



## Planning & Zoning Commission Regular Meeting

Tuesday, August 4, 2026, 4:00 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 June 17, 2026

#### REGULAR AGENDA

2.

##### **Application No.: RZ 2026-9841**

Applicant Blake Welborn, representing Welborn Property Solutions, LLC., is requesting approval of a rezoning request for property located at 350 S. Lennox, Parcel R28728, being LOTS 104, 105, 106, 107, 108 & 109 of the S2100 BELMONT Addition to the City of Stephenville, Erath County, Texas, from "R-2" Residential Two-Four Family, to "R-3", Multifamily Housing.

3. **Public Hearing**

RZ 2026-9841

4. Consider approval of a rezoning request for property located at 350 S. Lennox, Parcel R28728, being LOTS 104, 105, 106, 107, 108 & 109 of the S2100 BELMONT Addition to the City of Stephenville, Erath County, Texas, from "R-2" Residential Two-Four Family, to "R-3", Multifamily Housing.

5.

##### **Application No.: PP&RZ 2026-9870**

Applicant Colby Pack, representing CMP Rentals, LLC., is requesting approval of a Replat with simultaneous rezoning of a portion of property located at 2601 NW Loop (Senator Robert J. Glasgow Loop), Parcel R74539, being approximately 5.15 acres of the S6660 Tanglewood Northwest Addition, BLK. 10, LOT 1 of the City of Stephenville, Erath County, Texas from "B-2", Retail and Commercial, to "R-2.5," Integrated Housing. The remainder portion will retain the B-2 zoning.

6. **Public Hearing**

PP&RZ 2026-9870

7. Consider approval of a replat with simultaneous rezoning of a portion of property located at 2601 NW Loop (Senator Robert J. Glasgow Loop), Parcel R74539, being approximately 5.15 acres of the S6660 Tanglewood Northwest Addition, BLK. 10, LOT 1 of the City of Stephenville, Erath County, Texas from "B-2", Retail and Commercial, to "R-2.5," Integrated Housing. The remainder portion will retain the B-2 zoning.

8.

##### **Application No.: RZ 2026-9884**

Applicant Rick Hale, representing Hale and Hale Rentals, LLC., is requesting approval of a rezoning request for property located at 721 W. Jones, Parcel R33269, being BLK. 12, LOT 15 of the S5700 SHAPARD & COLLINS Addition to the City of Stephenville, Erath County, Texas, from "I" Industrial, to "R-3", Multifamily Housing.

9. **Public Hearing**  
RZ 2026-9884

10. Consider approval of a rezoning request for property located at 721 W. Jones, Parcel R33269, being BLK. 12, LOT 15 of the S5700 SHAPARD & COLLINS Addition to the City of Stephenville, Erath County, Texas, from "I" Industrial, to "R-3", Multifamily Housing.

**ADJOURN**

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



## PLANNING & ZONING COMMISSION

MEETING MINUTES  
REGULAR MEETING  
JUNE 17, 2026

### CALL TO ORDER

The Planning & Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, June 17, 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 Alt. Place 2 Bruce Delater

#### Commissioners Absent:

Planning & Zoning Place 4 Lisa Pendleton  
Planning & Zoning Place 7 James Stephenson

#### Others Attending:

Steve Killen, Director of Development Services  
Cynthia Warren, Commission Secretary

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

### CITIZENS GENERAL DISCUSSION

No one spoke at this time.

### APPROVAL OF MINUTES

#### 1. Consider Approval of Minutes from May 20, 2026

MOTION by Bryan Durant, SECOND by Tyler Wright, to approve as presented. MOTION CARRIED unanimously.

### 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.**

Director of Development Services Steve Killen gave the following report:

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.

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..."

Kaja Simpson, 1202 Mockingbird, spoke on behalf of the requester regarding this rezone.

3. **Public Hearing  
RZ 2026-9804**

Chairperson Lisa LaTouche entered into a Public Hearing at 5:38 PM.

No one spoke in favor or opposition regarding Application No. RZ 2026-9804.

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

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.**

MOTION by Bryan Durant, SECOND by Bruce Delater, to recommend the rezone of 1115 Alexander Rd. to City Council as presented. MOTION CARRIED unanimously.

**ADJOURN**

Commission Chairperson adjourned the Planning & Zoning Commission at 05:39 PM

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Lisa LaTouche, Chair

ATTEST:

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Cynthia Warren, Commission Secretary





# STAFF REPORT



**SUBJECT:** Application No.: RZ 2026-9841

Applicant Blake Welborn, representing Welborn Property Solutions, LLC., is requesting approval of a rezoning request for property located at 350 S. Lennox, Parcel R28728, being LOTS 104, 105, 106, 107, 108 & 109 of the S2100 BELMONT Addition to the City of Stephenville, Erath County, Texas, from “R-2” Residential Two-Four Family, to “R-3”, Multifamily Housing.

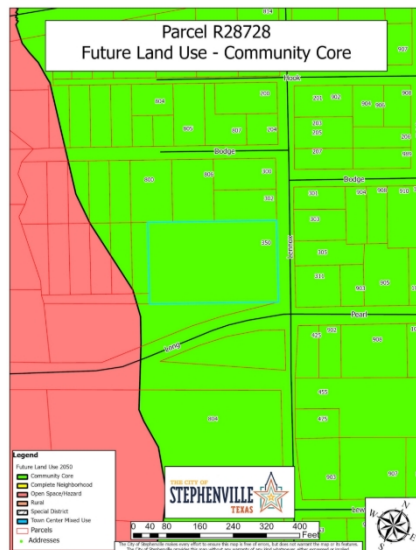
**DEPARTMENT:** Development Services

**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 “Community Core” which allows for diverse housing types.

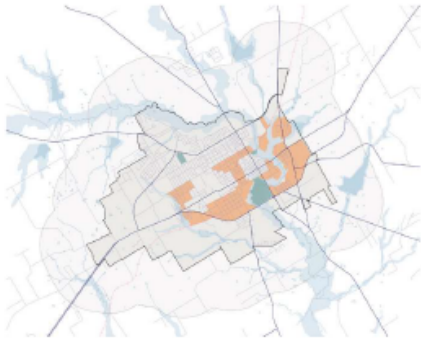
## BACKGROUND:



## FUTURE LAND USE

### Community Core

The Community Core land use accommodates a mix of uses at a medium density. Diverse housing types are encouraged to support a range of residents. Local businesses, such as grocery stores, cafes, and local offices cater to the needs of the nearby residents and parks and green spaces provide recreational opportunities.



### Sec. 154.05.6. Multiple family residential district (R-3).

**5.6.A Description.** This residential district provides for medium to high-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, and multiple family housing buildings and complexes platted as one parcel and sole source management. All R-3 zoning will be appropriate to a city-style neighborhood. Recreational, religious and educational uses are also permitted so as to contribute to the natural elements of a convenient, balanced and attractive neighborhood. Development within this district is intended to be protected from the encroachment of land activities that do not contribute to the esthetic and functional well being of the intended district environment.

#### 5.6.B Permitted Uses.

- (1) Single-family detached dwelling, limited to occupancy by a family having no more than four individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than four unrelated individuals;
- (2) Two-to-four family dwellings, with each family limited as in division (1) above;
- (3) Multiple family dwellings, with each family limited as in division (1) above; Student living complexes will be subject to a variance request for units designed to occupy more than four unrelated students per unit;
- (4) Assisted living center;
- (5) Convalescent, nursing or long term-care facility;
- (6) Retirement housing complex;
- (7) Accessory buildings;
- (8) Churches, temples, mosques and related facilities;

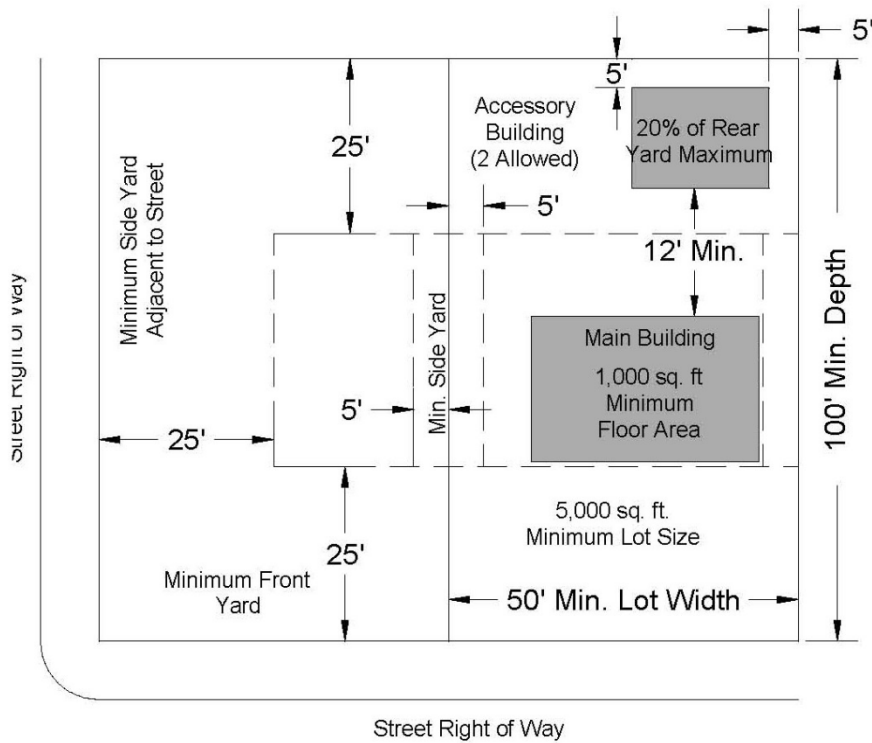
- (9) Community home;
- (10) Park or playground;
- (11) SISD school—public;
- (12) Bed and breakfast/boarding house;
- (13) Group day care home;
- (14) Registered family home;
- (15) Day care center; and
- (16) Fraternity or sorority house.

**5.6.C Conditional Uses.**

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

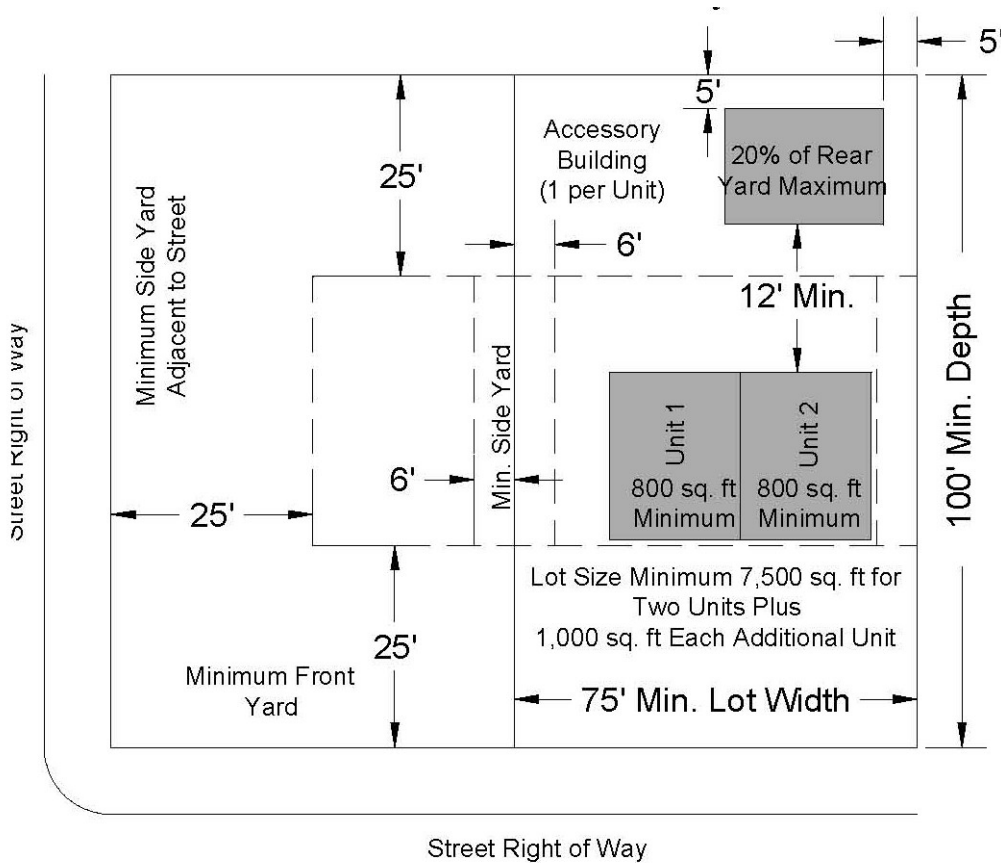
**5.6.D Height, Area, Yard and Lot Coverage Requirements.**

- (A) *Single family dwelling.*
  - (1) Minimum lot area: 5,000 ft<sup>2</sup>.
  - (2) Minimum lot width and lot frontage: 50 feet.
  - (3) Minimum lot depth: 100 feet.
  - (4) Minimum depth of front setback: 25 feet.
  - (5) Minimum depth of rear setback: 25 feet.
  - (6) Minimum width of side setback:
    - (a) Internal lot: five feet.
    - (b) Corner lot: 25 feet from intersecting side street.
  - (7) Building size:
    - (a) Maximum coverage as a percentage of lot area: 40%.
    - (b) Single family dwelling: 1,000 ft<sup>2</sup>.
  - (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 ft<sup>2</sup> for two dwelling units, plus 1,000 ft<sup>2</sup> for each additional dwelling unit.
- (2) Minimum lot width and lot frontage: 75 feet.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front setback: 25 feet.
- (5) Minimum depth of rear setback: 25 feet.
- (6) Minimum width of side setback:
  - (a) Internal lot: six feet.
  - (b) Corner lot: 25 feet from intersecting side street.
- (7) Building size:
  - (a) Maximum coverage as a percentage of lot area: 40%.
  - (b) Minimum area of each dwelling unit: 800 ft<sup>2</sup>.
- (8) Accessory buildings:
  - (a) Maximum accessory building coverage of rear yard: 20%.
  - (b) Maximum area of each accessory building: 200 ft<sup>2</sup>.
  - (c) Maximum number of accessory buildings: one per unit.
  - (d) Minimum depth of side setback: five feet.
  - (e) Minimum depth of rear setback: five feet.
  - (f) Minimum depth from the edge of the main building: 12 feet.
- (9) Maximum height of structures: 35 feet.
- (10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



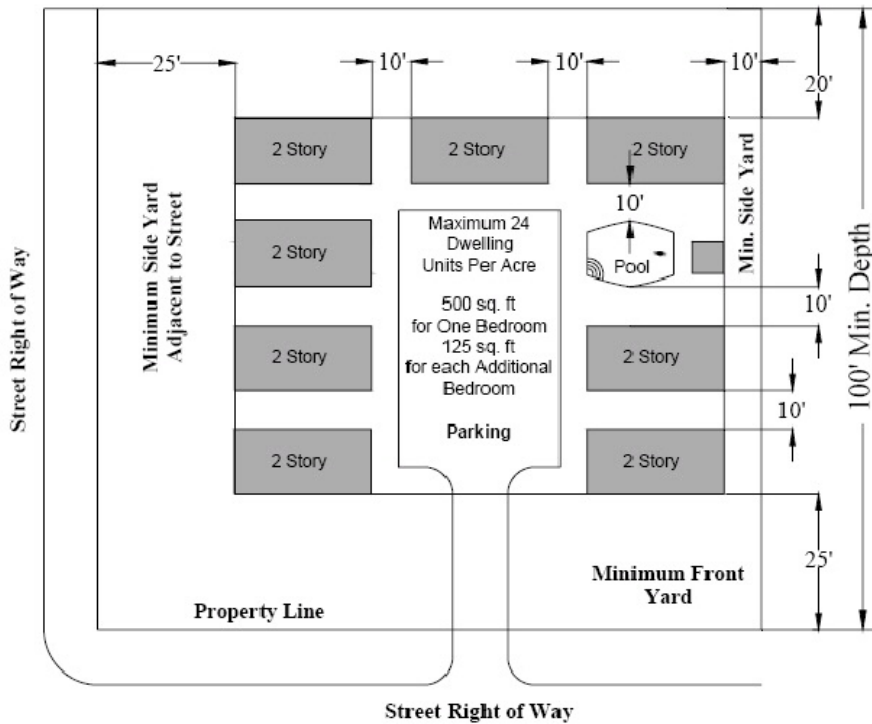
(C) *Reserved.*

(D) *Multiple family dwellings.*

- (1) Minimum lot area: maximum density of 24 dwelling units per acre, which includes parking, access and all other area improvements.
- (2) Minimum lot depth: 100 feet.
- (3) Minimum depth of front setback: 25 feet.
- (4) Minimum depth of rear setback: 20 feet.
- (5) Minimum width of side setback:
  - (a) Internal lot: ten feet.
  - (b) Corner lot: 25 feet from intersecting side street.
- (6) Building size: Minimum area of each dwelling unit: 500 ft<sup>2</sup> for one bedroom or less plus 125 ft<sup>2</sup> of floor area for each additional bedroom.
- (7) Maximum height of structures: 35 feet.
- (8) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

#### 5.6.D Height, Area, Yard and Lot Coverage Requirements

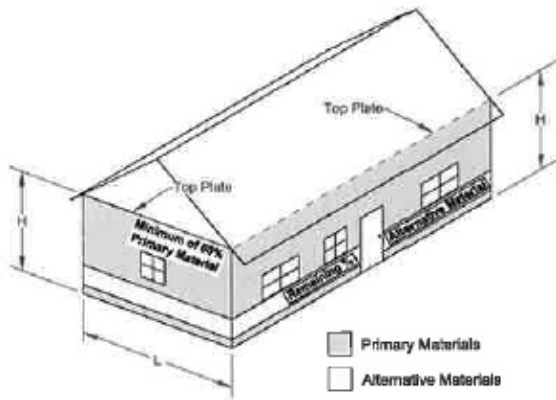
##### Multiple Family Dwelling



**5.6.E Parking Regulations.** Lots in this District shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in Section 154.11 *Parking spaces for vehicles* of this ordinance. Student housing whereby individual rooms are leased by unit must require 1.5 spaces per rented bed.

##### **5.6.F Type of Construction.**

- (1) The exterior walls of all new dwellings to the top plate, shall be constructed of at least 80% of the total exterior walls of primary materials, excluding doors, windows, and porches. See Section 10.E(1): Exterior Building Material Standard—Primary Materials.
- (2) Any remaining exterior walls of all new dwellings shall construct the remaining exterior walls of alternative materials. See Section 10.E(2): Exterior Building Material Standard—Alternative Materials.
- (3) Existing dwellings expanding the total square footage of the building 50% or less, or modifying the exterior walls, may use the same exterior construction material as the existing primary building. If the material is not available, similar material may be used if approved by the Community Development Director.
- (4) Existing dwellings expanding the total square footage of the building more than 50%, or proposing to use a material inconsistent with the primary structure for any expansion, must meet the 80% minimum primary materials, Section 10.E: Exterior Building Material Standard, for the total exterior walls of the structure.



#### NEW CONSTRUCTION

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

#### EXISTING STRUCTURES

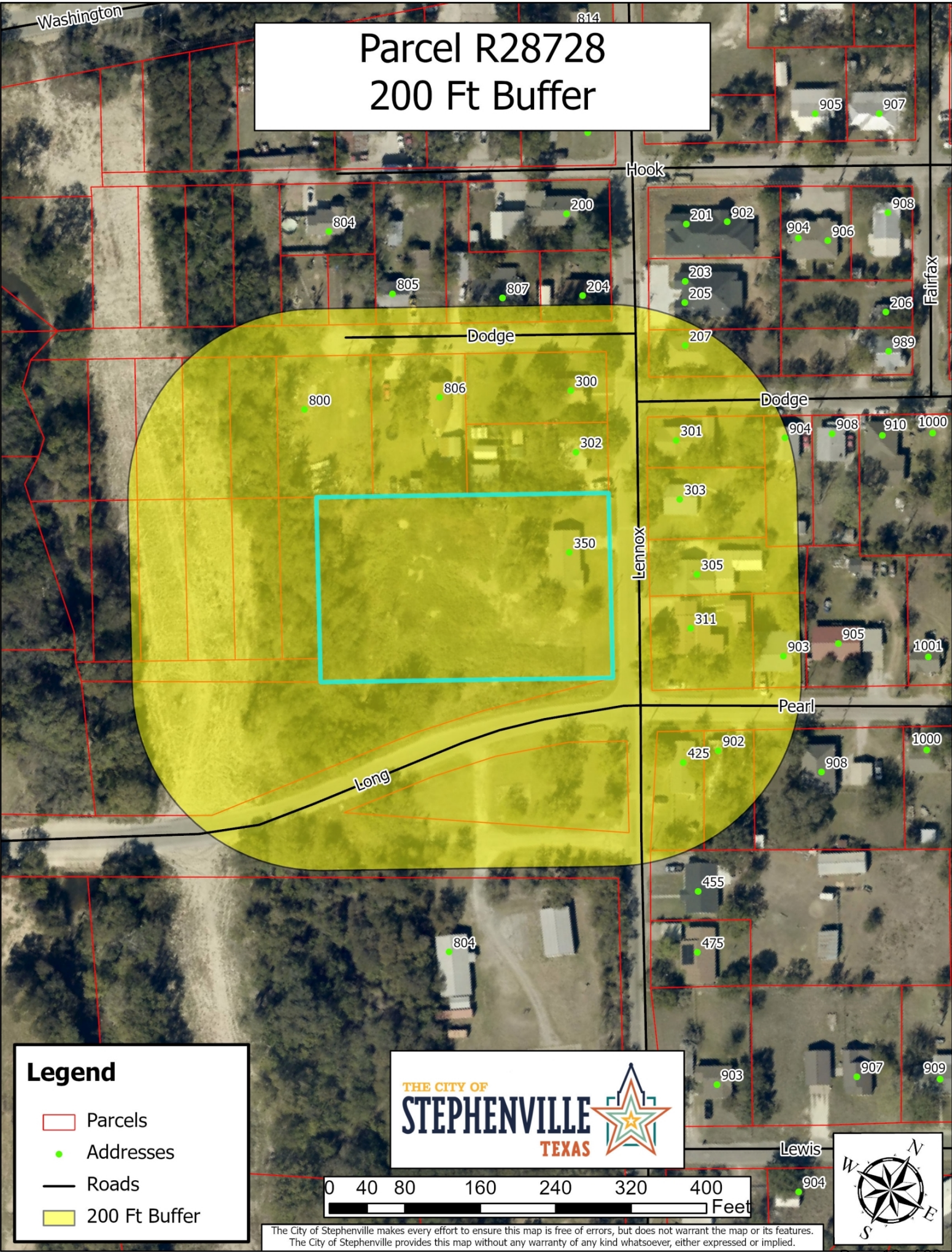
1. Expanding or modifying the footage of the building 50% or less, may use the same exterior material as the existing primary building. If not available, approval is need from the Community Development Director.
2. Expanding or modifying the footage of the building 50% or more, must use 80% Primary Materials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

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

#### ALTERNATIVES:

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







# Parcel R28728

## Current Zoning - R2 One & Two Family

### Legend

Parcels

#### ZONING

Agricultural

B-1 - Neighborhood Business

B-2 - Retail and Commercial Business

B-3 - Central Business

B-4 - Private Club

CTS - City, Tarleton, School

DT - Downtown

IND - Industrial

PD - Planned Development

R-1 - Single Family - 7,500

R-1.5 - Single Family - 6,000

R-2 - One and Two Family

R-2.5 - Integrated Housing

R-3 - Multiple Family

RE - Single Family - 1 Acre

Addresses

Roads

THE CITY OF

STEPHENVILLE

TEXAS



0 40 80 160 240 320 400 Feet

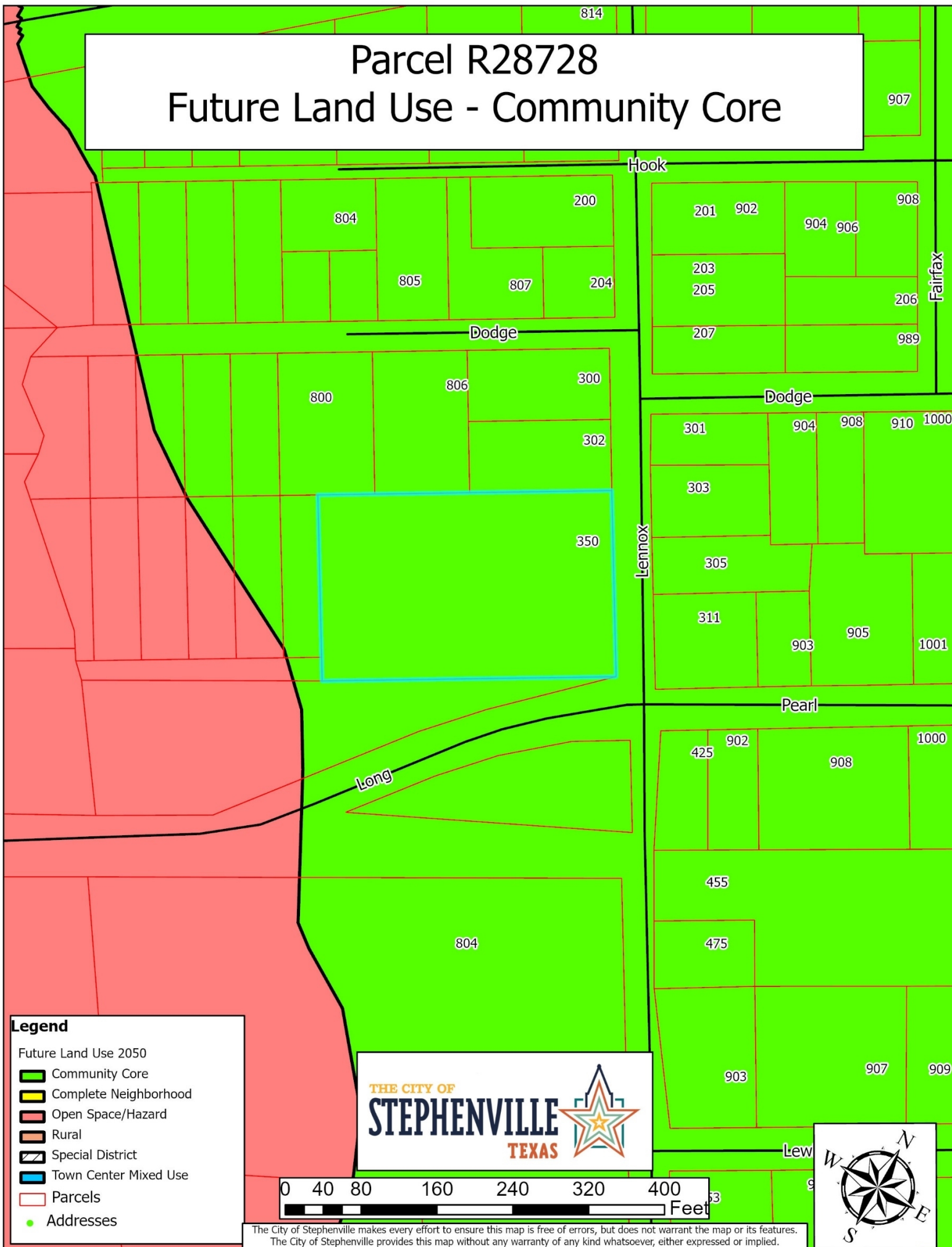
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# Parcel R28728

## Future Land Use - Community Core

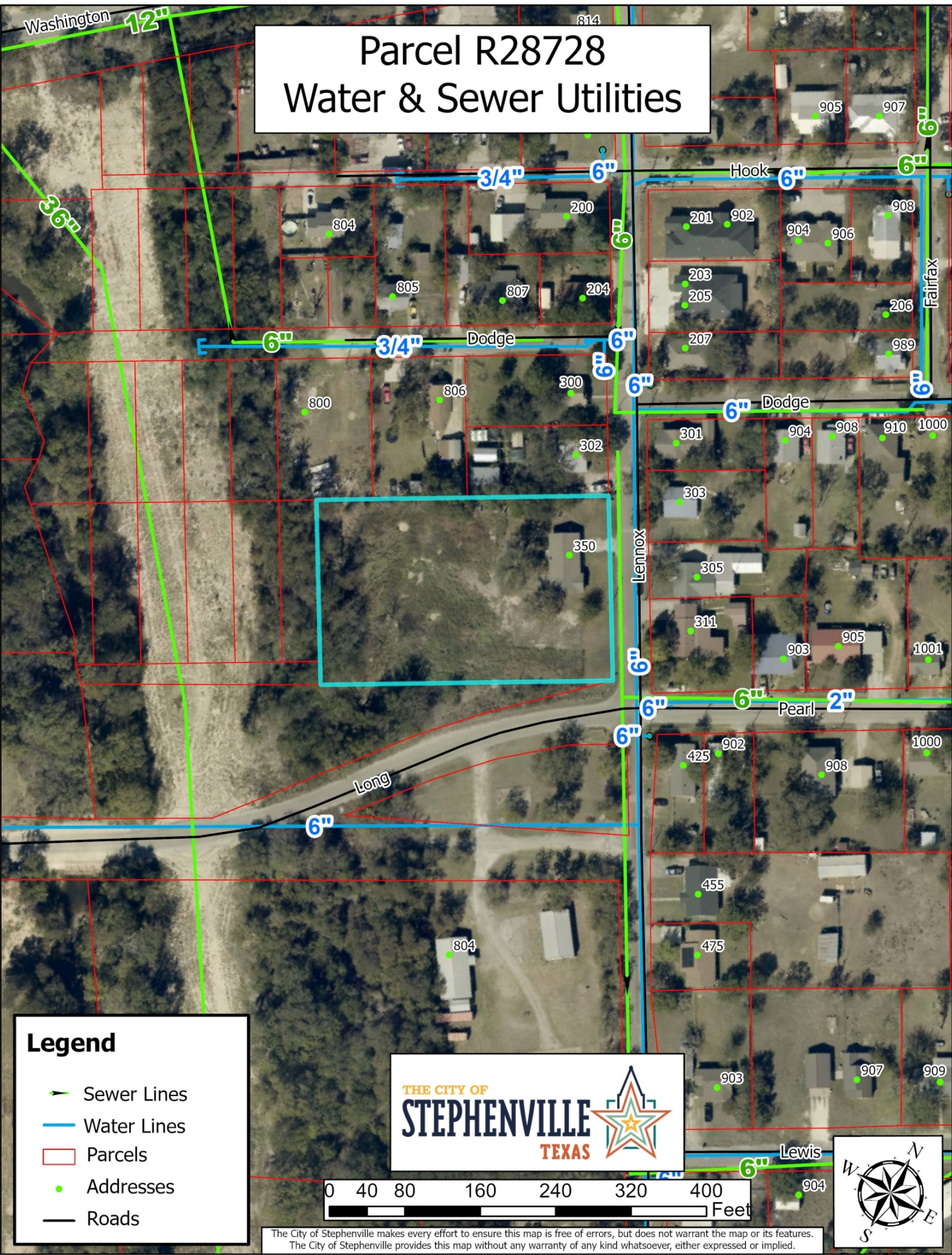


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# Parcel R28728

## Water & Sewer Utilities



**Legend**

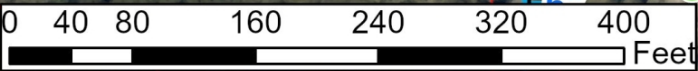
Sewer Lines

Water Lines

Parcels

Addresses

Roads



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# Parcel R28728

## 200 ft Buffer Addresses

| Parcel ID  | Parcel Address | Parcel Owner                                       | Owner Address      | City         | State | Zip Code   |
|------------|----------------|----------------------------------------------------|--------------------|--------------|-------|------------|
| R000028727 | 0 E LONG       | CITY OF STEPHENVILLE                               | 298 W WASHINGTON   | STEPHENVILLE | TX    | 76401-4257 |
| R000028708 | 0 DODGE        | CITY OF STEPHENVILLE                               | 298 W WASHINGTON   | STEPHENVILLE | TX    | 76401-4257 |
| R000028720 | 0 DODGE        | CITY OF STEPHENVILLE                               | 298 W WASHINGTON   | STEPHENVILLE | TX    | 76401-4257 |
| R000028719 | 0 DODGE        | CITY OF STEPHENVILLE                               | 298 W WASHINGTON   | STEPHENVILLE | TX    | 76401-4257 |
| R000028718 | 0 DODGE        | CITY OF STEPHENVILLE                               | 298 W WASHINGTON   | STEPHENVILLE | TX    | 76401-4257 |
| R000028717 | 0 DODGE        | CITY OF STEPHENVILLE                               | 298 W WASHINGTON   | STEPHENVILLE | TX    | 76401-4257 |
| R000028724 | 0 E LONG       | CITY OF STEPHENVILLE                               | 298 W WASHINGTON   | STEPHENVILLE | TX    | 76401-4257 |
| R000028723 | 0 E LONG       | CITY OF STEPHENVILLE                               | 298 W WASHINGTON   | STEPHENVILLE | TX    | 76401-4257 |
| R000028726 | 0 E LONG       | CITY OF STEPHENVILLE                               | 298 W WASHINGTON   | STEPHENVILLE | TX    | 76401-4257 |
| R000028725 | 0 E LONG       | CITY OF STEPHENVILLE                               | 298 W WASHINGTON   | STEPHENVILLE | TX    | 76401-4257 |
| R000028710 | 805 DODGE      | CURTIS LORI J ET AL                                | 805 E DODGE ST     | STEPHENVILLE | TX    | 76401      |
| R000038394 | 800 DODGE      | DELK ALVIS L & PATRICIA A                          | 800 DODGE          | STEPHENVILLE | TX    | 76401-0000 |
| R000028713 | 204 LENNOX     | FERRINSON GAER                                     | 204 S LENNOX       | STEPHENVILLE | TX    | 76401      |
| R000029862 | 903 PEARL      | HATTOX GARY                                        | 903 PEARL          | STEPHENVILLE | TX    | 76401      |
| R000029880 | 908 E PEARL    | HERRERA ELIZABETH                                  | 908 EAST PEARL ST  | STEPHENVILLE | TX    | 76401      |
| R000029877 | 425 LENNOX     | HILLIARD-WHITELEY LESLIE                           | PO BOX 2053        | STEPHENVILLE | TX    | 76401      |
| R000028694 | 207 LENNOX     | LARISON LIVING TRUST                               | 703 E TRAVIS ST    | GORDON       | TX    | 76453-1315 |
| R000028714 | 300 LENNOX     | LUBKE ROBERT JAMES                                 | 141 SAVANNAH DR    | WEATHERFORD  | TX    | 76087      |
| R000029851 | 305 LENNOX     | NICEWONGER BRADEN AND                              | 305 S LENNOX       | STEPHENVILLE | TX    | 76401      |
| R000029844 | 455 LENNOX     | OGBURN NICK & ALEXANDRA BRIGHT OGBURN              | 455 S LENNOX       | STEPHENVILLE | TX    | 76401      |
| R000029861 | 311 LENNOX     | RHOTON DAVID CRAIG & LINDA J RHOTON                | 401 HWY 570        | EASTLAND     | TX    | 76448      |
| R000028716 | 806 DODGE      | RODRIGUEZ JOSE JESUS                               | 806 E DODGE ST     | STEPHENVILLE | TX    | 76401      |
| R000029847 | 303 LENNOX     | RODRIGUEZ JULIA & OSCAR                            | 303 LENNOX ST      | STEPHENVILLE | TX    | 76401      |
| R000029878 | 902 PEARL      | SANCHEZ FRANCISCO & RAQUEL                         | 107 SPUR ST        | STEPHENVILLE | TX    | 76401-9416 |
| R000029848 | 904 DODGE      | SCHMIDT KOLTON & KATY SCHMIDT                      | 3336 CR419         | STEPHENVILLE | TX    | 76401      |
| R000029842 | 0 E LONG ST    | STEPHENVILLE ISD                                   | 2655 W OVERHILL DR | STEPHENVILLE | TX    | 76401-0000 |
| R000076877 | 203 LENNOX     | STONEKING VENTURES INC                             | 1015 S US281       | STEPHENVILLE | TX    | 76401      |
| R000028712 | 807 E DODGE    | TEXAS INVESTMENT TEAM LLC                          | 550 S HARBIN #147  | STEPHENVILLE | TX    | 76401      |
| R000029846 | 301 LENNOX     | TREECE COLTON                                      | 301 LENNOX ST      | STEPHENVILLE | TX    | 76401      |
| R000028715 | 302 LENNOX     | WALKER CAROLINE & BYRON KENT WALKER                | 302 S LENNOX       | STEPHENVILLE | TX    | 76401      |
| R000028728 | 350 S LENNOX   | WELBORN PROPERTY SOLUTIONS, LLC                    | 128 WOODARD AVE    | CLEBURNE     | TX    | 76033      |
| R000046282 | 0 DODGE        | WHITELY LESLIE D & LISA R WILLIAMS & LORI J CURTIS | 425 LENNOX         | STEPHENVILLE | TX    | 76401      |
| R000028709 | 800 DODGE      | WHITELY LESLIE D & LISA R WILLIAMS & LORI J CURTIS | 425 LENNOX         | STEPHENVILLE | TX    | 76401      |

# STAFF REPORT



**SUBJECT:** Application No.: RP/RZ 2026-9870

Applicant Colby Pack, representing CMP Rentals, LLC., is requesting approval of a Replat with simultaneous rezoning of a portion of property located at 2601 NW Loop (Senator Robert J. Glasgow Loop), Parcel R74539, being approximately 5.15 acres of the S6660 Tanglewood Northwest Addition, BLK. 10, LOT 1 of the City of Stephenville, Erath County, Texas from "B-2", Retail and Commercial, to "R-2.5," Integrated Housing.

**DEPARTMENT:** Development Services

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

## BACKGROUND:

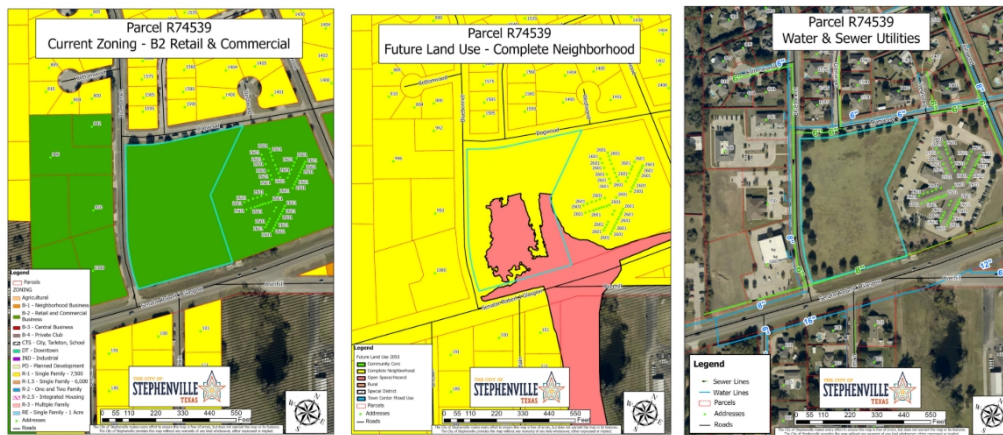
The applicant is requesting a rezone to R-2.5 to allow smaller lot dimensions for the construction of single-family homes fronting Dogwood Steet. The remainder of the property will keep the existing B-2, retail and commercial zoning. The replat establishes the appropriate lot dimensions and setback requirements as required for single-family residences. The Future Land Use is designated as "Complete Neighborhood" which allows for a mix of housing types.

## RECOMMENDATION:

Staff is recommending conditional approval of the replat with the conditions as follows. If the rezone is denied, the replat is subsequently denied.

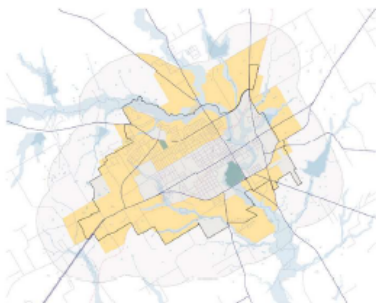
1. The plat must conform to the Subdivision Ordinance upon conclusion of reviews (Ch. 155), including any reviews from Public Works, Development Services or the Fire Department.
2. Structures may not be placed over easements.
3. Provide corner clips as required by the Engineering Standards Manual.
4. Provide triangular site visibility easements at intersecting streets.
5. Ensure all easements are provided
6. Ensure all required Plat language is provided.
7. City Council approves the rezone of the property.
8. Any common area will require a Homeowner's Association.
9. Pay fees.

## PROPERTY PROFILE:



### Complete Neighborhood

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



### Sec. 155.4.03. General subdivision and platting procedures.

- A. *Plats Required for Land Subdivision.* A Preliminary Plat or Minor Plat shall be approved prior to any land division that is subject to these regulations and prior to commencement of any new development.
- B. *Replats and Amending Plats.*
  1. *Replat.* A Replat, in accordance with State law, and the provisions of Section 4.08 shall be required any time a platted, recorded lot is further divided or expanded, thereby changing the boundary and dimensions of the property.
  2. *Amending Plat.* In the case of minor revisions to recorded Plats or lots, an Amending Plat may also be utilized if in accordance with Section 4.09.

C. *Zoning.*

1. *Conformance with Existing Zoning.* All Applications shall be in conformance with the existing zoning on property inside the City Limits.
2. *Request to Rezone First.* If an Applicant seeks to amend the zoning for the property, the request to rezone the land shall be submitted and approved prior to acceptance of an Application for filing of a plat, unless as otherwise provided below.
  - a. The Applicant may request approval from the City Administrator to submit an application simultaneous with the zoning change request, in which case the Application for the zoning amendment shall be acted upon first, provided that the Application is accompanied by a properly executed Waiver of Right to 30-Day Action (due to the more lengthy time frame necessary to advertise and process zoning Applications).
  - b. In the event that the requested zoning amendment is denied, the Plat Application shall also be rejected or denied.
3. *Zoning Ordinance Site Plan Approval.* Where Site Plan approval is required by the Zoning Ordinance prior to development, no Application for a Final Plat approval shall be accepted for filing until a Site Plan has been approved for the land subject to the proposed Plat.

**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

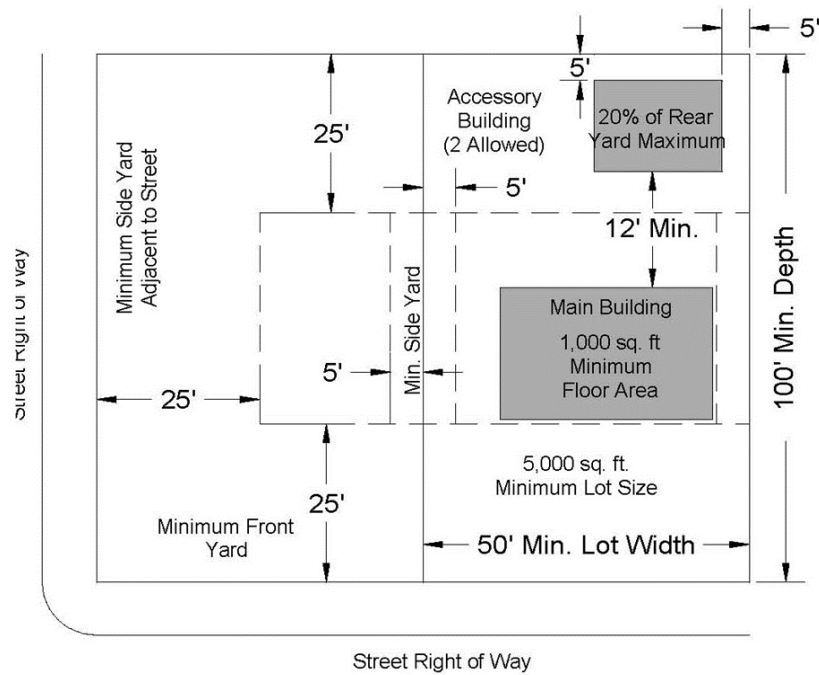


5. Residence hall.

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

##### **A. Single family dwelling.**

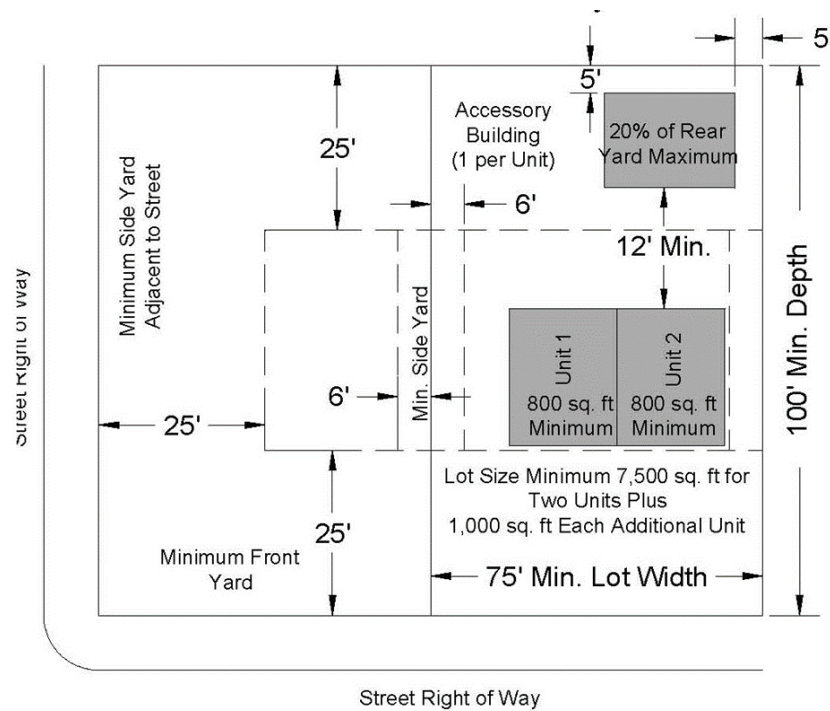
1. Minimum lot area: 3,000 ft<sup>2</sup>.
2. Minimum lot width and lot frontage: 50 feet.
3. Minimum lot depth: 60 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
  - a. Internal lot: five feet.
  - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
  - a. Maximum coverage as a percentage of lot area: 40%.
  - b. Single family dwelling: 1,000 ft<sup>2</sup>.
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 ft<sup>2</sup> for two dwelling units, plus 1,000 ft<sup>2</sup> 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 ft<sup>2</sup>.
8. Accessory buildings:
  - a. Maximum accessory building coverage of rear yard: 20%.
  - b. Maximum area of each accessory building: 200 ft<sup>2</sup>.
  - 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

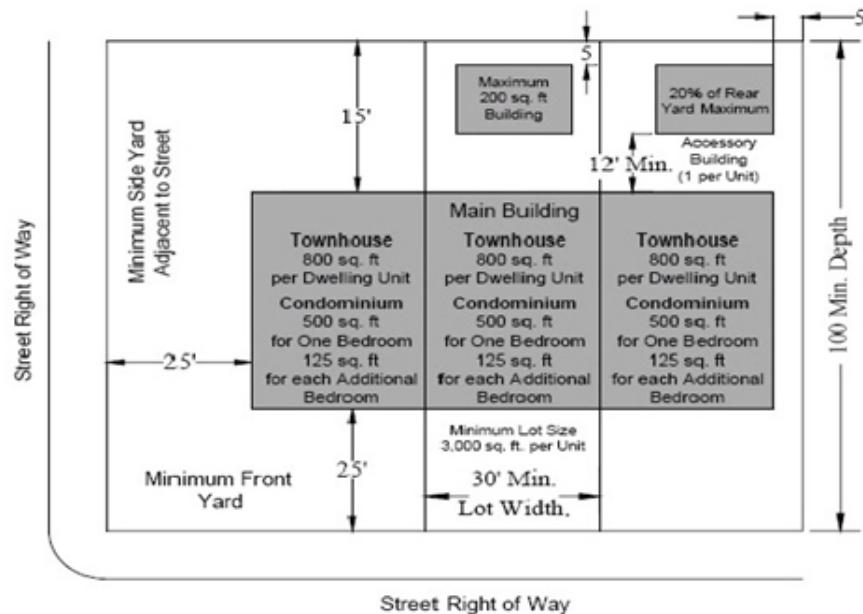
set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



C. Townhouse/Condominium.

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

- Townhouse/Condominium**



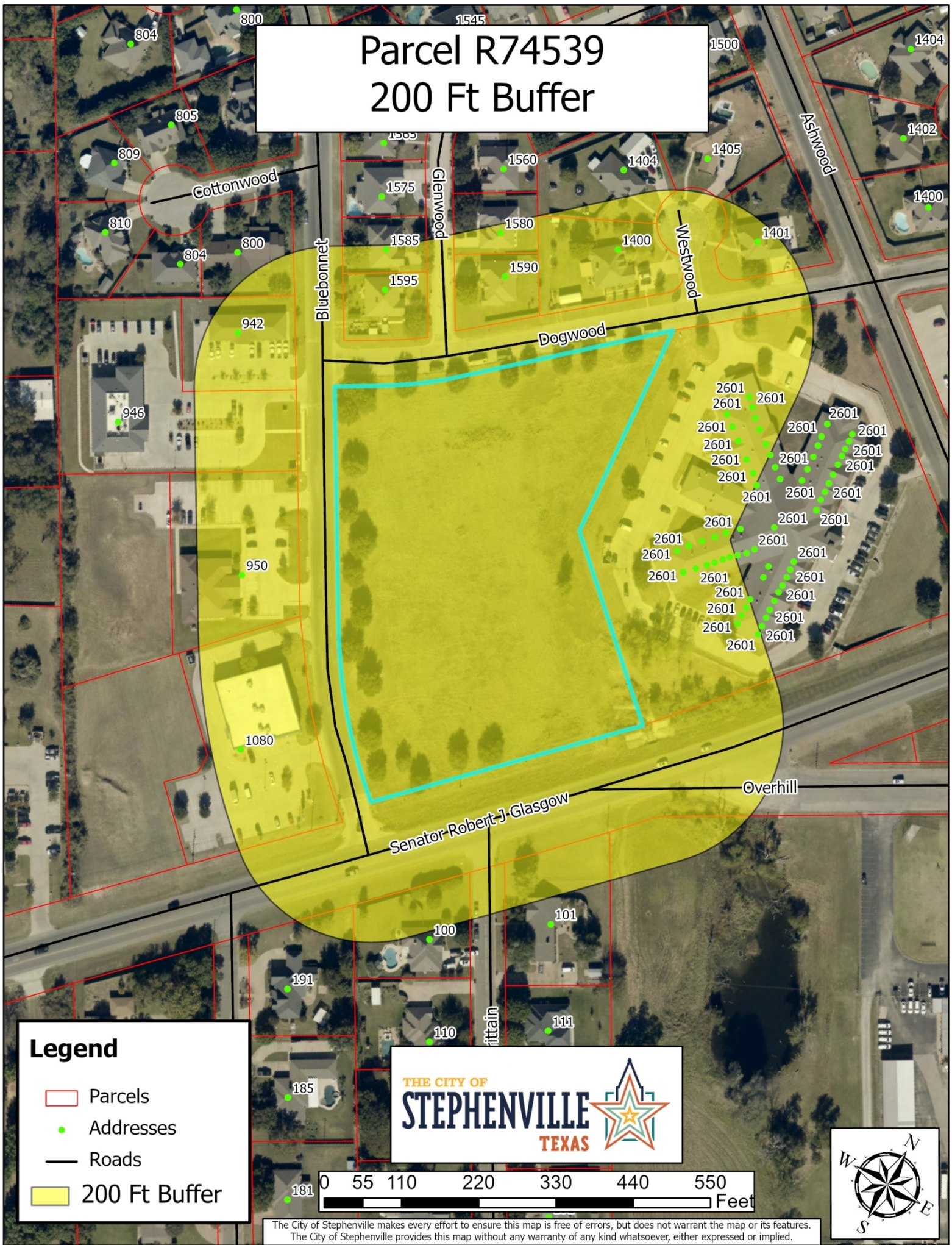
(Ord. No. 2021-O-28, § 1, passed 9-7-2021; Ord. No. 2023-O-03, § 1, passed 1-3-2023; Am. Ord. 2024-O-33, § 1, passed 11-5-2024)

## ALTERNATIVES

1. Recommend the City Council approve the Rezone.
2. Approve the Replat with conditions, which shall mean that the Replat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
3. Recommend the City Council deny the rezone. If the rezone is denied, the replat is subsequently denied.



Parcel R74539  
200 Ft Buffer





# Parcel R74539

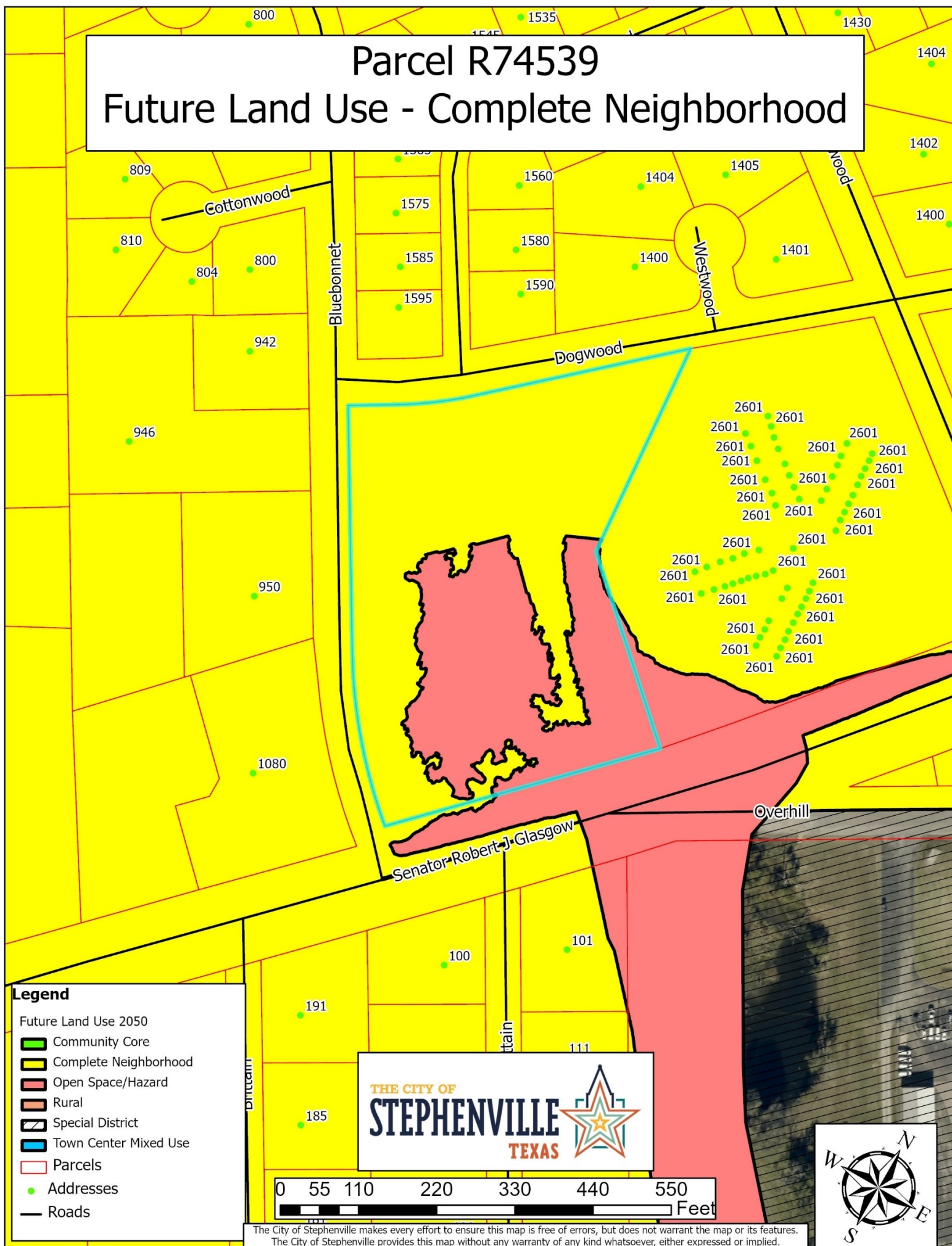
## Current Zoning - B2 Retail & Commercial





# Parcel R74539

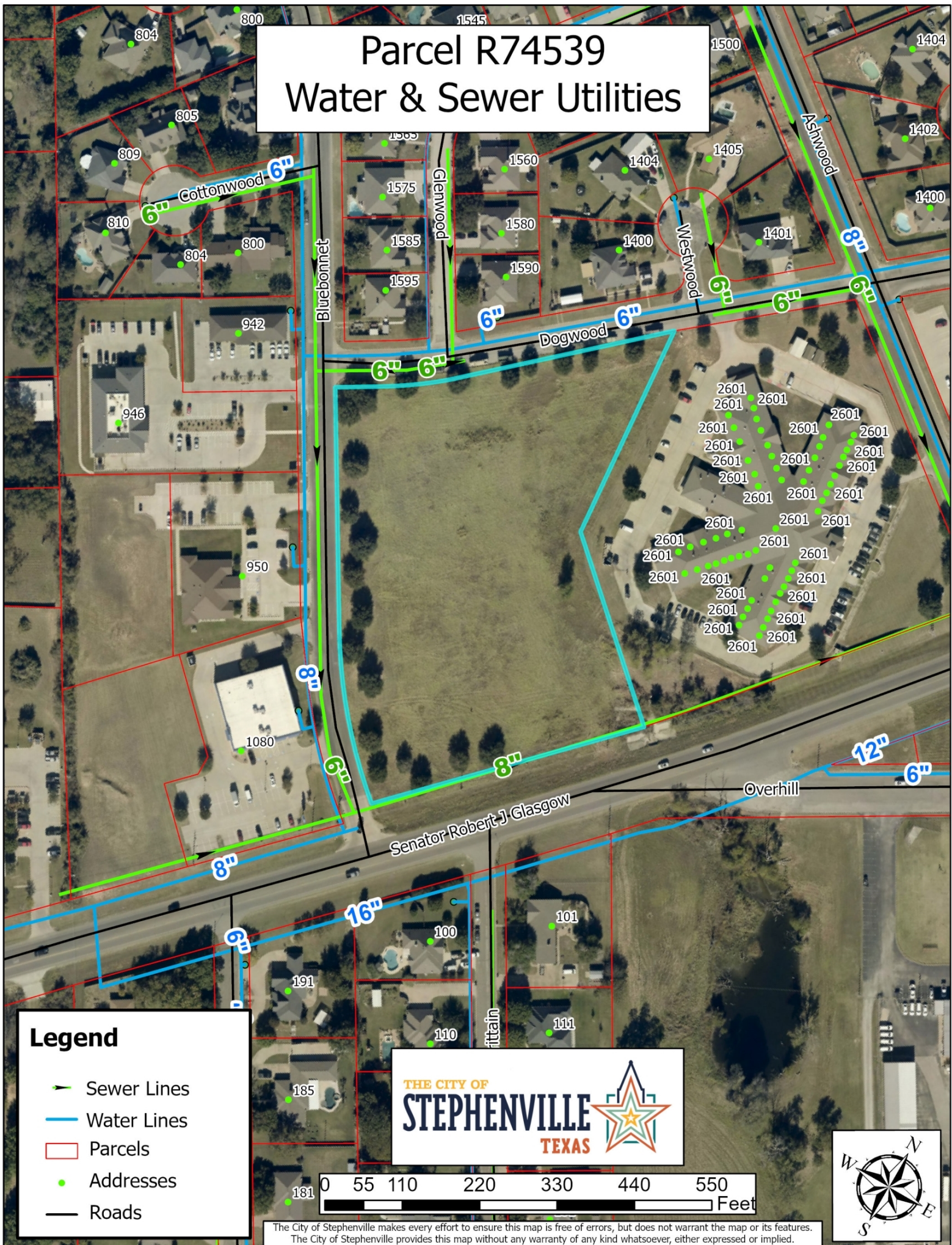
## Future Land Use - Complete Neighborhood



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 R74539 Water & Sewer Utilities



## Legend

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

THE CITY OF  
**STEPHENVILLE**  
TEXAS

0 55 110 220 330 440 550 Feet

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# Parcel R74539

## 200 ft Buffer Addresses

| Parcel ID  | Parcel Address                     | Parcel Owner                             | Owner Address             | City         | State | Zip Code   |
|------------|------------------------------------|------------------------------------------|---------------------------|--------------|-------|------------|
| R000062595 | 1080 BLUEBONNET                    | ASSOCIATES PROPERTIES INVESTORS          | 304 EAST CHURCH AVE STE B | KILLEEN      | TX    | 76541      |
| R000055501 | 191 BRITAIN CIRCLE                 | BASKETT MAILYN                           | 191 BRITAIN CIRCLE        | STEPHENVILLE | TX    | 76401      |
| R000055502 | 0 BRITAIN CIRCLE                   | CITY OF STEPHENVILLE                     | 298 W WASHINGTON          | STEPHENVILLE | TX    | 76401-4257 |
| R000068217 | 1405 WESTWOOD CT                   | DURANT WILLIAM BRYAN                     | 1405 WESTWOOD CT          | STEPHENVILLE | TX    | 76401      |
| R000068208 | 1590 GLENWOOD DR                   | FRISINA DEDRA L                          | 1590 GLENWOOD             | STEPHENVILLE | TX    | 76401      |
| R000075482 | 950 BLUEBONNET                     | HACKLEMAN INVESTMENTS LTD                | PO BOX 158                | HUNT         | TX    | 78024      |
| R000068216 | 1404 WESTWOOD CT                   | HAEDGE STANLEY J & BRENDA N              | 1265 CR540                | HICO         | TX    | 76457-0000 |
| R000076442 | 942 BLUEBONNET                     | HIFAM INVESTMENTS IV LLC                 | PO BOX 908                | STEPHENVILLE | TX    | 76401      |
| R000068218 | 1401 WESTWOOD CT                   | LILLY, LLC                               | 3508 LAKESHORE DR         | WEATHERFORD  | TX    | 76087      |
| R000071638 | 800 COTTONWOOD CT                  | MABRY DALE HOWARD & VICKIE RAJEAN        | 800 COTTONWOOD CT         | STEPHENVILLE | TX    | 76401      |
| R000068215 | 1400 WESTWOOD CT                   | MATAI MAURO C & SARAH A MATAI            | 1400 WESTWOOD CT          | STEPHENVILLE | TX    | 76401      |
| R000072094 | 946 BLUEBONNET                     | NAMY PROPERTIES, LLC                     | PO BOX 627                | COLLEYVILLE  | TX    | 76034      |
| R000068198 | 1595 GLENWOOD DR                   | NOLAND DAWN MICHELLE                     | 2431 MIMOSA               | STEPHENVILLE | TX    | 76401      |
| R000055497 | 100 BRITAIN CIRCLE                 | PARHAM KELLY D                           | 100 BRITAIN CIR           | STEPHENVILLE | TX    | 76401-1931 |
| R000068199 | 1585 GLENWOOD DR                   | STAUDE JULIE BREANNE                     | 1585 GREENWOOD DR         | STEPHENVILLE | TX    | 76401      |
| R000022339 | 2850 OVERHILL DR                   | STEPHENVILLE ISD                         | 2655 W OVERHILL DR        | STEPHENVILLE | TX    | 76401-0000 |
| R000062597 | 2601 SENATOR ROBERT J GLASGOW LOOP | STEPHENVILLE REAL ESTATE INVESTMENTS INC | PO BOX 20197              | ATLANTA      | GA    | 30325      |
| R000068209 | 1580 GLENWOOD DR                   | STEPP WILLIAM R & KELLY L STEPP          | 1580 GLENWOOD DR          | STEPHENVILLE | TX    | 76401      |
| R000074539 | 2601 SENATOR ROBERT J GLASGOW LOOP | STOGSDILL DERRICK AND JAKE HASBROUCK     | 2749 SUMMIT AVE           | STEPHENVILLE | TX    | 76401      |
| R000022426 | 101 BRITAIN CIRCLE                 | YOUNG CLARENCE & LINDA                   | 101 BRITAIN CIRCLE        | STEPHENVILLE | TX    | 76401-0000 |

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

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**Review Date:** 07/08/2026

**Developer/Engineer:** CMP Rentals, LLC / Native Land Surveying (Surveyor)

**Description:** 8 Lot Subdivision (0.641 Acres)

**Address:** Dogwood Drive

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

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**Replat:** Tanglewood Northwest Addition, Lots 1R-8R, Block 10

- 1<sup>st</sup> Review – Submittal received 06/10/2026. Review completed 07/08/2026.

*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. Extension of a public sewer line along Dogwood Drive is required to serve proposed Lots 1R-5R.
2. A minimum 10'x10' corner clip is required at the intersection of Bluebonnet Street and Dogwood Drive, per ESM III. 2.1 Table III-2.
3. A triangular sight visibility easement is required at the intersection of Bluebonnet Street and Dogwood Drive, per Ord. Sec. 155.6.08.C.

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.

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*Ord. Sec. 155.4 – Plats and Platting Procedures*

[https://library.municode.com/tx/stephenville/codes/land\\_use\\_and\\_zoning?nodeId=TITXVLAUS\\_CH155SU\\_S4PLPLPR](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](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>

**TABLE III-2**  
**INTERSECTION DESIGN STANDARDS**  
(All dimensions are minimums)

|                  | A <sub>1</sub> * | A <sub>1</sub> + | A <sub>1</sub> # | A <sub>2</sub> * | A <sub>3</sub> | B    | C   | D    | E    | F   | R <sub>1</sub> | R <sub>2</sub> | Corner<br>Clip |
|------------------|------------------|------------------|------------------|------------------|----------------|------|-----|------|------|-----|----------------|----------------|----------------|
| P4D-U &<br>P6D-U | 275'             | 150'             | 100'             | 150'             | 150'           | 150' | 10' | 330' | 600' | 60' | 50'            | 50'            | 25 X 25        |
| M4D-U            | 200'             | 150'             | 100'             | 150'             | 150'           | 150' | 10' | 330' | 600' | 60' | 50'            | 50'            | 25 X 25        |
| M3U-R            | 200'             | 150'             | 100'             | 150'             | 150'           | 150' | N/A | 330' | N/A  | N/A | 40'            | 40'            | 20 X 20        |
| C2U-U &<br>C2U-R | 100'             | 150'             | 100'             | 100'             | 150'           | 150' | N/A | 270' | N/A  | N/A | 30'            | 30'            | 15 X 15        |
| L2U-U &<br>L2U-R | N/A              | N/A              | N/A              | N/A              | N/A            | N/A  | N/A | N/A  | N/A  | N/A | 30'            | 30'            | 10 X 10        |
|                  | A <sub>1</sub> * | A <sub>1</sub> + | A <sub>1</sub> # | A <sub>2</sub> * | A <sub>3</sub> | B    | C   | D    | E    | F   | R <sub>1</sub> | R <sub>2</sub> | Corner<br>Clip |

**Ord. Sec. 155.6.08. – Easements and dedications.**

*C. Triangular Sight Visibility Easements.*

1. Triangular sight visibility easements shall be required as follows for properties whose zoning falls within one of the following categories:
  - a. Residential zoning districts (including all single family, multi-family, mobile/modular home zoning districts and planned development districts having a single family, multi-family or mobile/modular home use designation):
    - i. 20' x 20' sight visibility easements on corner lots at the intersection of two streets.
  - b. Nonresidential zoning districts (including all commercial, industrial and utility districts and planned development districts having a commercial, industrial or utility use designation):
    - i. 45' x 45' sight visibility easement on corner lots at the intersection of two streets.
2. The following full statement of restrictions shall be placed in the dedication instrument or on the face of the Plat:

*Sight Visibility Restriction:* No structure, object, or plant of any type may obstruct vision from a height of twenty-four (24) inches to a height of ten (10) feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the sight visibility easement as shown on the Plat. These sight visibility easements will remain in effect until vacated by ordinance adopted by the City Council and the property replatted.



