



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, September 21, 2022 at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, September 21, 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. Consider Approval of Minutes – August 17, 2022

MOTION by Nick Robinson, second by Bruce Delater to approve the minutes for August 17, 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 gave a brief review of the proposed project to the Commission and stated that the Planned Development proposal met most of the requirements that is outlined in the City of Stephenville's ordinance with some exceptions. Mr. Killen informed the Commissioners that staff supports the rezone request and has no objections to the exceptions to the requirements as presented in the Development Plan. Reagan Thompson, the project's developer, along with Ashleigh Feuerbacher and Jeff Sandford, representatives from SEDA, were present to answer any questions that the Commission may have.

Chairperson LaTouche opened the public hearing at 5:39 PM.

No one spoke in favor of or against the rezone request.

The public hearing was closed at 5:39 PM.

MOTION by Bruce Delater, second by Brian Lesley to recommend approval to the City Council for the 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). MOTION CARRIED by unanimous vote.

3. Case No.: RZ2022-020

Applicant Beau Mayo is requesting a rezone of property located at 125 Reta, Parcel R22409, being BLOCK 148; LOTS 18 & 21 (SUB 8) of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Retail and Commercial District (B-2) to Multifamily Residential District (R-3).

Steve Killen, Development Services Director, briefed the Commission on this case. Mr. Killen stated that the current zoning for this parcel is retail and commercial surrounded by multi-family with the future land use being retail and commercial as well. The owner, Mr. Mayo, would like to build a multi-family project in the future. Mr. Killen concluded his brief by stating that staff recommends approval of the rezone request.

Mr. Beau Mayo briefly addressed the Commission stating that this project will have a maximum of four units.

Chairperson LaTouche opened the public hearing at 5:42 PM.

No one spoke in favor or against the rezone request.

The public hearing was closed at 5:42 PM.

MOTION by Mary Beach McGuire, second by Nick Robinson to recommend approval to the City Council for the rezone of property located at 125 Reta, Parcel R22409, being BLOCK 148; LOTS 18 & 21 (SUB 8) of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Retail and Commercial District (B-2) to Multifamily Residential District (R-3). MOTION CARRIED by unanimous vote.

4. Case No.: RZ2022-022 & RZ2022-023 (Previously RZ2022-014)

Applicant Austin Tullos, representing Tullivan Properties, LLC, is requesting a rezone of properties located at 1040 and 1050 Oak, Parcel R31508 and R31509: being Block 4, Lot 1, 2 and 3, of Frey Second Addition to the City of Stephenville, Erath County, Texas, from Multifamily District (R-3) to Integrated Housing District (R-2.5)

Development Services Director, Steve Killen gave a brief review of the case. He reminded the Commission that these cases were originally reviewed in July 2022. The Commission's motion to deny the rezone request resulted in a vote of 1-5. Therefore, the case moved forward to Council without a recommendation. The City Council voted to deny the rezoning request by a vote of 4-3. The Applicant has resubmitted the applications.

Mr. Tullivan, developer of the property, addressed the commission and stated that the original site plan had not changed since the last Planning and Zoning Commission meeting.

Chairperson LaTouche opened the public hearing at 6:00 PM.

No one spoke in favor of the rezone request.

The following citizens spoke against the rezone request:

Dana Hornbeck, 1051 W. Elm

Rick Aldefer, 1060 W. Oak

Lisa Aldefer, 1060 W. Oak

Tom Laseck, 1075 W. Oak

Chairperson LaTouche closed the public hearing at 6:10 PM.

MOTION by Tom Hines, second by Brian Lesley to recommend to the City Council to deny the rezone request for properties located at 1040 and 1050 Oak, Parcel R31508 and R31509: being Block 4, Lot 1, 2 and 3, of Frey Second Addition to the City of Stephenville, Erath County, Texas, from Multifamily District (R-3) to Integrated Housing District (R-2.5). MOTION PASSED with a 6-1 vote:

AYES: Justin Allison, Mary Beach-McGuire, Lisa LaTouche, Brian Lesley, Nick Robinson, Tom Hines

NOES: Bruce Delater

5. Case No.: PD2022-008 (This item was pulled from the agenda)

Applicant Ronald Gale is requesting a replat of property located at 935 College Farm Rd, Parcel R40797, being BLOCK 87, LOT 2 & 2A (PT OF LT 2), of the City Addition to City of Stephenville, Erath County, Texas.

REGULAR AGENDA

6. Case No.: PD2022-009

Applicant Joel Allen, representing Pecan Landing, LLC, is requesting a rezone of property located at 0 Forest, R77510, being 36.754 acres of the Motley William survey to City of Stephenville, Erath County, Texas from Single Family Residential District (R-1) and One and Two-Family Residential District (R-2) to Planned Development (PD). The Applicant will be presenting the 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 Joel Allen, the developer of the project was present to answer any questions that the Commission may have. Mr. Killen suggested to the Commission that Mr. Allen would be able to clarify which parcels will be single family homes and which parcels will be townhomes. Mr. Killen concluded his brief by informing the Commission that the packet included the latest rendition of the preliminary plat.

A public hearing was not required in this case; however, Chairperson LaTouche opened the discussion in regard to the conceptual plan that was presented at 6:38 PM.

The following citizens voiced their concerns in regard to the proposed rezone:

Dennis Hughes, 2798 Thornhill

Bill Haney, 1412 Highland View Dr.

Lanny Butler, 100 Greenbriar

Holley Hanley, 120 Greenbriar

Chairperson LaTouche closed the public hearing at 6:49 PM.

Mr. Joel Allen addressed the concerns that were voiced. No action was taken.

ADJOURN

The meeting was adjourned at 6:54 PM.

APPROVED:

Lisa LaTouche, Chair

ATTEST:

Tina Cox, Commission Secretary