



Planning & Zoning Commission

Regular Meeting

Wednesday, September 16, 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 Meeting Minutes from August 4, 2026.
2. Consider Approval of Meeting Minutes from August 19, 2026.

REGULAR AGENDA

3. **Application No.: RZ 20265-10075**

Applicant Wayne Phillips, representing Rockin CP Investment Group Inc., is requesting a Rezone for property located at 1220 W Hyman, Parcel R55659, being Block 35, Lot 16 of the S6200 South Side Addition to the City of Stephenville, Erath County, Texas from (R-1), Single Family to (R-3) Multifamily.

4. **Public Hearing**

Application No.: RZ 2026-10075

5. **Application No.: RZ 2026-10075**

Consider approval of a rezone for property located at 1220 W Hyman, Parcel R55659, being Block 35, Lot 16 of the S6200 South Side Addition to the City of Stephenville, Erath County, Texas from (R-1), Single Family to (R-3) Multifamily.

6. **Case No.: RZ 2026-10080**

The Commission, by assignment of the City Council, will recommend a zoning district for Manufactured Housing as required by recent legislation amending Section 1201.008 of the Occupations Code.

7. **Public Hearing**

Case No.: RZ 2026-10080

8. **Case No.: RZ 2026-10080**

Consider approval of a recommendation for a zoning district for Manufactured Housing as required by recent legislation amending Section 1201.008 of the Occupations Code.

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, failed for a SECOND, to approve the rezone request.

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 regarding rezone request.

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.

This application was pulled by applicant and will not be discussed at this meeting.

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

There was no Public Hearing due to this application being pulled by applicant.

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

There was no vote by Commission due to this application being pulled by applicant.

ADJOURN

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

Lisa LaTouche, Chair

ATTEST:

Cynthia Warren, Commission Secretary



PLANNING & ZONING COMMISSION

MEETING MINUTES
REGULAR MEETING
AUGUST 19, 2026

CALL TO ORDER

The Planning & Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, August 19, 2026, in the City Hall Council Chambers, 298 West Washington Street, for the purpose of a Planning & Zoning Commission Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

Commissioners Present:

Planning & Zoning Place 1 Tyler Wright
Planning & Zoning Place 2 Justin Slawson
Planning & Zoning Place 3 Lisa LaTouche
Planning & Zoning Place 4 Lisa Pendleton
Planning & Zoning Place 6 Bryan Durant
Planning & Zoning Place 7 James Stephenson
Planning & Zoning Alt. Place 2 Bruce Delater

Commissioners Absent:

Others Attending:

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

Commission Chair Lisa LaTouche called the Planning & Zoning Commission to order at 5:30 pm.

CITIZENS GENERAL DISCUSSION

No one spoke at this time.

APPROVAL OF MINUTES

1. Consider Approval of Minutes from Specially Called August 4, 2026 Meeting

Commissioner Bruce Delater advised there needs to be revisions on the meeting minutes from August 4, 2026 regarding items #7 and #10.

Director of Development Services asked the Commission to table the minutes until corrections are made.

Chairperson Lisa LaTouche granted the request to table the minutes until next 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.

Director of Development Services Steve Killen gave the following report:

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 Street.

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

3. Public Hearing Application No. RZ 2026-9989

Chairperson Lisa LaTouche entered into a Public Hearing at 5:35 pm.

No one spoke in favor or opposition regarding Application No. RZ 2026-9989.

Chairperson Lisa LaTouche closed the Public Hearing at 5:35 pm.

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.

MOTION by Bryan Durant, SECONDED by James Stephenson, to recommend the rezone of 420 S. Lillian to the City Council as presented. MOTION CARRIED unanimously.

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.

Director of Development Services Steve Killen gave the following report:

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 Long Street.

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 for residential use.

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

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

6. **Public Hearing**
Application No. RP 2026-9988

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

No one spoke in favor or opposition regarding Application No. RP 2026-9988.

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

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.

MOTION by James Stephenson, SECONDED by Bruce Delater, to recommend the replat of 1376 McNeill with conditions to the City Council as presented. MOTION CARRIED unanimously.

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.

Director of Development Services Steve Killen gave the following report:

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.

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 confer 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. Structure 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).
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 replant 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.

Taylor Kanute, representing Keewaydin Developments LLC, spoke on the Preliminary Plat request.

9. Public Hearing
Application No. PP 2026-9991

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

A letter of opposition from Joan Boucher, who resides at 863 PR 1424, regarding this Preliminary Plat request was received and reviewed by the Commission prior to the meeting.

Ross McAngus, who resides at 891 PR 1424, spoke in opposition of this Preliminary Plat request.

Dereece Howell, who resides at 1610 W. Cedar Street, represented the Cedar Street Neighborhood and spoke in opposition of this Preliminary Plat request.

Malcolm Kanute, the property owner and representative of Keewaydin Developments LLC, responded to the residents' concerns and spoke in favor of this Preliminary Plat request.

Chairperson Lisa LaTouche closed the Public Hearing at 6:05 pm.

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.

MOTION by Bruce Delater, SECONDED by Bryan Durant, to recommend the Preliminary Plat request with conditions to the City Council.

A Roll Call Vote was conducted resulting in a 4:3 split.

A 2/3 total vote is required for the Commission to have a recommendation to the City Council. Therefore, no recommendation will be made to the City Council regarding this Preliminary Plat request.

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.

Director of Development Services Steve Killen gave the following report:

The Planning & Zoning Commission convened on July 17, 2024, and voted 2:4 to recommend the City Council to 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 were underway, but the project has been dormant for several months. On October 19, 2025, Mr. Parks provided an update to the Planning & Zoning Commission stating the project should start to go vertically by late March or early April 2026 and that the homes should be completed and move-in ready by late August 2026.

No one was present at this meeting to give the Commission an update.

12. **Public Hearing**
Application No. PD 9075 - PD Update

Chairperson Lisa LaTouche entered into a Public Hearing at 6:18 pm.

No one spoke in favor or opposition regarding Application No. PD 9075.

Chairperson Lisa LaTouche closed the Public Hearing at 6:18 pm.

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.

MOTION by James Stephenson, SECONDED by Bruce Delater, to recommend the removal of the Planned Development rezone to the City Council. MOTION CARRIED unanimously.

ADJOURN

MOTION by James Stephenson to adjourn the meeting.

Commission Chairperson adjourned the Planning & Zoning Commission at 6:19 pm.

Lisa LaTouche, Chair

ATTEST:

Cynthia Warren, Commission Secretary

STAFF REPORT



SUBJECT: Application No.: RZ 2026-10075

Applicant Wayne Phillips, representing Rockin CP Investment Group Inc., is requesting a Rezone for property located at 1220 W Hyman, Parcel R55659, being Block 35, Lot 16 of the S6200 South Side Addition to the City of Stephenville, Erath County, Texas from (R-1), Single Family to (R-3) Multifamily.

DEPARTMENT: Development Services

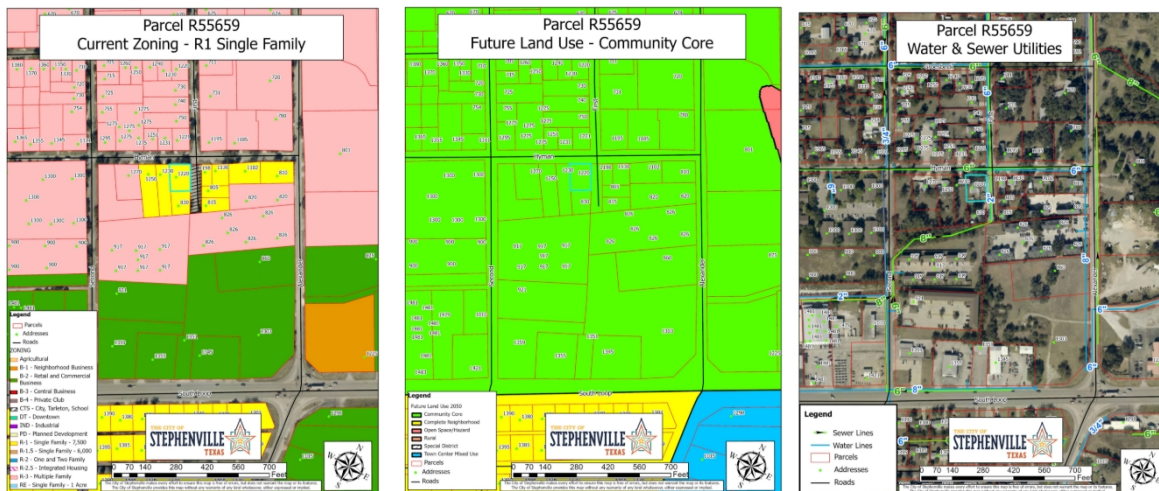
STAFF CONTACT: Steve Killen

BACKGROUND:

Mr. Phillips is requesting the rezone with intentions to demolish the existing single-family home and use the approximate 95'x120' property to build a four to six-unit building.

A 6" water main and a 6" sanitary sewer main is in Hyman St.

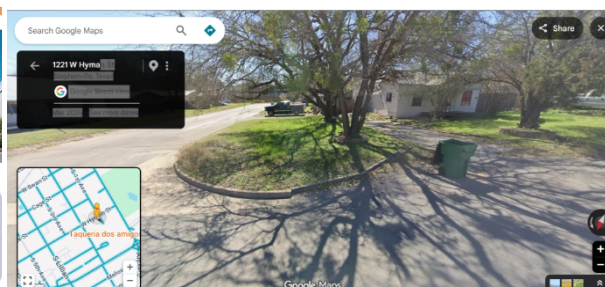
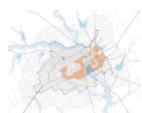
The rezone request, if approved, aligns with the Future Land Use designation of "Community Core" according to the Comprehensive Plan, "Stephenville 2050."



FUTURE LAND USE

Community Core

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



RECOMMENDATION:

The Planning and Zoning Commission is charged with providing a recommendation to the City Council. A two-thirds vote is required to provide a favorable recommendation.

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.

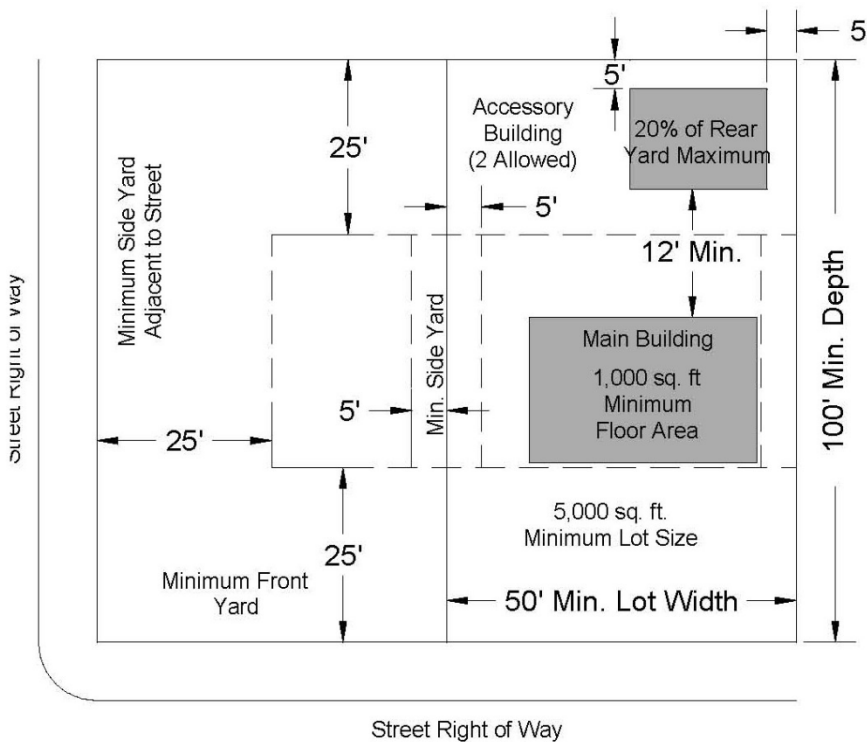
5.6.C Conditional Uses.

- (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.

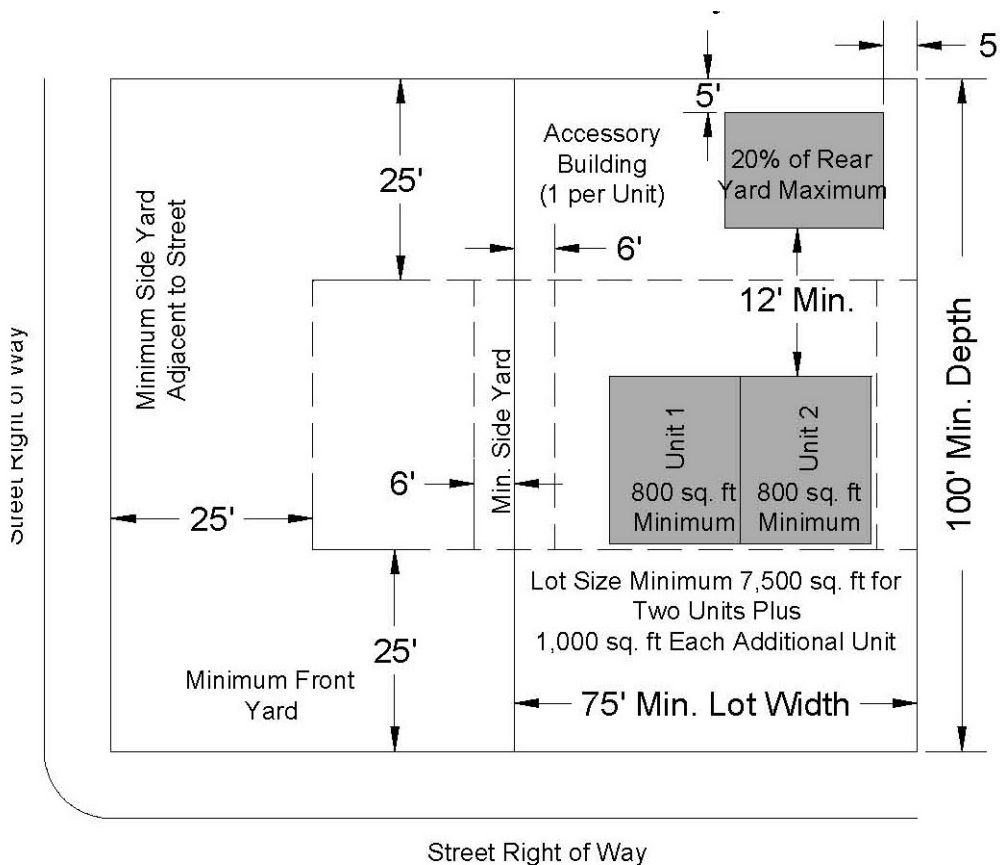
- (2) Minimum lot width and lot frontage: 50 feet.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front setback: 25 feet.
- (5) Minimum depth of rear setback: 25 feet.
- (6) Minimum width of side setback:
 - (a) Internal lot: five feet.
 - (b) Corner lot: 25 feet from intersecting side street.
- (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.*

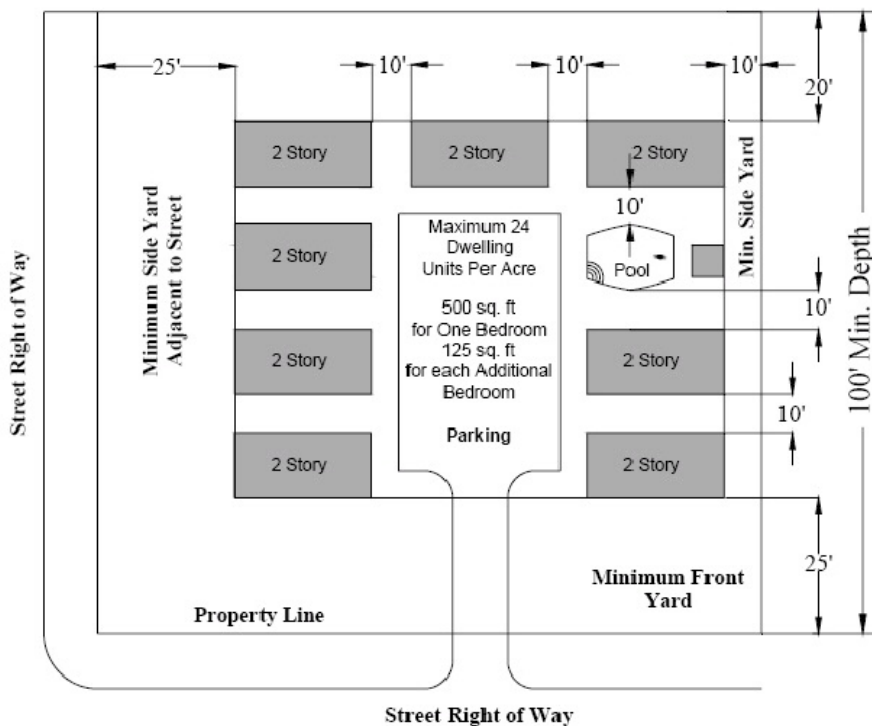
(D) *Multiple family dwellings.*

- (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.

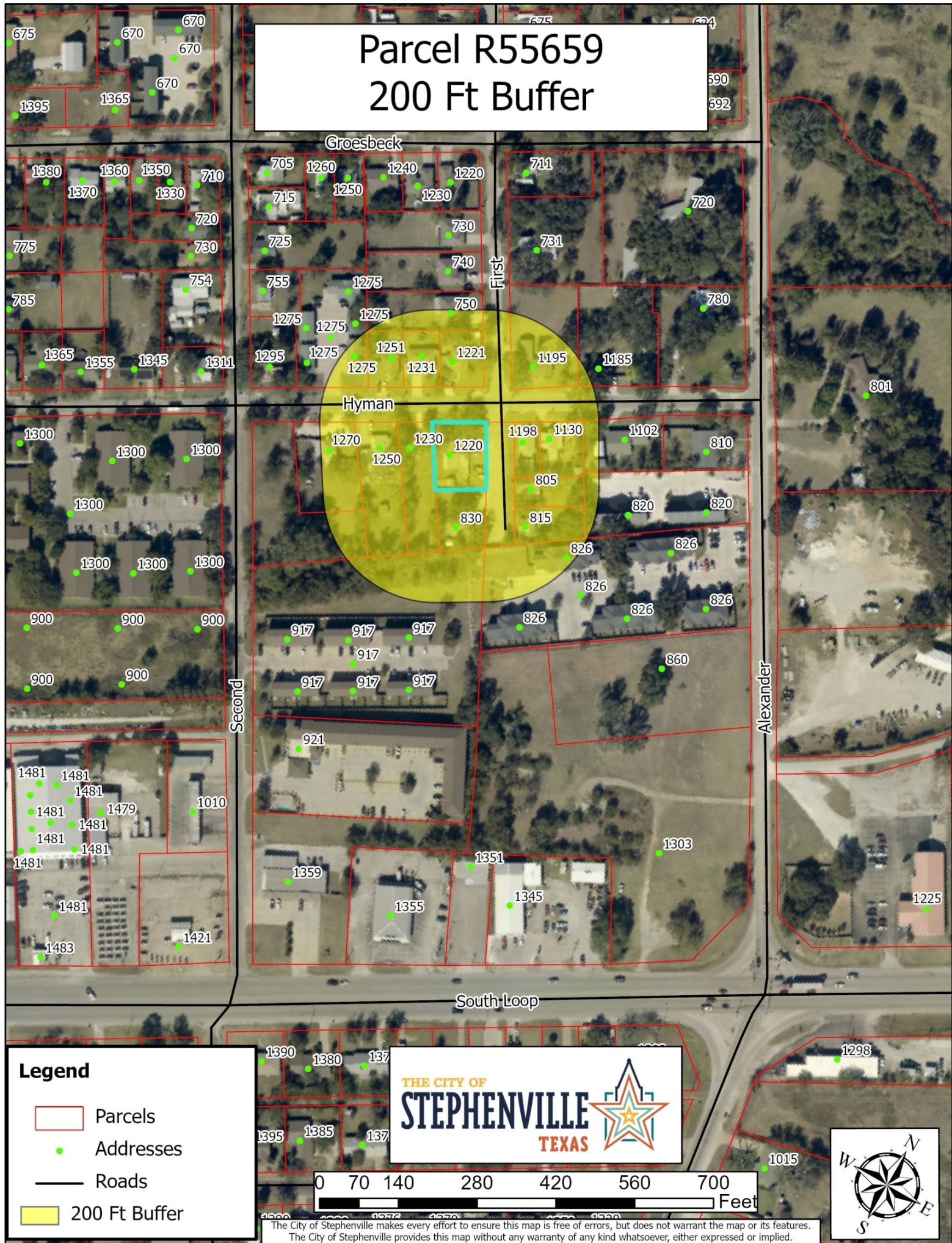


(Am. Ord. 2007-24, passed 12-4-2007; Am. Ord. 2008-13, passed 7-1-2008; Ord. 2011-26, passed 12-6-2011; Am. Ord. 2021-O-29, § 1, passed 9-7-2021; Am. Ord. 2024-O-33, § 1, passed 11-5-2024)

ALTERNATIVES:

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

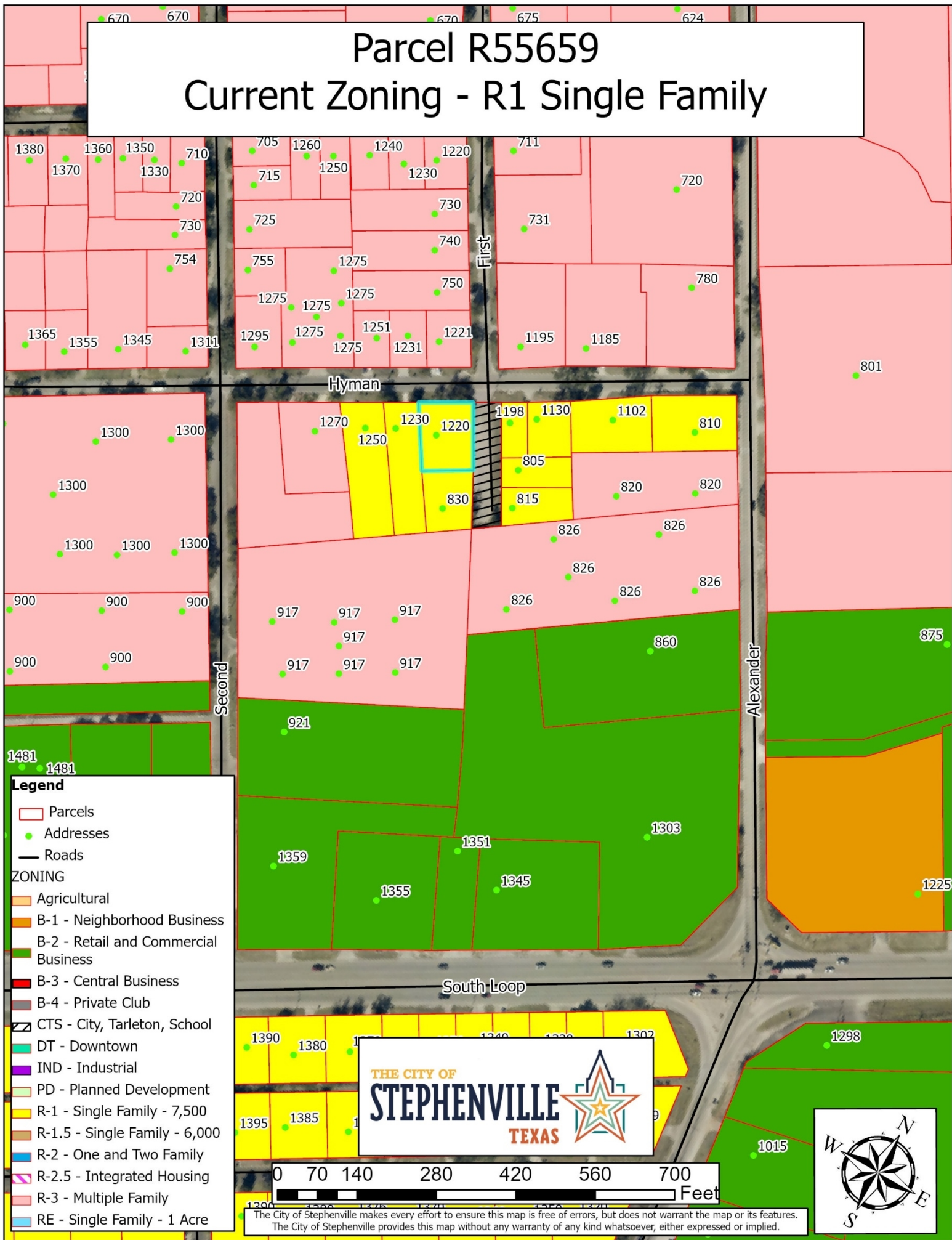
Parcel R55659 200 Ft Buffer



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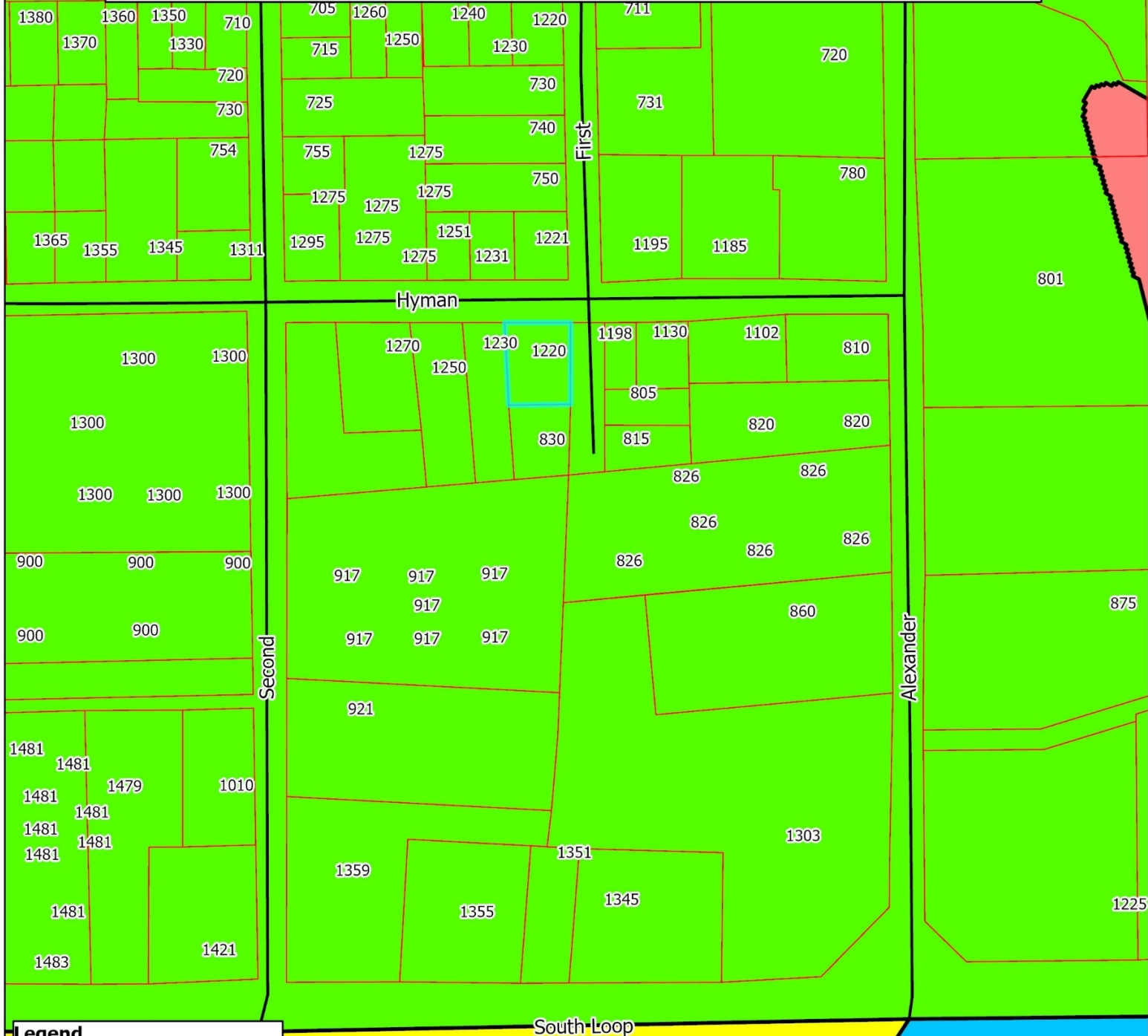
Parcel R55659

Current Zoning - R1 Single Family



Parcel R55659

Future Land Use - Community Core



Legend

Future Land Use 2050

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



0 70 140 280 420 560 700 Feet

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Parcel R55659 Water & Sewer Utilities



Parcel R55659

200 Ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000066168	1221 HYMAN	ALLIE TRUST OF BEAU RICHARD & KATHLEEN SUE ALLIE	23702 CYPRESS CT	VALENCIA	CA	91354
R000033797	1250 HYMAN	ARREGUIN HUMBERTO	1250 HYMAN ST	STEPHENVILLE	TX	76401
R000074977	826 ALEXANDER RD	BB TRANSITIONS LLC	PO BOX 1827	STEPHENVILLE	TX	76401
R000033798	1290 HYMAN	BRADY DOG RANCH PROPERTIES LLC	2121 CRESTRIDGE	STEPHENVILLE	TX	76401
R000033799	1270 HYMAN	BRADY STEPHANIE M & JEFFREY A BRADY	2121 CRESTRIDGE	STEPHENVILLE	TX	76401
R000042351	0 S FIRST	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000066170	1251 HYMAN	DUDEK JOHN F JR	4031 JOSH CT	MIDLOTHIAN	TX	76065
R000055655	1198 HYMAN	ELIZONDO SANTOS AVILA & CAROLINA MEDRANO	1040 ANTELOPE TRAIL	STEPHENVILLE	TX	76401
R000033804	820 ALEXANDER RD	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000033747	1195 HYMAN	FERGUSON THOMAS D	1195 HYMAN	STEPHENVILLE	TX	76401
R000055656	805 FIRST	FRANCISCO JAVIER LOPEZ & MARIA EUGENIA LOPEZ	7407 WINKELMAN RD	HOUSTON	TX	77083
R000033748	1185 HYMAN	GLEESON MARC & JEAN GLEESON	285 CR398	STEPHENVILLE	TX	76401
R000066167	750 FIRST	LEFEVRE MINDY	2705 MUSEUM WAY	FORT WORTH	TX	76107
R000033742	1275 HYMAN	LILLJEDAHN CARL	PO BOX 47	STEPHENVILLE	TX	76401-0000
R000055658	830 FIRST	LOPEZ EFRAN	830 1ST ST	STEPHENVILLE	TX	76401
R000055654	1130 HYMAN	MCKNIGHT EMILY & WESLEY MCKNIGHT	1440 W SOUTH LOOP	STEPHENVILLE	TX	76401
R000066169	1231 HYMAN	MORETTI THERESA I REVOCABLE LIVING TRUST	4520 BURKE HILL DR	UKIAH	CA	95482
R000055657	815 FIRST	PEREZ JUAN ROBERTO & ALMA DEYANIRA SARATE	15206 PARRISH LANE	AUSTIN	TX	78725
R000055659	1220 HYMAN	ROCKIN CP INVESTMENT GROUP INC	PO BOX1046	GODLEY	TX	76044
R000033795	1230 HYMAN	ROSE JESSICA NICOLE & DAVID PAUL ROSE	15101 WHITE SETTLEMENT RD	FORT WORTH	TX	76108
R000055649	1102 HYMAN	SHUTEYE PEAK PROPERTIES LLC	351 N WALNUT, SUITE 15	TURLOCK	CA	95380
R000033806	917 S SECOND AVE	V84 HOLDINGS LLC	PO BOX 1827	STEPHENVILLE	TX	76401

STAFF REPORT



SUBJECT: Committee Assignment - Manufactured Housing

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

DISCUSSION REGARDING S.B. 785 AND AMENDMENTS TO SECTION 1201.008 OF THE OCCUPATIONS CODE

On August 18, 2026, the Development Services Committee convened to discuss recent amendments to the Occupations Code.

S.B. 785, effective September 1, 2026, relating to HUD-code manufactured homes, prohibits a city from requiring a specific use permit or other similar permits for manufactured housing. Additionally, the city must establish at least one residential zoning district, or a district that allows residential use, for manufactured housing.

Councilman Cook, Committee Chair, discussed options that could be considered to become compliant with the new legislation. Jason King, City Manager, suggested exploring existing mobile home/manufactured housing parks currently in use within the city as legal non-conforming uses. The committee, after further discussion, opted to establish a manufactured housing district in an area that is currently being operated as a legal non-conforming use.

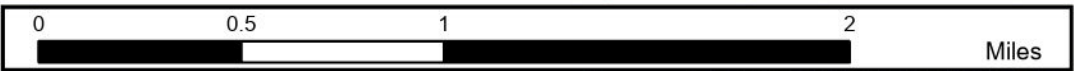
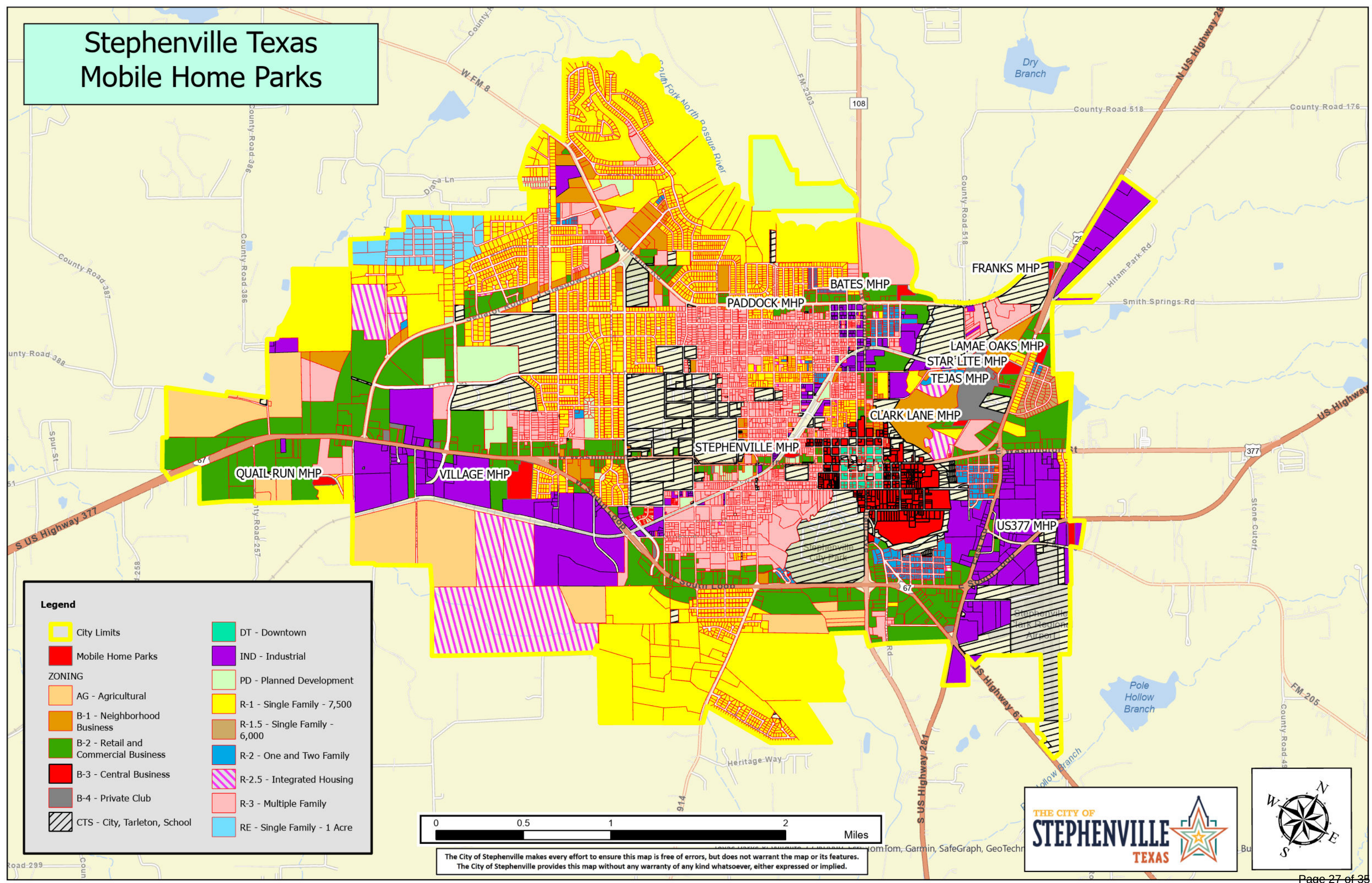
Action Taken:

The Committee, by unanimous vote, assigned the Planning and Zoning Commission to hold a public hearing related to the amended section of the Occupations code, and to provide a recommendation to the City Council for a designated manufactured housing district. Should the recommendation be accepted, future public hearings will occur to amend the zoning code through the required legal process.

ALTERNATIVES:

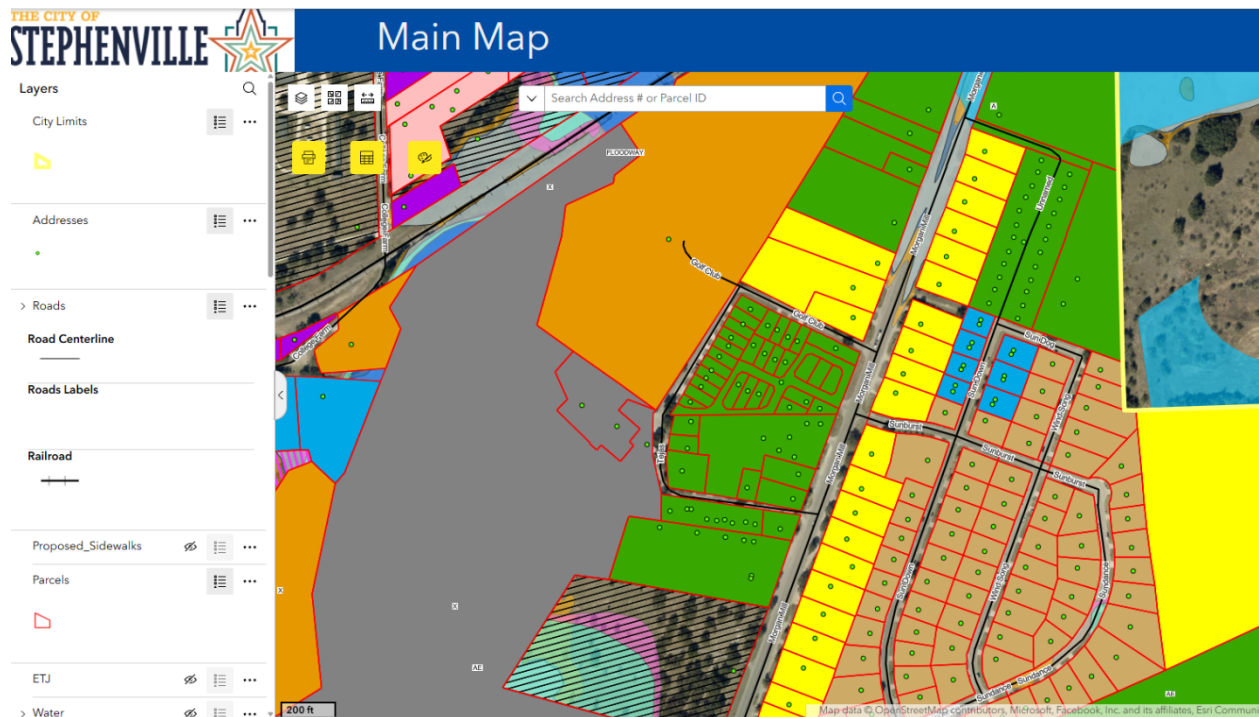
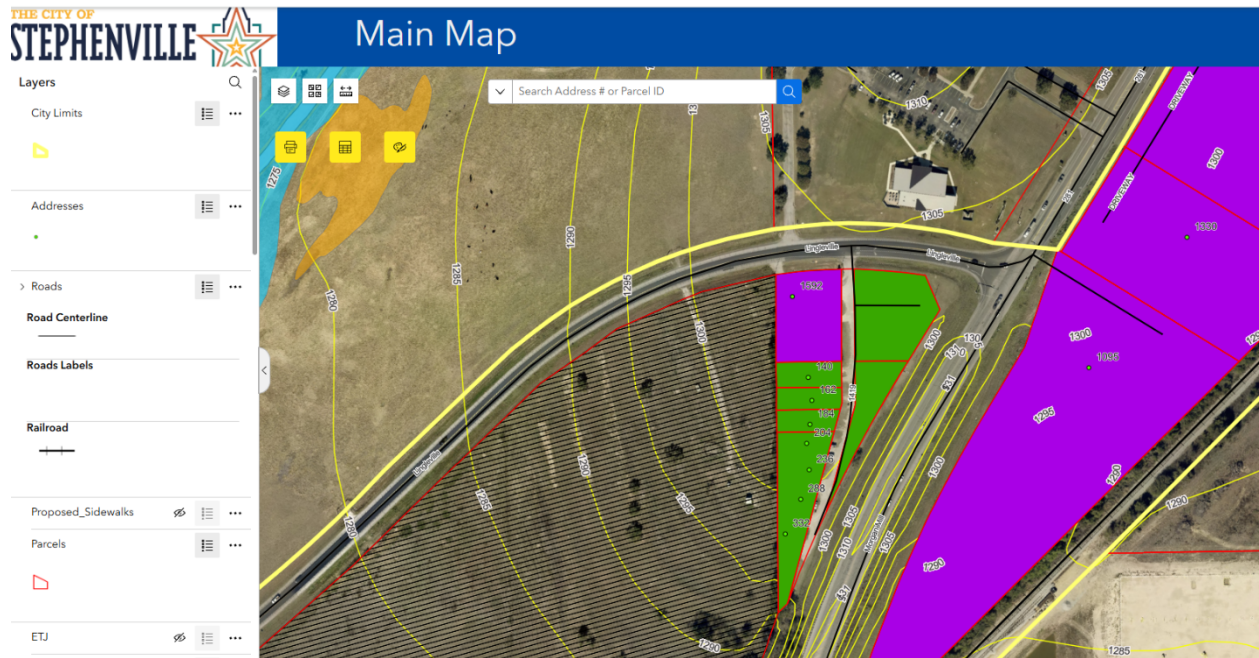
- 1) Recommend the City Council establish a stand-alone district and identify an area for such use to comply with recent amendments of the Occupations Code.
- 2) Take No Action.

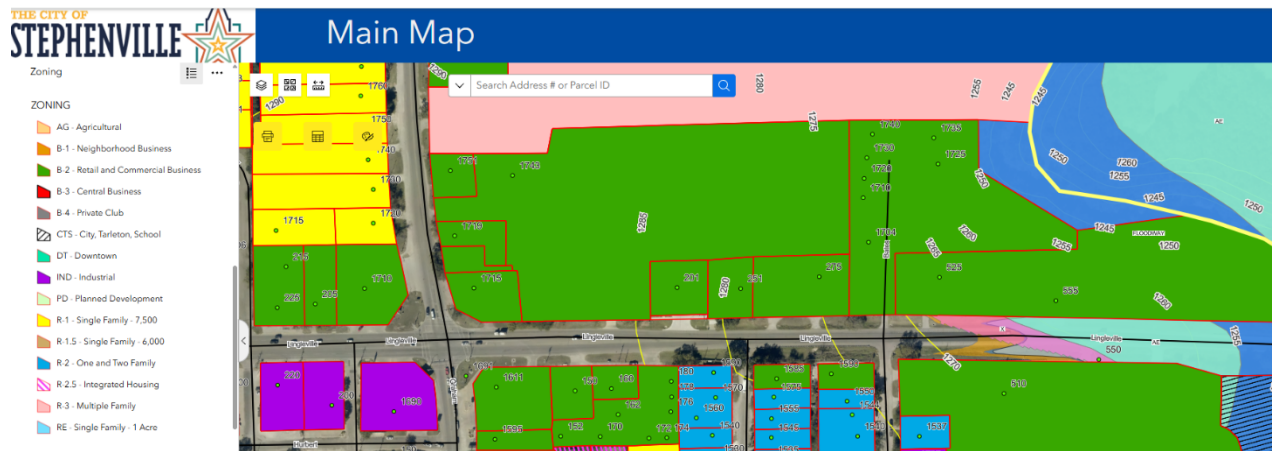
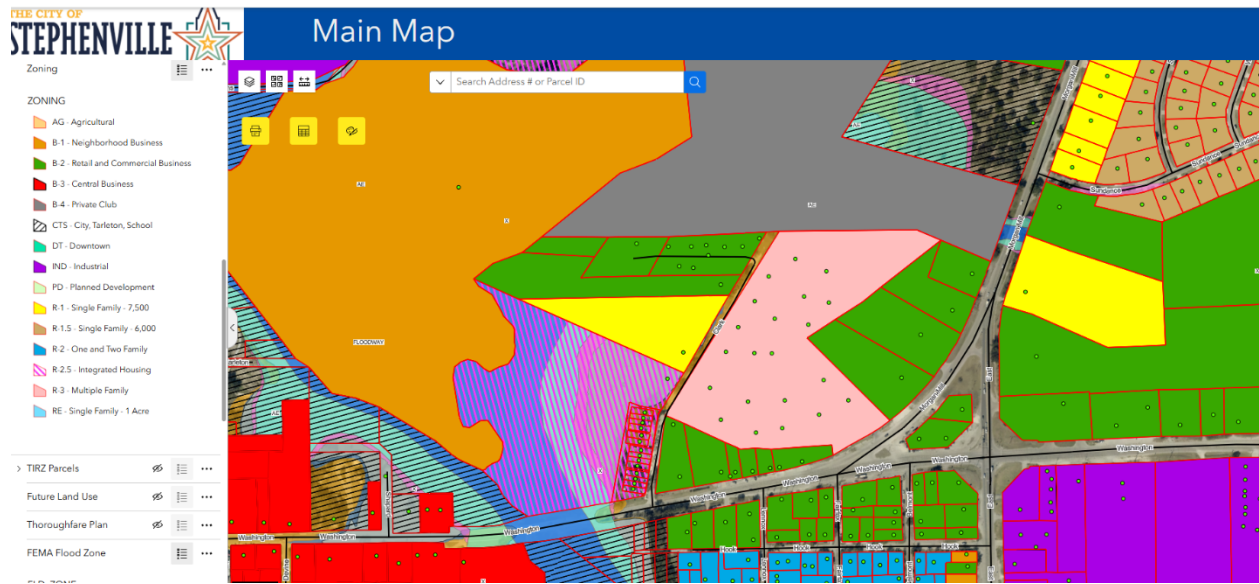
Stephenville Texas Mobile Home Parks

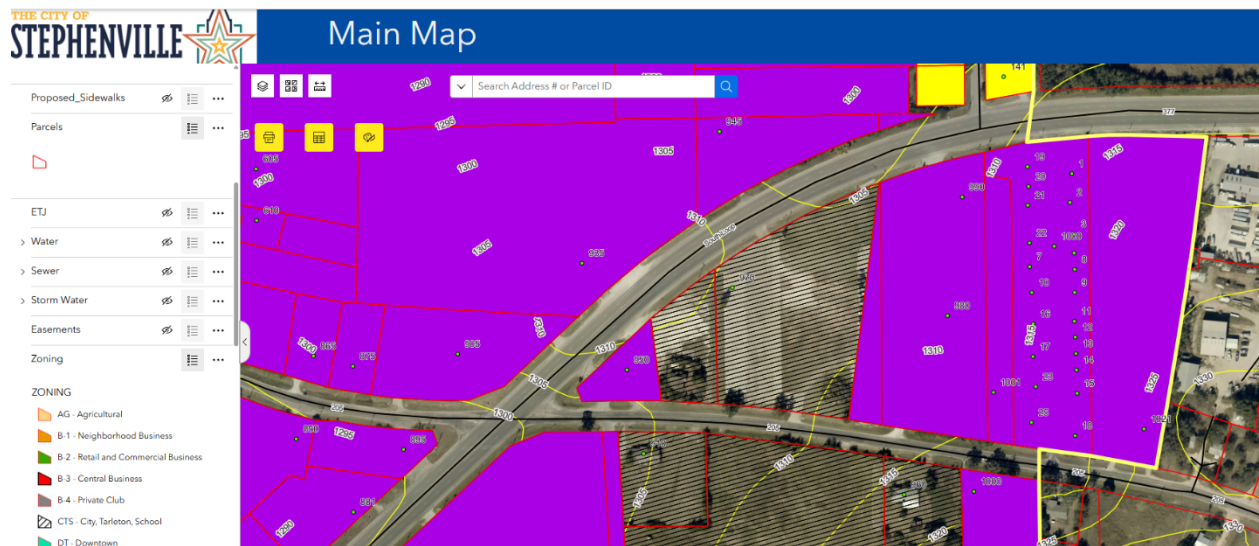
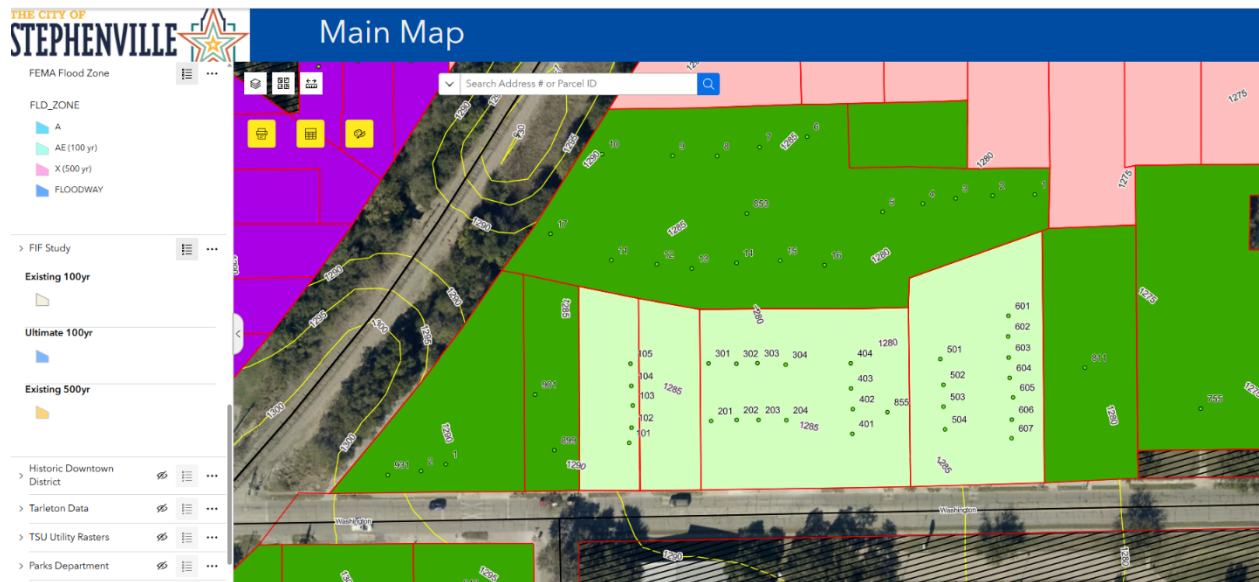


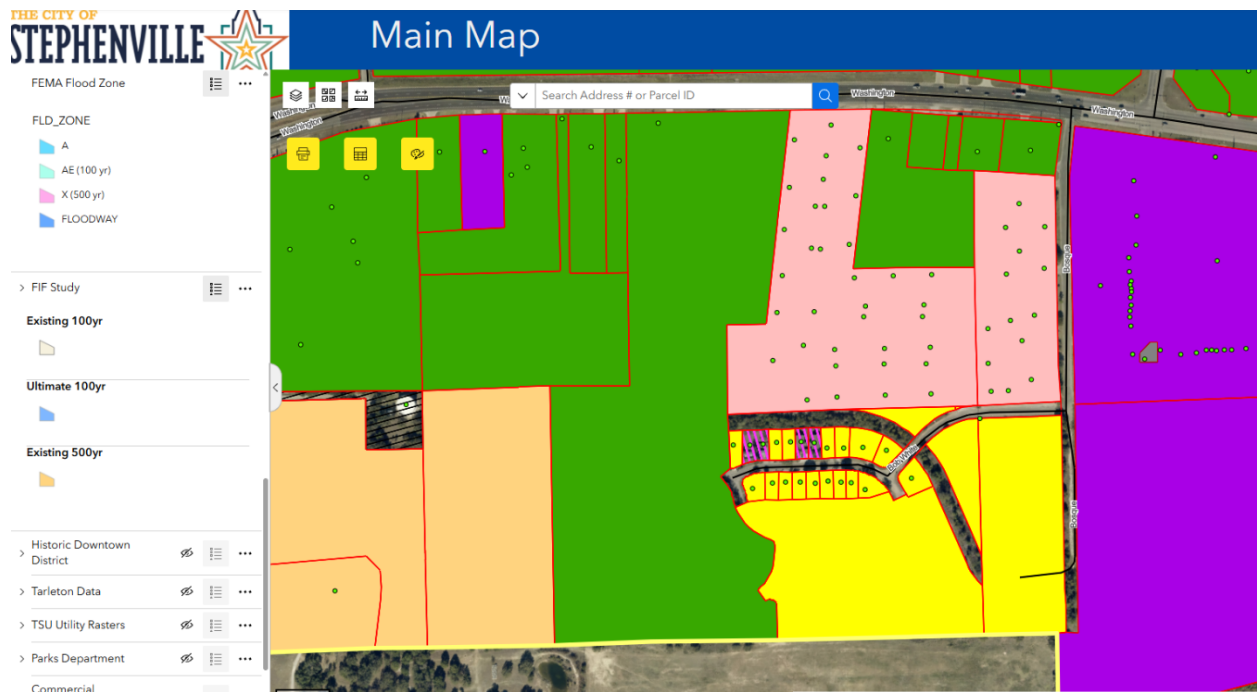
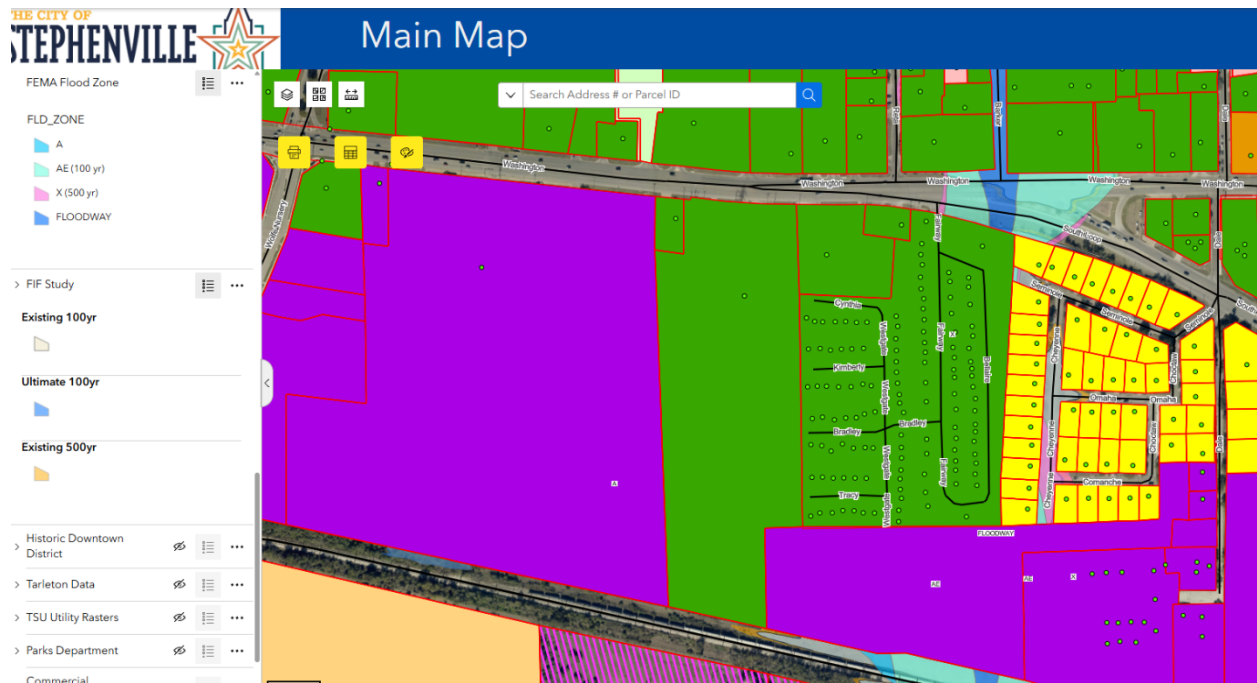
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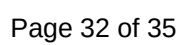












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OCCUPATIONS CODE

TITLE 7. PRACTICES AND PROFESSIONS RELATED TO REAL PROPERTY AND HOUSING

SUBTITLE C. REGULATION OF CERTAIN TYPES OF HOUSING AND BUILDINGS

CHAPTER 1201. MANUFACTURED HOUSING

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 1201.008. REGULATION BY MUNICIPALITY. (a) A municipality may prohibit the installation of a mobile home for use as a dwelling in the municipality. The prohibition must be prospective and may not apply to a mobile home previously legally permitted by and used as a dwelling in the municipality. If a mobile home is replaced by a HUD-code manufactured home in the municipality, the municipality shall grant a permit for use of the manufactured home as a dwelling in the municipality.

(b) Subject to Subsection (g), on application, the municipality shall permit the installation of a HUD-code manufactured home for use as a dwelling in any area determined appropriate by the municipality, including a subdivision, planned unit development, single lot, and rental community or park. An application to install a new HUD-code manufactured home for use as a dwelling is considered to be granted unless the municipality in writing denies the application and states the reason for the denial not later than the 45th day after the date the application is received.

(c) Subsections (a) and (b) do not affect the validity of an otherwise valid deed restriction.

(d) Except as approved by the department and subject to Subsection (d-1), a local governmental unit may not require a permit, a fee, a bond, or insurance for the transportation and installation of manufactured housing by a licensed retailer or installer. This subsection does not prohibit the collection of actual costs incurred by a local governmental unit that result from the transportation of a manufactured home.

(d-1) A municipality may not require a specific use permit or other permit that serves a similar purpose to a specific use permit for a new HUD-code manufactured home if:

(1) the home has been constructed in accordance with federal law and this chapter; and

(2) the municipality does not require a specific use permit for other residential property in the same zoning classification.

(e) Notwithstanding any zoning or other law, in the event that a manufactured home occupies a lot in a municipality, the owner of the manufactured home may remove the manufactured home from its location and place another manufactured home on the same property, provided that the replacement is a newer manufactured home and is at least as large in living space as the prior manufactured home.

(f) An owner's ability to replace the home as a result of a fire or natural disaster cannot be restricted. Other than in the case of a fire or natural disaster, a general-rule or home-rule municipality by an ordinance or charter may limit the ability of the owner to replace his home to a single replacement.

(g) Except as provided by Subsection (h), a municipality with zoning regulations or zoning district boundaries:

(1) shall permit the installation, by right, of a new HUD-code manufactured home for use as a dwelling within the municipality's boundaries under at least one:

(A) residential zoning classification;

(B) type of residential zoning district; or
(C) dedicated zoning classification for residential HUD-code manufactured homes;

(2) shall ensure at least one of the residential zoning classifications or districts described by Subdivision (1) has been adopted and applies to an area of land within the municipality's boundaries; and

(3) if the municipality has a comprehensive zoning classification map, shall indicate on the map the areas within the municipality's boundaries that comply with Subdivision (2).

(h) Subsection (g) does not:

(1) limit the authority of a municipality to adopt or enforce an ordinance, rule, or other measure to protect historic landmarks or include properties within the boundaries of a local historic district;

(2) affect deed restrictions established before January 2, 2025; or

(3) apply to a municipality:

(A) in which all areas zoned for residential use have deed restrictions on September 1, 2025, prohibiting the placement of manufactured homes; or

(B) that does not have any areas or districts zoned for business or industrial use.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by:

Acts 2007, 80th Leg., R.S., Ch. 863 (H.B. [1460](#)), Sec. 2, eff. January 1, 2008.

Acts 2025, 89th Leg., R.S., Ch. 1181 (S.B. [785](#)), Sec. 1, eff. September 1, 2026.