



Planning & Zoning Commission Regular Meeting

Wednesday, May 20, 2026, 5:30 PM
City Hall Council Chambers
298 W Washington
Stephenville, Texas 76401

AGENDA

CALL TO ORDER

CITIZENS GENERAL DISCUSSION

REGULAR AGENDA

1. Consider approval of the April 15, 2026, Meeting Minutes
2. **Application No.: 2026 Abandonment of St. Peter Street**
Consider the abandonment of St. Peter Street as discussed by the City Council in Executive Session on April 21, 2026.
3. **Public Hearing**
Abandonment of St. Peter Street.
4. Consider Approval of the Abandonment of St. Peter Street as discussed by the City Council in Executive Session on April 21, 2026.
5. **Application No.: 2026 Abandonment of St. Felix Street**
Consider the abandonment of St. Felix Street from Tarleton Street to Turner Street as discussed by the City Council in Executive Session on April 21, 2026.
6. **Public Hearing**
Abandonment of St. Felix Street from Tarleton Street to Turner Street.
7. Consider Approval of the abandonment of St. Felix Street from Tarleton Street to Turner Street as discussed by the City Council in Executive Session on April 21, 2026.
8. **Application No.: FP 2026-9731**
Applicant Reece Flanagan, representing Cowtown Properties, LLC., Iron Fund II, LLC., 598 Westwood LLC., is requesting approval of a Final Plat of property located at 855 W Washington St, Parcel R29581, being BLK 62; LOTS 4,5 and 6B (PT OF 5), 897 Washington St, Parcel R29579, being BLK. 62, LOT 2, 873 W. Washington, Parcel R29580, being BLK. 62, LOT 3, and 817 W. Washington, Parcel R29583, being BLK. 62, LOT 6A, 7, 14, 17, (PT. OF 14) of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas.
9. **Public Hearing**
Application No.: FP 2026-9731
10. Consider approval of a Final Plat of property located at 855 W Washington St, Parcel R29581, being BLK 62; LOTS 4,5 and 6B (PT OF 5), 897 Washington St, Parcel R29579, being BLK. 62, LOT 2, 873 W. Washington, Parcel R29580, being BLK. 62, LOT 3, and 817 W. Washington, Parcel R29583, being BLK. 62, LOT 6A, 7, 14, 17, (PT. OF 14) of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas.
11. **Application No.: RP 2026-9734**
Applicant Keith Dowell is requesting approval of a Replat of property located at 975 N McCart, Parcel

R28762, being BLK 2; LOT 5 of the S2300 BUTLER ADDITION of the City of Stephenville, Erath County, Texas.

12. **Public Hearing**

Application No.: RP 2026-9734

13. Consider approval of a Replat of property located at 975 N McCart, Parcel R28762, being BLK 2; LOT 5 of the S2300 BUTLER ADDITION of the City of Stephenville, Erath County, Texas.

14. **Application No.: RZ 2026-9643**

Applicant Mike McCown, representing C Winsett & Gail Reddoch, is requesting approval of a rezone of property located at 1042 PR 1428 Off Lockhart Rd., Parcel R22359, being approximately 42.750 acres of the A0515 MOTLEY WILLIAM: 2 House & Barns of the City of Stephenville, Erath County, Texas from (AG), Agricultural, to (R-2.5) Integrated Housing.

15. **Public Hearing**

RZ 2026-9643

16. Consider approval of a rezone of property located at 1042 PR 1428 Off Lockhart Rd., Parcel R22359, being approximately 42.750 acres of the A0515 MOTLEY WILLIAM: 2 House & Barns of the City of Stephenville, Erath County, Texas from (AG), Agricultural, to (R-2.5) Integrated Housing.

17. **Application No.: RZ 2026-9644**

Applicant Mike McCown, representing C Winsett & Gail Reddoch, is requesting approval of a rezone of property located at 1163 PR 1428 Off CR 498, Parcel R22380, being approximately 41.310 acres of the A0515 MOTLEY WILLIAM of the City of Stephenville, Erath County, Texas from (AG), Agricultural, to (R-2.5) Integrated Housing.

18. **Public Hearing**

RZ2026-9644

19. Consider approval of a rezone of property located at 1163 PR 1428 Off CR 498, Parcel R22380, being approximately 41.310 acres of the A0515 MOTLEY WILLIAM of the City of Stephenville, Erath County, Texas from (AG), Agricultural, to (R-2.5) Integrated Housing.

20. **Application No.: FP 2026-9571**

Applicant Wes Bishop, representing Alps-Stephenville LLC., is requesting approval of a Final Plat of property located at 3040 W Washington St., Parcel R77987, of the A0613 PEARSON HENRY of the City of Stephenville, Erath County, Texas.

21. **Public Hearing**

FP 2026-9571

22. Consider approval of a Final Plat of property located at 3040 W Washington St., Parcel R77987, of the A0613 PEARSON HENRY of the City of Stephenville, Erath County, Texas.

23. **Application No.: PP 2026-9732**

Applicant Alex Bryant, representing TSU Catholic, LLC., Barefoot Equity Partners, LLC., and Chris and DeAnne Martinelli, are requesting a Preliminary Plat 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.

24. **Public Hearing**

PP 2026-9732

25. Consider approval of a Preliminary Plat 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.
26. **Application No.: RP 2026- 9740**
Applicant Westwood Professional Services, representing Howard M Rowe and Joyce Cheryl Boucher, is requesting approval of a Replat of property address 194 E Long, Parcel R29367, being BLK 39; Lot 3; 218 Long, Parcel R29379, being BLK 40; Lot 1B & 8; 465 S Graham, Parcel R29371, Being BLK 39; Lot 7; 531 S Graham, Parcel R29373, BLK 39; Lot 9,12,13,14 &(16x200 STRIP KNOWN AS HUNTER ST) and S. Graham, Parcel 29375, being BLK. 39, LOT 11 of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas.
27. **Public Hearing**
RP 2026-9740
28. Consider approval of a Replat of property address 194 E Long, Parcel R29367, being BLK 39; Lot 3; 218 Long, Parcel R29379, being BLK 40; Lot 1B & 8; 465 S Graham, Parcel R29371, Being BLK 39; Lot 7; 531 S Graham, Parcel R29373, BLK 39; Lot 9,12,13,14 &(16x200 STRIP KNOWN AS HUNTER ST) and S. Graham, Parcel 29375, being BLK. 39, LOT 11 of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas.
29. **Application No.: PP 2026 -9704**
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) 378 Elm, Parcel R28920, being BLK 8; LOT 1&2 (E70), 0 Elm, Parcel R78019, being BLK 8; 20 'Alley, 380 E Elm, Parcel R28924, being BLK. 8; LOT 9&10,1273 Ivy and Parcel R28921, being BLK 8; LOT 3,4,5,6,7,8 & MH and 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.
30. **Public Hearing**
PP 2026-9704
31. Consider approval of a Preliminary Plat of property located at 1275 Ivy, Parcel R28919, being BLK 8, LOT 1&2 (W70 of 1&2) 378 Elm, Parcel R28920, being BLK 8; LOT 1&2 (E70), 0 Elm, Parcel R78019, being BLK 8; 20 'Alley, 380 E Elm, Parcel R28924, being BLK. 8; LOT 9&10,1273 Ivy and Parcel R28921, being BLK 8; LOT 3,4,5,6,7,8 & MH and 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.

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
APRIL 15, 2026

CALL TO ORDER

The Planning & Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, April 15, 2026, 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 3 - Lisa LaTouche
Place 4 - Lisa Pendleton
Place 5 - Nick Robinson
Place 6 - Bryan Durant
Place 7 - James Stephenson
Alternate 2 - Bruce Delater

Commissioners Absent:

Place 2 - Justin Slawson

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 minutes from March 18, 2026

MOTION by Nick Robinson, second by Tyler Wright, to approve March 18, 2026, Meeting Minutes as presented. MOTION CARRIED with 6 votes in favor, 0 against and 1 abstention.

REGULAR AGENDA

2. Application No.: RZ 2026-9624

Applicant Tammy Mayo is requesting approval of a rezone of property located at 185 E Park St, Parcel R30317, being BLK 138; LOT 7 of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from (B-2), Retail and Commercial, to (R-2.5) Integrated Housing.

Development Services Director, Steve Killen, gave the following report: Mr. and Mrs. Mayo are requesting the rezone to allow the construction of single-family residences. If the rezone is approved, the Mayo's will submit a preliminary site-plan for development review. A subsequent replat will likely be presented once development details are determined.

A six-inch and 16" water main as well as a six-inch sanitary sewer main is in Park St. The rezone request, if approved, aligns with the Future Land Use designation of "Complete Neighborhood" according to Comprehensive Plan "Stephenville 2050."

Mr. and Mrs. Mayo were present to answer Commissioners' questions.

3. Public Hearing Application No.: RZ 2026-9624

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 2026-9624

Consider approval of a rezone of property located at 185 E Park St, Parcel R30317, being BLK 138; LOT 7 of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from (B-2), Retail and Commercial, to (R-2.5) Integrated Housing.

MOTION made by Nick Robinson, second by James Stephenson to recommend approval of a rezone of property located at 185 E Park St, Parcel R30317, being BLK 138; LOT 7 of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from (B-2), Retail and Commercial, to (R-2.5) Integrated Housing. MOTION CARRIED unanimously.

5. Application No.: RZ 2026-9625

Applicant Tammy Mayo is requesting approval of a rezone of property located at 195 E Park St, Parcel R30318, being BLK 138; LOT 8 & 9 of the S2600 CITY ADDITION of the

City of Stephenville, Erath County, Texas from (B-2), Retail and Commercial, to (R-2.5) Integrated Housing.

Development Service Director, Steve Killen provided the following report: Mr. and Mrs. Mayo are requesting the rezone to allow the construction of single-family residences. If the rezone is approved, the Mayo's will submit a preliminary site-plan for development review. A subsequent replat will likely be presented once development details are determined. A six-inch and 16" water main as well as a six-inch sanitary sewer main is located in Park St. The rezone request, if approved, aligns with the Future Land Use designation of "Complete Neighborhood" according to Comprehensive Plan "Stephenville 2050."

Mr. and Mrs. Mayo were present to answer Commissioners' questions.

**6. Public Hearing
Application No.: RZ 2026-9625**

Chairperson Lisa LaTouche opened the public hearing at 5:35pm

No one spoke in favor or against of the rezone request

Chairperson Lisa LaTouche closed the public hearing at 5:36pm

7. Application No.: RZ 2026-9625

Consider approval of a rezone of property located at 195 E Park St, Parcel R30318, being BLK 138; LOT 8 & 9 of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from (B-2), Retail and Commercial, to (R-2.5) Integrated Housing.

MOTION made by Bryan Durant, second by Bruce Delater to recommend approval of a rezone of property located at 195 E Park St, Parcel R30318, being BLK 138; LOT 8 & 9 of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from (B-2), Retail and Commercial, to (R-2.5) Integrated Housing. MOTION CARRIED unanimously.

8. Application No.: RZ 2026-9643 - PULLED

Applicant Mike McCown, representing C Winsett & Gail Reddoch, is requesting approval of a rezone of property located at 1042 PR 1428 Off Lockhart Rd., Parcel R22359, being approximately 42.750 acres of the A0515 MOTLEY WILLIAM: 2 House & Barns of the City of Stephenville, Erath County, Texas from (AG), Agricultural, to (R-2.5) Integrated Housing.

This item was pulled from the agenda.

9. **Public Hearing**
Application No.: RZ 2026-9643 – PULLED

This item was pulled from the agenda.

10. **Application No.: RZ 2026-9643 - PULLED**

Consider approval of a rezone of property located at 1042 PR 1428 Off Lockhart Rd., Parcel R22359, being approximately 42.750 acres of the A0515 MOTLEY WILLIAM: 2 House & Barns of the City of Stephenville, Erath County, Texas from (AG), Agricultural, to (R-2.5) Integrated Housing.

This item was pulled from the agenda.

11. **Application No.: RZ 2026-9644 - PULLED**

Applicant Mike McCown, representing C Winsett & Gail Reddoch, is requesting approval of a rezone of property located at 1163 PR 1428 Off CR 498, Parcel R22380, being approximately 41.310 acres of the A0515 MOTLEY WILLIAM of the City of Stephenville, Erath County, Texas from (AG), Agricultural, to (R-2.5) Integrated Housing.

This item was pulled from the agenda.

12. **Public Hearing**
Application No.: RZ 2026-9644 – PULLED

This item was pulled from the agenda.

13. **Application No.: RZ 2026-9644 - PULLED**

Consider approval of a rezone of property located at 1163 PR 1428 Off CR 498, Parcel R22380, being approximately 41.310 acres of the A0515 MOTLEY WILLIAM of the City of Stephenville, Erath County, Texas from (AG), Agricultural, to (R-2.5) Integrated Housing.

This item was pulled from the agenda.

14. **Application No.: RZ 2026-9653**

Applicant Venigno Mascorro, is requesting approval of a rezone of property located at 610 Old Granbury Rd., Parcel R25183, being BLK 160; LOT 11 (PT. OF) of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from (I), Industrial, to (R-2.5) Integrated Housing.

Development Services Director, Steve Killen provided the following report: Mr. Mascorro desires to build a single-family residence on the property. A six-inch water main is located in Old Granbury Road. Sewer is in the vicinity; however, private easements and a private lift station will likely be required to connect due to location and topography of the property. Alternatively, an on-site sewerage system may be authorized by the city through the waiver process. The rezone request, if approved, aligns with the Future Land Use designation of "Community Core" according to Comprehensive Plan "Stephenville 2050."

Mr. Mascorro was present to answer Commissioners' questions.

**15. Public Hearing
Application No.: RZ 2026-9653**

Chairperson Lisa LaTouche opened the public hearing at 5:42pm

No one spoke in favor of the Rezone request

The following spoke in opposition:
Ben Mascorro - 625 Olde Granbury Rd.

Email of opposition received from:
David and Mary Mascorro

Chairperson Lisa LaTouche closed the public hearing at 5:46pm

16. Application No.: RZ 2026-9653

Consider approval of a rezone of property located at 610 Old Granbury Rd., Parcel R25183, being BLK 160; LOT 11 (PT. OF) of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from (I), Industrial, to (R-2.5) Integrated Housing.

MOTION made by Bruce Delater, second by Bryan Durant, to recommend denial of a rezone of property located at 610 Old Granbury Rd., Parcel R25183, being BLK 160; LOT 11 (PT. OF) of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from (I), Industrial, to (R-2.5) Integrated Housing. MOTION received a 3-4 vote. Moves forward to City Council with no recommendation.

AYES - Bryan Durant, Bruce Delater and Lisa Pendleton

NOES - James Stephenson, Lisa LaTouche, Tyler Wright and Nick Robinson

17. **Application No.: 2026**

Consider updating the City's Thoroughfare Plan/Harbin Road Extension.

Development Services Director, Steve Killen, provided the following report: The proposed modification is to better align the Harbin Road extension to better serve future development of properties south and west of the current Harbin Road access point. This will modify the Thoroughfare Plan that was included in the Stephenville 2050 Plan.

18. **Public Hearing**
Application No.: Thoroughfare Plan UPDATE 2026

Chairperson Lisa LaTouche opened the public hearing at 5:53pm

No one spoke in favor of the Thoroughfare Plan

The following spoke with concerns:

Malcolm Kanute - 755 FM 1855, Hico Tx
Mike McCown - 3116 Pampa, Grand Prairie, Tx
Ralph Lee - Hamilton, Tx

Chairperson Lisa LaTouche closed the public hearing at 6:00pm

19. **Application No.: Thoroughfare Plan Update 2026**

Provide recommendations regarding an update to the City's Thoroughfare Plan/Harbin Road Extension.

MOTION made by Bruce Delater, second by Nick Robinson, to recommend denial of the City's Thoroughfare Plan/Harbin Road Extension. Motion received a 4-3 vote. Moves forward to City Council to reject the proposed modification of the Thoroughfare Plan.

AYES - Bryan Durant, Bruce Delater, Tyler Wright and Nick Robinson
NOES - Lisa Pendleton, Lisa LaTouche and James Stephenson

ADJOURN

Chairperson Lisa LaTouche adjourned the meeting at 7:06pm.

APPROVED:

Lisa LaTouche, Chair

ATTEST:

Jan Strahan, Commission Secretary

STAFF REPORT



SUBJECT: Consider the abandonment of St. Peter Street as discussed by the City Council in Executive Session on April 21, 2026.

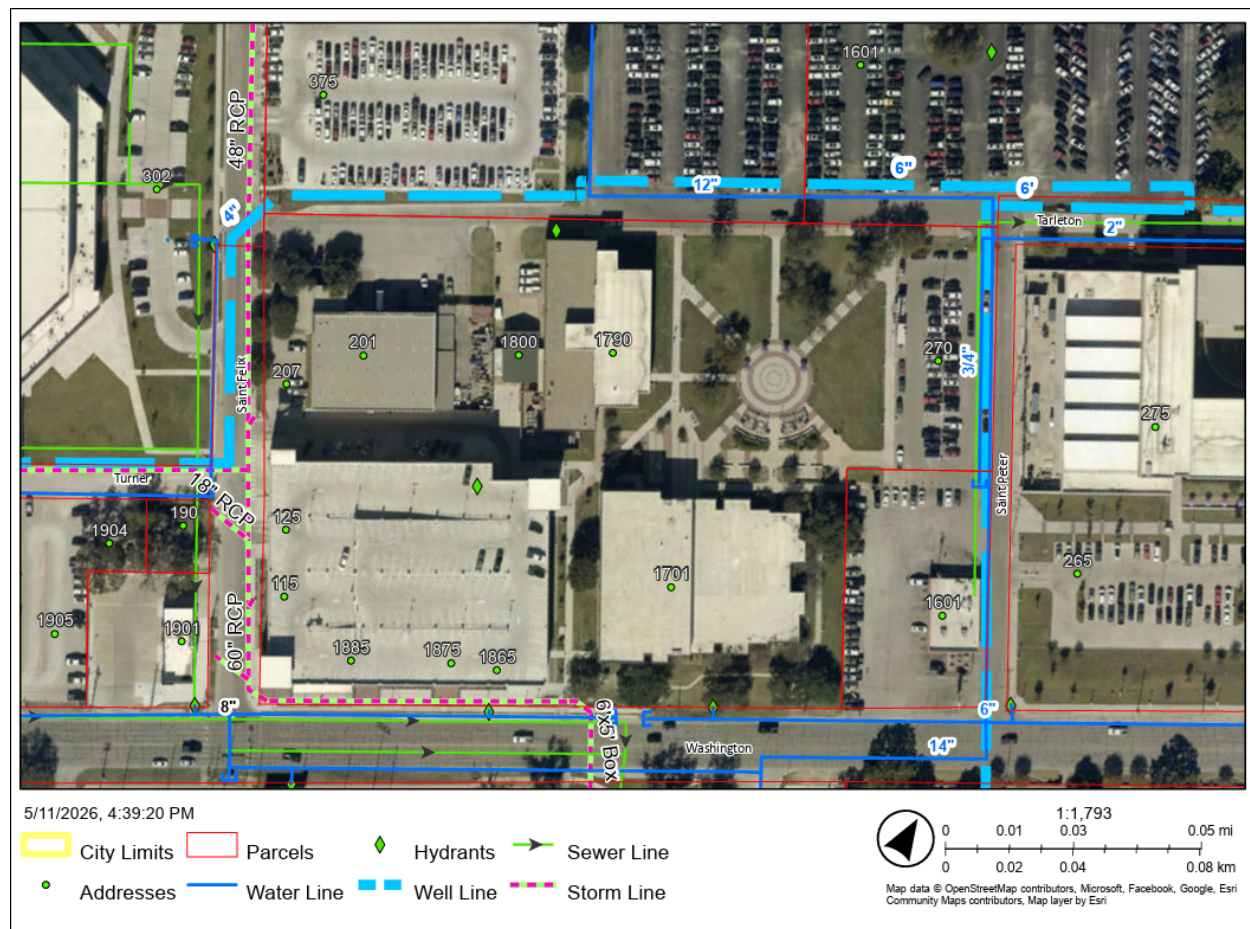
DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

To recommend the City Council abandon the portion of the aforementioned public street as authorized by Chapter 95 of the City of Stephenville Code of Ordinances.

BACKGROUND:



The City has previously abandoned streets near and through the Tarleton State University campus for campus expansion or improvements.

Chapter 95 of the City of Stephenville Code of Ordinances allows for the abandonment of streets and alleys by petition or council initiative. Council initiated such action at the regular business meeting during Executive Session on April 21, 2026. The Planning and Zoning Commission is now charged with holding a public hearing and providing a recommendation to the City Council. The applicable sections of the city code are as follows:

ARTICLE IV. - CLOSING STREETS AND ALLEYS

Sec. 95.50. - Reference to transportation code.

Provisions for the closing of streets and alleys are granted by the V.T.C.A. Transp. Code § 311.07. The procedures and regulations set out herein are consistent with the requirements of the Code and set out regulations to be followed in the closing of streets and alleys.

(Ord. 2015-11, passed 7-7-2015)

Sec. 95.51. - Public hearing generally.

The City Council, on its own initiative, may call a public hearing to determine whether or not any street or alley in the city, or any portion thereof, should be closed or abandoned as a public thoroughfare.

(Ord. 2015-11, passed 7-7-2015)

Sec. 95.54. - Recommendation of the planning and zoning commission.

Before City Council may take final action to adopt any ordinance to close a street or alley the Planning and Zoning Commission shall review the request from the point of view of impact on future traffic circulation in the city and shall make a recommendation on such matters to the City Council. The Planning and Zoning Commission shall be required to conduct a public hearing. (Ord. 2015-11, passed 7-7-2015)

DEPARTMENTAL COMMENTS:

Public Works Department

Provide easements by separate instruments for all public utilities maintained by the city.

Development Services

No additional comments.

Police Department

No additional comments.

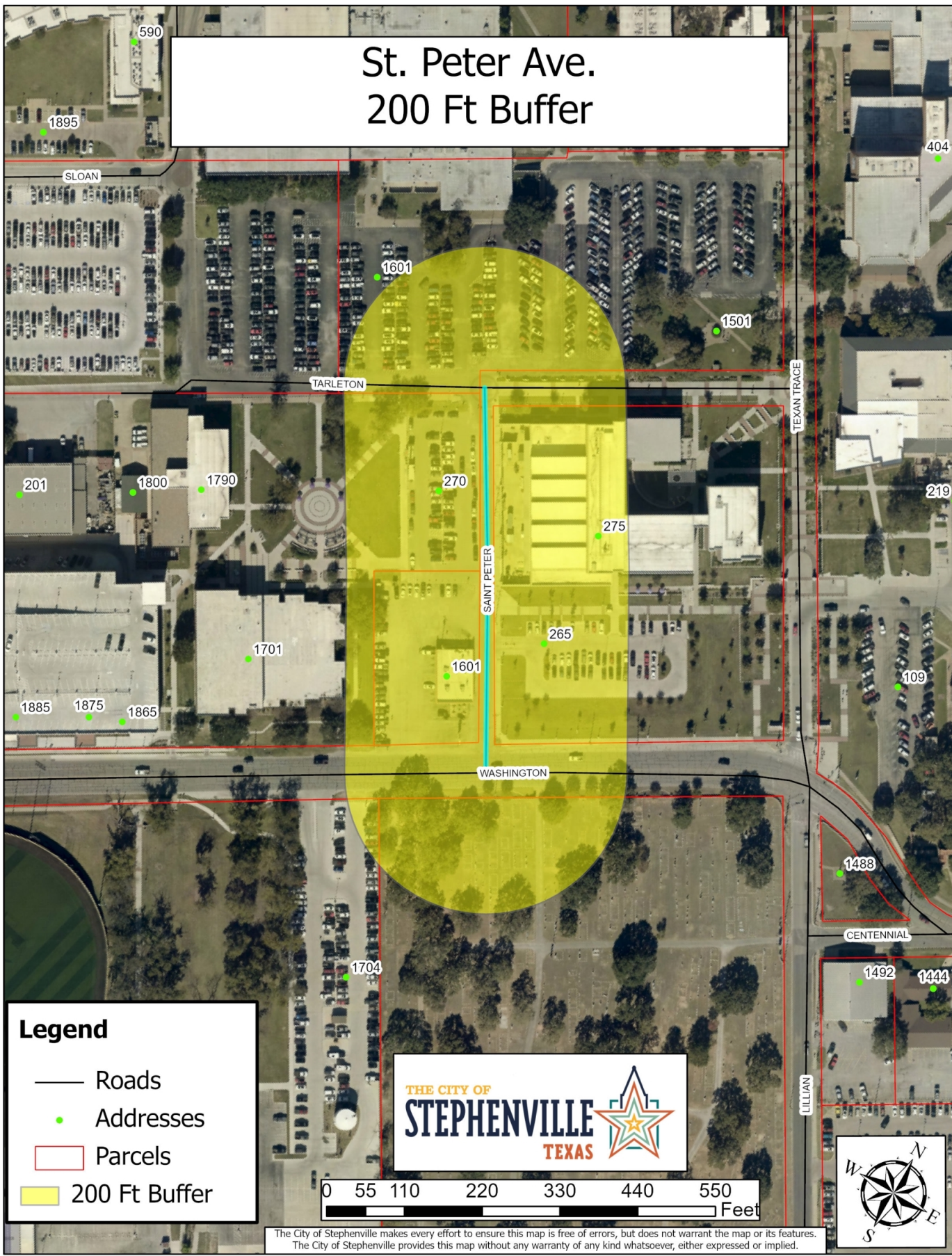
Fire Department

No additional comments.

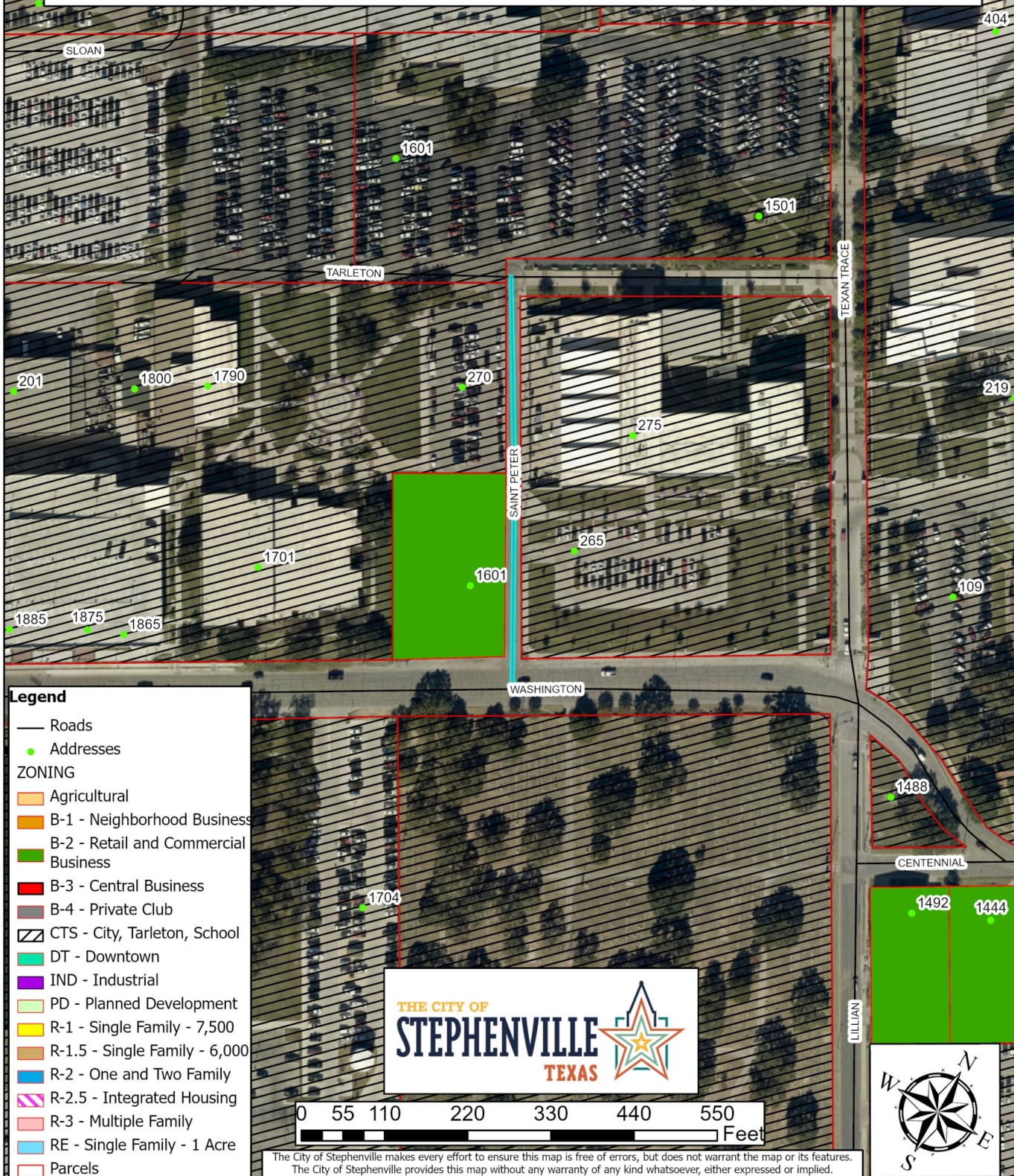
ALTERNATIVES:

- 1) Recommend the City Council abandon the Street as initiated.
- 2) Recommend the City Council terminate the initiated action and not abandon.

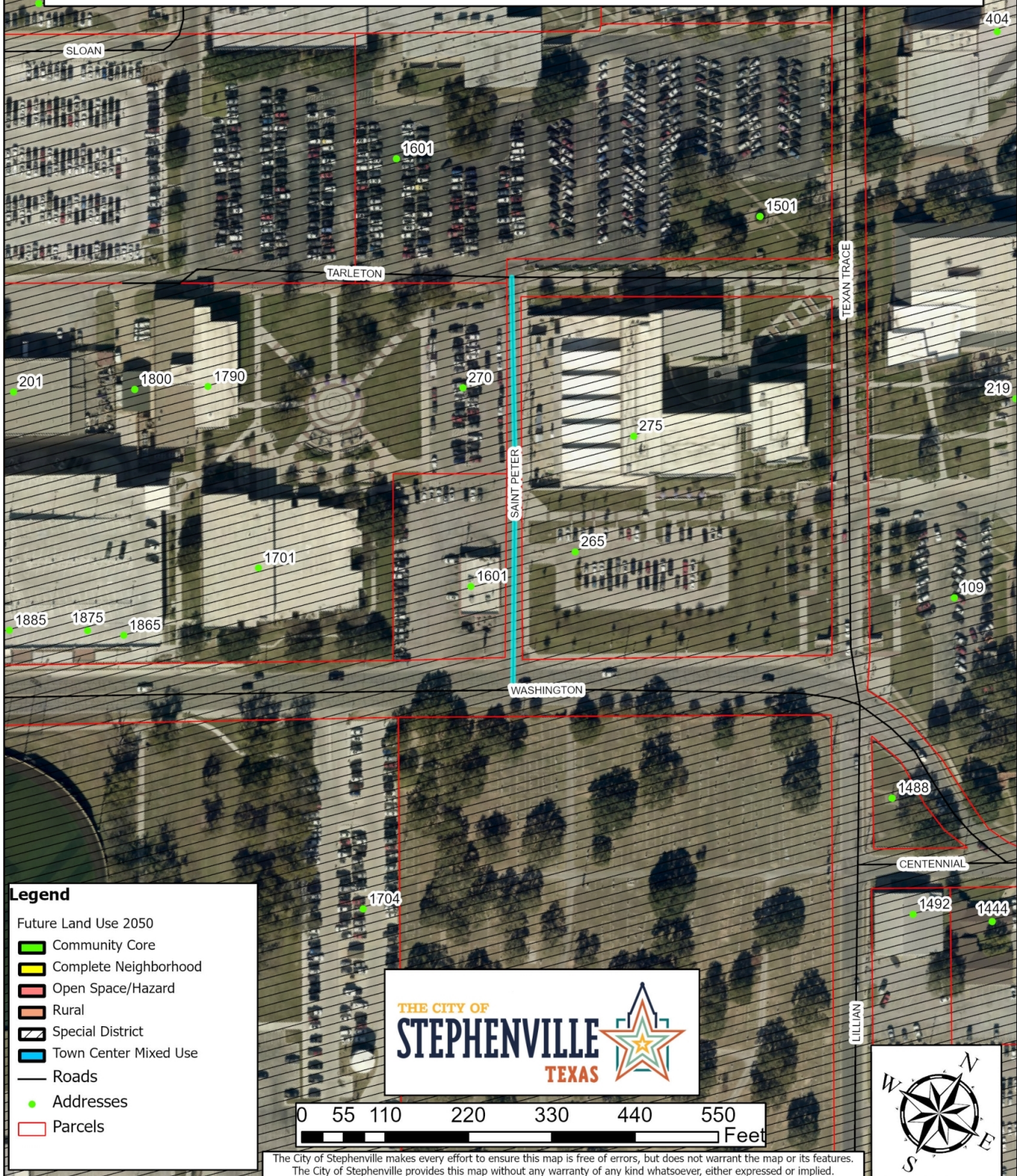
St. Peter Ave. 200 Ft Buffer



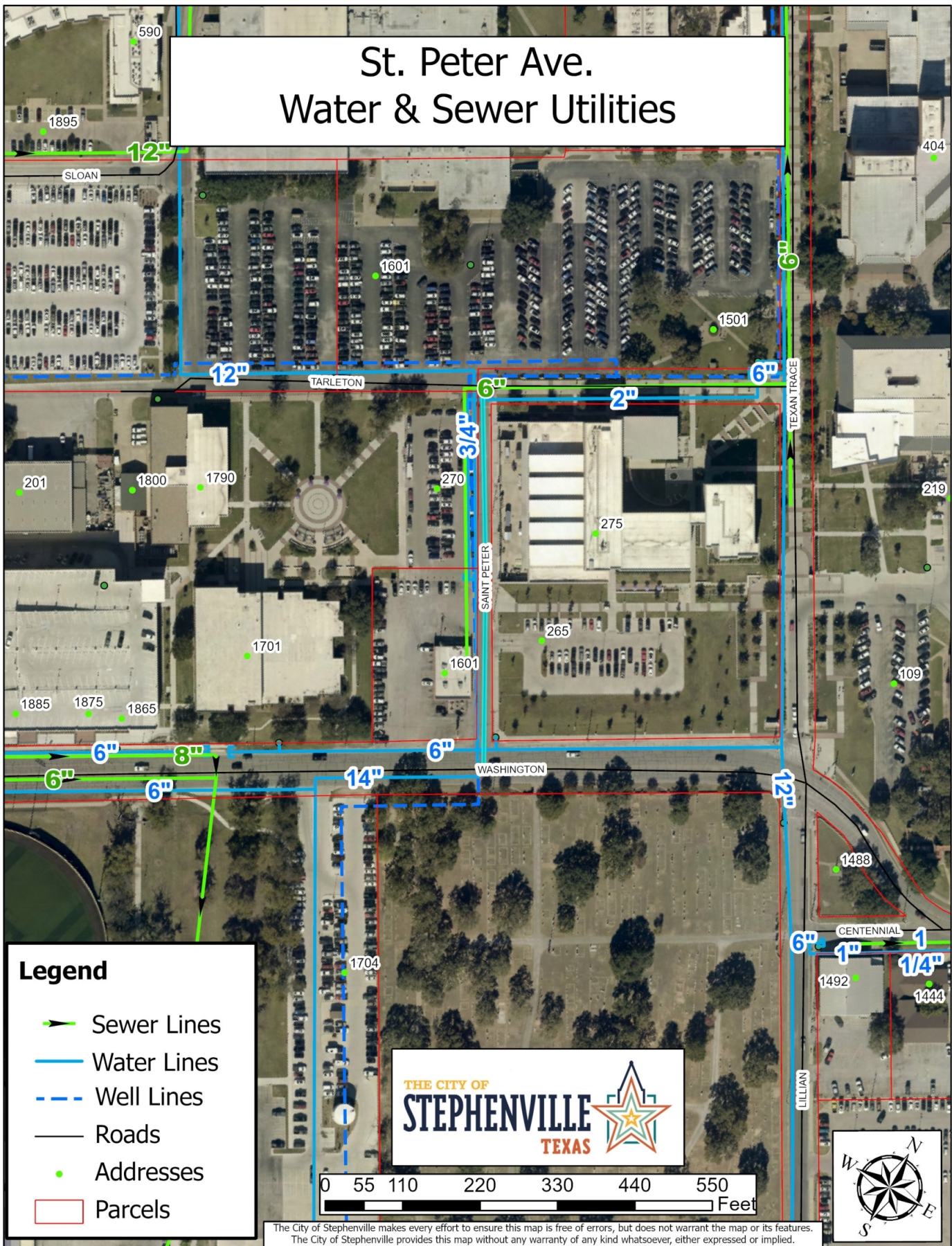
St. Peter Ave. Current Zoning Map



St. Peter Ave. Future Land Use Map



St. Peter Ave. Water & Sewer Utilities



St. Peter Ave. Abandonment

200 Ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000032884	1590 W TARLETON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032885	270 ST PETER AVE	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032012	1601 W WASHINGTON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032013	1701 W WASHINGTON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000033482	1500 W WASHINGTON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000033487	1500 W WASHINGTON	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-0000

STAFF REPORT



SUBJECT: Consider the abandonment of St. Felix Street from Tarleton Street to Turner Street as discussed by the City Council in Executive Session on April 21, 2026.

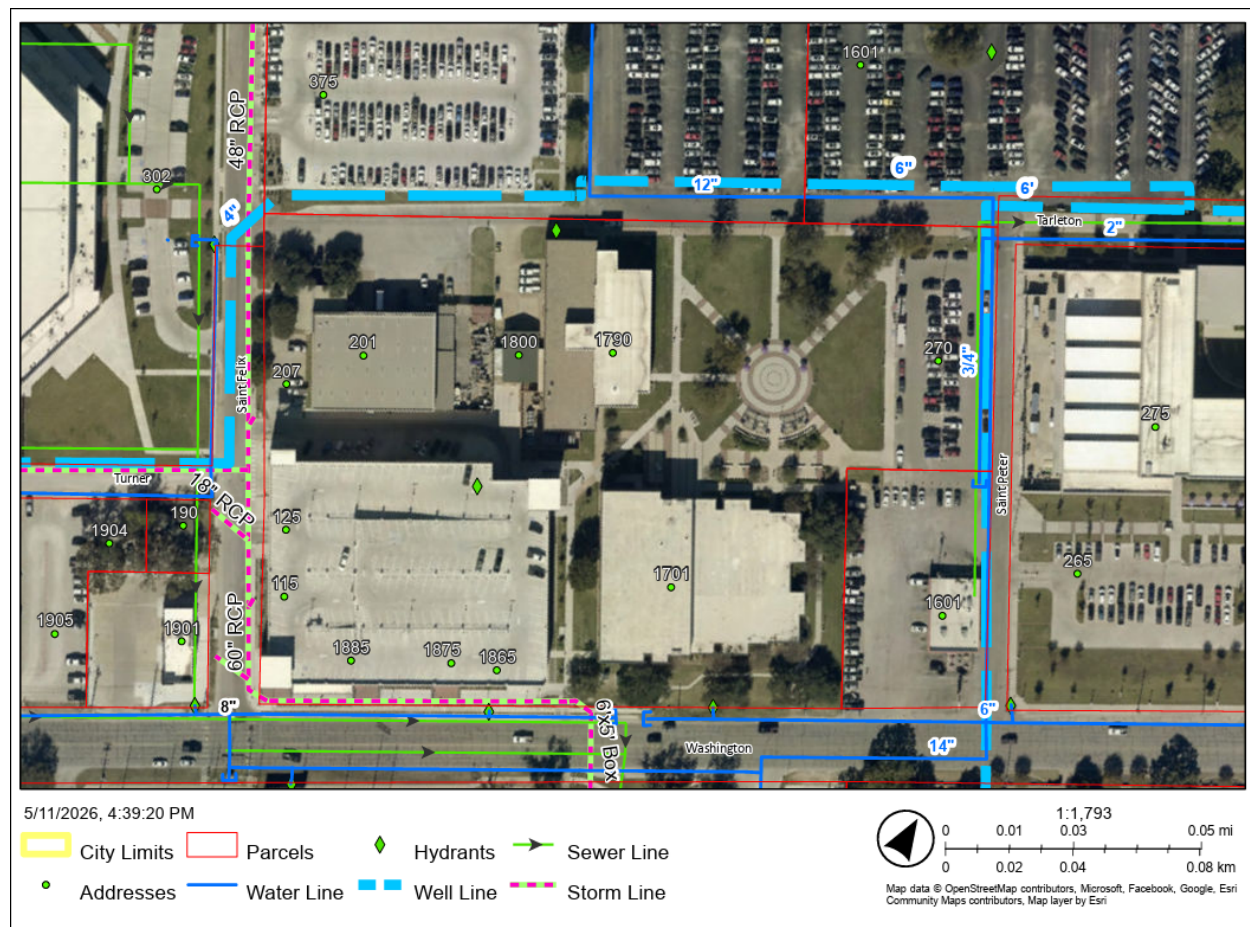
DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

To recommend the City Council abandon the portion of the aforementioned public street as authorized by Chapter 95 of the City of Stephenville Code of Ordinances.

BACKGROUND:



The City has previously abandoned streets near and through the Tarleton State University Campus for campus expansion or improvements.

Chapter 95 of the City of Stephenville Code of Ordinances allows for the abandonment of streets and alleys by petition or council initiative. Council initiated such action at the regular business meeting during Executive Session

on April 21, 2026. The Planning and Zoning Commission is now charged with holding a public hearing and providing a recommendation to the City Council. The applicable sections of the city code are as follows:

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Sec. 95.50. - Reference to transportation code.

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(Ord. 2015-11, passed 7-7-2015)

Sec. 95.51. - Public hearing generally.

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(Ord. 2015-11, passed 7-7-2015)

Sec. 95.54. - Recommendation of the planning and zoning commission.

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DEPARTMENTAL COMMENTS:

Public Works Department

Provide easements by separate instruments for all public utilities maintained by the city.

Development Services

No additional comments.

Police Department

No additional comments.

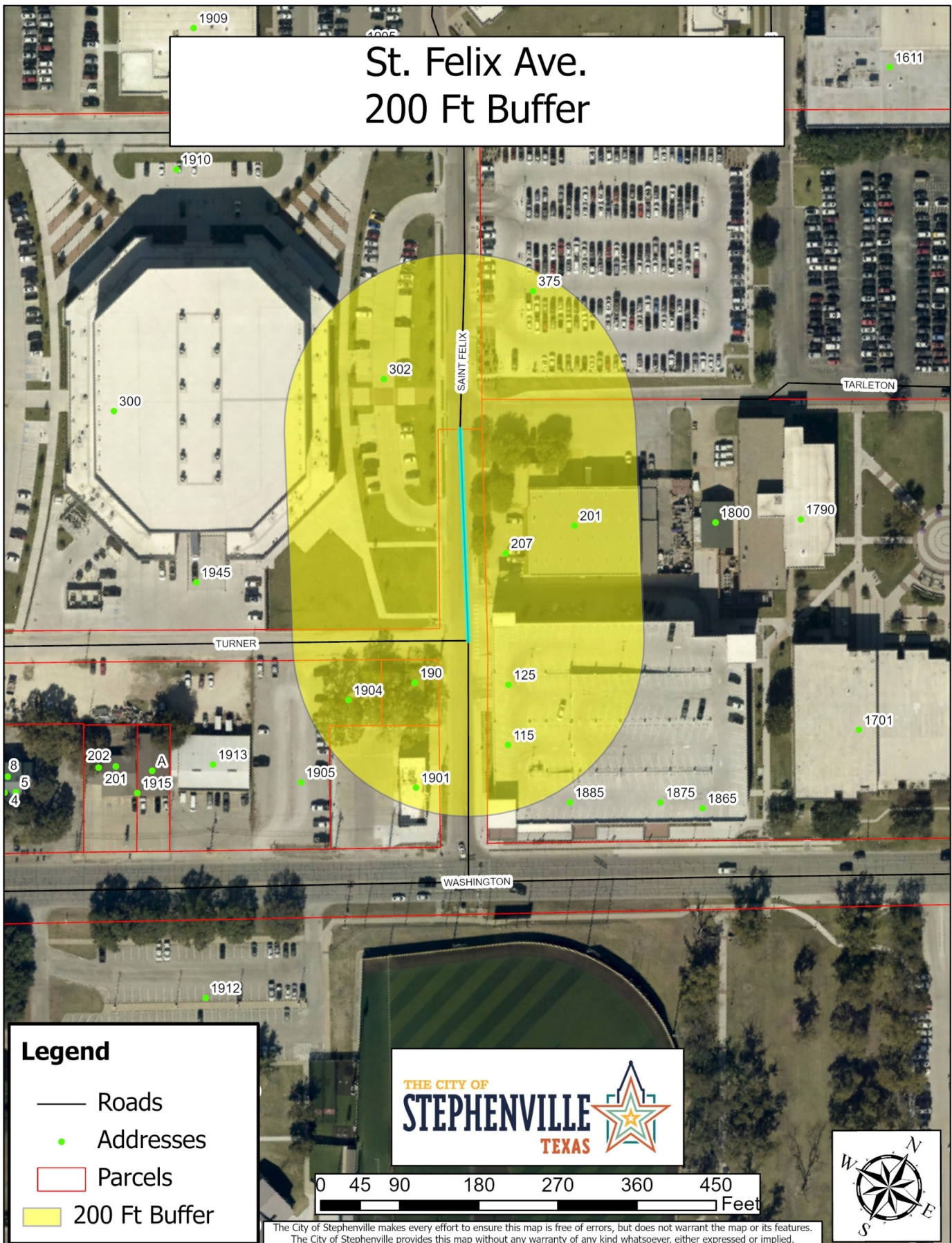
Fire Department

No additional comments.

ALTERNATIVES:

- 1) Recommend the City Council abandon the Street as initiated.
- 2) Recommend the City Council terminate the initiated action and not abandon.

St. Felix Ave. 200 Ft Buffer



Legend

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

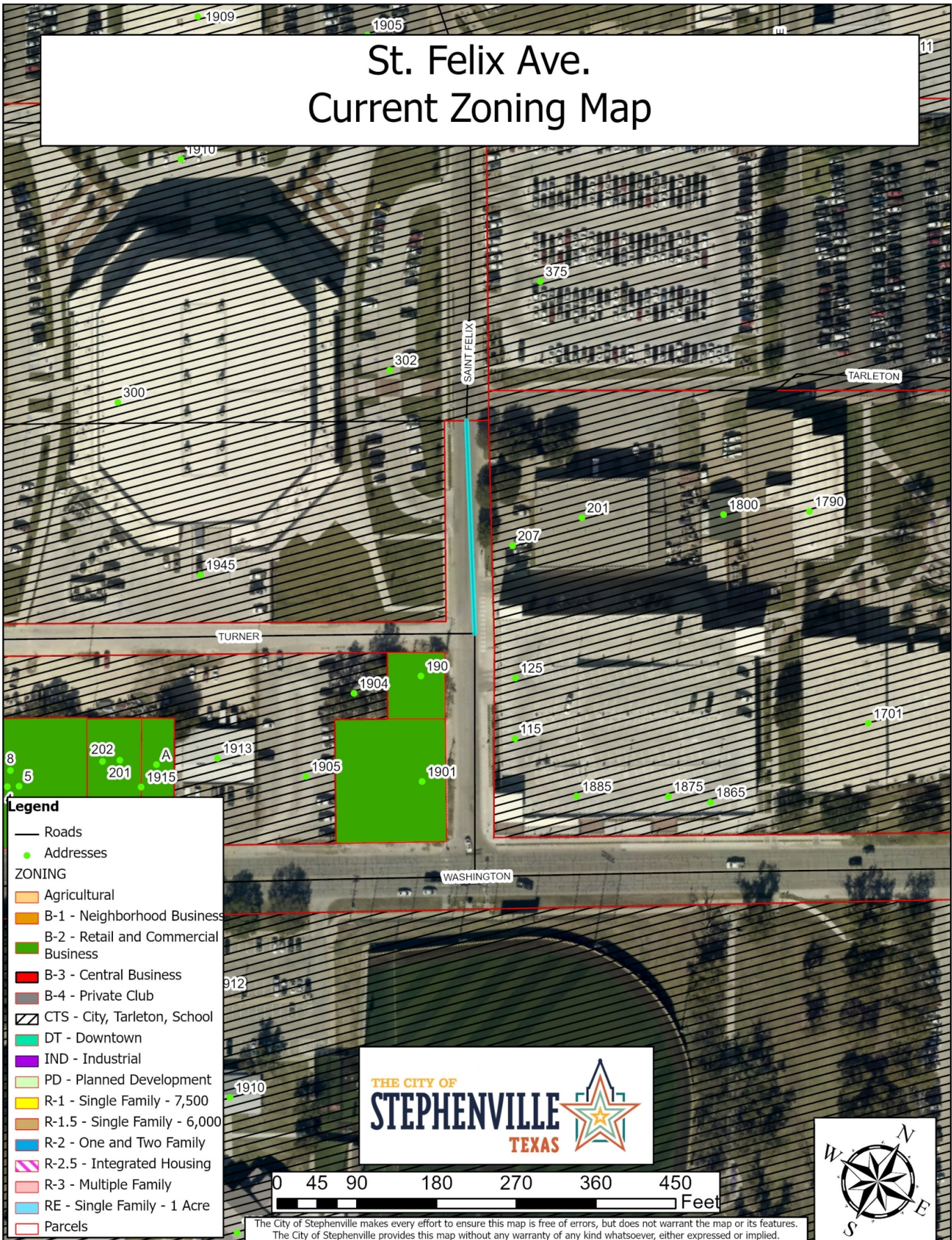


0 45 90 180 270 360 450 Feet

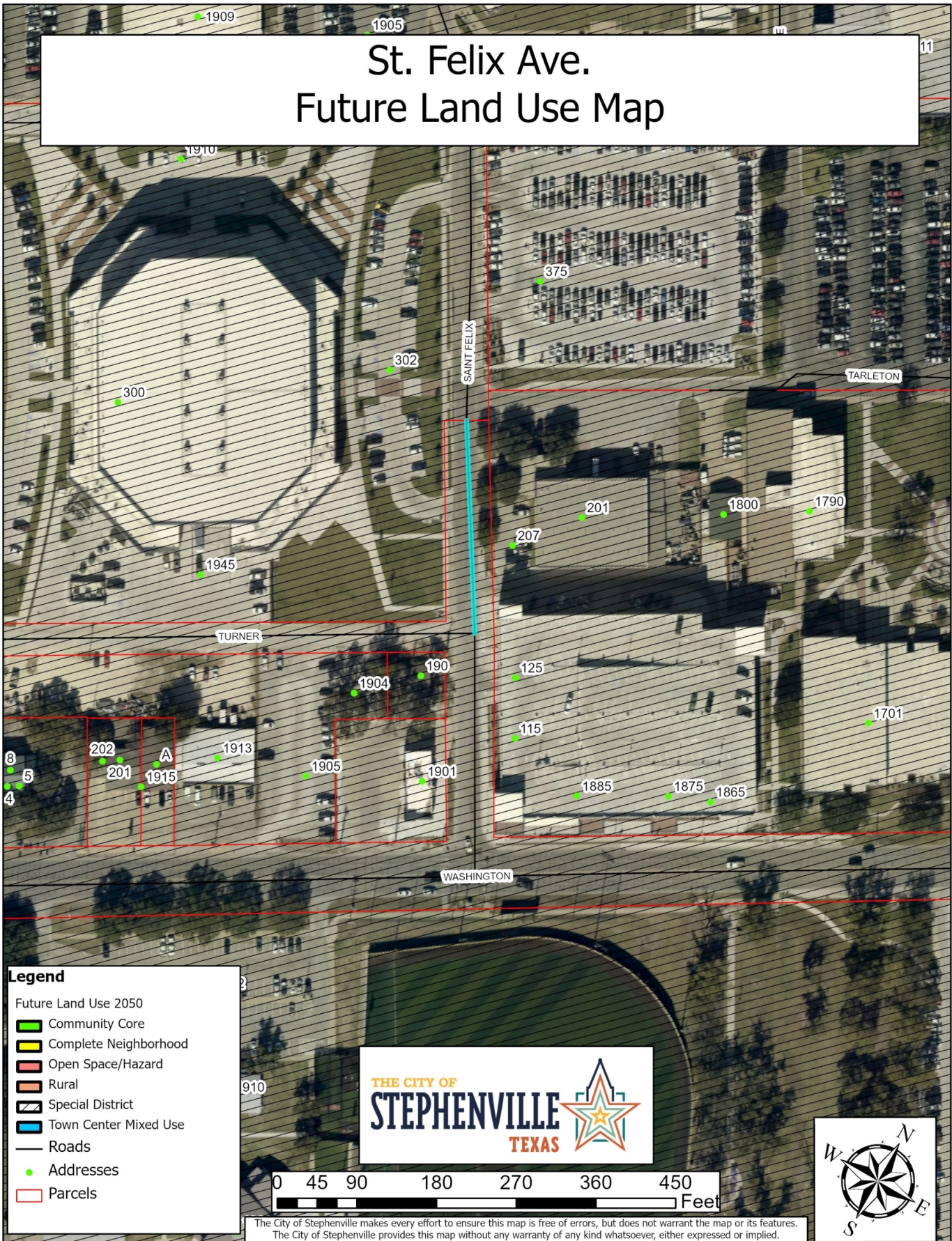


The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

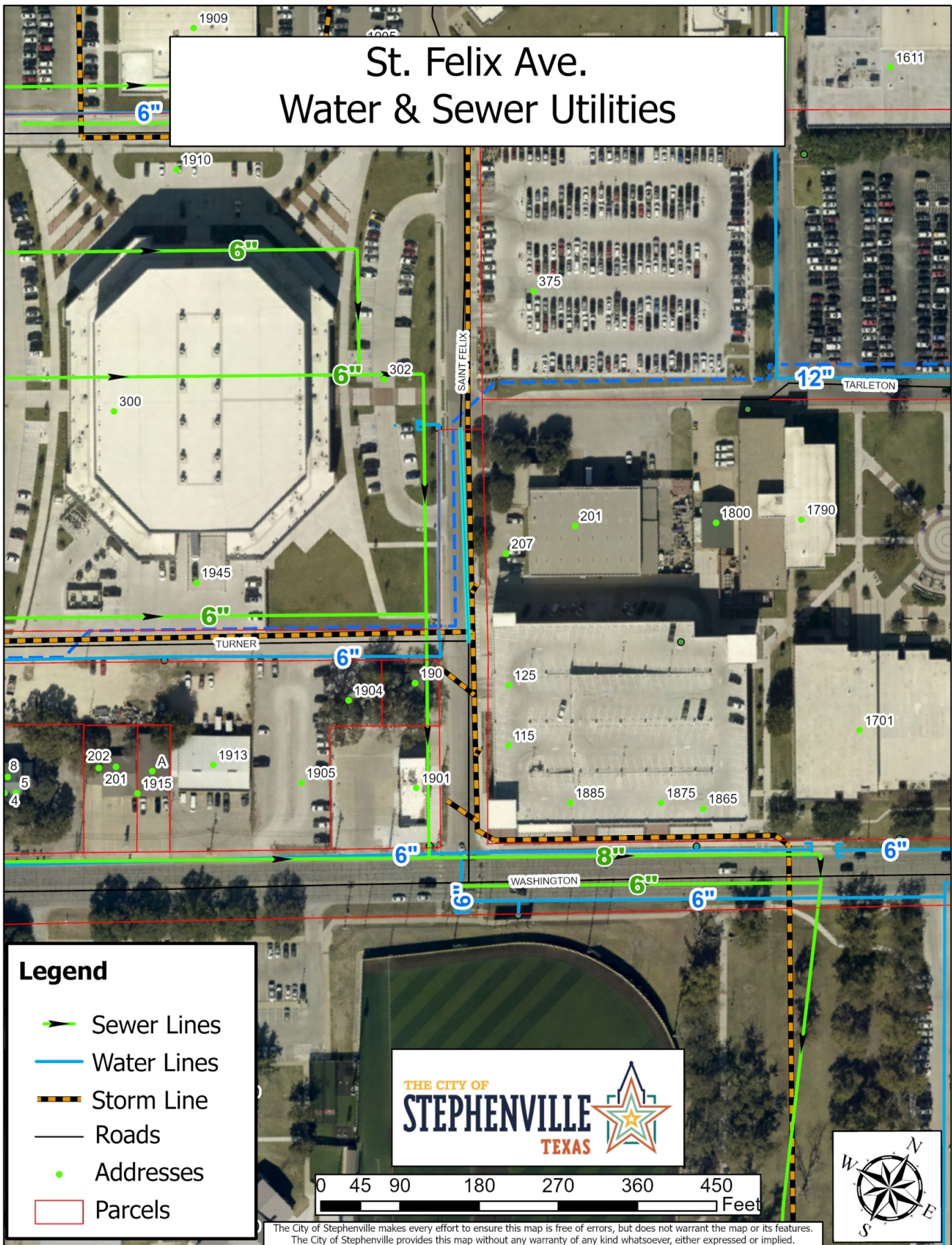
St. Felix Ave. Current Zoning Map



St. Felix Ave. Future Land Use Map



St. Felix Ave. Water & Sewer Utilities



St. Felix Ave. Abandonment

200 Ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000032021	300 N ST FELIX	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032041	1913 W WASHINGTON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032013	1701 W WASHINGTON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032893	375 ST FELIX AVE	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032039	1901 W WASHINGTON	CIELOSTEPHENVILLE, LLC	2018 DOUGLAS DR	SAN ANGELO	TX	76904
R000032051	190 ST FELIX AVE	IVORY CHARLES B & LAURA A	6455 RIDGELEA CREST DR	FORT WORTH	TX	76116

STAFF REPORT



SUBJECT:

Application No.: FP 2026-9731

Applicant Reece Flanagan, representing Cowtown Properties, LLC., Iron Fund II, LLC., 598 Westwood LLC., is requesting approval of a Final Plat of property located at 855 W Washington St, Parcel R29581, being BLK 62; LOTS 4,5 and 6B (PT OF 5), 897 Washington St, Parcel R29579, being BLK. 62, LOT 2, 873 W. Washington, Parcel R29580, being BLK. 62, LOT 3, and 817 W. Washington, Parcel R29583, being BLK. 62, LOT 6A, 7, 14, 17, (PT. OF 14) of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

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

1. Address all comments from May 5, 2026 review by Public Works (attached).
2. Submit Record Drawings and comply with final review to be conducted by Public Works.
3. Submit acceptance of public improvements letter issued by the Public Works department to Development Services upon receipt.
4. Ensure plat has all required language related to easements.
5. Preliminary Plat was approved for lots 1-22 and lots 23x-30x. Final Plat is showing lots 1-28 and lots 29-35x. Confirm any site modifications are deemed minor in nature.
6. Show all setbacks.
7. Verify all turn radii meet requirements of the FMO or provide agreement granted due to full sprinkling.
8. Provide HOA for review, approval and subsequent recordation.
9. Pay all fees related to the project.

Upon completion, the Final Plat may be submitted to the City for approval and subsequent recordation by the County Clerk's Office.

BACKGROUND:

This Planned Development was approved in December, 2021 and a Preliminary Plat was approved in November 2023. Vertical construction will begin upon completion and acceptance of public improvements. The site conforms to the original preliminary plat.

Sec. 155.4.06. Final plat.

A. *Purpose.* The purpose of a Final Plat is to ensure:

1. That the proposed Subdivision and development of the land is consistent with all standards of this Subdivision Ordinance pertaining to the adequacy of public facilities,

2. That Public Improvements to serve the Subdivision or development have been installed and accepted by the City, or that provision for such installation has been made, and
 3. That all other City requirements and conditions have been satisfied or provided for to allow the Final Plat to be recorded.
- B. *Applicability.* No subdivision of land shall be allowed without proper submittal, approval, and adoption of a Final Plat.
- C. *Exceptions.* A Final Plat is not required when a Minor Plat is submitted (See Section 4.07).
- D. *Ownership.*
1. 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 Final Plat.
 2. The Final Plat shall be signed by each owner, or by the representative of the owners authorized to sign legal documents for the owners and lienholder, effectively denoting that they are consenting to the platting of the property and to the dedications and covenants that may be contained in the Final Plat.
- E. *Accompanying Applications.*
1. An Application for a Final Plat may be accompanied by Construction Plans if also accompanied by a Development Agreement and appropriate surety in accordance with Section 5.05.
 2. Approval of each shall be separate and in accordance with Section 5.05.
- F. *Prior Approved Preliminary Plat.* The Final Plat and all accompanying data shall conform to the approved Preliminary Plat, or as the Preliminary Plat may have been amended subsequently, incorporating all conditions imposed or required, if applicable.
- G. *Review by City Administrator.* The City Administrator shall:
1. Initiate review of the plat and materials submitted,
 2. Make available Plats and reports to the Commission for review, and
 3. Upon determination that the Application is ready to be acted upon, schedule the Final Plat for consideration on the agenda of the next available meeting of the Commission.
- H. *Action by Planning and Zoning Commission.* The Commission shall:
1. Review the Final Plat Application, the findings of the City Administrator, and any other information available.
 - a. From all such information, the Commission shall determine whether the Final Plat conforms to the applicable regulations of this Subdivision Ordinance.
 - b. All Public Improvements have been installed (For exception, See Section 5.05)
 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 Final Plat, as submitted, shall be deemed to be approved by the Commission.
 3. Take one of the following actions:
 - a. Approve the Final Plat;
 - b. Approve the Final Plat with conditions, which shall mean that the Final 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 Final Plat.

4. A motion to approve a Final Plat shall be subject to the following conditions, whether or not stated in the motion to approve:
 - a. All required fees shall be paid.
 - b. All conditions required by ordinances have been reviewed and approved by the City.
 - c. On-site easements and rights-of-way have been dedicated and filed of record and properly described and noted on the proposed plat.
 - d. All required abandonments of public rights-of-way or easements that must be approved by the City Council and the abandonment ordinance numbers are shown on the plat.
 - e. Original tax certificates have been presented from each taxing unit with jurisdiction of the real property showing the current taxes are paid.
- I. *Final Plat Criteria for Approval.* The following criteria shall be used by the Commission to determine whether the Application for a Final Plat shall be approved, approved with conditions, or denied.
 1. *With Prior Approved Preliminary Plat.*
 - a. The Final Plat conforms to the approved Preliminary Plat except for minor amendments that are authorized under Section 4.05.K.1 and that may be approved without the necessity of revising the approved Preliminary Plat;
 - b. All conditions imposed at the time of approval of the Preliminary Plat, as applicable, have been satisfied;
 - c. The Construction Plans conform to the requirements of Section 5 and have been approved by the City Administrator.
 - d. Where Public Improvements have been installed, the improvements conform to the approved Construction Plans and have been approved for acceptance by the City Administrator;
 - e. Where the City Administrator has authorized Public Improvements to be deferred, a Development Agreement has been executed and submitted by the property owner in conformity with Section 5.05;
 - f. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in this Subdivision Ordinance;
 - g. The Plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual; and
 - h. A plat prepared by a registered public surveyor conforms to the City Administrator's subdivision Application checklists and Subdivision Ordinance regulations.
 2. *Without Prior Approved Preliminary Plat.*
 - a. The Final Plat conforms to all criteria for approval of a Preliminary Plat;
 - b. The Construction Plans conform to the requirements of Section 5 and have been approved by the City Administrator;
 - c. A Development Agreement with surety for installation of Public Improvements has been prepared and executed by the property owner in conformance with 5.05;
 - d. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in this Subdivision Ordinance; and
 - e. The Final Plat conforms to the City's subdivision Application checklist and Subdivision Ordinance regulations.

FACTORS TO CONSIDER:

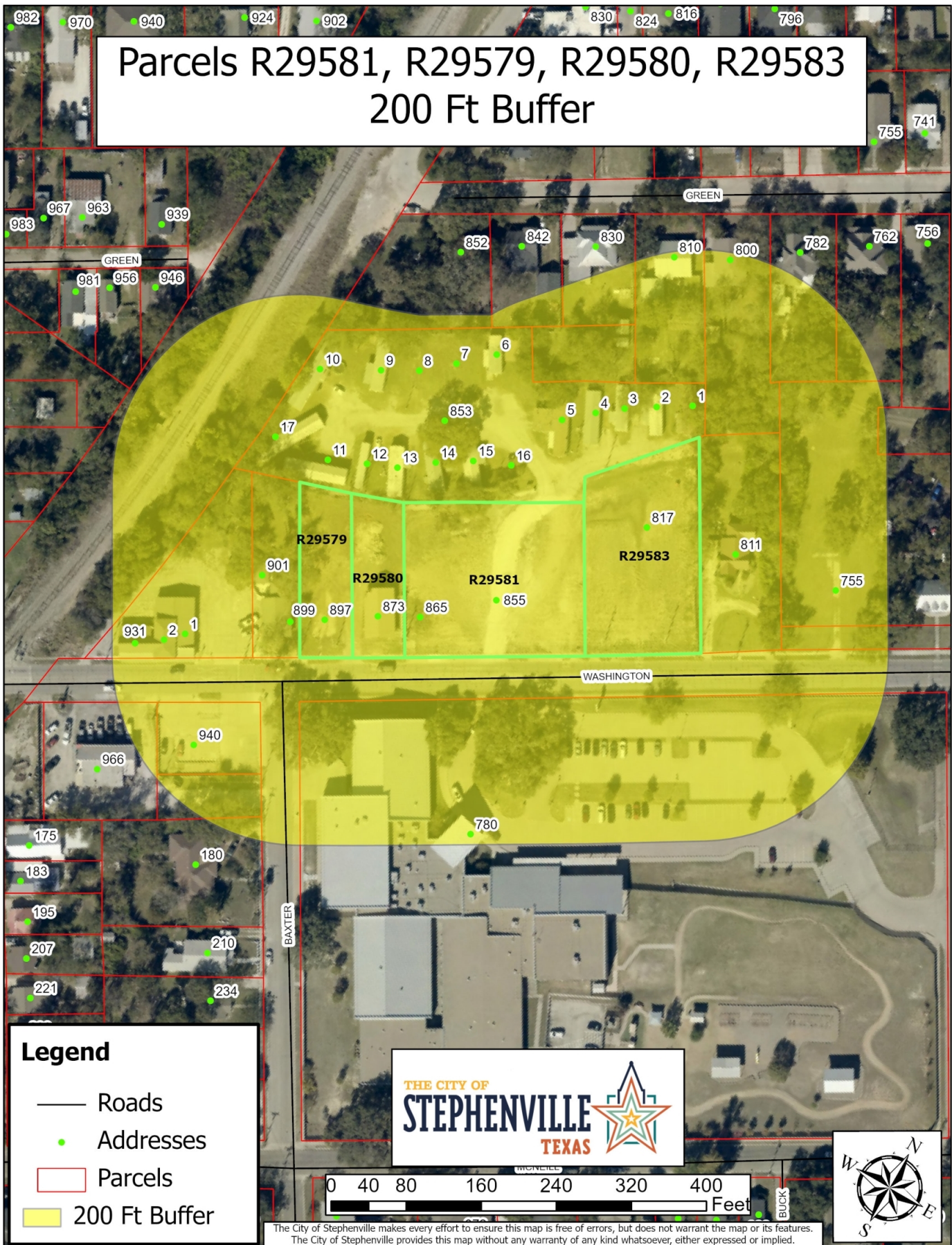
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?

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

ALTERNATIVES

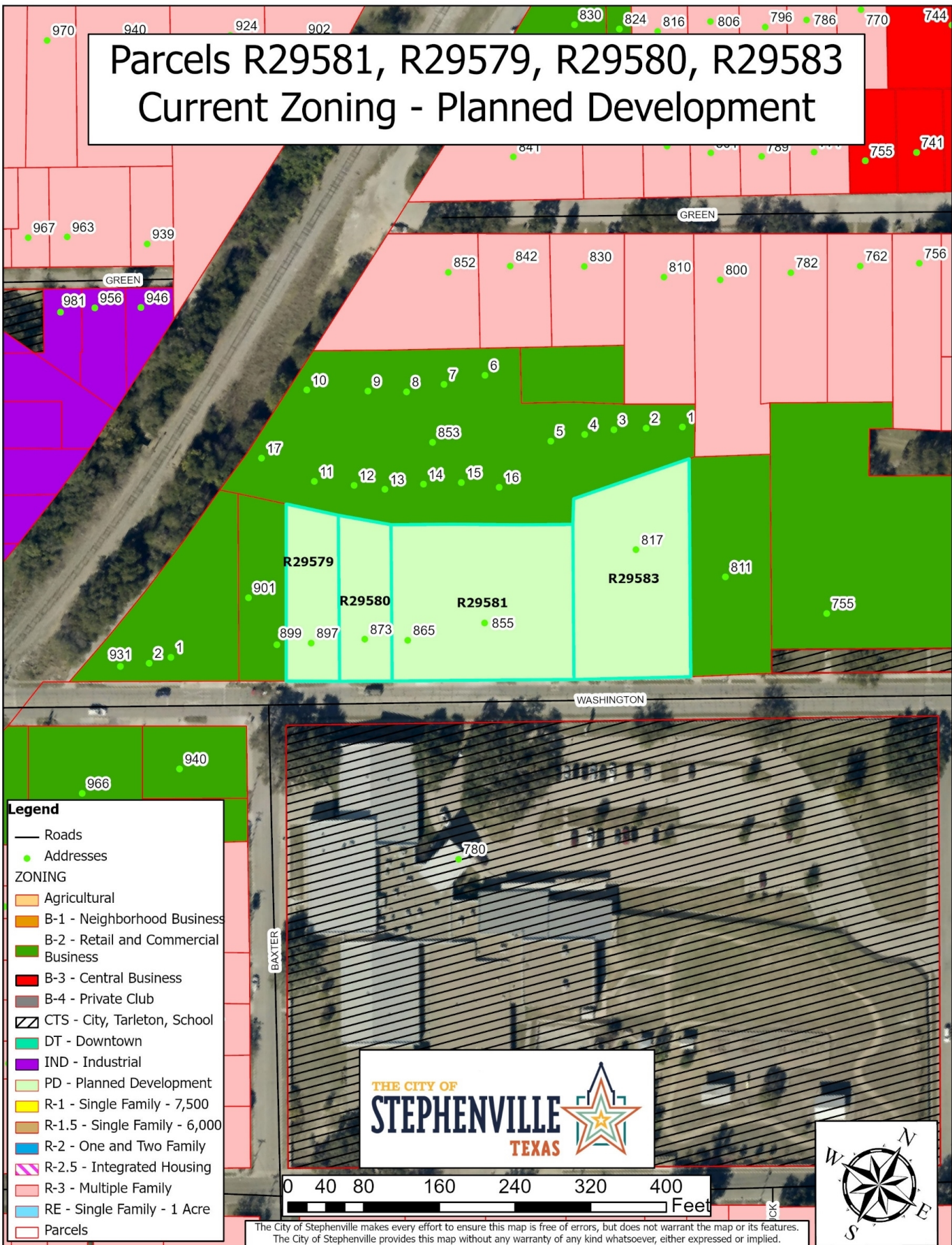
1. Approve the Final Plat;
2. Approve the Final Plat with conditions, which shall mean that the Final Plat shall be considered to have been approved once such conditions are fulfilled, and until the conditions are satisfied, it is considered denied; or
3. Deny the Final Plat.

Parcels R29581, R29579, R29580, R29583 200 Ft Buffer



Parcels R29581, R29579, R29580, R29583

Current Zoning - Planned Development



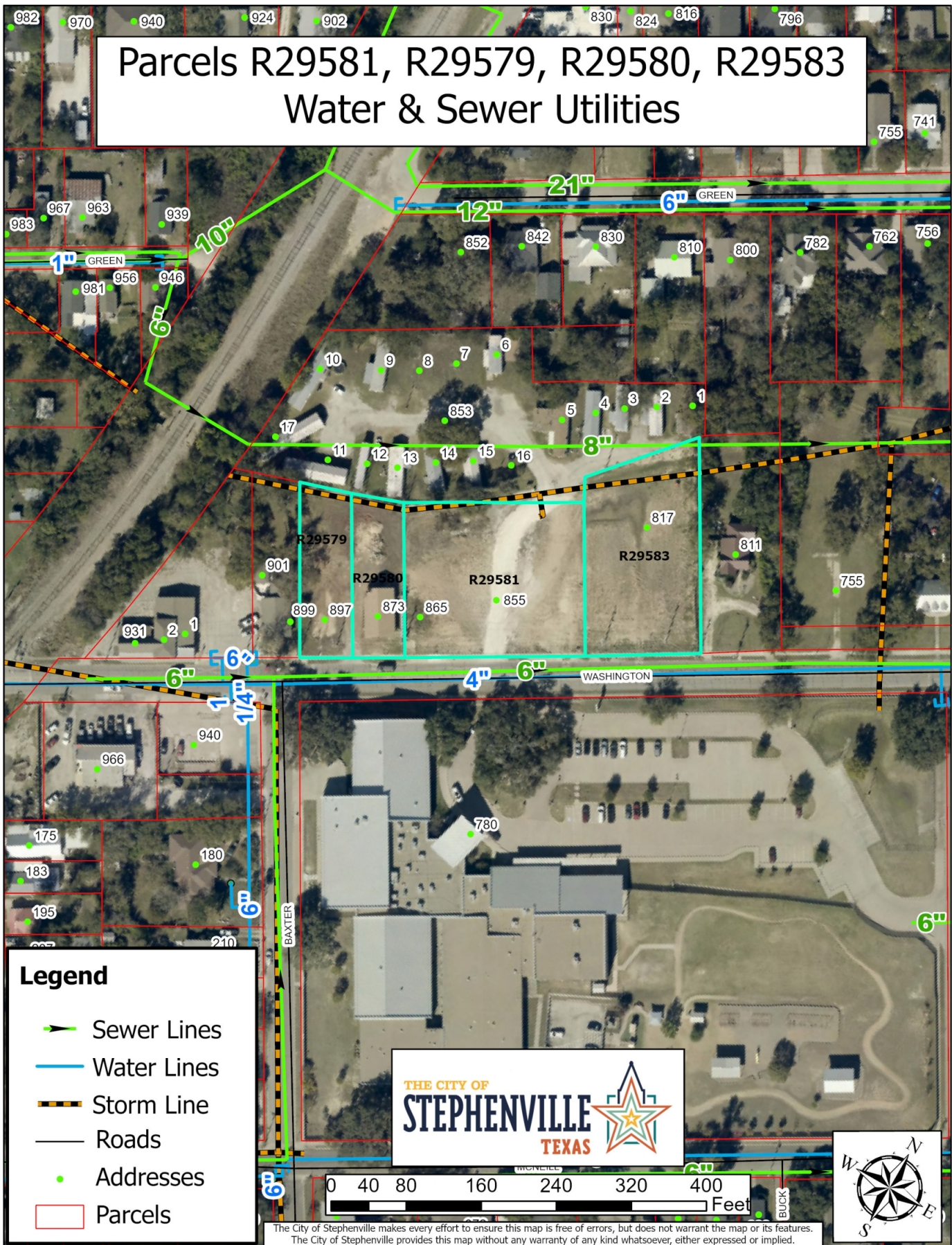
Parcels R29581, R29579, R29580, R29583

Future Land Use - Community Core



Parcels R29581, R29579, R29580, R29583

Water & Sewer Utilities



Parcel IDs R29581, R29579, R29580, R29583

200 Ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000029580	873 W WASHINGTON	598 WESTWOOD LLC	PO BOX 12324	FORT WORTH	TX	76110
R000029581	855 W WASHINGTON	598 WESTWOOD LLC	PO BOX 12324	FORT WORTH	TX	76110
R000061866	0 GREEN	AGUILAR JORGE & VERONICA	2221 CR 182	STEPHENVILLE	TX	76401
R000032757	830 GREEN	AGUILAR JORGE & VERONICA	2221 CR 182	STEPHENVILLE	TX	76401
R000030170	811 W WASHINGTON	AVERITT SOLO 401K TRUST	34284 FM914	DUBLIN	TX	76446
R000032756	842 GREEN	CHILDRESS REVOCABLE TRUST & MARENDIA LONG	1132 ELK RIDGE DR	STEPHENVILLE	TX	76401-6061
R000030169	0 W WASHINGTON	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029579	897 W WASHINGTON	COWTOWN PROPERTIES LLC	3745 BELLAIRE DR SOUTH	FORT WORTH	TX	76109
R000014966	0 N PADDOCK & VANDERBILT	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000030924	180 BAXTER	GARNER MARK E & CAROLYN F	180 S BAXTER ST	STEPHENVILLE	TX	76401-4804
R000029583	817 W WASHINGTON	IRONFUND, LLC	817 WASHINGTON	STEPHENVILLE	TX	76401
R000067212	0 BAXTER AVE	MASCORRO VENIGNO	1090 NORTH RACE	STEPHENVILLE	TX	76401
R000030947	940 W WASHINGTON	MASCORRO VENIGNO	1090 NORTH RACE	STEPHENVILLE	TX	76401
R000030946	966 W WASHINGTON	MASCORRO VENIGNO	1090 NORTH RACE	STEPHENVILLE	TX	76401
R000032755	852 W GREEN	PACK CHANCE L & KANDICE R ACKERMANN-PACK	2995 S US281	STEPHENVILLE	TX	76401
R000032758	810 W GREEN	PADRON ELIZABETH	8231 HAYWORTH HWY	GRANBURY	TX	76048
R000030176	755 W WASHINGTON	PEAR TREE PROPERTIES LLC	115 N GRAHAM, SUITE 202	STEPHENVILLE	TX	76401
R000029578	853 W WASHINGTON	SAUCEDO CESAR (ESTATE) & JANA	PO BOX 1737	STEPHENVILLE	TX	76401-0017
R000030174	800 W GREEN	SCOONMAKER JOHN G	816 HYATT DR	COPPER CANYON	TX	75077
R000030173	782 GREEN	SCOTT SHARON HIXON	782 W GREEN ST	STEPHENVILLE	TX	76401
R000029585	931 W WASHINGTON	SONNAMAKER WESLEY W	PO BOX 123947	FORT WORTH	TX	76121
R000030172	762 W GREEN	STEARNS JOHN JAMES	762 GREEN	STEPHENVILLE	TX	76401
R000068117	780 W WASHINGTON	STEPHENVILLE ISD	2655 W OVERHILL DR	STEPHENVILLE	TX	76401-0000
R000029577	899 W WASHINGTON	THE DYLAN AND CHLOE TEAM, LLC	899 W WASHINGTON	STEPHENVILLE	TX	76401

**CITY OF STEPHENVILLE
PUBLIC WORKS DEPARTMENT
CIVIL REVIEW**

Review Date: 05/05/2026

Developer/Engineer: Cowtown Properties LLC / Flanagan

Description: Washington Street Townhomes

Address: 855 W. Washington Street (BUS 377)

Development Type: ☐ Commercial ☐ Residential Subdivision ☒ Multi-Family

Final Plat: Washington Street Townhomes, Lots 1–28 and 29X–35X

- 1st Submittal – Submittal received 04/22/2026. Review completed 05/05/2026.

Public Works has reviewed the Plat submittal for general compliance with City of Stephenville codes, ordinances, and standards. The list of preliminary comments provided below is not guaranteed to identify all requirements.

Comments:

1. Provide recording information (i.e., Document # or Volume # and Page #) for all existing easements within and adjacent to the development property, including but not limited to the following.
 - a. 40-foot Existing Shared Access Easement
 - b. Oncor Utility Easements
2. All proposed easements required per the Subdivision Ordinance and/or Engineering Standards Manual shall be shown on the plat. (*Ord. Sec. 155.6.08*)
 - a. Utility Easements (*Ord. Sec. 155.6.08.A*): Provide a minimum 16-foot-wide Municipal Utility Easement for the full extents of public water line improvements constructed within the development property.
 - b. Fire Lane Easements (*Ord. Sec. 155.6.08.B*.)
 - c. Triangular Sight Visibility Easements (*Ord. Sec. 155.6.08.C*): Provide minimum 15-foot x 15-foot triangular sight visibility easements at both driveways.
 - d. Drainage Easements (*Ord. Sec. 155.6.08.D*; *ESM Appendix "C" iSWM 3.7*):
 - i. Provide a private drainage easement for the storm sewer line "SD-A" improvements, not to be owned or maintained by the city.
 - ii. Update the drainage easement callouts for the existing storm sewer to specify "Municipal Utility and Drainage Easement".
 - iii. Remove stormwater easements callouts. If the approximate limits of the existing storm sewer are included on the Final Plat, as shown, then label accordingly.
 - e. Shared Access Easements (*Ord. Sec. 155.6.05.E*)
3. The ownership, maintenance, and allowed uses/statements of restrictions for each easement shall be stated on the plat.
 - a. Easements shall be maintained by the Homeowners'/Property Owners' Association (HOA/POA). (*Ord. Sec. 155.6.05.E. & 155.6.08.*)
4. Update the 25-foot R.O.W. Dedication callout to spell out "Right-of-Way".
5. Update the floodplain to note to clarify that, "This property is not located within a Special Flood Hazard Area as shown on FEMA FIRM Panel 48143C0430D, Effective November 16, 2011."

6. Please use black line types for all easements (or greyscale if existing) to ensure all line work is shown clearly when printed and/or scanned in black and white.
7. Please label all existing lot lines shown within the development property.
8. Please label the existing easement line shown along eastern property line.
9. Please include reference to S2600 City Addition.

Ord. Sec. 155.4 – Plats and Platting Procedures

https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH155SU_S4PLPLPR

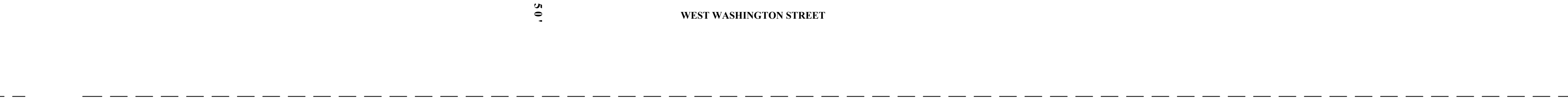
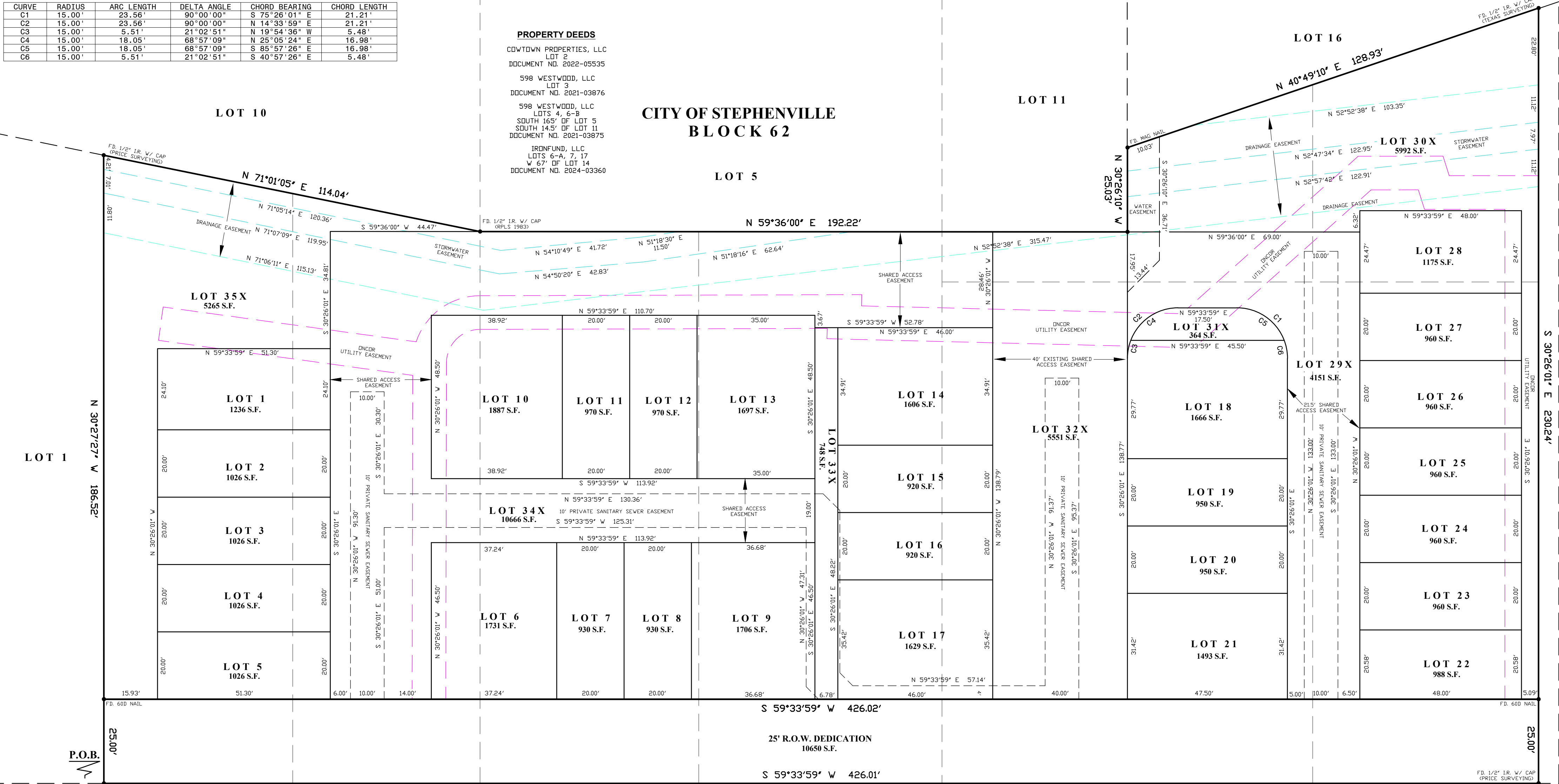
Ord. Sec. 155.6 – Subdivision Design Standards

https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH155SU_S6SUDEST

Engineering Standards Manual (ESM)

<https://www.stephenvilletx.gov/437/Engineering>

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.00'	23.56'	90°00'00"	S 75°26'01" E	21.21'
C2	15.00'	23.56'	90°00'00"	N 14°33'59" E	21.21'
C3	15.00'	5.51'	21°02'51"	N 19°54'36" W	5.48'
C4	15.00'	18.05'	68°57'09"	N 25°05'24" E	16.98'
C5	15.00'	18.05'	68°57'09"	S 85°57'26" E	16.98'
C6	15.00'	5.51'	21°02'51"	S 40°57'26" E	5.48'



LAND DESCRIPTION

Of a 1.760 acres tract of land, being all of Lots 2, 3, 4, 6-A, 6-B and 17 and being a portion of Lots 5, 7, 11 and 14, all in Block 62 of The City of Stephenville, Erath County, Texas, according to King's 1956 Map of Stephenville, adoption and dedication thereof recorded in Volume 381, Page 105 of the Deed Records of Erath County, Texas; and being further described by metes and bounds as follows:

Beginning at a point in the north line of West Washington Street, at the southeast corner of Lot 1 and the southwest corner of said Lot 2, for the southwest and beginning corner of this tract.

Thence leaving said Street, N. 30 deg. 27 min. 27 sec. W. 186.52 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the south line of Lot 10 and at the northeast corner of said Lot 1, for the northwest corner of this tract and said Lot 2.

Thence N. 71 deg. 01 min. 05 sec. E. 114.04 feet to a found 1/2" iron rod with cap (RPLS 1983) at the northeast corner of said Lot 3 and the northwest corner of said Lot 4, for a corner of this tract.

Thence N. 59 deg. 36 min. 00 sec. E. 192.22 feet to a point in the east line of Lot 11 and the west line of Lot 17, for a corner of this tract.

Thence N. 30 deg. 26 min. 10 sec. W. 25.03 feet to a found MAG nail in the east line of said Lot 11, at the southwest corner of Lot 16 and at the northwest corner of said Lot 17, for a corner of this tract.

Thence N. 40 deg. 49 min. 10 sec. E. 128.93 feet to a found 1/2" iron rod with cap (TEXAS SURVEYING) in the south line of said Lot 16 and the north line of said Lot 14, for the northeast corner of this tract.

Thence S. 30 deg. 26 min. 01 sec. E. 230.24 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said West Washington Street and in the south line of said Lot 7, for the southeast corner of this tract.

Thence S. 59 deg. 33 min. 59 sec. W. 426.01 feet to the place of beginning.

SURVEYOR'S CERTIFICATE

THIS is to certify that I, MATTHEW K. PRICE, A Registered Professional Land Surveyor of the State of Texas, have platted the above property from an actual survey on the ground and that all lot corners, angle points, and points of curve will be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision during March 2026.

Matthew K. Price, R.P.L.S. No. 6284
JN26196 FN260425

CITY OF STEPHENVILLE
ERATH COUNTY, TEXAS

_____, Director of Development Services _____
Date of Approval

Attest: _____, City Secretary _____
Date

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS PROPERTY IS NOT LOCATED WITHIN A
FLOOD ZONE ACCORDING F.I.R.M. PANEL 48143C0433D,
EFFECTIVE NOVEMBER 16, 2011

PLAT NOTES

ALL LOTS DENOTED WITH THE SUFFIX "X" ARE COMMON
AREAS, GREEN SPACES AND/OR PRIVATE ACCESS EASEMENTS

COMMON AREAS ARE PRIVATELY MAINTAINED

PRIVATE STREETS ARE NOT PROVIDED CITY SERVICES,
SPECIFICALLY, POLICE PATROLS OR ACCIDENT REPORTS,
TRAFFIC OR PARKING ENFORCEMENT.

WHEREBY THE HOMEOWNERS' OR PROPERTY OWNERS' ASSOCIATION,
AS OWNER OF THE PRIVATE STREETS AND APPURTENANCES, AGREES
TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY, ANY
GOVERNMENTAL ENTITY AND PUBLIC UTILITY:

- FOR DAMAGES TO THE PRIVATE STREET OCCASIONED BY THE
REASONABLE USE OF THE PRIVATE STREET BY THE CITY,
GOVERNMENTAL ENTITY OF PUBLIC UTILITY.
- FOR DAMAGES AND INJURY (INCLUDING DEATH) ARISING FROM THE
CONDITION OF SAID PRIVATE STREET.
- FOR DAMAGES AND INJURY (INCLUDING DEATH) ARISING OUT OF
THE USE BY THE CITY, GOVERNMENTAL ENTITY OR PUBLIC UTILITY
OF ANY RESTRICTED ACCESS GATE OR ENTRANCE.
- FOR DAMAGES AND INJURY (INCLUDING DEATH) ARISING OUT OF
ANY USE OF THE SUBDIVISION BY THE CITY, GOVERNMENTAL
ENTITY OR PUBLIC UTILITY.

LOT OWNERS SHALL RELEASE THE CITY, GOVERNMENTAL ENTITIES AND
PUBLIC UTILITIES FOR SUCH DAMAGES AND INJURIES, REGARDLESS OF
WHETHER OR NOT SUCH DAMAGES AND INJURY (INCLUDING DEATH)
ARE CAUSED BY THE NEGLIGENCE ACT OR OMISSION OF THE CITY,
GOVERNMENTAL ENTITY OR PUBLIC UTILITY, OR THEIR
REPRESENTATIVE OFFICERS, EMPLOYEES OR AGENTS.

OWNER'S CERTIFICATE

Now therefore know all men by these presents:

That, Cowtown Properties, LLC, 598 Westwood, LLC and Ironfund, LLC, owners, do hereby adopt this plat designating the herein described property as Lots 1 thru 28 and Lots 29X thru 35X, Washington Street Townhomes, an addition to the City of Stephenville, Erath County, Texas, and does hereby dedicate to the Public use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. 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 public utility, including the City, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths on any of the easements or Right-of-Way shown on the Plat; and any public utility, including the City, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Easements shall be maintained by property owners. The City can move trees or any other improvements and does not have the responsibility to replace them.

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

Witness my hand, This the _____ day of _____, 20____

Authorized Signature of Owners

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this _____ day of _____, 20____

Signature

My Commission Expires On

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this _____ day of _____, 20____

Signature

My Commission Expires On

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this _____ day of _____, 20____

Signature

My Commission Expires On

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF ERATH §

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 the ____ day of _____, 20____, at ____ o'clock, ____ M., in the Official Public Records of Erath County in Document No. _____, Cabinet _____, Slide _____

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

BY: _____
GWINDA JONES
Clerk of County Court of Erath County, Texas

BY: _____
Deputy

OWNERS

Cowtown Properties, LLC
3745 Bellaire Dr South
Fort Worth, TX 76109

598 Westwood, LLC
P.O. Box 12324
Fort Worth, TX 76110

Ironfund, LLC
817 West Washington
Stephenville, TX 76401

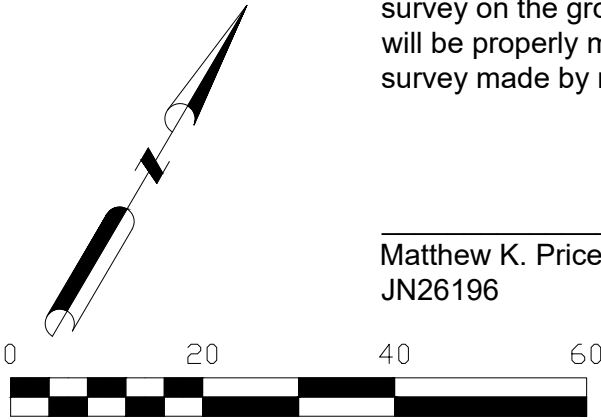
SURVEYOR

Matthew K. Price
Price Surveying, LP
FIRM# 10194051
1100 E Washington Street
Stephenville, TX 76401
254-965-5489

FINAL PLAT

WASHINGTON STREET TOWNHOMES
LOTS 1 THRU 28 & LOTS 29X THRU 35X

OF A 1.760 ACRES TRACT OF LAND, BEING ALL OF LOTS 2, 3, 4, 6-A, 6-B AND 17 AND BEING A PORTION OF LOTS 5, 7, 11 AND 14, ALL IN BLOCK 62 OF THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO KING'S 1956 MAP OF STEPHENVILLE, ADOPTION AND DEDICATION THEREOF RECORDED IN VOLUME 381, PAGE 105 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS



STAFF REPORT



SUBJECT:

Application No.: RP 2026-9734

Applicant Keith Dowell is requesting approval of a Replat of property located at 975 N McCart, Parcel R28762, being BLK 2; LOT 5 of the S2300 BUTLER ADDITION of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

Staff is requesting the Planning and Zoning Commission grant Conditional Approval of the Replat pending completion, verified by city staff, of the following items required by the Subdivision Ordinance, Chapter 155:

1. Address all comments from May 1, 2026 review by Public Works (attached).
2. Ensure plat has all required language related to easements.
3. Correct the rear setback to 15' per current zoning of R-2.5 Integrated Housing.
4. The 5' setback shown on the plat will limit the use for this property to single-family, only. Please add plat note.
5. Pay all fees related to the project.

Upon completion, the Replat may be submitted to the City for approval and subsequent recordation by the County Clerk's Office.

BACKGROUND:

This property was rezoned in April, 2025 to R-2.5, Integrated Housing.

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.

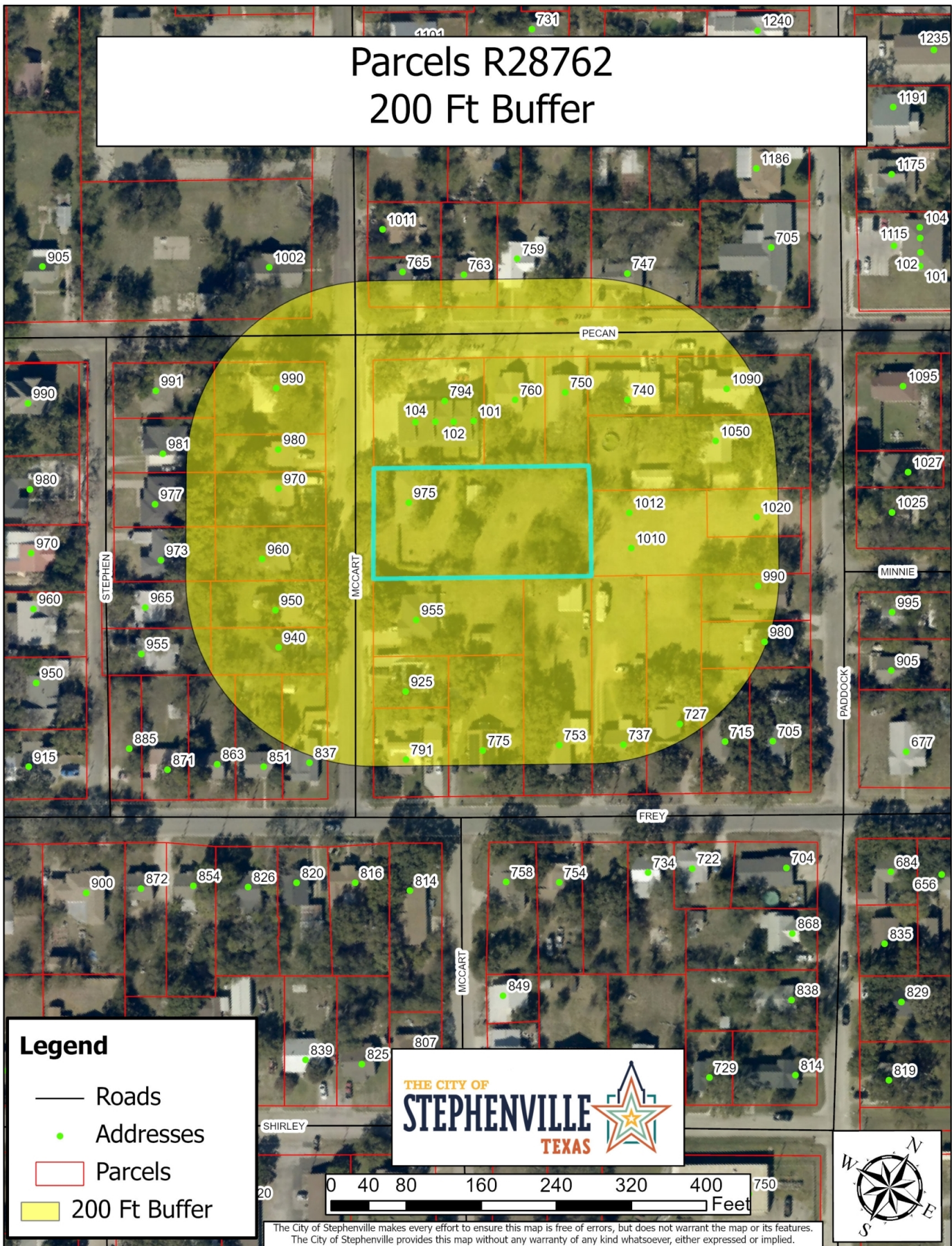
FACTORS TO CONSIDER:

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

ALTERNATIVES

1. Approve the Replat;
2. Approve the Replat with conditions, which shall mean that the Final 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.

Parcels R28762 200 Ft Buffer



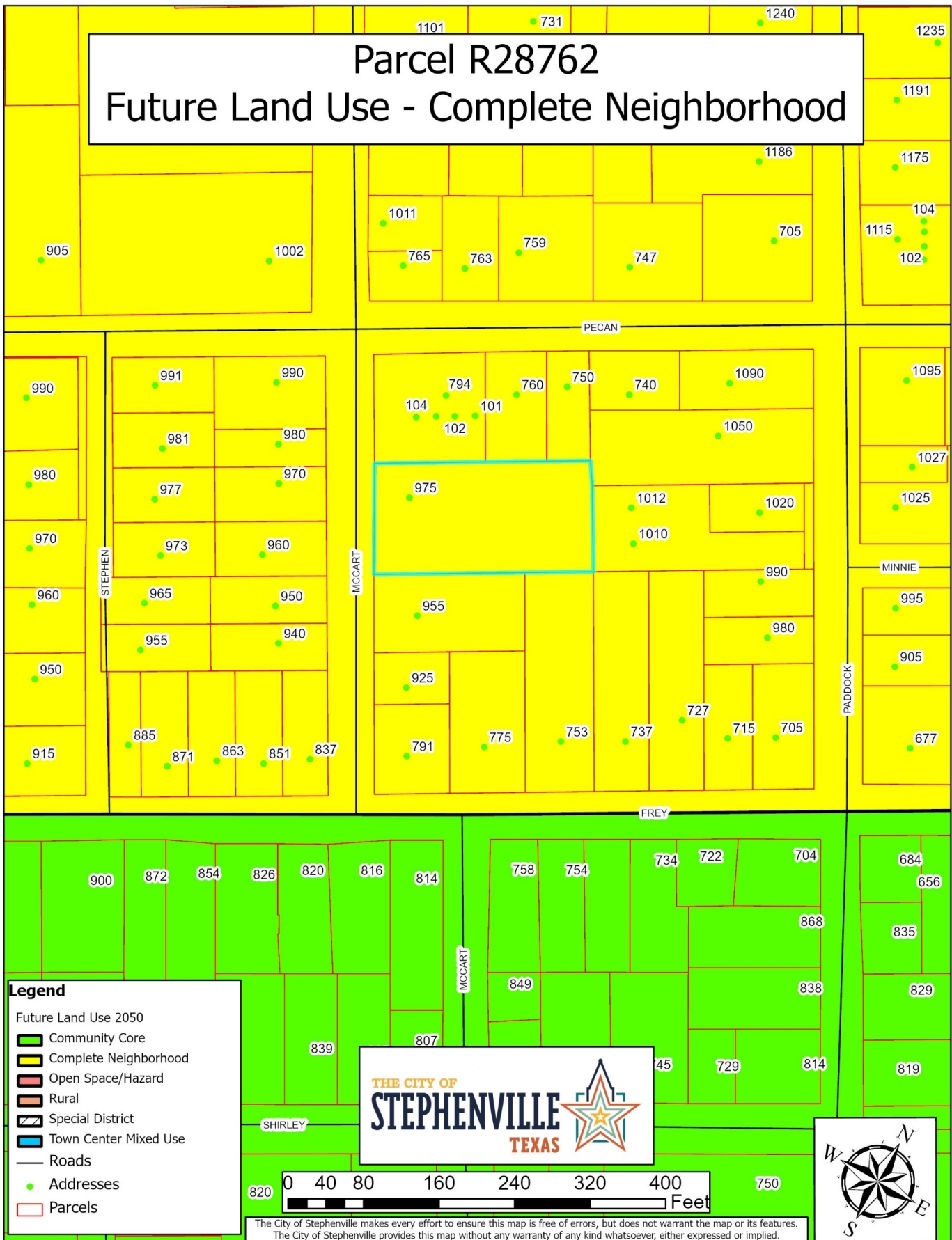
Parcel R28762

Current Zoning - R2.5 Integrated Housing



Parcel R28762

Future Land Use - Complete Neighborhood



Parcels R28762

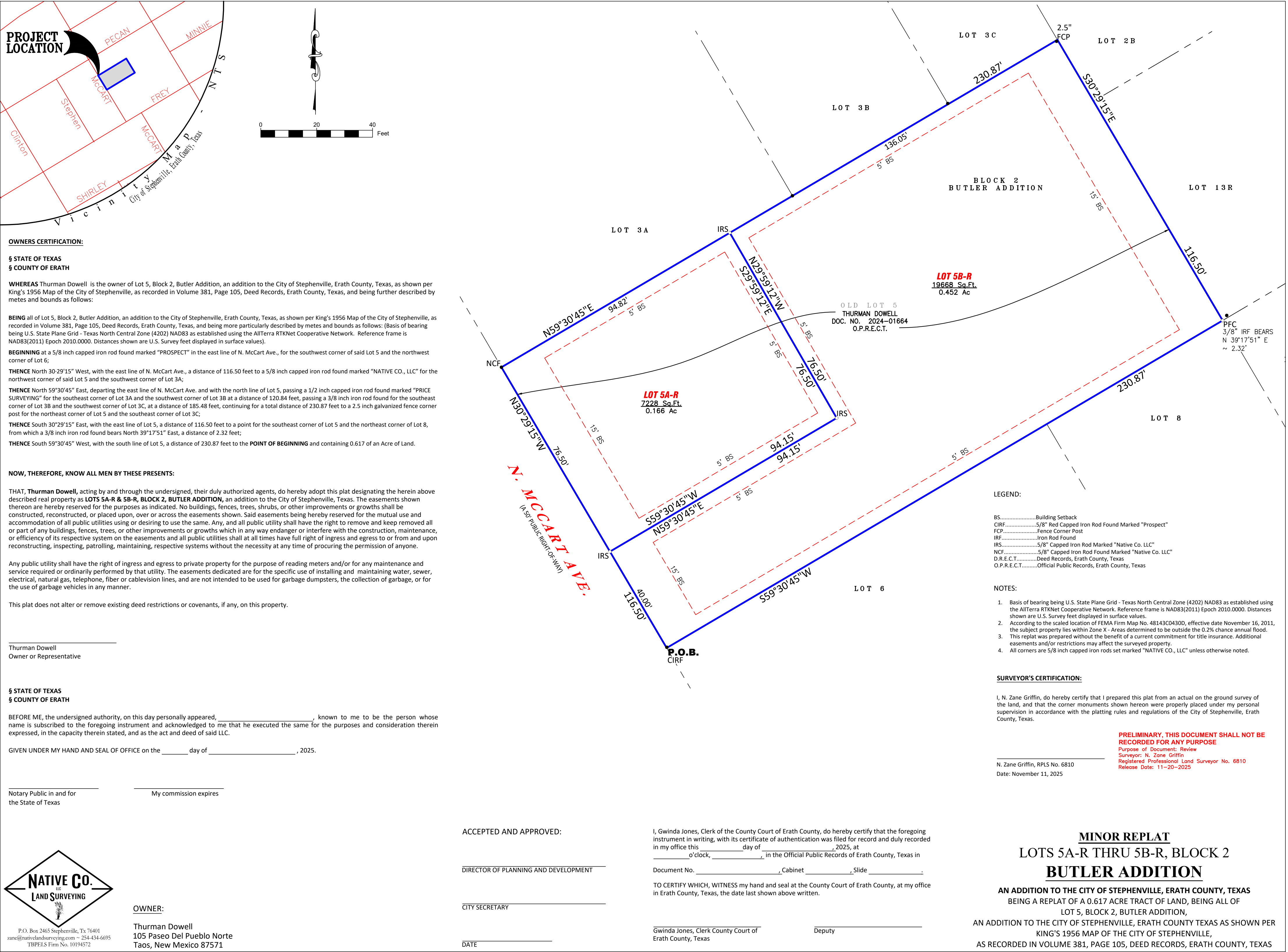
Water & Sewer Utilities



Parcel IDs R28762

200 Ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000028776	991 STEPHEN	9K PROPERTIES LLC	118 CR102	CISCO	TX	76437
R000028780	851 FREY	AGUILAR DORTHY	851 FREY	STEPHENVILLE	TX	76401
R000028786	955 STEPHEN	ARTHUR MATTHEW L & CHERANE L ARTHUR	3770 GUENTHER RD	LA GRANGE	TX	78945
R000028754	1090 PADDOCK	AVELAR LOGAN TYLER	1090 N PADDOCK	STEPHENVILLE	TX	76401
R000028781	863 FREY	BARKEMEYER KESHA L	111 FOSSIL ROCK DR	AZLE	TX	76020
R000028753	705 FREY	BARNETTE MICHAEL & ASHLYN	705 WEST FREY	STEPHENVILLE	TX	76401
R000028765	753 FREY	BOREN LESLIE CHARLES	753 W FREY	STEPHENVILLE	TX	76401
R000028775	960 MCCART	BYRD FAMILY INVESTMENTS LLC	115 BRIDLE PATH DR	STEPHENVILLE	TX	76401
R000028773	990 MCCART	COWBOY HERITAGE INVESTMENTS, LLC	1707 CR112	STEPHENVILLE	TX	76401
R000028752	715 W FREY	DOLLARHIDE KIRSTEN	715 W FREY	STEPHENVILLE	TX	76401
R000028762	975 MCCART	DOWELL THURMAN	105 PASEO DEL PUEBLO NORTE	TAOS	NM	87571
R000028768	990 PADDOCK	FICK REBECCA A	990 N PADDOCK	STEPHENVILLE	TX	76401
R000028755	740 PECAN	FLOYD TOBY & SCARLET FLOYD	9753 FM3025	STEPHENVILLE	TX	76401
R000028758	760 PECAN	GASTON BEN AND CLAIR GASTON	8010 MANX DR	ROUND ROCK	TX	766811
R000028766	727 FREY	GREYHOUSE RENTALS LLC	175 CANYON LAKE RD	GORDON	TX	76453
R000078522	1010 PADDOCK	GREYHOUSE RENTALS, LLC	8512 BENBROOK BLVD	BENBROOK	TX	76126
R000028770	1020 PADDOCK	GREYHOUSE RENTALS, LLC	8512 BENBROOK BLVD	BENBROOK	TX	76126
R000028759	750 PECAN	HALE & HALE RENTALS, LLC	150 HARBIN DR, SUITE 430	STEPHENVILLE	TX	76401
R000028769	980 PADDOCK	HEWITT GEORGE JR	980 PADDOCK	STEPHENVILLE	TX	76401-5517
R000028767	737 W FREY	HIGDON BAILEE	737 W FREY	STEPHENVILLE	TX	76401
R000028757	995 MCCART	HORWATH TIMOTHY R & MELANIE A HORWATH LIVING TRUST	PO BOX 651	STEPHENVILLE	TX	76401
R000028778	977 N STEPHEN	KAYLOR FAMILY TRUST	465 DAWSON RD	WAXAHACHIE	TX	75167
R000028831	763 W PECAN	LAMB BENJAMIN & HAYLEY	763 W PECAN	STEPHENVILLE	TX	76401
R000028779	973 STEPHEN	LEGACY TRUST	PO BOX 1827	STEPHENVILLE	TX	76401
R000028772	980 MCCART	MCGILL DEBRA	125 SINGLE OAK LN	SANTO	TX	76472
R000028784	950 MCCART	MELLENDEZ MARISSA	950 N MCCART	STEPHENVILLE	TX	76401
R000076596	940 MCCART	NICHOLS SHERI	940 N MCCART	STEPHENVILLE	TX	76401
R000028756	1050 PADDOCK	RIVERA SERENA DAWN	1050 N PADDOCK	STEPHENVILLE	TX	76401
R000028771	837 FREY	ROHRBACH DAVID & CYNTHIA ROHRBACH	20100 QUAIL HOLLOW DR	CANYON	TX	79015
R000028809	747 PECAN	SERBIN RAUL & LISA PAYNE	747 PECAN	STEPHENVILLE	TX	76401
R000028764	775 FREY	STEPHENS GARY	791 W FREY	STEPHENVILLE	TX	76401
R000028761	791 FREY	STEPHENS GARY D & DEBRA	791 FREY	STEPHENVILLE	TX	76401
R000028785	965 STEPHEN	TEVIS WYATT DANIEL	965 N STEPHEN	STEPHENVILLE	TX	76401
R000028774	970 MCCART	THOMPSON TAEZER R & EMILY E	970 N MCCART ST	STEPHENVILLE	TX	76401
R000028834	1002 MCCART	TOUCHSTONE RANCH LAND LLC	PO BOX 2476	STEPHENVILLE	TX	76401
R000028763	955 MCCART	VICKERS DANNY REX, JR & JOYCE VICKERS	955 N MCCART	STEPHENVILLE	TX	76401
R000028830	765 PECAN	WALKER MADELINE	765 W PECAN	STEPHENVILLE	TX	76401
R000028828	759 PECAN	WOOD TROY & THEDRA	759 PECAN	STEPHENVILLE	TX	76401-0000
R000028760	925 MCCART	WRIGHT BRANDON & TIARA WRIGHT	925 MCCART	STEPHENVILLE	TX	76401
R000028777	981 STEPHEN	YANCEY KENNON DAVIS & VICTORIA ELISABETH YANCEY	981 N STEPHEN AVE	STEPHENVILLE	TX	76401



**CITY OF STEPHENVILLE
PUBLIC WORKS DEPARTMENT
CIVIL REVIEW**

Review Date: 05/01/2026

Developer/Engineer: Thurman Dowell (Owner) / Native Land Surveying (Surveyor)

Description: Proposed Uses Not Identified

Address: 975 N. McCart Avenue

Development Type: ☐ Commercial ☐ Residential Subdivision ☐ Multi-Family

Minor Replat: Butler Addition, Block 2, Lot 5A-R (0.166 Acres) and Lot 5B-R (0.452)

- 1st Submittal – Submittal received 04/22/2026. Preliminary review completed 05/01/2026.

Public Works has reviewed the Plat submittal for general compliance with City of Stephenville codes, ordinances, and standards. The list of preliminary comments provided below is not guaranteed to identify all requirements.

Comments:

1. Extension of a public sewer line along N. McCart may be required to serve proposed Lot 5B-R.
2. Confirm all applicable easements are shown as required per the Subdivision Ordinance. (*Ord. Sec. 155.6.08*)
3. The ownership, maintenance, and allowed uses/statements of restrictions for each easement shall be stated on the plat.
 - a. Easements shall be maintained by the property owners or Homeowners'/Property Owners' Association (HOA/POA). (*Ord. Sec. 155.6.05.E. & 155.6.08.*)

Note: A civil construction plan submittal has not been provided to Public Works for review. Additional requirements, including but not limited to easements and dedications, may be applicable for proposed and/or future development within the platted properties.

Ord. Sec. 155.4 – Plats and Platting Procedures

https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH155SU_S4PLPLPR

Ord. Sec. 155.6 – Subdivision Design Standards

https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH155SU_S6SUDEST

Engineering Standards Manual (ESM)

<https://www.stephenvilletx.gov/437/Engineering>

STAFF REPORT



SUBJECT: Application No.: RZ 2026-9643

Applicant Mike McCown, representing C Winsett & Gail Reddoch, is requesting approval of a rezone of property located at 1042 PR 1428 Off CR 498, Parcel R22359, being approximately 42.750 acres of the A0515 MOTLEY WILLIAM of the City of Stephenville, Erath County, Texas from (AG), Agricultural, to (R-2.5) Integrated Housing.

DEPARTMENT: Development Services

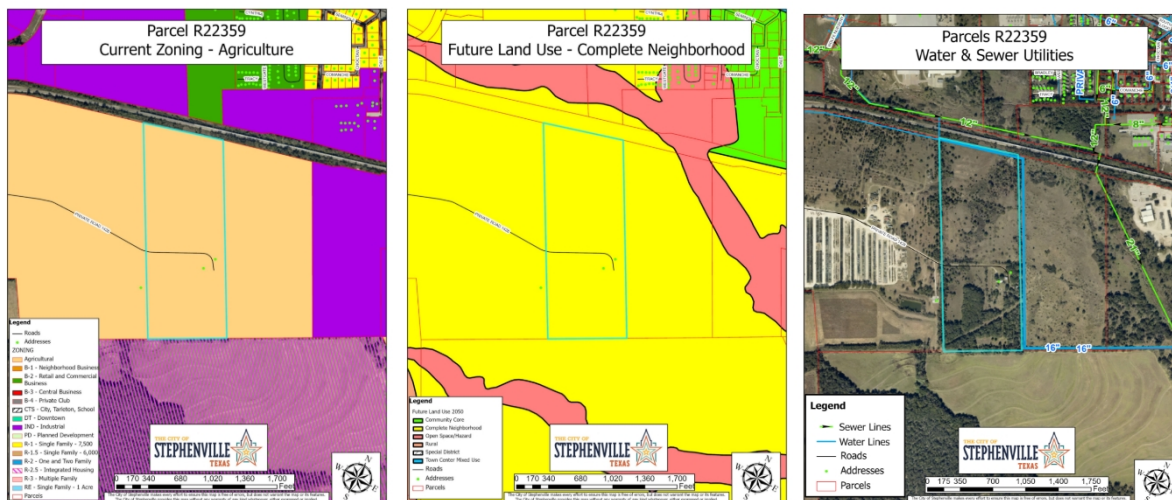
STAFF CONTACT: Steve Killen

RECOMMENDATION:

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

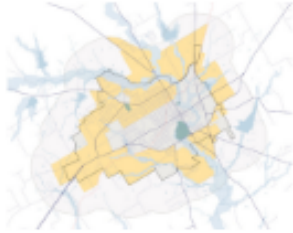
BACKGROUND:

Mr. McCowan is requesting the rezone to allow the construction of single-family residences. If the rezone is approved, construction plans will be submitted to for staff review. A Final Plat will be presented for approval upon acceptance of public improvements.



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 for 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 four individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than four unrelated individuals;
2. Two-to-four family dwellings, with each family limited as in division (1) above;
3. Townhouse dwellings, with each family limited as in division (1) above;
4. Condominium dwellings, with each family limited as in division (1) above;

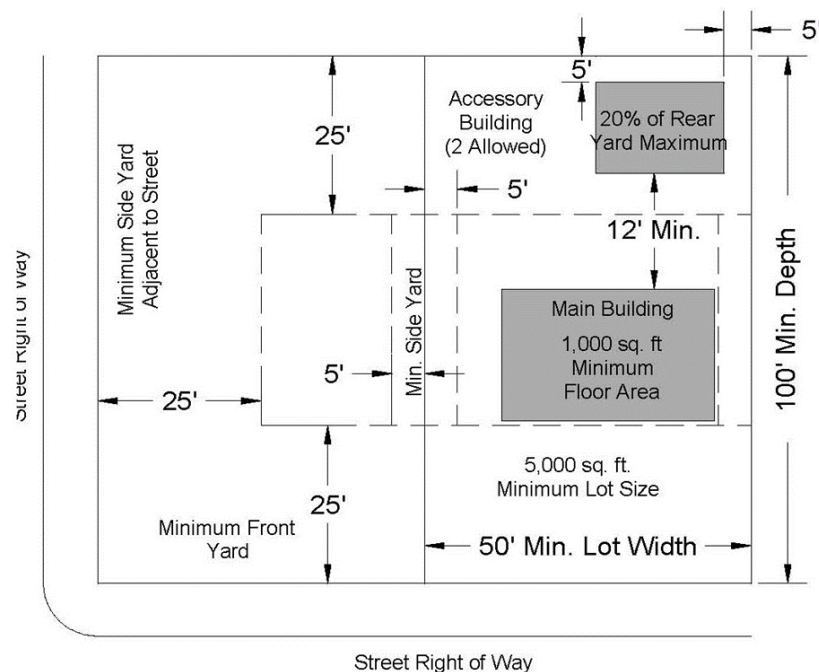
5.8.C Conditional Uses.

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.

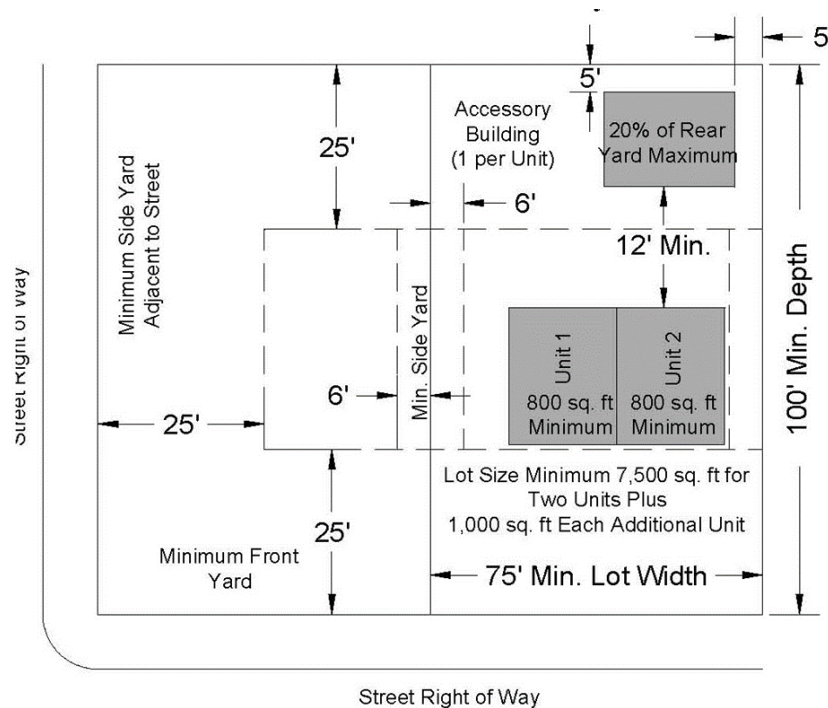
1. Minimum lot area: 3,000 ft².
2. Minimum lot width and lot frontage: 50 feet.
3. Minimum lot depth: 60 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: five feet.
 - b. Corner lot: 15 feet from intersecting 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.

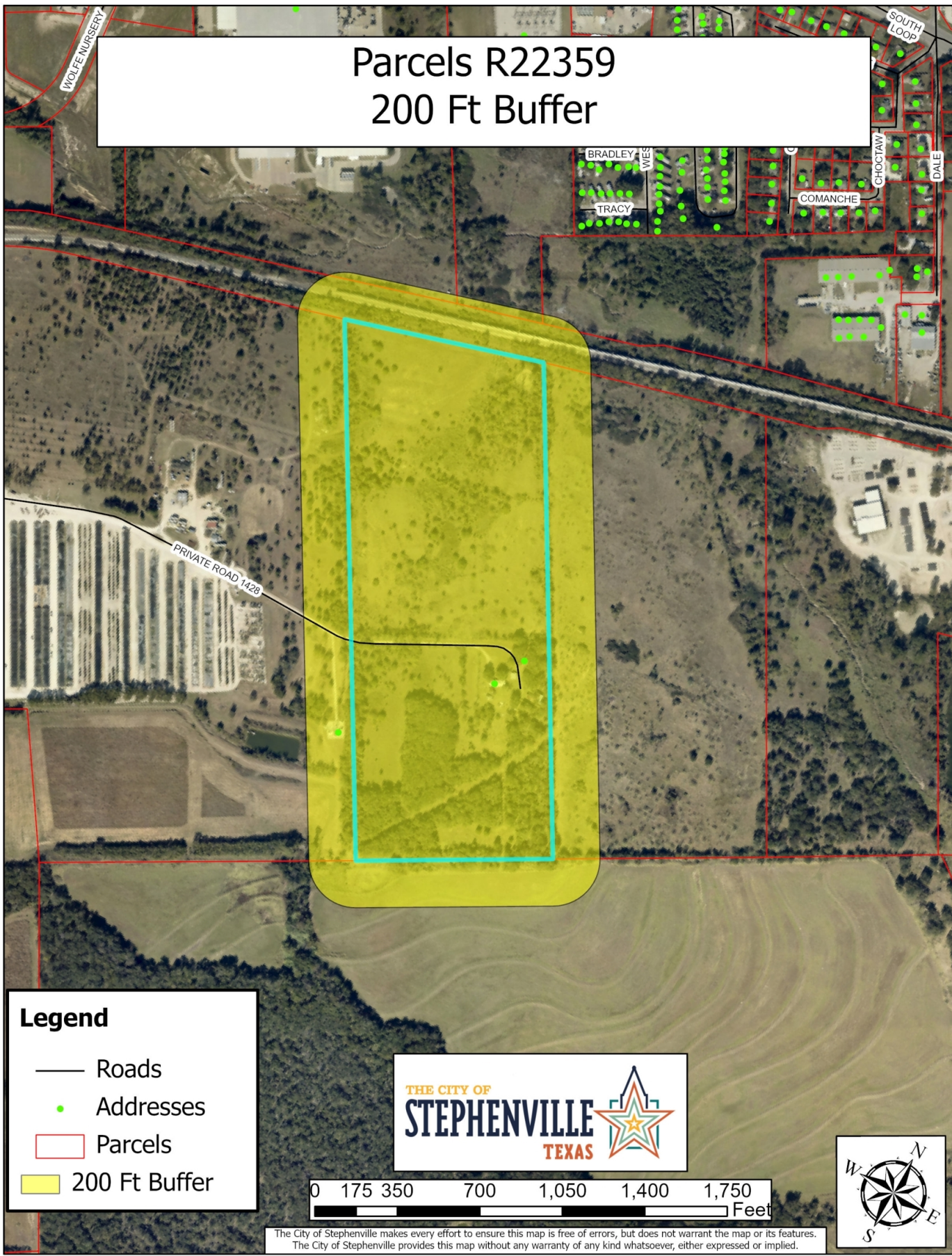


C. Townhouse/Condominium.

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.

Parcels R22359

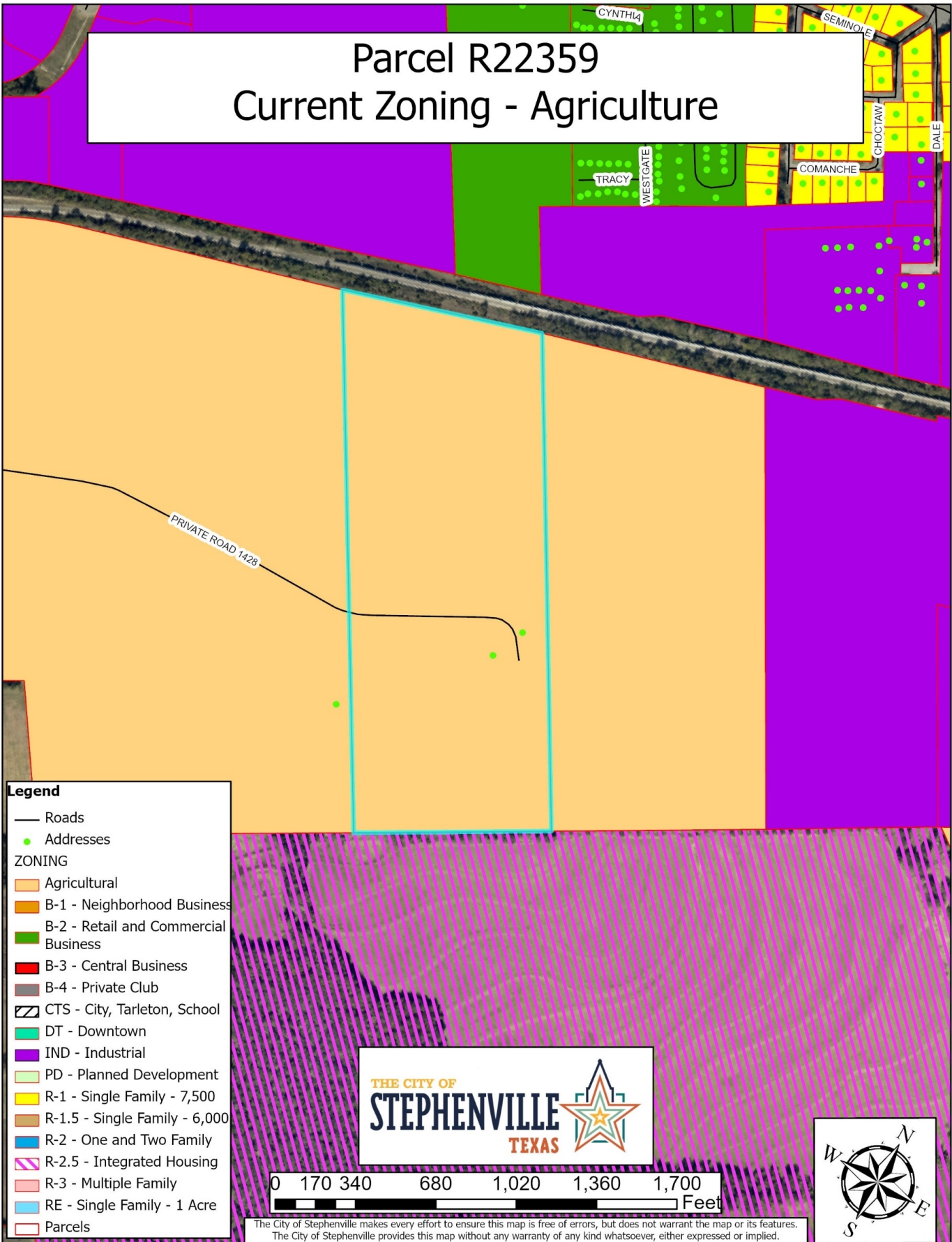
200 Ft Buffer



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.

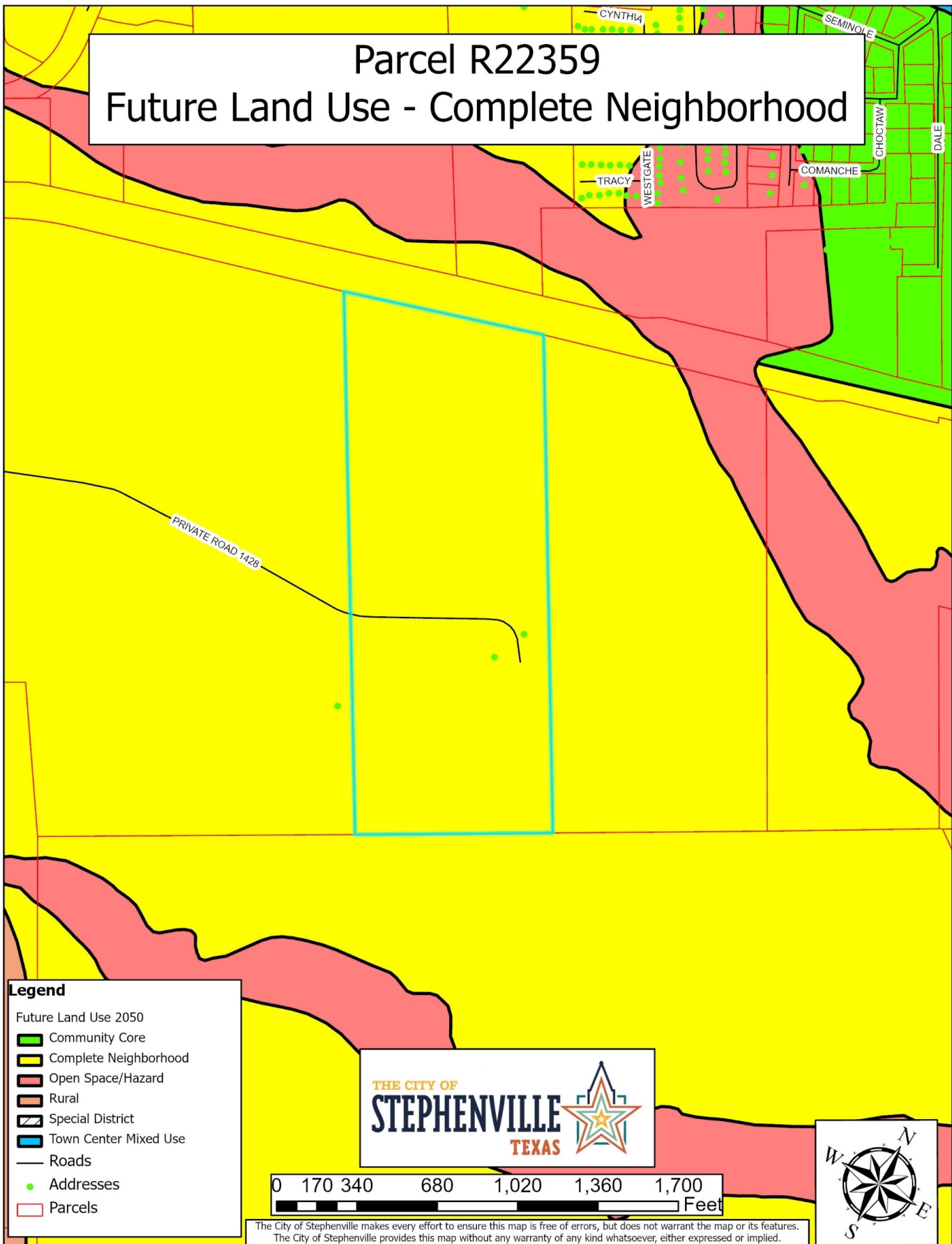
Parcel R22359

Current Zoning - Agriculture



Parcel R22359

Future Land Use - Complete Neighborhood



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
TEXAS



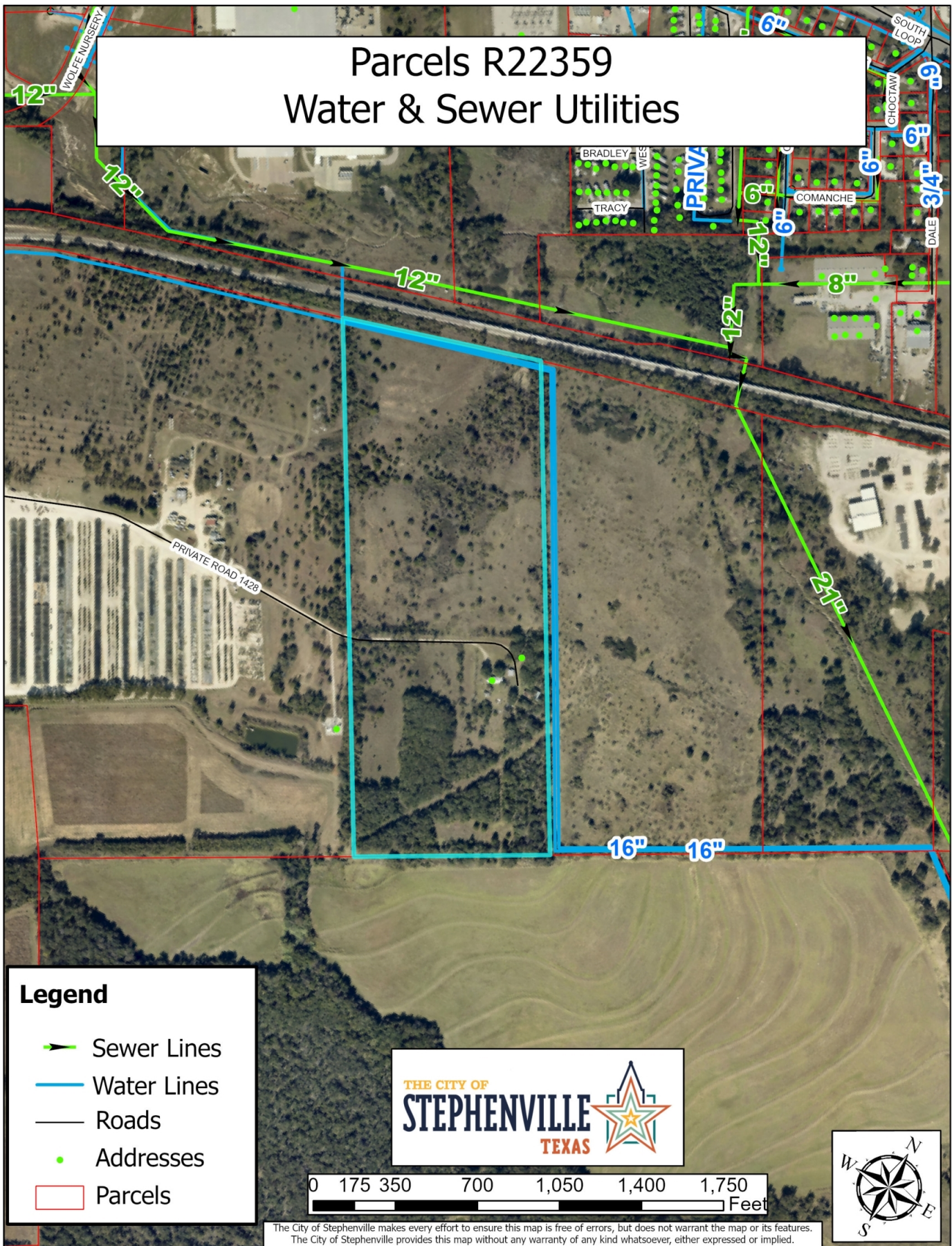
0 170 340 680 1,020 1,360 1,700 Feet

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Parcels R22359

Water & Sewer Utilities



Parcel IDs R22359

200 Ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000022341	142 PR1428 OFF LOCKHART RD	ALLEN A+ RANCH LP	PO BOX 953	STEPHENVILLE	TX	76401
R000022379	0 S DALE AVE	COLLINS MATTHEW DUSTIN	179 LIVE OAK RD	SANTO	TX	76472
R000014966	0 N PADDOCK & VANDERBILT	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000019796	0 CR256	MUZYKA LOUIS & GEORGE GRISSOM	4259 CR204	ALVARADO	TX	76009
R000022366	2700 W WASHINGTON	ONCOR ELECTRIC DELIVERY COMPANY	PO BOX 139100	DALLAS	TX	75313
R000022359	1042 PR1428 OFF LOCKHART RD	REDDOCH C WINSETT & GAIL	8148 CR176	STEPHENVILLE	TX	76401-9635
R000022380	1163 PR1428 OFF CR498	REDDOCH C WINSETT & GAIL	8148 CR176	STEPHENVILLE	TX	76401-9635
R000030554	2770 W WASHINGTON	SAINT GOBAIN ABRASIVES INC	750 SWEDESFORD RD	VALLEY FORGE	PA	19482

STAFF REPORT



SUBJECT: Application No.: RZ 2026-9644

Applicant Mike McCown, representing C Winsett & Gail Reddoch, is requesting approval of a rezone of property located at 1163 PR 1428 Off CR 498, Parcel R22380, being approximately 41.310 acres of the A0515 MOTLEY WILLIAM of the City of Stephenville, Erath County, Texas from (AG), Agricultural, to (R-2.5) Integrated Housing.

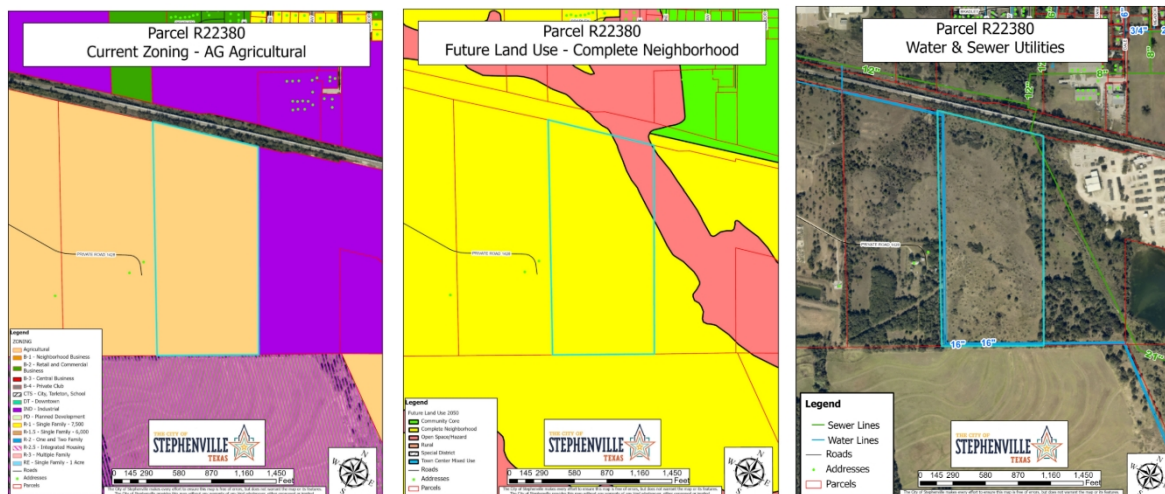
DEPARTMENT: Development Services
STAFF CONTACT: Steve Killen

RECOMMENDATION:

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

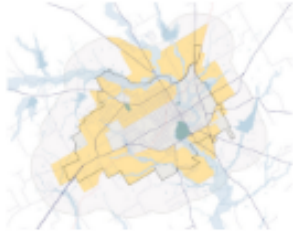
BACKGROUND:

Mr. McCowan is requesting the rezone to allow the construction of single-family residences. If the rezone is approved, construction plans will be submitted to for staff review. A Final Plat will be presented for approval upon acceptance of public improvements.



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 for 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 four individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than four unrelated individuals;
2. Two-to-four family dwellings, with each family limited as in division (1) above;
3. Townhouse dwellings, with each family limited as in division (1) above;
4. Condominium dwellings, with each family limited as in division (1) above;

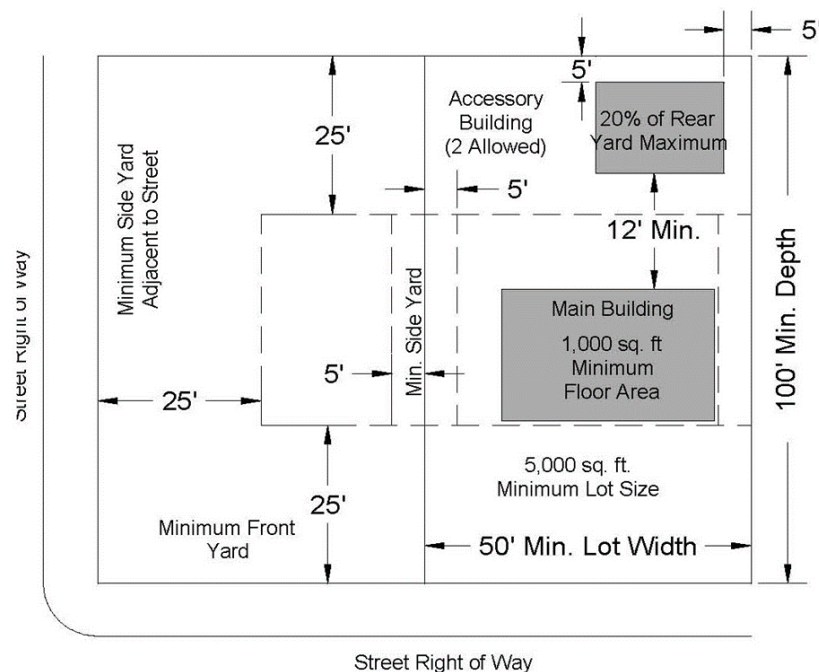
5.8.C Conditional Uses.

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.

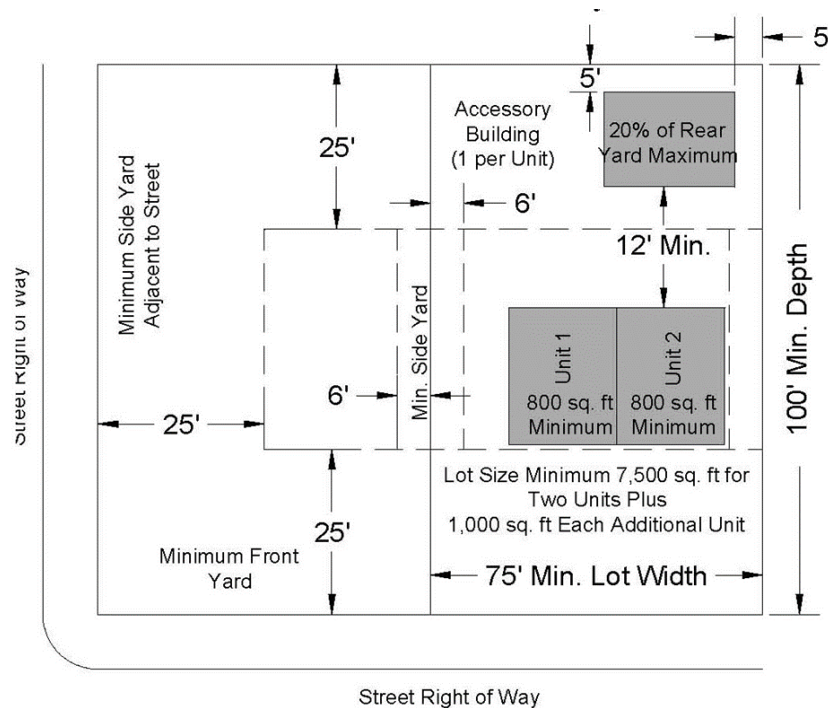
1. Minimum lot area: 3,000 ft².
2. Minimum lot width and lot frontage: 50 feet.
3. Minimum lot depth: 60 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: five feet.
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7. Building size:
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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.

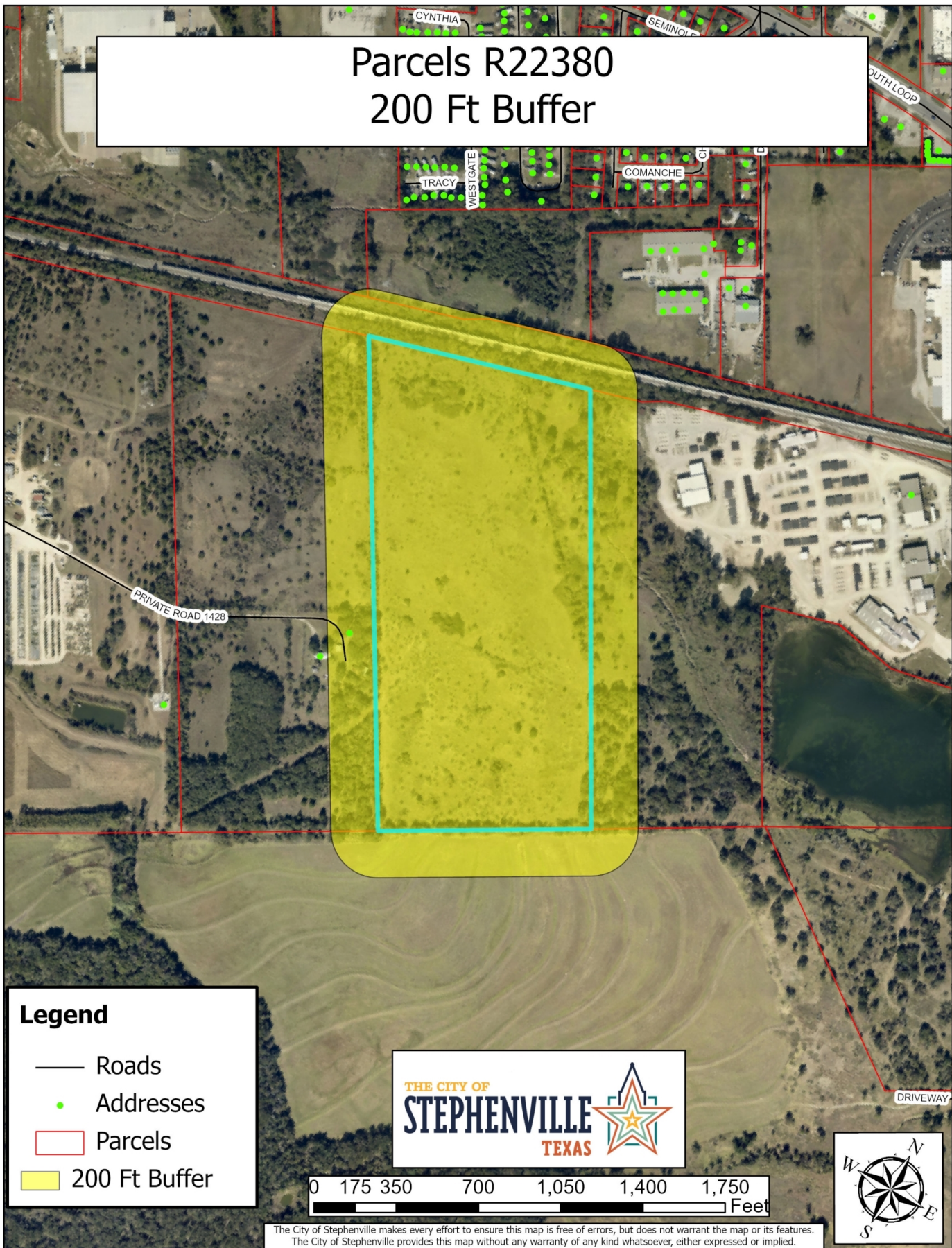


C. Townhouse/Condominium.

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.

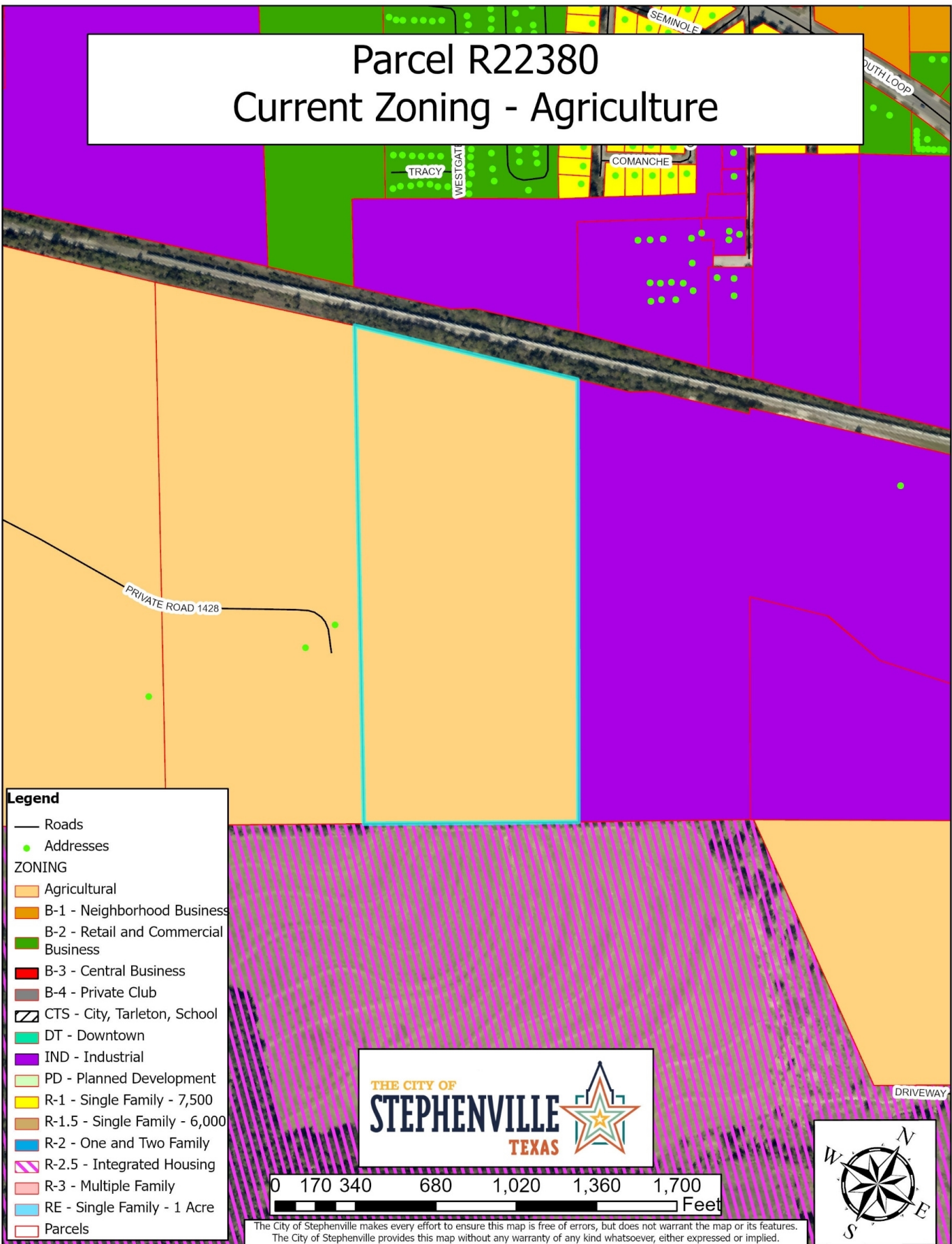
- Townhouse/Condominium**

Parcels R22380 200 Ft Buffer



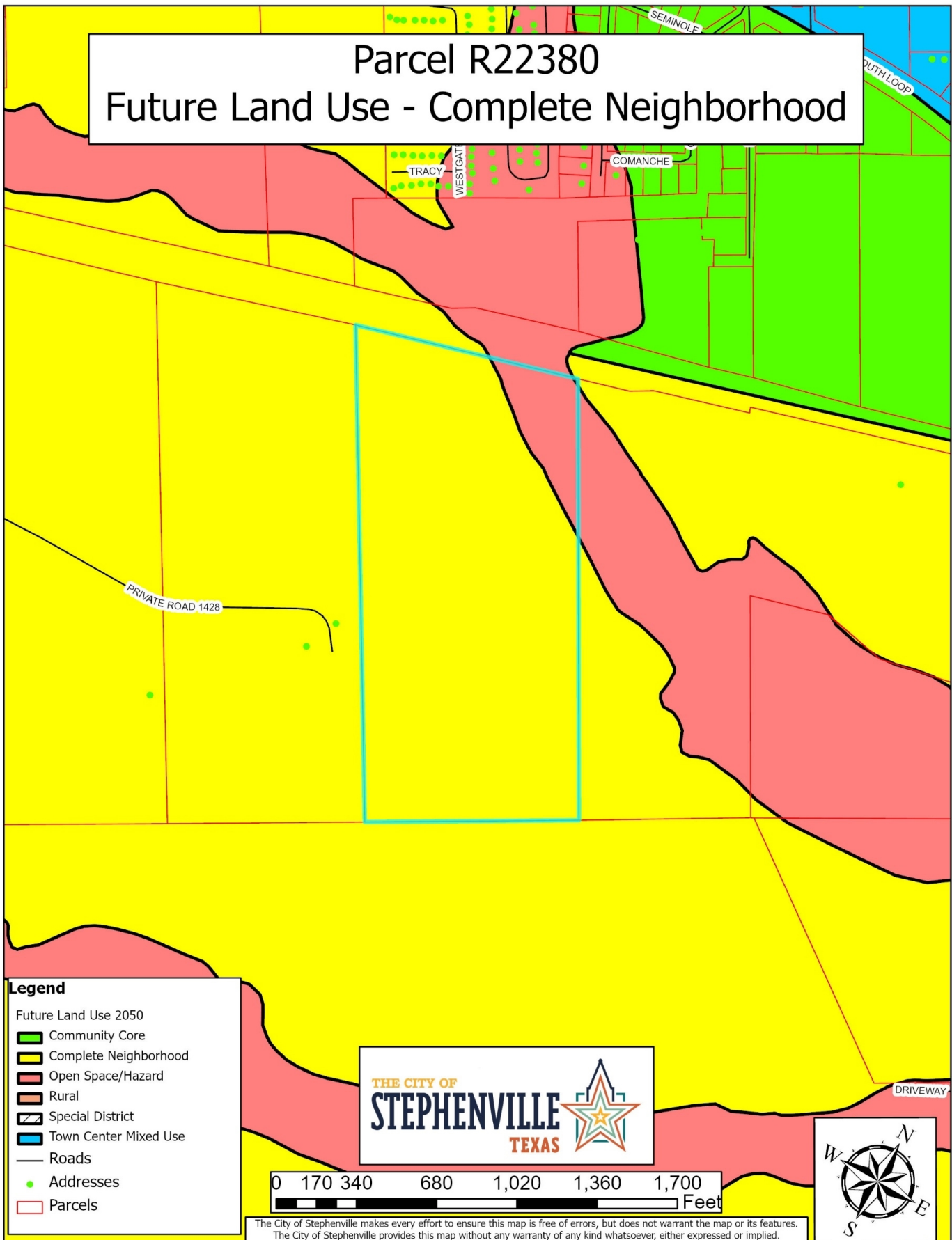
Parcel R22380

Current Zoning - Agriculture



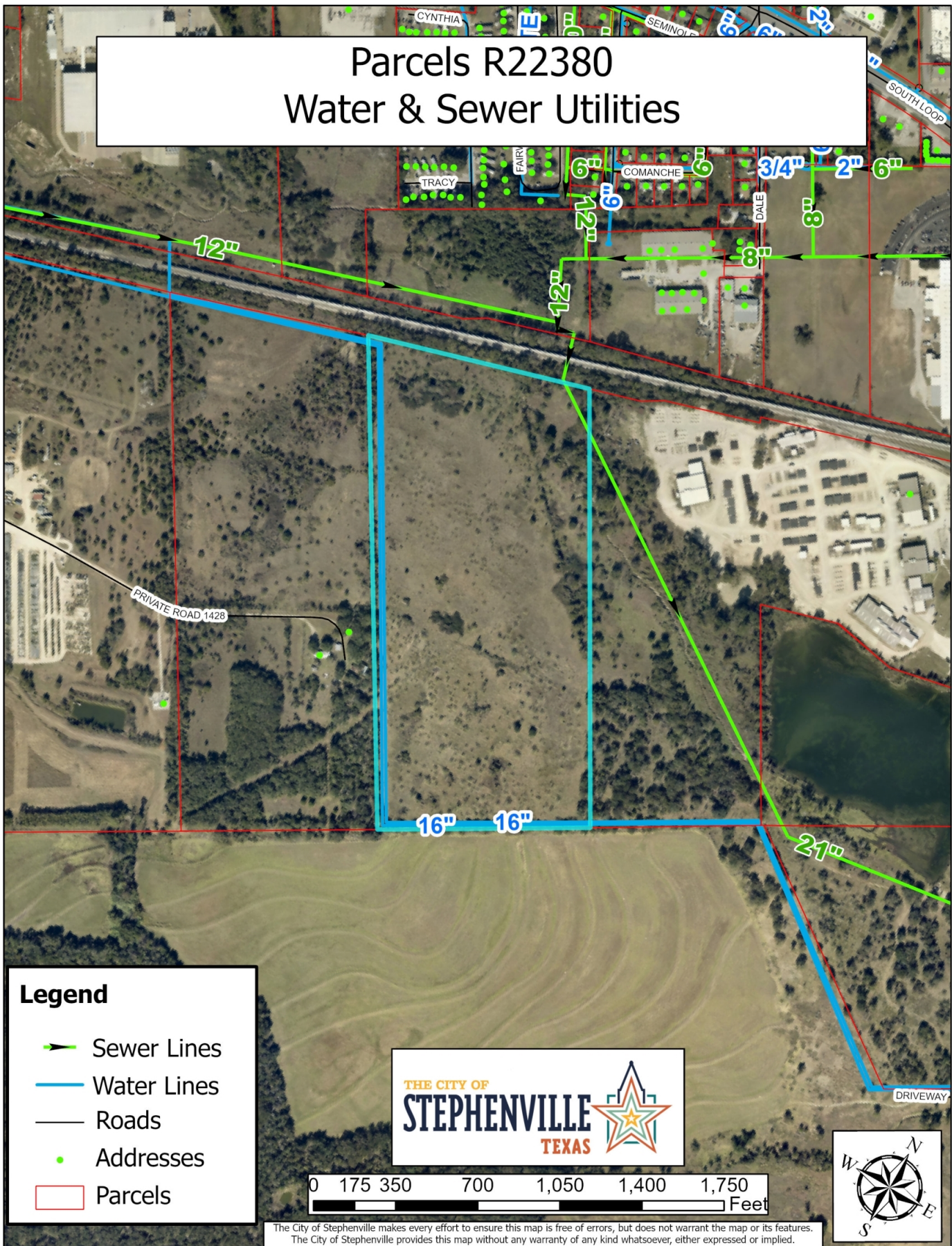
Parcel R22380

Future Land Use - Complete Neighborhood



Parcels R22380

Water & Sewer Utilities



Parcel R22380

200 Ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000022379	0 S DALE AVE	COLLINS MATTHEW DUSTIN	179 LIVE OAK RD	SANTO	TX	76472
R000014966	0 N PADDOCK & VANDERBILT	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000019796	0 CR256	MUZYKA LOUIS & GEORGE GRISSOM	4259 CR204	ALVARADO	TX	76009
R000022366	2700 W WASHINGTON	ONCOR ELECTRIC DELIVERY COMPANY	PO BOX 139100	DALLAS	TX	75313
R000022359	1042 PR1428 OFF LOCKHART RD	REDDOCH C WINSETT & GAIL	8148 CR176	STEPHENVILLE	TX	76401-9635
R000022380	1163 PR1428 OFF CR498	REDDOCH C WINSETT & GAIL	8148 CR176	STEPHENVILLE	TX	76401-9635
R000022376	280 S DALE AVE	STEPHENVILLE COMMERCIAL INVESTMENTS LLC	PO BOX 955	STEPHENVILLE	TX	76401
R000030527	600 CAPORAL DR	TEJAS TUBULAR PRODUCTS	8526 GREEN RIVER DR	HOUSTON	TX	77028-2835

STAFF REPORT



SUBJECT:

Application No.: FP 2026-9571

Applicant Wes Bishop, representing Alps-Stephenville LLC., is requesting approval of a Final Plat of property located at 3040 W Washington St., Parcel R77987, of the A0613 PEARSON HENRY of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

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

1. Address all comments from May 1, 2026 review by Public Works (attached).
2. Submit Record Drawings and comply with final review to be conducted by Public Works.
3. Submit acceptance of public improvements letter issued by the Public Works department to Development Services upon receipt.
4. Ensure plat has all required language related to easements.
5. Show building setback lines.
6. Confirm that the 75' ingress/egress easement to Enserch Corporation shown on the Preliminary Plat is no longer required or recorded by separate instrument.
7. Verify access easement from Bob White is recorded by separate instrument.
8. Pay all fees related to the project.

Upon completion, the Final Plat may be submitted to the City for approval and subsequent recordation by the County Clerk's Office.

BACKGROUND:

A Preliminary Plat was approved with conditions at the January, 2025 Planning and Zoning Commission meeting. The project is nearing completion and acceptance of public improvements is anticipated in the near future. The site conforms to the original preliminary plat.

Sec. 155.4.06. Final plat.

A. *Purpose.* The purpose of a Final Plat is to ensure:

1. That the proposed Subdivision and development of the land is consistent with all standards of this Subdivision Ordinance pertaining to the adequacy of public facilities,
2. That Public Improvements to serve the Subdivision or development have been installed and accepted by the City, or that provision for such installation has been made, and
3. That all other City requirements and conditions have been satisfied or provided for to allow the Final Plat to be recorded.

B. *Applicability.* No subdivision of land shall be allowed without proper submittal, approval, and adoption of a Final Plat.

- C. *Exceptions.* A Final Plat is not required when a Minor Plat is submitted (See Section 4.07).
- D. *Ownership.*
1. 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 Final Plat.
 2. The Final Plat shall be signed by each owner, or by the representative of the owners authorized to sign legal documents for the owners and lienholder, effectively denoting that they are consenting to the platting of the property and to the dedications and covenants that may be contained in the Final Plat.
- E. *Accompanying Applications.*
1. An Application for a Final Plat may be accompanied by Construction Plans if also accompanied by a Development Agreement and appropriate surety in accordance with Section 5.05.
 2. Approval of each shall be separate and in accordance with Section 5.05.
- F. *Prior Approved Preliminary Plat.* The Final Plat and all accompanying data shall conform to the approved Preliminary Plat, or as the Preliminary Plat may have been amended subsequently, incorporating all conditions imposed or required, if applicable.
- G. *Review by City Administrator.* The City Administrator shall:
1. Initiate review of the plat and materials submitted,
 2. Make available Plats and reports to the Commission for review, and
 3. Upon determination that the Application is ready to be acted upon, schedule the Final Plat for consideration on the agenda of the next available meeting of the Commission.
- H. *Action by Planning and Zoning Commission.* The Commission shall:
1. Review the Final Plat Application, the findings of the City Administrator, and any other information available.
 - a. From all such information, the Commission shall determine whether the Final Plat conforms to the applicable regulations of this Subdivision Ordinance.
 - b. All Public Improvements have been installed (For exception, See Section 5.05)
 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 Final Plat, as submitted, shall be deemed to be approved by the Commission.
 3. Take one of the following actions:
 - a. Approve the Final Plat;
 - b. Approve the Final Plat with conditions, which shall mean that the Final 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 Final Plat.
 4. A motion to approve a Final Plat shall be subject to the following conditions, whether or not stated in the motion to approve:
 - a. All required fees shall be paid.
 - b. All conditions required by ordinances have been reviewed and approved by the City.
 - c. On-site easements and rights-of-way have been dedicated and filed of record and properly described and noted on the proposed plat.

- d. All required abandonments of public rights-of-way or easements that must be approved by the City Council and the abandonment ordinance numbers are shown on the plat.
 - e. Original tax certificates have been presented from each taxing unit with jurisdiction of the real property showing the current taxes are paid.
- I. *Final Plat Criteria for Approval.* The following criteria shall be used by the Commission to determine whether the Application for a Final Plat shall be approved, approved with conditions, or denied.
1. *With Prior Approved Preliminary Plat.*
 - a. The Final Plat conforms to the approved Preliminary Plat except for minor amendments that are authorized under Section 4.05.K.1 and that may be approved without the necessity of revising the approved Preliminary Plat;
 - b. All conditions imposed at the time of approval of the Preliminary Plat, as applicable, have been satisfied;
 - c. The Construction Plans conform to the requirements of Section 5 and have been approved by the City Administrator.
 - d. Where Public Improvements have been installed, the improvements conform to the approved Construction Plans and have been approved for acceptance by the City Administrator;
 - e. Where the City Administrator has authorized Public Improvements to be deferred, a Development Agreement has been executed and submitted by the property owner in conformity with Section 5.05;
 - f. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in this Subdivision Ordinance;
 - g. The Plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual; and
 - h. A plat prepared by a registered public surveyor conforms to the City Administrator's subdivision Application checklists and Subdivision Ordinance regulations.
 2. *Without Prior Approved Preliminary Plat.*
 - a. The Final Plat conforms to all criteria for approval of a Preliminary Plat;
 - b. The Construction Plans conform to the requirements of Section 5 and have been approved by the City Administrator;
 - c. A Development Agreement with surety for installation of Public Improvements has been prepared and executed by the property owner in conformance with 5.05;
 - d. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in this Subdivision Ordinance; and
 - e. The Final Plat conforms to the City's subdivision Application checklist and Subdivision Ordinance regulations.

FACTORS TO CONSIDER:

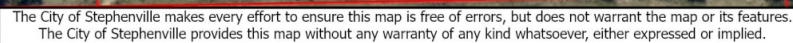
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel - is land large enough and in proper location for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

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

ALTERNATIVES

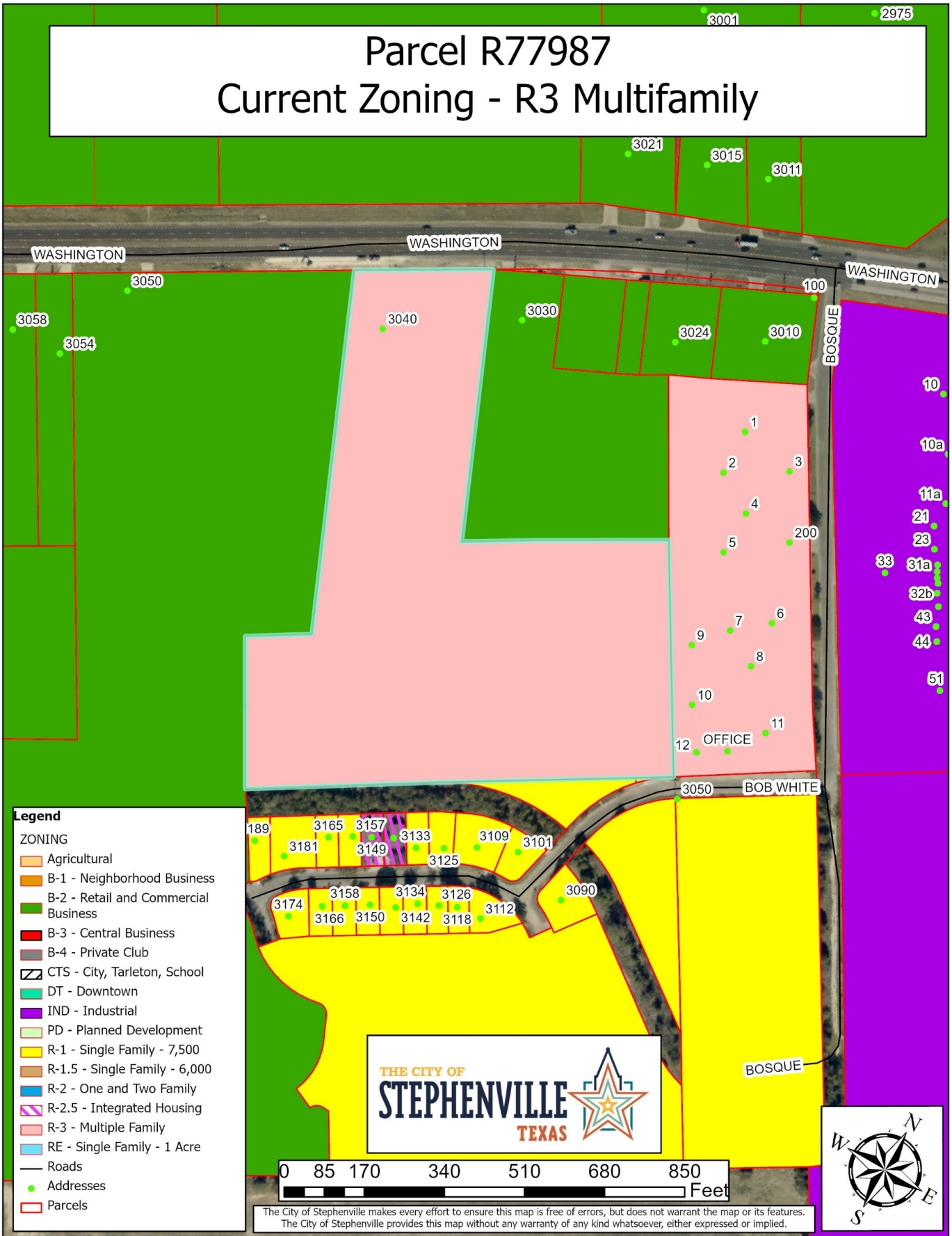
1. Approve the Final Plat;
2. Approve the Final Plat with conditions, which shall mean that the Final Plat shall be considered to have been approved once such conditions are fulfilled, and until the conditions are satisfied, it is considered denied; or
3. Deny the Final Plat.

Parcel R77987
200 Ft Buffer



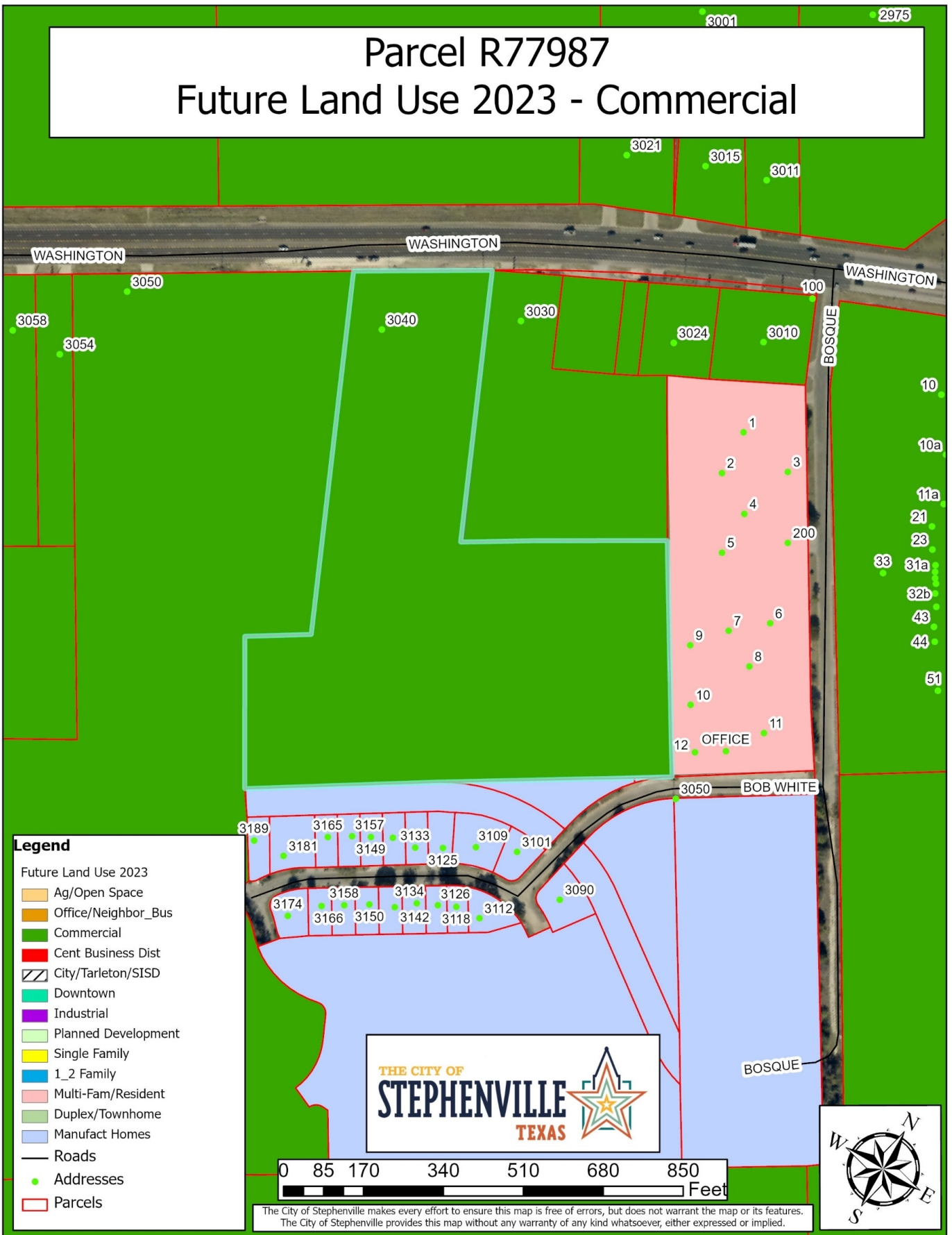
Parcel R77987

Current Zoning - R3 Multifamily



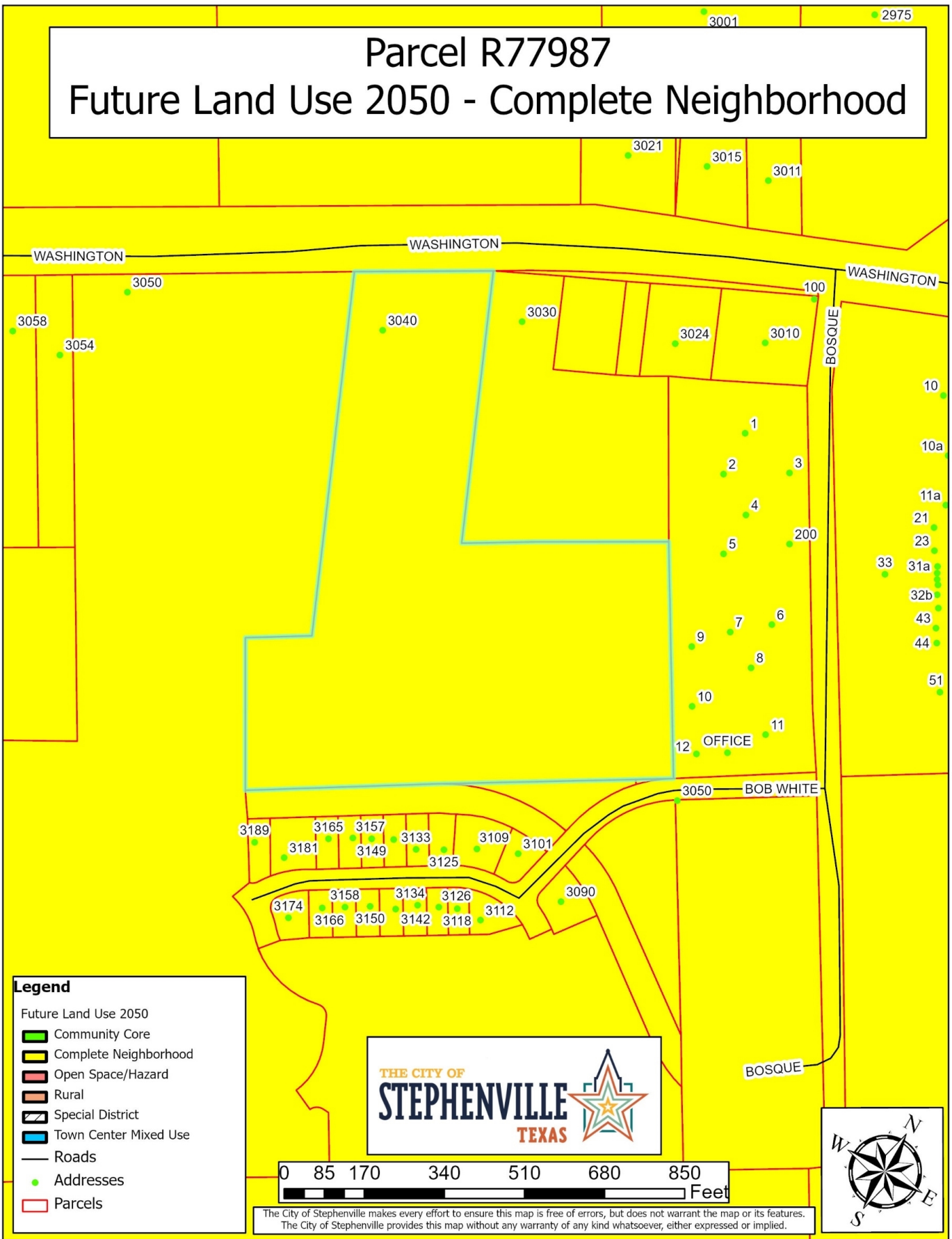
Parcel R77987

Future Land Use 2023 - Commercial



Parcel R77987

Future Land Use 2050 - Complete Neighborhood



Parcel R77987 Water & Sewer Utilities



Parcel ID R77987

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
R000061933	3030 W WASHINGTON	B D BAPS LLC	3030 W WASHINGTON	STEPHENVILLE	TX	76401
R000023749	200 BOSQUE RD	BOSQUE RIVER APARTMENTS	PO BOX 1470	WACO	TX	76703
R000023750	0 BOB WHITE RD	BOSQUE RIVER APARTMENTS	PO BOX 1470	WACO	TX	76703
R000039982	3181 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
R000039973	3109 BOB WHITE RD	MACIAS EDGAR	3109 BOB WHITE RD	STEPHENVILLE	TX	76401
R000057809	0 BOB WHITE RD	MILLS JAY	PO BOX 1669	STEPHENVILLE	TX	76401-0000
R000039995	0 BOB WHITE RD	MILLS JAY M	PO BOX 1669	STEPHENVILLE	TX	76401-0000
R000039994	0 BOB WHITE RD	MILLS JAY M	PO BOX 1669	STEPHENVILLE	TX	76401-0000
R000078785	0 BOB WHITE RD	NJH INVESTMENT CORP	PO BOX 65	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
R000039972	3101 BOB WHITE RD	RODRIGUEZ SANDRA ADELA	3101 BOB WHITE RD	STEPHENVILLE	TX	76401
R000063284	3028 W WASHINGTON	SCARLET 1112 INC	3031 SINGLETREE	EARLY	TX	76802
R000065368	0 W WASHINGTON	TEXAS DEPARTMENT OF TRANSPORTATION	PO BOX 6868	FORT WORTH	TX	76115-6868
R000039993	3090 BOB WHITE RD	TREVINO JANIE	3090 BOB WHITE RD	STEPHENVILLE	TX	76401
R000044948	3050 W WASHINGTON	WAYLAND JOHN R ET AL	560 CR383	STEPHENVILLE	TX	76401-8796
R000067066	0 W WASHINGTON	WHITEFIELD DONNA & LINDA HARDIN LIVING TRUST	23002 RED RIVER DR	KATY	TX	77450
R000039975	3125 BOB WHITE RD	WILLIAMS RAY	1404 PRAIRIE WIND BLVD	STEPHENVILLE	TX	76401-5911

CITY OF STEPHENVILLE
PUBLIC WORKS DEPARTMENT
CIVIL REVIEW

Review Date: 05/01/2026

Developer/Engineer: Trafalgar Homes / Hulsey Engineering

Description: Alps Apartments (332 residential units)

Address: 3040 W. Washington Street (US 377)

Development Type: ☐ Commercial ☐ Residential Subdivision ☒ Multi-Family

Final Plat:

- 1st Submittal – Submittal received 04/13/2026. Preliminary review completed 05/01/2026.
 - Final review is pending receipt the Record Drawing submittal.

Public Works has reviewed the Plat submittal for general compliance with City of Stephenville codes, ordinances, and standards. The list of preliminary comments provided below is not guaranteed to identify all requirements.

Comments:

1. *Preliminary Plat Review – 01/06/2025:* If the proposed public water line is not located within the existing ROW, a minimum 10' Municipal Utility Easement will be required adjacent to the ROW.

As-Built Survey Preliminary Review – 10/27/2025: Confirm the proposed Municipal Utility Easement is shown consistently on all documents, including but not limited the as-built survey, Record Drawings, and Final Plat.

Final Plat Preliminary Review:

- a. Review of the Municipal Utility Easement required within the development property for water line improvements along W. Washington is pending receipt and review of the Record Drawing submittal.
 - b. Confirm applicability of the proposed 10-foot Municipal Utility Easements #1 and #2 along W. Washington. Per the approved civil plans, the off-site public water line improvements were to be constructed entirely within the existing public right-of-way. If offsite easements are required based on the as-built alignment of the offsite public water line, then Metes and Bounds legal descriptions and exhibits shall be provided for review for the offsite easements to be recorded by separate instrument.
2. *Preliminary Plat Review – 01/06/2025:* Provide private drainage easements for existing off-site drainage through the site.

As-Built Survey Preliminary Review – 10/27/2025: All drainage easements within the development shall be labeled as "private", not to be owned or maintained by the city.

Final Plat Preliminary Review: Not addressed. All drainage and detention pond easements within the development shall be labeled as "private", not to be owned or maintained by the city.

3. *As-Built Survey Preliminary Review – 10/27/2025:* Provide 16-foot x 50-foot Municipal Utility Easement at southeast corner of development property for public sewer line extension and manhole.

Final Plat Preliminary Review: Addressed.

4. *Preliminary Plat Review – 01/06/2025*: Confirm all applicable easements and statements are included per Ord. Sec. 155.6.08 – Easements and dedications.

Final Plat Preliminary Review: The ownership, maintenance, and allowed uses/statements of restrictions for each easement shall be stated on the Final Plat. Easements shall be maintained by the Homeowners'/Property Owners' Association (HOA/POA).

Ord. Sec. 155.4 – Plats and Platting Procedures

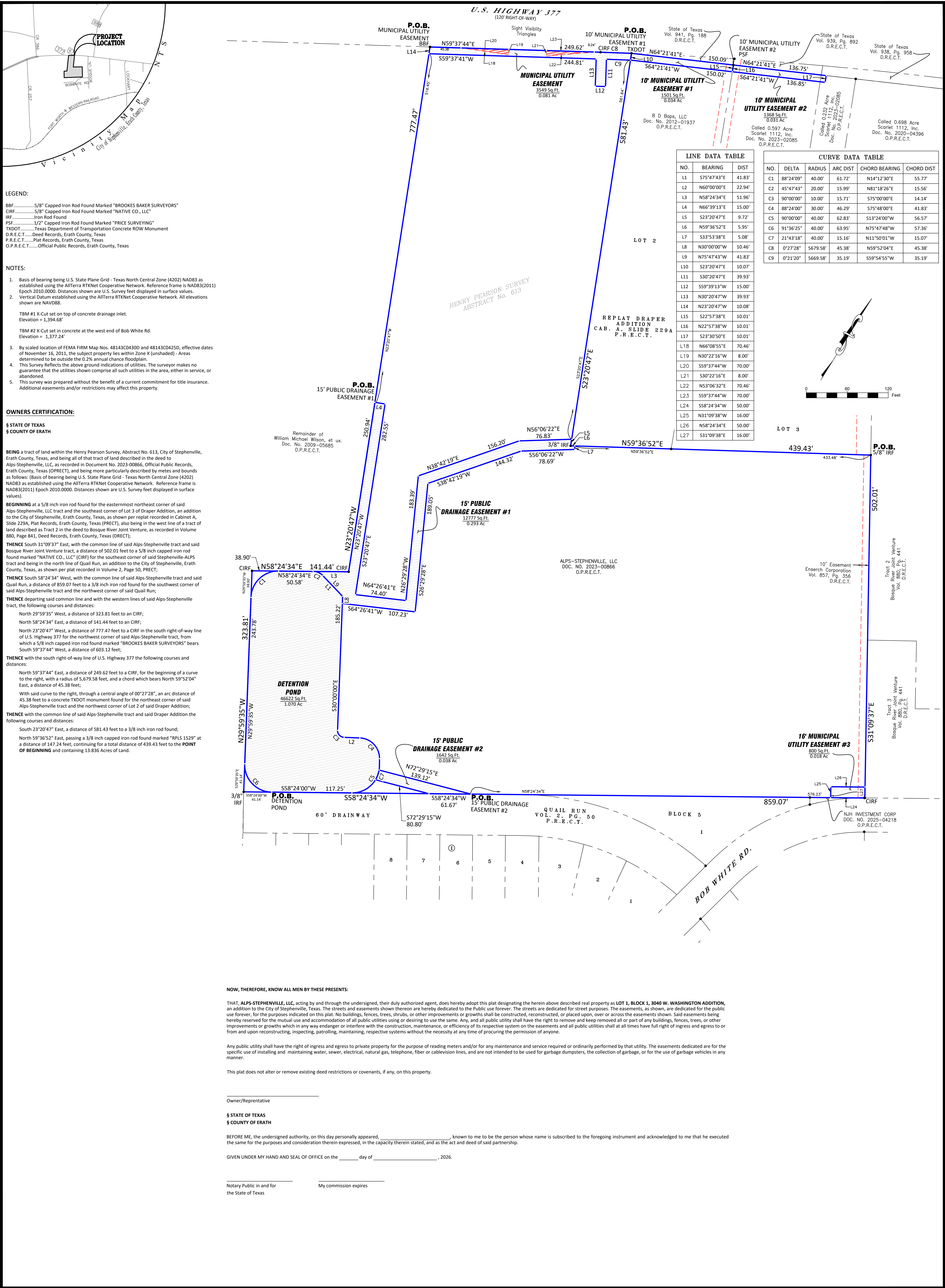
https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH155SU_S4PLPLPR

Ord. Sec. 155.6 – Subdivision Design Standards

https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH155SU_S6SUDEST

Engineering Standards Manual (ESM)

<https://www.stephenvilletx.gov/437/Engineering>



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: February 24, 2026

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 _____, 2026, at _____ o'clock, _____, in the Official Public Records of Erath County, Texas in _____, Cabinet _____, Slide _____

Document No. _____

TO CERTIFY WHICH, I, 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

ALPS - STEPHENVILLE, LLC

A 13.836 ACRE TRACT IN THE

HENRY PEARSON SURVEY, ABSTRACT NO. 613

CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS

STAFF REPORT



SUBJECT: Application No.: PP 2026-9732

Applicant Alex Bryant, representing TSU Catholic, LLC., Barefoot Equity Partners, LLC., and Chris and DeAnne Martinelli, are requesting a Preliminary Plat 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 McNeill, 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

BACKGROUND:

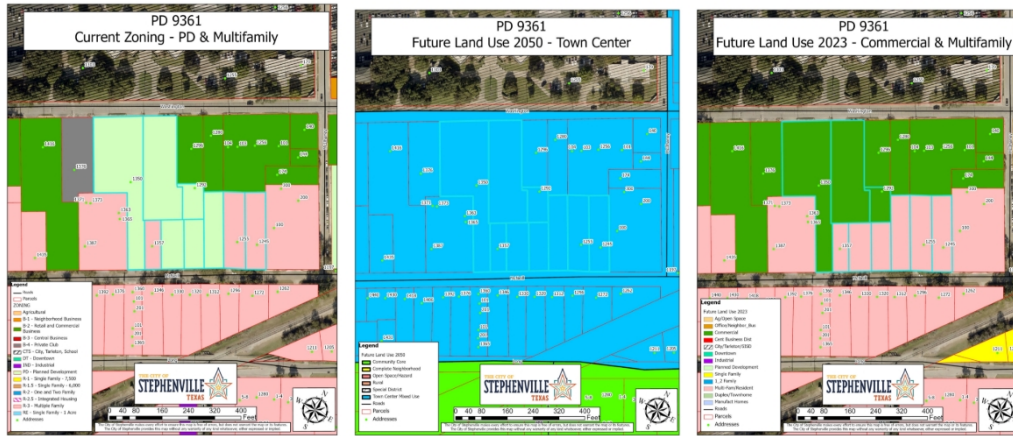
The properties related to this project were recently rezoned to Planned Development. Certain concessions were granted relating to the site plan. The applicant has now submitted a Preliminary Plat that has been reviewed by staff. A Final Plat will be submitted to the Commission upon completion and acceptance of public improvements.

RECOMMENDATION:

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

1. Address all comments from the April 28, 2026 review by Public Works (attached).
2. The plat must conform to the Development Plan as adopted by City Ordinance 2026-0-07.
3. Structures may not be placed over easements.
4. Existing structures, with exception of the communications tower, must be removed according to the Development Plan.
5. Ensure all required Plat language is provided, include dedication of street statement.
6. Pay fees.
7. Final Plat to be recorded after acceptance of improvements and floodplain modeling.

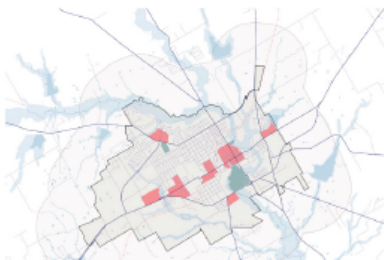
PROPERTY PROFILE:



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. 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.*

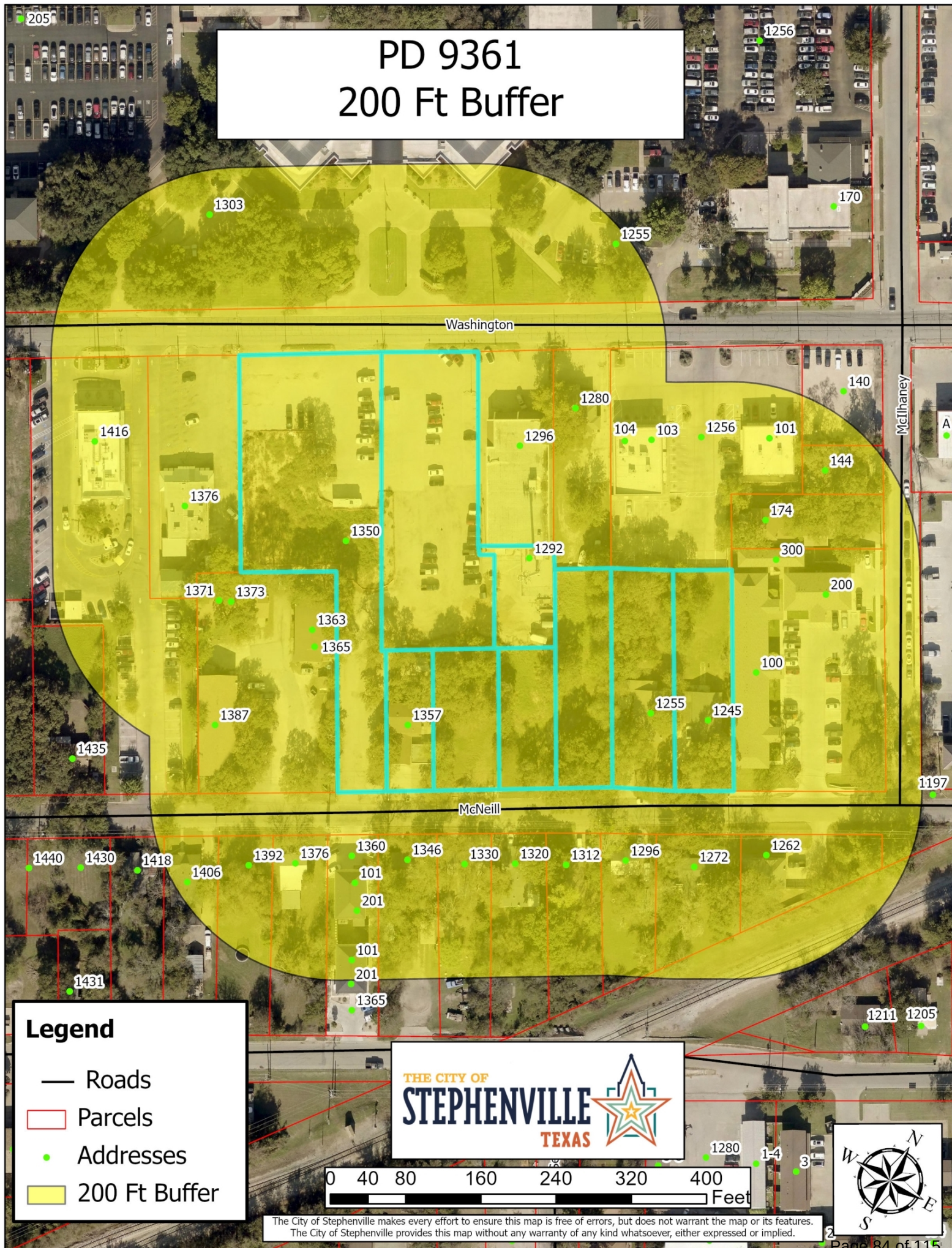
1. Approval of a Preliminary Plat shall allow the Applicant to proceed with the development and platting process by submitting Construction Plans and Final Plat.
2. Approval of the Preliminary Plat shall be deemed general approval of the subdivision's layout only, and shall not constitute approval or 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.

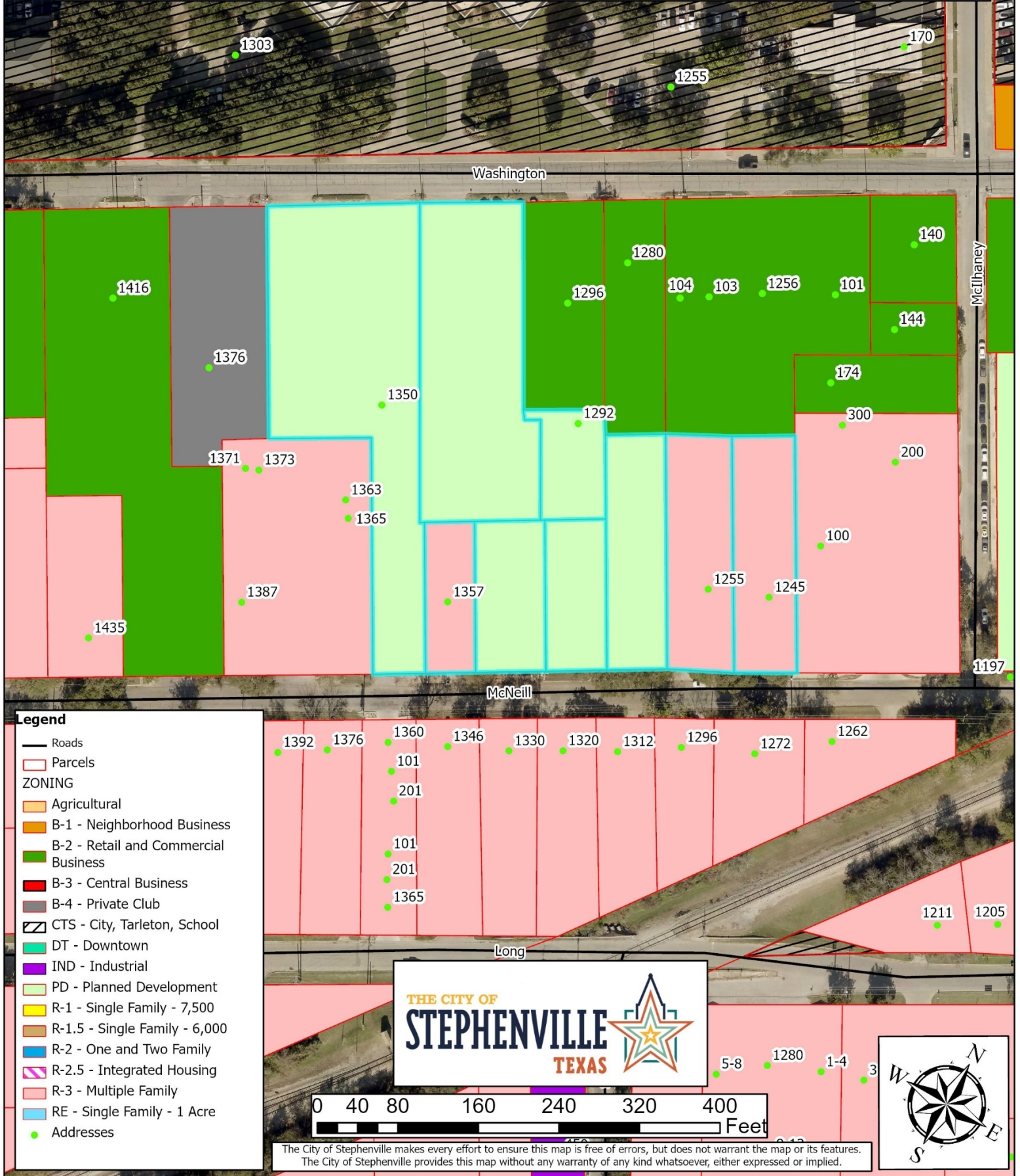
PD 9361

200 Ft Buffer



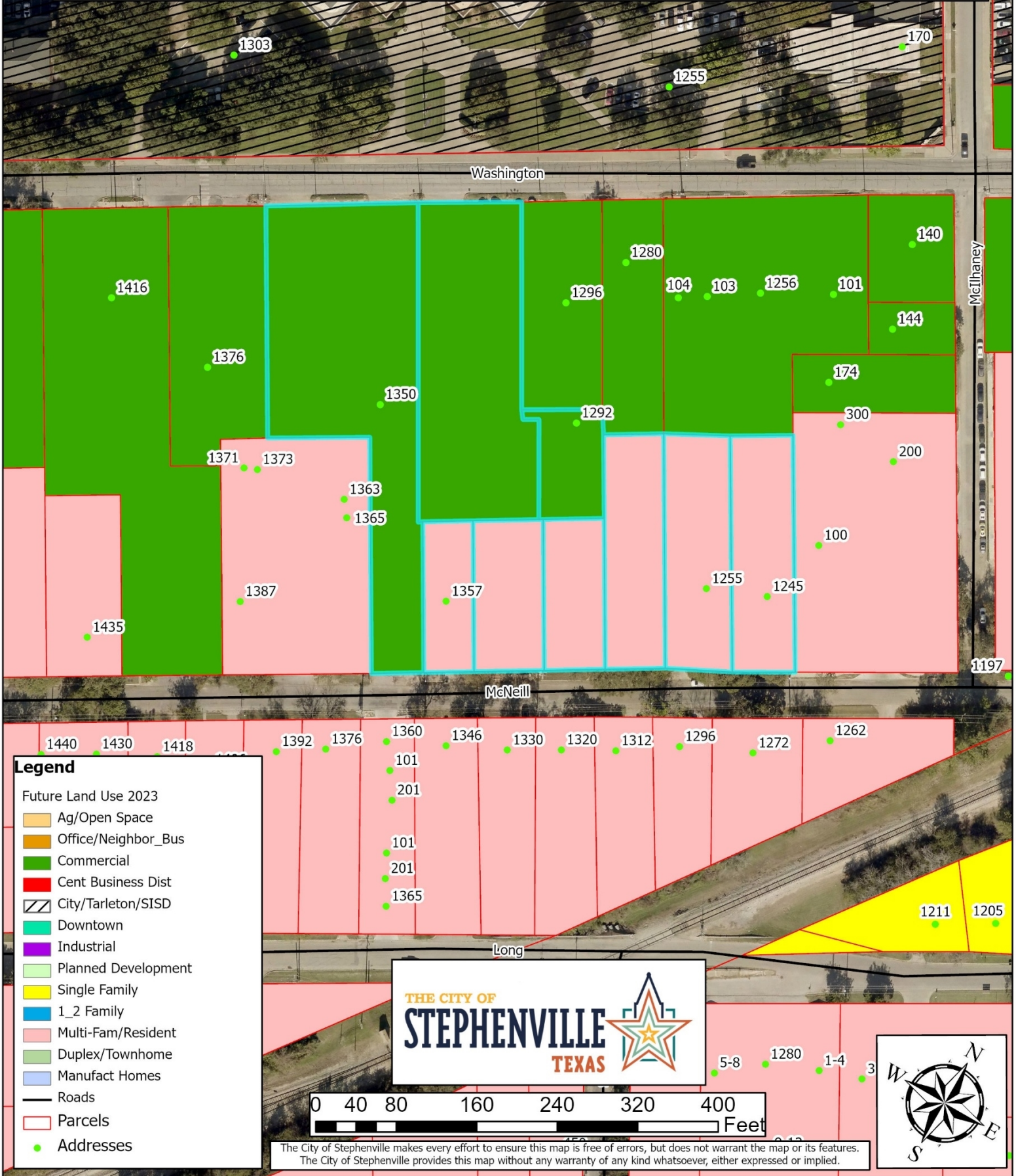
PD 9361

Current Zoning - PD & Multifamily



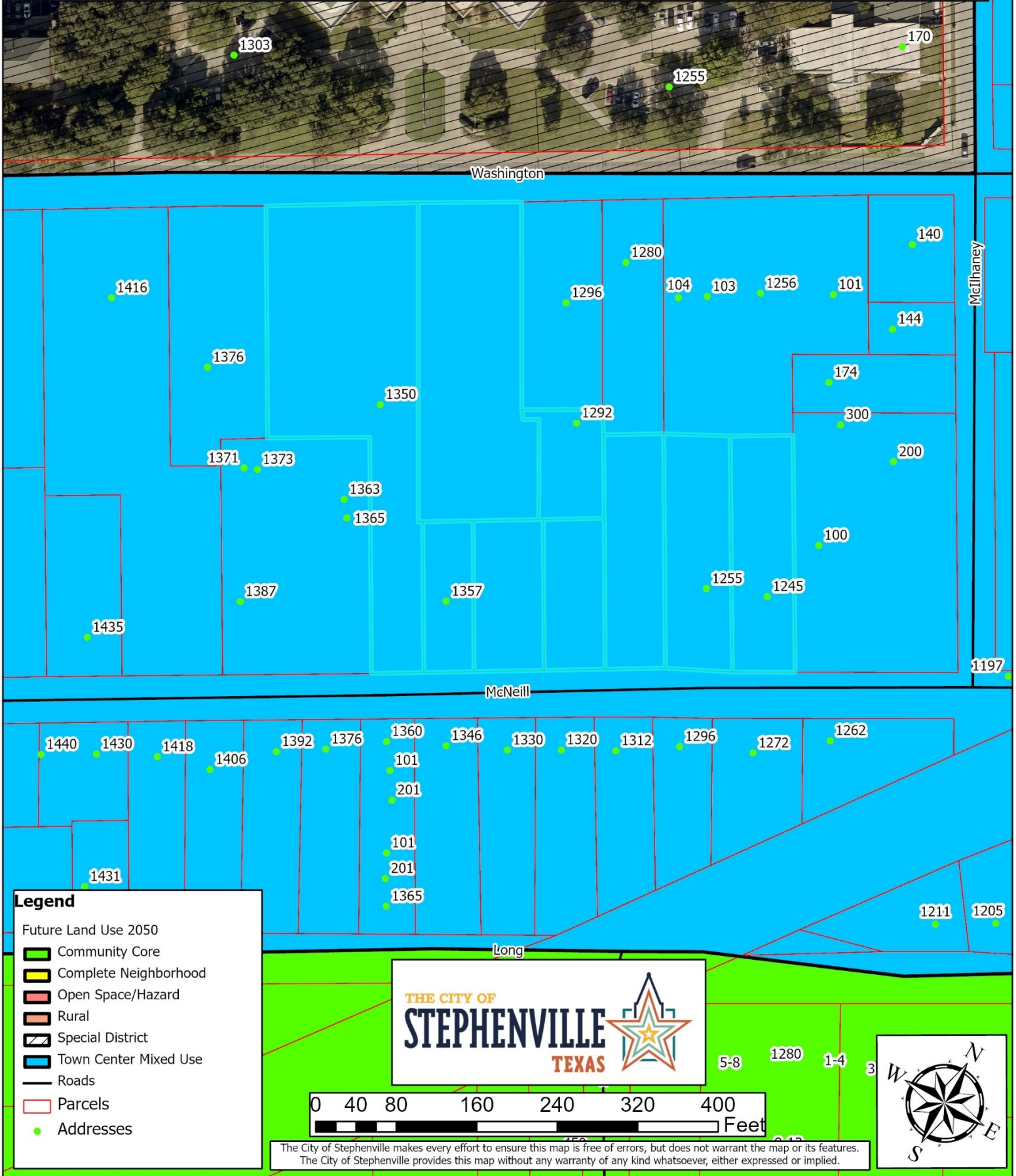
PD 9361

Future Land Use 2023 - Commercial & Multifamily



PD 9361

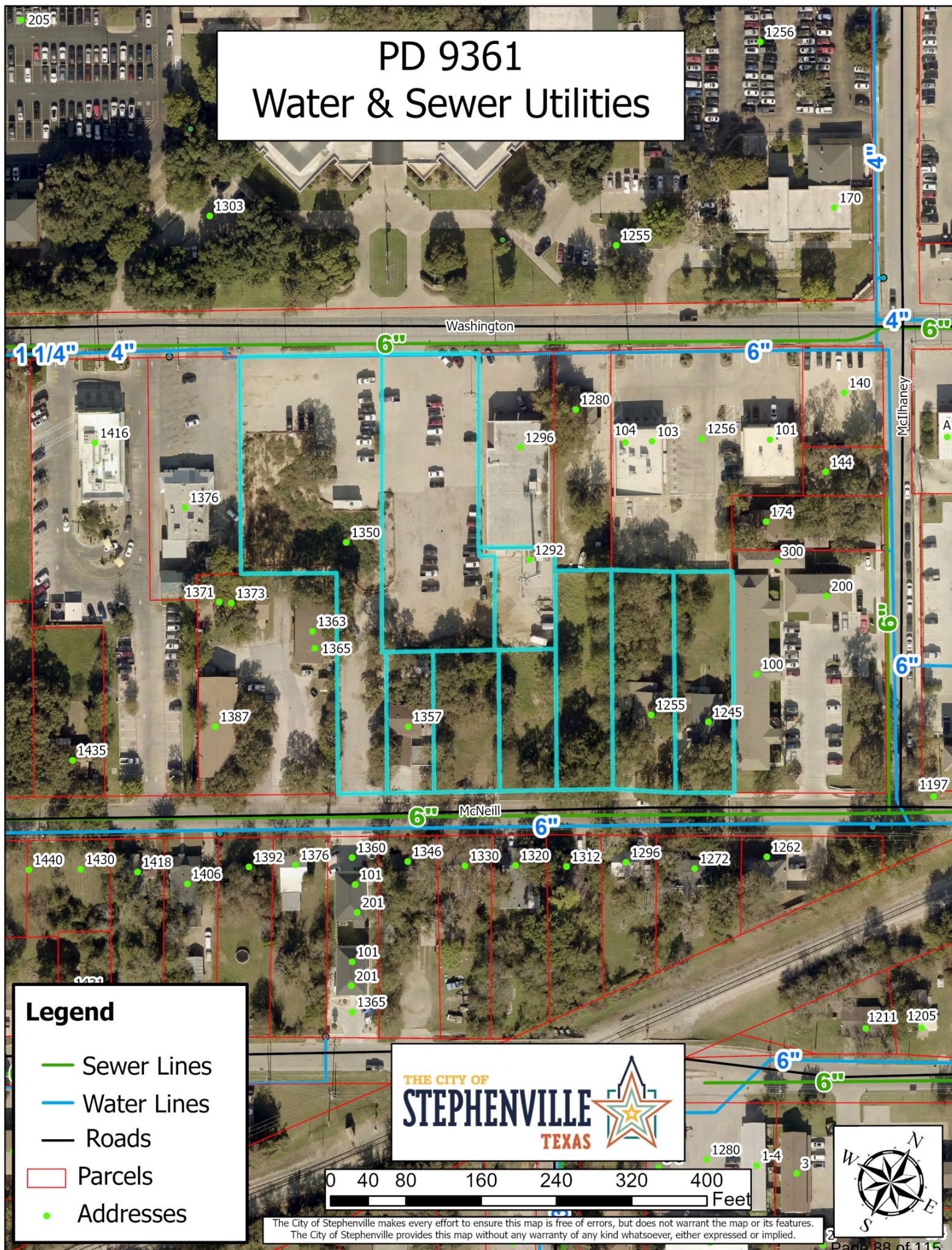
Future Land Use 2050 - Town Center



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

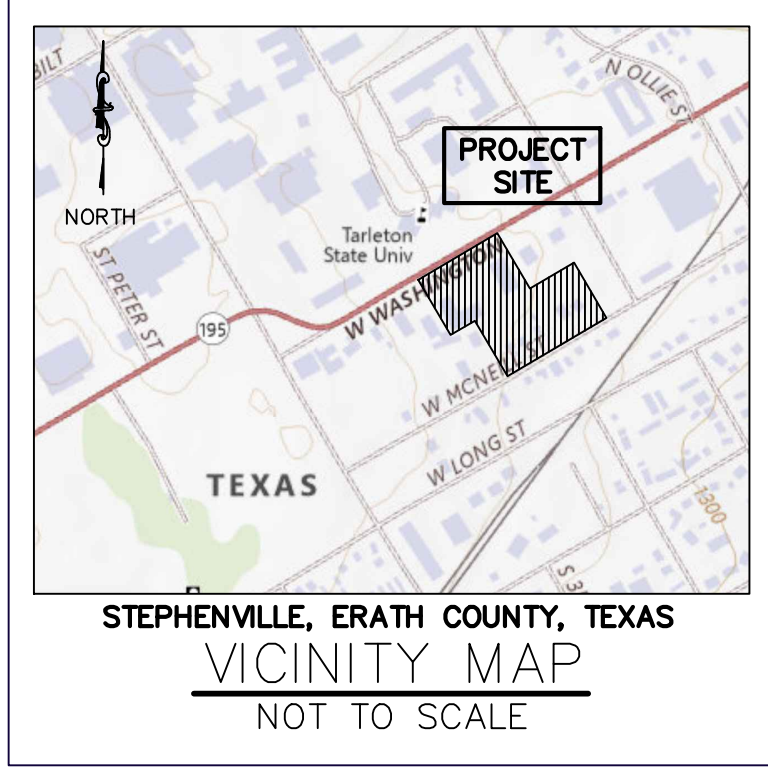
Water & Sewer Utilities



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



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 _____, 2026.

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 4/20/2026

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

PROPERTY DESCRIPTION:

BEGIN A 3.634 ACRE TRACT OF LAND SITUATED IN THE J. BLAIR SURVEY, ABSTRACT NO. 32, IN THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, AND BEING ALL OF LOT 5, LOT 1, PART OF LOT 12, PART OF LOT 18, LOT 28, PART OF LOT 29, LOT 30-A, LOT 31, LOT 32, AND LOT 38, ALL IN BLOCK 134 OF CITY ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, AS DEPICTED ON KING'S 1956 MAP RECORDED IN VOLUME 381, PAGE 105, DEED RECORDS, ERATH COUNTY, TEXAS, AND BEING PART OF LOT 40, BLOCK 134, CITY ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 279A, PLAT RECORDS, ERATH COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO TSU CATHOLIC, LLC IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER (DOC. NO.) 2022-02799, OFFICIAL PUBLIC RECORDS, ERATH COUNTY, TEXAS (O.P.R.E.C.T.), AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO BAREFOOT EQUITY PARTNERS, LLC IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOC. NO. 2023-01084, O.P.R.E.C.T., AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO BAREFOOT EQUITY PARTNERS, LLC IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOC. NO. 2023-03049, O.P.R.E.C.T., AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO TSU CATHOLIC, LLC IN SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2022-05473, O.P.R.E.C.T., AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO CHRIS & DEANNE MARTINELLI IN GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2022-03049, O.P.R.E.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "PRICE" FOUND FOR THE EAST CORNER OF LOT 14R, BLOCK 134, CITY ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 268B, PLAT RECORDS, ERATH COUNTY, TEXAS, SAID POINT LYING AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH MOHAWY AVENUE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE NORTHWEST RIGHT-OF-WAY LINE OF WEST MCNEILL STREET (50-FOOT PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 59 DEGREES 32 MINUTES 04 SECONDS WEST, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID WEST MCNEILL STREET, AND THE SOUTHEAST LINE OF SAID LOT 14R, A DISTANCE OF 155.56 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTH CORNER THEREOF, SAID POINT BEING THE EAST CORNER OF SAID LOT 38, AND BEING THE POINT OF BEGINNING;

THENCE SOUTH 59 DEGREES 32 MINUTES 04 SECONDS WEST, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID WEST MCNEILL STREET, AND THE SOUTHEAST LINE OF SAID LOT 38, SAID LOT 32, SAID LOT 31, SAID LOT 30-A, REMAINDER OF SAID LOT 28, AND SAID LOT 28, A DISTANCE OF 415.66 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 6443" SET FOR THE SOUTH CORNER OF SAID LOT 28, SAME BEING THE EAST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO WITHOUT A PADDLE INVESTMENTS, LLC IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOC. NO. 2021-08521, O.P.R.E.C.T.;

THENCE NORTH 30 DEGREES 36 MINUTES 11 SECONDS WEST, DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID WEST MCNEILL STREET, WITH THE SOUTHWEST LINE OF SAID LOT 28 AND THE NORTHEAST LINE OF SAID WITHOUT A PADDLE INVESTMENTS TRACT, A DISTANCE OF 233.26 FEET TO AN "X" CUT IN CONCRETE FOUND FOR THE WEST CORNER OF SAID LOT 28, SAME BEING THE NORTH CORNER OF SAID WITHOUT A PADDLE INVESTMENTS TRACT;

THENCE SOUTH 59 DEGREES 34 MINUTES 24 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID LOT 1, SAID LOT 5, AND THE NORTHWEST LINE OF SAID WITHOUT A PADDLE INVESTMENTS TRACT, A DISTANCE OF 102.00 FEET TO A MAG NAIL FOUND FOR THE SOUTH CORNER OF SAID LOT 5, SAME BEING THE WEST CORNER OF SAID WITHOUT A PADDLE INVESTMENTS TRACT, AND THE EAST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO EDWARD & SARA BROOKS IN SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2022-07518, O.P.R.E.C.T.;

THENCE SOUTH 30 DEGREES 36 MINUTES 11 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID LOT 5, AND THE NORTHEAST LINE OF SAID BROOKS TRACT, A DISTANCE OF 232.16 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 6443" SET FOR THE WEST CORNER OF SAID LOT 5, SAME BEING THE NORTH CORNER OF SAID BROOKS TRACT, AND LYING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF WEST WASHINGTON STREET (50-FOOT PUBLIC RIGHT-OF-WAY);

THENCE NORTH 59 DEGREES 32 MINUTES 04 SECONDS EAST, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WEST WASHINGTON STREET, AND THE NORTHWEST LINE OF SAID LOT 5, LOT 1, LOT 40, AND REMAINDER OF SAID LOT 12, A DISTANCE OF 256.14 FEET TO A POINT FOR THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO BAREFOOT EQUITY PARTNERS, LLC IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOC. NO. 2022-08301, O.P.R.E.C.T. FROM WHICH AN "X" CUT BEARS SOUTH 30 DEGREES 04 MINUTES EAST, 0.3 FEET;

THENCE SOUTH 30 DEGREES 03 MINUTES 57 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID THIRD REFERENCED BAREFOOT EQUITY TRACT, A DISTANCE OF 207.76 FEET TO A COTTON SPINDLE FOUND FOR THE SOUTH CORNER OF SAID THIRD REFERENCED BAREFOOT EQUITY TRACT;

THENCE NORTH 59 DEGREES 48 MINUTES 34 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID THIRD REFERENCED BAREFOOT EQUITY TRACT, A DISTANCE OF 79.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "NATIVE" FOUND FOR THE EAST CORNER OF SAID THIRD REFERENCED BAREFOOT EQUITY TRACT, AND LYING ON THE NORTHEAST LINE OF SAID LOT 18;

THENCE SOUTH 30 DEGREES 36 MINUTES 11 SECONDS EAST, WITH THE NORTHEAST LINE OF SAID LOT 18, A DISTANCE OF 24.24 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 6443" SET FOR THE EAST CORNER OF SAID LOT 18, SAID POINT BEING AN INTERIOR ELL CORNER OF SAID THIRD REFERENCED TSU CATHOLIC TRACT;

THENCE NORTH 59 DEGREES 34 MINUTES 24 SECONDS EAST, WITH THE NORTHWEST LINE OF SAID LOT 32, SAID LOT 38, AND THE SOUTHEAST LINE OF SAID THURMAN TRACT, AND THE SOUTHEAST LINE OF THAT SAME TRACT OF LAND DESCRIBED TO ACA DEVELOPMENT, INC. IN GENERAL WARRANTY DEED RECORDED IN VOLUME 1102, PAGE 688, O.P.R.E.C.T., A DISTANCE OF 185.23 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "NATIVE" FOUND FOR THE SOUTHEASTMOST EAST CORNER OF SAID ACA DEVELOPMENT TRACT, SAME BEING THE NORTH CORNER OF SAID LOT 38, AND LYING AT AN ANGLE POINT ON THE SOUTHWEST LINE OF SAID LOT 14R;

THENCE SOUTH 30 DEGREES 11 MINUTES 26 SECONDS EAST, WITH THE NORTHEAST LINE OF SAID LOT 38 AND THE SOUTHWEST LINE OF SAID LOT 14R, A DISTANCE OF 232.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 158,278 SQUARE FEET OR 3.634 ACRES OF LAND, MORE OR LESS.

LEGEND

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

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

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF §
CITY OF §

THAT, TSU CATHOLIC, LLC, BEING THE OWNER OF THE HEREINAFTER DESCRIBED PROPERTY DO HEREBY ADOPT THIS MAP AS CORRECTLY REPRESENTING OUR PLAN TO CONVEY THE HEREIN DESCRIBED PROPERTY AND DO DESIGNATE SAME AS LOT 1, BLOCK 1, THE RIDER ADDITION, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 202____.

BY: TSU CATHOLIC, LLC

SIGNATURE _____

NAME AND TITLE _____

NORTH

GRAPHIC SCALE: 1" = 30'

30 0 30 60 90 Feet

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 _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: _____

Curve Data Table

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	76.76'	49.00'	089°45'23"	S75°28'53"E	69.15'
C2	37.64'	24.00'	089°51'28"	S75°25'50"E	33.90'
C3	37.60'	24.00'	089°45'23"	S75°28'53"E	33.87'
C4	76.85'	49.00'	089°51'28"	S75°25'50"E	69.21'

Line Data Table

Line #	Bearing	Distance
L1	S59°29'54"W	21.34'
L2	S59°38'23"W	26.66'

COUNTY CLERK'S CERTIFICATION

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

STATE OF TEXAS §
COUNTY OF ERATH §

KNOW ALL MEN BY THESE PRESENTS:

I, GWINDA JONES, CLERK OF THE COUNTY COURT OF ERATH COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD AND DULY RECORDED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M., IN THE OFFICIAL PUBLIC RECORDS OF ERATH COUNTY IN DOCUMENT NO. _____ CABINET _____ SLIDE _____ TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF ERATH COUNTY, AT MY OFFICE IN ERATH, TEXAS, THE DATE LAST SHOWN ABOVE, WRITTEN.

GWINDA JONES, CLERK COUNTY COURT OF ERATH COUNTY, TEXAS

BY: _____ DEPUTY

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

**PRELIMINARY PLAT OF
THE RIDER
LOT 1, BLOCK 1
3.634 ACRES
SITUATED IN THE
JOHN BLAIR SURVEY, ABSTRACT NO. 32
CITY OF STEPHENVILLE
ERATH COUNTY, TEXAS
1 LOT**

FILED BY: BW	CHECKED BY: MNP	JOB NO. 6103
DRAWN BY: NCR	DATE: 03/26/2026	SHEET NO. 1 OF 1

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 1.000000.
- SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ERATH COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 4814204300, COMMUNITY-PANEL NO. 48022004300, EFFECTIVE DATE: NOVEMBER, 16 2011. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE X ON SAID MAP. THE LOCATION OF THE SAID FLOOD ZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

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

- MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.

LEGEND OF ABBREVIATIONS

- D.R.E.C.T. DEED RECORDS, ERATH COUNTY, TEXAS
- O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, ERATH COUNTY, TEXAS
- P.R.E.C.T. PLAT RECORDS, ERATH COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 5/8 INCH CAPPED IRON ROD STAMPED "FLANAGAN 6443" SET
- C.M. CONTROLLING MONUMENT

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.

**CITY OF STEPHENVILLE
PUBLIC WORKS DEPARTMENT
CIVIL REVIEW**

Review Date: 04/28/2026

Developer/Engineer: Street Realty & Reload Capital / Flanagan

Description: The Rider (208 residential units & parking garage)

Address: 1334 W. Washington (BUS 377)

Development Type: ☐ Commercial ☐ Residential Subdivision ☒ Multi-Family

Preliminary Plat:

- 1st Submittal – Submittal received 04/22/2026. Review completed 04/28/2026.

Public Works has reviewed the Plat submittal for general compliance with City of Stephenville codes, ordinances, and standards. The list of preliminary comments provided below is not guaranteed to identify all requirements.

Comments:

1. All easements required per the Subdivision Ordinance and/or Engineering Standards Manual shall be shown on the plat. (Ord. Sec. 155.6.08)
 - a. Utility Easements (Ord. Sec. 155.6.08.A.): Provide municipal utility easements for any public utility, water meter box/vault, and/or double check detector assembly vault located outside the public right-of-way (ROW).
 - b. Fire Lane Easements (Ord. Sec. 155.6.08.B.)
 - c. Triangular Sight Visibility Easements (Ord. Sec. 155.6.08.C.): Provide minimum 15'x15' triangular easements at proposed driveways.
 - d. Private Drainage Easements (Ord. Sec. 155.6.08.D.; ESM Appendix "C" iSWM 3.7): Provide private drainage easement (by plat or separate instrument), or notarized letter of consent, for proposed lot-to-lot drainage from adjacent property (1296 W. Washington) onto development property.
 - e. Joint-Use Private Access Easements (Ord. Sec. 155.6.05.E): Provide joint-use private access easements (by plat or separate instrument) on each affected property for use of common driveways and parking.
2. The ownership, maintenance, and allowed uses/restrictions for all easements shall be stated on the plat. (Ord. Sec. 155.4.07.)
 - a. Easements shall be maintained by the Homeowners'/Property Owners' Association (HOA/POA). (Ord. Sec. 155.6.05.E. & 155.6.08.)

Ord. Sec. 155.4 – Plats and Platting Procedures

https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH155SU_S4PLPLPR

Ord. Sec. 155.6 – Subdivision Design Standards

https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH155SU_S6SUDEST

Engineering Standards Manual (ESM)

<https://www.stephenvilletx.gov/437/Engineering>

STAFF REPORT



SUBJECT:

Application No.: RP 2026-9740

Applicant Westwood Professional Services, representing Howard M Rowe and Joyce Cheryl Boucher, is requesting approval of a Replat of property address 194 E Long, Parcel R29367, being BLK 39; Lot 3; 218 Long, Parcel R29379, being BLK 40; Lot 1B & 8; 465 S Graham, Parcel R29371, Being BLK 39; Lot 7; 531 S Graham, Parcel R29373, BLK 39; Lot 9,12,13,14 &(16x200 STRIP KNOWN AS HUNTER ST) and S. Graham, Parcel 29375, being BLK. 39, LOT 11 of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

Staff is requesting the Planning and Zoning Commission grant Conditional Approval of the replat pending completion, verified by city staff, of the following items required by the Subdivision Ordinance, Chapter 155:

1. Address all comments from May 1, 2026 review by Public Works (attached).
2. Ensure plat has all required plat language.
3. Show setbacks for single family residential for the B-3, Central Business District. NOTE: This property will be limited to Single Family use per current remodel permit.
4. Dedicate Right-of-Way as required for Long Street and Graham Street.
5. Remove existing, commercial structures.
6. Pay all fees related to the project.

Upon completion, the Final Plat may be submitted to the City for approval and subsequent recordation by the County Clerk's Office.

BACKGROUND:

This property has been issued a single-family remodel permit. Any use outside of single family may require rezoning and modifications to the building to comply with fire protection and building codes.

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.

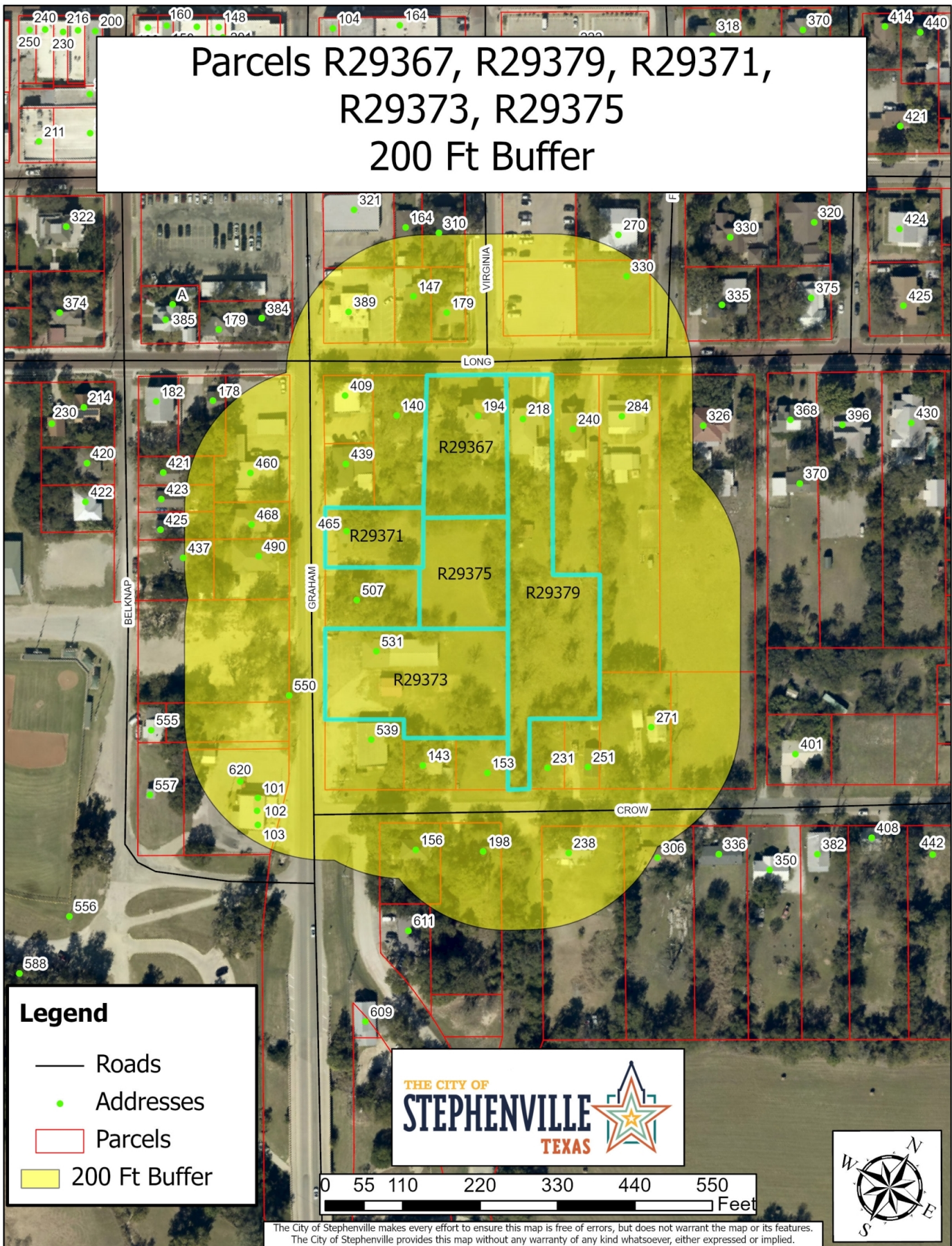
FACTORS TO CONSIDER:

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

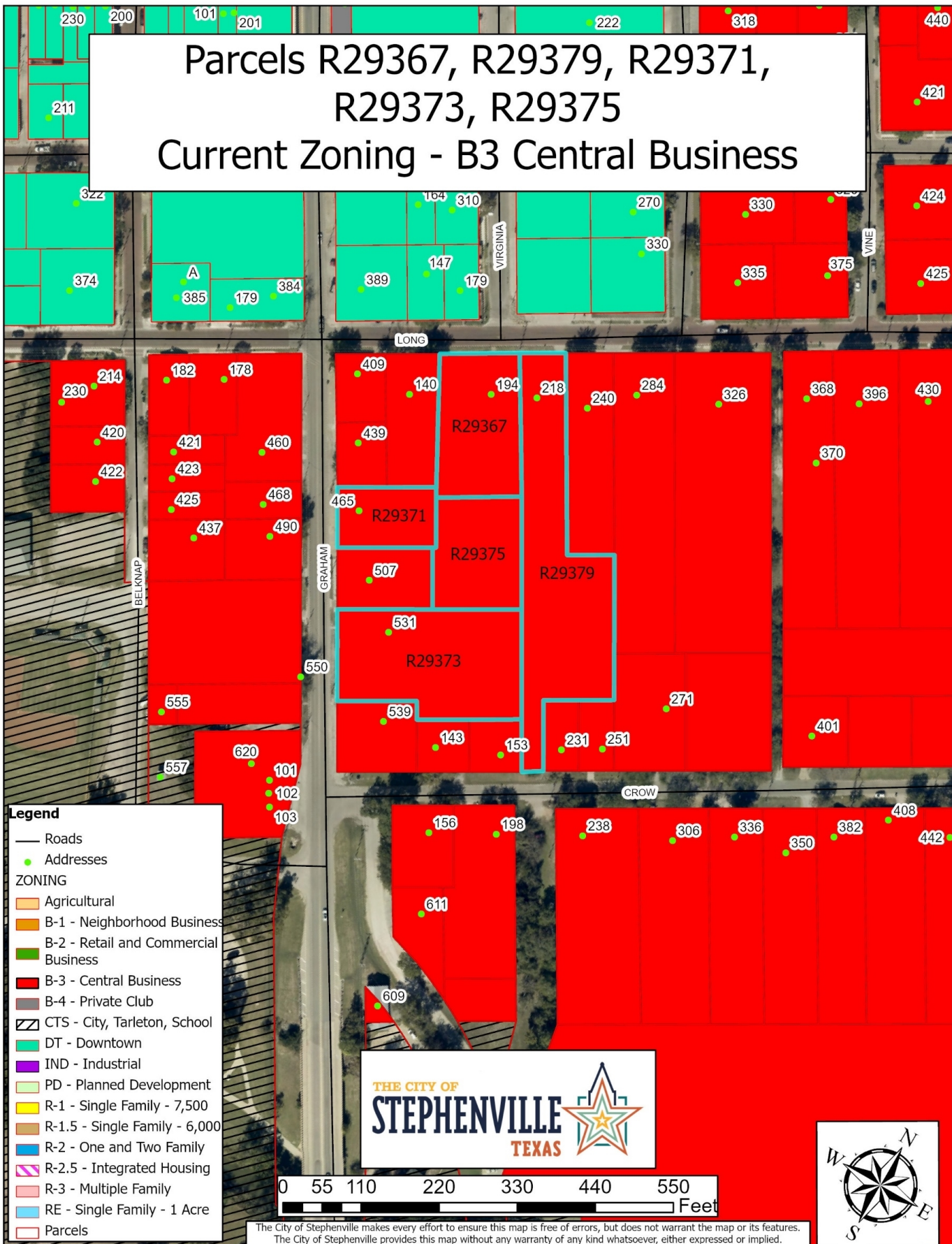
ALTERNATIVES

1. Approve the Replat;
2. Approve the Replat with conditions, which shall mean that the Final 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.

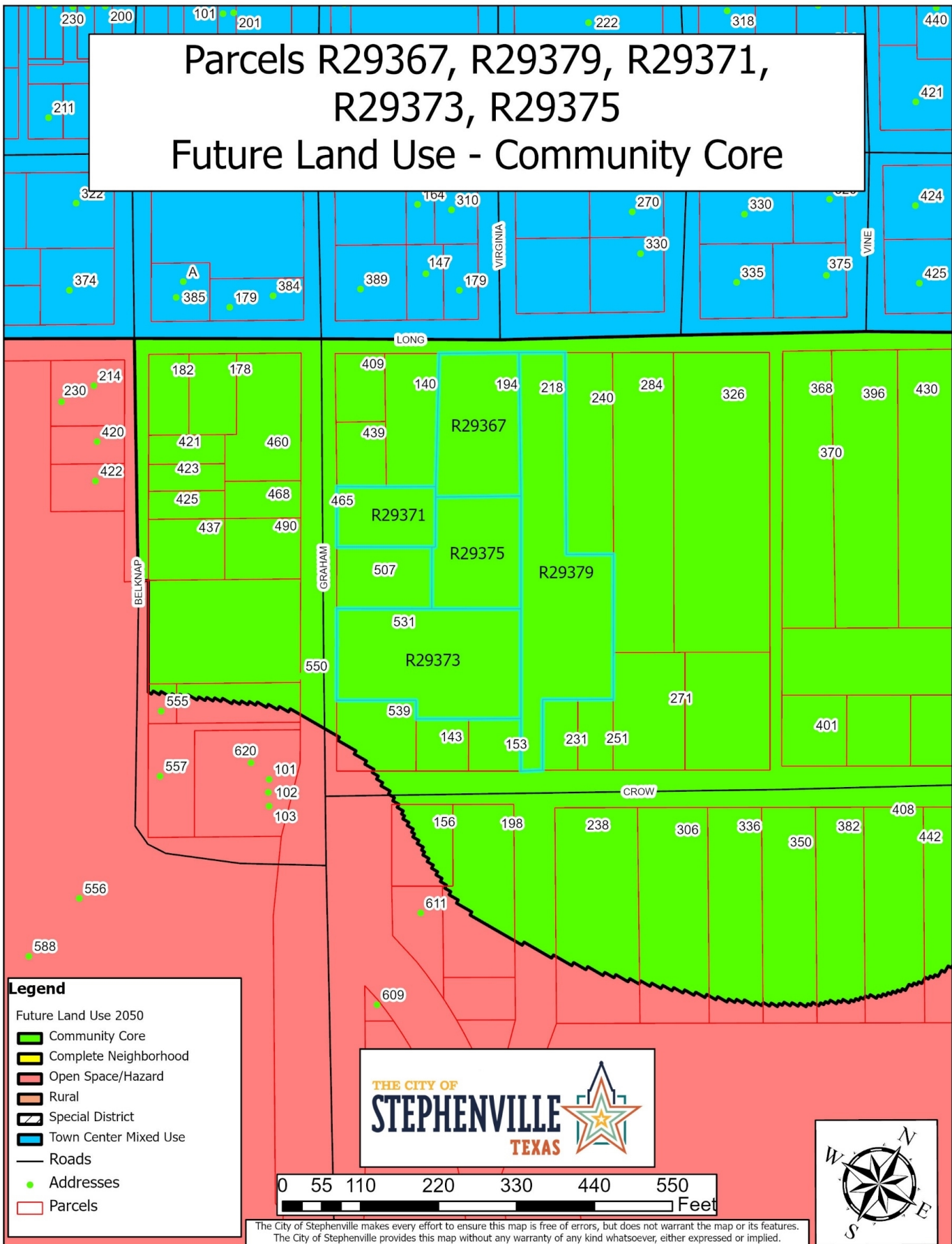
Parcels R29367, R29379, R29371, R29373, R29375 200 Ft Buffer



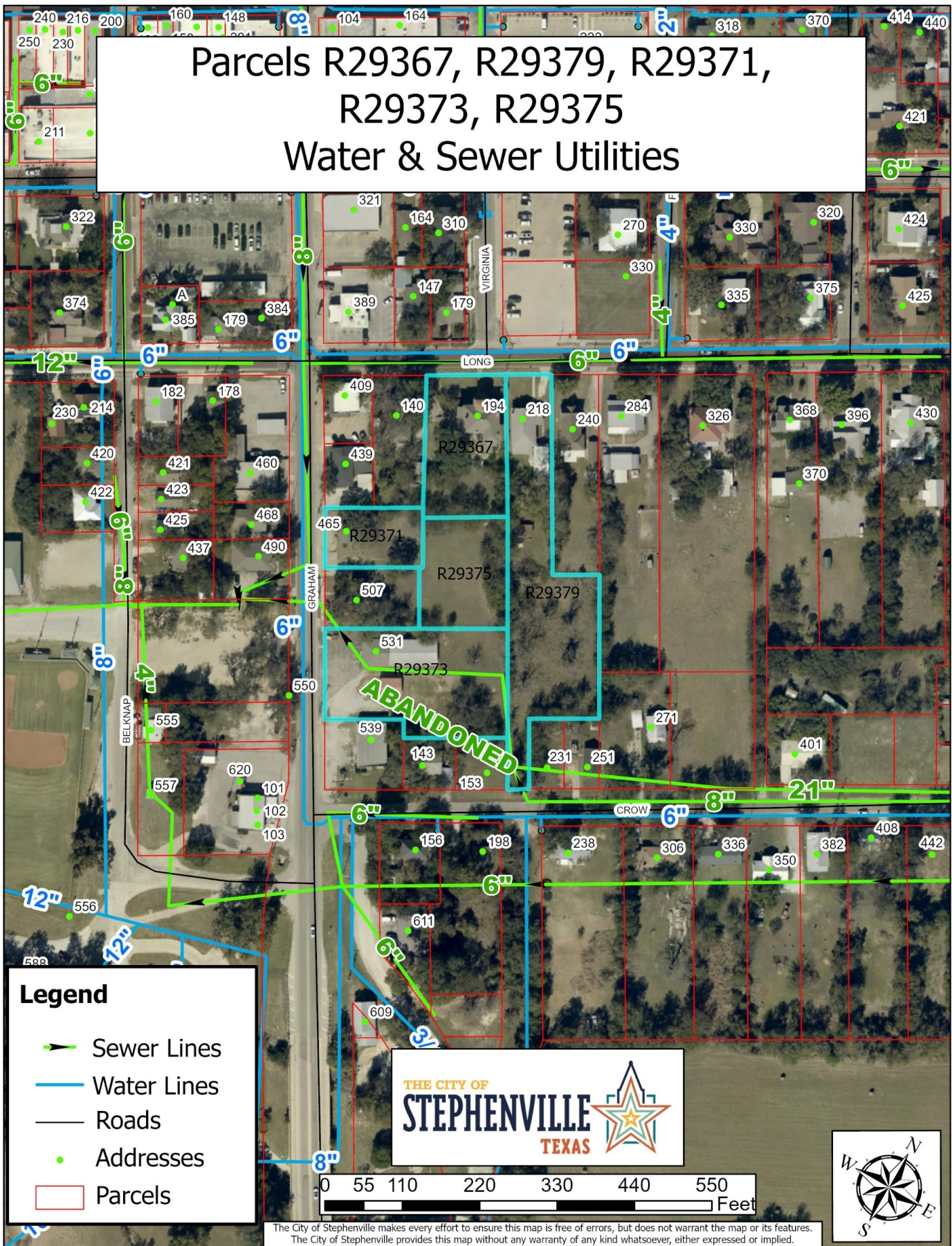
Parcels R29367, R29379, R29371, R29373, R29375 Current Zoning - B3 Central Business



Parcels R29367, R29379, R29371, R29373, R29375 Future Land Use - Community Core



Parcels R29367, R29379, R29371, R29373, R29375 Water & Sewer Utilities



Parcel IDs R29367, R29379, R29371, R29373, R29375 200 Ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000029541	425 S BELKNAP	ANTHONY CATHY & CARY ANTHONY	2301 S IKE	MONAHANS	TX	79756
R000029365	153 CROW	BORGES JOSEPH	PO BOX 1201	STEPHENVILLE	TX	76401
R000029233	147 LONG	BOWLES TYLER & CAREY	PO BOX 397	STEPHENVILLE	TX	76401
R000029237	270 E MCNEILL	BRAMLETT ELIZABETH ADELE	270 E MCNEILL	STEPHENVILLE	TX	76401-0000
R000029551	0 S BELKNAP	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029232	310 S VIRGINIA	CMP RENTAL, LLC	1250 CR273	STEPHENVILLE	TX	76401
R000029234	179 LONG	COLE SARAH ELIZABETH & JOSHUA ANDREW COLE	179 E LONG ST	STEPHENVILLE	TX	76401
R000032189	198 E CROW	DAB PROPERTIES & INVESTMENTS	1015 S US281	STEPHENVILLE	TX	76401
R000032192	156 CROW	DAB PROPERTIES & INVESTMENTS	1015 S US281	STEPHENVILLE	TX	76401
R000029536	460 S GRAHAM	EMMONS RICHARD & LAUREN	460 S GRAHAM ST	STEPHENVILLE	TX	76401
R000029236	0 E MCNEILL	ERATH COUNTY	ERATH COUNTY COURTHOUSE	STEPHENVILLE	TX	76401
R000055758	330 S FLORAL	ERATH COUNTY	100 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000029238	0 E LONG	ERATH COUNTY	ERATH COUNTY COURTHOUSE	STEPHENVILLE	TX	76401
R000029542	468 S GRAHAM	ESQUIVEL ANGEL & MARIA ESQUIVEL	468 S GRAHAM	STEPHENVILLE	TX	76401
R000029544	437 S BELKNAP	GALE RONALD	437 BELKNAP	STEPHENVILLE	TX	76401
R000029538	178 W LONG	GRIFFIN NATHION ZANE & EMILY GRIFFIN	PO BOX 631	STEPHENVILLE	TX	76401
R000029368	409 S GRAHAM	HUNTINGTON TIMOTHY L & CONNIE G	2242 E FM1188	BLUFF DALE	TX	76433
R000029385	231 CROW	JPW CONSULTING COMPANY AND TRIPLE W REMODELING	6800 WESTOVER DRIVE	GRANBURY	TX	76049
R000029384	251 CROW	JPW CONSULTING COMPANY AND TRIPLE W REMODELING	6800 WESTOVER DRIVE	GRANBURY	TX	76049
R000029370	439 S GRAHAM	KCEM INVESTMENTS, LLC	760 CR253	STEPHENVILLE	TX	76401
R000029231	164 E MCNEILL	LYON JAY MARSHAL	164 E MCNEILL	STEPHENVILLE	TX	76401-4329
R000029360	335 E LONG	MIZELL BRIAN DAVID & JAMIE CHRISTINE MIZELL	7408 NOCONA DR	MANSFIELD	TX	76063
R000029369	140 LONG	NELSON JOE & LAURA	PO BOX 2139	STEPHENVILLE	TX	76401
R000029378	240 E LONG	NORWOOD JAMES & MARGARET (LIFE ESTATE)	240 E LONG	STEPHENVILLE	TX	76401
R000032188	238 CROW	PHILLIPS LESTER & FRANCES PHILLIPS	1315 PRAIRIE WIND	STEPHENVILLE	TX	76401
R000032187	306 CROW	PHILLIPS WESLEY C	2105 KIPLING DR	AUSTIN	TX	78752
R000029380	284 LONG	RITCHIE KENNETH (ESTATE) & ROBIN	284 E LONG	STEPHENVILLE	TX	76401
R000029382	0 CROW	ROBERSON DREW ALLEN	PO BOX 202	STEPHENVILLE	TX	76401
R000029381	326 E LONG	ROBERSON DREW ALLEN	PO BOX 202	STEPHENVILLE	TX	76401
R000029548	566 S GRAHAM	ROBERSON ENTERPRISES LLC	PO BOX 202	STEPHENVILLE	TX	76401
R000029383	271 CROW	ROBERSON ENTERPRISES LLC	PO BOX 202	STEPHENVILLE	TX	76401
R000029550	620 S GRAHAM	ROBERSON ENTERPRISES LLC	PO BOX 202	STEPHENVILLE	TX	76401
R000029367	194 LONG	ROWE HOWARD M & JOYCE CHERYL BOUCHER	111 MURRAY STREET, APT 17W	NEW YORK	NY	10007
R000029375	465 S GRAHAM	ROWE HOWARD M & JOYCE CHERYL BOUCHER	111 MURRAY STREET, APT 17W	NEW YORK	NY	10007
R000029379	218 LONG	ROWE HOWARD M AND JOYCE CHERYL BOUCHER	111 MURRAY ST, APT 17W	NEW YORK	NY	10007
R000029373	531 S GRAHAM	ROWE HOWARD M AND JOYCE CHERYL BOUCHER	111 MURRAY ST, APT 17W	NEW YORK	NY	10007
R000029371	465 S GRAHAM	ROWE HOWARD M AND JOYCE CHERYL BOUCHER	111 MURRAY STREET APT 17W	NEW YORK	NY	10007
R000029374	539 S GRAHAM	SABIO INVESTMENTS, LLC - 539 S GRAHAM AVE	16134 S US HWY 33	DUBLIN	TX	76446
R000029546	522 S GRAHAM	SANCHEZ MANUEL & ROSALVA	209 LIBERTY	DUBLIN	TX	76446
R000029228	384 S GRAHAM	SMITH TOMMY L	384 GRAHAM	STEPHENVILLE	TX	76401
R000029230	321 S GRAHAM	STOKES COLEMON COOK	1232 ELKRIDGE DR	STEPHENVILLE	TX	76401
R000029372	507 S GRAHAM	SWENSON ROBERT L JR & REBECCA A	6360 CR 300	LOHN	TX	76852
R000029366	143 CROW	TAEGEL LENNY DALE & JCLE GAYLE	143 E CROW ST	STEPHENVILLE	TX	76401-4407
R000029235	389 S GRAHAM	TEA2GO STEPHENVILLE TEXAS INC	389 S GRAHAM	STEPHENVILLE	TX	76401
R000032193	609 S GRAHAM	WALKER RUSSELL D & LISA	PO BOX 41	DUBLIN	TX	76446
R000029545	490 S GRAHAM	WELCH CRAIG & LISA WELCH	2215 CEDAR AVE	LEWISTON	ID	83501
R000029539	421 S BELKNAP	WRINKLE FAMILY TRUST	1005 CHARLOTTE	STEPHENVILLE	TX	76401
R000029540	423 S BELKNAP	WRINKLE FAMILY TRUST	1005 CHARLOTTE	STEPHENVILLE	TX	76401

STATE OF TEXAS §
COUNTY OF TARRANT §

Preliminary

Dustin C. Pustejovsky
Registered Professional Land Surveyor
No. 6690

COUNTY OF TARRANT

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12th day of December, 2025

My Commission Expires: _____

STATE OF _____ §
COUNTY OF _____ §

Executed this the _____ day of _____, 2026

COUNTY OF _____ §

My Commission Expires: _____

STATE OF TEXAS §
 KNOW ALL MEN BY THERE PRESENTS
COUNTY OF ERATH §

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

Deputy

1. **Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on April 6, 2026 with a combined scale factor of 1.00012.**
2. **Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Erath County, Texas and Incorporated Areas. Map No: 48143C04302, Community-Panel No: 480220 0430 D, Revised Date: November 16, 2011. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

Zone "X" - Other zones: Areas determined to be outside the 0.2% annual chance floodplain.**
3. **NOTICE: Selling a portion of this addition by means and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.**

Date of Approval

Date _____

SURVEYOR

Westwood Professional Services, Inc.
9800 Hillwood Pkwy
Suite 250
Fort Worth, Texas 76177
817-562-3350

TBPELS. ENGINEERING FIRM NO. 11756 TBPELS SURVEYING FIRM NO. 1007430

STATE OF TEXAS §
COUNTY OF ERATH §

THENCE, along said southwest line of Lot 3, the following three (3) calls

North 29 degrees, 24 minutes, 10 seconds West, a distance of 41.98 feet to a point for corner

North 03 degrees, 46 minutes, 08 seconds West, a distance of 19.47 feet to a point for corner.

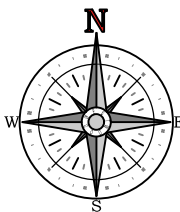
North 30 degrees, 32 minutes, 02 seconds West, a distance of 129.60 feet to a " + " cut in concrete found in said southeast line of E. Long Street for the west corner of said Lot 3;

THENCE, North 59 degrees, 29 minutes, 03 seconds East, along said southeast line of E. Long Street and the northeast line of said Lot 3, a distance of 111.82 feet to a 1/2-inch iron rod found for the north corner of said Lot 1 and the west corner of said Lot 8;

THENCE, North 59 degrees, 13 minutes, 06 seconds East, continuing along said southeast line of E. Long Street and along the northwest line of said Lot 8, a distance of 64.95 feet to the POINT OF BEGINNING;

CONTAINING: 141,290 square feet or 3.244 acres of land, more or less

(NOT TO SCALE)



0 15 30 60 90

GRAPHIC SCALE IN FEET

1" = 30'

**CITY OF STEPHENVILLE
PUBLIC WORKS DEPARTMENT
CIVIL REVIEW**

Review Date: 05/01/2026

Developer/Engineer: Howard Rowe and Cheryl Boucher (Owner) / Westwood Professional Services, Inc. (Surveyor)

Description: Proposed Uses Not Identified

Address: 194 E. Long Street

Development Type: Commercial Residential Subdivision Multi-Family

Final Plat: City Addition, Block 39, Lot 1R (3.244 Acres)

- 1st Submittal – Submittal received 04/22/2026. Preliminary review completed 05/01/2026.

Public Works has reviewed the Plat submittal for general compliance with City of Stephenville codes, ordinances, and standards. The list of preliminary comments provided below is not guaranteed to identify all requirements.

Comments:

1. Show all existing easements within and adjacent to the development property, including but not limited to the existing sewer line easements, and provide recording information (i.e., Document # or Volume # and Page #).
2. Confirm all applicable easements are shown as required per the Subdivision Ordinance. (*Ord. Sec. 155.6.08*)
3. The ownership, maintenance, and allowed uses/statements of restrictions for each easement shall be stated on the plat.
 - a. Easements shall be maintained by the Homeowners'/Property Owners' Association (HOA/POA). (*Ord. Sec. 155.6.05.E. & 155.6.08.*)
4. East Long Street is an Existing Collector (minimum 70-foot Right-of-Way width), per the Thoroughfare Plan. (*Ord. Sec. 155.6.04.*)
5. South Graham Avenue is a Proposed Minor Arterial (minimum 100-foot Right-of-Way width), per the Thoroughfare Plan. (*Ord. Sec. 155.6.04.*)

Note: A civil construction plan submittal has not been provided to Public Works for review. Additional requirements, including but not limited to easements and dedications, may be applicable for proposed and/or future development within the platted property.

Ord. Sec. 155.4 – Plats and Platting Procedures

https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH155SU_S4PLPLPR

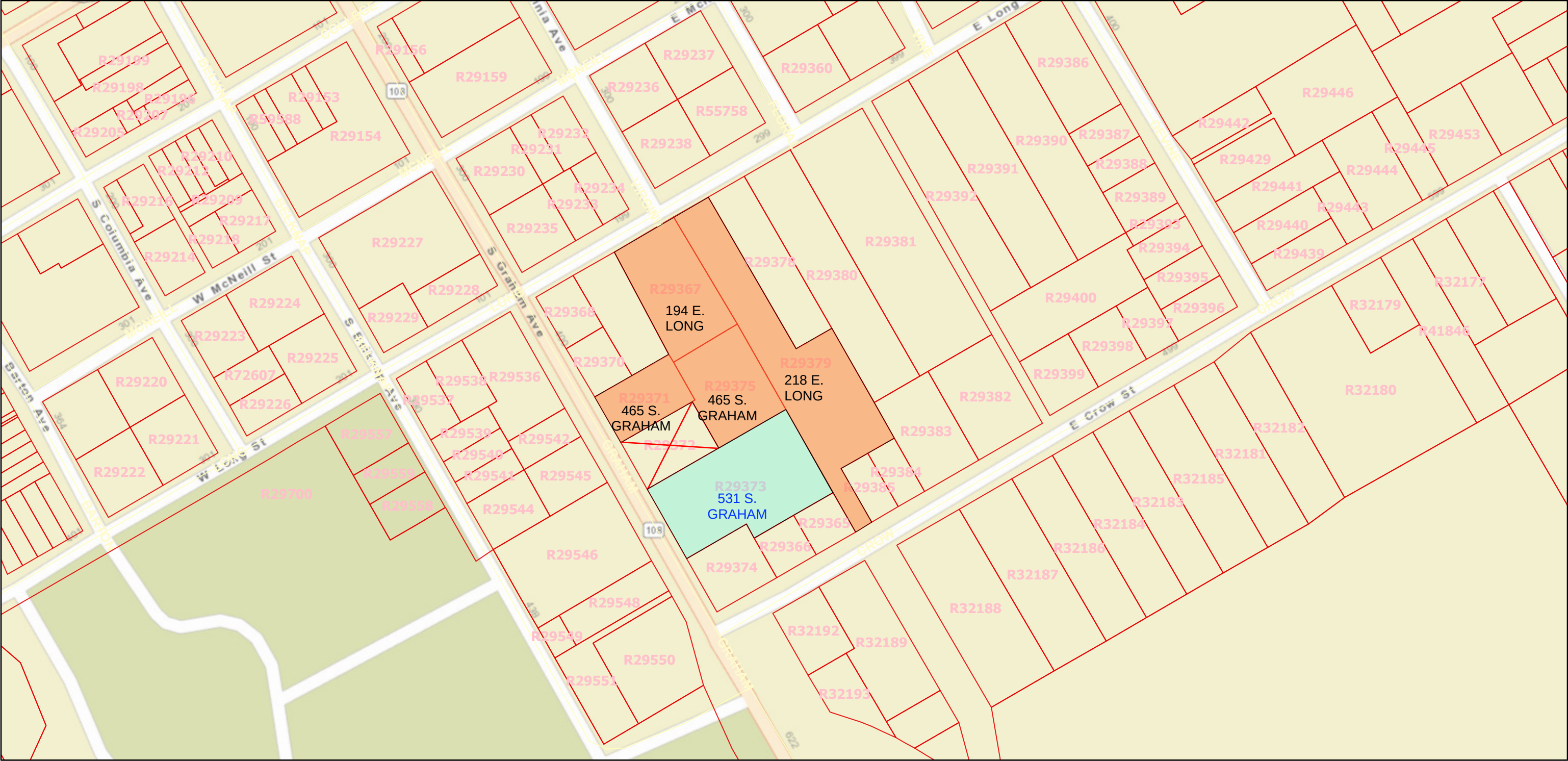
Ord. Sec. 155.6 – Subdivision Design Standards

https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH155SU_S6SUDEST

Engineering Standards Manual (ESM)

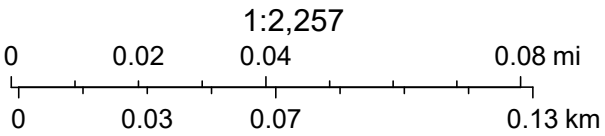
<https://www.stephenvilletx.gov/437/Engineering>

Erath CAD Web Map



3/7/2025, 3:19:34 PM

-  Parcels
-  Abstracts
-  Streets



Esri, HERE, Garmin, INCREMENT P, NGA, USGS

STAFF REPORT



SUBJECT:

Application No.: PP 2026 -9704

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) 378 Elm, Parcel R28920, being BLK 8; LOT 1&2 (E70), 0 Elm, Parcel R78019, being BLK 8; 20 'Alley, 380 E Elm, Parcel R28924, being BLK. 8; LOT 9&10, 1273 Ivy and Parcel R28921, being BLK 8; LOT 3,4,5,6,7,8 & MH and 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 properties related to this project have been rezoned to Multifamily. Civil plans have been submitted and under review. The applicant has now 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.

RECOMMENDATION:

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

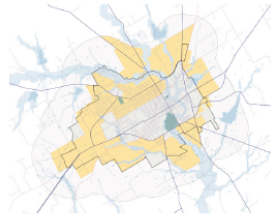
1. Address all comments from the April 28, 2026 review by Public Works (attached).
2. Structures may not be placed over easements.
3. Correct setback lines for R-3, Multifamily zoning (front = 25, rear = 20, side = 10, corner = 25).
4. Ensure all required Plat language is provided.
5. Pay fees.
6. Final Plat to be recorded after acceptance of improvements and floodplain modeling.

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.

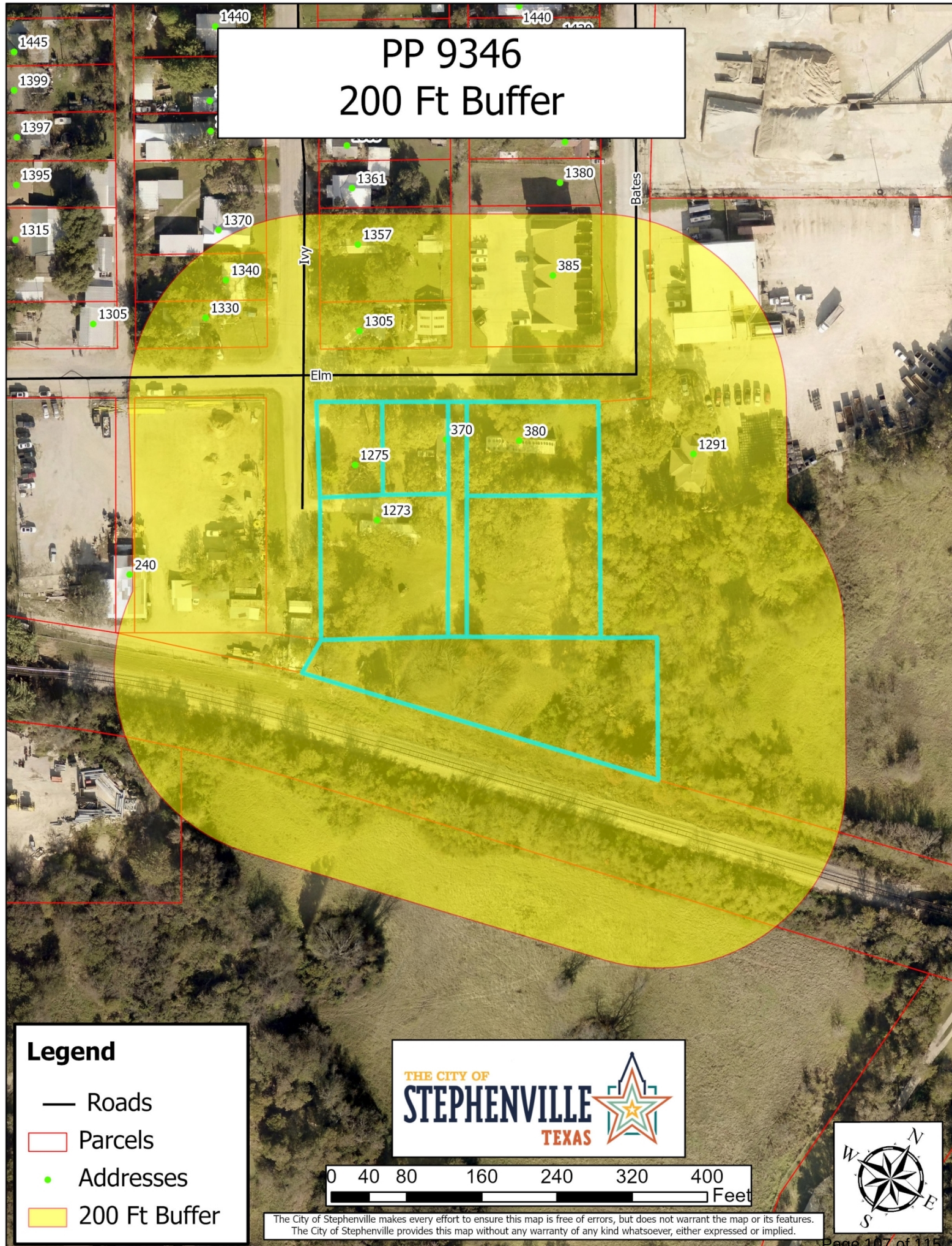
2. Approval of the Preliminary Plat shall be deemed general approval of the subdivision's layout only, and shall not constitute approval or acceptance of Construction Plans or a Final Plat.

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



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



PP 9346

Future Land Use 2023 - Commercial



Legend

Future Land Use 2023

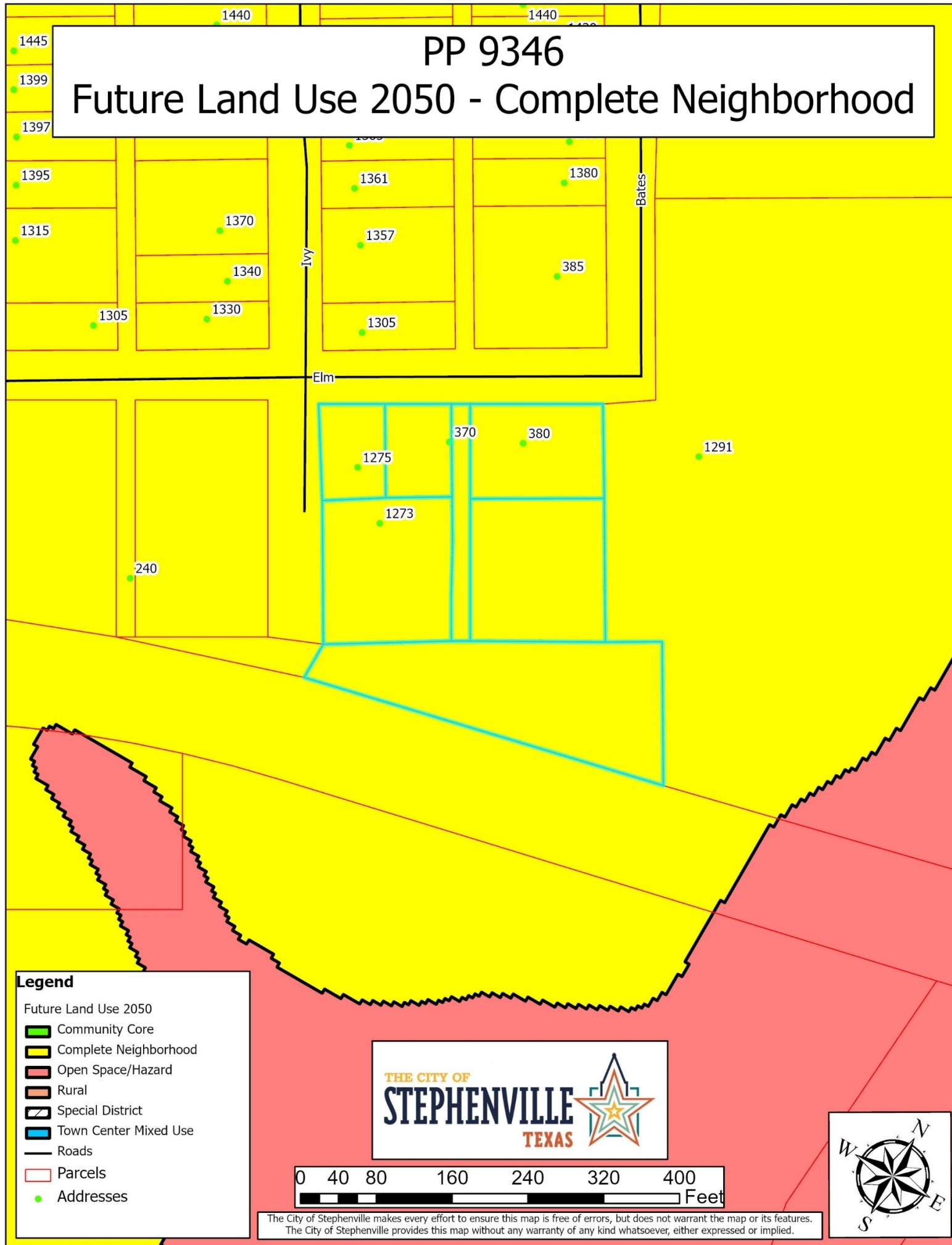
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes
- Roads
- Parcels
- Addresses



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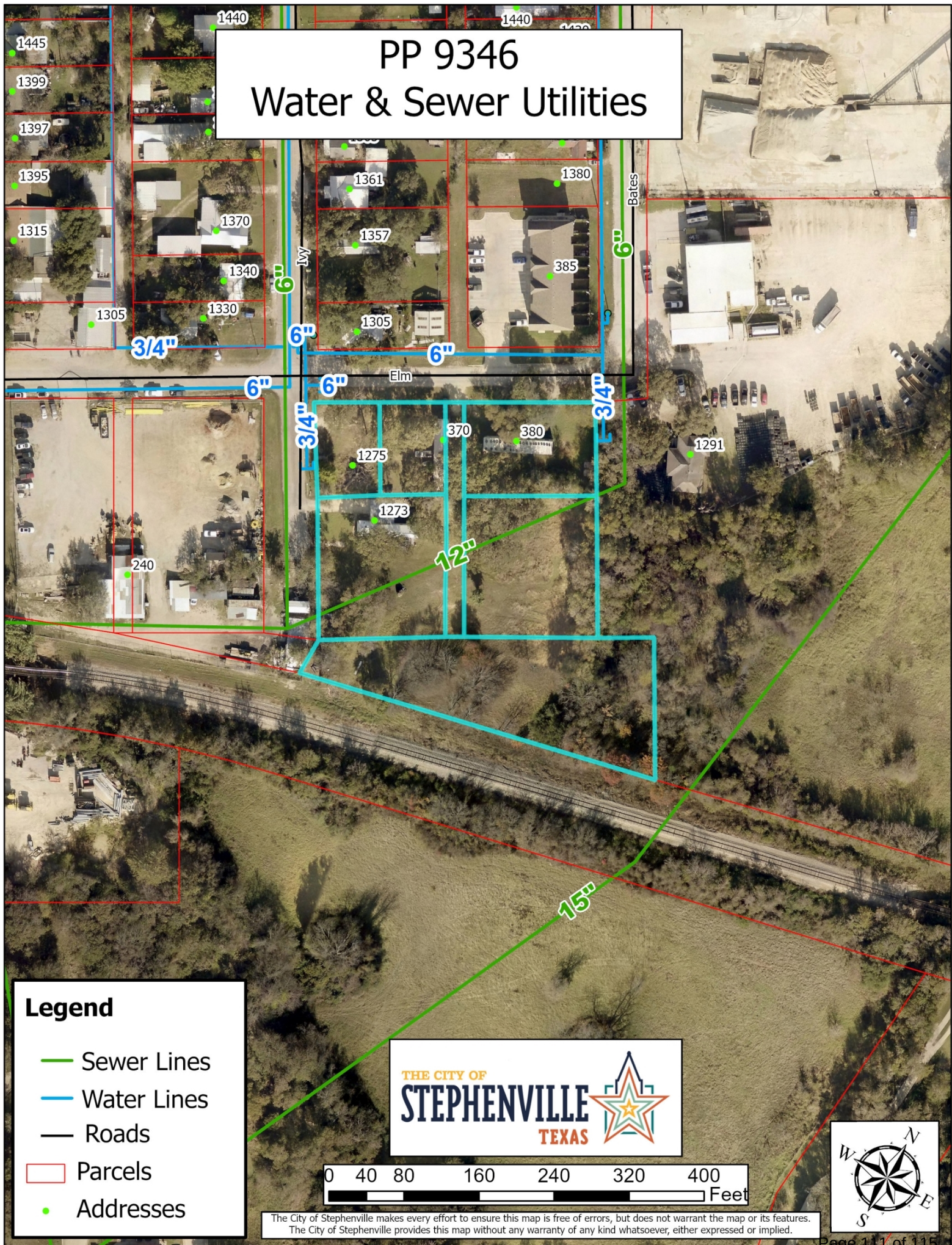
PP 9346

Future Land Use 2050 - Complete Neighborhood



PP 9346

Water & Sewer Utilities



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

**CITY OF STEPHENVILLE
PUBLIC WORKS DEPARTMENT
CIVIL REVIEW**

Review Date: 04/28/2026

Developer/Engineer: Erath Capital Investments LLC / Flanagan

Description: Ivy and Elm Residences

Address: N. Ivy Avenue and E. Elm Street

Development Type: ☐ Commercial ☐ Residential Subdivision ☒ Multi-Family

Plat:

- 3rd Submittal – Received 04/09/2026. Review completed 04/28/2026.
- 2nd Submittal – Received 11/12/2025. Review completed 12/16/2025.
 - Surveyor: Flanagan – Mark Peeples, RPLS
- 1st Submittal – Received 12/06/2024. Review completed 12/13/2024.
 - Surveyor: Justin Rene Parenteau, RPLS

Public Works has reviewed the plat submittal for general compliance with City of Stephenville codes, ordinances, and standards. The list of comments provided below is not guaranteed to identify all requirements.

Comments:

1. Show and label all existing and proposed easements within and along entire perimeter of development. (Ord. Sec. 155.6.08.)
 - a. Include all applicable statements of restrictions. (Ord. Sec. 155.6.08.)
 - b. Identify maintenance responsibility (i.e., HOA) for private easements.
Review 3: Provide required notes for Fire Lane Easement(s) and Private Retaining Wall Easements.
 - c. Provide Municipal Utility Easement (minimum 16' wide) for existing sanitary sewer line through development. (Ord. Sec. 155.6.08.A.)
Review 3: Not addressed.
 - d. Provide Municipal Utility Easement adjacent to ROW for double check detector assembly (DCDA) vault. (Ord. Sec. 155.6.08.A.)
 - e. Provide triangular Site Visibility Easements at all driveways (minimum 15'x15') and at intersection of N. Ivy and E. Elm (minimum 20'x20'). (Ord. Sec. 155.6.08.C.)
 - f. Provide Private Retaining Wall Easement(s). (Ord. Sec. 155.6.08.F.; 155.6.16.B.)
2. Show and label proposed corner clip at intersection of N. Ivy and E. Elm (minimum 10'x10'). (ESM III.2.1 Table III-2)
Review 3: Corner clip should be identified as a ROW dedication.
3. Update Surveyor's Note #2 to clarify "Unshaded Zone X" and provide FEMA definition.
Review 3: Not addressed.

	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.

4. Revise note for 20' Alley south of N. Elm to indicate previous abandonment by City of Stephenville Ordinance 2023-O-05.
Review 3: Not addressed.
5. Erath County records indicate the N. Bates ROW adjacent to the development has been abandoned. Please confirm.

Ord. Ch. 152 – Flood Damage Prevention

https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH152FLDAPR_ARTIVPRFLHARE

Ord. Sec. 155.4 – Plats and Platting Procedures

https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH155SU_S4PLPLPR

Ord. Sec. 155.6 – Subdivision Design Standards

https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH155SU_S6SUDEST

Engineering Standards Manual (ESM)

<https://www.stephenvilletx.gov/437/Engineering>