



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, August 17, 2022 at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, August 17, 2022 at 5:30 PM, in the Council Chambers at City Hall, 298 West Washington Street, for the purpose of a Regular Business 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: Lisa LaTouche, Chairperson
Brian Lesley, Vice Chair
Justin Allison
Bruce Delater
Tom Hines
Nick Robinson

Mary Beach McGuire

OTHERS ATTENDING: Steve Killen, Director of Development Services
Tina Cox, Commission Secretary

CALL TO ORDER

Chairperson LaTouche called the meeting to order at 5:30 p.m.

MINUTES

1. **Approval of Minutes – July 20, 2022**

MOTION by Nick Robinson, second by Bruce Delater to approve the minutes for July 20, 2022. MOTION CARRIED by unanimous vote.

PUBLIC HEARING

2. **Case No.: PD2022-008**

Applicant Caitlin King, representing Long Street Hotel, LLC, is requesting a rezone of property located at 221 E. College, Parcel R29244, being BLOCK 15, LOT 1, 3(P.T OF), 4 & P.T OF ALLEY of the CITY ADDITION to City of Stephenville, Erath County, Texas from Downtown District (DT) to Planned Development (PD). The Applicant will present a conceptual plan.

Development Services Director, Steve Killen briefed the Commission in regard to the applicant's conceptual plan. Mr. Killen gave a brief review of the proposed project and stated that Reagan Thompson, the project's developer, along with Ashleigh Feuerbacher a representative from SEDA were present to answer any questions that the Commission may have. Mr. Killen pointed out to the Commission that the concept plan being presented would speak for itself in regard to the details of the proposed project.

A public hearing was not required in this case; however, Chairperson LaTouche opened the discussion in regard to the conceptual plan that was presented. Mr. Reagan Thompson addressed the concerns that the Commissioners had voiced. No action was taken.

3. Case No.: RZ2022-015

Applicant Kellie Welch is requesting a rezone of property located at 689 Race, Parcel R32534, being BLOCK 1; LOT 1A of MILLICAN & OTT ADDITION to the City of Stephenville, Erath County, Texas from Single Family Residential District (R-1) to Integrated Housing (R-2.5).

Steve Killen, Development Services Director, briefed the Commission on this case. He reported that the future land use for this parcel is single family. However, the current lot dimensions (approximately 50x105) do not meet the minimum lot dimensions required for R-1 zoning (75x100). The intended project will include the removal/demolition of an existing structure and construction of a duplex style home. Mr. Killen concluded his brief by stating that staff recommends approval of the rezone.

Mr. Colby Pack briefly addressed the Commission stating that a family member bought the property with the hope of remodeling it, however, it was determined that the building needed to be demolished instead.

Chairperson LaTouche opened the public hearing at 5:57 PM.

No one spoke in favor or against the rezone request.

The public hearing was closed at 5:57 PM.

MOTION by Brian Lesley, second by Nick Robinson to recommend approval to the City Council for the rezone of property located at 689 Race, Parcel R32534, being BLOCK 1; LOT 1A of MILLICAN & OTT ADDITION to the City of Stephenville, Erath County, Texas from Single Family Residential District (R-1) to Integrated Housing (R-2.5). MOTION CARRIED by unanimous vote.

4. Discussion of Permitted Uses within the Industrial Zoning District

Mr. Killen began his brief by reminding the Commission that in July 2021, the Development Services Committee and City Council reviewed the zoning ordinance in relation to alcohol sales as a permitted use within the zoning districts. Subsequent actions lead to an ordinance revision that authorized the "Sale of alcohol as licensed by the Texas Alcoholic Beverage Commission" within the B-2 Retail and Commercial District, B-3 Central Business District and Downtown Districts.

Since that time, existing and incoming businesses, along with new developments within the Industrial District, have expressed interest for similar rights. In response, the Development Services Committee convened on July 19, 2022, and requested that the Planning and Zoning Commission hold a Public Hearing and forward a recommendation to City Council in regard to alcohol sales within the Industrial District.

Mr. Killen presented to the Commission the list of permitted uses in an Industrial District, highlighting eight uses in which alcohol sales could be permitted as well as one conditional use which would require a Special Use Permit. Those uses are as follows:

1. Convenience store (with pumps)

2. Convenience/grocery store (without pumps)
3. Hotels and motels
4. Micro brewery
5. Package Store
6. Restaurant (drive-in type)
7. Restaurant or cafeteria—without drive-in service
8. Restaurant with alcoholic beverage service

Conditional Use Permit: Alcohol sales at other permitted uses of the district not specifically designated.

As the Commissioners discussed the proposed ordinance, the main concern that was voiced dealt with the proximity to residential properties and mobile home parks.

Chairperson LaTouche opened the public hearing at 6:14 PM.

No one spoke in favor or against the amended ordinance.

Chairperson LaTouche closed the public hearing at 6:15 PM.

MOTION by Nick Robinson to recommend approval to the City Council to allow alcohol sales as presented within the Industrial District. MOTION FAILED due to lack of a second.

MOTION by Mary Beach-McGuire, second by Bruce Delater to recommend to the City Council to deny alcohol sales as presented within the Industrial District. MOTION PASSED with a 4-3 vote:

AYES: Bruce Delater, Justin Allison, Mary Beach-McGuire, Brian Lesley

NOES: Lisa LaTouche, Nick Robinson, Tom Hines

ADJOURN

The meeting was adjourned at 6:24 PM.

APPROVED:

Lisa LaTouche, Chair

ATTEST:

Tina Cox, Commission Secretary