



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington, Stephenville, Texas 76401

Wednesday, April 21, 2021 at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, April 21, 2021 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
Bruce Delater
Justin Allison
Brian Lesley
Cliff McCrury
Todd McEvoy

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.

SPECIAL AGENDA

Chairperson LaTouche moved items 7 and 8 to the beginning of the agenda.

PUBLIC HEARING

7. Public Hearing - Case No.: RZ2021-001R

Applicant Keewaydin Development, Taylor Kanute, is requesting a rezone of properties located at 751 Miller, Parcel R32531, Lot 8, Block 2, Miller Addition, to the City of Stephenville, Erath County, Texas, from (B-1) Neighborhood Business to (R-1.5) Single Family Residential.

Steve Killen, Director of Development Services briefed the Commission on the request on April 6, 2021, Mr. Kanute withdrew his request, Case No.: RZ2021-001, and made a new request to rezone the property to R-1.5. The comprehensive plan for future land use designates this property to be single family. This parcel does not meet the minimum width requirement of 75 feet for R-1 zoning. B-3 requires minimum width requirement of 60 feet. He stated that the intended project for the requested zoning is for the construction of a single-family dwelling. A single-family dwelling is considered a permitted use under the B-3 (Central Business District) zoning classification. The applicant does not currently own the property, but has received authorization from the current owner to make the request.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of or opposition to the request.

Chairperson LaTouche closed the public hearing.

MOTION by Bruce Delater, second by Justin Allison, to approve Case No. RZ2021-001R. MOTION CARRIED by unanimous vote.

8. Public Hearing - Case No.: RZ2021-002R

Applicant Keewaydin Development, Taylor Kanute, is requesting a rezone of properties located at 751 Miller, Parcel R32529, Lot 8, Block 2, Miller Addition, to the City of Stephenville, Erath County, Texas, from (B-1) Neighborhood Business to (R-1.5) Single Family Residential.

Steve Killen, Director of Development Services briefed the Commission on the request on April 6, 2021, Mr. Kanute withdrew his request, Case No.: RZ2021-001, and made a new request to rezone the property to R-1.5. Steve Killen, Director of Development Services stated that this case is almost identical to Case No. RZ2021-001R, with the exception that in this case, the lot is smaller and will require a variance request from the Board of Adjustment as well.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of or opposition to the request.

Chairperson LaTouche closed the public hearing.

MOTION by Todd McEvoy, second by Brian Lesley, to approve Case No. RZ2021-002R. MOTION CARRIED by unanimous vote.

Chairperson LaTouche recessed the meeting at 5:36 p.m.

Chairperson LaTouche called the meeting back to order at 5:42 p.m.

CONSIDER APPROVAL OF MINUTES

1. Consider Approval of Minutes for December 16, 2020.

MOTION by Cliff McCrury, second by Brian Lesley, to approve the minutes for December 16, 2020. MOTION CARRIED by unanimous vote.

2. Consider Approval of Minutes for March 10, 2021.

MOTION by Brian Lesley, second by Justin Allison, to approve the minutes for March 10, 2020. MOTION CARRIED by unanimous vote.

3. Consider Approval of Minutes for March 17, 2021.

MOTION by Brian Lesley, second by Justin Allison, to approve the minutes for March 17, 2021. MOTION CARRIED by unanimous vote.

P&Z Commission Update

4. Case No.: PD2020-003, PD2020-004 and PD2020-005

Steve Emmons, with Spectra Student Living, will provide an update on the Planned Development located in the 2200 Blk of Tarleton and provide an updated development schedule pursuant to requirements of the zoning code, Section, 154.08. Although the update is prior to the one year anniversary, the PD was approved with a condition that the single family infrastructure for the PD would be completed by April 1, 2021.

Steve Emmons updated the P&Z commission regarding the Spectra Student Living at 2241 Tarleton Ave. He stated that he estimates that the underground on the Single Family Residential should be completed by June 1, 2021. He also stated that eight buildings are in the process of being framed and the site work is 50% completed. Due to the storm water retention concerns and the pandemic, Mr. Emmons requested that his Planned Development permit be extended to July 1, 2021.

MOTION by Todd McEvoy, second by Brian Lesley, to extend the permit to July 1st, 2021. MOTION CARRIED by unanimous vote.

PUBLIC HEARINGS

5. Case No.: SV2021-004

Applicant Clint McKeehan, representing Wellington State Bank, is requesting a subdivision waiver from Section 155.6.04.M.1 – Curb and Gutter, for property located at 2895 Northwest Loop, Parcel R76370, Block 155, Lot 17 (PT OF) of City Addition, to the City of Stephenville, Erath County, Texas.

Steve Killen, Director of Development Services, briefed the commission on the case. Mr. Killen stated that the property has frontage on Forest Lane as well as Northwest Loop. Mr. Killen stated that applicant has no objections to the Curb and Gutter Requirements on Forest Lane, however, their objection is regarding Northwest Loop. Staff recommends denial of the waiver as it is a requirement set forth by city ordinance.

Clint McKeehan, applicant, stated that Wellington State Bank has no objection the sub-division requirements on Forest Lane, however he expressed concern about the steep bar ditch on Northwest Loop and the possible water drainage issues.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of or opposition to the rezone request.

Chairperson LaTouche closed the public hearing.

MOTION by Bruce Delater, no second, to deny Case No. SV2021-004. MOTION failed.

MOTION by Todd McEvoy, second by Brian Lesley, to approve Case No. 2021-004 and forward a positive recommendation to Council. MOTION CARRIED with Lisa LaTouche casting the dissenting vote.

6. Case No.: SV2021-005

Applicant Clint McKeehan, representing Wellington State Bank, is requesting a subdivision waiver from Section 155.6.04.M.1 – Sidewalk, for property located at 2895 Northwest Loop, Parcel R76370, Block 155, Lot 17 (PT OF) of City Addition, to the City of Stephenville, Erath County, Texas.

Steve Killen, Director of Development Services, briefed the commission on the case. Mr. Killen stated that the property has frontage on Forest Lane as well as Northwest Loop. Mr. Killen stated that applicant has no objections to the Sidewalk requirements on Forest Lane, however, their objection is regarding Northwest Loop. Staff recommends denial of the waiver as it is a requirement set forth by city ordinance.

Clint McKeehan, applicant, stated that Wellington State Bank has no objection the sub-division requirements on Forest Lane, however he expressed concern about the steep bar ditch on Northwest Loop and the possible grading issues that may occur.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of or opposition to the rezone request.

Chairperson LaTouche closed the public hearing.

MOTION by Brian Lesley, second by Bruce Delater, to approve Case No. SV2021-005 and forward a positive recommendation to Council. MOTION CARRIED, with Todd McEvoy and Brian Lesley casting dissenting votes.

7. Case No.: RZ2021-007

Applicant Jayson Sample, as authorized by Brandon McDonald, is requesting a rezone of property located at located at 1955 W. South Loop, Parcel R31852, of GREENVIEW ADDITION, BLOCK 2, LOT 1, of the City of Stephenville, Erath County, Texas, from (B-1) Neighborhood Business to (I) Industrial.

Steve Killen, Director of Development Services, briefed the commission on the case. The intended project for the requested zoning is for a retail business offering personal service (tattoos). The current zoning does not list this type of business as a permitted use, hence the request to rezone to Industrial. Staff recommendation is that the Comprehensive Plan for future land use designates this property to be Commercial.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of or opposition to the rezone request.

Chairperson LaTouche closed the public hearing.

MOTION by Brian Lesley, second by Cliff McCrury, to deny Case No. RZ2021-007 and forward a negative recommendation to Council. MOTION CARRIED with Justin Allison casting the dissenting vote.

ADJOURN

The meeting was adjourned at 6:23 p.m.

Lisa LaTouche, Chair

ATTEST:

Tina Cox, Commission Secretary

