



City Council
Regular Meeting

Tuesday, October 7, 2025, 5:30 PM
City Hall Council Chambers
298 W Washington
Stephenville, Texas 76401

AGENDA

CALL TO ORDER

PLEDGES OF ALLEGIANCE

INVOCATION

PRESENTATIONS AND RECOGNITIONS

1. Recognition of Judge Shawnee Bass

CITIZENS GENERAL DISCUSSION

REGULAR AGENDA

2. Consider Approval of Notice of Election for the November 4, 2025 Special Election
3. Consider Approval of Resolution Denying the 2025 Oncor Rate Case
4. Consider Approval of Interlocal Agreement with the City of Granbury for the Granbury Regional Radio Network
5. Consider Authorizing City Manager to Negotiate Energy Contract for Beginning Term January 1, 2026

PLANNING AND ZONING COMMISSION

Steve Killen, Director of Development Services

6. Consider Motion to Un-Table Application No. PD8998

7. 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 Single-Family Residential (R-1) to Planned Development (PD)

8. Public Hearing

Application No.: PD 8998

9. Consider Approval of Ordinance Rezoning 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 Single-Family Residential (R-1) to Planned Development (PD)

10. 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 Retail and Commercial (B-2) to Integrated Housing (R-2.5). The Portion of Parcel R22427 That is Rezoned Will Become Part of Parcel R77510, Zoned R-2.5.

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

12. **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 Retail and Commercial (B-2) to Integrated Housing (R-2.5). The Portion of Parcel R22427 that is Rezoned will Become Part of Parcel R77510, Zoned R-2.5.

13. **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 One and Two Family Residential (R-2) to Multiple Family Residential (R-3)

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

15. **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 (R-2) to Multiple Family Residential (R-3)

PARKS AND LEISURE SERVICES COMMITTEE

Lonn Reisman, Chair

16. Parks and Leisure Services Committee Report from September 16, 2025

FINANCIAL REPORTS

Monica Harris, Director of Finance

17. Monthly Budget Report for the Period Ending August 31, 2025

CONSENT AGENDA

18. Consider Approval of Minutes from September 2, 2025 - Regular Meeting

19. Consider Approval of Minutes from September 16, 2025 - Special Meeting

20. Consider Approval of Municipal Bailiff Contract

21. Consider Award of Budgeted Street Department Dump Truck

22. Consider Award of Budgeted Street Department Woodchipper

23. Consider the Award of Annual Chlorine Bid #3343 to Lonestar Maintenance & Service Inc.

24. Consider the Award of Annual SPARD Photography RFP #3047 to TSS Photography

25. Consider the Award of SPARD Athletic Uniforms Bid #3345 to U Name It

26. Consider the Award of Annual Maintenance Uniforms Bid #3344

27. Consider Renewal of Annual Generator Maintenance Contract with Diversified Power Systems
28. Consider Renewal of Annual Food Inspection Contract with Brad Hodges Inspections
29. Consider Renewal of Annual Pest Control Contract with Timmons Exterminating
30. Consider Renewal of Annual Sewer Root Control Contract with Duke's Root Control, Inc.
31. Consider Renewal of Annual Tree Maintenance Contract with Jim's Tree Service
32. Consider Renewal of Annual Turf Maintenance Contract with Heritage Landscape Supply Group, Inc.
33. Consider Renewal for Annual EMS Billing/Collections contract with Emergicon
34. Consider Renewal of Annual On-Call Public Works Construction Items Contracts
35. Consider Renewal of Annual Portable Restrooms Contract with Texan Restrooms
36. Consider Approval of Taser 10 Contract Payment
37. Consider Approval of ERCOT 2026 Membership Renewal
38. Consider Approval of Budgeted Used Water Truck for the Landfill
39. Consider Approval of Network Security Software Contract

COMMENTS BY CITY MANAGER

COMMENTS BY COUNCIL MEMBERS

EXECUTIVE SESSION

In compliance with the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, in accordance with

40. **Section 551.087 Deliberation Regarding Economic Development Negotiations - Project Nibrah**
41. **Section 551.087 Deliberation Regarding Economic Development Negotiations - Project Shepherd**
42. **Section 551.087 Deliberation Regarding Economic Development Negotiations - Project CH**
43. **Section 551.071 Consultation with Attorney** - to Consult Over Grant Applications
44. **Section 551.072 Deliberation Regarding Real Property** - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in **CITY ADDITION**

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

ADJOURN

EXECUTIVE SESSION NOTICE

Note: The Stephenville City Council may convene into Executive Session on any matter related to any of the above agenda items for a purpose, such closed session allowed under Chapter 551, Texas Government Code.

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.

**NOTICE OF SPECIAL ELECTION
AVISO DE ELECCIÓN ESPECIAL**

CITY OF STEPHENVILLE, TEXAS

To the registered voters of Stephenville, Texas:
A los votantes registrados del Ciudad de Stephenville, Texas:

Notice is hereby given that the polling places listed below will be open from 7:00 a.m. to 7:00 p.m., on Tuesday, November 4, 2025, for voting in a special election to elect one (1) candidate to each of the following places: Mayor – Unexpired Term.

Por la presente se notifica que los lugares de votación que se enumeran a continuación estarán abiertos de 7:00 a.m. a 7:00 p.m., el martes 4 de noviembre de 2025, para votar en una elección especial para elegir un (1) candidato para cada uno de los siguientes lugares: Alcalde – Término no vencido.

ELECTION DAY VOTING LOCATIONS

Tuesday, November 4, 2025, 7:00 am – 7:00 pm

ERATH COUNTY ANNEX
222 East College St.
Stephenville, TX 76401

DUBLIN ANNEX
219 South Grafton
Dublin, TX 76446

**TEXAS A&M AGRILIFE RESEARCH
& EXTENSION CENTER**
1229 N. US HWY 281
Stephenville, TX 76401

TEXAS BANK
988 Wolfe Nursery Road
Stephenville, TX 76401

Early voting by personal appearance will be conducted each weekday at: *(La votación adelantada en persona se llevará a cabo de lunes a viernes en:)*

Erath County Annex II (Main Voting Location)
222 East College Street
Stephenville, Texas 76401

Monday, October 20th – Friday, October 24th, 8:00 am – 5:00 pm
Monday, October 27th – Wednesday, October 29th, 8:00 am – 5:00 pm

EXTENDED HOURS

Thursday, October 30th and Friday October 31st, 7:00 am – 7:00 pm

Applications for ballot by mail shall be mailed to:

Las solicitudes para boletos que se votarán adelantada por correo deberán enviarse a:

County Election Officer
222 E. College St.
Stephenville, TX 76401
(254) 965 – 1482
vote@co.erath.tx.us
www.co.erath.tx.us/184/Elections

Applications for Ballots by Mail (ABBM)s must be received no later than the close of business on **Friday, October 24, 2025.**

Las solicitudes de boletas por correo (ABBM) deben recibirse a más tardar al cierre de operaciones el viernes 24 de octubre de 2025.

Federal Post Card Applications (FPCAs) must be received no later than the close of business on **Friday, October 24, 2025.**

Las solicitudes de tarjetas postales federales (FPCA) deben recibirse a más tardar al cierre de operaciones el viernes 24 de octubre de 2025.

Issued this 7th day of October 2025.

David Baskett, Mayor Pro Tem

RESOLUTION NO. 2025-R-_____

A RESOLUTION OF THE CITY OF STEPHENVILLE, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Stephenville, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company"), and a regulatory authority with an interest in the rates and charges of Oncor; and

WHEREAS, the City is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee"), a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area; and

WHEREAS, on or about June 26, 2025, Oncor filed with the City an application to increase system-wide transmission and distribution rates by about \$834 million or approximately 13% over present revenues. The Company asks the City to approve an 12.3% increase in residential rates and a 51.0% increase in street lighting rates; and

WHEREAS, the Steering Committee is coordinating its review of Oncor's application and working with the designated attorneys and consultants to resolve issues in the Company's filing; and

WHEREAS, through review of the application, the Steering Committee's consultants determined that Oncor's proposed rates are excessive; and

WHEREAS, the Steering Committee's members and attorneys recommend that members deny the Application; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS.

Section 1. That the rates proposed by Oncor to be recovered through its electric rates charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

Section 2. That the Company shall continue to charge its existing rates to customers within the City.

Section 3. That the City's reasonable rate case expenses shall be reimbursed in full by Oncor.

Section 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 5. That a copy of this Resolution shall be sent to Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Ave., Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED this _____ day of _____, 2025.

David Baskett, Mayor Pro Tem

ATTEST:

Sarah Lockenour, City Secretary

Reviewed by Jason King,
City Manager

Randy Thomas, City Attorney
Approved as to form and legality

STAFF REPORT REGARDING DENIAL OF ONCOR ELECTRIC'S REQUESTED RATE CHANGE

*****FINAL ACTION MUST BE TAKEN TO DENY THE REQUESTED RATE CHANGE
BY OCTOBER 29, 2025*****

Purpose:

On June 26, 2025, Oncor Electric Delivery Company LLC (“Oncor” or “Company”) filed an application with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about \$834 million or approximately 13% over present revenues. The Company asks the City to approve a 12.3% increase in residential rates and a 51.0% increase in street lighting rates. If approved, the impact of this requested increase on an average residential customer would be about \$7.90 per month.

In a prior City action, Oncor’s rate request was suspended from taking effect for 90 days, the fullest extent permissible under the law. This time period has permitted the City, through its participation with the Steering Committee of Cities Served by Oncor (“Steering Committee”), to determine that the proposed rate increase is unreasonable. Consistent with the recommendations of the experts engaged by the Steering Committee, Oncor’s request for a rate increase should be denied.

Accordingly, the purpose of the Resolution is to deny the rate change application proposed by Oncor. Once the Resolution is adopted, Oncor will have 30 days to appeal the decision to the Public Utility Commission of Texas (“PUC”) where the appeal will be consolidated with Oncor’s filing (PUC Docket No. 58306) currently pending at the PUC.

All cities with original jurisdiction will need to adopt the Resolution **by October 29, 2025**.

Explanation of “Be It Resolved” Sections:

1. This paragraph finds that the Company’s application is unreasonable and should be denied.
2. This section states that the Company’s current rates shall not be changed.
3. The Company will reimburse Cities for their reasonable rate case expenses. Legal counsel and consultants approved by the Steering Committee will submit monthly invoices that will be forwarded to Oncor for reimbursement.
4. This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.
5. This section provides Oncor and counsel for the Steering Committee will be notified of the City’s action through a copy of the approved and signed resolution.



STAFF REPORT

SUBJECT: City of Granbury Interlocal Agreement Granbury Regional Radio Network

DEPARTMENT: Police

STAFF CONTACT: Dan M. Harris, Jr.

RECOMMENDATION:

Consider approval of the Interlocal Agreement between the City of Stephenville and the City of Granbury for the use of the Granbury Regional Radio Network.

BACKGROUND:

In 2021 the council approved a new public safety radio system which is a part of the Granbury Regional Radio system. There is a monthly fee to the City of Granbury for the use of the system. The cost has increased due to additional cyber protections added to the Radio Core. The cost is developed through the fee schedule on a per device bases and will be \$9,385.00 per month. The agreed monthly maintenance fee will have a total annual cost of \$112,620.

FISCAL IMPACT SUMMARY:

The total expense for the 2025-2026 budget year will be \$112,620 as represented in the Fee Schedule.

ALTERNATIVES

**INTERLOCAL AGREEMENT
BETWEEN THE CITY OF GRANBURY AND THE CITY OF STEPHENVILLE
GRANBURY REGIONAL RADIO NETWORK**

WHEREAS, the City of Granbury, Texas (Granbury) and the City of Stephenville (Stephenville) desire to enter an agreement concerning the usage, operation and maintenance of the Granbury Regional Radio Network (GRRN); and

WHEREAS, the Interlocal Cooperation Act (Texas Government Code Chapter 791) authorizes any local government to contract with one or more local governments to perform governmental functions and services under the terms of the ACT; and

WHEREAS, Granbury and Stephenville both acknowledge the critical role that reliable public safety radio communications plays in the region; and

WHEREAS, Granbury paid for the initial installation of the GRRN and now pays for the ongoing operation, maintenance and security of the GRRN; and

WHEREAS, Stephenville desires to connect their devices to the GRRN in exchange for payment to Granbury in accordance with article 1.50 Fee Schedule of the Code of Ordinances of Granbury (see attached Exhibit "A"); and

NOW, THEREFORE, this Agreement is made and entered into by Granbury and Stephenville upon and for the mutual consideration stated herein, the receipt and sufficiency of which is hereby acknowledged.

WITNESSETH;

ARTICLE I.

Granbury shall allow Stephenville access to the GRRN for the sole purpose of public safety emergency communications and interoperability among radio units, in exchange for monthly payments in accordance with article 1.50 Fee Schedule of the Code of Ordinances of the City (see attached Exhibit "A"). The Stephenville cost is based on their share of the ongoing City cost associated with operation, administration, maintenance, and security and upgrades in years 7 and 14 of the Common Core Equipment for the GRRN. The City agrees to regularly review the User Fees and make changes to the fee schedule when the stakeholders agree it will benefit the participants. The City will review the fees at least once per year or when another new entity goes live on the GRRN or when an entity discontinues service on the GRRN.

ARTICLE II.

Granbury shall use the actual cost of the annual operations, administration, and maintenance attributable to the GRRN to calculate the initial fee for Stephenville. The official start date for User Fees due to Granbury is defined as the 1st day of the month following Cutover to the GRNN for beneficial use by Stephenville.

ARTICLE III.

Granbury will ensure "Normal" (see exhibit "B") requests for additions, modifications and removal of devices into the Unified Administration System (UAS) requested by Stephenville will be completed within three (3) business days. Any request requiring Granbury's support and/or liaison support from L3Harris shall be submitted to support@granbury.org, Subject Line "Radio" for action.

All radio programming will be the responsibility of Stephenville. All L3Harris training required for Stephenville to complete the programming of its user radios is the responsibility of Stephenville to obtain from L3Harris directly. Any programming dongles, encryptions keys and/or other programming data related to the GRRN that is provided to Stephenville by Granbury shall be considered sensitive and secured by Stephenville at all times. Granbury retains the right to inspect and/or audit said programming dongles, encryptions keys and/or other programming data as needed to ensure their security and control is preserved.

Exhibit "B" contains a list of definitions related to this Interlocal Agreement and it also contains a listing of the services provided as part of this Interlocal Agreement.

A Support Service for radio programming is included in Exhibit "A" to cover the programming of individual radios as requested. If Stephenville engages Granbury for a Support Service related to the GRRN, Stephenville will be invoiced for these Services by Granbury the month following the completion of the requested Service(s).

ARTICLE IV.

Granbury and Stephenville agree that the party paying for the performance of governmental functions or services shall make those payments only from current revenues legally available to the paying party.

ARTICLE V.

INDEMNIFICATION, TO THE EXTENT ALLOWED BY LAW, EACH PARTY AGREES TO RELEASE, DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OTHER (AND ITS OFFICERS, AGENTS, AND EMPLOYEES) FROM AND AGAINST ALL CLAIMS OR CAUSES OF ACTION FOR INJURIES (INCLUDING DEATH), PROPERTY DAMAGES (INCLUDING LOSS OF USE), AND ANY OTHER LOSSES, DEMANDS, SUITS, JUDGMENTS AND COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND EXPENSES, IN ANY WAY ARISING OUT OF, RELATED TO, OR RESULTING FROM ITS PERFORMANCE UNDER THIS AGREEMENT, OR CAUSED BY ITS NEGLIGENT ACTS OR OMISSIONS (OR THOSE OF ITS RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, OR ANY OTHER THIRD PARTIES FOR WHOM IT IS LEGALLY RESPONSIBLE) IN CONNECTION WITH PERFORMING THIS AGREEMENT.

ARTICLE VI.

VENUE. The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of this Agreement. The parties agree that this Agreement is performable in HOOD County, Texas and that exclusive venue shall lie in HOOD County, Texas

ARTICLE VII.

SEVERABILITY. The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation having the force and effort of the law, the

remaining portions of the agreement shall be enforced as if the invalid provision had never been included.

ARTICLE VIII.

ENTIRE AGREEMENT. This Agreement embodies the entire agreement between the parties and may only be modified in a writing executed by both parties. This Agreement supersedes all prior negotiations, representations and/or agreements, either written or oral.

ARTICLE IX.

SUCCESSORS AND ASSIGNS. This Agreement shall be binding upon the parties hereto, their successors, heirs, personal representatives and assigns. Neither party will assign or transfer an interest in this Agreement without the written consent of the other party.

ARTICLE X.

IMMUNITY. It is expressly understood and agreed that; in the execution of this Agreement, neither party waives, nor shall be deemed hereby to have waived any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the parties do not create any obligations, express or implied, other than those set forth herein, and this Agreement shall not create any rights in parties not signatories hereto.

ARTICLE XI

TERM. This Agreement shall be effective upon execution by both parties and shall continue in effect annually until either party gives 30 days written notice of termination.

With affirmative votes of the City of Stephenville and the Granbury City Council, APPROVED this ____ day of _____, 2025.

Executed by:
David Baskett, Mayor Pro Tem

Attest by:
Sarah Lockenour, City Secretary

Executed by:
Chris Coffman, City Manager

Attest by:
Carla Walker, City Secretary

Add Exhibit A
Latest City of Granbury Fee Schedule

Exhibit B

DEFINITIONS

Stakeholders – Representatives of each participating entity chosen to speak for their entity regarding the GRRN services. They serve to communicate the stakeholders' views, needs, and concerns to the group for corrective action and planning for the future. This role is crucial for efficient communication, gaining stakeholder support, and ensuring that diverse interests are considered.

Common Core Equipment – Radio network processing equipment, network redundancy and internet connectivity associated with the Core which is also known as the Network Switching Center (NSC). The Core is the main processor or brain for the GRRN. Tower sites and dispatch consoles require constant connectivity to the Core for them to operate in a normal mode. The GRRN consists of geo-redundant Cores that each have the capability of operating the overall radio system in normal mode in the event one of the Cores fails. Each Core requires internet access for VPN (Virtual Private Network) access and BeOn traffic flow. Fiber related to Core redundancy for BeOn and VPN access at the secondary Core location and fiber related to providing a redundant connection between the Cores is part of the Common Core Equipment. RF tower sites and microwave backhaul are not Common Core Equipment.

Unified Administration System (UAS) – Database that controls which radios are allowed to register onto the GRRN for public safety radio communications in the region.

BeOn – L3Harris proprietary feature that can be loaded on L3Harris portable and mobile radios or that can be loaded as an application (app) on an Android or iOS smartphone. This feature allows radios to communicate on the GRRN system via WiFi and LTE if they are out of range of the GRRN control channel. Similarly, a user on their smartphone can leverage BeOn to communicate on the GRRN whether they are located in the GRRN coverage footprint or if they are located outside the coverage area. Smartphone access is through WiFi or LTE. BeOn service on a L3Harris radio that uses LTE requires a SIM card and LTE service plan.

RF Tower Sites – Infrastructure that supports radio frequency antenna systems and associated radio equipment for the purpose of providing wireless communications to radio users located in the field. These sites commonly include communication towers, water tanks and buildings.

User Fees – Fees charged on a monthly basis by the City for an agency to connect to the GRRN. These fees are based on the number of user radios, BeOn licenses and dispatch consoles that are associated with the joining agency. Also, this fee is based on whether an agency operating on the GRRN is connecting an RF Tower Site(s) to the network. A simulcast cell of sites is considered one RF tower site as it relates to the RF Infrastructure Fee. Each multi-site tower is also considered one site for the RF Infrastructure Fee.

Cutover – The time when an agency stops operating on its legacy public safety radio system and begins operating on the GRRN for public safety radio communications. This is the major event that triggers the joining agency to begin paying User Fees to the City in order to operate on the GRRN. Final Acceptance of a joining agency's radio project comes after Cutover.

Normal Request – A non-emergency request that is simple in nature and within reason to be completed in shorter timeframe. Reprogramming or rekeying a complete fleet of radios is not considered normal.

Support Services – Various services related to the GRRN that are outlined in Exhibit A that the City can provide to the joining agency, if needed. The fee schedule for these Services are provided in Exhibit A. The Services can be a one-time scenario or they can be requested and provided by the City more often. The advertised fee for each Service is per occurrence.

SERVICES PROVIDED

Below is a list and description of the services that are being provided to agencies joining the GRRN as it relates to the shared Common Core Equipment and the provided services that extend over the RF Tower Sites and dispatch consoles for the GRRN.

GRRN Services provided by the City

- Management of the UAS (Unified Administration System)
- Radio Technician Support
- Finance Support for Billing and Collections
- Upon execution of this agreement County will provide the City with a complete listing of all radio units covered by the agreement. Radio unit information provided shall include the radio unit Fixed Asset or ID number, model number and serial number.
- County agrees to notify the City in writing at support@granbury.org of any lost or stolen radios as soon as possible and the City agrees to take all reasonable actions to prevent any County lost or stolen radio units from gaining access to GRRN and the City will notify the County when action is completed in writing.
- City agrees to provide the same level of priority access to all Law Enforcement, Fire and Emergency Medical Services (EMS) connected to the GRRN.
- City agrees to notify the County as soon as the City becomes aware of any GRRN system degradation.
- City agrees to host a monthly GRRN meeting with participating entities (stakeholders) and provide a written agenda and produce and send written minutes of meetings to all stakeholders within two business days of the meeting. The current stakeholders are City of Granbury, Hood County, City of Stephenville, GISD and Tarleton State University. This list is subject to change.
- Below are the existing yearly costs provided by L3Harris to cover the existing contractual agreement with the City and equals the amount that will be shared by all participants in total (\$7,881,030):

	69.83%	100%	100%	70%	100%	100%	100%	
	Radio Maintenance	NOC	SOC	Rapid Response	Device Manager	Indirect Cost	Fiber	Total
FY 2024 *	-							\$ -
FY 2025	190,265	-	-	-	-	32,827	41,772	\$ 264,864
FY 2026	237,087	60,012	81,600	22,774	56,000	33,812	43,025	\$ 534,310
FY 2027	195,972	61,812	84,048	23,457	57,680	34,826	44,316	\$ 502,111
FY 2028	198,920	63,667	86,569	24,161	59,410	35,871	45,645	\$ 514,243
FY 2029	254,778	65,577	89,166	24,885	61,193	36,947	47,015	\$ 579,560
FY 2030	205,011	67,544	91,841	25,632	63,028	38,055	48,425	\$ 539,537
FY 2031	233,280	69,571	94,596	26,401	64,919	39,197	49,878	\$ 577,842
FY 2032	223,229	71,658	97,434	27,193	66,867	40,373	51,374	\$ 578,128
FY 2033	226,514	73,808	100,357	28,009	68,873	41,584	52,916	\$ 592,060
FY 2034	290,051	76,022	103,368	28,849	70,939	42,832	54,503	\$ 666,563
FY 2035	233,301	78,302	106,469	29,714	73,067	44,117	56,138	\$ 621,109
FY 2036	236,807	80,651	109,663	30,606	75,259	45,440	57,822	\$ 636,249
FY 2037	268,442	83,071	112,953	31,524	77,517	46,803	59,557	\$ 679,868
FY 2038	170,818	85,563	116,341	32,470	79,843	48,207	61,344	\$ 594,586
Total	\$ 3,164,475	\$ 937,258	\$ 1,274,406	\$ 355,674	\$ 874,596	\$ 560,891	\$ 713,730	\$ 7,881,030

Common Core Equipment Maintenance Services provided by L3Harris

- Premium Technical Support TAC (Technical Assistance Center) - L3Harris help desk that provides technical assistance to answer questions and help resolve issues
- Premium Technical Support Renewal Support - Provides new versions of licenses and software applications
- Security Update Management Services (SUMS+) - Provides periodic operating system patches to mitigate identified software vulnerabilities
- Software Management Services (SMS) - Provides periodic software updates to L3Harris licensed programs
- Depot, Standard Repair - Provides factory/depot repair services for the equipment
- Preventative Maintenance, Standard - Includes regularly scheduled tests, checks, and routine alignments of specific infrastructure equipment
- Software Installation SUMS+ - Manages the installation periodic SUMS+ operating system patches to mitigate identified software vulnerabilities
- Software Installation SMS - Manages the installation of SMS software updates
- Corrective Maintenance, On Site Labor - Provides labor, during business hours, to troubleshoot, repair, and if necessary, remove and replace defective equipment
- Planned Network Upgrades (Year 7 & Year 14) - Provide at noted intervals, new infrastructure hardware required to update the platform and bring the equipment up to date and compatible with the current system releases
- Obsolescence Protection - Provides for hardware replacement for specific equipment
- Rapid Response, 24x7x365 response to network related issues after business hours

GRRN Maintenance and Monitoring Services provided by L3Harris

- Network Operations Center (NOC) - real-time 24x7x365 observation of the GRRN network equipment to provide quick identification of network issues and services and to work with the customer to create a corrective action plan
- Security Operations Center (SOC) - real-time 24x7x365 monitoring of the security aspects associated with the GRRN to provide quick identification of security incidents and to work with the customer to create a corrective action plan
- Device Manager - Application that facilitates the loading of code updates and personalities to many L3Harris devices throughout the network

**MASTER FEE SCHEDULE
City of Granbury**

		2025 Adopted Fees	Proposed Fees
Division 18. Granbury Regional Radio Network (GRRN)			
Sec. 1.50.800	Granbury Regional Radio Network (GRRN)		Monthly Rate per Device:
	Mobile Radio	-	\$20
	Portable Radio	-	\$20
	Desktop Radio	-	\$20
	BeOn Application	-	\$10
	Console	-	\$795
	RF Sites	-	\$4,400
Devices are charged monthly.			
	Support Service Fee for Individual Radio Programming (No Encryption Key)		\$40/radio
- End of Fee Schedule -			

STAFF REPORT

SUBJECT: Application No.: PD 8998

Applicant Malcolm Kanute, representing Keewaydin Developments, 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.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

The Planning Zoning Commission convened August 20, 2025, and by unanimous vote, recommended the City Council deny the rezone request and development plan. NOTE: A petition has been filed and validated requiring a super-majority vote to overturn the recommendation of the Commission.

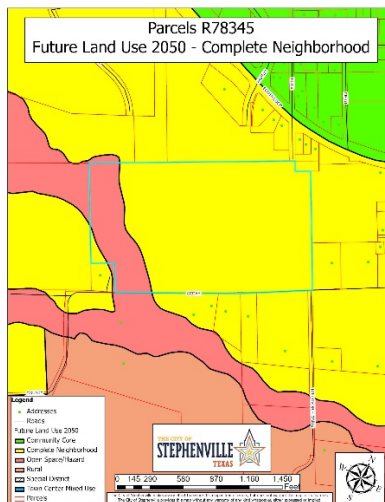
BACKGROUND:

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.

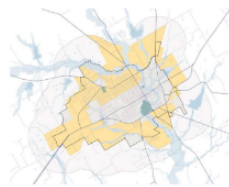
PROPERTY PROFILE:

STEPHENVILLE 2050 Future Land Use



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.



PLANNED DEVELOPMENT SUMMARY

All single-family detached housing will be constructed in accordance with the land uses and development standards for the proposed Planned Development zoning district with the following exceptions, special conditions, restrictions and regulations. Development standards not addressed below shall be regulated by the base zoning district, R-1, Single Family Residential.

The following development standards/deviations are summarized below as reflected in the project narrative. If not listed, the Developer agrees to meet or exceed city standards. Please reference the Planned Development Standards document for additional detail.

<u>Requested</u>	<u>Standard</u>
Maximum density of 130 lots (123 site plan)	Max Density of six lots per acre
Landscape Plantings TBD by Owner	Approved Species List
5,000 SF lot	7,500 SF lot
50' minimum lot frontage	75' lot frontage
1,200 SF living space minimum	1,500 living space minimum
Rear setback 10'	25' rear setback
Side setbacks 5'	7' side setback, 25' corner lot side
Roof deck at 35'	Average of plate height and ridge = 35'
Waive PL dedication (See 17+ acre Exhibit A)	Per door fee
Landscaping location TBD by Owner	30% of total shall be in front

PLANNED DEVELOPMENT SCHEDULE

The 41.7-acre property shall be developed as single family detached lots per the following schedule in accordance with the land uses and development standards for the Planned Development (PD) zoning district and the associated Planned Development Standards by separate document.

Schedule:

1. Engineering & Construction Plan Approval
 - a. November 15, 2025 – receive full for all development plans and engineering and begin public improvements
2. Building Permits Issued and Residential Construction begins
 - a. January 1, 2026
 - b. Absorption expectations are completion and sale of (7) units per month, complete subdivision in 19-24 months after residential construction begins.
3. Construction
 - a. January 1, 2026 to January 1, 2028
4. Completion of final residential units
 - a. January 1, 2028

STAFF COMMENTS:

The development standards shall apply with exception to any requested deviations as summarized above. Certain modifications to the Preliminary Plat may be required throughout the process – however, no deviation that results in major amendments to the Development Plan may be approved by staff. If major amendments occur, the applicant will be required to resubmit as referenced in Section 8.I.6 below.

The Developer has performed traffic studies – see Cedar Street AADT documents and Cedar Street – Trip Generation Comparison documents.

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 or successors in interest.
- (2) Annually, upon the anniversary date, or more frequently if required, the developer shall provide a written report to the Planning and Zoning Commission concerning the actual development accomplished as compared with the development schedule.
- (3) The Planning and Zoning Commission may, if in its opinion the owner or owners of the property are failing or have failed to meet the approved development schedule, initiate proceedings to amend the Official Zoning map or the Planned Development District by removing all or part of the Planned Development District from the Official Zoning Map and placing the area involved in another appropriate zoning district. After the recommendation of the Planning and Zoning commission and for good cause shown by the owner and developer, the City Council may extend the development schedule as may be indicated by the facts and conditions of the case.

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

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

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

8.I Approval Procedures.

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

Commission. Any change deemed not to be minor change, as indicated above, shall be processed as a new application in accordance with the provisions of this section and Section 20.1 of the Zoning Ordinance.

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

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

8.K Conditions for Development Plan Approval.

- (1) A development plan shall be approved only if all of the following conditions have been found during the review and process:
 - (a) That the uses will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values with the immediate vicinity;
 - (b) That the establishment of the use or uses will not impede the normal and orderly development and improvements of surrounding vacant property;
 - (c) That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;

- (d) That the design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
 - (e) That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
 - (f) That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- (2) In approving a development plan, the City Council may impose additional conditions necessary to protect the public interest and welfare of the community.

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

8.M Revocation.

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

FACTORS TO CONSIDER:

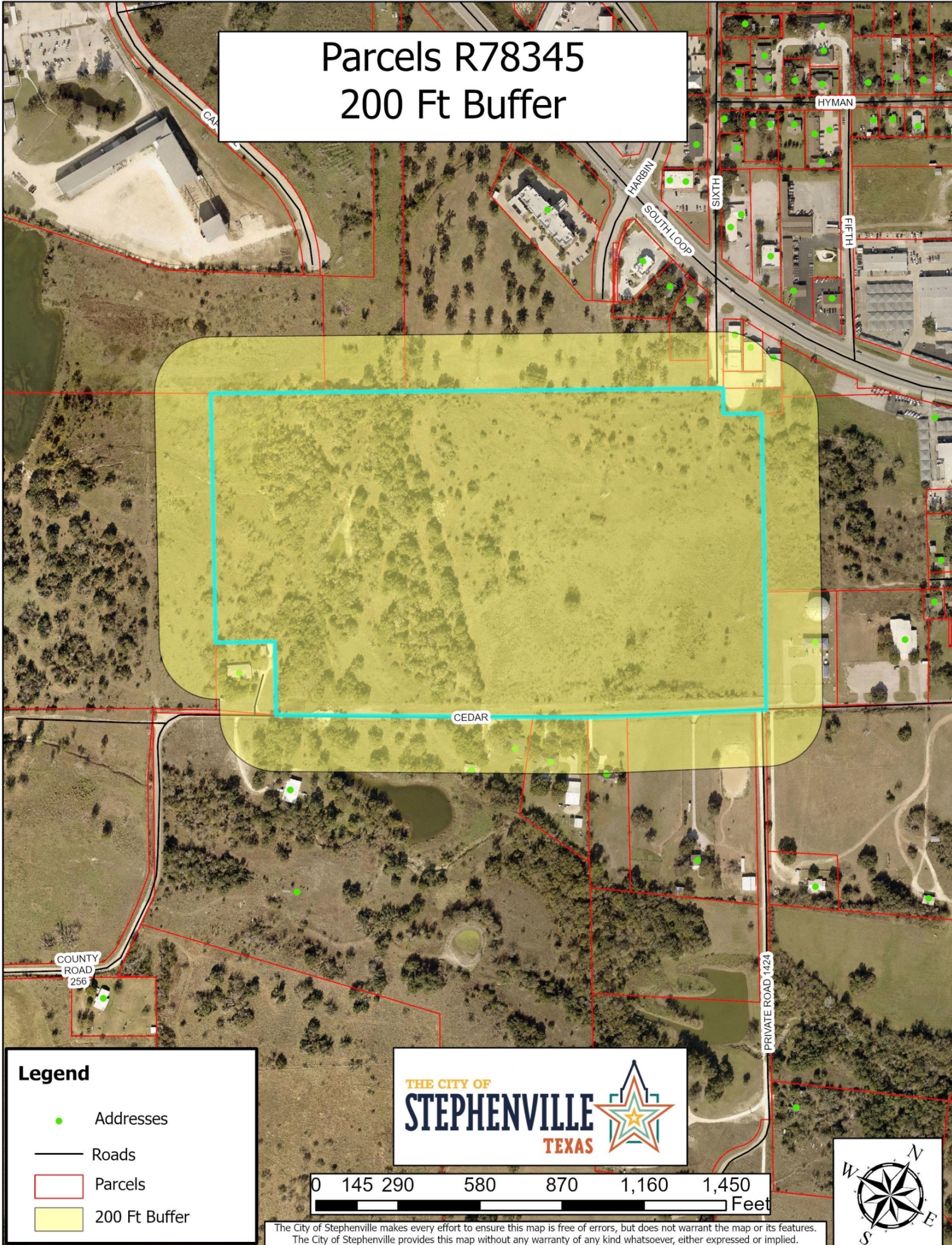
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for proposed use?
- Reasonable Use of Property – does proposed change provide reasonable use of property?

- Zoning has great discretion – deny if applicant has not proven it is in the best interest of City to approve

ALTERNATIVES:

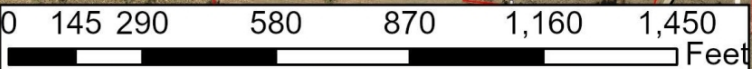
1. Accept the recommendation of the Planning and Zoning Commission and deny the rezoning request and Development Plan.
2. By Super Majority vote, approve the rezoning request and Development Plan.

Parcels R78345 200 Ft Buffer



Legend

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

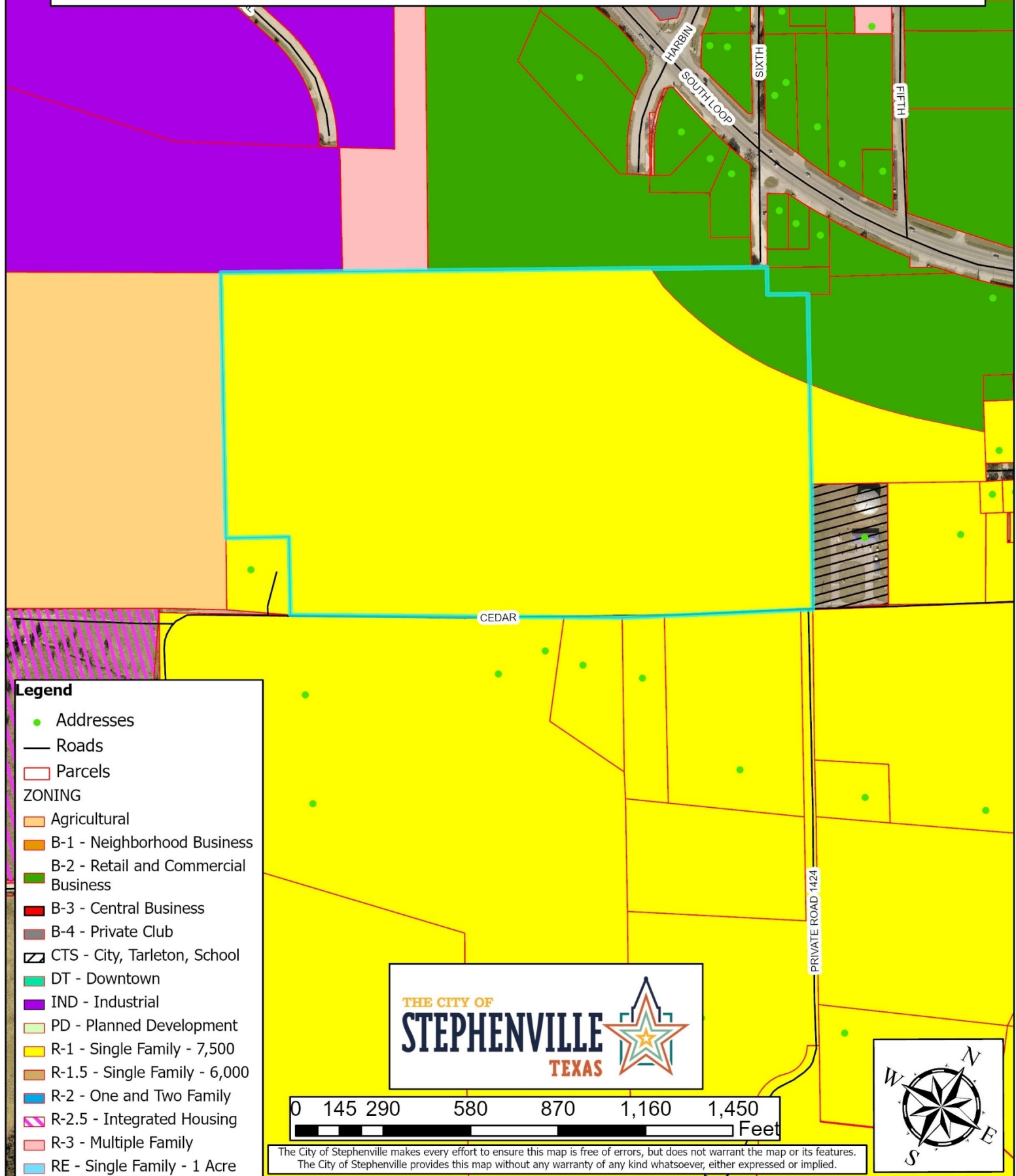


The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.



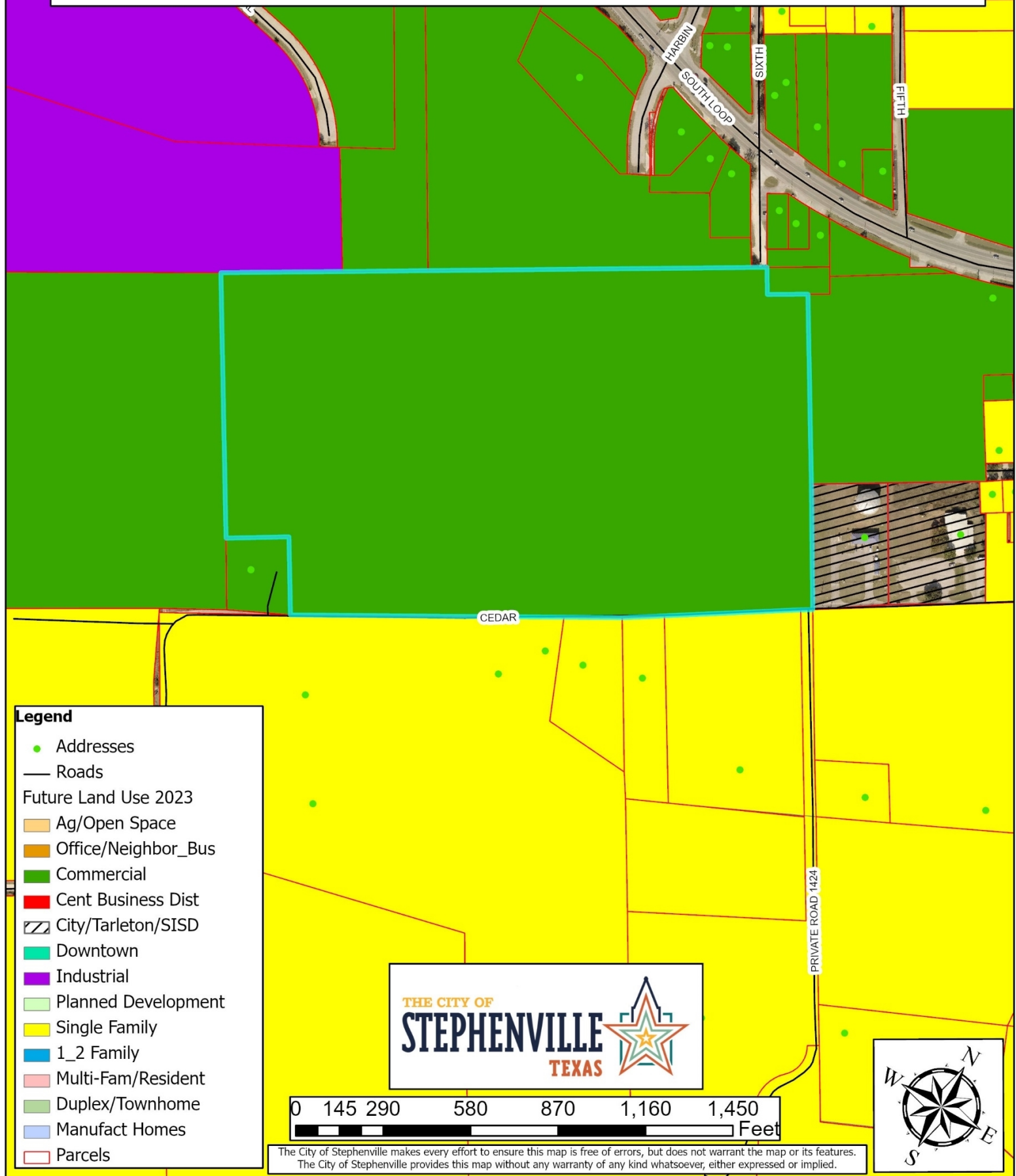
Parcels R78345

Current Zoning - R1 Single Family



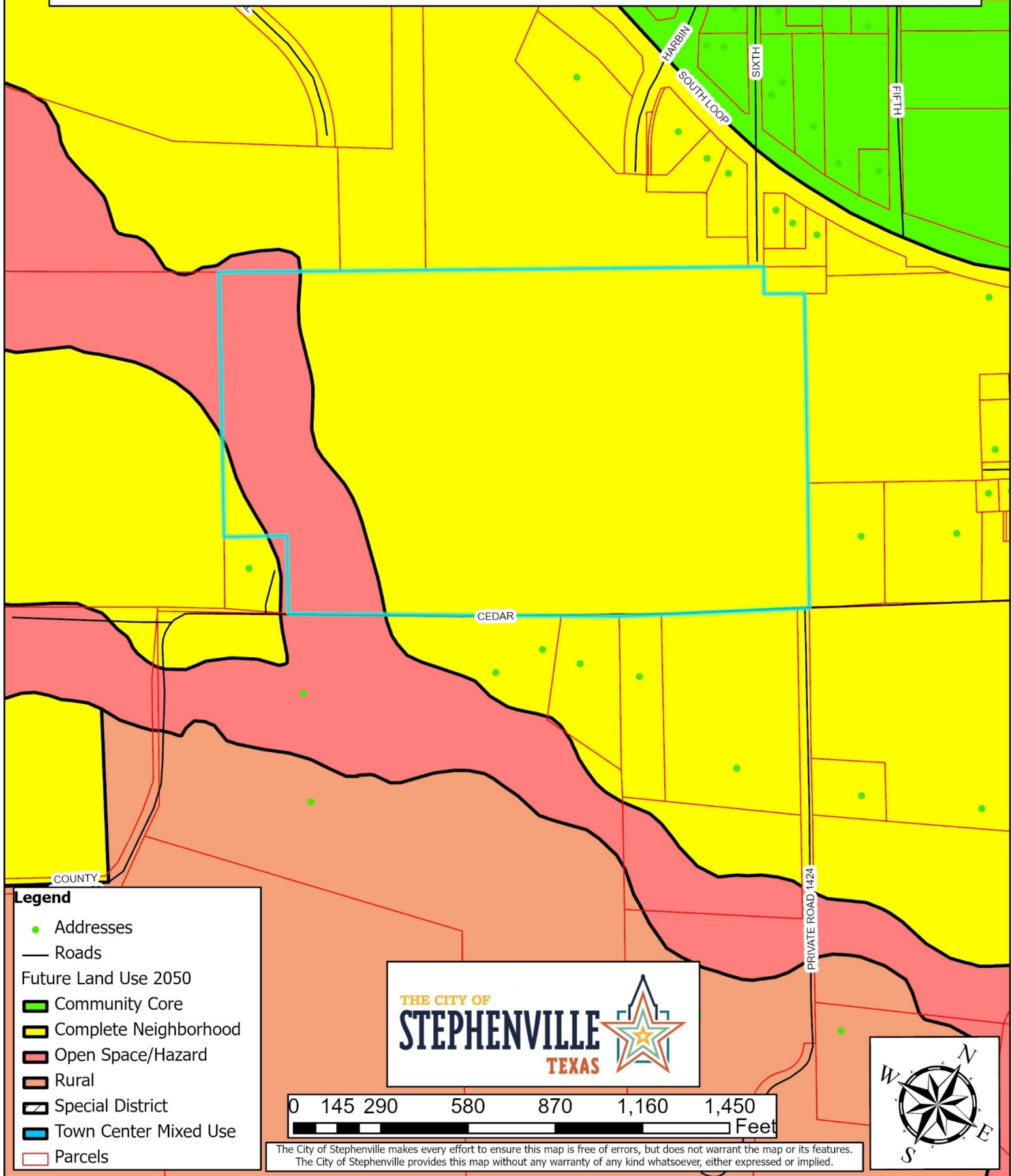
Parcels R78345

Future Land Use 2023 - Commercial

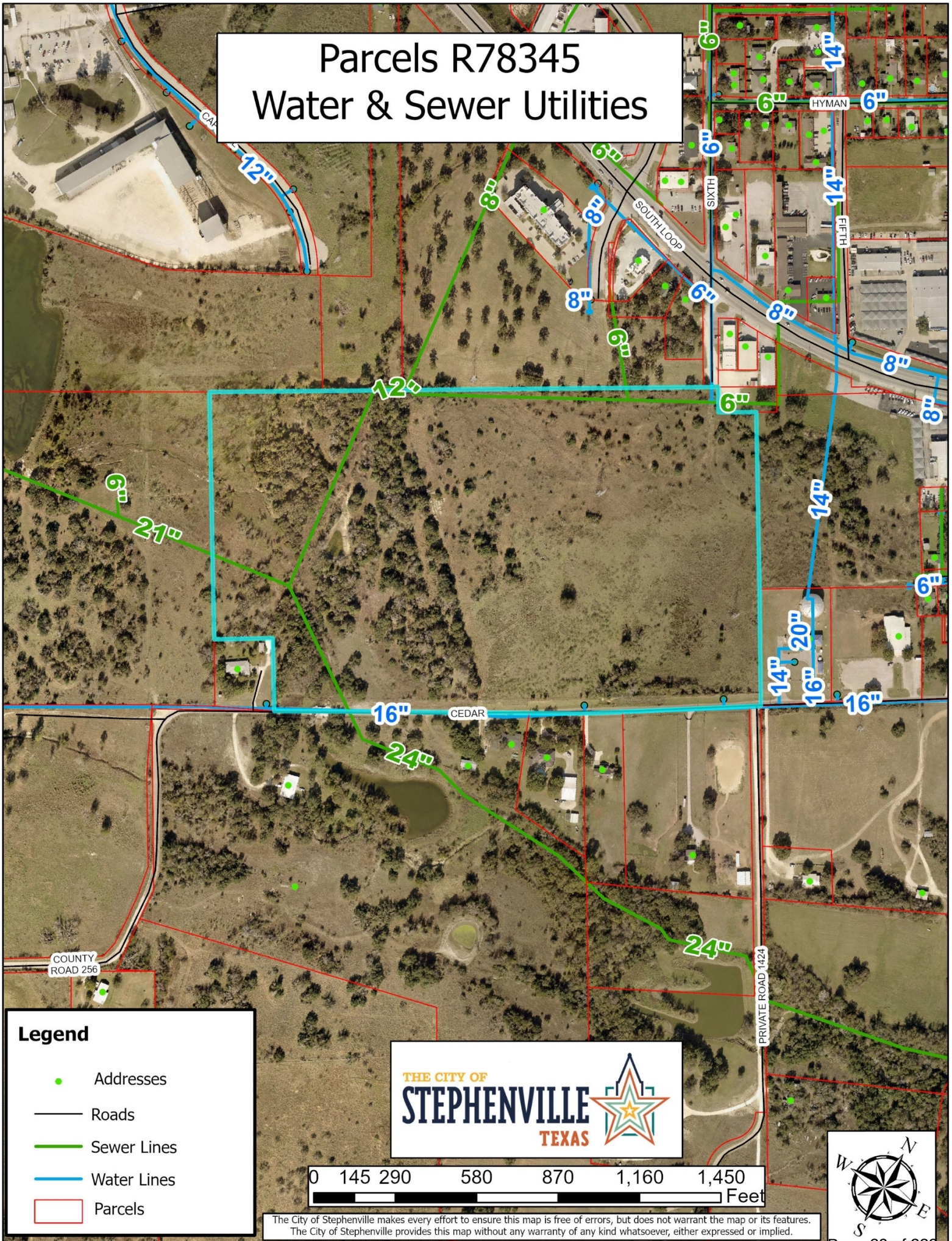


Parcels R78345

Future Land Use 2050 - Complete Neighborhood



Parcels R78345 Water & Sewer Utilities



Parcel R000078345

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000033775	1520 W SOUTH LOOP	2012 GBAT BMI PROPERTIES, LLC	128 GREENBRIAR	STEPHENVILLE	TX	76401
R000019805	1520 W SOUTH LOOP	2012 GBAT BMI PROPERTIES, LLC	128 GREENBRIAR	STEPHENVILLE	TX	76401
R000033760	0 GROESBECK	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000019809	626 PR1424 OFF CR256	CAGLE ERIC BRANDT	624 PR1424	STEPHENVILLE	TX	76401
R000067061	1521 W CEDAR ST	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000019793	1620 W CEDAR ST	COLLIER NATHAN & KRISTIN	997 N LYDIA	STEPHENVILLE	TX	76401
R000071065	1900 GROESBECK	D818 LLC	PO BOX 1827	STEPHENVILLE	TX	76401
R000033753	1702 W SOUTH LOOP	HAMPTON JACKIE J FBO ANGIE YATES	1702 W SOUTH LOOP	STEPHENVILLE	TX	76401
R000062473	1610 W CEDAR ST	HOWELL KENNETH & DERECEE	1610 W CEDAR ST	STEPHENVILLE	TX	76401
R000072198	0 SOUTH LOOP (OFF)	KARNES DANNY	1670 SOUTH LOOP	STEPHENVILLE	TX	76401-0000
R000033772	1670 W SOUTH LOOP	KARNES DANNY	1670 SOUTH LOOP	STEPHENVILLE	TX	76401-0000
R000033773	1690 W SOUTH LOOP	KARNES DANNY & JANA	1670 S LOOP	STEPHENVILLE	TX	76401
R000019819	1560 W CEDAR ST	KDH RENTALS LLC - SERIES 1560 CEDAR ST	1610 W CEDAR	STEPHENVILLE	TX	76401
R000019789	0 CR256	LEE J RALPH & LINDA	PO BOX 24	HAMILTON	TX	76531
R000071064	0 CR256	LEE J RALPH & LINDA	PO BOX 24	HAMILTON	TX	76531
R000019817	1550 W CEDAR ST	MICK KEVIN	22210 CLAIBOURNE LANE	SANTA CLARITA	CA	91350
R000064287	1691 W CEDAR ST	PEEK CAROLYN J	1691 W CEDAR	STEPHENVILLE	TX	76401
R000078345	0 W CEDAR ST	ROCK CREEK PROPERTY NO 1, LLC	6110 N FM219	DUBLIN	TX	76446
R000019806	1508 W CEDAR ST	SHUFFIELD JEANNE W TRUST	1469 MELISSA	STEPHENVILLE	TX	76401-0000
R000033774	1680 W SOUTH LOOP	SMOLA JAMES	1680 S LOOP	STEPHENVILLE	TX	76401-0000

PLANNED DEVELOPMENT STANDARDS

The 41.7 acre property shall be developed as a single-family detached development in accordance with the land uses and development standards for the proposed Planned Development zoning district with the following exceptions, special conditions, restrictions and regulations. Development standards not addressed below shall be regulated by the base zoning district.

GENERAL:

1. Development shall be in general conformance with the following Conceptual Layout with residential and both public and private open space components as shown in Exhibit 1.
2. A property owner's association (POA) shall be established prior to recording the final plat for the development.
3. The POA will be responsible for the improvement and maintenance of all common areas and/or common facilities dedicated to the POA.
4. No Tree Survey or Preservation Requirements however 15% minimum open space will be provided with plantings made at the discretion of the Owner(s) base on the City's Approved Tree Species List.

RESIDENTIAL LOTS AND HOMES:

The planned development shall include lot Types as shown on the Concept Plan and based on the following (Exhibit A):

1. Maximum density 130 lots
2. Garage orientation:
 - a. Front or side entry permitted
 - b. Detached garages permitted
3. Minimum Lot area : 5000sq'
4. Minimum floor area of homes including garage: 1200 sq'
 - a. Minimum Livable Area: 1200 sq'
5. Maximum building coverage, excluding lead walks, driveways, patios, and other flatwork: 50%
 - a. Including 2 car garage 70%
6. Minimum lot width (measured along the front building line):
 - a. Internal lots – 50 feet
 - b. End Cap Lots – 60 feet
7. Minimum lot depth – 100 feet
8. Minimum Setbacks:
 - a. Minimum front yard setback 25'
 - b. Flatwork and Landscaping: No setback requirements
 - c. Minimum rear yard setback – 10'
 - d. Minimum side yard setback for all units – 5'
 - e. On corner lots, the "corner clips" shall not be considered when measuring setbacks. In no case shall buildings, structures, or fencing impact site visibility.
9. Minimum Landscape Buffer to adjacent Cedar Street which will include required drainage channel – 10'
10. Fire Lane and Public Access:

- a. Minimum width: 20 feet
 - b. Public Access and Utility Easement will be non-exclusive and may contain city water, sewer, and drainage utilities as well as Franchise Utilities as needed.
11. Dedication of 40 feet of Right of Way along Cedar Street for roadway improvements.

AMENITIES:

1. Open Space/Parkland:
A minimum of 7.84 acres shall be reserved for Private Open Space and 9.5 Acres shall be reserved for Water Features, both shall be provided in general conformance with Exhibit A, and shall include the following: fenced dog walking park, walking trails, grassed open spaces, walking trails, landscape buffers and detention facilities. Areas reserved for water features may include flood plain and flood way, walking trails, sports fields, fens, nature preserves, and possible detention.
 - a. No Parkland dedication or fee in lieu of shall be required in consideration for the private open space and amenities provided.
2. Landscaping
 - a. Landscaping of open spaces within the planned development shall include the following:
 - At the time of home construction the developer/builder shall plant a minimum of (60) - 3" minimum caliper parkway trees (approx. 1 every other house) from the Approved City Tree Species List
 - At the time of construction the developer shall install a combination of roughly (50) – 3" caliper trees, bushes and shrubs in the 20' landscape buffer along Cedar Street, along with an approximately 6' high fence constructed of wood or metal offering partial privacy, the fence will be constructed in 100-200' sections with spacing in between panels of roughly 10-15'. The remainder of the buffer will be planted with fescue seed grass.
 - All open spaces will be planted with fescue seed grass along with all utility easements between residential lots.
3. Sidewalks:
 - a. Developer shall construct the following sidewalks:
 - 5' wide sidewalk or walking trail constructed of concrete, asphalt, chip and seal surface, or compacted caliche, will be constructed in the water features areas, open spaces and landscaping buffer along Cedar Street in accordance with the Concept Plan
 - b. Builder at the issuance of building permit will construct 5' wide concrete sidewalk per the city code in the designated ROW that is part of each approved residential lot.
4. Parking
 - a. Each residential lot will have a minimum 2 car attached or detached garage, each driveway will accommodate a minimum of 2 additional parking spaces.
5. Walls and Fencing and Entrance Monument
 - a. A semi-private 6' minimum fence shall be constructed along Cedar Street for privacy only with 100-200' sections with 10-15' access in between panels for access purposes. (See Exhibit C).
 - b. Fencing within the subdivision will be limited to 4' in height and will be constructed out of simulated wrought iron or aluminum, or wood picket or horizontal slat fencing, (See Exhibit B)
 - c. An Entrance Monument & Sign will be constructed at both entrances to the subdivision containing the subdivision name. The sign will be constructed with a combination of

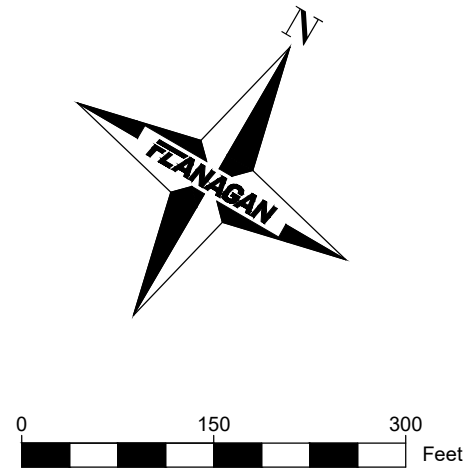
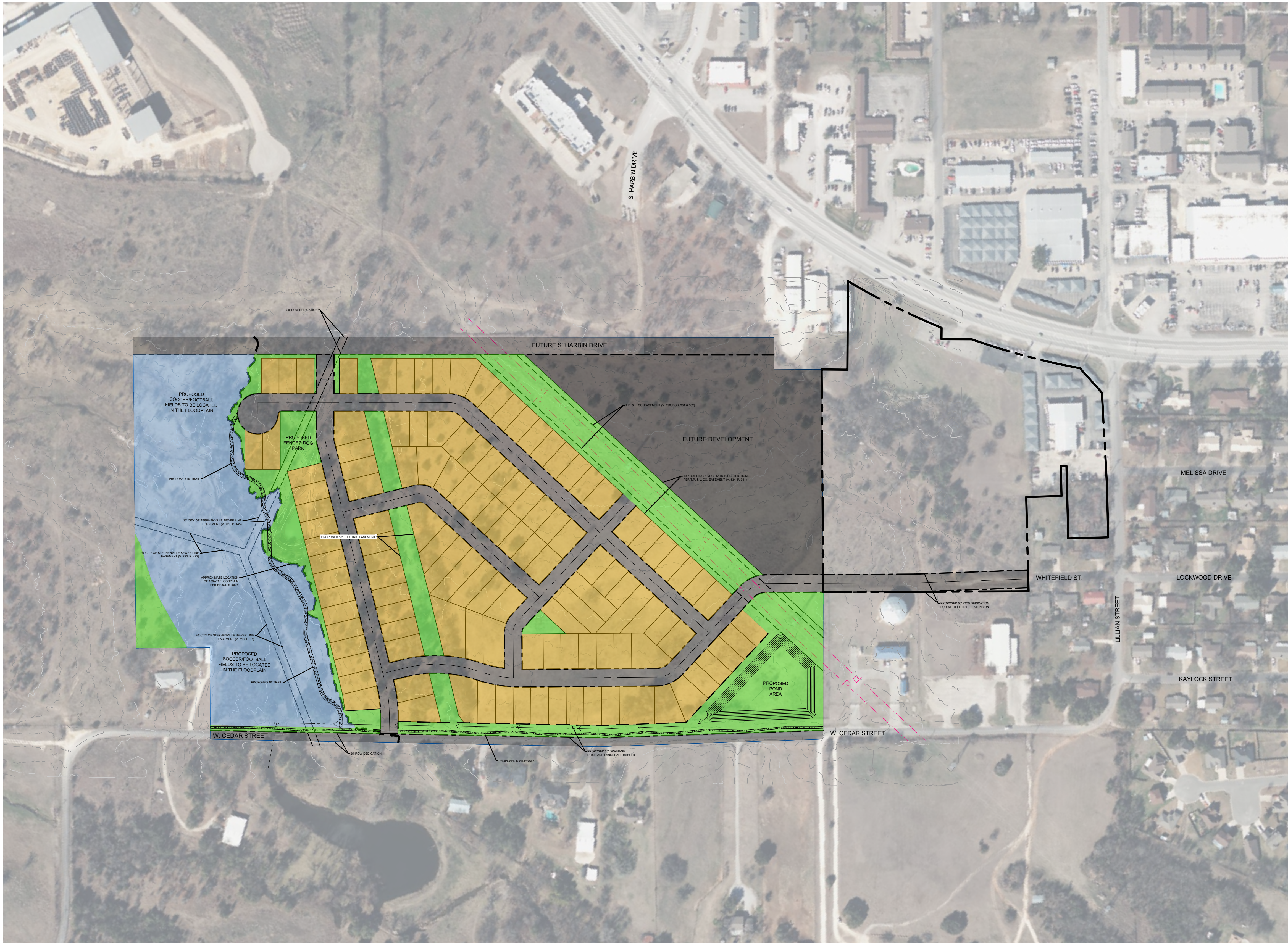
masonry materials and timbers similar to monument signs we have done in the past. The sign will be landscaped. (See Exhibit D)

PLANNED DEVELOPMENT SCHEDULE

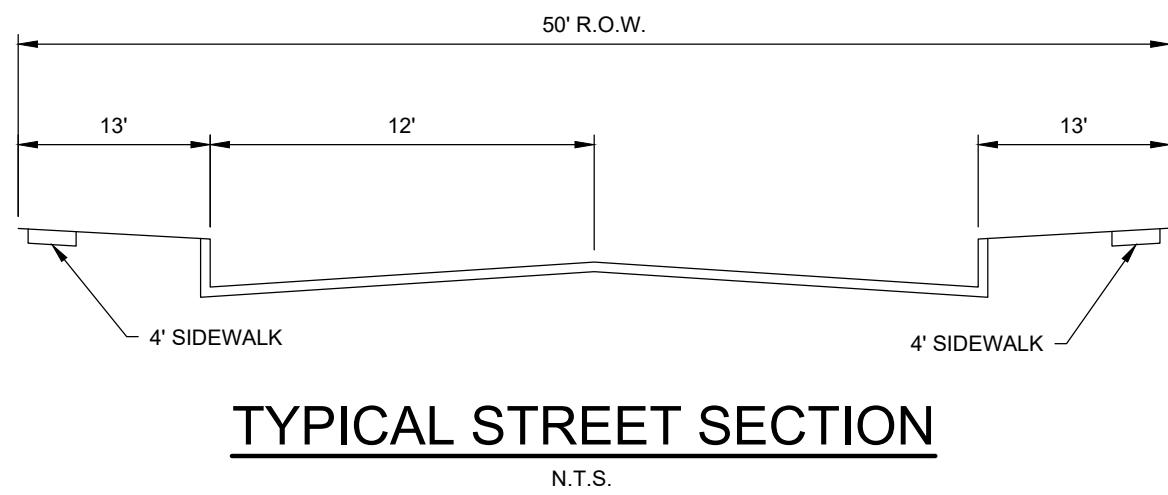
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 - a. January 1, 2028



LEGEND	USES	UNIT COUNT
	FUTURE DEVELOPMENT	7.90 AC
	SINGLE FAMILY DETACHED (50'X100' TYP)	123
	STREET RIGHT-OF-WAY	7.28 AC
	OPEN SPACE/EASEMENTS	7.84 AC
	WATER FEATURES	9.50 AC
	TOTAL	123



THE RESIDENCE AT THE WEST LOOP LAND PLAN

City of Stephenville, Texas
Date Prepared: August 19, 2025



Our 4-foot aluminum iron fencing offers low-maintenance solution for residential and community developments.



Our 4-foot wood fencing provides a classic and natural aesthetic while delivering privacy.

EXHIBIT B



We will have this fencing going along the outside of the development to offer security and a different look with landscaping similar to this.

Exhibit C



Our proposed entrance sign will serve as a welcoming point for the community.

Exhibit D



CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS
VICINITY MAP
NOT TO SCALE

Line Data Table

Line #	Bearing	Distance
L1	S29°32'03"E	25.00'
L2	N29°32'03"W	43.64'
L3	N44°32'43"W	30.65'
L4	N44°32'43"W	470.00'
L5	N44°32'43"W	199.90'
L6	N30°33'45"W	98.26'
L7	S59°26'15"W	190.00'
L8	S30°33'45"E	32.50'
L9	N59°26'15"E	348.37'
L10	S77°56'09"E	512.53'
L11	N12°03'51"E	125.00'
L12	S77°56'09"E	420.00'
L13	N12°03'51"E	156.98'
L14	N59°07'50"E	162.52'
L15	S31°01'50"E	25.00'
L16	S31°01'50"E	25.00'
L17	S12°03'51"W	137.05'
L18	N58°57'32"E	381.58'
L19	N45°27'17"E	61.36'
L20	S31°02'28"E	126.95'
L21	S12°03'51"W	91.02'
L22	S12°03'51"W	250.00'
L23	S77°56'09"E	413.62'
L24	N45°27'17"E	212.47'
L25	N60°27'57"E	25.00'
L26	N60°27'57"E	25.00'
L27	N29°32'03"W	43.64'
L28	N44°32'43"W	0.58'
L29	N44°32'43"W	49.96'
L30	N30°33'45"W	73.26'
L31	S59°26'15"W	9.80'
L32	N12°03'51"E	31.98'
L33	S59°07'50"W	46.11'
L34	S12°03'51"W	44.03'
L35	S65°42'08"E	27.26'
L36	N45°27'17"E	36.36'
L37	N44°32'43"W	5.65'
L38	N29°32'03"W	8.64'
L39	S29°32'03"E	35.00'
L40	N45°27'17"E	36.36'
L41	S44°48'30"E	9.27'
L42	S79°59'15"W	70.41'
L43	S79°59'15"W	53.96'
L44	N45°27'17"E	33.04'
L45	N45°27'17"E	53.00'
L46	N59°26'15"E	54.54'
L47	N45°27'17"E	53.00'
L48	N01°38'10"W	105.13'
L49	N12°03'51"E	12.05'
L50	N12°03'51"E	12.05'
L51	S77°56'09"E	25.00'
L52	S77°56'09"E	25.00'
L53	N44°17'13"W	36.19'
L54	N60°27'57"E	10.29'
L55	S60°27'57"W	54.64'
L56	S44°32'43"E	36.24'
L57	S44°11'50"E	10.29'
L58	S59°26'15"W	54.54'
L59	S44°11'50"E	113.19'
L60	N39°15'39"W	47.20'
L61	S59°26'15"W	50.00'
L62	N30°33'45"W	135.00'
L63	N59°26'15"E	25.00'
L64	N59°26'15"E	25.00'

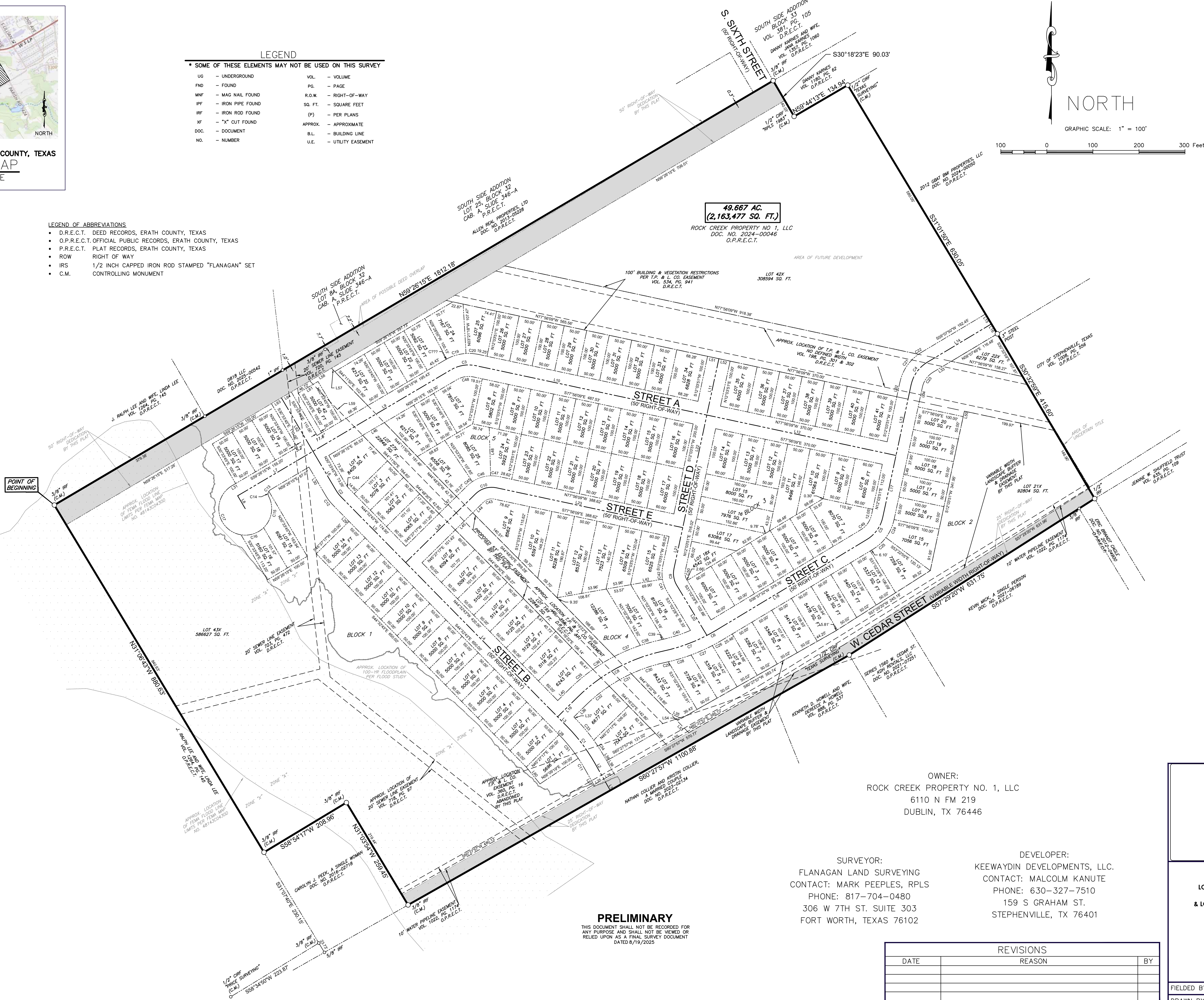
LEGEND OF ABBREVIATIONS

- 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
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED IRON ROD STAMPED "FLANAGAN" SET
- C.M. CONTROLLING MONUMENT

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

- | | | | |
|------|-------------------|---------|--------------------|
| UG | - UNDERGROUND | VOL | - VOLUME |
| FND | - FOUND | PG | - PAGE |
| MNF | - MAG. NAIL FOUND | R.O.W. | - RIGHT-OF-WAY |
| IPF | - IRON PIPE FOUND | SQ. FT. | - SQUARE FEET |
| IRF | - IRON ROD FOUND | (P) | - PER PLANS |
| XF | - "X" CUT FOUND | APPROX. | - APPROXIMATE |
| DOC. | - DOCUMENT | B.L. | - BUILDING LINE |
| NO. | - NUMBER | U.E. | - UTILITY EASEMENT |



PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 8/19/2025

OWNER:
ROCK CREEK PROPERTY NO. 1, LLC
6110 N FM 219
DUBLIN, TX 76446

SURVEYOR:
FLANAGAN LAND SURVEYING
CONTACT: MARK PEEPLES, RPLS
PHONE: 817-704-0480
306 W 7TH ST. SUITE 303
FORT WORTH, TEXAS 76102

DEVELOPER:
KEEWAYDIN DEVELOPMENTS, LLC.
CONTACT: MALCOLM KANUTE
PHONE: 630-327-7510
159 S GRAHAM ST.
STEPHENVILLE, TX 76401

REVISIONS		
DATE	REASON	BY

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	98.25'	375.00'	015°00'40"	N37°02'23"W	97.97'
C2	18.30'	75.00'	013°58'58"	S37°33'14"E	18.26'
C3	55.80'	75.00'	042°37'37"	S80°45'03"W	54.52'
C4	61.61'	75.00'	047°03'59"	S35°35'51"W	59.89'
C5	61.38'	75.00'	046°53'40"	N35°30'42"E	59.69'
C6	23.20'	375.00'	003°32'41"	N60°43'52"E	23.20'
C7	101.55'	375.00'	015°30'56"	N70°15'41"E	101.24'
C8	213.13'	375.00'	032°33'52"	S61°44'13"W	210.28'
C9	37.62'	50.00'	043°06'20"	S09°29'18"E	36.74'
C10	49.40'	50.00'	056°36'34"	S73°45'34"W	47.42'
C11	26.33'	350.00'	004°18'38"	N31°41'22"W	26.32'
C12	24.40'	100.00'	013°58'58"	S37°33'14"E	24.34'
C13	4.75'	10.50'	025°55'59"	S46°28'15"W	4.71'
C14	11.28'	10.50'	061°32'18"	S02°44'07"W	10.74'
C15	74.32'	57.50'	074°03'17"	N08°59'36"E	69.25'
C16	53.21'	57.50'	053°01'29"	N72°31'59"E	51.34'
C17	140.90'	57.50'	140°23'47"	S10°45'23"E	108.20'
C21	74.80'	100.00'	042°51'26"	S33°29'35"W	73.07'
C22	7.35'	100.00'	004°12'32"	S57°01'34"W	7.34'
C23	41.07'	50.00'	047°03'59"	S35°35'51"W	39.93'
C24	43.35'	100.00'	024°50'19"	N24°29'01"E	43.01'
C25	38.50'	100.00'	022°03'22"	N47°55'51"E	38.26'
C26	24.54'	400.00'	003°30'54"	N60°42'59"E	24.54'
C27	50.42'	400.00'	007°13'21"	N66°05'07"E	50.39'
C28	51.67'	400.00'	007°24'02"	N73°23'48"E	51.63'
C29	6.44'	400.00'	000°55'20"	N77°33'29"E	6.44'
C30	78.30'	350.00'	012°49'04"	S71°36'38"W	78.14'
C31	54.92'	350.00'	008°59'26"	S60°42'23"W	54.86'
C32	65.71'	350.00'	010°45'22"	S50°49'58"W	65.61'
C33	60.74'	400.00'	008°41'59"	N40°11'43"W	60.68'
C34	44.06'	400.00'	006°18'41"	N32°41'24"W	44.04'
C35	65.86'	400.00'	009°26'01"	S50°10'18"W	65.78'
C36	54.45'	400.00'	007°47'58"	S58°47'17"W	54.41'
C37	61.40'	400.00'	008°47'42"	S67°05'07"W	61.34'
C38	45.63'	400.00'	006°32'12"	S74°45'04"W	45.61'
C39	6.45'	350.00'	001°03'19"	N77°29'30"E	6.45'
C40	61.65'	350.00'	010°05'31"	N71°55'05"E	61.57'
C41	28.21'	75.00'	021°33'10"	S20°15'53"E	28.05'
C42	28.21'	75.00'	021°33'10"	S01°17'17"W	28.05'
C43	24.70'	25.00'	056°36'34"	N73°45'34"E	23.71'
C44	12.20'	50.00'	013°58'58"	N37°33'14"W	12.17'
C45	13.95'	75.00'	010°39'14"	N50°46'54"E	13.93'
C46	42.22'	75.00'	032°15'19"	N72°14'10"E	41.67'
C47	17.93'	75.00'	013°42'02"	S84°47'09"E	17.89'
C48	37.20'	50.00'	042°37'37"	N80°45'03"E	36.35'
C49	40.92'	50.00'	046°53'40"	N35°30'42"E	39.79'
C50	18.81'	25.00'	043°06'20"	S09°29'18"E	18.37'
C51	65.37'	350.00'	010°42'02"	N39°11'42"W	65.27'

FLANAGAN
SURVEYING
Fort Worth, Texas | P 817.704.0480 | flanagan-is.com | TBPELS Firm No. 10194786
Contact: Mark Peebles, R.P.L.S.

PRELIMINARY PLAT OF
CEDAR PARISH SUBDIVISION
LOTS 1-41, BLOCK 1; LOTS 1-20, BLOCK 2; LOTS 1-17, BLOCK 3; LOTS 1-18, BLOCK 4; LOTS 1-26, BLOCK 5
& LOT 42X, LOT 43X, BLOCK 1; LOT 21X & LOT 22X, BLOCK 2; LOT 18X, BLOCK 3; LOT 19X, BLOCK 4; LOT 27X, BLOCK 5
49.667 ACRES
SITUATED IN THE
H.C. HUDSON SURVEY
ABSTRACT NO. 342
ERATH COUNTY, TEXAS
129 LOTS

FILED BY:	BW	CHECKED BY:	MNP	JOB NO.	6079
DRAWN BY:	NCR	DATE:	08/14/25	SHEET NO.	1 OF 2

PROPERTY DESCRIPTION:

BEING A 49.667 ACRE TRACT OF LAND SITUATED IN THE H.C. HUDSON SURVEY, ABTRACT NO. 342, IN THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED TO ROCK CREEK PROPERTY NO 1, LLC IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER (DOC. NO.) 2024-00046, OFFICIAL PUBLIC RECORDS, ERATH COUNTY, TEXAS (O.P.R.E.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND FOR THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO DB & CB INVESTMENTS, LTD. IN TRACT TWO OF GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2012-06686, O.P.R.E.C.T., SAID POINT BEING AN INTERIOR ELL CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO J. RALPH LEE AND WIFE, LINDA LEE IN GENERAL WARRANTY DEED RECORDED IN VOLUME (VOL.) 1264, PAGE (PG.) 145, O.P.R.E.C.T., SAID CORNER BEING THE WEST CORNER OF SAID ROCK CREEK TRACT;

THENCE NORTH 59 DEGREES 26 MINUTES 15 SECONDS EAST WITH THE SOUTHEAST LINE OF SAID J. RALPH LEE TRACT AND THE NORTHWEST LINE OF SAID DB & CB INVESTMENTS TRACT, PASSING AT A DISTANCE OF 379.38 FEET A 3/8-INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID J. RALPH LEE TRACT, AND CONTINUING WITH THE NORTHWEST LINE OF SAID DB & CB INVESTMENTS TRACT, FOR A TOTAL DISTANCE OF 1812.18 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE NORTHERNMOST WEST CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO DANNY KARNES IN GENERAL WARRANTY DEED RECORDED IN VOL. 1180, PG. 62, O.P.R.E.C.T., THE SOUTH CORNER OF BLOCK 33, SOUTH SIDE ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO THE 1956 KINGS MAP THEREOF, RECORDED IN VOL. 381, PG. 105, DEED RECORDS, ERATH COUNTY, TEXAS (D.R.E.C.T.), AND LYING ON THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH SIXTH STREET (A 50' PUBLIC RIGHT-OF-WAY);

THENCE, SOUTH 30 DEGREES 18 MINUTES 23 SECONDS EAST, DEPARTING THE NORTHWEST LINE OF SAID DB & CB INVESTMENTS TRACT, WITH THE SOUTHWEST LINE OF SAID DANNY KARNES TRACT, A DISTANCE OF 90.03 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 1983" FOUND FOR AN INTERIOR ELL CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE SOUTH CORNER OF SAID DANNY KARNES TRACT;

THENCE NORTH 59 DEGREES 44 MINUTES 13 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID DANNY KARNES TRACT, A DISTANCE OF 134.94 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND FOR THE EASTERNMOST NORTH CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO 2012 GBAT BMI PROPERTIES, LLC IN TRACT ONE OF GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2024-00050, O.P.R.E.C.T.;

THENCE SOUTH 31 DEGREES 01 MINUTES 50 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID 2012 GBAT BMI PROPERTIES TRACT, A DISTANCE OF 630.05 FEET TO A 3" STEEL POST FOUND FOR THE SOUTH CORNER OF SAID 2012 GBAT BMI PROPERTIES TRACT, SAID POINT BEING THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO THE CITY OF STEPHENVILLE, TEXAS IN WARRANTY DEED RECORDED IN VOL. 1008, PG. 556, O.P.R.E.C.T.;

THENCE SOUTH 30 DEGREES 32 MINUTES 59 SECONDS EAST, WITH THE NORTHEAST LINE OF SAID ROCK CREEK TRACT, A DISTANCE OF 415.60 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID ROCK CREEK TRACT, SAID POINT LYING IN THE CENTERLINE OF WEST CEDAR STREET;

THENCE SOUTH 57 DEGREES 29 MINUTES 20 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID DB & CB INVESTMENTS TRACT, ALONG THE CENTERLINE OF SAID WEST CEDAR STREET, A DISTANCE OF 631.75 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND LYING IN THE CENTERLINE OF SAID WEST CEDAR STREET;

THENCE SOUTH 60 DEGREES 27 MINUTES 57 SECONDS, CONTINUING WITH THE SOUTHEAST LINE OF SAID DB & CB INVESTMENTS TRACT, ALONG THE CENTERLINE OF SAID WEST CEDAR STREET, A DISTANCE OF 1100.88 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE EAST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO CAROLYN J. PEEK IN DOC. NO. 2016-02718, O.P.R.E.C.T.;

THENCE NORTH 31 DEGREES 03 MINUTES 54 SECONDS WEST, DEPARTING THE SOUTHEAST LINE OF SAID DB & CB INVESTMENTS TRACT AND THE CENTERLINE OF SAID WEST CEDAR ROAD, WITH THE NORTHEAST LINE OF SAID CAROLYN J. PEEK TRACT, A DISTANCE OF 259.45 FEET TO A 3/8-INCH IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE NORTH CORNER OF SAID CAROLYN J. PEEK TRACT;

THENCE SOUTH 58 DEGREES 54 MINUTES 17 SECONDS WEST, WITH THE NORTHWEST LINE OF SAID CAROLYN J. PEEK TRACT, A DISTANCE OF 208.96 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE WESTERNMOST SOUTH CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE WEST CORNER OF SAID CAROLYN J. PEEK TRACT AND LYING ON THE NORTHEAST LINE OF SAID J. RALPH LEE TRACT;

THENCE NORTH 31 DEGREES 06 MINUTES 43 SECONDS WEST, WITH THE NORTHEAST LINE OF SAID J. RALPH LEE TRACT, A DISTANCE OF 880.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,163,477 SQUARE FEET OR 49.667 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON.

DATE OF PLAT OR MAP: _____

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 8/18/2025

MARK N. PEEPLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6443
STATE OF TEXAS

DEVELOPER:
KEEWAYDIN DEVELOPMENTS, LLC.
CONTACT: MALCOLM KANUTE
PHONE: 630-327-7510
159 S GRAHAM ST.
STEPHENVILLE, TX 76401

OWNER:
ROCK CREEK PROPERTY NO. 1, LLC
6110 N FM 219
DUBLIN, TX 76446

SURVEYOR:
FLANAGAN LAND SURVEYING
CONTACT: MARK PEEPLES, RPLS
PHONE: 817-704-0480
306 W 7TH ST. SUITE 303
FORT WORTH, TEXAS 76102

SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000060.
- SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ERATH COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48143C0430D, COMMUNITY-PANEL NO. 4802200430D, EFFECTIVE DATE: NOVEMBER, 16 2011. PART OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE X AND PART OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE A ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

ZONE "A" - SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD: BASE FLOOD ELEVATIONS UNDETERMINED.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (US FOOT) USING THE ALTERRA CENTRAL RTK COOPERATIVE NETWORK. OBSERVATIONS WERE MADE ON 06/01/25.
- MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.

GENERAL NOTES:

- THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE PROVIDED WHEN A BUILDING PERMIT APPLICATION IS SUBMITTED. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE BASED ON THE CURRENT FEMA DATA. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE STATED AS MEAN SEA LEVEL.

STATE OF TEXAS §
COUNTY OF §
CITY OF §

BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: _____

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF §
CITY OF §

THAT I, ROCK CREEK PROPERTY NO. 1, LLC, BEING THE OWNER OF THE HEREINAFTER DESCRIBED PROPERTY DO HEREBY ADOPT THIS MAP AS CORRECTLY REPRESENTING OUR PLAN TO CONVEY THE HEREIN DESCRIBED PROPERTY AND DO DESIGNATE SAME AS LOTS 1-41, BLOCK 1; LOTS 1-20, BLOCK 2; LOTS 1-17, BLOCK 3; LOTS 1-18, BLOCK 4; LOTS 1-26, BLOCK 5, & LOT 42X & LOT 43X, BLOCK 1; LOT 21X & LOT 22X, BLOCK 2; LOT 18X, BLOCK 3; LOT 19X, BLOCK 4; LOT 27X, BLOCK 5, CEDAR PARISH SUBDIVISION, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 202____.

BY: ROCK CREEK PROPERTY NO. 1, LLC

SIGNATURE

NAME AND TITLE

STATE OF TEXAS §
COUNTY OF §
CITY OF §

BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: _____

COUNTY CLERK'S CERTIFICATION

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

STATE OF TEXAS §
COUNTY OF ERATH §
KNOW ALL MEN BY THESEPRESENTS;

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 ON THIS THE _____ DAY OF _____, 20____, AT _____ O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF ERATH COUNTY 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, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

GWINDA JONES, CLERK COUNTY COURT OF ERATH COUNTY, TEXAS

BY: _____ DEPUTY

REVISIONS		
DATE	REASON	BY

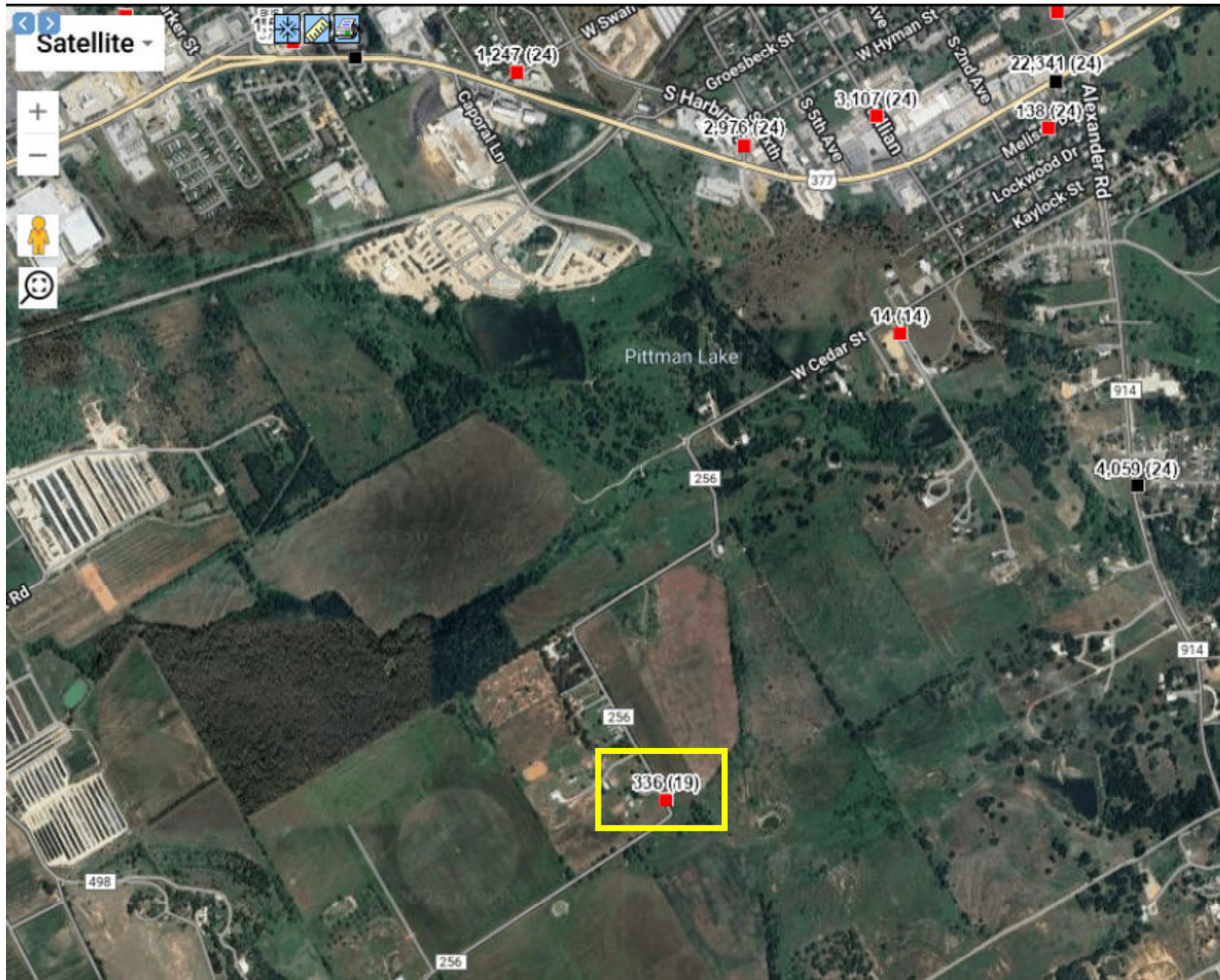


Fort Worth, Texas | P:817.704.0480 | flanagan-ls.com | TBPELS Firm No. 10194766
Contact: Mark Peeples, R.P.L.S.

**PRELIMINARY PLAT OF
CEDAR PARISH SUBDIVISION**
LOTS 1-41, BLOCK 1; LOTS 1-20, BLOCK 2; LOTS 1-17, BLOCK 3; LOTS 1-18, BLOCK 4; LOTS 1-26, BLOCK 5
& LOT 42X & LOT 43X, BLOCK 1; LOT 21X & LOT 22X, BLOCK 2; LOT 18X, BLOCK 3; LOT 19X, BLOCK 4; LOT 27X, BLOCK 5
49.667 ACRES
SITUATED IN THE
H.C. HUDSON SURVEY
ABSTRACT NO. 342
ERATH COUNTY, TEXAS
129 LOTS

FILED BY: BW	CHECKED BY: MNP	JOB NO. 6079
DRAWN BY: NCR	DATE: 08/14/25	SHEET NO. 2 OF 2

TxDOT Average Annual Daily Traffic Volumes



Trip Generation Comparisons (131 DU vs 85 DU)

Land Use	ITE Code	Size	DAILY	AM PEAK HOUR			PM PEAK HOUR		
				TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
Single-Family Detached	210	131 DU	1,294	95	24	71	128	81	47
Single-Family Detached	210	85 DU	870	64	16	48	85	54	31
Difference			424	31	8	23	43	27	16

Trip Generation Comparisons (122 DU vs 85 DU)

Land Use	ITE Code	Size	DAILY	AM PEAK HOUR			PM PEAK HOUR		
				TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
Single-Family Detached	210	122 DU	1,212	89	22	67	120	76	44
Single-Family Detached	210	85 DU	870	64	16	48	85	54	31
Difference			342	25	6	19	35	22	13

Steve Killen

From: Malcolm Kanute <mkanute@keewaydindevelopments.com>
Sent: Tuesday, August 19, 2025 11:54 AM
To: Steve Killen; Taylor Kanute; Reece Flanagan, P.E. <reece@flanagan-ls.com>
Subject: "[EXTERNAL]" FW: W Cedar Street Trip Generation
Attachments: Cedar Street - Trip Generation Comparisons (122 vs 85).pdf

Steve,

Please see the email below from Kelly Parma regarding revised traffic count numbers and conclusions. Can you please update what we submitted earlier regarding traffic to and from our proposed development.

Thanks

Malcolm

From: Kelly Parma <kparma@lee-eng.com>
Sent: Tuesday, August 19, 2025 10:19 AM
To: Reece Flanagan, P.E. <reece@flanagan-ls.com>; Malcolm Kanute <mkanute@keewaydindevelopments.com>; Taylor Kanute <tkanute@keewaydindevelopments.com>
Cc: Jakub Swierczynski, P.E <jakub@flanagan-ls.com>
Subject: RE: W Cedar Street Trip Generation

Reece,

As requested, I have attached a summary comparing the differences in trip generation for 122 lots compared to 85 lots. As shown by these results:

- Only approximately 30 more trips are predicted to be generated during the AM and PM peak hours when compared to 85 lots.
- In the peak direction, there will only be 19 more vehicles (exiting the development) travelling towards US 377 during the AM peak hour when compared to 85 lots and only 22 more vehicles (entering the development) travelling away from US 377 during the PM peak hour.
- When you consider the new access being provided on Lillian, I would think more than half of these would not travel through the curve on Cedar.

Thanks,
Kelly

Kelly D. Parma, P.E., PTOE
Lee Engineering, LLC
(972) 456-9033 direct
(214) 405-2771 mobile

From: Reece Flanagan, P.E. <reece@flanagan-ls.com>
Sent: Monday, August 18, 2025 10:50 PM
To: Malcolm Kanute <mkanute@keewaydindevelopments.com>; Kelly Parma <kparma@lee-eng.com>; Taylor Kanute <tkanute@keewaydindevelopments.com>

Cc: Jakub Swierczynski, P.E <jakub@flanagan-ls.com>

Subject: RE: W Cedar Street Trip Generation

Kelly –

Following up on Malcolm's email, please send over updated counts 122 residential lots. Attached is the latest land plan.

The comparison we need, is the difference between 122 residential lots and approximately 85. The citizens are very worried about Cedar Street, but as you can see in our attached plan, we now have another point of access to Lillian.

I've attached your previous email for reference.

Thanks,

Reece Flanagan, P.E.

Managing Member

The Fort Worth Club

306 W 7th St. Suite #303 Fort Worth, TX 76102

reece@flanagan-ls.com | +1 (940) 327-7963

FLANAGAN-LS.COM | [LINKEDIN](#)

FLANAGAN
ENGINEERING. SURVEYING. CONSULTING.

From: Malcolm Kanute <mkanute@keewaydindevelopments.com>

Sent: Monday, August 18, 2025 10:04 PM

To: Kelly Parma <kparma@lee-eng.com>; Reece Flanagan, P.E. <reece@flanagan-ls.com>; Taylor Kanute <tkanute@keewaydindevelopments.com>

Cc: Jakub Swierczynski, P.E <jakub@flanagan-ls.com>

Subject: Re: W Cedar Street Trip Generation

Kelly,

Sorry for the late email back, I think we're gonna go at the plan commission just with ourselves, we won't need you there, we are going to save you for the city Council in early September. Thank you for all your help and I believe Reece is going to reach out to you for some revised numbers based on our Project only being 122 lots versus 131.

Should you have any questions please call me at anytime.

Thanks

Malcolm Kanute

Get [Outlook for iOS](#)

From: Kelly Parma <kparma@lee-eng.com>

Sent: Monday, August 18, 2025 10:13:53 AM

To: Malcolm Kanute <mkanute@keewaydindevelopments.com>; Reece Flanagan, P.E. <reece@flanagan-ls.com>; Taylor Kanute <tkanute@keewaydindevelopments.com>

Cc: Jakub Swierczynski, P.E <jakub@flanagan-ls.com>

Subject: RE: W Cedar Street Trip Generation

Malcolm,

I'm trying to plan my week and was checking to see if you needed me to attend the Stephenville P&Z meeting on Wednesday.

Thanks,
Kelly

Kelly D. Parma, P.E., PTOE
Lee Engineering, LLC
(972) 456-9033 direct
(214) 405-2771 mobile

From: Kelly Parma

Sent: Thursday, August 7, 2025 12:03 PM

To: Malcolm Kanute <mkanute@keewaydindevelopments.com>; Reece Flanagan, P.E. <reece@flanagan-ls.com>; Taylor Kanute <tkanute@keewaydindevelopments.com>

Cc: Jakub Swierczynski, P.E <jakub@flanagan-ls.com>

Subject: RE: W Cedar Street Trip Generation [Filed 07 Aug 2025 12:02]

Malcolm,

As an estimate for only attending the P&Z meeting, I would assume:

- 4 hours of travel (2 hours each from our office)
- 3 hours for the meeting (which is hopefully conservative & ultimately depends on the number of items on the agenda, where the Cedar Street item is placed on the agenda, and how much discussion there will be on the Cedar Street item)

For a total of 7 hours and mileage, the probable cost would not exceed \$2,500. I went ahead and put together a proposal for execution.

Attending other meetings or any additional analysis (beyond that provided via 7/25/25 email) prior to the P&Z meeting are not included in this estimate.

Let me know if you have any questions.

Thanks,
Kelly

Kelly D. Parma, P.E., PTOE
Lee Engineering, LLC
(972) 456-9033 direct
(214) 405-2771 mobile

From: Malcolm Kanute <mkanute@keewaydindevelopments.com>
Sent: Thursday, August 7, 2025 11:22 AM
To: Kelly Parma <kparma@lee-eng.com>; Reece Flanagan, P.E. <reece@flanagan-ls.com>; Taylor Kanute <tkanute@keewaydindevelopments.com>
Cc: Jakub Swierczynski, P.E <jakub@flanagan-ls.com>
Subject: RE: W Cedar Street Trip Generation

Kelly,

We would like you to attend the P&Z meeting on August 20, can you give me an idea of what the probable cost would be for travel and attendance? And if necessary send us contract to execute.

Thanks

*Malcolm Kanute
Managing Member
Keewaydin Developments, LLC.
159 S Graham St
Stephenville, TX 76401
630.327.7510*



From: Kelly Parma <kparma@lee-eng.com>
Sent: Thursday, August 7, 2025 8:27 AM
To: Reece Flanagan, P.E. <reece@flanagan-ls.com>; Taylor Kanute <tkanute@keewaydindevelopments.com>
Cc: Malcolm Kanute <mkanute@keewaydindevelopments.com>; Jakub Swierczynski, P.E <jakub@flanagan-ls.com>
Subject: RE: W Cedar Street Trip Generation

FYI – I've attached our hourly rates.

KELLY D. PARMA, P.E., PTOE
SENIOR PROJECT MANAGER

3030 LBJ Freeway, Suite 1660
Dallas, TX 75234
(972) 248-3006 office
(972) 456-9033 direct
(214) 405-2771 mobile
www.leeengineering.com



From: Reece Flanagan, P.E. <reece@flanagan-ls.com>
Sent: Wednesday, August 6, 2025 7:00 PM
To: Kelly Parma <kparma@lee-eng.com>; tkanute@keewaydindevelopments.com

Cc: mkanute@keewaydindevelopments.com; Jakub Swierczynski, P.E <jakub@flanagan-ls.com>

Subject: Re: W Cedar Street Trip Generation

Thanks Kelly!

Malcolm/Taylor - Do y'all approve?

Reece Flanagan, PE

FLANAGAN

940.327.7963

From: Kelly Parma <kparma@lee-eng.com>

Sent: Wednesday, August 6, 2025 5:41:19 PM

To: Reece Flanagan, P.E. <reece@flanagan-ls.com>; tkanute@keewaydindevelopments.com
<tkanute@keewaydindevelopments.com>

Cc: mkanute@keewaydindevelopments.com <mkanute@keewaydindevelopments.com>; Jakub Swierczynski, P.E
<jakub@flanagan-ls.com>

Subject: RE: W Cedar Street Trip Generation

Reece,

Yes, I would be available and would need to bill my time for the meeting on an hourly basis.

Thanks,

Kelly

Kelly D. Parma, P.E., PTOE

Lee Engineering, LLC

(972) 456-9033 direct

(214) 405-2771 mobile

From: Reece Flanagan, P.E. <reece@flanagan-ls.com>

Sent: Wednesday, August 6, 2025 2:59 PM

To: Kelly Parma <kparma@lee-eng.com>; tkanute@keewaydindevelopments.com

Cc: mkanute@keewaydindevelopments.com; Jakub Swierczynski, P.E <jakub@flanagan-ls.com>

Subject: RE: W Cedar Street Trip Generation

Kelly –

I spoke with Malcolm and Taylor, and we all agreed it would be a huge help if you attended the upcoming P&Z meeting on August 20th. Are you available?

Thanks,

Reece Flanagan, P.E.

Managing Member

The Fort Worth Club

306 W 7th St. Suite #303 Fort Worth, TX 76102

reece@flanagan-ls.com | +1 (940) 327-7963

FLANAGAN-LS.COM | [LINKEDIN](#)

From: Kelly Parma <kparma@lee-eng.com>
Sent: Friday, July 25, 2025 4:19 PM
To: Reece Flanagan, P.E. <reece@flanagan-ls.com>; tkanute@keewaydindevelopments.com
Cc: mkanute@keewaydindevelopments.com
Subject: W Cedar Street Trip Generation

Taylor, Reece:

I have attached a summary of the following traffic volume characteristics we discussed this afternoon:

- Estimated trip generation for 131 dwelling units, 85 dwelling units and the difference between the two
- Traffic volume data for the one location on Cedar Street

In addition, the possible modifications to the curve we discussed include:

- Additional signing through the curve
- Removal of any vegetation that may be blocking the curve warning signs in advance of the curve
- Installation of reflective pavement markers in the center of the roadway and on the edge through the curve
- Changing the existing arrow (chevron) signs within the curve to illuminated arrow (chevron) signs (and any new signs to be illuminated as well). An example of these signs can be seen in this video -> <https://youtu.be/8W9pLEUeBww?feature=shared&t=15>. I'm not sure how much the nearby houses may be impacted by the flashing lights,
- Trimming back any branches of the trees on the property of the house on the interior curve to improve sight distance approaching and when travelling through the curve

Thanks,
Kelly

KELLY D. PARMA, P.E., PTOE
SENIOR PROJECT MANAGER

3030 LBJ Freeway, Suite 1660
Dallas, TX 75234
(972) 248-3006 office
(972) 456-9033 direct
(214) 405-2771 mobile
www.leeengineering.com



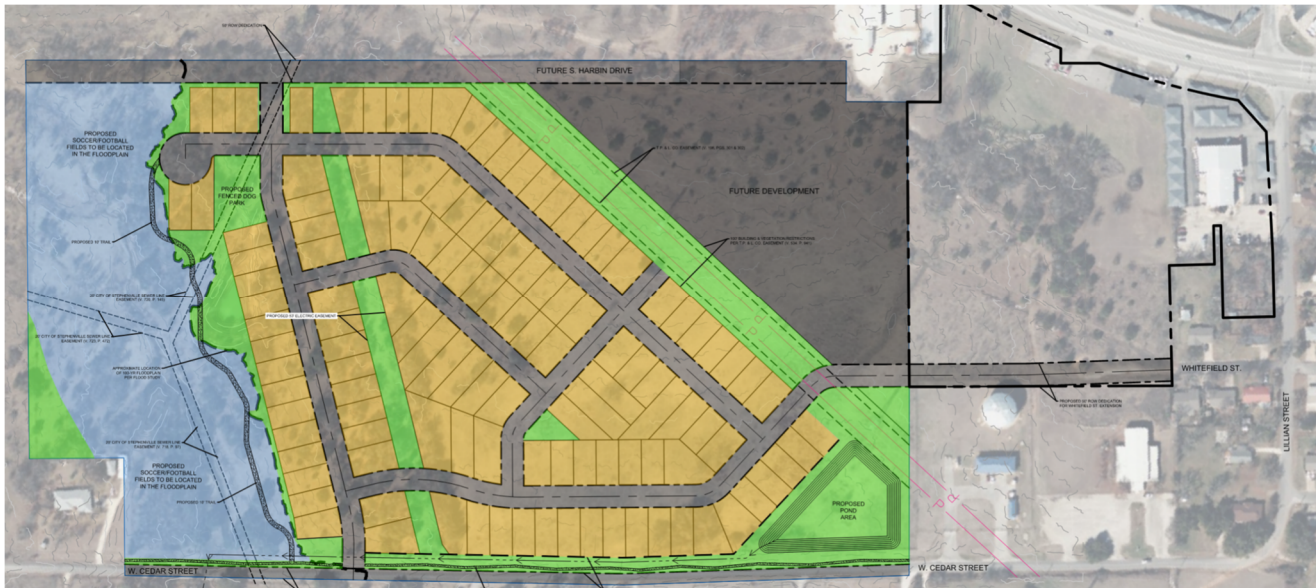
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STEPHENVILLE 49 ACRES – WHITEFIELD ACCESS MEMO

Date: August 19th, 2025
To: City of Stephenville
Attn: Planning & Zoning Commission
From: Keewaydin Developments, LLC & FLANAGAN
Re: Stephenville 49 Acres

PROJECT OVERVIEW & SUMMARY

This memorandum is to notify you of the proposed development of the 49 Acres located along Cedar Street in Stephenville, Texas. The proposed land plan calls for 123 single-family residential lots, please see the preliminary layout below for reference.



Throughout the design/development process, the development team presented this planned development (PD) zoning case in July 2025. After hearing the concerns regarding access onto Cedar Street, the design and development team has worked diligently to obtain a second access point at Whitefield Street, which connects to Lillian Street. This is shown in the image above, and on the attached land plan. This off-site access point has been agreed to from a conceptual standpoint with the adjacent property owner. The final agreement will be executed after the rezoning case is approved, and the developer (Keewaydin) acquires the subject property. Please note, we understand this zoning change is contingent on the second point of access being at Whitefield Street.

In addition to this, we have planned for a future road connection to Harbin Drive, when it is extended by the adjacent property owner. We're confident this layout change will reduce the overall number of vehicles traveling along Cedar Street, to and from this development.

If you have any questions, please do not hesitate to contact us. We're eager to present this case again on August 20th, 2025, and look forward to continuing to grow our professional relationship with the City of Stephenville throughout this development.

Respectfully,

Reece Flanagan, PE, MBA

reece@flanagan-ls.com

P:940.327.7963

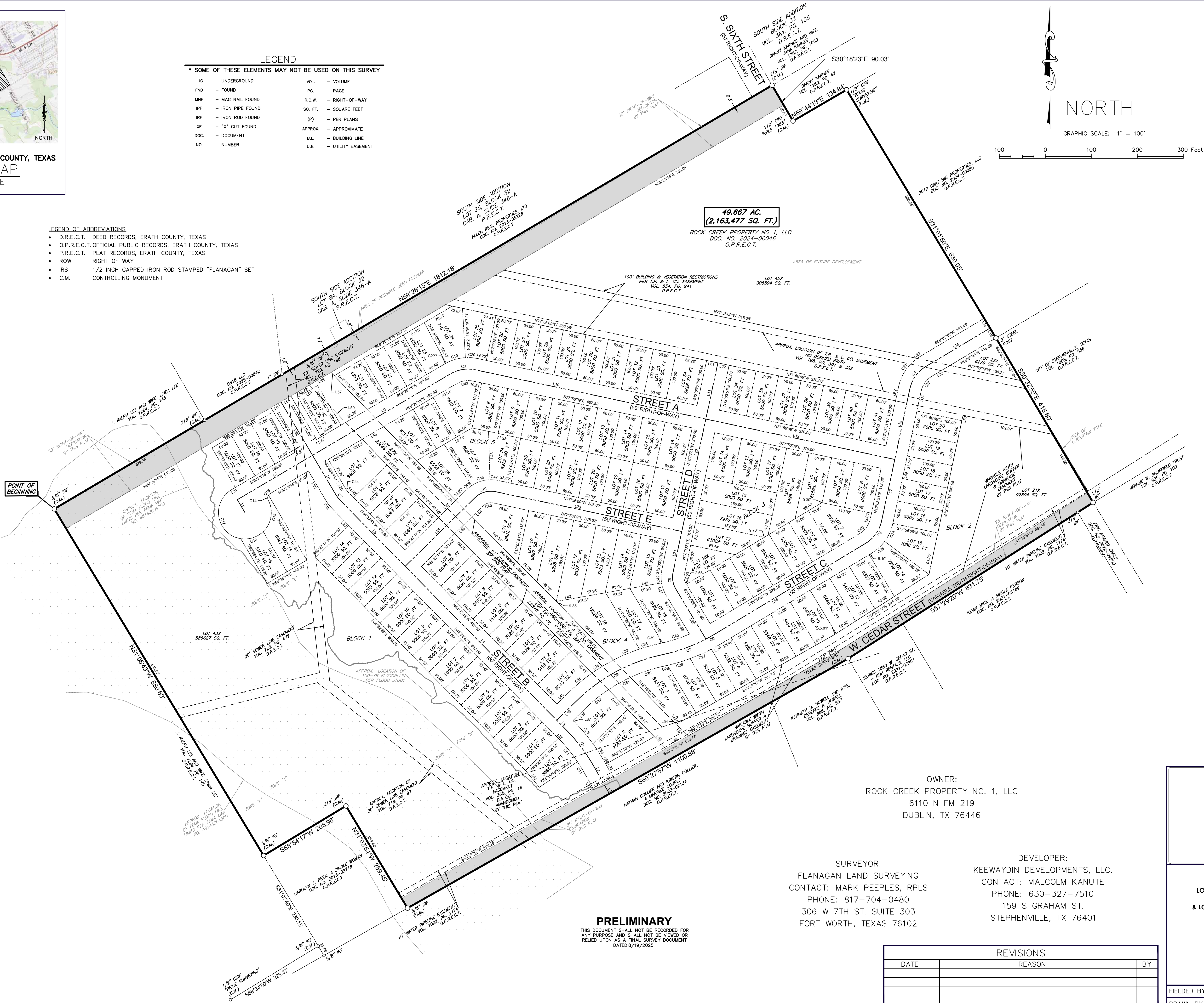


CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS
VICINITY MAP
NOT TO SCALE

Line Data Table		
Line #	Bearing	Distance
L1	S29°32'03"E	25.00'
L2	N29°32'03"W	43.64'
L3	N44°32'43"W	30.65'
L4	N44°32'43"W	470.00'
L5	N44°32'43"W	199.90'
L6	N30°33'45"W	98.26'
L7	S59°26'15"W	190.00'
L8	S30°33'45"E	32.50'
L9	N59°26'15"E	348.37'
L10	S77°56'09"E	512.53'
L11	N12°03'51"E	125.00'
L12	S77°56'09"E	420.00'
L13	N12°03'51"E	156.98'
L14	N59°07'50"E	162.52'
L15	S31°01'50"E	25.00'
L16	S31°01'50"E	25.00'
L17	S12°03'51"W	137.05'
L18	N58°57'32"E	381.58'
L19	N45°27'17"E	61.36'
L20	S31°02'28"E	126.95'
L21	S12°03'51"W	91.02'
L22	S12°03'51"W	250.00'
L23	S77°56'09"E	413.62'
L24	N45°27'17"E	212.47'
L25	N60°27'57"E	25.00'
L26	N60°27'57"E	25.00'
L27	N29°32'03"W	43.64'
L28	N44°32'43"W	0.58'
L29	N44°32'43"W	49.96'
L30	N30°33'45"W	73.26'
L31	S59°26'15"W	9.80'
L32	N12°03'51"E	31.98'
L33	S59°07'50"W	46.11'
L34	S12°03'51"W	44.03'
L35	S65°42'08"E	27.26'
L36	N45°27'17"E	36.36'
L37	N44°32'43"W	5.65'
L38	N29°32'03"W	8.64'
L39	S29°32'03"E	35.00'
L40	N45°27'17"E	36.36'
L41	S44°48'30"E	9.27'
L42	S79°59'15"W	70.41'
L43	S79°59'15"W	53.96'
L44	N45°27'17"E	33.04'
L45	N45°27'17"E	53.00'
L46	N59°26'15"E	54.54'
L47	N45°27'17"E	53.00'
L48	N01°38'10"W	105.13'
L49	N12°03'51"E	12.05'
L50	N12°03'51"E	12.05'
L51	S77°56'09"E	25.00'
L52	S77°56'09"E	25.00'
L53	N44°17'13"W	36.19'
L54	N60°27'57"E	10.29'
L55	S60°27'57"W	54.64'
L56	S44°32'43"E	36.24'
L57	S44°11'50"E	10.29'
L58	S59°26'15"W	54.54'
L59	S44°11'50"E	113.19'
L60	N39°15'39"W	47.20'
L61	S59°26'15"W	50.00'
L62	N30°33'45"W	135.00'
L63	N59°26'15"E	25.00'
L64	N59°26'15"E	25.00'

- LEGEND OF ABBREVIATIONS
- 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
 - ROW RIGHT OF WAY
 - IRS 1/2 INCH CAPPED IRON ROD STAMPED "FLANAGAN" SET
 - C.M. CONTROLLING MONUMENT

- LEGEND
- * SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- | | | | |
|------|-------------------|---------|--------------------|
| UG | - UNDERGROUND | VOL | - VOLUME |
| FND | - FOUND | PG | - PAGE |
| MAF | - MAG. NAIL FOUND | R.O.W. | - RIGHT-OF-WAY |
| IPF | - IRON PIPE FOUND | SQ. FT. | - SQUARE FEET |
| IRF | - IRON ROD FOUND | (P) | - PER PLANS |
| XF | - "X" CUT FOUND | APPROX. | - APPROXIMATE |
| DOC. | - DOCUMENT | B.L. | - BUILDING LINE |
| NO. | - NUMBER | U.E. | - UTILITY EASEMENT |



PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 8/19/2025

OWNER:
ROCK CREEK PROPERTY NO. 1, LLC
6110 N FM 219
DUBLIN, TX 76446

SURVEYOR:
FLANAGAN LAND SURVEYING
CONTACT: MARK PEEPLES, RPLS
PHONE: 817-704-0480
306 W 7TH ST. SUITE 303
FORT WORTH, TEXAS 76102

DEVELOPER:
KEEWAYDIN DEVELOPMENTS, LLC.
CONTACT: MALCOLM KANUTE
PHONE: 630-327-7510
159 S GRAHAM ST.
STEPHENVILLE, TX 76401

REVISIONS		
DATE	REASON	BY

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	98.25'	375.00'	015°00'40"	N37°02'23"W	97.97'
C2	18.30'	75.00'	013°58'58"	S37°33'14"E	18.26'
C3	55.80'	75.00'	042°37'37"	S80°45'03"W	54.52'
C4	61.61'	75.00'	047°03'59"	S35°35'51"W	59.89'
C5	61.38'	75.00'	046°53'40"	N35°30'42"E	59.69'
C6	23.20'	375.00'	003°32'41"	N60°43'52"E	23.20'
C7	101.55'	375.00'	015°30'56"	N70°15'41"E	101.24'
C8	213.13'	375.00'	032°33'52"	S61°44'13"W	210.28'
C9	37.62'	50.00'	043°06'20"	S09°29'18"E	36.74'
C10	49.40'	50.00'	056°36'34"	S73°45'34"W	47.42'
C11	26.33'	350.00'	004°18'38"	N31°41'22"W	26.32'
C12	24.40'	100.00'	013°58'58"	S37°33'14"E	24.34'
C13	4.75'	10.50'	025°55'59"	S46°28'15"W	4.71'
C14	11.28'	10.50'	061°32'18"	S02°44'07"W	10.74'
C15	74.32'	57.50'	074°03'17"	N08°59'36"E	69.25'
C16	53.21'	57.50'	053°01'29"	N72°31'59"E	51.34'
C17	140.90'	57.50'	140°23'47"	S10°45'23"E	108.20'
C21	74.80'	100.00'	042°51'26"	S33°29'35"W	73.07'
C22	7.35'	100.00'	004°12'32"	S57°01'34"W	7.34'
C23	41.07'	50.00'	047°03'59"	S35°35'51"W	39.93'
C24	43.35'	100.00'	024°50'19"	N24°29'01"E	43.01'
C25	38.50'	100.00'	022°03'22"	N47°55'51"E	38.26'
C26	24.54'	400.00'	003°30'54"	N60°42'59"E	24.54'
C27	50.42'	400.00'	007°13'21"	N66°05'07"E	50.39'
C28	51.67'	400.00'	007°24'02"	N73°23'48"E	51.63'
C29	6.44'	400.00'	000°55'20"	N77°33'29"E	6.44'
C30	78.30'	350.00'	012°49'04"	S71°36'38"W	78.14'
C31	54.92'	350.00'	008°59'26"	S60°42'23"W	54.86'
C32	65.71'	350.00'	010°45'22"	S50°49'58"W	65.61'
C33	60.74'	400.00'	008°41'59"	N40°11'43"W	60.68'
C34	44.06'	400.00'	006°18'41"	N32°41'24"W	44.04'
C35	65.86'	400.00'	009°26'01"	S50°10'18"W	65.78'
C36	54.45'	400.00'	007°47'58"	S58°47'17"W	54.41'
C37	61.40'	400.00'	008°47'42"	S67°05'07"W	61.34'
C38	45.63'	400.00'	006°32'12"	S74°45'04"W	45.61'
C39	6.45'	350.00'	001°03'19"	N77°29'30"E	6.45'
C40	61.65'	350.00'	010°05'31"	N71°55'05"E	61.57'
C41	28.21'	75.00'	021°33'10"	S20°15'53"E	28.05'
C42	28.21'	75.00'	021°33'10"	S01°17'17"W	28.05'
C43	24.70'	25.00'	056°36'34"	N73°45'34"E	23.71'
C44	12.20'	50.00'	013°58'58"	N37°33'14"W	12.17'
C45	13.95'	75.00'	010°39'14"	N50°46'54"E	13.93'
C46	42.22'	75.00'	032°15'19"	N72°14'10"E	41.67'
C47	17.93'	75.00'	013°42'02"	S84°47'09"E	17.89'
C48	37.20'	50.00'	042°37'37"	N80°45'03"E	36.35'
C49	40.92'	50.00'	046°53'40"	N35°30'42"E	39.79'
C50	18.81'	25.00'	043°06'20"	S09°29'18"E	18.37'
C51	65.37'	350.00'	010°42'02"	N39°11'42"W	65.27'

FLANAGAN
SURVEYING
Fort Worth, Texas | P 817.704.0480 | flanagan-is.com | TBPELS Firm No. 10194786
Contact: Mark Peebles, R.P.L.S.

**PRELIMINARY PLAT OF
CEDAR PARISH SUBDIVISION**
LOTS 1-41, BLOCK 1; LOTS 1-20, BLOCK 2; LOTS 1-17, BLOCK 3; LOTS
1-18, BLOCK 4; LOTS 1-26, BLOCK 5
& LOT 42X, LOT 43X, BLOCK 1; LOT 21X & LOT 22X, BLOCK 2; LOT 18X,
BLOCK 3; LOT 19X, BLOCK 4; LOT 27X, BLOCK 5
49.667 ACRES
SITUATED IN THE
H.C. HUDSON SURVEY
ABSTRACT NO. 342
ERATH COUNTY, TEXAS
129 LOTS

FILED BY:	BW	CHECKED BY:	MNP	JOB NO.	6079
DRAWN BY:	NCR	DATE:	08/14/25	SHEET NO.	1 OF 2

PROPERTY DESCRIPTION:

BEING A 49.667 ACRE TRACT OF LAND SITUATED IN THE H.C. HUDSON SURVEY, ABTRACT NO. 342, IN THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED TO ROCK CREEK PROPERTY NO 1, LLC IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER (DOC. NO.) 2024-00046, OFFICIAL PUBLIC RECORDS, ERATH COUNTY, TEXAS (O.P.R.E.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND FOR THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO DB & CB INVESTMENTS, LTD. IN TRACT TWO OF GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2012-06686, O.P.R.E.C.T., SAID POINT BEING AN INTERIOR ELL CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO J. RALPH LEE AND WIFE, LINDA LEE IN GENERAL WARRANTY DEED RECORDED IN VOLUME (VOL.) 1264, PAGE (PG.) 145, O.P.R.E.C.T., SAID CORNER BEING THE WEST CORNER OF SAID ROCK CREEK TRACT;

THENCE NORTH 59 DEGREES 26 MINUTES 15 SECONDS EAST WITH THE SOUTHEAST LINE OF SAID J. RALPH LEE TRACT AND THE NORTHWEST LINE OF SAID DB & CB INVESTMENTS TRACT, PASSING AT A DISTANCE OF 379.38 FEET A 3/8-INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID J. RALPH LEE TRACT, AND CONTINUING WITH THE NORTHWEST LINE OF SAID DB & CB INVESTMENTS TRACT, FOR A TOTAL DISTANCE OF 1812.18 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE NORTHERNMOST WEST CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO DANNY KARNES IN GENERAL WARRANTY DEED RECORDED IN VOL. 1180, PG. 62, O.P.R.E.C.T., THE SOUTH CORNER OF BLOCK 33, SOUTH SIDE ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO THE 1956 KINGS MAP THEREOF, RECORDED IN VOL. 381, PG. 105, DEED RECORDS, ERATH COUNTY, TEXAS (D.R.E.C.T.), AND LYING ON THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH SIXTH STREET (A 50' PUBLIC RIGHT-OF-WAY);

THENCE, SOUTH 30 DEGREES 18 MINUTES 23 SECONDS EAST, DEPARTING THE NORTHWEST LINE OF SAID DB & CB INVESTMENTS TRACT, WITH THE SOUTHWEST LINE OF SAID DANNY KARNES TRACT, A DISTANCE OF 90.03 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 1983" FOUND FOR AN INTERIOR ELL CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE SOUTH CORNER OF SAID DANNY KARNES TRACT;

THENCE NORTH 59 DEGREES 44 MINUTES 13 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID DANNY KARNES TRACT, A DISTANCE OF 134.94 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND FOR THE EASTERNMOST NORTH CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO 2012 GBAT BMI PROPERTIES, LLC IN TRACT ONE OF GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2024-00050, O.P.R.E.C.T.;

THENCE SOUTH 31 DEGREES 01 MINUTES 50 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID 2012 GBAT BMI PROPERTIES TRACT, A DISTANCE OF 630.05 FEET TO A 3" STEEL POST FOUND FOR THE SOUTH CORNER OF SAID 2012 GBAT BMI PROPERTIES TRACT, SAID POINT BEING THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO THE CITY OF STEPHENVILLE, TEXAS IN WARRANTY DEED RECORDED IN VOL. 1008, PG. 556, O.P.R.E.C.T.;

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THENCE NORTH 31 DEGREES 03 MINUTES 54 SECONDS WEST, DEPARTING THE SOUTHEAST LINE OF SAID DB & CB INVESTMENTS TRACT AND THE CENTERLINE OF SAID WEST CEDAR ROAD, WITH THE NORTHEAST LINE OF SAID CAROLYN J. PEEK TRACT, A DISTANCE OF 259.45 FEET TO A 3/8-INCH IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE NORTH CORNER OF SAID CAROLYN J. PEEK TRACT;

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THENCE NORTH 31 DEGREES 06 MINUTES 43 SECONDS WEST, WITH THE NORTHEAST LINE OF SAID J. RALPH LEE TRACT, A DISTANCE OF 880.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,163,477 SQUARE FEET OR 49.667 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON.

DATE OF PLAT OR MAP: _____

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 8/18/2025

MARK N. PEEPLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6443
STATE OF TEXAS

SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000060.
- SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ERATH COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48143C0430D, COMMUNITY-PANEL NO. 4802200430D, EFFECTIVE DATE: NOVEMBER, 16 2011. PART OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE X AND PART OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE A ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

ZONE "A" - SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD: BASE FLOOD ELEVATIONS UNDETERMINED.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (US FOOT) USING THE ALTERRA CENTRAL RTK COOPERATIVE NETWORK. OBSERVATIONS WERE MADE ON 06/01/25.
- MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.

GENERAL NOTES:

- THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE PROVIDED WHEN A BUILDING PERMIT APPLICATION IS SUBMITTED. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE BASED ON THE CURRENT FEMA DATA. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE STATED AS MEAN SEA LEVEL.

STATE OF TEXAS §
COUNTY OF _____ §
CITY OF _____ §

BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: _____

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF _____ §
CITY OF _____ §

THAT I, ROCK CREEK PROPERTY NO. 1, LLC, BEING THE OWNER OF THE HEREINAFTER DESCRIBED PROPERTY DO HEREBY ADOPT THIS MAP AS CORRECTLY REPRESENTING OUR PLAN TO CONVEY THE HEREIN DESCRIBED PROPERTY AND DO DESIGNATE SAME AS LOTS 1-41, BLOCK 1; LOTS 1-20, BLOCK 2; LOTS 1-17, BLOCK 3; LOTS 1-18, BLOCK 4; LOTS 1-26, BLOCK 5, & LOT 42X & LOT 43X, BLOCK 1; LOT 21X & LOT 22X, BLOCK 2; LOT 18X, BLOCK 3; LOT 19X, BLOCK 4; LOT 27X, BLOCK 5, CEDAR PARISH SUBDIVISION, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 202____.

BY: ROCK CREEK PROPERTY NO. 1, LLC

SIGNATURE

NAME AND TITLE

STATE OF TEXAS §
COUNTY OF _____ §
CITY OF _____ §

BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: _____

COUNTY CLERK'S CERTIFICATION

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

STATE OF TEXAS §
COUNTY OF ERATH §
KNOW ALL MEN BY THESEPRESENTS;

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 ON THIS THE _____ DAY OF _____, 20____, AT _____ O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF ERATH COUNTY 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, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

GWINDA JONES, CLERK COUNTY COURT OF ERATH COUNTY, TEXAS

BY: _____ DEPUTY

REVISIONS		
DATE	REASON	BY



Fort Worth, Texas | P:817.704.0480 | flanagan-is.com | TBPELS Firm No. 10194766
Contact: Mark Peeples, R.P.L.S.

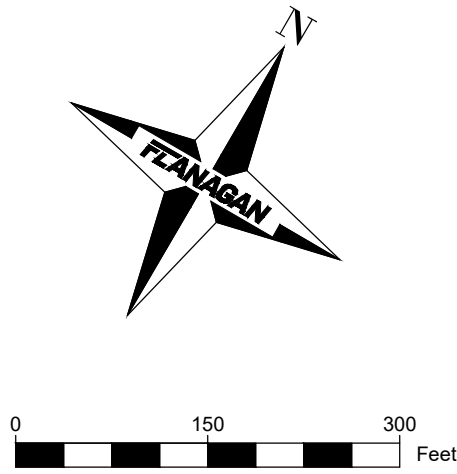
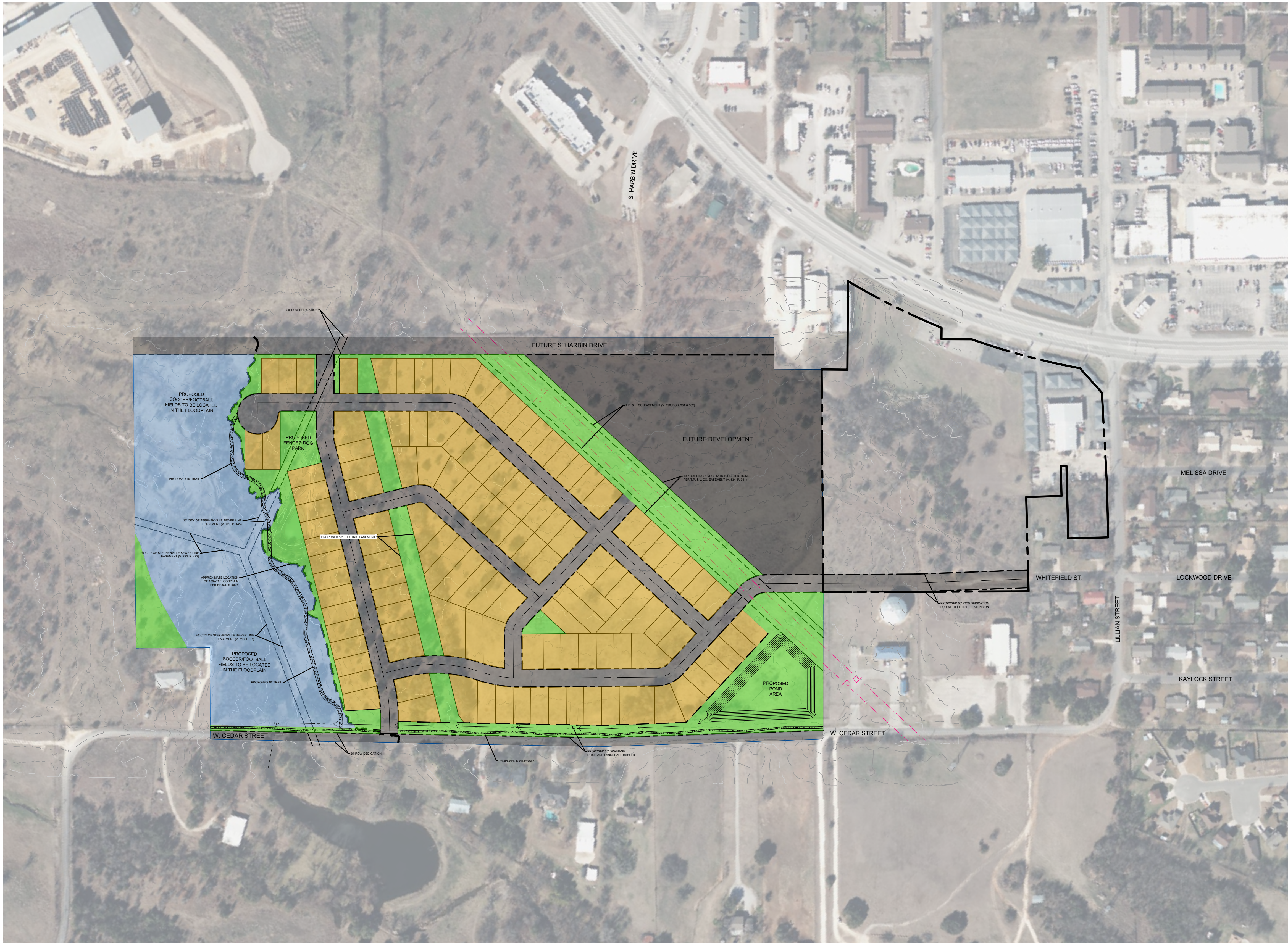
**PRELIMINARY PLAT OF
CEDAR PARISH SUBDIVISION**

LOTS 1-41, BLOCK 1; LOTS 1-20, BLOCK 2; LOTS 1-17, BLOCK 3; LOTS 1-18, BLOCK 4; LOTS 1-26, BLOCK 5 & LOT 42X & LOT 43X, BLOCK 1; LOT 21X & LOT 22X, BLOCK 2; LOT 18X, BLOCK 3; LOT 19X, BLOCK 4; LOT 27X, BLOCK 5

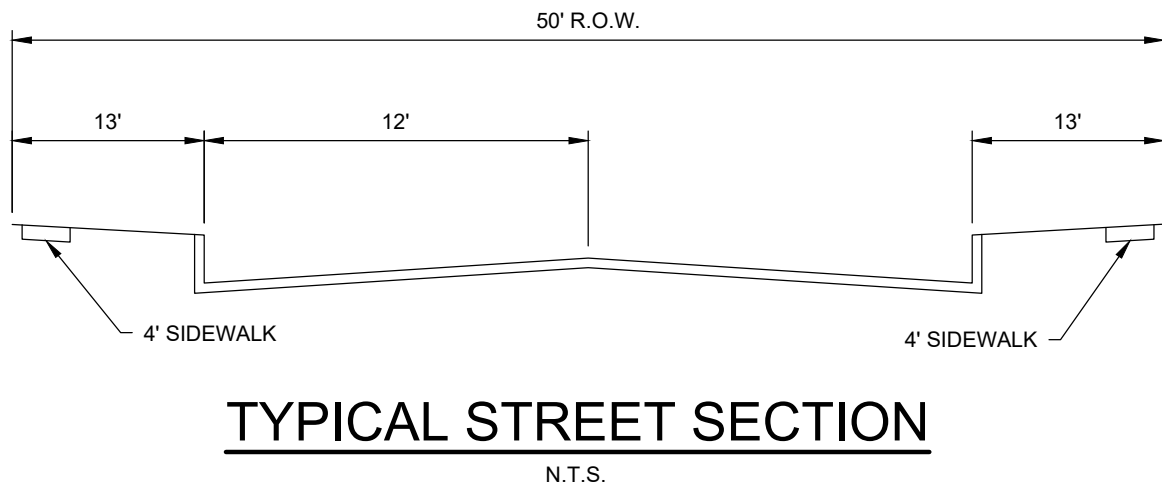
49.667 ACRES

SITUATED IN THE
H.C. HUDSON SURVEY
ABSTRACT NO. 342
ERATH COUNTY, TEXAS
129 LOTS

FILED BY: BW	CHECKED BY: MNP	JOB NO. 6079
DRAWN BY: NCR	DATE: 08/14/25	SHEET NO. 2 OF 2



LEGEND	USES	UNIT COUNT
	FUTURE DEVELOPMENT	7.90 AC
	SINGLE FAMILY DETACHED (50'X100' TYP)	123
	STREET RIGHT-OF-WAY	7.28 AC
	OPEN SPACE/EASEMENTS	7.84 AC
	WATER FEATURES	9.50 AC
	TOTAL	123



THE RESIDENCE AT THE WEST LOOP LAND PLAN

City of Stephenville, Texas
Date Prepared: August 19, 2025

Reece Flanagan, P.E.

From: Greg Bruner <GregBruner@brunerauto.com>
Sent: Wednesday, August 20, 2025 7:58 AM
To: Reece Flanagan, P.E.
Cc: Malcom S. Kanute (mkanute@keewaydindevelopments.com); Taylor Kanute; Jakub Swierczynski, P.E
Subject: RE: Stephenville 49 Acres - Whitefield Extension Memo for P&Z

External (gregbruner@brunerauto.com)

[Report This Email](#) [FAQ](#) [GoDaddy Advanced Email Security, Powered by INKY](#)

Hi Reece, I am acknowledging our conversation regarding this proposed easement on property currently owned by 2012 GBAT BMI Properties, LLC to allow extension of Whitefield Street to a proposed residential development to the west of this property.

Thanks.

Greg Bruner

ORDINANCE NO. 2025-O-XX

AN ORDINANCE REZONING THE LAND DESCRIBED SINGLE FAMILY RESIDENTIAL (R-1) TO PLANNED DEVELOPMENT (PD) AMENDING THE COMPREHENSIVE PLAN AND ZONING MAP; APPROVING THE DEVELOPMENT SITE PLAN MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; THE DEVELOPMENT NARRATIVE, STATED STANDARDS AND THE DEVELOPMENT SCHEDULE DESCRIBED IN EXHIBIT "B".

WHEREAS, the City Council held a Public Hearing and by a Super-Majority vote as required by the submitted Petition, approved the single-family development as presented.

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

SECTION 1.

This ordinance deals with the real property as shown on the site plan and preliminary plat, of that tract or parcel of land legally described as follows:

Parcel R78345, being part of the A0342 HUDSON HC; to the City of Stephenville, Erath County, Texas from is hereby rezoned and the zoning classification changed from the classification of Single Family Residential (R-1) to Planned Development (PD), in accordance with the Zoning Ordinance of the City of Stephenville AND Amending the Comprehensive Plan and Map.

SECTION 2.

That the City's Comprehensive Plan and zoning map are hereby amended to reflect the zoning change in Section 1.

SECTION 3.

That the granting of this PLANNED DEVELOPMENT DISTRICT is subject to the following general and specific conditions:

- a. That the Planned Development be constructed in accordance with the Site Plan and preliminary plat attached hereto as "Exhibit "A", and "Exhibit "B", respectively, made a part hereof for all purposes;
- b. That the Planned Development Standards and Development Schedule attached hereto as "Exhibit C", made a part hereof for all purposes; and

SECTION 4.

That any deviations from the Site Plan, Preliminary Plat or Development Standards and Schedule as presented, and that are not deemed minor in nature pursuant to Section 154.08 of the Zoning Regulations of the City will require the applicant to submit a new application for approval.

PASSED AND APPROVED this the 7th day of October 2025.

David Baskett, Mayor Pro-Tem

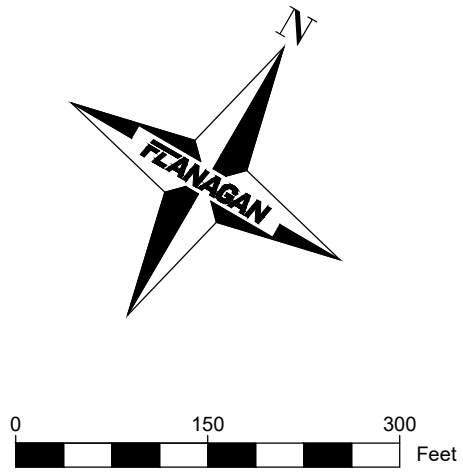
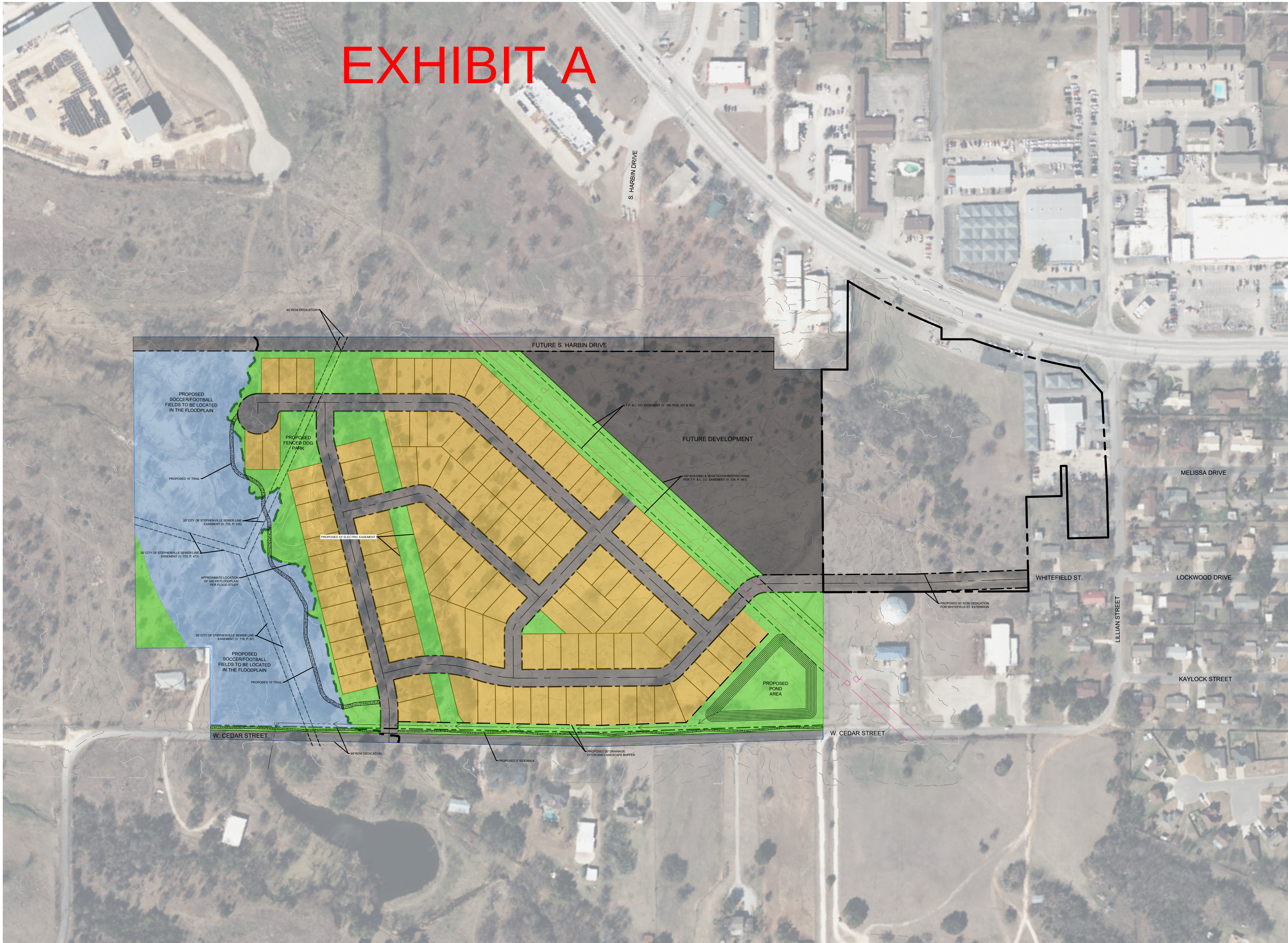
ATTEST:

Sarah Lockenour, City Secretary

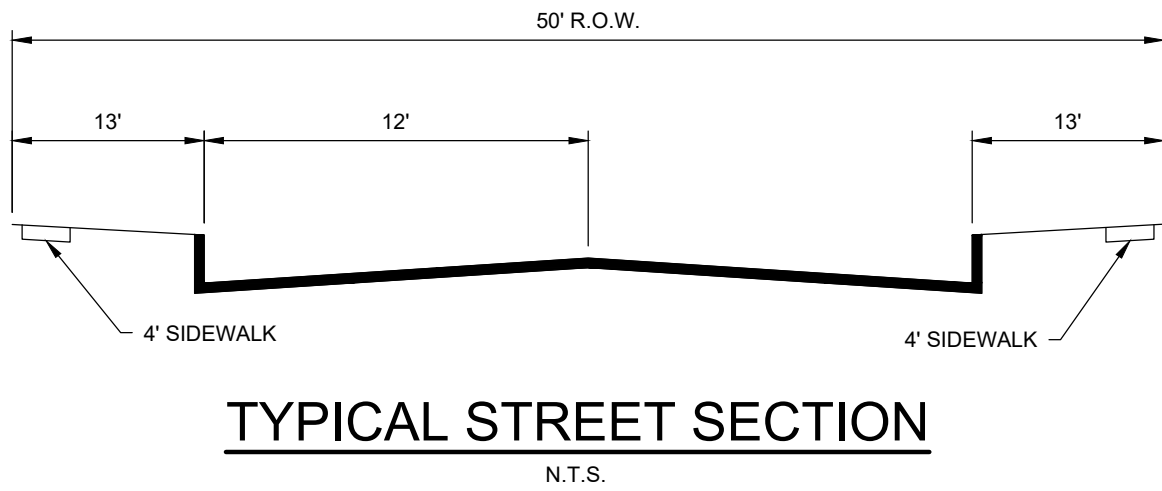
Reviewed by Jason M. King,
City Manager

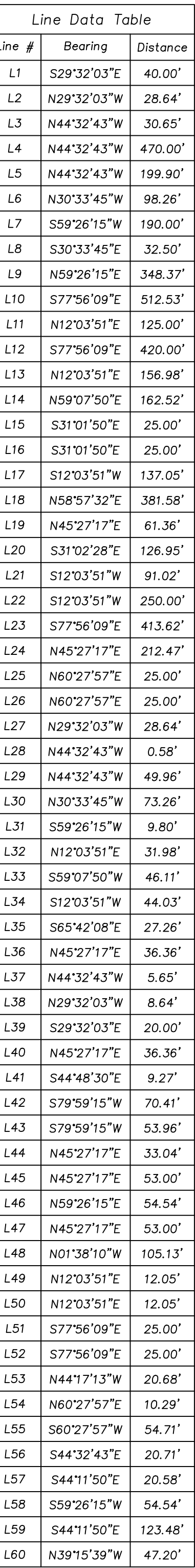
Randy Thomas, City Attorney
Approved as to form and legality

File: F:\2021-04 Keweenaw Development\2021-04-09 Stephenville 49 Acres\Civil\Exhibits\2025-08-05 - Proposed Land Plan\STE.dwg || Date Plotted: 01/2/2025 4:03 PM || Plotted By: Jakub



LEGEND	USES	UNIT COUNT
	FUTURE DEVELOPMENT	7.90 AC
	SINGLE FAMILY DETACHED (50'X100' TYP)	120
	STREET RIGHT-OF-WAY	7.28 AC
	OPEN SPACE/EASEMENTS	7.84 AC
	WATER FEATURES	9.50 AC
	TOTAL	120

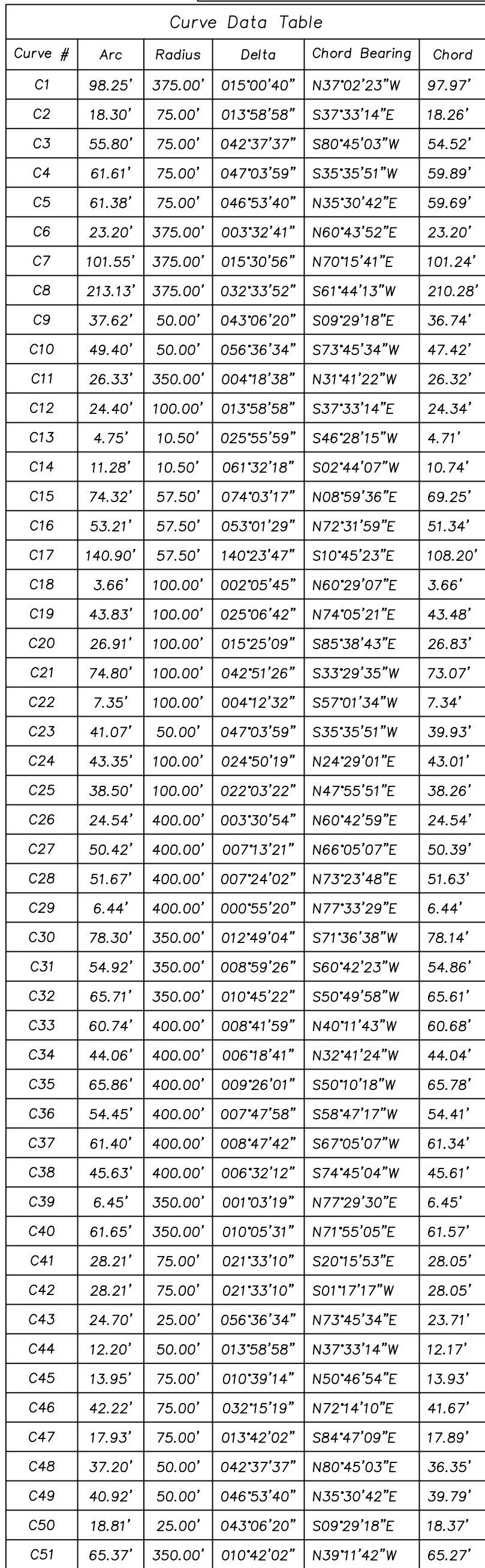




LEGEND OF ABBREVIATIONS

- 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
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED IRON ROD STAMPED "FLANAGAN" SET
- C.M. CONTROLLING MONUMENT

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR
ANY PURPOSE AND SHALL NOT BE VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT
DATED 8/14/2025



DEVELOPER:
KEEWAYDIN DEVELOPMENTS, LLC.
CONTACT: MALCOLM KANUTE
PHONE: 630-327-7510
159 S GRAHAM ST.
STEPHENVILLE, TX 76401

REVISIONS		
DATE	REASON	BY

**PRELIMINARY PLAT OF
CEDAR PARISH SUBDIVISION**
LOTS 1-41, BLOCK 1; LOTS 1-20, BLOCK 2; LOTS 1-17, BLOCK 3; LOTS
1-18, BLOCK 4; LOTS 1-26, BLOCK 5
& LOT 42X & LOT 43X, BLOCK 1; LOT 21X & LOT 22X, BLOCK 2; LOT 18X,
BLOCK 3; LOT 19X, BLOCK 4; LOT 27X, BLOCK 5
49.667 ACRES
SITUATED IN THE
H.C. HUDSON SURVEY
ABSTRACT NO. 342
ERATH COUNTY, TEXAS
129 LOTS

PROPERTY DESCRIPTION:

BEING A 49.667 ACRE TRACT OF LAND SITUATED IN THE H.C. HUDSON SURVEY, ABTRACT NO. 342, IN THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED TO ROCK CREEK PROPERTY NO 1, LLC IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER (DOC. NO.) 2024--00046, OFFICIAL PUBLIC RECORDS, ERATH COUNTY, TEXAS (O.P.R.E.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8--INCH IRON ROD FOUND FOR THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO DB & CB INVESTMENTS, LTD. IN TRACT TWO OF GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2012--06686, O.P.R.E.C.T., SAID POINT BEING AN INTERIOR ELL CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO J. RALPH LEE AND WIFE, LINDA LEE IN GENERAL WARRANTY DEED RECORDED IN VOLUME (VOL.) 1264, PAGE (PG.) 145, O.P.R.E.C.T., SAID CORNER BEING THE WEST CORNER OF SAID ROCK CREEK TRACT;

THENCE NORTH 59 DEGREES 26 MINUTES 15 SECONDS EAST WITH THE SOUTHEAST LINE OF SAID J. RALPH LEE TRACT AND THE NORTHWEST LINE OF SAID DB & CB INVESTMENTS TRACT, PASSING AT A DISTANCE OF 379.38 FEET A 3/8--INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID J. RALPH LEE TRACT, AND CONTINUING WITH THE NORTHWEST LINE OF SAID DB & CB INVESTMENTS TRACT, FOR A TOTAL DISTANCE OF 1812.18 FEET TO A 3/8--INCH IRON ROD FOUND FOR THE NORTHERNMOST WEST CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO DANNY KARNES IN GENERAL WARRANTY DEED RECORDED IN VOL. 1180, PG. 62, O.P.R.E.C.T., THE SOUTH CORNER OF BLOCK 33, SOUTH SIDE ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO THE 1956 KINGS MAP THEREOF, RECORDED IN VOL. 381, PG. 105, DEED RECORDS, ERATH COUNTY, TEXAS (D.R.E.C.T.), AND LYING ON THE NORTHEAST RIGHT--OF--WAY LINE OF SOUTH SIXTH STREET (A 50' PUBLIC RIGHT--OF--WAY);

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DATE OF PLAT OR MAP: _____

OWNER:
ROCK CREEK PROPERTY NO. 1, LLC
6110 N FM 219
DUBLIN, TX 76446

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 8/14/2025

MARK N. PEEPLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6443
STATE OF TEXAS

DEVELOPER:
KEEWAYDIN DEVELOPMENTS, LLC.
CONTACT: MALCOLM KANUTE
PHONE: 630--327--7510
159 S GRAHAM ST.
STEPHENVILLE, TX 76401

SURVEYOR:
FLANAGAN LAND SURVEYING
CONTACT: MARK PEEPLES, RPLS
PHONE: 817--704--0480
306 W 7TH ST. SUITE 303
FORT WORTH, TEXAS 76102

SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000060.
- SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ERATH COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48143C0430D, COMMUNITY--PANEL NO. 4802200430D, EFFECTIVE DATE: NOVEMBER, 16 2011. PART OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE X AND PART OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE A ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" -- OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 500--YEAR FLOODPLAIN.

ZONE "A" -- SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD: BASE FLOOD ELEVATIONS UNDETERMINED.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (US FOOT) USING THE ALTERRA CENTRAL RTK COOPERATIVE NETWORK. OBSERVATIONS WERE MADE ON 06/01/25.
- MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.

GENERAL NOTES:

- THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE PROVIDED WHEN A BUILDING PERMIT APPLICATION IS SUBMITTED. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE BASED ON THE CURRENT FEMA DATA. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE STATED AS MEAN SEA LEVEL.

STATE OF TEXAS §
COUNTY OF _____ §
CITY OF _____ §

BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: _____

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF _____ §
CITY OF _____ §

THAT I, ROCK CREEK PROPERTY NO. 1, LLC, BEING THE OWNER OF THE HEREINAFTER DESCRIBED PROPERTY DO HEREBY ADOPT THIS MAP AS CORRECTLY REPRESENTING OUR PLAN TO CONVEY THE HEREIN DESCRIBED PROPERTY AND DO DESIGNATE SAME AS LOTS 1--41, BLOCK 1; LOTS 1--20, BLOCK 2; LOTS 1--17, BLOCK 3; LOTS 1--18, BLOCK 4; LOTS 1--26, BLOCK 5, & LOT 42X & LOT 43X, BLOCK 1; LOT 21X & LOT 22X, BLOCK 2; LOT 18X, BLOCK 3; LOT 19X, BLOCK 4; LOT 27X, BLOCK 5, CEDAR PARISH SUBDIVISION, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE EASEMENTS AND RIGHTS--OF--WAY SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____ 202__.

BY: ROCK CREEK PROPERTY NO. 1, LLC

SIGNATURE

NAME AND TITLE

STATE OF TEXAS §
COUNTY OF _____ §
CITY OF _____ §

BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: _____

COUNTY CLERK'S CERTIFICATION

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

STATE OF TEXAS §
COUNTY OF ERATH §
KNOW ALL MEN BY THESEPRESENTS;

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 ON THIS THE _____ DAY OF _____, 20__, AT _____ O'CLOCK, __M., IN THE OFFICIAL PUBLIC RECORDS OF ERATH COUNTY 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, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

GWINDA JONES, CLERK COUNTY COURT OF ERATH COUNTY, TEXAS

BY: _____ DEPUTY

REVISIONS		
DATE	REASON	BY

FLANAGAN
SURVEYING

Fort Worth, Texas | P:817.704.0480 | flanagan-is.com | TBPELS Firm No. 10194766
Contact: Mark Peeples, R.P.L.S.

**PRELIMINARY PLAT OF
CEDAR PARISH SUBDIVISION**
LOTS 1-41, BLOCK 1; LOTS 1-20, BLOCK 2; LOTS 1-17, BLOCK 3; LOTS 1-18, BLOCK 4; LOTS 1-26, BLOCK 5
& LOT 42X & LOT 43X, BLOCK 1; LOT 21X & LOT 22X, BLOCK 2; LOT 18X, BLOCK 3; LOT 19X, BLOCK 4; LOT 27X, BLOCK 5
49.667 ACRES
SITUATED IN THE
H.C. HUDSON SURVEY
ABSTRACT NO. 342
ERATH COUNTY, TEXAS
129 LOTS

FILED BY:	BW	CHECKED BY:	MNP	JOB NO.	6079
DRAWN BY:	NGR	DATE:	08/14/25	SHEET NO.	2 OF 2

EXHIBIT C

PLANNED DEVELOPMENT STANDARDS

The 41.7 acre property shall be developed as a single-family detached development in accordance with the land uses and development standards for the proposed Planned Development zoning district with the following exceptions, special conditions, restrictions and regulations. Development standards not addressed below shall be regulated by the base zoning district.

GENERAL:

1. Development shall be in general conformance with the following Conceptual Layout with residential and both public and private open space components as shown in Exhibit 1.
2. A property owner's association (POA) shall be established prior to recording the final plat for the development.
3. The POA will be responsible for the improvement and maintenance of all common areas and/or common facilities dedicated to the POA.
4. No Tree Survey or Preservation Requirements however 15% minimum open space will be provided with plantings made at the discretion of the Owner(s) base on the City's Approved Tree Species List.

RESIDENTIAL LOTS AND HOMES:

The planned development shall include lot Types as shown on the Concept Plan and based on the following (Exhibit A):

1. Maximum density 130 lots
2. Garage orientation:
 - a. Front or side entry permitted
 - b. Detached garages permitted
3. Minimum Lot area : 5000sq'
4. Minimum floor area of homes including garage: 1200 sq'
 - a. Minimum Livable Area: 1200 sq'
5. Maximum building coverage, excluding lead walks, driveways, patios, and other flatwork: 50%
 - a. Including 2 car garage 70%
6. Minimum lot width (measured along the front building line):
 - a. Internal lots – 50 feet
 - b. End Cap Lots – 60 feet
7. Minimum lot depth – 100 feet
8. Minimum Setbacks:
 - a. Minimum front yard setback 25'
 - b. Flatwork and Landscaping: No setback requirements
 - c. Minimum rear yard setback – 10'
 - d. Minimum side yard setback for all units – 5'
 - e. On corner lots, the "corner clips" shall not be considered when measuring setbacks. In no case shall buildings, structures, or fencing impact site visibility.
9. Minimum Landscape Buffer to adjacent Cedar Street which will include required drainage channel – 10'

EXHIBIT C

10. Fire Lane and Public Access:

- a. Minimum width: 20 feet
- b. Public Access and Utility Easement will be non-exclusive and may contain city water, sewer, and drainage utilities as well as Franchise Utilities as needed.

11. Dedication of 40 feet of Right of Way along Cedar Street for roadway improvements.

AMENITIES:

1. Open Space/Parkland:

A minimum of 7.84 acres shall be reserved for Private Open Space and 9.5 Acres shall be reserved for Water Features, both shall be provided in general conformance with Exhibit A, and shall include the following: fenced dog walking park, walking trails, grassed open spaces, walking trails, landscape buffers and detention facilities. Areas reserved for water features may include flood plain and flood way, walking trails, sports fields, fens, nature preserves, and possible detention.

- a. No Parkland dedication or fee in lieu of shall be required in consideration for the private open space and amenities provided.

2. Landscaping

- a. Landscaping of open spaces within the planned development shall include the following:
 - At the time of home construction the developer/builder shall plant a minimum of (60) - 3" minimum caliper parkway trees (approx. 1 every other house) from the Approved City Tree Species List
 - At the time of construction the developer shall install a combination of roughly (50) – 3" caliper trees, bushes and shrubs in the 20' landscape buffer along Cedar Street, along with an approximately 6' high fence constructed of wood or metal offering partial privacy, the fence will be constructed in 100-200' sections with spacing in between panels of roughly 10-15'. The remainder of the buffer will be planted with fescue seed grass.
 - All open spaces will be planted with fescue seed grass along with all utility easements between residential lots.

3. Sidewalks:

- a. Developer shall construct the following sidewalks:
 - 5' wide sidewalk or walking trail constructed of concrete, asphalt, chip and seal surface, or compacted caliche, will be constructed in the water features areas, open spaces and landscaping buffer along Cedar Street in accordance with the Concept Plan
- b. Builder at the issuance of building permit will construct 5' wide concrete sidewalk per the city code in the designated ROW that is part of each approved residential lot.

4. Parking

- a. Each residential lot will have a minimum 2 car attached or detached garage, each driveway will accommodate a minimum of 2 additional parking spaces.

5. Walls and Fencing and Entrance Monument

- a. A semi-private 6' minimum fence shall be constructed along Cedar Street for privacy only with 100-200' sections with 10-15' access in between panels for access purposes. (See Exhibit C).
- b. Fencing within the subdivision will be limited to 4' in height and will be constructed out of simulated wrought iron or aluminum, or wood picket or horizontal slat fencing, (See Exhibit B)

EXHIBIT C

- c. An Entrance Monument & Sign will be constructed at both entrances to the subdivision containing the subdivision name. The sign will be constructed with a combination of masonry materials and timbers similar to monument signs we have done in the past. The sign will be landscaped. (See Exhibit D)

PLANNED DEVELOPMENT SCHEDULE

The 41.7 acre property shall be developed as single family detached lots per the following schedule in accordance with the land uses and development standards for the Planned Development (PD) zoning district and the associated Planned Development Standards by separate document.

Schedule:

1. Engineering & Construction Plan Approval
 - a. November 15, 2025 – receive full for all development plans and engineering and begin public improvements
2. Building Permits Issued and Residential Construction begins
 - a. January 1, 2026
 - b. Absorption expectations are completion and sale of (7) units per month, complete subdivision in 19-24 months after residential construction begins.
3. Construction
 - a. January 1, 2026 to January 1, 2028
4. Completion of final residential units
 - a. January 1, 2028

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 (Senator Robert J. Glasgow 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

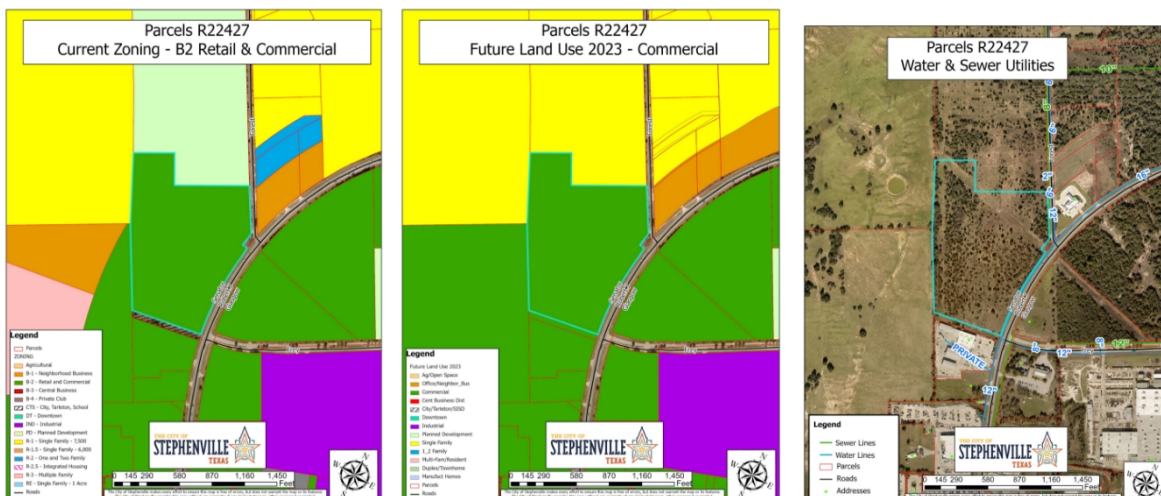
RECOMMENDATION:

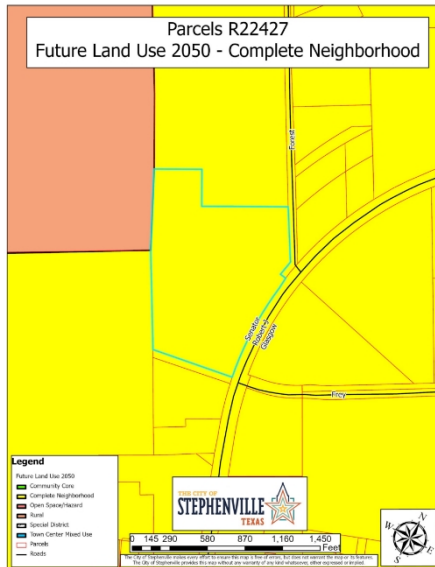
The Planning and Zoning Commission convened September 17, 2025, and by unanimous vote of 7-0, recommended the City Council approve the rezone request and amended plat. The Stephenville 2050 Comprehensive Plan designates Future Land Use as Complete Neighborhood.

BACKGROUND:

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

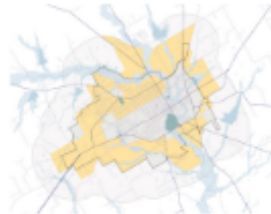
Section 155.4.03 of the Subdivision Ordinance provides a mechanism for simultaneous replatting and rezoning, whereby the rezone is approved first. If the rezone is denied, the plat application is also denied. This process would allow for the subdivision of parcel R22427, and an amended plat would incorporate 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;

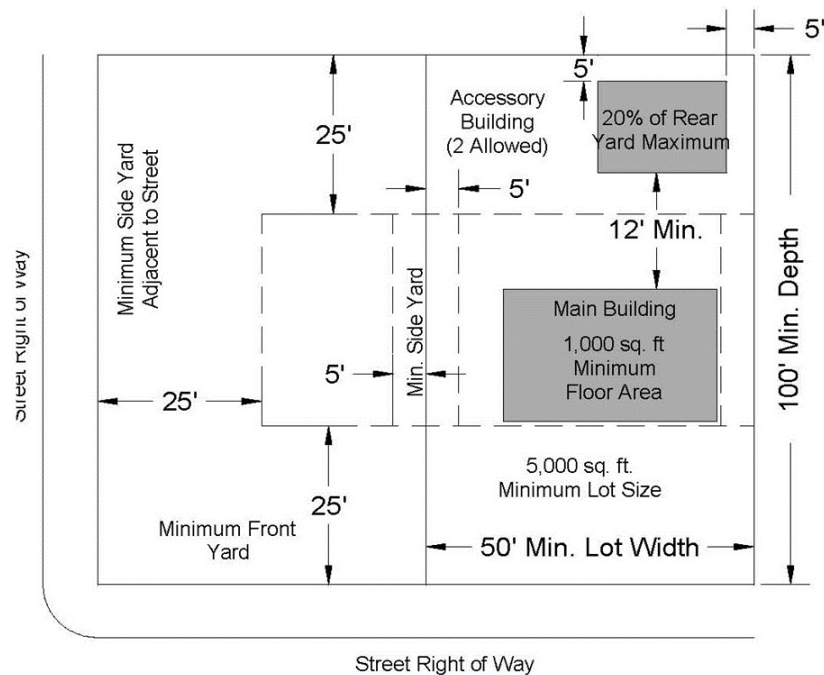
5.8.C Conditional Uses.

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.

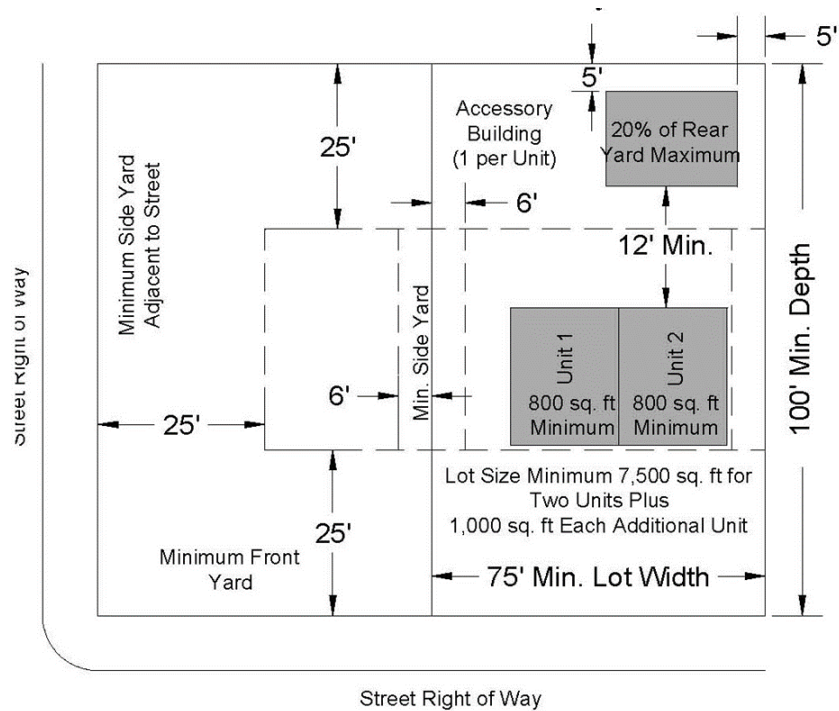
- A. Single family dwelling.
 1. Minimum lot area: 3,000 ft².
 2. Minimum lot width and lot frontage: 50 feet.
 3. Minimum lot depth: 60 feet.
 4. Minimum depth of front setback: 15 feet.
 5. Minimum depth of rear setback: 15 feet.
 6. Minimum width of side setback:
 - a. Internal lot: five feet.
 - 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.EParking 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) Accept the recommendation of the Planning and Zoning Commission and approve the rezoning request, which will result in approval of the Amended Plat.
- 2) Deny the rezoning request. Such action would also result in the rejection/denial of the Amended Plat.

SURVEY PLAT

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"
OE.....Overhead Electric
PD.....Phone Pedestal
PP.....Power Pole
SMH.....Sewer Manhole
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
Wire Fence.....

NOTES:

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. According to the scaled location of FEMA Firm Map 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.
3. This survey was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect the surveyed property.

LEGAL DESCRIPTION:

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:

- South 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;

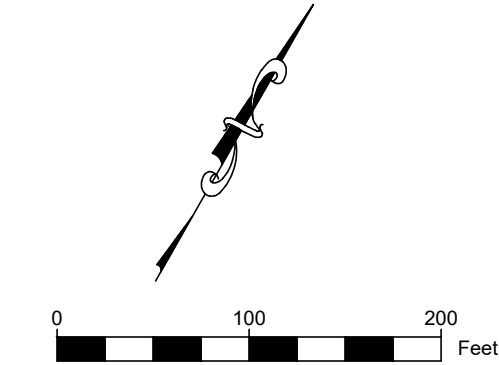
THENCE South 60°18'03" West, continuing over and across said Tract Eleven and with the westernmost southern line of said Pecan Landing tract, a distance of 155.33 feet to a CIRF for the southwest corner of said Pecan Landing tract and being in east line of a tract of land described in the deed to Linda 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.

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'

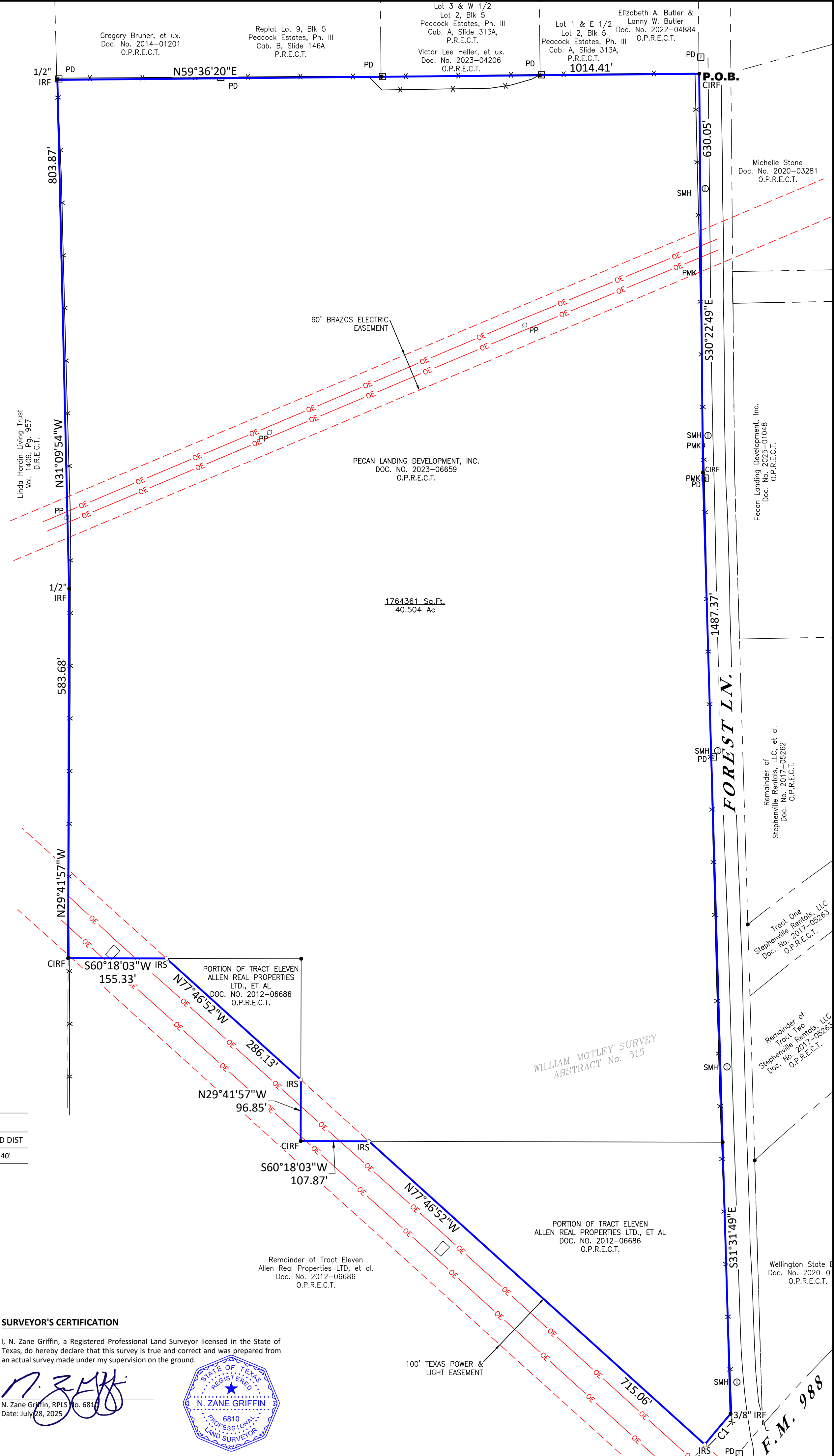


P.O. Box 2465 Stephenville, Tx 76401
zane@nativelandsurveying.com ~ 254-434-6695
TBPELS Firm No. 10194572

SURVEYOR'S CERTIFICATION

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

N. Zane Griffin
N. Zane Griffin, RPLS No. 6810
Date: July 28, 2025



METES AND BOUNDS DESCRIPTION:

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:

South 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:

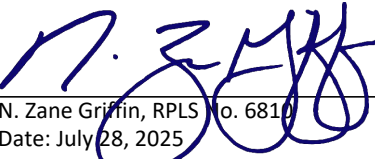
North 29°41'57" West, a distance of 583.68 feet to a 1/2 inch iron rod found;

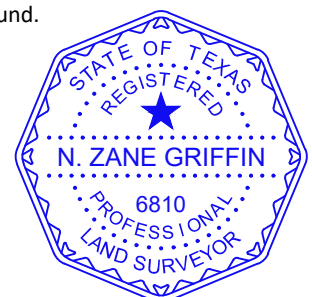
North 31°09'54" West, a distance of 803.87 feet to a 1/2 inch iron rod found for the northwest corner of said Pecan Landing tract and the southwest corner of Lot 9, Block 5, Peacock Estates Subdivision, Phase III, an addition to the City of Stephenville, Erath County, Texas, as shown per replat, as recorded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

SURVEYOR'S CERTIFICATION

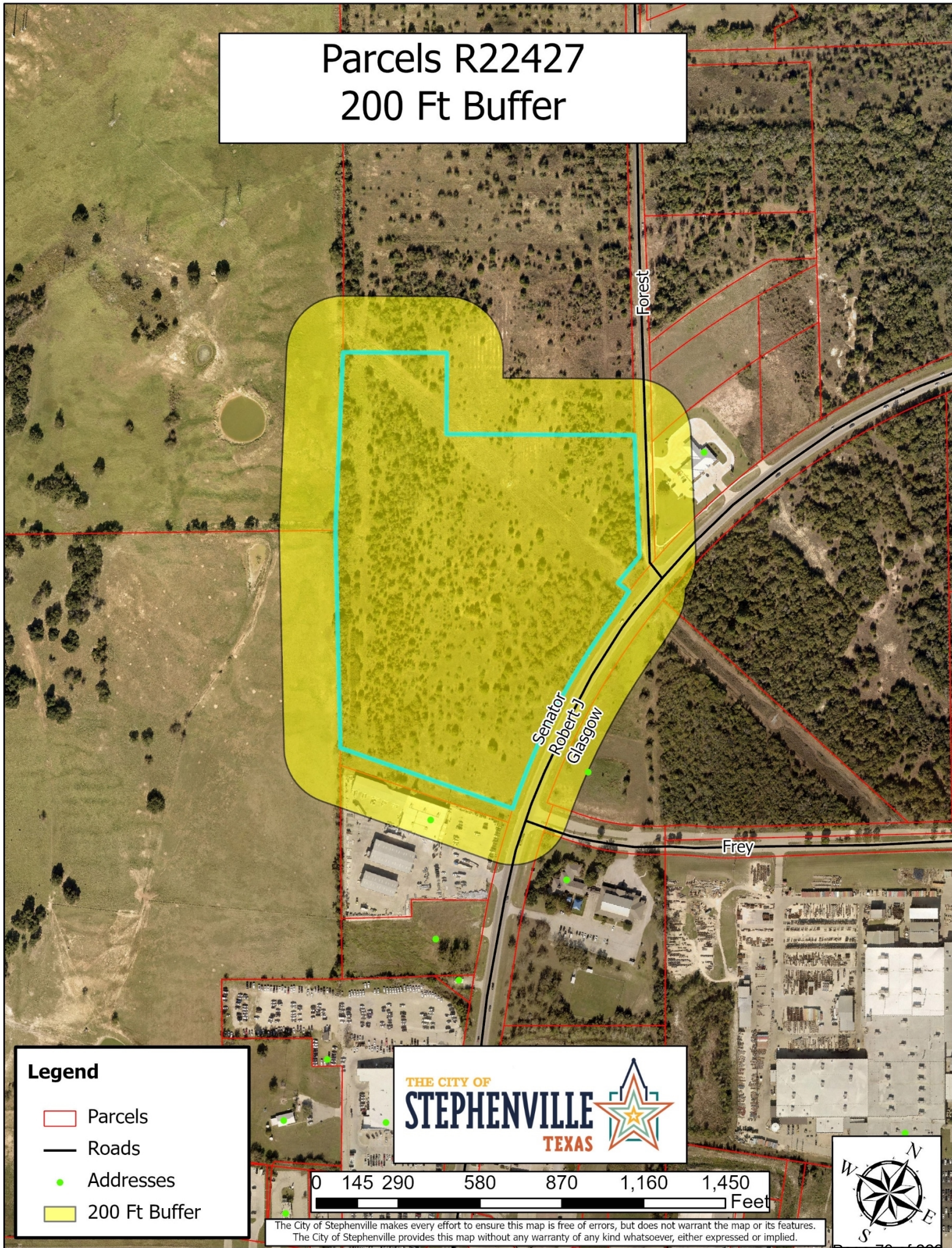
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N. Zane Griffin, RPLS No. 6810
Date: July 28, 2025



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

Parcels R22427 200 Ft Buffer



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



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.



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



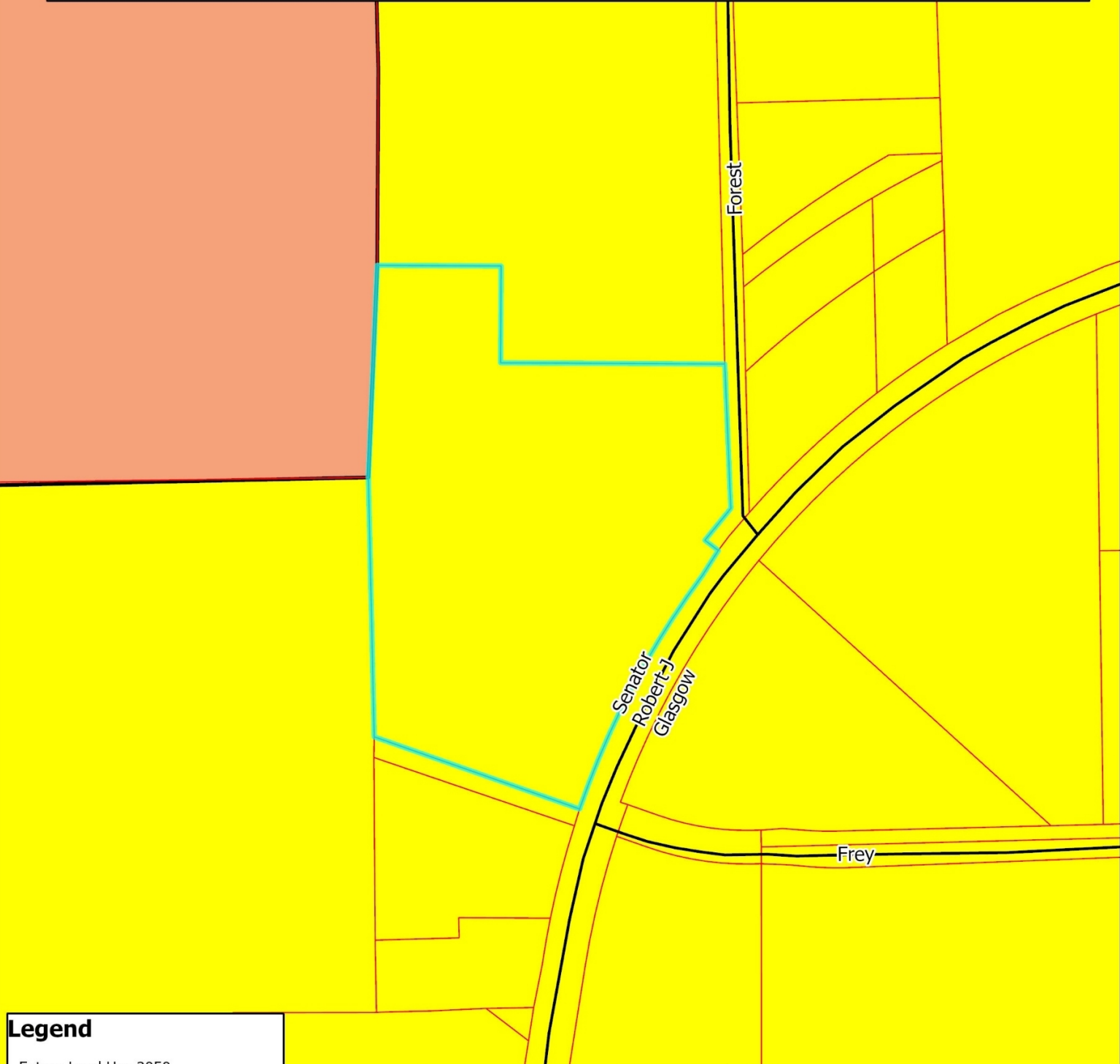
0 145 290 580 870 1,160 1,450 Feet

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Parcels R22427

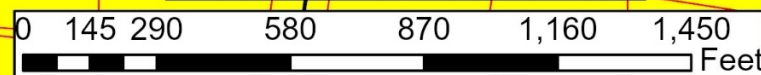
Future Land Use 2050 - Complete Neighborhood



Legend

Future Land Use 2050

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

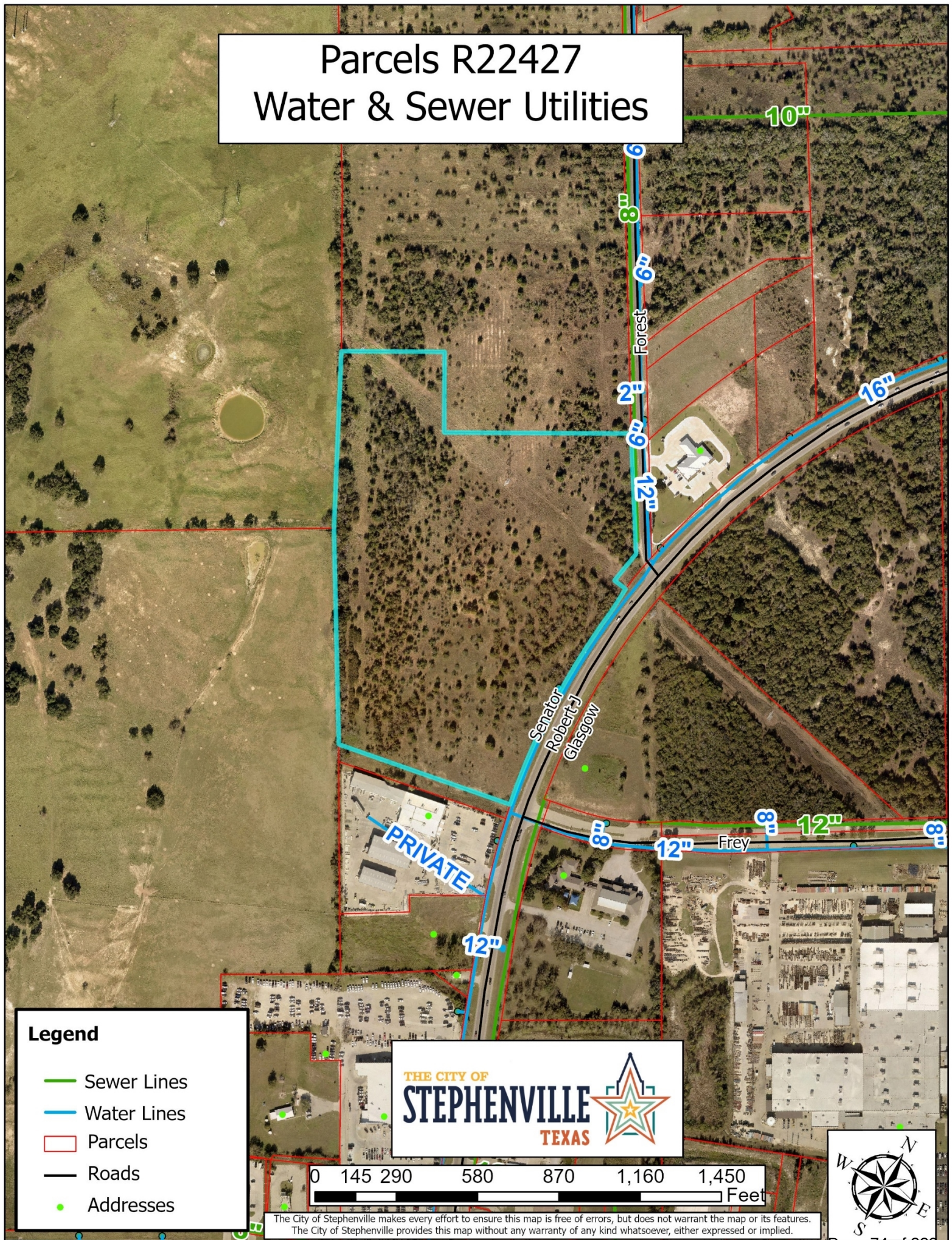


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Parcels R22427

Water & Sewer Utilities



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

ORDINANCE NO. 2025-O-____

AN ORDINANCE REPLATTING AND REZONING THE LAND DESCRIBED RETAIL AND COMMERCIAL (B-2) TO INTEGRATED HOUSING (R-2.5)

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

All that lot, tract or parcel of land legally described as follows:

0 Northwest Loop, Parcel R22427, Being Approximately 3.66 acres of the A0515 MOTLEY WILLIAM of the City of Stephenville, Erath County, Texas

is hereby replatted from Parcel R22427 to part of Parcel R77510 and rezoned with the zoning classification changed from the classification of Retail and Commercial (B-2) to Integrated Housing (R-2.5) in accordance with the Zoning Ordinance of the City of Stephenville.

PASSED AND APPROVED this 7th day of October 2025.

David Baskett, Mayor Pro Tem

ATTEST:

Sarah Lockenour, City Secretary

Reviewed by Jason King,
City Manager

Randy Thomas, City Attorney
Approved as to form and legality

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:

The Planning and Zoning Commission convened September 17, 2025, and by a unanimous vote of 7-0, recommended the City Council approve the rezoning request. The Stephenville 2050 Comprehensive Plan designates Future Land Use as Complete Neighborhood. One person spoke in opposition of the request.

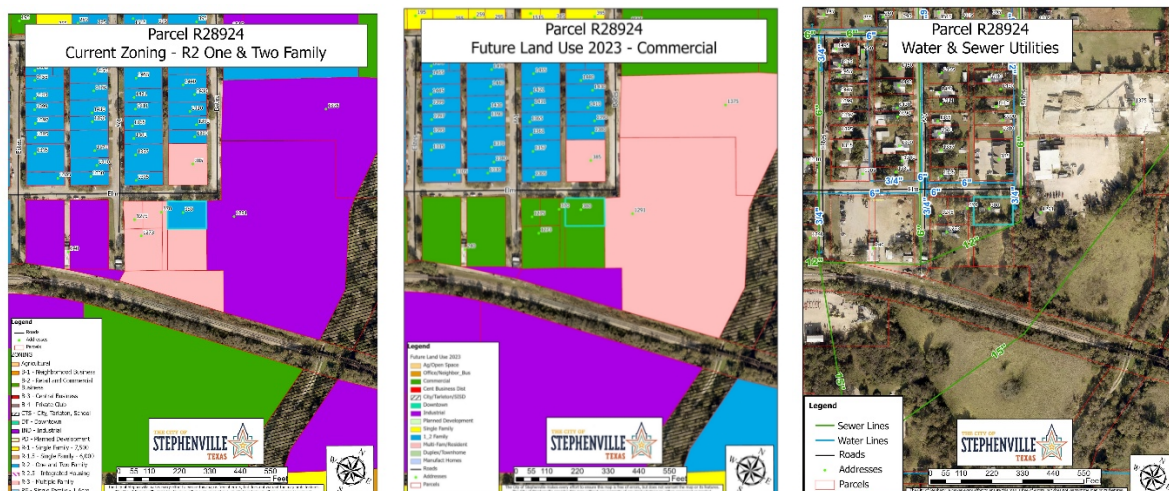
BACKGROUND:

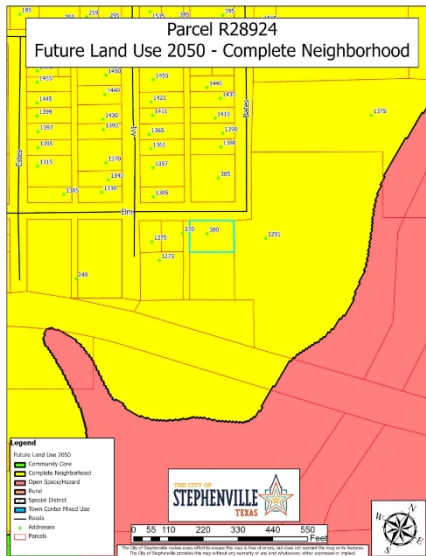
Mr. Mayo presented a rezone request from One and Two-Family Residential (R-2) to Multifamily (R-3) for adjacent parcels on October 19, 2022. The Commission voted 4-1 to recommend the City Council approve the rezone request. Subsequently, the City Council approved Ordinance 2022-O-36 at the November, 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 in Elm St. and a six-inch sanitary sewer main is in Ivy St. Additionally, a 12” sewer main traverses the properties.

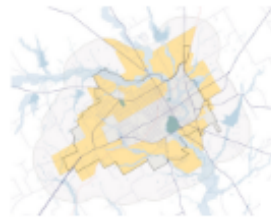
The rezone request, if approved, aligns with the Future Land Use designation of “Complete Neighborhood” according to Comprehensive Plan “Stephenville 2050.”





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.

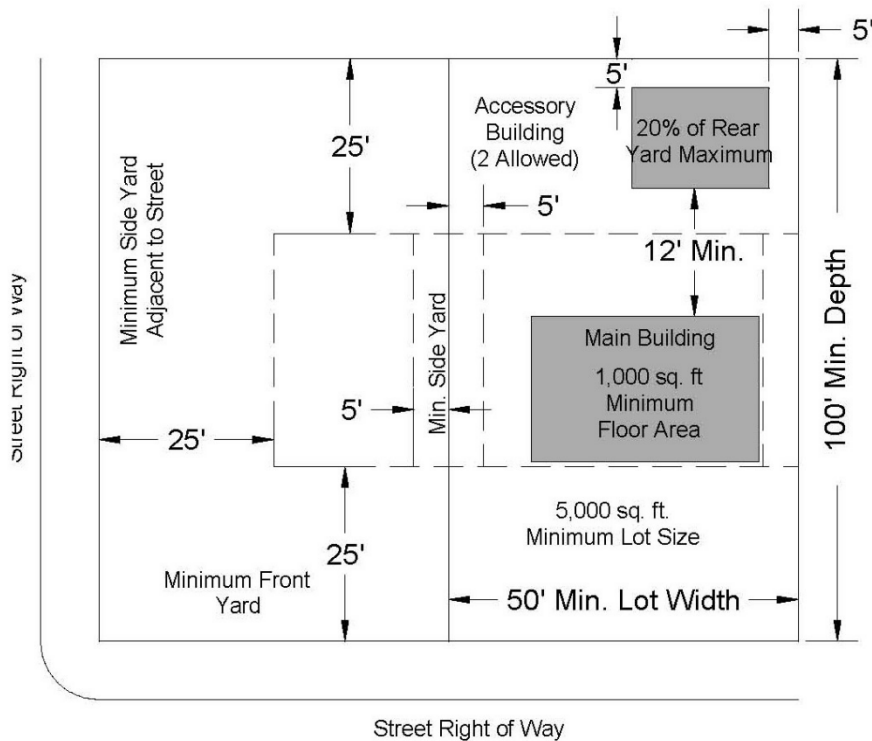
5.6.C Conditional Uses.

- (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.

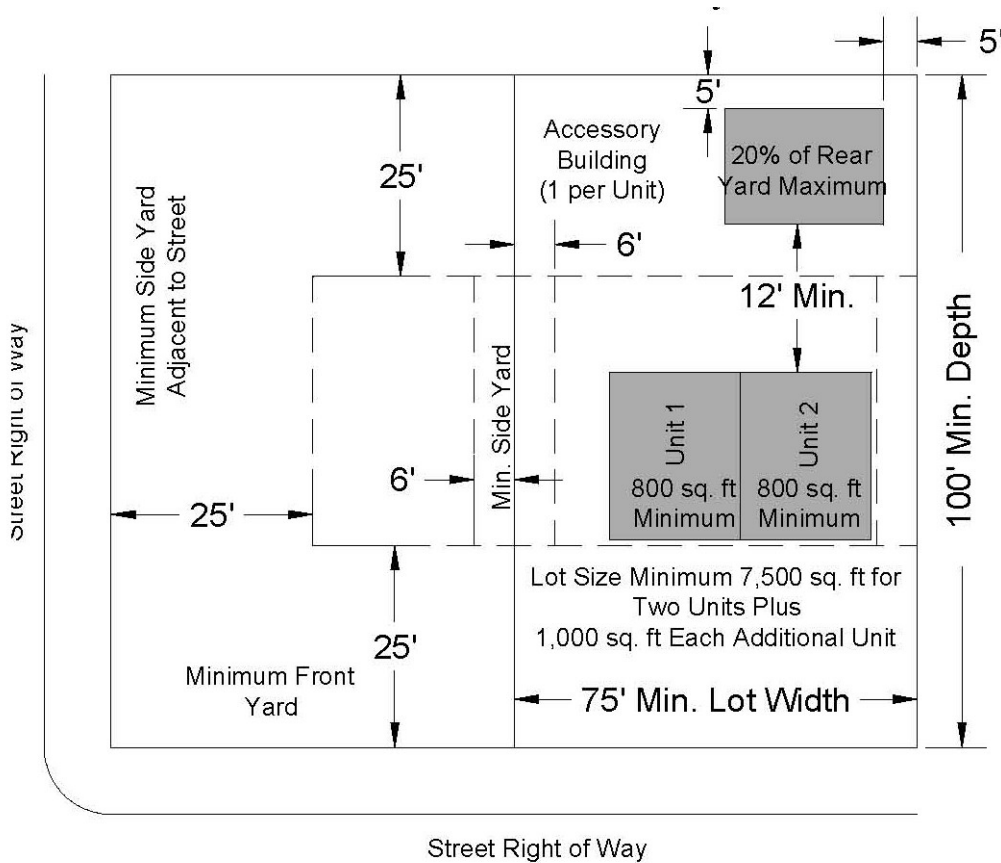
(A) *Single family dwelling.*

- (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.



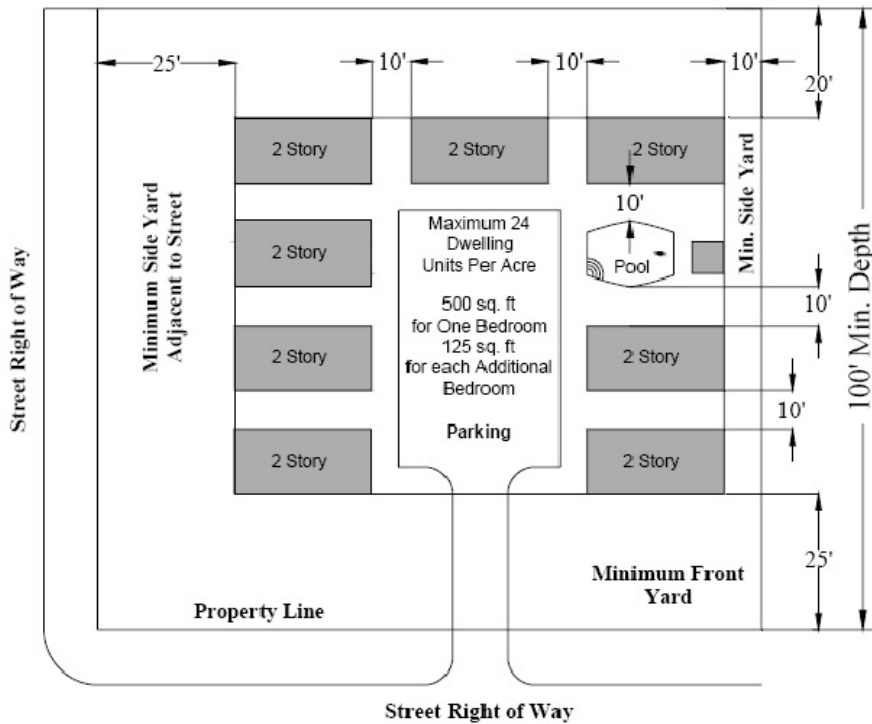
(C) *Reserved.*

(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

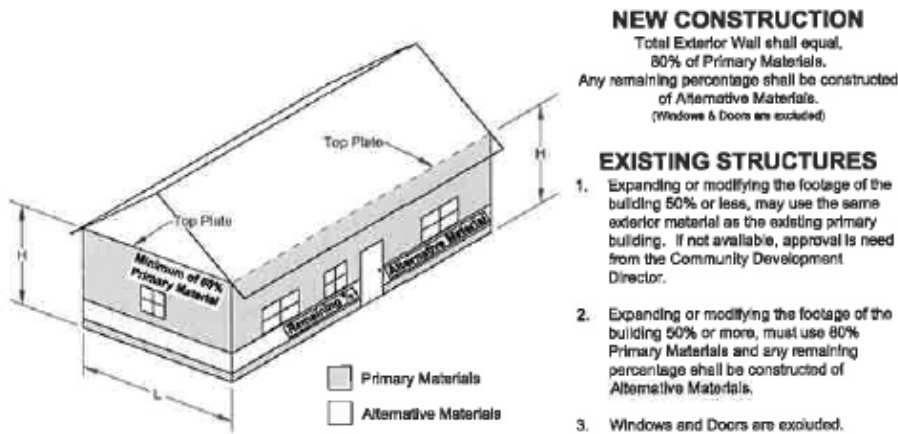
Multiple Family Dwelling



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.



(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:

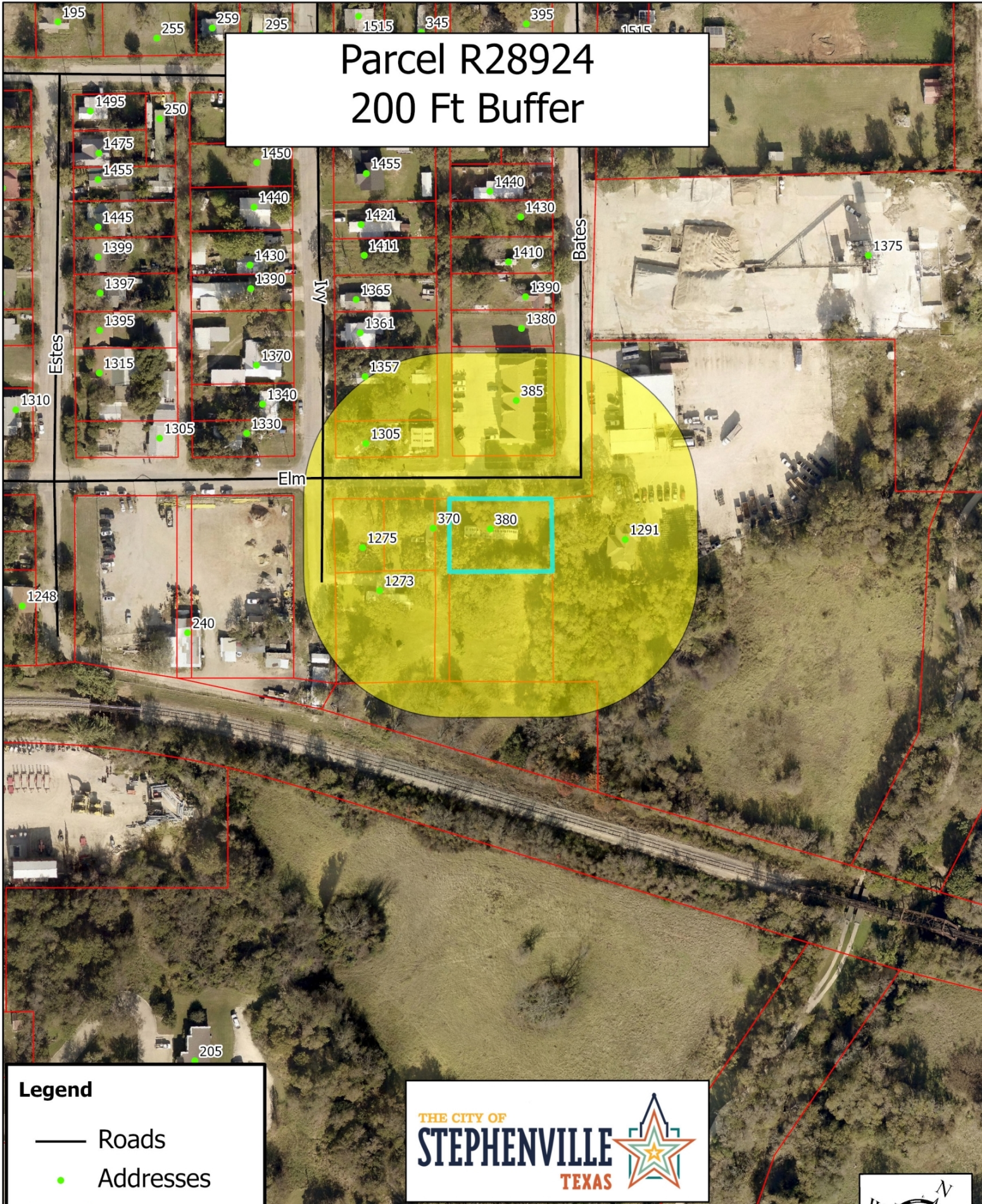
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for 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) Accept the recommendation of the Planning and Zoning Commission and approve the rezoning request.
- 2) Deny the rezoning request.

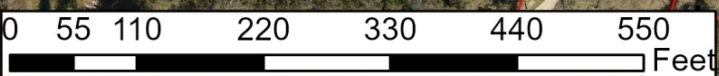
Parcel R28924

200 Ft Buffer



Legend

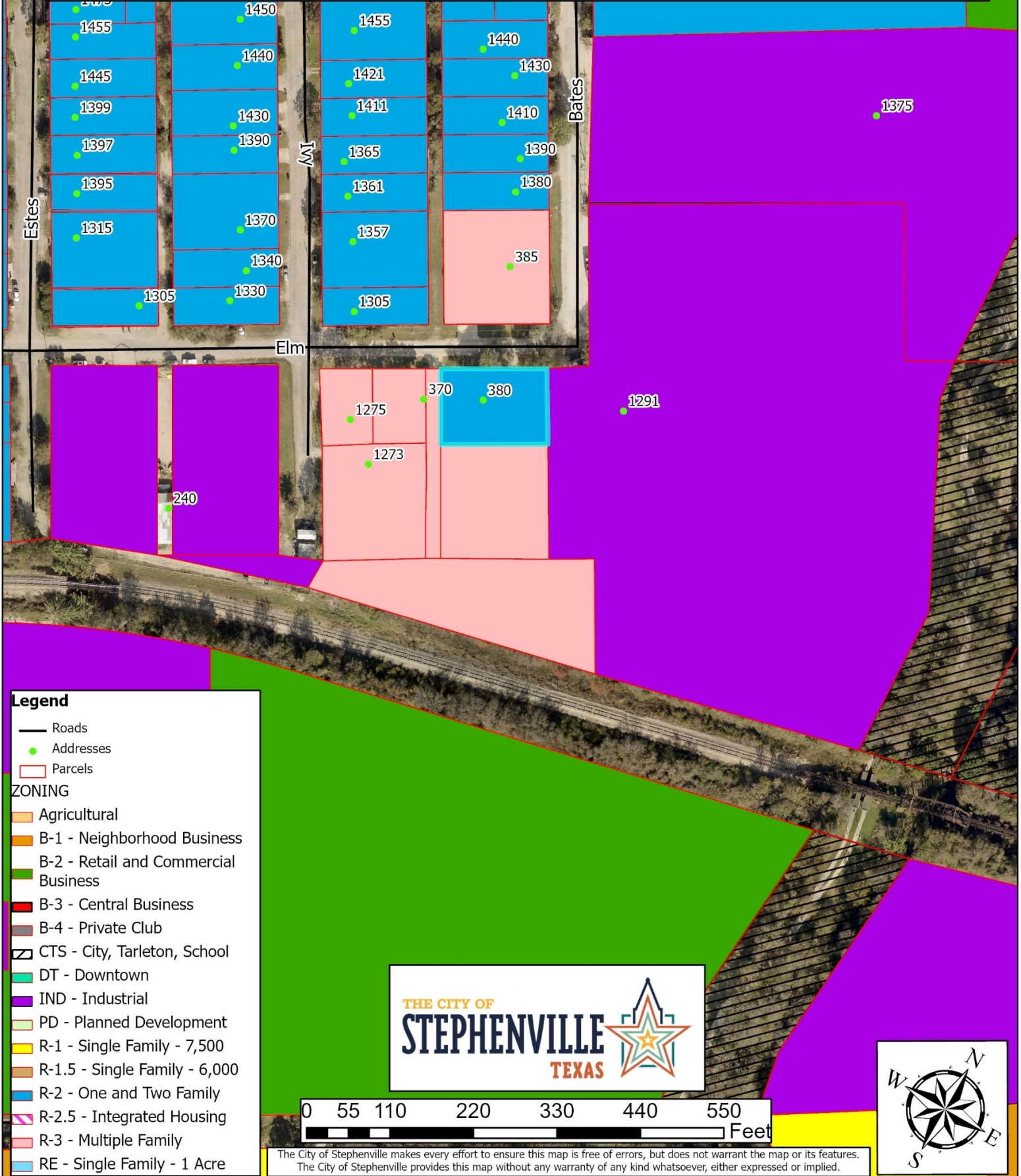
- Roads
- Addresses
- Parcels
- 200 Ft Buffer



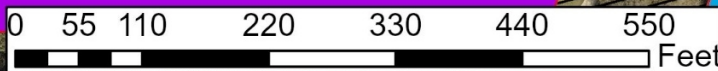
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Parcel R28924

Current Zoning - R2 One & Two Family

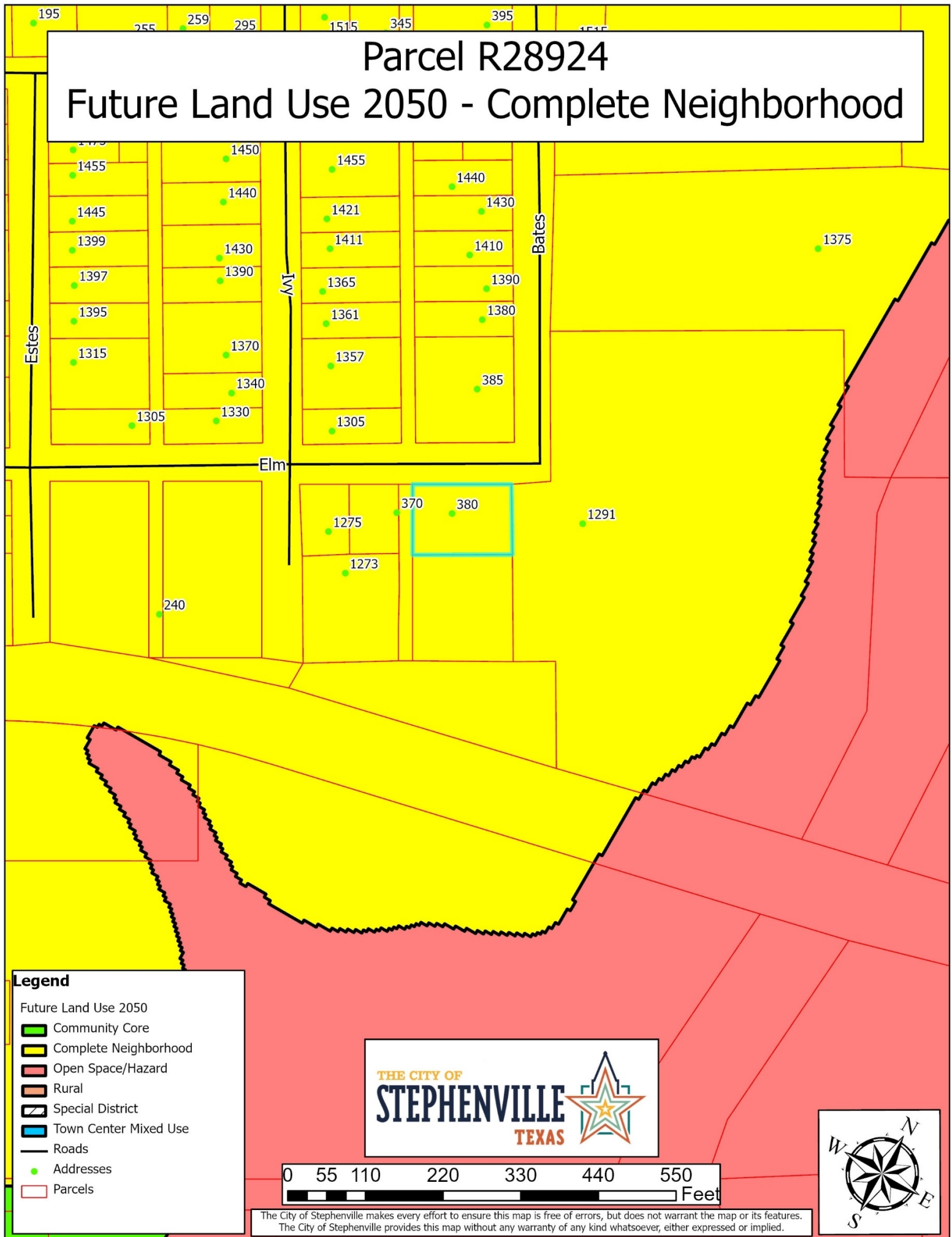


Future Land Use 2023 - Commercial



Parcel R28924

Future Land Use 2050 - Complete Neighborhood



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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

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:

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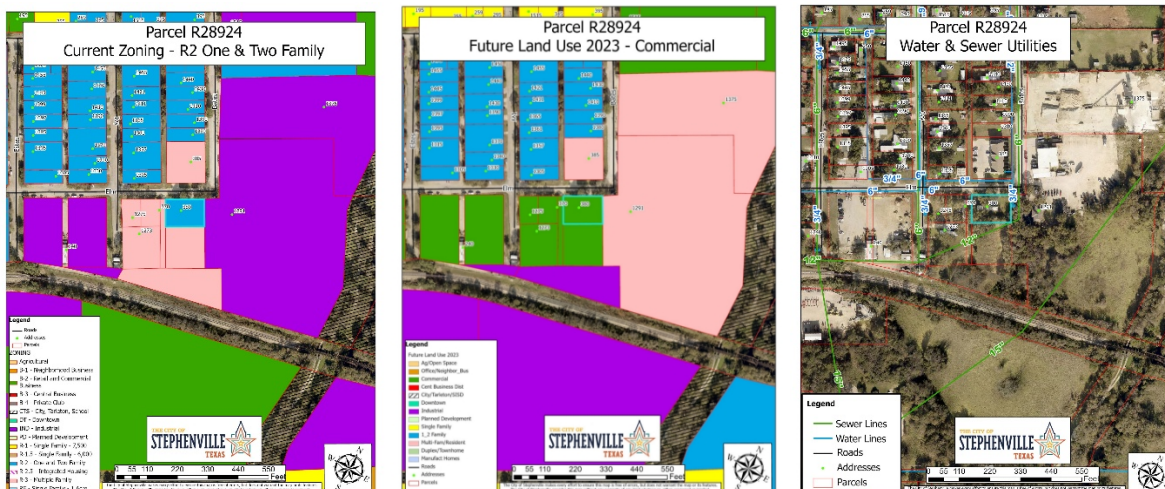
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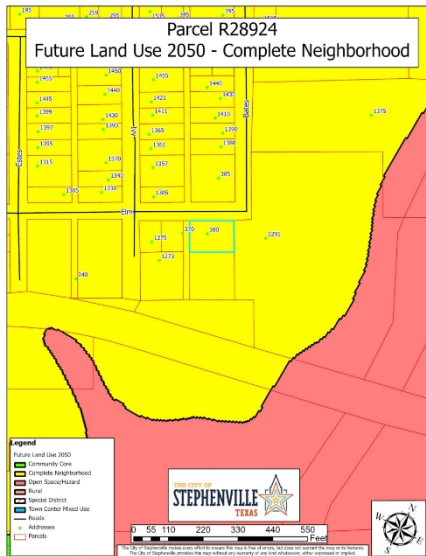
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Mr. Mayo is now acquiring Parcel R28924 and is requesting a rezone to include this parcel in his project.

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

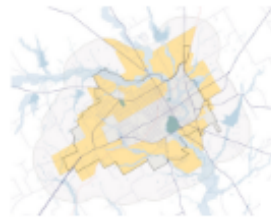
The rezone request, if approved, aligns with the Future Land Use designation of “Complete Neighborhood” according to Comprehensive Plan “Stephenville 2050.”





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.

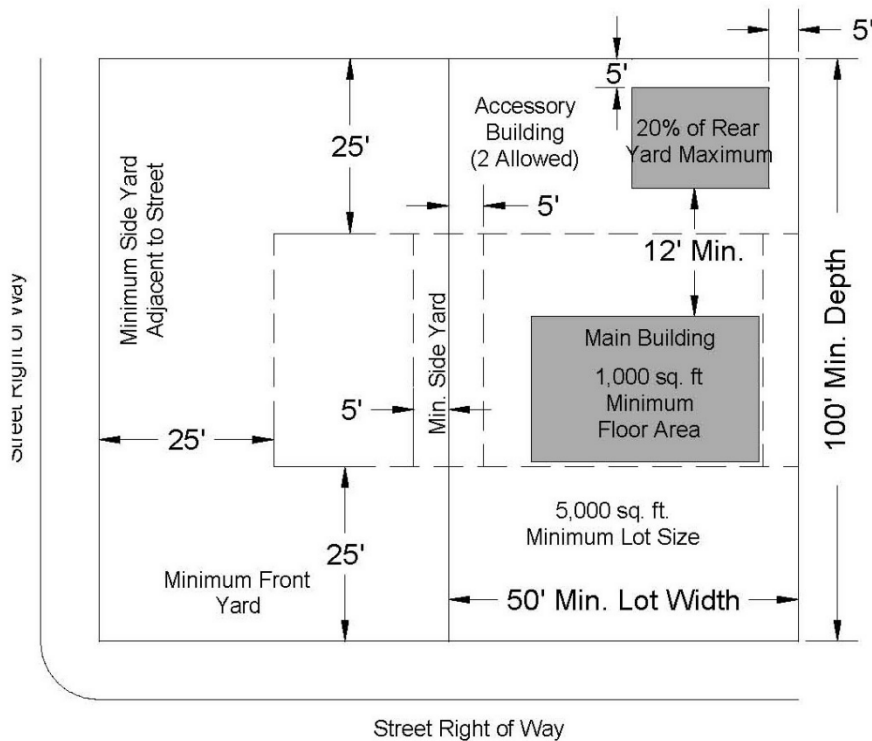
5.6.C Conditional Uses.

- (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.

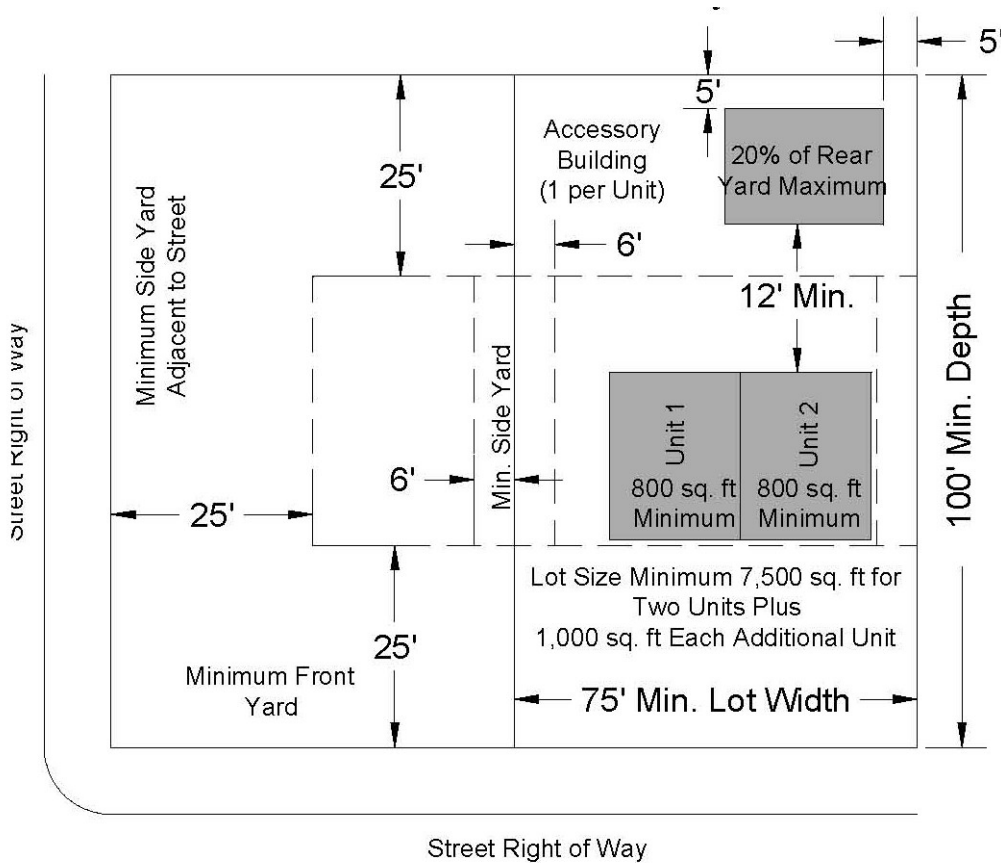
(A) *Single family dwelling.*

- (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.



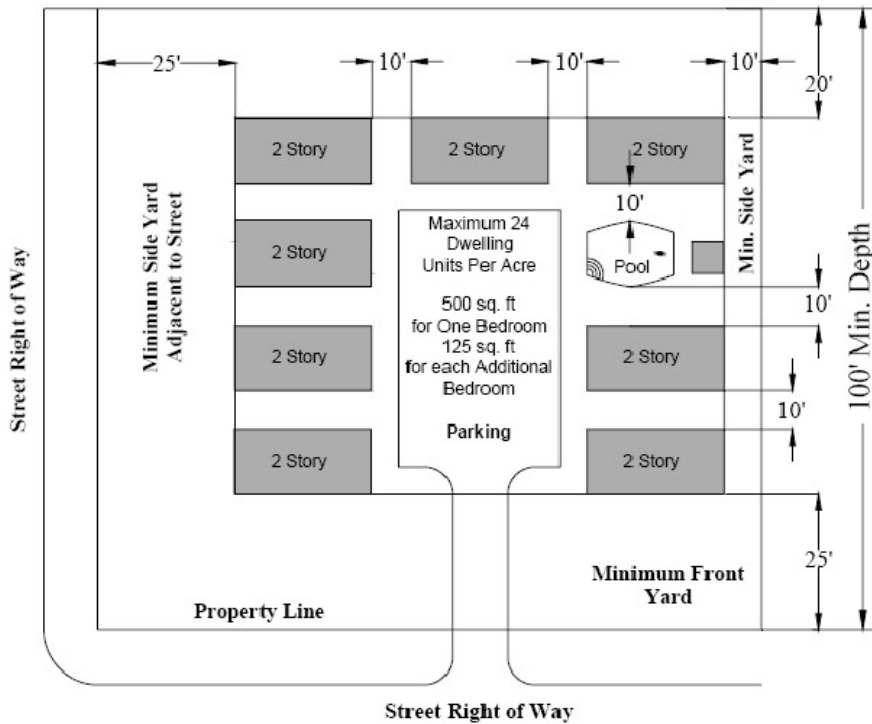
(C) *Reserved.*

(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

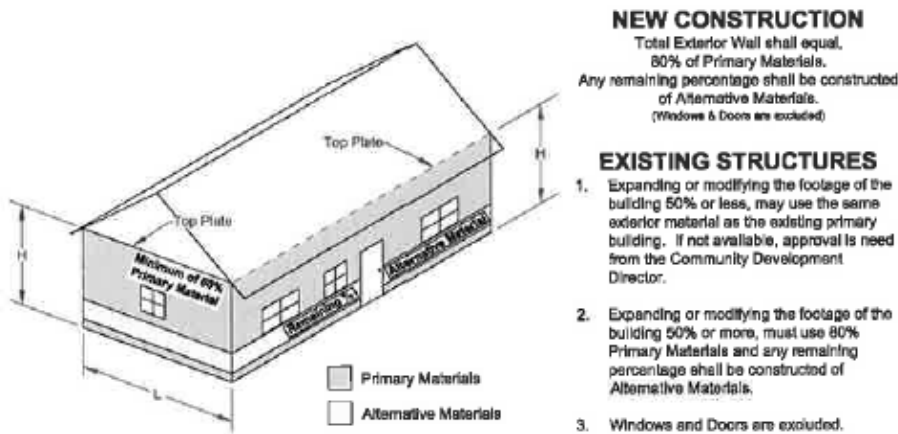
Multiple Family Dwelling



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.



(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) Accept the recommendation of the Planning and Zoning Commission and approve the rezoning request.
- 2) Deny the rezoning request.

ORDINANCE NO. 2025-O-_____

AN ORDINANCE REZONING THE LAND DESCRIBED ONE AND TWO FAMILY RESIDENTIAL (R-2) TO MULTIPLE FAMILY RESIDENTIAL (R-3).

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

All that lot, tract or parcel of land legally described as follows:

380 E. Elm, Parcel R28924, being BLK. 8; LOT 9&10 of the S2400 CAGE ADDITION to the City of Stephenville, Erath County, Texas

is hereby rezoned and the zoning classification changed from the classification of One and Two Family Residential (R-2) to Multiple Family Residential (R-3) in accordance with the Zoning Ordinance of the City of Stephenville.

PASSED AND APPROVED this 7TH day of October 2025.

David Baskett, Mayor Pro Tem

ATTEST:

Sarah Lockenour, City Secretary

Reviewed by Jason King,
City Manager

Randy Thomas, City Attorney
Approved as to form and legality

COMMITTEE REPORT



REPORT TYPE: Parks and Leisure Services Committee Report

MEETING: September 16, 2025

Present: Lonon Reisman, Maddie Smith, David Baskett, Alan Nix

Absent:

DEPARTMENT: Parks and Leisure Services

STAFF CONTACT: Daron Trussell, Director

Discussion of Splashville Renovations:

September 16, 2025, the Parks and Leisure Services Committee met to discuss Splashville Renovations.

Parks and Leisure Services Director Daron Trussell led the Committee through an introduction of the concept proposals for the Splashville renovations.

No Council Action was taken at the time of the meeting. Staff will hold Town Halls and various presentations for citizen feedback before bringing back to the Committee for action.

STAFF REPORT

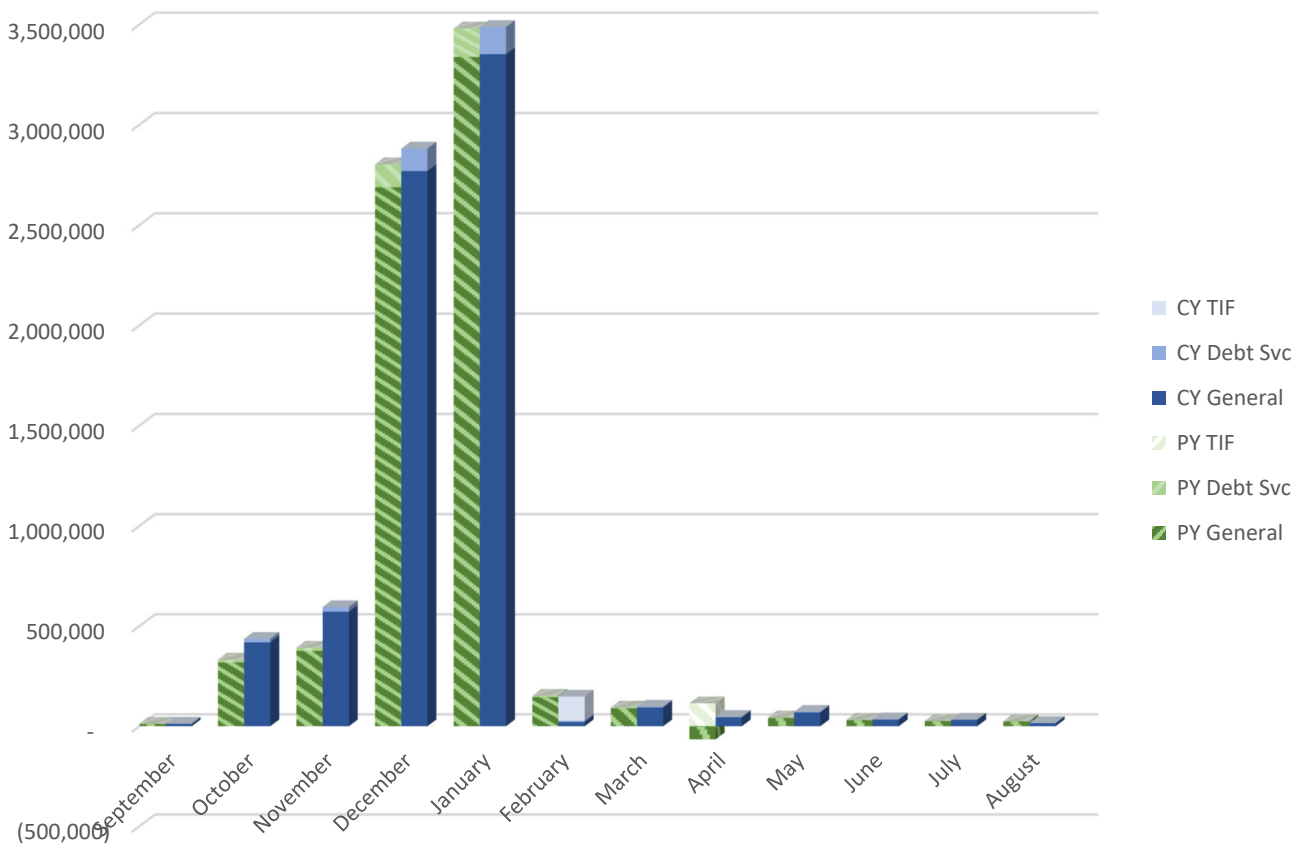


SUBJECT: Monthly Budget Report for the Period Ending August 31, 2025
DEPARTMENT: Finance
STAFF CONTACT: Monica Harris

BACKGROUND:

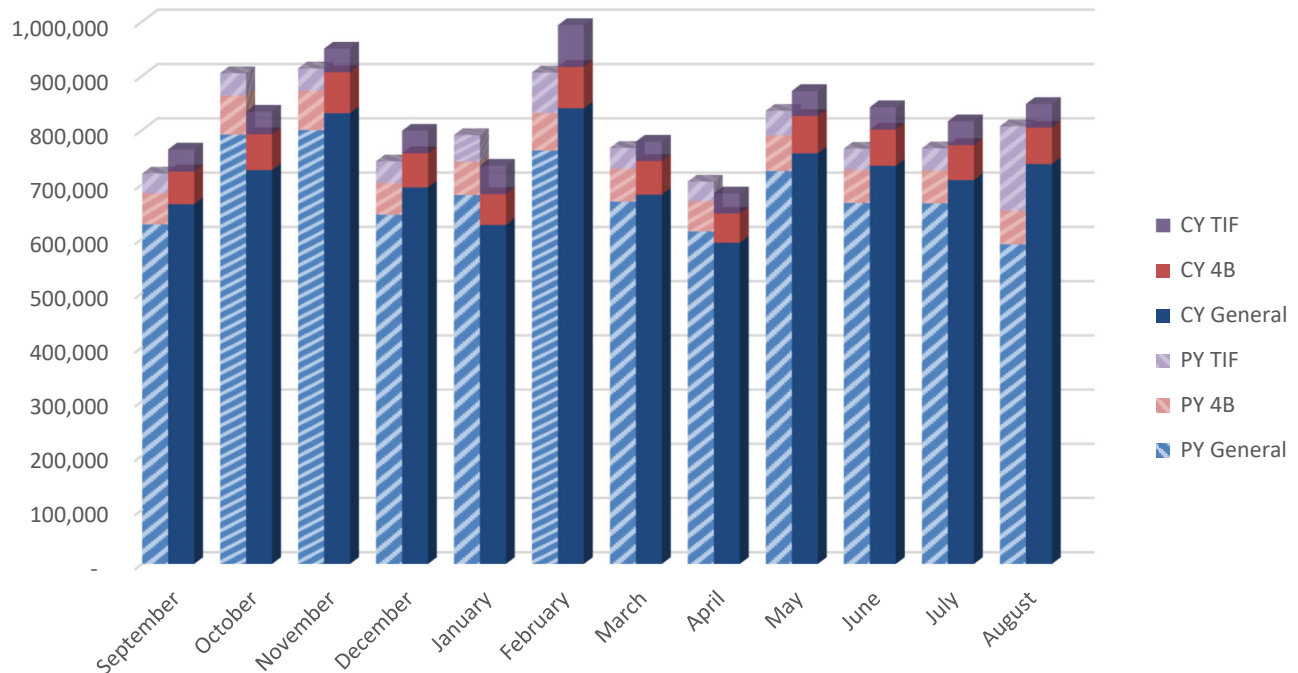
In reviewing the financial statements ending August 31, 2025, the financial indicators are overall as or better than anticipated.

Property Tax Collections
2 year 12 month rolling comparison

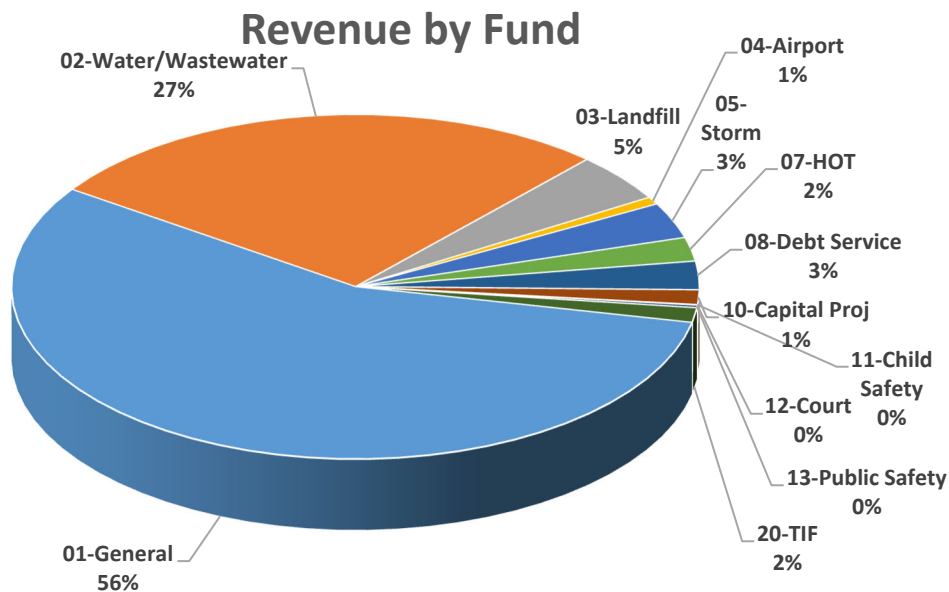


We received \$16K in property taxes in the month of August, resulting in a \$413K increase over the funds collected last fiscal year to date. The amount collected is over 100% of the \$7.8 million budget, which is \$85K more than anticipated.

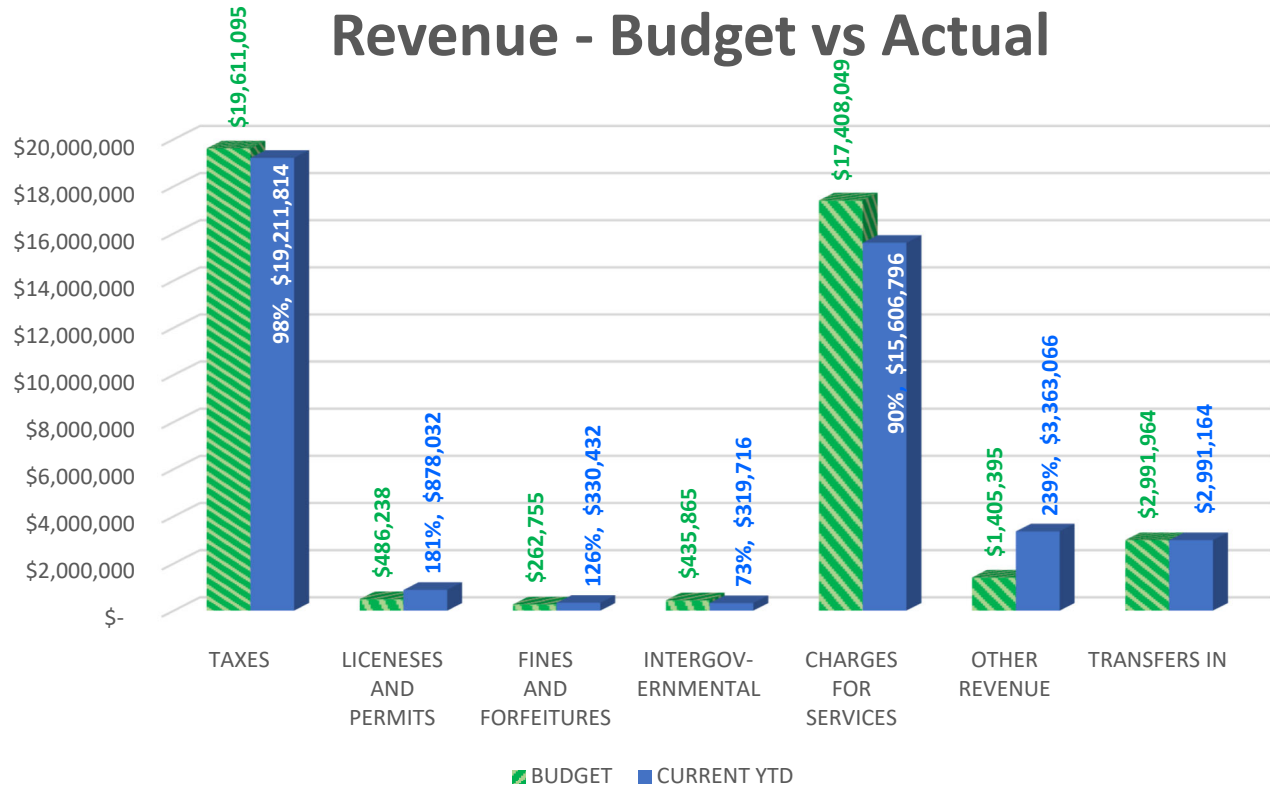
Sales and Use Tax 2 year 12 month rolling comparison



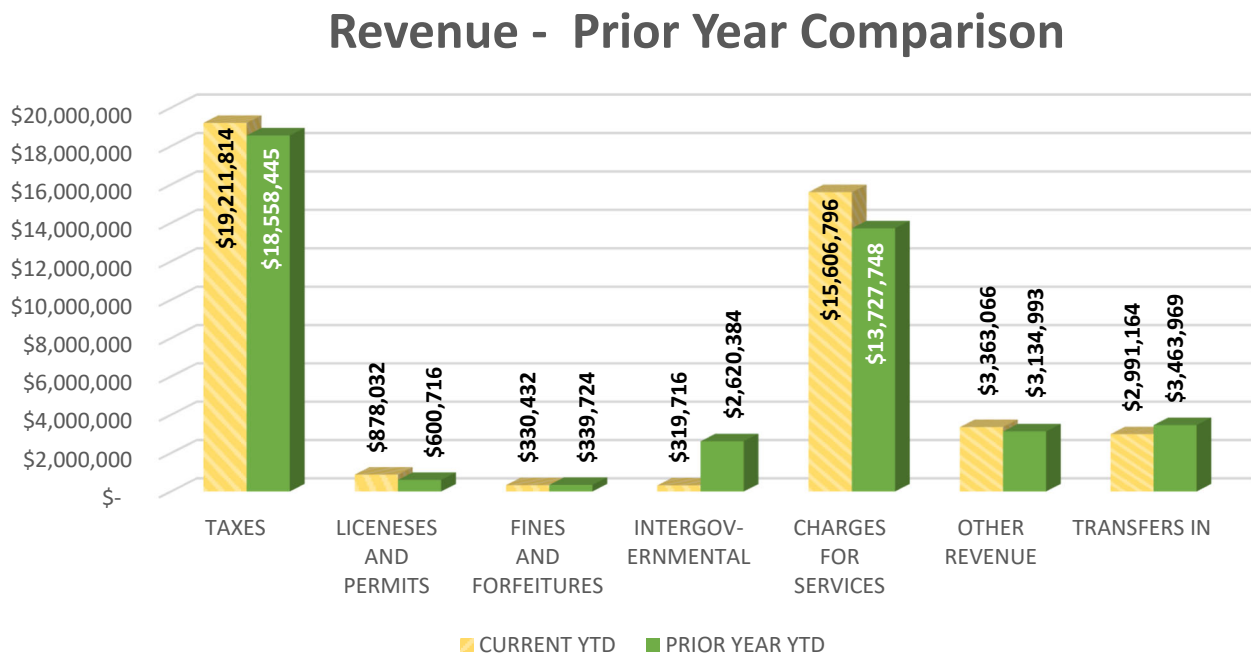
We received \$848K in sales tax in August, resulting in \$246K or 2.7% more than the funds collected last fiscal year to date. The amount collected is 97% of the \$9.4 million budget, which is \$505K higher than anticipated.



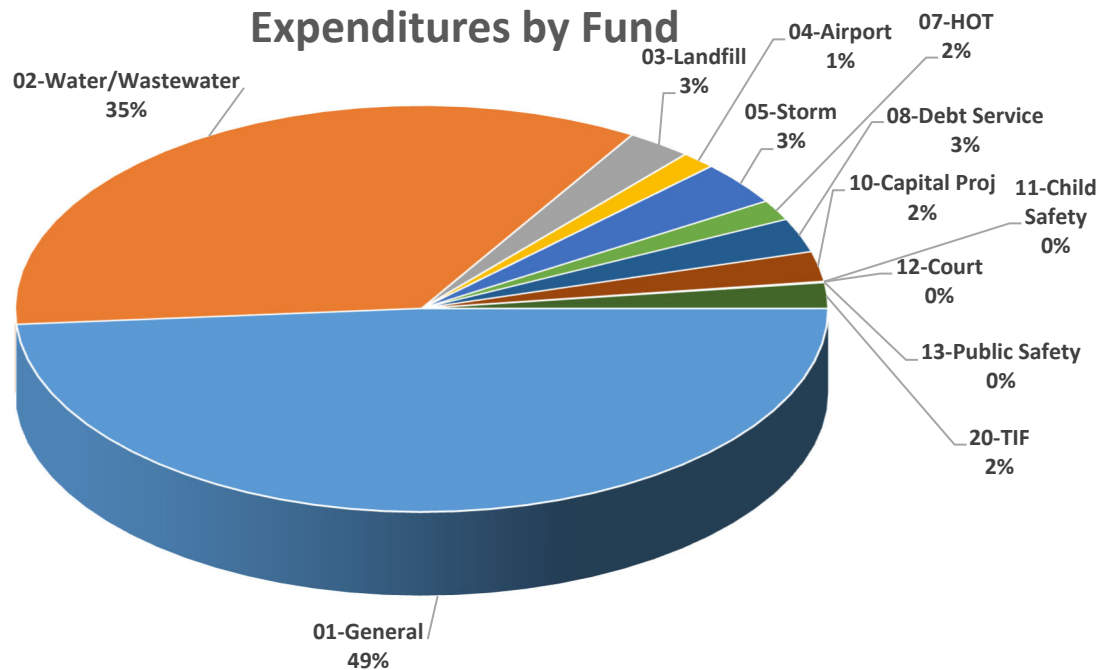
Of the \$43 million revenue received to date, 56% was received in the General Fund, 27% was received in the Water/Wastewater Fund, 5% was received in the Landfill Fund, 3% was received in the Debt Service Fund, 3% was received in the Storm Water Drainage Fund, 2% was received in the TIF Fund, 2% in the HOT Fund, 1% was received in the Capital Projects Fund, and 1% was received in the Airport fund.



We received slightly over 100% of the total budgeted revenue through August, which is \$4.4 million more than anticipated due to taxes, licenses and permits, intergovernmental, interest income and other revenue.

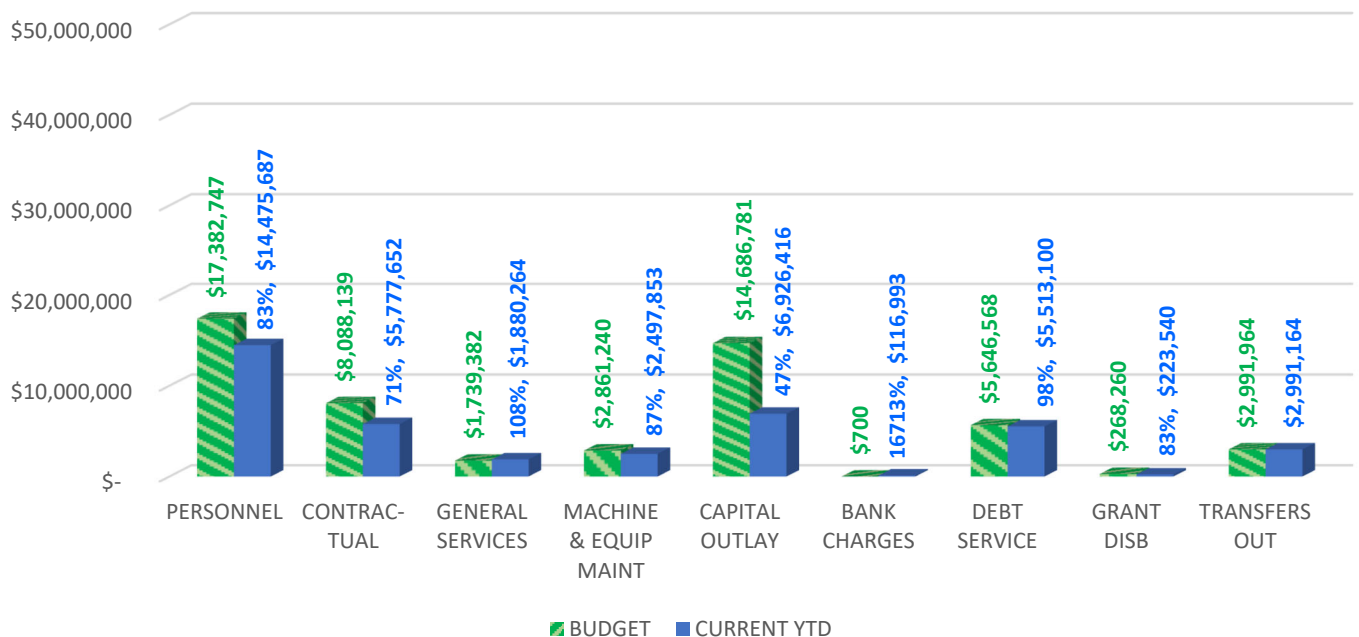


We received \$255K more revenue through August than last fiscal year to date due to taxes, licenses and permits, charges for services, and other revenue.



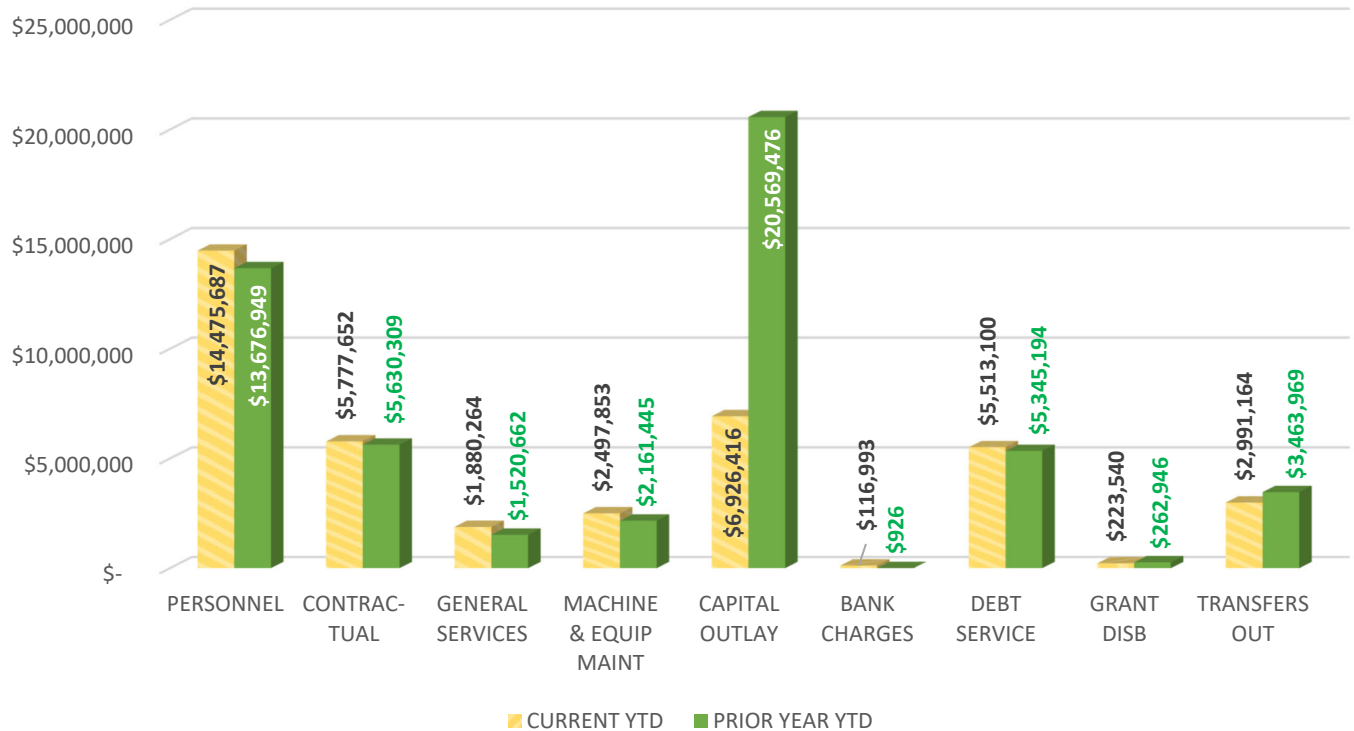
Of the \$40 million spent to date, 49% was expended in the General Fund, 35% was expended in the Water/Wastewater Fund, 3% was expended in the Storm Water Drainage Fund, 3% was expended in the Debt Service Fund, 3% was expended in the Landfill Fund, 2% was expended in the Capital Projects Fund, 2% was expended in the TIF Fund, 2% was expended in the HOT Fund, and 1% was expended in the Airport Fund.

Expenditures - Budget vs Actual



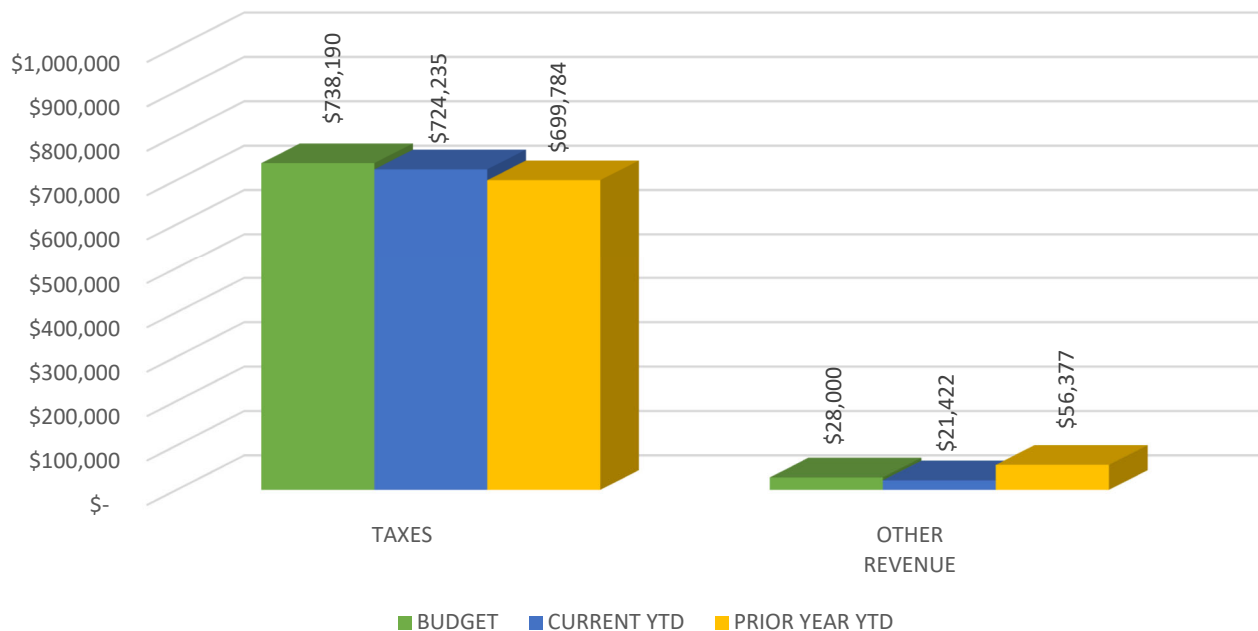
We have expended 75% of the total budgeted expenditures through August, which is \$9 million less than anticipated due to personnel, contractual and capital outlay.

Expenditures - Prior Year Comparison



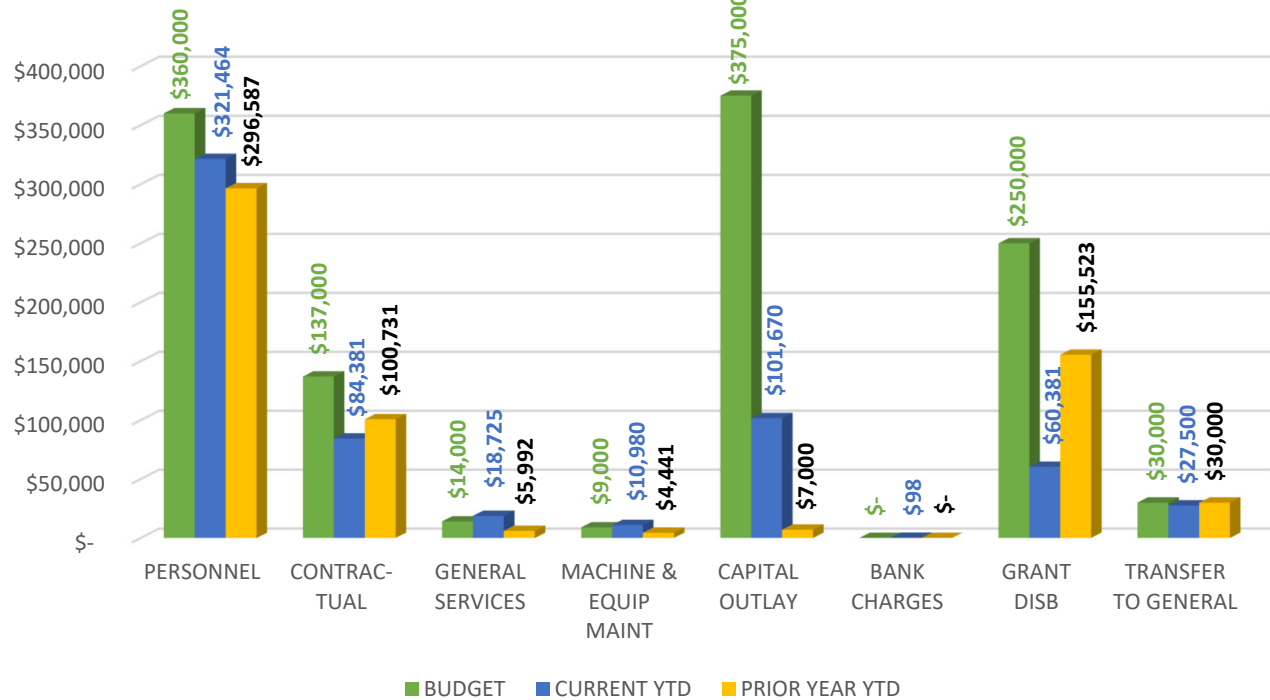
We spent \$12 million less on expenditures through August than last fiscal year to date due to capital outlay.

SEDA Revenue Comparison



SEDA has received an overall 97% of budgeted revenue through August, which is \$10K less than last fiscal year to date due to interest income and \$41K more than anticipated due to taxes.

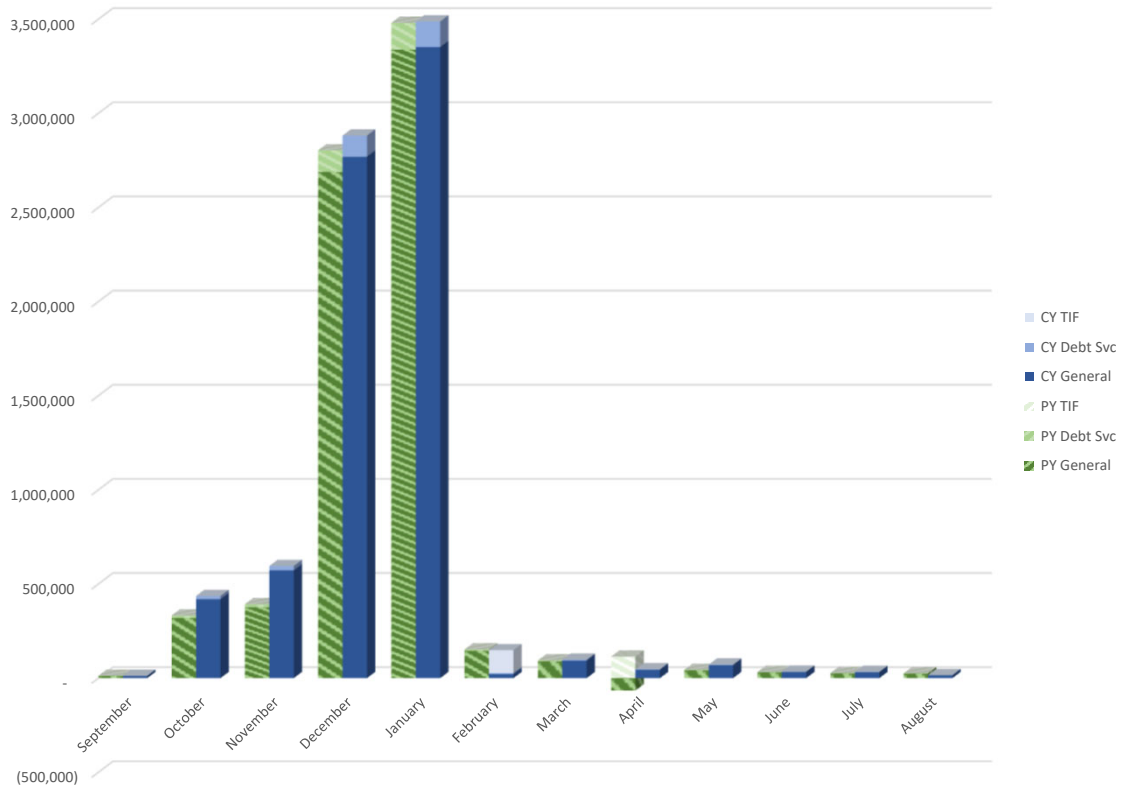
SEDA Expenditure Comparison



SEDA has spent an overall 53% of budgeted expenditures through August, which is \$25K more than last fiscal year to date due to personnel and capital outlay and \$447K less than anticipated due to contractual, capital outlay, and grant disbursements.



Property Tax Collections
2 year 12 month rolling comparison



Month	General Fund	Debt Svc	TIF	Total
Sep-23	12,245	475	-	12,720
Oct-23	319,330	13,573	-	332,903
Nov-23	376,834	16,009	-	392,843
Dec-23	2,689,123	114,387	-	2,803,510
Jan-24	3,338,531	142,029	-	3,480,560
Feb-24	146,100	6,211	-	152,311
Mar-24	90,280	3,823	-	94,103
Apr-24	(64,868)	2,038	112,569	49,740
May-24	42,319	1,798	-	44,117
Jun-24	31,592	1,335	-	32,927
Jul-24	26,485	1,127	-	27,612
Aug-24	24,665	1,029	-	25,693
12 month total				<u>7,449,039</u>
Oct-Aug 2024				<u>7,436,319</u>
FY 2023-2024 Total				7,448,939

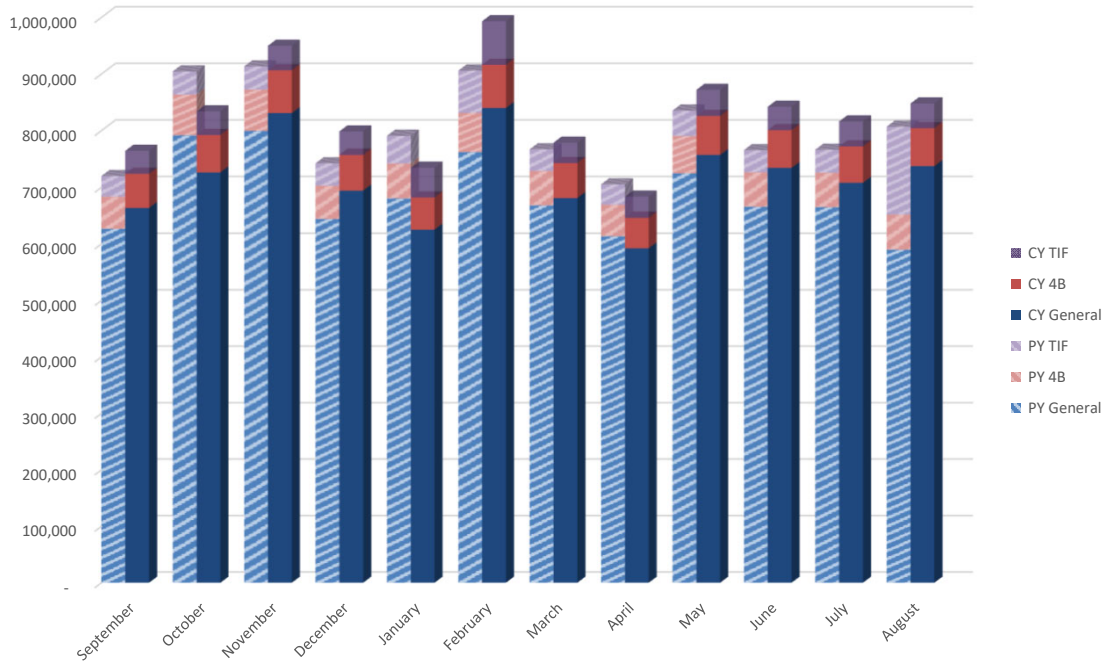
Month	General Fund	Debt Svc	TIF	Total
Sep-24	12,040	580	-	12,620
Oct-24	419,463	17,009	-	436,473
Nov-24	572,344	23,175	-	595,519
Dec-24	2,769,471	112,240	-	2,881,711
Jan-25	3,351,878	135,722	-	3,487,600
Feb-25	21,399	6,171	120,967	148,537
Mar-25	93,741	4,036	-	97,777
Apr-25	44,997	1,671	-	46,668
May-25	69,035	3,018	-	72,053
Jun-25	33,214	1,309	-	34,523
Jul-25	31,861	1,235	-	33,097
Aug-25	15,271	618	-	15,889
12 month total				<u>7,862,467</u>
Oct-Aug 2025				<u>7,849,847</u>
FY 2024-2025 Budget				7,782,524

Collection to date as percentage of fiscal year total 99.83%

Collection to date as percentage of fiscal year budget 100.87%



Sales and Use Tax
2 year 12 month rolling comparison



Month	General	4B	TIF	Total	Month	General	4B	TIF	Total	% Change +/-
Sep-23	626,485	56,953	36,556	719,994	Sep-24	663,362	60,306	40,724	764,391	6.17%
Oct-23	791,837	71,985	40,998	904,820	Oct-24	726,284	66,026	41,726	834,036	-7.82%
Nov-23	799,930	72,721	40,912	913,564	Nov-24	831,028	75,548	43,386	949,962	3.98%
Dec-23	644,243	58,568	39,651	742,461	Dec-24	694,219	63,111	41,377	798,707	7.58%
Jan-24	680,348	61,850	48,784	790,982	Jan-25	625,250	56,841	52,434	734,525	-7.14%
Feb-24	762,215	69,292	74,566	906,073	Feb-25	840,039	76,367	76,939	993,345	9.63%
Mar-24	668,209	60,746	38,135	767,091	Mar-25	681,045	61,913	35,849	778,807	1.53%
Apr-24	613,466	55,770	36,003	705,239	Apr-25	592,310	53,846	37,288	683,444	-3.09%
May-24	724,651	65,877	45,017	835,545	May-25	757,090	68,826	46,109	872,024	4.37%
Jun-24	665,869	60,534	39,286	765,689	Jun-25	734,178	66,744	41,323	842,245	10.00%
Jul-24	665,181	60,471	40,825	766,477	Jul-25	707,782	64,344	44,173	816,299	6.50%
Aug-24	589,750	61,970	155,514	807,234	Aug-25	737,417	67,038	43,579	848,033	5.05%
12 month total				<u>9,625,167</u>	12 month total				<u>9,915,817</u>	3.02%
Oct-Aug 2024				<u>8,905,173</u>	Oct-Aug 2025				<u>9,151,425</u>	2.77%
FY 2023-2024 Total				9,412,210	FY 2024-2025 Budget				9,413,312	
Collection to date as percentage of fiscal year total				94.61%	Collection to date as percentage of fiscal year budget				97.22%	



City of Stephenville

Budget Variance Report

As Of: 08/31/2025

Fund: 01 - GENERAL FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
TAXES	904,643.65	827,949.38	76,694.27	17,484,712.86	16,790,499.65	694,213.21	99	17,581,911.00	(97,198.14)	1
LICENSES AND PERMITS	20,158.25	19,935.77	222.48	790,969.85	400,320.36	390,649.49	171	461,238.00	329,731.85	-71
FINES AND FORFEITURES	29,992.19	1,149.79	28,842.40	224,276.00	232,194.40	(7,918.40)	91	245,390.00	(21,114.00)	9
INTERGOVERNMENTAL	8,961.00	300.00	8,661.00	223,923.10	53,300.00	170,623.10	67	332,665.00	(108,741.90)	33
CHARGES FOR SERVICES	126,163.21	120,660.45	5,502.76	1,331,245.80	1,126,112.69	205,133.11	98	1,353,196.00	(21,950.20)	2
OTHER REVENUE	74,471.60	41,546.72	32,924.88	2,317,851.80	576,738.31	1,741,113.49	368	630,389.00	1,687,462.80	-268
TRANSFER	0.00	0.00	0.00	1,637,591.00	1,637,591.00	0.00	100	1,637,591.00	0.00	0
TOTAL REVENUE	1,164,389.90	1,011,542.11	152,847.79	24,010,570.41	20,816,756.41	3,193,814.00	108	22,242,380.00	1,768,190.41	-8
EXPENSE SUMMARY										
CITY COUNCIL	16,565.25	41,966.57	25,401.32	485,849.24	480,319.88	(5,529.36)	93	523,188.00	(37,338.76)	7
CITY MANAGER	49,064.23	51,452.26	2,388.03	411,880.37	431,087.62	19,207.25	86	478,943.00	(67,062.63)	14
CITY SECRETARY	22,239.97	19,507.48	(2,732.49)	234,947.29	218,520.27	(16,427.02)	99	237,050.00	(2,102.71)	1
EMERGENCY MANAGEMENT	218.53	391.14	172.61	15,892.54	18,348.65	2,456.11	84	18,972.00	(3,079.46)	16
MUNICIPAL BUILDING	9,455.62	12,125.04	2,669.42	121,189.35	138,653.35	17,464.00	81	150,442.00	(29,252.65)	19
MUNICIPAL SERVICES CTR	19,660.45	18,786.32	(874.13)	87,022.87	190,868.78	103,845.91	42	209,308.00	(122,285.13)	58
HUMAN RESOURCES	28,360.54	33,004.35	4,643.81	234,991.81	312,693.23	77,701.42	68	343,858.00	(108,866.19)	32
DOWNTOWN	10,082.93	18,258.06	8,175.13	152,345.09	178,681.91	26,336.82	78	196,458.00	(44,112.91)	22
FINANCE	67,217.36	86,883.03	19,665.67	696,154.10	781,282.08	85,127.98	81	864,021.00	(167,866.90)	19
INFORMATION TECHNOLOGY	37,921.72	57,642.85	19,721.13	566,963.54	562,193.92	(4,769.62)	92	618,261.00	(51,297.46)	8
TAX	0.00	32.95	32.95	234,532.36	242,583.46	8,051.10	97	242,608.00	(8,075.64)	3
LEGAL COUNSEL	9,969.67	12,554.73	2,585.06	82,372.90	138,292.03	55,919.13	55	150,847.00	(68,474.10)	45
MUNICIPAL COURT	15,047.87	14,968.59	(79.28)	154,939.88	144,632.46	(10,307.42)	97	159,182.00	(4,242.12)	3
STREET MAINTENANCE	84,212.89	100,303.29	16,090.40	817,088.66	980,069.35	162,980.69	76	1,076,972.00	(259,883.34)	24
PARKS & LEISURE ADM	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
PARKS & RECREATION	139,133.69	248,412.37	109,278.68	1,857,774.43	2,472,688.07	614,913.64	68	2,713,251.00	(855,476.57)	32
PARK MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
LIBRARY	31,336.46	30,969.07	(367.39)	246,510.58	272,540.18	26,029.60	82	302,014.00	(55,503.42)	18
SENIOR CENTER	30,866.99	90,910.01	60,043.02	1,046,230.07	972,498.89	(73,731.18)	98	1,063,231.00	(17,000.93)	2
AQUATIC CENTER	62,355.81	77,278.94	14,923.13	258,475.46	363,424.04	104,948.58	68	381,056.00	(122,580.54)	32
FIRE DEPARTMENT	494,525.96	491,180.20	(3,345.76)	4,614,138.57	4,406,494.88	(207,643.69)	94	4,925,242.00	(311,103.43)	6
POLICE DEPARTMENT	630,994.57	843,571.01	212,576.44	6,208,826.49	7,836,123.43	1,627,296.94	72	8,679,955.00	(2,471,128.51)	28
DEVELOPMENT SERVICES	65,530.73	94,006.70	28,475.97	558,461.56	846,944.63	288,483.07	60	936,468.00	(378,006.44)	40
CODE ENFORCEMENT	0.00	0.00	0.00	0.69	0.00	(0.69)		0.00	0.69	
GIS	9,999.32	13,428.08	3,428.76	112,933.94	119,732.10	6,798.16	85	132,459.00	(19,525.06)	15
TRANSFERS	0.00	0.00	0.00	495,943.54	520,444.00	24,500.46	95	520,444.00	(24,500.46)	5
TOTAL EXPENSE	1,834,760.56	2,357,633.04	522,872.48	19,695,465.33	22,629,117.21	2,933,651.88	79	24,924,230.00	5,228,764.67	21
REVENUE OVER/(UNDER) EXPENDITURE	(670,370.66)	(1,346,090.93)	675,720.27	4,315,105.08	(1,812,360.80)	6,127,465.88		(2,681,850.00)	(3,460,574.26)	

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
LICENSES AND PERMITS	0.00	101.23	(101.23)	3,778.78	1,000.00	2,778.78	378	1,000.00	2,778.78	-278
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
CHARGES FOR SERVICES	1,055,667.33	1,232,378.42	(176,711.09)	10,981,608.05	10,893,240.42	88,367.63	89	12,346,024.00	(1,364,415.95)	11
OTHER REVENUE	34,925.24	40,600.47	(5,675.23)	517,561.12	422,931.79	94,629.33	113	458,000.00	59,561.12	-13
TRANSFER	0.00	0.00	0.00	108,443.00	108,443.00	0.00	100	108,443.00	0.00	0
TOTAL REVENUE	1,090,592.57	1,273,080.12	(182,487.55)	11,611,390.95	11,425,615.21	185,775.74	90	12,913,467.00	(1,302,076.05)	10
EXPENSE SUMMARY										
UTILITIES ADMINISTRATION	117,969.63	203,942.11	85,972.48	778,902.70	1,917,823.03	1,138,920.33	37	2,113,549.00	(1,334,646.30)	63
WATER PRODUCTION	82,155.99	95,663.31	13,507.32	997,006.90	1,177,623.62	180,616.72	77	1,298,603.00	(301,596.10)	23
WATER DISTRIBUTION	236,188.16	108,005.91	(128,182.25)	775,939.96	1,119,643.82	343,703.86	63	1,226,147.00	(450,207.04)	37
CUSTOMER SERVICE	22,022.64	57,571.70	35,549.06	555,782.49	576,815.47	21,032.98	88	633,053.00	(77,270.51)	12
WASTEWATER COLLECTION	34,665.11	376,439.36	341,774.25	3,199,107.55	4,043,361.20	844,253.65	72	4,420,267.00	(1,221,159.45)	28
WASTEWATER TREATMENT	98,032.00	224,528.18	126,496.18	1,716,405.50	2,480,914.93	764,509.43	63	2,706,148.00	(989,742.50)	37
BILLING & COLLECTION	107,575.68	67,345.94	(40,229.74)	1,066,814.92	709,150.90	(357,664.02)	137	776,150.00	290,664.92	-37
NON-DEPARTMENTAL	501,820.36	514,699.16	12,878.80	5,022,890.34	5,038,118.79	15,228.45	98	5,118,236.00	(95,345.66)	2
TOTAL EXPENSE	1,200,429.57	1,648,195.67	447,766.10	14,112,850.36	17,063,451.76	2,950,601.40	77	18,292,153.00	4,179,302.64	23
REVENUE OVER/(UNDER) EXPENDITURE	(109,837.00)	(375,115.55)	265,278.55	(2,501,459.41)	(5,637,836.55)	3,136,377.14		(5,378,686.00)	(5,481,378.69)	

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
CHARGES FOR SERVICES	200,883.01	134,976.30	65,906.71	1,817,585.84	1,324,501.22	493,084.62	125	1,449,375.00	368,210.84	-25
OTHER REVENUE	13,542.30	9,264.49	4,277.81	130,048.07	72,065.83	57,982.24	161	80,850.00	49,198.07	-61
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	214,425.31	144,240.79	70,184.52	1,947,633.91	1,396,567.05	551,066.86	127	1,530,225.00	417,408.91	-27
<u>EXPENSE SUMMARY</u>										
LANDFILL	58,112.15	97,924.16	39,812.01	1,046,790.33	1,296,629.53	249,839.20	75	1,392,587.00	(345,796.67)	25
TOTAL EXPENSE	58,112.15	97,924.16	39,812.01	1,046,790.33	1,296,629.53	249,839.20	75	1,392,587.00	345,796.67	25
REVENUE OVER/(UNDER) EXPENDITURE	156,313.16	46,316.63	109,996.53	900,843.58	99,937.52	800,906.06		137,638.00	71,612.24	

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
INTERGOVERNMENTAL	67,657.53	0.00	67,657.53	86,988.33	0.00	86,988.33	87	100,000.00	(13,011.67)	13
CHARGES FOR SERVICES	6,804.07	8,890.51	(2,086.44)	133,587.56	120,209.78	13,377.78	102	130,350.00	3,237.56	-2
OTHER REVENUE	20.00	(53,889.17)	53,909.17	229.52	(592,780.87)	593,010.39	1	39,356.00	(39,126.48)	99
TRANSFER	0.00	0.00	0.00	79,134.00	79,134.00	0.00	100	79,134.00	0.00	0
TOTAL REVENUE	74,481.60	(44,998.66)	119,480.26	299,939.41	(393,437.09)	693,376.50	86	348,840.00	(48,900.59)	14
EXPENSE SUMMARY										
AIRPORT	68,385.90	30,639.46	(37,746.44)	558,826.46	317,693.79	(241,132.67)	161	348,083.00	210,743.46	-61
TOTAL EXPENSE	68,385.90	30,639.46	(37,746.44)	558,826.46	317,693.79	(241,132.67)	161	348,083.00	(210,743.46)	-61
REVENUE OVER/(UNDER) EXPENDITURE	6,095.70	(75,638.12)	81,733.82	(258,887.05)	(711,130.88)	452,243.83		757.00	161,842.87	

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
LICENSES AND PERMITS	0.00	1,652.76	(1,652.76)	82,653.13	20,000.00	62,653.13	413	20,000.00	62,653.13	-313
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
CHARGES FOR SERVICES	125,256.02	168,611.10	(43,355.08)	1,306,360.02	1,859,723.84	(553,363.82)	64	2,046,850.00	(740,489.98)	36
OTHER REVENUE	4,243.69	2,301.99	1,941.70	49,970.58	17,663.68	32,306.90	250	20,000.00	29,970.58	-150
TOTAL REVENUE	129,499.71	172,565.85	(43,066.14)	1,438,983.73	1,897,387.52	(458,403.79)	69	2,086,850.00	(647,866.27)	31
EXPENSE SUMMARY										
STORM WATER DRAINAGE	120,768.57	130,429.41	9,660.84	1,406,276.93	1,496,683.51	90,406.58	90	1,558,251.00	(151,974.07)	10
TOTAL EXPENSE	120,768.57	130,429.41	9,660.84	1,406,276.93	1,496,683.51	90,406.58	90	1,558,251.00	151,974.07	10
REVENUE OVER/(UNDER) EXPENDITURE	8,731.14	42,136.44	(33,405.30)	32,706.80	400,704.01	(367,997.21)		528,599.00	(799,840.34)	

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
TAXES	67,022.44	68,830.61	(1,808.17)	838,117.98	729,704.67	108,413.31	91	925,704.00	(87,586.02)	9
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
CHARGES FOR SERVICES	175.00	3,750.00	(3,575.00)	36,408.85	66,004.00	(29,595.15)	52	69,754.00	(33,345.15)	48
OTHER REVENUE	7,948.35	4,807.51	3,140.84	80,899.68	36,292.31	44,607.37	202	40,000.00	40,899.68	-102
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	75,145.79	77,388.12	(2,242.33)	955,426.51	832,000.98	123,425.53	92	1,035,458.00	(80,031.49)	8
EXPENSE SUMMARY										
TOURISM	102,129.14	85,758.16	(16,370.98)	658,899.20	825,243.54	166,344.34	75	876,407.00	(217,507.80)	25
NON-DEPARTMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL EXPENSE	102,129.14	85,758.16	(16,370.98)	658,899.20	825,243.54	166,344.34	75	876,407.00	217,507.80	25
REVENUE OVER/(UNDER) EXPENDITURE	(26,983.35)	(8,370.04)	(18,613.31)	296,527.31	6,757.44	289,769.87		159,051.00	(297,539.29)	

Fund: 08 - DEBT SERVICE FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
TAXES	618.39	819.51	(201.12)	307,413.64	276,198.07	31,215.57	111	276,608.00	30,805.64	-11
OTHER REVENUE	863.15	94.24	768.91	9,487.76	1,964.40	7,523.36	474	2,000.00	7,487.76	-374
TRANSFER	0.00	0.00	0.00	823,050.00	823,850.00	(800.00)	100	823,850.00	(800.00)	0
TOTAL REVENUE	1,481.54	913.75	567.79	1,139,951.40	1,102,012.47	37,938.93	103	1,102,458.00	37,493.40	-3
EXPENSE SUMMARY										
DEBT SERVICE	164,756.25	164,775.00	18.75	1,098,806.25	1,098,825.00	18.75	100	1,099,225.00	(418.75)	0
TOTAL EXPENSE	164,756.25	164,775.00	18.75	1,098,806.25	1,098,825.00	18.75	100	1,099,225.00	418.75	0
REVENUE OVER/(UNDER) EXPENDITURE	(163,274.71)	(163,861.25)	586.54	41,145.15	3,187.47	37,957.68		3,233.00	37,074.65	

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
LICENSES AND PERMITS	0.00	627.01	(627.01)	630.00	3,843.23	(3,213.23)	16	4,000.00	(3,370.00)	84
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
CHARGES FOR SERVICES	0.00	4,696.50	(4,696.50)	0.00	9,228.93	(9,228.93)	0	12,500.00	(12,500.00)	100
OTHER REVENUE	18,228.76	11,290.31	6,938.45	242,824.55	108,993.54	133,831.01	202	120,000.00	122,824.55	-102
TRANSFER	0.00	0.00	0.00	342,946.00	342,946.00	0.00	100	342,946.00	0.00	0
TOTAL REVENUE	18,228.76	16,613.82	1,614.94	586,400.55	465,011.70	121,388.85	122	479,446.00	106,954.55	-22
EXPENSE SUMMARY										
STREET MAINTENANCE	576,324.42	279,037.53	(297,286.89)	709,027.65	3,069,412.83	2,360,385.18	21	3,349,421.00	(2,640,393.35)	79
PARKS & RECREATION	0.00	77,717.70	77,717.70	257,000.00	854,894.70	597,894.70	28	933,016.00	(676,016.00)	72
FIRE DEPARTMENT	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
NON-DEPARTMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL EXPENSE	576,324.42	356,755.23	(219,569.19)	966,027.65	3,924,307.53	2,958,279.88	23	4,282,437.00	3,316,409.35	77
REVENUE OVER/(UNDER) EXPENDITURE	(558,095.66)	(340,141.41)	(217,954.25)	(379,627.10)	(3,459,295.83)	3,079,668.73		(3,802,991.00)	(3,209,454.80)	

Fund: 11 - CHILD SAFETY FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
FINES AND FORFEITURES	121.14	72.77	48.37	4,719.76	2,585.14	2,134.62	151	3,125.00	1,594.76	-51
OTHER REVENUE	70.08	21.51	48.57	676.28	178.60	497.68	338	200.00	476.28	-238
TOTAL REVENUE	191.22	94.28	96.94	5,396.04	2,763.74	2,632.30	162	3,325.00	2,071.04	-62
EXPENSE SUMMARY										
CHILD SAFETY	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
REVENUE OVER/(UNDER) EXPENDITURE	191.22	94.28	96.94	5,396.04	2,763.74	2,632.30		3,325.00	2,071.04	

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
FINES AND FORFEITURES	1,105.59	882.66	222.93	13,488.22	12,811.52	676.70	95	14,240.00	(751.78)	5
OTHER REVENUE	225.69	143.66	82.03	2,223.41	1,056.74	1,166.67	185	1,200.00	1,023.41	-85
TOTAL REVENUE	1,331.28	1,026.32	304.96	15,711.63	13,868.26	1,843.37	102	15,440.00	271.63	-2
EXPENSE SUMMARY										
COURT TECHNOLOGY	0.00	360.93	360.93	884.00	3,970.23	3,086.23	20	4,333.00	(3,449.00)	80
TOTAL EXPENSE	0.00	360.93	360.93	884.00	3,970.23	3,086.23	20	4,333.00	3,449.00	80
REVENUE OVER/(UNDER) EXPENDITURE	1,331.28	665.39	665.89	14,827.63	9,898.03	4,929.60		11,107.00	(3,177.37)	

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
FINES AND FORFEITURES	0.00	0.00	0.00	87,948.32	0.00	87,948.32		0.00	87,948.32	
INTERGOVERNMENTAL	0.00	0.00	0.00	8,804.25	3,200.00	5,604.25	275	3,200.00	5,604.25	-175
OTHER REVENUE	751.46	102.87	648.59	5,985.95	1,306.32	4,679.63	428	1,400.00	4,585.95	-328
TOTAL REVENUE	751.46	102.87	648.59	102,738.52	4,506.32	98,232.20	2,233	4,600.00	98,138.52	2,133
EXPENSE SUMMARY										
PUBLIC SAFETY	640.00	5,351.50	4,711.50	34,793.17	58,866.50	24,073.33	54	64,225.00	(29,431.83)	46
TOTAL EXPENSE	640.00	5,351.50	4,711.50	34,793.17	58,866.50	24,073.33	54	64,225.00	29,431.83	46
REVENUE OVER/(UNDER) EXPENDITURE	111.46	(5,248.63)	5,360.09	67,945.35	(54,360.18)	122,305.53		(59,625.00)	68,706.69	

Fund: 20 - TAX INCREMENT FINANCING FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
TAXES	0.00	47,145.82	(47,145.82)	581,569.42	756,605.80	(175,036.38)	70	826,872.00	(245,302.58)	30
OTHER REVENUE	807.76	1,615.72	(807.96)	5,307.14	10,227.36	(4,920.22)	44	12,000.00	(6,692.86)	56
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	807.76	48,761.54	(47,953.78)	586,876.56	766,833.16	(179,956.60)	70	838,872.00	(251,995.44)	30
EXPENSE SUMMARY										
TAX INCREMENT FINANCING	0.00	0.00	0.00	823,050.00	823,850.00	800.00	100	823,850.00	(800.00)	0
TOTAL EXPENSE	0.00	0.00	0.00	823,050.00	823,850.00	800.00	100	823,850.00	800.00	0
REVENUE OVER/(UNDER) EXPENDITURE	807.76	48,761.54	(47,953.78)	(236,173.44)	(57,016.84)	(179,156.60)		15,022.00	(252,795.44)	

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
TAXES	70,669.40	62,719.74	7,949.66	724,235.28	678,939.69	45,295.59	98	738,190.00	(13,954.72)	2
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
OTHER REVENUE	2,069.75	2,392.86	(323.11)	21,421.62	25,378.71	(3,957.09)	77	28,000.00	(6,578.38)	23
TOTAL REVENUE	72,739.15	65,112.60	7,626.55	745,656.90	704,318.40	41,338.50	97	766,190.00	(20,533.10)	3
<u>EXPENSE SUMMARY</u>										
SEDA	53,846.23	108,163.90	54,317.67	625,199.77	1,072,013.70	446,813.93	53	1,175,000.00	(549,800.23)	47
TOTAL EXPENSE	53,846.23	108,163.90	54,317.67	625,199.77	1,072,013.70	446,813.93	53	1,175,000.00	549,800.23	47
REVENUE OVER/(UNDER) EXPENDITURE	18,892.92	(43,051.30)	61,944.22	120,457.13	(367,695.30)	488,152.43		(408,810.00)	(570,333.33)	



City of Stephenville

Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 08/31/2025

Categor...	2023-2024 Aug. Activity	2024-2025 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 01 - GENERAL FUND								
Revenue								
40 - TAXES	717,951.11	904,643.65	186,692.54	26.00%	16,743,597.15	17,484,712.86	741,115.71	4.43%
41 - LICENSES AND PERMITS	10,427.10	20,158.25	9,731.15	93.33%	577,321.55	790,969.85	213,648.30	37.01%
42 - FINES AND FORFEITURES	27,576.82	29,992.19	2,415.37	8.76%	251,830.34	224,276.00	-27,554.34	-10.94%
43 - INTERGOVERNMENTAL	309,548.96	8,961.00	-300,587.96	-97.11%	1,188,552.19	223,923.10	-964,629.09	-81.16%
44 - CHARGES FOR SERVICES	71,023.89	126,163.21	55,139.32	77.63%	997,607.24	1,331,245.80	333,638.56	33.44%
45 - OTHER REVENUE	75,102.24	74,471.60	-630.64	-0.84%	1,238,789.54	2,317,851.80	1,079,062.26	87.11%
49 - TRANSFER	0.00	0.00	0.00	0.00%	1,876,004.00	1,637,591.00	-238,413.00	-12.71%
Revenue Total:	1,211,630.12	1,164,389.90	-47,240.22	-3.90%	22,873,702.01	24,010,570.41	1,136,868.40	4.97%
Expense								
Department: 101 - CITY COUNCIL								
51 - PERSONNEL	2,172.86	2,153.00	19.86	0.91%	21,820.33	23,105.09	-1,284.76	-5.89%
52 - CONTRACTUAL	10,743.55	12,957.64	-2,214.09	-20.61%	223,036.95	456,140.05	-233,103.10	-104.51%
53 - GENERAL SERVICES	1,270.52	1,454.61	-184.09	-14.49%	5,486.56	6,604.10	-1,117.54	-20.37%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	2,584.18	0.00	2,584.18	100.00%
58 - GRANT DISBURSEMENTS	0.00	0.00	0.00	0.00%	565.80	0.00	565.80	100.00%
Department 101 - CITY COUNCIL Total:	14,186.93	16,565.25	-2,378.32	-16.76%	253,493.82	485,849.24	-232,355.42	-91.66%
Department: 102 - CITY MANAGER								
51 - PERSONNEL	47,292.74	47,888.26	-595.52	-1.26%	353,517.81	389,366.25	-35,848.44	-10.14%
52 - CONTRACTUAL	2,713.18	1,161.64	1,551.54	57.19%	14,770.89	21,252.01	-6,481.12	-43.88%
53 - GENERAL SERVICES	214.92	14.33	200.59	93.33%	3,014.56	1,262.11	1,752.45	58.13%
Department 102 - CITY MANAGER Total:	50,220.84	49,064.23	1,156.61	2.30%	371,303.26	411,880.37	-40,577.11	-10.93%
Department: 103 - CITY SECRETARY								
51 - PERSONNEL	17,328.22	19,512.08	-2,183.86	-12.60%	132,246.68	157,118.73	-24,872.05	-18.81%
52 - CONTRACTUAL	1,988.82	2,727.89	-739.07	-37.16%	18,910.29	21,736.19	-2,825.90	-14.94%
53 - GENERAL SERVICES	0.00	0.00	0.00	0.00%	2,170.87	1,468.17	702.70	32.37%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	44,281.24	54,624.20	-10,342.96	-23.36%
Department 103 - CITY SECRETARY Total:	19,317.04	22,239.97	-2,922.93	-15.13%	197,609.08	234,947.29	-37,338.21	-18.89%
Department: 104 - EMERGENCY MANAGEMENT								
52 - CONTRACTUAL	201.23	218.53	-17.30	-8.60%	15,748.29	15,892.54	-144.25	-0.92%
Department 104 - EMERGENCY MANAGEMENT Total:	201.23	218.53	-17.30	-8.60%	15,748.29	15,892.54	-144.25	-0.92%
Department: 105 - MUNICIPAL BUILDING								
51 - PERSONNEL	3,033.14	3,130.32	-97.18	-3.20%	25,325.74	26,623.90	-1,298.16	-5.13%

Prior-Year Comparative Income Statement

For the Period Ending 08/31/2025

Categor...	2023-2024 Aug. Activity	2024-2025 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
52 - CONTRACTUAL	3,240.11	5,306.16	-2,066.05	-63.76%	37,831.33	38,518.12	-686.79	-1.82%
53 - GENERAL SERVICES	1,368.95	1,019.14	349.81	25.55%	37,247.69	8,414.93	28,832.76	77.41%
54 - MACHINE & EQUIPMENT MAI	270.00	0.00	270.00	100.00%	25,336.70	32,132.40	-6,795.70	-26.82%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	5,826.73	15,500.00	-9,673.27	-166.02%
Department 105 - MUNICIPAL BUILDING Total:	7,912.20	9,455.62	-1,543.42	-19.51%	131,568.19	121,189.35	10,378.84	7.89%
Department: 106 - MUNICIPAL SERVICES CTR								
51 - PERSONNEL	3,923.08	7,336.26	-3,413.18	-87.00%	43,880.65	55,820.72	-11,940.07	-27.21%
52 - CONTRACTUAL	1,784.72	4,013.11	-2,228.39	-124.86%	26,802.30	33,300.33	-6,498.03	-24.24%
53 - GENERAL SERVICES	-1,265.26	8,311.08	-9,576.34	-756.87%	7,510.30	-9,194.76	16,705.06	222.43%
54 - MACHINE & EQUIPMENT MAI	174.34	0.00	174.34	100.00%	19,641.68	7,096.58	12,545.10	63.87%
Department 106 - MUNICIPAL SERVICES CTR Total:	4,616.88	19,660.45	-15,043.57	-325.84%	97,834.93	87,022.87	10,812.06	11.05%
Department: 107 - HUMAN RESOURCES								
51 - PERSONNEL	9,424.41	20,998.59	-11,574.18	-122.81%	83,367.69	130,922.82	-47,555.13	-57.04%
52 - CONTRACTUAL	5,422.17	7,107.83	-1,685.66	-31.09%	87,130.39	102,443.82	-15,313.43	-17.58%
53 - GENERAL SERVICES	31.79	254.12	-222.33	-699.37%	759.69	1,625.17	-865.48	-113.93%
Department 107 - HUMAN RESOURCES Total:	14,878.37	28,360.54	-13,482.17	-90.62%	171,257.77	234,991.81	-63,734.04	-37.22%
Department: 108 - DOWNTOWN								
51 - PERSONNEL	7,615.69	7,889.23	-273.54	-3.59%	60,539.73	63,502.74	-2,963.01	-4.89%
52 - CONTRACTUAL	5,569.17	2,019.04	3,550.13	63.75%	62,717.59	57,776.71	4,940.88	7.88%
53 - GENERAL SERVICES	411.24	174.66	236.58	57.53%	28,535.94	30,615.64	-2,079.70	-7.29%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	450.00	-450.00	0.00%
Department 108 - DOWNTOWN Total:	13,596.10	10,082.93	3,513.17	25.84%	151,793.26	152,345.09	-551.83	-0.36%
Department: 201 - FINANCE								
51 - PERSONNEL	58,173.60	59,974.23	-1,800.63	-3.10%	476,982.44	486,526.32	-9,543.88	-2.00%
52 - CONTRACTUAL	11,163.21	6,979.48	4,183.73	37.48%	80,478.10	115,429.34	-34,951.24	-43.43%
53 - GENERAL SERVICES	0.00	18.65	-18.65	0.00%	1,032.47	743.08	289.39	28.03%
54 - MACHINE & EQUIPMENT MAI	0.00	145.00	-145.00	0.00%	88,256.78	92,327.11	-4,070.33	-4.61%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
56 - BANK CHARGES	215.00	100.00	115.00	53.49%	-1,251.63	1,128.25	-2,379.88	-190.14%
Department 201 - FINANCE Total:	69,551.81	67,217.36	2,334.45	3.36%	645,498.16	696,154.10	-50,655.94	-7.85%
Department: 203 - INFORMATION TECHNOLOGY								
51 - PERSONNEL	23,455.20	24,143.29	-688.09	-2.93%	183,828.65	194,105.72	-10,277.07	-5.59%
52 - CONTRACTUAL	97.99	687.00	-589.01	-601.09%	4,027.82	5,743.96	-1,716.14	-42.61%
53 - GENERAL SERVICES	372.11	11,330.86	-10,958.75	-2,945.03%	53,322.56	47,879.96	5,442.60	10.21%
54 - MACHINE & EQUIPMENT MAI	6,616.89	1,760.57	4,856.32	73.39%	209,183.73	248,141.12	-38,957.39	-18.62%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	71,092.78	-71,092.78	0.00%
Department 203 - INFORMATION TECHNOLOGY Total:	30,542.19	37,921.72	-7,379.53	-24.16%	450,362.76	566,963.54	-116,600.78	-25.89%
Department: 204 - TAX								
52 - CONTRACTUAL	40.00	0.00	40.00	100.00%	221,412.88	234,532.36	-13,119.48	-5.93%
Department 204 - TAX Total:	40.00	0.00	40.00	100.00%	221,412.88	234,532.36	-13,119.48	-5.93%

Prior-Year Comparative Income Statement

For the Period Ending 08/31/2025

Categor...	2023-2024 Aug. Activity	2024-2025 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Department: 301 - LEGAL COUNSEL								
51 - PERSONNEL	8,178.98	9,969.67	-1,790.69	-21.89%	108,816.34	81,919.46	26,896.88	24.72%
52 - CONTRACTUAL	0.00	0.00	0.00	0.00%	865.85	321.44	544.41	62.88%
53 - GENERAL SERVICES	204.00	0.00	204.00	100.00%	204.00	132.00	72.00	35.29%
Department 301 - LEGAL COUNSEL Total:	8,382.98	9,969.67	-1,586.69	-18.93%	109,886.19	82,372.90	27,513.29	25.04%
Department: 302 - MUNICIPAL COURT								
51 - PERSONNEL	7,693.47	8,635.17	-941.70	-12.24%	75,606.73	79,325.69	-3,718.96	-4.92%
52 - CONTRACTUAL	3,720.00	4,126.61	-406.61	-10.93%	43,068.17	41,356.41	1,711.76	3.97%
53 - GENERAL SERVICES	1,534.44	2,286.09	-751.65	-48.99%	16,247.87	26,652.99	-10,405.12	-64.04%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	7,113.15	7,604.79	-491.64	-6.91%
Department 302 - MUNICIPAL COURT Total:	12,947.91	15,047.87	-2,099.96	-16.22%	142,035.92	154,939.88	-12,903.96	-9.08%
Department: 402 - STREET MAINTENANCE								
51 - PERSONNEL	48,752.40	43,685.16	5,067.24	10.39%	365,896.34	366,120.00	-223.66	-0.06%
52 - CONTRACTUAL	18,634.87	16,378.52	2,256.35	12.11%	204,428.80	206,426.42	-1,997.62	-0.98%
53 - GENERAL SERVICES	1,312.72	4,533.66	-3,220.94	-245.36%	33,241.16	39,790.50	-6,549.34	-19.70%
54 - MACHINE & EQUIPMENT MAI	3,972.98	19,615.55	-15,642.57	-393.72%	65,844.82	107,111.74	-41,266.92	-62.67%
55 - CAPITAL OUTLAY	66,191.10	0.00	66,191.10	100.00%	181,176.10	97,640.00	83,536.10	46.11%
Department 402 - STREET MAINTENANCE Total:	138,864.07	84,212.89	54,651.18	39.36%	850,587.22	817,088.66	33,498.56	3.94%
Department: 501 - PARKS & RECREATION								
51 - PERSONNEL	110,398.63	106,140.67	4,257.96	3.86%	940,528.23	916,660.31	23,867.92	2.54%
52 - CONTRACTUAL	110,556.40	13,061.26	97,495.14	88.19%	459,820.60	407,808.39	52,012.21	11.31%
53 - GENERAL SERVICES	9,250.70	7,945.46	1,305.24	14.11%	159,791.84	136,121.74	23,670.10	14.81%
54 - MACHINE & EQUIPMENT MAI	6,416.26	11,986.30	-5,570.04	-86.81%	146,200.39	156,818.70	-10,618.31	-7.26%
55 - CAPITAL OUTLAY	14,575.00	0.00	14,575.00	100.00%	377,128.79	157,633.17	219,495.62	58.20%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	82,732.12	82,732.12	0.00	0.00%
Department 501 - PARKS & RECREATION Total:	251,196.99	139,133.69	112,063.30	44.61%	2,166,201.97	1,857,774.43	308,427.54	14.24%
Department: 504 - LIBRARY								
51 - PERSONNEL	23,862.58	24,605.96	-743.38	-3.12%	195,115.45	200,307.42	-5,191.97	-2.66%
52 - CONTRACTUAL	2,449.73	1,893.82	555.91	22.69%	21,834.53	17,971.84	3,862.69	17.69%
53 - GENERAL SERVICES	2,816.07	4,822.70	-2,006.63	-71.26%	28,944.02	26,380.27	2,563.75	8.86%
54 - MACHINE & EQUIPMENT MAI	5,350.00	13.98	5,336.02	99.74%	10,244.66	1,851.05	8,393.61	81.93%
Department 504 - LIBRARY Total:	34,478.38	31,336.46	3,141.92	9.11%	256,138.66	246,510.58	9,628.08	3.76%
Department: 506 - SENIOR CENTER								
51 - PERSONNEL	9,013.98	18,427.91	-9,413.93	-104.44%	74,714.73	93,809.96	-19,095.23	-25.56%
52 - CONTRACTUAL	2,199.39	6,113.58	-3,914.19	-177.97%	37,668.81	50,553.29	-12,884.48	-34.20%
53 - GENERAL SERVICES	405.61	6,325.50	-5,919.89	-1,459.50%	19,603.80	31,031.31	-11,427.51	-58.29%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	9,699.63	6,048.07	3,651.56	37.65%
55 - CAPITAL OUTLAY	392,390.00	0.00	392,390.00	100.00%	844,989.89	864,787.44	-19,797.55	-2.34%
Department 506 - SENIOR CENTER Total:	404,008.98	30,866.99	373,141.99	92.36%	986,676.86	1,046,230.07	-59,553.21	-6.04%

Prior-Year Comparative Income Statement

For the Period Ending 08/31/2025

Categor...	2023-2024 Aug. Activity	2024-2025 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Department: 507 - AQUATIC CENTER								
51 - PERSONNEL	21,967.46	40,541.82	-18,574.36	-84.55%	108,239.29	128,145.78	-19,906.49	-18.39%
52 - CONTRACTUAL	6,499.83	4,001.83	2,498.00	38.43%	58,411.70	63,532.86	-5,121.16	-8.77%
53 - GENERAL SERVICES	2,809.16	3,139.16	-330.00	-11.75%	35,246.92	28,117.29	7,129.63	20.23%
54 - MACHINE & EQUIPMENT MAI	17,949.38	14,673.00	3,276.38	18.25%	99,279.36	38,679.53	60,599.83	61.04%
Department 507 - AQUATIC CENTER Total:	49,225.83	62,355.81	-13,129.98	-26.67%	301,177.27	258,475.46	42,701.81	14.18%
Department: 601 - FIRE DEPARTMENT								
51 - PERSONNEL	467,114.27	459,425.70	7,688.57	1.65%	3,470,177.24	3,733,907.92	-263,730.68	-7.60%
52 - CONTRACTUAL	19,186.25	7,194.81	11,991.44	62.50%	196,091.40	224,916.47	-28,825.07	-14.70%
53 - GENERAL SERVICES	14,920.18	23,279.84	-8,359.66	-56.03%	260,470.05	258,361.14	2,108.91	0.81%
54 - MACHINE & EQUIPMENT MAI	7,267.66	4,625.61	2,642.05	36.35%	137,091.87	158,269.90	-21,178.03	-15.45%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	245,623.53	69,706.84	175,916.69	71.62%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	168,976.30	168,976.30	0.00	0.00%
Department 601 - FIRE DEPARTMENT Total:	508,488.36	494,525.96	13,962.40	2.75%	4,478,430.39	4,614,138.57	-135,708.18	-3.03%
Department: 701 - POLICE DEPARTMENT								
51 - PERSONNEL	541,448.59	559,656.63	-18,208.04	-3.36%	4,529,931.14	4,573,218.48	-43,287.34	-0.96%
52 - CONTRACTUAL	40,450.00	27,687.79	12,762.21	31.55%	391,178.83	436,223.76	-45,044.93	-11.52%
53 - GENERAL SERVICES	14,994.55	12,090.90	2,903.65	19.36%	206,609.45	193,222.91	13,386.54	6.48%
54 - MACHINE & EQUIPMENT MAI	55,544.91	13,346.25	42,198.66	75.97%	364,149.71	553,362.28	-189,212.57	-51.96%
55 - CAPITAL OUTLAY	23,905.44	18,213.00	5,692.44	23.81%	582,358.13	132,639.76	449,718.37	77.22%
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	0.00	0.44	-0.44	0.00%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	348,297.04	320,158.86	28,138.18	8.08%
Department 701 - POLICE DEPARTMENT Total:	676,343.49	630,994.57	45,348.92	6.71%	6,422,524.30	6,208,826.49	213,697.81	3.33%
Department: 801 - DEVELOPMENT SERVICES								
51 - PERSONNEL	53,168.16	55,333.04	-2,164.88	-4.07%	458,660.76	430,090.45	28,570.31	6.23%
52 - CONTRACTUAL	1,654.05	6,392.09	-4,738.04	-286.45%	213,668.29	62,308.92	151,359.37	70.84%
53 - GENERAL SERVICES	1,105.31	2,652.60	-1,547.29	-139.99%	15,342.69	38,887.62	-23,544.93	-153.46%
54 - MACHINE & EQUIPMENT MAI	31.00	1,153.00	-1,122.00	-3,619.35%	20,958.68	23,100.28	-2,141.60	-10.22%
58 - GRANT DISBURSEMENTS	0.00	0.00	0.00	0.00%	0.00	4,074.29	-4,074.29	0.00%
Department 801 - DEVELOPMENT SERVICES Total:	55,958.52	65,530.73	-9,572.21	-17.11%	708,630.42	558,461.56	150,168.86	21.19%
Department: 803 - CODE ENFORCEMENT								
52 - CONTRACTUAL	0.00	0.00	0.00	0.00%	0.00	0.69	-0.69	0.00%
Department 803 - CODE ENFORCEMENT Total:	0.00	0.00	0.00	0.00%	0.00	0.69	-0.69	0.00%
Department: 804 - GIS								
51 - PERSONNEL	9,429.16	9,745.45	-316.29	-3.35%	76,742.84	79,552.37	-2,809.53	-3.66%
52 - CONTRACTUAL	0.00	253.87	-253.87	0.00%	2,155.96	1,690.65	465.31	21.58%
53 - GENERAL SERVICES	0.00	0.00	0.00	0.00%	2,543.08	260.95	2,282.13	89.74%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	29,911.89	31,429.97	-1,518.08	-5.08%
Department 804 - GIS Total:	9,429.16	9,999.32	-570.16	-6.05%	111,353.77	112,933.94	-1,580.17	-1.42%

Prior-Year Comparative Income Statement

For the Period Ending 08/31/2025

Categor...	2023-2024 Aug. Activity	2024-2025 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Department: 900 - TRANSFERS								
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	73,863.54	73,863.54	0.00	0.00%
59 - TRANSFER	0.00	0.00	0.00	0.00%	1,493,383.00	422,080.00	1,071,303.00	71.74%
Department 900 - TRANSFERS Total:	0.00	0.00	0.00	0.00%	1,567,246.54	495,943.54	1,071,303.00	68.36%
Expense Total:	2,374,388.26	1,834,760.56	539,627.70	22.73%	20,808,771.91	19,695,465.33	1,113,306.58	5.35%
Fund 01 Surplus (Deficit):	-1,162,758.14	-670,370.66	492,387.48	42.35%	2,064,930.10	4,315,105.08	2,250,174.98	108.97%

Prior-Year Comparative Income Statement

For the Period Ending 08/31/2025

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Fund: 02 - WATER AND WASTEWATER FUND								
Revenue								
41 - LICENSES AND PERMITS	0.00	0.00	0.00	0.00%	1,805.78	3,778.78	1,973.00	109.26%
44 - CHARGES FOR SERVICES	1,052,119.02	1,055,667.33	3,548.31	0.34%	10,238,051.51	10,981,608.05	743,556.54	7.26%
45 - OTHER REVENUE	70,696.12	34,925.24	-35,770.88	-50.60%	1,120,057.93	517,561.12	-602,496.81	-53.79%
49 - TRANSFER	0.00	0.00	0.00	0.00%	94,582.00	108,443.00	13,861.00	14.66%
Revenue Total:	1,122,815.14	1,090,592.57	-32,222.57	-2.87%	11,454,497.22	11,611,390.95	156,893.73	1.37%
Expense								
Department: 000 - UTILITIES ADMINISTRATION								
51 - PERSONNEL	81,220.16	114,586.79	-33,366.63	-41.08%	668,100.14	883,176.23	-215,076.09	-32.19%
52 - CONTRACTUAL	4,359.16	2,455.41	1,903.75	43.67%	25,503.39	31,245.52	-5,742.13	-22.52%
53 - GENERAL SERVICES	703.59	927.43	-223.84	-31.81%	6,218.95	14,067.36	-7,848.41	-126.20%
54 - MACHINE & EQUIPMENT MAI	223.60	0.00	223.60	100.00%	3,746.21	4,104.14	-357.93	-9.55%
55 - CAPITAL OUTLAY	616.06	0.00	616.06	100.00%	860,833.41	-153,690.55	1,014,523.96	117.85%
Department 000 - UTILITIES ADMINISTRATION Total:	87,122.57	117,969.63	-30,847.06	-35.41%	1,564,402.10	778,902.70	785,499.40	50.21%
Department: 001 - WATER PRODUCTION								
51 - PERSONNEL	31,040.17	33,155.03	-2,114.86	-6.81%	234,560.36	268,713.09	-34,152.73	-14.56%
52 - CONTRACTUAL	48,809.15	46,973.80	1,835.35	3.76%	624,436.28	677,650.89	-53,214.61	-8.52%
53 - GENERAL SERVICES	1,977.28	722.18	1,255.10	63.48%	11,260.99	12,068.17	-807.18	-7.17%
54 - MACHINE & EQUIPMENT MAI	21,147.40	1,304.98	19,842.42	93.83%	165,032.05	27,911.56	137,120.49	83.09%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	1,336,395.36	10,663.19	1,325,732.17	99.20%
Department 001 - WATER PRODUCTION Total:	102,974.00	82,155.99	20,818.01	20.22%	2,371,685.04	997,006.90	1,374,678.14	57.96%
Department: 002 - WATER DISTRIBUTION								
51 - PERSONNEL	16,463.92	18,051.83	-1,587.91	-9.64%	127,925.47	183,354.05	-55,428.58	-43.33%
52 - CONTRACTUAL	9,876.21	8,656.15	1,220.06	12.35%	116,243.15	107,397.96	8,845.19	7.61%
53 - GENERAL SERVICES	2,145.66	1,963.97	181.69	8.47%	53,674.09	52,913.77	760.32	1.42%
54 - MACHINE & EQUIPMENT MAI	11,147.51	13,771.93	-2,624.42	-23.54%	146,309.82	166,458.18	-20,148.36	-13.77%
55 - CAPITAL OUTLAY	56,888.97	193,744.28	-136,855.31	-240.57%	379,710.59	265,816.00	113,894.59	30.00%
Department 002 - WATER DISTRIBUTION Total:	96,522.27	236,188.16	-139,665.89	-144.70%	823,863.12	775,939.96	47,923.16	5.82%
Department: 003 - CUSTOMER SERVICE								
51 - PERSONNEL	20,237.04	16,938.86	3,298.18	16.30%	151,366.30	145,440.74	5,925.56	3.91%
52 - CONTRACTUAL	464.37	261.27	203.10	43.74%	20,173.40	21,715.69	-1,542.29	-7.65%
53 - GENERAL SERVICES	876.18	814.23	61.95	7.07%	11,302.75	10,014.22	1,288.53	11.40%
54 - MACHINE & EQUIPMENT MAI	1,282.38	4,008.28	-2,725.90	-212.57%	54,851.13	276,091.84	-221,240.71	-403.35%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	102,520.00	-102,520.00	0.00%
Department 003 - CUSTOMER SERVICE Total:	22,859.97	22,022.64	837.33	3.66%	237,693.58	555,782.49	-318,088.91	-133.82%
Department: 011 - WASTEWATER COLLECTION								
51 - PERSONNEL	38,518.48	26,706.86	11,811.62	30.66%	239,269.00	277,214.25	-37,945.25	-15.86%
52 - CONTRACTUAL	44,238.08	55.48	44,182.60	99.87%	97,995.65	31,006.41	66,989.24	68.36%
53 - GENERAL SERVICES	469.80	1,324.15	-854.35	-181.85%	11,381.67	20,108.87	-8,727.20	-76.68%

Prior-Year Comparative Income Statement

For the Period Ending 08/31/2025

Categor...	2023-2024 Aug. Activity	2024-2025 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
54 - MACHINE & EQUIPMENT MAI	5,914.89	378.62	5,536.27	93.60%	84,417.18	23,945.36	60,471.82	71.63%
55 - CAPITAL OUTLAY	2,020,650.01	6,200.00	2,014,450.01	99.69%	11,748,510.24	2,846,832.66	8,901,677.58	75.77%
Department 011 - WASTEWATER COLLECTION Total:	2,109,791.26	34,665.11	2,075,126.15	98.36%	12,181,573.74	3,199,107.55	8,982,466.19	73.74%
Department: 012 - WASTEWATER TREATMENT								
52 - CONTRACTUAL	91,780.79	95,829.51	-4,048.72	-4.41%	1,044,042.02	992,527.66	51,514.36	4.93%
54 - MACHINE & EQUIPMENT MAI	4,797.74	2,202.49	2,595.25	54.09%	102,807.54	64,362.29	38,445.25	37.40%
55 - CAPITAL OUTLAY	34,505.00	0.00	34,505.00	100.00%	160,365.00	659,515.55	-499,150.55	-311.26%
Department 012 - WASTEWATER TREATMENT Total:	131,083.53	98,032.00	33,051.53	25.21%	1,307,214.56	1,716,405.50	-409,190.94	-31.30%
Department: 020 - BILLING & COLLECTION								
51 - PERSONNEL	5,208.12	10,242.86	-5,034.74	-96.67%	76,984.15	79,174.12	-2,189.97	-2.84%
52 - CONTRACTUAL	10,120.46	14,642.15	-4,521.69	-44.68%	89,522.18	121,388.35	-31,866.17	-35.60%
53 - GENERAL SERVICES	43,542.08	82,425.67	-38,883.59	-89.30%	399,572.33	787,553.74	-387,981.41	-97.10%
54 - MACHINE & EQUIPMENT MAI	265.00	265.00	0.00	0.00%	52,380.94	78,698.71	-26,317.77	-50.24%
Department 020 - BILLING & COLLECTION Total:	59,135.66	107,575.68	-48,440.02	-81.91%	618,459.60	1,066,814.92	-448,355.32	-72.50%
Department: 901 - NON-DEPARTMENTAL								
52 - CONTRACTUAL	67,916.47	76,675.61	-8,759.14	-12.90%	721,268.27	754,335.37	-33,067.10	-4.58%
56 - BANK CHARGES	175.00	450.00	-275.00	-157.14%	1,027.39	629.47	397.92	38.73%
57 - DEBT SERVICE	443,145.75	424,694.75	18,451.00	4.16%	2,759,892.27	2,952,840.50	-192,948.23	-6.99%
59 - TRANSFER	0.00	0.00	0.00	0.00%	1,608,217.00	1,315,085.00	293,132.00	18.23%
Department 901 - NON-DEPARTMENTAL Total:	511,237.22	501,820.36	9,416.86	1.84%	5,090,404.93	5,022,890.34	67,514.59	1.33%
Expense Total:	3,120,726.48	1,200,429.57	1,920,296.91	61.53%	24,195,296.67	14,112,850.36	10,082,446.31	41.67%
Fund 02 Surplus (Deficit):	-1,997,911.34	-109,837.00	1,888,074.34	94.50%	-12,740,799.45	-2,501,459.41	10,239,340.04	80.37%

Prior-Year Comparative Income Statement

For the Period Ending 08/31/2025

Categor...	2023-2024 Aug. Activity	2024-2025 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 03 - SANITARY LANDFILL FUND								
Revenue								
44 - CHARGES FOR SERVICES	149,459.01	200,883.01	51,424.00	34.41%	1,411,123.70	1,817,585.84	406,462.14	28.80%
45 - OTHER REVENUE	12,228.93	13,542.30	1,313.37	10.74%	216,148.26	130,048.07	-86,100.19	-39.83%
Revenue Total:	161,687.94	214,425.31	52,737.37	32.62%	1,627,271.96	1,947,633.91	320,361.95	19.69%
Expense								
Department: 030 - LANDFILL								
51 - PERSONNEL	24,765.86	35,559.96	-10,794.10	-43.58%	267,805.14	300,333.99	-32,528.85	-12.15%
52 - CONTRACTUAL	200.19	278.17	-77.98	-38.95%	105,031.46	81,469.95	23,561.51	22.43%
53 - GENERAL SERVICES	8,006.18	12,395.31	-4,389.13	-54.82%	106,720.63	109,961.28	-3,240.65	-3.04%
54 - MACHINE & EQUIPMENT MAI	9,776.79	9,821.84	-45.05	-0.46%	131,855.48	225,756.57	-93,901.09	-71.22%
55 - CAPITAL OUTLAY	0.00	56.87	-56.87	0.00%	46,608.09	39,486.87	7,121.22	15.28%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	196,619.67	196,619.67	0.00	0.00%
59 - TRANSFER	0.00	0.00	0.00	0.00%	96,642.00	93,162.00	3,480.00	3.60%
Department 030 - LANDFILL Total:	42,749.02	58,112.15	-15,363.13	-35.94%	951,282.47	1,046,790.33	-95,507.86	-10.04%
Expense Total:	42,749.02	58,112.15	-15,363.13	-35.94%	951,282.47	1,046,790.33	-95,507.86	-10.04%
Fund 03 Surplus (Deficit):	118,938.92	156,313.16	37,374.24	31.42%	675,989.49	900,843.58	224,854.09	33.26%

Prior-Year Comparative Income Statement

For the Period Ending 08/31/2025

Categor...	2023-2024 Aug. Activity	2024-2025 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 04 - AIRPORT FUND								
Revenue								
43 - INTERGOVERNMENTAL	45,000.00	67,657.53	22,657.53	50.35%	73,433.87	86,988.33	13,554.46	18.46%
44 - CHARGES FOR SERVICES	8,091.46	6,804.07	-1,287.39	-15.91%	119,281.12	133,587.56	14,306.44	11.99%
45 - OTHER REVENUE	20.00	20.00	0.00	0.00%	2,870.00	229.52	-2,640.48	-92.00%
49 - TRANSFER	0.00	0.00	0.00	0.00%	77,091.00	79,134.00	2,043.00	2.65%
Revenue Total:	53,111.46	74,481.60	21,370.14	40.24%	272,675.99	299,939.41	27,263.42	10.00%
Expense								
Department: 040 - AIRPORT								
51 - PERSONNEL	8,267.32	8,513.57	-246.25	-2.98%	66,536.49	68,618.45	-2,081.96	-3.13%
52 - CONTRACTUAL	4,308.81	3,573.89	734.92	17.06%	59,982.43	73,456.93	-13,474.50	-22.46%
53 - GENERAL SERVICES	1,080.68	219.20	861.48	79.72%	2,765.98	1,762.67	1,003.31	36.27%
54 - MACHINE & EQUIPMENT MAI	58,104.16	11.70	58,092.46	99.98%	96,024.24	104,787.40	-8,763.16	-9.13%
55 - CAPITAL OUTLAY	1,607.20	56,067.54	-54,460.34	-3,388.52%	773,552.19	310,201.01	463,351.18	59.90%
Department 040 - AIRPORT Total:	73,368.17	68,385.90	4,982.27	6.79%	998,861.33	558,826.46	440,034.87	44.05%
Expense Total:	73,368.17	68,385.90	4,982.27	6.79%	998,861.33	558,826.46	440,034.87	44.05%
Fund 04 Surplus (Deficit):	-20,256.71	6,095.70	26,352.41	130.09%	-726,185.34	-258,887.05	467,298.29	64.35%

Prior-Year Comparative Income Statement

For the Period Ending 08/31/2025

Categor...	2023-2024 Aug. Activity	2024-2025 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 05 - STORM WATER DRAINAGE FUND								
Revenue								
41 - LICENSES AND PERMITS	0.00	0.00	0.00	0.00%	17,968.47	82,653.13	64,684.66	359.99%
44 - CHARGES FOR SERVICES	83,678.82	125,256.02	41,577.20	49.69%	917,900.56	1,306,360.02	388,459.46	42.32%
45 - OTHER REVENUE	5,141.93	4,243.69	-898.24	-17.47%	54,661.78	49,970.58	-4,691.20	-8.58%
Revenue Total:	88,820.75	129,499.71	40,678.96	45.80%	990,530.81	1,438,983.73	448,452.92	45.27%
Expense								
Department: 050 - STORM WATER DRAINAGE								
52 - CONTRACTUAL	38,990.03	2,691.94	36,298.09	93.10%	142,553.46	31,016.54	111,536.92	78.24%
54 - MACHINE & EQUIPMENT MAI	0.00	5,156.00	-5,156.00	0.00%	44,763.00	6,254.78	38,508.22	86.03%
55 - CAPITAL OUTLAY	25,460.80	43,641.12	-18,180.32	-71.41%	90,930.38	546,241.10	-455,310.72	-500.72%
56 - BANK CHARGES	175.00	175.00	0.00	0.00%	850.00	350.00	500.00	58.82%
57 - DEBT SERVICE	75,523.00	69,104.51	6,418.49	8.50%	482,163.00	484,627.51	-2,464.51	-0.51%
59 - TRANSFER	0.00	0.00	0.00	0.00%	265,727.00	337,787.00	-72,060.00	-27.12%
Department 050 - STORM WATER DRAINAGE Total:	140,148.83	120,768.57	19,380.26	13.83%	1,026,986.84	1,406,276.93	-379,290.09	-36.93%
Expense Total:	140,148.83	120,768.57	19,380.26	13.83%	1,026,986.84	1,406,276.93	-379,290.09	-36.93%
Fund 05 Surplus (Deficit):	-51,328.08	8,731.14	60,059.22	117.01%	-36,456.03	32,706.80	69,162.83	189.72%

Prior-Year Comparative Income Statement

For the Period Ending 08/31/2025

Categor...	2023-2024 Aug. Activity	2024-2025 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 07 - HOTEL OCCUPANCY TAX FUND								
Revenue								
40 - TAXES	80,110.73	67,022.44	-13,088.29	-16.34%	797,320.11	838,117.98	40,797.87	5.12%
44 - CHARGES FOR SERVICES	12,537.60	175.00	-12,362.60	-98.60%	43,783.55	36,408.85	-7,374.70	-16.84%
45 - OTHER REVENUE	8,744.35	7,948.35	-796.00	-9.10%	74,784.18	80,899.68	6,115.50	8.18%
Revenue Total:	101,392.68	75,145.79	-26,246.89	-25.89%	915,887.84	955,426.51	39,538.67	4.32%
Expense								
Department: 070 - TOURISM								
51 - PERSONNEL	2,580.66	7,337.48	-4,756.82	-184.33%	58,463.57	59,511.84	-1,048.27	-1.79%
52 - CONTRACTUAL	81,026.60	59,717.15	21,309.45	26.30%	153,199.44	231,141.11	-77,941.67	-50.88%
53 - GENERAL SERVICES	0.00	16.46	-16.46	0.00%	438.97	536.22	-97.25	-22.15%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	13,469.09	-13,469.09	0.00%
57 - DEBT SERVICE	35,375.00	34,400.00	975.00	2.76%	136,725.00	134,775.00	1,950.00	1.43%
58 - GRANT DISBURSEMENTS	4,127.03	658.05	3,468.98	84.06%	257,854.57	219,465.94	38,388.63	14.89%
Department 070 - TOURISM Total:	123,109.29	102,129.14	20,980.15	17.04%	606,681.55	658,899.20	-52,217.65	-8.61%
Expense Total:	123,109.29	102,129.14	20,980.15	17.04%	606,681.55	658,899.20	-52,217.65	-8.61%
Fund 07 Surplus (Deficit):	-21,716.61	-26,983.35	-5,266.74	-24.25%	309,206.29	296,527.31	-12,678.98	-4.10%

Prior-Year Comparative Income Statement

For the Period Ending 08/31/2025

Categor...	2023-2024 Aug. Activity	2024-2025 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 08 - DEBT SERVICE FUND								
Revenue								
40 - TAXES	1,248.84	618.39	-630.45	-50.48%	305,268.49	307,413.64	2,145.15	0.70%
45 - OTHER REVENUE	108.95	863.15	754.20	692.24%	1,333.26	9,487.76	8,154.50	611.62%
49 - TRANSFER	0.00	0.00	0.00	0.00%	0.00	823,050.00	823,050.00	0.00%
Revenue Total:	1,357.79	1,481.54	123.75	9.11%	306,601.75	1,139,951.40	833,349.65	271.80%
Expense								
Department: 080 - DEBT SERVICE								
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	300.00	300.00	0.00	0.00%
57 - DEBT SERVICE	178,749.99	164,756.25	13,993.74	7.83%	1,095,924.99	1,098,506.25	-2,581.26	-0.24%
Department 080 - DEBT SERVICE Total:	178,749.99	164,756.25	13,993.74	7.83%	1,096,224.99	1,098,806.25	-2,581.26	-0.24%
Expense Total:	178,749.99	164,756.25	13,993.74	7.83%	1,096,224.99	1,098,806.25	-2,581.26	-0.24%
Fund 08 Surplus (Deficit):	-177,392.20	-163,274.71	14,117.49	7.96%	-789,623.24	41,145.15	830,768.39	105.21%

Prior-Year Comparative Income Statement

For the Period Ending 08/31/2025

Categor...	2023-2024 Aug. Activity	2024-2025 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 10 - CAPITAL PROJECTS FUND								
Revenue								
41 - LICENSES AND PERMITS	1,050.00	0.00	-1,050.00	-100.00%	3,620.00	630.00	-2,990.00	-82.60%
43 - INTERGOVERNMENTAL	167,320.47	0.00	-167,320.47	-100.00%	1,351,117.52	0.00	-1,351,117.52	-100.00%
45 - OTHER REVENUE	34,890.97	18,228.76	-16,662.21	-47.76%	365,471.71	242,824.55	-122,647.16	-33.56%
49 - TRANSFER	0.00	0.00	0.00	0.00%	1,416,292.00	342,946.00	-1,073,346.00	-75.79%
Revenue Total:	203,261.44	18,228.76	-185,032.68	-91.03%	3,136,501.23	586,400.55	-2,550,100.68	-81.30%
Expense								
Department: 402 - STREET MAINTENANCE								
55 - CAPITAL OUTLAY	866,921.46	576,324.42	290,597.04	33.52%	2,922,383.70	594,442.38	2,327,941.32	79.66%
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	0.00	114,585.27	-114,585.27	0.00%
Department 402 - STREET MAINTENANCE Total:	866,921.46	576,324.42	290,597.04	33.52%	2,922,383.70	709,027.65	2,213,356.05	75.74%
Department: 501 - PARKS & RECREATION								
55 - CAPITAL OUTLAY	5,250.00	0.00	5,250.00	100.00%	10,500.00	257,000.00	-246,500.00	-2,347.62%
Department 501 - PARKS & RECREATION Total:	5,250.00	0.00	5,250.00	100.00%	10,500.00	257,000.00	-246,500.00	-2,347.62%
Expense Total:	872,171.46	576,324.42	295,847.04	33.92%	2,932,883.70	966,027.65	1,966,856.05	67.06%
Fund 10 Surplus (Deficit):	-668,910.02	-558,095.66	110,814.36	16.57%	203,617.53	-379,627.10	-583,244.63	-286.44%

Prior-Year Comparative Income Statement

For the Period Ending 08/31/2025

Categor...	2023-2024 Aug. Activity	2024-2025 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 11 - CHILD SAFETY FUND								
Revenue								
42 - FINES AND FORFEITURES	158.95	121.14	-37.81	-23.79%	2,691.42	4,719.76	2,028.34	75.36%
45 - OTHER REVENUE	60.30	70.08	9.78	16.22%	579.26	676.28	97.02	16.75%
Revenue Total:	219.25	191.22	-28.03	-12.78%	3,270.68	5,396.04	2,125.36	64.98%
Expense								
Department: 110 - CHILD SAFETY								
52 - CONTRACTUAL	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
Department 110 - CHILD SAFETY Total:	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
Expense Total:	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
Fund 11 Surplus (Deficit):	219.25	191.22	-28.03	-12.78%	3,270.68	5,396.04	2,125.36	64.98%

Prior-Year Comparative Income Statement

For the Period Ending 08/31/2025

Categor...	2023-2024 Aug. Activity	2024-2025 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 12 - COURT TECHNOLOGY FUND								
Revenue								
42 - FINES AND FORFEITURES	1,262.90	1,105.59	-157.31	-12.46%	14,102.31	13,488.22	-614.09	-4.35%
45 - OTHER REVENUE	203.22	225.69	22.47	11.06%	1,863.33	2,223.41	360.08	19.32%
Revenue Total:	1,466.12	1,331.28	-134.84	-9.20%	15,965.64	15,711.63	-254.01	-1.59%
Expense								
Department: 120 - COURT TECHNOLOGY								
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	2,063.25	884.00	1,179.25	57.15%
Department 120 - COURT TECHNOLOGY Total:	0.00	0.00	0.00	0.00%	2,063.25	884.00	1,179.25	57.15%
Expense Total:	0.00	0.00	0.00	0.00%	2,063.25	884.00	1,179.25	57.15%
Fund 12 Surplus (Deficit):	1,466.12	1,331.28	-134.84	-9.20%	13,902.39	14,827.63	925.24	6.66%

Prior-Year Comparative Income Statement

For the Period Ending 08/31/2025

Categor...	2023-2024 Aug. Activity	2024-2025 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 13 - PUBLIC SAFETY FUND								
Revenue								
42 - FINES AND FORFEITURES	0.00	0.00	0.00	0.00%	71,100.41	87,948.32	16,847.91	23.70%
43 - INTERGOVERNMENTAL	0.00	0.00	0.00	0.00%	7,280.60	8,804.25	1,523.65	20.93%
45 - OTHER REVENUE	291.09	751.46	460.37	158.15%	2,876.57	5,985.95	3,109.38	108.09%
Revenue Total:	291.09	751.46	460.37	158.15%	81,257.58	102,738.52	21,480.94	26.44%
Expense								
Department: 130 - PUBLIC SAFETY								
52 - CONTRACTUAL	5,583.50	640.00	4,943.50	88.54%	8,297.65	7,423.32	874.33	10.54%
53 - GENERAL SERVICES	0.00	0.00	0.00	0.00%	0.00	2,900.85	-2,900.85	0.00%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	24,469.00	-24,469.00	0.00%
Department 130 - PUBLIC SAFETY Total:	5,583.50	640.00	4,943.50	88.54%	8,297.65	34,793.17	-26,495.52	-319.31%
Expense Total:	5,583.50	640.00	4,943.50	88.54%	8,297.65	34,793.17	-26,495.52	-319.31%
Fund 13 Surplus (Deficit):	-5,292.41	111.46	5,403.87	102.11%	72,959.93	67,945.35	-5,014.58	-6.87%

Prior-Year Comparative Income Statement

For the Period Ending 08/31/2025

Categor...	2023-2024 Aug. Activity	2024-2025 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 20 - TAX INCREMENT FINANCING FUND								
Revenue								
40 - TAXES	155,514.01	0.00	-155,514.01	-100.00%	712,259.73	581,569.42	-130,690.31	-18.35%
45 - OTHER REVENUE	6,305.65	807.76	-5,497.89	-87.19%	55,556.78	5,307.14	-50,249.64	-90.45%
Revenue Total:	161,819.66	807.76	-161,011.90	-99.50%	767,816.51	586,876.56	-180,939.95	-23.57%
Expense								
Department: 205 - TAX INCREMENT FINANCING								
58 - GRANT DISBURSEMENTS	0.00	0.00	0.00	0.00%	4,525.23	0.00	4,525.23	100.00%
59 - TRANSFER	0.00	0.00	0.00	0.00%	0.00	823,050.00	-823,050.00	0.00%
Department 205 - TAX INCREMENT FINANCING Total:	0.00	0.00	0.00	0.00%	4,525.23	823,050.00	-818,524.77	-18,088.03%
Expense Total:	0.00	0.00	0.00	0.00%	4,525.23	823,050.00	-818,524.77	-18,088.03%
Fund 20 Surplus (Deficit):	161,819.66	807.76	-161,011.90	-99.50%	763,291.28	-236,173.44	-999,464.72	-130.94%

Prior-Year Comparative Income Statement

For the Period Ending 08/31/2025

Categor...	2023-2024 Aug. Activity	2024-2025 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 79 - SEDA								
Revenue								
40 - TAXES	61,970.24	70,669.40	8,699.16	14.04%	699,783.82	724,235.28	24,451.46	3.49%
45 - OTHER REVENUE	5,272.10	2,069.75	-3,202.35	-60.74%	56,377.49	21,421.62	-34,955.87	-62.00%
Revenue Total:	67,242.34	72,739.15	5,496.81	8.17%	756,161.31	745,656.90	-10,504.41	-1.39%
Expense								
Department: 790 - SEDA								
51 - PERSONNEL	37,838.72	45,768.27	-7,929.55	-20.96%	296,587.27	321,463.70	-24,876.43	-8.39%
52 - CONTRACTUAL	3,912.42	3,695.79	216.63	5.54%	100,731.25	84,381.35	16,349.90	16.23%
53 - GENERAL SERVICES	558.99	1,092.07	-533.08	-95.36%	5,992.45	18,725.43	-12,732.98	-212.48%
54 - MACHINE & EQUIPMENT MAI	1,211.69	430.00	781.69	64.51%	4,440.52	10,980.20	-6,539.68	-147.27%
55 - CAPITAL OUTLAY	7,000.00	0.00	7,000.00	100.00%	7,000.00	101,670.06	-94,670.06	-1,352.43%
56 - BANK CHARGES	0.00	98.11	-98.11	0.00%	0.00	98.11	-98.11	0.00%
58 - GRANT DISBURSEMENTS	50,000.00	261.99	49,738.01	99.48%	155,523.22	60,380.92	95,142.30	61.18%
59 - TRANSFER	0.00	2,500.00	-2,500.00	0.00%	30,000.00	27,500.00	2,500.00	8.33%
Department 790 - SEDA Total:	100,521.82	53,846.23	46,675.59	46.43%	600,274.71	625,199.77	-24,925.06	-4.15%
Expense Total:	100,521.82	53,846.23	46,675.59	46.43%	600,274.71	625,199.77	-24,925.06	-4.15%
Fund 79 Surplus (Deficit):	-33,279.48	18,892.92	52,172.40	156.77%	155,886.60	120,457.13	-35,429.47	-22.73%
Total Surplus (Deficit):	-3,856,401.04	-1,336,086.74	2,520,314.30	65.35%	-10,030,009.77	2,418,807.07	12,448,816.84	124.12%

Prior-Year Comparative Income Statement

For the Period Ending 08/31/2025

Fund Summary

Fund	2023-2024	2024-2025	Aug. Variance	Variance %	2023-2024	2024-2025	YTD Variance	Variance %
	Aug. Activity	Aug. Activity	Favorable / (Unfavorable)		YTD Activity	YTD Activity	Favorable / (Unfavorable)	
01 - GENERAL FUND	-1,162,758.14	-670,370.66	492,387.48	42.35%	2,064,930.10	4,315,105.08	2,250,174.98	108.97%
02 - WATER AND WASTEWA...	-1,997,911.34	-109,837.00	1,888,074.34	94.50%	-12,740,799.45	-2,501,459.41	10,239,340.04	80.37%
03 - SANITARY LANDFILL FU...	118,938.92	156,313.16	37,374.24	31.42%	675,989.49	900,843.58	224,854.09	33.26%
04 - AIRPORT FUND	-20,256.71	6,095.70	26,352.41	130.09%	-726,185.34	-258,887.05	467,298.29	64.35%
05 - STORM WATER DRAINA...	-51,328.08	8,731.14	60,059.22	117.01%	-36,456.03	32,706.80	69,162.83	189.72%
07 - HOTEL OCCUPANCY TAX ...	-21,716.61	-26,983.35	-5,266.74	-24.25%	309,206.29	296,527.31	-12,678.98	-4.10%
08 - DEBT SERVICE FUND	-177,392.20	-163,274.71	14,117.49	7.96%	-789,623.24	41,145.15	830,768.39	105.21%
10 - CAPITAL PROJECTS FUND	-668,910.02	-558,095.66	110,814.36	16.57%	203,617.53	-379,627.10	-583,244.63	-286.44%
11 - CHILD SAFETY FUND	219.25	191.22	-28.03	-12.78%	3,270.68	5,396.04	2,125.36	64.98%
12 - COURT TECHNOLOGY F...	1,466.12	1,331.28	-134.84	-9.20%	13,902.39	14,827.63	925.24	6.66%
13 - PUBLIC SAFETY FUND	-5,292.41	111.46	5,403.87	102.11%	72,959.93	67,945.35	-5,014.58	-6.87%
20 - TAX INCREMENT FINANC...	161,819.66	807.76	-161,011.90	-99.50%	763,291.28	-236,173.44	-999,464.72	-130.94%
79 - SEDA	-33,279.48	18,892.92	52,172.40	156.77%	155,886.60	120,457.13	-35,429.47	-22.73%
Total Surplus (Deficit):	-3,856,401.04	-1,336,086.74	2,520,314.30	65.35%	-10,030,009.77	2,418,807.07	12,448,816.84	124.12%



CALL TO ORDER

The City Council of the City of Stephenville, Texas, convened on Tuesday, September 2, 2025, in the City Hall Council Chambers, 298 West Washington Street, for the purpose of a Regular City Council 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:

Council Present:

Mayor Pro Tem David Baskett
Place 1 LeAnn Durfey
Place 2 Gerald Cook
Place 3 Lonn Reisman
Place 5 Maddie Smith
Place 7 Brandon Greenhaw
Place 8 Alan Nix

Council Absent:

Place 4 Dean Parr

Others Attending:

Jason King, City Manager
Randy Thomas, City Attorney
Sarah Lockenour, City Secretary

Mayor Pro Tem David Baskett called the Regular Meeting to order at 05:30 PM.

PLEDGES OF ALLEGIANCE

Gerald Cook led the pledges to the flags of the United States and the State of Texas.

INVOCATION

Reverend John Brown with Timber Ridge Church voiced the invocation.

PRESENTATIONS AND RECOGNITIONS

1. Proclamation Recognizing Stephenville as the "Cowgirl" Capitol on September 18, 2025

Mayor Pro Tem Baskett read the following proclamation.

CITY OF STEPHENVILLE 'COWGIRL' CAPITAL DAY

WHEREAS, the City of Stephenville cherishes and honors its long-standing cultural identity as the "Cowboy Capital of the World," celebrated for being home to more professional rodeo cowboys and cowgirls than any other place in the world; and

WHEREAS, the equine and rodeo traditions of Stephenville, including its Cowboy Capital Walk of Fame, the Cowboy Capital PRCA Rodeo, and its enduring western heritage, are deeply woven into the fabric of this community; and

WHEREAS, the City recognizes not only the contributions of its celebrated cowboys but also the courage, grace, and pioneering spirit of all the cowgirls who have helped shape the legacy of the American West; and

WHEREAS, September 18, 2025, the start of the 2025 Rodeo Heritage Week, presents an ideal opportunity to spotlight and celebrate those cowgirls—honoring their strength, independence, and indelible impact on the traditions and soul of Stephenville;

NOW, THEREFORE, I, David Baskett, Mayor Pro Tem of the City of Stephenville, do hereby proclaim September 18, 2025, as: "COWGIRL CAPITAL DAY" in the City of Stephenville, Texas, and call upon all citizens to join in recognizing and celebrating the contributions of cowgirls to our rodeo heritage, our community's character, and the spirit of the American West.

CITIZENS GENERAL DISCUSSION

No one addressed the Council at this time.

REGULAR AGENDA

2 Consider Approval of Atmos Mid-Tex 2025 RRM Settlement Resolution

City Manager Jason King presented this item to the Council. Atmos Representative Dillon Kuhne was present for the presentation.

The City, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2025, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2024, entitled it to additional system-wide revenues of \$245.2 million.

Application of the standards set forth in ACSC's RRM Tariff reduces the Company's request to \$225.6 million, \$163.5 million of which would be applicable to ACSC members. After reviewing the filing and conducting discovery, ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be \$185.6 million instead of the claimed \$245.2 million.

After several settlement meetings, the parties have agreed to settle the case for \$205.6 million. This is a reduction of \$20 million to the Company's initial request. This includes payment of ACSC's expenses. The Effective Date for new rates is October 1, 2025. ACSC members should take action approving the Resolution/Ordinance before October 1, 2025.

RATE TARIFFS

Atmos generated rate tariffs attached to the Resolution/Ordinance that will generate \$205.6 million in additional revenues. Atmos also prepared a Proof of Revenues supporting the settlement figures. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

BILL IMPACT

The impact of the settlement on average residential rates is an increase of \$7.83 on a monthly basis, or 9.27%. The increase for average commercial usage will be \$25.73 or 6.56%. Atmos provided bill impact comparisons containing these figures.

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or allow recovery of Cities' rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC's view, the GRIP process unfairly raises customers' rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

RRM SAVINGS OVER GRIP

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. When new rates become effective on October 1, 2025, ACSC residents will maintain an economic monthly advantage over GRIP and DARR rates. Comparison to Other Mid-Tex Rates (Residential)

	Average Bill	Compared to RRM Cities	RRM
Cities:	\$54.68	-	DARR: \$58.57
\$3.89	ATM		
Cities:	\$57.39	\$2.71	Environs: \$55.96

\$1.28 Note: ATM Cities and Environs rates are as-filed. Also note that DARR uses a test year ending in September rather than December.

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover \$245.2 million in additional system-wide revenues, the RRM settlement at \$205.6 million for ACSC members reflects substantial savings to ACSC cities. Settlement at \$205.6 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members urges all ACSC members to pass the Resolution/Ordinance before October 1, 2025. New rates become effective October 1, 2025.

MOTION by Alan Nix, second by Maddie Smith, to approve Resolution No. 2025-R-15 for the Atmos

Mid-Tex 2025 RRM Settlement as presented. MOTION CARRIED Yes 7, No 0, Abstained 0.

AMENDED MOTION by Alan Nix, second by Maddie Smith, to to approve Resolution No. 2025-R-16 for the Atmos Mid-Tex 2025 RRM Settlement as presented. MOTION CARRIED Yes 7, No 0, Abstained 0.

3. **Consider Approval of Election Contract with Erath County Clerk's Office for the 2025 Special Election**

Staff requests Council approve the contract for election services with Erath County Clerk's Office for running of the 2025 Special Election for the unexpired term of Mayor.

MOTION by Alan Nix, second by Gerald Cook, to approve Election Contract with Erath County Clerk's Office as presented. MOTION CARRIED Yes 7, No 0, Abstained 0.

4. **Consider Approval of Interlocal Agreement with Erath County of Assessment and Collection of Taxes**

City Manager Jason King presented this item to Council.

MOTION by Maddie Smith, second by Alan Nix, to approve the Interlocal Agreement with Erath County for Assessment and Collection of Taxes as presented. MOTION CARRIED Yes 7, No 0, Abstained 0.

5. **Consider Authorizing City Manager to Issue Notice of Intent to Annex a Portion of TxDOT Right-of-Way at the Intersection of FM 2303 and SH 108**

Director of Development Services Steve Killen presented the item to Council.

TxDOT has required that the City enter into an Advanced Funding Agreement for the installation of a signal light at this intersection in relation to the development project known as La Paloma. Since the City does not control the intersection, annexation is recommended to enable staff to receive escrow funds from the Developer for the costs of the signal and execute and agreement with TxDOT.

This process has been discussed with the Developer and TxDOT representatives. A survey has been requested and the 61-Day notice required by LGC Section 43.03 will be issued upon authorization.

Staff recommends authorizing the City Manager to proceed with Notice of Intent to Annex a portion of TxDOT Right-of-Way at the Intersection of FM 2303 and SH 108.

MOTION by Alan Nix, second by Maddie Smith, to proceed with notice of intent to annex as presented. MOTION CARRIED Yes 7, No 0, Abstained 0.

6. **Consider Approval of Ordinance Annexing City-Owned Parcels R78439, a Portion of R28648 and R24340**

Director of Development Services Steve Killen presented the item to Council.

The City Manager was authorized at the April, 2025 meeting to proceed with the Annexation of City Owned parcels on Highway 67 near the Clark Regional Airport per the authority expressed in LGC. At this time, staff is providing introduction of the ordinance and will send 30 day notice published in paper.

MOTION by David Baskett, second by Alan Nix, to table to item as presented. MOTION Yes 7, No 0, Abstained 0.

7. Consider Approval of Purchase of Pedestrian Hybrid Beacons for Harbin Drive / Tarleton Street Crosswalk

City Manager Jason King presented this item to Council.

The proposed PHB's will provide push-button activation to improve pedestrian safety for those crossing Harbin Drive. The proposed equipment will match the equipment installed on Frey Street adjacent to the SISD football stadium.

The equipment purchase of \$55,377.00, if approved, would be within budget and would utilize FY24-25 Street Maintenance Funds. The lead time is 12-14 weeks from order. The lowest quoted installation cost is just under \$23,000.00.

Staff recommends purchase of the Pedestrian Hybrid Beacon (PHB) equipment from ELTEC Electrotechnics corporation as the sole-source manufacturer and supplier, for the crosswalk on Harbin Drive at Tarleton Street. BACKGROUND: The proposed PHB's will provide push-button activation to improve pedestrian safety for those crossing Harbin Drive. The proposed equipment will match the equipment installed on Frey Street adjacent to the SISD football stadium.

MOTION by Brandon Greenhaw, second by LeAnn Durfey, to approve purchase of Pedestrian Hybrid Beacons for Harbin Drive/ Tarleton Street Crosswalk as presented. MOTION CARRIED Yes 7, No 0, Abstained 0.

PLANNING AND ZONING COMMISSION

8. Consider Approval of Ordinance of Voluntary Annexation of Approximately 5.01 +1- Acres Located at the Corner of East of US 281 and North of County Road 177

Director of Development Services Steve Killen presented the item to Council.

Recently, the city annexed a portion of the Fort Worth and Western Railway to the northern City Limits line. The applicant, Mr. Earl Ingram of South Texas Cement, LLC, is requesting to voluntarily annex for industrial manufacturing. A Municipal Services Agreement has been drafted and approved.

Consider approval of the voluntary annexation request for approximately 5.01 +1- acres located East of US 281 and North of County Road 177.

Section 154.04.C states that "All territory annexed to the city shall by[be] unzoned until reviewed by the Planning and Zoning Commission and zoned by the City Council to a classification in conformance with the Comprehensive Plan. All territory annexed into the city must be zoned within six months of the date of annexation. No building permit will be issued for unzoned property."

MOTION by Alan Nix, second by Lonn Reisman, to approve Ordinance No. 2025-O-24 Annexing 5.01+1- Acres located at the corner of East US 281 and North of County Road 177 as presented. MOTION CARRIED Yes 7, No 0, Abstained 0.

9. 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 Single-Family Residential (R-1) to Planned Development (PD)

MOTION by David Baskett, second by Gerald Cook, to table item as presented. MOTION Yes 7, No 0, Abstained 0.

10. Public Hearing

Application No.: PD 8998

This agenda item was tabled to be considered at the October 7, 2025, City Council Meeting.

11. Consider Approval of Ordinance Rezoning 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 Single-Family Residential (R-1) to Planned Development (PD)

This agenda item was tabled to be considered at the October 7, 2025, City Council Meeting.

12. 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 Industrial (IND) to Multiple Family Residential (R-3)

Director of Development Services Steve Killen presented the item to Council.

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.

The Planning and Zoning Commission convened on August 20, 2025 and, by a unanimous vote of 7-0, recommended the City Council approve the rezone request.

13. Public Hearing

Application No.: RZ 9037

Mayor Pro Tem Baskett entered into a Public Hearing at 5:56 PM.

No one spoke in favor or opposition regarding this annexation.

Mayor Pro Tem Baskett closed the Public Hearing at 5:56:39 PM.

14. Consider Approval of Ordinance Rezoning 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 Industrial (IND) to Multiple-Family Residential (R-3)

MOTION by Gerald Cook, second by LeAnn Durfey, to approve Ordinance No. 2025-O-25 Rezoning Property Located at 1385 Swan as presented. MOTION CARRIED Yes 7, No 0, Abstained 0.

NOMINATIONS COMMITTEE

15. Nominations Committee Report from August 19, 2025

Nominations Committee Chair presented the Nominations Committee Report from August 19, 2025.

The committee met on August 19, 2025, to consider recommendation of Citizen Board and Commission Nominations with the discussion led by committee chair Maddie Smith.

Board of Adjustment:

Committee discuss Gabriel Wood for Alternate 1 of Board of Adjustment.

MOTION by Alan Nix, second by LeAnn Durfey, to recommend Gabriel Wood to Board of Adjustment Alternate 1. MOTION CARRIED Yes 3, No 0, Abstained 0.

Committee Chair will invite Gabriel Wood to the September 2 City Council meeting for interview.

16. Consider Approval of Citizen Board and Commission Nominations

Nominee Gabriel Wood, 901 N Charlotte Ave. was present to be interviewed by City Council.

MOTION by Maddie Smith, second by Alan Nix, to approve Gabriel Wood's appointment to Alternate 1 of Board of Adjustment as presented. MOTION CARRIED Yes 7, No 0, Abstained 0.

PUBLIC WORKS COMMITTEE

17. Public Works Committee Report from August 19, 2025

Committee Chair Alan Nix presented the Public Works Committee Report from August 19, 2025.

Mr. Nix, presented a proposed amendment to the existing Waste Connections Agreement for the collection, hauling, and disposal of municipal solid waste and construction and demolition waste. The amendment would provide for an Overfill Charge to be assessed when waste collection containers are used beyond their intended capacity in a manner that interferes with typical collection operations. It was noted the Overfill Charge would mirror the Extra Pickup Charge already in place and that all existing rates are proposed to remain unchanged. It was also noted that charges would be supported with photographic documentation and that firsttime violations may receive a warning. It was further noted that the City will maintain the final authority regarding the application of charges. Mr. King, City Manager, stated the Code Enforcement division of Development Services would assist in addressing and solving the problem of overfilled containers by directly working with customers.

Following discussion, a motion was made by Mr. Baskett, seconded by Mr. Parr, to forward a positive recommendation to the full council to approve the proposed amendment to the Waste Connections Agreement as presented. The committee voted unanimously to forward a positive recommendation to the full council to approve the proposed amendment as presented.

18. Consider Approval of Amendment No. 10 to the Waste Connections Agreement

MOTION by Alan Nix, second by Brandon Greenhaw, to table and send back to Committee for further review as presented. MOTION Yes 7, No 0, Abstained 0.

FINANCIAL REPORTS

19. Monthly Budget Report for the Period Ending July 31, 2025

Monthly Budget Report for the Period Ending July 31, 2025, Director of Finance Monica Harris presented the monthly budget report as follows:

In reviewing the financial statements ending July 31, 2025, the financial indicators are overall as or better than anticipated.

Property Tax Collections: We received \$40K in property taxes in the month of July, resulting in a \$431K increase over the funds collected last fiscal year to date. The amount collected is over 100% of the \$7.8 million budget, which is \$99K more than anticipated.

Sales and Use Tax: We received \$816K in salestax in July, resulting in \$205K or 2.5% more than the funds collected last fiscal year to date. The amount collected is 88% of the \$9.4 million budget, which is \$463K higher than anticipated.

Revenue (by fund): Of the \$40 million revenue received to date, 57% was received in the General Fund, 26% was received in the Water/Wastewater Fund, 4% was received in the Landfill Fund, 3% was received in the Debt Service Fund, 3% was received in the Storm Water Drainage Fund, 2% was received in the TIF Fund, 2% was received in the Capital Projects Fund, and 2% in the HOT Fund.

Revenue (budget vs. actual): We received 94% of the total budgeted revenue through July, which is \$4.3 million more than anticipated due to taxes, licenses and permits, charges for services, interest income and other revenue.

Revenue (prior year comparison): We received \$594K more revenue through July than last fiscal year to date due to taxes, licenses and permits, charges for services, and other revenue.

Expenditures (by fund): Of the \$36 million spent to date, 49% was expended in the General Fund, 35% was expended in the Water/Wastewater Fund, 4% was expended in the Storm Water Drainage Fund, 3% was expended in the Debt Service Fund, and 3% was expended in the Landfill Fund.

Expenditures (budget vs. actual): We have expended 67% of the total budgeted expenditures through July, which is \$8.6 million less than anticipated due to personnel, contractual and capital outlay.

Expenditures (prior year comparison): We spent \$9.7 million less on expenditures through July than last fiscal year to date due to capital outlay.

SEDA Revenue Comparison: SEDA has received an overall 88% of budgeted revenue through July, which is \$16K less than last fiscal year to date due to interest income and \$33K more than anticipated due to taxes.

SEDA Expenditure Comparison: SEDA has spent an overall 49% of budgeted expenditures through July, which is \$71K more than last fiscal year to date due to personnel and capital outlay and \$392K less than anticipated due to contractual, capital outlay, and grant disbursements.

STEPHENVILLE ECONOMIC DEVELOPMENT AUTHORITY REPORT

Jeff Sanford, President & CEO a day in history recap and an update on ongoing SEDA projects.

CONSENT AGENDA

MOTION by Maddie Smith, second by Gerald Cook, to approve Consent Agenda Items as presented. MOTION CARRIED Yes 7, No 0, Abstained 0.

20. **Consider Approval of Minutes from August 5, 2025 - Regular Meeting**
21. **Consider Approval of Minutes from August 11, 2025 - Special Meeting**
22. **Consider Approval of Minutes from August 11, 2025 - Budget Hearing #1**
23. **Consider Approval of Minutes from August 18, 2025 - Budget Hearing #2**
24. **Consider Approval of Award for Bid #3342 - Municipal Service Center Flooring**
25. **Consider Acceptance of the City Park Sewer Project**
26. **Consider Approval of Sigma Tactical Wellness for Stephenville Police Department**

COMMENTS BY CITY MANAGER

COMMENTS BY COUNCIL MEMBERS

EXECUTIVE SESSION

Mayor Pro Tem David Baskett recessed the Regular City Council meeting at 6:23 PM and convened into Executive Session at 6:27 PM.

Mayor Pro Tem David Baskett adjourned the Executive Session at 7:12 PM and reconvened the Regular City Council meeting at 7:14 PM.

27. **Section 551.074 Personnel Matters - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: MUNICIPAL JUDGE**
28. **Sec. 551.076. DELIBERATION REGARDING SECURITY DEVICES OR SECURITY AUDITS - to deliberate the deployment, or specific occasions for implementation, of security personnel or devices; or a security audit**
29. **Section 551.087 Deliberation Regarding Economic Development Negotiations - Project PL**

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

27. **Section 551.074 Personnel Matters - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: MUNICIPAL JUDGE**

MOTION by Brandon Greenhaw, second by Gerald Cook, to approve appointing Lisa Pence as Municipal Judge effective October 1, 2025, and authorize staff to execute a contract with Lisa Pence for services as Municipal Judge as discussed in Executive Session. MOTION CARRIED

Yes 7, No 0, Abstained 0.

**28 - Sec. 551.076. DELIBERATION REGARDING SECURITY DEVICES OR SECURITY AUDITS
- to deliberate the deployment, or specific occasions for implementation, of security
personnel or devices; or a security audit**

MOTION by Lonn Reisman, second by LeAnn Durfey, to approve amended MOU with Stephenville
ISD for SRO as discussed in Executive Session. MOTION CARRIED Yes 7, No 0, Abstained 0.

**29 - Section 551.087 Deliberation Regarding Economic Development Negotiations - Project
PL**

MOTION by LeAnn Durfey, second by Maddie Smith, approve incentive agreement as presented in
executive session and authorize staff to execute. MOTION CARRIED Yes 7, No 0, Abstained 0.

ADJOURN

Mayor Pro Tem David Baskett adjourned the meeting at 07:15 PM.

David Baskett, Mayor Pro Tem

ATTEST:

Sarah Lockenour, City Secretary



CALL TO ORDER

The City Council of the City of Stephenville, Texas, convened on Tuesday, September 16, 2025, in the City Hall Council Chambers, 298 West Washington Street, for the purpose of a Regular City Council 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:

Council Present:

Mayor Pro Tem David Baskett
Place 1 LeAnn Durfey
Place 2 Gerald Cook
Place 3 Lonn Reisman
Place 4 Dean Parr
Place 5 Maddie Smith
Place 7 Brandon Greenhaw
Place 8 Alan Nix

Council Absent:

Others Attending:

Jason King, City Manager
Randy Thomas, City Attorney
Sarah Lockenour, City Secretary

Mayor Pro Tem David Baskett called the Regular Meeting to order at 05:30 PM.

REGULAR AGENDA

1. PUBLIC HEARING Fiscal Year 2025-2026 Budget

Mayor Pro Tem Baskett entered into a Public Hearing at 5:30 PM.

No one spoke in favor or opposition regarding the FY 2025-2026 Budget.

Mayor Pro Tem Baskett closed the Public Hearing at 5:30:35 PM.

2. **Consider Approval of Ordinance for Annual Operating Budget for Fiscal Year 2025-2026**

City Manager Jason King presented this item to Council.

MOTION by Alan Nix, second by Gerald Cook, to adopt Ordinance Number 2025-O-26 approving the Fiscal Year 2025-2026 Annual Operating Budget as presented. MOTION CARRIED with the following roll call vote:

Place 1, LeAnn Durfey - yes
Place 2, Gerald Cook - yes
Place 3, Lonni Reisman - yes
Place 4, Dean Parr - yes
Place 5, Maddie Smith - yes
Place 7, Brandon Greenhaw - yes
Place 8, Alan Nix - yes

3. **Consider Ratifying the Property Tax Increase Reflected in the FY 2025-2026 Annual Operating Budget**

City Manager Jason King presented this item to Council.

MOTION by Maddie Smith, second by Alan Nix, to ratify the property tax increase reflected in the Fiscal Year 2025-2026 Annual Operating Budget. MOTION CARRIED with the following roll call vote:

Place 1, LeAnn Durfey - yes
Place 2, Gerald Cook - yes
Place 3, Lonni Reisman - yes
Place 4, Dean Parr - yes
Place 5, Maddie Smith - yes
Place 7, Brandon Greenhaw - yes
Place 8, Alan Nix - yes

4. **Consider Adoption of Ordinance Setting Fee Schedule for Fiscal Year 2025-2026**

City Manager Jason King presented this item to Council.

MOTION by Brandon Greenhaw, second by Lonni Reisman, to approve Ordinance Number 2025-O-27 setting the Fee Schedule for Fiscal Year 2025-2026. MOTION CARRIED with the following roll call vote:

Place 1, LeAnn Durfey - yes
Place 2, Gerald Cook - yes
Place 3, Lonni Reisman - yes
Place 4, Dean Parr - yes
Place 5, Maddie Smith - yes
Place 7, Brandon Greenhaw - yes
Place 8, Alan Nix - yes

5. **PUBLIC HEARING
2025 Tax Rate**

Mayor Pro Tem Baskett entered into a Public Hearing at 5:40 PM.

No one spoke in favor or opposition regarding the 2025 Tax Rate.

Mayor Pro Tem Baskett closed the Public Hearing at 5:40:42 PM.

6. Consider Adoption of Ordinance Setting Tax Rate for 2025

City Manager Jason King presented this item to Council.

MOTION by Alan Nix, second by Maddie Smith, to approve Ordinance Number 2025-O-28 increasing the property tax rate by the adoption of a tax rate of \$0.4000 per \$100, which is effectively a 5.32 percent increase in the tax rate. MOTION CARRIED with the following roll call vote:

Place 1, LeAnn Durfey - yes
Place 2, Gerald Cook - yes
Place 3, Lonnn Reisman - yes
Place 4, Dean Parr - yes
Place 5, Maddie Smith - yes
Place 7, Brandon Greenhaw - yes
Place 8, Alan Nix - yes

7. Consider Approval of Ordinance Amending the Budget for Fiscal Year Ending September 30, 2025

Mayor Pro Tem Baskett pulled this item from the agenda.

8. Consider Adoption of City of Stephenville Official Flag

City Manager Jason King presented this item to Council.

Motion by LeAnn Durfey, second by Lonnn Reisman, to adopt the navy flag with city logo as the official City of Stephenville flag. MOTION CARRIED unanimously.

9. Consider Approval of the City of Granbury Interlocal Agreement Granbury Regional Radio Network

Mayor Pro Tem Baskett pulled this item from the agenda.

ADJOURN

Mayor Pro Tem David Baskett adjourned the meeting at 05:45 PM.

EXECUTIVE SESSION NOTICE

David Baskett, Mayor Pro Tem

ATTEST:

Sarah Lockenour, City Secretary

AGREEMENT FOR MUNICIPAL COURT BAILIFF
BETWEEN ERATH COUNTY AND
CITY OF STEPHENVILLE

STATE OF TEXAS §

COUNTY OF ERATH §

This is an agreement for Municipal Court between ERATH COUNTY, TEXAS (hereinafter referred to as COUNTY) and the CITY OF STEPHENVILLE (hereinafter referred to as CITY), each acting herein by and through its duly authorized officials.

For and in consideration of the mutual benefits stated herein, the parties hereto agree to the following terms and conditions:

1. COUNTY agrees to provide Constable Precinct 1 as bailiff for Municipal Court of the City of Stephenville. The Bailiff is required to perform the following duties and responsibilities:
 - a. Provide security for the Municipal Court, Municipal Court Judge and Court employees;
 - b. Serve subpoenas, warrants, summons and other documents related to and required for the operation of the Court;
 - c. Monitor and control activities of parties, counsel and juries as necessary for Court operation and as directed by the Municipal Court Judge; and
 - d. Other duties as assigned by the Municipal Court Judge.

The obligations as Bailiff for the Municipal Court are secondary to the duties and responsibilities of Bailiff as Constable of Precinct 1.

2. The Bailiff of the municipal court shall obtain a bond in the amount of \$5,000.00 conditioned that he faithfully and impartially discharge the duties required by law. The bond shall be payable to CITY and approved by the City Council. CITY shall be responsible for the cost to obtain such bond. The Bailiff shall provide notice of the cost of obtaining the bond to CITY within 10 days of receipt of an invoice.
3. CITY agrees to pay COUNTY for the cost of performing the services specified in this agreement as follows: monthly payments of \$1,000.00, as a salary supplement for Erath County Constable Precinct 1 starting on October 15, 2025 and an additional \$100.00 per month to reimburse COUNTY for expense (fuel and use of county vehicle) related to the performance of the Bailiff position.
4. This agreement shall be for the period of October 1, 2025 through September 30, 2026.
5. To the extent allowed by law, each party to this agreement will indemnify and hold the other party harmless from and against any and all loss, damage, liability, claim or injury resulting from all action performed by that party or its agents in connection with this agreement.
6. It is expressly understood and agreed that, in the execution of this agreement, neither COUNTY nor CITY waives or shall be deemed hereby to waive any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.
7. Any amendments, alterations, deletions or waiver of the provisions of this agreement shall be valid when expressed in writing and agreed to by the governing bodies of both parties.

8. This agreement shall be binding upon the parties, their legal representatives, successors, and assigns.
9. It is understood and agreed that the entire agreement of the parties is contained herein and that this agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof as well as any previous agreements presently in effect between the parties relating to the subject matter hereof. The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause or phrase of this Agreement is for any reason held to be contrary to law or contrary to any rule or regulation having the force and effect of law, such decision shall not affect the remaining portions of the agreement.

EXECUTED this ____ day of _____, 2025.

CITY OF STEPHENVILLE
298 West Washington
Stephenville, Texas 76401

David Baskett, Mayor Pro Tem

ATTEST:

Sarah Lockenour, City Secretary

APPROVED AS TO FORM:

Randy Thomas, City Attorney

STATE OF TEXAS §

COUNTY OF ERATH §

This instrument was acknowledged before me on _____, by David Baskett, Mayor Pro Tem of the City of Stephenville, a municipal corporation, on behalf of said corporation.

Notary Public, State of Texas

COUNTY OF ERATH
100 West Washington
Stephenville, Texas 76401

Brandon Huckabee, Erath County Judge

ATTEST:

Gwinda Jones, Erath County Clerk

APPROVED:

Jason Schipper, Erath County Constable Pct. 1

STATE OF TEXAS §

COUNTY OF ERATH §

This instrument was acknowledged before me on _____ by Brandon
Huckabee, County Judge of Erath County.

Notary Public, State of Texas

Council Meeting

STAFF REPORT



SUBJECT: Street Department Budgeted Dump Truck
MEETING: Regular Business Meeting - 07 OCT 2025
DEPARTMENT: Public Works - Street
STAFF CONTACT: Nick Williams

RECOMMENDATION:

Staff recommends approval to purchase a Dump Truck from Premier Truck Group of Fort Worth, Texas as approved in the adopted FY25-26 budget.

BACKGROUND:

The city utilizes dump trucks as a core piece of equipment for routine maintenance hauling tree trimmings, rock base, asphalt, ditch excavation, and other materials as well as when sanding roads in preparation for icy weather events.

PROPOSAL:

Attached is a quote received from Premier Truck Group for the purchase of a Freightliner dump truck in the amount of \$118,606.48. The street department collaborated with Premier to develop the specifications for this critical piece of equipment. The city has previously worked with and purchased equipment from this vendor in the past with success.

FISCAL IMPACT SUMMARY:

The FY25-26 adopted budget includes \$120,000 for the dump truck. The total purchase cost is \$118,606.48 leaving a positive balance of \$1,393.52.

The Purchasing Manager has confirmed the city is able to purchase this equipment through the Sourcewell Cooperative Purchasing Agency and adhere to all purchasing requirements.

ALTERNATIVES:

The following alternatives are provided for consideration:

1. Do not approve dump truck as presented, or
2. Purchase the dump truck with financing, or
3. Recommend an alternate dump truck or a different piece of equipment.

ADVANTAGES:

1. The cost is under budget.
2. Approval secures Stephenville's order position in line to initiate construction of the truck and bed.
3. Securing the dump truck helps maintain efficient responses to street operations.

DISADVANTAGES:

1. No disadvantages have been identified.

ATTACHMENTS:

Attached is a copy of the quote received from Premier Truck Group of Fort Worth, Texas.

[Premier Truck Group – Sourcewell Quote – City of Stephenville Sourcewell Member #131370](#)

Purchase Agreement and Acknowledgement


PREMIER TRUCK GROUP OF FORT WORTH

 1804 NE LOOP 820
 FORT WORTH TX 76106
 Phone: (817) 626-7090

 Department: NEW

 Contract Date: 06/20/2025

 Deal Packet: DE-64964

 Branch: 105

 Salesperson: Tami Copeland

Bill To: 255300

 CITY OF STEPHENVILLE
 298 W WASHINGTON ST
 STEPHENVILLE TX 76401-4257
 P:(254) 918-1223

Ship To:

 CITY OF STEPHENVILLE
 298 W WASHINGTON ST
 STEPHENVILLE, TX 76401-4257

Stock#:	VIN:pending	New 2026 FREIGHTLINER M2106 PLUS	Price:	\$93,730.50
		MY26 tariff charge - not to exceed \$2,000		\$2,000.00
		Martin Enterprise body quote, per Quote # Q25065		\$22,875.98
			Per Unit:	\$118,606.48
			Total Price	\$118,606.48
			Total	\$118,606.48
			Net Total	\$118,606.48

Order must be placed by 10.31.25 to guarantee this price level.

City of Stephenville Sourcwell Member # 131370

Daimler Sourcwell Contract # 032824-DAI

Chassis Pre-Discounted Price: \$132,500.00

Sourcwell Discount 29.26%

Discounted Chassis Price to Sourcwell member \$93,730.50

Prices subject to change and may include surcharges/fees relating to raw material prices, tariffs, or government mandated requirements (see attached Terms and Conditions). License & Registration costs are not included.

Initials:

A DOCUMENTARY FEE IS NOT AN OFFICIAL FEE. A DOCUMENTARY FEE IS NOT REQUIRED BY LAW, BUT MAY BE CHARGED TO PURCHASERS FOR HANDLING DOCUMENTS RELATING TO THE SALE. A DOCUMENTARY FEE MAY NOT EXCEED A REASONABLE AMOUNT AGREED TO BY THE PARTIES. THIS NOTICE IS REQUIRED BY LAW.

The Dealer's Inventory Tax charge is intended to reimburse the Dealer for ad valorem taxes on its motor vehicle inventory. The charge, which is paid by the Dealer to the county tax assessor-collector, is not a tax imposed on a Purchaser by the government, and is not required to be charged by the Dealer to the Purchaser.

THE UNDERSIGNED PURCHASER HEREBY OFFERS TO PURCHASE FROM YOU, THE DEALER, FOR THE STATED PRICE THE NEW VEHICLE(S) DESCRIBED HEREIN, SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THIS PURCHASE AGREEMENT AND ACKNOWLEDGEMENT.

IMPORTANT: Read additional Terms and Conditions attached to this agreement.

EXECUTED BY THE PARTIES IN DUPLICATE, ONE COPY OF WHICH HAS BEEN DELIVERED TO THE PURCHASER WHO ACKNOWLEDGES AND ACCEPTS, SUBJECT TO LIMITED WARRANTY, WARRANTY DISCLAIMER AND LIMITATIONS OF LIABILITY AS SHOWN ON THE NEW VEHICLE OWNER'S WARRANTY REGISTRATION FORM.

Your business is always appreciated!

PURCHASER'S SIGNATURE

TITLE

DATE

ACCEPTED BY

CO-SIGNER'S SIGNATURE

TITLE

DATE

AUTHORIZED SIGNATURE

Purchase Agreement Terms and Conditions

1. **TRADE(S).** Purchaser shall deliver trade(s) in the same condition as at time of inspection and appraisal by Dealer, other than reasonable wear and tear, except as disclosed in this Agreement. Purchaser represents that each truck shall be free and clear of all liens and encumbrances and warrants that the trade(s) be that type and condition described in this Agreement, including attachments hereto.

2. **PRICING.** If after the date of this Agreement, the manufacturer of a vehicle set forth above ("Vehicle") imposes any increase in the price of any Vehicle or imposes any surcharges, incremental fees or other increases to the factory invoices (whether relating to commodities, government mandated requirements, raw materials, tariffs, or otherwise), Dealer may make corresponding changes to the Pricing set forth above for the affected Vehicle and Purchaser shall be responsible for paying any applicable surcharges, fees or other increases. As a result, Purchaser acknowledges that the total prices for vehicles not in stock are estimated.

3. **TERMS OF PAYMENT.** Unless otherwise agreed, net payment shall be due on delivery. Late payments shall bear interest at the rate of 18% per annum, or the maximum permitted under law, whichever is less. If acceptance of delivery is delayed by Purchaser, payment shall become due on the date when Dealer is prepared to deliver. If the financial condition of Purchaser at any time does not, in the judgment of Dealer, justify continuance of the work to be performed by Dealer hereunder on the terms of payment as agreed upon, Dealer may suspend such work, or postpone delivery, and require such assurances of Purchaser's performance as Dealer deems adequate, including payment in advance, or Dealer may cancel this order and shall receive reimbursement for its reasonable and proper cancellation charges. In the event of bankruptcy or insolvency of Purchaser, voluntary or involuntary, Dealer shall be entitled to cancel any order then outstanding at any time and seek reimbursement for its reasonable and proper cancellation charges.

4. **CANCELLATION.** Purchaser may cancel this order only if Dealer is able to cancel said order with the manufacturer, and only upon written notice. Upon any cancellation or failure to accept delivery, Purchaser shall pay Dealer reasonable and proper cancellation charges and expenses.

5. **TRANSFER LIMITATION.** Purchaser represents and warrants that it is the intended end user of the Vehicle(s). Purchase further represents and warrants that the Vehicle(s), for a period of 12 months from the date of delivery of the Vehicle(s), will not be resold, re-leased, or otherwise transferred to another owner in any manner without the prior written consent of Dealer.

6. **SALES AND OTHER TAXES.** Unless otherwise specified herein, Dealer's price does not include federal excise, sales, use, or other taxes. Consequently, in addition to the price specified herein, the amount of any other excise, sales, use, or other tax applicable to the sale or use of the Vehicle(s) purchased hereunder shall be paid by Purchaser, or in lieu thereof, Purchaser shall provide Dealer with a tax exemption certificate acceptable to the taxing authorities.

7. **DELIVERY.** All Vehicle(s) furnished hereunder shall be delivered to Purchaser at the Dealer's dealership location or other location as designated in this Agreement. Unless otherwise provided, delivery will be made via carriers and routes designated by manufacturer with freight charges to be included in the purchase price. Delivery dates are approximate and are based upon receipt of all necessary information from Purchaser. Dealer shall not be liable for delays in delivery or manufacturing, or other causes beyond Dealer's control.

8. **TECHNICAL CHANGES.** Purchaser acknowledges that the manufacturer and Dealer reserve the right to change the specifications of the Vehicle(s) at any time without obligation to make such changes in other trucks previously delivered to Purchaser. In addition, manufacturer and Dealer reserve the right to make design changes and substitutions of materials subsequent to the receipt of the order which, in manufacturer's or Dealer's opinion, are necessary to improve the Vehicle. Purchaser agrees to accept any such changes as fulfillment of Dealer's obligations under this order.

9. **REQUIRED EQUIPMENT.** This order shall be deemed to include, whether or not specified herein, all equipment or accessories required by the National Highway Traffic Safety Act or other regulations in effect at the time of order receipt. It is agreed that any additional or different equipment not specified which is required at the time of delivery to meet the foregoing Act or other regulations will be added and the costs shall be paid by Purchaser.

10. **TITLE AND REMEDIES.** Until full payment by Purchaser of all amounts due hereunder, Dealer reserves the title to all Vehicle(s) furnished hereunder. If Purchaser defaults in payment or performance hereunder or becomes subject to insolvency, receivership, or bankruptcy proceedings, or makes an assignment for the benefit of creditors, or without the consent of Dealer voluntarily or involuntarily sells, transfers, leases, or permits any lien or attachment on the Vehicle(s) delivered hereunder, Dealer may treat all amounts then or thereafter owing hereunder by Purchaser as immediately due and payable (subject only to credits required by law) and Dealer may repossess said Vehicle by any means available by law and shall enjoy any and all other remedies of a secured creditor under the Uniform Commercial Code. Purchaser shall execute and deliver to Dealer such financing statements and other documents as Dealer may deem appropriate to evidence, perfect, and protect the priority of its security interest in the Vehicle(s) subject to this order.

11. GENERAL

- Any assignment by Purchaser of this order or any rights hereunder, without written consent of Dealer, shall be void.
- Clerical errors in this order may be automatically corrected by giving written notice thereof to Purchaser by a duly authorized representative of Dealer.
- No waiver, alteration, or modification of any of the provisions hereof shall be binding unless and until in writing and signed by a duly authorized representative of Dealer.
- To the extent not covered by other terms herein, including terms of warranty and limitation of liability, etc., the provisions of the Uniform Commercial Code shall govern this sale.
- This Agreement (including by reference the provisions set out in manufacturer's standard warranty or warranties) shall constitute the entire Agreement between Purchaser and Dealer, and no understandings or obligations not expressly set forth herein or in manufacturer's standard warranty or warranties are binding upon Purchaser or Dealer.
- In the event that any provision of this Agreement is judicially deemed unenforceable under applicable law, the validity or enforceability of the remaining provisions will be interpreted, where possible, to sustain its legality and enforceability.

ALL WARRANTIES, IF ANY, BY A MANUFACTURER OR SUPPLIER OTHER THAN DEALER ARE THEIRS, NOT DEALER'S AND ONLY SUCH MANUFACTURER OR OTHER SUPPLIER SHALL BE LIABLE FOR PERFORMANCE UNDER SUCH WARRANTIES. DEALER HEREBY DISCLAIMS ALL WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Upon Dealer delivering or causing a Vehicle to be delivered to Purchaser, Purchaser assumes the entire risk of loss of, or damage to, such Vehicle from any and every cause whatsoever. Purchaser agrees to indemnify, defend, and hold harmless Dealer from and against any and all claims, actions, issues, costs (including reasonable attorney's fees) and liabilities (including without limitation Dealer's negligence) arising out of: (a) Purchaser's or others' use of the Vehicle(s) after Purchaser takes possession thereof, or (b) any injuries suffered by Purchaser's employees or drivers related to the Vehicle(s).

The Purchaser Agrees to the Terms and Conditions and Warranty Acknowledgement Listed Above:

Initials:

Council Meeting

STAFF REPORT



SUBJECT: Street Department Budgeted Woodchipper
MEETING: Regular Business Meeting - 07 OCT 2025
DEPARTMENT: Public Works - Street
STAFF CONTACT: Nick Williams

RECOMMENDATION:

Staff recommends approval for the purchase a woodchipper for street department operations as approved in the adopted FY25-26 budget from Bobcat of North Texas.

BACKGROUND:

The city utilizes an existing chipper for routine tree trimming operations and maintenance as well as when clearing storm debris from rights-of-way following harsh weather events.

PROPOSAL:

Attached is a quote received from Bobcat of North Texas in the amount of \$47,998.40. The city has previously worked with and purchased equipment from this vendor in the past with success.

FISCAL IMPACT SUMMARY:

The FY25-26 adopted budget includes \$50,000 for the woodchipper. The total purchase cost is \$47,998.40 leaving a positive balance of \$2,001.60.

The Purchasing Manager has confirmed the city is able to purchase this equipment through the Sourcewell Cooperative Purchasing Agency and adhere to all purchasing requirements.

ALTERNATIVES:

The following alternatives are provided for consideration:

1. Do not approve the woodchipper purchase as presented, or
2. Purchase the woodchipper with financing, or
3. Recommend an alternate woodchipper or a different piece of equipment.

ADVANTAGES:

1. The cost is under budget.
2. Approval provides for anticipated delivery within 30 days.
3. Securing the woodchipper helps maintain efficient responses to street operations.

DISADVANTAGES:

1. No disadvantages have been identified.

ATTACHMENTS:

Attached is a copy of the quote received from Bobcat of North Texas.

[Bobcat of North Texas – Sourcewell Quote # 183760](#)



Bobcat of North Texas
 1302 S. Stemmons Freeway
 Lewisville, TX 75067
 USA
 469-586-0000 (Phone)
www.bobcatntx.com

QUOTATION			
Quote #	Quote Created	Last Updated	Salesperson
183760	June 19, 2025 01:54 PM by Bandit Industries, Inc.	September 25, 2025 09:17 AM by Brenda Lint	TODD LEWIS
CUSTOMER:		BILL TO:	SHIP TO:
Bobcat of North Texas 1302 S. Stemmons Freeway Lewisville, TX 75067 USA 469-586-0000 (Phone) Todd Lewis (Contact) tlewis@bobcatntx.com		Bobcat of North Texas 1302 S. Stemmons Freeway Lewisville, TX 75067 USA 469-586-0000 (Phone) Amanda Swafford (Contact) amandas@bobcatntx.com	Bobcat of North Texas 1302 S. Stemmons Freeway Lewisville, TX 75067 USA 469-586-0000 (Phone) Amanda Swafford (Contact) amandas@bobcatntx.com
INTIMIDATOR 12XPC (12" DRUM STYLE)			
Qty	Part #	Description	Base Price
1	MODEL-12XPC	Intimidator 12XPC - (12" Drum Style)	\$ 31590.00
STANDARD EQUIPMENT			
Qty	Part #	Description	Price
1	STANDARD	24" diameter x 18 3/4" wide chipper drum with (4) 5/8" x 5 1/2" x 9" dual edge knives	\$ 0.00
1	STANDARD	"Drum Shear Bar" spans full width of the drum mounted in the upper portion of the drum housing potentially creating a slicing action of a winch line or climber's rope	\$ 0.00
1	STANDARD	"Power slot" assists in maximizing chip velocity. The power slot also provides a place for fine material to escape that might tend to lie in the belly of the drum.	\$ 0.00
1	STANDARD	25 gallon steel fuel tank with magnetic drain plug, lockable filler cap, and aluminum sight gauge	\$ 0.00
1	STANDARD	12 gallon steel hydraulic tank with magnetic drain plug, lockable filler cap, and aluminum sight gauge	\$ 0.00
1	STANDARD	Slide box feed system (includes adjustable spring on each side) with (2) horizontal feed wheels 7 1/2" diameter x 16 3/8" wide, driven by (2) 15.9 CID hydraulic motors.	\$ 0.00
0	STANDARD	Top feed wheel jack mount with locking pin to raise & lock top feed wheel using tongue jack (not provided when hydraulic lift cylinder option is selected)	\$ 0.00
0	STANDARD	Bottom feed wheel clean out door (opens via spring latch pin allowing dirt and debris to fall out extending knife and component life)	\$ 0.00
0	STANDARD	360 degree manual swivel discharge with 12" adjustable chip deflector	\$ 0.00
1	STANDARD	Clean out and inspection door on discharge bottom	\$ 0.00
1	STANDARD	30 3/4" high x 54" wide tapered infeed hopper with 30" fold down infeed tray and heavy-duty taillight covers	\$ 0.00
1	STANDARD	(2) Last chance safety pull cables	\$ 0.00
1	STANDARD	Round control bar - located around top and sides of infeed hopper with 3 control positions (forward / stop / reverse)	\$ 0.00
1	STANDARD	Wooden pusher tool with mount on infeed hopper	\$ 0.00
1	STANDARD	1/4" x 2" x 4" rectangular tubing with a 3/8" x 3" x 6" tubular tongue	\$ 0.00
1	STANDARD	5/16" (G70) safety chains with spring loaded latch hooks	\$ 0.00
1	STANDARD	8,000 pound capacity tongue jack with 15" of travel and foot pad	\$ 0.00
1	STANDARD	Inspection window mounted on top of belt shield (allows viewing of belt and easy way to check belt tension)	\$ 0.00
1	STANDARD	12 volt system with rubber mounted LED taillights, 6 prong replaceable coiled power cord & protected heavy-duty wiring with junction box, and LED clearance lights with reflectors.	\$ 0.00

1	STANDARD	Pressure check kit - Gauge is NOT included		\$ 0.00
1	STANDARD	Banded chipper drive belts (adjustable via a sliding engine system)		\$ 0.00
1	STANDARD	Weather resistant manual container		\$ 0.00
1	STANDARD	Engine disable plug for hood locking pin-preventing engine from operating without pin in place		\$ 0.00
1	STANDARD	(1) weatherproof machine manual (includes safety, operation and parts sections) also (1) engine and clutch manual is included if applicable		\$ 0.00
1	STANDARD	Spanish & English combination safety decals		\$ 0.00

PAINT				
Qty	Part #	Description	Unit Price	Total
1	333-32273	Standard Imron Industrial Urethane Bandit Yellow	\$ 0.00	\$ 0.00

ENGINE				
Qty	Part #	Description	Unit Price	Total
1	990-RC1632-204	Ford MSG-425, 2.5L, 84 horsepower gas engine without clutch (Includes 3 year / 3,500 hour engine warranty)	\$ 13205.00	\$ 13205.00

CONTROL SYSTEM AND ENGINE INSTALLATION				
Qty	Part #	Description	Unit Price	Total
1	905-6000-41	Murphy PV485 panel with reversing auto feed for Ford 84 horsepower gas engines (Includes 1,000 CCA battery with box) - Panel is mounted on engine shroud with lockable steel cover	\$ 2150.00	\$ 2150.00

CLUTCH				
Qty	Part #	Description	Unit Price	Total
1	700-1000-34	NACD Spring Loaded Clutch for Ford 84 hp gas engine	\$ 1250.00	\$ 1250.00

FEED SYSTEM				
Qty	Part #	Description	Unit Price	Total
1	OPTION-905-5000-28	Hydraulic lift cylinder for top feed wheel (controlled manually unless wireless radio remote option is selected)	\$ 1050.00	\$ 1050.00
1	OPTION-915-5000-47	Spring Loaded Tool less Trap Door (not available on tandem axle units)	\$ 250.00	\$ 250.00

AXLE				
Qty	Part #	Description	Unit Price	Total
1	990-100447	Single 7,000 pound Torflex EZ lube electric brake axle	\$ 0.00	\$ 0.00

TIRES/RIMS				
Qty	Part #	Description	Unit Price	Total
1	990-1017-29	(2) ST235/80R 16" tires mounted on 8-bolt white modular rims (Tire is approximately 9.43" wide, tire capacity is 3,520 pounds each) (7,000 pound axles only)	\$ 0.00	\$ 0.00

FENDER				
Qty	Part #	Description	Unit Price	Total
1	990-100415	Aluminum bolt on fenders (Approximately 1/4" thick)	\$ 0.00	\$ 0.00

HITCH				
Qty	Part #	Description	Unit Price	Total
1	990-100274	2-1/2" Wallace Forge Pintle Hitch	\$ 0.00	\$ 0.00

ADD-ON OPTIONS				
Tire / Rim				
Qty	Part #	Description	Unit Price	Total
1	900-5913-90	Spare tire mounted on white spoke rim (235/80R 16") - 8 bolt rim	\$ 275.00	\$ 275.00
1	OPTION-905-5001-74	Bolt On Spare Tire Mount (9/16" Bolts on 6-1/2" Bolt Centers)	\$ 240.00	\$ 240.00

Chipper Discharge				
Qty	Part #	Description	Unit Price	Total
1	OPTION-905-5001-	Optional height adjustable discharge	\$ 425.00	\$ 425.00
1	OPTION-905-5000-	Hand Crank Swivel Discharge (In Lieu of Manual)	\$ 645.00	\$ 645.00
Chipper Discharge Transition				
Qty	Part #	Description	Unit Price	Total
1	OPTION-905-5000-	Clean out and inspection door on transition.	\$ 175.00	\$ 175.00
Chocks & Chock Holders				
Qty	Part #	Description	Unit Price	Total
1	OPTION-980-1000	Aluminum Bolt On Chock Holders (Does not include chocks)	\$ 130.00	\$ 130.00
1	OPTION-980-5001-	Rubber Wheel Chocks (2)	\$ 90.00	\$ 90.00
Cone Holder				
Qty	Part #	Description	Unit Price	Total
1	OPTION-905-5000-	Hoop style cone holder (weld on)	\$ 175.00	\$ 175.00
Flag Holder				
Qty	Part #	Description	Unit Price	Total
1	OPTION-980-1000	Adjustable fender marker poles (mount is bolt-on)	\$ 105.00	\$ 105.00
Tool Box				
Qty	Part #	Description	Unit Price	Total
1	911-1000-08	Lockable aluminum tool box	\$ 175.00	\$ 175.00

CUSTOMER TOTALS				
Total Unit Price:				\$ 51930.00
Customer Discount:			12.0000 %	- \$ 6231.60
Dealer Preparation/Delivery:				\$ 300.00
Customer Net Unit Price:				\$ 45998.40
Freight/Shipping:				\$ 2000.00
Customer Total:				\$ 47998.40

COMMENTS	
Comment	By Bobcat of North Texas on 02/25/2025 06:03 PM

#010925-BAN SOURCEWELL
SIGNATURE

The Buyer, whose name and address appears above, agrees to purchase from the Seller, whose name and address appears above, the above equipment at the prices stated and upon the terms and conditions of this agreement.

X

Signature

Date



STAFF REPORT

SUBJECT: Award of Bid #3343 - Annual Chlorine Contract

DEPARTMENT: Purchasing

STAFF CONTACT: Rebecca Crosson

RECOMMENDATION:

It is the recommendation of the Purchasing Department and the Director of Public Works that the Annual Chlorine contract be awarded to Lonestar Maintenance and Service Inc.

BACKGROUND:

Request for bids were advertised and solicited for the Annual Chlorine contract. Bids were opened on September 15, 2025, at 2pm. We received one (1) bid which was reviewed. The contract will be in effect for the 2025-2026 fiscal year.

Bid tab is as follows:

DESCRIPTION	PRICE (EACH)	ITEM NUMBER	ESTIMATED QTY	TOTAL
Granular Chlorine 65% Price per 100lb container	\$390.00	C06	6	\$2,340
Gas Chlorine Price per 150lb cylinder	\$270.00	CS59LS	75	\$20,250



STAFF REPORT

SUBJECT: Award of RFP #3047 – Annual SPARD Photography

DEPARTMENT: Purchasing

STAFF CONTACT: Rebecca Crosson

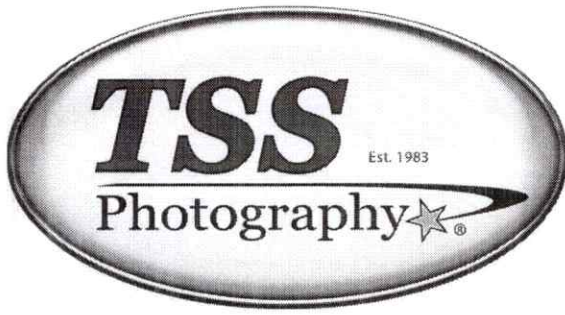
RECOMMENDATION:

It is the recommendation of the Purchasing Department and the Director of Parks and Leisure that the Annual SPARD Photography contract be awarded to TSS Photography.

BACKGROUND:

Requests for proposals were publicly advertised and solicited for the Annual SPARD Photography Contract. Proposals were opened on September 15, 2025, at 2:00 PM. The sole submission received was independently evaluated by two individuals. Based on the evaluation results, we recommend awarding the contract to TSS Photography.

The contract will be in effect for the 2025-2026 fiscal year.



TECHNICAL PROPOSAL FOR YOUTH SPORTS PHOTOGRAPHY

RFP Number 3047

Submitted to:

**Rebecca Crosson
Purchasing Manager
298 W. Washington
Stephenville, TX 76401**

Submitted by:

**TSS Photography of Glen Rose
Crystal Burgess
1085 CR 414
Glen Rose, Tx 76043
(214)733-2526
Crystal.burgess@tssphotography.com**

Personnel and Relevant Project Experience

Thank you for allowing **TSS Photography of Glen Rose** to submit a proposal to provide photographic services to the City of Stephenville SPARD. We understand the hassles that can go into picture day, and we do all we can to make it easy on the organizations we serve. Simply put, we are the best in the business for many reasons. We have successfully been doing business since 2009. We have been doing business with SPARD since 2022.

TSS Photography is a national franchise that has been capturing memories for over 30 years with over 200 locations throughout the United States. **TSS Photography of Glen Rose** is a family-owned company proudly operated by Crystal Burgess of Glen Rose, TX and has been in business since 2009. We take pride in living and servicing the Glen Rose Community and the surrounding areas, specializing in Team and Individual Photos for all youth sports, schools and special events. TSS Photography is owned and operated by Candid Color Systems with its' own lab and manufacturing facility to ensure high quality and quick turnaround for our customers. TSS Photography photographs over 2 million children each year.

Crystal Burgess is the owner of the business and handles all aspects of it including Sales, Marketing, Photography, Customer Service, Human Resources and more. Crystal handles customer service calls and emails personally and is also present (and probably photographing) at every picture day. Crystal can be reached at (214) 733-2526.

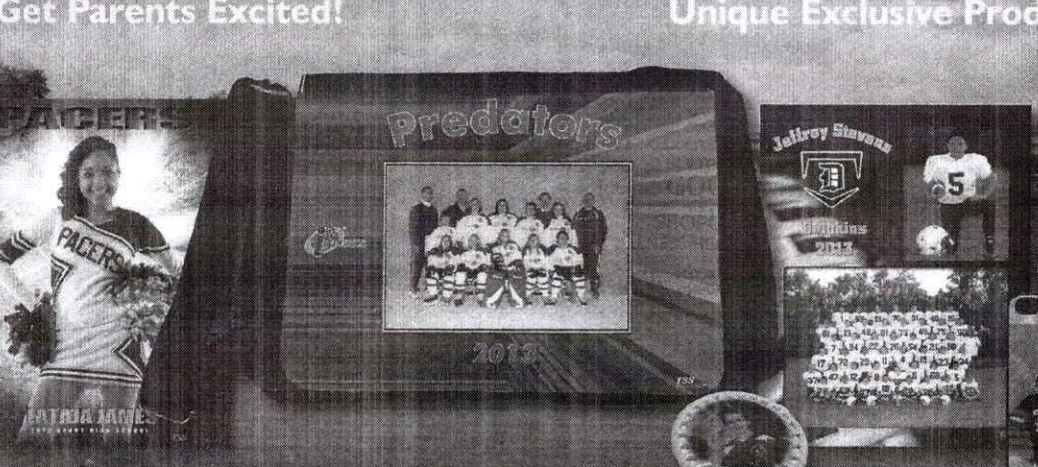
Crystal started the business of photography in 2009 doing portrait, wedding, and event photography. She started into volume photography for sports and schools in 2013 and her business continues to grow. Each photographer, assistant or worker must go through an extensive national background check before they are considered for employment.

TSS Photography is the industry leader when it comes to offering innovative products that keep your Picture Day experience fresh and new. Our product selection is the largest selection on the market, we literally have hundreds of options available depending on the needs of the league and type of sports. Our exclusive designs have brought smiles to millions of customers over the years. Our customized products help parents and children capture each season with personalized keepsakes.

Make Your Picture Day A SUCCESS!

Get Parents Excited!

Unique Exclusive Products



Unique Exclusive Products



REFERENCES

Ryan Conner
Rio Vista Youth Sports
972-679-4216
ryan@ihoseandsupply.com

We have been the providers of youth sports photography for the past 6 years. We have photographed Baseball, Basketball, Softball, and Volleyball for Rio Vista Youth Association and Rio Vista Junior High and High School. We have been committed to quality photography and products, quick delivery times, superior customer service and we have been able to change our way of doing business as needed.

Amanda Martin
Waxahachie Soccer Association
[\(972\)825-9923](tel:(972)825-9923)
rubyjade@13@gmail.com

We are the providers of Youth Sports Photography for 11 years for soccer photography. We provide both fall and spring soccer seasons. They have been impressed with our picture quality, picture day processes and services and products offered and fast turnaround times.

Shawn Richardson
Cleburne Soccer Association
[\(817\)443-4626](tel:(817)443-4626)
shawn@cleburnesoccer.com

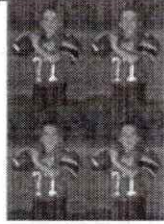
We have been the providers of Youth Sports Photography for Cleburne Soccer for the past 6 seasons. We provide Picture Day for 10 seasons each year for Soccer in the spring and fall. They continually praise us for our professionalism both in service and products offered and fast turnaround times.

SCHEDULING:

TSS Photography of Glen Rose will handle all Picture Day scheduling upon request based on the provided game schedules. Because we are located locally, we can be flexible on dates and times that are most convenient for the league.

PACKAGES & PRICES:

TSS Photography of Glen Rose offers hundreds of unique products and a variety of packages that start at \$17.00. In addition, participants are not required to purchase a package, they can purchase individual items. All orders are placed directly by the customer and shipped to the customers address they note on their order. Parents will be able to order from their mobile devices or computers within moments of the individual pictures being taken. They will receive notification that their pictures are ready, and they can order immediately. We will guarantee prices quoted for a minimum of one year. A screenshot of sample packages and pricing from our online order page is below. We have hundreds of items; this is just a small sample of the many packages and products we have.



All-Star Package

2-5x7

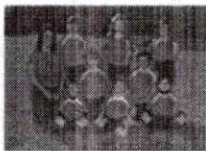
2-3x5

4-Wallets

1-Team Mate

1-Photo Button

\$46.00



MVP Package

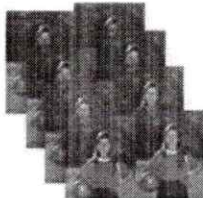
1-5x7

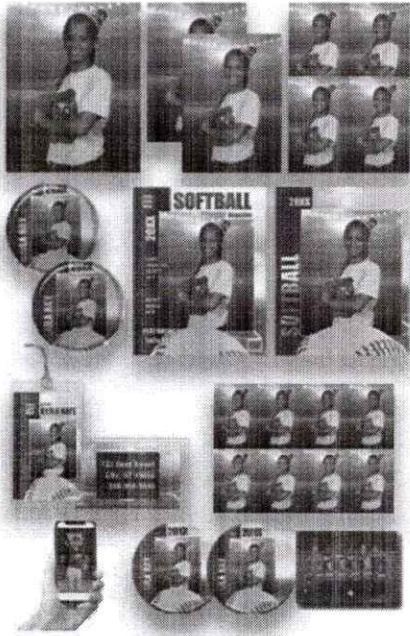
1-5x7 Team

2-3x5

8-Wallets

\$35.00





Create Your Own Package

Select any combination of these items with **TEAM PHOTO**

Product graphics will be matched to your sport

Pick 3

Select any 3 products

\$35.00

Add to Cart »

Pick 4

Select any 4 products

\$41.00

Add to Cart »

Pick 5

Select any 5 products

\$46.00

Add to Cart »

Pick 6

Select any 6 products

\$54.00

Add to Cart »

1-Full Resolution Jpeg Image Download

Print Quality Image

\$20.00

3- Full Resolution Jpeg Image Downloads

Pick any 3 Images

Print Quality Images

\$35.00

5- Full Resolution Jpeg Image Downloads

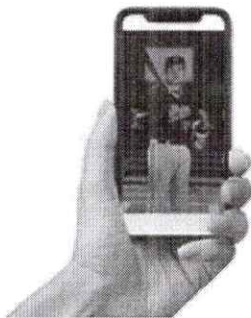
Pick any 5 Images

Print Quality Images

\$46.00

10-Hi Resolution Online Image

\$70.00





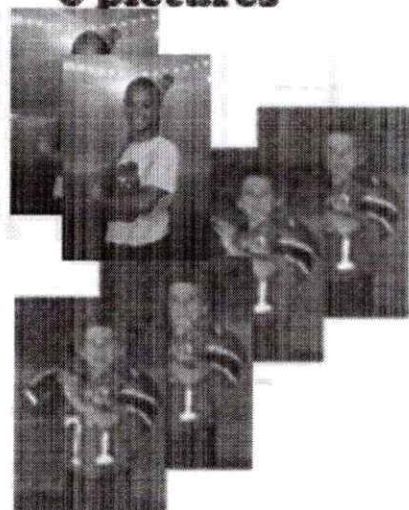
#6 Player Package

1-5x7

4-3x5

\$16.00

6 -5x7's Mix and Match any 6 pictures



Mix & Match Package

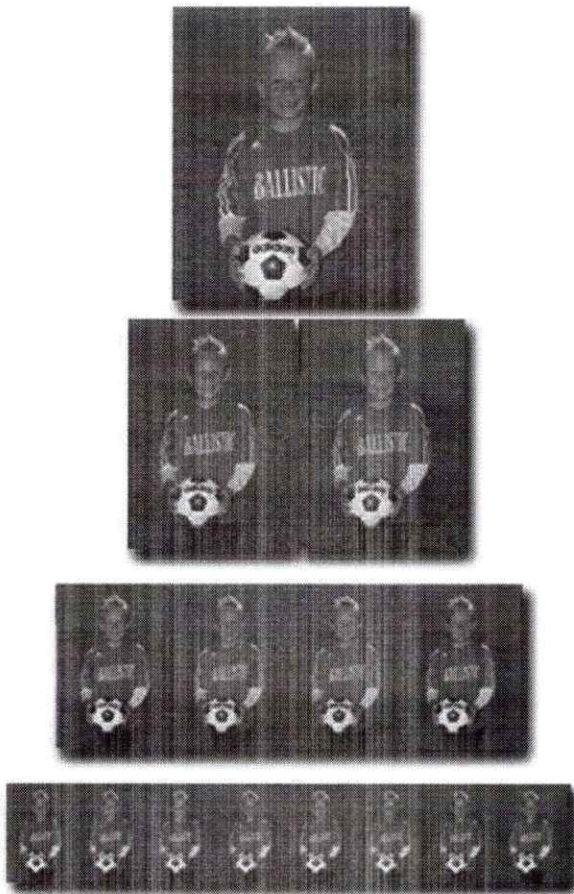
Standard Lustre Finish

6-5x7

\$35.00

4 5x7's

\$26.00



8x10

\$14.00

2-5x7

\$14.00

4-3x5

\$14.00

8-Wallets

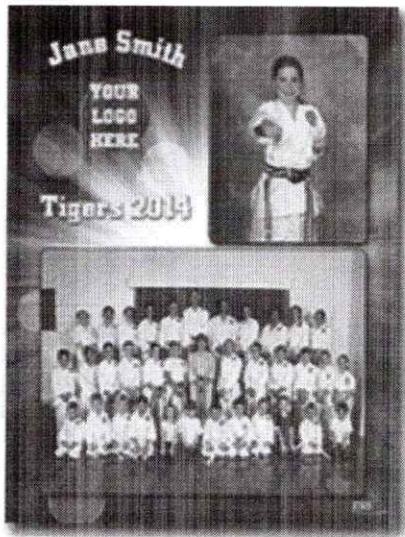
\$14.00

Sub-Wallets (16)

\$14.00

Wallets (4)

\$7.00



Sports Mate

Product will be sport specific

\$17.00

Front



Back



8-Trading Cards

Cards will be sport specific

\$17.00

16-Trading Cards

Cards will be sport specific

\$25.00



2-Plain Photo Magnets

\$11.00



Water Bottle

\$25.00



Plain Photo Button

\$8.00



Sports Keychain

\$10.00



Square Keychain

\$8.00



Ceramic Mug & 4 Wallets

\$25.00

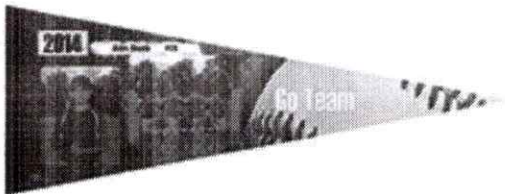


8x10 Statuette

\$25.00

11x14 Statuette (1)

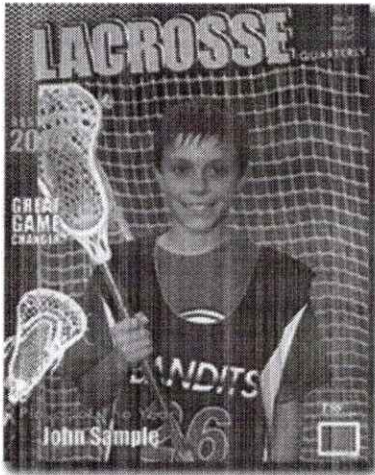
\$35.00



Pennant

Product will be sport specific

\$25.00



Sport Specific Magazine Cover

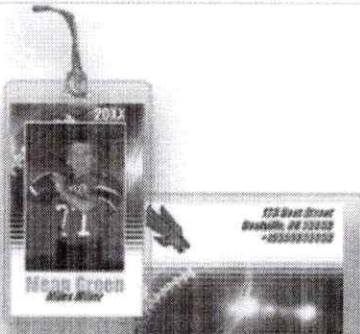
Product will be sport specific

\$14.00



Spirit Stick

\$13.00



Bag Tag

\$8.00

"SHIP TO PARENT":

Why does the league have to be responsible to deliver the packages to the customer via the coach? We are proud to say that TSS Photography was the pioneer of the "Ship-To-Parent" program. Orders may be placed by the customer just moments after the picture is taken. Orders typically leave the lab where they are printed within 24 hours of ordering. All digital downloads are emailed immediately.

WEBSITE:

TSS Photography of Glen Rose has a website that provides samples of our work & products offered. www.TSSPhotography.com/glen-rose. It also offers the opportunity for online ordering 24/7 via computer or smart devices.

VIEW FIRST:

TSS Photography of Glen Rose offers parents the ability to view participant's pictures before purchasing on their personal mobile devices, and computers. We take multiple photos of each child with a variety of poses. Our "mix and match" packages mean that every sheet can be a different pose, background, or even multiple children in the family.

REBATE AND SPONSORSHIP

REBATE:

TSS Photography of Glen Rose will provide 10% of gross sales. We pay a rebate on each Picture Day order received. Anyone who stands in front of a camera and places an order within 30 days of Picture Day, The City of Stephenville will receive a rebate of 10% of gross sales. For example, if a \$40 order is placed, we will take out shipping and sales tax and reward the City of Stephenville with 10% of the new total.

OTHER OFFERS:

TSS Photography of Glen Rose will negotiate for Coaches, board member and sponsor gifts. I know every league is different and I will accommodate SPARD with their choice of Coaches gifts. Coaches and board members can be given a code to order and receive their free team picture (or whatever SPARD would like for coach gift) with online ordering process. Sponsor plaques can also be printed.

CLIENT SATISFACTION:

TSS Photography of Glen Rose takes pride in the professional and courteous service we provide to many local and regional organizations, their participants, parents and coaches. We offer 100% customer guarantee to all our customers. We work with all of our customers to make them happy by either retaking the photo or refunding their money or reprinting items for free. We also administer a customer survey that is sent to each customer (providing they supplied their email address when they ordered). The survey points out all aspects of the Picture Day experience and we respond to our participants with incentive to complete it. We also follow up on any issues that may need to be resolved. Another benefit to working with TSS Photography of Glen Rose is that we OWN and OPERATE the business. If a customer calls the office, they will get Crystal Burgess on the phone, and I will work with all participants directly.

WHAT DO CUSTOMERS RECEIVE?

EACH PARTICIPANT RECEIVES...

- Complimentary Portrait Photography of each participating athlete and team
- Email and text links to the athlete's personal gallery

-A Custom Order Summary (example below) that includes:

- Detailed description of what they ordered
- TSS Photography of Glen Rose contact information
- Unique number that leads the customer directly to the child's photo on our website

Grace Hill
PO Box 747
Little River, SC 29566-0747
© 2014, TSS Photography Inc.

ID: 91030_V46568C00
Reach us by phone OR online
www.tssphotography.com/coastalcarolina
(843) 273-0328

NMB Sample event
TOTAL* \$25.00

QTY / Description	TOTAL*
1 - 6. Starter Pack: 2-3x5, 2- wallets, 2-Flex Magnets, and 1-5x7 Team Photo	\$25.00

* May not reflect Picture Day discounts or shipping

Visit us Online
For More Great Products & Gift Ideas
Visit us online to find more products, gift ideas, or to order more prints!

Impact Series
Ask a TSS Representative about these amazing products with out of this world special effects!

Don't Forget.
Let TSS Photography Photograph Your Next League, School, or Special Event!
Visit us at: tssphotography.com

TSS ID# 27017358-cc-8748

"Reading is to the mind what exercise is to the body."
- Richard Steele

TSS
Photography

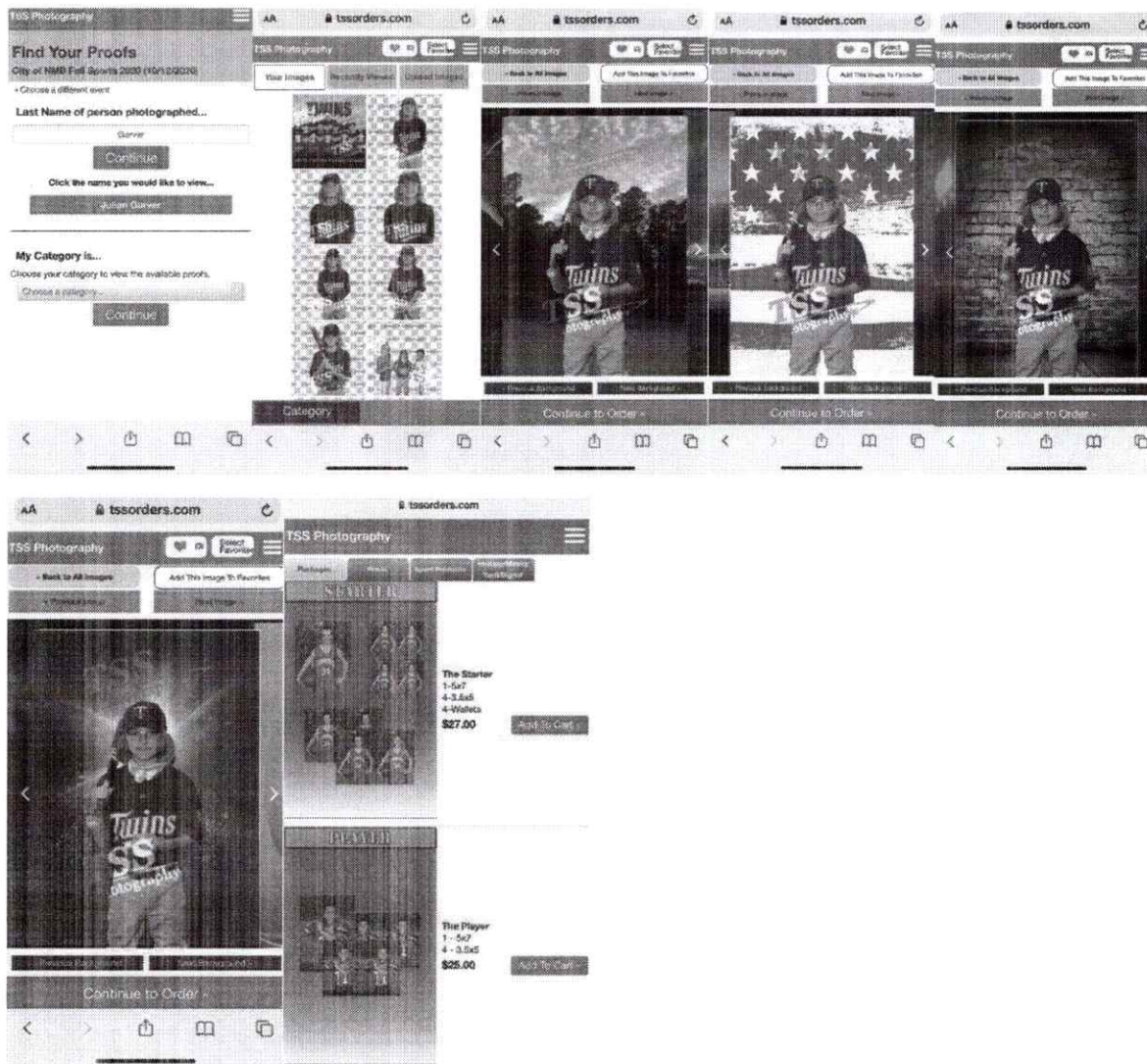
- The products they ordered are shipped via USPS, UPS, & Fed Ex in a timely manner (2 weeks)
- Email confirmation of their order.
- Online reorder options (great for family and friends that live outside the area).
- 100% customer service... even after picture day.

ABOUT TSS PHOTOGRAPHY

- **SAFETY FIRST:** All TSS Staff are Certified Safe. Each staff member must go through an extensive national background check before they are considered for employment
- **CONSISTENCY:** TSS has been the largest youth sports photography company since 1983.
- **VARIETY:** TSS has the largest product line on the market with new products developed every year at a reasonable price. Our products can be customized to include league logos, and we have products available for every sport you can imagine.
- **EXCELLENT LAB:** We own a state-of-the-art facility that processes over 2 million images a year at TSS Headquarters in Oklahoma City, OK. Each product undergoes a quality approval process which ensures that the customer gets a quality product every time.
- **RELATIONSHIPS:** TSS thrives on long term relationships and will go the extra mile to maintain all relationships. Customer service is our number one goal!
- **GO GREEN:** We have been utilizing green screen and TKO technology for many organizations which provides the most updated technology. Participants report to the camera station individually and we take multiple pictures of them. We offer the City of Stephenville fields as an optional background and other cool & fun graphic backgrounds that the customer can choose from. We also can create the team picture with our **Virtual Group technology**. This has been very helpful, so that even when someone missed their original picture time, we can still include them in the team picture.
- **DIRECT LINK/BANNERS:** "Hassle free" means TSS handles all aspects of pictures for your League. TSS can provide direct access for parents from your website to ours.
- **100% CUSTOMER GUARANTEE:** We do all we can to ensure that we are mistake free, but about 2% of the time we have an issue that arises. We work with any customer to make them happy by either retaking the photo or refunding their money. We strive to make every customer happy.

PICTURE DAY PROCESS

- **SCHEDULING:** TSS will handle all aspects of scheduling. Picture times are typically determined by the schedule of games and location of pictures. The City of Stephenville provides TSS Photography with Rosters and Game Schedules.
- **ORGANIZATION:** Picture day is always staffed with an appropriate number of photographers to ensure the teams remain on time throughout the day/evening. Staying on time is extremely important to the success of our program. We will have multiple photography stations to ensure a smooth and quick picture day experience.
 - ✓ **CAMERAS:** We will provide as many cameras as needed to ensure a smooth picture day for the league. Most of the time we provide 3 cameras but it really depends on the league and the numbers of kids involved. We work with many large organizations and process a lot of kids in a relatively short period of time with almost no mistakes.
 - ✓ **ASST PHOTOGRAPHERS:** We have assistants pose each subject (several poses available per sport) at each and every picture day. They typically adjust the hair and clothing of the subject as needed, which allows the photographer to focus on taking high quality images.
 - ✓ **PICTURE DAY MANAGER:** A Picture Day Manager is responsible for ensuring a smooth picture day process and serves as a manager of all things related to picture day.
 - ✓ **Online Ordering:** All orders are placed by the customer. There are NO ORDER FORMS to be completed which helps eliminate order errors with misspelling of addresses etc.
- **FLEXIBILITY:** We are very flexible to meet the needs of the leagues we serve. We can shoot indoors or outdoors and are available any day of the week including weekdays and weekends. If a picture day is scheduled outdoors but needs to be moved to an indoor location due to weather we can adjust accordingly if needed.
- **HASSLE FREE:** We are a SERVICE COMPANY. You run your program and TSS takes care of the pictures. We handle all the details and do most of the work, so you don't have to!
- **TURN AROUND TIME:** TSS Photography of Glen Rose will deliver the individual pictures on-line within 24 hours of them being taken. The team pictures may take up to a week depending on the schedule. With TSS Photography of Glen Rose, packages and products will be shipped from our lab within 72 hours of their order being placed and sometimes quicker! We offer a 100% satisfaction guarantee where we will either reshoot or provide a refund for any parent dissatisfied with the photos.
- **EXAMPLE OF MOBILE ORDER:** Here is a picture showing a sample of what it would look like on a customer's smart phone. They can insert their participants name, view the photos, choose from hundreds of backgrounds pick a product or package and add to cart. They can mix and match poses and backgrounds within packages.



TSS Photography of Glen Rose will handle all Picture Day scheduling based on the provided game schedules. As we mentioned in a previous section, because we are located locally, we can be flexible on dates and times that are most convenient for the league. We have the ability to schedule multiple days when necessary. For example, if Picture Day will be on Game Day and the 18 Soccer Teams play over a two-night span, then we will come both nights. We will schedule as many or as little Picture Days that the league schedule warrants.

In case of inclement weather, we would propose an alternate date for those affected teams.

Treatment of Issues

The previous pages include the information we are offering The City of Stephenville SPARD, however, we are not limited to just these items or specifications. **Everything is negotiable and we can MATCH ANY REASONABLE OFFER** from our competitors, considering we are comparing similar products and services.

We understand that picture day can be a hassle for any league. We have perfected the picture day process to ensure a hassle-free picture day for the league. As you can see, we have a number of resources that offer our customers multiple options, whether it be processes (field or green screen/TKO), photography options (green screen/TKO – realistic or graphic, multiple poses etc.), On-line Picture Day ordering and much more.

We are committed to servicing The City Stephenville SPARD with the utmost respect and attention to detail for all parties involved.

We would also like the opportunity to discuss our Impact Series Products that we feel would be perfect for the City of Stephenville SPARD.

Signatures of Proposers

*Crystal Burgess*_____

Crystal Burgess

Owner – TSS Photography of Glen Rose.



**PROFESSIONAL PHOTOGRAPHY FOR SPARD ATHLETIC EVENTS
PROPOSAL SHEET – RFP 3047**

Percent of sales to be paid to the City: 10 %

TSS Photography
Company Name

214-733-2526
Telephone

1685 CR 414
Address

Fax

Glen Rose, TX 76043
City / State / Zip

Crystal.burgess@tss
Email Address

Photography,
com

Crystal Burgess
Authorized Representative (printed)

Crystal Burgess
Signature

9/6/25
Date

***This form must be manually signed by a person authorized to bind the
firm in a contract. Proposals not manually signed will be rejected***



STAFF REPORT

SUBJECT: Award of Bid #3345 - Annual SPARD Athletic Uniforms

DEPARTMENT: Purchasing

STAFF CONTACT: Rebecca Crosson

RECOMMENDATION:

It is the recommendation of the Purchasing Department and the Director of Parks and Leisure that the Annual SPARD Athletic Uniforms contract be awarded to U Name It.

BACKGROUND:

Requests for bids were advertised and solicited for the awarding of the Annual SPARD Athletic Uniforms contract. Bids were opened on September 15, 2025, at 2:00 PM. A total of three (3) bids were received. Upon reviewing the bid tabulation, the most responsible and lowest bid was submitted by U Name It. Additionally, U Name It will provide an online store for each sport, generating approximately \$5.00 in proceeds per shirt for the City.

The contract will be in effect for the 2025-2026 fiscal year.



Bid Sheet – Athletic Uniforms ITB 3345

Item	Cost (\$)
Uniform Type	
Youth ST350 100% polyester or similar	\$ 6.50
2 button polyester Henley in Russel	\$ N/A
2 button polyester Henley in August	\$ 9.90
2 button polyester Henley in Alleson	\$ 9.90
2 button polyester Henley in A4	\$ 10.70
2 button polyester Henley in similar	\$ 8.70
Alleson Reversible Mesh Jersey or Similar	\$ 7.50
Uniform Printing/Embroidery	
2 Color Front	\$ 3.00
2 Color Back	\$ 3.00
3 Color Front	\$ 3.00
3 Color Back	\$ 3.00
5 plus Color Front	\$ 3.00
5 plus Color Back	\$ 3.00
Right Sleeve Decals	\$ 2.00
Left Sleeve Decals	\$ 2.00
Nameplate	
Cost	Price included in Back Print \$ No Additional Charge
Cost with Outline	Price included in Back Print \$ No Additional Charge
Cost without Outline	Price included in Back Print \$ No Additional Charge
Jersey Number	
6" number on back without outline	Price included in Back Print \$ No Additional Charge
4" number on front without outline	Price included in Front Print \$ No Additional Charge
6" number on back with outline	Price included in Back Print \$ No Additional Charge
4" number on front with outline	Price included in Front Print \$ No Additional Charge
Hats	
<i>Girls Visors</i>	
Black	\$ 6.90
White	\$ 6.90
Color	\$ 6.90
Embroidery 2 Color	\$ 1.00
Embroidery 3 Color	\$ 2.00
Embroidery 5 Color	\$ 3.00

Baseball Hats

Black	\$ 6.90
White	\$ 6.90
Color	\$ 6.90
Embroidery 2 Color	\$ 1.00
Embroidery 3 Color	\$ 2.00
Embroidery 5 Color	\$ 3.00

Softball Hats

Black	\$ 6.90
White	\$ 6.90
Color	\$ 6.90
Embroidery 2 Color	\$ 1.00
Embroidery 3 Color	\$ 2.00
Embroidery 5 Color	\$ 3.00

Belts*Baseball Belts*

Black	\$ 4.50
White	\$ 4.50
Color	\$ 4.50

Softball belts

Black	\$ 4.50
White	\$ 4.50
Color	\$ 4.50

Socks*Baseball Socks*

Tall	\$ 3.90
Short	\$ 3.90
Black	\$ 3.90
White	\$ 3.90
Multicolor	\$ N/A

Softball Socks

Tall	\$ 3.90
Short	\$ 3.90
Black	\$ 3.90
White	\$ 3.90
Multicolor	\$ N/A

130 Jerseys	\$ N/A
200 Jerseys	\$ N/A
400 Jerseys	\$ N/A
Cost per hour for Design Labor	\$ No Additional Charge
Estimated Timeline per Order 10 - 15 Business Days	

Rough drafts must be provided and approved before printing

-A Virtual Sample will be provided for approval before printing

-We will provide a Fundraiser Online Store for each sport of your choice. In the past, these online Fundraiser stores have raised approximately \$5.00 per shirt for your organization.

-We have no issue setting up to print additional uniforms, as needed, in the event one or more replacement is needed.

-We will package the uniforms by each team

I or we agree to furnish the athletic uniforms described within 5 weeks of the order date, for the prices shown, in accordance with specifications attached. By execution of this bid, I hereby represent and warrant to the City of Stephenville that I have read and understood the Bid Documents and this bid is made in accordance with those documents.

**Athletic Uniforms for City of Stephenville
Bid # 3345**

Vendor must meet or exceed specifications

Please do not include tax, as the City is tax-exempt. **Use the bid sheet provided. **

U Name It
Company

325-356-1200
Telephone Number (include area code)

200 S Austin St
Mailing Address

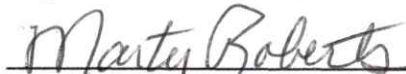
Fax Number (include area code)

Comanche, TX 76442
City, State, Zip Code

sales@unipromoteu.com
Email Address

Marty Roberts
Representative Name (print)

9/15/2025
Date


Representative Signature

***BID MUST BE SIGNED BY A PERSON HAVING THE AUTHORITY TO BIND THE FIRM IN
A CONTRACT. BIDS NOT MANUALLY SIGNED WILL BE REJECTED.***

Shipping will be at the expense of the vendor and therefore should be included in the bid price.



STAFF REPORT

SUBJECT: Award of Bid #3344 - Annual Maintenance Uniforms Contract

DEPARTMENT: Purchasing

STAFF CONTACT: Rebecca Crosson

RECOMMENDATION:

It is the recommendation of the Purchasing Department and the Public Works Department that the Annual Maintenance contract be awarded to Saddle Rags Inc. and Coyote Designs.

BACKGROUND:

Requests for bids were publicly advertised and solicited for the Annual Maintenance Uniforms contract. Bids were opened on September 26, 2025, at 2:00 PM. Three bids were received and reviewed. The bid specifies that items may be awarded to more than one vendor with groups of shirts, outerwear, jeans, and boots.

Coyote Design was the sole vendor to submit bids for shirts and outerwear (Items 1-11).

Northern Imports DBA Work Wear Safety Shoes, based in Fort Worth, submitted the lowest bid for boots (Item 13). However, the vendor indicated that their mobile store requires a 2–3-week advance notice and a minimum of 25 employees to be scheduled before their mobile store can visit the City. To ensure the safety and well-being of our employees, it is essential that safety boots are provided for new employees as quickly as possible. Accordingly, for best value, it is recommended that the contract for jeans and boots (Items 12 and 13) be awarded to Saddle Rags, located in Stephenville, for this purpose.

The contract will be in effect for the 2025-2026 fiscal year.



STAFF REPORT

SUBJECT: Renewal of Annual Generator Maintenance Contract

DEPARTMENT: Finance

STAFF CONTACT: Rebecca Crosson

RECOMMENDATION:

It is the recommendation of the Purchasing Manager and Public Works Department that the contract with Diversified Power Systems, Inc. be renewed for Fiscal Year 25-26.

BACKGROUND:

This contract went out for bid in fiscal year 24-25 and was awarded to Diversified Power Systems, Inc. for 1 year. The City has the right to renew the contract for an additional two (2) years.

After contacting Tim Wilson, he confirmed Diversified Power Systems, Inc. is interested in renewing it another year. The supply fee has been increased from \$17.50 to \$25.00, and the Fire Department Generac Generator has been incorporated into the maintenance schedule.

Location / Facility	Generator	KW
Airport Pump Station	Onan	180
Garfield Pump Station	Caterpillar	20
Lillian Pump Station	Generac	400
Hwy 377 Pump Station	Empire	220
Dublin Pump Station	Kohler	150
Wastewater Treatment Plant	Kohler	250
Wastewater Treatment Plant	Kohler	100
Police Department	Generac	150
Police Department Prather Tower	Cummins	36
Fire Department	Generac	100
		Total

Normal Business Hours Labor Rate: \$ 150.00
Overtime Labor Rate: \$ 225.00
Weekend / Holiday Labor Rate: \$ 265.00
Trip Charge: \$ 45.00
Additional Services If Requested:
Fluid Sample Analysis: \$ 305.00
ATS Test Inspection: \$ 90.00
Fees:
Supply Fee: \$ 25.00
Fuel Surcharge: \$ 35.00

We appreciate the opportunity to provide you with service, have a great day.

Best Regards,
Tim Wilson
Regional Sales Manager
Diversified Power Systems, Inc.
817-473-8600
twilson@dpowersys.com

Annual PM Service	Inspection Service Fee	Optional Load Bank Testing
\$375.00	\$150.00	\$450.00
\$250.00	\$150.00	\$300.00
\$625.00	\$150.00	\$725.00
\$415.00	\$150.00	\$475.00
\$375.00	\$150.00	\$450.00
\$425.00	\$150.00	\$500.00
\$350.00	\$150.00	\$400.00
\$375.00	\$150.00	\$450.00
\$300.00	\$150.00	\$300.00
\$350.00	\$150.00	\$400.00
\$3,840.00	\$1,500.00	\$4,450.00



STAFF REPORT

SUBJECT: Renewal of Annual Food Inspection Services Contract

DEPARTMENT: Finance

STAFF CONTACT: Rebecca Crosson

RECOMMENDATION:

It is the recommendation of the Purchasing Department and Development Services that the contract for the annual Food Inspection Services be renewed with Brad Hodges Inspections.

BACKGROUND:

This contract went out for bid in FY 24-25 and was awarded to Brad Hodges Inspections. The City reserved the right to renew this contract for an additional (1) year.

After contacting Mr. Hodges, he has confirmed that he is interested in renewing for another (1) year and stated there would be no price changes.

**CITY OF STEPHENVILLE
BID SHEET – ITB 3329**

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>PRICE</u>
1	Routine Inspections (each)	\$ <u>100 / inspection</u>
2	Pre-Opening Inspections (each)	\$ <u>100 / inspection</u>
3	Complaint Inspections (each)	\$ <u>100 / inspection</u>
4	Mobile Food Service Inspections (each)	\$ <u>100 / inspection</u>
5	Temporary Food Service Inspections (each)	\$ <u>100 / inspection</u>
6	Re-Inspections (each)	\$ <u>100 / inspection</u>

Name of Company:

Brad Hodges Inspections

Address:

PO Box 2460

City, State:

Stephenville, TX 76401

Phone Number:

(254) 592-5080

Fax Number:

NA

Email:

bhodes317@gmail.com

Brad Hodges
Authorized Representative: Printed Name

[Signature]
Authorized Representative: Signature

8/30/24
Date

This bid must be manually signed by a person having the authority to bind the company in a contract. Failure to sign this bid will result in a disqualification.



STAFF REPORT

SUBJECT: Renewal of Annual Pest Control Contract

DEPARTMENT: Finance

STAFF CONTACT: Rebecca Crosson

RECOMMENDATION:

It is the recommendation of the Purchasing Department and the City Manager that the contract for Pest Control be renewed with Timmons Exterminating.

BACKGROUND:

This contract went out for bid in FY 23-24 and was awarded to Timmons Exterminating. The City reserved the right to renew the contract for an additional year.

After contacting Mr. Timmons, he has confirmed that they are interested in renewing and stated there will be no price changes.

CITY OF STEPHENVILLE
BID SHEET – PEST CONTROL ITB 3324

Location	Price (internal monthly)	Price (external quarterly)
1. City Hall	28. ⁰⁰	None
2. Public Library	28. ⁰⁰	Free
3. Public Safety	28. ⁰⁰	Free
4. Fire Station #1	34. ⁰⁰	None
5. Fire Station #2	34. ⁰⁰	Free
6. Senior Citizens	28. ⁰⁰	None
7. Parks & Recreation	28. ⁰⁰	None
8. Shop Across from Rec Hall	28. ⁰⁰	None
9. Splashville Aquatic Center	34. ⁰⁰	Free
10. NYC baseball field Concession Stand	28. ⁰⁰	Free
11. Airport Terminal	28. ⁰⁰	Free
12. Historical Museum (including termite inspection & control)	45. ⁰⁰	Free
13. Municipal Service Center	34. ⁰⁰	Free
14. MSC Warehouse	28. ⁰⁰	Free
15. Garfield Pump Station	28. ⁰⁰	Free
16. Lillian Pump Station	28. ⁰⁰	Free
17. Airport Pump Station	28. ⁰⁰	Free
18. Dublin Pump Station	28. ⁰⁰	Free

To: City of Stephenville

I/we agree to furnish the described equipment, supplies, or services for the prices shown in accordance with specifications attached. By execution of this bid, I hereby represent and warrant to the City of Stephenville that I have read and understood the Bid Documents and this bid is made in accordance with those documents.

**Pest Control for City of Stephenville
Bid # 3324**

Vendor must meet or exceed specifications

Please do not include tax, as the City is tax-exempt. **Use the price sheet provided. **

Timmons Exterminating
Company

2 Blairwood Dr
Mailing Address

Dublin TX 76446
City, State, Zip Code

JEFF Timmons
Representative Name (print)


Representative Signature

254.968.2878
Telephone Number (include area code)

Fax Number (include area code)

timmons.ext@yahoo.com
Email Address

8-28-23
Date

**BID MUST BE SIGNED BY A PERSON HAVING THE AUTHORITY TO BIND THE FIRM IN
A CONTRACT. BIDS NOT MANUALLY SIGNED WILL BE REJECTED.**



STAFF REPORT

SUBJECT: Renewal of Annual Sewer Root Control Contract

DEPARTMENT: Finance

STAFF CONTACT: Rebecca Crosson

RECOMMENDATION:

It is the recommendation of the Purchasing Department and the Director of Public Works that the contract for sewer root control be renewed with Duke's Root Control, Inc.

BACKGROUND:

This contract went out for bid in fiscal year 2022-2023 and was awarded to Duke's Root Control, Inc. The City reserved the right to renew the contract for an additional (4) one-year periods. After contacting Duke's Root Control, they have confirmed the renewal at the following price changes:

Pipe Size	Unit Price Per Linear Foot
4 inch	\$2.08
6 inch	\$2.08
8 inch	\$2.08
10 inch	\$2.22
12 inch	\$2.43

BID SHEET (RENEWAL 10/1/2023 TO 9/30/2024)

Sewer line chemical root control, including all labor, materials, equipment and associated costs, shall be paid for at the unit price bid per linear foot of each size pipe. Unit prices are to be computed per linear foot manhole-to-manhole, manhole to cleanout or manhole to dead end.

Pipe size	Unit price Per linear foot	Estimated quantity	Extended price
4 inch	\$ 2.08	TBD	\$ TBD
6 inch	\$ 2.08	TBD	\$ TBD
8 inch	\$ 2.08	TBD	\$ TBD
10 inch	\$ 2.22	TBD	\$ TBD
12 inch	\$ 2.43	TBD	\$ TBD
Total	\$ Per Rates Above		

Total price in words**Retreatment response time:** 30 Days

To: City of Stephenville

I or we agree to furnish the described equipment, supplies, or services for the prices shown in accordance with specifications attached. By execution of this bid, I hereby represent and warrant to the City of Stephenville that I have read and understood the Bid Documents and this bid is made in accordance with those documents.

**Sewer Root Control for City of Stephenville
Bid # 3307 (Renewal 10/1/2023 to 9/30/2024)**

Vendor must meet or exceed specifications

Please do not include tax, as the City is tax-exempt. **Use the price sheet provided.**

Duke's Root Control, Inc.

Company

(800) 447-6687

Telephone Number (include area code)

400 Airport Road, Suite E

Mailing Address

Fax Number (include area code)

Elgin, IL 60123

City, State, Zip Code

bids@dukes.com

Email Address

Matt Grandinetti, Vice President

Representative Name (print)

July 24, 2025

Date



Representative Signature

***BID MUST BE SIGNED BY A PERSON HAVING THE AUTHORITY TO BIND THE
FIRM IN A CONTRACT. BIDS NOT MANUALLY SIGNED WILL BE REJECTED.***



STAFF REPORT

SUBJECT: Renewal of Annual Tree Maintenance Contract

DEPARTMENT: Finance

STAFF CONTACT: Rebecca Crosson

RECOMMENDATION:

It is the recommendation of the Purchasing Department that the annual contract for Tree Maintenance be renewed with Jim's Tree Services.

BACKGROUND:

This contract went out for bid in fiscal year 24-25 and was awarded to Jim's Tree Services. The City reserved the right to renew the contract for an additional four (4) additional one (1) year periods.

After contacting Joey Prichard, he confirmed that Jim's Tree Services is interested in renewing and stated there will be no price changes for fiscal year 25-26.



STAFF REPORT

SUBJECT: Renewal of Annual Turf Maintenance Contract

DEPARTMENT: Finance

STAFF CONTACT: Rebecca Crosson

RECOMMENDATION:

It is the recommendation of the Purchasing Department and Parks Department that the contract for Turf Maintenance be renewed with Heritage Landscape Supply Group, Inc.

BACKGROUND:

This contract went out for bid in FY 23-24 and was awarded to Heritage Landscape Supply Group, Inc. The City reserved the right to renew the contract for an additional (1) year.

After contacting Greg Bronniman, he confirmed Heritage is interested in renewing the contract another year with the following price changes:

CHEMICALS	QUANTITY	ITEM #	CURRENT PRICE	UPDATED PRICE
Warm Season Herbicide	10oz Bottle	BYR79714858	\$125.80	\$124.64
Growth Regulator	1gal	QUP83013998	\$100.71	\$115.00
Insecticide	25lb Bag	AMV11856	\$17.28	\$19.25
Glyphosate	30gal Drum	BYR86754738	\$400.00	\$500.00
Anti Foaming Agent	1 Pint	WSL1721580	\$6.77	\$9.00/QRT



STAFF REPORT

SUBJECT: Renewal of Annual Emergency Medical Billing and Collections Contract

DEPARTMENT: Purchasing

STAFF CONTACT: Rebecca Crosson

RECOMMENDATION:

It is the recommendation of the Purchasing Department and Fire Department that the annual contract for Emergency Billing and Collections be renewed with Emergicon.

BACKGROUND:

This contract went out for Request for Proposals in fiscal year 22-23 and was awarded to Emergicon. The City reserves the right to renew for an additional (1) year period.

After contacting Ms. Fleming, she confirmed Emergicon is interested in renewing the contract for another year and stated there will be no changes to price or terms for fiscal year 25-26.



STAFF REPORT

SUBJECT: Renewal of Portable Restrooms Contract

DEPARTMENT: Purchasing

STAFF CONTACT: Rebecca Crosson

RECOMMENDATION:

It is the recommendation of the Purchasing Department that the annual contract for Portable Restrooms be renewed with Texan Restrooms.

BACKGROUND:

This contract went out for bid in fiscal year 2023-2024 and was awarded to Texan Restrooms. The City reserved the right to renew the contract for an additional (2) one-year periods.

After contacting Mr. Hanson, he confirmed Texan Restrooms is interested in renewing the contract for another year and stated there will be no price changes for fiscal year 25-26.

PORTABLE RESTROOM BID – PRICE SHEET

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>PRICE</u>
1	Portable Restroom (qty 1) – 1 year	\$ <u>1,950.⁰⁰</u>
2	Portable Restroom (qty 1) – 1 month	\$ <u>150.⁰⁰</u>
3	Portable Restroom (qty 1) – 1 week	\$ <u>150.⁰⁰</u>
4	Portable Restroom (qty 1) – 1 day	\$ <u>125.⁰⁰</u>
5	Handicapped Restroom (qty 1) – 1 month	\$ <u>225.⁰⁰</u>
6	Handicapped Restroom (qty 1) – 1 week	\$ <u>225.⁰⁰</u>
7	Handicapped Restroom (qty 1) – 1 day	\$ <u>200.⁰⁰</u>
8	Stall VIP Restroom (qty 1) – 1 month	\$ <u>8,500.⁰⁰ - 3 stall</u>
9	Stall VIP Restroom (qty 1) – 1 week	\$ <u>2,200.⁰⁰ - 3 stall</u>
10	Stall VIP Restroom (qty 1) – 1 day	\$ <u>1,500.⁰⁰ - 3 stall</u>
11	Hand Wash Station (qty 1) – 1 month	\$ <u>180.⁰⁰</u>
12	Hand Wash Station (qty 1) – 1 week	\$ <u>180.⁰⁰</u>
13	Hand Wash Station (qty 1) – 1 day	\$ <u>180.⁰⁰</u>
14	Hand Sanitizer Station (qty 1) – 1 month	\$ <u>175.⁰⁰</u>
15	Hand Sanitizer Station (qty 1) – 1 week	\$ <u>175.⁰⁰</u>
16	Hand Sanitizer Station (qty 1) – 1 day	\$ <u>175.⁰⁰</u>

I or we agree to furnish the described equipment, supplies, or services for the prices shown in accordance with specifications attached. By execution of this bid, I hereby represent and warrant to the City of Stephenville that I have read and understood the Bid Documents and this bid is made in accordance with those documents.

**Portable Restrooms for City of Stephenville
Bid # 3323**

Vendor must meet or exceed specifications

Please do not include tax, as the City is tax-exempt. **Use the price sheet provided. **

Texan Restrooms

Company

254-965-5646

Telephone Number (include area code)

Po Box 2497

Mailing Address

N/A

Fax Number (include area code)

Stephenville, TX 76401

City, State, Zip Code

dewan@texanrestrooms.com

Email Address

Dewan Hanson

Representative Name (print)

8-18-2023

Date


Representative Signature

**BID MUST BE SIGNED BY A PERSON HAVING THE AUTHORITY TO BIND THE FIRM IN A CONTRACT. BIDS NOT
MANUALLY SIGNED WILL BE REJECTED.**



STAFF REPORT

SUBJECT: Taser 10 Contract Payment

DEPARTMENT: Police

STAFF CONTACT: Dan M. Harris, Jr.

RECOMMENDATION:

This report recommends making the agreed contractual payment on the Taser 10's purchased last budget year.

BACKGROUND:

In November of 2024 the council approved a contract with Axon Inc for Taser 10 purchase. The Department upgraded to the Taser 10 agreed to yearly payments through October 2028. The October 2025 payment amount is \$39,871.76 which is the budgeted amount.

FISCAL IMPACT SUMMARY:

The amount of \$39,871.76 is the annual budgeted amount for this purchase.

ALTERNATIVES



Axon Enterprise Inc.
 PO BOX 29661
 DEPARTMENT 2018
 PHOENIX, AZ 85038-9661
 Ph: 1-480-991-0797, option 5, option 1
arinquies@axon.com
www.axon.com
 TIN: 86-0741227
 DUNS Number: 832176382
 UEI Number: TBW7MGPYURM7

BILL TO

Stephenville Police Dept.- TX
 356 N Belknap St
 Stephenville, TX 76401-3414
 USA

Invoice

Invoice ID	INUS382506
Invoice Account	141848
Date	01-Oct-25
Payment Term	Net 30 days
PO/DO #	
Quote #	Q-548216,
Sales Order #	
Terms of Delivery	FCA
Customer Reference	Q-548216,

SHIP TO

Stephenville Police Dept.- TX
 356 N Belknap St
 Stephenville, TX 76401-3414
 USA

Ship to*	Bundled Item Number	Bundled Description	Bundled Quantity	Invoice Plan %	Amount
1	C00010	BUNDLE - TASER 10 CERTIFICATION	43.00	20.000000%	39,401.76
Bundled Line Subtotal					39,401.76

Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Subtotal	Invoice Plan %	Amount
38	1	101208	AXON TASER 10 - 2 DAY INSTRUCTOR COURSE - INSIDE SALES Tax Date 01-Oct-25 Shipment Date:	1.00	2,350.00	2,350.00	20.000000%	470.00
Item Line Subtotal								470.00

PAYMENT REMITTANCE INFORMATION

For ACH/EFT Payment: (Preferred Method)		For Wire Transfers		For Check Payments Mail To:	For Overnight Check Payments Mail
Account Name	Axon Enterprise, Inc.	Beneficiary	Axon Enterprise, Inc.	Axon Enterprise, Inc.	Axon Enterprise, Inc.
Account Number	634912729	Account Number	634912729	PO BOX 29661	JPMorgan Chase (AZ1-2170)
Bank Routing No	122100024	Bank Routing No	021000021	DEPARTMENT 2018	Attn: Axon Enterprises 29661-2018
Reference No	INUS382506	SWIFT Code	CHASUS33	PHOENIX, AZ 85038-9661	2108 E Elliot Rd,
		Reference No	INUS382506	Reference No INUS382506	Tempe, AZ 85283
					Reference No INUS382506

Please reference the invoice number on your ACH, Wire or Check payment and send to AR@axon.com

Important Note: By selecting the wire transfer payment method, you agree to accept the processing & transaction fees charged by the bank relating to this wire

Invoice

Customer Account Stephenville Police Dept.- TX
Invoice Account 141848
Quote # Q-548216,

Invoice ID INUS382506
Date 01-Oct-25
Page 2 of 3

Sales Amount	39,871.76
Misc. Charge	0.00
Discount	0.00
Sales Tax	0.00
Total	39,871.76
Credit Amount(s) Applied	0.00
Amount Received	0.00
PAYMENT DUE	39,871.76

Payment Due 31-Oct-25

Invoice

Customer Account Stephenville Police Dept.- TX
Invoice Account 141848
Quote # Q-548216,

Invoice ID INUS382506
Date 01-Oct-25
Page 3 of 3

*Tax Note

Ship-to-address Legend*

1 Stephenville Police Dept.- TX
356 N Belknap St
Stephenville, TX 76401-3414
USA

Mr. Brocato's Direct Line: (512) 322-5857
Email: tbrocato@lglawfirm.com

MEMORANDUM

TO: City and Other Political Subdivision Members of ERCOT
FROM: Thomas Brocato
Jack Klug
DATE: September 30, 2025
RE: ERCOT Membership Renewal for 2026

The purpose of this memorandum is to recommend that your city or other political subdivision renew its membership in the Electric Reliability Council of Texas ("ERCOT") for 2026. For the reasons we detail below, an ERCOT membership continues to be a straightforward and cost-effective way for your city to influence electric policy in Texas, and **we recommend that you submit your ERCOT membership renewal application and fee by October 24, 2025. The membership fee is \$100 per year.**

WHAT IS ERCOT?

ERCOT is the entity that is responsible for operating the electric grid in the deregulated portion of Texas. Furthermore, ERCOT maintains the set of complicated rules that frame the way that electricity is bought and sold in the deregulated wholesale market. Through a process of negotiation and deliberation within committees of interested parties, the ERCOT stakeholder process is constantly reviewing and revising these rules, known as the ERCOT protocols. Most of the issues addressed at ERCOT are addressed nowhere else—the Public Utility Commission ("PUC") has largely delegated these issues to the ERCOT stakeholder process.

WHAT ROLE DO CITIES PLAY IN THE ERCOT PROCESS?

Consumers, such as cities and other political subdivisions, have a voice in ERCOT's decision-making process. Each segment of the ERCOT market has a vote on issues before ERCOT, through its representatives on the Technical Advisory Committee ("TAC") and the Wholesale Market Subcommittee ("WMS").

TAC and WMS are the bodies responsible for making the most important decisions about the detailed workings of the ERCOT market. These decisions can have bottom-line impacts on electricity prices. In 2025, a record of 166 cities and other political subdivisions joined ERCOT. With this membership strength, cities successfully elected two city representatives to TAC—representatives that ultimately advanced pro-City electric policy. A strong contingent of city members would maintain and advance Cities' strong presence for 2026.

As you know, consumers in ERCOT face constant efforts by power generators and power marketers to modify the electricity market in ways that would increase prices. In 2026, ERCOT and the PUC will continue their work on several major market redesign initiatives. As a result, Cities' presence in the ERCOT process as a voice for consumers continues to be important.

WHAT DOES AN ERCOT MEMBERSHIP REQUIRE?

It is not difficult to renew your ERCOT membership. A simple online form is required, along with payment of a \$100 membership fee. Below, you will find a guide to complete the form. We are also available to assist you; please feel welcome to call us (Jack Klug and Andrea Slaughter) at 512-322-5837 and 512-322-5871, or email us at jklug@lglawfirm.com and aslaughter@lglawfirm.com.

In order to vote for candidates for the 2026 TAC and WMS, **please send your renewal application and \$100 fee to ERCOT by Friday, October 24, 2025.**

In completing the online form, please note the following:

- Only corporate members may vote in ERCOT matters. In response to **Membership Type** on the form, we recommend that cities renew as **Corporate**, rather than Associate of Adjunct, members.
- In response to **Segment Eligibility** select **Consumer**.
- In the list of Consumer Members below, you can see which Consumer segment (Small or Large Commercial) your city joined in for 2025. **We recommend that you choose the same segment in response to Consumer Type when renewing your membership for 2025.** Please call us (Jack Klug and Andrea Slaughter) at 512-322-5837 and 512-322-5871, or email us at jklug@lglawfirm.com and aslaughter@lglawfirm.com, if you have any questions about this.
- In response to **Designated Representative and Designated Representative Alternate, please designate as your authorized representative (and Alternate if you choose)** an employee of your city that can receive notices from ERCOT. ERCOT contacts its members very rarely; this person will not be inundated with emails, but may be asked to vote on important issues from time-to-time. Please also designate an alternate representative. During the coming year, please feel free to forward anything you receive from ERCOT to us at the email addresses above.
- There is **no need to add “Affiliates of Applicant,”** as it is not relevant to cities’ memberships in ERCOT.
- Submit the \$100 membership fee electronically via **a wire transfer payment** using ERCOT’s banking information in the PDFs titled **“ERCOT 2025 Bank Letter”** and **“ERCOT 2025 Banking Instructions (Membership)”** also attached to the email providing this memorandum.
- Finally, check the box next to “I agree to the terms of the Membership Agreement” and select “Submit.”
- After you have sent your application to ERCOT, please forward a copy of your application to us at jklug@lglawfirm.com and aslaughter@lglawfirm.com. This will help us track pending applications, and will allow us to follow up with ERCOT if issues arise.

Please feel free to call or email us if you have any questions in completing the online form or about ERCOT in general.

Small Commercial

Aransas County Municipal
Utility District No. 1
City of Aubrey
City of Belton
City of Bowie
City of Buffalo
City of Caddo Mills
City of Cameron
City of Cedar Hill
City of Centerville
City of Clyde
City of Colleyville
City of Colorado City
City of Corinth
City of Crowley
City of Dalworthington
Gardens
City of Deer Park
City of Duncanville
City of Early
City of Eastland
City of Ennis
City of Fate
City of Forest Hill
City of Forney
City of Frisco
City of Frost
City of Fulshear
City of Gainesville
City of Glenn Heights
Walnut Creek Special
Utility District

City of Godley
City of Haltom City
City of Hamilton
City of Harker Heights
City of Hedwig Village
City of Hewitt
City of Hillshire Village
City of Hunters Creek
Village
City of Hurst
City of Ingleside
City of Jersey Village
City of Josephine
City of Justin
City of Kaufman
City of Keller
City of Kennedale
City of Kerens
City of Lake Worth
City of Lakeside City
City of Lancaster
City of Lorena
City of Malakoff
City of Manvel
City of Morgan's Point
City of Nassau Bay
City of Oak Point
City of O'Donnell
City of Ovilla
City of Paris

City of Parker
City of Piney Point Village
City of Portland
City of Pottsboro
City of Red Oak
City of River Oaks
City of Roanoke
City of Rotan
City of Sachse
City of Saginaw
City of Seagoville
City of Simonton
City of Snyder
City of Springtown
City of Stephenville
City of Terrell
City of Tomball
City of Webster
City of Weston Lakes
City of Willow Park
City of Woodway
City of Wylie
Corpus Christi Regional
Transportation Authority
Town of Fulton
Town of Highland Park
Town of Northlake
Town of Prosper
Town of Westover Hills
Town of Woodsboro

Large Commercial

Acton Municipal Utility District
Aquila Water Supply District
Benbrook Water Authority
City of Alamo
City of Allen
City of Alvarado
City of Arlington
City of Bedford
City of Bellmead
City of Benbrook
City of Breckenridge
City of Brownwood
City of Burkburnett
City of Burleson
City of Canton
City of Carrollton
City of Cleburne
City of Coppel
City of Corpus Christi
City of Dallas
City of Decatur
City of Denison
City of Euless
City of Farmers Branch
City of Fort Worth
City of Galveston
City of Grand Prairie
City of Grapevine
City of Houston
City of Hudson Oaks
City of Hutchins
City of Ingleside on the Bay
City of Irving
City of Killeen
City of Kingsville
City of Lake Jackson
City of Lewisville
City of Lindsay
City of Mansfield
City of McAllen
City of McKinney
City of Mesquite

City of Midlothian
City of Mission
City of North Richland Hills
City of Odessa, TX
City of Plano
City of Richland Hills
City of Robinson
City of Rockport
City of Rosenberg
City of Rowlett
City of San Angelo
City of Seabrook
City of Seadrift
City of Sherman
City of South Houston
City of Southlake
City of Spring Valley Village
City of Stafford
City of Sugar Land
City of Sulphur Springs
City of Sunset Valley
City of Sweetwater
City of Taylor Lake Village
City of Temple
City of Texas City
City of The Colony
City of Tyler
City of Vernon
City of Victoria
City of Waco
City of Watauga
City of Waxahachie
City of Weslaco
City of Wichita Falls
Hidalgo County, Facilities Management
Housing Authority of City of Harlingen
dba Harlingen Housing Authority
Johnson County Special Utility District
South Texas Water Authority
Town of Flower Mound

1669/15/9103199

Council Meeting

STAFF REPORT



SUBJECT: Landfill - Budgeted Used Water Truck
MEETING: Regular Business Meeting - 07 OCT 2025
DEPARTMENT: Public Works – Landfill
STAFF CONTACT: Nick Williams

RECOMMENDATION:

Staff recommends approval to purchase a used truck chassis and a new 2,000-gallon water tank system for landfill operations as approved in the adopted FY25-26 budget.

BACKGROUND:

The city currently utilizes stockpiles of soil in and around the working face of the landfill to assist in fire suppression at the landfill and does not own a water truck.

PROPOSAL:

Attached is a quote received from East Texas Truck Systems of Tyler Texas in the amount of \$30,800.00 for a 2,000-gallon water tank installation on a truck chassis. The truck would be used for dust suppression as well as fire prevention.

FISCAL IMPACT SUMMARY:

The FY25-26 adopted budget includes \$65,000 for the used water truck. The truck chassis quote is \$24,999.00 from International Southwest Trucks and the installed 2,000-gallon water tank complete with hose and reel from East Texas Truck Systems is \$30,800.00 for a total cost is \$55,799.00 leaving a positive budget balance of \$9,201.00.

The Purchasing Manager has confirmed the city is able to purchase the equipment and installation through The Interlocal Purchasing System (TIPS) Cooperative Purchasing Agency and adhere to all purchasing requirements.

ALTERNATIVES:

The following alternatives are provided for consideration:

1. Do not approve the water truck equipment purchase as presented, or
2. Purchase the water truck equipment with financing, or
3. Recommend an alternate truck system or a different piece of equipment.

ADVANTAGES:

1. The cost is under budget.
2. Approval provides for anticipated delivery within 90 days.
3. Securing the water truck equipment helps maintain dust suppression and increases fire safety.

DISADVANTAGES:

1. No disadvantages have been identified.

ATTACHMENTS:

Attached is a copy of the quotes received from East Texas Truck Systems.

[East Texas Truck Systems – TIPS Contract# 183760 Quote#2894](#)



INTERNATIONAL
Southwest Trucks

Southwest International Trucks, Inc.
3722 Irving Boulevard
Dallas TX 75247
(214) 689-1400

Buyers Order

Contract Date: _____
Deal #: **DE-01027**
Customer #: **PROS-000018**
Salesperson: **Tanner Bragg**

Salesperson: Tanner Bragg

Bill To: **PROS-000018**
CITY OF STEPHENVILLE
298 W WASHINGTON ST
STEPHENVILLE TX 76401-4257
P:(254) 918-1220

Ship To:
CITY OF STEPHENVILLE
298 W WASHINGTON ST
STEPHENVILLE, TX 76401-4257

Stock#: S1605 VIN:3HAEUMML2KL149467 Used 2019 INTL 4300 CAB AND CHASSIS Price: **\$24,999.00**
Title Instructions: Color: WHITE | Plates: | Weight: 25999

Totals	
Total Price	\$24,999.00
Total	\$24,999.00

PRICE INCLUDES REMOVING OLD BODY.
CAB AND CHASSIS PRICE ONLY.
NO WARRANTY SOLD AS IS.

Potential Tariff and Regulatory Surcharge

Please be advised that, due to ongoing uncertainties regarding potential tariffs and regulatory changes, the Original Equipment Manufacturer (OEM) may implement additional surcharges on orders. These surcharges, if applicable, would be passed on to the customer and may result in a higher purchase price for the vehicle. The exact impact of any tariff or regulatory change is uncertain at this time, but any adjustments to pricing will be communicated as soon as the information becomes available.

A Document Fee is not an official fee. A Document Fee is not required by law but may be charged to Buyers for handling documents and performing services related to the closing of a sale. A Document Fee may not exceed \$250 for a motor vehicle contract or a reasonable amount agreed to by parties of a heavy commercial vehicle contract. This notice is required by law.

The Dealer Inventory Tax charge is intended to reimburse the Dealer for ad valorem taxes on its motor vehicle inventory. The charge, which is paid by the Dealer to the County Tax Assessor-Collector, is not a tax imposed on a customer by the government and is not required to be charged by the Dealer to the customer.

Federal odometer disclosure requirements are exempted on vehicles exceeding 2 tons or 16,000 pounds Gross Weight and used vehicle odometer readings as such are not to be relied upon as actual miles unless specified in writing with remark that "odometer reading is actual."

Effective 7/1/03: A surcharge of 1% of the sales price less trade in will be charged and collected on the purchase of 1997 model year or newer diesel engine trucks with a GVW greater than 14,000 lbs.

Buyer and Seller agree that the vehicle ordered above is subject to price advance by manufacturer if not currently in stock at time of order and Buyer will pay in cash an additional sum equal to any price advance by manufacturer.

I have read the matter on hereof and agree to it as a part of this order the same as if it were printed above my signature. The front hereof comprises the entire agreement affecting this order and no other agreement or understanding of any nature concerning same.

Vehicle is sold "As-Is" with no warranty unless otherwise endorsed by the Seller.

Tanner Bragg

Salesperson

Date

Buyer's Signature

Title

Date

Accepted by Sales Manager

Date

Co-Buyer's Signature

Date



Rhodes & Lozier LLC dba East Texas Truck Systems
2283 Montgomery Gardens
Tyler, TX 75708 US
(903)531-9700
www.easttexastrucksystems.com

Estimate

ADDRESS

Todd Thompson
City of Stephenville

SHIP TO

Todd Thompson
City of Stephenville

ESTIMATE #	DATE	EXPIRATION DATE
2894	09/29/2025	10/10/2025

SALES REP
JDR

DATE	ACTIVITY	QTY	RATE	AMOUNT
	2000 Gallon Tank Install TIPS CONTRACT RFP #221001 2000 Gallon Water Tank Installation WATER TANK: Capacity: approximately 2000 gallons Length: 10 FT Width: 8 FT Material: Carbon Steel Rounded Rectangular 2.5" Rear Hydrant Fill Tube Provisions for Sight Tubes on Front and Rear Head Top Load Ducknest Rear Ladder 1/4" "L" Tank Frame 3/16" Baffles & Front/Rear Heads 3/16" Shell Tank Exterior: Primed & Painted White Tank Interior: Left Bare Tank Mounted Fenders (11ga.) Cut-outs for Mudflaps on Fender End Caps Cut-outs for 3/4" Marker Lights (2) Light Brackets on Rear Head - For Reverse & Brake Lights (1) Trio Light Bracket at Top of Rear Head (1) Bracket for Hose Reel on Rear Head (1) 3" Line Underneath Tank from Front of Tank to Rear of Tank for Water Supply (2) 3" Victaulic Fill Fittings - Located in Front of Fenders; One on Driver's Side of Tank, One Passenger Side of Tank (1) 4" Victaulic Pump Supply Fitting - Located Underneath Tank (1) 2" Female NPT Suction Supply Fitting -	1	23,950.00	23,950.00T

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Located Underneath Tank Plumbing Kit: 650 GPM pump 4" supply from tank to pump 3" Bypass with BFV 3" discharge with BFV and camlock Front spray bar with two sprayers Rear spray bar with two sprayers Side sprayer on driver side of unit Control tower mounted inside cab to individually activate each sprayer PTO Tubular shaft from pump to PTO NOTE: FOR AUTOMATIC TRANSMISSION, THERE WILL BE A \$1,000 UPCHARGE FOR HOTSHIFT PTO LED LIGHT KIT Brake, reverse, marker, and trio lights Reflective Tape Bumper: Push style bumper NOTES: - PRICE DOES NOT INCLUDE RELOCATING AIR TANKS, BATTERY BOXES, ETC... THIS WILL BE AN ADDITIONAL CHARGE - ETTS WILL CONTACT CUSTOMER FOR APPROVAL BEFORE RELOCATING AIR TANKS, BATTERY BOXES, ETC... Epoxy Coating Line inside of tank with epoxy coating Hose Reel - 50' X 1.5" Hose Hose Reel Kit 50' of 1.5" hose Spray Nozzle Suction Capability 2" Primer Line from Bottom of Tank to Suction Line 3" Suction Port 3" Butterfly Valve 3" Male Camlock Dust Cover for Male Camlock Axle Modification Relocation of Chassis Axles Single Axle Shorten Wheelbase	1 1 1 1	1,950.00 1,450.00 950.00 2,500.00	1,950.00T 1,450.00T 950.00T 2,500.00T
		SUBTOTAL	30,800.00	
		TAX (0%)	0.00	
		TOTAL	\$30,800.00	

Accepted By

Accepted Date