



Planning & Zoning Commission Regular Meeting

Wednesday, August 19, 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 Specially Called August 4, 2026 Meeting

REGULAR AGENDA

2. **Application No. RZ 2026-9989**
Eric Hayden, representing applicant David Hulse and 1425 Groesbeck, LLC., is requesting approval of a rezone of property located 420 Lillian, Parcel R33521, being Block 8, Lot 4C (N. PT), of the S6200 SOUTH SIDE ADDITION of the City of Stephenville, Erath County, Texas from (I), Industrial, to (R-3), Multifamily.
3. **Public Hearing**
Application No. RZ 2026-9989
4. **Application No. RZ 2026-9989**
Consider approval of a rezone of property located 420 Lillian, Parcel R33521, being Block 8, Lot 4C (N. PT), of the S6200 SOUTH SIDE ADDITION of the City of Stephenville, Erath County, Texas from (I), Industrial, to (R-3), Multifamily.
5. **Application No. RP 2026-9988**
Applicant Colby Pack, representing Solid Ace Holdings, LLC., is requesting approval of a Replat of property located at 1376 McNeill, Parcel R33498, being block 6, Lot 12, of the S6200 SOUTH SIDE ADDITION of the City of Stephenville, Erath County, Texas.
6. **Public Hearing**
Application No. RP 2026-9988
7. **Application No. RP 2026-9988**
Consider approval of a Replat of property located at 1376 McNeill, Parcel R33498, being block 6, Lot 12, of the S6200 SOUTH SIDE ADDITION of the City of Stephenville, Erath County, Texas.
8. **Application No. PP 2026-9991**
Applicant Taylor Kanute, representing Keewaydin Developments, LLC., is requesting approval of a Preliminary Plat with simultaneous rezoning of a portion of property located at 0 W. Cedar Street, Parcel R78345, being approximately 42.837 acres of the A0342 H.C. Hudson abstract of the City of Stephenville, Erath County, Texas, from (R-1), Single Family, to (B-2), Retail and Commercial.
9. **Public Hearing**
Application No. PP 2026-9991
10. **Application No. PP 2026-9991**
Consider approval of a Preliminary Plat with simultaneous rezoning of a portion of property located at 0 W.

Cedar Street, Parcel R78345, being approximately 42.837 acres of the A0342 H.C. Hudson abstract of the City of Stephenville, Erath County, Texas, from (R-1), Single Family, to (B-2), Retail and Commercial.

11. **Application No. PD 9075 - PD Update**

Cole Gilliam Parks, representing Southwestern Pigeon Road, LLC., is providing an update to the Planned Development (PD) for property located at 315 FM 2303, Parcel R22587 of the A0520 MENELEE JARRETT to the City of Stephenville, Erath County, Texas.

12. **Public Hearing**

Application No. PD 9075 - PD Update

13. **Application No. PD 9075 - PD Update**

Consider approval of the the Planned Development (PD) for property located at 315 FM 2303, Parcel R22587 of the A0520 MENELEE JARRETT 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
AUGUST 4, 2026

CALL TO ORDER

The Planning & Zoning Commission of the City of Stephenville, Texas, convened on Tuesday, August 4, 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 2 Justin Slawson
Planning & Zoning Place 3 Lisa LaTouche
Planning & Zoning Place 4 Lisa Pendleton
Planning & Zoning Place 6 Bryan Durant
Planning & Zoning Place 7 James Stephenson
Planning & Zoning Alt. Place 2 Bruce Delater

Commissioners Absent:

Planning & Zoning Place 1 Tyler Wright

Others Attending:

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

Commission Chair LaTouche called the Planning & Zoning Commission to order at 04:00 PM.

CITIZENS GENERAL DISCUSSION

No one spoke at this time.

APPROVAL OF MINUTES

1. Consider Approval of Minutes from June 17, 2026

MOTION by Bruce Delanter, SECONDED by Justin Slawson, to approve minutes as presented. MOTION CARRIED unanimously.

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.

Director of Development Services Steve Killen gave the following report:

Applicant Blake Welborn, representing Welborn Property Solutions, LLC., is requesting approval of a rezoning request for property located at 350 S. Lennox from "R-2" Residential Two-Four Family, to "R-3", Multifamily Housing. At this time, it is unknown how the property will be developed if this rezone request is approved.

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.

3. **Public Hearing
RZ 2026-9841**

Chairperson Lisa LaTouche entered into a Public Hearing at 4:03 PM.

The Planning & Zoning Commission received three letters of opposition regarding this rezone request and reviewed them prior to the meeting. The letters were from residents: Howard Rowe, 194 E. Long Street; Joyce Boucher, 194 E. Long Street; and Carole Boucher, E. Long Street.

Local resident, Drew Roberson, who resides at 326 East Long Street, spoke in opposition of this rezone request.

Chairperson Lisa LaTouche closed the Public Hearing at 4:05 PM.

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.**

MOTION by Bruce Delanter, SECONDED by James Stephenson, to recommend the rezone of 350 S. Lennox to City Council as presented.

A Roll Call Vote was conducted with a split vote of 3:3. No recommendation will be made to City Council.

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.

Director of Development Services Steve Killen gave the following report:

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.

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.

Colby Pack, Property Owner/Contractor, spoke on the rezone request of this property.

6. **Public Hearing**
PP&RZ 2026-9870

Chairperson Lisa LaTouche entered into a Public Hearing at 4:11 PM.

Local resident Blessed Matai, who resides at 1400 Westwood Court, spoke in opposition of this rezone request.

Chairperson Lisa LaTouche closed the Public Hearing at 4:14 PM.

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.**

MOTION by Justin Slawson, SECONDED by James Stephenson, to approve the replat with conditions. MOTION CARRIED unanimously.

MOTION by Bruce Delater, SECONDED by Lisa Pendleton, to deny the rezone request. A Roll Call Vote was conducted

8. **Application No.: RZ 2026-9884 - PULL**

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 - PULL
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. PULL

MOTION by Justin Slawson, SECONDED by James Stephenson, to approve the relpat with conditions. MOTION CARRIED unanimously.

MOTION by Bruce Delater, SECONDED by Lisa Pendleton, to deny the rezone request. A Roll Call Vote was conducted with a split vote of 3:3.

No recommendation will be made to City Council iregarding rezone request specifically.

ADJOURN

Commission Chairperson adjourned the Planning & Zoning Commission at 04:17 PM

Lisa LaTouche, Chair

ATTEST:

Cynthia Warren, Commission Secretary

STAFF REPORT



SUBJECT: Application No.: RZ 2026-9989

Eric Hayden, representing applicant David Hulse and 1425 Groesbeck, LLC., is requesting approval of a rezone of property located 420 Lillian, Parcel R33521, being Block 8, Lot 4C (N. PT), of the S6200 SOUTH SIDE ADDITION of the City of Stephenville, Erath County, Texas from (I), Industrial, to (R-3), Multifamily.

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.

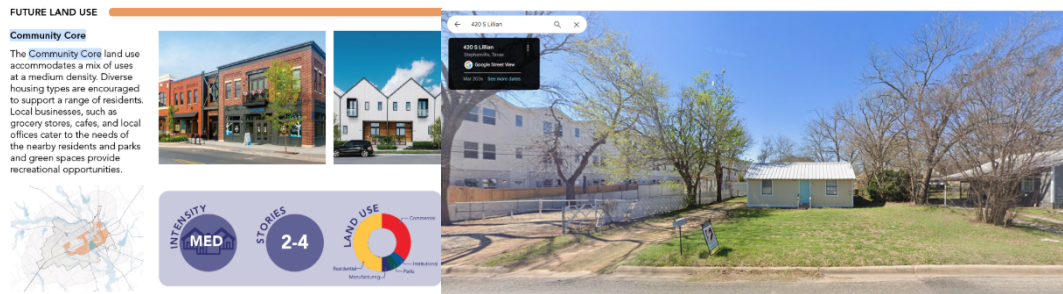
BACKGROUND:

Mr. Hayden is requesting the rezone to allow the highest and best use of the property considering recent trends in the area.

A 6" water main and a 12" sanitary sewer main is located in Lillian St.

The rezone request, if approved, aligns with the Future Land Use designation of "Community Core" according to the Comprehensive Plan, "Stephenville 2050."





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.

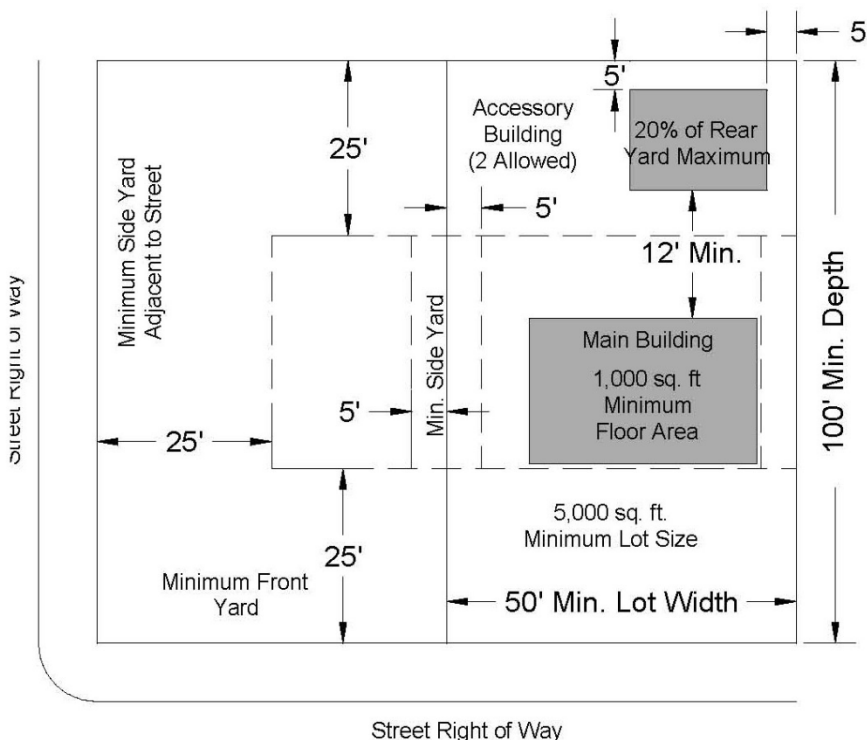
5.6.C Conditional Uses.

- (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.*

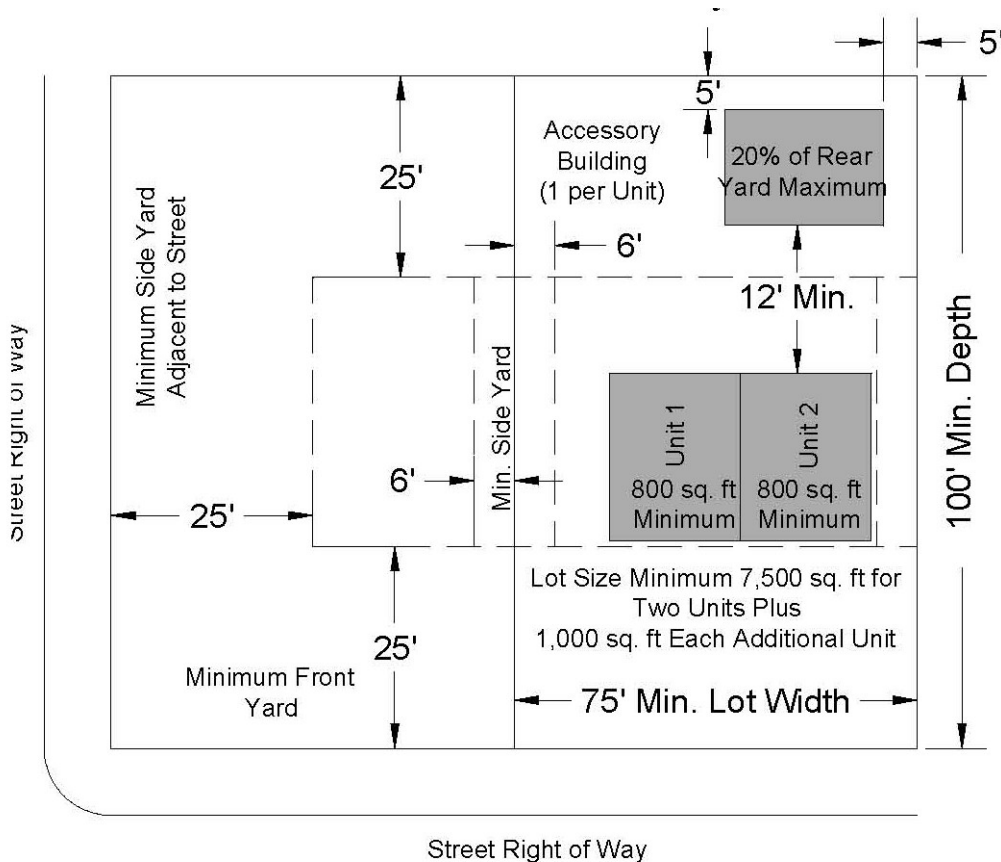
- (1) Minimum lot area: 5,000 ft².
- (2) Minimum lot width and lot frontage: 50 feet.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front setback: 25 feet.
- (5) Minimum depth of rear setback: 25 feet.
- (6) Minimum width of side setback:
 - (a) Internal lot: five feet.
 - (b) Corner lot: 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 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: 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 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.

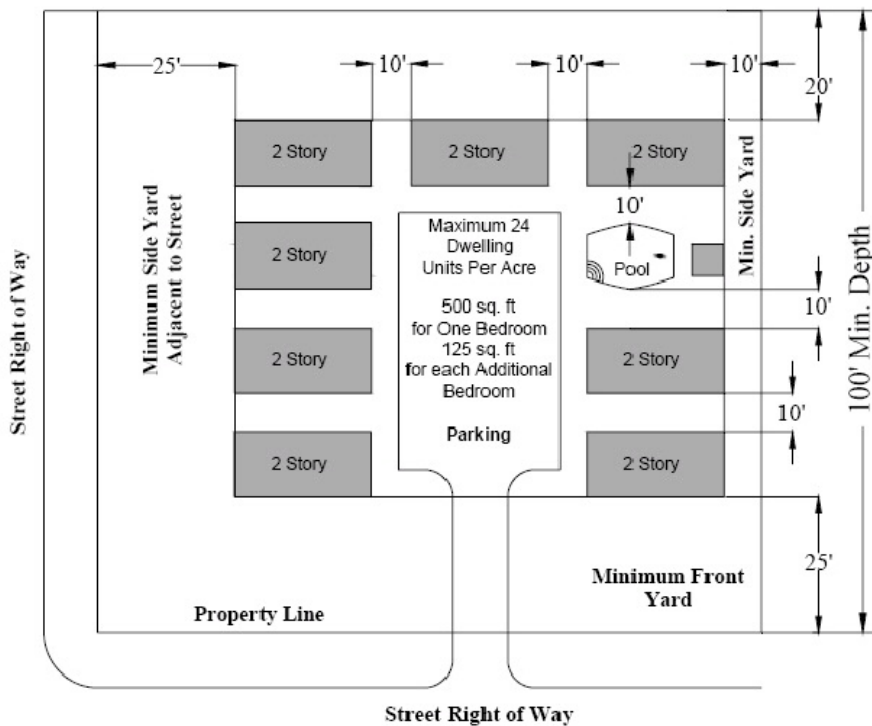


- (C) *Reserved.*
- (D) *Multiple family dwellings.*

- (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 ft² for one bedroom or less plus 125 ft² 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

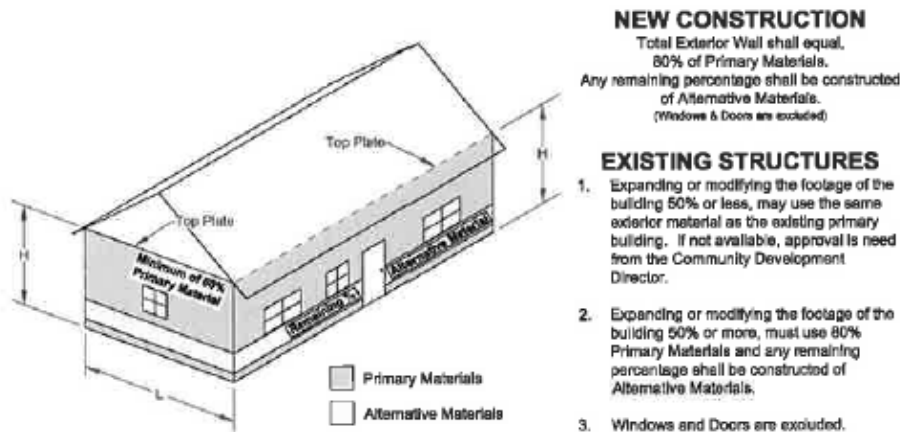


5.6.E Parking Regulations. Lots in this District shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in Section 154.11 *Parking spaces for vehicles* of this ordinance.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

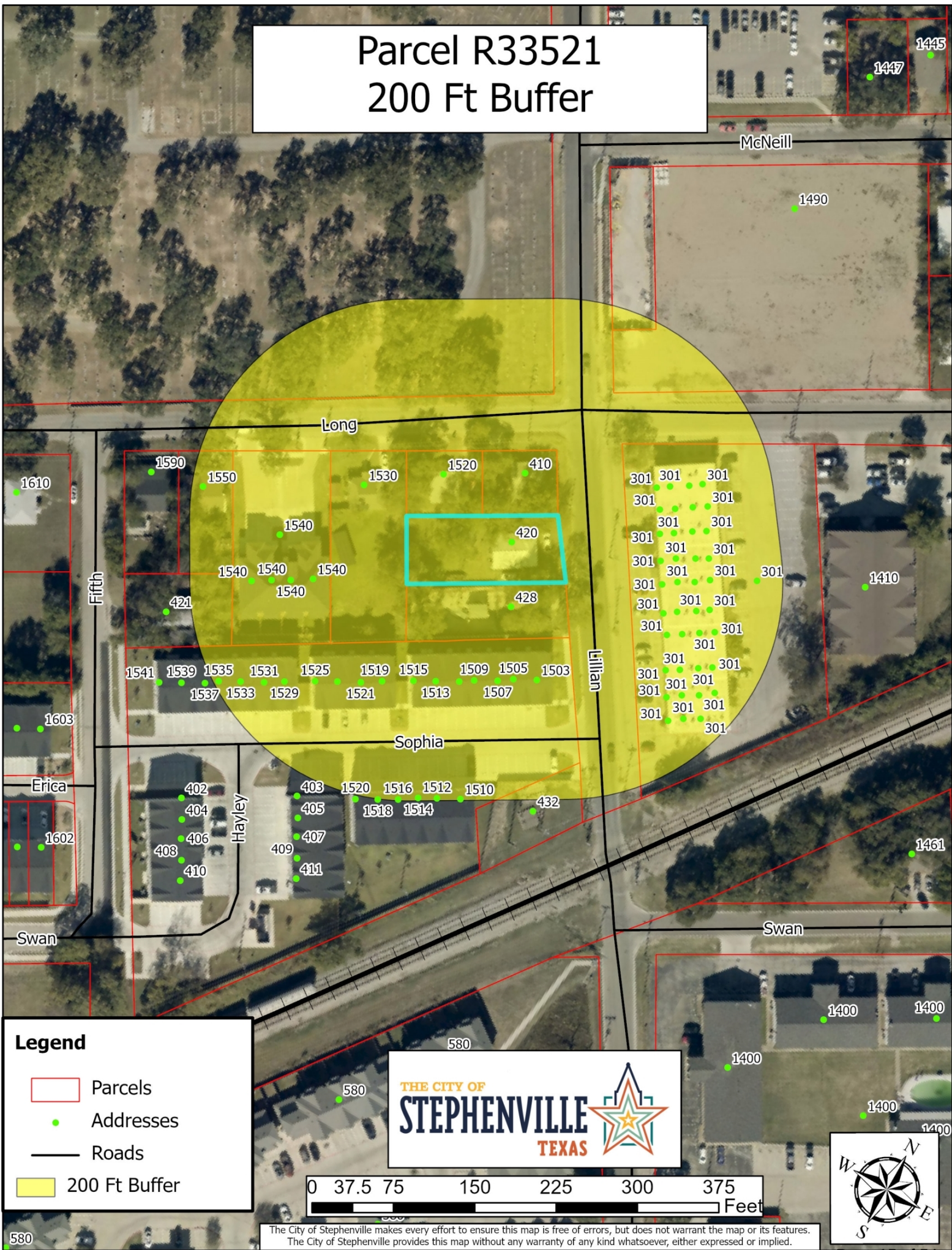


(Am. Ord. 2007-24, passed 12-4-2007; Am. Ord. 2008-13, passed 7-1-2008; Ord. 2011-26, passed 12-6-2011; Am. Ord. 2021-O-29, § 1, passed 9-7-2021; Am. Ord. 2024-O-33, § 1, passed 11-5-2024)

ALTERNATIVES:

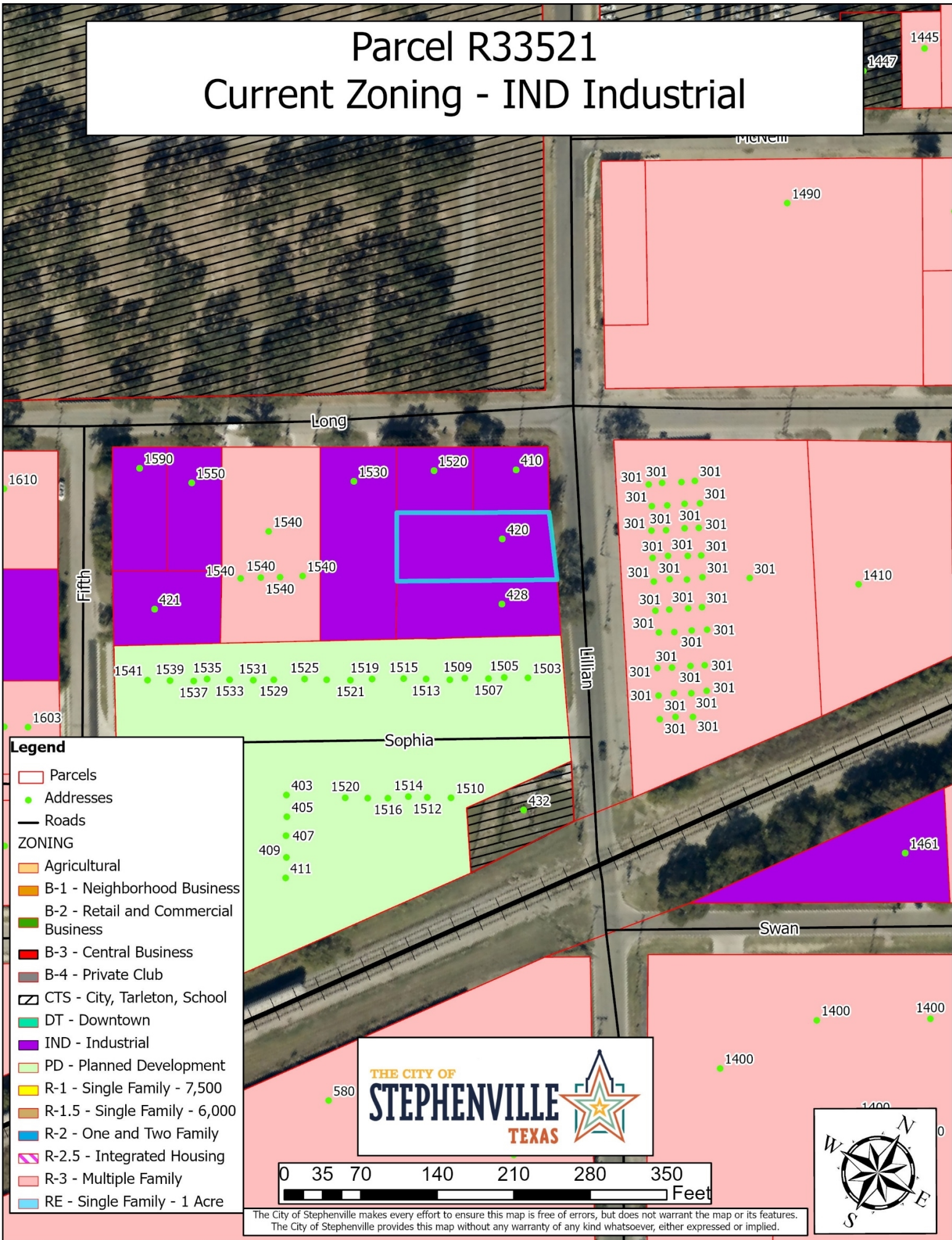
- 1) Recommend the City Council approve the rezoning request.
- 2) Recommend the City Council deny the rezoning request.

Parcel R33521 200 Ft Buffer



Parcel R33521

Current Zoning - IND Industrial



1445

1447



Parcel R33521 Water & Sewer Utilities



Parcel R33521

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000033521	420 LILLIAN	1425 GROESBECK, LLC	PO BOX 101381	FORT WORTH	TX	76185
R000033517	1540 W LONG	2 TIMOTHY 2 INVESTMENTS LLC	PO BOX 127	WATER VALLEY	TX	76958
R000033488	280 S LILLIAN	ATMOS ENERGY CORPORATION	PO BOX 650205	DALLAS	TX	75265-0205
R000033516	1550 LONG	BYRD FAMILY INVESTMENTS LLC	115 BRIDLE PATH DR	STEPHENVILLE	TX	76401
R000033523	432 S LILLIAN	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000033515	421 FIFTH	LOWE MARCELLA AND BRIANNA BLEDSOE AND	701 HERITAGE WAY	STEPHENVILLE	TX	76401
R000033520	410 LILLIAN	NETTLESHIP CLAYTON & BAILI NETTLESHIP	550 S HARBIN DR #200	STEPHENVILLE	TX	76401
R000033518	1530 LONG	SWECKER COLBY & VIANNEY SANCHEZ	1530 W LONG	STEPHENVILLE	TX	76401
R000033490	1490 W MCNEILL	T.W. GILL, INC.	PO BOX 43	STEPHENVILLE	TX	76401
R000033522	0 S LILLIAN	TARLETON WALK, LLC	PO BOX 328	FORT WORTH	TX	76101
R000040818	428 S LILLIAN	TEXAS COMMUNICATIONS OF BROWNWOOD LP	PO BOX 290	DE LEON	TX	76444
R000033519	1520 LONG	TK 2025 TRUST	153 VALLEY OAK PLACE	WOODBIDGE	CA	95258
R000033487	1500 W WASHINGTON	WEST END CEMETERY	298 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000033524	301 S LILLIAN	WINDMASS VILLIAGE III PORTFOLIO OWNER LLC	300 CRESENT CT, SUITE 1080	DALLAS	TX	75201

STAFF REPORT

SUBJECT: Case No.: RP 2026-9988

Applicant Colby Pack, representing Solid Ace Holdings, LLC., is requesting approval of a Replat of property located at 1376 McNeill, Parcel R33498, being block 6, Lot 12, of the S6200 SOUTH SIDE ADDITION of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

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

1. Determination of how the newly platted lot fronting Long St. will have access to a sanitary sewer.
2. Dedication of any additional right-of-way. Alternatively, request and be granted minor waivers.

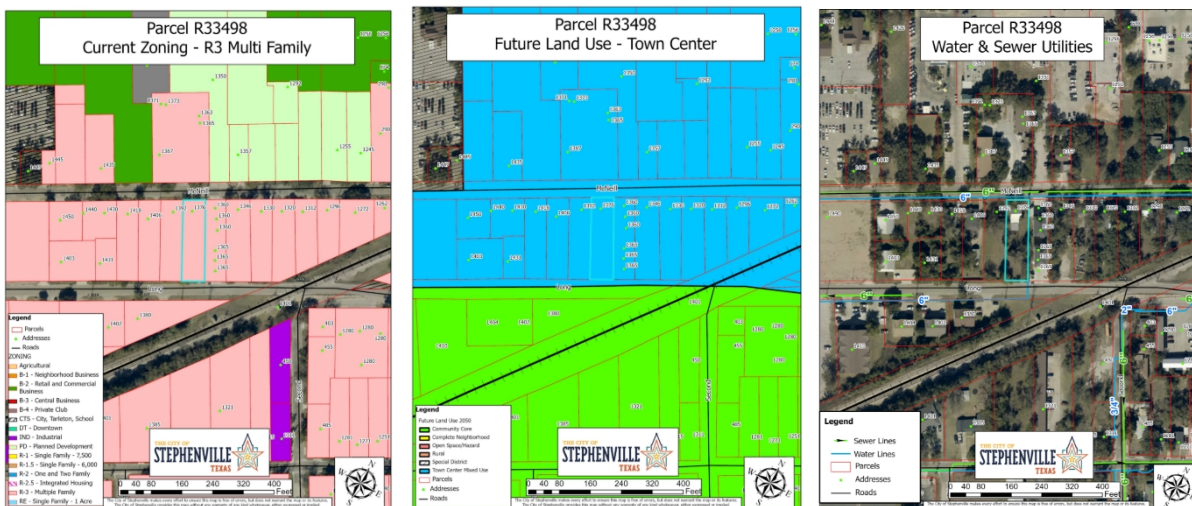
BACKGROUND:

Mr. Pack was recently granted a variance for lot dimensions. He is now requesting a replat to subdivide the property into two lots. Future plans include the construction of duplex housing, one fronting McNeill and one Fronting Lillian.

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

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

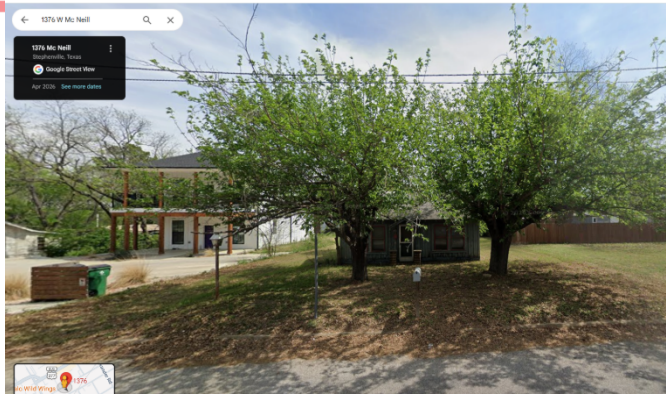
PROPERTY PROFILE:



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. 155.4.08. Replat.

A. Purpose and Applicability.

1. A Replat of all or a portion of a recorded Plat may be approved in accordance with State law without vacation of the recorded Plat, if the Replat:
 - a. Is signed and acknowledged by only the owners of the property being replatted;
 - b. Is approved after a public hearing; and
 - c. Does not propose to amend or remove any covenants or restrictions previously incorporated in the recorded Plat.
2. A Replat shall be subject to approval by the Commission.

B. General Notice and Public Hearing Requirements.

1. Published notice of the public hearings on the Replat Application shall be given in accordance with Section 3.05 if applicable.
 - a. See specific notice and hearing requirements for "Certain" Replats in Section 4.08.F.
2. A public hearing shall be conducted by the Commission on all Replat Applications.

C. Application. The Application for a Replat of a Subdivision shall meet all Application requirements of a Final Plat. The Applicant shall acknowledge that the Replat will not amend or remove any covenants or restrictions previously incorporated in the recorded Plat.

D. Partial Replat Application. If a Replat is submitted for only a portion of a previously platted subdivision, the Replat must reference the previous Subdivision name and recording information, and must state on the Replat the specific lots which are being changed along with a detailed "Purpose for Replat" statement.

E. Criteria for Approval.

1. The Replat of the Subdivision shall meet all review and approval criteria for a Final Plat.
2. The Replat document shall be prepared by a Registered Professional Land Surveyor.

F. Additional Requirements for "Certain" Replats.

1. **Applicability of "Certain" Replats.** Pursuant to Texas Local Government Code Chapter 212.015, a Replat without vacation of the preceding Plat must conform to the requirements of this Section if:
 - a. During the preceding five (5) years, any of the area to be replatted was limited by an interim or permanent zoning classification to residential use for not more than two (2) residential units per lot; or
 - b. Any lot in the preceding plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.
2. **Notice and Public Hearing Requirements for "Certain" Replats.** Notice of the required public hearing shall be given before the fifteenth (15th) calendar day before the date of the hearing by:

- a. Publication in an official newspaper or a newspaper of general circulation in the applicable City or unincorporated area (as applicable) in which the proposed Replat property is located; and
 - b. Written notice, with a copy of Section 212.015(c) of the Texas Local Government Code (as amended) attached, forwarded by the City to the owners of lots that are in the original Subdivision and that are within two hundred feet (200') of the lots to be replatted, as indicated on the most recently approved municipal tax roll or in the case of a Subdivision within the ETJ, the most recently approved applicable county tax roll of the property upon which the Replat is requested. The written notice may be delivered by depositing the notice, properly addressed with postage prepaid, in a post office or postal depository within the boundaries of the City.
3. Protest.
- a. If the Replat Application is accompanied by a waiver petition (per 7.01) and is protested in accordance with this Section, approval of the Replat shall require the affirmative vote of at least three-fourths of the voting members of the Commission present at the meeting.
 - b. For a legal protest, written instruments signed by the owners of at least twenty percent (20%) of the area of the lots or land immediately adjoining the area covered by the Replat Application and extending two hundred feet (200') from that area, but within the original Subdivision, must be filed with the Commission prior to the close of the public hearing.
 - c. The area of streets and alleys shall be included in the area computations.

G. *Replat Review and Approval.*

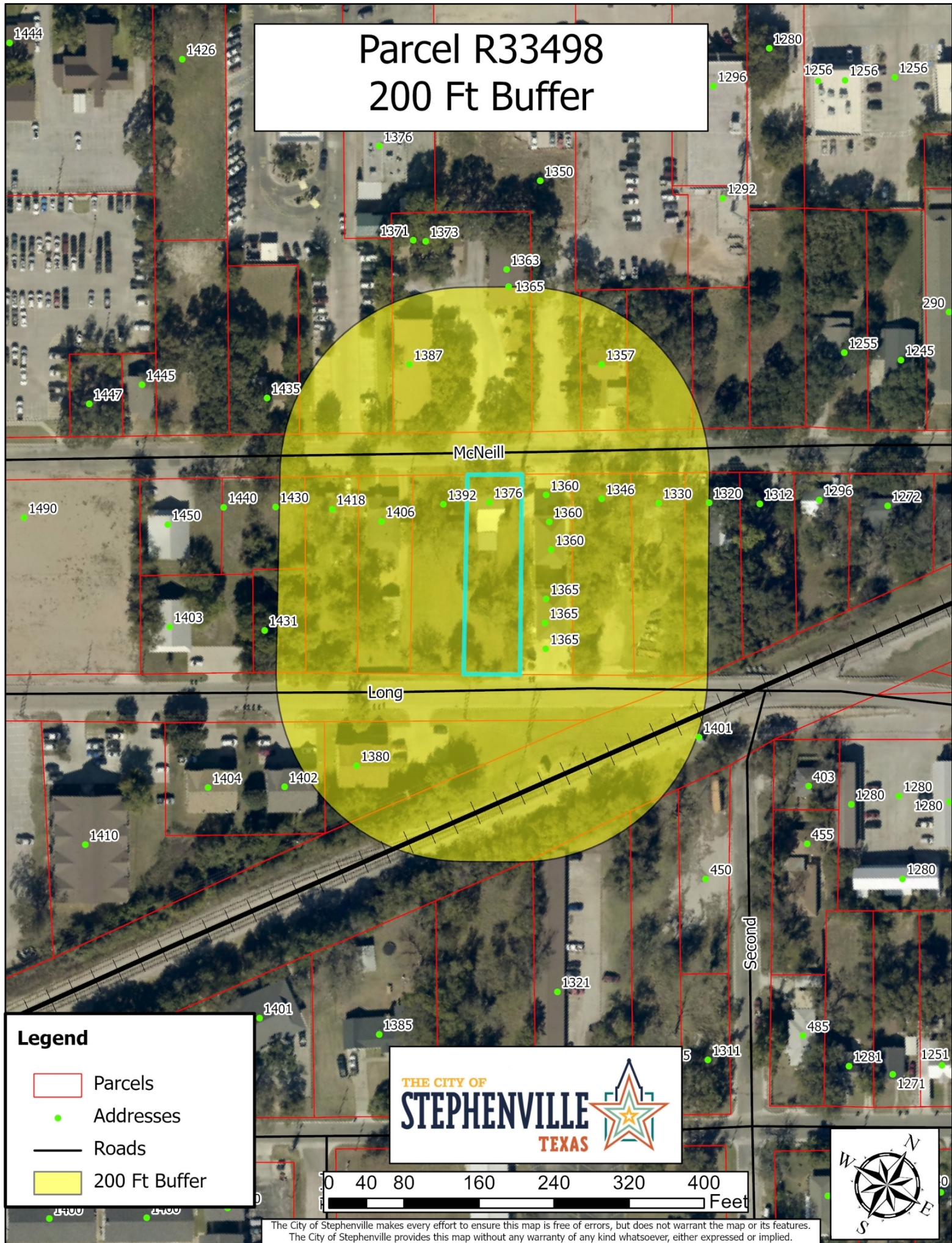
- 1. *Replat.* The review and approval processes for a Replat shall be the same as the review and approval processes for a Final Plat (except for the special public hearing and notice requirements described in Section 3.05).
- 2. *Minor Replat.*
 - a. Pursuant to Texas Local Government Code 212.0065,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

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

ALTERNATIVES:

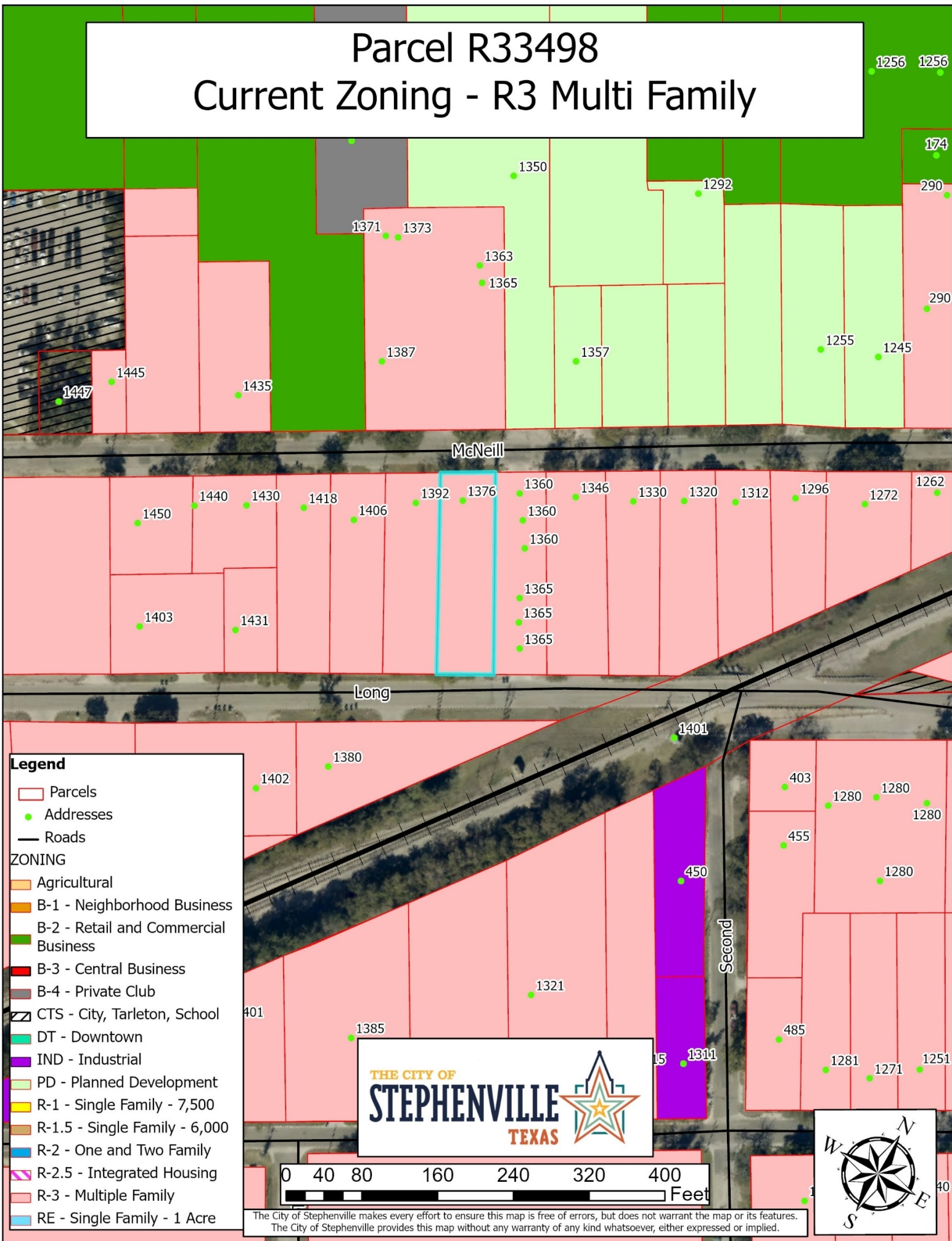
- 1. Approve the Replat;
- 2. Approve the Replat with conditions, which shall mean that plat shall be considered to have been approved once such conditions are fulfilled, and until the conditions are satisfied, it is considered denied; or
- 3. Deny the Replat.

Parcel R33498 200 Ft Buffer



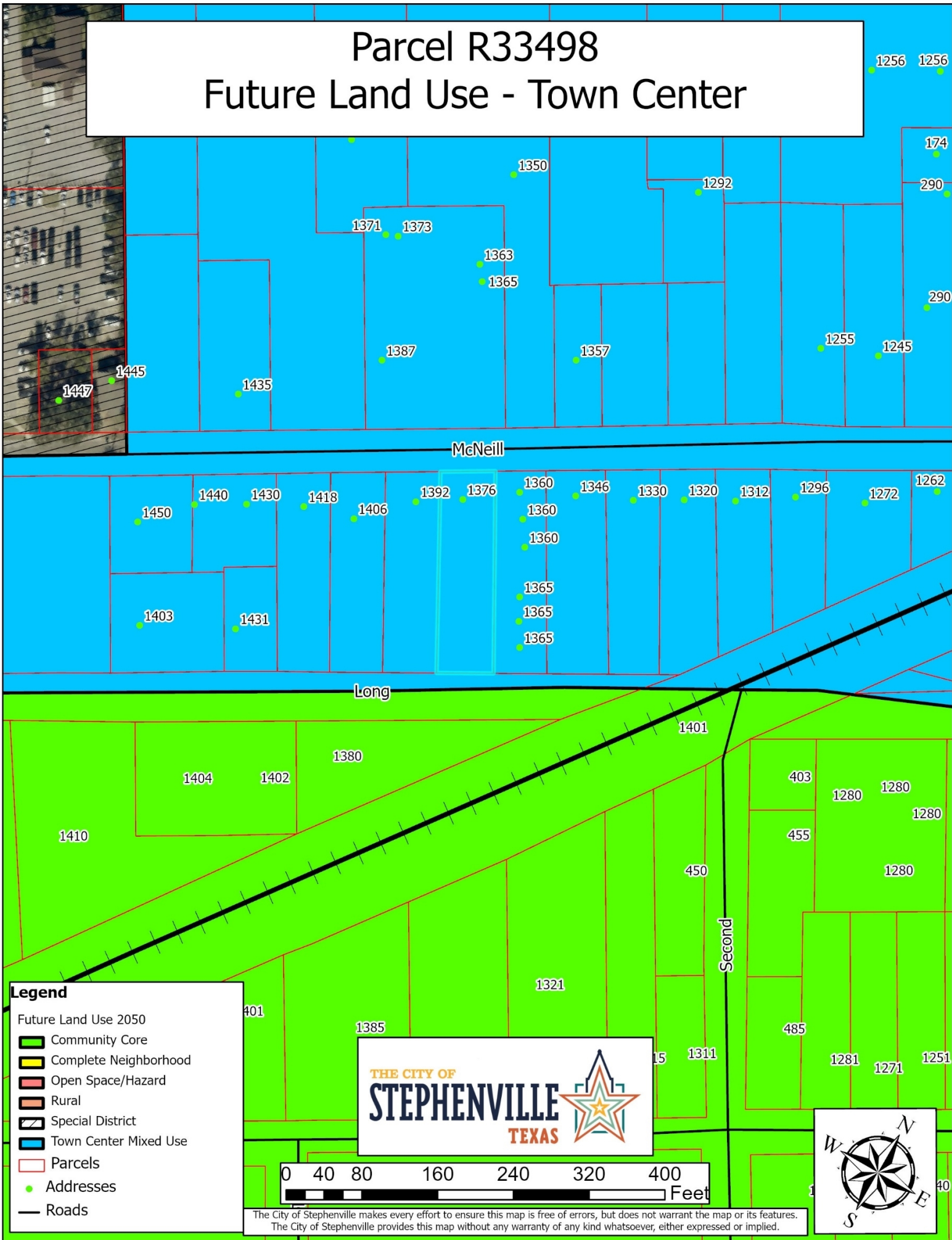
Parcel R33498

Current Zoning - R3 Multi Family

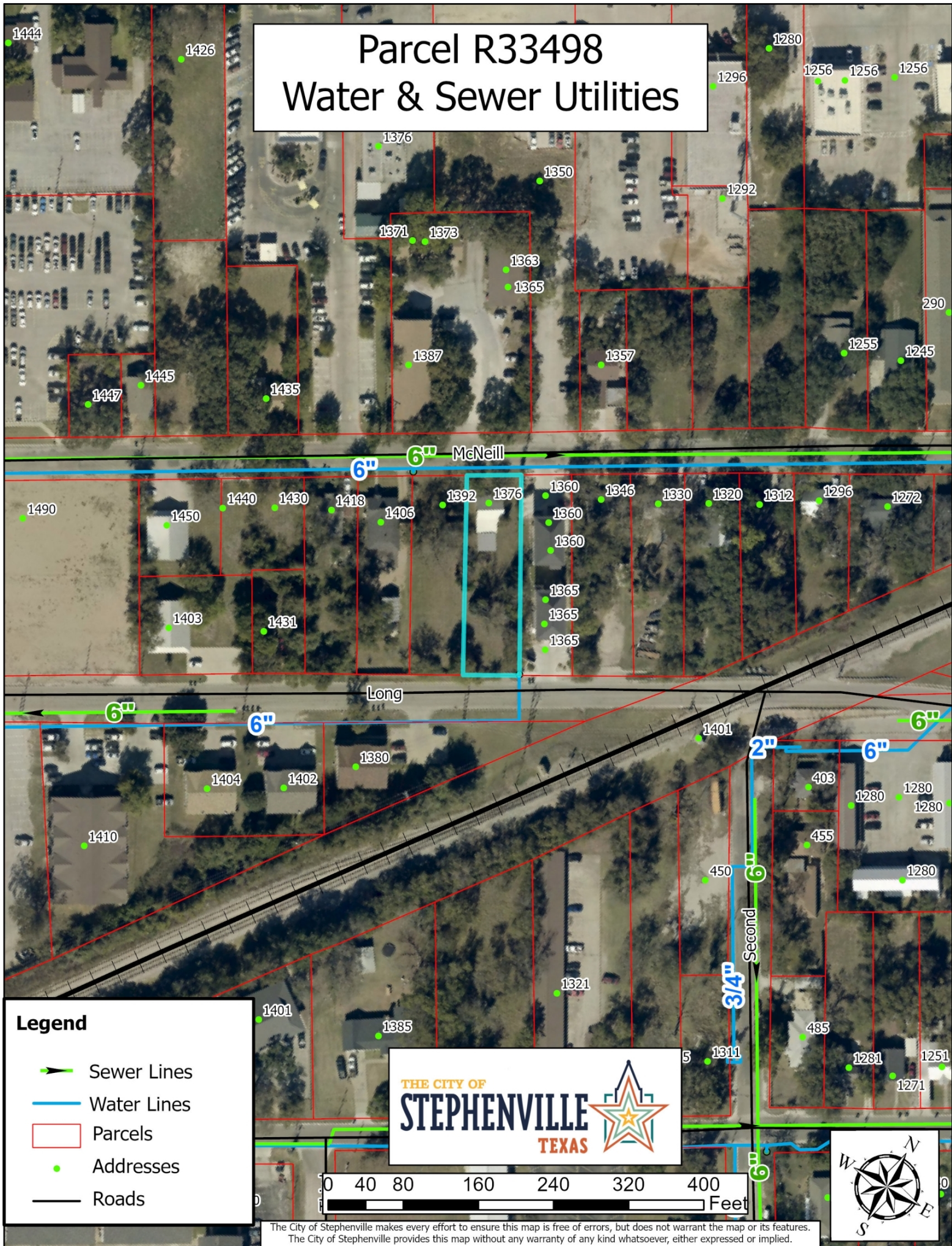


Parcel R33498

Future Land Use - Town Center



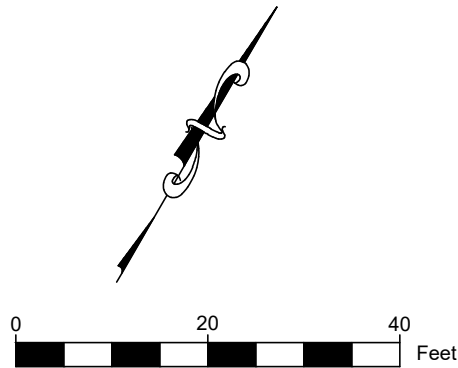
Parcel R33498 Water & Sewer Utilities



Parcel R33498

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000033532	1315 SWAN	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000033531	1321 W SWAN	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000030267	1435 W MCNEILL	BALLOW MICHAEL T	404 HERITAGE WAY	STEPHENVILLE	TX	76401
R000033493	1430 W MCNEILL	BRAMLETT ERNIE & JOYCE	1708 PR1113	STEPHENVILLE	TX	76401
R000033500	1346 MCNEILL	DILLON KARI	68260 NEOLA AVE	BRIDGEPORT	OH	43912
R000014966	0 N PADDOCK & VANDERBILT	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000033530	1365 SWAN ST	J & C BACHUS FAMILY TRUST	PO BOX 552	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
R000033494	1431 LONG	SMITH DONNIE R	1431 W LONG ST	STEPHENVILLE	TX	76401-0000
R000033501	1330 MCNEILL	STARR STEPHANIE	1330 W MCNEIL ST	STEPHENVILLE	TX	76401
R000033528	1380 W LONG	TRAFALGAR HOMES OF TEXAS LLC	PO BOX 65	STEPHENVILLE	TX	76401
R000073705	1404 W LONG	TRAFALGAR HOMES OF TEXAS LLC	PO BOX 65	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
R000030251	1350 W WASHINGTON	TSU CATHOLIC LLC	201 MAIN ST SUITE 1198	FORT WORTH	TX	76102
R000033496	1406 MCNEILL	WALDRON ROBERT CHARLES	16886 FM847	DUBLIN	TX	76446
R000033497	1392 MCNEILL	WALDRON BOB & CARLA	16886 FM847	DUBLIN	TX	76446
R000030268	1361 W MCNEILL	WITHOUT A PADDLE INVESTMENTS LLC	205 E FREY, SUITE 201	STEPHENVILLE	TX	76401



BS.....Building Setback
CIRF.....5/8" Capped Iron Rod Found Marked "NATIVE CO., LLC"
IRF.....Iron Rod Found
D.R.E.C.T.....Deed Records, Erath County, Texas
O.P.R.E.C.T.....Official Public Records, Erath County, Texas

1. Basis of bearing being the U.S. State Plane Grid - Texas North Central Zone (4202) NAD83/03 as established using the AllTerra RTNetK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. According to the scaled location of FEMA Firm Map No. 48143C0430D, effective date November 16, 2011, the subject property lies within Zone X - Areas determined to be outside the 0.2% chance annual flood.
3. This report was prepared without the benefit of a current commitment for title insurance. Additional comments and recommendations are provided regarding the surveyed property.
4. All corners are 5/8 inch capped iron rods set marked "NATIVE CO., LLC" unless otherwise noted.
5. This property is currently zoned R-3 - Multiple Family Residential District.
6. The rear setbacks for Lots 12R-A & 12R-B are 15 foot per a variance approved by the City of Stephenville on August 13, 2026.

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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
Purpose of Document: Review
Surveyor: N. Zane Griffin
Registered Professional Land Surveyor No. 6810
Release Date: August 17, 2026

N. Zane Griffin, RPLS No. 6810
Date: August 17, 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 _____

Document No. _____, Cabinet _____, Slide _____.

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

Gwinda Jones, Clerk County Court of
Erath County, Texas

Deputy

§ STATE OF TEXAS
§ COUNTY OF ERATH

BEING all of Lot 12, Block 6, South Side Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas, same being all of that tract of land described in the deed to Solid Ace Holdings, LLC, as recorded in Document No. 2026-02675, Official Public Records, Erath County, Texas (OPRECT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a 3/8 inch iron rod found in the south right-of-way line of W. McNeill St. for the northwest corner of said Lot 12 and the northeast corner of Lot 11;

THENCE North 59°16'47" East, with said right-of-way line, a distance of 58.01 feet to a 3/8 inch iron rod found for the northeast corner of said Lot 12 and the northwest corner of Lot 13;

THENCE South 29°57'28" East, departing said right-of-way line and with the common line of Lots 12 and 13, a distance of 207.91 feet to a 5/8 inch capped iron rod found marked "NATIVE CO., LLC" in the north right-of-way line of W. Long St. for the southeast corner of said Lot 12 and the southwest corner of said Lot 13;

THENCE South 59°30'36" West, with said right-of-way line, a distance of 58.00 feet to a 3/8 inch iron rod found for the southwest corner of said Lot 12 and the southeast corner of said Lot 11;

THENCE North 29°57'28" West, departing said right-of-way line and with the common line of said Lots 11 and 12, a distance of 207.68 feet to the **POINT OF BEGINNING** and containing 0.277 of an Acre of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **Solid Ace Holdings, LLC**, acting by and through the undersigned, their duly authorized agents, do hereby adopt this plat designating the herein above described real property as **LOTS 12R-A AND 12R-B, BLOCK 6, SOUTH SIDE ADDITION**, an addition to the City of Stephenville, Texas. The easements shown thereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. Any, and all public utility shall have the right to remove and keep removed any of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all public utilities shall at all times have full right of ingress and egress to and from and upon reconstructing, inspecting, patrolling, maintaining, respective systems without the necessity at any time of procuring the permission of anyone.

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

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

Owner or Representative

§ STATE OF TEXAS
§ COUNTY OF ERATH

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2026.

Notary Public in and for
the State of Texas

My commission expires

MINOR REPLAT

LOTS 12R-A & 12R-B, BLOCK 6

SOUTH SIDE ADDITION

AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS

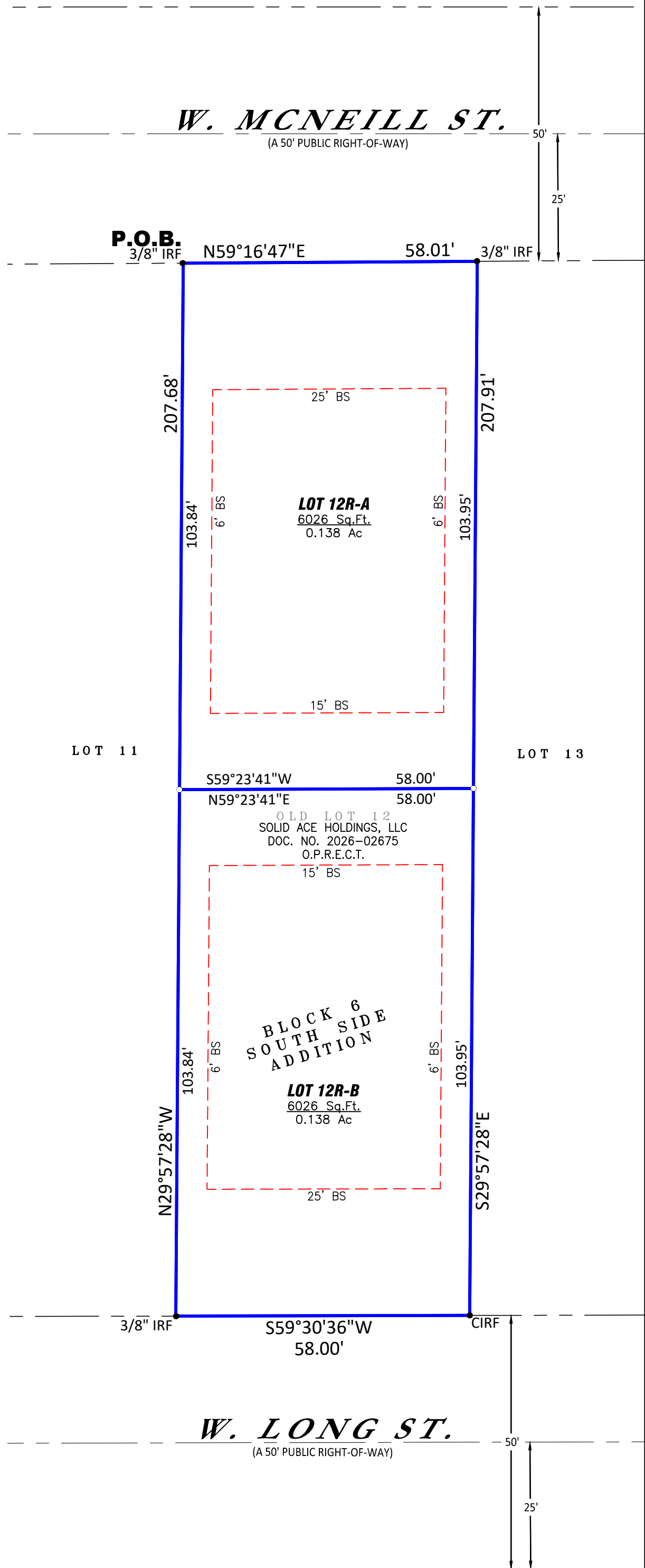
BEING A REPLAT OF A 0.184 ACRE TRACT OF LAND, BEING ALL OF

LOT 12, BLOCK 6, SOUTH SIDE ADDITION,

AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY TEXAS AS SHOWN PER

KING'S 1956 MAP OF THE CITY OF STEPHENVILLE,

AS RECORDED IN VOLUME 381, PAGE 105, DEED RECORDS, ERATH COUNTY, TEXAS



STAFF REPORT



SUBJECT: Application No.: PP 2026-9570

Applicant Malcolm Kanute, representing Rock Creek Property No 1, LLC., is requesting approval of a Preliminary Plat of property located at 0 W. Cedar Street, Parcel R78345, being approximately 49.6 acres of the A0342 H.C. Hudson abstract of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

BACKGROUND:

The applicant has submitted a Preliminary Plat that has been reviewed by staff. A Final Plat will be submitted to the Commission upon completion and acceptance of public improvements.

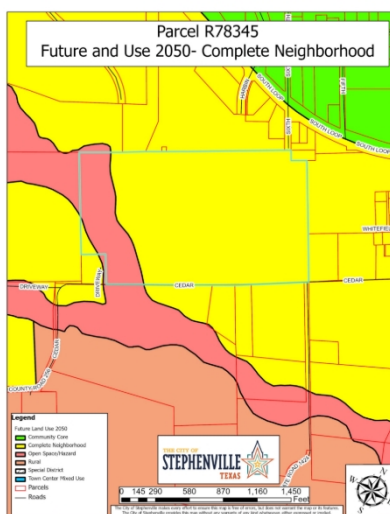
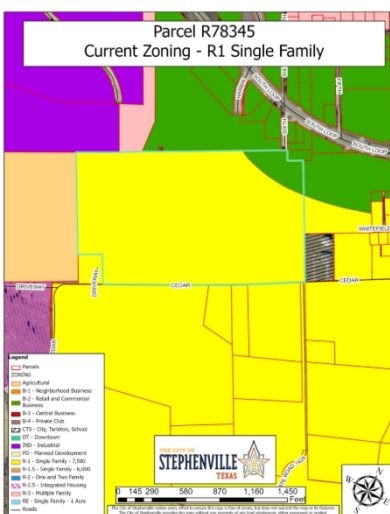
RECOMMENDATION:

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

1. The plat must conform to the Subdivision Ordinance upon conclusion of reviews. (Ch. 155).
2. The Preliminary Plat must conform to design requirements and construction standards as set forth in the Engineering Standards Manual.
3. Provide Accompanying Applications as follows:
 - a) Preliminary Drainage Plan
 - b) Preliminary Storm Water Management Plan;
 - c) Preliminary Utility Plan; and
 - d) Acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the Preliminary Plat.
4. Structures may not be placed over easements.
5. Show and label all existing and proposed easements within and along the entire perimeter of the development. (Sec. 155.6.08).
 - a. Include all applicable statements of restrictions.
 - b. Identify maintenance responsibility (i.e., HOA) for private easements.
 - c. Provide municipal utility easement adjacent to ROW for double check detector assembly vault.
 - d. Provide triangular site visibility easements at intersecting streets.
 - e. Provide retaining wall easements. (Sec. 155.6.08 and 155.6.16)
6. All weather access for Fire Protection must be provided prior to construction.
7. Ensure all required Plat language is provided, include dedication of street statement.
8. This property has split zoning. Any encroachment of residential into the B-2 district will require rezoning.
9. Pay fees.
10. Final Plat to be recorded after acceptance of improvements and floodplain modeling.
11. Provide dimensions of all visibility clips.
12. Provide all turn-radii.
13. Show setbacks for R-1 residential, label lot dimensions in LF.

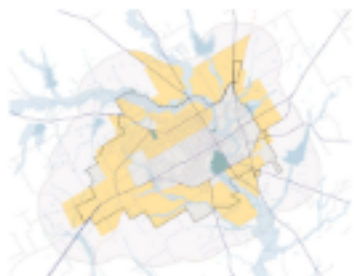
14. Dedicate ROW for Cedar Street and Harbin – construct improvements.
15. Improve Whitefield to comply with Local Street requirements.
16. Common areas will require the establishment of a Homeowner's Association.
17. Label drainage easements and landscape buffer as private.
18. If provisions are necessary for drainage facilities on the unplatted future phases, then the replat shall include separate instruments for (public and private easements) off-site drainage needs and shall include appropriate notes and descriptions providing the city the appropriate permissions and approvals needed for access and for maintaining and improving the public drainage system.
19. Show evidence of additional means of ingress and egress to meet Fire Code remote access requirements.
20. Provide signature blocks for City Secretary and Development Services.
21. Ensure all review comments provided by Public Works have been addressed. See attached review dated March 5, 2026.

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.

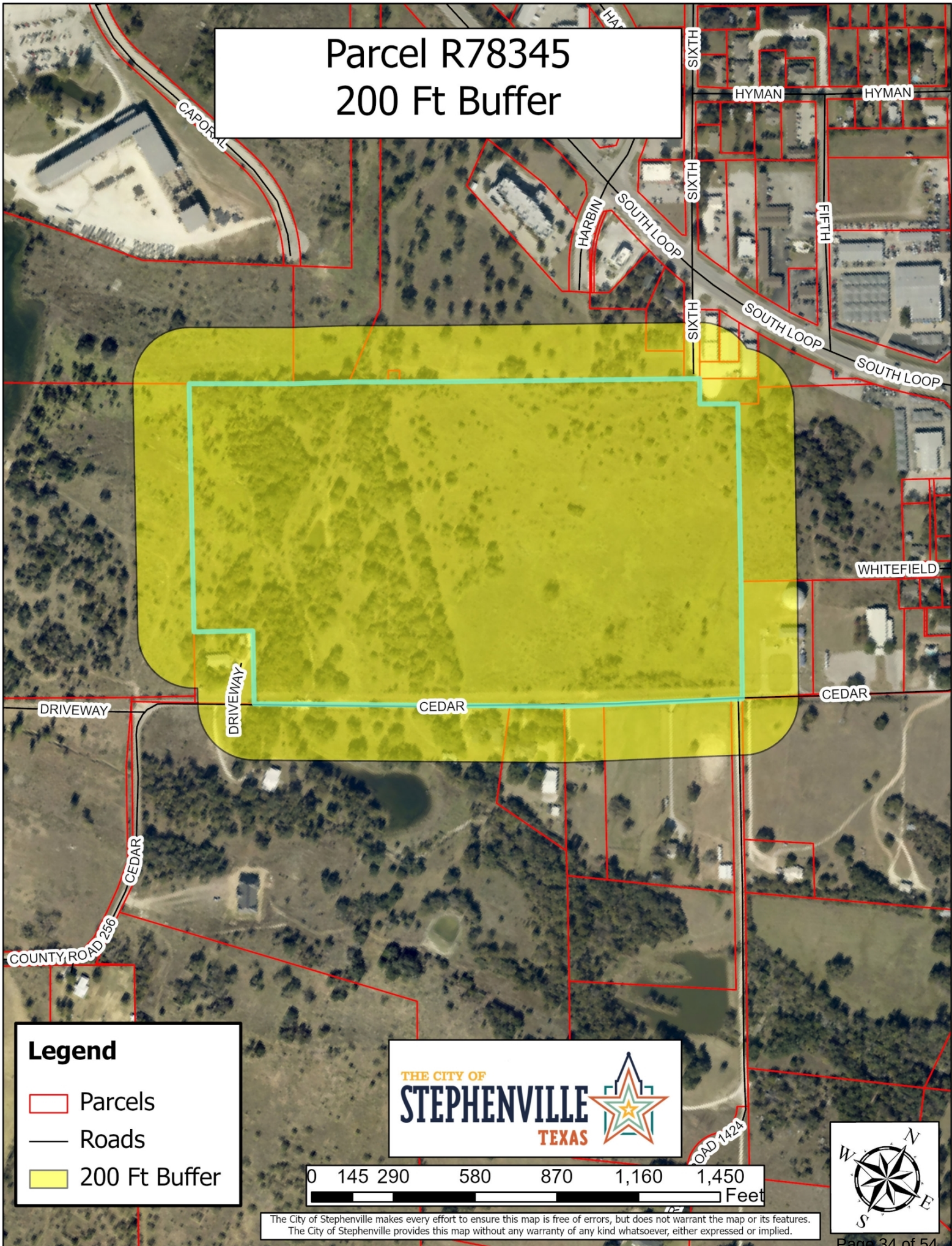
H. *Effect of Approval.*

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

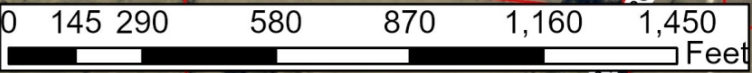
1. Approve the Preliminary Plat.
2. Approve the Preliminary Plat with conditions, which shall mean that the Preliminary Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
3. Deny the Preliminary Plat.

Parcel R78345
200 Ft Buffer



Legend

- Parcels
- Roads
- 200 Ft Buffer

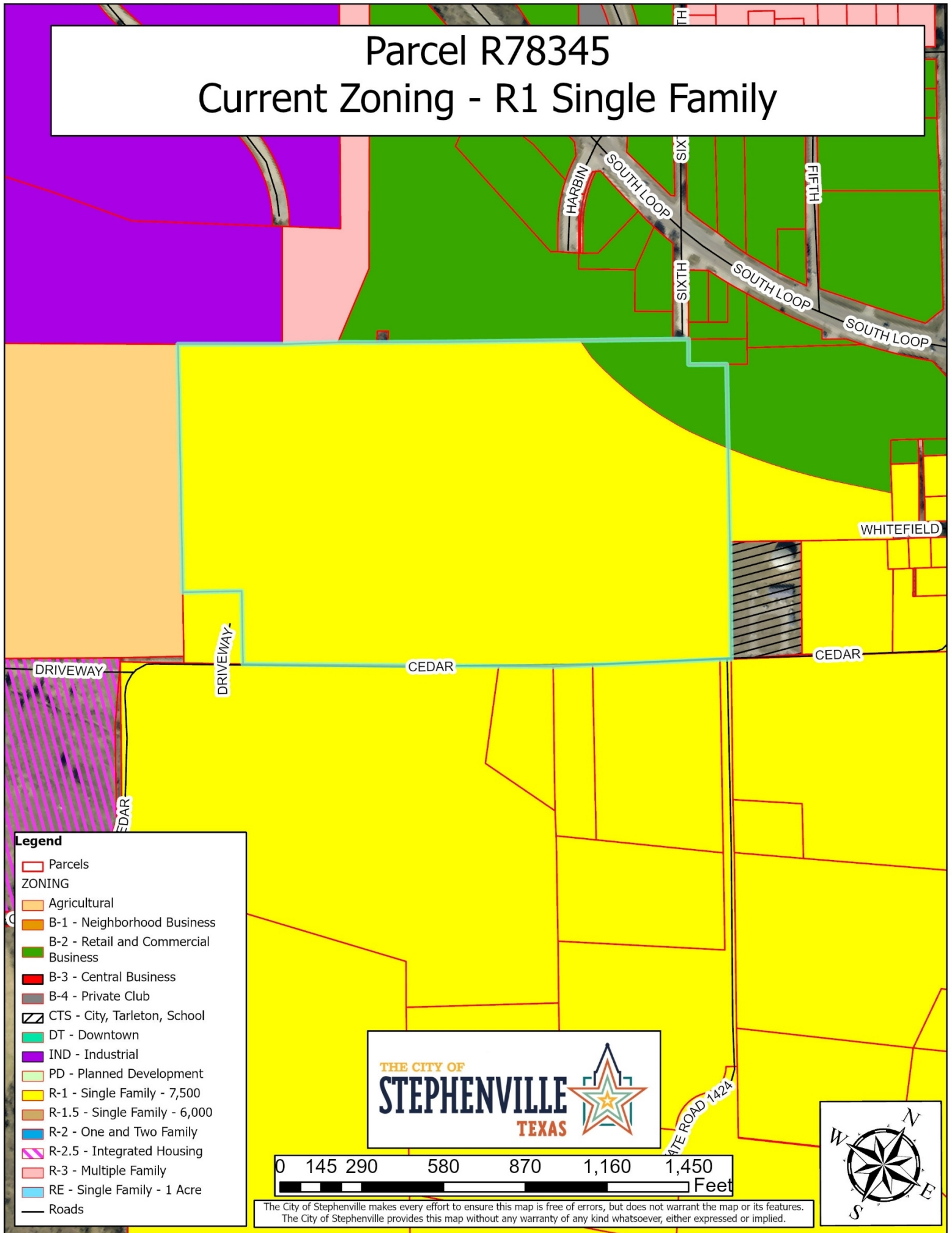


The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.



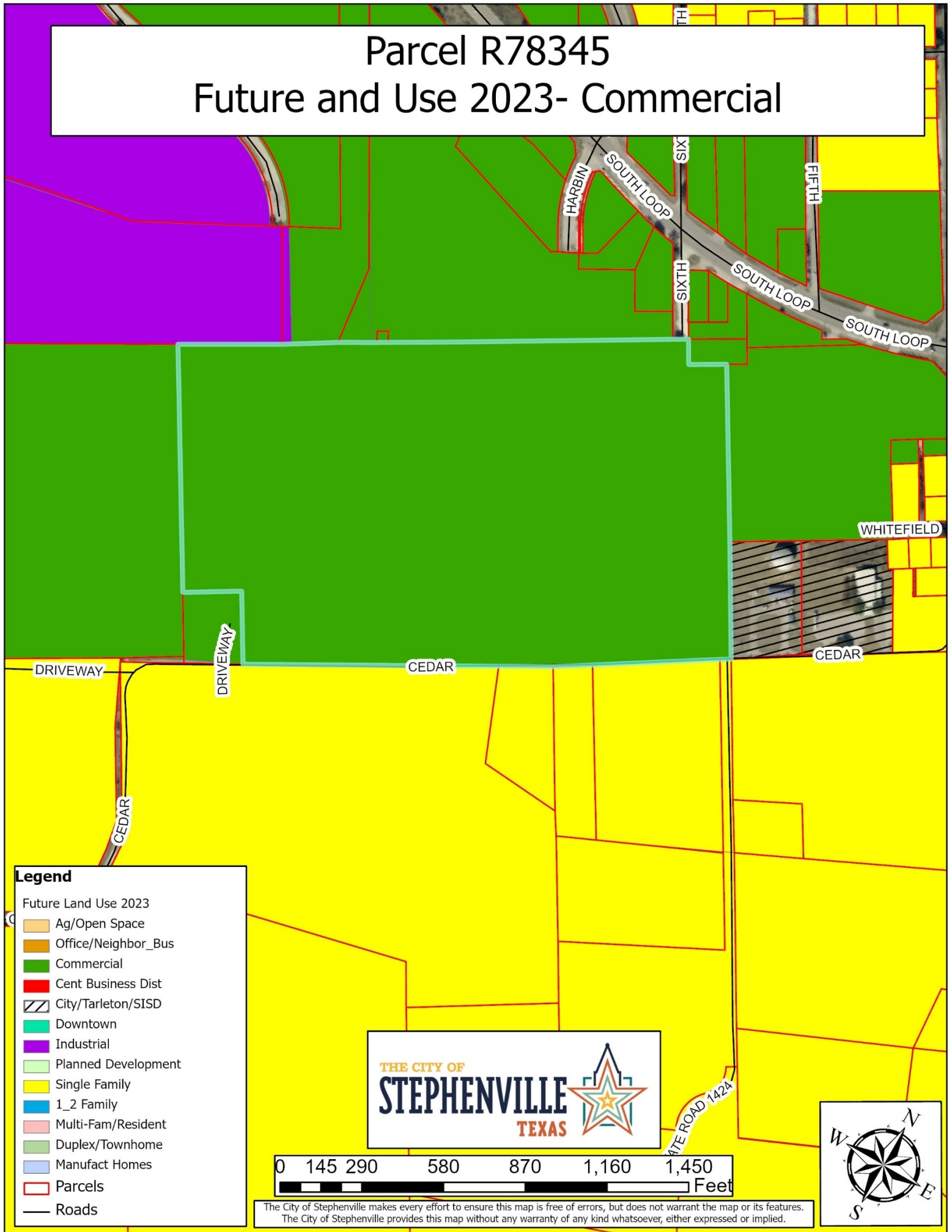
Parcel R78345

Current Zoning - R1 Single Family



Parcel R78345

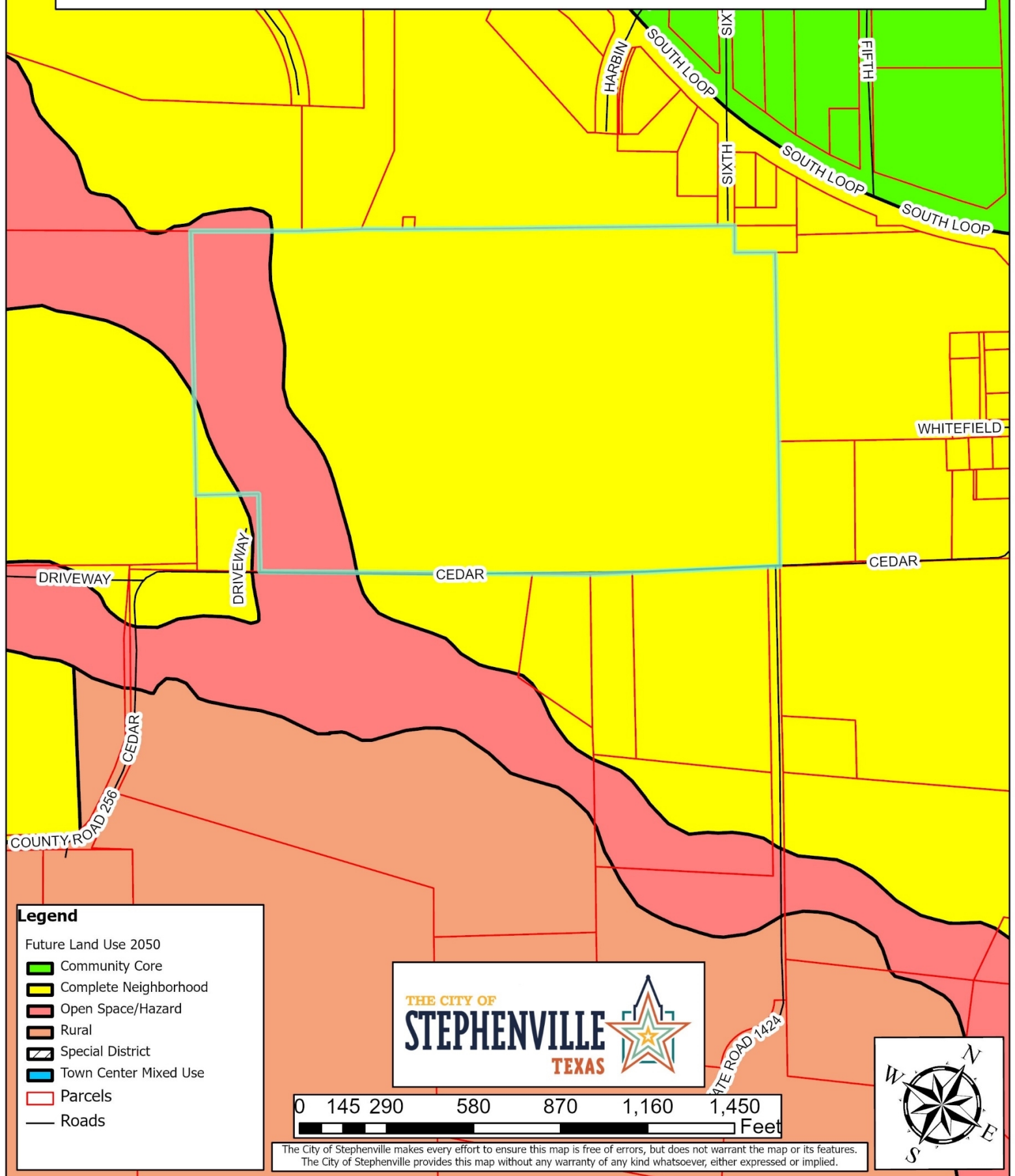
Future and Use 2023- Commercial



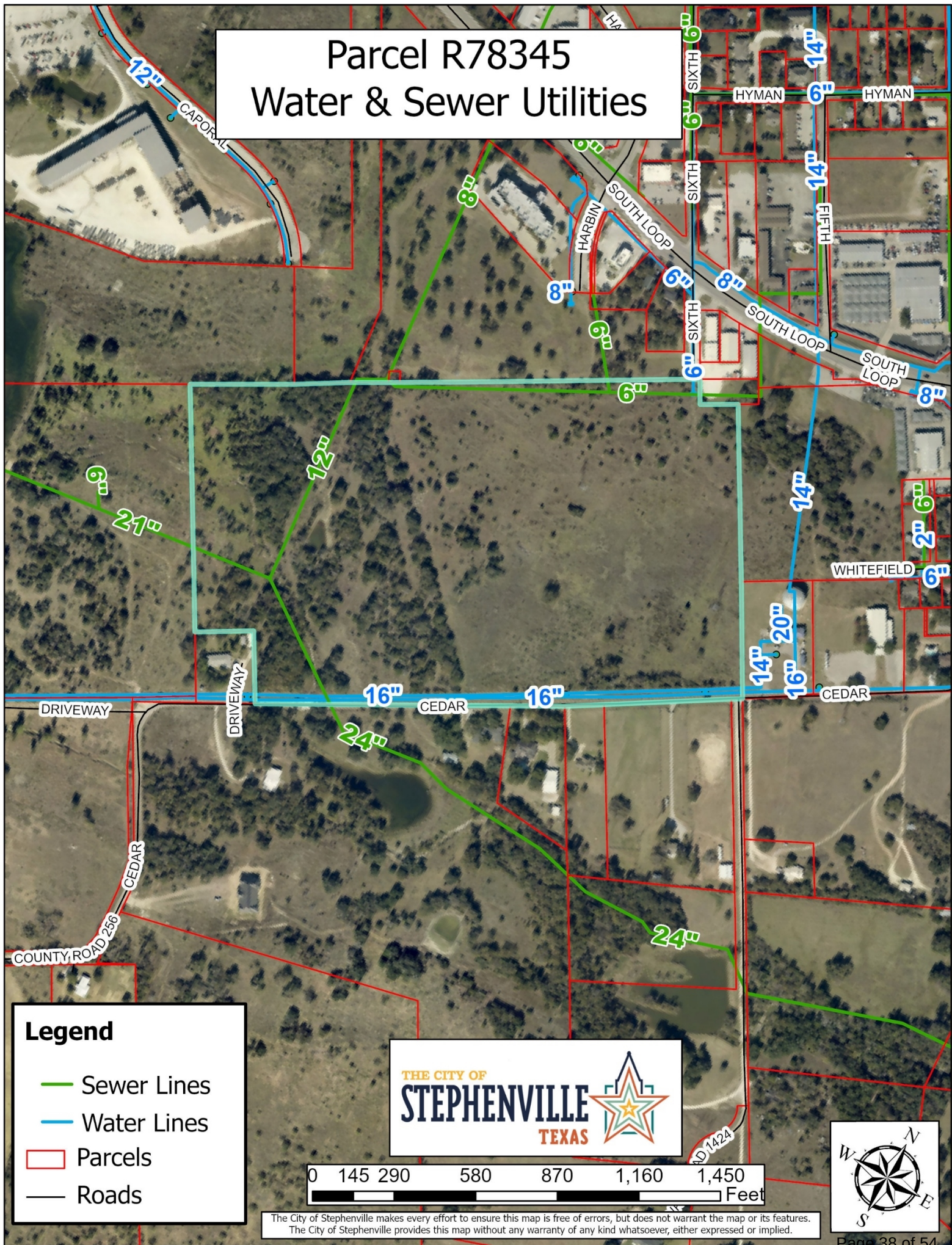
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Parcel R78345

Future and Use 2050- Complete Neighborhood



Parcel R78345 Water & Sewer Utilities



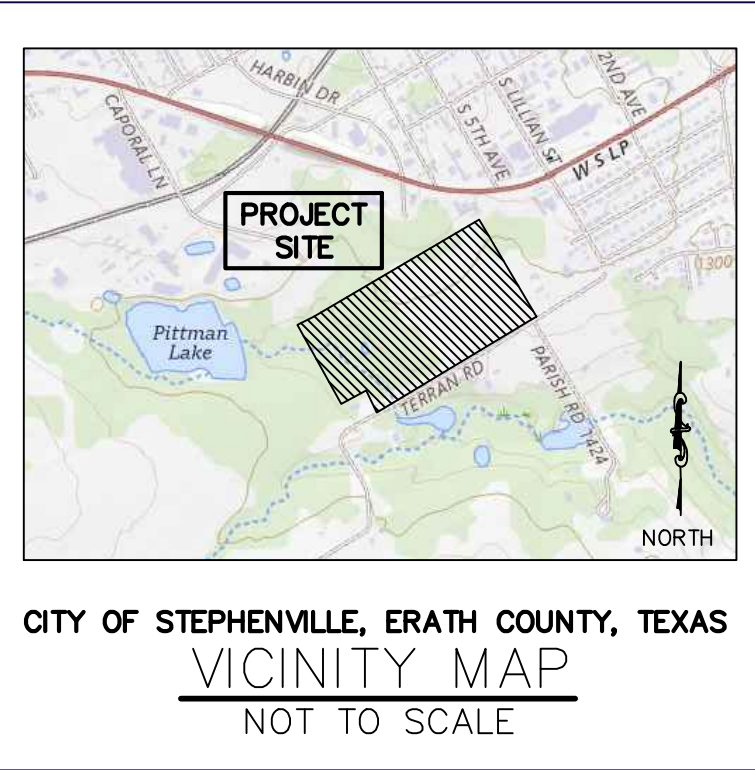
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The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.



Parcel R000078345

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000033775	1520 W SOUTH LOOP	2012 GBAT BMI PROPERTIES, LLC	128 GREENBRIAR	STEPHENVILLE	TX	76401
R000019805	1520 W SOUTH LOOP	2012 GBAT BMI PROPERTIES, LLC	128 GREENBRIAR	STEPHENVILLE	TX	76401
R000033760	0 GROESBECK	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000033753	1702 W SOUTH LOOP	BYRD FAMILY INVESTMENTS LLC	115 BRIDLE PATH DR	STEPHENVILLE	TX	76401
R000019809	626 PR1424 OFF CR256	CAGLE ERIC BRANDT	624 PR1424	STEPHENVILLE	TX	76401
R000067061	1521 W CEDAR ST	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000019793	1620 W CEDAR ST	COLLIER NATHAN & KRISTIN	997 N LYDIA	STEPHENVILLE	TX	76401
R000071065	1900 GROESBECK	D818 LLC	PO BOX 1827	STEPHENVILLE	TX	76401
R000062473	1610 W CEDAR ST	HOWELL KENNETH & DERECE	1610 W CEDAR ST	STEPHENVILLE	TX	76401
R000072198	0 SOUTH LOOP (OFF)	KARNES DANNY	1670 SOUTH LOOP	STEPHENVILLE	TX	76401-0000
R000033772	1670 W SOUTH LOOP	KARNES DANNY	1670 SOUTH LOOP	STEPHENVILLE	TX	76401-0000
R000033773	1690 W SOUTH LOOP	KARNES DANNY & JANA	1670 S LOOP	STEPHENVILLE	TX	76401
R000019819	1560 W CEDAR ST	KDH RENTALS LLC - SERIES 1560 CEDAR ST	1610 W CEDAR	STEPHENVILLE	TX	76401
R000019789	0 CR256	LEE J RALPH & LINDA	PO BOX 24	HAMILTON	TX	76531
R000071064	0 CR256	LEE J RALPH & LINDA	PO BOX 24	HAMILTON	TX	76531
R000019817	1550 W CEDAR ST	MICK KEVIN	22210 CLAIBOURNE LANE	SANTA CLARITA	CA	91350
R000064287	1691 W CEDAR ST	PEEK CAROLYN J	1691 W CEDAR	STEPHENVILLE	TX	76401
R000078345	0 W CEDAR ST	ROCK CREEK PROPERTY NO 1, LLC	6110 N FM219	DUBLIN	TX	76446
R000019806	1508 W CEDAR ST	SHUFFIELD JEANNE W TRUST	1469 MELISSA	STEPHENVILLE	TX	76401-0000
R000033774	1680 W SOUTH LOOP	SMOLA JAMES	1680 S LOOP	STEPHENVILLE	TX	76401-0000



Block B Parcel Table		
Lot #	Area (sq. ft.)	Area (ac.)
1	362953	8.332

Block C Parcel Table		
Lot #	Area (sq. ft.)	Area (ac.)
1	8887	0.204
2	8000	0.184
4	8000	0.184
5	8000	0.184
6	8000	0.184
7	8000	0.184
8	8000	0.184
9	8036	0.184
10	8775	0.201
11	11446	0.263

Block D Parcel Table		
Lot #	Area (sq. ft.)	Area (ac.)
1	8890	0.204
2	8123	0.186
3	8000	0.184
4	8000	0.184
5	8000	0.184
6	8011	0.184

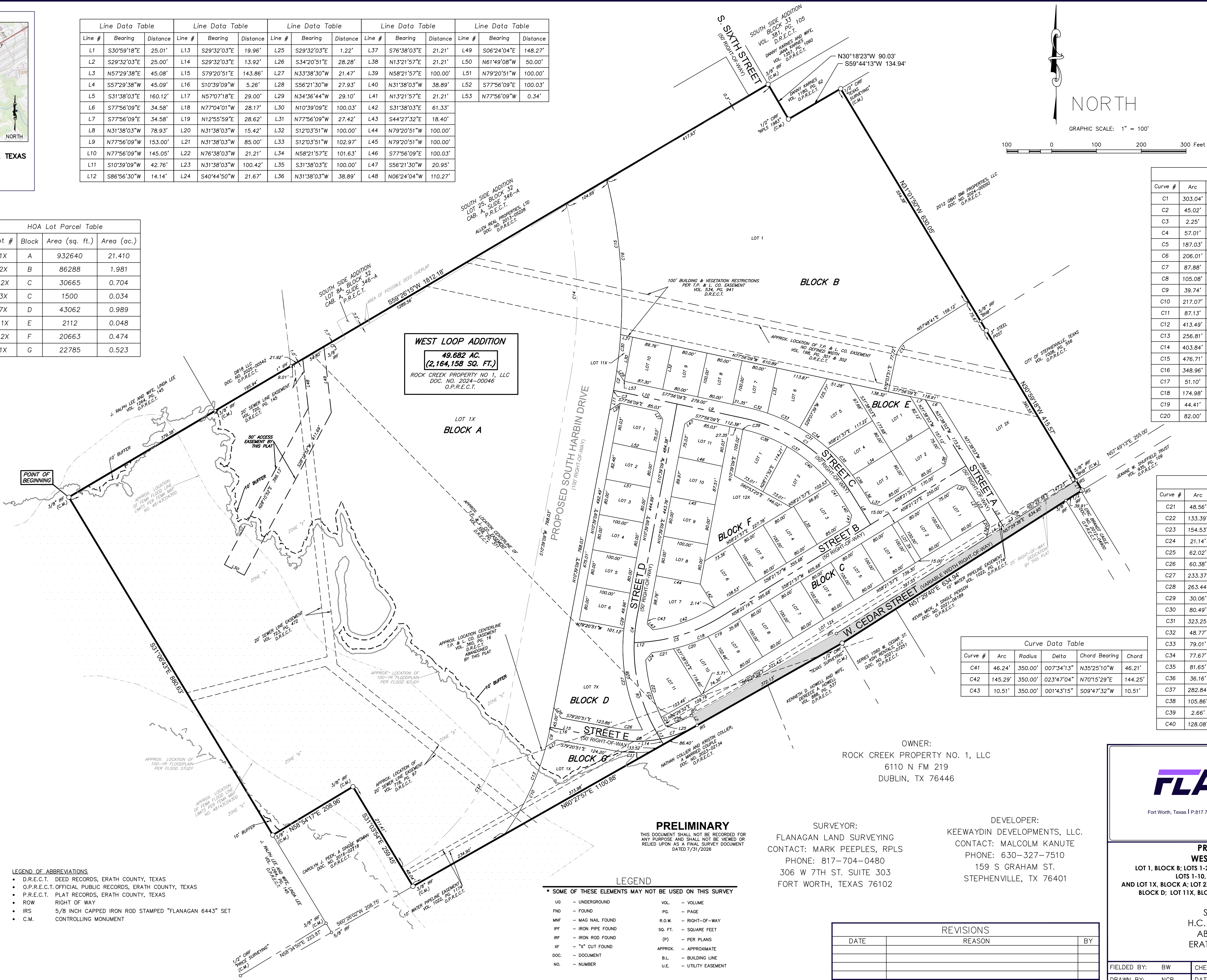
Block E Parcel Table		
Lot #	Area (sq. ft.)	Area (ac.)
1	12990	0.298
2	8888	0.204
3	8907	0.204
4	8641	0.198
5	14357	0.330
6	10706	0.246
7	8048	0.185
8	8000	0.184
9	8000	0.184
10	8853	0.203

Block F Parcel Table		
Lot #	Area (sq. ft.)	Area (ac.)
1	9894	0.227
2	10873	0.250
3	9841	0.226
4	8000	0.184
5	8000	0.184
6	10173	0.234
7	11972	0.275
8	9000	0.207
9	9000	0.207
10	8874	0.204
11	8890	0.204

HOA Lot Parcel Table			
Lot #	Block	Area (sq. ft.)	Area (ac.)
1X	A	932640	21.410
2X	B	86288	1.981
12X	C	30665	0.704
3X	C	1500	0.034
7X	D	43062	0.989
11X	E	2112	0.048
12X	F	20663	0.474
1X	G	22785	0.523

- 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

Line Data Table			Line Data Table			Line Data Table			Line Data Table			Line Data Table		
Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
L1	S30°59'18"E	25.01'	L13	S29°32'03"E	19.96'	L25	S29°32'03"E	1.22'	L37	S76°38'03"E	21.21'	L49	S06°24'04"E	148.27'
L2	S29°32'03"E	25.00'	L14	S29°32'03"E	13.92'	L26	S34°20'51"E	28.28'	L38	N13°21'57"E	21.21'	L50	N61°49'08"W	50.00'
L3	N57°29'38"E	45.08'	L15	S79°20'51"E	143.86'	L27	N33°38'30"W	21.47'	L39	N58°21'57"E	100.00'	L51	N79°20'51"W	100.00'
L4	S57°29'38"W	45.09'	L16	S10°39'09"W	5.26'	L28	S56°21'30"W	27.93'	L40	N31°38'03"W	38.89'	L52	S77°56'09"E	100.03'
L5	S31°38'03"E	160.12'	L17	N57°07'18"E	29.00'	L29	N34°36'44"W	29.10'	L41	N13°21'57"E	21.21'	L53	N77°56'09"W	0.34'
L6	S77°56'09"E	34.58'	L18	N77°04'01"W	28.17'	L30	N10°39'09"E	100.03'	L42	S31°38'03"E	61.33'			
L7	S77°56'09"E	34.58'	L19	N12°55'59"E	28.62'	L31	N77°56'09"W	27.42'	L43	S44°27'32"E	18.40'			
L8	N31°38'03"W	78.93'	L20	N31°38'03"W	15.42'	L32	S12°03'51"W	100.00'	L44	N79°20'51"W	100.00'			
L9	N77°56'09"W	153.00'	L21	N31°38'03"W	85.00'	L33	S12°03'51"W	102.97'	L45	N79°20'51"W	100.00'			
L10	N77°56'09"W	145.05'	L22	N76°38'03"W	21.21'	L34	N58°21'57"E	101.63'	L46	S77°56'09"E	100.03'			
L11	S10°39'09"W	42.76'	L23	N31°38'03"W	100.42'	L35	S31°38'03"E	100.00'	L47	S56°21'30"W	20.95'			
L12	S86°56'30"W	14.14'	L24	S40°44'50"W	21.67'	L36	N31°38'03"W	38.89'	L48	N06°24'04"W	110.27'			



Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	303.04'	375.00'	046°18'05"	N54°47'06"W	294.86'
C2	45.02'	1100.00'	002°20'42"	N09°21'47"E	45.02'
C3	2.25'	1100.00'	000°07'02"	N10°35'39"E	2.25'
C4	57.01'	375.00'	008°42'40"	S06°17'50"W	56.96'
C5	187.03'	375.00'	028°34'33"	N72°39'13"E	185.10'
C6	206.01'	375.00'	031°28'33"	S13°47'47"E	203.43'
C7	87.88'	275.00'	018°18'38"	N69°36'17"E	87.51'
C8	105.08'	275.00'	021°53'33"	N89°42'23"E	104.44'
C9	39.74'	580.00'	003°55'34"	N12°36'56"E	39.74'
C10	217.07'	580.00'	021°26'35"	N25°18'00"E	215.80'
C11	87.13'	300.00'	016°38'27"	S87°40'04"E	86.83'
C12	413.49'	480.00'	049°21'24"	N35°19'51"E	400.82'
C13	256.81'	580.00'	025°22'09"	N23°20'14"E	254.72'
C14	403.84'	1000.00'	023°08'18"	N00°55'00"W	401.10'
C15	476.71'	1100.00'	024°49'50"	N01°45'46"W	472.99'
C16	348.96'	1100.00'	018°10'34"	N05°05'24"W	347.49'
C17	51.10'	64.00'	045°44'50"	S34°56'16"W	49.75'
C18	174.98'	400.00'	025°03'50"	N70°53'52"E	173.59'
C19	44.41'	400.00'	006°21'43"	N61°32'48"E	44.39'
C20	82.00'	400.00'	011°44'46"	N70°36'03"E	81.86'

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C21	48.56'	400.00'	006°57'22"	N79°57'06"E	48.53'
C22	133.39'	350.00'	021°50'10"	S15°09'21"E	132.97'
C23	154.53'	350.00'	025°17'48"	S16°53'09"E	153.28'
C24	21.14'	350.00'	003°27'37"	S27°48'15"E	23.42'
C25	62.02'	250.00'	014°12'54"	N67°33'25"E	61.87'
C26	60.38'	250.00'	013°50'20"	S86°16'01"E	60.24'
C27	233.37'	400.00'	033°25'42"	S10°22'05"E	230.08'
C28	263.44'	400.00'	037°44'05"	S08°12'53"E	258.70'
C29	30.06'	400.00'	004°18'23"	S08°29'58"W	30.06'
C30	80.49'	1100.00'	004°11'33"	N06°05'40"E	80.47'
C31	323.25'	400.00'	046°18'05"	N54°47'06"W	314.52'
C32	48.77'	400.00'	006°59'07"	N74°26'35"W	48.74'
C33	79.01'	400.00'	011°19'01"	N65°17'31"W	78.88'
C34	77.67'	400.00'	011°07'29"	N54°04'16"W	77.54'
C35	81.65'	400.00'	011°41'42"	N42°39'40"W	81.50'
C36	36.16'	400.00'	005°10'46"	N34°13'26"W	36.15'
C37	282.84'	350.00'	046°18'05"	N54°47'06"W	275.21'
C38	105.86'	350.00'	017°19'44"	N68°50'07"W	105.45'
C39	2.66'	350.00'	000°26'10"	N77°43'04"W	2.66'
C40	128.08'	350.00'	020°57'59"	N49°41'16"W	127.36'

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

PRELIMINARY PLAT WEST LOOP ADDITION		
LOT 1, BLOCK B; LOTS 1-2 & LOTS 4-11, BLOCK C; LOTS 1-6, BLOCK D; LOTS 1-10, BLOCK E; LOTS 1-11, BLOCK F; AND LOT 1X, BLOCK A; LOT 2X, BLOCK B; LOT 3X & LOT 12X, BLOCK C; LOT 7X, BLOCK D; LOT 11X, BLOCK E; LOT 12X, BLOCK F; LOT 1X, BLOCK G		
49.682 ACRES		
SITUATED IN THE H.C. HUDSON SURVEY ABSTRACT NO. 342 ERATH COUNTY, TEXAS 46 LOTS		
FILED BY:	BW	CHECKED BY: MNP
DRAWN BY:	NCR	DATE: 07/31/2026
		JOB NO. 6079
		SHEET NO. 1 OF 2

PROPERTY DESCRIPTION:

BEING A 49.682 ACRE TRACT OF LAND SITUATED IN THE H.C. HUDSON SURVEY, ABTRACT NO. 342, IN THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED TO ROCK CREEK PROPERTY NO 1, LLC IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER (DOC. NO.) 2024-00046, OFFICIAL PUBLIC RECORDS, ERATH COUNTY, TEXAS (O.P.R.E.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND FOR THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO DB & CB INVESTMENTS, LTD. IN TRACT TWO OF GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2012-06686, O.P.R.E.C.T., SAID POINT BEING AN INTERIOR ELL CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO J. RALPH LEE AND WIFE, LINDA LEE IN GENERAL WARRANTY DEED RECORDED IN VOLUME (VOL.) 1264, PAGE (PG.) 145, O.P.R.E.C.T., SAID CORNER BEING THE WEST CORNER OF SAID ROCK CREEK TRACT;

THENCE NORTH 59 DEGREES 26 MINUTES 15 SECONDS EAST WITH THE SOUTHEAST LINE OF SAID J. RALPH LEE TRACT AND THE NORTHWEST LINE OF SAID DB & CB INVESTMENTS TRACT, PASSING AT A DISTANCE OF 379.38 FEET A 3/8-INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID J. RALPH LEE TRACT, AND CONTINUING WITH THE NORTHWEST LINE OF SAID DB & CB INVESTMENTS TRACT, FOR A TOTAL DISTANCE OF 1812.18 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE NORTHERNMOST WEST CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO DANNY KARNES IN GENERAL WARRANTY DEED RECORDED IN VOL. 1180, PG. 62, O.P.R.E.C.T., THE SOUTH CORNER OF BLOCK 33, SOUTH SIDE ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO THE 1956 KINGS MAP THEREOF, RECORDED IN VOL. 381, PG. 105, DEED RECORDS, ERATH COUNTY, TEXAS (D.R.E.C.T.), AND LYING ON THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH SIXTH STREET (A 50' PUBLIC RIGHT-OF-WAY);

THENCE, SOUTH 30 DEGREES 18 MINUTES 23 SECONDS EAST, DEPARTING THE NORTHWEST LINE OF SAID DB & CB INVESTMENTS TRACT, WITH THE SOUTHWEST LINE OF SAID DANNY KARNES TRACT, A DISTANCE OF 90.03 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 1983" FOUND FOR AN INTERIOR ELL CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE SOUTH CORNER OF SAID DANNY KARNES TRACT;

THENCE NORTH 59 DEGREES 44 MINUTES 13 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID DANNY KARNES TRACT, A DISTANCE OF 134.94 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND FOR THE EASTERNMOST NORTH CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO 2012 GBAT BMI PROPERTIES, LLC IN TRACT ONE OF GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2024-00050, O.P.R.E.C.T.;

THENCE SOUTH 31 DEGREES 01 MINUTES 50 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID 2012 GBAT BMI PROPERTIES TRACT, PASSING AT A DISTANCE OF 605.67 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "BHB" FOUND FOR THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO THE CITY OF STEPHENVILLE, TEXAS IN WARRANTY DEED RECORDED IN VOL. 1008, PG. 556, O.P.R.E.C.T., AND CONTINUING IN TOTAL A DISTANCE OF 630.05 FEET TO A 3" STEEL POST FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT.;

THENCE SOUTH 30 DEGREES 59 MINUTES 18 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID CITY OF STEPHENVILLE TRACT, PASSING AT A DISTANCE OF 388.31 FEET, A 5/8-INCH IRON ROD WITH CAP STAMPED "BHB" FOUND FOR THE SOUTH CORNER OF SAID CITY OF STEPHENVILLE TRACT, AND CONTINUING IN TOTAL A DISTANCE OF 415.57 FEET TO A 5/8-INCH IRON ROD SET FOR THE HEREIN DESCRIBED TRACT, SAID POINT LYING IN THE CENTERLINE OF WEST CEDAR STREET;

THENCE SOUTH 57 DEGREES 29 MINUTES 40 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID DB & CB INVESTMENTS TRACT, ALONG THE CENTERLINE OF SAID WEST CEDAR STREET, A DISTANCE OF 634.94 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND LYING IN THE CENTERLINE OF SAID WEST CEDAR STREET;

THENCE SOUTH 60 DEGREES 27 MINUTES 57 SECONDS, CONTINUING WITH THE SOUTHEAST LINE OF SAID DB & CB INVESTMENTS TRACT, ALONG THE CENTERLINE OF SAID WEST CEDAR STREET, A DISTANCE OF 1100.88 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE EAST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO CAROLYN J. PEEK IN DOC. NO. 2016-02718, O.P.R.E.C.T.;

THENCE NORTH 31 DEGREES 03 MINUTES 54 SECONDS WEST, DEPARTING THE SOUTHEAST LINE OF SAID DB & CB INVESTMENTS TRACT AND THE CENTERLINE OF SAID WEST CEDAR ROAD, WITH THE NORTHEAST LINE OF SAID CAROLYN J. PEEK TRACT, A DISTANCE OF 259.45 FEET TO A 3/8-INCH IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE NORTH CORNER OF SAID CAROLYN J. PEEK TRACT;

THENCE SOUTH 58 DEGREES 54 MINUTES 17 SECONDS WEST, WITH THE NORTHWEST LINE OF SAID CAROLYN J. PEEK TRACT, A DISTANCE OF 208.96 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE WESTERNMOST SOUTH CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE WEST CORNER OF SAID CAROLYN J. PEEK TRACT AND LYING ON THE NORTHEAST LINE OF SAID J. RALPH LEE TRACT;

THENCE NORTH 31 DEGREES 06 MINUTES 43 SECONDS WEST, WITH THE NORTHEAST LINE OF SAID J. RALPH LEE TRACT, A DISTANCE OF 880.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,164,158 SQUARE FEET OR 49.682 ACRES OF LAND, MORE OR LESS.

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: _____

OWNER:
ROCK CREEK PROPERTY NO. 1, LLC
6110 N FM 219
DUBLIN, TX 76446

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 7/31/2026

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

DEVELOPER:
KEEWAYDIN DEVELOPMENTS, LLC.
CONTACT: MALCOLM KANUTE
PHONE: 630-327-7510
159 S GRAHAM ST.
STEPHENVILLE, TX 76401

SURVEYOR:
FLANAGAN LAND SURVEYING
CONTACT: MARK PEEPLES, RPLS
PHONE: 817-704-0480
306 W 7TH ST. SUITE 303
FORT WORTH, TEXAS 76102

SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000060.
- SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ERATH COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48143C0430D, COMMUNITY-PANEL NO. 4802200430D, EFFECTIVE DATE: NOVEMBER, 16 2011. PART OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE X AND PART OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE A ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

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

ZONE "A" - SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD: BASE FLOOD ELEVATIONS UNDETERMINED.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (US FOOT) USING THE ALTERRA CENTRAL RTK COOPERATIVE NETWORK. OBSERVATIONS WERE MADE ON 06/01/25.
- MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.

GENERAL NOTES:

- THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE PROVIDED WHEN A BUILDING PERMIT APPLICATION IS SUBMITTED. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE BASED ON THE CURRENT FEMA DATA. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE STATED AS MEAN SEA LEVEL.
- FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 12" ABOVE 100-YEAR STORM ELEVATIONS.
- X LOTS FOR OPEN SPACE AND DRAINAGE EASEMENT PURPOSES.
- EASEMENTS: 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 (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY); 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.
- THE HOA SHALL BE RESPONSIBLE FOR MAINTAINING THE PRIVATE DRAINAGE EASEMENTS.

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: _____

OWNER'S DEDICATION:

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

THAT ROCK CREEK PROPERTY NO. 1, LLC, BEING THE OWNER OF THE HEREINAFTER DESCRIBED PROPERTY DOES HEREBY ADOPT THIS MAP AS CORRECTLY REPRESENTING OUR PLAN TO CONVEY THE HEREIN DESCRIBED PROPERTY AND DOES DESIGNATE SAME AS LOT 1, BLOCK B; LOTS 1-2 & LOTS 4-11, BLOCK C; LOTS 1-6, BLOCK D; LOTS 1-10, BLOCK E; LOTS 1-11, BLOCK F; AND LOT 1X, BLOCK A; LOT 2X, BLOCK B; LOT 3X & LOT 12X, BLOCK C; LOT 7X, BLOCK D; LOT 11X, BLOCK E; LOT 12X, BLOCK F; LOT 1X, BLOCK G, WEST LOOP ADDITION, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 202__.

BY: ROCK CREEK PROPERTY NO. 1, LLC

SIGNATURE

NAME AND TITLE

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

BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: _____

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 THESEPRESENTS;

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 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.

GWINDA JONES, CLERK COUNTY COURT OF ERATH COUNTY, TEXAS

BY: _____ DEPUTY

REVISIONS		
DATE	REASON	BY



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

**PRELIMINARY PLAT
WEST LOOP ADDITION**

**LOT 1, BLOCK B; LOTS 1-2 & LOTS 4-11, BLOCK C; LOTS 1-6, BLOCK D;
LOTS 1-10, BLOCK E; LOTS 1-11, BLOCK F;
AND LOT 1X, BLOCK A; LOT 2X, BLOCK B; LOT 3X & LOT 12X, BLOCK C; LOT 7X,
BLOCK D; LOT 11X, BLOCK E; LOT 12X, BLOCK F; LOT 1X, BLOCK G**

49.682 ACRES

SITUATED IN THE
H.C. HUDSON SURVEY
ABSTRACT NO. 342
ERATH COUNTY, TEXAS
46 LOTS

FILED BY: BW	CHECKED BY: MNP	JOB NO. 6079
DRAWN BY: NCR	DATE: 07/31/2026	SHEET NO. 2 OF 2

Parcel R78345 Lots 1, 2, 3 & 4 Development Plan

1615
1690
1680
1670
South-Loop
Fifth
Sixth

LOT 4
21.41 ACRES (927,819.82 SF)
KEENWAYDEN DEVELOPMENT, LLC

LOT 2
8.332 ACRES (362,341.92 SF)
WEST LOOP DEVELOPMENT GROUP, LLC

LOT 1
14.24 ACRES (620,254.40 SF)
KEENWAYDEN DEVELOPMENT, LLC

LOT 3
1.981 ACRES
(86,242.36 SF)
KEENWAYDEN DEVELOPMENT, LLC

1691

Cedar

1620

1630

1521

1515

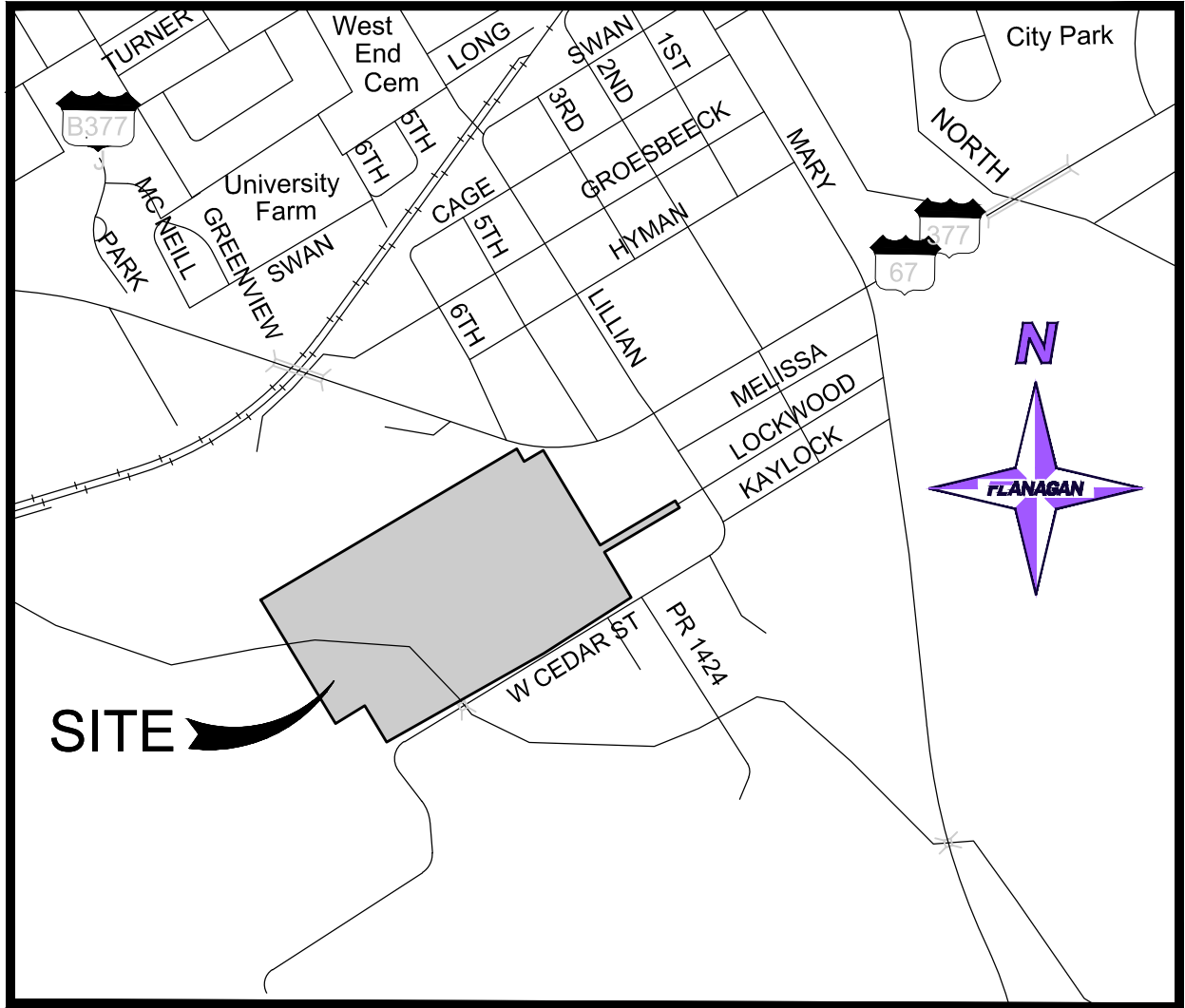
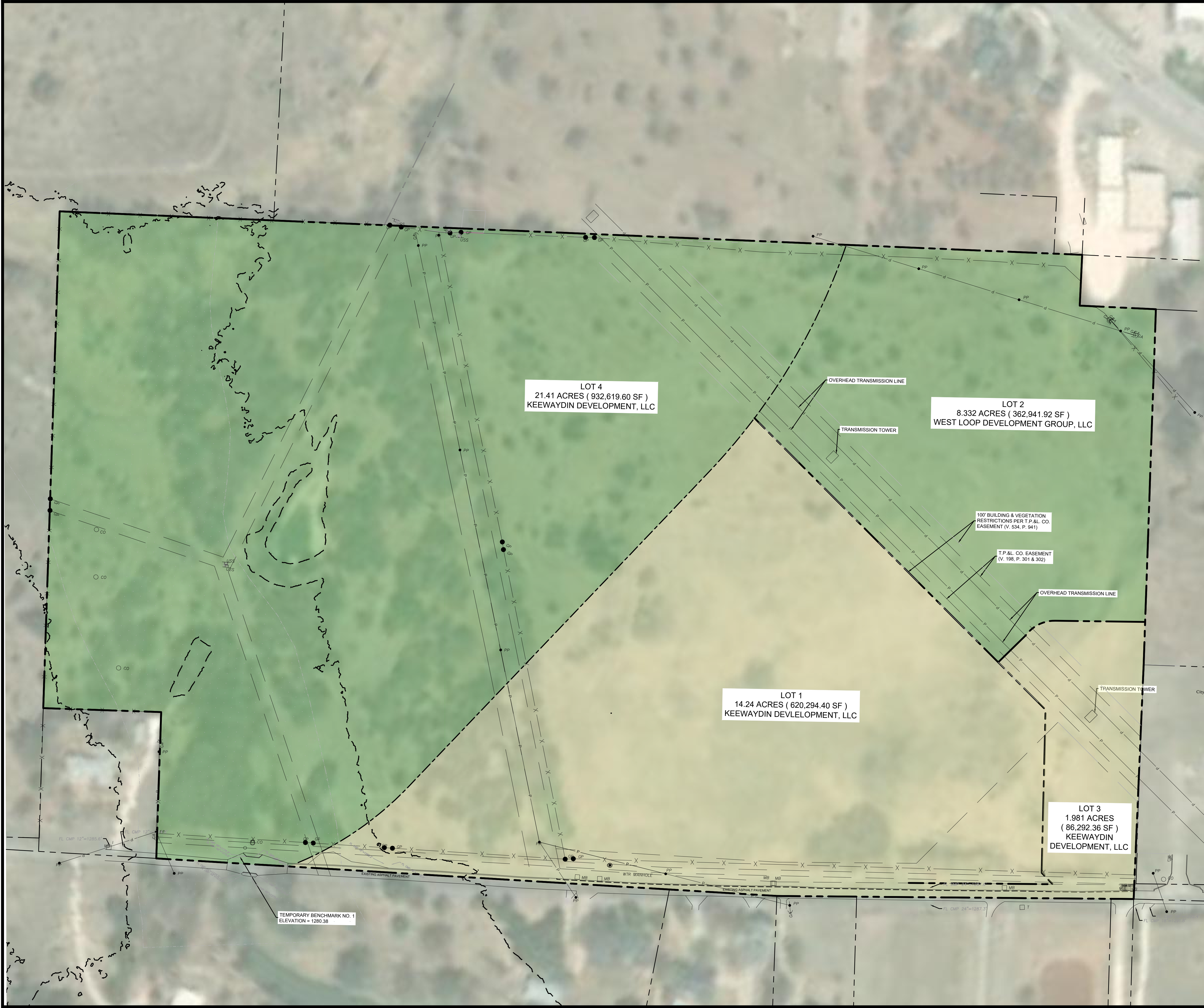
1422

- Legend
- Parcels
 - Addresses
 - Roads

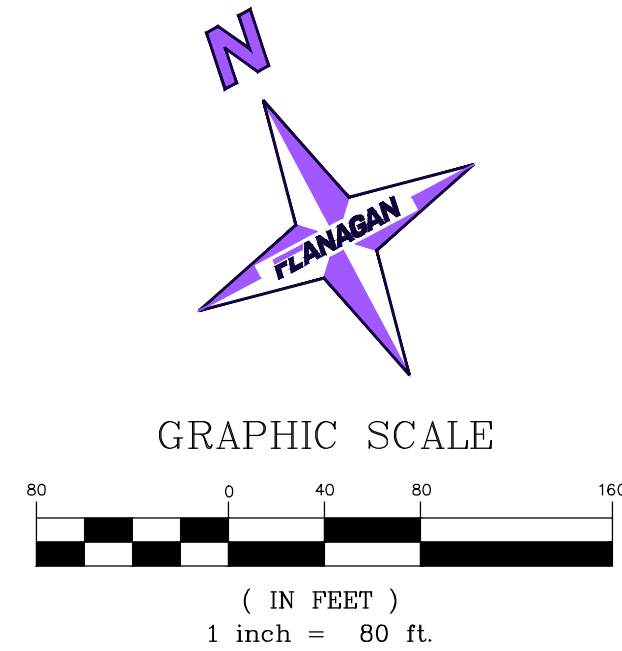


The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features.
The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.





LOCATION MAP
NOT TO SCALE



LEGEND

	RESIDENTIAL LAND USE (DISTRICT R-1)
	RETAIL AND COMMERCIAL LAND USE (BUSINESS B-2)

Zoning Exhibit

West Loop Addition
an addition to the City of Stephenville
4 Lots
Date Prepared: July, 2026

FLANAGAN
Fort Worth, Texas | P:817.704.0480 | flanagan-ls.com | TBPE Firm No. 22910
Contact: Reece Flanagan, P.E.

STAFF REPORT

SUBJECT: Case No.: PD 2065-9075 (UPDATE on PD2024-001)

Cole Parks, representing Southwestern Pigeon Road, LLC., is providing an update to the Planned Development (PD) for property located at 315 FM 2303, Parcel R22587, House and Barn; of the A0520 MENELEE JARRETT to the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

To consider the modified Development Schedule and initiate proceedings if deemed necessary.

BACKGROUND:

The Planning and Zoning Commission convened on July 17, 2024, and voted 2/4 to recommend the City Council approve the Development Plan and rezone request. The case was therefore forwarded to the City Council with no recommendation. Subsequently, on August 6, 2024, the City Council approved Ordinance No. 2024-O-19 rezoning the property to Planned Development District.

Construction of improvements was underway, but the project has been dormant for several months. On October 19, 2025, Mr. Parks provided an update to the Planning and Zoning Commission. Minute excerpts are provided below:

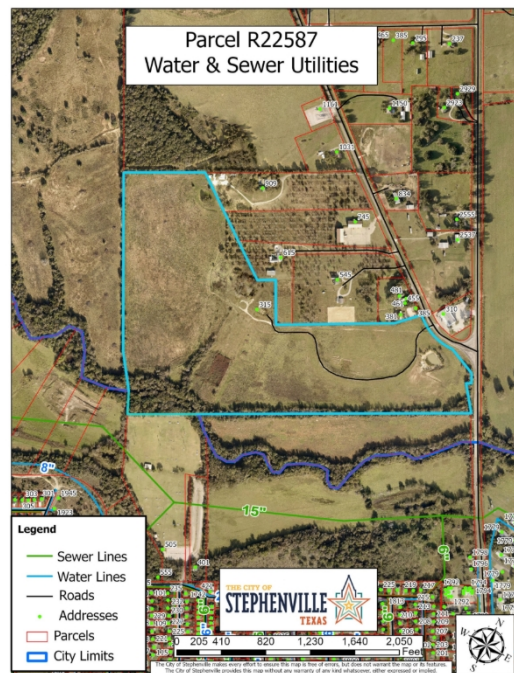
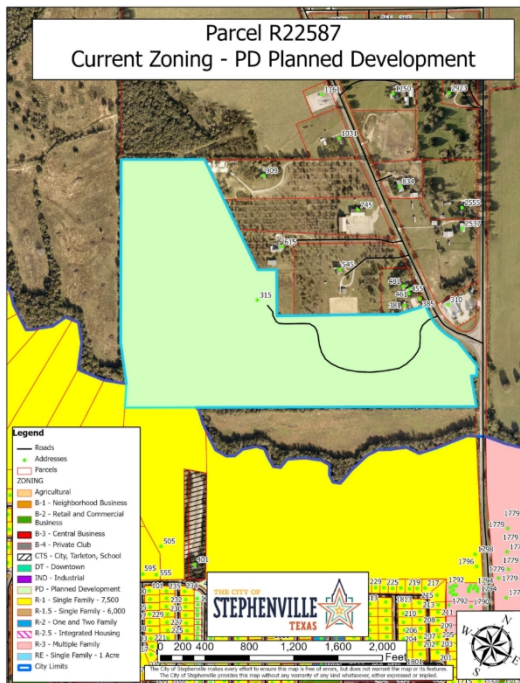
17. Application No.: PD 9075 – PD Update

Applicant John Allender, representing Southwestern Pigeon Road, LLC., is providing an update to the Planned Development (PD) for property located at 315 FM 2303, Parcel R22587, House and Barn; of the A0520 MENELEE JARRETT to the City of Stephenville, Erath County, Texas.

Development Services Director, Steve Killen, provided the following report. The Planning and Zoning Commission convened on July 17, 2024, and voted 2/4 to recommend the City Council approve the Development Plan and rezone request. The case was therefore forwarded to the City Council with no recommendation. Subsequently, on August 6, 2024, the City Council approved Ordinance No. 2024-O-19 rezoning the property to Planned Development District.

Mr. Cole Parks was present to answer Commissioners' questions. The construction of improvements is underway, and the legal team should have complete funding by the end of

the year. Mr. Parks stated the project should start to go vertically by late March or early April of 2026. The homes should be completed and move in ready by late August 2026.



DESCRIPTION OF REQUESTED ZONING

Sec. 154.08. Planned development district (PD).

8.A Description.

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

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

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

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

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

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

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

8.C Prohibited Uses.

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

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

8.E Development Schedule.

- (1) An application for a Planned Development District shall be accompanied by a development schedule indicating the approximate date on which construction is expected to begin and the rate of anticipated development to completion. The development schedule, adopted and approved by the City Council, shall become part of the Planned Development Ordinance and shall be adhered to by the owner, developer and their assigns or successors in interest.
- (2) Annually, upon the anniversary date, or more frequently if required, the developer shall provide a written report to the Planning and Zoning Commission concerning the actual development accomplished as compared with the development schedule.
- (3) The Planning and Zoning Commission may, if in its opinion the owner or owners of the property are failing or have failed to meet the approved development schedule, initiate proceedings to amend the Official Zoning map or the Planned Development District by removing all or part of the Planned Development District from the Official Zoning Map and placing the area involved in another

appropriate zoning district. After the recommendation of the Planning and Zoning commission and for good cause shown by the owner and developer, the City Council may extend the development schedule as may be indicated by the facts and conditions of the case.

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

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

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

8.I Approval Procedures.

- (1) An application for development plan approval shall be filed with the Director of Community Development accompanied by a development plan.
- (2) The procedures for hearing a request for a zoning change to "PD" shall be the same as for a requested change to any other district as set forth Section 20 of the Zoning Ordinance.
- (3) Any substantive revision to a development plan between the public hearing before the Planning and Zoning Commission and the public hearing before the City Council shall necessitate the development plan being referred back to the Planning and Zoning Commission for review and evaluation unless the revision constitutes a minor change as provided below, or the change was condition of the approval.
- (4) Any revisions to the development plan after the public hearing before the City Council shall be submitted to the Director of Community Development for distribution, review and written evaluation by city staff prior to submission to and approved by the City Council.
- (5) Minor changes to an approved development plan, which will not cause any of the following circumstances to occur, may be authorized by the Director of Community Development or his or her designee:
 - (a) A change in the character of the development;
 - (b) An increase in the gross floor areas in structures;
 - (c) An increase in the intensity of use;
 - (d) A reduction in the originally approved separations between buildings;
 - (e) Any adverse changes in traffic circulation, safety, drainage and utilities;
 - (f) Any adverse changes in such external effects on adjacent property as noise, heat, light, glare, vibration, height scale or proximity;
 - (g) A reduction in the originally approved setbacks from property lines;
 - (h) An increase in ground coverage by structures;
 - (i) A reduction in the ratio of off-street parking and loading space; and
 - (j) A change in the size, height, lighting or orientation of originally approved signs.
- (6) The decision of the Director of Community Development or his or her designee as to whether minor changes are being requested may be appealed to the Planning and Zoning Commission. Any change deemed not to be minor change, as indicated above, shall be processed as a new application in accordance with the provisions of this section and Section 20.1 of the Zoning Ordinance.

8.J Development Plan Requirements. The development plan submitted in support of a request for development plan approval shall contain sufficient information delineating the characteristics of the site, changes in those characteristics as may be proposed by the development, how the development will relate to public services and

facilities and what protection features are included to insure that the development will be compatible with existing and allowable development on adjacent property. The development plan shall show at least the following items of information:

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

8.K Conditions for Development Plan Approval.

- (1) A development plan shall be approved only if all of the following conditions have been found during the review and process:
 - (a) That the uses will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values with the immediate vicinity;
 - (b) That the establishment of the use or uses will not impede the normal and orderly development and improvements of surrounding vacant property;
 - (c) That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
 - (d) That the design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
 - (e) That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
 - (f) That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- (2) In approving a development plan, the City Council may impose additional conditions necessary to protect the public interest and welfare of the community.

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

8.M Revocation.

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

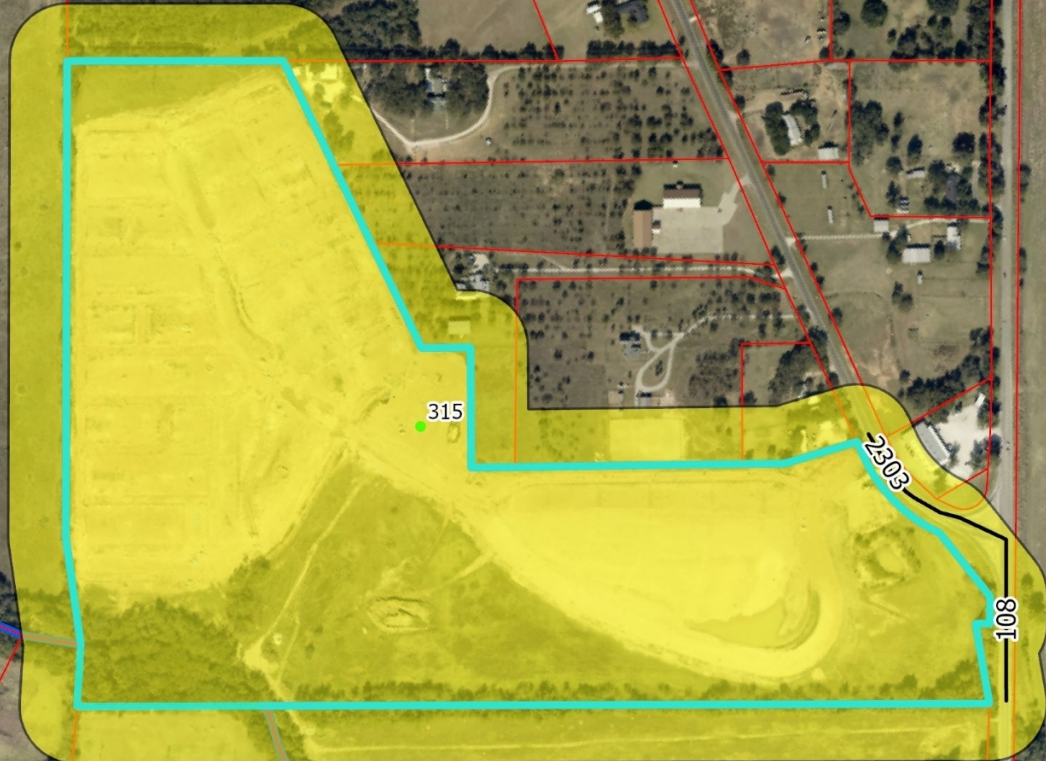
FACTORS TO CONSIDER:

- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel - is land large enough and in 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

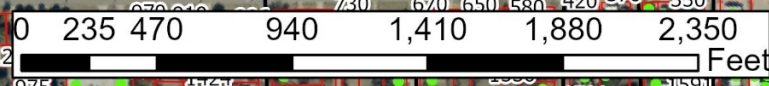
- 1) Accept the modified Development Schedule and take no further action.
- 2) Recommend the City Council deny the modified Development Schedule. Such action will require the removal of all or part of the Planned Development and cause placement in another zoning district.

Parcel R22578 200 Ft Buffer



Legend

- City Limits
- Parcels
- Addresses
- Roads
- 200 Ft Buffer

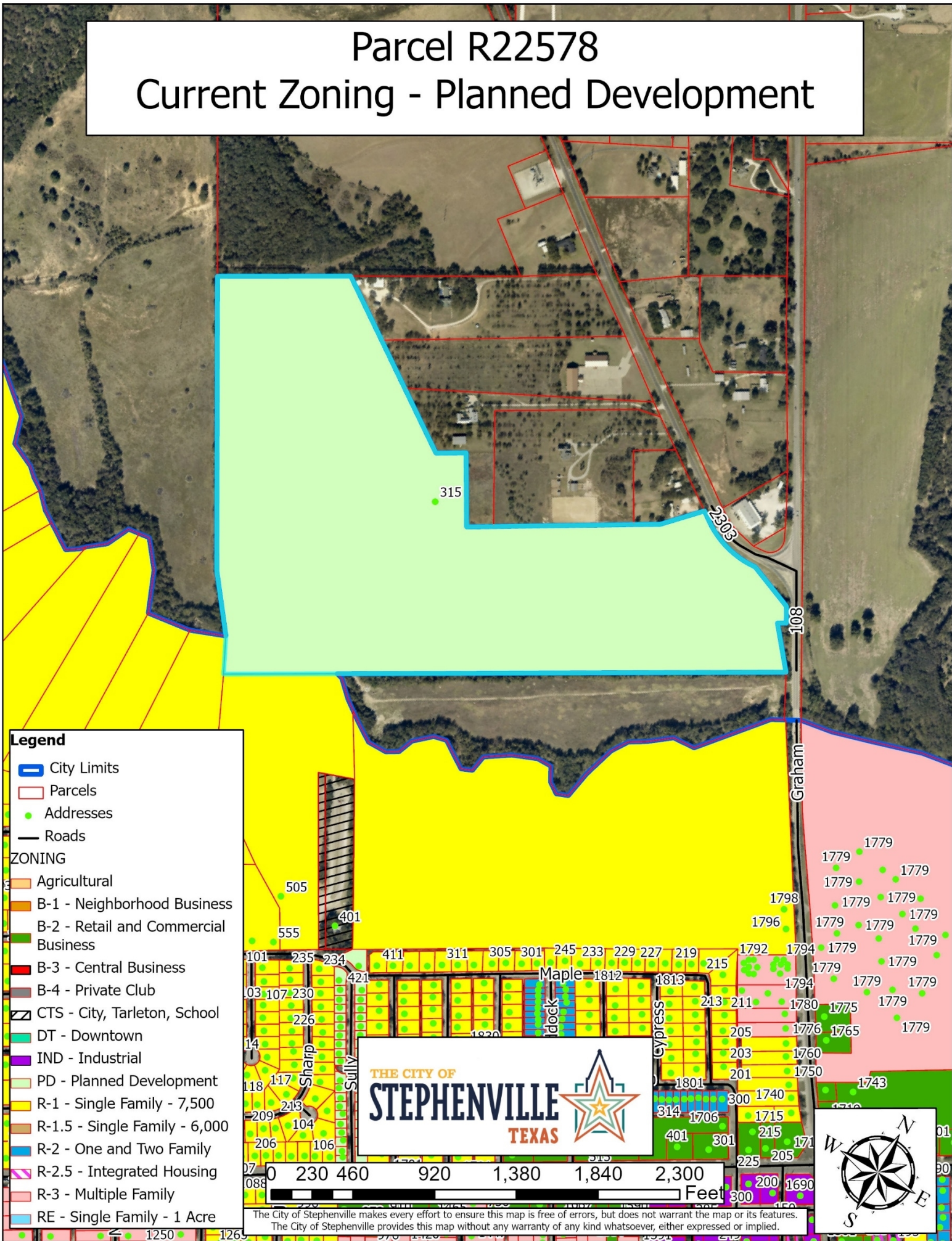


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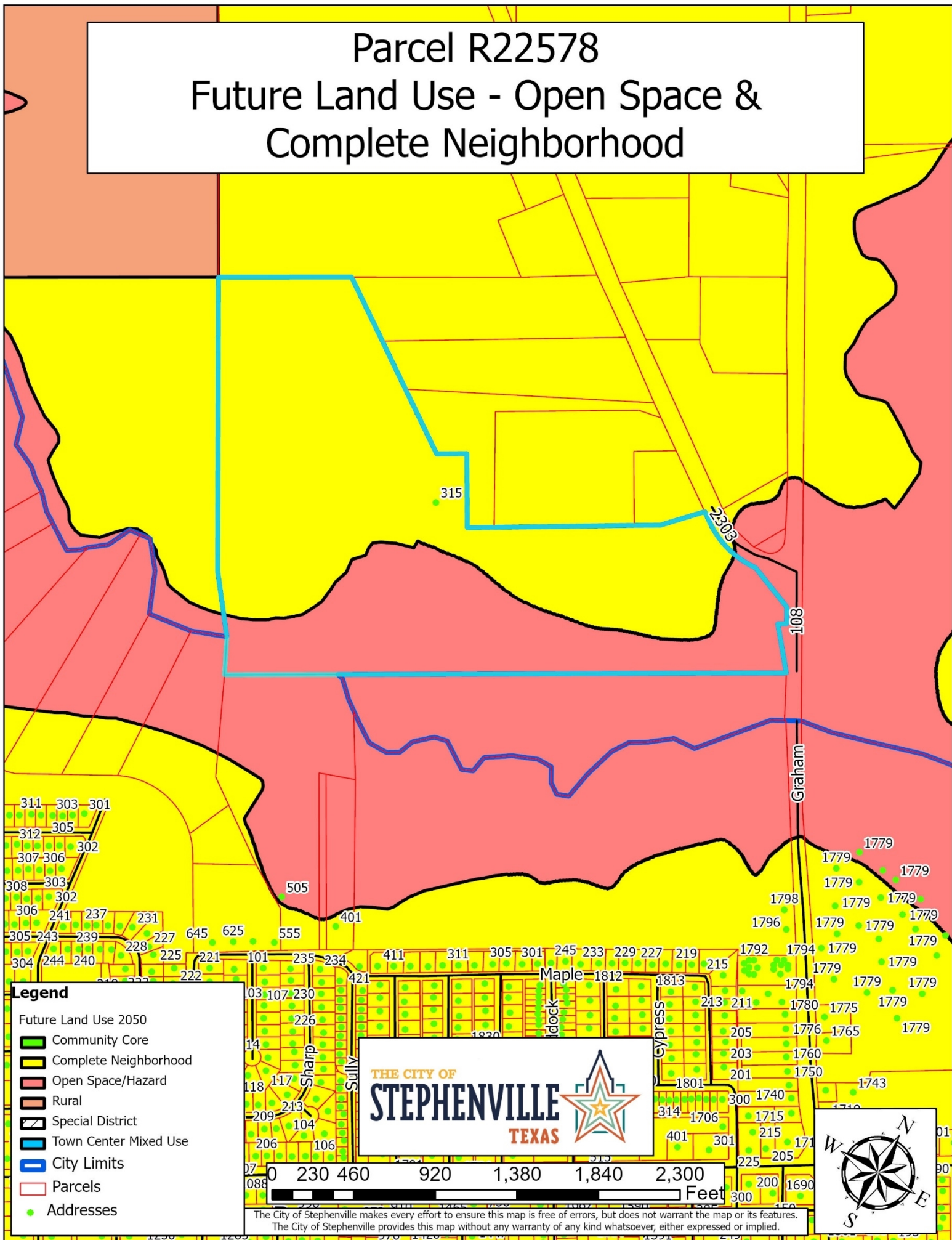
Parcel R22578

Current Zoning - Planned Development



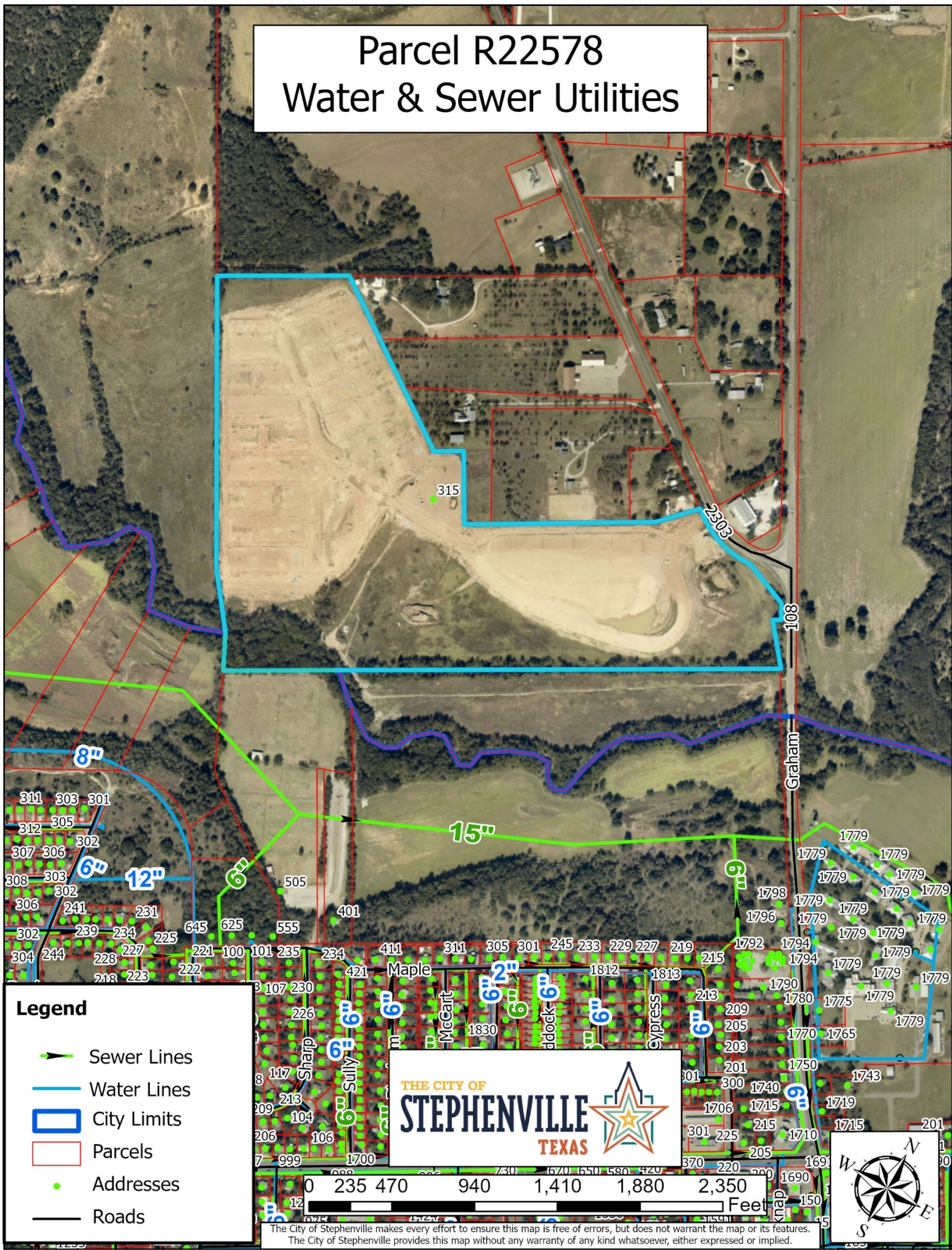
Parcel R22578

Future Land Use - Open Space & Complete Neighborhood



Parcel R22578

Water & Sewer Utilities



Parcel R22578

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000022586	381 FM2303	BEAM CODY & JUDY ADDISON	PO BOX 225	STEPHENVILLE	TX	76401
R000042774	1000 CR518	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000022593	2537 N SH108	DICKENS JOHNNY R & KAREN K	2537 N SH108	STEPHENVILLE	TX	76401
R000022589	310 FM2303	GORMAN MILL CO INC	PO BOX 276	GORMAN	TX	76454
R000022571	1631 PR1022 OFF FM2303	GREAT SOUTHERN RANCH INC	1841 W OVERHILL	STEPHENVILLE	TX	76401-2323
R000022625	909 FM2303	HAMMOND CASSIE L & CURTIS R	909 FM2303	STEPHENVILLE	TX	76401-7239
R000072266	615 FM2303	NEHRING C JUSTIN & KRIS K	615 FM2303	STEPHENVILLE	TX	76401
R000063101	0 PRAIRIE WIND (OFF)	SOUTHWESTERN ISLA RIDGE LLC	105 EAST ROAD	STEPHENVILLE	TX	76401
R000063105	0 PRAIRIE WIND (OFF)	SOUTHWESTERN ISLA RIDGE LLC	105 EAST ROAD	STEPHENVILLE	TX	76401
R000022587	315 FM2303	SOUTHWESTERN PIGEON ROAD, LLC	105 EAST ROAD	STEPHENVILLE	TX	76401
R000046554	505 MISTLETOE	STEPHENVILLE SOCCER ASSOC INC	PO BOX 1213	STEPHENVILLE	TX	76401-0000
R000075760	545 FM2303	TUCKFIELD RICHARD NATHAN & TAWNI JEAN TUCKFIELD	545 FM 2303	STEPHENVILLE	TX	76401
R000066253	745 FM2303	VICTORY BAPTIST CHURCH OF STEPHENVILLE	PO BOX 1217	STEPHENVILLE	TX	76401
R000022542	2075 FM2303	WALLACE LELAND EARL	2075 FM2303	STEPHENVILLE	TX	76401
R000014958	1796 N GRAHAM	WALLACE LELAND EARL	2075 FM2303	STEPHENVILLE	TX	76401