



Planning & Zoning Commission
Regular Meeting

Wednesday, December 17, 2025, 5:30 PM
City Hall Council Chambers
298 W Washington
Stephenville, Texas 76401

AGENDA

CALL TO ORDER

CITIZENS GENERAL DISCUSSION

APPROVAL OF MINUTES

1. Consider approval of November 19, 2025, Meeting Minutes

REGULAR AGENDA

2. **Application No.: PP 9346**

Applicant Beau Mayo, representing Erath Capital Investments, LLC., is requesting a Preliminary Plat of property located at 1275 Ivy, Parcel R28919, being BLK 8, LOT 1&2 (W70 of 1&2) of the S2400 Cage Addition, 378 Elm, Parcel R28920, being BLK 8; LOT 1&2 (E70) of the S2400 CAGE ADDITION, 0 Elm, Parcel R78019, being BLK 8; 20'Alley of the S2400 CAGE ADDITION, 380 E Elm, Parcel R28924, being BLK. 8; LOT 9&10 of the S2400 CAGE ADDITION, 1273 Ivy, Parcel R28921, being BLK 8; LOT 3,4,5,6,7,8 of the S2400 CAGE ADDITION and 0 Bates, Parcel R29961, being BLK 92; LOT 3 (E PT OF) of the S2600 CITY ADDITION to the City of Stephenville, Erath County, Texas.

3. **Public Hearing**

Application No.: PP 9346

4. **Application No.: PP 9346**

Consider Conditional Approval as Presented of a Preliminary Plat of property located at 1275 Ivy, Parcel R28919, being BLK 8, LOT 1&2 (W70 of 1&2) of the S2400 Cage Addition, 378 Elm, Parcel R28920, being BLK 8; LOT 1&2 (E70) of the S2400 CAGE ADDITION, 0 Elm, Parcel R78019, being BLK 8; 20'Alley of the S2400 CAGE ADDITION, 380 E Elm, Parcel R28924, being BLK. 8; LOT 9&10 of the S2400 CAGE ADDITION, 1273 Ivy, Parcel R28921, being BLK 8; LOT 3,4,5,6,7,8 of the S2400 CAGE ADDITION and 0 Bates, Parcel R29961, being BLK 92; LOT 3 (E PT OF) of the S2600 CITY ADDITION to the City of Stephenville, Erath County, Texas.

5. **Application No.: PD 9361**

Applicant Alex Bryant, representing TSU Catholic, LLC., is presenting a Conceptual Plan for a Planned Development (PD) for property located at 1292 W Washington, Parcel R77944, being BLK. 134, LOTS 12; 18; 30B; 31 (PTS OF), 1334 W Washington, Parcel R30249, being BLK 134, LOT 40, ATM MACHINE, 1350 W Washington, Parcel R30251, being BLK. 134; LOTS 1;5;28, 1245 McNeill, Parcel R30278, being BLK 134, LOT 38A, 1255 McNeill, Parcel 30280, being BLK 134, Lots 38, 1303 McNeill, Parcel R30272, being BLK. 134, LOT 32, 1345 McNeill, Parcel R30271, being BLK. 134; LOT 31 (S150), 1353 McNeil, Parcel R30270, being BLK. 134, LOT 30A and 1357 McNeill, Parcel 30269, being BLK 134; south 150 feet of LOT

29 of the CITY ADDITION to the City of Stephenville, Erath County, Texas.

6. **Public Hearing**

Application No.: PD 9361

7. **Application No.: PD 9361**

Provide comments regarding the Conceptual Plan for a Planned Development (PD) for property located at 1292 W Washington, Parcel R77944, being BLK. 134, LOTS 12; 18; 30B; 31 (PTS OF), 1334 W Washington, Parcel R30249, being BLK 134, LOT 40, ATM MACHINE, 1350 W Washington, Parcel R30251, being BLK. 134; LOTS 1;5;28, 1245 McNeill, Parcel R30278, being BLK 134, LOT 38A, 1255 McNeill, Parcel 30280, being BLK 134, Lots 38, 1303 McNeill, Parcel R30272, being BLK. 134, LOT 32, 1345 McNeill, Parcel R30271, being BLK. 134; LOT 31 (S150), 1353 McNeil, Parcel R30270, being BLK. 134, LOT 30A and 1357 McNeill, Parcel 30269, being BLK 134; south 150 feet of LOT 29 of the CITY ADDITION to the City of Stephenville, Erath County, Texas.

8. **Application No.: PP 9362**

Applicants Kellan Black and Reece Flannagan, representing Pecan Landing Development, INC., are requesting a Preliminary Plat of property located at 0 Forest Ln, Parcel R78517, being 7.350 Acres of the A0515 MOTLEY WILLIAM Abstract to the City of Stephenville, Erath County, Texas.

9. **Public Hearing**

Application No.: PP 9362

10. **Application No.: PP 9362**

Consider approval of a Preliminary Plat of property located at 0 Forest Ln, Parcel R78517, being 7.350 Acres of the A0515 MOTLEY WILLIAM Abstract to the City of Stephenville, Erath County, Texas.

11. **Application No.: PP 9372**

Applicant Colby Pack, representing Solid Ace Holdings, LLC., is requesting a Preliminary Plat of property located at 1350 Cage, Parcel R33659, being BLK 23, LOT 3B of the SOUTH SIDE ADDITION to the City of Stephenville, Erath County, Texas.

12. **Public Hearing**

Application No.: 9372

13. **Application No.: PP 9372**

Approve Minor Plat for Applicant Colby Pack, representing Solid Ace Holdings, LLC., is requesting a Preliminary Plat of property located at 1350 Cage, Parcel R33659, being BLK 23, LOT 3B of the SOUTH SIDE ADDITION to 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
NOVEMBER 19, 2025

CALL TO ORDER

The Planning & Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, November 19, 2025, in the City Hall Council Chambers, 298 West Washington Street, for the purpose of a Planning & Zoning Commission Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present to wit:

Commissioner's Present:

Place 1 - Tyler Wright
Place 2 - Justin Slawson
Place 3 - Lisa LaTouche
Place 4 - Bonnie Terrell
Place 6 - Brian Lesley
Alternate 1 - Lisa Pendleton
Alternate 2 - Bruce Delater

Commissioners Absent:

Place 5 - Nick Robinson
Place 7 - James Stephenson

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 October 15, 2025, Meeting Minutes**

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

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.

Development Services Director, Steve Killen gave the following report: 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 224’. Contours indicate the property is flat, with adjacent sewer being as shallow as 30” but as deep at 56.”

Applicant Lee Bristow was present to answer Commissioners' questions.

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

Chairperson Lisa LaTouche opened the public hearing at 5:34pm.

No one spoke in favor or against the rezone request.

Chairperson Lisa LaTouche closed the public hearing at 5:34pm.

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.

MOTION made by Brian Lesley, second by Justin Slawson to recommend denial 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. With a vote of 7-0, the request moved forward to City Council with a recommendation of denial.

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.

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

The applicant was not present to answer Commissioners' questions.

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

Chairperson Lisa LaTouche opened the public hearing at 5:40pm.

No one spoke in favor or against the assignment of zoning.

Chairperson Lisa LaTouche closed the public hearing at 5:40pm.

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.

MOTION made by Brian Lesley, second by Bruce Delater to recommend 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. MOTION CARRIED unanimously.

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.

Development Services Director, Steve Killen, provided the following report: 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 multifamily 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.

9. **Public Hearing**
Committee Assignment 11192025

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

No one spoke in favor or against the proposed amendments.

Chairperson Lisa LaTouche closed the public hearing at 5:45pm.

10. **Committee Assignment 11192025**

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

MOTION by Justin Slawson, second by Brian Lesley, to adopt the proposed amendments of Section 154.03 of the Zoning Ordinance as presented, resulted in a 6-0 vote with one abstention. The request moved forward to City Council to accept the recommendation and amend Section 154.03 as presented.

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.

Development Services Director, Steve Killen, provided the following report: 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.

Mr. Scott Reardon was present to answer Commissioners' questions. Phase 1 and 2 were approved to proceed with the site utilities, grading and pouring concrete. The completion of Phase 1 is scheduled to be completed in May 2026.

**12. Public Hearing
Application No. PD 9339 – Update**

Chairperson Lisa LaTouche opened the public hearing at 5:52pm.

Keith Scott of 782 W Green, had questions regarding the planned development.

Chairperson Lisa LaTouche closed the public hearing at 5:54pm.

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.

MOTION made by Brian Lesley, second by Bruce Delater, to accept the 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. MOTION CARRIED unanimously.

ADJOURN

Chairperson Lisa LaTouche adjourned the meeting at 5:55pm.

APPROVED:

Lisa LaTouche, Chair

ATTEST:

Jan Strahan, Commission Secretary

STAFF REPORT



SUBJECT: Application No.: PP2025-9346

Applicant Beau Mayo, representing Erath Capital investments, LLC., is requesting a Preliminary Plat of property located at 1275 Ivy, Parcel R28919, being BLK 8, LOT 1&2 (W70 of 1&2) of the S2400 Cage Addition, 378 Elm, Parcel R28920, being BLK 8; LOT 1&2 (E70) of the S2400 CAGE ADDITION, 0 Elm, Parcel R78019, being BLK 8; 20'Alley of the S2400 CAGE ADDITION, 380 E Elm, Parcel R28924, being BLK. 8; LOT 9&10 of the S2400 CAGE ADDITION, 1273 Ivy, Parcel R28921, being BLK 8; LOT 3,4,5,6,7,8 of the S2400 CAGE ADDITION and 0 Bates, Parcel R29961, being BLK 92; LOT 3 (E PT OF) of the S2600 CITY ADDITION to the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services



BACKGROUND:

The applicant has submitted a Preliminary Plat that has been reviewed by staff. A Final Plat will be submitted to the Commission upon completion and acceptance of public improvements. Civil plans have been submitted and under review by staff. Final steps for approval of the civil plan set include the completion of any remaining review items and approval of the Preliminary Plat.

RECOMMENDATION:

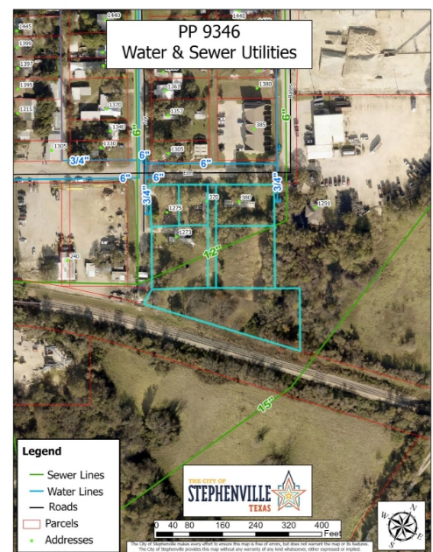
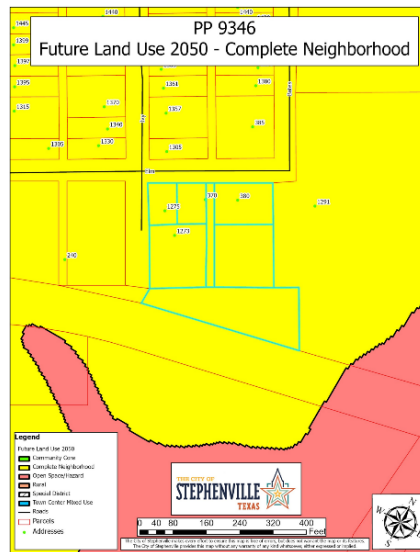
Staff is recommending conditional approval of the Preliminary Plat upon completion of the following:

1. The plat must conform to the Subdivision Ordinance upon conclusion of reviews. (Ch. 155).
2. Correct setbacks to 25' front, 20' rear and 25' intersecting streets. (Sec. 154.05.6.D.C)
3. A completed Utilities Access form must be submitted to Development Services. (155.4.05).
4. Show and label all existing and proposed easements, inclusive of city sanitary sewer line with 16' easement traversing the property, within and along the entire perimeter of the development. Sec. 155.6.08).
 - a. Include all applicable statements of restrictions.
 - b. Identify maintenance responsibility (i.e., HOA) for private easements.
 - c. Provide municipal utility easement adjacent to ROW for double check detector assembly vault.
 - d. Provide triangular site visibility easements at all driveways (minim 15'x15') and at intersection of N. Ivy and E. Elm (minimum of 20'x20").
 - e. Provide retaining wall easements. (Sec. 155.6.08 and 155.6.16)
5. Update Surveyor's Note #2 to clarify "Unshaded Zone X" and provide FEMA definition.

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|---|---|
|  | OTHER FLOOD AREAS |
| ZONE X | Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. |
|  | OTHER AREAS |
| ZONE X | Areas determined to be outside the 0.2% annual chance floodplain. |

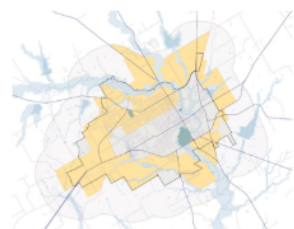
6. Revise note for 20' Alley south of N. Elm to indicate previous abandonment by City of Stephenville Ordinance 2023-O-05.
7. Erath County records indicate the N. Bates ROW adjacent to development has been abandoned. Verify with document number reference.
8. The Preliminary Plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual.
9. All weather access for Fire Protection must be provided prior to construction.
10. Ensure turning radii meet fire code.
11. Please add "Not for Recording Purposes" in the Preliminary Plat box.
12. A Title Commitment/Proof of Ownership must be provided and approved by the City Attorney. (Sec. 155.4.05.D).
13. Final Plat to be recorded after acceptance of improvements and floodplain modeling.
14. List former lots in title section.

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. 155.4.05. Preliminary plat.

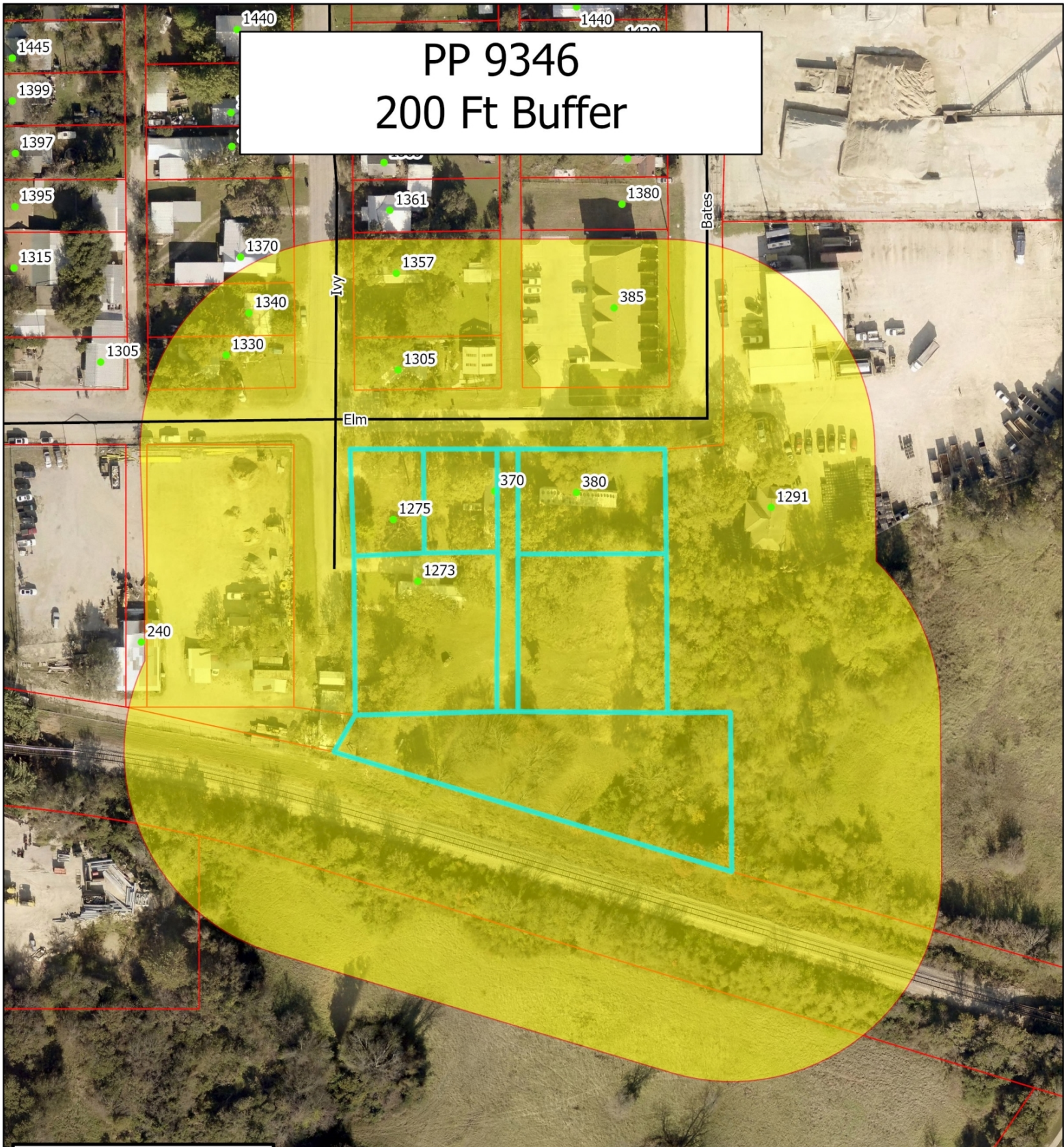
- A. *Purpose.* The purpose of a Preliminary Plat shall be to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of this Subdivision Ordinance.
- B. *Applicability.* No subdivision of land shall be allowed without proper submittal, approval, and adoption of a Preliminary Plat.
- C. *Exceptions.*
 - 1. A Preliminary Plat is not required when a Minor Plat is submitted (refer to 4.07).
 - 2. A Final Plat in accordance with Section 4.06 may be submitted in lieu of a Preliminary Plat if a Development Agreement and appropriate surety are submitted along with the Application.
- D. *Accompanying Applications.*
 - 1. *Preliminary and Other Types of Plans.* An Application for a Preliminary Plat shall be accompanied by the following:
 - a. Preliminary Drainage Plan;
 - b. Preliminary Storm Water Management Plan;
 - c. Preliminary Utility Plan; and
 - d. Other plans if deemed necessary for thorough review by the Responsible Official, such as a Planned Development Master Plan.Approval of each shall be separately included with this application.
 - 2. *Current Title Commitments.* The Applicant shall furnish with the Application to the City a current title commitment issued by a title insurance company authorized to do business in Texas, a title opinion letter from an attorney licensed to practice in Texas, or some other acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the Preliminary Plat.
- E. *Review by City Administrator/Responsible Official.* The City Administrator shall:
 - 1. Initiate review of the plat and materials submitted.
 - 2. Make available Plats and reports to the Commission for review.
 - 3. Upon determination that the Application is ready to be acted upon, schedule the Preliminary Plat for consideration on the agenda of the next available meeting of the Planning and Zoning Commission.
- F. *Action by the Planning and Zoning Commission.* The Commission shall:
 - 1. Review the Preliminary Plat Application, the findings of the City Administrator and any other information available.
 - a. From all such information, the Commission shall determine whether the Preliminary Plat conforms to this Subdivision Ordinance.
 - 2. Act within thirty (30) calendar days following the Official Submission Date, unless the Applicant submits a Waiver of Right to 30-Day Action.
 - a. If no decision is rendered by the Commission within the thirty (30) day period described above or such longer period as may have been agreed upon, the Preliminary Plat, as submitted, shall be deemed approved by the Commission.
 - 3. Take one of the following actions:

- a. Approve the Preliminary Plat;
 - b. Approve the Preliminary Plat with conditions, which shall mean that the Preliminary Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
 - c. Deny the Preliminary Plat.
- G. *Criteria for Approval.* The following criteria shall be used by the Commission to determine whether the Application for a Preliminary Plat shall be approved, approved with conditions, or denied:
- 1. All Plats must be drawn to conform to the zoning regulations currently applicable to the property. If a zoning change for the property is proposed, then the zoning change must be completed before the approval of any Preliminary Plats/Final Plats;
 - 2. No Plat or Replat may be approved that leaves a structure located on a remainder lot.
 - 3. The Preliminary Plat is consistent with any approved Development Agreement;
 - 4. The proposed provision and configuration of Public Improvements including, but not limited to, roads, water, wastewater, storm drainage, park facilities, open spaces, habitat restoration, easements and Right-of-Way are adequate to serve the development, meet applicable standards of this Subdivision Ordinance, and conform to the City's adopted master plans for those facilities;
 - 5. The Preliminary Plat has been duly reviewed by applicable City staff;
 - 6. The Preliminary Plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual.
 - 7. The Preliminary Plat is consistent with the adopted Comprehensive Plan, except where application of the Plan may conflict with State law;
 - 8. The proposed development represented on the Preliminary Plat does not endanger public health, safety or welfare; and
 - 9. The Preliminary Plat conforms to the City's subdivision Application checklists.
- H. *Effect of Approval.*
- 1. Approval of a Preliminary Plat shall allow the Applicant to proceed with the development and platting process by submitting Construction Plans and Final Plat.
 - 2. Approval of the Preliminary Plat shall be deemed general approval of the subdivision's layout only, and shall not constitute approval or acceptance of Construction Plans or a Final Plat.

ALTERNATIVES

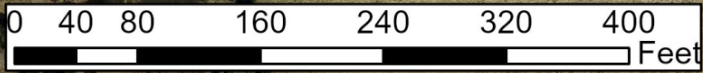
- 1. Approve the Preliminary Plat.
- 2. Approve the Preliminary Plat with conditions, which shall mean that the Preliminary Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
- 3. Deny the Preliminary Plat.

PP 9346 200 Ft Buffer



Legend

- Roads
- ▭ Parcels
- Addresses
- 200 Ft Buffer



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

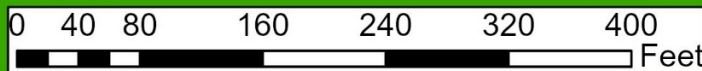
PP 9346

Current Zoning - R3 - Multifamily



Legend

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



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PP 9346

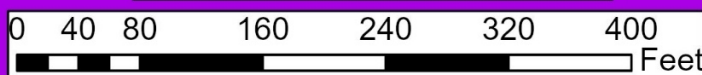
Future Land Use 2023 - Commercial



Legend

Future Land Use 2023

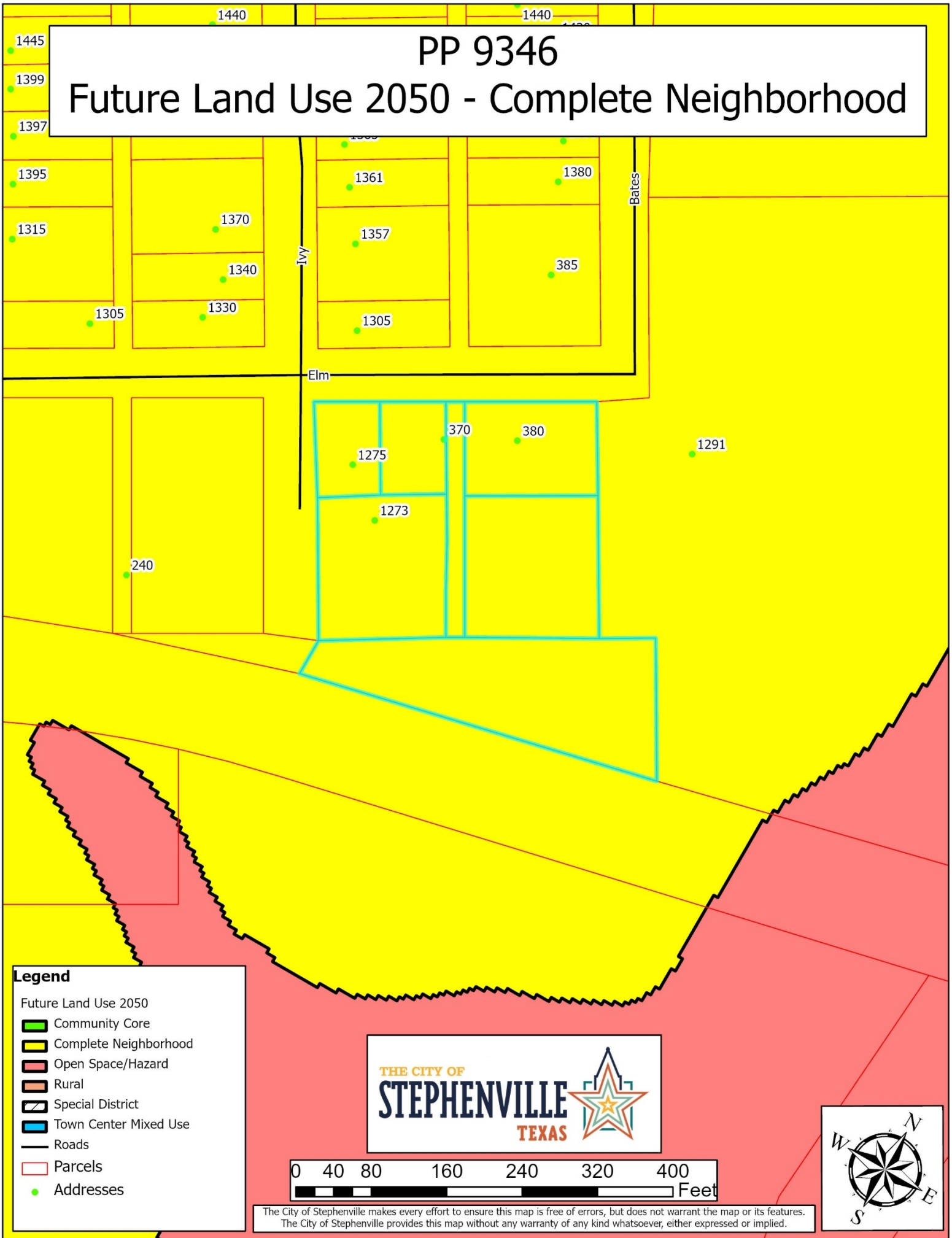
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes
- Roads
- Parcels
- Addresses



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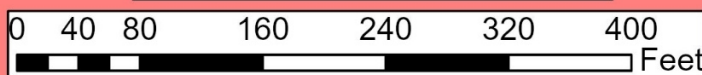
PP 9346

Future Land Use 2050 - Complete Neighborhood



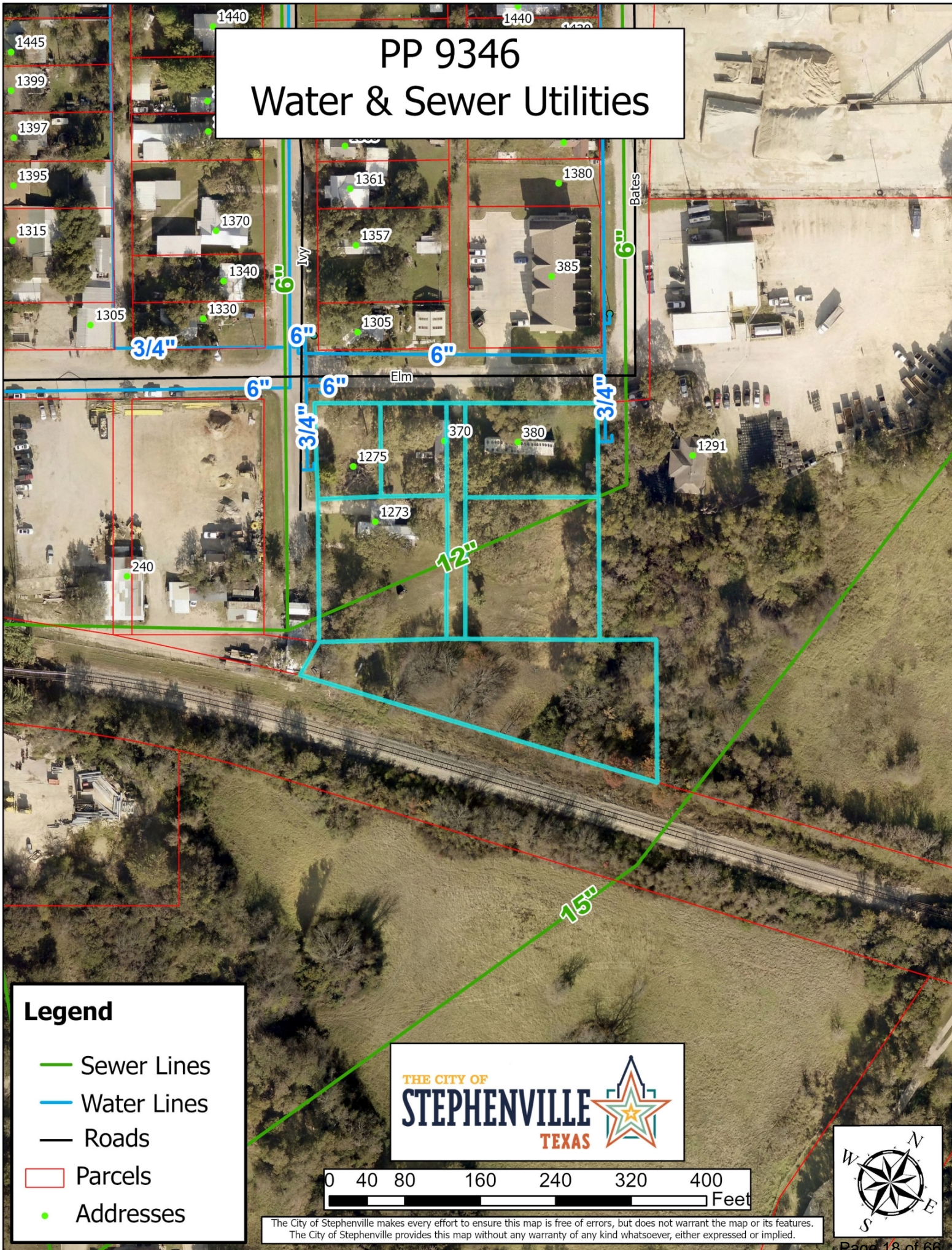
Legend

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



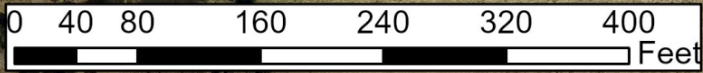
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PP 9346 Water & Sewer Utilities



Legend

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

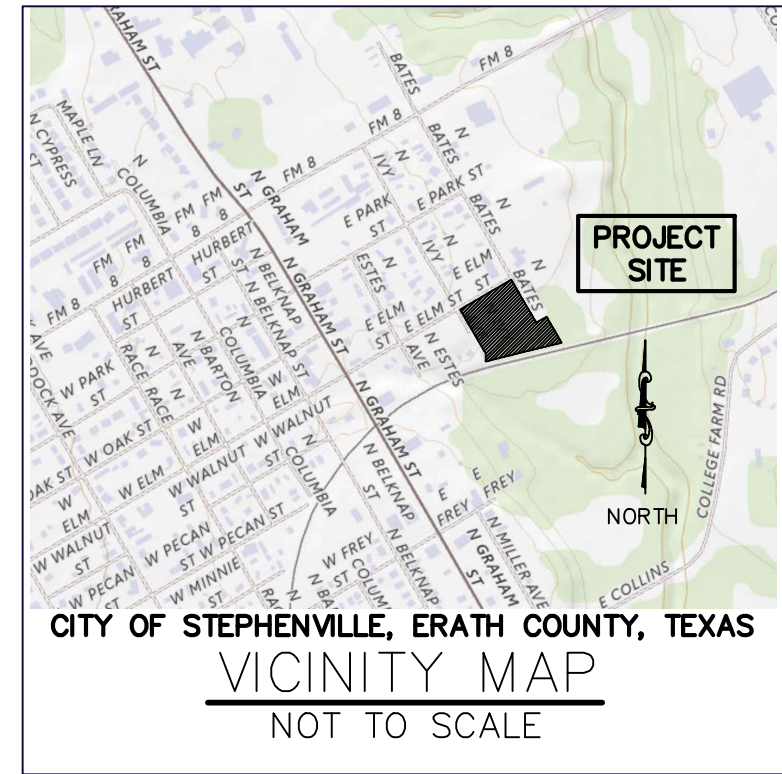


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Prelim Plat 9346

200 ft Buffer Addresses

| Parcel ID | Parcel Address | Parcel Owner | Owner Address | City | State | Zip Code |
|------------|--------------------------|--|-----------------------------|--------------|-------|------------|
| R000050797 | 1330 IVY | ADAMS TERRY | 1330 N IVY | STEPHENVILLE | TX | 76401 |
| R000029966 | 205 E FREY | CTMS INC | PO BOX 1457 | STEPHENVILLE | TX | 76401 |
| R000028877 | 1340 IVY | CURTIS RONNIE & SHAWNA BALDER | 1340 IVY ST | STEPHENVILLE | TX | 76401 |
| 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 |
| R000028924 | 380 E ELM | ERATH CAPITAL INVESTMENTS LLC | 2699 CR223 | STEPHENVILLE | TX | 76401 |
| R000078019 | 0 ELM | ERATH CAPITAL INVESTMENTS LLC | 2699 CR223 | STEPHENVILLE | TX | 76401 |
| R000014966 | 0 N PADDOCK & VANDERBILT | FORT WORTH & WESTERN RAILROAD | 6300 RIDGLEA PLACE STE 1200 | FORT WORTH | TX | 76116-5738 |
| R000028860 | 240 E ELM | HALE BETTY RUTH | 1248 N ESTES | STEPHENVILLE | TX | 76401-0000 |
| R000029962 | 0 IVY | HALE BETTY RUTH | 1248 N ESTES | STEPHENVILLE | TX | 76401-0000 |
| 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 |
| R000029963 | 1111 N GRAHAM | RAITZ ENTERPRISES INC DBA U.S. SAND & GRAVEL | 1111 N GRAHAM ST | STEPHENVILLE | TX | 76401 |
| R000028911 | 385 E ELM | TRAFALGAR HOMES OF TEXAS LLC | PO BOX 65 | STEPHENVILLE | TX | 76401 |
| R000028878 | 1370 IVY | WILSON NIKKI | 1370 IVY ST | STEPHENVILLE | TX | 76401 |



OWNER'S DEDICATION:

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

THAT I, ERATH CAPITAL INVESTMENTS, LLC, BEING THE OWNER OF THE HERINAFTER DESCRIBED PROPERTY DO HEREBY ADOPT THIS MAP AS CORRECTLY REPRESENTING OUR PLAN TO CONVEY THE HEREIN DESCRIBED PROPERTY AND DO DESIGNATE SAME AS LOT 1R, BLOCK 8 IVY & ELM RESIDENCES, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____ 202__

BY: ERATH CAPITAL INVESTMENTS, 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 _____ 202__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: _____

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 11/7/2025

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

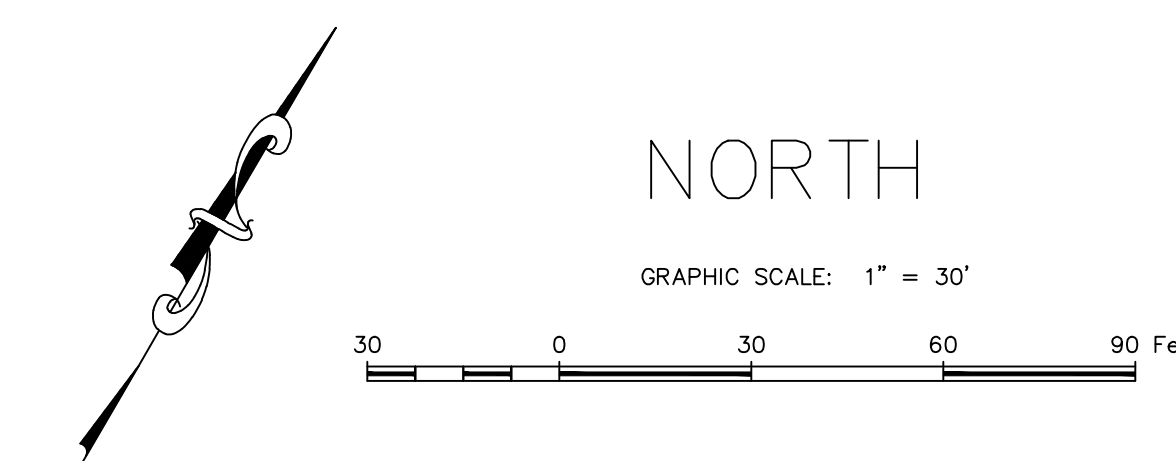
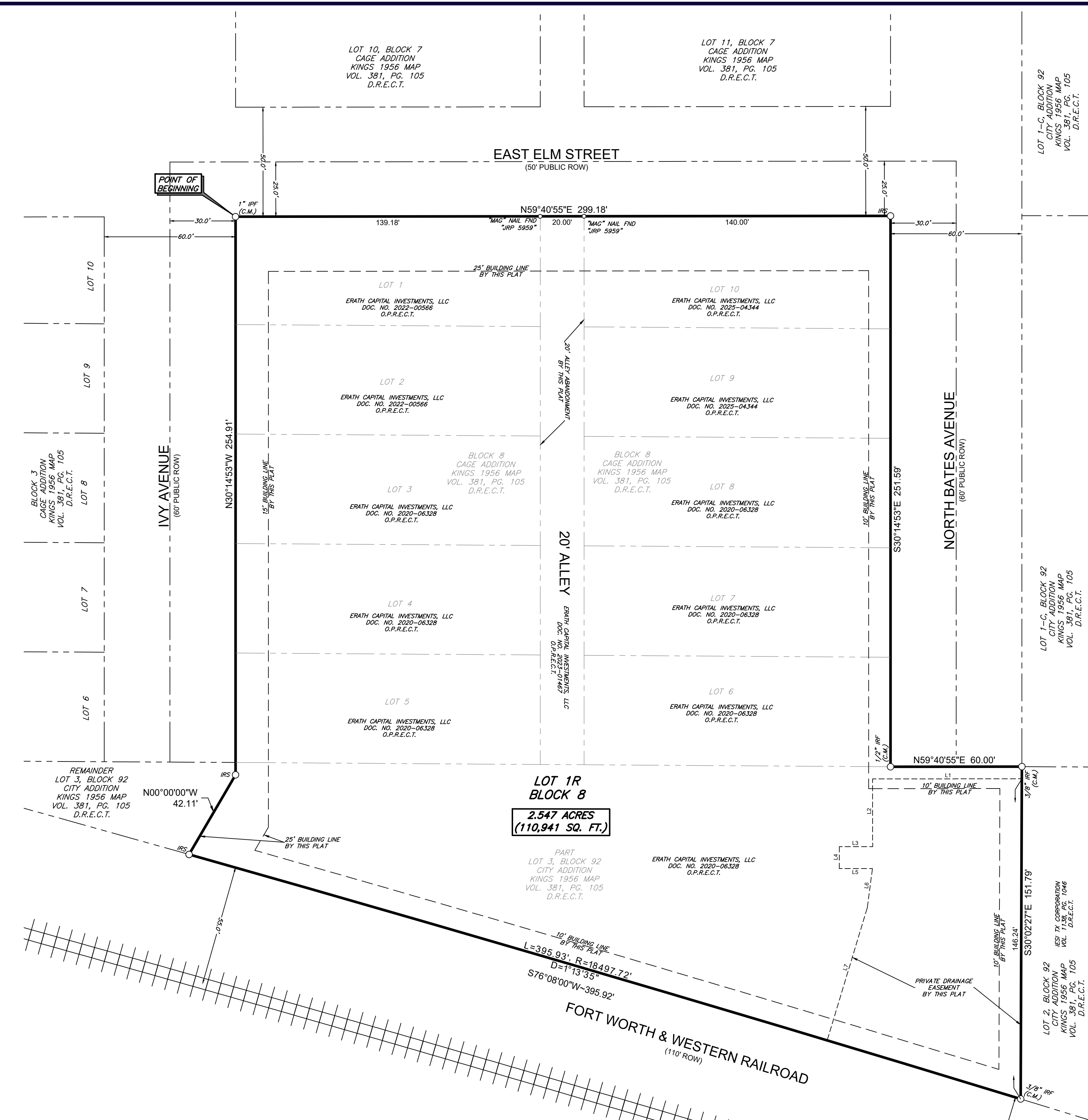
STATE OF TEXAS §
 COUNTY OF _____ §
 CITY OF _____ §

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 _____ 202__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: _____



PROPERTY DESCRIPTION:

BEING A 2.547 ACRE TRACT OF LAND SITUATED IN THE J. BLAIR SURVEY, ABSTRACT NO. 32, IN THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, BEING ALL OF LOTS 1-10, BLOCK 8, AND ALL OF A CALLED 20-FOOT ALLEY AS DEPICTED IN CAGE ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, ACCORDING TO VOLUME 381, PAGE 105, DEED RECORDS, ERATH COUNTY, TEXAS, AND BEING PART OF LOT 3, BLOCK 92, CITY ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 381, PAGE 105, DEED RECORDS, ERATH COUNTY, AND BEING ALL OF THOSE SAME TRACTS OF LAND DESCRIBED TO ERATH CAPITAL INVESTMENTS, LLC IN DEEDS RECORDED IN DOCUMENT NUMBER 2022-00566, 2023-01467, 2025-04344, & 2020-06328, OFFICIAL PUBLIC RECORDS, ERATH COUNTY, TEXAS (O.P.R.E.C.T.), AND BEING MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1-INCH IRON ROD FOUND FOR THE WEST CORNER OF SAID LOT 1, SAID POINT LYING AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF EAST ELM STREET (A 50-FOOT PUBLIC RIGHT-OF-WAY) WITH THE NORTHEAST RIGHT-OF-WAY LINE OF IVY AVENUE (A 60-FOOT PUBLIC RIGHT-OF-WAY);

THENCE NORTH 59 DEGREES 40 MINUTES 55 SECONDS EAST, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID EAST ELM STREET AND THE NORTHWEST LINE OF SAID BLOCK 8, PASSING AT A DISTANCE OF 139.18 FEET A "MAG" NAIL WITH SHINER MARKED "JRP 5959" FOUND FOR THE NORTH CORNER OF SAID LOT 1, PASSING AT A DISTANCE OF 159.18 FEET A "MAG" NAIL WITH SHINER MARKED "JRP 5959" FOUND FOR THE WEST CORNER OF SAID LOT 10, AND CONTINUING WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID EAST ELM STREET A TOTAL DISTANCE OF 299.18 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN-6443" SET FOR THE NORTH CORNER OF SAID LOT 10, SAID POINT LYING AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID EAST ELM STREET WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF NORTH BATES AVENUE (A 60-FOOT PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 30 DEGREES 14 MINUTES 53 SECONDS EAST, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID NORTH BATES AVENUE, AND THE NORTHEAST LINE OF SAID BLOCK 8, A DISTANCE OF 251.59 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID LOT 6, SAID POINT LYING AT THE SOUTH CORNER OF SAID NORTH BATES AVENUE RIGHT-OF-WAY, AND LYING ON THE NORTHWEST LINE OF SAID LOT 3, BLOCK 92, CITY ADDITION;

THENCE NORTH 59 DEGREES 40 MINUTES 55 SECONDS EAST, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID NORTH BATES AVENUE, AND THE NORTHWEST LINE OF SAID LOT 3, BLOCK 92, CITY ADDITION, A DISTANCE OF 60.00 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE EASTERMOST NORTH CORNER THEREOF, SAME BEING THE WEST CORNER OF LOT 2, BLOCK 92, OF SAID CITY ADDITION;

THENCE SOUTH 30 DEGREES 02 MINUTES 27 SECONDS EAST, WITH THE NORTHEAST LINE OF SAID LOT 3, BLOCK 92 AND THE SOUTHWEST LINE OF SAID LOT 2, BLOCK 92, A DISTANCE OF 151.79 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID LOT 3, BLOCK 92, SAME BEING THE SOUTH CORNER OF SAID LOT 2, BLOCK 92, SAID POINT LYING ON THE NORTHWEST RIGHT-OF-WAY LINE OF FORT WORTH & WESTERN RAILROAD (A 110-FOOT RIGHT-OF-WAY), AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 18,497.72 FEET, A CENTRAL ANGLE OF 01 DEGREES 13 MINUTES 35 SECONDS, AND A CHORD BEARING & DISTANCE OF SOUTH 76 DEGREES 08 MINUTES 00 SECONDS WEST - 395.92 FEET;

THENCE IN A SOUTHWESTERLY DIRECTION, WITH THE CURVING NORTHWEST RIGHT-OF-WAY LINE OF SAID FORT WORTH & WESTERN RAILROAD AND THE SOUTHEAST LINE OF SAID LOT 3, BLOCK 92, AND ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 395.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN-6443" SET FOR CORNER;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID FORT WORTH & WESTERN RAILROAD, OVER, ACROSS, AND UPON SAID LOT 3, BLOCK 92, A DISTANCE OF 42.11 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN-6443" SET FOR CORNER;

THENCE NORTH 30 DEGREES 14 MINUTES 53 SECONDS WEST, PARTIALLY OVER, ACROSS, AND UPON SAID LOT 3, BLOCK 92, AND WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID IVY AVENUE AND THE SOUTHWEST LINE OF SAID BLOCK 8, A DISTANCE OF 254.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 110,941 SQUARE FEET OR 2.547 ACRES OF LAND, MORE OR LESS.

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. 48143C04300, COMMUNITY-PANEL NO. 480220, EFFECTIVE DATE: 11/16/2011. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE X 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" - AREA OF MINIMAL FLOOD HAZARD.
- 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.

OWNER:
 ERATH CAPITAL INVESTMENTS, LLC
 2699 CR 223
 STEPHENVILLE, TX 76401

DEVELOPER:
 ERATH CAPITAL INVESTMENTS, LLC
 2699 CR 223
 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



PRELIMINARY PLAT
LOT 1R, BLOCK 8, IVY & ELM RESIDENCES
 2.547 ACRES
 SITUATED IN THE
 J. BLAIR SURVEY
 ABSTRACT NO. 32
 ERATH COUNTY, TEXAS
 1 LOT

| | | |
|---------------|-----------------|------------------|
| FILED BY: WG | CHECKED BY: NCR | JOB NO. 6057 |
| DRAWN BY: MNP | DATE: 11/25 | SHEET NO. 1 OF 1 |

S:\SURVEY\6000_0851\6057 - 1275 ELM - STEPHENVILLE\DRAWINGS\SERVICE DWGS\6057_PRELIM PLAT.DWG - MARK - 11/07/25

STAFF REPORT

SUBJECT: Application No.: PD2025-9361

Applicant Alex Bryant, representing TSU Catholic, LLC., is presenting a Conceptual Plan for a Planned Development (PD) for property located at 1292 W Washington, Parcel R77944, being BLK. 134, LOTS 12; 18; 30B; 31 (PTS OF), 1334 W Washington, Parcel R30249, being BLK 134, LOT 40, ATM MACHINE, 1350 W Washington, Parcel R30251, being BLK. 134; LOTS 1;5;28, 1245 McNeill, Parcel R30278, being BLK 134, LOT 38A, 1255 McNeill, Parcel 30280, being BLK 134, Lots 38, 1303 McNeill, Parcel R30272, being BLK. 134, LOT 32, 1345 McNeill, Parcel R30271, being BLK. 134; LOT 31 (\$150),1353 McNeil, Parcel R30270, being BLK. 134, LOT 30A and 1357 McNeill, Parcel 30269, being BLK 134; south 150 feet of LOT 29 of the CITY ADDITION to the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

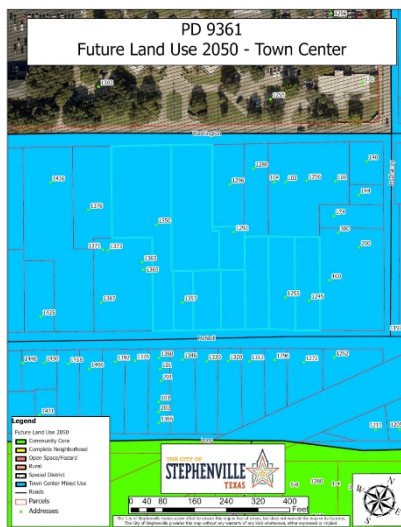
RECOMMENDATION:

Staff is requesting that the Commission review the conceptual plan and provide feedback to Mr. Bryant regarding the proposed Planned Development.

BACKGROUND:

In 2023, Mr. Thompson presented a Development Plan and a rezone request to Planned Development. The request was granted and ordinance 2023-O-09 was adopted. Updates have been presented to the Commission. Mr. Bryant is now requesting major amendments to the Development Plan and therefore, a new application process is required pursuant to Section 154.08 of the Zoning Ordinance. The applicant will return for the rezone request to Planned Development and for the approval of the Development Plan. At that time, the Commission will also need to consider a recommendation to the City Council to repeal Ordinance 2023-O-09.

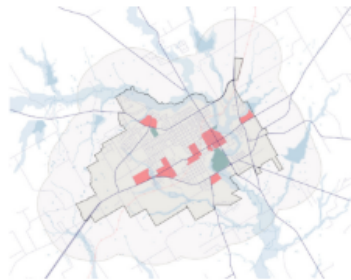
PROPERTY PROFILE:



FUTURE LAND USE

Town Center Mixed-Use

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



Sec. 154.08. Planned development district (PD).

8.A Description.

- (1) Planned development districts are designed for greater flexibility and discretion in the application of residential and non-residential zoning and for increased compatibility and the more effective mitigation of potentially adverse impacts on adjacent land than in possible under standard district regulations. It is recognized that it is desirable for certain areas of the city to be developed in accordance with development plans prepared and approved as a part of the ordinance authorizing the zoning necessary for the proposed development.
- (2) Improvements in a "PD" District are subject to conformance with a development plan approved by the City Council on Planning and Zoning Commission recommendation and after public hearing thereon. No development plan may increase gross density in excess of that allowed by the base district.

8.B Permitted Uses. In a PD Development District, no land shall be used and no building shall be installed, erected for/or converted to any use other than a hereinafter provided.

NON-RESIDENTIAL PLANNED DEVELOPMENTS. Considered appropriate where the following conditions prevail:

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Non-residential uses are situated such that an appreciable amount of land is available for open space or joint use as parking space and is integrated throughout the planned development;
- (3) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (4) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional non-residential projects; and

- (5) The project provides a compatible transition between adjacent existing single-family residential projects and provides a compatible transition for the extension of future single-family projects into adjacent undeveloped areas.

RESIDENTIAL PLANNED DEVELOPMENT. Considered appropriate where the following conditions prevail:

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Dwelling units are situated such that an appreciable amount of land for open space is available and is integrated throughout the planned development;
- (3) The project utilizes an innovative approach in lot configuration and mixture of single-family housing types;
- (4) Higher densities than conventional single-family projects of the same acreage is achievable with appropriate buffering between existing conventional single-family developments and increased open space;
- (5) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (6) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional single-family projects; and
- (7) The project provides a compatible transition between adjacent existing conventional single-family residential projects and provides a compatible transition for the extension of future conventional single-family projects into adjacent undeveloped areas.

8.C Prohibited Uses.

- (1) Any building erected or land used for other than the use shown on the Planned Development Site Plan, as approved by the City Council.
- (2) Any use of property that does not meet the required minimum lot size; front, side and rear yard dimensions; and/or lot width, or exceeds the maximum height, building coverage or density per gross acreage as shown in the development's recorded Planned Development Site Plan, as approved by City Council.
- (3) Any use deemed by the City Council as being detrimental to the health, safety or general welfare of the citizens of Stephenville.

8.D Ownership. An application for approval of a Planned Development Plan under the Planned Development District regulations may be filed by a person having legal ownership of the property to be included in the Development Plan. In order to ensure unified planning and development of the property, the applicant shall provide evidence, in form satisfactory to the City Attorney, prior to final approval of the Development Plan, that the property is held in single ownership or is under single control. Land shall be deemed to be held in single ownership or under single control if it is in joint tenancy, tenancy in common, a partnership, a trust or a joint venture. The Development Plan shall be filed in the name(s) of the record owner(s) of the property, which shall be included in the application.

8.E Development Schedule.

- (1) An application for a Planned Development District shall be accompanied by a development schedule indicating the approximate date on which construction is expected to begin and the rate of anticipated development to completion. The development schedule, adopted and approved by the City Council, shall become part of the Planned Development Ordinance and shall be adhered to by the owner, developer and their assigns of successors in interest.

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

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

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

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

8.I Approval Procedures.

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

- (g) A reduction in the originally approved setbacks from property lines;
 - (h) An increase in ground coverage by structures;
 - (i) A reduction in the ratio of off-street parking and loading space; and
 - (j) A change in the size, height, lighting or orientation of originally approved signs.
- (6) The decision of the Director of Community Development or his or her designee as to whether minor changes are being requested may be appealed to the Planning and Zoning Commission. Any change deemed not to be minor change, as indicated above, shall be processed as a new application in accordance with the provisions of this section and Section 20.1 of the Zoning Ordinance.

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

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

8.K Conditions for Development Plan Approval.

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

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

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

8.M Revocation.

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

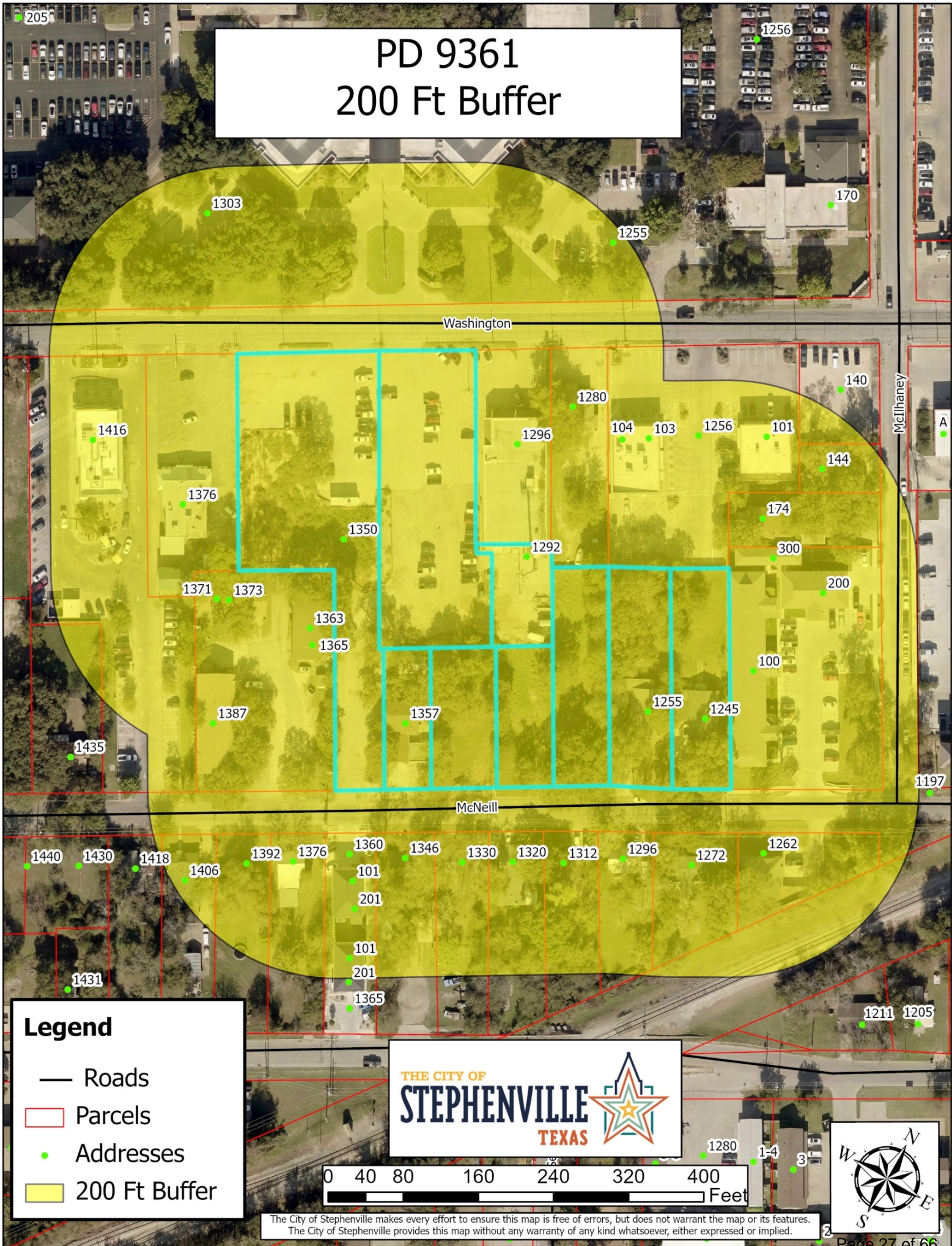
FACTORS TO CONSIDER:

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

ALTERNATIVES:

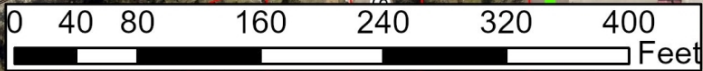
- 1) Provide recommendations relating to the conceptual plan.

PD 9361 200 Ft Buffer



Legend

-  Roads
-  Parcels
-  Addresses
-  200 Ft Buffer



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

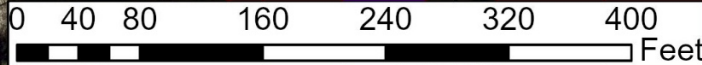
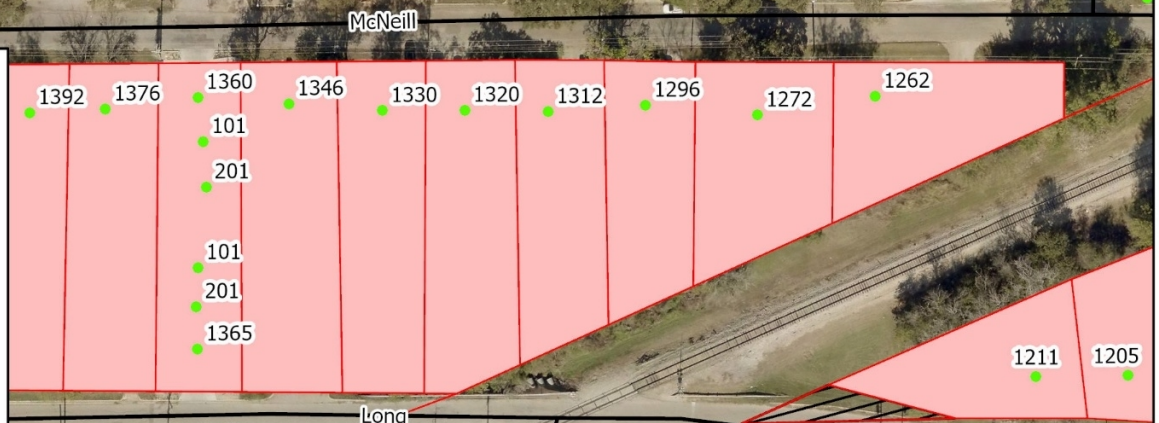
PD 9361

Current Zoning - PD & Multifamily



Legend

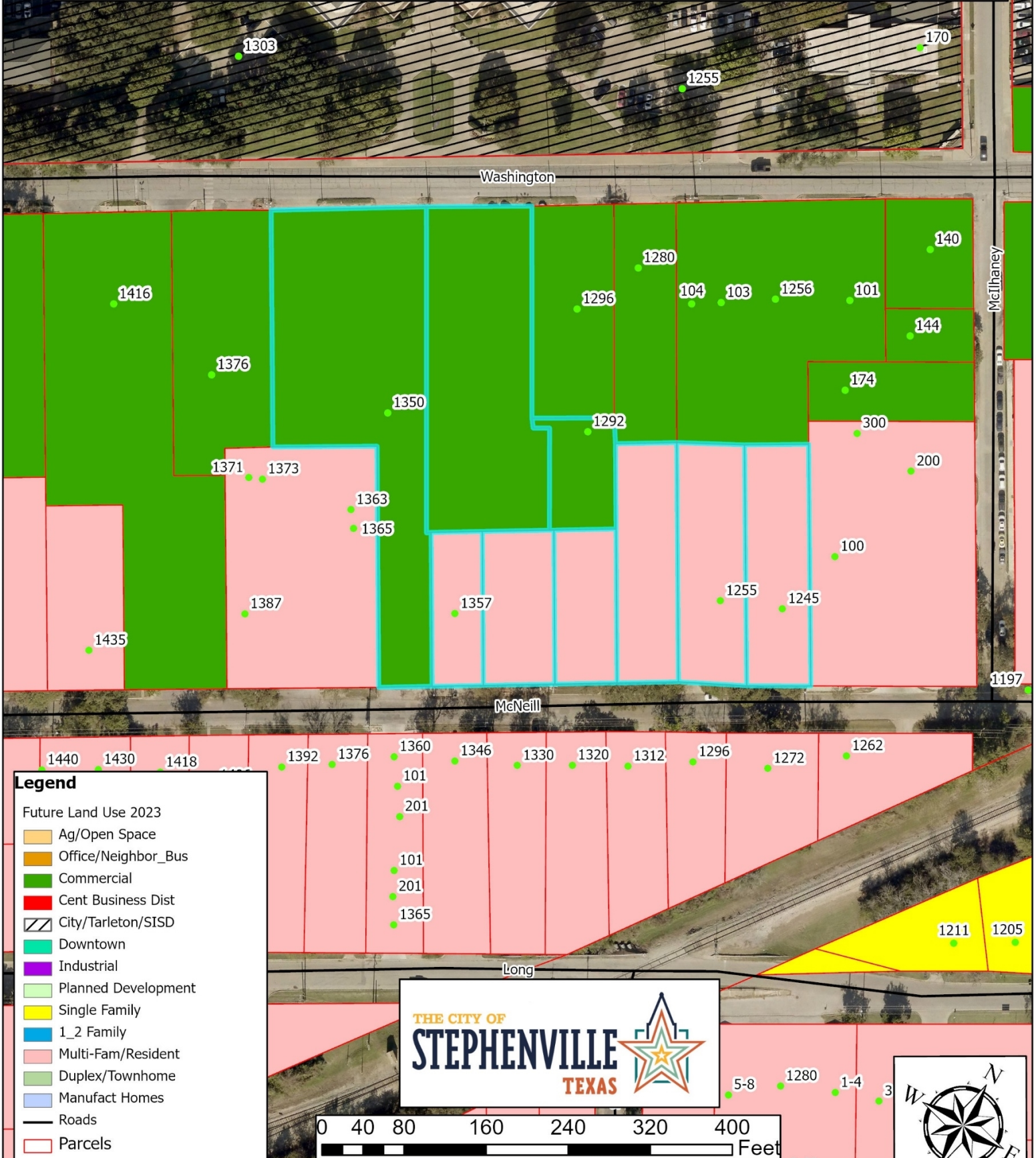
- Roads
- ▭ Parcels
- ZONING**
- ▭ Agricultural
- ▭ B-1 - Neighborhood Business
- ▭ B-2 - Retail and Commercial Business
- ▭ B-3 - Central Business
- ▭ B-4 - Private Club
- ▭ CTS - City, Tarleton, School
- ▭ DT - Downtown
- ▭ IND - Industrial
- ▭ PD - Planned Development
- ▭ R-1 - Single Family - 7,500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



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.

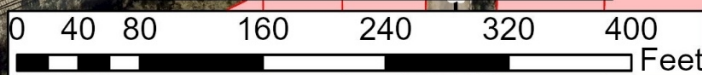
PD 9361

Future Land Use 2023 - Commercial & Multifamily



Legend

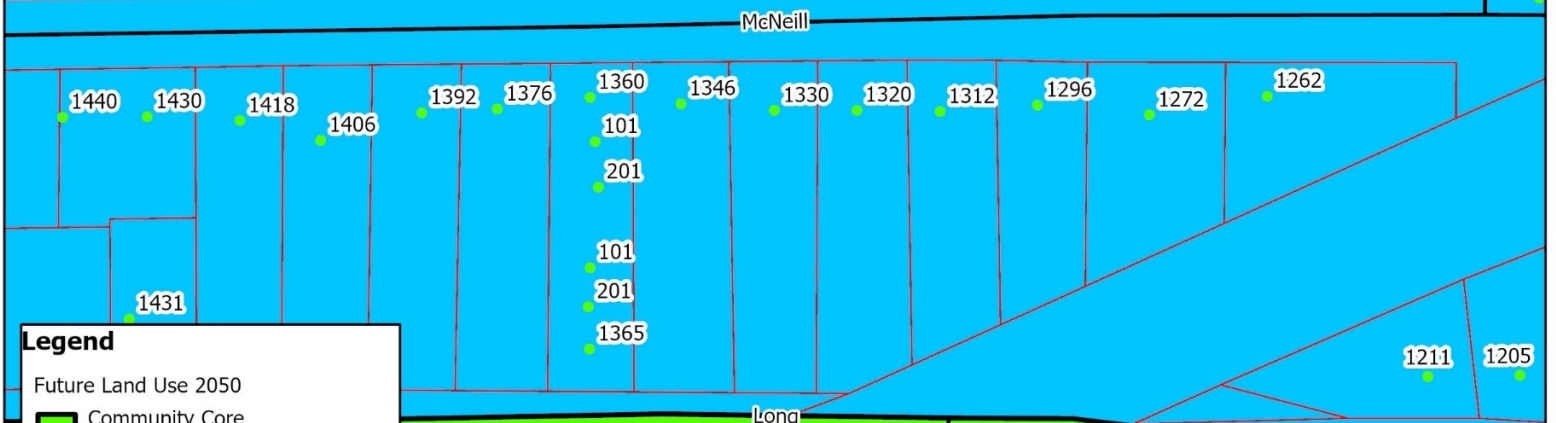
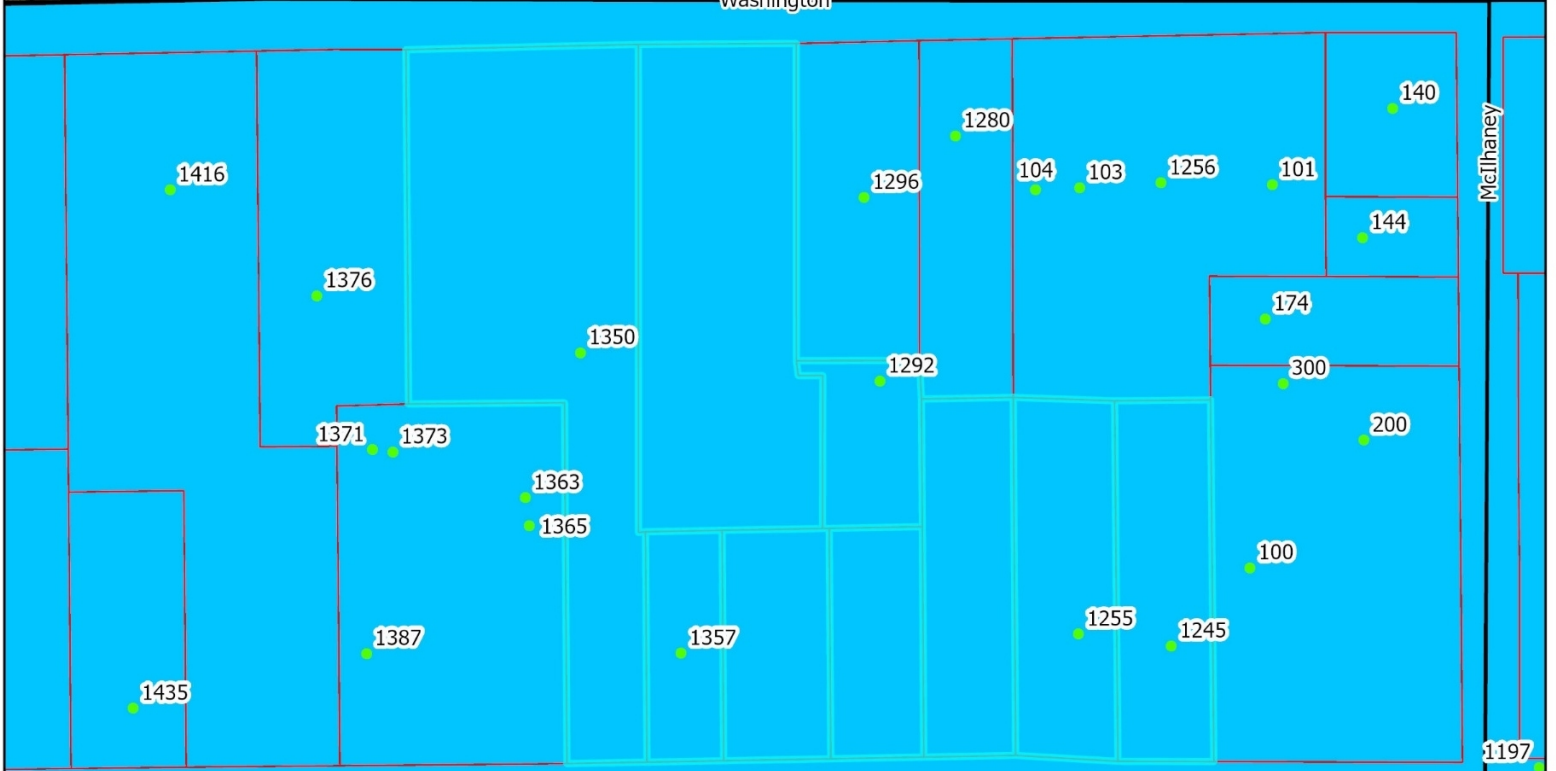
- Future Land Use 2023
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes
- Roads
- Parcels
- Addresses



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.

PD 9361

Future Land Use 2050 - Town Center



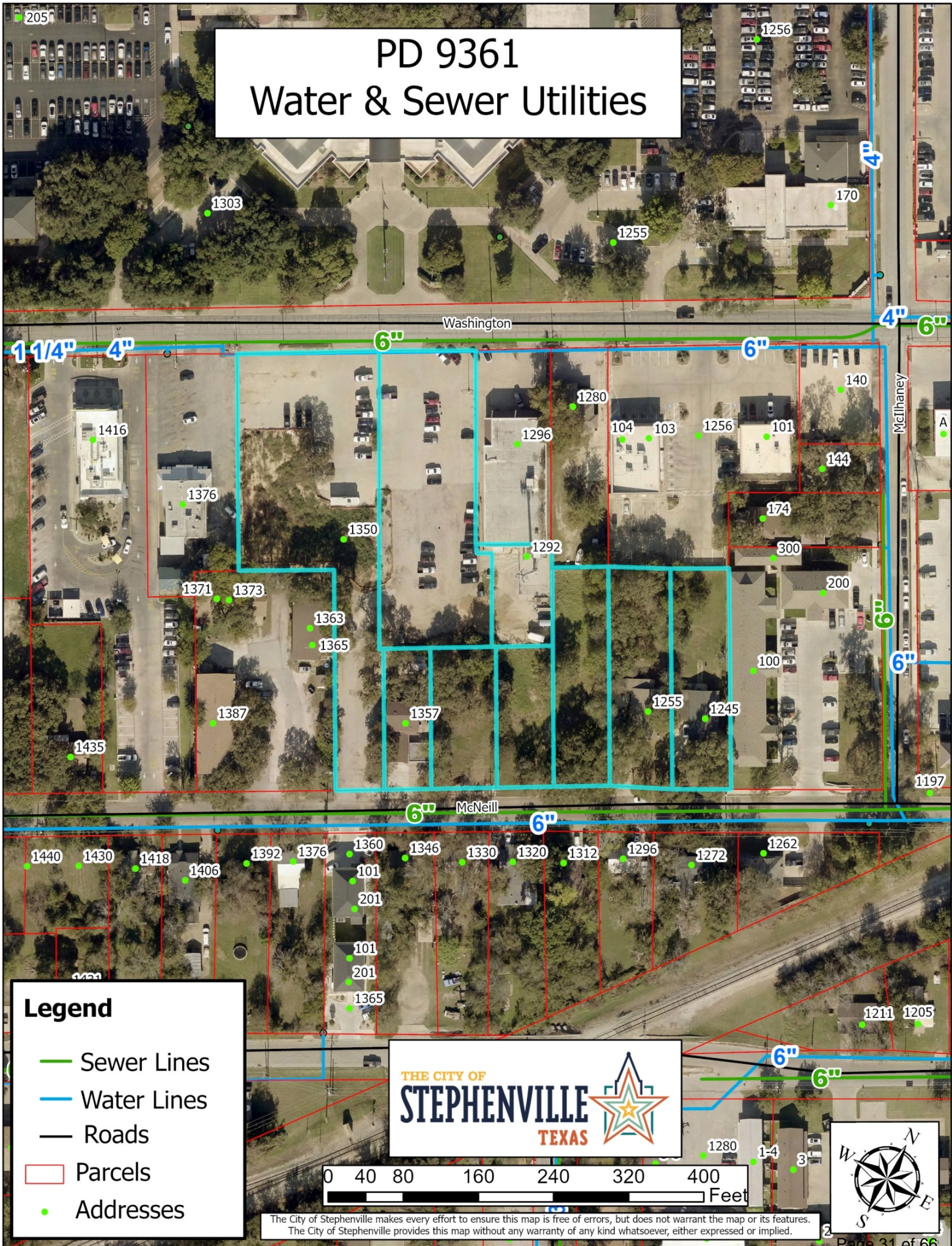
Legend

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



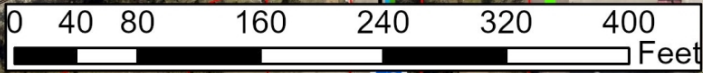
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

PD 9361 Water & Sewer Utilities



Legend

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



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.

Planned Dev. 9361

200 ft Buffer Addresses

| Parcel ID | Parcel Address | Parcel Owner | Owner Address | City | State | Zip Code |
|------------|--------------------------|--|-----------------------------|-----------------|-------|------------|
| R000030277 | 1256 W WASHINGTON | ACA DEVELOPMENT INC | 821 SW ALSBURY BLVD SUITE#G | BURLESON | TX | 76028 |
| R000033503 | 1312 MCNEILL | APRIL MARY LOUISE & THOMAS PATRICK APRIL | 366 SHELLY LN | STEPHENVILLE | TX | 76401-7577 |
| R000030267 | 1435 W MCNEILL | BALLOW MICHAEL T | 404 HERITAGE WAY | STEPHENVILLE | TX | 76401 |
| R000030252 | 1296 W WASHINGTON | BAREFOOT EQUITY PARTNERS LLC - SERIES 1296 WEST WA | 1461 HIGHLAND VIEW DR | STEPHENVILLE | TX | 76401 |
| R000030280 | 1255 MCNEILL | BAREFOOT EQUITY PARTNERS, LLC | 189 RETA ST | STEPHENVILLE | TX | 76401 |
| R000030278 | 1245 MCNEILL | BAREFOOT EQUITY PARTNERS, LLC | 189 RETA ST | STEPHENVILLE | TX | 76401 |
| R000030275 | 0 MCILHANEY | BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM | 301 TARROW STREET 6TH FLOOR | COLLEGE STATION | TX | 77840-7896 |
| R000042782 | 0 W WASHINGTON | BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM | 301 TARROW STREET 6TH FLOOR | COLLEGE STATION | TX | 77840-7896 |
| R000033505 | 1272 MCNEILL | BOUCHER JAMES L & ROSE M BOUCHER (LIFE ESTATE) | 550 S HARGIN DR #170 | STEPHENVILLE | TX | 76401 |
| R000033504 | 1296 MCNEILL | BOX R LLC | 3014 NERI RD | GRANBURY | TX | 76048 |
| R000030256 | 1376 W WASHINGTON | BROOKS EDWARD & SARA BROOKS | 6604 AUGUSTA | FORT WORTH | TX | 76132 |
| R000033500 | 1346 MCNEILL | DILLON KARI | 68260 NEOLA AVE | BRIDGEPORT | OH | 43912 |
| R000072313 | 1262 MCNEILL | ERATH CAPITAL INVESTMENTS LLC | 2699 CR223 | STEPHENVILLE | TX | 76401 |
| R000014966 | 0 N PADDOCK & VANDERBILT | FORT WORTH & WESTERN RAILROAD | 6300 RIDGLEA PLACE STE 1200 | FORT WORTH | TX | 76116-5738 |
| R000030261 | 290 MCILHANEY | G&H-RE ENTERPRISES LLC | 3053 CRESTWATER RIDGE | KELLER | TX | 76248 |
| R000030276 | 144 S MCILHANEY | HALE & HALE RENTALS, LLC | 150 HARBIN DR, SUITE 430 | STEPHENVILLE | TX | 76401 |
| R000030269 | 1357 MCNEILL | MARTINELLI CHRIS & DEANNE MARTINELLI | 5155 RANCHO LALOMA LINDA DR | PASO ROBLES | CA | 93446 |
| R000030257 | 1416 W WASHINGTON | MCDONALDS REAL ESTATE COMPANY | 110 N CARPENTER ST. | CHICAGO | IL | 60607 |
| R000033495 | 1418 MCNEILL | PATTON SHARON RUTH | 1418 W MCNEILL | STEPHENVILLE | TX | 76401 |
| R000033502 | 1320 W MCNEILL | POPE KELLY MICHELLE AND JONATHON DAVID WRIGHT | 1320 W MCNEIL | STEPHENVILLE | TX | 76401 |
| R000033499 | 1360 W MCNEILL | SEVENTY-EIGHT DEVELOPMENT LLC | 2208 KELLER BAY CT | FRIENDSWOOD | TX | 77546 |
| R000033498 | 1376 MCNEILL | SHAFFER ROBERT D | 5170 CR179 | STEPHENVILLE | TX | 76401 |
| R000033501 | 1330 MCNEILL | STARR STEPHANIE | 1330 W MCNEIL ST | STEPHENVILLE | TX | 76401 |
| R000030284 | 1136 W WASHINGTON | TARLETON DEVELOPMENT PARTNERS LLC | 7887 SAN FELIPE ST STE 237 | HOUSTON | TX | 77063 |
| R000030273 | 1280 W WASHINGTON | THURMAN JAMES | 1093 W SLOAN | STEPHENVILLE | TX | 76401 |
| R000030271 | 1345 MCNEILL | TSU CATHOLIC LLC | 201 MAIN ST SUITE 1198 | FORT WORTH | TX | 76102 |
| R000030270 | 1353 MCNEILL | TSU CATHOLIC LLC | 201 MAIN ST SUITE 1198 | FORT WORTH | TX | 76102 |
| R000030272 | 1303 MCNEILL | TSU CATHOLIC LLC | 201 MAIN ST SUITE 1198 | FORT WORTH | TX | 76102 |
| R000030249 | 1334 W WASHINGTON | TSU CATHOLIC LLC | 201 MAIN ST SUITE 1198 | FORT WORTH | TX | 76102 |
| R000030251 | 1350 W WASHINGTON | TSU CATHOLIC LLC | 201 MAIN ST SUITE 1198 | FORT WORTH | TX | 76102 |
| R000077944 | 1292 W WASHINGTON | TSU CATHOLIC LLC | 201 MAIN ST SUITE 1198 | FORT WORTH | TX | 76102 |
| R000030274 | 174 S MCILHANEY | VO BICH NGOC TRAN | 2270 W TARLETON ST | STEPHENVILLE | TX | 76401 |
| R000033496 | 1406 MCNEILL | WALDRON ROBERT CHARLES | 1406 W MCNEILL | STEPHENVILLE | TX | 76401-0000 |
| R000033497 | 1392 MCNEILL | WALDRON BOB & CARLA | 1406 W MCNEIL | STEPHENVILLE | TX | 76401 |
| R000030268 | 1361 W MCNEILL | WITHOUT A PADDLE INVESTMENTS LLC | 205 E FREY, SUITE 201 | STEPHENVILLE | TX | 76401 |



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EXHIBIT D



Legal Description

1334, 1350 W. Washington Street & 1303, 1352 W. McNeill Street

A. BEING all of Lots 1, 5, 18, 28, 30-A, 31 and 32 and a portion of Lot 12, Block 134, City Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas (DRECT) and being all of Lot 40, Block 34, City Addition, as shown per replat recorded in Cabinet A, Slide 279A, Plat Records, Erath County, Texas, same being a portion of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-02799, Real Records, Erath County, Texas (RRECT) and all of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-05473, RRECT, 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).

1292 W. Washington Street:

Acres 0.053, S2600 City Addition, Lots 12;18;30B;31; (PTS OF), Block 134

1345 W. McNeill Street

All that certain tract or parcel of land, being a portion of Lot 31, Block 134, City Addition, an addition to the City of Stephenville, Erath County, Texas

1357 W. McNeill Street

Being the south 150 feet of Lot 29, Block 134 City Additon, an addition to the City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County Texas, and being all of that tract of land described in the deed to Christ Martinelli, et ux., as recorded in document No. 2022-003049, Official Public Records, Erath County, Texas

1245 & 1255 W McNeill Street

Being all of Lots, 38 and 38a, Block 134, S2600 City Addition, an addition to City of Stephenville, Erath County, Texas



NOVEMBER 17, 2025

THE CITY OF STEPHENVILLE, TEXAS PLANNED DEVELOPMENT DISTRICT

97W,
901 SOUTH MAIN STREET
FORT WORTH, TEXAS 76104

Section I: Introduction

In addition to applicable provisions of the City of Stephenville Zoning Ordinance, the Property, being within this Planned Development (PD) zoning district as proposed hereby, may be used in compliance with the following development and performance standards (the "Standards"):

The Property consists of tracts defined as:

A. Legal Description

1334, 1350 W. Washington Street & 1303, 1352 W. McNeill Street

A. BEING all of Lots 1, 5, 18, 28, 30-A, 31 and 32 and a portion of Lot 12, Block 134, City Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas (DRECT) and being all of Lot 40, Block 34, City Addition, as shown per replat recorded in Cabinet A, Slide 279A, Plat Records, Erath County, Texas, same being a portion of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-02799, Real Records, Erath County, Texas (RRECT) and all of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-05473, RRECT, 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).

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1245 & 1255 W McNeill Street

Being all of Lots, 38 and 38a, Block 134, S2600 City Addition, an addition to City of Stephenville, Erath County, Texas

B. Exhibit A shows vicinity map of subject property, and Exhibit B shows the topographical survey

Section II: Zoning and Land Uses

The current zoning for all **4.08** acres is PD. Exhibit A shows a vicinity map illustrating the location of the subject property. The proposed development is requesting to change the zoning to a Planned Development (PD) District. This Planned Development is intended to redevelop and enhance this site. Exhibits D and E show the conceptual exterior of the proposed structure. This site will be developed to accommodate a transformational gateway to TSU and the Washington corridor, while continuing to add density and enhanced pedestrian experiences in Stephenville. The development will consist of approximately 284,000 GSF of multi-family and amenity space with 206 residential units, totaling 519 bedrooms, and a 5 ½ level parking garage.

The proposed change in the zoning district compliments the City of Stephenville's Comprehensive Plan. Object L1 (in Chapter 4 of the Comprehensive Plan) states the City's goal to "provide suitable areas for a variety of residential types and densities", object L2.2 states "coordinate with TSU regarding development plans...and need for appropriate student housing". This zoning district will enhance a visible site to the University and Community by providing needed housing that will encourage an energetic site that's walkable morning, noon, and night.

A. Principal Uses: No land may be used, and no building may be erected or converted to any use other than the following:

1. Retail/Restaurant/Commercial
2. Residential
3. Telecommunications support structure and antenna facilities within the Tower and Antenna Facilities Site identified on the Minor Plat and the Concept and Development Plans.

B. Development Schedule

1. The Project has an approximate completion date of Summer 2028 upon City Council approval in Q1 2026. Dependent on City Council approval, Building permits will be applied for in Q2 2026 and construction slated to commence in Summer 2026.

Section III: Design and Requirements

The Site Plan for the Development can be found in Exhibit C

A. Multi-family Requirements:

1. Structures within this PD are to abide by the following building setbacks:
 - a. Minimum front setback: 0'
 - b. Minimum rear setback: 0'
 - c. Minimum side setback: 10'

B. Telecommunications Support Structure and Antenna Facilities Requirements:

1. Telecommunications support structures and antenna facilities within the Tower and Antenna Facilities Site within this PD are to abide by the following:
 - a. Setbacks:
 - i. Minimum front setback: 0'
 - ii. Minimum rear setback: 0'
 - iii. Minimum side setback: 0'
 - b. Screening and fencing: Chain-link fencing is permitted
 - c. Landscaping requirement: No landscaping requirement
 - d. Telecommunications and Support Structure and antennas facilities height: 125' max height

C. Building Design:

1. The proposed building height will be 58'-6" to the top of the parapet wall, and 62'-6" to the top of architectural features.
2. Maximum building height may be 65'-0". The conceptual exterior building design can be found in Exhibit D and E.

D. Screening and Fencing:

1. The garbage refuse area will be screened per the requirements detailed in Section 6.7.K. of Stephenville's subdivision ordinance
2. Tubular steel fencing may be permitted in this Planned Development District

E. Building Materials:

1. Seventy-five percent (75%) of the exterior street facing building façade shall be masonry construction, split faced CMU, rock, stucco and the remaining percentage may be clad in an appropriate metal surface as defined in City of Stephenville's Exterior Building Material Standard found in Stephenville's Code of Ordinances Section 154.10.E.

F. Lighting:

1. Exterior lighting features may be placed and reflected to not create annoyances, nuisances, or hazards.

G. Signage:

- 1. All signage will follow the requirements as stated in Section 154.12 of Stephenville's Zoning Regulations with the following exceptions:
 - a. Neon/LED or similar types of lighting may be permitted in signage.
- 2. Side building signage may be permitted
- 3. Off-site advertising may be prohibited

H. Sidewalks:

1. Sidewalks shall be constructed to meet the requirements as stated in Section 155.6.11 of Stephenville's Subdivision Ordinance

I. Landscaping:

1. The proposed site plan for this Planned Development District provides approximately 30% of total land area to be landscaped, city requirement of 15% landscape coverage is 23,730 square feet. The proposed landscaping coverage is 34% at 53,970 square feet including interior courtyards. This 30% consists of trees and shrubs/grasses etc.- this exceeds the minimum quantities of trees and plants established in Section 154.13.C of the City of Stephenville's Landscape Requirements.

Section IV: Parking and Access Requirements

A. Parking:

- 1. (543) parking spaces will be provided for this Planned Development.
- 2. (519) parking spaces are provided for all units OR 1.0 per bed. Resident parking will be provided within the gated parking garage. A portion of the surface parking spaces will be reserved for resident use and shall be reserved using 'Resident Only' reserved signage.

B. Access:

1. The development has frontage on Washington Street, and McNeil Street

Section V: Considerations

A. Comprehensive Plan:

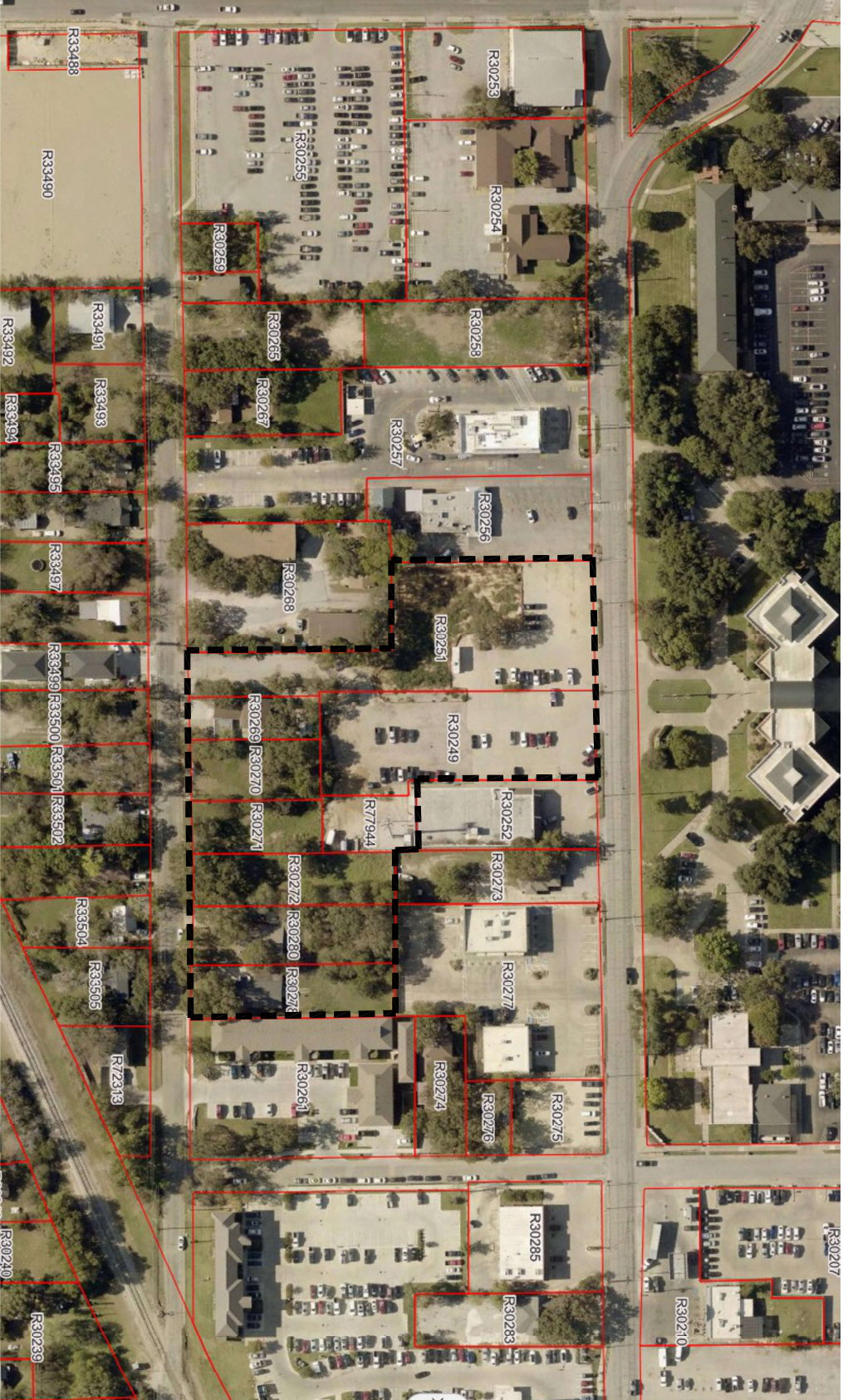
1. This proposed development complements the goals outlined in the City of Stephenville's Comprehensive Plan. The proposed development revitalizes a key area for the community and University, and the development will increase the vitality, walkability, and energy of this main corridor by providing residential occupancy walkable to and from TSU campus.

B. Infrastructure:

1. Water and Sewer are available to the site, and adequate infrastructure will be provided to serve the development.

Section VI: Exhibits

- A. Vicinity / Zoning Map**
- B. Survey**
- C. Site Plan**
- D. Exterior Rendering**
- E. Aerial Rendering**
- F. Exterior Elevations**

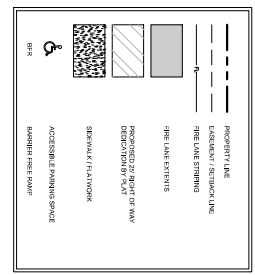
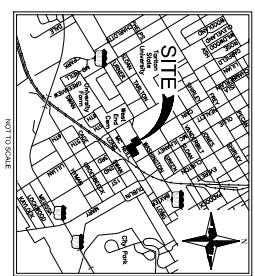
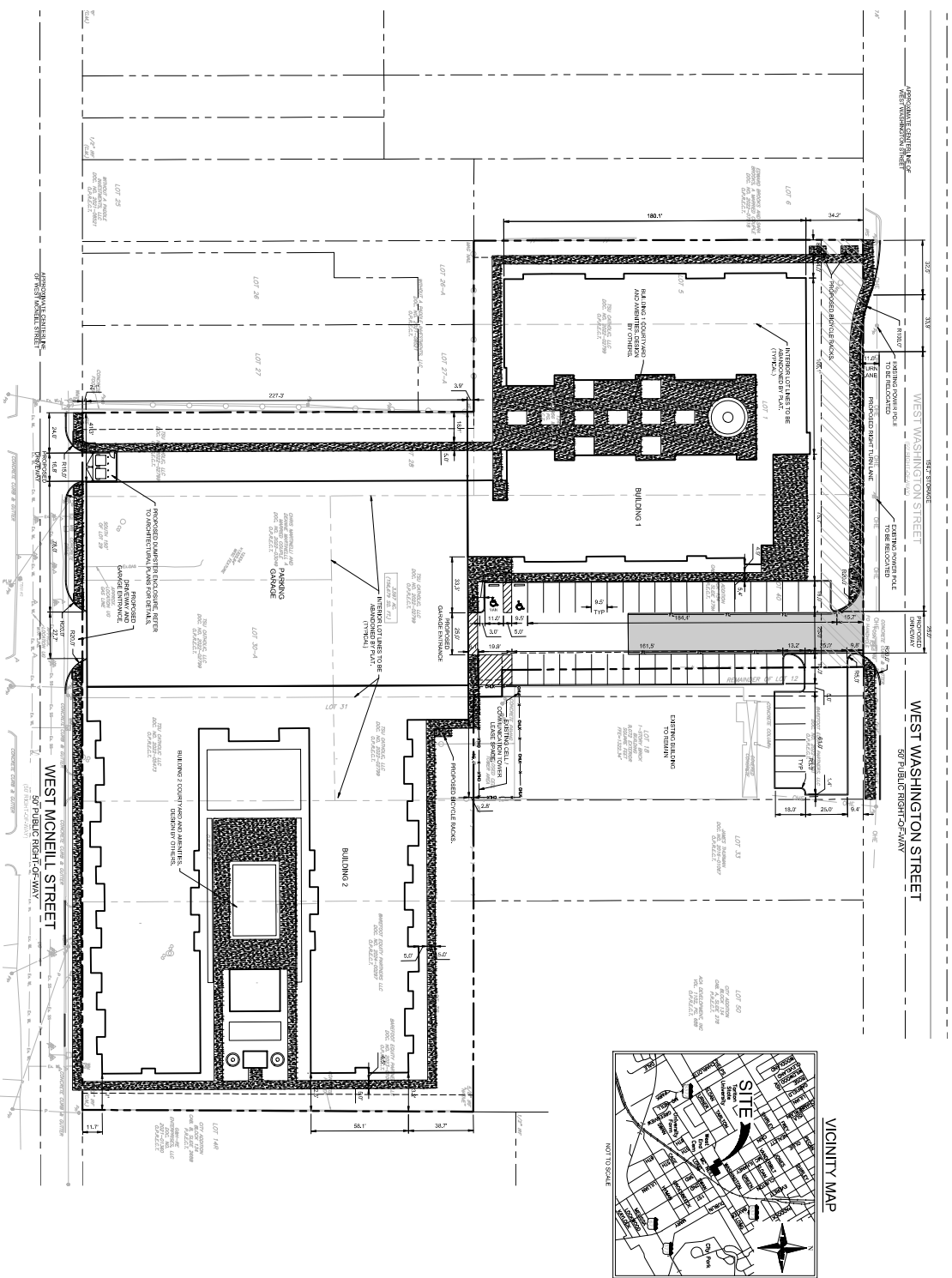


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EXHIBIT A - VICINITY / ZONING MAP



EXHIBIT C - SITE PLAN



- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FORM AND FINISHES. DIMENSIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY.
 3. CONSTRUCTION SHALL REFERENCE GENERAL NOTES SHEET FROM ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND FINISHES. ALSO REFER TO THE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND FINISHES.
 4. ALL DIMENSIONS TO BE COMPLETED WITH ALLOWABLE TOLERANCE OF +/- 1/8" OR 2.0MM.

BENCHMARK SITE ANALYSIS

| | |
|--|----------------------------|
| BUILDING 1: | 1,396 ACRES (60,602 SQ FT) |
| TOTAL GROSS FLOOR AREA: | 122,180 SF |
| TOTAL LEASABLE AREA: | 122,180 SF |
| RESIDENTIAL: | 68,800 SF |
| COMMERCIAL: | 53,380 SF (174,500 SF) |
| 90 TOTAL UNITS: | 407 BEDS |
| 2 - 1 BEDROOM UNITS @ 467 SF | |
| 2 - 1 BEDROOM UNITS @ 570 SF | |
| 44 - 2 BEDROOM UNITS @ 1,460 SF | |
| BUILDING 2: | 234 ACRES (97,628 SF) |
| TOTAL LEASABLE: | 111,160 SF |
| NUMBER OF STORIES: | 5 STORIES (TYPE 3B) |
| 154 TOTAL UNITS - 282 BEDS | |
| 8 - 1 BEDROOM UNITS @ 467 SF | |
| 44 - 2 BEDROOM UNITS @ 570 SF | |
| 42 - 2 BEDROOM UNITS @ 1,460 SF | |

PARKING:

547 OFF-STREET PARKING SPACES PROVIDED BY LOT GATED PROVIDED PARKING RATIO 1:04. PARKING SPACES PER BED 1:04. PARKING SPACES PER UNIT 1:04. PARKING SPACES PER 1,000 SF 1:04. PARKING SPACES PER 1,000 SF 1:04.

BENCHMARKS

DATE: 11/17/2025
 PROJECT: 1334 WEST WASHINGTON STREET
 CLIENT: THE FRONT PORCH
 DRAWN BY: DENNIS
 CHECKED BY: DENNIS
 DATE: 11/17/2025
 PROJECT: 1334 WEST WASHINGTON STREET
 CLIENT: THE FRONT PORCH
 DRAWN BY: DENNIS
 CHECKED BY: DENNIS
 DATE: 11/17/2025



Know what's below.
 Call before you dig.
 (@ least 48 hours prior to digging)

THE FRONT PORCH
 1334 WEST WASHINGTON STREET
 STEPHENVILLE, TEXAS

PRELIMINARY SITE PLAN



SHEET NUMBER
1 OF 1

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THESE PLANS OR SPECIFICATIONS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

| No. | Date | Revision Description |
|-----|------|----------------------|
| | | |
| | | |
| | | |

PROJECT NO.: 2022-67-01



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EXHIBIT D - EXTERIOR RENDERING





street™

EXHIBIT E - AERIAL RENDERING





street.™

EXHIBIT F - EXTERIOR ELEVATIONS

1" = 50'



STAFF REPORT



SUBJECT: Application No.: PP2025-9362

Applicant Kellan Black and Reece Flannagan, representing Pecan Landing Development, INC., is requesting a Preliminary Plat of property located at 0 Forest Ln, Parcel R78517, being 7.350 Acres of the A0515 MOTLEY WILLIAM Abstract to the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

BACKGROUND:


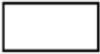
The applicant has submitted a Preliminary Plat that has been reviewed by staff. A Final Plat will be submitted to the Commission upon completion and acceptance of public improvements. Civil plans have been submitted and under review by staff. Final steps for approval of the civil plan set include the completion of any remaining review items and approval of the Preliminary Plat.

RECOMMENDATION:

Staff is recommending conditional approval of the Preliminary Plat upon completion of the following:

1. The plat must conform to the Subdivision Ordinance upon conclusion of reviews. (Ch. 155).
2. Structures may not be placed over easements.
3. The Preliminary Plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual.
4. Show and label all existing and proposed easements within and along the entire perimeter of the development. (Sec. 155.6.08).
 - a. Include all applicable statements of restrictions.
 - b. Identify maintenance responsibility (i.e., HOA) for private easements.
 - c. Provide municipal utility easement adjacent to ROW for double check detector assembly vault.
 - d. Provide triangular site visibility easements for lots 1 and 20.
 - e. Provide retaining wall easements. (Sec. 155.6.08 and 155.6.16)
- 5.

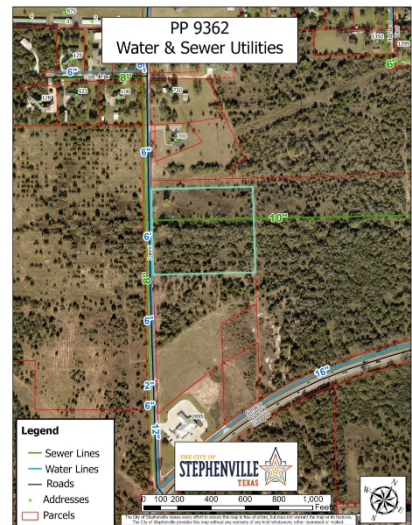
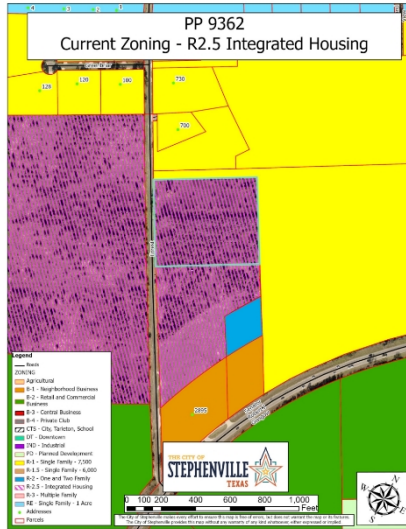
Update Surveyor's Note #2 to clarify "Unshaded Zone X" and provide FEMA definition.

| | |
|---|---|
|  | OTHER FLOOD AREAS |
| ZONE X | Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. |
|  | OTHER AREAS |
| ZONE X | Areas determined to be outside the 0.2% annual chance floodplain. |

6. All weather access for Fire Protection must be provided prior to construction.
7. Confirm acreage calculations total acreage reflected by the Erath County Appraisal District.
8. Please add "Not for Recording Purposes" in the Preliminary Plat box.

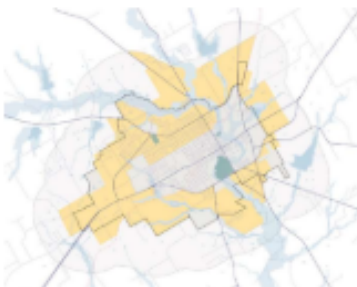
9. A Title Commitment/Proof of Ownership must be provided and approved by the City Attorney. (Sec. 155.4.05.D).
10. Final Plat to be recorded after acceptance of improvements and floodplain modeling.
11. Ensure all required Plat language is provided, include dedication of street statement.
12. Pay fees.

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. 155.4.05. Preliminary plat.

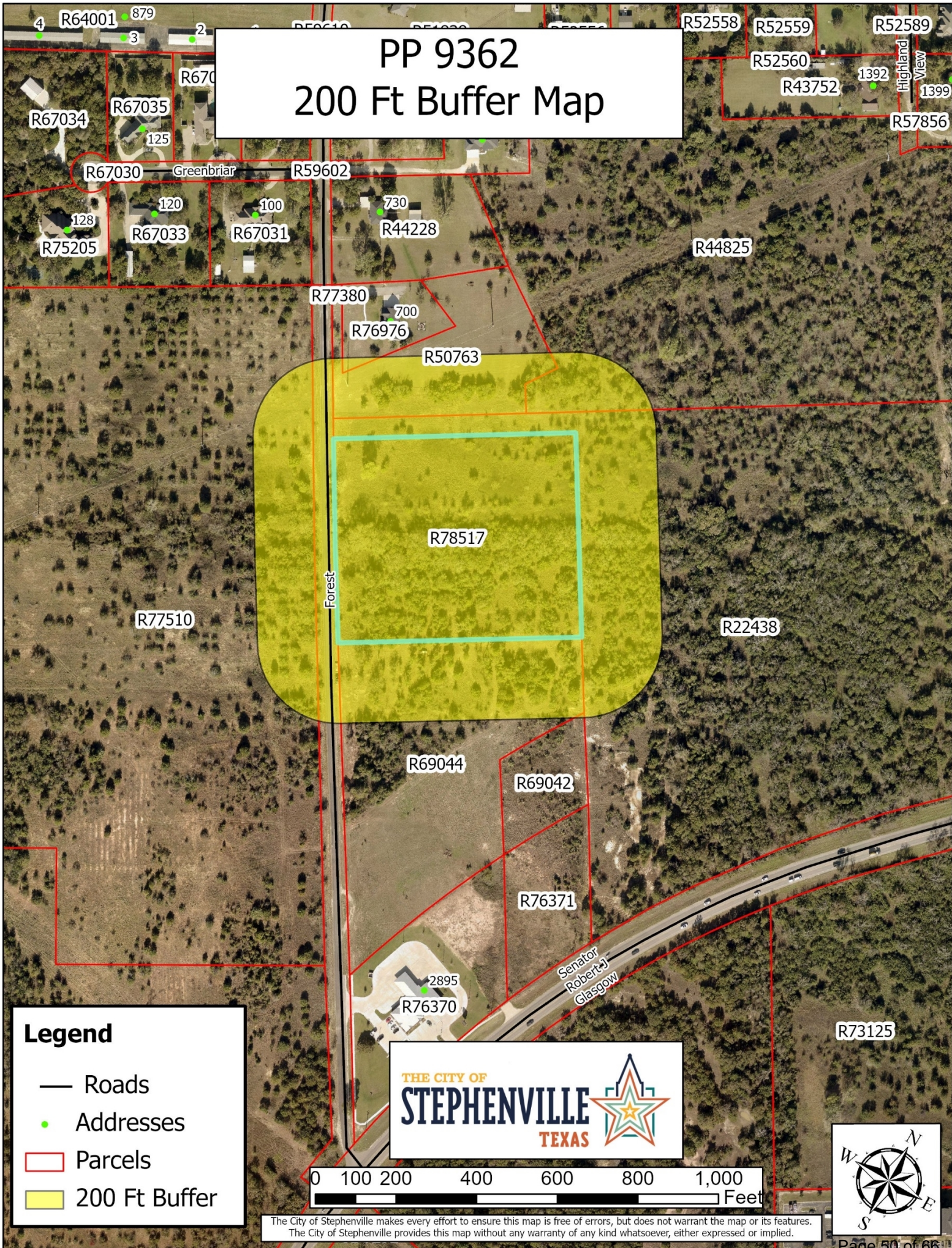
- A. *Purpose.* The purpose of a Preliminary Plat shall be to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of this Subdivision Ordinance.
- B. *Applicability.* No subdivision of land shall be allowed without proper submittal, approval, and adoption of a Preliminary Plat.
- C. *Exceptions.*
 - 1. A Preliminary Plat is not required when a Minor Plat is submitted (refer to 4.07).
 - 2. A Final Plat in accordance with Section 4.06 may be submitted in lieu of a Preliminary Plat if a Development Agreement and appropriate surety are submitted along with the Application.
- D. *Accompanying Applications.*
 - 1. *Preliminary and Other Types of Plans.* An Application for a Preliminary Plat shall be accompanied by the following:
 - a. Preliminary Drainage Plan;
 - b. Preliminary Storm Water Management Plan;
 - c. Preliminary Utility Plan; and
 - d. Other plans if deemed necessary for thorough review by the Responsible Official, such as a Planned Development Master Plan.Approval of each shall be separately included with this application.
 - 2. *Current Title Commitments.* The Applicant shall furnish with the Application to the City a current title commitment issued by a title insurance company authorized to do business in Texas, a title opinion letter from an attorney licensed to practice in Texas, or some other acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the Preliminary Plat.
- E. *Review by City Administrator/Responsible Official.* The City Administrator shall:
 - 1. Initiate review of the plat and materials submitted.
 - 2. Make available Plats and reports to the Commission for review.
 - 3. Upon determination that the Application is ready to be acted upon, schedule the Preliminary Plat for consideration on the agenda of the next available meeting of the Planning and Zoning Commission.
- F. *Action by the Planning and Zoning Commission.* The Commission shall:
 - 1. Review the Preliminary Plat Application, the findings of the City Administrator and any other information available.
 - a. From all such information, the Commission shall determine whether the Preliminary Plat conforms to this Subdivision Ordinance.
 - 2. Act within thirty (30) calendar days following the Official Submission Date, unless the Applicant submits a Waiver of Right to 30-Day Action.
 - a. If no decision is rendered by the Commission within the thirty (30) day period described above or such longer period as may have been agreed upon, the Preliminary Plat, as submitted, shall be deemed approved by the Commission.
 - 3. Take one of the following actions:

- a. Approve the Preliminary Plat;
 - b. Approve the Preliminary Plat with conditions, which shall mean that the Preliminary Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
 - c. Deny the Preliminary Plat.
- G. *Criteria for Approval.* The following criteria shall be used by the Commission to determine whether the Application for a Preliminary Plat shall be approved, approved with conditions, or denied:
- 1. All Plats must be drawn to conform to the zoning regulations currently applicable to the property. If a zoning change for the property is proposed, then the zoning change must be completed before the approval of any Preliminary Plats/Final Plats;
 - 2. No Plat or Replat may be approved that leaves a structure located on a remainder lot.
 - 3. The Preliminary Plat is consistent with any approved Development Agreement;
 - 4. The proposed provision and configuration of Public Improvements including, but not limited to, roads, water, wastewater, storm drainage, park facilities, open spaces, habitat restoration, easements and Right-of-Way are adequate to serve the development, meet applicable standards of this Subdivision Ordinance, and conform to the City's adopted master plans for those facilities;
 - 5. The Preliminary Plat has been duly reviewed by applicable City staff;
 - 6. The Preliminary Plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual.
 - 7. The Preliminary Plat is consistent with the adopted Comprehensive Plan, except where application of the Plan may conflict with State law;
 - 8. The proposed development represented on the Preliminary Plat does not endanger public health, safety or welfare; and
 - 9. The Preliminary Plat conforms to the City's subdivision Application checklists.
- H. *Effect of Approval.*
- 1. Approval of a Preliminary Plat shall allow the Applicant to proceed with the development and platting process by submitting Construction Plans and Final Plat.
 - 2. Approval of the Preliminary Plat shall be deemed general approval of the subdivision's layout only, and shall not constitute approval or acceptance of Construction Plans or a Final Plat.

ALTERNATIVES

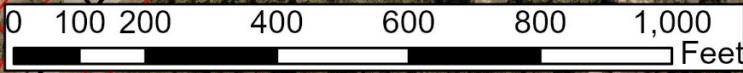
- 1. Approve the Preliminary Plat.
- 2. Approve the Preliminary Plat with conditions, which shall mean that the Preliminary Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
- 3. Deny the Preliminary Plat.

PP 9362 200 Ft Buffer Map



Legend

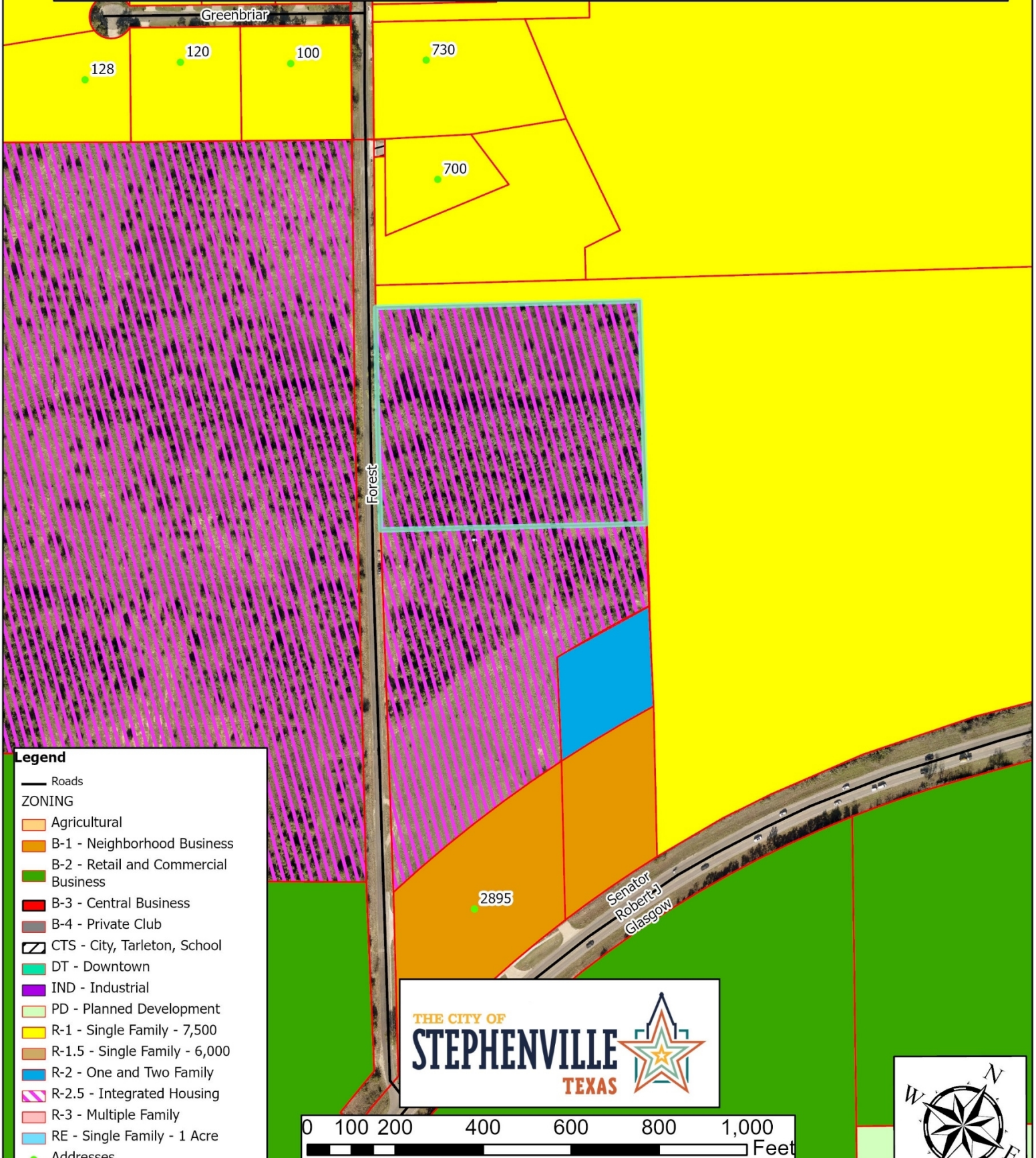
- Roads
- Addresses
- ▭ Parcels
- ▭ 200 Ft Buffer



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.

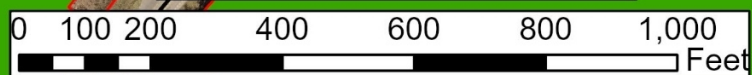
PP 9362

Current Zoning - R2.5 Integrated Housing



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
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- R-2.5 - Integrated Housing
- R-3 - Multiple Family
- RE - Single Family - 1 Acre
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- Parcels

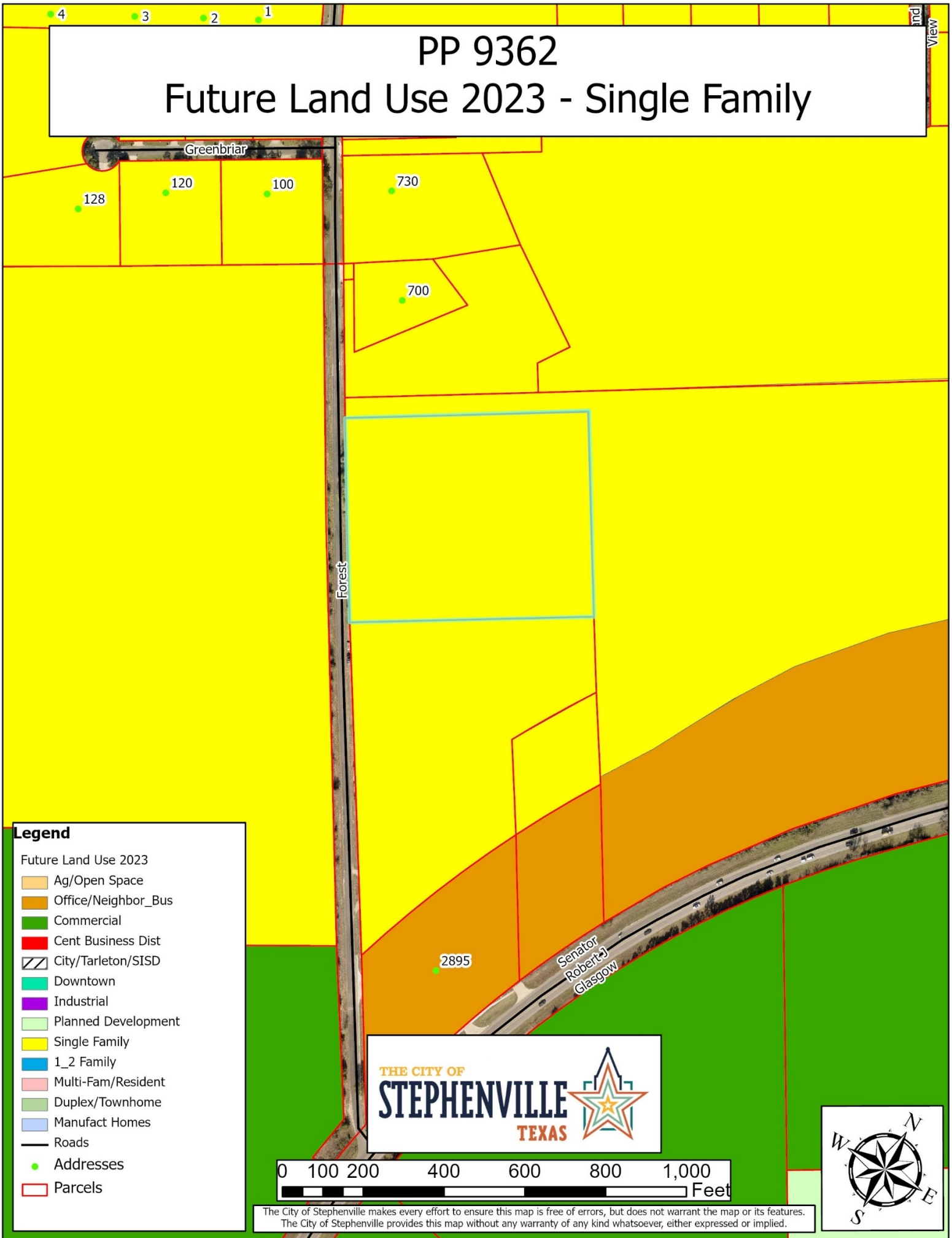


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PP 9362

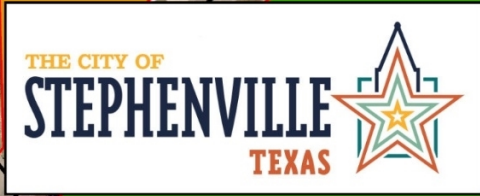
Future Land Use 2023 - Single Family



Legend

Future Land Use 2023

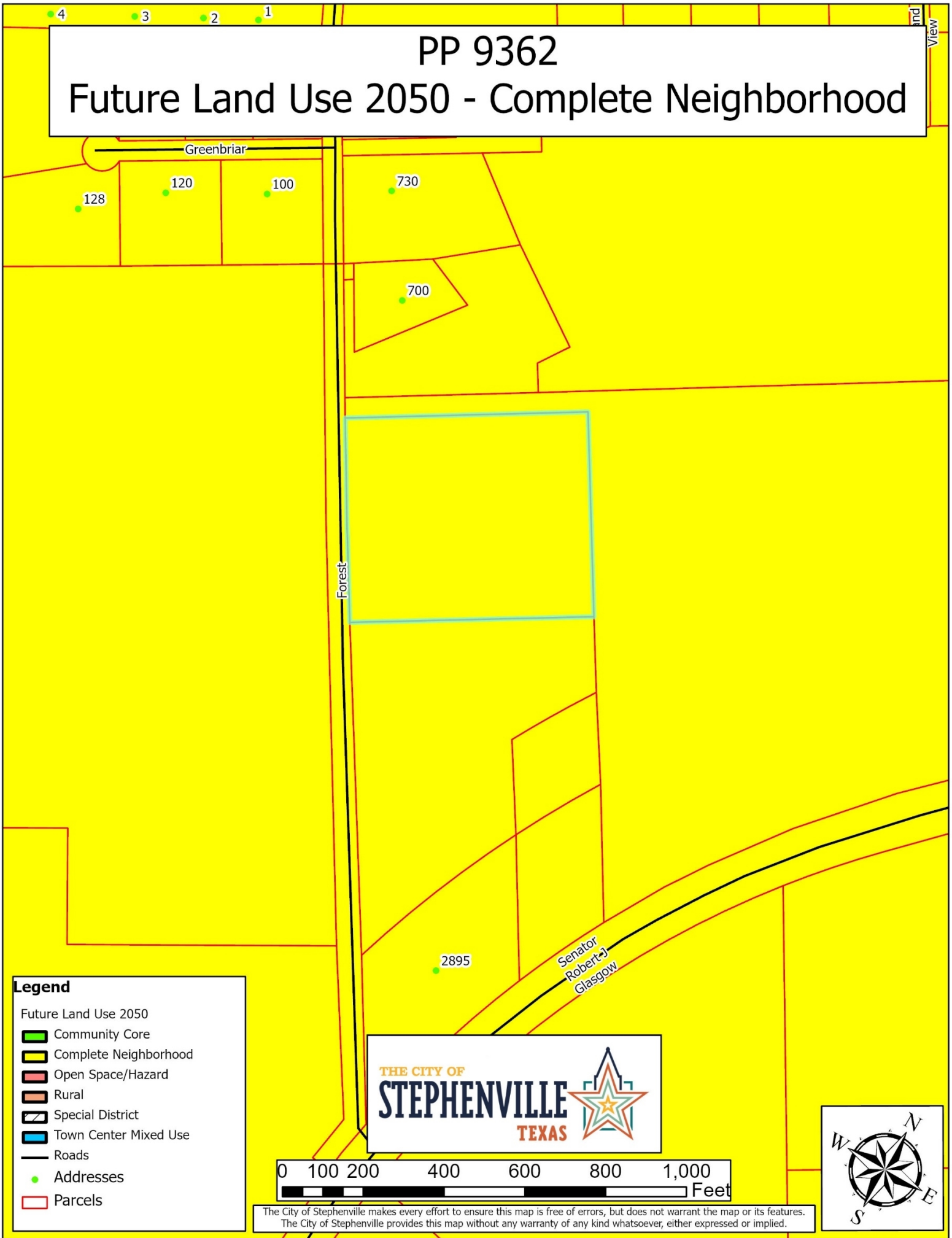
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes
- Roads
- Addresses
- Parcels



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PP 9362

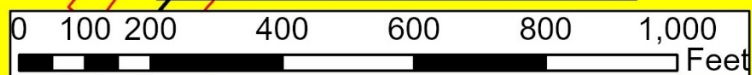
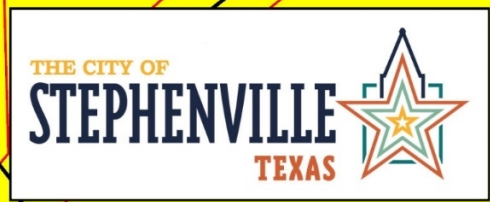
Future Land Use 2050 - Complete Neighborhood



Legend

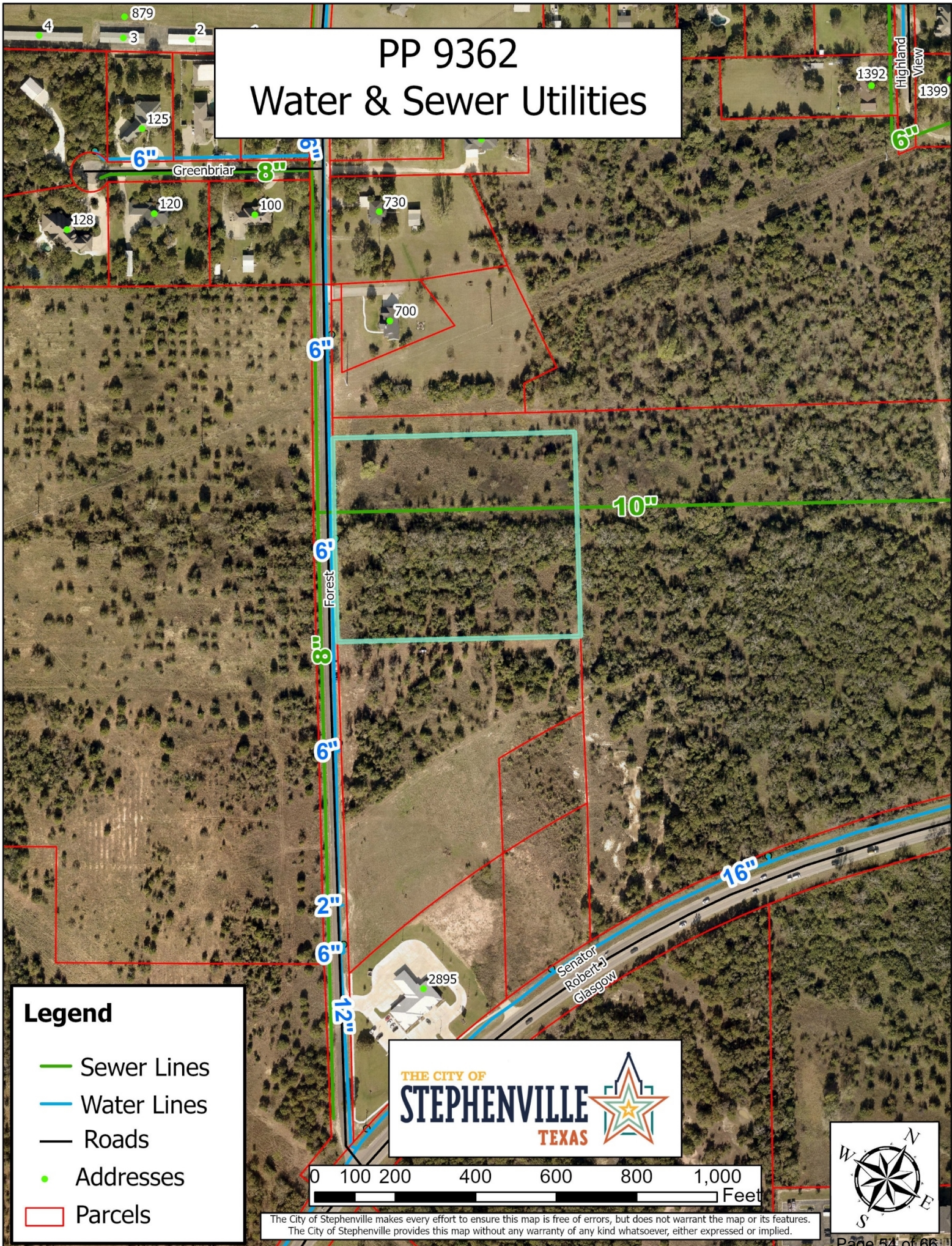
Future Land Use 2050

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



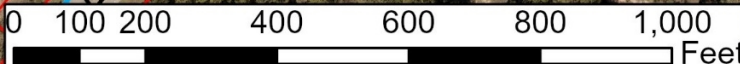
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PP 9362 Water & Sewer Utilities



Legend

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

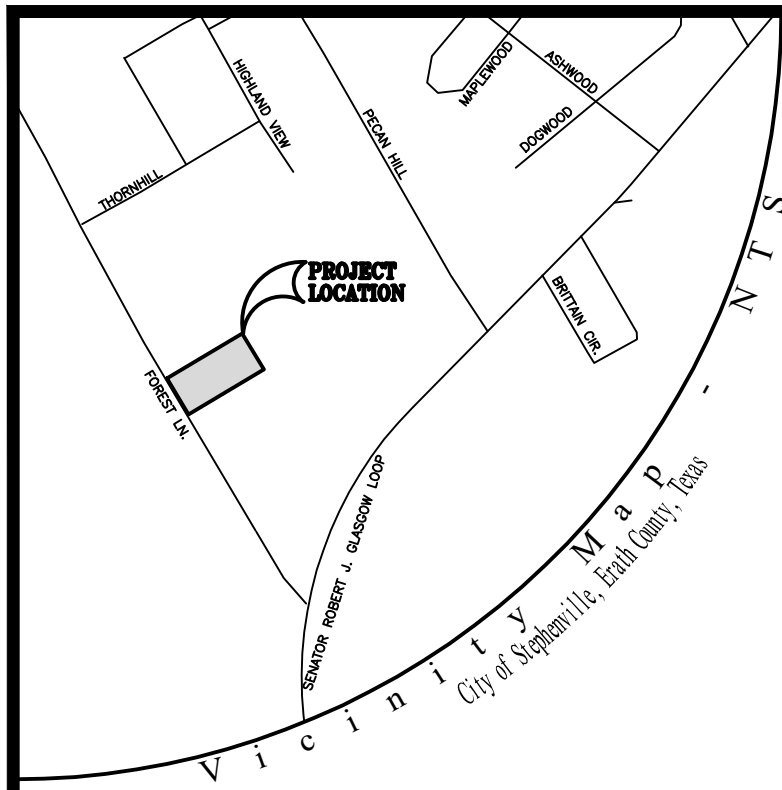


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Prelim Plat 9362

200 ft Buffer Addresses

| Parcel ID | Parcel Address | Parcel Owner | Owner Address | City | State | Zip Code |
|------------|---------------------------------|---------------------------------|-----------------------|--------------|-------|----------|
| R000078517 | 0 FOREST LN | PECAN LANDING DEVELOPMENT, INC. | 125 RIVER NORTH BLVD. | STEPHENVILLE | TX | 76401 |
| R000077510 | 0 FOREST LN | PECAN LANDING DEVELOPMENT, INC. | 125 RIVER NORTH BLVD. | STEPHENVILLE | TX | 76401 |
| R000069044 | 0 FOREST LN | PECAN LANDING DEVELOPMENT, INC. | 505 PR1082 | STEPHENVILLE | TX | 76401 |
| R000022438 | 0 SENATOR ROBERT J GLASGOW LOOP | SLADE CAPITAL LLC | PO BOX 731 | STEPHENVILLE | TX | 76401 |
| R000044825 | 0 HIGHLAND VIEW DR | SLADE CAPITAL LLC | PO BOX 731 | STEPHENVILLE | TX | 76401 |
| R000050763 | 0 FOREST LANE | STONE MICHELLE | 700 FOREST LANE | STEPHENVILLE | TX | 76401 |
| R000076976 | 700 FOREST LANE | STONE MICHELLE | 700 FOREST LANE | STEPHENVILLE | TX | 76401 |
| R000069042 | 0 FOREST LN | WELLINGTON STATE BANK | PO BOX 1032 | WELLINGTON | TX | 79095 |



LEGEND:
 BS.....Building Setback
 CIRF.....3/8" Capped Iron Rod Found Marked "RPLS 5531"
 IRF.....Iron Rod Found
 D.R.E.C.T.....Deed Records, Erath County, Texas
 O.P.R.E.C.T.....Official Public Records, Erath County, Texas

NOTES:
 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 No. 48143D04300, effective date November 16, 2011, the subject property lies within Zone X - Areas determined to be outside the 0.2% chance annual flood.
 3. This plat was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect the surveyed property.
 4. All corners are 5/8 inch capped iron rods set marked "NATIVE CO., LLC" unless otherwise noted.

OWNERS CERTIFICATION:
STATE OF TEXAS
COUNTY OF ERATH

BEING a tract of land out of the William Motley Survey, Abstract No. 515, City of Stephenville, Erath County, Texas, and being all of that called 7.35 acre tract of land described in the deed to Pecan Landing Development, Inc., as recorded in Document No. 2025-01048, Official Public Records, Erath County, Texas, 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 3/8 inch capped iron rod found marked "RPLS 5531" (CIRF) in the northeast right-of-way line of Forest Ln. (a called 50 feet wide public right-of-way) for the northwest corner of said Pecan Landing Development tract and the northernmost southwest corner of a called 28.295 acre tract of land described in the deed to Slade Capital, LLC, as recorded in Volume 1292, Page 618, Deed Records, Erath County, Texas, from which a 1/2 inch capped iron rod found marked "PRICE SURVEYING" for the northwest corner of Lot 1, Stone Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per the Amended Plat recorded in Cabinet B, Slide 2998, Plat Records, Erath County, Texas bears North 30°22'49" West, a distance of 363.73 feet and North 56°59'18" East, a distance of 24.87 feet;
THENCE with the common line of said Pecan Landing Development tract and said Slade Capital tract, the following courses and distances:
 North 59°06'30" East, a distance of 600.71 feet to a 3/8 inch iron rod found;
 South 31°19'42" East, a distance of 530.54 feet to a CIRF for the southeast corner of said 7.35 acre Pecan Landing Development tract and the northeast corner of a called 7.18 acre tract of land described in the deed to Pecan Landing Development, Inc., as recorded in Document No. 2025-05028, OPRRECT;
THENCE South 59°08'49" West, with the common line of said Pecan Landing Development tracts, a distance of 604.20 feet to a CIRF in the northeast right-of-way line of Forest Ln. for the southwest corner of said 7.35 acre Pecan Landing Development tract and the northwest corner of said 7.18 acre Pecan Landing Development tract;
THENCE with the northeast right-of-way line of Forest Ln., the following courses and distances:
 North 31°31'49" West, a distance of 263.59 feet to an IRS;
 North 30°22'49" West, a distance of 266.55 feet to the **POINT OF BEGINNING** and containing 7.351 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **PECAN LANDING DEVELOPMENT, INC.**, acting by and through the undersigned, their duly authorized agents, do hereby adopt this plat designating the herein above described real property as **LOTS 1 THRU 11, 12X, 13 THRU 20 & 21X, CHAMPION HEIGHTS**, an addition to the City of Stephenville, Texas. The easements shown thereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. Any, and all public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all public utilities shall at all times have full right of ingress and egress to or from and upon reconstructing, inspecting, patrolling, maintaining, respective systems without the necessity at any time of procuring the permission of anyone.

Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and/or for any maintenance and service required or ordinarily performed by that utility. The easements dedicated are for the specific use of installing and maintaining water, sewer, electrical, natural gas, telephone, fiber or cablevision lines, and are not intended to be used for garbage dumpsters, the collection of garbage, or for the use of garbage vehicles in any manner.

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

PECAN LANDING DEVELOPMENT, INC.
 Owner or Representative

STATE OF TEXAS
COUNTY OF ERATH

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

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

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

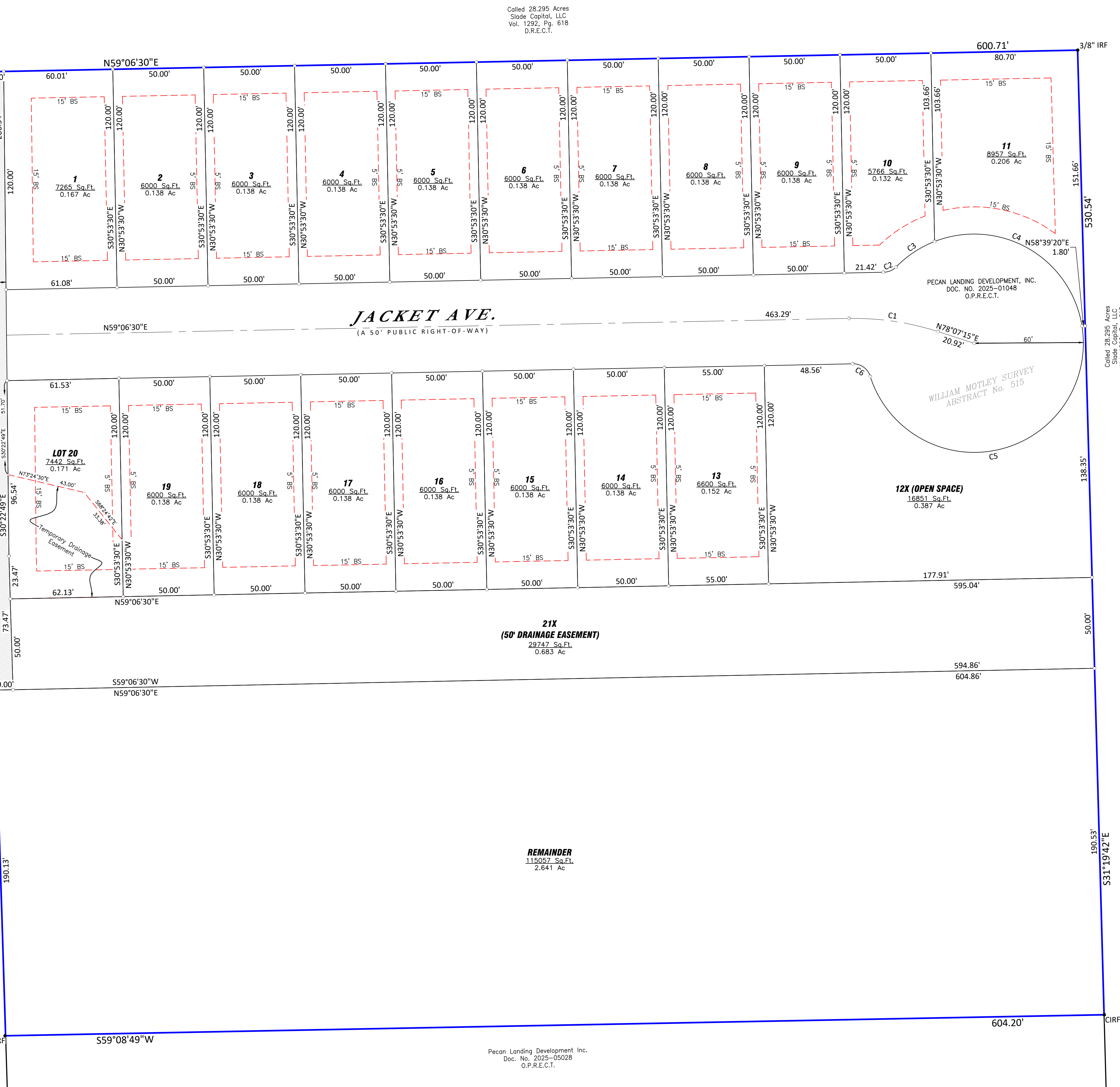
| CURVE DATA TABLE | | | | | |
|------------------|------------|---------|----------|---------------|------------|
| NO. | DELTA | RADIUS | ARC DIST | CHORD BEARING | CHORD DIST |
| C1 | 19°00'45" | 150.00' | 49.77' | S68°36'52"W | 49.55' |
| C2 | 44°12'08" | 10.00' | 7.71' | S38°19'41"W | 7.52' |
| C3 | 24°33'18" | 60.00' | 25.71' | S26°42'46"W | 25.52' |
| C4 | 102°08'30" | 60.00' | 106.96' | N89°56'20"W | 93.35' |
| C5 | 171°22'24" | 60.00' | 179.46' | N46°49'07"E | 119.66' |
| C6 | 73°23'49" | 10.00' | 12.81' | S84°11'36"E | 11.95' |

P.O.B.
 N: 6,780,487.12
 E: 2,045,560.70

10' R.O.W. TAKE
 3400 Sq.Ft.
 0.078 Ac

FOREST LN.
 (A FUTURE 50' PUBLIC RIGHT-OF-WAY)
 (A FUTURE 50' PUBLIC RIGHT-OF-WAY)

Proposed Right-of-Way Line
 Current Right-of-Way Line



Called 28.295 Acres
 Slade Capital, LLC
 Vol. 1292, Pg. 618
 D.R.E.C.T.

Called 28.295 Acres
 Slade Capital, LLC
 Vol. 1292, Pg. 618
 D.R.E.C.T.

Pecan Landing Development Inc.
 Doc. No. 2025-05028
 O.P.R.E.C.T.

CITY OF STEPHENVILLE
ERATH COUNTY, TEXAS

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

I, Gwinda Jones, Clerk of the County Court of Erath County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record and duly recorded in my office this _____ day of _____, 2025, at _____ o'clock, _____ in the Official Public Records of Erath County, Texas in Document No. _____, Cabinet _____, Slide _____.
 TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of Erath County, at my office in Erath County, Texas, the date last shown above written.
 Gwinda Jones, Clerk County Court of Erath County, Texas Deputy

FINAL PLAT
LOTS 1 THRU 11, 12X, 13 THRU 20 & 21X, BLOCK 1
CHAMPION HEIGHTS
PHASE ONE
 A 7.351 ACRE TRACT OF LAND OUT OF
 THE WILLIAM MOTLEY SURVEY, ABSTRACT NO. 515,
 CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS

SURVEYOR'S CERTIFICATION:
 I, N. Zane Griffin, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown herein were properly placed under my personal supervision and in accordance with the platting rules and regulations of the City of Stephenville, Erath County, Texas.
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
 Purpose of Document: Review
 Surveyor: N. Zane Griffin, Land Surveyor No. 6810
 Release Date: 11-18-2025
 N. Zane Griffin, RPLS No. 6810
 Date: November 18, 2025

OWNER:
 Pecan Landing Development, Inc.
 125 River North Blvd.,
 Stephenville, TX 76401

ENGINEER:
 Flanagan
 306 W. 7th St., Suite 303
 Fort Worth, Texas 76102

PECAN LANDING DEVELOPMENT, INC.
 Owner or Representative

STATE OF TEXAS
COUNTY OF ERATH

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

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

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

NATIVE CO.
 LAND SURVEYING

P.O. Box 2465 Stephenville, TX 76401
 zane@nativesurveying.com - 254-434-6695
 TBPLS Firm No. 10194572

STAFF REPORT



SUBJECT: Application No.: MP2025-9372

Applicant Colby Pack, representing Solid Ace Holdings, LLC., is requesting a Preliminary Plat of property located at 1350 Cage, Parcel R33659, being BLK 23, LOT 3B of the SOUTH SIDE ADDITION to the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

BACKGROUND:

The applicant has submitted a Minor Plat that has been reviewed by staff.

RECOMMENDATION:

Approve the Minor Plat.

Sec. 155.4.07. Minor plat.

- A. *Purpose.* The purpose of a Minor Plat is to simplify divisions of land under certain circumstances as outlined in Texas Local Government Code Section 212.0065.
- B. *Applicability.* An Application for approval of a Minor Plat may be filed only in accordance with State law, when all of the following circumstances apply:
 - 1. The proposed division results in four (4) or fewer lots;
 - 2. All lots in the proposed Subdivision front onto an existing public street and the construction or extension of a street or alley is not required to meet the requirements of this Subdivision Ordinance; and
 - 3. Except for Right-of-Way widening and easements, the plat does not require the extension of any municipal facilities to serve any lot within the Subdivision.
- C. *Application Requirements.* The requirements for the submittal of a Minor Plat shall be determined by the City Administrator.
- D. *Additional Requirements.* To be considered a Minor Plat it must also meet the following requirements:
 - 1. The proposed Plat shall be for the Subdivision of one lot into four (4) or fewer lots.
 - 2. The person, firm or corporation owning the property shall not have more than one Minor Plat approved during any twelve (12) month period.
 - 3. The person, firm or corporation presenting the proposed Plat shall dedicate all easements and Right-of-Way as required elsewhere in these regulations.
 - 4. Private wells and private wastewater treatment facilities that meet the current City health standards shall be considered adequate when existing public water and wastewater lines are not within one hundred (100) feet of the proposed Plat.

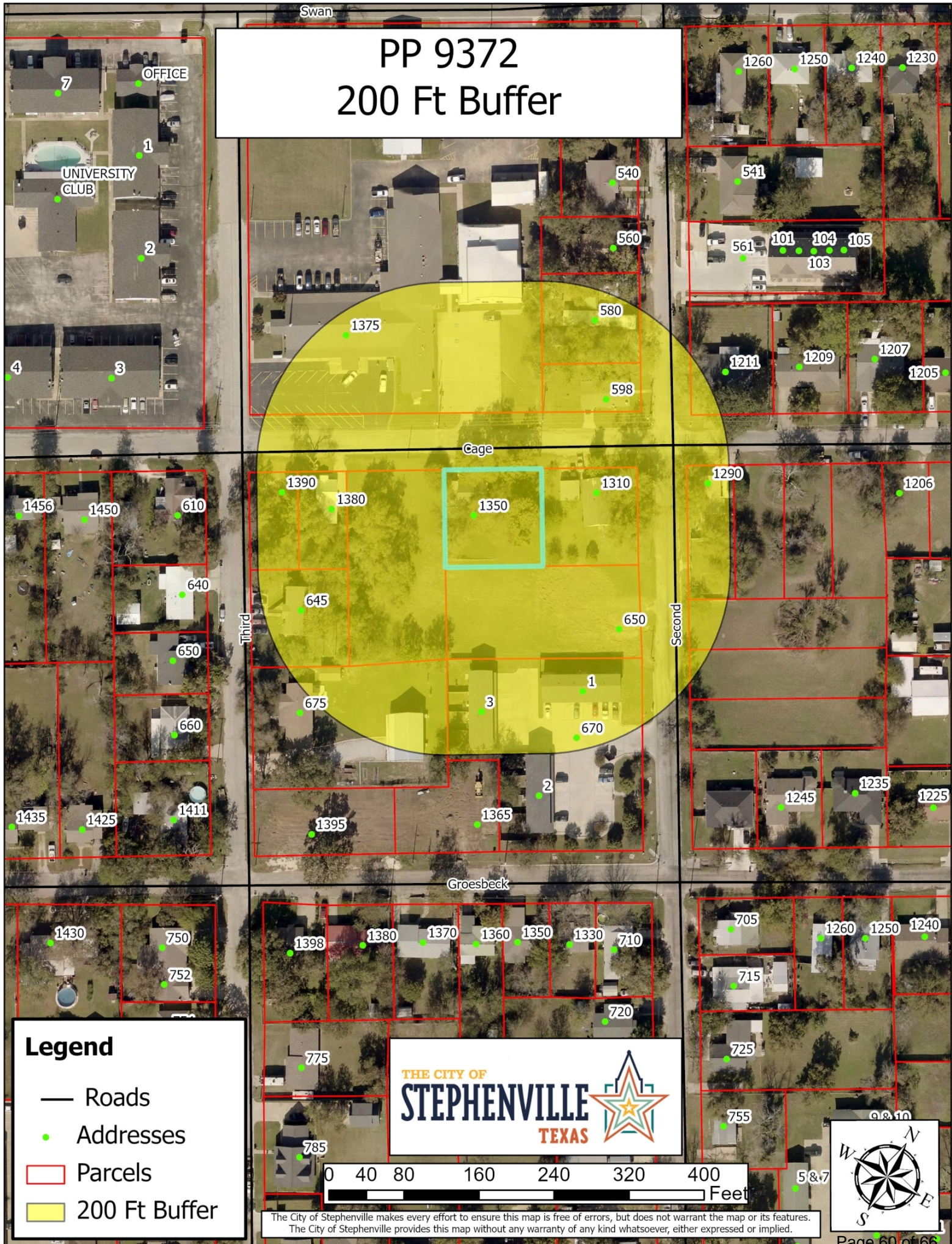
- E. *Minor Plat Criteria for Approval.* The following criteria shall be used to determine whether the Application for a Minor Plat shall be approved, approved with conditions, or denied:
1. The Minor Plat is consistent with all zoning requirements for the property (if applicable), any approved Development Agreement (if applicable), and all other requirements of this Subdivision Ordinance that apply to the Plat;
 2. All lots to be created by the plat already are adequately served by improved public street access and by all required City utilities and services and by alleys, if applicable;
 3. The ownership, maintenance and allowed uses of all designated easements have been stated on the Minor Plat; and
 4. Except for Right-of-Way widening and easements, the plat does not require the extension of any municipal facilities to serve any lot within the subdivision.
- F. *Review by City Administrator/Responsible Official.* The City Administrator shall:
1. Initiate review of the plat and materials submitted; and
 2. Distribute to appropriate City Departments for review.
- G. *Action by City Administrator/Responsible Official.* The City Administrator shall:
1. Determine whether the Minor Plat meets the regulations of this Subdivision Ordinance.
 2. Act within thirty (30) calendar days following the Official Submission Date, unless the Applicant submits a Waiver of Right to 30-Day Action.
 - a. If no decision is rendered by the City Administrator, or if the City Administrator has not deferred the Application to the Planning and Zoning Commission for decision, within the thirty (30) day period described above or such longer period as may have been agreed upon, the Minor Plat, as submitted, shall be deemed to be approved.
 3. Take one of the following actions:
 - a. Approve the Minor Plat;
 - b. Approve the Minor Plat with conditions, which shall mean that the Minor Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
 - c. Defer the Minor Plat to the Planning and Zoning Commission for consideration prior to expiration of the required 30-day approval period unless a Waiver of Right to 30-Day Action is submitted.
- H. *Deferral of Decision of a Minor Plat Application.*
1. Deferral to the Commission of a Minor Plat Decision. If the City Administrator defers the Minor Plat Application to the Planning and Zoning Commission, the Commission shall consider the Application at a regular meeting no later than thirty (30) calendar days after the date on which the City Administrator deferred the Application to the Commission. The Commission shall, upon simple majority vote, take one of the following actions:
 - a. Approve the Minor Plat;
 - b. Approve the Minor Plat with conditions, which shall mean that the Minor Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
 - c. Deny the Minor Plat.

- I. *Procedures for Minor Plat Recordation Following Approval.* The procedures for recordation of a Minor Plat shall be the same as the procedures for recordation of a Final Plat, as outlined in Section 4.06.J.
- J. *Revisions Following Approval.* Revisions may only be processed and approved as a Replat, Minor Replat, or Amending Plat, as applicable.

ALTERNATIVES

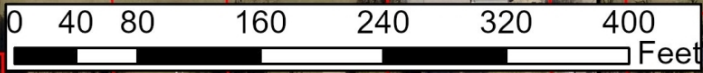
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PP 9372 200 Ft Buffer



Legend

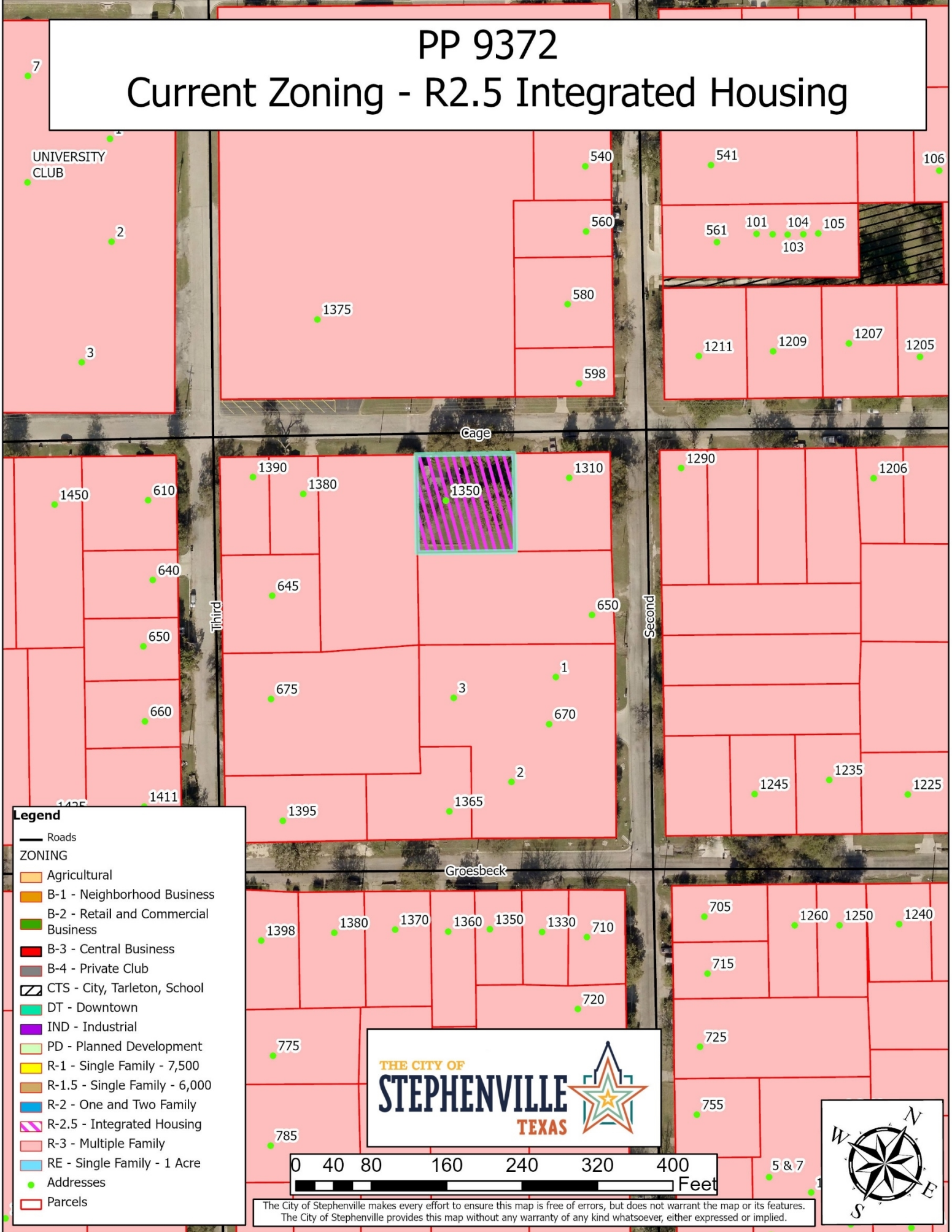
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- Parcels
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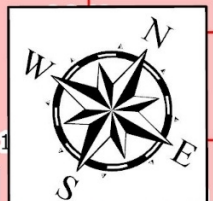
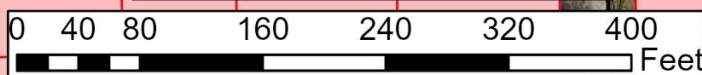
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PP 9372

Current Zoning - R2.5 Integrated Housing



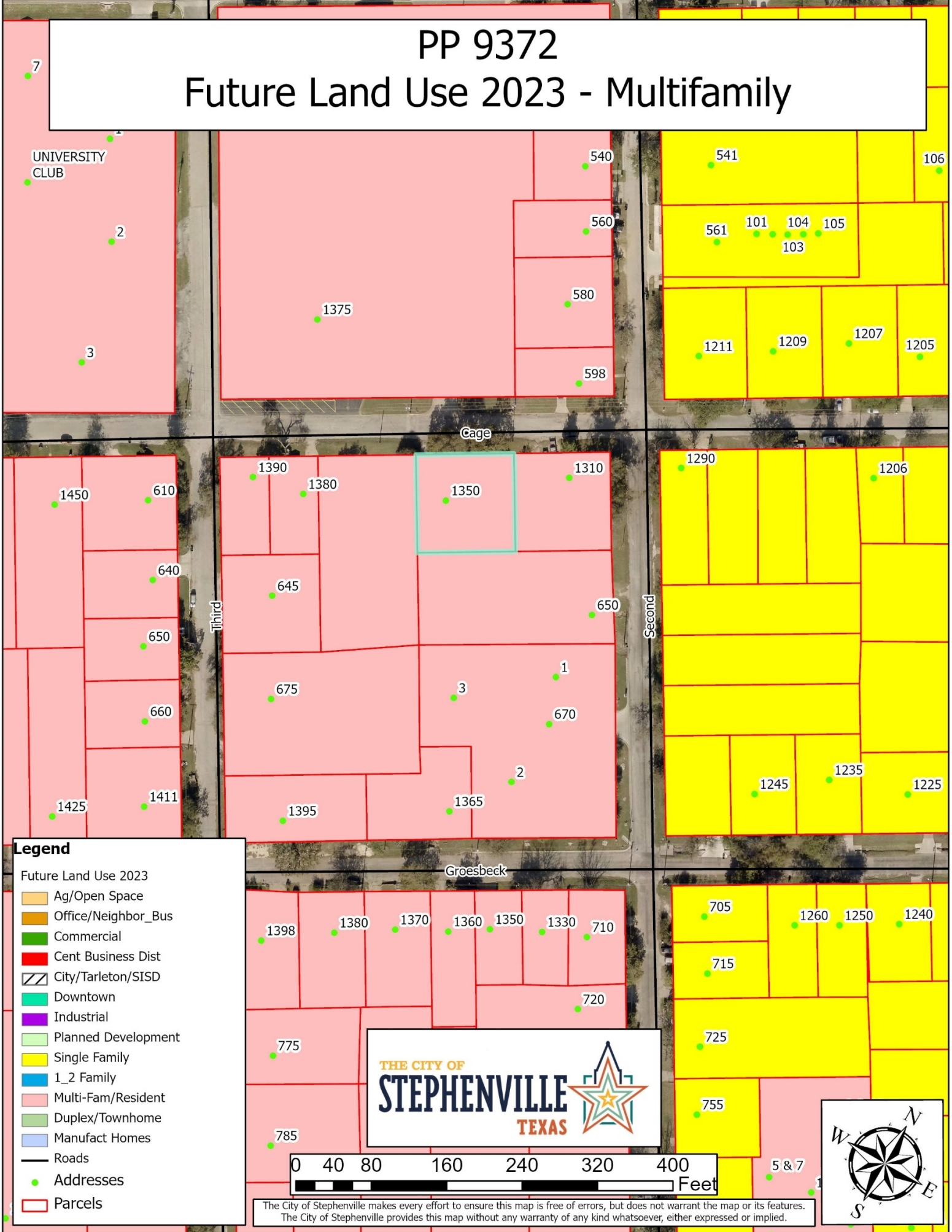
- Legend**
- Roads
 - ZONING**
 - Agricultural
 - B-1 - Neighborhood Business
 - B-2 - Retail and Commercial Business
 - B-3 - Central Business
 - B-4 - Private Club
 - CTS - City, Tarleton, School
 - DT - Downtown
 - IND - Industrial
 - PD - Planned Development
 - R-1 - Single Family - 7,500
 - R-1.5 - 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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PP 9372

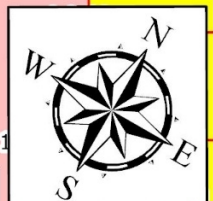
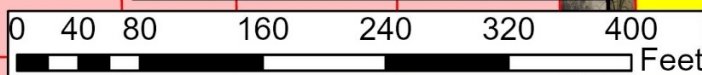
Future Land Use 2023 - Multifamily



Legend

Future Land Use 2023

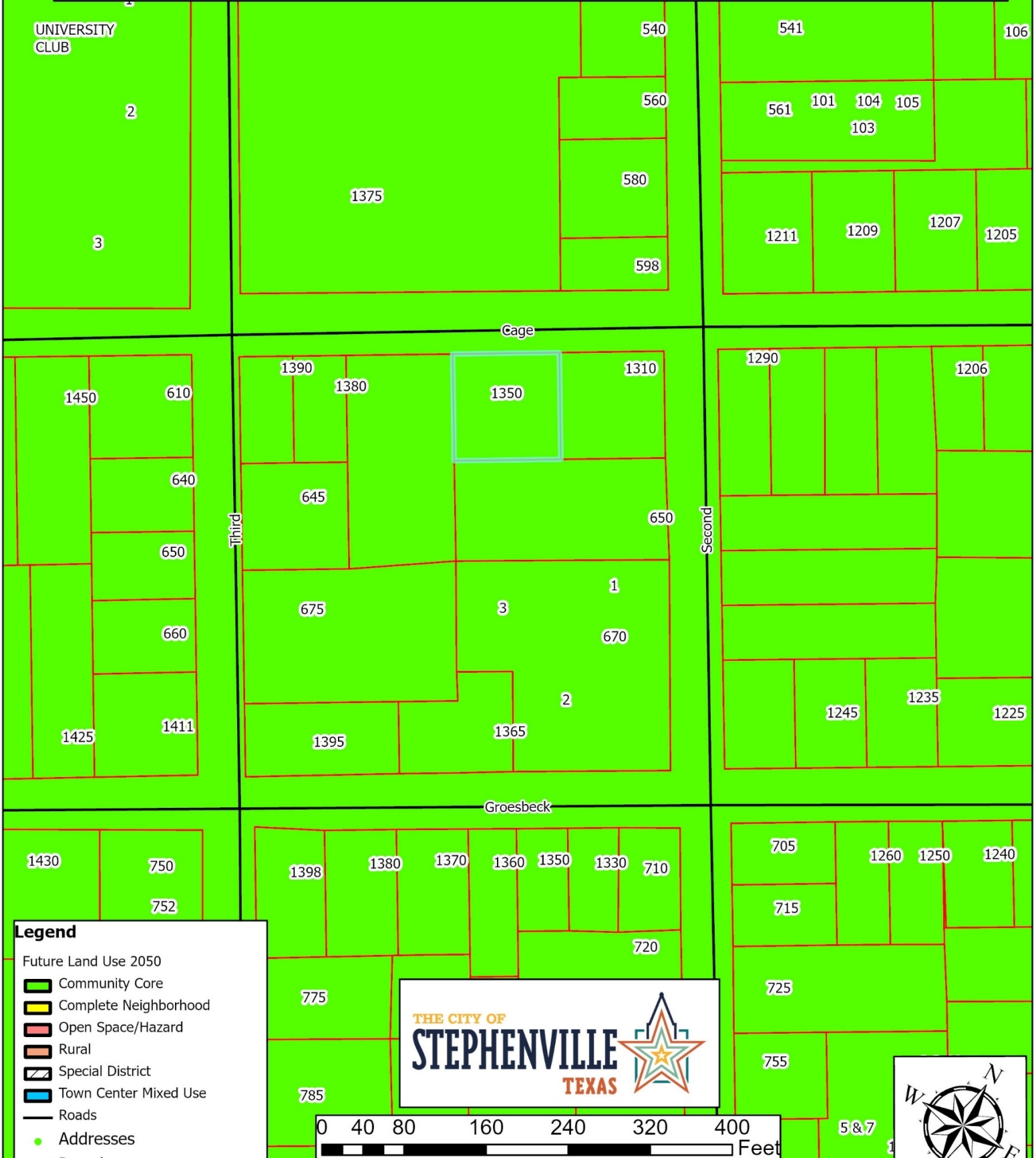
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes
- Roads
- Addresses
- Parcels



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PP 9372

Future Land Use 2050 - Community Core



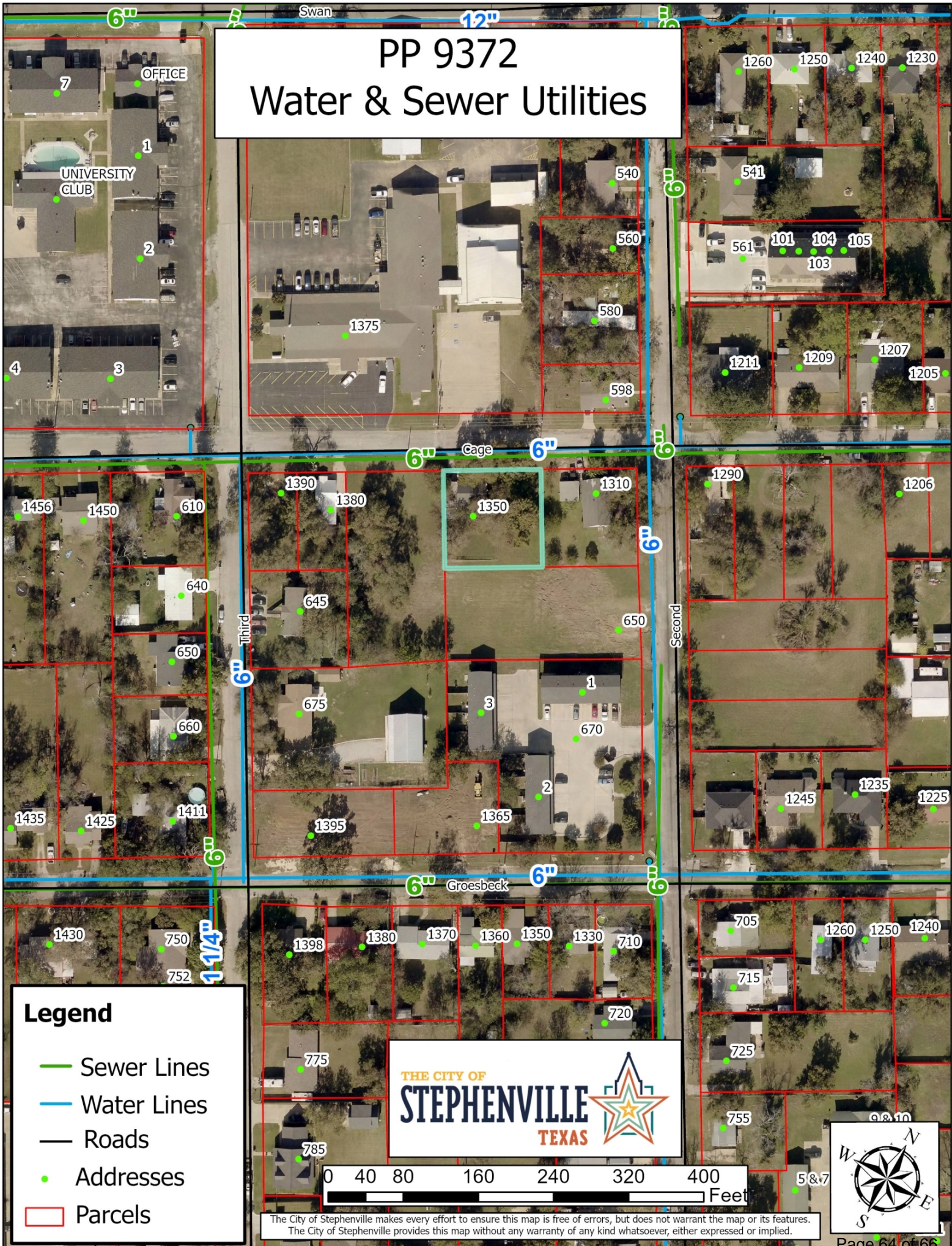
Legend

- Future Land Use 2050
 - Community Core (Green)
 - Complete Neighborhood (Yellow)
 - Open Space/Hazard (Red)
 - Rural (Orange)
 - Special District (Blue with diagonal lines)
 - Town Center Mixed Use (Blue)
- Roads (Black line)
- Addresses (Green dot)
- Parcels (Red outline)



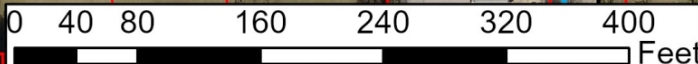
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PP 9372 Water & Sewer Utilities



Legend

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

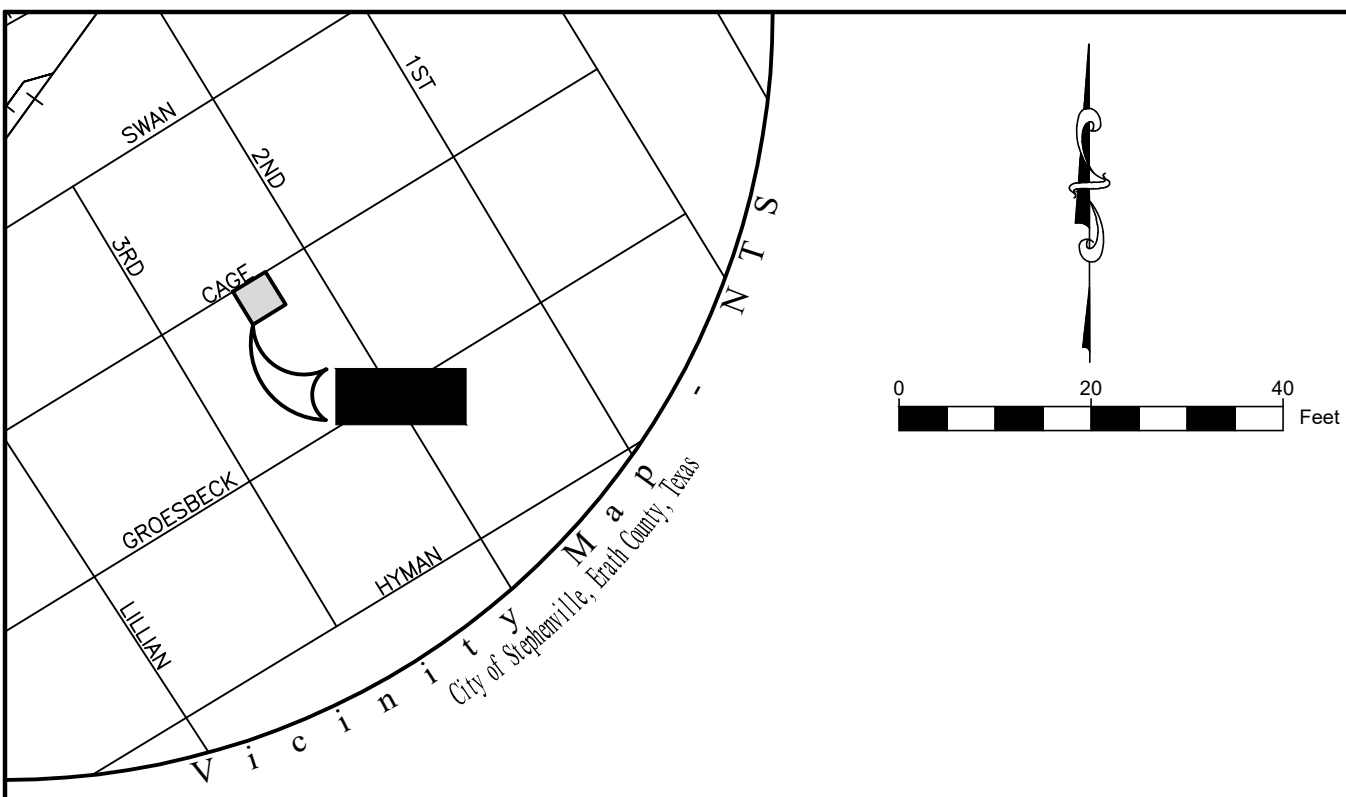


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Prelim Plat 9372

200 ft Buffer Addresses

| Parcel ID | Parcel Address | Parcel Owner | Owner Address | City | State | Zip Code |
|------------|------------------|---|-----------------------|--------------|-------|------------|
| R000033661 | 675 THIRD ST | AYERS GILBERT J JR & SUSAN B AYERS | 675 S THIRD ST | STEPHENVILLE | TX | 76401 |
| R000033658 | 650 S SECOND AVE | CHAVIERS SHAWN AND SUE ANN AUVENSHINE | 403 E WASHINGTON | STEPHENVILLE | TX | 76401 |
| R000033657 | 1360 CAGE | CHAVIERS SHAWN AND SUE ANN AUVENSHINE | 403 E WASHINGTON | STEPHENVILLE | TX | 76401 |
| R000033584 | 1211 CAGE | ERATH BAPTIST ASSOCIATION INC | 950 CR227 | HICO | TX | 76457 |
| R000033664 | 670 S SECOND AVE | G128 PROPERTIES LLC | PO BOX 1827 | STEPHENVILLE | TX | 76401 |
| R000065787 | 580 S SECOND AVE | GONZALEZ GERARDO CECILIO & LETICIA PENA REYES | 580 S SECOND | STEPHENVILLE | TX | 76401 |
| R000033573 | 1375 CAGE | HARVEY BAPTIST CHURCH | P O BOX 981 | STEPHENVILLE | TX | 76401-0000 |
| R000033575 | 598 S SECOND AVE | JACKSON CHAD & LISA | 20200 CADES COVE RD. | CANYON | TX | 79015 |
| R000072135 | 0 S SECOND AVE | NORTHCUTT KEVIN & HAYLEY | PO BOX 1194 | STEPHENVILLE | TX | 76401 |
| R000072271 | 0 S SECOND AVE | NORTHCUTT KEVIN & HAYLEY | PO BOX 1194 | STEPHENVILLE | TX | 76401 |
| R000033659 | 1350 W CAGE | SOLID ACE HOLDINGS, LLC | 16134 S US377 | DUBLIN | TX | 76446 |
| R000033654 | 1380 CAGE | STEPHENVILLE PROPERTIES LLC | PO BOX 275 | STEPHENVILLE | TX | 76401 |
| R000033655 | 645 THIRD ST | THE WRINKLE FAMILY TRUST | 1005 CHARLOTTE | STEPHENVILLE | TX | 76401 |
| R000033656 | 1390 CAGE | VARA JOE LUIS & NARSEDALIA | 623 SILVERTRACE COURT | WOODSTOCK | GA | 30189 |
| R000033660 | 1310 CAGE | VARGAS ANA MARIA AND JULIAN VARGAS | 1310 CAGE ST | STEPHENVILLE | TX | 76401 |
| R000033666 | 1290 CAGE | VAZQUEZ MARIO & JEANNIE | 754 S 2ND ST | STEPHENVILLE | TX | 76401 |



OWNERS CERTIFICATION:

§ STATE OF TEXAS
 § COUNTY OF ERATH

WHEREAS Solid Ace Holdings, LLC is the owner of Lot 3-B, Block 23, South Side Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas, and being further described by metes and bounds as follows:

BEING all of Lots 12 and 13, Block 14, Shapard & Collins Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, Erath County, Texas, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas, 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 3/8 inch capped iron rod found marked "TRPLS 1579" (CIRF) at the intersection of the eastern line of N. Clinton St. and the southern line of W. Shirley St., for the northwest corner of said Lot 12;

THENCE North 59°33'20" East, with the southern line of W. Shirley St., passing a CIRF for the northeast corner of said Lot 12 and the northwest corner of Lot 13 at a distance of 120.65 feet, continuing for a total distance of 247.00 feet to a CIRF for the northeast corner of Lot 13 and the northwest corner of Lot 5B, Block 136, City Addition, an addition to the City of Stephenville, as shown per said King's 1956 Map of the City of Stephenville;

THENCE South 30°26'40" West, departing the southern line of W. Shirley St. and with the common line of Lot 13 and Lot 5B, a distance of 86.60 feet to a galvanized fence corner post for the southeast corner of Lot 13 and the southwest corner of Lot 5B, also being the northeast corner of Lot 1A of said Block 136;

THENCE South 59°33'20" West, passing a CIRF for the southwest corner of Lot 13 and the southeast corner of Lot 12 at a distance of 123.48 feet, continuing for a total distance of 247.00 feet to a CIRF in the eastern line of N. Clinton St. for the southwest corner of Lot 12 and the northwest corner of Lot 1A;

THENCE North 30°26'40" West, with the eastern line of N. Clinton St., a distance of 86.60 feet to the **POINT OF BEGINNING** and containing 0.491 of an Acre of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **Solid Ace Holdings, LLC**, acting by and through the undersigned, their duly authorized agents, do hereby adopt this plat designating the herein above described real property as **LOTS 9R THRU 11R, BLOCK 23, SOUTH SIDE ADDITION**, an addition to the City of Stephenville, Texas. The easements shown thereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. Any, and all public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all public utilities shall at all times have full right of ingress and egress to or from and upon reconstructing, inspecting, patrolling, maintaining, respective systems without the necessity at any time of procuring the permission of anyone.

Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and/or for any maintenance and service required or ordinarily performed by that utility. The easements dedicated are for the specific use of installing and maintaining water, sewer, electrical, natural gas, telephone, fiber or cablevision lines, and are not intended to be used for garbage dumpsters, the collection of garbage, or for the use of garbage vehicles in any manner.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

 Solid Ace Holdings, LLC
 Owner or Representative

§ STATE OF TEXAS
 § COUNTY OF ERATH

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

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

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



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

OWNER:

Solid Ace Holdings, LLC
 16134 S. U.S. Highway 377,
 Dublin, Tx 76446

ACCEPTED AND APPROVED:

 DIRECTOR OF PLANNING AND DEVELOPMENT

 CITY SECRETARY

 DATE

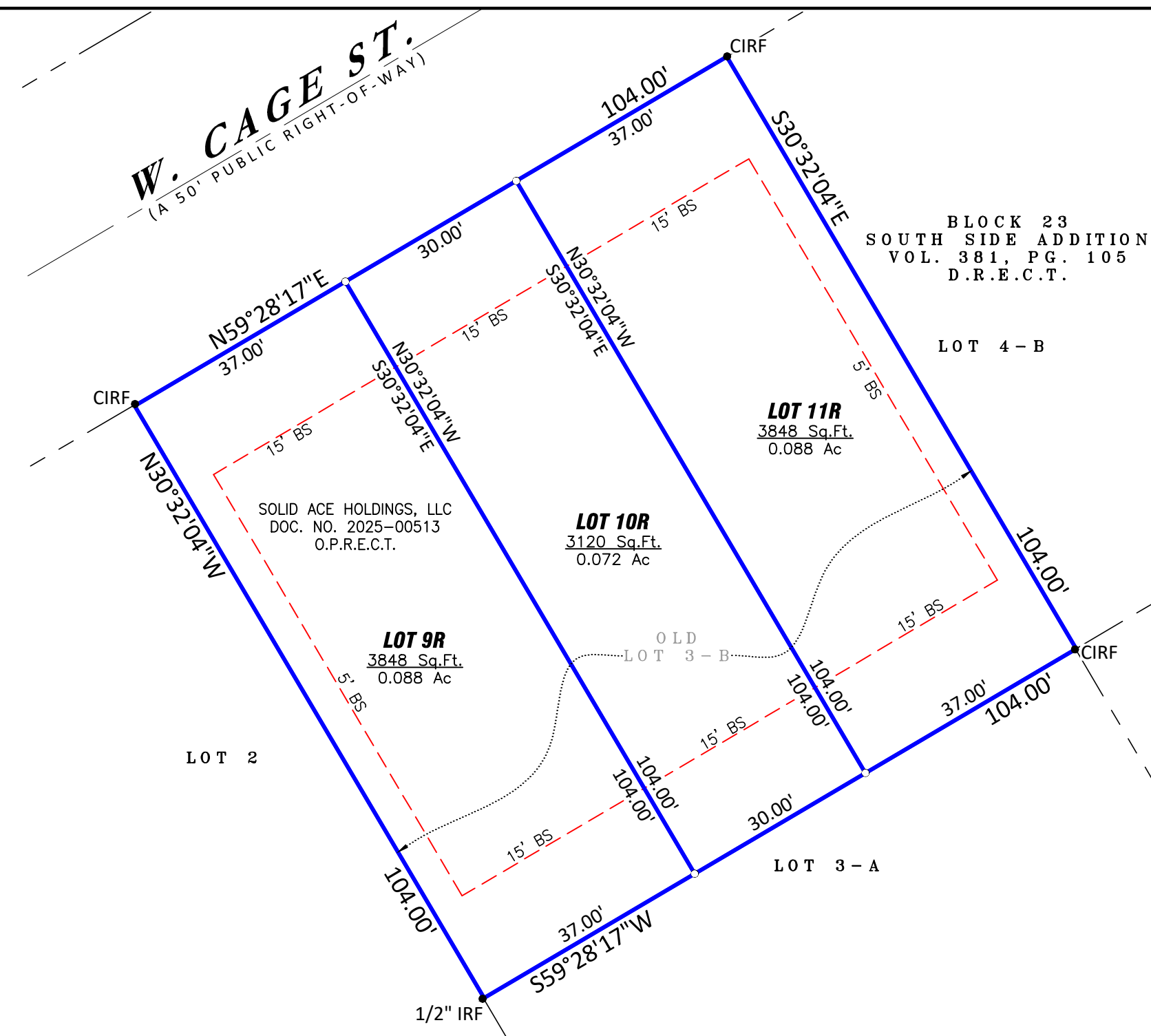
I, Gwinda Jones, Clerk of the County Court of Erath County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record and duly recorded in my office this _____ day of _____, 2025, at _____ o'clock, _____, in the Official Public Records of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

Document No. _____, Cabinet _____, Slide _____.

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

 Gwinda Jones, Clerk County Court of Erath County, Texas

 Deputy



BLOCK 23
 SOUTH SIDE ADDITION
 VOL. 381, PG. 105
 D.R.E.C.T.

LOT 4 - B

LOT 11R
 3848 Sq.Ft.
 0.088 Ac

LOT 10R
 3120 Sq.Ft.
 0.072 Ac

LOT 9R
 3848 Sq.Ft.
 0.088 Ac

LOT 2

OLD LOT 3 - B

LOT 3 - A

LEGEND:

- BS.....Building Setback
- CIRF.....1/2" Capped Iron Rod Found Marked "RPLS 1983"
- D.R.E.C.T.....Deed Records, Erath County, Texas
- O.P.R.E.C.T.....Official Public Records, Erath County, Texas

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 No. 48143C0430D, effective date November 16, 2011 the subject property lies within Zone X - Areas determined to be outside the 0.2% chance annual flood.
3. This replat was performed without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect the surveyed property.
4. All corners are 5/8 inch capped iron rods set marked "NATIVE CO., LLC" unless otherwise noted.

SURVEYOR'S CERTIFICATION:

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

 N. Zane Griffin, RPLS No. 6810
 Date: November 14, 2025

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
 Purpose of Document: Review
 Surveyor: N. Zane Griffin
 Registered Professional Land Surveyor No. 1910
 Release Date: 11/14/2025

MINOR REPLAT
LOTS 9R THRU 11R, BLOCK 23
SOUTH SIDE ADDITION

AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS
 BEING A REPLAT OF LOT 3-B, BLOCK 23, SOUTH SIDE ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, AS SHOWN PER KING'S 1956 MAP OF THE CITY OF STEPHENVILLE, AS SHOWN PER THE PLAT RECORDED IN VOLUME 381, PAGE 105, DEED RECORDS, ERATH COUNTY, TEXAS