



Planning & Zoning Commission
Regular Meeting

Wednesday, February 18, 2026, 5:30 PM
City Hall Council Chambers
298 W Washington
Stephenville, Texas 76401

AGENDA

CALL TO ORDER

CITIZENS GENERAL DISCUSSION

OATH OF OFFICE

1. Administer Oath of Office to New Members

ELECTION OF OFFICERS

2. Consider the election of Chair and Vice Chair

APPROVAL OF MINUTES

3. Consider approval of minutes from December 17, 2025

REGULAR AGENDA

4. **Application No.: RP 9444**

Wyatt Thorp is requesting a replat of property located at 587 Race Street, Parcel R32537, being Block 2, Lots 5 and 6A of the S5100 MILLICAN & OTT ADDITION of the City of Stephenville, Erath County, Texas.

5. **Public Hearing**
Application No.: RP 9444

6. **Application No.: RP 9444**

Consider approval of a replat of property located at 587 Race Street, Parcel R32537, being Block 2, Lots 5 and 6A of the S5100 MILLICAN & OTT ADDITION of the City of Stephenville, Erath County, Texas.

7. **Application No.: RZ 9486 (PULL)**

Brenda Croft is requesting a rezone for property located at 201 Morgan Mill Road, Parcel R44513, being BLK 13, Pt. of Lot 19, of the S5900 SIMS ADDITION to the City of Stephenville, Erath County, Texas from (R-1), Single-Family Residential, to (B-2), Retail and Commercial.

8. **Public Hearing (PULL)**
Application No.: RZ 9486

9. **Application No.: RZ 9486 (PULL)**

Consider approval of a rezone for property located at 201 Morgan Mill Road, Parcel R44513, being BLK 13, Pt. of Lot 19, of the S5900 SIMS ADDITION to the City of Stephenville, Erath County, Texas from (R-1), Single-Family Residential, to (B-2), Retail and Commercial.

10. **Application No.: RZ 9493**

Justin Scrivner is requesting a rezone for property located at 3181 Bob White, Parcel R39982, being BLK 1, Lot 10 & 11, of the S5530 QUAIL RUN ADDITION to the City of Stephenville, Erath County, Texas from (R-1), Single-Family Residential, to (R-2.5), Integrated Housing.

11. **Public Hearing**

Application No.: RZ 9493

12. **Application No.: RZ 9493**

Consider approval of a rezone for property located at 3181 Bob White, Parcel R39982, being BLK 1, Lot 10 & 11, of the S5530 QUAIL RUN ADDITION to the City of Stephenville, Erath County, Texas from (R-1), Single-Family Residential, to (R-2.5), Integrated Housing.

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
DECEMBER 17, 2025

CALL TO ORDER

The Planning & Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, December 17, 2025, in the City Hall Council Chambers, 298 West Washington Street, for the purpose of a Planning & Zoning Commission Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present to wit:

Commissioner's Present:

Place 1 - Tyler Wright
Place 2 - Justin Slawson
Place 3 - Lisa LaTouche
Place 4 - Bonnie Terrell
Place 5 - Nick Robinson
Place 6 - Brian Lesley
Place 7 - James Stephenson

Commissioners Absent:

None

Others Attending:

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

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

CITIZENS GENERAL DISCUSSION

No one addressed the Commission at this time.

APPROVAL OF MINUTES

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

MOTION by Brian Lesley, second by Justin Slawson, to approve November 19, 2025, Meeting Minutes as presented. MOTION CARRIED unanimously.

REGULAR AGENDA


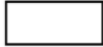
2. Application No.: PP 9346

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.

Development Services Director, Steve Killen provided the following report as follows. 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. 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 (minimum 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)

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.

- 5.
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.

No one was present to answer Commissioners' questions.

3. Public Hearing
Application No.: PP 9346

Chairperson Lisa LaTouche opened the public hearing at 6:21pm.

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

Chairperson Lisa LaTouche closed the public hearing at 6:21pm.

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.

MOTION by Brian Lesley, second by Nick Robinson, to recommend conditional approval of the 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.

Development Services Director, Steve Killen provided the report as follows. Staff is requesting

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

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.

Mr. Reagan Thompson presented the concept plan and answered the Commissioners' questions.

6. **Public Hearing**
Application No.: PD 9361

Chairperson Lisa LaTouche opened the public hearing at 6:02pm.

Letter of Opposition received from:
James and Rose Boucher - 1272 W McNeill St.

The following spoke in favor of the Conceptual Plan:

Joel Allen - 505 PR 1082
Mike Ballew - 1435 W McNeill

The following spoke in opposition to the Conceptual Plan:

Tom April - 1312 W McNeill

Chairperson Lisa LaTouche closed the public hearing at 6:11pm.

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.

No formal action was taken

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.



Development Services Director, Steve Killen provided the report as follows. 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.

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.

Mr. Joel Allen and Mr. Reece Flanagan, P. E., were both present to answer the Commissioners' questions.

9. **Public Hearing**
Application No.: PP 9362

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

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

Chairperson Lisa LaTouche closed the public hearing at 6:24pm.

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.

MOTION made by Nick Robinson, second by James Stephenson to recommend conditional 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. MOTION CARRIED unanimously.

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.

Development Services Director, Steve Killen briefed the Commission regarding the Minor Plat being presented. Mr. Killen stated the applicant has submitted a Minor Plat that has been reviewed by staff.

No one present to answer questions the Commissioners' questions.

12. **Public Hearing**
Application No.: 9372

Chairperson Lisa LaTouche opened the public hearing at 6:25pm.

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

Chairperson Lisa LaTouche closed the public hearing at 6:25pm.

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.

MOTION made by Justin Slawson, second by Bonnie Terrell to recommend approval of the Minor 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. MOTION CARRIED unanimously.

ADJOURN

Chairperson Lisa LaTouche adjourned the meeting at 6:25pm.

APPROVED:

Lisa LaTouche, Chair

ATTEST:

Jan Strahan, Commission Secretary

STAFF REPORT

SUBJECT: Case No.: RP 2026-9444

Applicant Wyatt Thorp is requesting a replat of property located at 587 Race, Parcel R32547, being BLK 2; LOTS 5 & 6A of the S5100 MILLICAN & OTT ADDITION of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

Staff recommends conditional approval of the plat subject to the following:

1. Determination of how the newly platted lot will connect to the city’s sanitary main (Chapter 155.6.10.H); or, if a private easement will be required.
2. If a private easement is necessary, label the easement as privately maintained and adjust setbacks accordingly.

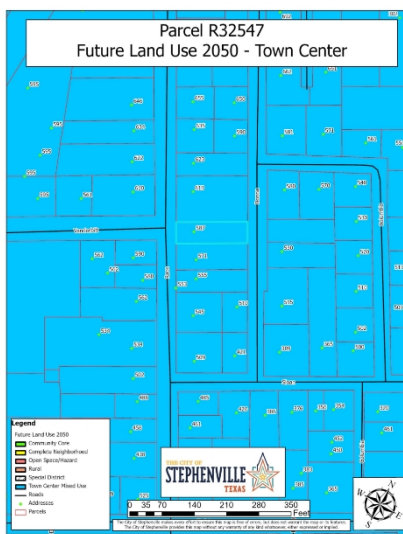
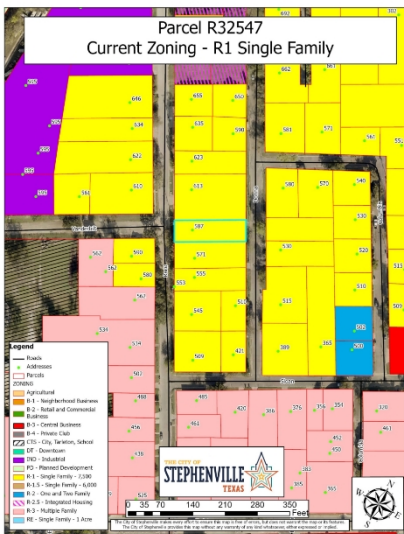
BACKGROUND:

Mr. Thorp recently requested a rezone that was approved in November, 2025. As presented during the rezone, Mr. Thorp is now replatting to subdivide the property into two lots.

An extension of the sanitary sewer line will be required to service the newly platted lot fronting Donna Street. Alternatively, an easement to Race may be possible.

The Future Land Use is designated as Town Center which allows residential use.

ROPERTY 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. 155.4.08. Replat.

- A. *Purpose and Applicability.*
1. A Replat of all or a portion of a recorded Plat may be approved in accordance with State law without vacation of the recorded Plat, if the Replat:
 - a. Is signed and acknowledged by only the owners of the property being replatted;
 - b. Is approved after a public hearing; and
 - c. Does not propose to amend or remove any covenants or restrictions previously incorporated in the recorded Plat.
 2. A Replat shall be subject to approval by the Commission.
- B. *General Notice and Public Hearing Requirements.*
1. Published notice of the public hearings on the Replat Application shall be given in accordance with Section 3.05 if applicable.
 - a. See specific notice and hearing requirements for "Certain" Replats in Section 4.08.F.
 2. A public hearing shall be conducted by the Commission on all Replat Applications.
- C. *Application.* The Application for a Replat of a Subdivision shall meet all Application requirements of a Final Plat. The Applicant shall acknowledge that the Replat will not amend or remove any covenants or restrictions previously incorporated in the recorded Plat.
- D. *Partial Replat Application.* If a Replat is submitted for only a portion of a previously platted subdivision, the Replat must reference the previous Subdivision name and recording information, and must state on the Replat the specific lots which are being changed along with a detailed "Purpose for Replat" statement.
- E. *Criteria for Approval.*
1. The Replat of the Subdivision shall meet all review and approval criteria for a Final Plat.
 2. The Replat document shall be prepared by a Registered Professional Land Surveyor.
- F. *Additional Requirements for "Certain" Replats.*
1. *Applicability of "Certain" Replats.* Pursuant to Texas Local Government Code Chapter 212.015, a Replat without vacation of the preceding Plat must conform to the requirements of this Section if:

- a. During the preceding five (5) years, any of the area to be replatted was limited by an interim or permanent zoning classification to residential use for not more than two (2) residential units per lot; or
 - b. Any lot in the preceding plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.
2. *Notice and Public Hearing Requirements for "Certain" Replats.* Notice of the required public hearing shall be given before the fifteenth (15th) calendar day before the date of the hearing by:
- a. Publication in an official newspaper or a newspaper of general circulation in the applicable City or unincorporated area (as applicable) in which the proposed Replat property is located; and
 - b. Written notice, with a copy of Section 212.015(c) of the Texas Local Government Code (as amended) attached, forwarded by the City to the owners of lots that are in the original Subdivision and that are within two hundred feet (200') of the lots to be replatted, as indicated on the most recently approved municipal tax roll or in the case of a Subdivision within the ETJ, the most recently approved applicable county tax roll of the property upon which the Replat is requested. The written notice may be delivered by depositing the notice, properly addressed with postage prepaid, in a post office or postal depository within the boundaries of the City.
3. Protest.
- a. If the Replat Application is accompanied by a waiver petition (per 7.01) and is protested in accordance with this Section, approval of the Replat shall require the affirmative vote of at least three-fourths of the voting members of the Commission present at the meeting.
 - b. For a legal protest, written instruments signed by the owners of at least twenty percent (20%) of the area of the lots or land immediately adjoining the area covered by the Replat Application and extending two hundred feet (200') from that area, but within the original Subdivision, must be filed with the Commission prior to the close of the public hearing.
 - c. The area of streets and alleys shall be included in the area computations.

G. *Replat Review and Approval.*

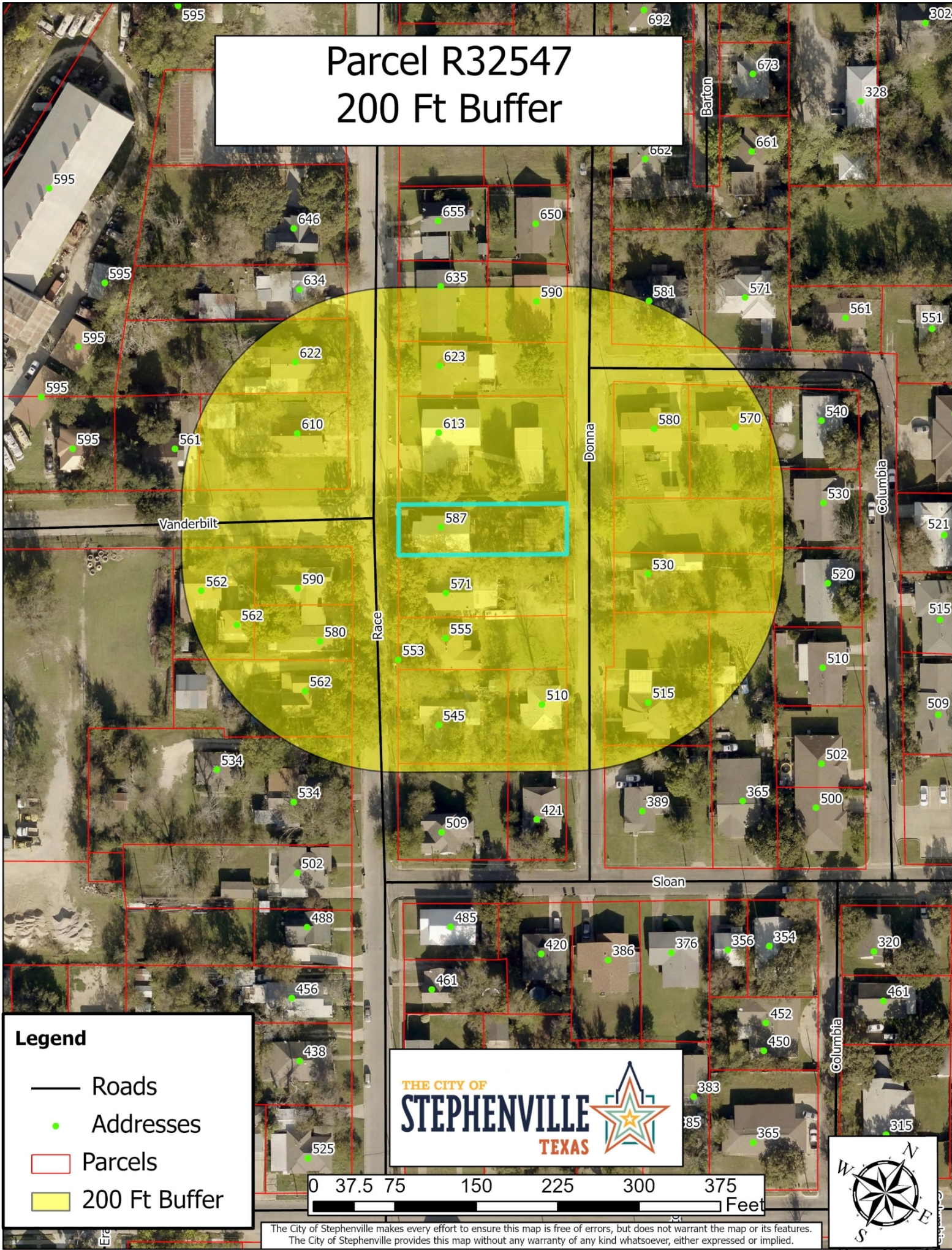
- 1. *Replat.* The review and approval processes for a Replat shall be the same as the review and approval processes for a Final Plat (except for the special public hearing and notice requirements described in Section 3.05).
- 2. *Minor Replat.*
 - a. Pursuant to Texas Local Government Code 212.0065, a Replat involving four (4) or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities (i.e., a Minor Replat may be approved by the City Administrator in accordance with this Section
 - b. Prior to taking action on a proposed Minor Replat the Planning and Zoning Commission shall hold at least one public hearing thereon. Otherwise, the review and approval process shall be the same as including:
 - i. Deferral to the Commission of a Minor Replat Decision.

H. *Effect.* Upon approval of the Application, the Replat may be recorded and is controlling over the previously recorded Plat for the portion replatted.

ALTERNATIVES:

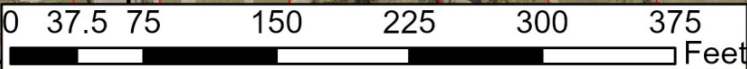
- 1. Approve the Replat;
- 2. Approve the Replat with conditions, which shall mean that plat shall be considered to have been approved once such conditions are fulfilled, and until the conditions are satisfied, it is considered denied; or
- 3. Deny the Replat.

Parcel R32547 200 Ft Buffer



Legend

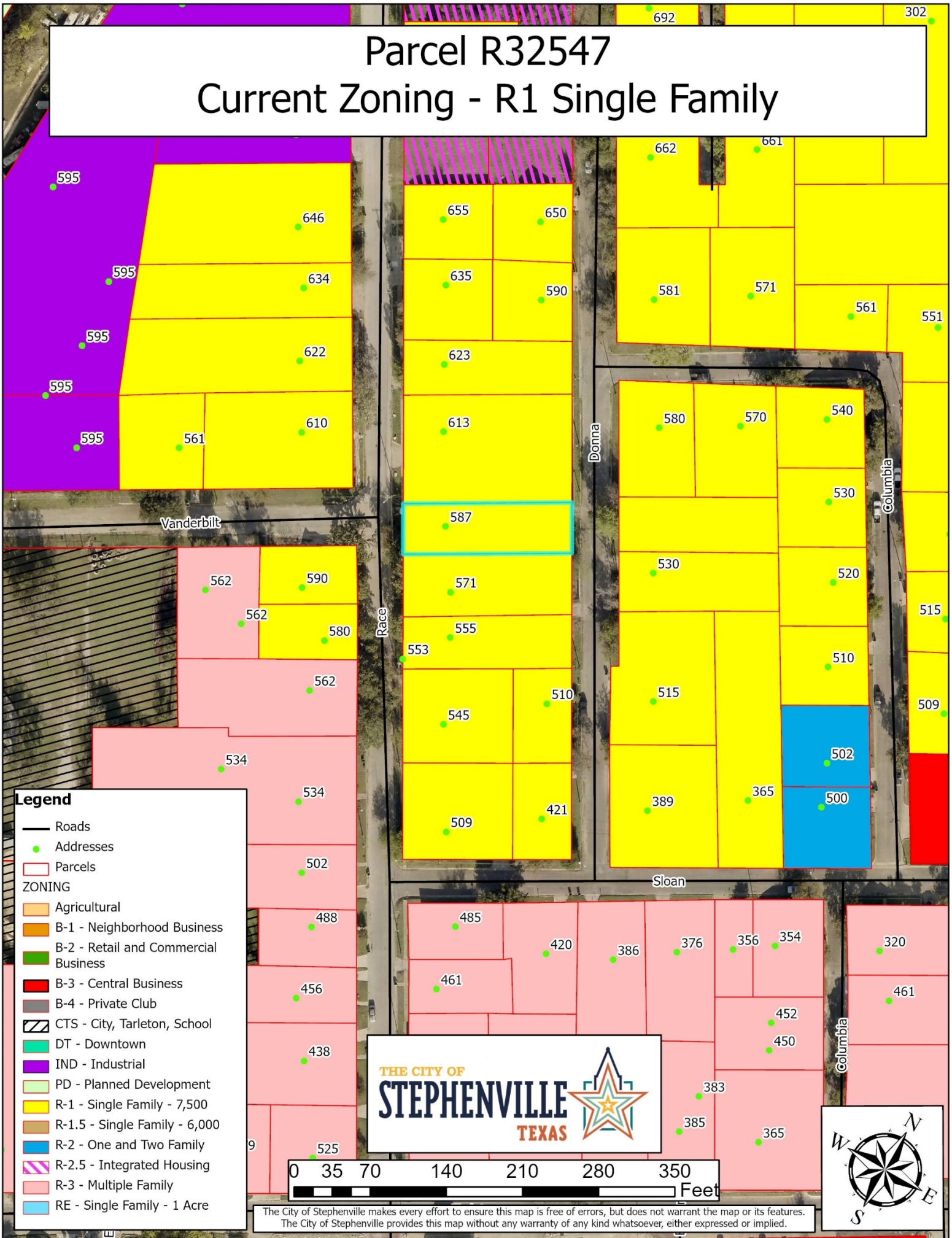
- Roads
- Addresses
- ▭ Parcels
- 200 Ft Buffer



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

Parcel R32547

Current Zoning - R1 Single Family

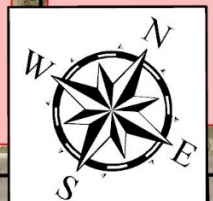
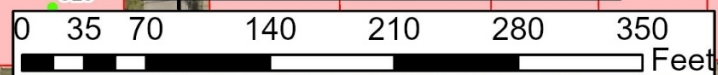


Legend

- Roads
- Addresses
- ▭ Parcels

ZONING

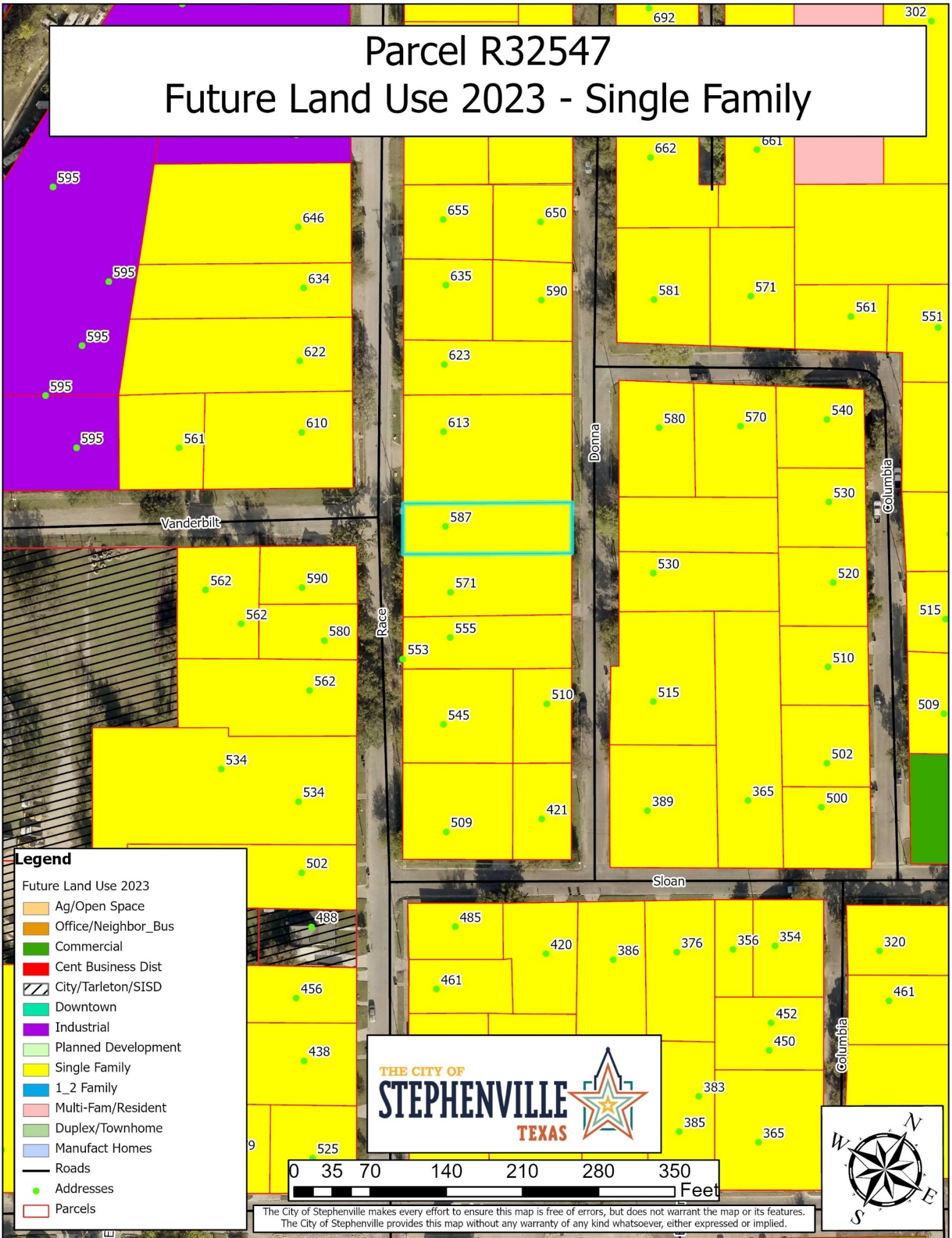
- ▭ Agricultural
- ▭ B-1 - Neighborhood Business
- ▭ B-2 - Retail and Commercial Business
- ▭ B-3 - Central Business
- ▭ B-4 - Private Club
- ▭ CTS - City, Tarleton, School
- ▭ DT - Downtown
- ▭ IND - Industrial
- ▭ PD - Planned Development
- ▭ R-1 - Single Family - 7,500
- ▭ R-1.5 - Single Family -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



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

Parcel R32547

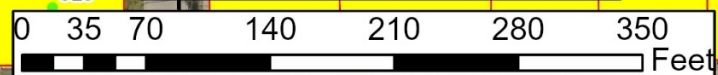
Future Land Use 2023 - Single Family



Legend

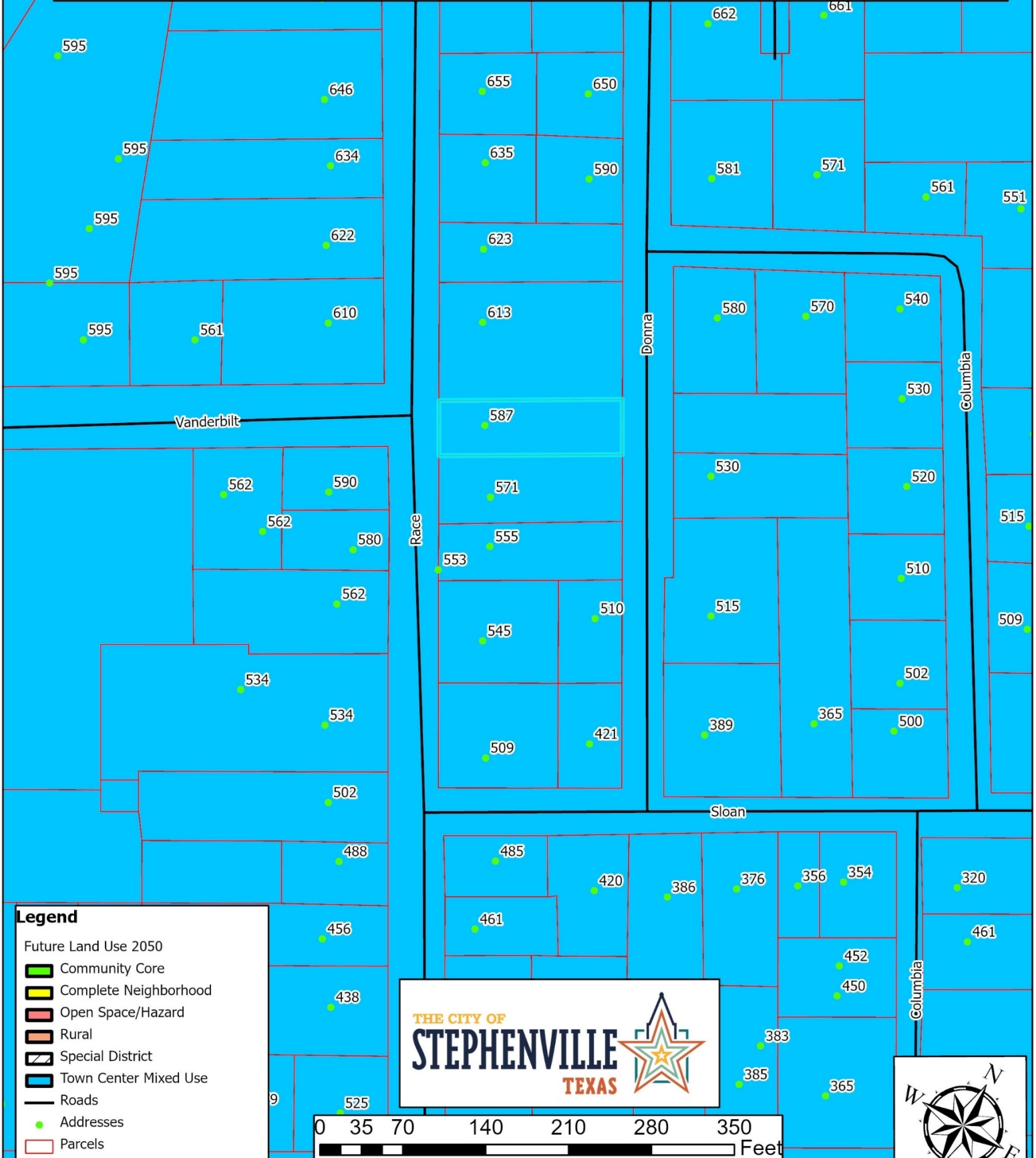
Future Land Use 2023

- 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



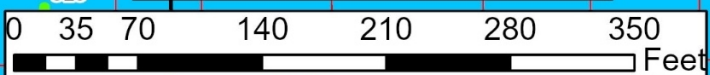
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

Parcel R32547 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
- Addresses
- Parcels



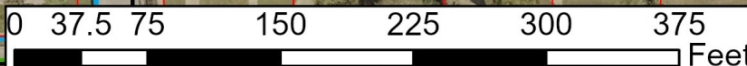
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

Parcel R32547 Water & Sewer Utilities



Legend

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

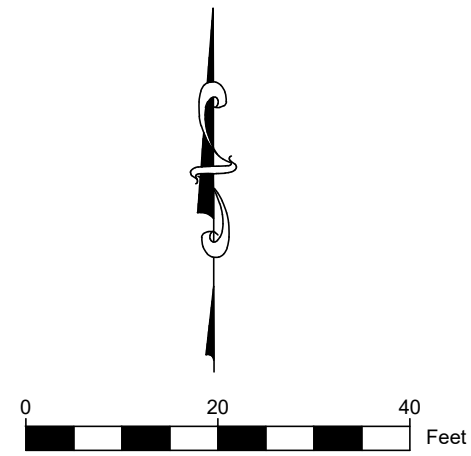
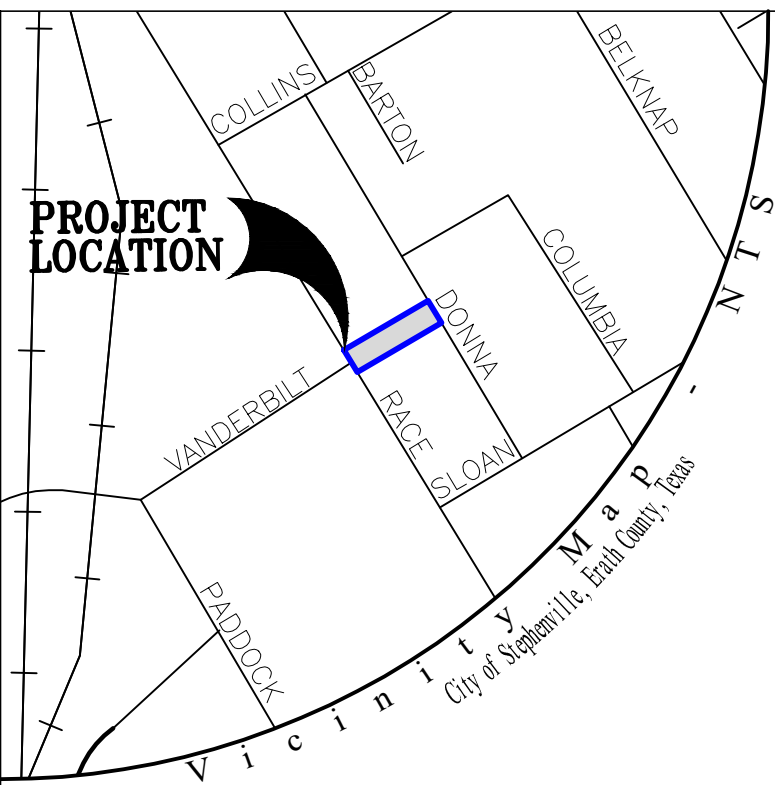


The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

Parcel R32547

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000032556	580 COLUMBIA	ALLEN ROBERT NOLAN & LAUREN LANDIN ALLEN	PO BOX 11	DEER PARK	TX	77536
R000032548	571 RACE	BAUGUS BRUCE W & REBECCA D	571 N RACE ST	STEPHENVILLE	TX	76401-0000
R000032544	623 RACE	BEDWELL MONTY C	3377 FM914	STEPHENVILLE	TX	76401
R000032554	571 COLUMBIA	BICKLEY PROPERTIES-ERATH LLC	701 BROWNLEE CIRCLE	AUSTIN	TX	78703
R000030059	389 W SLOAN	BTM PRODUCTION, LLC	4525 CATTLEGUARD CT	TOLAR	TX	76476
R000032709	561 VANDERBILT	CHACON ROSA MARIA	20670 CR163	STEPHENVILLE	TX	76401-8033
R000029678	520 N COLUMBIA	CROUCH JULIE	PO BOX 1788	STEPHENVILLE	TX	76401-0032
R000033243	622 N RACE	FELAN JULIAN ISAIAH	1522 CORMORANT DR	GARLAND	TX	75043
R000029681	534 RACE	FERGASON SIERRA	534 N RACE	STEPHENVILLE	TX	76401
R000032711	610 RACE	FERGUSON THE D.K LIVING TRUST	311 E 11TH AVE	WINFIELD	KS	67156
R000030061	510 DONNA	FREEDOM RANCH PROPERTIES, LLC	19629 CR107	MINGUS	TX	76463
R000032557	530 DONNA	GARZA EFREN JR	530 N DONNA	STEPHENVILLE	TX	76401
R000032559	530 DONNA	GARZA EFREN JR	530 N DONNA	STEPHENVILLE	TX	76401
R000030058	545 RACE	GTG ACQUISITIONS, LLC	7271 CR276	TERRELL	TX	75160
R000032719	590 RACE	HAYES WAYNE LEROY	PO BOX 1152	STEPHENVILLE	TX	76401
R000032720	580 RACE	HAYES WAYNE LEROY	PO BOX 1152	STEPHENVILLE	TX	76401
R000030062	421 W SLOAN	HOOVER BOBBY	2059 CR512	STEPHENVILLE	TX	76401
R000032555	570 COLUMBIA	HUMPHREY MICHAEL A & STACEY A	9312 FM603	CLYDE	TX	79510
R000033242	634 RACE	JUAREZ LUIS	822 W VANDERBILT	STEPHENVILLE	TX	76401
R000032553	581 COLUMBIA	KALSBECK CORIANN	PO BOX 449	DUBLIN	TX	76446
R000032560	365 W SLOAN	MCGUIRE PATRICK K	365 W SLOAN ST	STEPHENVILLE	TX	76401
R000030057	509 RACE	MORING RONALD V & CAROL C	509 N RACE	STEPHENVILLE	TX	76401-0000
R000029676	540 COLUMBIA	ODELL-THACKERSON RACHEL TIFFANY	540 N COLUMBIA	STEPHENVILLE	TX	76401
R000032721	562 N RACE	SCHOROVSKY KRISTINE & KYLE SCHOROVSKY	25180 KANSAS AVE	LOS MOLINOS	CA	96055
R000032542	635 N RACE	SCOTT GERALD W (LIFE ESTATE)	635 N RACE ST	STEPHENVILLE	TX	76401
R000029677	530 COLUMBIA	SMITH CORY D & KIM K	PO BOX 1891	STEPHENVILLE	TX	76401
R000030060	515 DONNA	SOMERVELL CAPITAL, LLC	1784 CR402	NEMO	TX	76070
R000032549	555 RACE	STASEY CHRISTOPHER	4137 CR196	BLUFF DALE	TX	76433
R000032543	590 DONNA	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000032718	562 VANDERBILT	THE IVAN AND KASSIDY TRUST	413 PEACEFUL DR	GARLAND	TX	75043
R000032547	587 RACE	THORP WYATT	587 N RACE	STEPHENVILLE	TX	76401
R000032545	613 RACE	VAUGHN EDMUND LEE	613 N RACE ST	STEPHENVILLE	TX	76401



OWNERS CERTIFICATION:

§ STATE OF TEXAS
 § COUNTY OF ERATH

BEING all of Lots 5 and 6-A, Block 2, Millican & Ott Addition, an addition to the City of Stephenville, Erath County, Texas, as show per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas (DIRECT), 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 iron rod found in the eastern right-of-way line of N. Race St. for the northwest corner of said Lot 5 and the southwest corner of Lot 8, Block 2 of said Millican & Ott Addition, as shown per the replat recorded in Cabinet A, Slide 250A, Plat Records, Erath County, Texas;

THENCE North 59°36'36" East, with the common line of said Lots 5 and 8, a distance of 153.01 feet to a 5/8 inch capped iron rod found marked "NATIVE CO., LLC" in the western right-of-way line of N. Donna St., for the northeast corner of said Lot 5 and the southeast corner of said Lot 8;

THENCE South 30°07'38" East, with said right-of-way line, passing the southeast corner of said Lot 5 and the northeast corner of said Lot 6-A at a distance of 50.00 feet, continuing for a total distance of 52.50 feet to a 3/4 inch iron pipe found for the southeast corner of said Lot 6-A and the northeast corner of Lot 6-B;

THENCE South 59°36'36" West, with the common line of said Lots 6-A and 6-B, a distance of 152.77 feet to a point in the eastern right-of-way line of N. Race St. for the southwest corner of Lot 6-A and the northwest corner of said Lot 6-B, from which a 60D nail found bears North 30°23'24" West, a distance of 1.02 feet;

THENCE North 30°23'24" West, with said right-of-way line, passing the northwest corner of Lot 6-A and the southwest corner of said Lot 5 at a distance of 2.50 feet, continuing for a total distance of 52.50 feet to the **POINT OF BEGINNING** and containing 0.184 of an Acre of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **Wyatt Thorp**, acting by and through the undersigned, their duly authorized agents, do hereby adopt this plat designating the herein above described real property as **LOTS 5A-R & 5B-R, BLOCK 2, Millican & Ott ADDITION**, an addition to the City of Stephenville, Texas. The easements shown hereon 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.

 Wyatt Thorp
 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@nativelandsurveying.com ~ 254-434-6695
 TBPELS Firm No. 10194572

OWNER:

Wyatt Thorp
 587 N. Race St.
 Stephenville, Tx 76401

ACCEPTED AND APPROVED:

 DIRECTOR OF PLANNING AND DEVELOPMENT

 CITY SECRETARY

 DATE

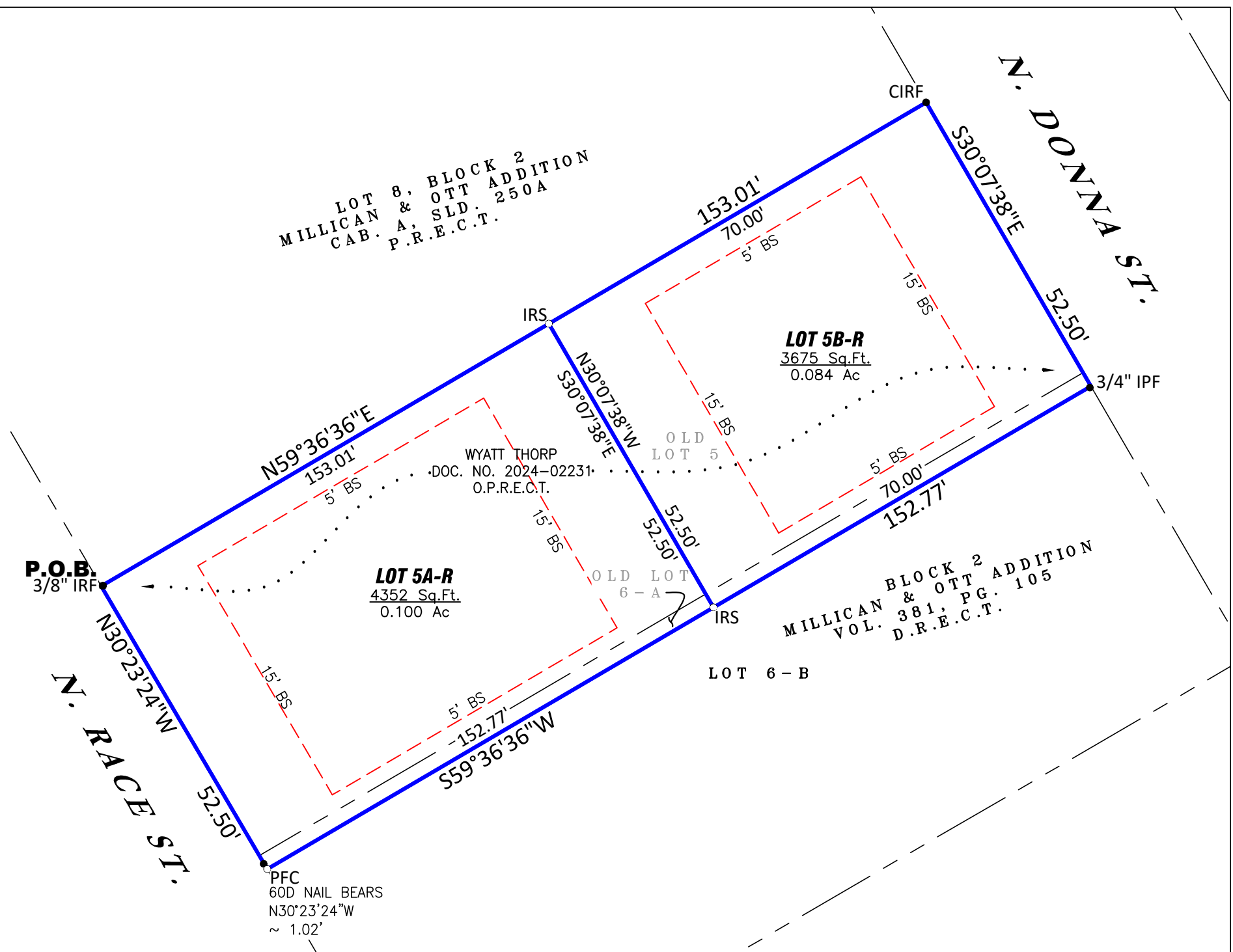
I, Gwinda Jones, Clerk of the County Court of Erath County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record and duly recorded in my office this _____ day of _____, 2025, at _____ o'clock, _____, in the Official Public Records of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



LEGEND:

- BS.....Building Setback
- CIRF.....5/8" Red Capped Iron Rod Found Marked "NATIVE CO., LLC"
- IRF.....Iron Rod Found
- IPF.....Iron Pipe Found
- IRS.....5/8" Capped Iron Rod Marked "Native Co. LLC"
- PFC.....Point for Corner
- 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 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.

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: December 18, 2025

MINOR REPLAT
LOTS 5A-R THRU 5B-R, BLOCK 2
MILLICAN & OTT ADDITION

AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS
 BEING A REPLAT OF A 0.184 ACRE TRACT OF LAND, BEING ALL OF LOT 5 AND LOT 6-A, BLOCK 2, MILLICAN & OTT 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

STAFF REPORT

SUBJECT: Case No.: RZ 2026-9486

Brenda Croft is requesting a rezone for property located at 201 Morgan Mill Road, Parcel R44513, being BLK 13, Pt. of Lot 19, of the S5900 SIMS ADDITION to the City of Stephenville, Erath County, Texas from (R-1), Single-Family Residential, to (B-2), Retail and Commercial.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

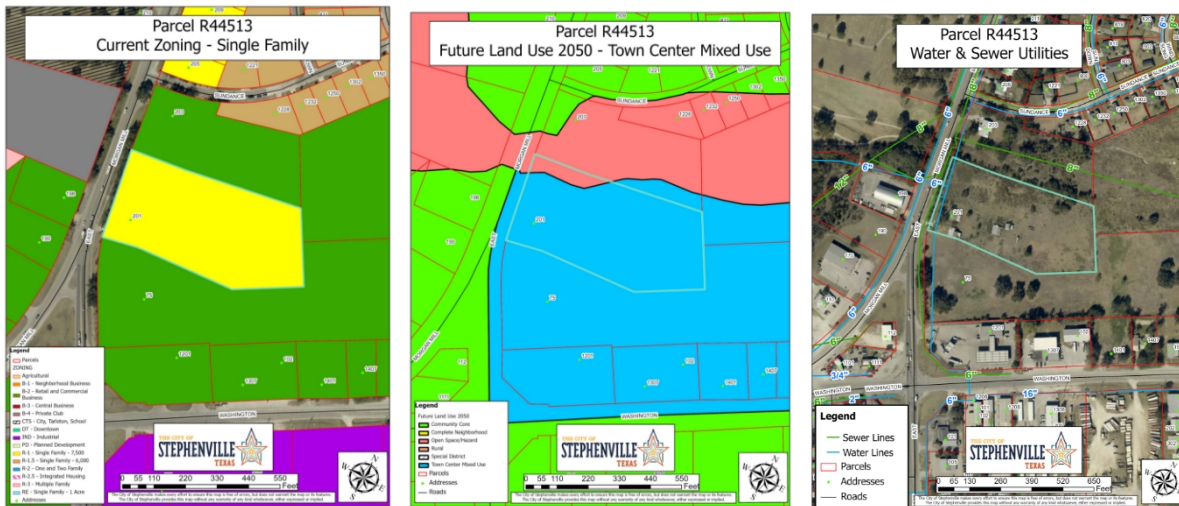
RECOMMENDATION:

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

BACKGROUND:

Ms. Croft is requesting the rezone to the “highest and best use” of this approximate five-acre property. The property abuts retail and commercially zoned properties on all sides. The property has 320+- LF of frontage on Morgan Mill Road, which is designated at a Major Arterial requiring 120’ ROW. As developed or replatted, additional Right-of-Way dedication may be required. Further, TxDOT reviews may be required for any change-in-use. A six-inch sanitary sewer main and a 16-inch water main are in Morgan Mill Road. Future-Land use is primarily designated as Town Center Mixed Use, which allows commercial uses.

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. 154.06.2. Retail and commercial business district (B-2).

6.2.A Description. The Retail and Commercial Business District provides areas for the grouping of retail shops and stores offering goods and services for the residents in general. These shopping areas will generally be more densely concentrated and more traffic intensive than allowed in the Neighborhood Business Districts.

6.2.B Permitted Uses.

- (1) Animal grooming;
- (2) Antique shop/art gallery—sales in building;
- (3) Assisted living center;
- (4) Athletic field;
- (5) Automobile service station and car care center;
- (6) Auto parking lot or building (commercial);
- (7) Auto parts sales;
- (8) Auto repair/mechanic garage;
- (9) Auto sales;
- (10) Automobile rental;
- (11) Bail bond service;
- (12) Bakery—Retail;
- (13) Banks or other financial institutions;
- (14) Bicycle sales and rental;
- (15) Boat sales;
- (16) Bottling works (wholesale);
- (17) Building material sales;
- (18) Cabinet and upholstery shop;

- (19) Car wash;
- (20) Care facility for narcotic, alcoholic or psychiatric patients;
- (21) Cemetery/mausoleum;
- (22) Church, temple or mosque;
- (23) Civic/community center;
- (24) Cleaning and pressing—small shop, pickup and delivery;
- (25) Clinic;
- (26) College or university;
- (27) Commercial amusement (indoor);
- (28) Commercial amusement (outdoor);
- (29) Convalescent, nursing or long term care facility;
- (30) Convenience/grocery store (without pumps) convenience store (with pumps);
- (31) Construction equipment rental and sales;
- (32) Construction yard (temporary);
- (33) Contractor shop and storage yard;
- (34) Department store;
- (35) Discount warehouse store;
- (36) Drapery, needlework or weaving shop;
- (37) Farmers Market;
- (38) Feed, seed and fertilizer store—no bulk storage;
- (39) Field office (temporary);
- (40) Florist;
- (41) Fraternal organization, lodge or civic club;
- (42) Furniture or appliance store;
- (43) Golf course or country club, driving range;
- (44) Greenhouse or nursery for retail plant sales with outside storage;
- (45) Handcraft shop;
- (46) Health club, weight and aerobic center;
- (47) Home improvement center;
- (48) Hospital—general acute care (human);
- (49) Hotels and motels;
- (50) Household appliance service and repair;
- (51) Kennel;
- (52) Kiosk;
- (53) Laboratory (medical);
- (54) Landscaping service;
- (55) Laundry and cleaning (self service);
- (56) Lawn equipment and small engine sales and services;

- (57) Micro brewery;
- (58) Mini storage/warehouses;
- (59) Monument retail sales (outside storage);
- (60) Mortuary or funeral home;
- (61) Moving company;
- (62) Neighborhood grocery store (no fuel service);
- (63) Office—professional and general administration;
- (64) Park, playground, public community recreation center;
- (65) Pawn shop;
- (66) Personal service shop (beauty, barber and the like);
- (67) Pet shop—small animals within building;
- (68) Plumbing shop;
- (69) Portable building sales;
- (70) Printing;
- (71) Produce stand;
- (72) Psychic/Tarot card reader;
- (73) Recreational vehicle sales;
- (74) Recycling kiosk;
- (75) Research lab (non-hazardous);
- (76) Restaurant (drive-in type);
- (77) Restaurant or cafeteria—without drive-in service;
- (78) Restaurant with alcoholic beverage service;
- (79) Retail shops and stores other than listed;
- (80) Roofing and siding supply;
- (81) Sale of alcohol as licensed by the Texas Alcoholic Beverage Commission;
- (82) Schools—public, private and parochial;
- (83) Shopping center;
- (84) Storage or repair of furniture and appliances (display inside of building);
- (85) Studio (photographer, musician, artist);
- (86) Studio for radio and television;
- (87) Tattoo parlor/body piercing studio;
- (88) Taxidermy;
- (89) Theater—indoor;
- (90) Tobacco shop;
- (91) Tool and equipment rental shop;
- (92) Trailer rental and sales;
- (93) Veterinary clinic or hospital; and
- (94) Veterinary services.

6.2.C Conditional Uses (Special Use Permit required).

- (1) Day care center—12 or more children;
- (2) Flea market;
- (3) Frozen foods locker;
- (4) Scientific and research laboratories;
- (5) Theater (drive-in); and
- (6) Trade and commercial schools.

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

- (1) Maximum density: There is no maximum density requirement.
- (2) Minimum lot area: There is no minimum area requirement.
- (3) Minimum lot width: There is no minimum width requirement.
- (4) Minimum lot depth: There is no minimum depth requirement.
- (5) Minimum depth of front setback: 20 feet.
- (6) Minimum depth of rear setback: There is no minimum rear setback requirement unless the lot abuts upon a Residential District, then a minimum ten feet is required.
- (7) Minimum width of side setback:
 - (a) Internal lot: There is no minimum side setback requirement unless the lot abuts upon a Residential District, then a minimum five feet is required.
 - (b) Corner lot: 20 feet.
- (8) Building size: There are no minimum size regulations.
- (9) Maximum height of structures: 35 feet.
- (10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



Note: No rear or side yard except when the lot abuts upon a Residential District, then the minimum setback for rear yard is 10 feet and side yard is five feet.

6.2.E Parking Regulations. All uses permitted in the B-2 District: See Section 11 Parking Regulations.

6.2.F Sign Regulation. See Section 12 for Sign Regulations.

6.2.G Exceptions to Use, Height and Area Regulations. See Section 10.

6.2.H Garbage Regulations. Retail and Commercial District businesses will provide a serviceable area specifically for refuse collection designed for refuse canisters. Each designated canister area will be nine feet wide and eight feet deep (72 square feet), with a cement slab base. If the location of the cement slab is adjacent to a residential district, the slab must be at least five feet from the property line. The refuse area will be enclosed on three sides by a privacy fence. Approach areas will meet the requirements of Subsection 6.2.I.

6.2.I Loading and Unloading Regulations. All loading, unloading and maneuvering of vehicles connected with the activity must be on the premises and will not be permitted in any street. Loading and unloading areas must be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced.

(Am. Ord. 2008-07, passed 5-6-2008; Am. Ord. 2009-23, passed 12-1-2009; Am. Ord. No. 2018-O-25, § 1, 8-7-2018; Ord. No. 2021-O-17, §§ 1, 3, passed 6-1-2021; Ord. No. 2021-O-32, § 1, passed 8-3-2021)

FACTORS TO CONSIDER:

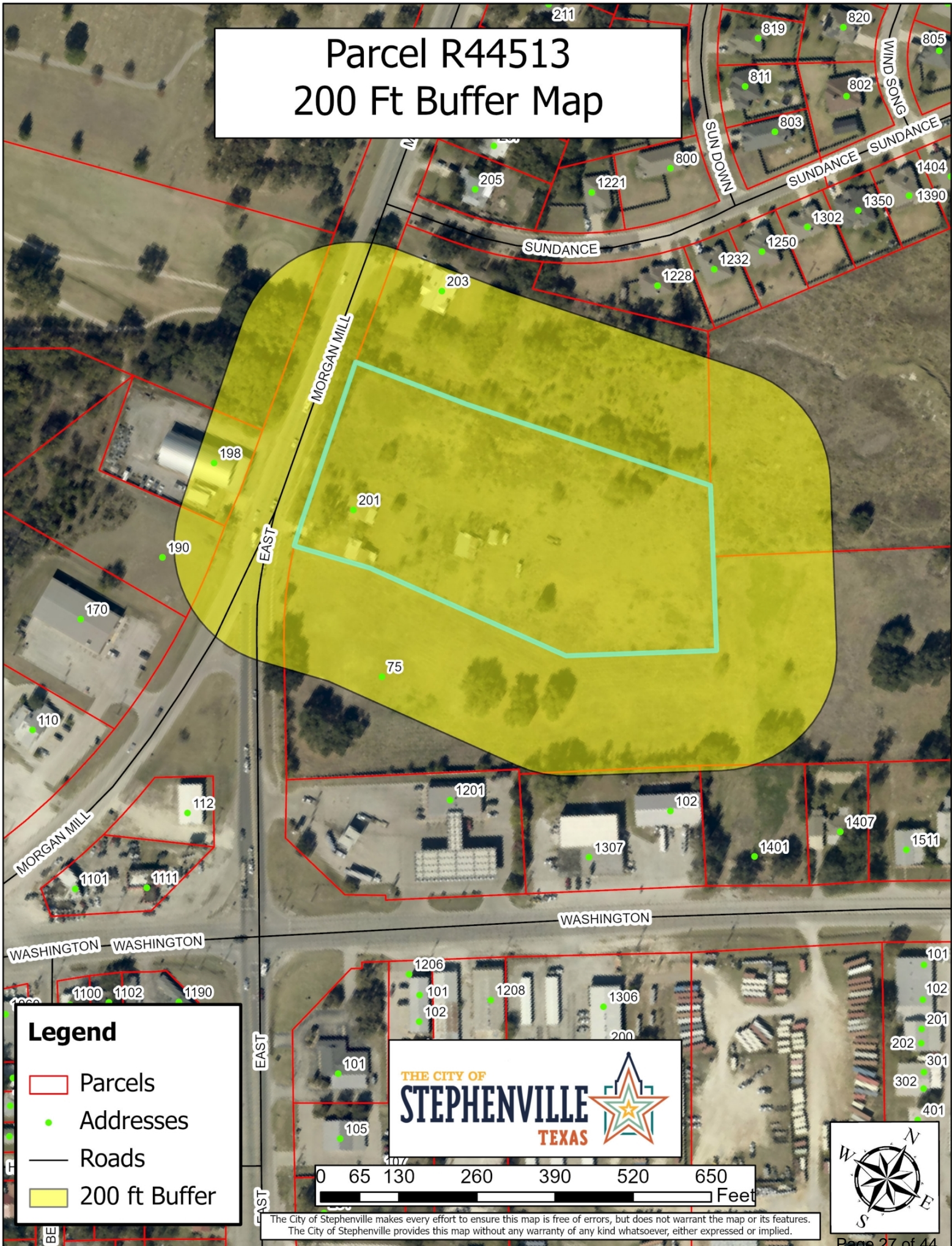
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts

- Size and Location of Parcel – is land large enough and in property location for proposed use?
- Reasonable Use of Property – does proposed change provide reasonable use of property?
- Zoning has great discretion – deny if applicant has not proven it is in the best interest of City to approve.

ALTERNATIVES:

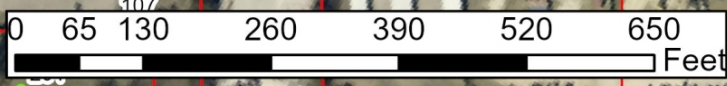
- 1) Recommend the City Council approve the rezone request.
- 2) Recommend the City Council deny the rezone request.

Parcel R44513 200 Ft Buffer Map



Legend

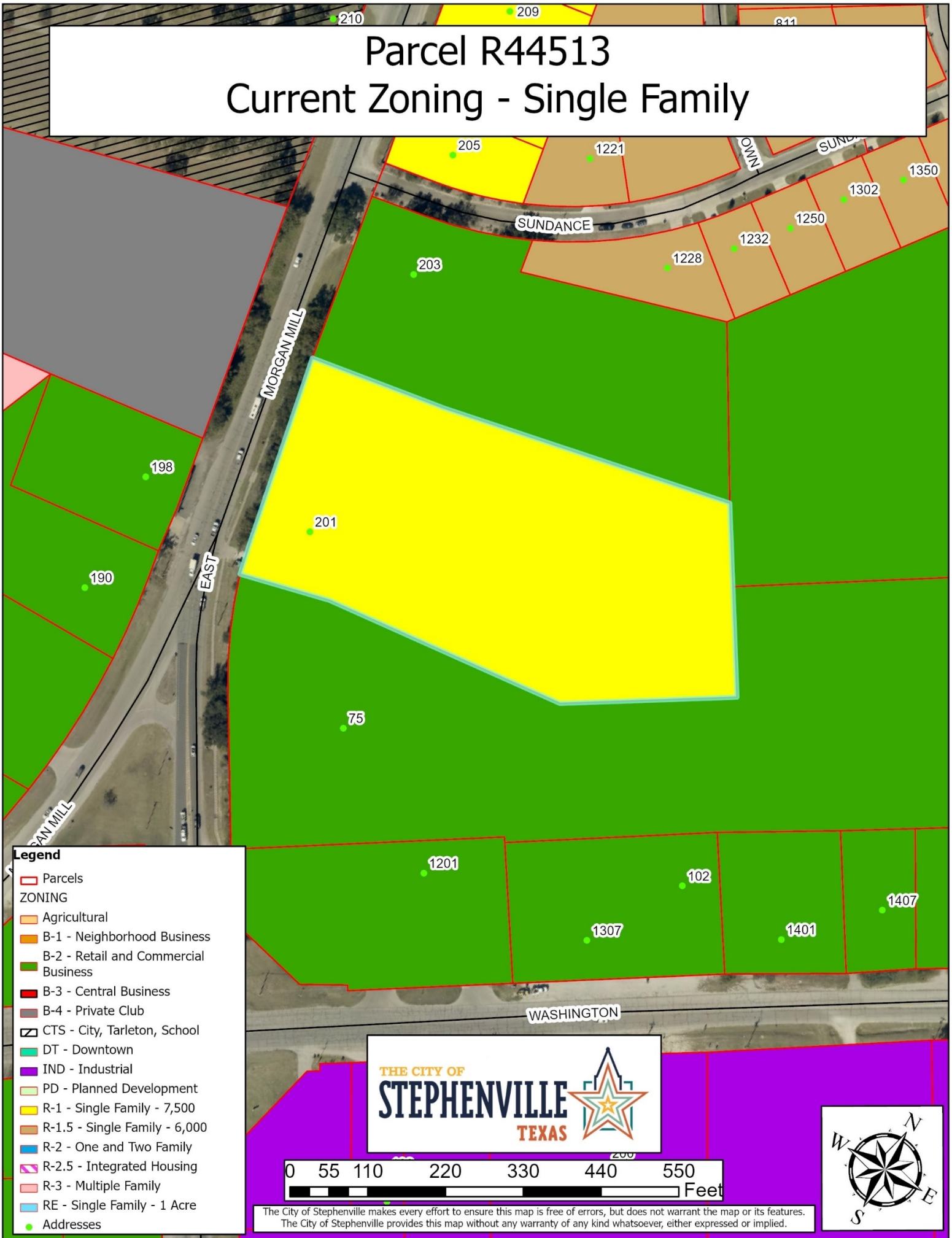
- Parcels
- Addresses
- Roads
- 200 ft Buffer



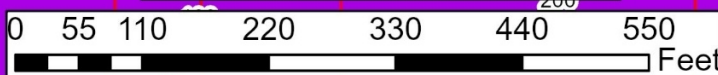
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

Parcel R44513

Current Zoning - Single Family



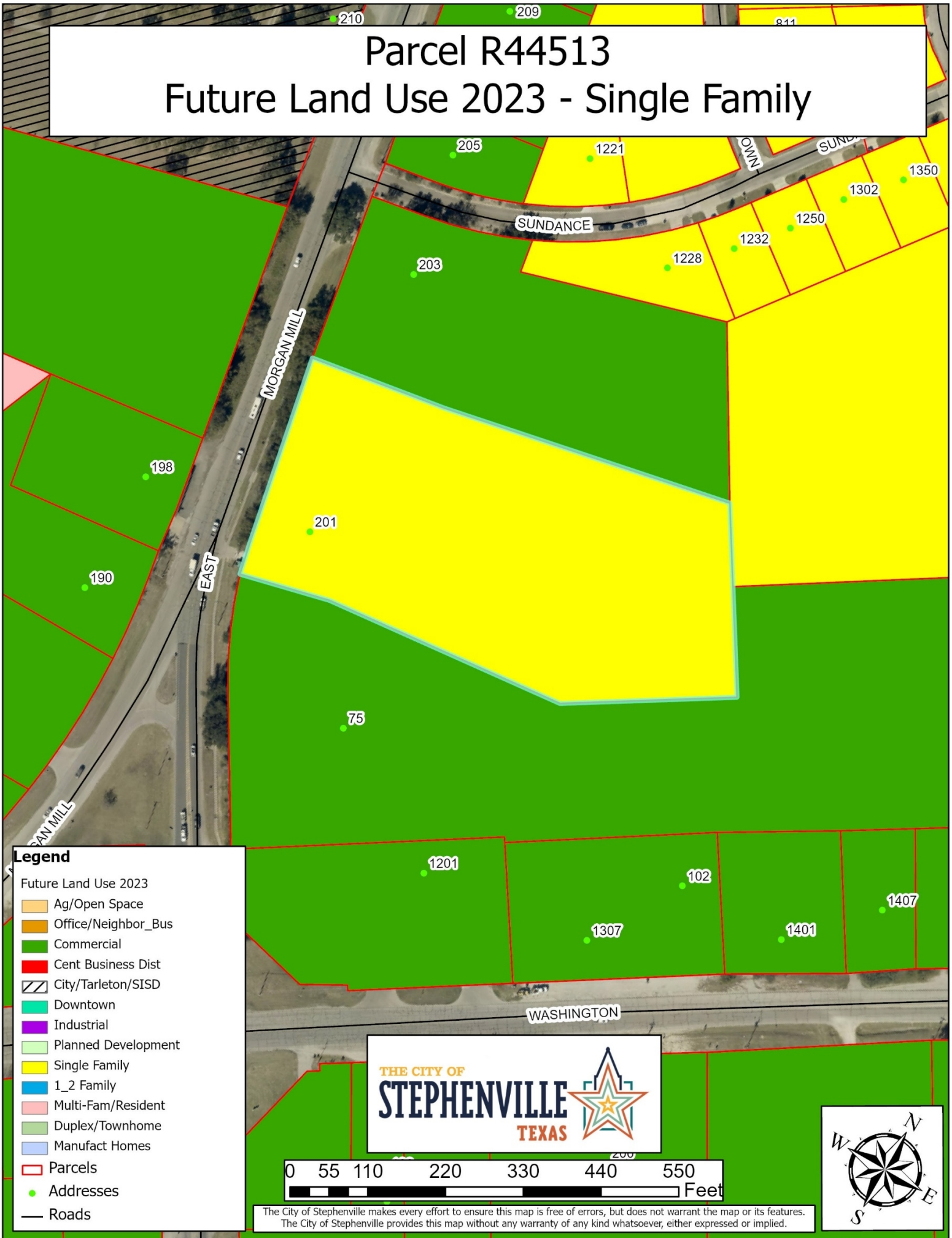
- Legend**
- Parcels
 - ZONING**
 - Agricultural
 - B-1 - Neighborhood Business
 - B-2 - Retail and Commercial Business
 - B-3 - Central Business
 - B-4 - Private Club
 - CTS - City, Tarleton, School
 - DT - Downtown
 - IND - Industrial
 - PD - Planned Development
 - R-1 - Single Family - 7,500
 - R-1.5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

Parcel R44513

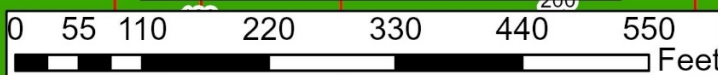
Future Land Use 2023 - Single Family



Legend

Future Land Use 2023

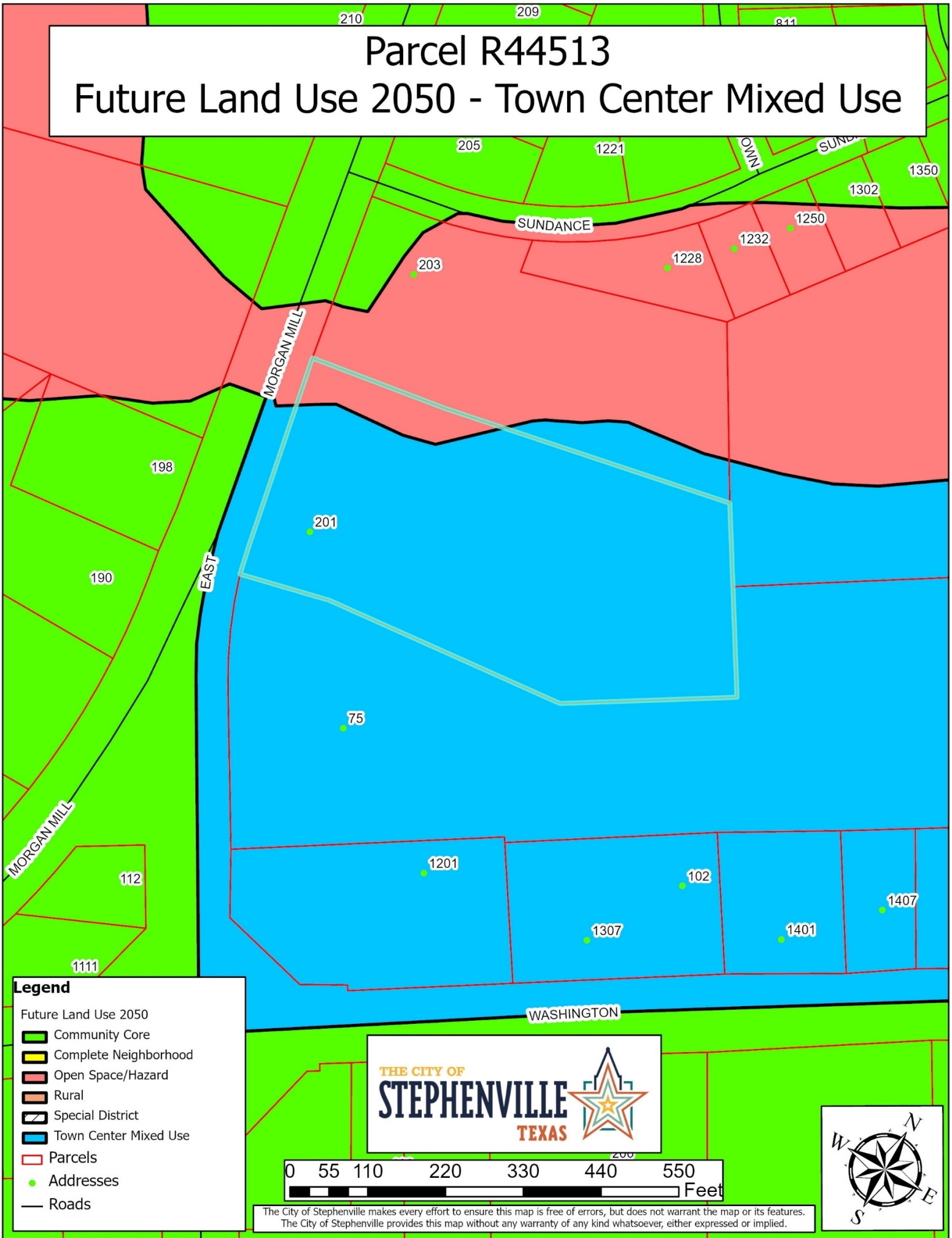
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes
- Parcels
- Addresses
- Roads



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

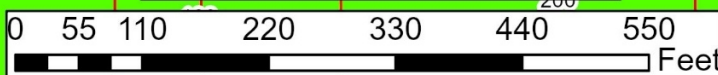
Parcel R44513

Future Land Use 2050 - Town Center Mixed Use



Legend

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



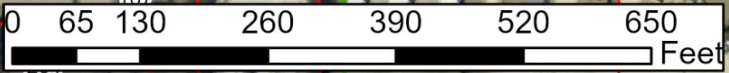
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

Parcel R44513 Water & Sewer Utilities



Legend

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



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

Parcel R44513

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000044513	201 MORGAN MILL ROAD	CROFT DANNY & BRENDA	PO BOX 108	STEPHENVILLE	TX	76401
R000044511	1307 E WASHINGTON	HERRIN JAMES O, SCOTT ALAN & KIMBERLY KAY FULTON	4049 CR146	LIPAN	TX	76462
R000044510	1401 E WASHINGTON	J2 SERVICES INC	PO BOX 511	MCKINNEY	TX	75070
R000044519	75 EAST ROAD	J2 SERVICES INC	PO BOX 511	MCKINNEY	TX	75070
R000059204	1619 E WASHINGTON	TEA2GO STEPHENVILLE TEXAS INC	389 S GRAHAM	STEPHENVILLE	TX	76401
R000029917	1089 TEJAS LN	THIEMANN STEVEN DALE	PO BOX 210	STEPHENVILLE	TX	76401-0000
R000033380	203 MORGAN MILL ROAD	THOMPSON JAMES R	1800 GLENN CEMETERY RD	TOLAR	TX	76476
R000029904	198 MORGAN MILL ROAD	WALKER SUSAN	101 BYRON NELSON	STEPHENVILLE	TX	76401
R000072811	190 MORGAN MILL ROAD	WKPF HOLDINGS LLC	8209 LAMMTARRA CIRCLE	FAIR OAKS	TX	78015

STAFF REPORT

SUBJECT: Application No.: RZ 2026-9493

Justin Scrivner is requesting a rezone for property located at 3181 Bob White, Parcel R39982, being BLK 1, Lot 10 & 11, of the S5530 QUAIL RUN ADDITION to the City of Stephenville, Erath County, Texas from (R-1), Single-Family Residential, to (R-2.5), Integrated Housing.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

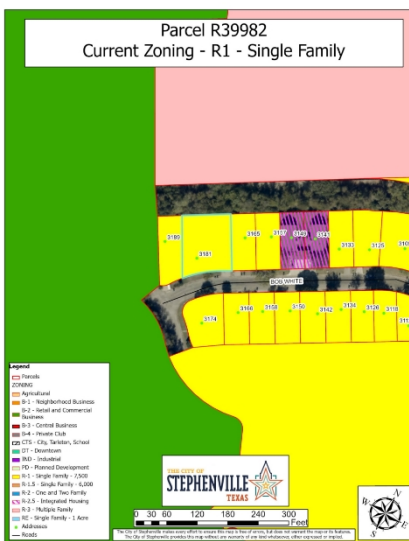
RECOMMENDATION:

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

BACKGROUND:

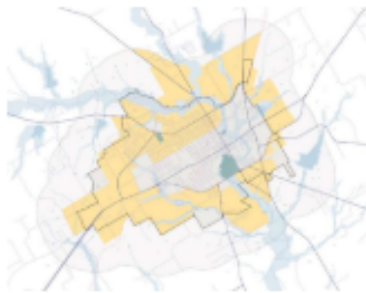
Mr. Scrivner is requesting a rezone to the “highest and best use” with the intention of building single-family homes. This property is in an area surrounded by single family dwellings. The requested zoning will allow smaller dimensions than the existing R-1 requirement. The property has roughly 96’ of frontage and will be subdivided into two lots. Mr. Scrivner was granted R-2.5 zoning for property on Bob White in the past and constructed single family homes that complemented the area. Future Land use is designated as Complete Neighborhood which allows residential uses.

ROPERTY PROFILE:



Complete Neighborhood

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



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

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

5.8.B Permitted Uses.

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

5.8.C Conditional Uses.

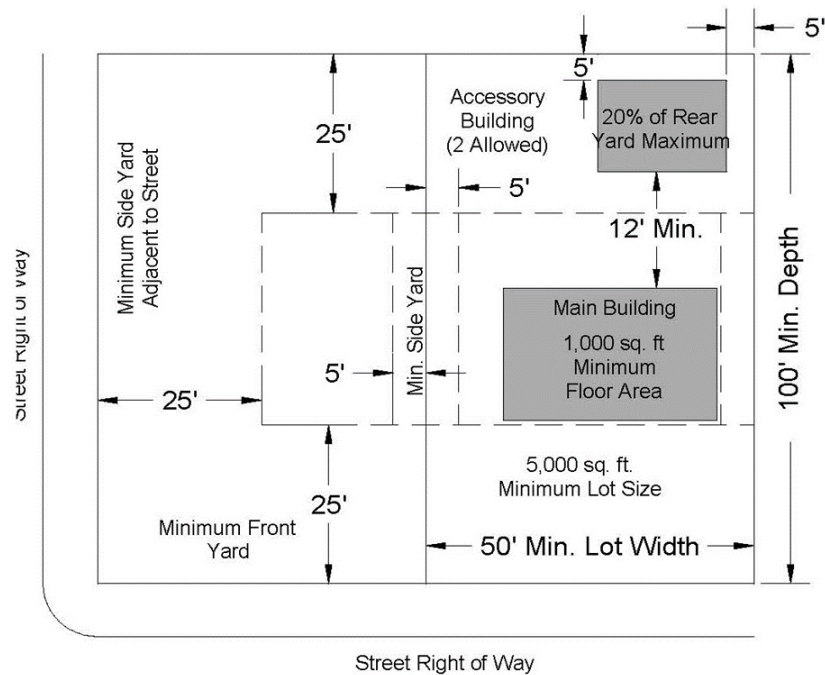
1. Home occupation;

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

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

A. Single family dwelling.

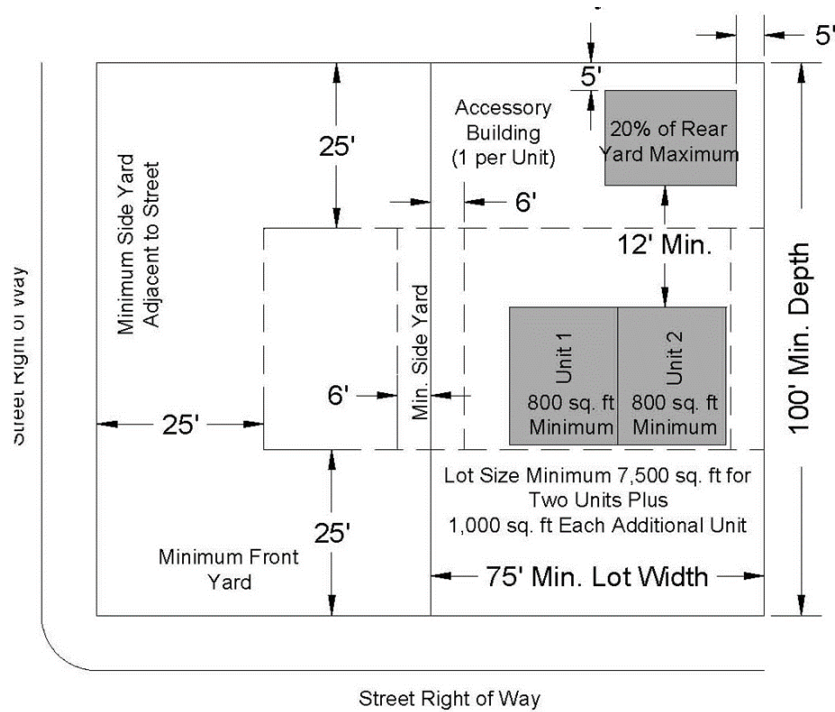
1. Minimum lot area: 3,000 ft².
2. Minimum lot width and lot frontage: 50 feet.
3. Minimum lot depth: 60 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: five feet.
 - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
 - a. Maximum coverage as a percentage of lot area: 40%.
 - b. Single family dwelling: 1,000 ft².
8. Accessory buildings:
 - a. Maximum accessory buildings coverage of rear yard: 20%.
 - b. Maximum number of accessory buildings: one.
 - c. Minimum depth of side setback: five feet.
 - d. Minimum depth of rear setback: five feet.
 - e. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



B. Two-to-four family.

1. Minimum lot area: 7,500 ft² for two dwelling units, plus 1,000 ft² for each additional dwelling unit.
2. Minimum lot width and lot frontage: 75 feet.
3. Minimum lot depth: 100 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: six feet.
 - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
 - a. Maximum coverage as a percentage of lot area: 40%.
 - b. Minimum area of each dwelling unit: 800 ft².
8. Accessory buildings:
 - a. Maximum accessory building coverage of rear yard: 20%.
 - b. Maximum area of each accessory building: 200 ft².
 - c. Maximum number of accessory buildings: one per unit.
 - d. Minimum depth of side setback: five feet.
 - e. Minimum depth of rear setback: five feet.
 - f. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.

10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



C. Townhouse/Condominium.

1. Minimum lot area: 3,000 ft² per unit.
2. Minimum average lot width and lot frontage: 30 feet.
3. Minimum lot depth: 100 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: five feet.
 - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
 - a. Maximum building coverage as a percentage of lot area: 40%
 - b. Minimum area of each Townhouse dwelling unit: 800 ft².
 - c. Minimum area of each Condominium of each dwelling unit: 500 ft² for one bedroom or less, plus 125 ft² of floor area for each additional bedroom.
8. Accessory buildings:
 - a. Maximum accessory building coverage of rear yard: 20%.
 - b. Maximum area of each accessory building: 200 ft².
 - c. Maximum number of accessory buildings: one per unit.

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

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

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

FACTORS TO CONSIDER:

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

ALTERNATIVES:

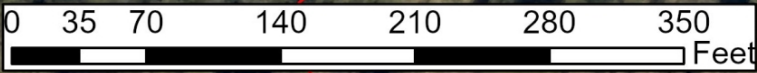
- 1) Recommend the City Council approve the rezone request.
- 2) Recommend the City Council deny the rezone request.

Parcel R39982 200 Ft Buffer



Legend

- Parcels
- Addresses
- Roads
- 200 Ft Buffer



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

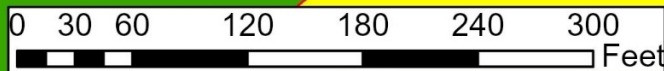
Parcel R39982

Current Zoning - R1 - Single Family



Legend

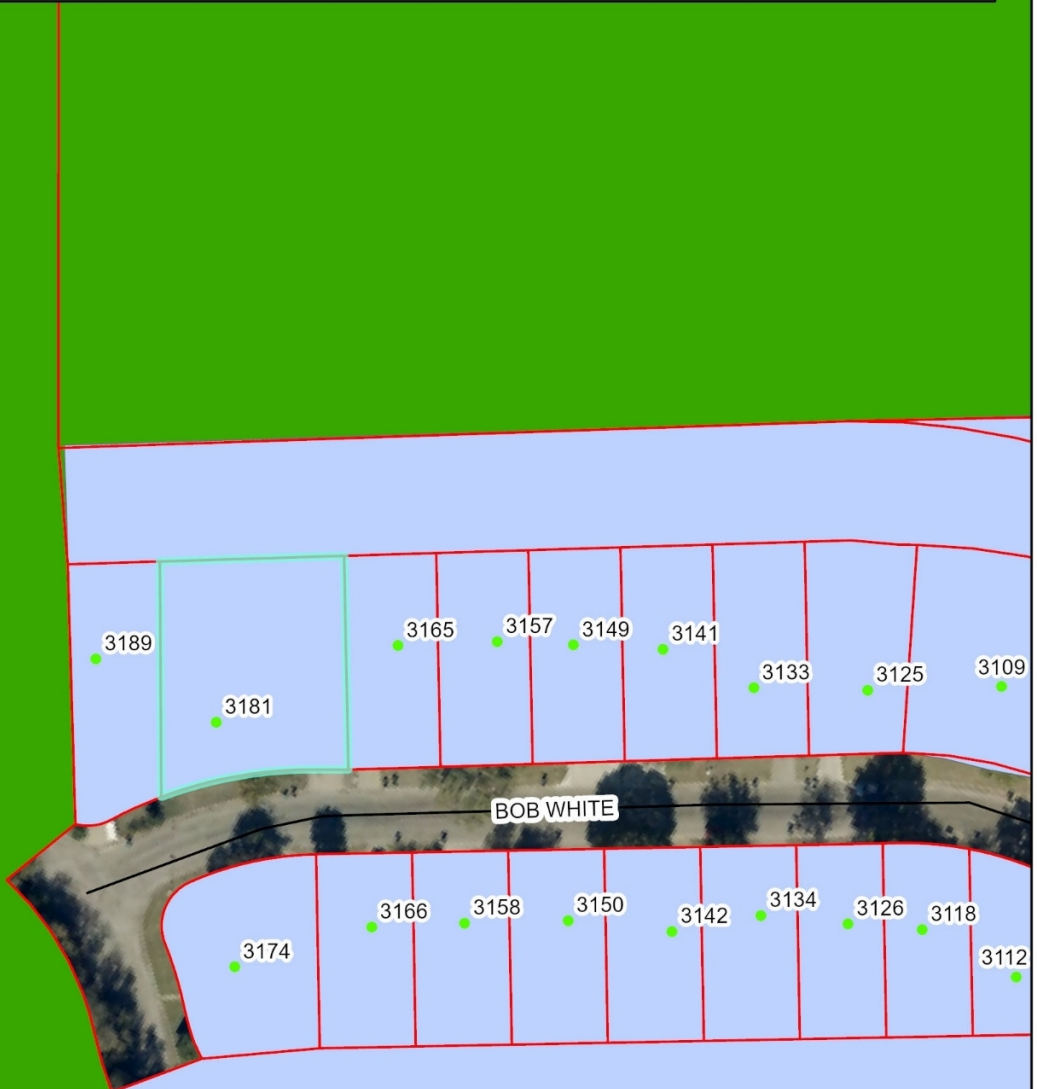
- Parcels
- ZONING**
- Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tarleton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000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



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

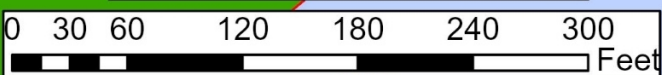
Parcel R39982

Future and Use 2023- Manufactured Homes



Legend

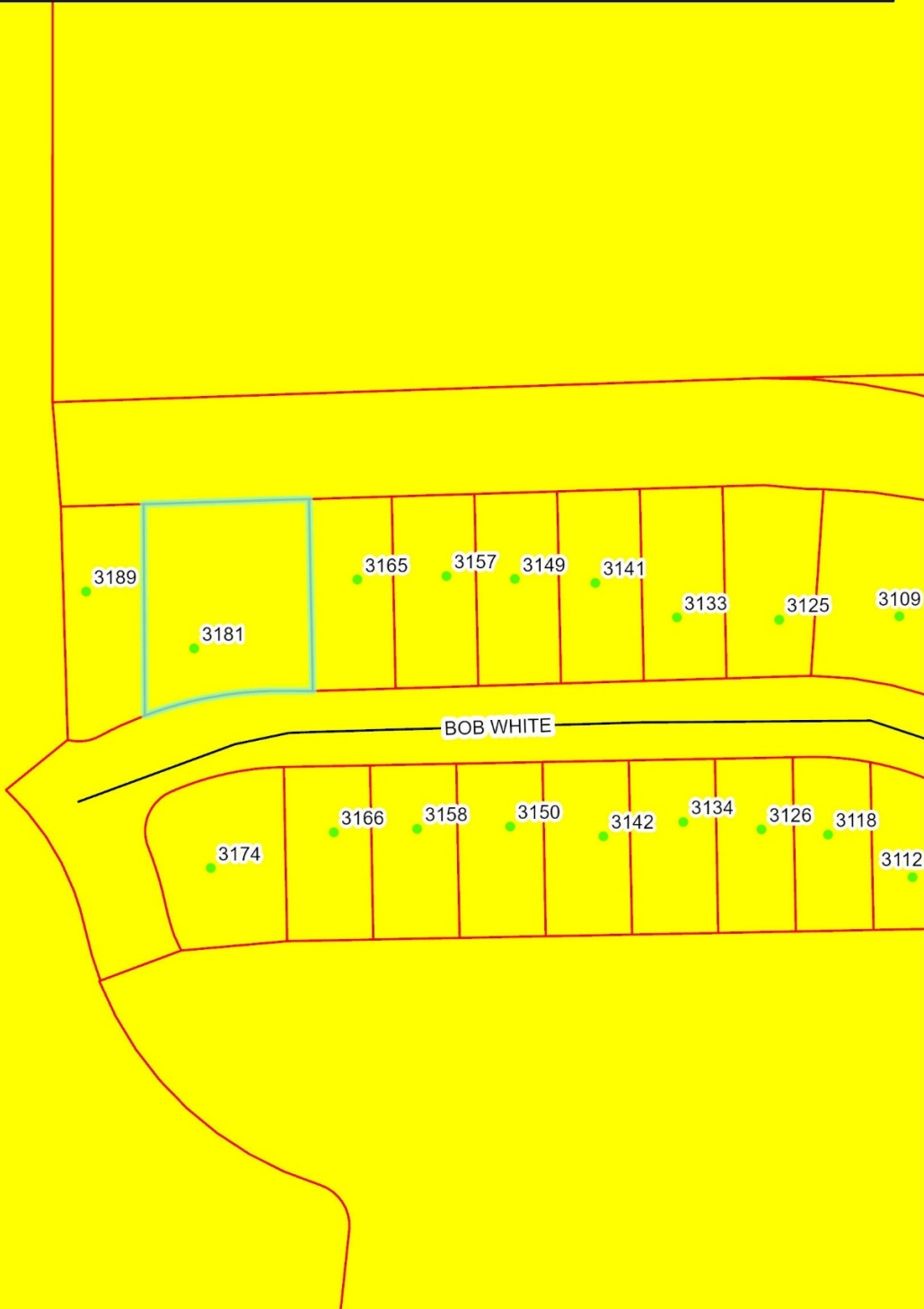
- Future Land Use 2023
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes
- Parcels
- Addresses
- Roads



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

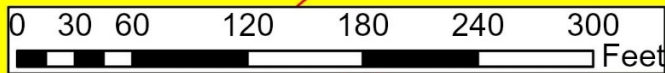
Parcel R39982

Future and Use 2050- Complete Neighborhood



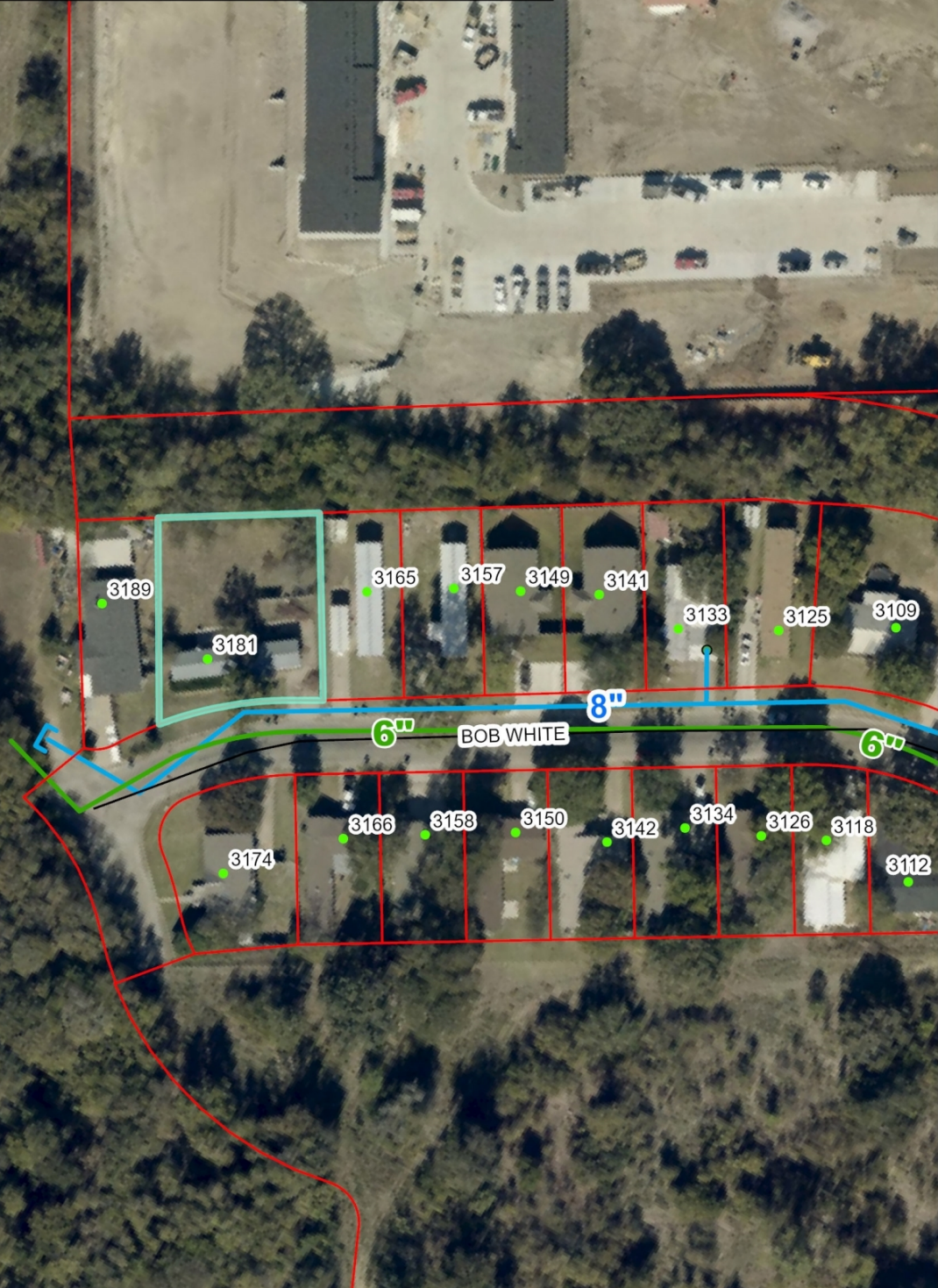
Legend

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



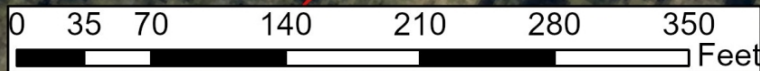
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

Parcel R39982 Water & Sewer Utilities



Legend

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



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

Parcel R39982

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000077987	3040 W WASHINGTON	ALPS-STEPHENVILLE LLC	PO BOX 65	STEPHENVILLE	TX	76401
R000039992	3174 BOB WHITE RD	BARHAM JACI	1539 HILL VALLEY	STEPHENVILLE	TX	76401
R000039982	3181 BOB WHITE RD	CIRCLE M REAL ESTATE LLC	PO BOX 441	GORDON	TX	76453
R000039989	3150 BOB WHITE RD	CIRCLE M REAL ESTATE LLC	PO BOX 441	GORDON	TX	76453
R000039990	3158 BOB WHITE RD	CIRCLE M REAL ESTATE LLC	PO BOX 441	GORDON	TX	76453
R000039988	3142 BOB WHITE RD	CIRCLE M REAL ESTATE LLC	PO BOX 441	GORDON	TX	76453
R000039987	3134 BOB WHITE RD	CIRCLE M REAL ESTATE LLC	PO BOX 441	GORDON	TX	76453
R000077947	3149 BOB WHITE RD	CIRCLE M REAL ESTATE LLC	PO BOX 441	GORDON	TX	76453
R000039977	3141 BOB WHITE RD	CIRCLE M REAL ESTATE LLC	PO BOX 441	GORDON	TX	76453
R000039983	3189 BOB WHITE RD	DURAN JOSE JORGE	3189 BOB WHITE	STEPHENVILLE	TX	76401
R000057809	0 BOB WHITE RD	MILLS JAY	PO BOX 1669	STEPHENVILLE	TX	76401-0000
R000023754	0 BOB WHITE RD	REF INVESTMENTS LLC	681 PEACH ORCHARD RD	STEPHENVILLE	TX	76401
R000039976	3133 BOB WHITE RD	RIOJAS RAFAEL & ROSA	3133 BOB WHITE	STEPHENVILLE	TX	76401-0000
R000039980	3165 BOB WHITE RD	RIOS JAVIER R, SEBASTAIN CORDOVA & ABELINA LICEA	5524 COLORADO BREEZE WAY	NORTH LAS VEGAS	NV	89031
R000039979	3157 BOB WHITE RD	RIOS JAVIER RUIZ	5524 COLORADO BREEZE WAY	NORTH LAS VEGAS	NV	89031
R000039991	3166 BOB WHITE RD	VEH SERIES, LLC	PO BOX 1144	ROCKWALL	TX	75087
R000044948	3050 W WASHINGTON	WAYLAND JOHN R ET AL	560 CR383	STEPHENVILLE	TX	76401-8796