



Planning & Zoning Commission
Regular Meeting

Wednesday, November 19, 2025, 5:30 PM
City Hall Council Chambers
298 W Washington
Stephenville, Texas 76401

AGENDA

CALL TO ORDER

CITIZENS GENERAL DISCUSSION

APPROVAL OF MINUTES

1. Consider approval of October 15, 2025, Meeting Minutes

REGULAR AGENDA

2. **Application No.: RZ 9272**

Applicant Lee Bristow, representing Summer Moon Equity, is requesting a Rezone for property located at 957 Frey, Parcel R32202, being BLK 1, Lot 2B of the Kight Second Addition to the City of Stephenville, Erath County, Texas from (R-1), Single-Family Residential, to (R-3), Multifamily.

3. **Public Hearing**
Application No. RZ 9272

4. **Application No.: RZ 9272**

Consider approval of a rezone for property located at 957 Frey, Parcel R32202, being BLK 1, Lot 2B of the Kight Second Addition to the City of Stephenville, Erath County, Texas from (R-1), Single-Family Residential, to (R-3), Multifamily.

5. **Application No.: A 9119**

Applicant Earl Ingram, representing South Texas Cement, LLC., is requesting the assignment of Industrial Zoning for the recently annexed property known as 365 CR 177, Parcel R78588, being approximately 5.01 acres of the A0804 WILLIAMS M R Survey of the City of Stephenville, Erath County, Texas. With the assignment of zoning, the Commission is requested to recommend extension of the ETJ and subsequent revision of the Stephenville 2050 Comprehensive Plan.

6. **Public Hearing**
Application No. A 9119

7. **Application No.: A 9119**

Consider approval of the assignment of Industrial Zoning for the recently annexed property known as 365

CR 177, Parcel R78588, being approximately 5.01 acres of the A0804 WILLIAMS M R Survey of the City of Stephenville, Erath County, Texas. With the assignment of zoning, the Commission is requested to recommend extension of the ETJ and subsequent revision of the Stephenville 2050 Comprehensive Plan.

8. **Committee Assignment 11192025**

The Development Services Committee has tasked the Commission with the review and subsequent recommendation regarding the Home Occupation Guidelines of Section 154.03 of the Zoning Ordinance.

9. **Public Hearing**

Committee Assignment 11192025

10. **Committee Assignment 11192025**

Provide recommendation regarding the Home Occupation Guidelines of Section 154.03 of the Zoning Ordinance.

11. **Application No.: PD 9339 – PD Update**

Troy Kunkel, owner of 598 Westwood, LLC., and Co-Owner Reese Flanagan, are providing an update to the Planned Development (PD) for property located at 817 W. Washington, Parcel 29583 of CITY ADDITION, BLOCK 62, LOT 6A, 7, part of 14 and 17, 855 and 865 W. Washington, Parcel R29581, of CITY ADDITION, BLOCK 62, LOTS 4, part of 5 and 6B and 873 W. Washington, Parcel R29580, of CITY ADDITION, BLOCK 62, LOT 3, of the City of Stephenville, Erath County, Texas.

12. **Public Hearing**

Application No. PD 9339 - Update

13. **Application No.: PD 9339 – PD Update**

Provide comments to the Planned Development (PD) for property located at 817 W. Washington, Parcel 29583 of CITY ADDITION, BLOCK 62, LOT 6A, 7, part of 14 and 17, 855 and 865 W. Washington, Parcel R29581, of CITY ADDITION, BLOCK 62, LOTS 4, part of 5 and 6B and 873 W. Washington, Parcel R29580, of CITY ADDITION, BLOCK 62, LOT 3, of the City of Stephenville, Erath County, Texas.

ADJOURN

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



PLANNING & ZONING COMMISSION

MEETING MINUTES
REGULAR MEETING
OCTOBER 15, 2025

CALL TO ORDER

The Planning & Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, October 15, 2025, in the City Hall Council Chambers, 298 West Washington Street, for the purpose of a Planning & Zoning Commission Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present to wit:

Commissioner's Present:

Place 2 - Justin Slawson
Place 3 - Lisa LaTouche
Place 5 - Nick Robinson
Place 6 - Brian Lesley
Place 7 - James Stephenson
Alternate 1 – Lisa Pendleton
Alternate 2 – Bruce Delater

Commissioners Absent:

Place 1 - Tyler Wright
Place 4 - Bonnie Terrell

Others Attending:

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

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

CITIZENS GENERAL DISCUSSION

No one addressed the Commission at this time.

APPROVAL OF MINUTES

1. **Consider approval of September 17, 2025, Meeting Minutes**

MOTION by Brian Lesley, second by Nick Robinson, to approve October 15, 2025, Meeting Minutes as presented. MOTION CARRIED unanimously.

REGULAR AGENDA

2. Application No. RZ 9195

Applicant James Ralph Lee is requesting a rezone of property located at 0 CR 256, Parcel R71064, being BLK 149, Lot 2 (pt of) of the S2600 City Addition of the City of Stephenville, Erath County, Texas from "I" Industrial to "R-2.5" Integrated Housing.

This item was withdrawn

**3. Public Hearing
Application No. RZ 9195**

This item was withdrawn

4. Application No. RZ 9195

Consider approval of a rezone of property located at 0 CR 256, Parcel R71064, being BLK 149, Lot 2 (pt of) of the S2600 City Addition of the City of Stephenville, Erath County, Texas from "I" Industrial to "R-2.5" Integrated Housing.

This item was withdrawn

5. Application No. RZ 9196

Applicant James Ralph Lee is requesting a rezone of property located at 0 CR 256, Parcel R19789, being approximately 29.9 acres of the AO342 H.C. Hudson abstract of the City of Stephenville, Erath County, Texas from "Ag" Agricultural, to "R-2.5" Integrated Housing.

This item was withdrawn

**6. Public Hearing
Application No. RZ 9196**

This item was withdrawn

7. Application No. RZ 9196

Consider approval of a rezone of property located at 0 CR 256, Parcel R19789, being approximately 29.9 acres of the AO342 H.C. Hudson abstract of the City of Stephenville, Erath County, Texas from “Ag” Agricultural, to “R-2.5” Integrated Housing.

This item was withdrawn

8. Application No.: RZ 9140

Applicant Charles Vance Wade, representing WW Investments, LLC., is requesting a rezone of property located at 955 N Ollie, Parcel R77978, being BLK 5; LOT 4R of the S4400 KIGHT SECOND ADDITION of the City of Stephenville, Erath County, Texas from “R-2.5”, Integrated Housing, to “R-3,” Multiple Family Residential.

Development Services Director, Steve Killen, provided the report as follows. Mr. Wade acquired the property known as the Chandler Mansion. He is requesting the undeveloped lots bordered by Frey, Ollie, Pecan and Kight be rezoned from R-2.5 to R-3. This property was replated and rezoned from R-1 to R-2.5 by the previous owner in late 2021. As the property is developed, additional Right-of-Way dedication will be required along Ollie Street.

Mr. Wade was present to answer the Commissioners' questions.

**9. Public Hearing
Application No. RZ 9140**

Chairperson Lisa LaTouche opened the public hearing at 5:36pm.

Speaking in opposition to the rezone request:
Randy and Jenee Ferrell - 940 N Ollie

Chairperson Lisa LaTouche closed the public hearing at 5:39pm.

10. Application No.: RZ 9140

Consider approval of a rezone of property located at 955 N Ollie, Parcel R77978, being BLK 5; LOT 4R of the S4400 KIGHT SECOND ADDITION of the City of Stephenville, Erath County, Texas from “R-2.5”, Integrated Housing, to “R-3,” Multiple Family Residential.

MOTION made by Justin Slawson to approved the rezone. No additional motion was made regarding the rezone request for property located at 955 N Ollie, Parcel R77978, being BLK 5; LOT 4R of the S4400 KIGHT SECOND ADDITION of the City of Stephenville, Erath County, Texas from “R-2.5”, Integrated Housing, to “R-3,” Multiple Family Residential. The request moved forward to City Council without a recommendation.

11. **Application No.: RZ 9163**

Applicant Wyatt Thorp is requesting a rezone of property located at 587 Race, Parcel R32547, being BLK 2; LOTS 5 & 6A of the S5100 MILLICAN & OTT ADDITION of the City of Stephenville, Erath County, Texas from “R-1”, Single Family Residential, to “R-2.5,” Integrated Housing.

Development Services Director, Steve Killen, provided the report as follows. Mr. Thorp is requesting a rezone with the intention of replating into separate lots if the rezone is approved. Staff requested a survey from Mr. Thorp and confirmed the parcel has adequate frontage on Race and Donna Streets to meet the minimum lot dimensions required for this zoning district. The Future Land Use is designated as Town Center which allows residential use.

Mr. Thorp was present to answer Commissioners' questions.

12. **Public Hearing
Application No. RZ 9163**

Chairperson Lisa LaTouche opened the public hearing at 5:44pm.

No one spoke in favor or against the request to rezone.

Chairperson Lisa LaTouche closed the public hearing at 5:44pm.

13. **Application No.: RZ 9163**

Consider approval of a rezone of property located at 587 Race, Parcel R32547, being BLK 2; LOTS 5 & 6A of the S5100 MILLICAN & OTT ADDITION of the City of Stephenville, Erath County, Texas from “R-1”, Single Family Residential, to “R-2.5,” Integrated Housing.

MOTION made by Nick Robinson, second by Bruce Delater, to approve the rezone of property located at 587 Race, Parcel R32547, being BLK 2; LOTS 5 & 6A of the S5100 MILLICAN & OTT ADDITION of the City of Stephenville, Erath County, Texas from “R-1”, Single Family Residential, to “R-2.5,” Integrated Housing. MOTION CARRIED unanimously.

14. **Application No.: RZ 9189**

Applicant Jayton Cogburn, representing Richard J and Rebecca R Lieb, is requesting a rezone of property located at 615 College Farm Rd, Parcel R29924, being BLK 87; LOT 2B of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from “B-1”, Neighborhood Business, to “R-2.5,” Integrated Housing.

Development Services Director, Steve Killen, provided the following report. Mr. Cogburn is

requesting a rezone with the intention of building a single-family home development. A pre-development meeting was held with Mr. Cogburn, and no major obstacles were observed. As developed, additional Right-of-Way dedication will be required along College Farm Rd., and the construction of the proportional improvement will be the developer's responsibility. The Future Land use is designated as Community Core which allows residential uses.

Mr. Cogburn was present to answer the Commissioners' questions.

15. **Public Hearing**
Application No. RZ 9189

Chairperson Lisa LaTouche opened the public hearing at 5:50pm.

No one spoke in favor or against the request to rezone.

Chairperson Lisa LaTouche closed the public hearing at 5:50pm.

16. **Application No.: RZ 9189**

Consider approval of a rezone of property located at 615 College Farm Rd, Parcel R29924, being BLK 87; LOT 2B of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from "B-1", Neighborhood Business, to "R-2.5," Integrated Housing.

MOTION by Brian Lesley, to deny failed due to a lack of second. MOTION by Nick Robinson, second by James Stephenson to approve the rezone of property located at 615 College Farm Rd, Parcel R29924, being BLK 87; LOT 2B of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from "B-1", Neighborhood Business, to "R-2.5," Integrated Housing, which resulted in a vote of 3 to 3 with 1 abstention. The request moved forward to the City Council without a recommendation.

17. **Application No.: PD 9075 – PD Update**

Applicant John Allender, representing Southwestern Pigeon Road, LLC., is providing an update to the Planned Development (PD) for property located at 315 FM 2303, Parcel R22587, House and Barn; of the A0520 MENEFFEE JARRETT to the City of Stephenville, Erath County, Texas.

Development Services Director, Steve Killen, provided the following report. The Planning and Zoning Commission convened on July 17, 2024, and voted 2/4 to recommend the City Council approve the Development Plan and rezone request. The case was therefore forwarded to the City Council with no recommendation. Subsequently, on August 6, 2024, the City Council approved Ordinance No. 2024-O-19 rezoning the property to Planned Development District.

Mr. Cole Parks was present to answer Commissioners' questions. The construction of improvements is underway, and the legal team should have complete funding by the end of

the year. Mr. Parks stated the project should start to go vertically by late March or early April of 2026. The homes should be completed and move in ready by late August 2026.

18. **Public Hearing**
Application No. PD 9075

Chairperson Lisa LaTouche opened the public hearing at 5:59pm,

No one spoke in favor or against the Planned Development update.

Chairperson Lisa LaTouche closed the public hearing at 5:59pm.

19. **Application No.: PD 9075 – PD Update**

Provide comments regarding the update to the Planned Development (PD) for property located at 315 FM 2303, Parcel R22587, House and Barn; of the A0520 MENEFEER JARRETT to the City of Stephenville, Erath County, Texas.

MOTION by James Stephenson, second by Nick Robinson, to accept the update to the Planned Development (PD) for property located at 315 FM 2303, Parcel R22587, House and Barn; of the A0520 MENEFEER JARRETT to the City of Stephenville, Erath County, Texas.
MOTION CARRIED unanimously.

ADJOURN

Chairperson Lisa LaTouche adjourned the meeting at 6:00pm.

APPROVED:

Lisa LaTouche, Chair

ATTEST:

Jan Strahan, Commission Secretary

STAFF REPORT

SUBJECT: Case No.: RZ 2025-9272

Applicant Lee Bristow, representing Summer Moon Equity, is requesting a Rezone for property located at 957 Frey, Parcel R32202, being BLK 1, Lot 2B of the Kight Second Addition to the City of Stephenville, Erath County, Texas from (R-1), Single-Family Residential, to (R-3), Multifamily.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

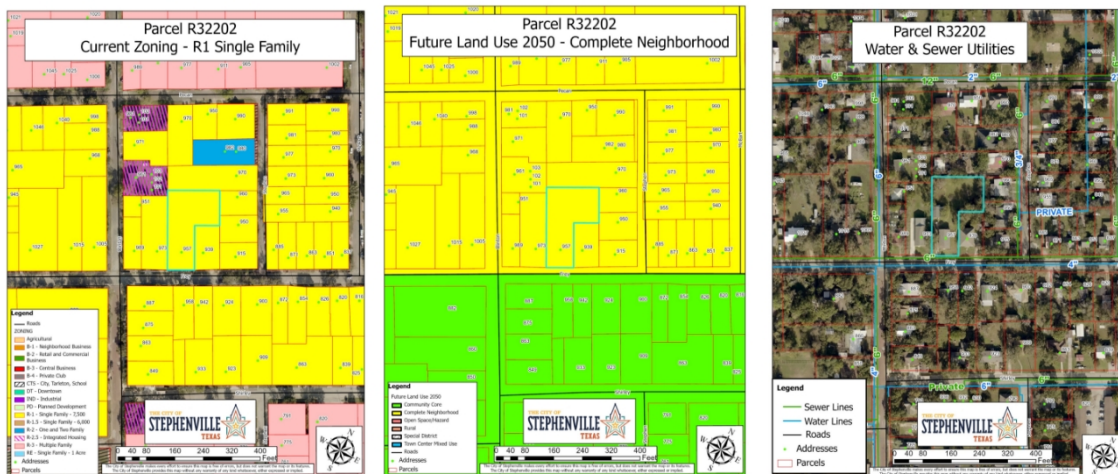
To provide a recommendation on the rezoning request to the City Council.

BACKGROUND:

Mr. Bristow is requesting R-3 zoning listing on his application for the construction of “townhome style, energy efficient housing.” Staff contacted Mr. Bristow and explained Townhomes require R-2.5 zoning. The decision was to leave as a request for R-3 zoning given the type of construction and density desired.

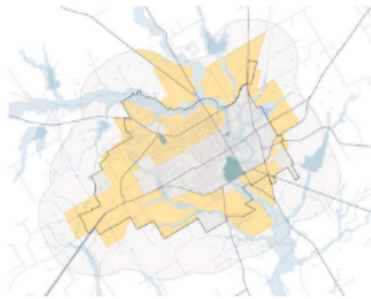
Future Land Use is Complete Neighborhood, and the intended project would be considered appropriate for this designation. GIS is showing this portion of Frey to have an approximate 44’ of Right-of-Way; therefore, additional dedication may be required at the time of development. The flag-shaped lot has 75’ of frontage and a depth of approximately has 224’. Contours indicate the property is flat, with adjacent sewer being as shallow as 30” but as deep at 56.”

PROPERTY PROFILE:



Complete Neighborhood

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



Sec. 154.05.6. 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.

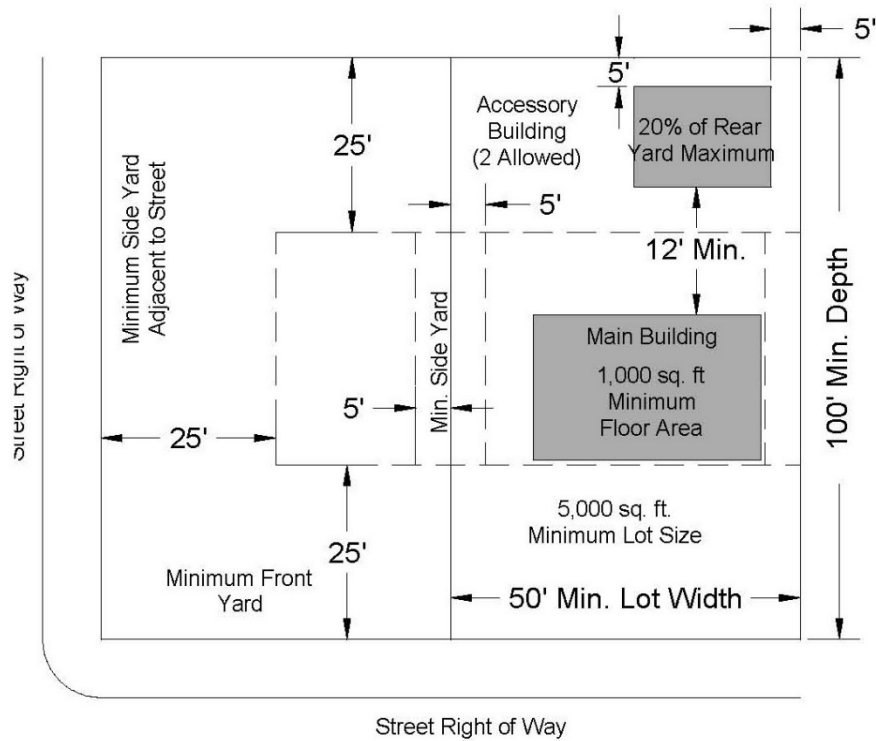
5.6.C Conditional Uses.

- (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.

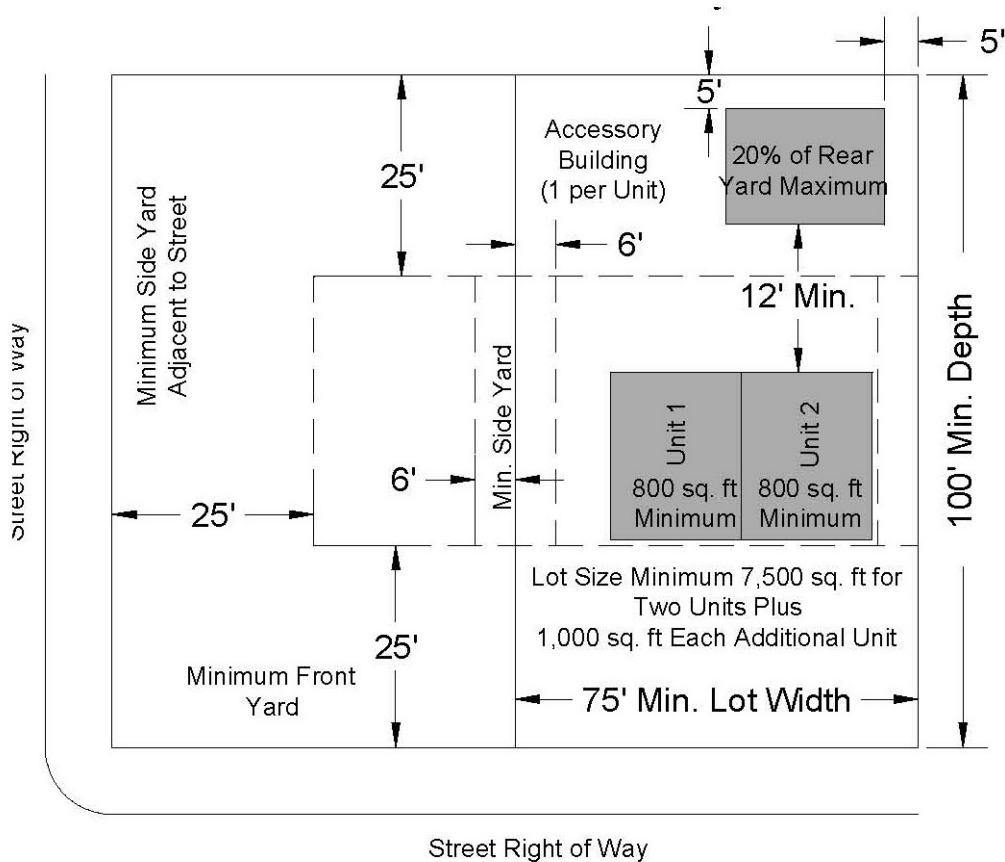
(A) *Single family dwelling.*

- (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.*

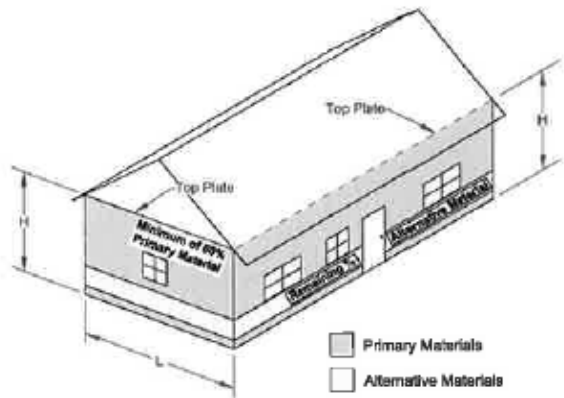
- (1) Minimum lot area: 7,500 ft² for two dwelling units, plus 1,000 ft² for each additional dwelling unit.
- (2) Minimum lot width and lot frontage: 75 feet.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front setback: 25 feet.
- (5) Minimum depth of rear setback: 25 feet.
- (6) Minimum 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.



NEW CONSTRUCTION

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

EXISTING STRUCTURES

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

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

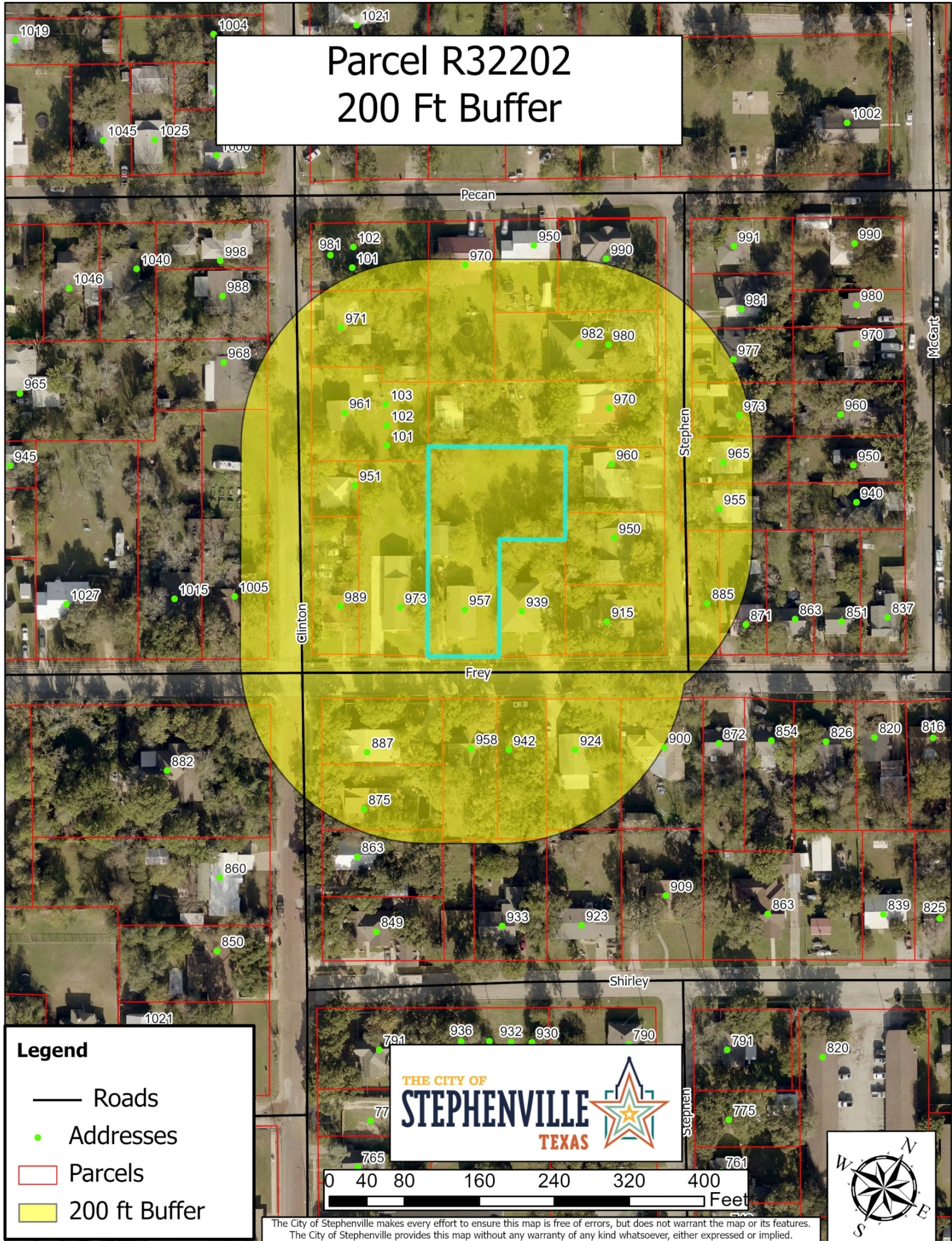
FACTORS TO CONSIDER:

- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for proposed use?
- Reasonable Use of Property – does proposed change provide reasonable use of property?
- Zoning has great discretion – deny if applicant has not proven it is in the best interest of City to approve.





ALTERNATIVES:

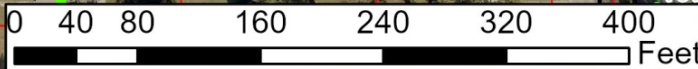
- 1) Recommend the City Council approve the rezone request.
- 2) Recommend the City Council deny the rezone request.

Parcel R32202 200 Ft Buffer



Legend

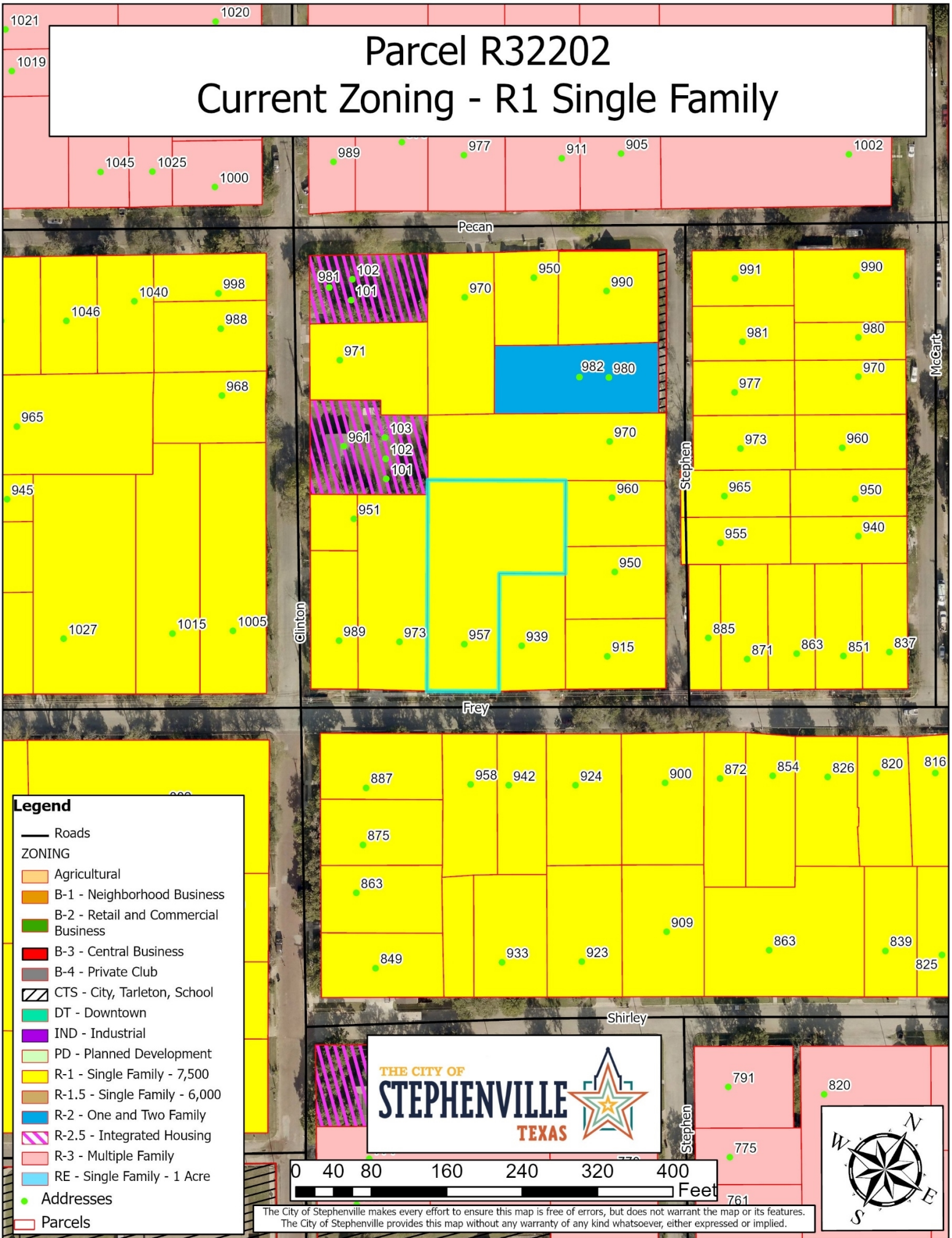
-  Roads
-  Addresses
-  Parcels
-  200 ft Buffer



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

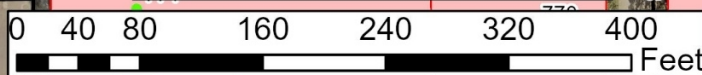
Parcel R32202

Current Zoning - R1 Single Family



Legend

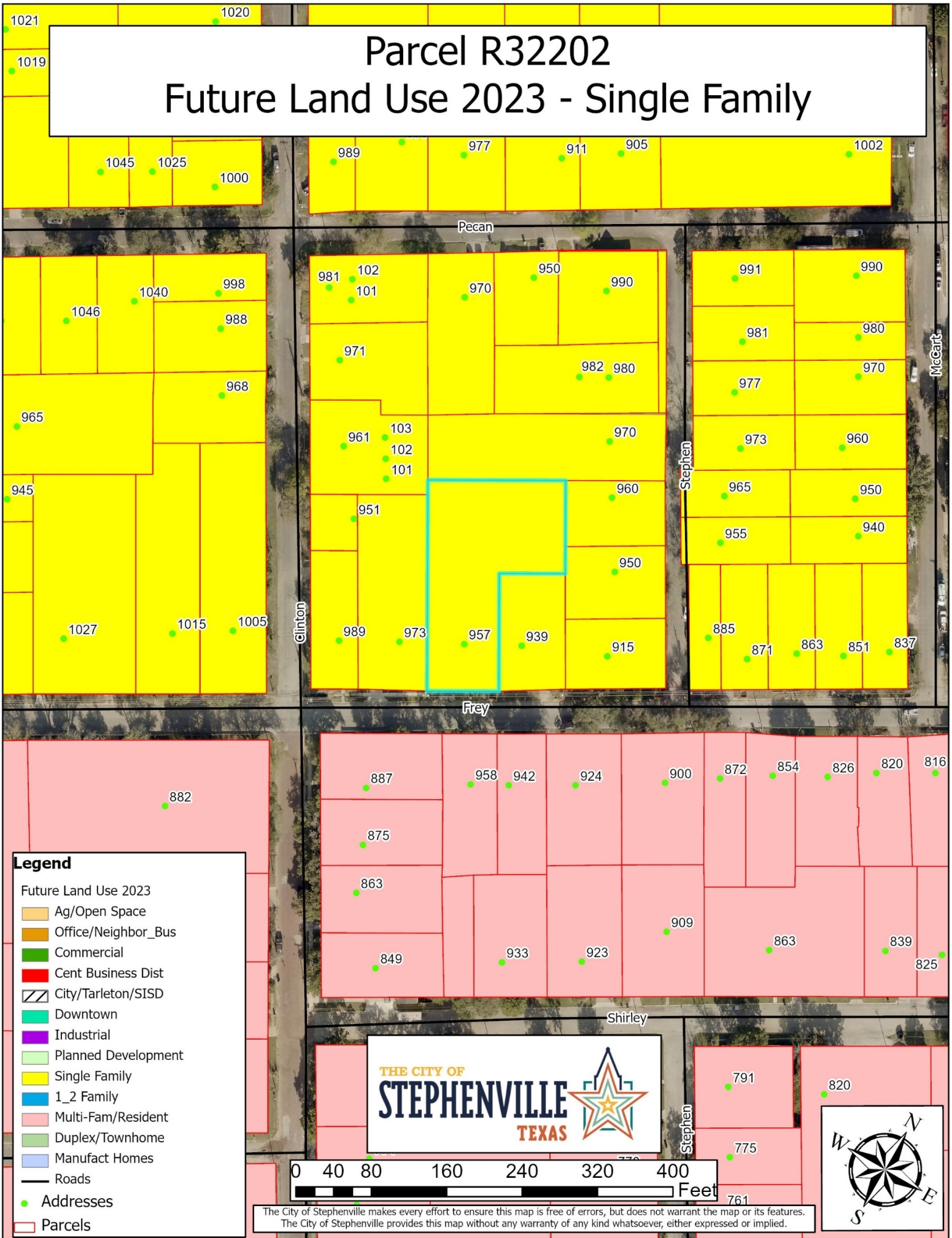
- Roads
- ZONING**
- Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tarleton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000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



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Parcel R32202

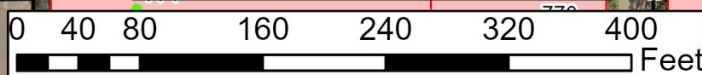
Future Land Use 2023 - Single Family



Legend

Future Land Use 2023

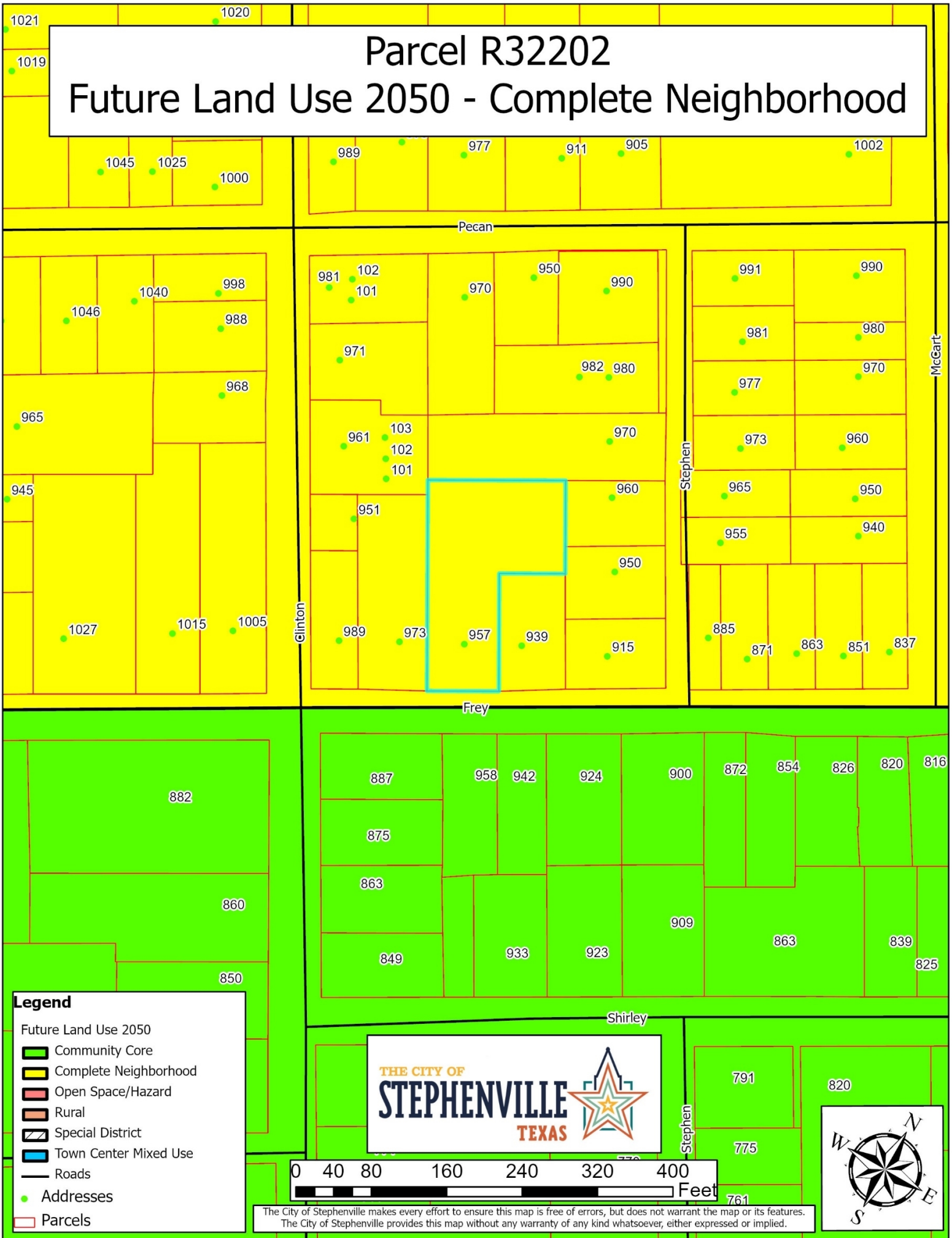
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes
- Roads
- Addresses
- Parcels



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Parcel R32202

Future Land Use 2050 - Complete Neighborhood



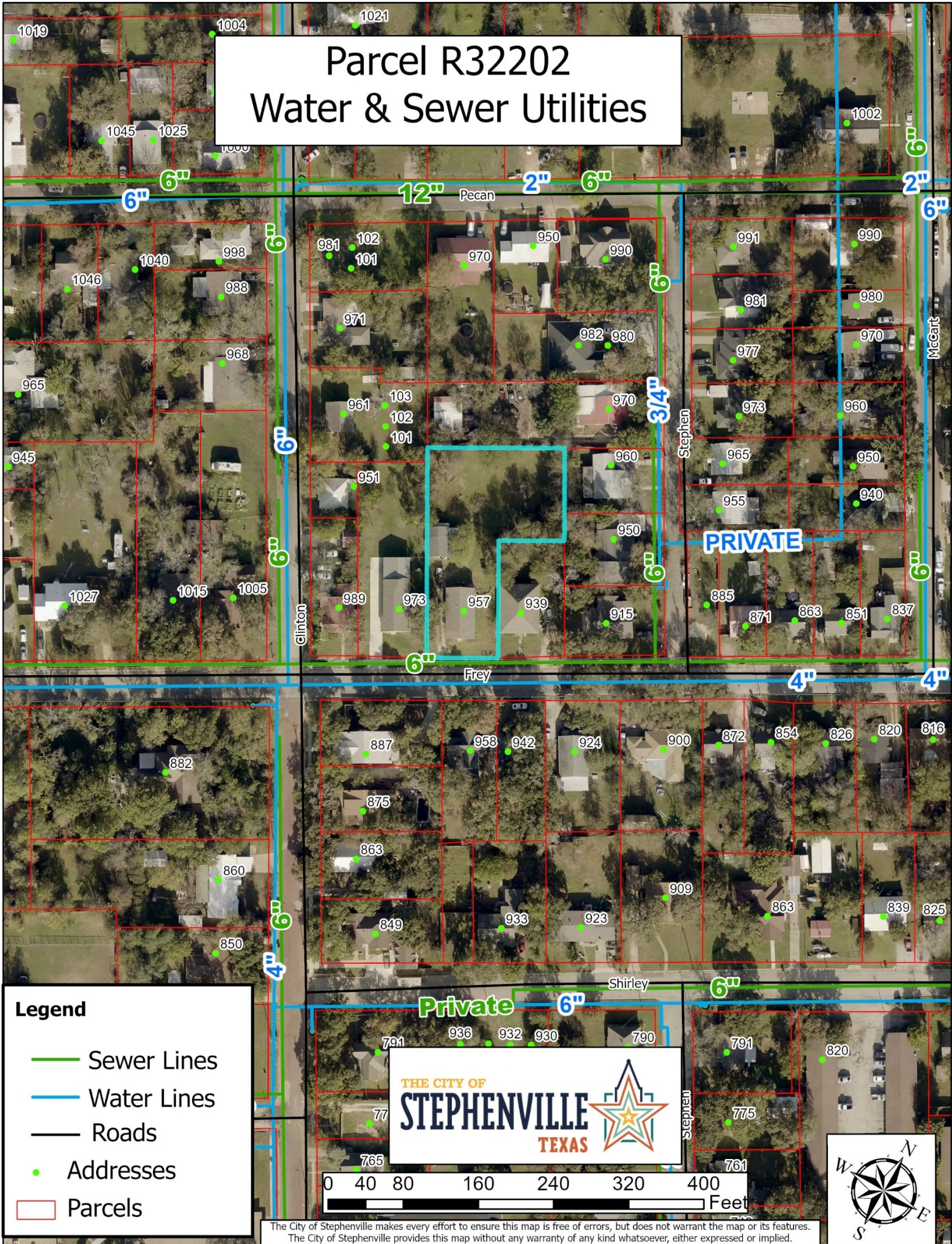
Legend

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



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Parcel R32202 Water & Sewer Utilities



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Parcel R32202

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000028786	955 STEPHEN	ARTHUR MATTHEW L & CHERANE L ARTHUR	3770 GUENTHER RD	LA GRANGE	TX	78945
R000033311	900 FREY	BAKER J CLAIRE	900 W FREY	STEPHENVILLE	TX	76401
R000033314	958 FREY	BALL OLIVIA & ASHTON BALL	958 W FREY	STEPHENVILLE	TX	76401
R000033313	942 W FREY	BARRERA ROBERTO ARAMBULA	942 W FREY	STEPHENVILLE	TX	76401
R000032223	989 FREY	BOONE SHARON	9603 MUIRFIELD DR	GRANBURY	TX	76049-4478
R000030045	970 W PECAN	BORJON ERICK & CINDY	970 W PECAN ST	STEPHENVILLE	TX	76401
R000077403	0 STEPHEN & PECAN ST	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000033317	935 SHIRLEY	COUNCIL ALTON B & DIANA J	933 SHIRLEY	STEPHENVILLE	TX	76401
R000033315	933 SHIRLEY	COUNCIL ALTON BILLIE & DIANA JOHNST	933 W SHIRLEY	STEPHENVILLE	TX	76401-0000
R000030046	990 STEPHEN	DILLON BRANDY LEIGH & MATTHEW BLAKE DILLON	7743 FM879	PALMER	TX	75152
R000032217	968 N CLINTON	FAIR LONDON AND WILLIAM FAIR	968 N CLINTON	STEPHENVILLE	TX	76401
R000030047	950 W PECAN	FRAGA MARIANA LOZANO	950 W PECAN	STEPHENVILLE	TX	76401
R000032206	960 N STEPHEN	GRAY PATRICIA A AND CONNIE ANNETTE CARRINGTON	960 N STEPHEN	STEPHENVILLE	TX	76401
R000032203	939 FREY	HALL MARY	115 N GRAHAM #202	STEPHENVILLE	TX	76401
R000033323	863 CLINTON	HANGIN G LAND & CATTLE CO LLC	PO BOX 39	DUBLIN	TX	76446
R000028778	977 N STEPHEN	KAYLOR FAMILY TRUST	465 DAWSON RD	WAXAHACHIE	TX	75167
R000033325	923 SHIRLEY	KITCHENS JOEL	923 W SHIRLEY	STEPHENVILLE	TX	76401
R000077402	980 STEPHEN	KOLB JOHN H & JILL ELIZABETH KOLB	237 QUAIL RUN	AZLE	TX	76020
R000028779	973 STEPHEN	LEGACY TRUST	PO BOX 1827	STEPHENVILLE	TX	76401
R000032221	951 CLINTON	MATAI MAURO CONCEICAO	1400 WESTWOOD CT	STEPHENVILLE	TX	76401
R000033322	875 N CLINTON	MCEACHRAN GINA RENEE	875 N CLINTON	STEPHENVILLE	TX	76401
R000032201	970 STEPHEN	PEREZ EMILIO	970 STEPHENS	STEPHENVILLE	TX	76401
R000032205	950 N STEPHEN	PIDGEON CONNIE	450 STONERIDGE TRL	WEATHERFORD	TX	76087-4411
R000033318	887 N CLINTON	PURVIS TARA ASHLEY TOWNS	887 N CLINTON	STEPHENVILLE	TX	76401
R000032200	973 FREY	RENFIELD LLC	115 N GRAHAM, SUITE A	STEPHENVILLE	TX	76401
R000032204	915 FREY	RENFIELD, LLC	115 N GRAHAM, STE 200	STEPHENVILLE	TX	76401
R000033324	924 FREY	RESENDIZ JONATHAN CHAINE & OTONIEL CHAINE	924 W FREY	STEPHENVILLE	TX	76401
R000032220	971 CLINTON	SANCHEZ LEILANI	971 N CLINTON ST	STEPHENVILLE	TX	76401
R000032218	1005 FREY	SCHMID JOHN & VALERIE J SCHMID	1005 W FREY	STEPHENVILLE	TX	76401
R000030048	981 CLINTON	SOLID ACE HOLDINGS, LLC	16134 S US377	DUBLIN	TX	76446
R000030788	882 CLINTON	SULT GREGORY R & KELLY M	882 N CLINTON	STEPHENVILLE	TX	76401-0000
R000032222	961 CLINTON	SUMMER MOON EQUITY, LP	189 RETA	STEPHENVILLE	TX	76401
R000032202	957 FREY	SUMMER MOON EQUITY, LP	189 RETA	STEPHENVILLE	TX	76401
R000028785	965 STEPHEN	TEVIS WYATT DANIEL	965 N STEPHEN	STEPHENVILLE	TX	76401
R000028783	885 FREY	TXW HOLDINGS LLC	PO BOX 386	BUELLTON	CA	93427
R000028782	871 FREY	TXW HOLDINGS LLC	PO BOX 386	BUELLTON	CA	93427
R000028777	981 STEPHEN	YANCEY KENNON DAVIS & VICTORIA ELISABETH YANCEY	981 N STEPHEN AVE	STEPHENVILLE	TX	76401

STAFF REPORT



SUBJECT: Application No.: A 9119

Applicant Earl Ingram, representing South Texas Cement, LLC., is requesting the assignment of Industrial Zoning for the recently annexed property known as 365 CR 177, Parcel R78588, being approximately 5.01 acres of the A0804 WILLIAMS M R Survey of the City of Stephenville, Erath County, Texas. With the assignment of zoning, the Commission is requested to recommend extension of the ETJ and subsequent revision of the Stephenville 2050 Comprehensive Plan.

DEPARTMENT: Development Services
STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

To make a recommendation to the City Council for the assignment of zoning.

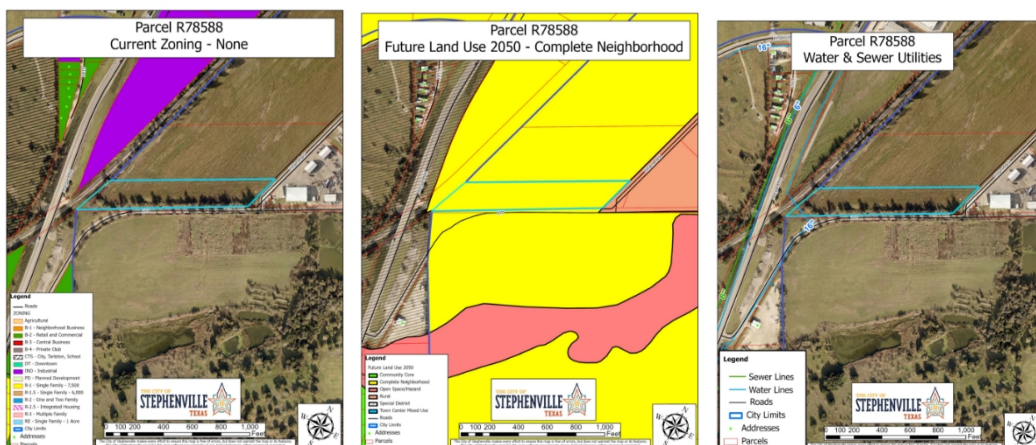
BACKGROUND:

Parcel R78588 was voluntarily annexed on August 5, 2025, by the City Council as authorized by Chapter 43, Sec. 43.0671 of the Local Government Code.

City ordinance Section 154.04.C requires the assignment of zoning within six-months of annexation:

Zoning of Annexed Territory. 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.

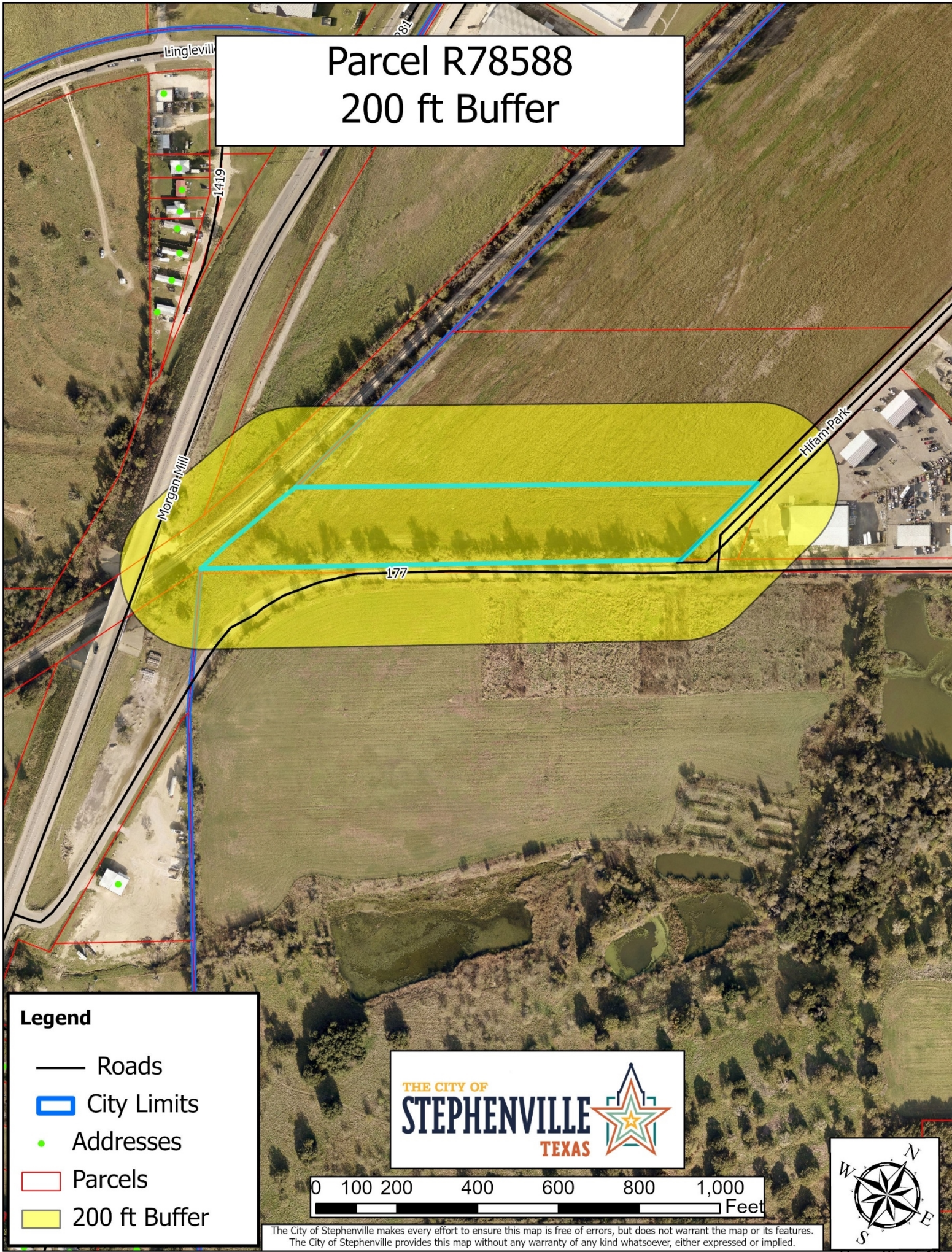
PROPERTY PROFILE:



ALTERNATIVES:

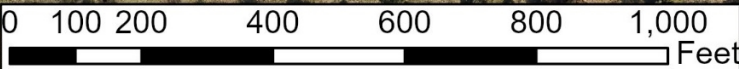
- 1) Accept the recommendation of the Planning and Zoning Commission.
- 2) Do not accept the recommendation.

Parcel R78588 200 ft Buffer



Legend

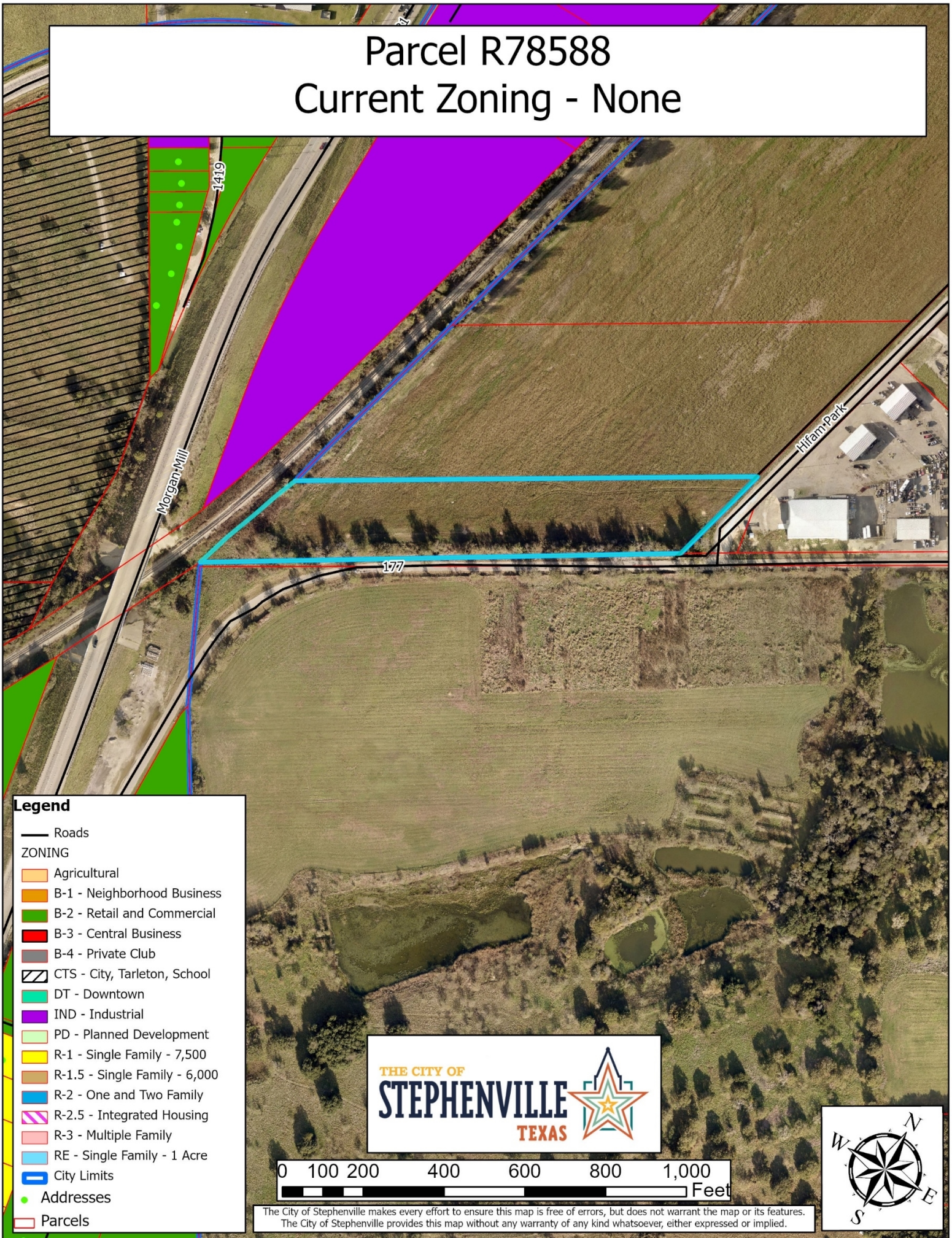
- Roads
- ▭ City Limits
- Addresses
- ▭ Parcels
- ▭ 200 ft Buffer



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

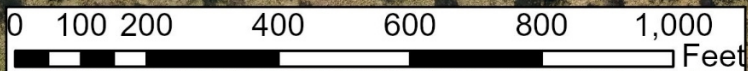
Parcel R78588

Current Zoning - None



Legend

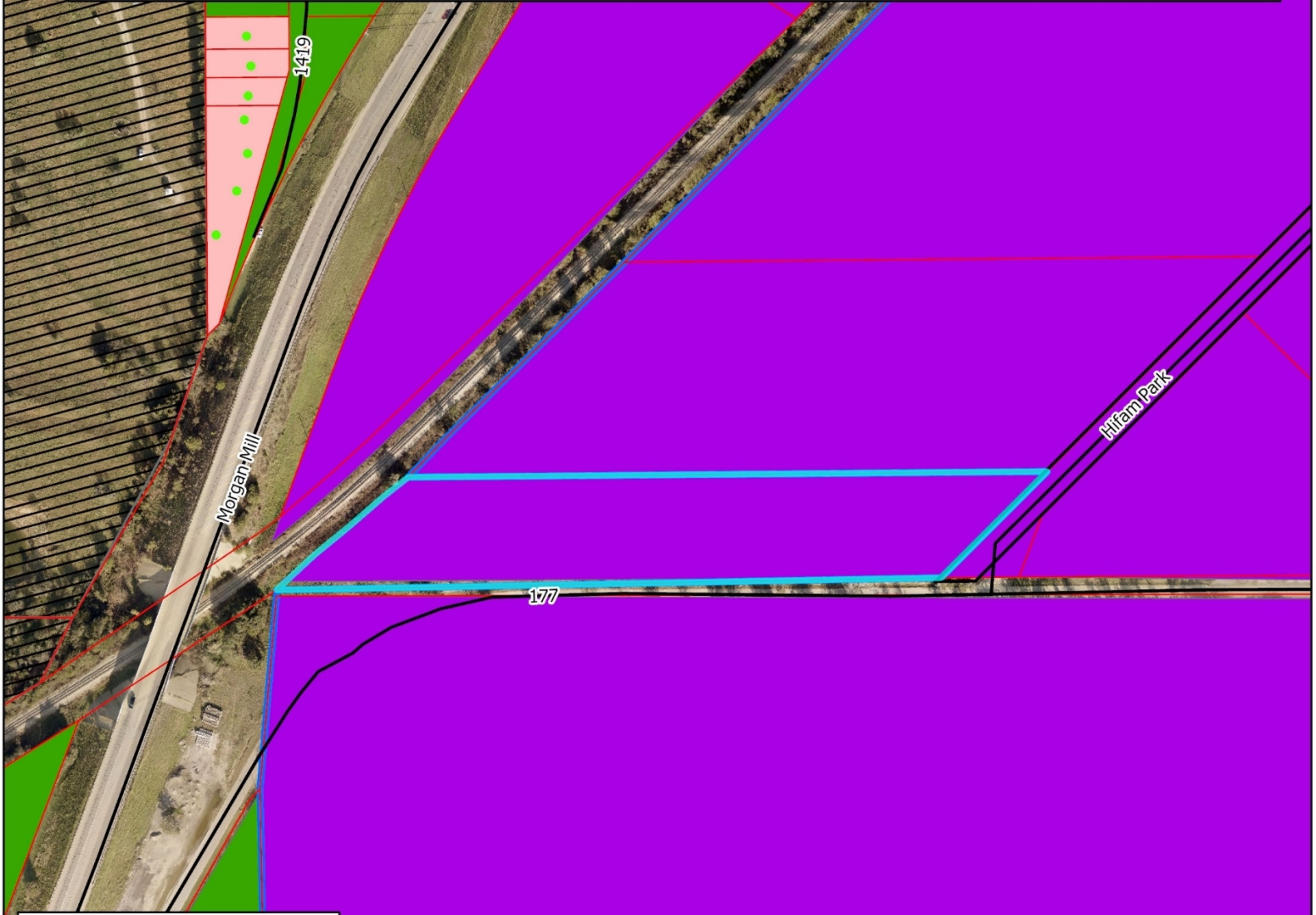
- Roads
- ZONING
- Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tarleton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 -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



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Parcel R78588

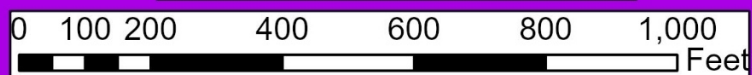
Future Land Use 2023 - Industrial



Legend

Future Land Use 2023

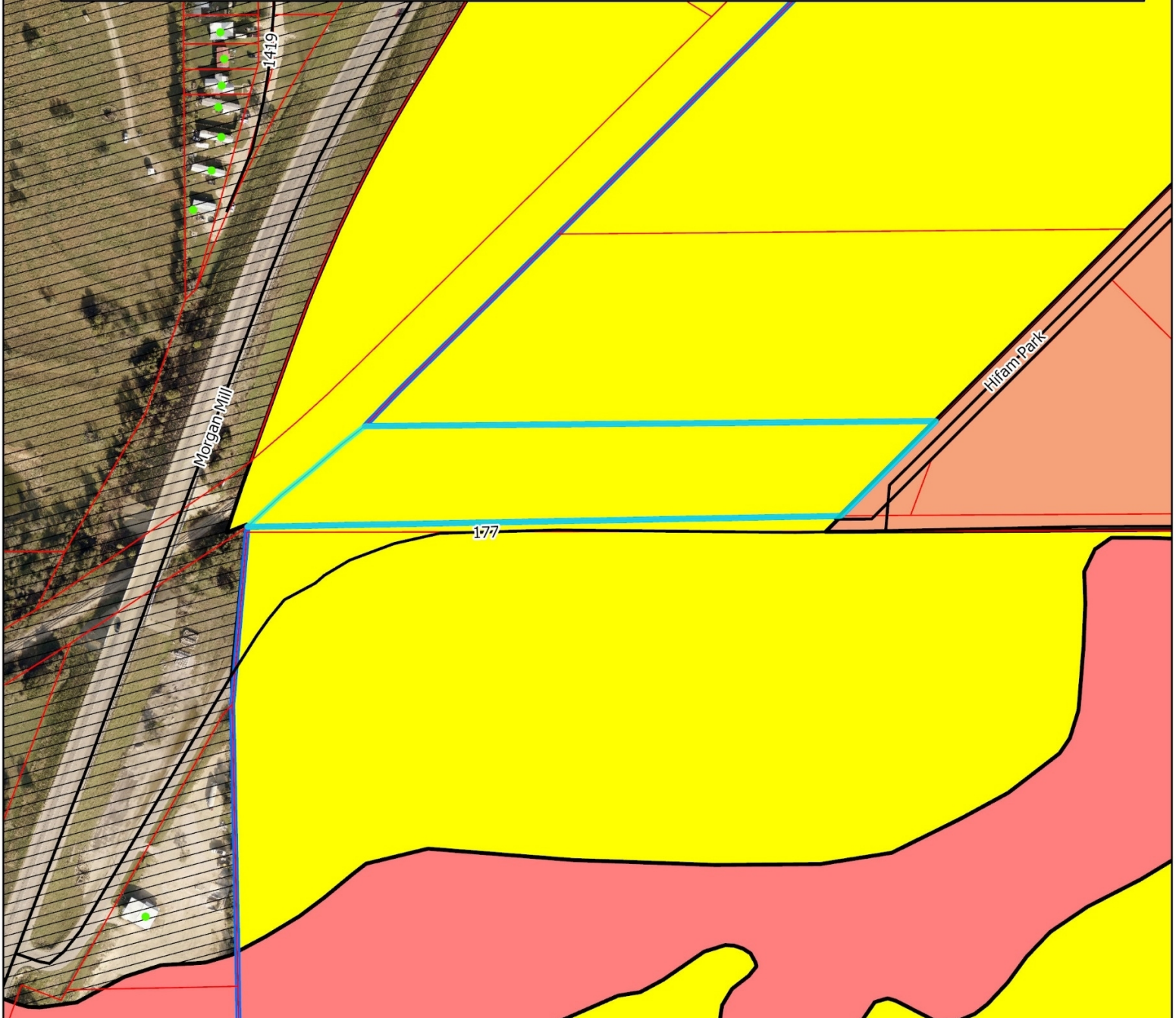
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes
- Roads
- City Limits
- Addresses
- Parcels



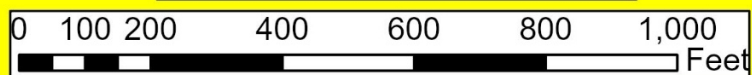
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Parcel R78588

Future Land Use 2050 - Complete Neighborhood

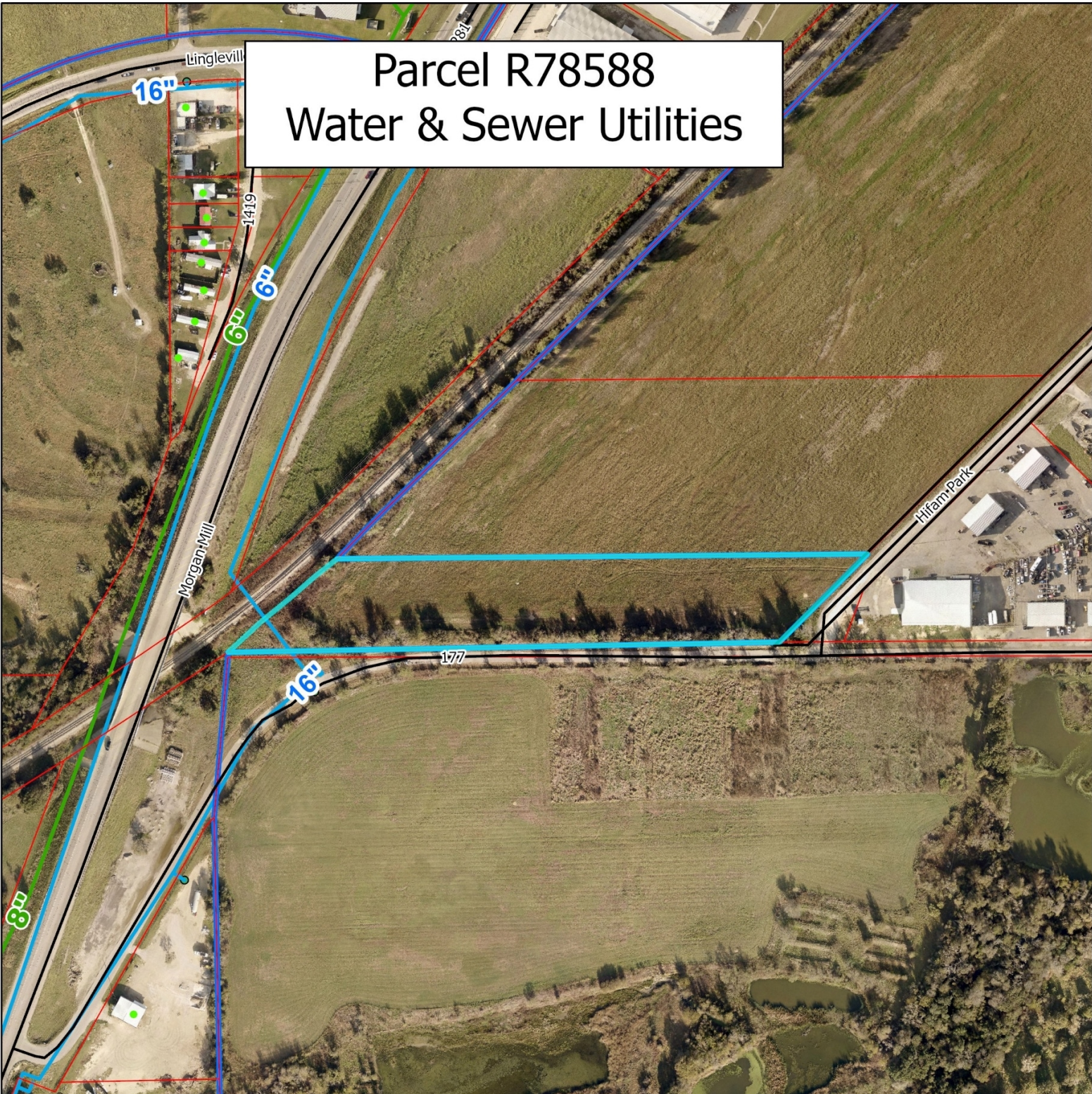


- Legend**
- Future Land Use 2050
 - Community Core
 - Complete Neighborhood
 - Open Space/Hazard
 - Rural
 - Special District
 - Town Center Mixed Use
 - Roads
 - City Limits
 - Addresses
 - Parcels



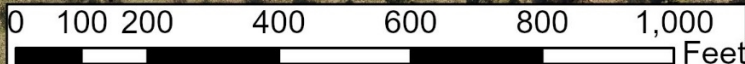
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

Parcel R78588 Water & Sewer Utilities



Legend

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



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Parcel R78588

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner address	City	State	Zip Code
R000025147	1712 CR177	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000076680	0 N US281	CCS STEPHENVILLE PROPERTIES, LLC	201 E PEARL ST, SUITE C202	GRANBURY	TX	76049
R000014966	0 N PADDOCK & VANDERBILT	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000077260	525 CR177	HIFAM INVESTMENTS LLC	PO BOX 908	STEPHENVILLE	TX	76401
R000026346	0 HIFAM PARK ROAD	SID PARTNERS LLC	PO BOX 908	STEPHENVILLE	TX	76401
R000078588	365 CR177	SOUTH TEXAS CEMENT LLC	2202 E NAVIGATION BLVD	CORPUS CHRISTI	TX	78402
R000078589	205 HIFAM PARK ROAD	WYGANT PROPERTIES LIMITED PARTNERSHIP	5492 TILBURY DR	HOUSTON	TX	77056



STAFF REPORT

SUBJECT: Proposed Amendments to Home Occupation Regulations
DEPARTMENT: Development Services
STAFF CONTACT: Steve Killen, Director

RECOMMENDATION:

To amend Section 154.03 of the Zoning Ordinance to track with Section 229.902 of the Local Government Code.

BACKGROUND:

H.B. 2464 became effective upon signature of the Governor on June 12, 2025. This bill established parameters for a “No-Impact Home-Based Business” and prohibits a Local Government from prohibiting or regulating the home business by ordinance, requiring licenses or permits or other approval; to require rezoning, or to require fire sprinklers if the residence is single-family detached or less than two units in a multi-family structure. The Bill authorizes the governing body to require home businesses to comply with Federal, State and Local laws relating to health, building, fire, sanitation and other areas as listed in paragraph 229.902(c) of the Local Government Code.

The Development Services Committee convened October 18, 2025, and assigned the Planning and Zoning Commission to review staff’s recommendations relating to the existing Home Occupation Guidelines and recommend actions to City Council to comply with the new legislation resulting from H.B. 2464.

Existing Home Occupation Guidelines

Home occupation. An occupation carried on in a dwelling unit, or in an accessory building to a dwelling unit, by a resident of the premises, which occupation is clearly incidental and secondary to the use of the premises zoned for residential purposes. A *home occupation* must comply with all the following specific criteria:

- (1) Home occupations shall be allowed without the necessity of a conditional use permit, if such uses relate solely to the use of home areas as further detailed herein by the resident of the premises, and such use does not create on-street parking, significant neighborhood traffic, or other disruption to the residential character of the property.
- (2) The occupation shall produce no alterations or change in the character appearance of the principal building from that of a dwelling and no signage or advertisement of the home occupation or property address is allowed in the yellow pages advertisements in a telephone directory nor via electronic media, or classified advertisements of the property where the home occupation is being conducted.

- (3) The occupation shall not require or provide for the employment of more than one additional person other than members of the household in which the home occupation occurs.
- (4) Not more than two business-related vehicles shall be present at one time, and the proprietor shall provide adequate, paved off-street parking for such vehicles and customer vehicles on the property where the use is located.
- (5) Such use shall be incidental and secondary to the use of the premises for residential purposes and shall not utilize an area exceeding 20% of combined gross floor area of the dwelling units and accessory building used for the home occupation and no outdoor/exterior storage (related to the home occupation) will be allowed.
- (6) The occupation shall not violate any other rules or regulations in the Code of Ordinances.
- (7) The occupation shall not offer a ready inventory of any commodity for sale on the premises.

Recommended Amendments

1. Repeal existing language.
2. Add a definition of No-Impact, Home-Based Business:

A “no-impact, home-based business” is a home-based business that: (1) at any time on the property where the business is operated, has a total number of employees and clients at the property does not exceed a city’s occupancy limits; (2) does not generate on-street parking or a substantial increase in traffic in the area; (3) operates in a manner in which none of its activities are visible from the street; and (4) does not substantially increase noise in the area or violate a city noise ordinance, regulation, or rule.

3. Add a violation clause:

Any home occupation that does not meet the criteria of a “no-impact home-based business” is only permissible by a conditional use permit if the property is located in a zoning district that allows such use contingent upon the issuance of a conditional use permit. Operating a home occupation without a conditional use permit is a violation of this section.

STAFF REPORT

SUBJECT: Case No.: PD2021-003, 004 and 005 – UPDATE NOVEMBER 2025

Owner 598 Westwood, LLC., and Co-Owner Reese Flanagan, are providing an update to the Planned Development (PD) for property located at 817 W. Washington, Parcel 29583 of CITY ADDITION, BLOCK 62, LOT 6A, 7, part of 14 and 17, 855 and 865 W. Washington, Parcel R29581, of CITY ADDITION, BLOCK 62, LOTS 4, part of 5 and 6B and 873 W. Washington, Parcel R29580, of CITY ADDITION, BLOCK 62, LOT 3, of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

To review and accept the updated Development Schedule.

BACKGROUND:

On August 15, 2021, the applicant presented the Conceptual Plan to the Planning and Zoning Commission for an intended townhome development. Planning and Zoning recommended City Council approve the PD which occurred December 2021. In March 2023, the City Council approved a modified development schedule. A PD update was provided November 2024 and accepted by the Commission (see attached). The applicant is now returning with the annual update as required.

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 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 proper 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 rezone

ALTERNATIVES

- 1) Accept the update to the development schedule.
- 2) Reject the update and initiate proceedings.

November 12th, 2024

City of Stephenville
298 W Washington Street
Stephenville, Texas 76401

**Re: Planned Development (PD) Update – Approximate Project Timeline
Washington Street Townhomes
855 West Washington Street, Stephenville, Texas**

Dear City of Stephenville,

FLANAGAN is pleased to submit this update to the existing Planned Development (PD) for the Washington Street townhomes, on behalf of Troy Kunkel. After receiving zoning approval in Fall of 2021, the development team placed their focus on the Collins and Race Townhome project in Stephenville. That project has been completed and tenants are currently occupying the development, so the focus has shifted to the Washington Street Townhomes project in recent months. Note, this project was unexpectedly delayed due to asbestos removal, but we are moving forward at full speed now. Please note, the development team is respectfully requesting this project to be phased into two phases. See the *Phasing Plan* attached to this submittal, and the approximate project timeline below:

- **November 2024** – Phase 1 construction to commence. Demolition has been ongoing for months.
- **Fall 2025** – Construction of the public and private improvements for Phase 1 to be completed.
- **Spring/Summer 2026** – Phase 2 construction to commence upon selling or leasing Phase 1 units.

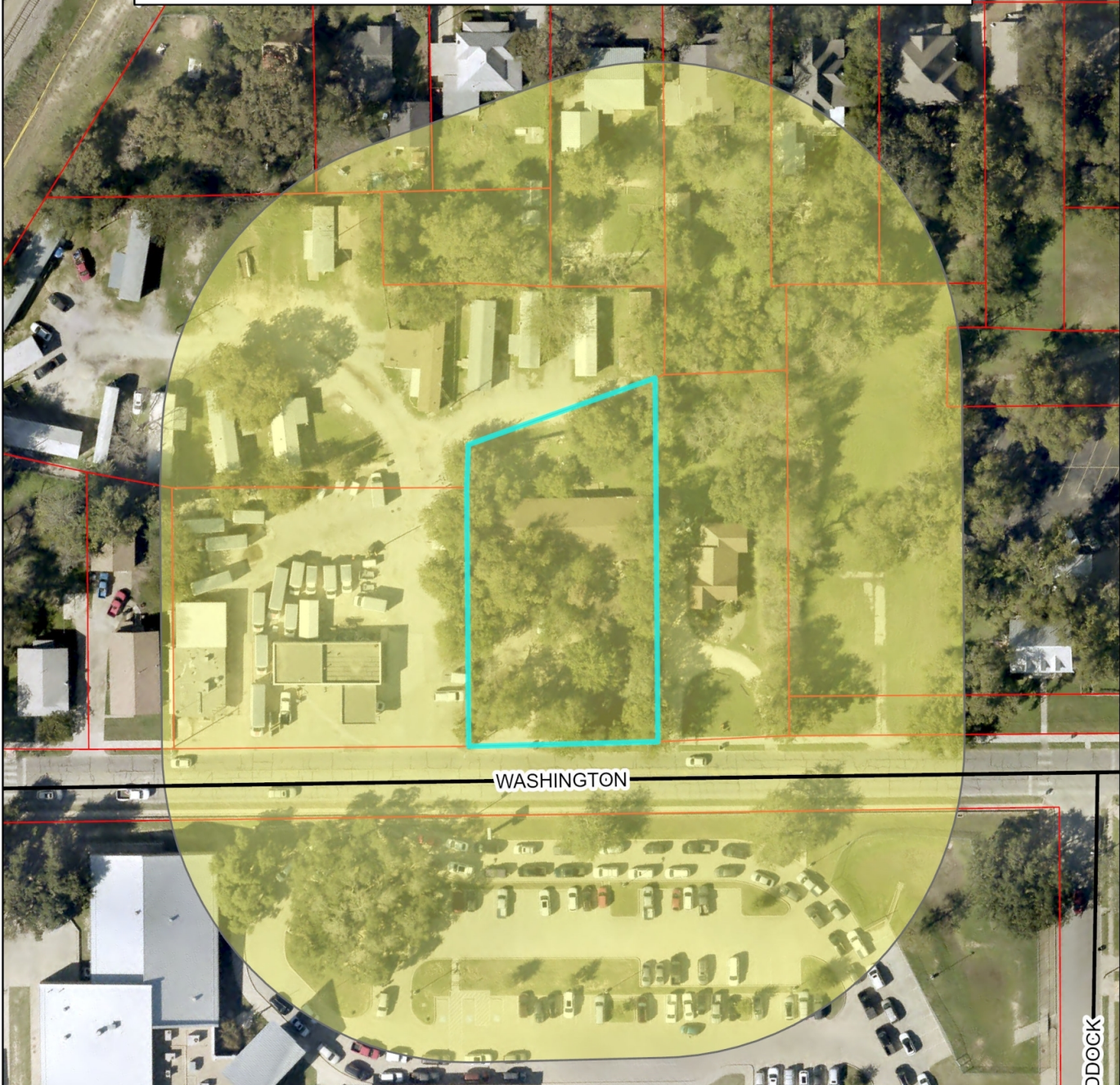
We appreciate the opportunity to do business in Stephenville and look forward to continuing to work through the development process and growing our professional relationship. Please don't hesitate to reach out with any questions.

Sincerely,
FLANAGAN



Reece Flanagan, PE, MBA
reece@flanagan-ls.com
P: 940.327.7963

Parcel ID 29583 200 Ft Buffer

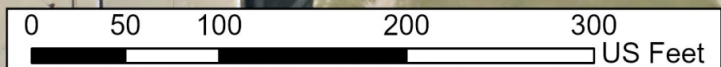


WASHINGTON

PADDOCK

Legend

- Roads
- ▭ Parcels
- ▭ 200 Ft Buffer

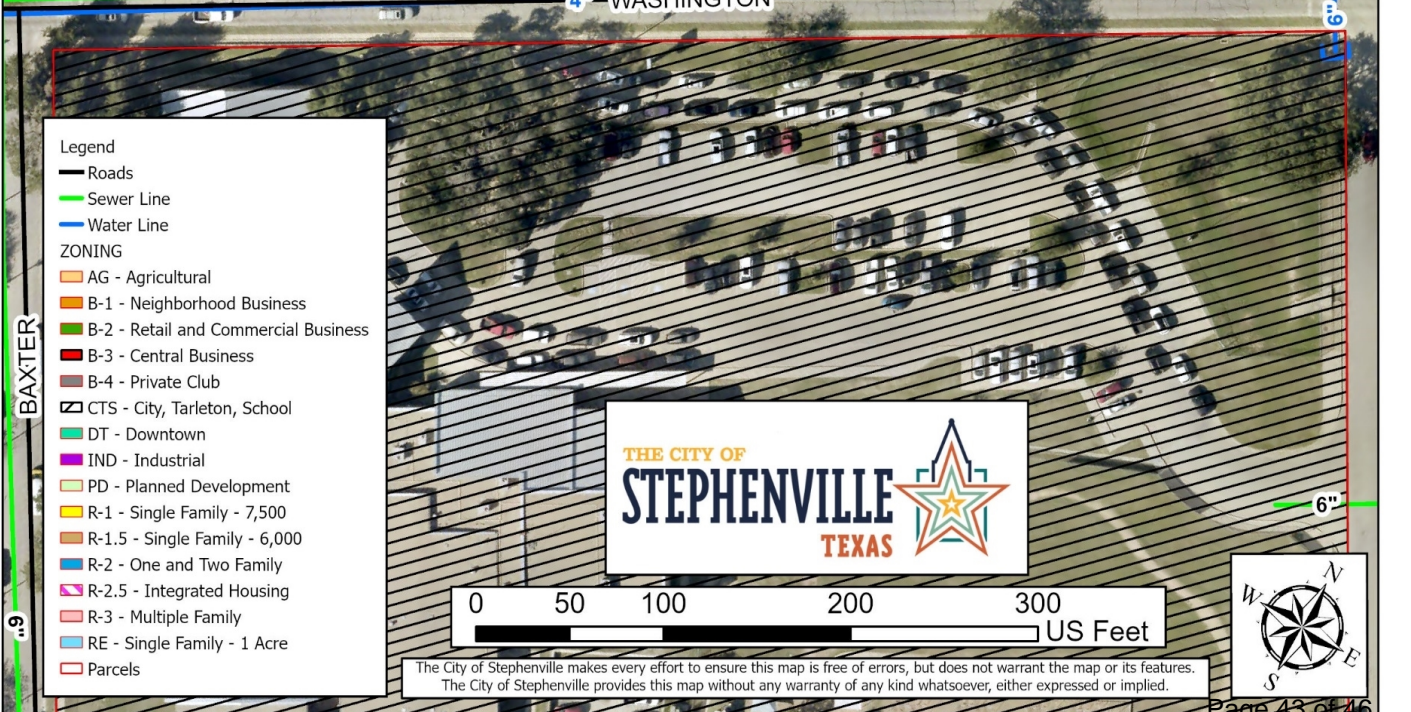
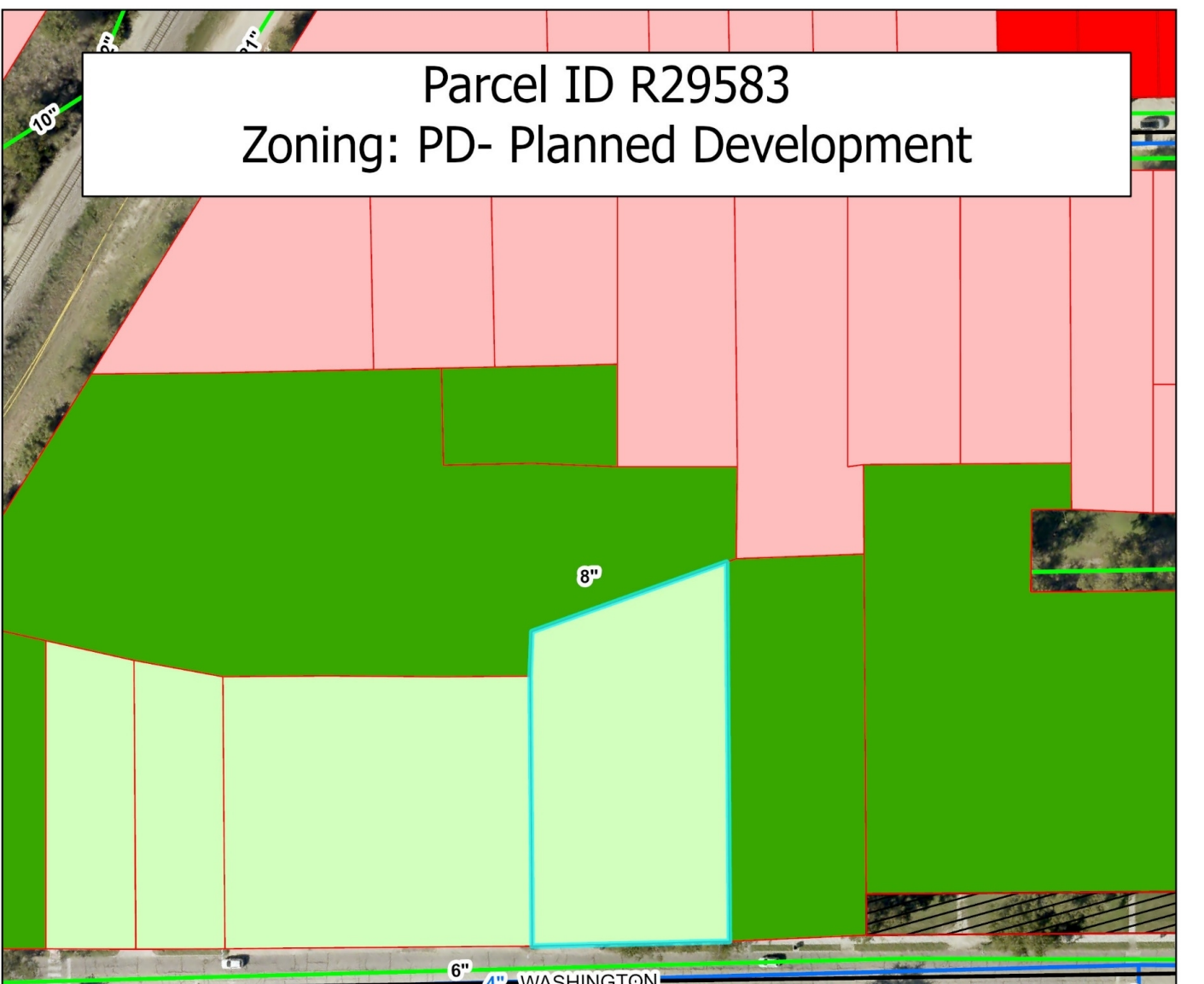


The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

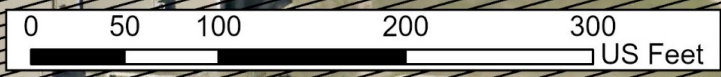


Parcel ID R29583

Zoning: PD- Planned Development

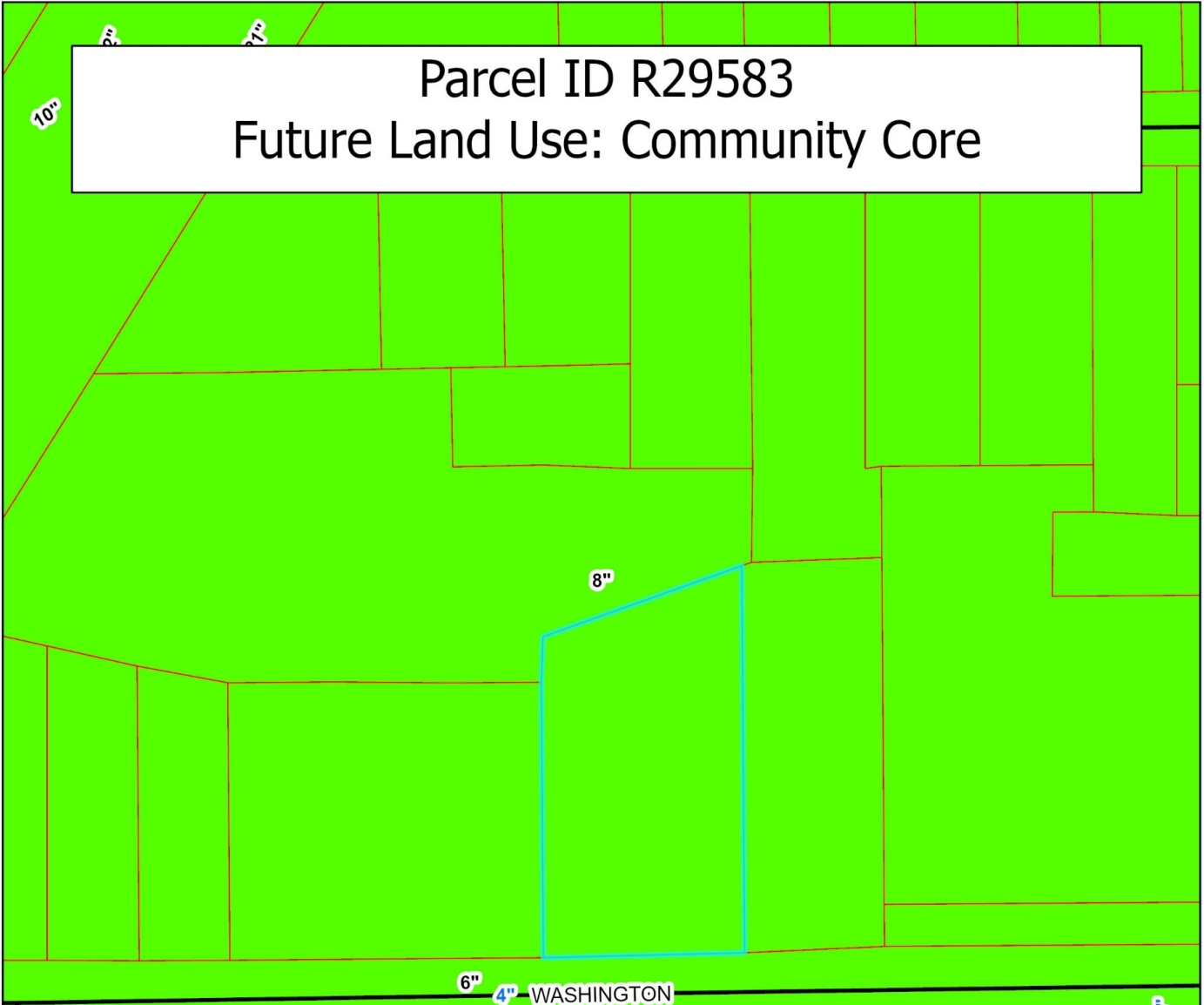


- Legend**
- Roads
 - Sewer Line
 - Water Line
- ZONING**
- AG - Agricultural
 - B-1 - Neighborhood Business
 - B-2 - Retail and Commercial Business
 - B-3 - Central Business
 - B-4 - Private Club
 - CTS - City, Tarleton, School
 - DT - Downtown
 - IND - Industrial
 - PD - Planned Development
 - R-1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



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Parcel ID R29583
 Future Land Use: Community Core



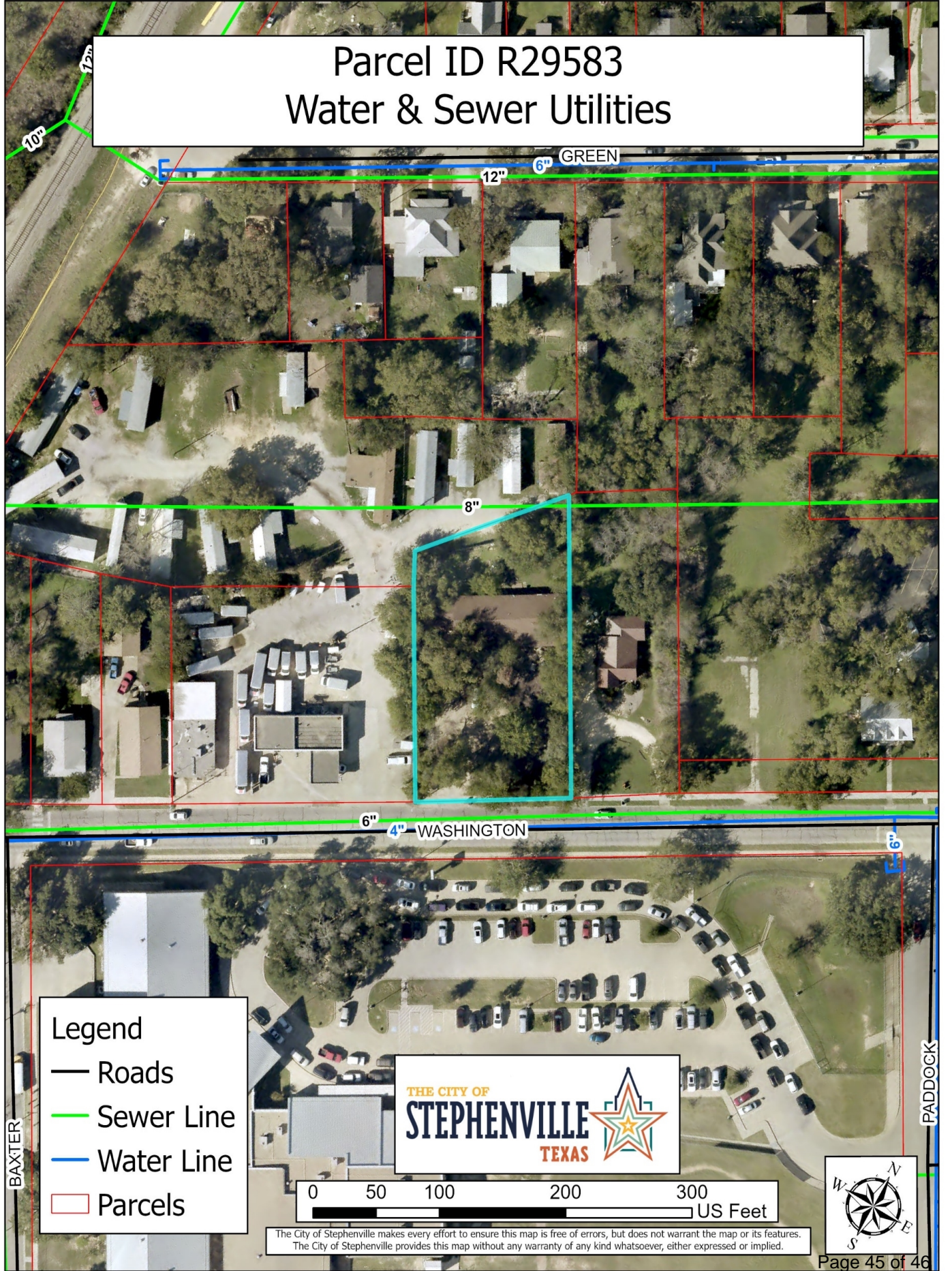
6" 4" WASHINGTON 6"

- Legend**
- Roads
 - Sewer Line
 - Water Line
 - Future Land Use**
 - Community Core
 - Complete Neighborhood
 - Open Space/Hazard
 - Rural
 - Special District
 - Town Center Mixed Use
 - Parcels

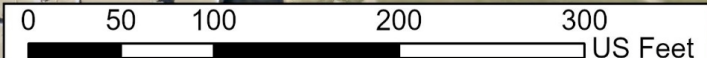


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Parcel ID R29583 Water & Sewer Utilities



- Legend**
- Roads
 - Sewer Line
 - Water Line
 - ▭ Parcels



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Parcel R29583

200 Ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Address	City	State	Zip Code
R000029580	873 W WASHINGTON	598 WESTWOOD LLC	PO BOX 12324	FORT WORTH	TX	76110
R000029581	855 W WASHINGTON	598 WESTWOOD LLC	PO BOX 12324	FORT WORTH	TX	76110
R000061866	0 GREEN	AGUILAR JORGE & VERONICA	2221 CR 182	STEPHENVILLE	TX	76401
R000032757	830 GREEN	AGUILAR JORGE & VERONICA	2221 CR 182	STEPHENVILLE	TX	76401
R000030170	811 W WASHINGTON	AVERITT SOLO 401K TRUST	34284 FM914	DUBLIN	TX	76446
R000032756	842 GREEN	CHILDRESS REVOCABLE TRUST & MARENDA LONG	1132 ELK RIDGE DR	STEPHENVILLE	TX	76401-6061
R000030169	0 W WASHINGTON	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029583	817 W WASHINGTON	IRONFUND, LLC	817 WASHINGTON	STEPHENVILLE	TX	76401
R000032755	852 W GREEN	PACK CHANCE L & KANDICE R ACKERMANN-PACK	2995 S US281	STEPHENVILLE	TX	76401
R000032758	810 W GREEN	PADRON ELIZABETH	8231 HAYWORTH HWY	GRANBURY	TX	76048
R000030176	755 W WASHINGTON	RENFIELD LLC	115 N GRAHAM ST #202	STEPHENVILLE	TX	76401
R000029578	853 W WASHINGTON	SAUCEDO CESAR (ESTATE) & JANA	PO BOX 1737	STEPHENVILLE	TX	76401-0017
R000030174	800 W GREEN	SCOONMAKER JOHN G	816 HYATT DR	COPPER CANYON	TX	75077
R000030173	782 GREEN	SCOTT SHARON HIXON	782 W GREEN ST	STEPHENVILLE	TX	76401
R000030172	762 W GREEN	STEARNES JOHN JAMES	762 GREEN	STEPHENVILLE	TX	76401
R000068117	780 W WASHINGTON	STEPHENVILLE ISD	2655 W OVERHILL DR	STEPHENVILLE	TX	76401-0000