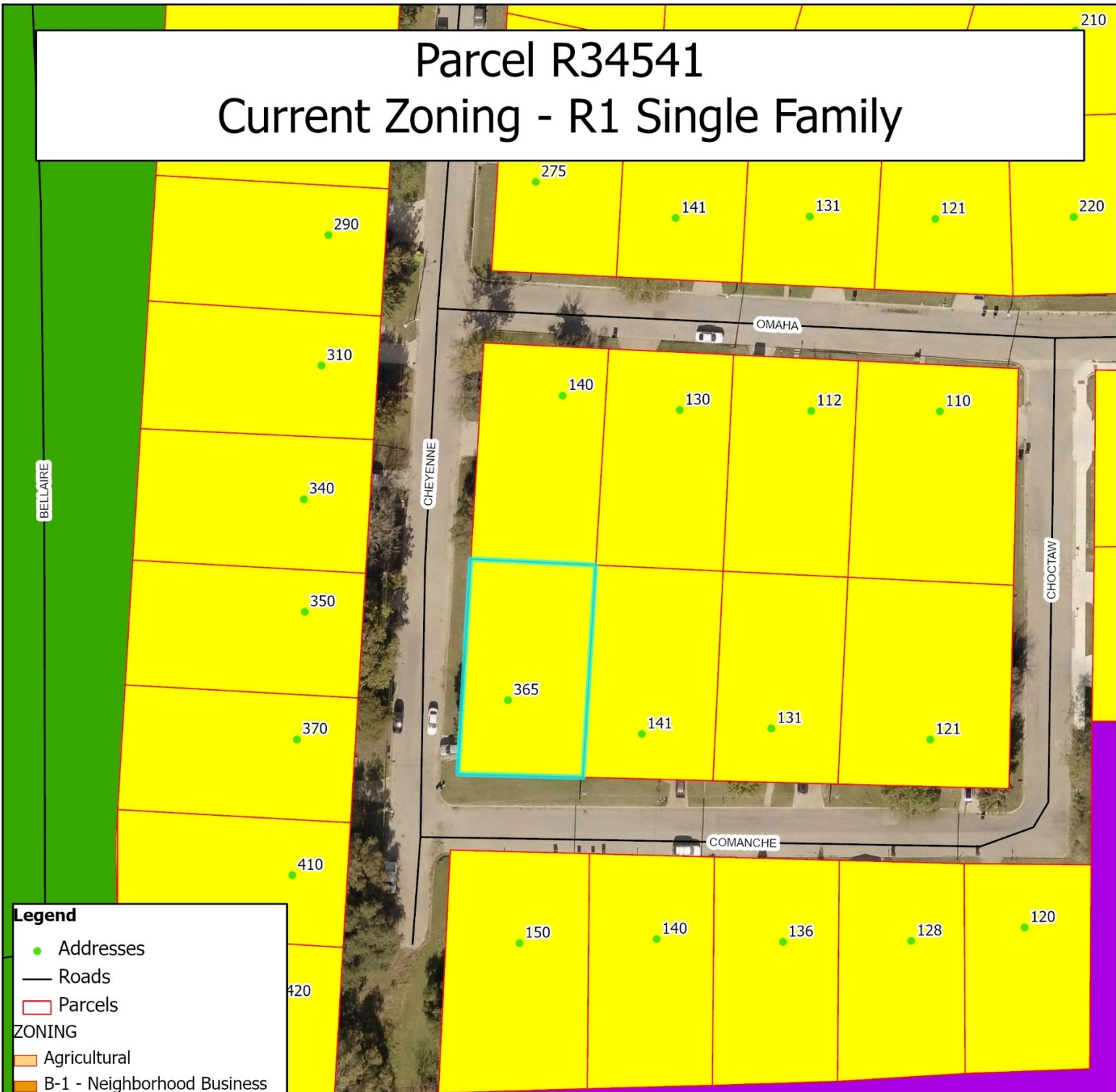
**Legend**

- Addresses
- Roads
- ▭ Parcels
- 200 Ft Buffer



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# Parcel R34541 Current Zoning - R1 Single Family

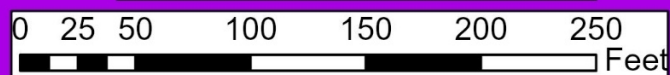


**Legend**

- 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



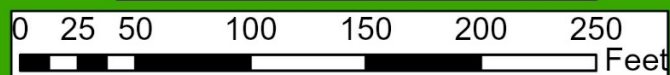
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# Parcel R34541 Future Land Use 2023 - Single Family



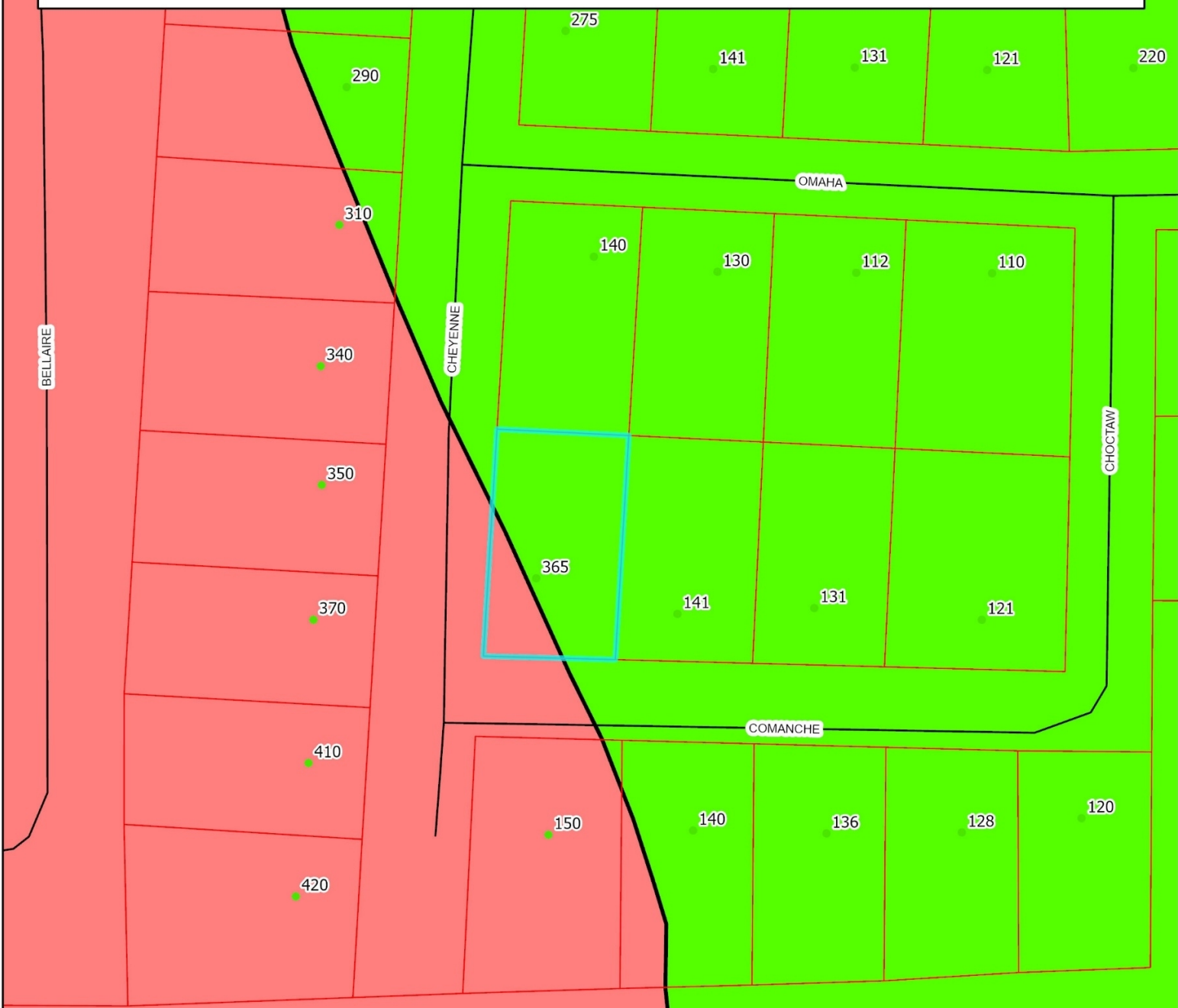
**Legend**

- 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



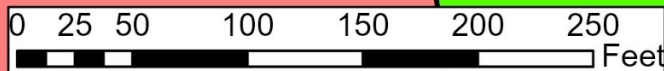
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# Parcel R34541 Future Land Use 2050 - Community & Open Space



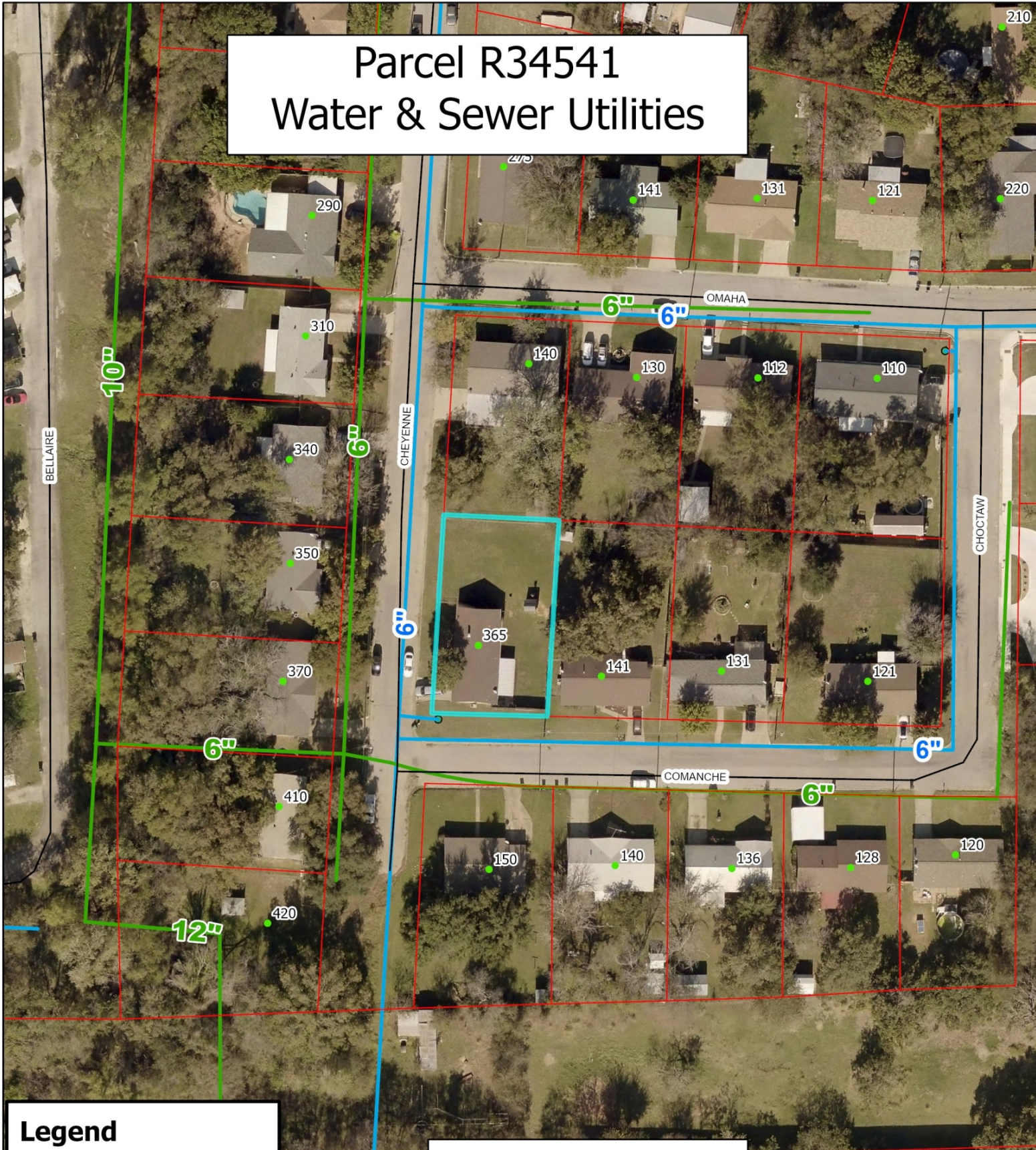
**Legend**

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



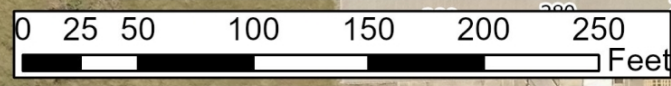
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# Parcel R34541 Water & Sewer Utilities



**Legend**

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



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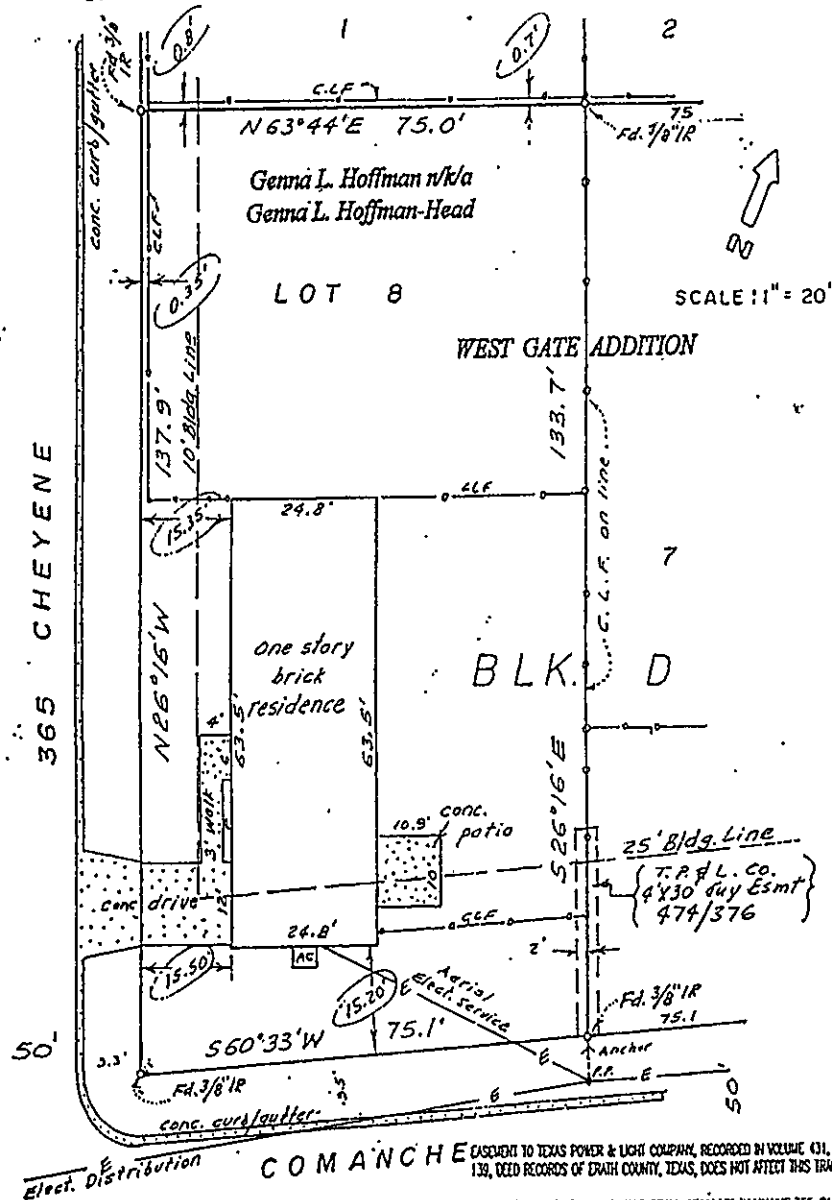
# Parcel R34541

## 200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000034532	141 OMAHA	BLOEMHOF AMBER SHEA	141 OMAHA	STEPHENVILLE	TX	76401
R000034551	290 CHEYENNE	BOSTOCK G MARK & SANDY ANN	290 CHEYENNE DR	STEPHENVILLE	TX	76401-0000
R000022379	0 S DALE AVE	COLLINS MATTHEW DUSTIN	179 LIVE OAK RD	SANTO	TX	76472
R000034545	128 COMANCHE	ESPINOZA ANTONIO JR	128 COMANCHE	STEPHENVILLE	TX	76401
R000034556	410 CHEYENNE	HOWARD DON (ESTATE) & OLA FAYE	5441 S US377	STEPHENVILLE	TX	76401-9628
R000034557	420 CHEYENNE	HOWARD DON (ESTATE) & OLA FAYE	5441 S US377	STEPHENVILLE	TX	76401-9628
R000034538	121 COMANCHE	JONES PAULETTE P	PO BOX 121	STEPHENVILLE	TX	76401
R000034555	370 CHEYENNE	LEE ROYCE & LAURA	18004 S US281	HICO	TX	76457
R000034537	110 OMAHA	LOPEZ MARIO & JORDYN ANN	110 OMAHA	STEPHENVILLE	TX	76401-3824
R000034539	131 COMANCHE	MCGEE LARRY D & KIMMY J	131 COMANCHE ST	STEPHENVILLE	TX	76401
R000034534	140 OMAHA	MENZDORF JERRY L & TAWNYA K	140 OMAHA	STEPHENVILLE	TX	76401
R000034553	340 CHEYENNE	MITCHELL SAM & HEATHER MITCHELL	3927 W SUNNYSIDE AVE	VISALIA	CA	93277
R000034543	140 COMANCHE	PETTY CASSONDRA	975 MESQUITE	STEPHENVILLE	TX	76401
R000034541	365 CHEYENNE	RAMIREZ JUAN M JR	221 N TRAIL ST	CROWLEY	TX	76036
R000034544	136 COMANCHE	REYES MARISOL	136 COMANCHE	STEPHENVILLE	TX	76401
R000034535	130 OMAHA	SCALES PATRICIA ANN	127 CRESTRIDGE DR	CEDAR HILL	TX	75104
R000034533	275 CHEYENNE	SMITH BRANDON K & PAMELA S	275 CHEYENNE DR	STEPHENVILLE	TX	76401
R000034542	150 COMANCHE	STARNES LARRY O	PO BOX 426	CENTERVILLE	TX	75833
R000034552	310 CHEYENNE	VIEHMANN MICHAEL & TELSHA VIEHMANN	310 CHEYENNE DR	STEPHENVILLE	TX	76401
R000034536	112 OMAHA	VOLLEMAN MAKENZIE LAYNE & DANIEL JOHN VOLLEMAN	991 PR1487	DUBLIN	TX	76446
R000034554	350 CHEYENNE	WAGNER JASEN W	1505 GLEN WOOD DR	STEPHENVILLE	TX	76401
R000034540	141 COMANCHE	WAY IRIS N	141 COMANCHE	STEPHENVILLE	TX	76401-3821
R000034531	131 OMAHA	ZIPP CODY & RHEAGAN LYNCH	131 OMAHA	STEPHENVILLE	TX	76401

Registered Professional  
 Land Surveyor  
 P.O. Box 993  
 Stephenville, Texas 76401

THE STATE OF TEXAS:  
 COUNTY OF ERATH : Plat of Lot Eight (8), Block "D", of  
 the West Gate Addition to the City of Stephenville, Erath  
 County, Texas, according to Plat of said Addition as  
 recorded in Volume 434, Page 115, Deed Records of Erath  
 County, Texas.



No. FIRM Flood Insurance  
 Rate Map, Stephenville, Texas,  
 Community-Panel No. 48220-0004  
 Revised July 16, 1991  
 NONE OF THIS TRACT IS  
 WITHIN 100 YEAR FLOOD ZONE

EASEMENT TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 431, PAGE 130, DEED RECORDS OF ERATH COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT.

EASEMENT TO CITY OF STEPHENVILLE, TEXAS, RECORDED IN VOLUME 355, PAGE 495 DEED RECORDS OF ERATH COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT.

Surveyed on the ground: May 21, 2001  
 All visible and apparent easements and encroachments found  
 by me are shown on attached plat, and areas within the 100-  
 year flood zone, if any, are shown thereon.

Eugene Angermann, Texas Registered  
 Professional Land Surveyor No. 1579.



EB

I am requesting a zoning change for my property located at 365 Cheyenne Dr, Stephenville, Texas 76401, from Single Family Residential (R-1) to One- and Two-Family Residential District (R-2). This change will enable the development of a secondary dwelling unit on the side lot, complementing the existing single-family dwelling that I currently utilize as an investment property. See Figure 1 below highlighting the proposed area for the secondary single-family dwelling.

The proposed zoning change aligns with the medium-density neighborhood development described in the R-2 zoning requirements. It will provide additional housing options while preserving the integrity and aesthetic appeal of the neighborhood. My goal is to contribute positively to the Stephenville community by enhancing the residential environment and addressing housing needs.

If the rezoning is approved, I plan to make necessary updates to the existing dwelling, including upgrading the vehicle parking space from one vehicle to the minimum requirement of two vehicle parking spaces. This will help mitigate concerns about congestion due to vehicles parking on the street.

Additionally, I intend to build a new dwelling that includes 3 bedrooms and 2-3 bathrooms, with either a single car garage or no garage, depending on the approved building area. If it is more practical for the available building area, I will consider constructing the dwelling as a two-story structure to meet the minimum required building size.

I am committed to ensuring that this development contributes to a balanced and attractive residential environment, enhancing the overall functionality and well-being of the district. I believe this zoning change will support the community's growth and provide valuable housing options for residents.

Thank you for considering my request.

Juan Ramirez

Property Owner

**M:** (817) 965-4888

**Email:** ramirez.juanjr@yahoo.com

Figure 1 - Highlighted Area: Proposed Site for Secondary Single-Family Dwelling Unit

