

# Stephenville Planning & Zoning Commission

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Wednesday, March 10, 2021

# Case No.: SV2021001, SV2021002, SV2021003

Point of Clarification - While Bert Thompson is the applicant and owner of Mike's Westside Rental, MWR is not requesting this variance. GKS Real Estate Investments, LLC is the developer of this project and is making this request for the variance. Bert Thompson is President of GKS.

# Reasons for requesting these variances

## 1. W. Washington (Hwy 377)

- a. Current state of the road does not allow for curb & gutter.
- b. No curb & gutter to connect to on either side of property.
- c. Sidewalk variance approved October 2020.

## 2. Peach Orchard Drive

- a. Only 40 linear feet of this side of the property is being developed.
- b. Current state of the road does not allow curb & gutter tie in.
- c. There are no other sidewalks present.
- d. No room for the future connections.

# 3130 W Washington - No Curb & Gutter Present



# 3130 W. Washington - Neighbors with no Curb & Gutter





# Peach Orchard Drive - No Sidewalks or Curb & Gutter



# Peach Orchard Drive - No Sidewalks or Curb & Gutter



# Conclusion

GKS Real Estate Investments, LLC respectfully requests the Planning & Zoning Commission grant these three variance requests based on the following:

1. Sidewalks and Curb & Gutters are not present in this area for both older & established developments.
2. Site conditions are extremely unfavorable thus producing several expensive mitigations needed before a sidewalk or curb & gutter can be constructed.
3. In our original plan, GKS has offered a 50' ROW to the City on the westside of the property, at no charge for their future road development.