



City of Stephenville
298 W. Washington
Stephenville, TX 76401
(254) 918-1294

NO. _____

ZONING AMENDMENT APPLICATION

CITY OF STEPHENVILLE

1. APPLICANT/OWNER: John Drennan
First Name Last Name

ADDRESS: 785 West Hidden Creek Pkwy, Suite 2200 817.426.5996
Street/P.O. Box Phone No.
Burleson Texas 76028
City State Zip Code

2. PROPERTY DESCRIPTION: 830 Alexander Rd. & 1303 West South Loop
Street Address

3. LEGAL DESCRIPTION: 27 & 38 35 South Side
Lot(s) Block(s) Addition

4. PRESENT ZONING: Lot 22: R-1 (Single Family) & Lot 38: R-3 (Multi-family)
Zoning District Title

PROPOSED ZONING: Rezone R-1 to B-2 & Partial rezone of R-3 to B-2 Retail & Commercial
Zoning District Title

5. APPLICANTS REQUEST FOR ZONING CHANGE IS AS FOLLOWS:

For the proposed development of a Single Story Retail Building attached to a Two story climate controlled
Mini Storage Facility and detached Single story non climate controlled Mini Storage building(s) on Lots
22, 27 and a portion of Lot 38. And for the proposed development of a Three story apartment building on
Lot 38.

(Attach an additional sheet if necessary) See attachment

Signature of Applicant

8-30-20
Date

Signature of City Official Received

Date Received

EXHIBIT

LEGAL DESCRIPTION

OF A 5.251 ACRES TRACT OF LAND, BEING ALL OF LOTS 22, 27 AND 38 IN BLOCK 35 OF THE SOUTH SIDE ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO THE PLATS THEREOF RECORDED IN CABINET A, SLIDE 233A, CABINET A, SLIDE 251B AND CABINET B, SLIDE 131A OF THE PLAT RECORDS OF ERATH COUNTY, TEXAS

ADDRESS

830 ALEXANDER ROAD &
1303 WEST SOUTH LOOP
STEPHENVILLE, TX 76401

No Change to a portion of Lot 38

Current Zone remains R-3
62,335 sf² ≈ 1.43 ac

Rezone a portion of Lot 38

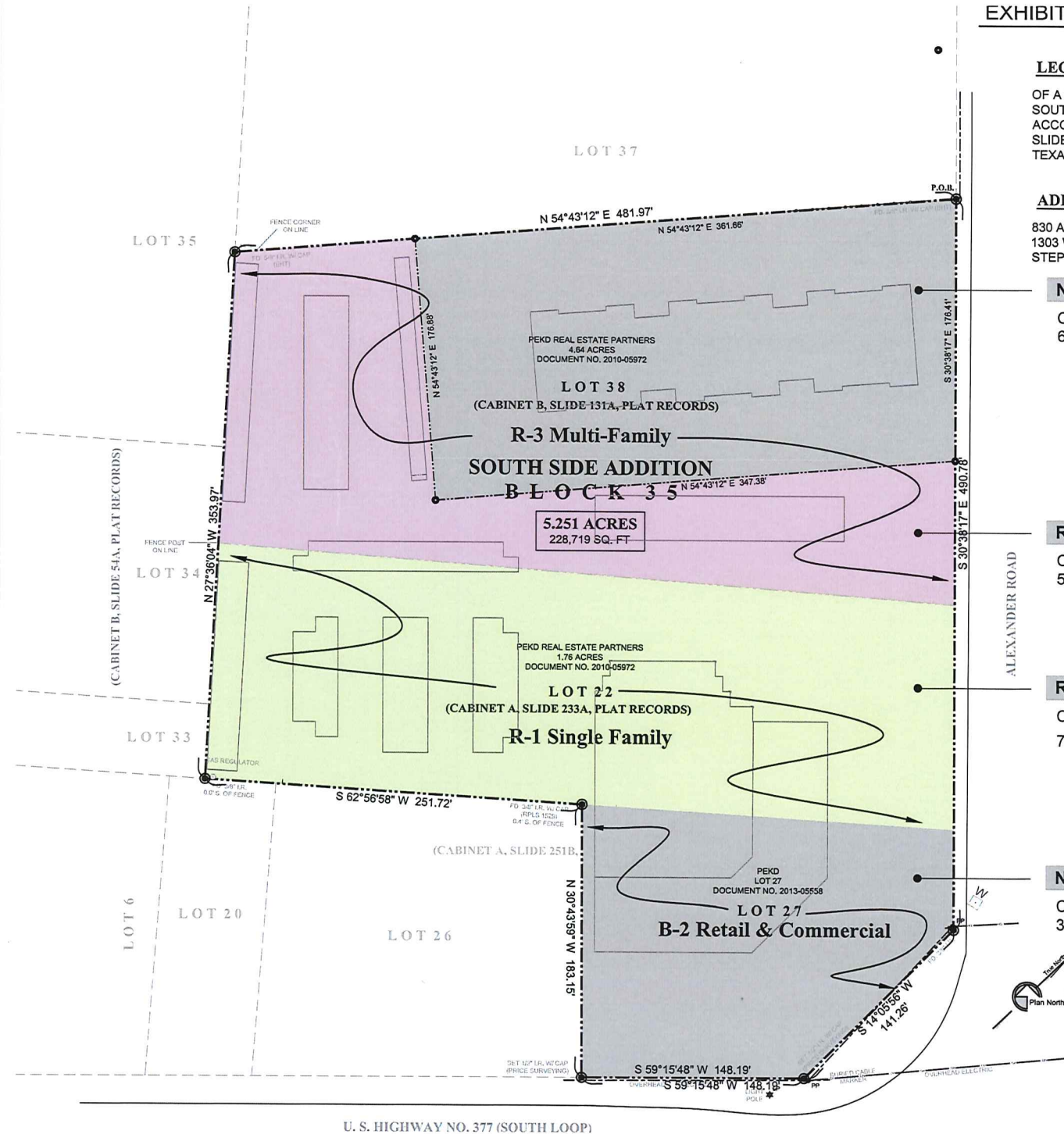
Current Zone R-3 Rezone to B-2
51,423 sf² ≈ 1.18 ac

Rezone Lot 22

Current Zone R-1 Rezone to B-2
76,542 sf² ≈ 1.76 ac

No Change to Lot 27

Current Zone remains B-2
38,418 sf² ≈ .88 ac



U. S. HIGHWAY NO. 377 (SOUTH LOOP)