

NO. 3833

**PLANNING AND ZONING COMMISSION  
APPLICATION**

1. APPLICANT/OWNER: BERT THOMPSON  
First Name Last Name
- ADDRESS: 1109 E. LAKE DR.  
Street/P.O. Box Phone No
- WEATHERFORD TEXAS 76087  
City State Zip Code
2. PROPERTY DESCRIPTION: 3130 W. WASHINGTON ST., STEPHENVILLE, TX 76401  
Street Address
3. LEGAL DESCRIPTION: LOT 2 BLOCK 1 EXCELS ADDITION  
Lot(s) Block(s) Addition
4. PRESENT CODES: THE ZONING CODE OF THE CITY OF STEPHENVILLE, TX XV - LAND USAGE  
Code of Ordinance Title

APPLICANTS REQUEST FOR AN APPLICATION PERTAINS TO THE FOLLOWING:

- ( ) FOR INTERPRETATION of the meaning or intent of the Zoning Ordinance.
- (✓) A WAIVER from the literal enforcement of the Sub-Divison Ordinance.

5. APPLICANTS REQUEST IS AS FOLLOWS:

A waiver from Section 155.6.04 (M) which requires the construction of 6" curb and gutter along all streets. This waiver is to serve the section of US-377 that abuts the north boundary of the subject property. The request is based on the absence of similar curb and gutter sections in the vicinity of the development, and the presence of bar ditches along both sides of US-377 in the area.

(Attach an additional sheet if necessary).

  
Signature of Applicant

  
Signature of City Official Received

1/16/2021  
Date

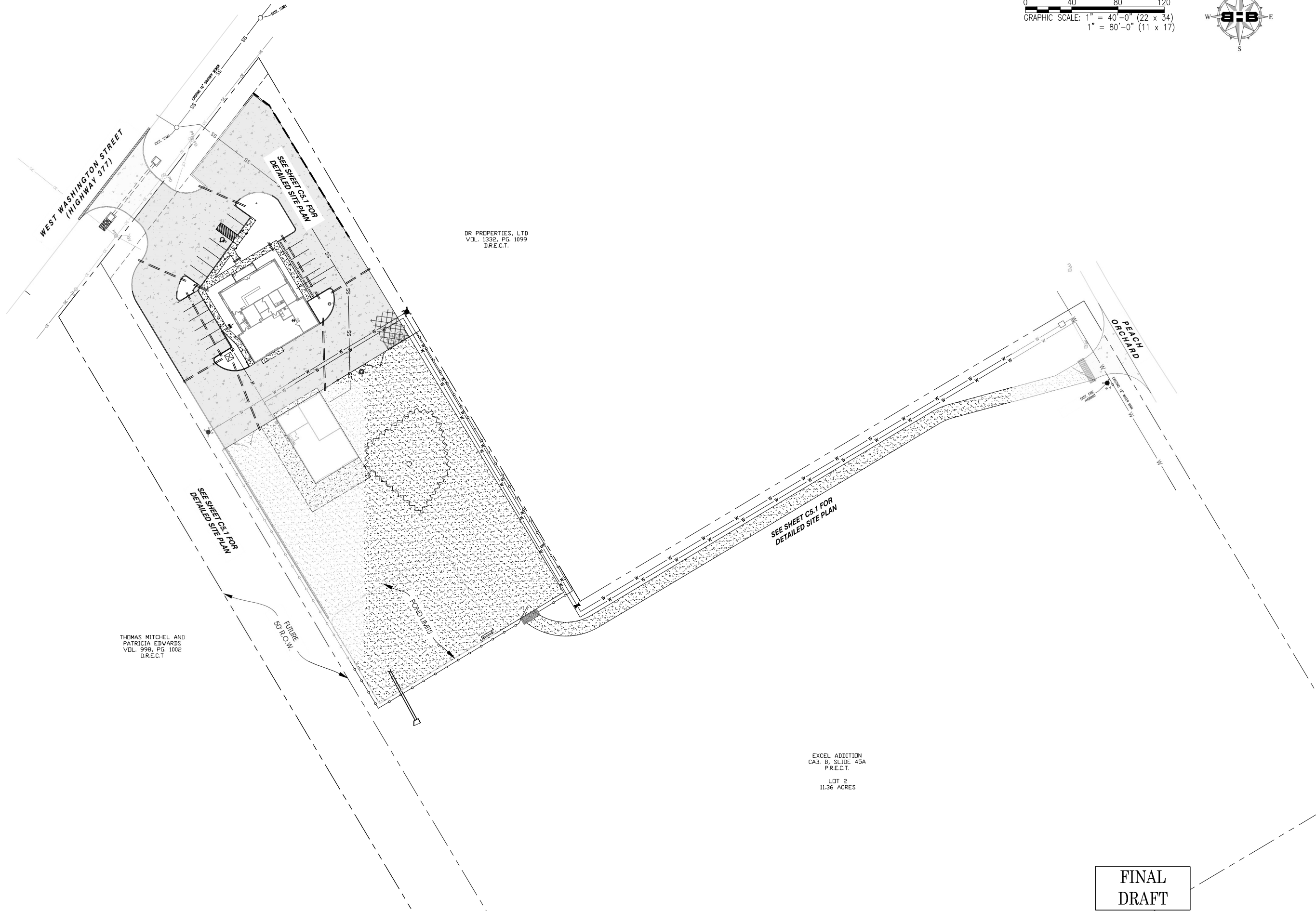
01-20-2020  
Date Received by  
Community Dev. Dept.

**FOR OFFICE USE ONLY**

CHECKLIST

	<i>Initial(s)</i>	<i>Date</i>
1. Application Received:	_____	_____
2. Application Reviewed as Follows:		
a. General Description of Location (Street, address, or "Northwest Corner of Avenue C and Avenue E").	_____	_____
b. Legal Description of Property (Lot and Block Number/Metes and bounds, Survey and Abstract).	_____	_____
c. Size of Tract by Dimensions and Area. (Shown on Plat drawn to scale).	_____	_____
d. Present Zoning Classification	_____	_____
3. Applicant's Fee \$_____.____ received.	_____	_____
4. Site Plan Attached.	_____	_____
5. Property owners of record within 200 feet notified by mail.	_____	_____
6. Notice of public hearing posted.	_____	_____
7. Notice of public hearing delivered to newspaper.	_____	_____
8. Application reviewed by city officials: (Initial where applicable)		
a. Community Development Dept.	_____	_____
b. Public Works Department	_____	_____
c. Fire Department	_____	_____
d. Police Department	_____	_____
e. Other Departments (Specify)	_____	_____
9. Agenda packet mailed to board members.	_____	_____

12.08.2020 4:52PM F:\job\2019\810\050-Mikes Westside Stephanie\CD\2019\810\050\_CD-OVERALL SITE PLAN.dwg OVERALL SITE PLAN



THOMAS MITCHEL AND  
PATRICIA EDWARDS  
VOL. 998, PG. 1002  
D.R.E.C.T.

DR PROPERTIES, LTD  
VOL. 1332, PG. 1099  
D.R.E.C.T.

EXCEL ADDITION  
CAB. B, SLIDE 45A  
P.R.E.C.T.

LOT 2  
11.36 ACRES

0 40 80 120  
GRAPHIC SCALE: 1" = 40'-0" (22 x 34)  
1" = 80'-0" (11 x 17)



FINAL  
DRAFT

**B=B**  
**BAIRD, HAMPTON & BROWN**  
engineering and surveying  
949 Hilltop Drive, Weatherford, TX 76086  
mail@bhb.com 817.586.7575 • bhb.com  
TBPE Firm #44 • TBPLS Firm #10194146

**MIKES WESTSIDE  
UTILITY & EQUIPMENT  
RENTAL**  
3130 WEST WASHINGTON STREET  
STEPHENSVILLE, TEXAS

OVERALL SITE PLAN

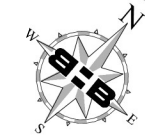
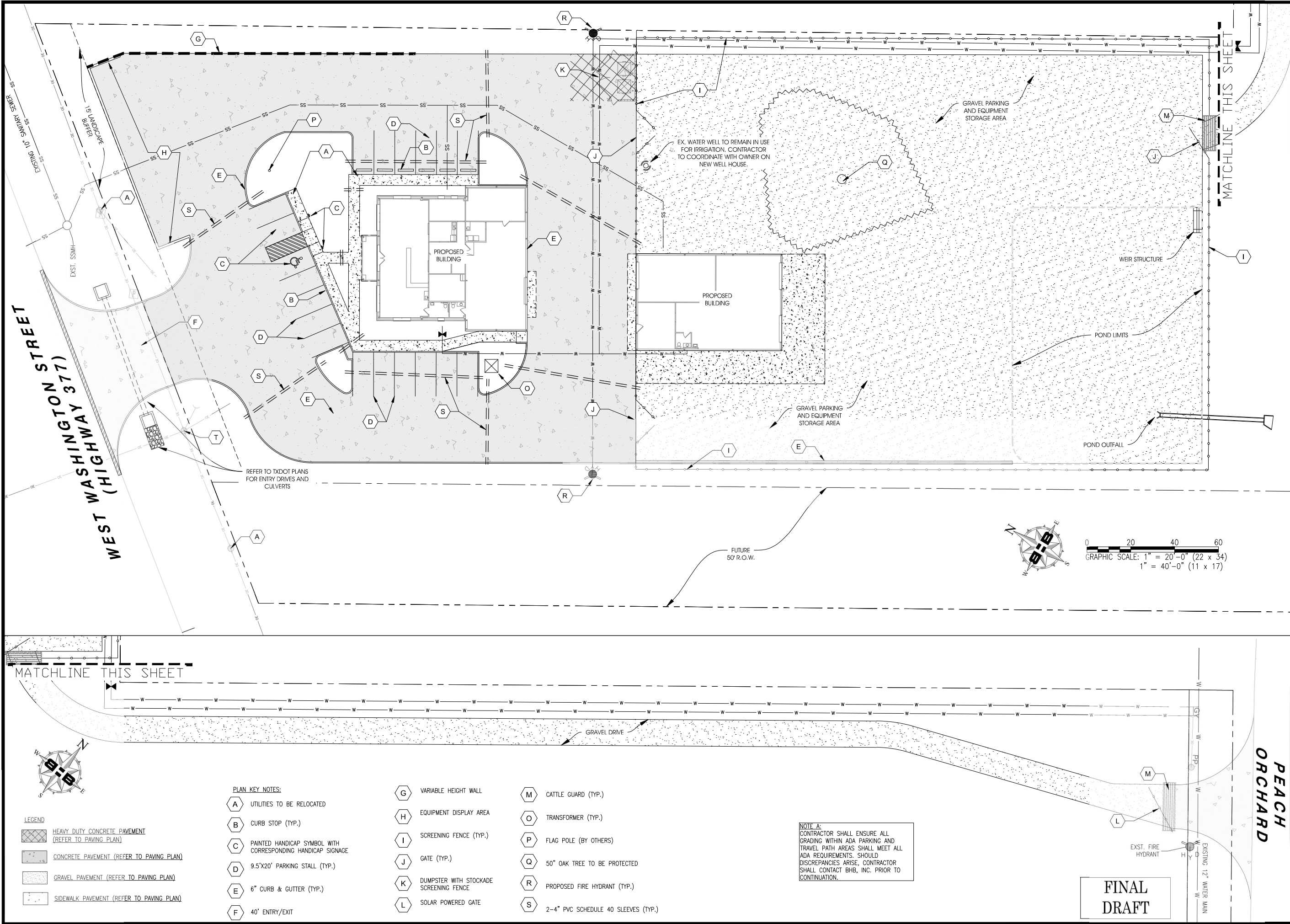
NO.	DESCRIPTION	DATE

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FOR REVIEW ONLY, AND IS NOT  
INTENDED FOR BIDDING,  
PERMIT, OR CONSTRUCTION  
PURPOSES.  
BHB, INC.  
TX, REGISTERED FIRM F-00044  
ENGINEER: SHANNON L. NAVE,  
P.E., CFM  
TEXAS LICENSES NO: 89415  
DATE: 12/4/2020

PROJECT NUMBER: 2019.810.050  
DATE: 12/4/2020 DRAWN BY: JPM  
DESIGN BY: JPM CHECKED BY: SLN

SHEET  
C5.0

12.08.2020 4:52PM F:\p\2019\810050\_Mikes Westside Stephanie\CD\2019\810050\_CD-SITE PLAN.dwg DETAILED SITE PLAN



- LEGEND**
- HEAVY DUTY CONCRETE PAVEMENT (REFER TO PAVING PLAN)
  - CONCRETE PAVEMENT (REFER TO PAVING PLAN)
  - GRAVEL PAVEMENT (REFER TO PAVING PLAN)
  - SIDEWALK PAVEMENT (REFER TO PAVING PLAN)

**PLAN KEY NOTES:**

- A UTILITIES TO BE RELOCATED
- B CURB STOP (TYP.)
- C PAINTED HANDICAP SYMBOL WITH CORRESPONDING HANDICAP SIGNAGE
- D 9.5'X20' PARKING STALL (TYP.)
- E 6" CURB & GUTTER (TYP.)
- F 40' ENTRY/EXIT

- G VARIABLE HEIGHT WALL
- H EQUIPMENT DISPLAY AREA
- I SCREENING FENCE (TYP.)
- J GATE (TYP.)
- K DUMPSTER WITH STOCKADE SCREENING FENCE
- L SOLAR POWERED GATE

- M CATTLE GUARD (TYP.)
- O TRANSFORMER (TYP.)
- P FLAG POLE (BY OTHERS)
- Q 50" OAK TREE TO BE PROTECTED
- R PROPOSED FIRE HYDRANT (TYP.)
- S 2-4" PVC SCHEDULE 40 SLEEVES (TYP.)

**NOTE A:**  
CONTRACTOR SHALL ENSURE ALL GRADING WITHIN ADA PARKING AND TRAVEL PATH AREAS SHALL MEET ALL ADA REQUIREMENTS. SHOULD DISCREPANCIES ARISE, CONTRACTOR SHALL CONTACT BHB, INC. PRIOR TO CONTINUATION.

**FINAL  
DRAFT**

**DETAILED SITE PLAN**

**MIKES WESTSIDE  
UTILITY & EQUIPMENT  
RENTAL**

3130 WEST WASHINGTON STREET  
STEPHENVILLE, TEXAS

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SHEET  
**C5.1**

**BHB**  
**BAIRD, HAMPTON & BROWN**  
engineering and surveying  
949 Hilltop Drive, Weatherford, TX 76086  
mail@bhbnc.com • 817.556.7575 • bhnbc.com  
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