



Planning & Zoning Commission
Regular Meeting

Wednesday, September 17, 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 Minutes from August 20, 2025

REGULAR AGENDA

2. **Application No.: RZ 9072**

Applicant Joel Allen, representing Allen Real Properties, LTD., is requesting approval of an Amended Plat with simultaneous rezoning of a portion of property located at 0 Northwest Loop, Parcel R22427, being approximately 3.66 acres of the A0515 MOTLEY WILLIAM of the City of Stephenville, Erath County, Texas from "B-2", Retail and Commercial, to "R-2.5," Integrated Housing. The portion of Parcel R22427 that is rezoned will become part of Parcel R77510, zoned R-2.5.

3. **Public Hearing**
Application No.: RZ 9072

4. **Application No.: RZ 9072**

Consider approval of an Amended Plat with simultaneous rezoning of a portion of property located at 0 Northwest Loop, Parcel R22427, being approximately 3.66 acres of the A0515 MOTLEY WILLIAM of the City of Stephenville, Erath County, Texas from "B-2", Retail and Commercial, to "R-2.5," Integrated Housing. The portion of Parcel R22427 that is rezoned will become part of Parcel R77510, zoned R-2.5.

5. **Application No.: PD 6199 – Front Porch PD Update**

Applicant Reagan Thompson, representing TSU Catholic, LLC., is providing an update to the Planned Development (PD) for property located at 1292 W Washington, Parcel R77944, being BLK. 134, LOTS 12;18;30B;31 (PTS OF), 1334 W Washington, Parcel R30249, being BLK. 134, LOT 40, ATM MACHINE, 1350 W Washington, Parcel R30251, being BLK. 134; LOTS 1;5;28, 1303 McNeill, Parcel R30272, being BLK. 134, LOT 32, 1345 McNeill, Parcel R30271, being BLK. 134; LOT 31 (S150) and 1353 McNeil, Parcel R30270, being BLK. 1.34, LOT 30A of the CITY ADDITION to the City of Stephenville, Erath County, Texas.

This item was pulled

6. **Public Hearing**
Application No.: PD 6199

This item was pulled

7. **Application No.: PD 6199 – Front Porch PD Update**

Provide comments on the update to the Planned Development (PD) for property located at 1292 W Washington, Parcel R77944, being BLK. 134, LOTS 12;18;30B;31 (PTS OF), 1334 W Washington, Parcel R30249, being BLK. 134, LOT 40, ATM MACHINE, 1350 W Washington, Parcel R30251, being BLK. 134; LOTS 1;5;28, 1303 McNeill, Parcel R30272, being BLK. 134, LOT 32, 1345 McNeill, Parcel R30271, being BLK. 134; LOT 31 (S150) and 1353 McNeil, Parcel R30270, being BLK. 1.34, LOT 30A of the CITY ADDITION to the City of Stephenville, Erath County, Texas.

This item was pulled

8. **Application No.: RZ 9109**

Applicant Beau Mayo, representing Erath Capital investments, LLC., is requesting a rezone of property located at 380 E. Elm , Parcel R28924, being BLK. 8; LOT 9&10 of the S2400 CAGE ADDITION to the City of Stephenville, Erath County, Texas from “R-2”, One and Two Family Residential, to “R-3”, Multiple Family Residential.

9. **Public Hearing**
Application No.: RZ 9109

10. **Application No.: RZ 9109**

Consider approval of a rezone of property located at 380 E. Elm , Parcel R28924, being BLK. 8; LOT 9&10 of the S2400 CAGE ADDITION to the City of Stephenville, Erath County, Texas from “R-2”, One and Two Family Residential, to “R-3”, Multiple Family Residential.

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
AUGUST 20, 2025

CALL TO ORDER

The Planning & Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, August 20, 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:

Commissioner's 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

Commissioners Absent:

None

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

1. **Consider approval of July 16, 2025, Meeting Minutes.**

MOTION by Brian Lesley, second by Nick Robinson, to approve the July 16, 2025, Meeting Minutes as presented. MOTION Carried unanimously.

REGULAR AGENDA

2. Application No.: RZ 9072

Applicant Joel Allen, representing Allen Real Properties, LTD., is requesting a rezone of a portion of property located at 0 Northwest Loop, Parcel R22427, being approximately 3.66 acres of the A0515 MOTLEY WILLIAM of the City of Stephenville, Erath County, Texas from “B-2”, Retail and Commercial, to “R-2.5,” Integrated Housing.

This item was tabled.

3. Public Hearing

Application No.: RZ 9072

This item was tabled.

4. Application No.: RZ 9072

Consider approval of a rezone of a portion of property located at 0 Northwest Loop, Parcel R22427, being approximately 3.66 acres of the A0515 MOTLEY WILLIAM of the City of Stephenville, Erath County, Texas from “B-2”, Retail and Commercial, to “R-2.5,” Integrated Housing.

This item was tabled.

5. Application No.: PD 8998

Applicant Malcolm Kanute, representing Keewaydin Developments and Rock Creek Property No 1, LLC., is requesting a rezone of property located at 0 W Cedar St, Parcel R78345, being part of the A0342 HUDSON HC; to the City of Stephenville, Erath County, Texas from “R-1”, Single-Family Residential, to “PD”, Planned Development. The applicant will present the Development Plan.

Development Services Director, Steve Killen gave the following report: A Conceptual Plan was presented to the Planning and Zoning Commission for the 41.67-acre development on July 16, 2025. The applicant is now requesting approval of the Development Plan and assignment of zoning to Planned Development. The property has split zoning of R-1, Single Family Residential and B-2, Commercial. The PD request is for single-family housing. The remainder portion of the property comprising the B-2, Commercial zoning will be held for future development. A site plan has been provided for review in consideration of the Development Plan.

Mr. Malcom Kanute presented the development plan and answered the Commissioners'

questions.

6. **Public Hearing**

Application No.: PD 8998

Chairperson Lisa LaTouche opened the Public Hearing at 6:04pm

Letters of Opposition were received from the following:

LaNiece Fredell
Kevin Mick
Ashley Randolph
Carolyn J. Peek

Speaking in Opposition to the rezone request:

Wayne Hancock - 1515 W Cedar St.
Scott Randolph - 1506 Whitefield St.
Nathan Collier - 1620 W Cedar St.
Steve Keck - 1450 Melissa Dr.
Dereece Howell - 1610 W Cedar St.
Penny Hampton - 1411 Harpers Mill Rd.
Jill McAngus - 891 Private Road 1424
Allen Mays - 1457 Melissa Dr.

Chairperson Lisa LaTouche closed the public hearing at 6:23pm.

7. **Application No.: PD 8998**

Consider approval of a rezone of property located at 0 W Cedar St, Parcel R78345, being part of the A0342 HUDSON HC; to the City of Stephenville, Erath County, Texas from "R-1", Single-Family Residential, to "PD", Planned Development. The applicant will present the Development Plan.

MOTION by Justin Slawson, second by Brian Lesley, to recommend denial of a rezone for property located at 0 W Cedar St, Parcel R78345, being part of the A0342 HUDSON HC; to the City of Stephenville, Erath County, Texas from "R-1", Single-Family Residential, to "PD", Planned Development. MOTION CARRIED unanimously.

8. **Application No.: RZ 9037**

Applicant William Lambert is requesting a rezone of property located at 1385 Swan, Parcel R33529, being S6200 SOUTH SIDE ADDITION, Block 10, Lots 2 & 3 of the City of Stephenville, Erath County, Texas from "IND", Industrial to "R-3", Multiple Family Residential.

Development Services Director, Steve Killen, gave the following report: The applicant did not provide details on the intended project. The property has adequate dimensions for multifamily at 24 units per acre. This property is less than a one-half mile walk to the Tarleton State University Campus.

No one was present to answer Commissioners' questions.

9. **Public Hearing**

Application No.: RZ 9037

Chairperson Lisa LaTouche opened the public hearing at 6:28pm

No one spoke in favor or against the rezone request.

Chairperson Lisa LaTouche closed the public hearing at 6:28pm.

10. **Application No.: RZ 9037**

Consider approval of a rezone of property located at 1385 Swan, Parcel R33529, being S6200 SOUTH SIDE ADDITION, Block 10, Lots 2 & 3 of the City of Stephenville, Erath County, Texas from "IND", Industrial to "R-3", Multiple Family Residential.

MOTION made by Nick Robinson, second by Bonnie Terrell to recommend the approval of the rezone of property located at 1385 Swan, Parcel R33529, being Block 10, Lot 2&3 of the S6200 South Side Addition to the City of Stephenville, Erath County, Texas from "IND", Industrial, to "R-3", Multi-Family Residential. MOTION CARRIED unanimously.

11. **Application No.: FP 9070**

Applicant JT Hale, representing Oncor Electric Delivery, is requesting approval of a Final Plat of the property located at 2450 W. Lingleville Rd., Parcel R78331, being approximately 10.01 acres of the A0520 MENELEE JARRETT of the City of Stephenville, Erath County, Texas.

Development Services Director, Steve Killen gave the following report: A Preliminary Plat was approved with conditions at the July 2024, Planning and Zoning Commission meeting. The project is near vertical construction and public acceptance is anticipated in the near future. The site conforms to the original preliminary plat and approved civil plan set. Staff is requesting the Planning and Zoning Commission grant Conditional Approval of the Final Plat pending completion, verified by city staff, of the following items required by the Subdivision Ordinance, Chapter 155:

1. All public improvements must be completed and accepted through the submission of an Engineers' Letter of Certification of Completed Record Drawings – 155.5.06.D
2. A two-year maintenance bond for public improvements must be provided.

3. Tax Certificates must be obtained for recordation with the County. 115.04.06.H.4.e
4. Alternatively, in relation to items 1-2 above, Execute an Escrow Agreement with the City as a surety of completion and acceptance of all public improvements.
5. Confirm all applicable statements have been added in accordance with Ord. Sec. 155.6.08 - Easements and dedications.
6. Proposed water and sewer easements to be updated, as applicable, based on as-built location of water and sewer lines and appurtenances. Final review by Public Works pending receipt of as-built survey/Record Drawings.
7. Label all drainage easements as "private".
8. Show screening fences with maintenance easements and rear setback along greenbelt as previously agreed and reflected in the conceptual plan. Plat notes will be accepted to this effect.
9. Pay all fees related to the project.

Mr. JT Hale was present to answer the Commissioners' questions.

12. Public Hearing

Application No.: FP 9070

Chairperson Lisa LaTouche opened the public hearing at 6:30pm.

No one spoke in favor or against the Final Plat request.

Chairperson Lisa LaTouche closed the public hearing at 6:30pm.

13. Application No.: FP 9070

Consider approval of a Final Plat of the property located at 2450 W. Lingleville Rd., Parcel R78331, being approximately 10.01 acres of the A0520 MENELEE JARRETT of the City of Stephenville, Erath County, Texas.

MOTION made by Brian Lesley, second by James Stephenson, to grant conditional approval of a Final Plat as presented of property located at 2450 W. Lingleville Rd., Parcel R78331, being approximately 10.01 acres of the A0520 MENELEE JARRETT of the City of Stephenville, Erath County, Texas. MOTION CARRIED unanimously.

14. Application No.: FP 9086 and FP 9087

Applicant Reece Flanagan, representing Troy Kunkel of Tarleton Walk, LLC., is requesting approval of a Final Plat for Parcel R78299, being Ph 1 of Lillian Park Townhomes and Parcel R33522, being Blk. 8, lot 5,6,7,8 and Blk. 14, part of Lot 5 of the South Side Addition to the City of Stephenville, Erath County, Texas.

Development Services Director, Steve Killen gave the following report: Staff is requesting the Planning and Zoning Commission grant Conditional Approval of the Final Plat pending completion, verified by city staff, of the following items required by the Subdivision Ordinance, Chapter 155:

1. Comply with all review comments provided to date.
2. Verify lot discrepancies are corrected in title section.
3. Provide Signature Block for County Clerk.
4. Pay all fees related to the project.

Upon completion, the Final Plat may be submitted to the County for recordation purposes.

15. Public Hearing

Application No.: FP 9086 and FP 9087

Chairperson Lisa LaTouche opened the public hearing at 6:32pm.

No one spoke in favor or against the Final Plat request.

Chairperson Lisa LaTouche closed the public hearing at 6:32pm.

16. Application No.: FP 9086 and FP 9087

Consider approval of a Final Plat for Parcel R78299, being Ph 1 of Lillian Park Townhomes and Parcel R33522, being Blk. 8, lot 5,6,7,8 and Blk. 14, part of Lot 5 of the South Side Addition to the City of Stephenville, Erath County, Texas.

MOTION made Brian Lesley, second by James Stephenson to recommend conditional approval of a Final Plat as presented for Parcel R78299, being Ph 1 of Lillian Park Townhomes and Parcel R33522, being Blk. 8, Lot 5,6,7,8 and Blk. 14, part of Lot 5 of the South Side Addition to the City of Stephenville, Erath County, Texas. MOTION CARRIED unanimously.

ADJOURN

Chairperson Lisa LaTouche adjourned the meeting at 6:33pm.

APPROVED:

Lisa LaTouche, Chair

ATTEST:

Jan Strahan, Commission Secretary

STAFF REPORT



SUBJECT: Application No.: RZ 9072

Applicant Joel Allen, representing Allen Real Properties, LTD., is requesting approval of an Amended Plat with simultaneous rezoning of a portion of property located at 0 Northwest Loop, Parcel R22427, being approximately 3.66 acres of the A0515 MOTLEY WILLIAM of the City of Stephenville, Erath County, Texas from “B-2”, Retail and Commercial, to “R-2.5,” Integrated Housing. The portion of Parcel R22427 that is rezoned will become part of Parcel R77510, zoned R-2.5.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

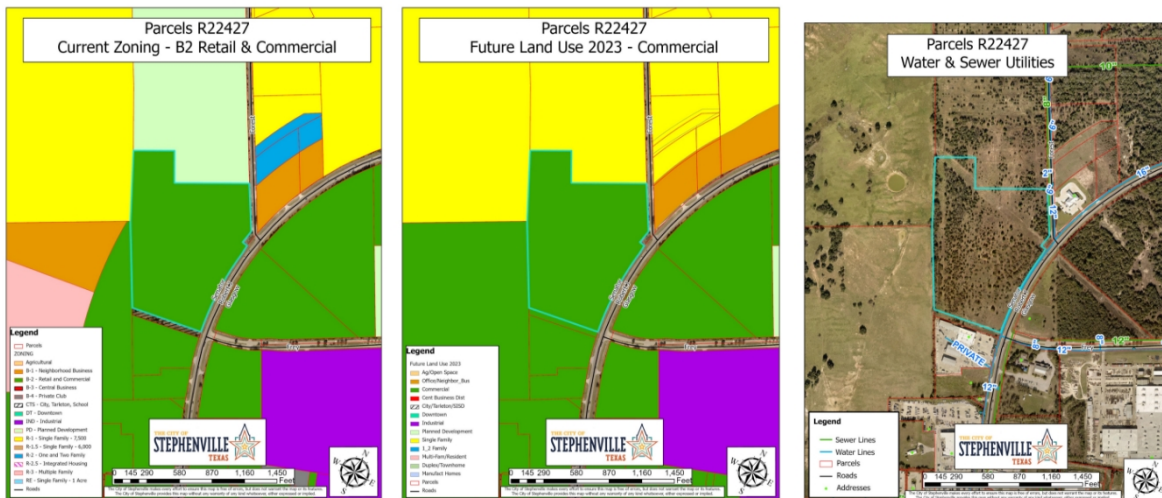
RECOMMENDATION:

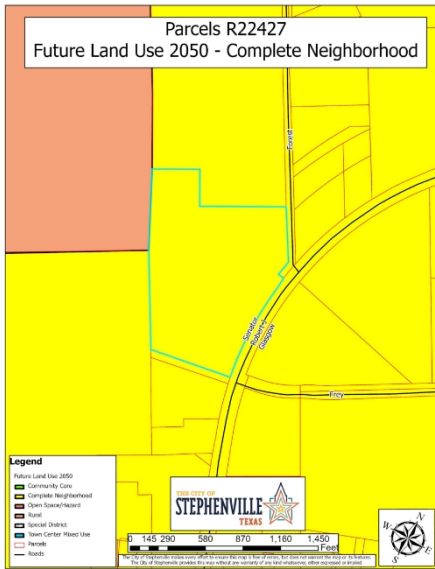
To provide the City Council with a recommendation for the rezoning request. Under the Stephenville 2050 Comprehensive Plan, Future Land Use is designated as Complete Neighborhood.

BACKGROUND:

The applicant is requesting a portion of this R22427 be rezoned to accommodate a site plan involving the adjacent 36-acre parcel.

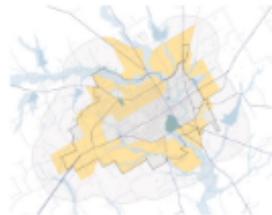
Section 155.4.03 of the Subdivision Ordinance provides a mechanism for simultaneous replatting and rezoning, whereby the rezone is approved first. If the rezone is denied, the plat application is also denied. This mechanism would allow for the subdivision of parcel R22427 and an amended plat would incorporate the rezoned portions for the adjacent parcel. Both parcels are owned by Allen Real Properties, LTD.





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. 155.4.03. General subdivision and platting procedures.

- A. *Plats Required for Land Subdivision.* A Preliminary Plat or Minor Plat shall be approved prior to any land division that is subject to these regulations and prior to commencement of any new development.
- B. *Replats and Amending Plats.*
 1. *Replat.* A Replat, in accordance with State law, and the provisions of Section 4.08 shall be required any time a platted, recorded lot is further divided or expanded, thereby changing the boundary and dimensions of the property.
 2. *Amending Plat.* In the case of minor revisions to recorded Plats or lots, an Amending Plat may also be utilized if in accordance with Section 4.09.
- C. *Zoning.*
 1. *Conformance with Existing Zoning.* All Applications shall be in conformance with the existing zoning on property inside the City Limits.
 2. *Request to Rezone First.* If an Applicant seeks to amend the zoning for the property, the request to rezone the land shall be submitted and approved prior to acceptance of an Application for filing of a plat, unless as otherwise provided below.
 - a. The Applicant may request approval from the City Administrator to submit an application simultaneous with the zoning change request, in which case the Application for the zoning amendment shall be acted upon first, provided that the Application is accompanied by a properly executed Waiver of Right to 30-Day Action (due to the more lengthy time frame necessary to advertise and process zoning Applications).
 - b. In the event that the requested zoning amendment is denied, the Plat Application shall also be rejected or denied.
 3. *Zoning Ordinance Site Plan Approval.* Where Site Plan approval is required by the Zoning Ordinance prior to development, no Application for a Final Plat approval shall be accepted for filing until a Site Plan has been approved for the land subject to the proposed Plat.

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;

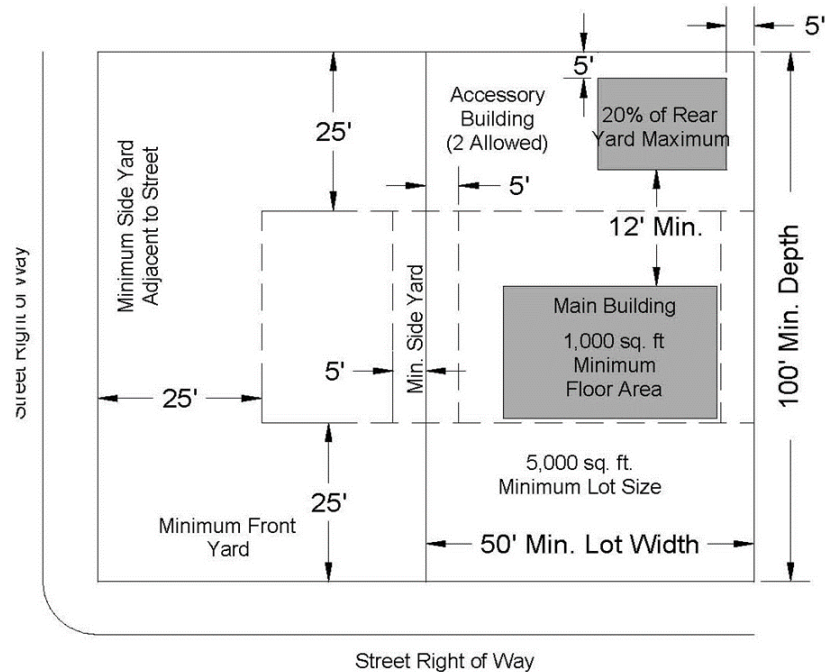
5.8.C Conditional Uses.

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

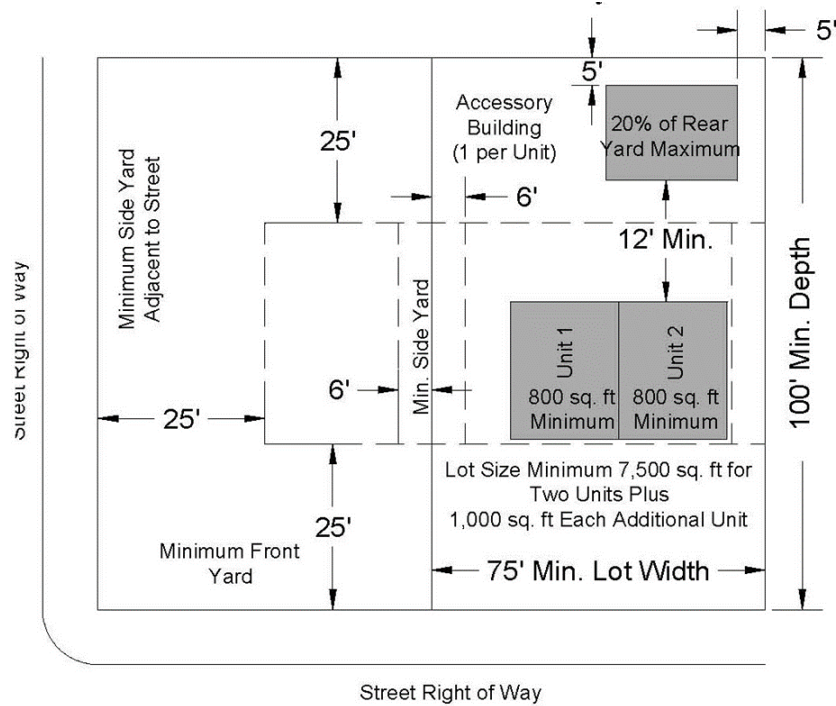
- b. Maximum number of accessory buildings: one.
 - c. Minimum depth of side setback: five feet.
 - d. Minimum depth of rear setback: five feet.
 - e. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings,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



B. Two-to-four family.

- 1. Minimum lot area: 7,500 ft² for two dwelling units, plus 1,000 ft² for each additional dwelling unit.
- 2. Minimum lot width and lot frontage: 75 feet.
- 3. Minimum lot depth: 100 feet.
- 4. Minimum depth of front setback: 15 feet.
- 5. Minimum depth of rear setback: 15 feet.
- 6. Minimum width of side setback:
 - a. Internal lot: six feet.
 - b. Corner lot: 15 feet from intersecting side street.
- 7. Building size:
 - a. Maximum coverage as a percentage of lot area: 40%.
 - b. Minimum area of each dwelling unit: 800 ft².
- 8. Accessory buildings:
 - a. Maximum accessory building coverage of rear yard: 20%.
 - b. Maximum area of each accessory building: 200 ft².

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

- a. Maximum accessory building coverage of rear yard: 20%.
 - b. Maximum area of each accessory building: 200 ft².
 - c. Maximum number of accessory buildings: one per unit.
 - d. Minimum depth of side setback: five feet.
 - e. Minimum depth of rear setback: five feet.
 - f. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
 10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.
 11. Maximum density of Townhome or Condominium Housing within the R-2.5 District shall not exceed 14 units per acres with each unit 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)

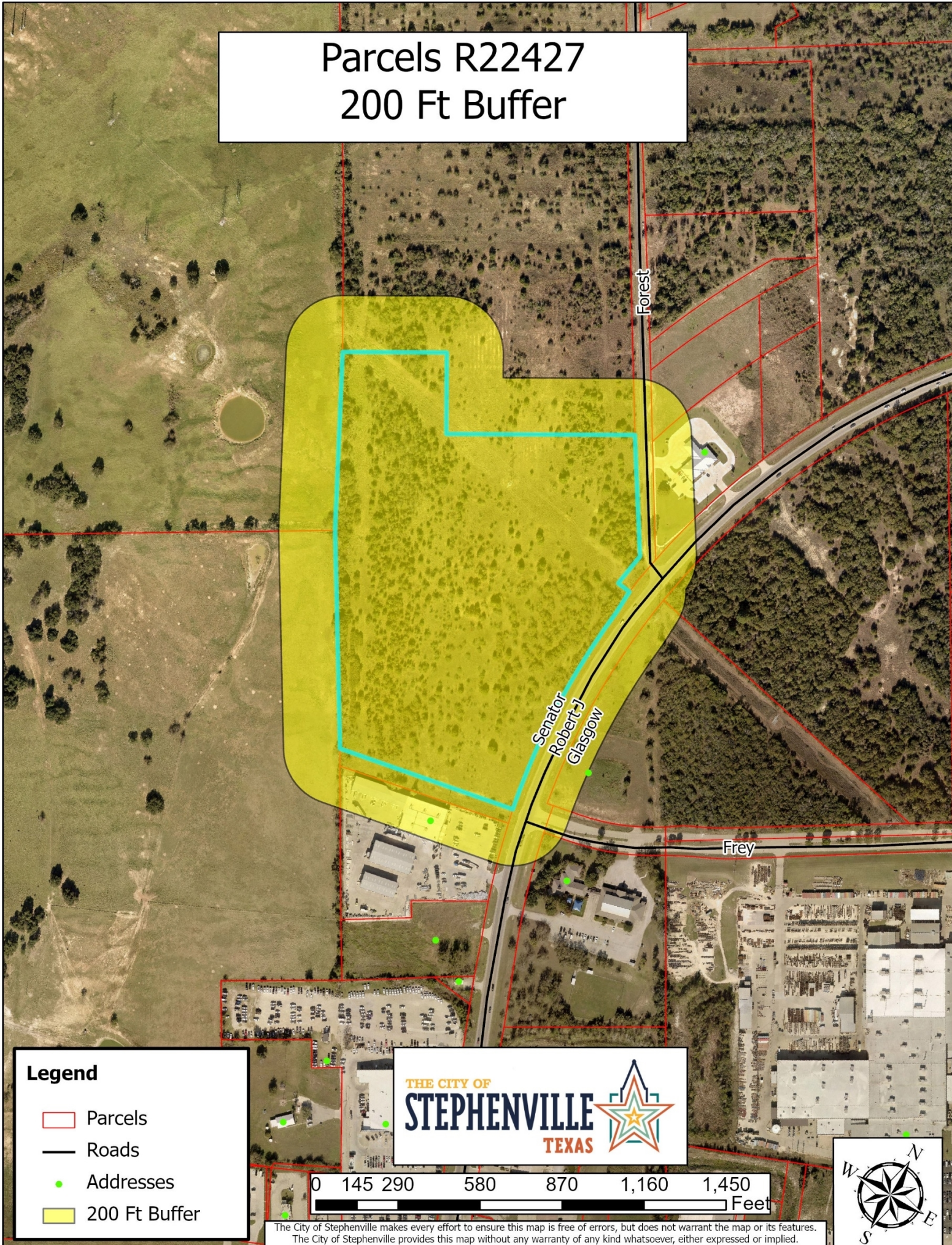
FACTORS TO CONSIDER:

- 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:

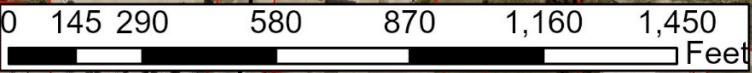
- 1) Recommend the City Council approve the rezoning request.
- 2) Recommend the City Council deny the rezoning request.

Parcels R22427 200 Ft Buffer



Legend

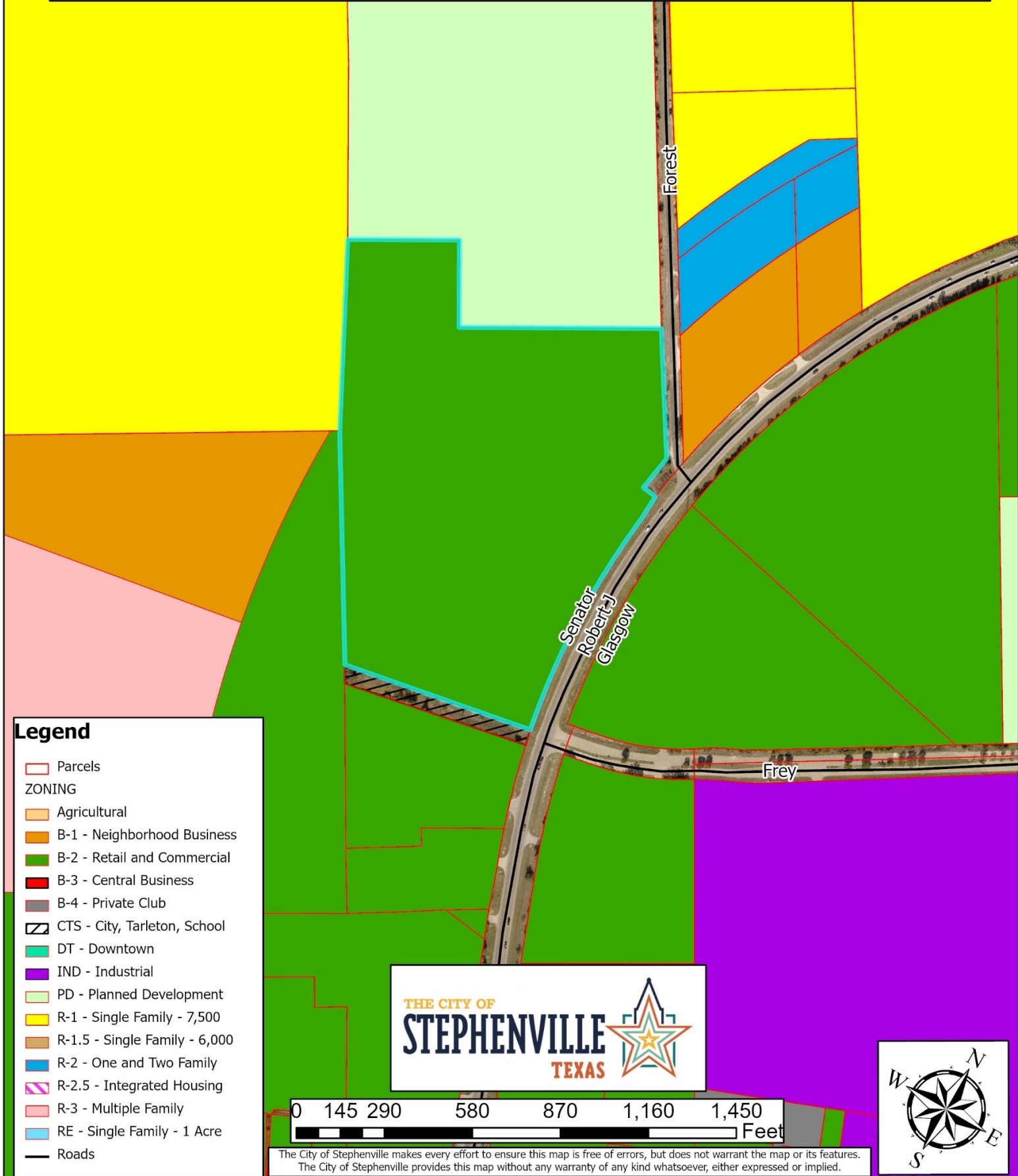
- Parcels
- Roads
- Addresses
- 200 Ft Buffer



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.

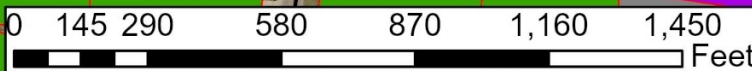
Parcels R22427

Current Zoning - B2 Retail & Commercial



Legend

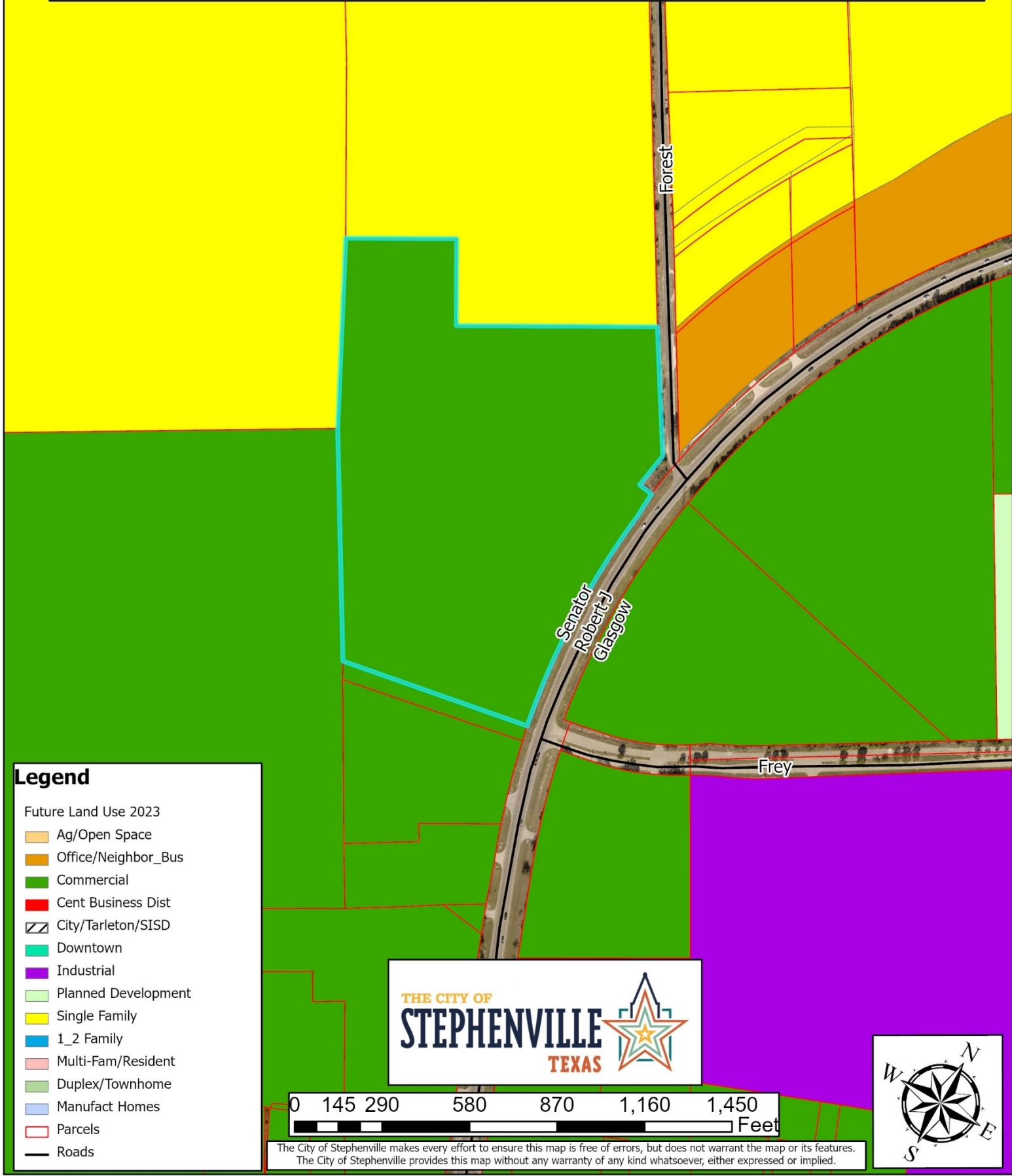
- Parcels
- ZONING**
- Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tarleton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2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



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Parcels R22427

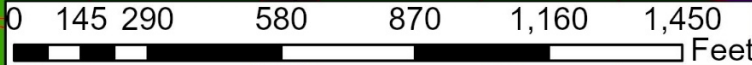
Future Land Use 2023 - Commercial



Legend

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
- Roads

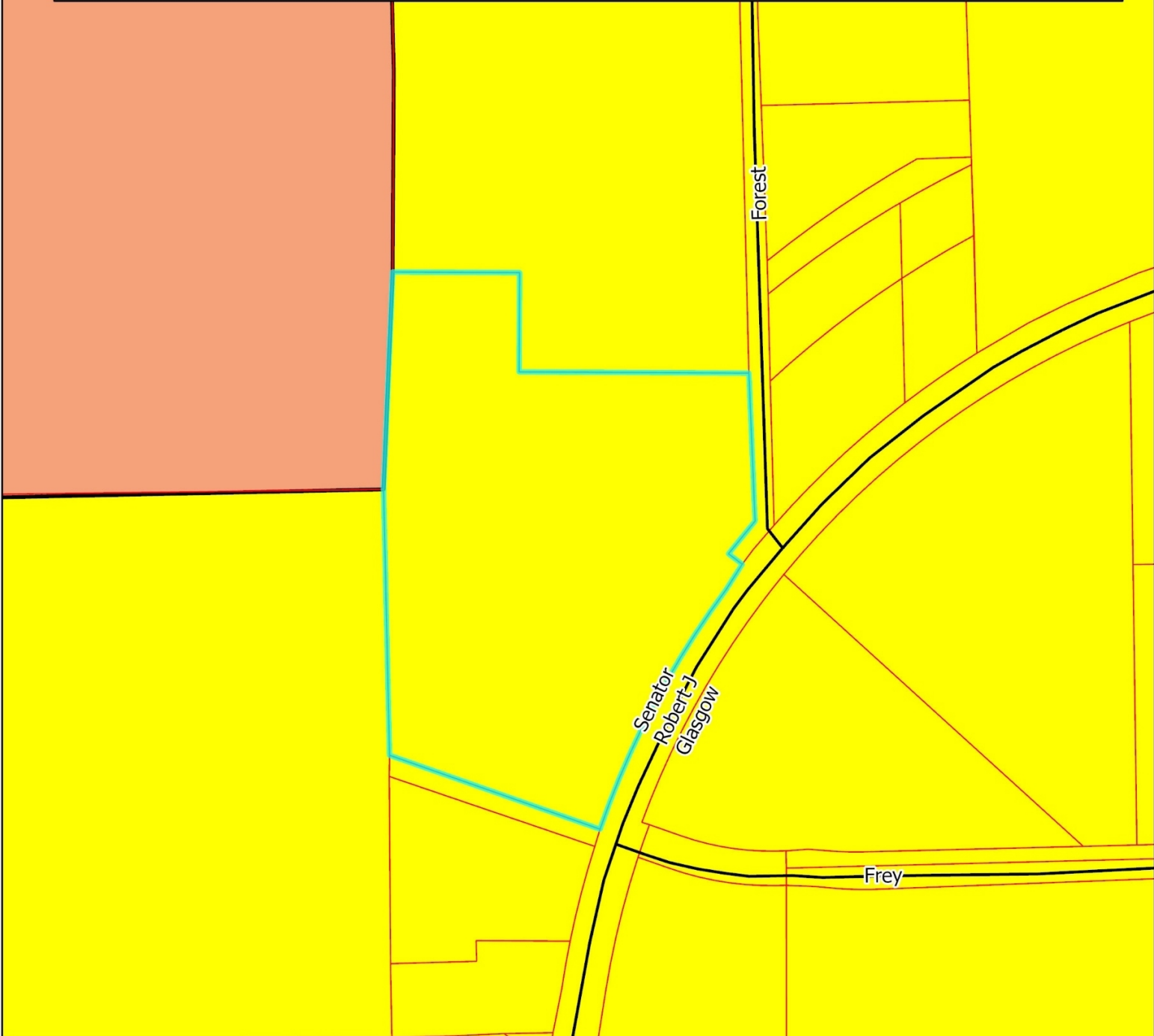


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Parcels R22427

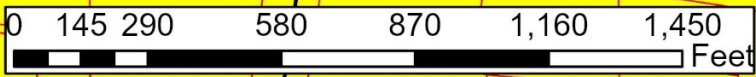
Future Land Use 2050 - Complete Neighborhood



Legend

Future Land Use 2050

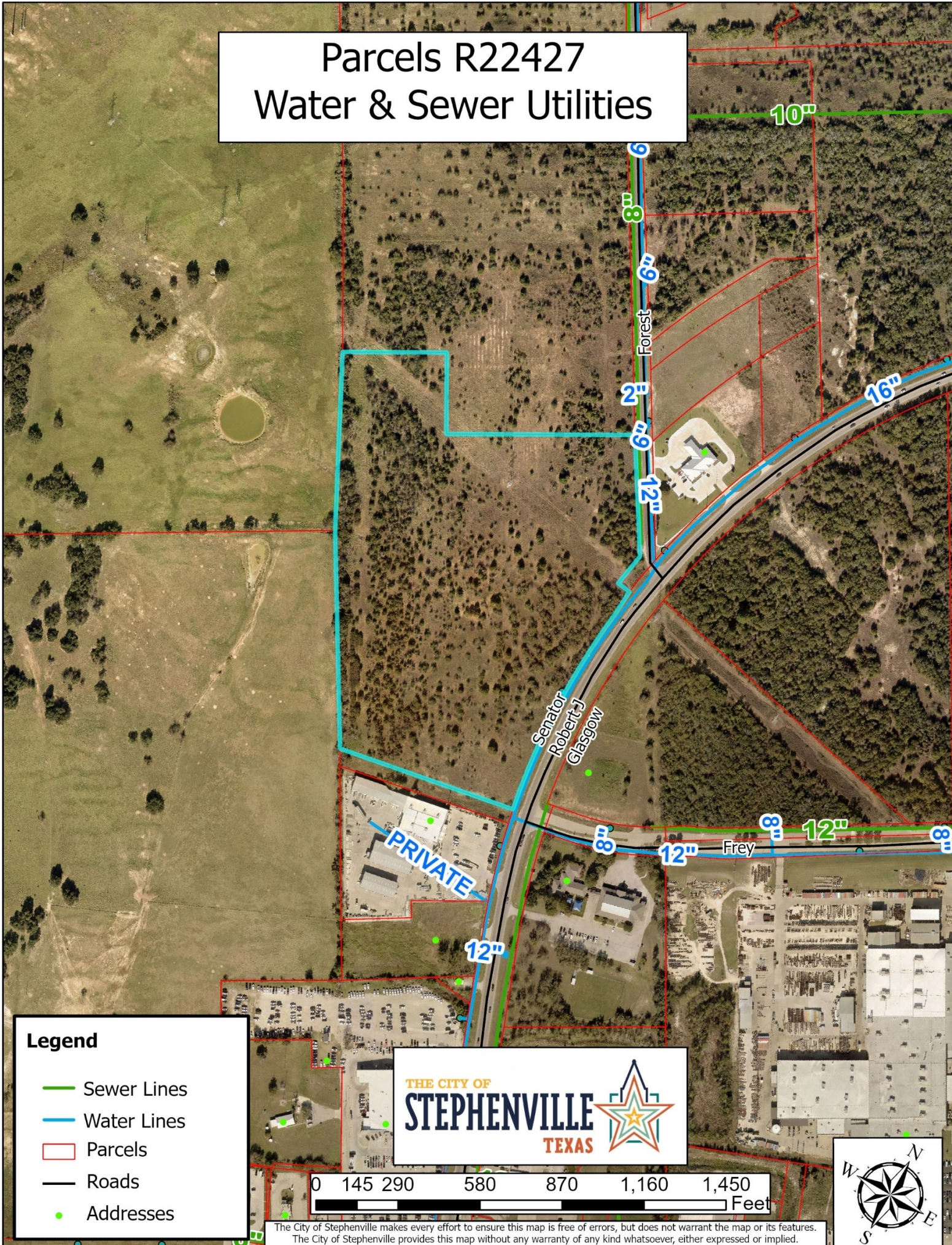
- Community Core
- Complete Neighborhood
- Open Space/Hazard
- Rural
- Special District
- Town Center Mixed Use
- Parcels
- Roads



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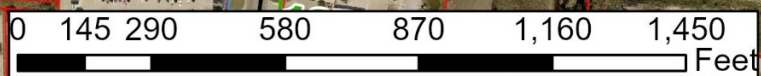


Parcels R22427 Water & Sewer Utilities



Legend

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



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Parcel R22427

200 ft Buffer Addresses

R000022427	0	SENATOR ROBERT J GLASGOW LOOP	ALLEN REAL PROPERTIES LTD ET AL	PO BOX 953	STEPHENVILLE	TX	76401
R000022439	0	SENATOR ROBERT J GLASGOW LOOP	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000075151	0	SENATOR ROBERT J GLASGOW LOOP	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000063946	0	SENATOR ROBERT J GLASGOW LOOP	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000062656	3000	SENATOR ROBERT J GLASGOW LOOP	FAITH LUTHERAN CHURCH OF S VILLE	3000 SENATOR ROBERT J GLASGOW LOOP	STEPHENVILLE	TX	76401-0000
R000063721	3001	SENATOR ROBERT J GLASGOW LOOP	MCCOY INVESTMENTS	PO BOX 1028	SAN MARCOS	TX	78667-1028
R000077510	0	FOREST LN	PECAN LANDING DEVELOPMENT, INC.	125 RIVER NORTH BLVD.	STEPHENVILLE	TX	76401
R000069040	0	FOREST LN	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000076370	2895	SENATOR ROBERT J GLASGOW LOOP	WELLINGTON STATE BANK	PO BOX 1032	WELLINGTON	TX	79095
R000023916	0	CR386 (OFF)	WHITEFIELD DONNA & LINDA HARDIN LIVING TRUST	23002 RED RIVER DR	KATY	TX	77450
R000067066	0	W WASHINGTON	WHITEFIELD DONNA & LINDA HARDIN LIVING TRUST	23002 RED RIVER DR	KATY	TX	77450

AMENDED PLAT

LOT 1, BLOCK 1 PECAN LANDING

BEING A PLAT OF 40.504 ACRES OUT OF THE
WILLIAM MOTLEY SURVEY, ABSTRACT NO. 515,
CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS

OWNERS CERTIFICATION:

§ STATE OF TEXAS
§ COUNTY OF ERATH

BEING a tract of land out of the William Motley Survey, Abstract No. 515, City of Stephenville, Erath County, Texas, and being all of that tract of land described in the deed to Pecan Landing Development, Inc., as recorded in Document No. 2023-06659, Official Public Records, Erath County, Texas (OPRECT), and a portion of that tract of land described as Tract Eleven in the deed to Allen Real Properties, LTD, et al., as recorded in Document No. 2012-06686, OPRECT, and being more particularly described by metes and bounds as follows: (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).

BEGINNING at a 5/8 inch capped iron rod found marked "NATIVE CO., LLC" (NC) for the northeast corner of said Pecan Landing tract and the southeast corner of Lot 1, Block 5, Peacock Estates Subdivision, Phase III, an addition to the City of Stephenville, Erath County, Texas, as shown per plat recorded in Cabinet A, Slide 313A, Plat Records, Erath County, Texas, also being in the west right-of-way line of Forrest Ln. (a 50 feet wide public right-of-way);

THENCE with the west right-of-way line of Forrest Road the following courses and distances:
North 30°22'49" East, a distance of 630.05 feet to a NC;
South 31°31'49" East, passing a NC for the southeast corner of said Pecan Landing tract at a distance of 1,058.13 feet, continuing for a total distance of 1,487.37 feet to a 3/8 inch iron rod found for the southeast corner of said Tract Eleven and an inner corner of Forest Ln.;

THENCE with the northwest right-of-way line of Forest Ln. and with a curve to the left, with a radius of 2,656.48 feet, and a chord which bears South 10°07'47" West, a distance of 63.40 feet; through a central angle of 01°22'03", an arc distance of 63.40 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" (IRS) for the south corner of this tract;

THENCE North 77°46'52" West, departing the northwest line of Forest Ln. and over and across said Tract Eleven, a distance of 715.06 feet to an IRS in the south line of said Pecan Landing tract, for an inner corner of this tract;

THENCE South 60°18'03" West, continuing over and across said Tract Eleven and with the south line of said Pecan Landing tract, a distance of 107.87 feet to a NC for the southernmost southwest corner of said Pecan Landing tract;

THENCE North 29°41'57" West, continuing over and across said Tract Eleven and with the southernmost western line of said Pecan Landing tract, a distance of 96.85 feet to an IRS for an inner corner of this tract;

THENCE North 77°46'52" West, departing said Pecan Landing tract and continuing over and across said Tract Eleven, a distance of 286.13 feet to an IRS in the western most southern line of said Pecan Landing tract, for an inner corner of this tract;

THENCE South 60°18'03" West, continuing over and across said Tract Eleven and with the westernmost southern line of said Pecan Landing tract, a distance of 155.33 feet to a CIRF for the southwest corner of said Pecan Landing tract and being in east line of a tract of land described in the deed to Linda Hardin Living Trust, as recorded in Volume 1409, Page 957, Deed Records, Erath County, Texas, from which a 3/8 inch iron rod found at an angle point in the east line of said Hardin tract bears South 29°41'57" West, a distance of 619.80 feet;

THENCE with the common line of said Pecan Landing tract and said Hardin tract, the following courses and distances:
North 29°41'57" West, a distance of 583.68 feet to a 1/2 inch iron rod found;

North 31°09'54" West, a distance of 803.87 feet to a 1/2 inch iron rod found for the northwest corner of said Pecan Landing tract and the southwest corner of Lot 9, Block 5, Peacock Estates Subdivision, Phase III, an addition to the City of Stephenville, Erath County, Texas, as shown per replat, as recorded in Cabinet B, Slide 146A, Plat Records, Erath County, Texas;

THENCE North 59°36'20" East, with the north line of said Pecan Landing tract, a distance of 1,014.41 feet to the **POINT OF BEGINNING** and containing 40.504 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **PECAN LANDING DEVELOPMENT, INC.**, does hereby adopt this plat designating the herein above described real property as **LOT 1, BLOCK 1, PECAN LANDING**, an addition to the City of Stephenville, Erath County, Texas. Any public utility, including the City, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths on any of the easements or Right-of-Way shown on the Plat (or filed by separate instrument that is associated with said property); and any public utility, including the City, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Easements shall be maintained by property owners. The City can move trees or any other improvements and does not have the responsibility to replace them.

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

By: _____
Owner/Representative - Pecan Landing Development, Inc.

§ 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 Pecan Landing Development, Inc.

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

Notary Public in and for _____ My commission expires _____
the State of Texas

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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

Purpose of Document: Review
Surveyor: N. Zane Griffin
Registered Professional Land Surveyor No. 6810
Release Date: 09-15-2025

N. Zane Griffin, RPLS No. 6810
Date: September 15, 2025

CITY OF STEPHENVILLE
ERATH COUNTY, TEXAS

Director of Development Services Date of Approval _____
Attest: City Secretary Date _____

Remainder of Tract Eleven
Allen Real Properties LTD, et al.
Doc. No. 2012-06686
O.P.R.E.C.T.

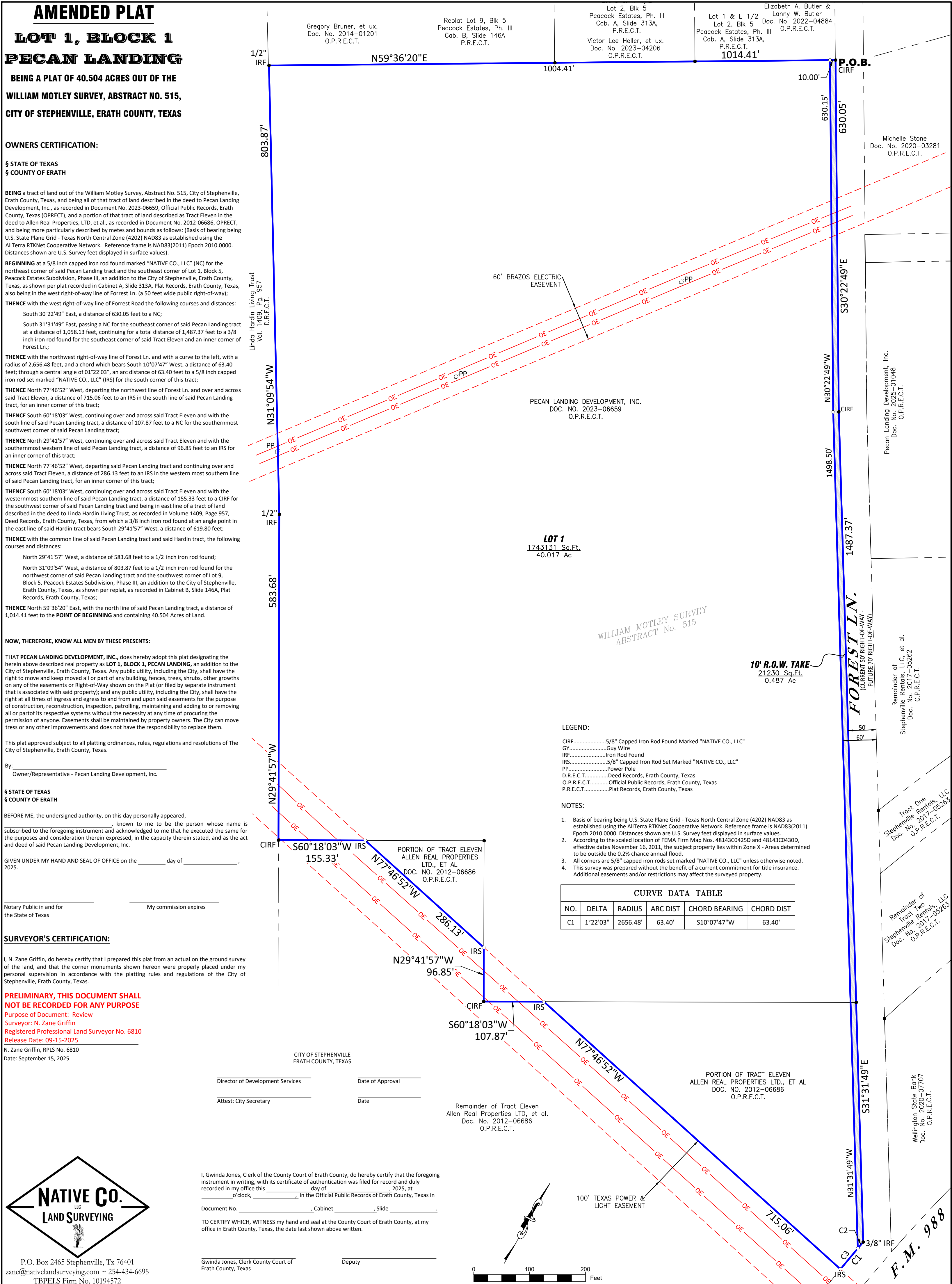
I, Gwinda Jones, Clerk of the County Court of Erath County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record and duly recorded in my office this _____ day of _____, 2025, at _____ o'clock, _____, in the Official Public Records of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



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



LOT 1
1743131 Sq.Ft.
40.017 Ac

LEGEND:

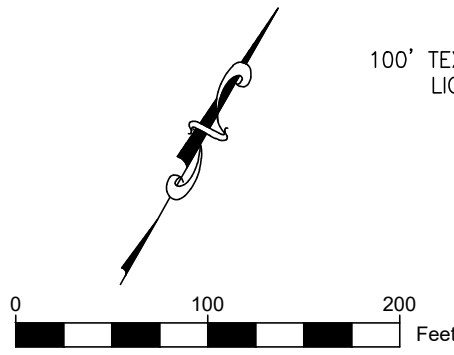
- CIRF.....5/8" Capped Iron Rod Found Marked "NATIVE CO., LLC"
- GY.....Guy Wire
- IRF.....Iron Rod Found
- IRS.....5/8" Capped Iron Rod Set Marked "NATIVE CO., LLC"
- PP.....Power Pole
- D.R.E.C.T.....Deed Records, Erath County, Texas
- O.P.R.E.C.T.....Official Public Records, Erath County, Texas
- P.R.E.C.T.....Plat 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 Nos. 48143C0425D and 48143C0430D, effective dates November 16, 2011, the subject property lies within Zone X - Areas determined to be outside the 0.2% chance annual flood.
- All corners are 5/8" capped iron rods set marked "NATIVE CO., LLC" unless otherwise noted.
- This survey was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect the surveyed property.

CURVE DATA TABLE

NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C1	1°22'03"	2656.48'	63.40'	S10°07'47"W	63.40'



STAFF REPORT



SUBJECT: Application No.: RZ 9109

Applicant Beau Mayo, representing Erath Capital investments, LLC., is requesting a rezone of property located at 380 E. Elm , Parcel R28924, being BLK. 8; LOT 9&10 of the S2400 CAGE ADDITION to the City of Stephenville, Erath County, Texas from “R-2”, One and Two Family Residential, to “R-3”, Multiple Family Residential.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

To provide the City Council with a recommendation for the rezoning request. Under the Stephenville 2050 Comprehensive Plan, Future Land Use is designated as Complete Neighborhood.

BACKGROUND:

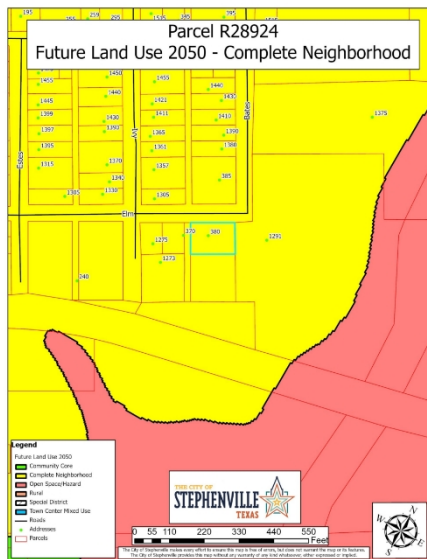
Mr. Mayo presented a rezone request from One and Two-Family Residential (R-2) to Multifamily (R-3) for adjacent parcels on October 19, 2022. The Commission voted 4-1 to recommend the City Council approve the rezone request. Subsequently, the City Council approved Ordinance 2022-O-36 at the November, 2025 regular meeting by unanimous vote.

Mr. Mayo is now acquiring Parcel R28924 and is requesting a rezone to include this parcel in his project.

The project will have adequate water and sewer service. A six-inch water main is located in Elm St. and a six-inch sanitary sewer main is located in Ivy St. Additionally, a 12” sewer main traverses the properties.

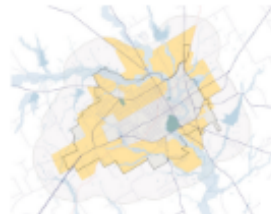
The rezone request, if approved, aligns with the Future Land Use designation of “Complete Neighborhood” according to Comprehensive Plan “Stephenville 2050.”





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. 154.05.6. Multiple family residential district (R-3).

5.6.A Description. This residential district provides for medium to high-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, and multiple family housing buildings and complexes platted as one parcel and sole source management. All R-3 zoning will be appropriate to a city-style neighborhood. Recreational, religious and educational uses are also permitted so as to contribute to the natural elements of a convenient, balanced and attractive neighborhood. Development within this district is intended to be protected from the encroachment of land activities that do not contribute to the esthetic and functional well being of the intended district environment.

5.6.B Permitted Uses.

- (1) Single-family detached dwelling, limited to occupancy by a family having no more than 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) Two-to-four family dwellings, with each family limited as in division (1) above;
- (3) Multiple family dwellings, with each family limited as in division (1) above; Student living complexes will be subject to a variance request for units designed to occupy more than four unrelated students per unit;
- (4) Assisted living center;
- (5) Convalescent, nursing or long term-care facility;
- (6) Retirement housing complex;
- (7) Accessory buildings;
- (8) Churches, temples, mosques and related facilities;
- (9) Community home;
- (10) Park or playground;
- (11) SISD school—public;
- (12) Bed and breakfast/boarding house;
- (13) Group day care home;
- (14) Registered family home;

- (15) Day care center; and
- (16) Fraternity or sorority house.

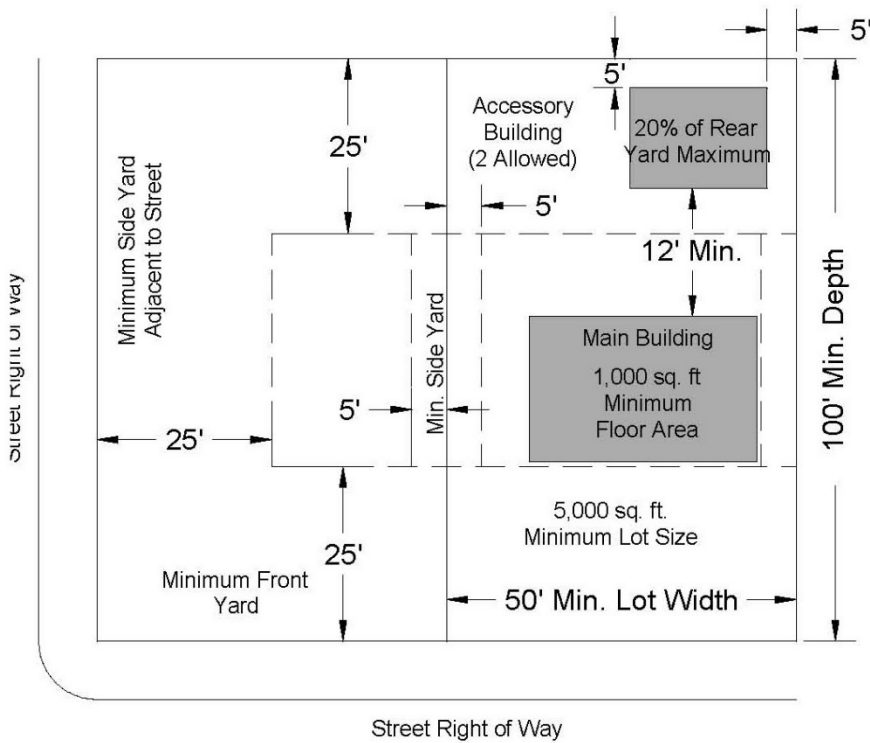
5.6.C Conditional Uses.

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

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

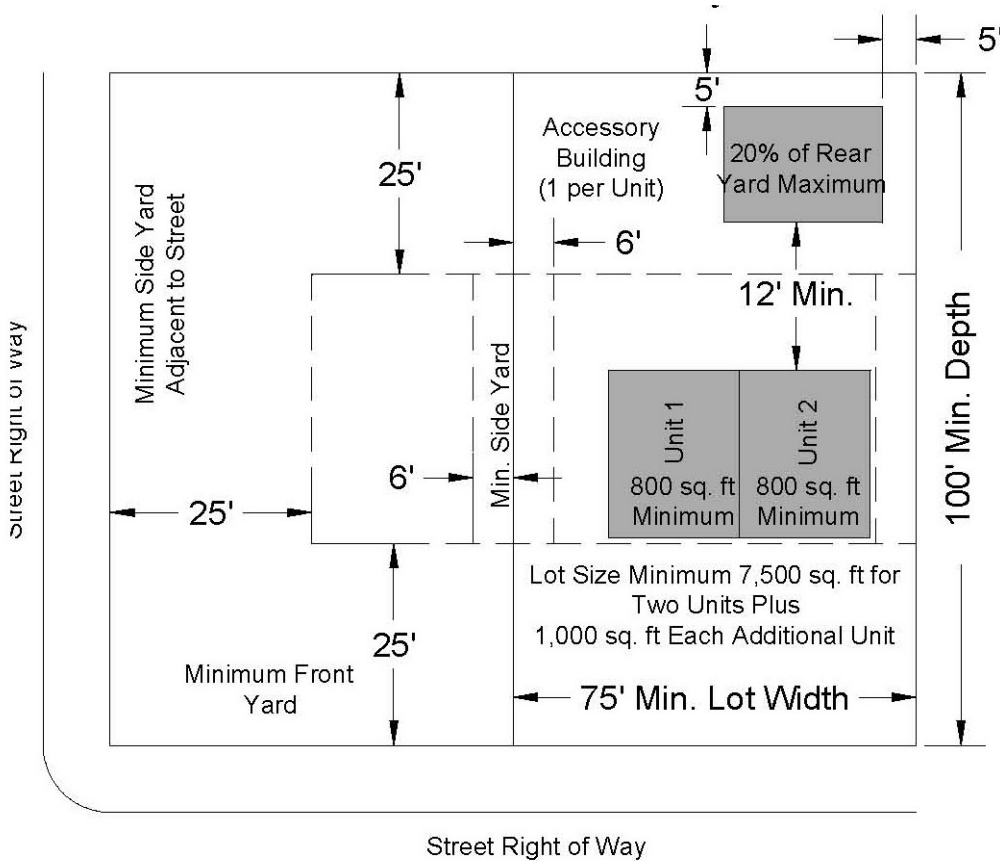
(A) *Single family dwelling.*

- (1) Minimum lot area: 5,000 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 coverage as a percentage of lot area: 40%.
 - (b) Single family dwelling: 1,000 ft².
- (8) Accessory buildings:
 - (a) Maximum accessory buildings coverage of rear yard: 20%.
 - (b) Maximum number of accessory buildings: one.
 - (c) Minimum depth of side setback: five feet.
 - (d) Minimum depth of rear setback: five feet.
 - (e) Minimum depth from the edge of the main building: 12 feet.
- (9) Maximum height of structures: 35 feet.
- (10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



(B) *Two-to-four family.*

- (1) Minimum lot area: 7,500 ft² for two dwelling units, plus 1,000 ft² for each additional dwelling unit.
- (2) Minimum lot width and lot frontage: 75 feet.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front setback: 25 feet.
- (5) Minimum depth of rear setback: 25 feet.
- (6) Minimum width of side setback:
 - (a) Internal lot: six feet.
 - (b) Corner lot: 25 feet from intersecting side street.
- (7) Building size:
 - (a) Maximum coverage as a percentage of lot area: 40%.
 - (b) Minimum area of each dwelling unit: 800 ft².
- (8) Accessory buildings:
 - (a) Maximum accessory building coverage of rear yard: 20%.
 - (b) Maximum area of each accessory building: 200 ft².
 - (c) Maximum number of accessory buildings: one per unit.
 - (d) Minimum depth of side setback: five feet.
 - (e) Minimum depth of rear setback: five feet.
 - (f) Minimum depth from the edge of the main building: 12 feet.
- (9) Maximum height of structures: 35 feet.
- (10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



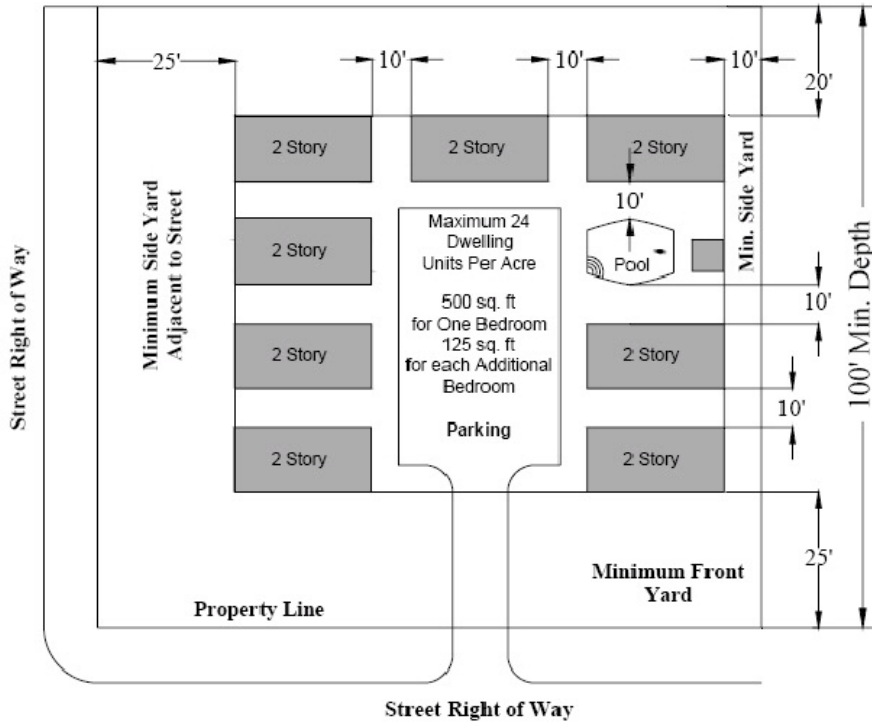
(C) *Reserved.*

(D) *Multiple family dwellings.*

- (1) Minimum lot area: maximum density of 24 dwelling units per acre, which includes parking, access and all other area improvements.
- (2) Minimum lot depth: 100 feet.
- (3) Minimum depth of front setback: 25 feet.
- (4) Minimum depth of rear setback: 20 feet.
- (5) Minimum width of side setback:
 - (a) Internal lot: ten feet.
 - (b) Corner lot: 25 feet from intersecting side street.
- (6) Building size: Minimum area of each dwelling unit: 500 ft² for one bedroom or less plus 125 ft² of floor area for each additional bedroom.
- (7) Maximum height of structures: 35 feet.
- (8) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

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

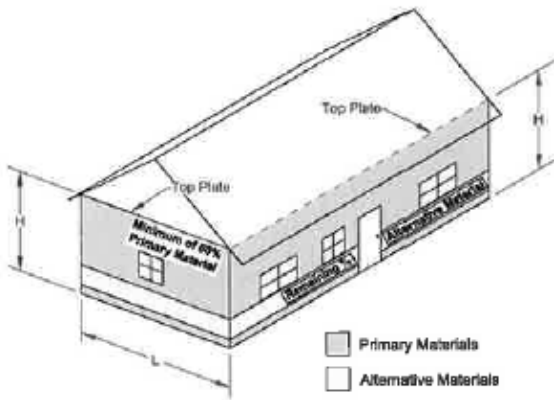
Multiple Family Dwelling



5.6.E Parking Regulations. Lots in this District shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in Section 154.11 *Parking spaces for vehicles* of this ordinance. Student housing whereby individual rooms are leased by unit must require 1.5 spaces per rented bed.

5.6.F Type of Construction.

- (1) The exterior walls of all new dwellings to the top plate, shall be constructed of at least 80% of the total exterior walls of primary materials, excluding doors, windows, and porches. See Section 10.E(1): Exterior Building Material Standard—Primary Materials.
- (2) Any remaining exterior walls of all new dwellings shall construct the remaining exterior walls of alternative materials. See Section 10.E(2): Exterior Building Material Standard—Alternative Materials.
- (3) Existing dwellings expanding the total square footage of the building 50% or less, or modifying the exterior walls, may use the same exterior construction material as the existing primary building. If the material is not available, similar material may be used if approved by the Community Development Director.
- (4) Existing dwellings expanding the total square footage of the building more than 50%, or proposing to use a material inconsistent with the primary structure for any expansion, must meet the 80% minimum primary materials, Section 10.E: Exterior Building Material Standard, for the total exterior walls of the structure.



NEW CONSTRUCTION

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

EXISTING STRUCTURES

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

(Am. Ord. 2007-24, passed 12-4-2007; Am. Ord. 2008-13, passed 7-1-2008; Ord. 2011-26, passed 12-6-2011; Am. Ord. 2021-O-29, § 1, passed 9-7-2021; Am. Ord. 2024-O-33, § 1, passed 11-5-2024)

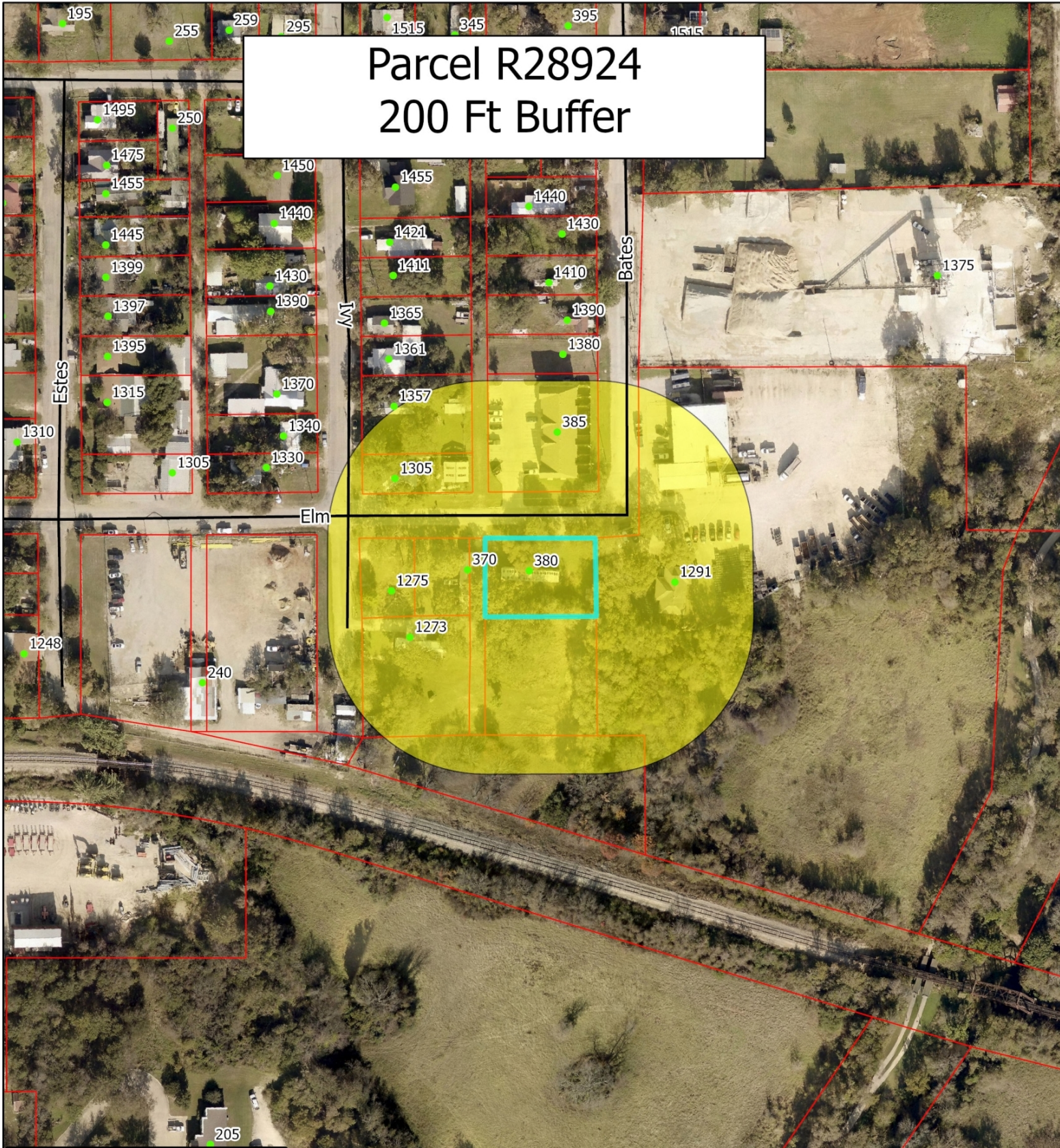
FACTORS TO CONSIDER:

- 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:

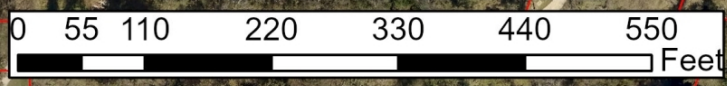
- 1) Recommend the City Council approve the rezoning request.
- 2) Recommend the City Council deny the rezoning request.

Parcel R28924 200 Ft Buffer



Legend

- Roads
- Addresses
- Parcels
- 200 Ft Buffer



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Parcel R28924

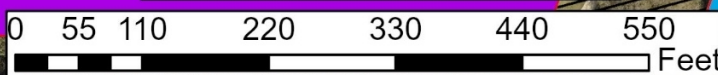
Future Land Use 2023 - Commercial



Legend

Future Land Use 2023

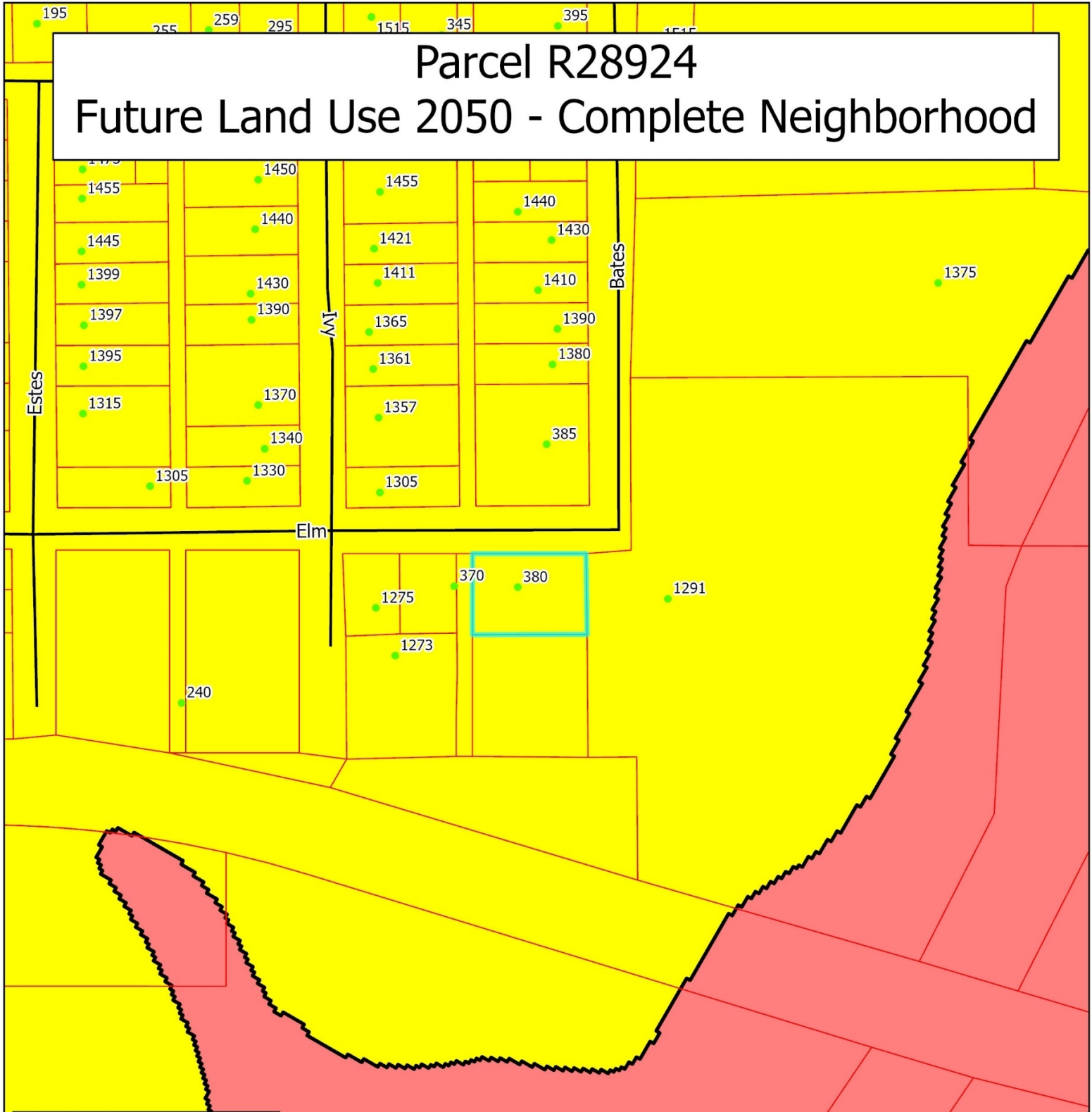
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes
- Roads
- Addresses
- Parcels



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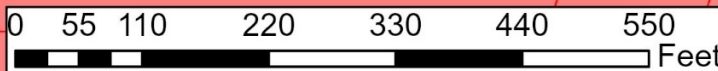
Parcel R28924

Future Land Use 2050 - Complete Neighborhood



Legend

- Future Land Use 2050
 - Community Core
 - Complete Neighborhood
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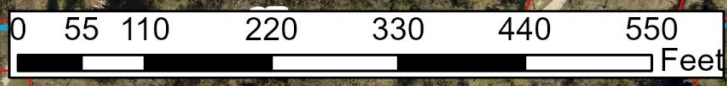
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Parcel R28924 Water & Sewer Utilities



Legend

- Sewer Lines
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- Parcels



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Parcel R28924

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000028919	1275 IVY	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000028920	378 ELM	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000029961	0 BATES	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000028921	1273 IVY	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000078019	0 ELM	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000028910	1305 IVY	HEATON HAYDEN M AND	1305 N IVY	STEPHENVILLE	TX	76401
R000029960	1291 BATES	IESI TX CORPORATION	PO BOX 819	IOWA PARK	TX	76367-0819
R000028908	1357 IVY	MITCHELL ROSE	497 RETA	STEPHENVILLE	TX	76401
R000028911	385 E ELM	TRAFALGAR HOMES OF TEXAS LLC	PO BOX 65	STEPHENVILLE	TX	76401
R000028924	380 E ELM	VEST HAZEL & BILLY RAY VEST JR	380 E ELM	STEPHENVILLE	TX	76401