



**Planning & Zoning Commission**  
Regular Meeting

Wednesday, June 17, 2026, 5:30 PM  
City Hall Council Chambers  
298 W Washington  
Stephenville, Texas 76401

**AGENDA**

**CALL TO ORDER**

**CITIZENS GENERAL DISCUSSION**

**APPROVAL OF MINUTES**

1. Consider Approval of Minutes from May 20, 2026

**REGULAR AGENDA**

2. **Application No.: RZ 2026-9804**  
Applicant Debbie Carpenter is requesting approval of a rezone of property located at 1115 Alexander Rd., Parcel R17611, of the John B Dupuy abstract of the City of Stephenville, Erath County, Texas from (R-1), Single Family Residential, to (B-1) Neighborhood Business.
3. **Public Hearing**  
RZ 2026-9804
4. Consider approval of a rezone of property located at 1115 Alexander Rd., Parcel R17611, of the John B Dupuy abstract of the City of Stephenville, Erath County, Texas from (R-1), Single Family Residential, to (B-1) Neighborhood Business.

**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  
MAY 20, 2026

### CALL TO ORDER

The Planning & Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, May 20, 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:

Commissioners Present:

Planning & Zoning Place 1 Tyler Wright

Planning & Zoning Place 2 Justin Slawson

Planning & Zoning Place 3 Lisa LaTouche

Planning & Zoning Place 6 Bryan Durant

Planning & Zoning Place 7 James Stephenson

Planning & Zoning Alt. Place 2 Bruce Delater

Commissioners Absent:

Planning & Zoning Place 4 Lisa Pendleton

Others Attending:

Steve Killen, Director of Development Services

Sarah Lockenour, City 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.

### REGULAR AGENDA

#### 1. Consider approval of the April 15, 2026, Meeting Minutes

MOTION by Justin Slawson, second by Bruce Delater, to approve the minutes as presented.

MOTION CARRIED unanimously.

#### 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.**

Director of Development Services Steve Killen gave the following report:

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.

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
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.

**21. Public Hearing  
FP 2026-9571**

Chairperson Lisa LaTouche entered into a Public Hearing at 5:33 PM.

No one spoke in favor or opposition regarding Application No. FP 2026-9571.

Chairperson Lisa LaTouche closed the Public Hearing at 5:33 PM.

**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.**

MOTION by Justin Slawson, second by James Stephenson, to approve the Final Plat of property located at 3040 W Washington St. with conditions as presented. MOTION CARRIED unanimously.

**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.**

Director of Development Services Steve Killen gave the following report:

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.

Staff recommends the Commission to recommend the City Council abandon the portion of St. Peter Street as authorized by Chapter 95 of the City of Stephenville Code of Ordinances.

3. **Public Hearing  
Abandonment of St. Peter Street.**

Chairperson Lisa LaTouche entered into a Public Hearing at 5:36 PM.

No one spoke in favor or opposition regarding abandonment of St. Peter Street.

Chairperson Lisa LaTouche closed the Public Hearing at 5:36 PM.

4. **Consider Approval of the Abandonment of St. Peter Street as discussed by the City Council in Executive Session on April 21, 2026.**

MOTION by Tyler Wright, second by Bryan Durant, to recommend the City Council abandon St. Peter Street as presented. MOTION CARRIED unanimously.

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.**

Director of Development Services Steve Killen gave the following report:

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.

Staff recommends the Commission to recommend the City Council abandon the portion of St. Felix Street as authorized by Chapter 95 of the City of Stephenville Code of Ordinances.

6. **Public Hearing  
Abandonment of St. Felix Street from Tarleton Street to Turner Street.**

Chairperson Lisa LaTouche entered into a Public Hearing at 5:37 PM.

No one spoke in favor or opposition regarding the abandonment of St. Felix Street.

Chairperson Lisa LaTouche closed the Public Hearing at 5:38 PM.

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.**

MOTION by Bruce Delater, second by James Stephenson, to recommend the City Council abandon St. Felix Street as presented. MOTION CARRIED unanimously.

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.**

Director of Development Services Steve Killen gave the following report:

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.

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
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.

9. **Public Hearing**  
**Application No.: FP 2026-9731**

Chairperson Lisa LaTouche entered into a Public Hearing at 5:40 PM.

No one spoke in favor or opposition regarding Application No. FP 2026-9731.

Chairperson Lisa LaTouche closed the Public Hearing at 5:40 PM.

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.**

MOTION by James Stephenson, second by Justin Slawson, to approve Final Plat for property located at 855 W Washington with conditions as presented. MOTION CARRIED unanimously.

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.**

Director of Development Services Steve Killen gave the following report:

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

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
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.

12. **Public Hearing**  
**Application No.: RP 2026-9734**

Chairperson Lisa LaTouche entered into a Public Hearing at 5:42 PM.

No one spoke in favor or opposition regarding Application No. RP 2026-9734.

Chairperson Lisa LaTouche closed the Public Hearing at 5:42 PM.

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.**

MOTION by Tyler Wright, second by Bruce Delater, to approve the Replat of property located at 975 N McCart with conditions as presented. MOTION CARRIED unanimously.

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.**

Director of Development Services Steve Killen gave the following report:

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.

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.

**15. Public Hearing  
RZ 2026-9643**

Chairperson Lisa LaTouche entered into a Public Hearing at 5:45 PM.

No one spoke in favor or opposition regarding Application No. RZ 2026-9643.

Chairperson Lisa LaTouche closed the Public Hearing at 5:45 PM.

**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.**

MOTION by Justin Slawson, second by Bruce Delater, to recommend Rezone 2026-9643 to City Council as presented. MOTION CARRIED 5:1.

**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.**

Director of Development Services Steve Killen gave the following report:

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.

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.

**18. Public Hearing  
RZ2026-9644**

Chairperson Lisa LaTouche entered into a Public Hearing at 5:48 PM.

No one spoke in favor or opposition regarding Application No. RZ 2026-9644.

Chairperson Lisa LaTouche closed the Public Hearing at 5:48 PM.

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.**

MOTION by James Stephenson, second by Bruce Delater, to approve Rezone 2026-9644 as presented. MOTION CARRIED 5:1.

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.**

Director of Development Services Steve Killen gave the following report:

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.

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.
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.

24. **Public Hearing**  
**PP 2026-9732**

Chairperson Lisa LaTouche entered into a Public Hearing at 5:51 PM.

No one spoke in favor or opposition regarding Application No.

Chairperson Lisa LaTouche closed the Public Hearing at 5:51 PM.

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.**

MOTION by Bruce Delater, second by Tyler Wright, to approve the Preliminary Plat for property located at 1292 W Washington with conditions as presented. MOTION CARRIED 5:1.

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.**

Director of Development Services Steve Killen gave the following report:

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.

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.
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.

27. **Public Hearing**  
**RP 2026-9740**

Chairperson Lisa LaTouche entered into a Public Hearing at 5:57 PM.

No one spoke in favor or opposition regarding Application No. RP 2026-9740.

Chairperson Lisa LaTouche closed the Public Hearing at 5:57 PM.

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.**

MOTION by Justin Slawson, second by James Stephenson, to approve Replat for property located at 194 E Long with conditions as presented. MOTION CARRIED 5:1.

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.**

Director of Development Services Steve Killen gave the following report:

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.

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.
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.

30. **Public Hearing  
PP 2026-9704**

Chairperson Lisa LaTouche entered into a Public Hearing at 6:00 PM.

No one spoke in favor or opposition regarding Application No. PP 2026-9704.

Chairperson Lisa LaTouche closed the Public Hearing at 6:01 PM.

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.**

MOTION by James Stephenson, second by Tyler Wright, to approve the Preliminary Plat for property located at 1275 Ivy with conditions as presented. MOTION CARRIED unanimously.

**ADJOURN**

Chairperson Lisa LaTouche adjourned the Planning & Zoning Commission at 06:01 PM

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Lisa LaTouche, Chair

ATTEST:

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Jan Strahan, Commission Secretary

# STAFF REPORT



**SUBJECT:** Application No.: RZ 2026-9804

Applicant Debbie Carpenter is requesting approval of a rezone of property located at 1115 Alexander Rd., Parcel R17611, of the John B Dupuy abstract of the City of Stephenville, Erath County, Texas from (R-1), Single Family Residential, to (B-1) Neighborhood Business.

**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 which allows for “local retail and service businesses located on active corridors...”

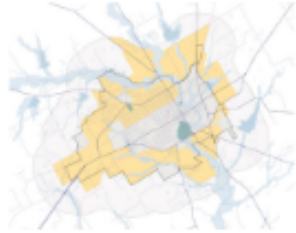
## BACKGROUND:

Mr. and Mrs. Carpenter are requesting the rezone to allow for a personal services business in the existing home. This property was, at one time, operated as a beauty shop, but most recently occupied as a single-family residence. The Carpenters have additional information to share relating to the business.



### 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. 154.06.1. Neighborhood business district (B-1).

### 6.1.A Description.

- (1) The Neighborhood Business District accommodates trade and personal services facilities that meet the needs and enhance the quality of life of residential neighborhoods throughout the city.
- (2) The various retail trade and service uses in the Neighborhood Business District are intended to become an integral part of the neighborhood, requirements for open space and off street parking are more restrictive and are compatible with adjacent residential areas. Spacing, air circulation, landscaping and unrestricted sight lines are included as requirements for the Neighborhood Business District to provide a harmonious relationship with other residential, educational, religious and recreational land uses.

### 6.1.B Permitted Uses.

- (1) Accessory building to main use;
- (2) Animal grooming;
- (3) Antique shop/art gallery—sales in building;
- (4) Assisted living center;
- (5) Bakery—Retail;
- (6) Banks or other financial institutions;
- (7) Bed and breakfast/boarding house;
- (8) Church, temple, mosque (and the like) and related facilities;
- (9) Cleaning and pressing—small shop, pick-up and delivery;
- (10) Clinic;
- (11) Convalescent, nursing or long term care facility;
- (12) Convenience/grocery store (without pumps);
- (13) Day care center (12 or more children);
- (14) Drapery, needlework or weaving shop;
- (15) Farmers market;
- (16) Florist;

- (17) Fraternal organizations, lodge or civic club;
- (18) Handcraft shop;
- (19) Group day care home (7-12 children);
- (20) Laundry and cleaning (self service);
- (21) Municipal facilities/state facilities/federal facilities;
- (22) Neighborhood grocery store (no fuel service);
- (23) Office—professional and general administration;
- (24) Park, playground, public community recreation center;
- (25) Personal service shop (beauty, barber and the like);
- (26) Private kindergarten;
- (27) Retail stores and shops—other than listed;
- (28) Restaurant or cafeteria—without drive-in service; and
- (29) Retirement housing complex.
- (30) Restaurant with alcoholic beverage service.

**6.1.C Conditional Uses (Special Use Permit required).** None.

**6.1.D Height, Area, Yard and Lot Coverage Requirements.**

- (1) Maximum density: There is no maximum density requirement.
- (2) Minimum lot area: There is no minimum area requirement.
- (3) Minimum lot width: There is no minimum width requirement.
- (4) Minimum lot depth: There is no minimum depth requirement.
- (5) Minimum depth of front setback: 25 feet.
- (6) Minimum depth of rear setback: There is no minimum rear setback requirement unless the lot abuts upon a Residential District, then a minimum 25 feet is required.
- (7) Minimum width of side setback:
  - (a) Internal lot: There is no minimum side setback requirement unless the lot abuts upon a Residential District, then a minimum 25 feet is required.
  - (b) Corner lot: 25 feet
- (8) Building size: There are no minimum size regulations
- (9) Maximum height of structures: 35 feet.
- (10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



Note: No rear or side yard except when the lot abuts upon a Residential District, then the minimum setback is 25 feet.

**6.1.E Miscellaneous Provisions.** Wherever a Neighborhood Business District adjoins a residential district and is not separated by a street, a six-foot or taller solid sight-barring fence or landscape barrier will be constructed and maintained along the boundary or property line as permanent screening. All outside lighting features will be placed and reflected so as to not create annoyances, nuisances or hazards.

**6.1.F Type of Construction.**

- (1) At least 80% of the exterior walls of all structures visible from a public street shall be of masonry constructions, with an architectural exterior finish, exclusive of door and window openings.
- (2) The roofs of all structures shall be pitched with a slope of not less than 4/12.

**6.1.G Parking Regulations.** All Uses Permitted in the B-1 District: See Section 11 for Parking Regulations.

**6.1.H Sign Regulation.** See Section 12 for Sign Regulations.

**6.1.I Exceptions to Use, Height and Area Regulations.** See Section 10.

**6.1.J Garbage Regulations.** Neighborhood Business District businesses will provide a serviceable area specifically for refuse collection designed for refuse canisters. Each designated canister area will be nine feet wide and eight feet deep (72 square feet), with a cement slab base. If the location of the cement slab is adjacent to a residential district, the slab must be at least five feet from the property line. The refuse area will be enclosed on three sides by a privacy fence. Approach areas will meet the requirements of Subsection 6.1.K.

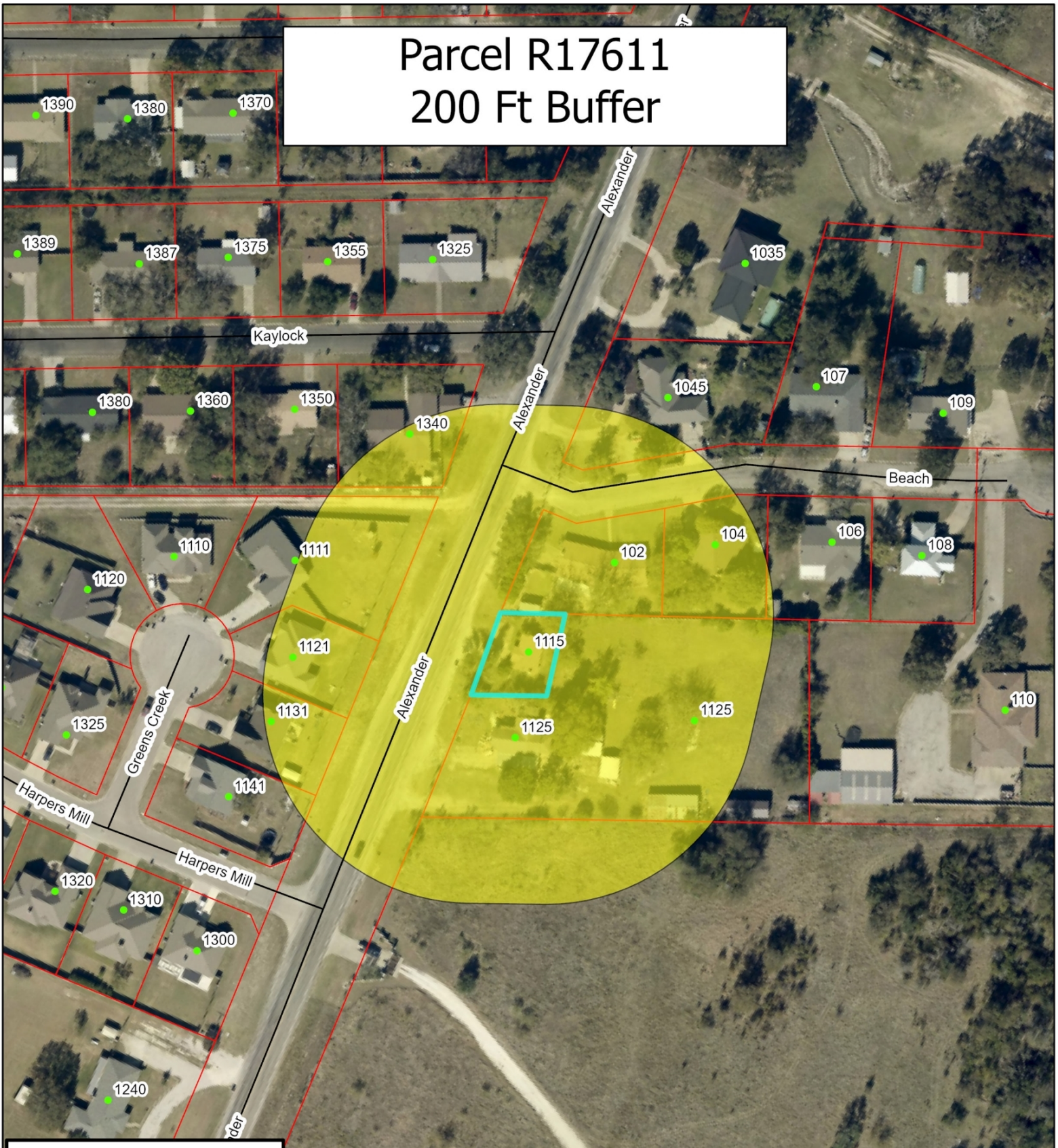
**6.1.K Loading and Unloading Regulations.** All loading, unloading and maneuvering of vehicles connected with the activity must be on the premises and will not be permitted in any street. Loading and unloading areas must be paved with a sealed surface pavement and maintained in such a manner that no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

(Am. Ord. 2009-23, passed 12-1-2009; Am. Ord. 2015-03, passed 3-3-2015; Am. Ord. No. 2018-O-25, § 1, 8-7-2018; Ord. No. 2021-O-17, §§ 1, 2, passed 6-1-2021)

**ALTERNATIVES:**

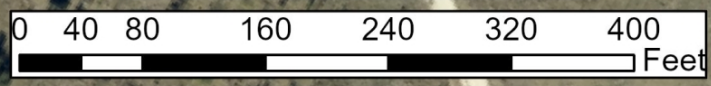
- 1) Recommend the City Council approve the rezoning request.
- 2) Recommend the City Council deny the rezoning request.

# Parcel R17611 200 Ft Buffer



**Legend**

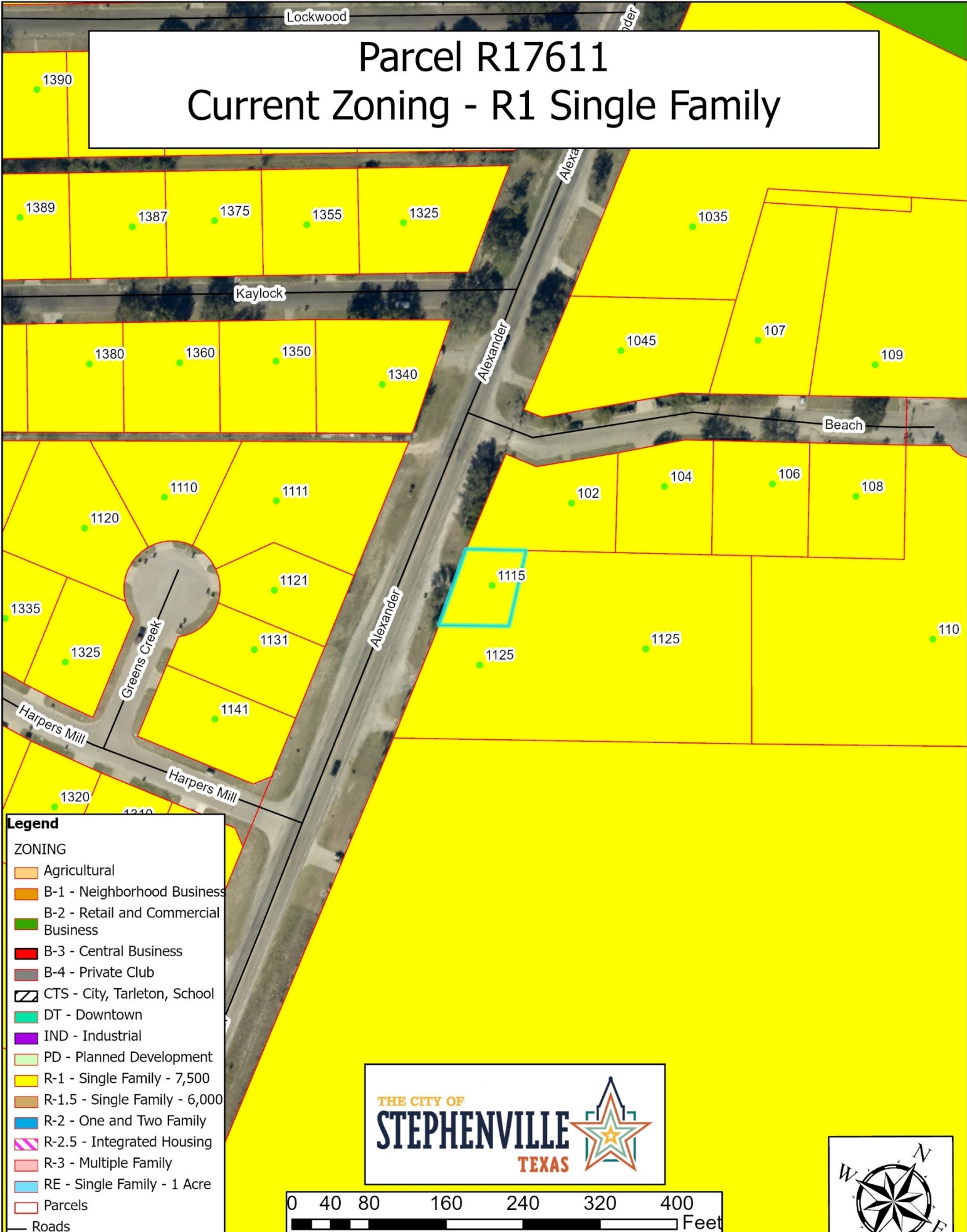
- Parcels
- Roads
- Addresses
- 200 Ft Buffer



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# Parcel R17611

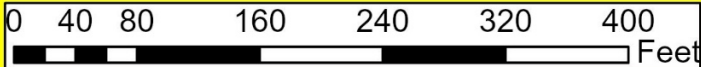
## Current Zoning - R1 Single Family



**Legend**

ZONING

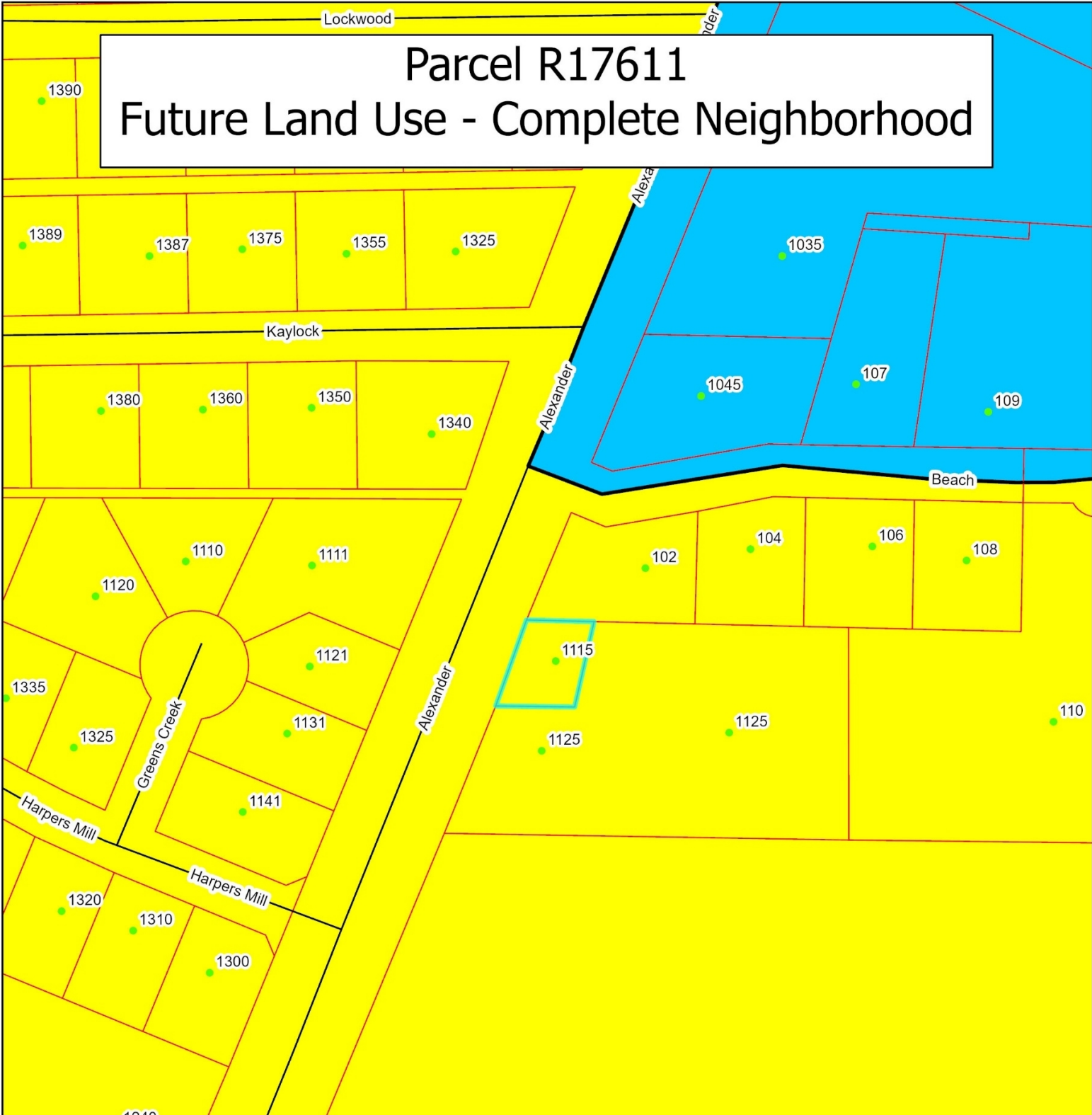
- Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tarleton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One and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



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# Parcel R17611

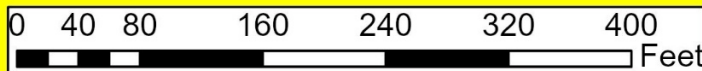
## Future Land Use - Complete Neighborhood



**Legend**

Future Land Use 2050

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





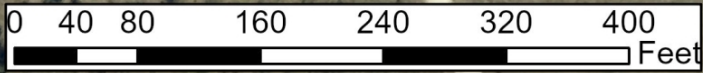
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# Parcel R17611 Water & Sewer Utilities



**Legend**

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



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# Parcel R17611

## 200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000073478	1121 GREENS CREEK CIRCLE	BRIDGES BARBARA M REVOCABLE TRUST	PO BOX 1532	WILSON	WY	83014
R000032394	104 BEACH DR	COCHRAN JASON V	104 BEACH DR	STEPHENVILLE	TX	76401-5200
R000032393	102 BEACH DR	CRAIG NORMAN A JR	102 BEACH DR	STEPHENVILLE	TX	76401-0000
R000017570	1255 ALEXANDER RD	ELLIOTT STEPHANY L	PO BOX 18	STEPHENVILLE	TX	76401
R000073479	1131 GREENS CREEK CIRCLE	HARMON MATTHEW TAYLOR	1131 GREENS CREEK CIRCLE	STEPHENVILLE	TX	76401
R000017553	1125 ALEXANDER RD	HOANG PHUONG & ISMAEL CALVILLO	1125 ALEXANDER RD	STEPHENVILLE	TX	76401
R000073480	1141 GREENS CREEK CIRCLE	LESLEY BRIAN & JENNIFER LESLEY	1141 GREENS CREEK CIR	STEPHENVILLE	TX	76401-5176
R000073477	1111 GREENS CREEK CIRCLE	MAGNUS JOHN & MELODY	1111 GREENS CREEK CIRCLE	STEPHENVILLE	TX	76401
R000017558	1045 ALEXANDER RD	MCCLENDON ANDREA	1045 ALEXANDER RD	STEPHENVILLE	TX	76401
R000032498	1350 KAYLOCK	MEDEIROS DESIREE, TODD & ARIELLE	1350 KAYLOCK	STEPHENVILLE	TX	76401
R000017611	1115 ALEXANDER RD	MURRAY ANGIE	1395 MELISSA	STEPHENVILLE	TX	76401
R000032395	106 BEACH DR	WINGEREID ERIC	106 BEACH ST	STEPHENVILLE	TX	76401
R000032499	1340 KAYLOCK	WOODLEE KEVIN G & MARGARET L WOODLEE	1340 KAYLOCK	STEPHENVILLE	TX	76401